

MECHEM & BLAIRS SUBDIVISION, RESUBDIVISION OF LOTS 19, 20 & 21

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 1 lot, 0.4 ± acre subdivision which is located at the Northeast corner of North Sage Avenue and Mathers Street and is in City Council District 1. The subdivision is served by public water and sanitary sewer.

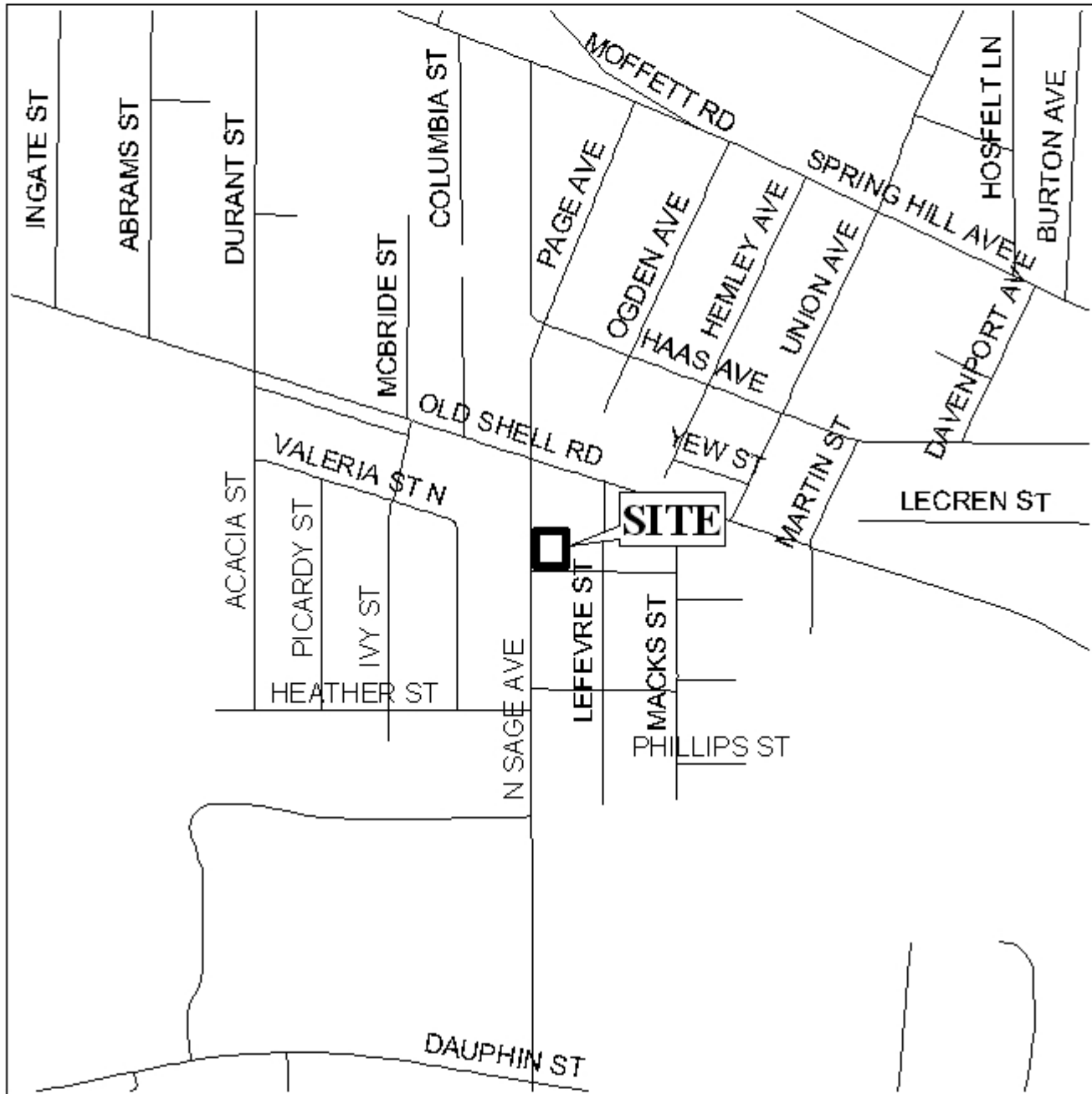
The purpose of this application is to combine three lots into one lot of record.

As illustrated on the Vicinity Map, the site is split-zoned, thus the entire site should be rezoned to one zoning classification prior to the recording of the final plat.

The site is a corner lot, thus the dedication of a 25' radius should be required. The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of a 25-foot radius at the corner of North Sage Avenue and Mathers Street; 2) the placement of the 25-foot minimum setback lines on the final plat; and 3) that the entire site be rezoned to one zoning classification prior to the recording of the final plat.

LOCATOR MAP



APPLICATION NUMBER 11 DATE November 4, 2004

APPLICANT Mechem & Blairs Subdivision, Resubdivision of Lots 19, 20 & 21

REQUEST Subdivision



NTS

MECHEM & BLAIRS SUBDIVISION, RESUBDIVISION OF LOTS 19, 20 & 21



APPLICATION NUMBER 11 DATE November 4, 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
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