

SIDEWALK WAIVER REQUEST STAFF REPORT Date: December 18, 2003**NAME**

Hamid Baghei

LOCATION

3972 Moffett Road
(North side of Moffett Road, 270'± East of Pine Grove Avenue)

PRESENT ZONING

B-3, Community Business

**ENGINEERING
COMMENTS**

City standards

No waiver recommended. Sidewalk can be constructed to

REMARKS

The applicant states that the property is zoned commercial and that there are no sidewalks on any of the developed lots in the vicinity.

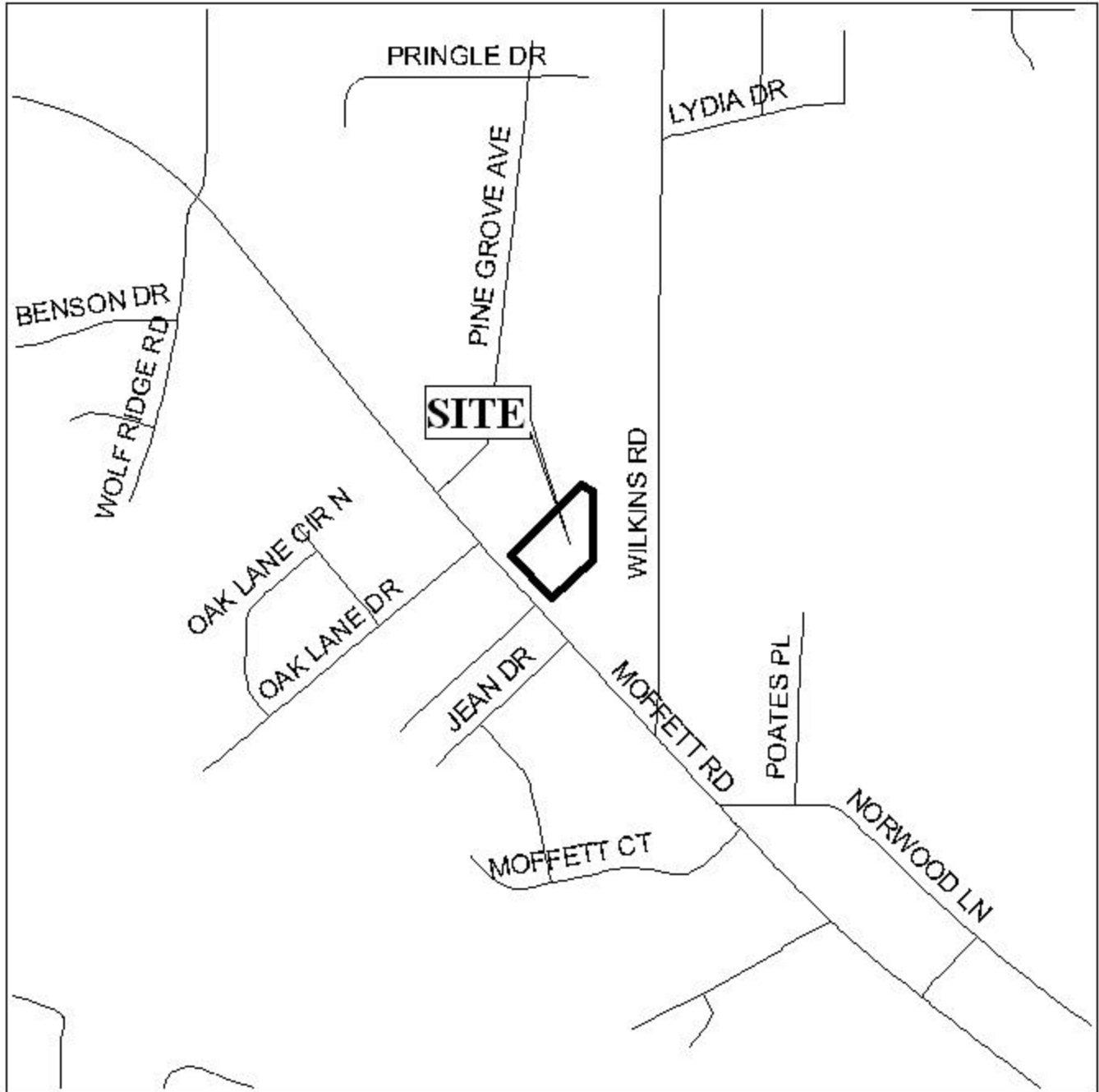
The applicant is requesting the waiver due to the redevelopment of the site. The Planning Commission has indicated in the past that unless there is a physical reason that a sidewalk cannot be constructed, a sidewalk waiver would not be granted.

RECOMMENDATION

application be denied.

Based upon the preceding, it is recommended that this

LOCATOR MAP



APPLICATION NUMBER 23 DATE December 18, 2003

APPLICANT Hamid Baghaei

REQUEST Sidewalk Waiver



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



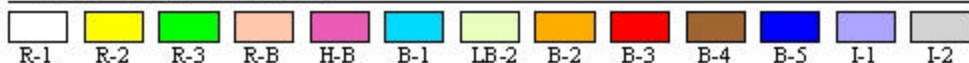
Located to the North of the site is a junk yard; to the East of the site are single family residential dwellings and retail. Located to the West and South of the site are single family residential dwellings.

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LEGEND



NTS

