

EXTENSION

PLANNED UNIT DEVELOPMENT AND SUBDIVISION EXTENSION STAFF REPORT

Date: December 16, 2004

DEVELOPMENT NAME

MRBJ Company, L.L.C.

SUBDIVISION NAME

D/M Subdivision

LOCATION

2548 and 2550 Government Boulevard
(West side of Government Boulevard, 240'± North of
Kreitner Street, extending to the North side of Kreitner
Street, 225'± West of Government Boulevard)

REMARKS

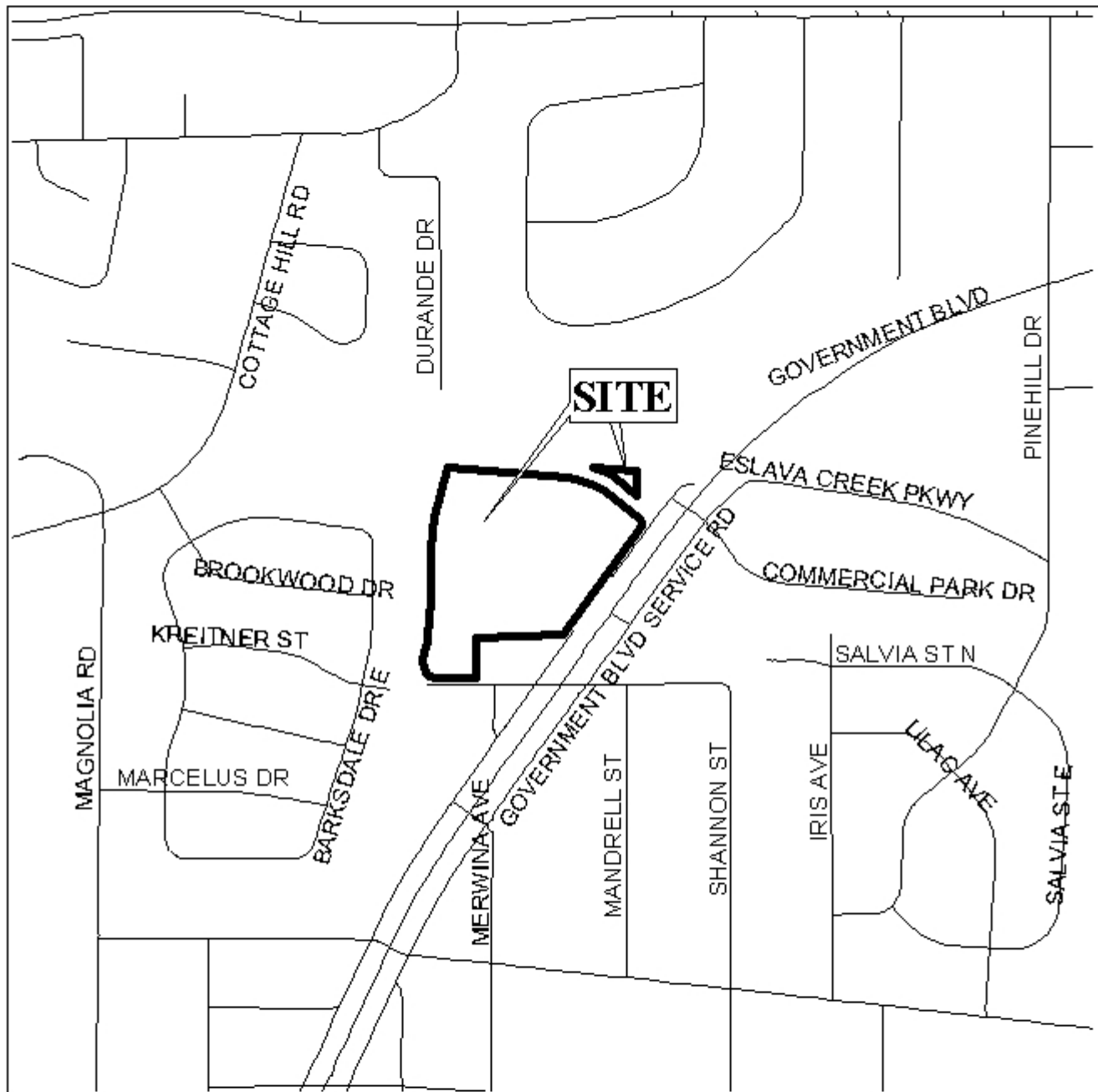
The applicant is requesting a one-year extension of a four-lot, 13.2-acre subdivision and a previously approved Planned Unit Development (PUD) for multiple lots with shared access and parking.

This is the second extension since the subdivision and PUD were originally approved in 2002. It should be noted that one lot of the subdivision has been recorded; thus only three lots require an extension. There have been no changes in conditions in the surrounding area that would affect the subdivision and PUD as previously approved; nor have there been changes to the Regulations or Ordinance that would affect the previous approvals. However, as no street construction is required, the applicant should be advised that a third extension is unlikely.

RECOMMENDATION

Based on the preceding, it is recommended that the request for extensions be approved; however, the applicant should be mindful that a *third* extension would be unlikely.

LOCATOR MAP



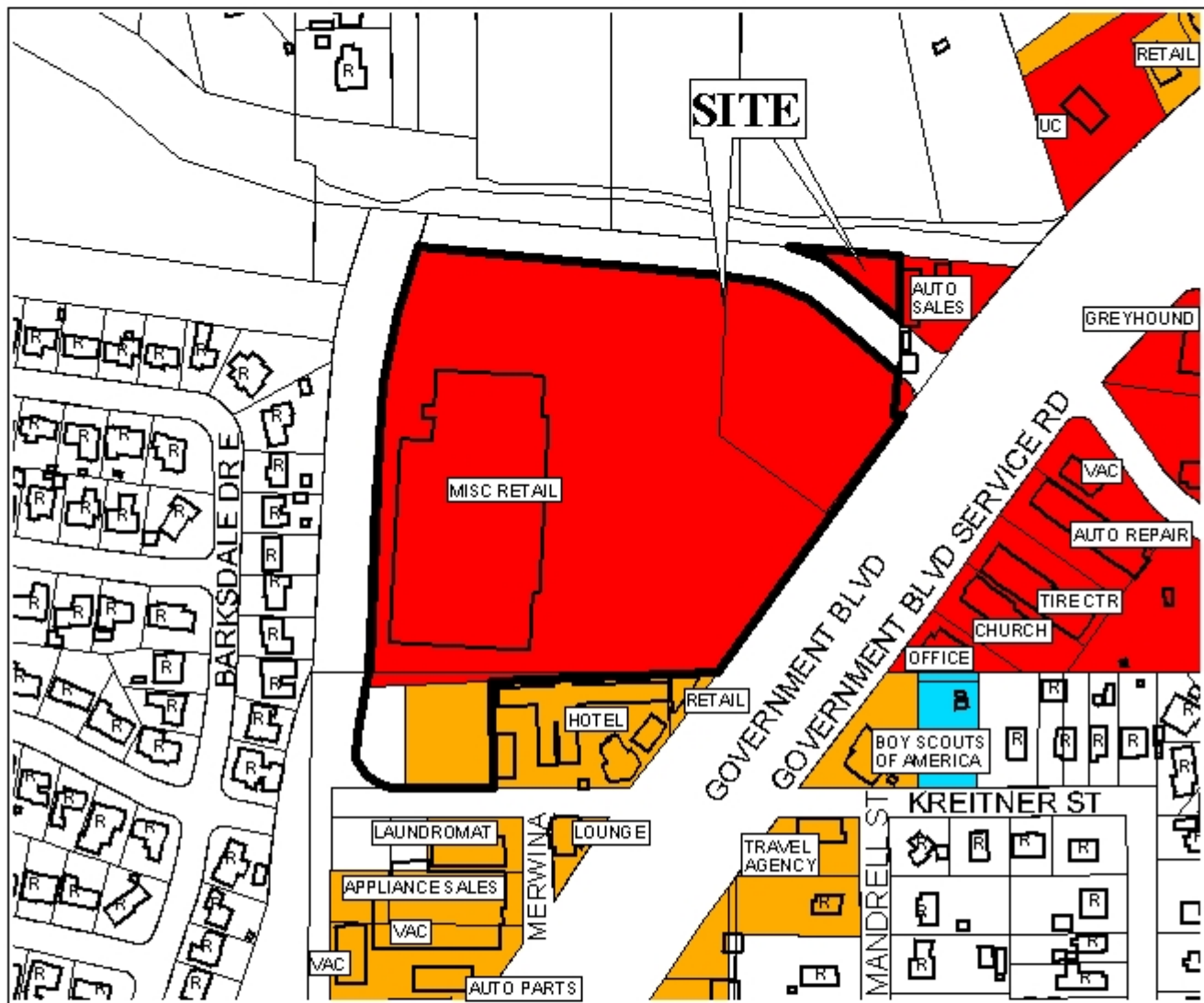
APPLICATION NUMBER Extension DATE December 16, 2004

APPLICANT D/M Subdivision

REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and West of the site are single family residential dwellings; to the East are miscellaneous businesses and single family residential dwellings. Located to the South of the site are a hotel, miscellaneous retail, and auto repair shops.

APPLICATION NUMBER Extension DATE December 16, 2004

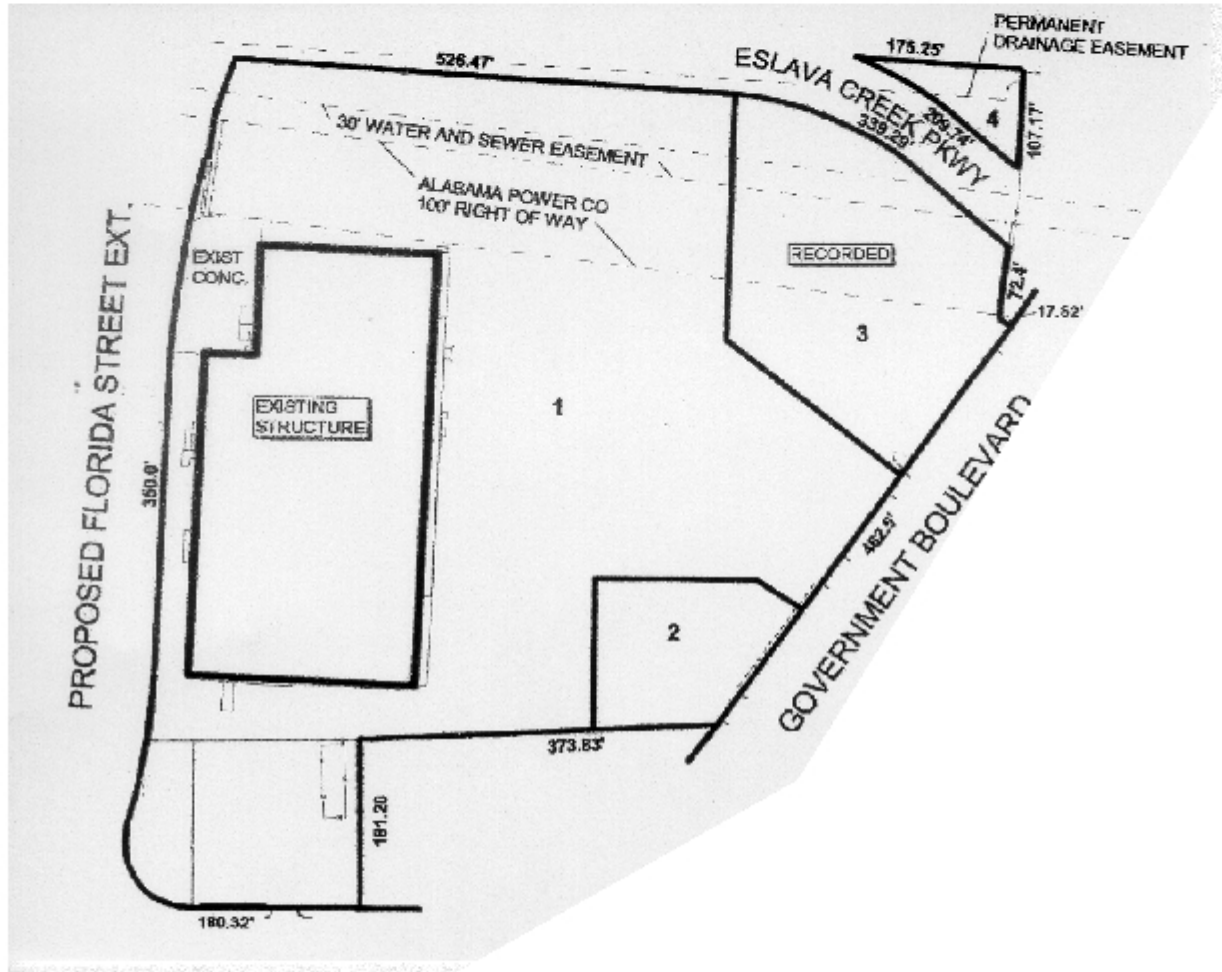
APPLICANT D/M Subdivision

REQUEST Planned Unit Development, Subdivision

LEGEND

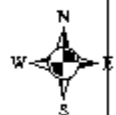


SITE PLAN



The site is located on the West side of Government Boulevard, 240' North of Kreitner Street, extending to the North side of Kreitner Street, 235' West of Government Boulevard. The plan illustrates the existing structure, along with the proposed subdivision.

APPLICATION NUMBER Extension DATE December 18, 2004
 APPLICANT D/M Subdivision
 USE/REQUEST Planned Unit Development, Subdivision



NTS