

HOLDOVER

Revised

HILLVIEW SUBDIVISION, BLOCK 2, **RESUBDIVISION OF LOT 5**

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.

The plat illustrates the proposed 2 lot, 0.4 ± acre subdivision which is located at the Northeast corner of Hillview Drive and Summit Drive. The subdivision is served by public water and sanitary sewer.

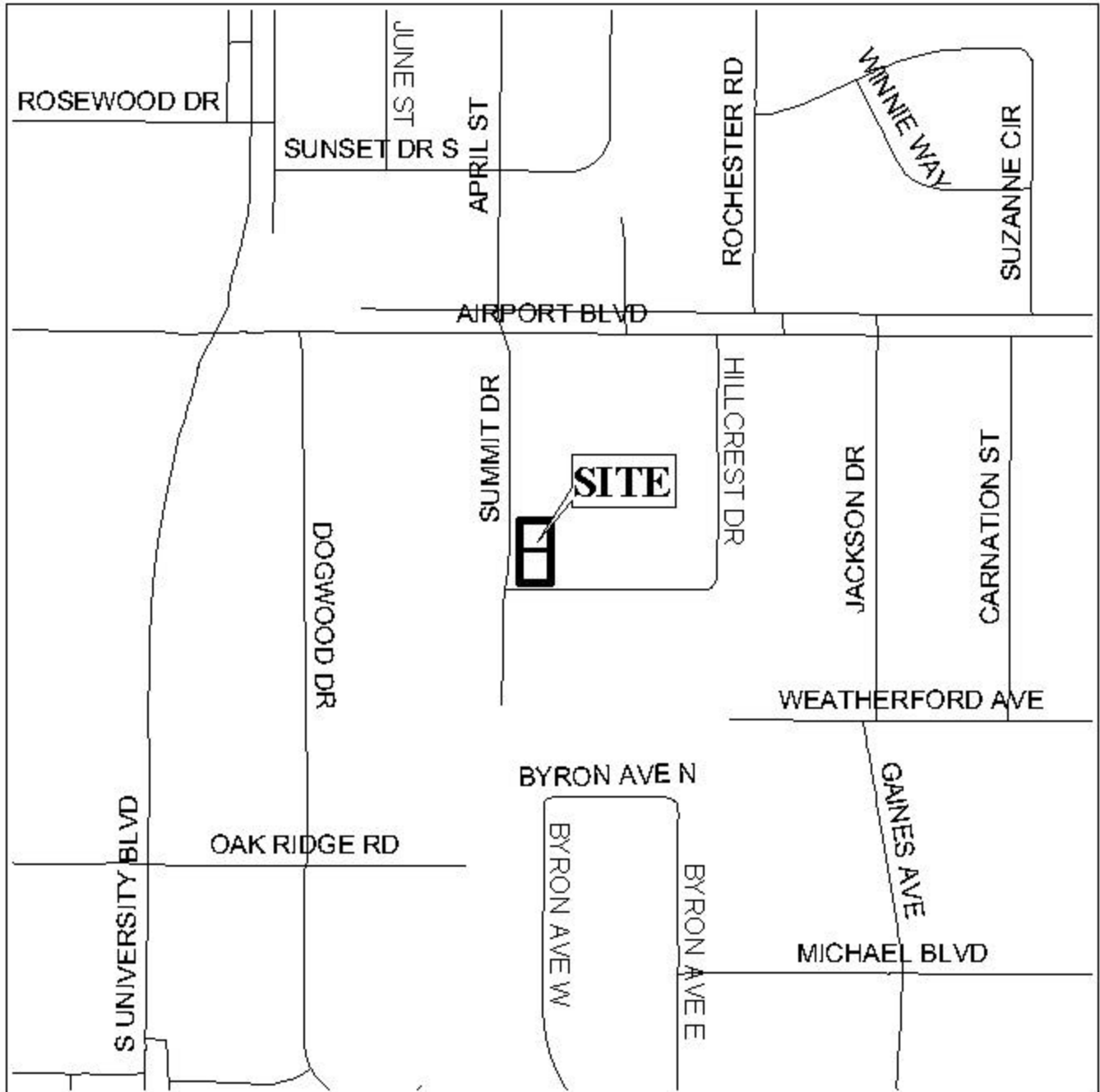
The purpose of this application is to subdivide a legal lot into two lots.

As illustrated on the Vicinity Map, a structure seems to be constructed near the proposed property line, thus creating a zoning violation. The Zoning Ordinance requires a minimum eight-foot side yard setback and eight-foot rear yard setback; therefore, it should be illustrated on the final plat that the existing structure be removed or provide the minimum setback requirement of eight-foot along the property line.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions 1) the placement of a note on the final plat stating that with Lot 2 being a corner lot, the dedication of a 25' radius should be required; and 2) the illustration on the final plat that the existing structure on Lot 2 is setback a minimum of eight-foot from the proposed property line and a minimum of eight-foot from the rear property line or the removal of the structure prior to the recording of the final plat.

At the October 2nd meeting, this application was heldover to allow the applicant to meet with the surrounding property owners and research possible restrictive covenants associated with the property.

LOCATOR MAP

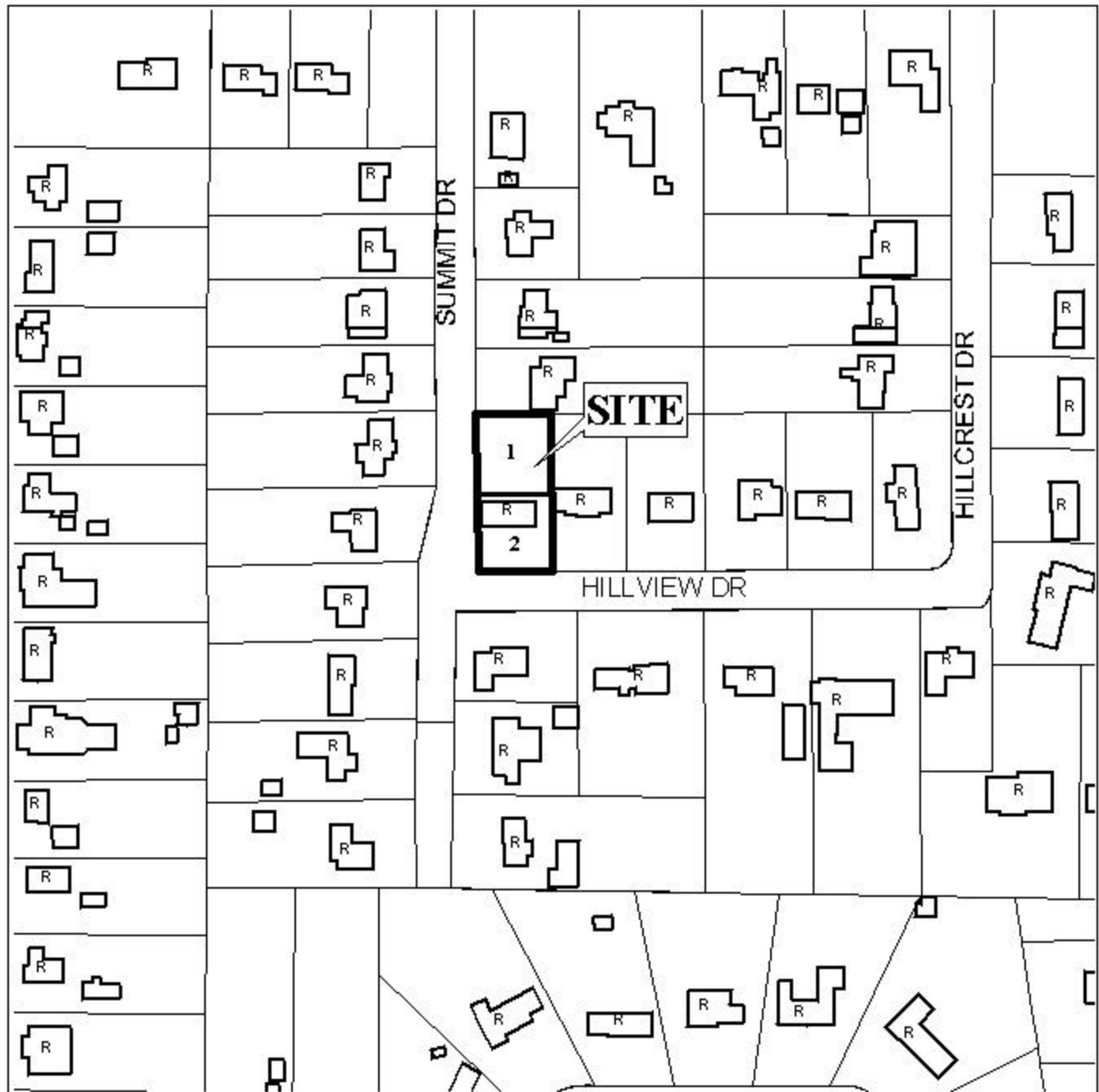


APPLICATION NUMBER Holdover DATE October 16, 2003
APPLICANT Hillview Subdivision, Block 2, Resubdivision of Lot 5
REQUEST Subdivision



NTS

HILLVIEW SUBDIVISION, BLOCK 2, RESUBDIVISION OF LOT 5



APPLICATION NUMBER Holdover DATE October 16, 2003

LEGEND

