

EXTENSION

PLANNED UNIT DEVELOPMENT AND SUBDIVISION EXTENSION STAFF REPORT

Date: December 18, 2003

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, 235'± West of Government Boulevard).

REMARKS

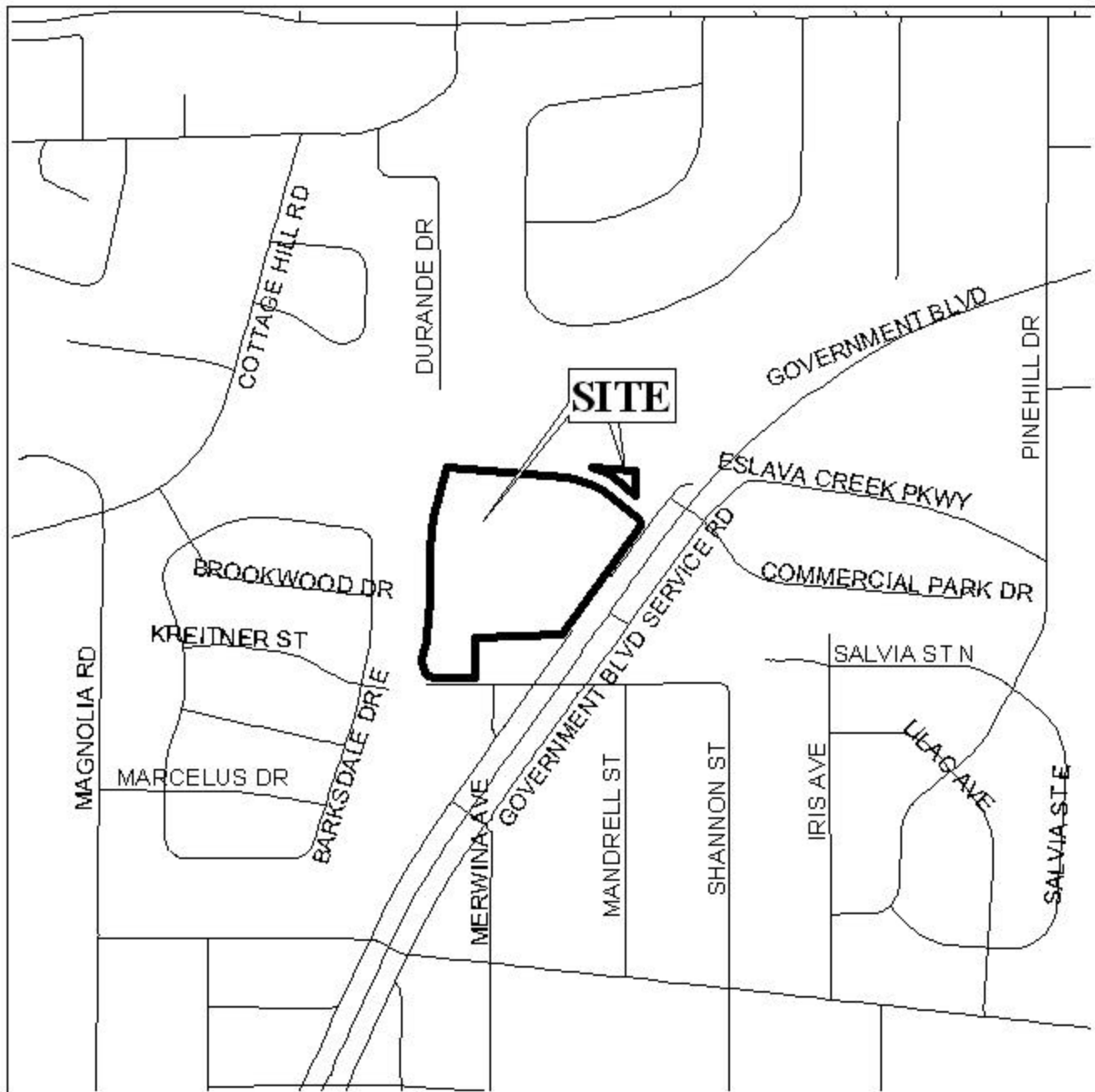
The applicant is requesting a one-year extension of a four-lot, 13.2-acre subdivision and a previously approved Planned Unit Development (PUD) for multiple lots with shared access and parking.

This is the first 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.

RECOMMENDATION

Based on the preceding, it is recommended that the requests for extension be approved.

LOCATOR MAP



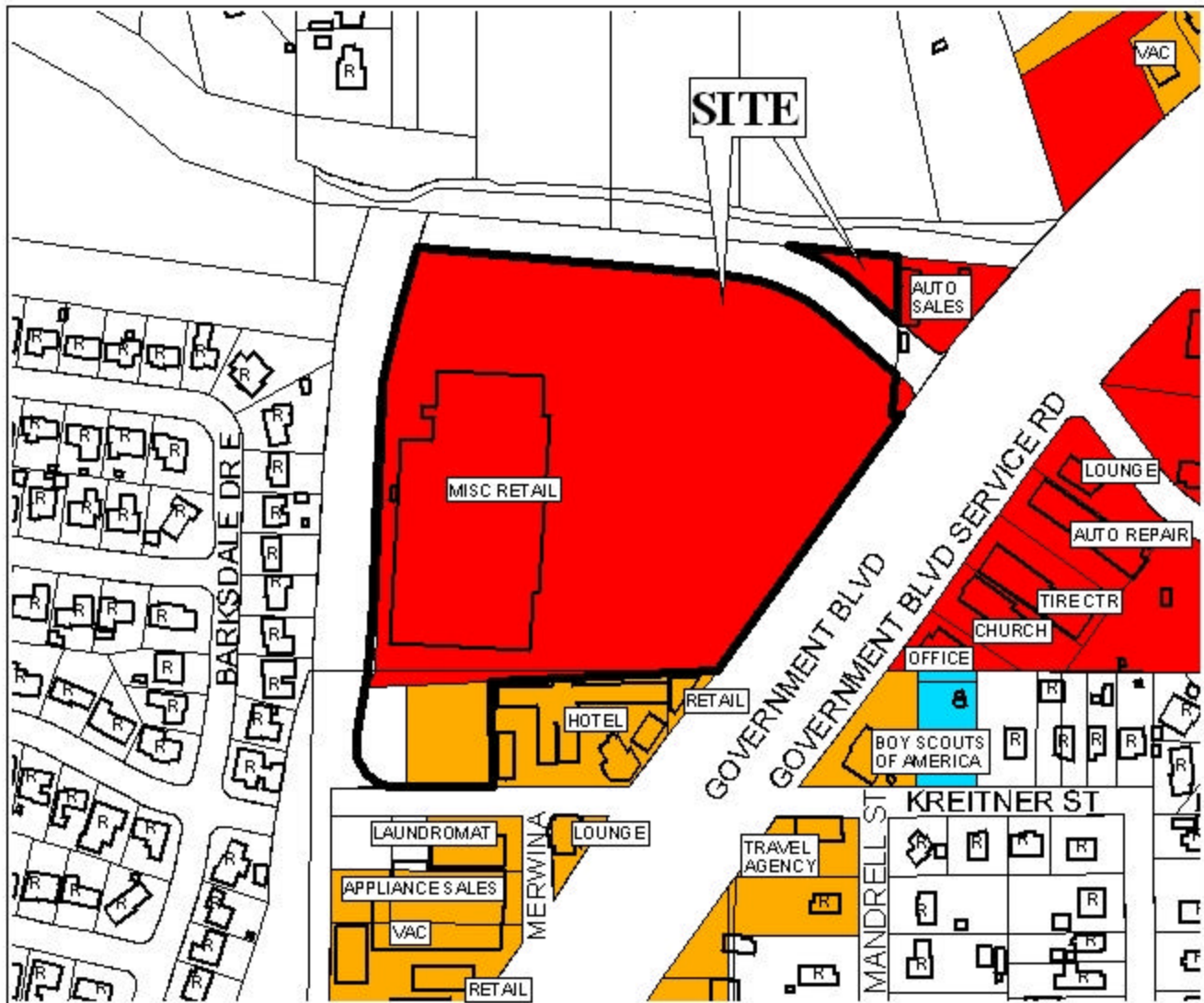
APPLICATION NUMBER Extension DATE December 18, 2003

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 21, 2003

APPLICANT MRBJ Company LLC. (Jim McElroy, Agent)

REQUEST Planned Unit Development, Subdivision

LEGEND

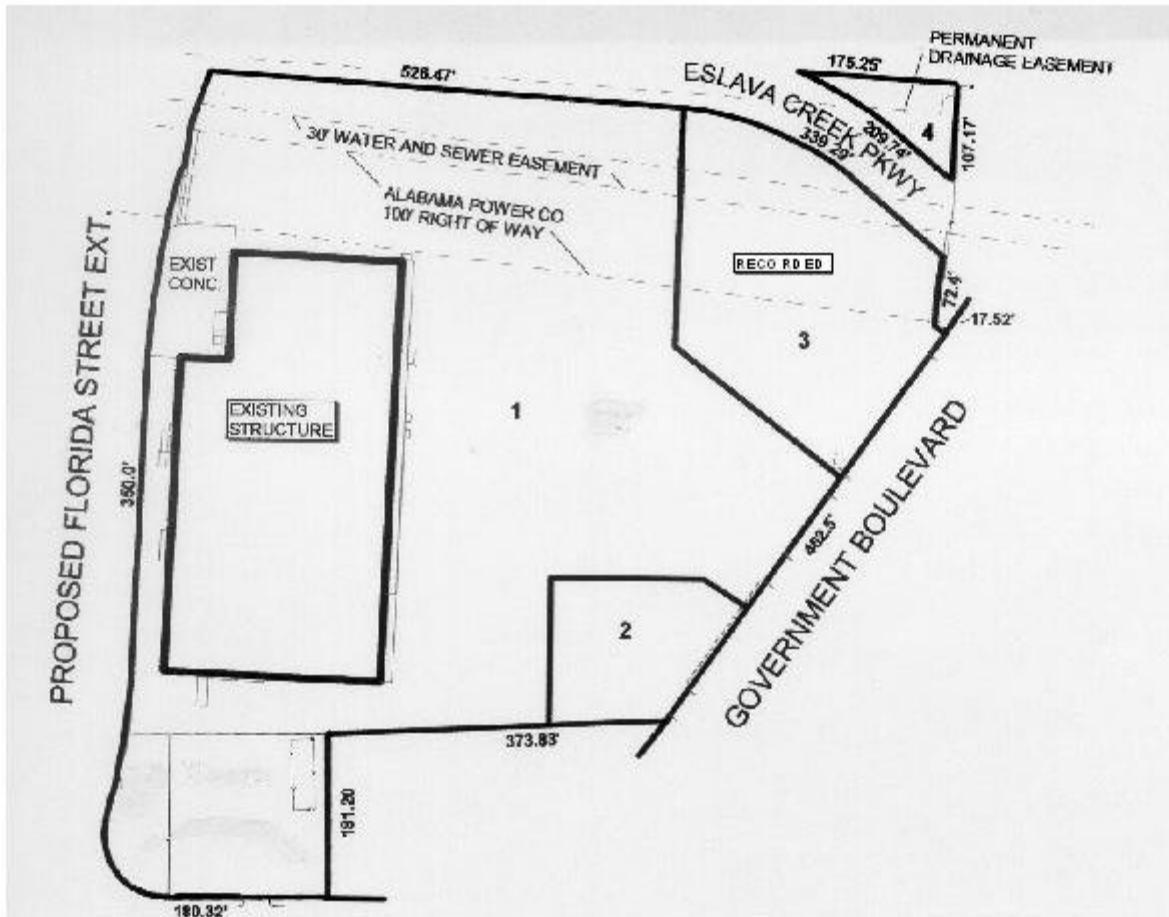


NTS



EXTENSION

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.

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APPLICANT D/M Subdivision
USE/REQUEST Planned Unit Development, Subdivision



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