

**PUD &
SUBDIVISION STAFF REPORT****Date: April 15, 2004**

<u>DEVELOPMENT NAME</u>	Ravin 2 Subdivision
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<u>LOCATION</u>	South side of Cottage Hill Road, 620'± East of Hillcrest Road.
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	B-2, Neighborhood Business
<u>AREA OF PROPERTY</u>	1.3± Acres 1 Lot
<u>CONTEMPLATED USE</u>	Shared access between multiple building sites with multiple buildings.
<u>TIME SCHEDULE</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (City Code Chapters 57 and 64 and State Act 61-929).

**HELDOVER
UNTIL
MAY 6, 2004**