

CHAMBLISS SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

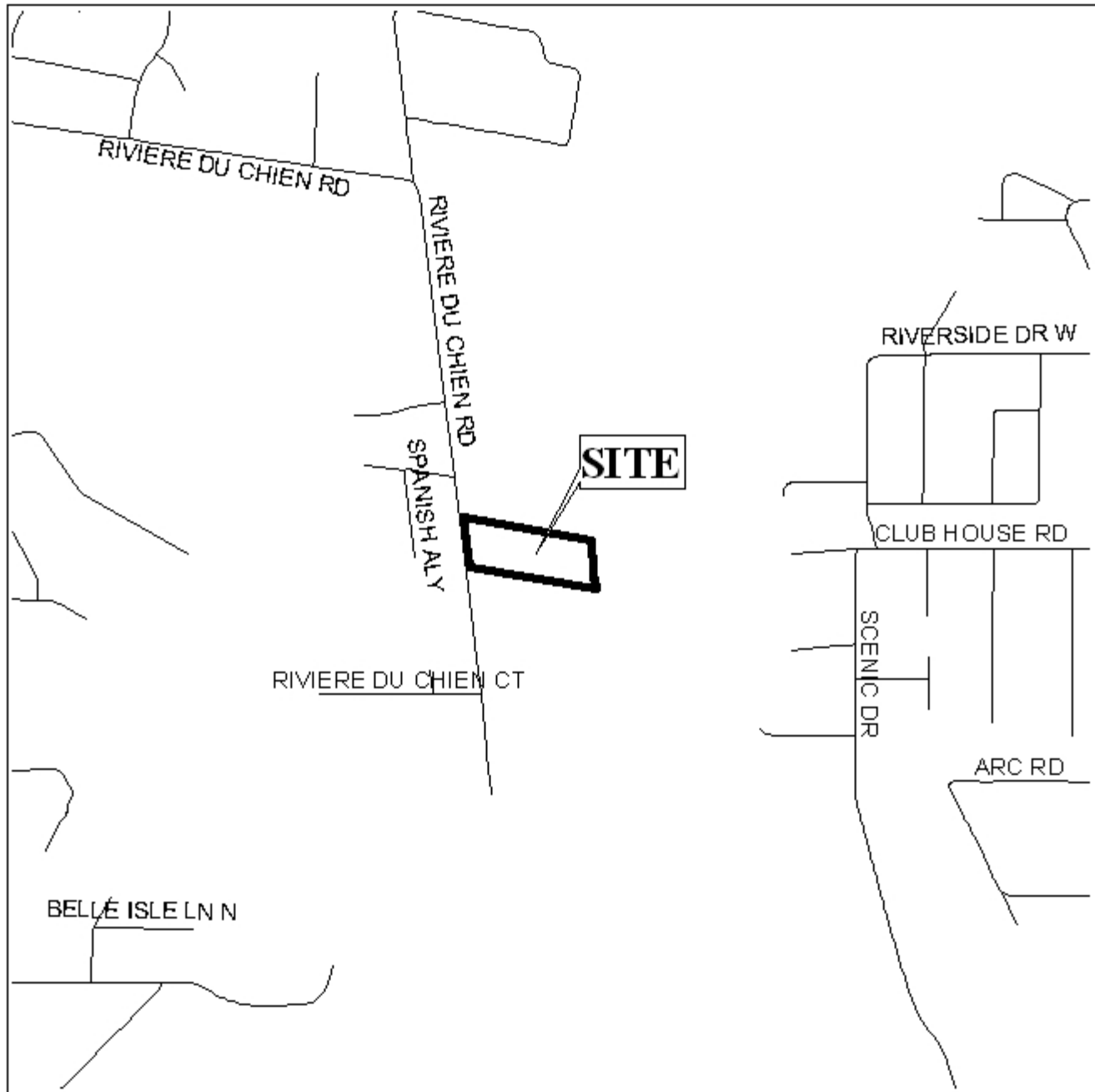
The plat illustrates the proposed 2 lot, 7.0 \pm acres subdivision which is located on the East side of Riviere du Chien, 250' \pm South of the East terminus of Juniper Avenue and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel. However, no documentation was submitted to establish this metes and bounds parcel as a legal lot of record. Therefore, the balance of the property should be included in the subdivision, or the submission of documentation to establish these parcels as legal lots of record prior to 1952, should be required.

The plat and Vicinity Map illustrate two dwellings on Lot 2, which is zoned R-1, Single-Family Residential, thus allowing only one dwelling on a single lot. The second dwelling should be removed, or documentation submitted to establish the second dwelling as a legal nonconforming use established prior to 1967. Furthermore, there is an accessory structure located on Lot 1; the Zoning Ordinance prohibits accessory structures to be located on residential property without a dwelling. The accessory structure should be removed prior to the recording of the final plat.

Based upon the preceding, this application is recommended for a holdover to allow the applicant to address the following issues: 1) to include the balance of the property in the subdivision, or submit documentation to establish these parcels as legal lots of record prior to 1952; and 2) to remove the second dwelling on Lot 2, or submit documentation establishing the second dwelling as a legal nonconforming use prior to 1967.

LOCATOR MAP



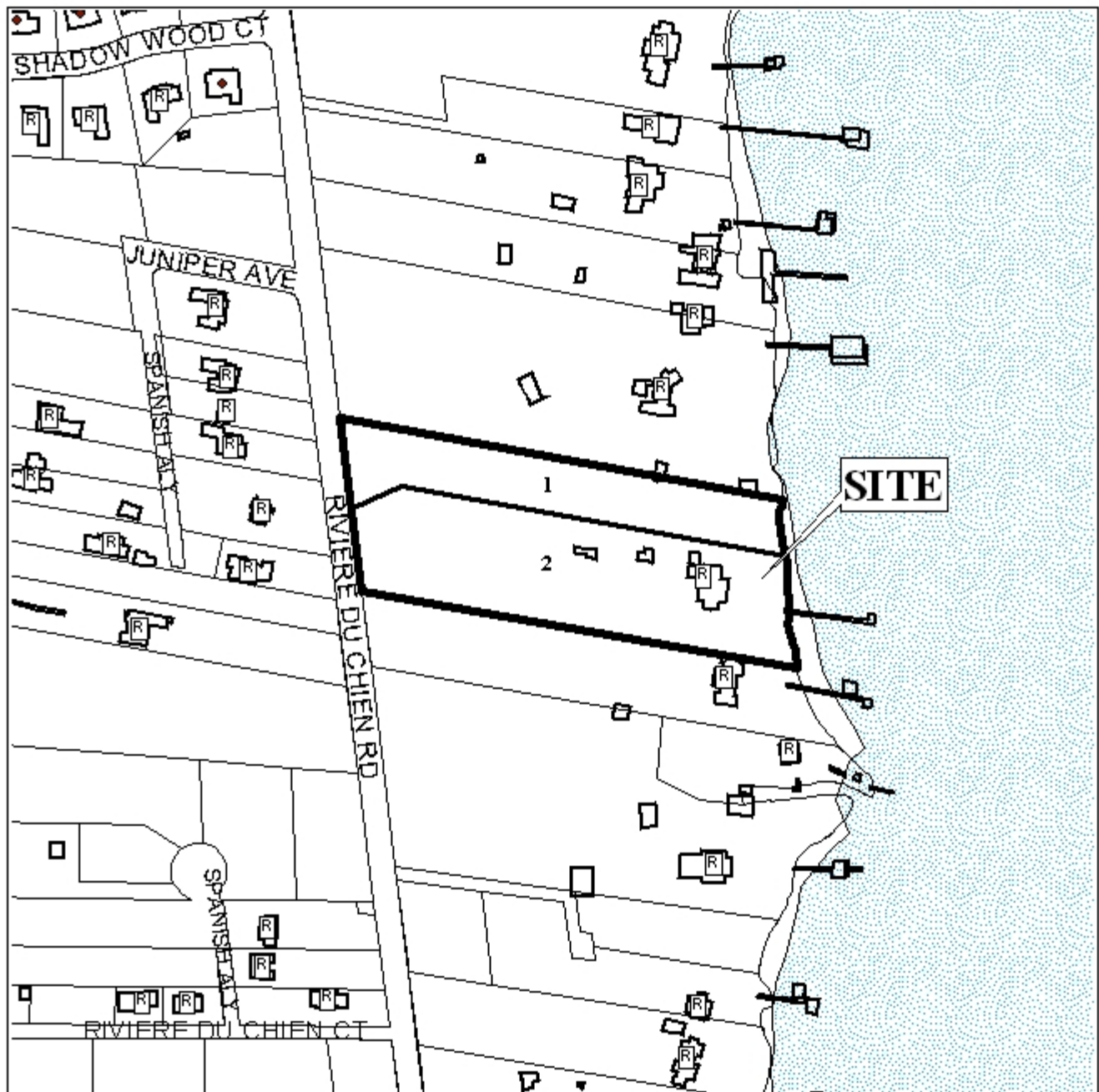
APPLICATION NUMBER 13 DATE May 20, 2004

APPLICANT Chambliss Subdivision

REQUEST Subdivision



CHAMBLISS SUBDIVISION



APPLICATION NUMBER 13 DATE May 20, 2004

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

NTS