

Planning Commission Agenda Item for June 10, 2014

Case Number 14.031SFP: Final Plat – Resubdivision of Lot 2C and a Vacated 60' Right-of-Way, Sunburst Subdivision No. 4

Applicant/Owner: Nelson Brothers Mining Services, LLC

Agent: PCA Engineering, Inc.

Summary:

The applicant is seeking Final Plat approval for one (1) lot in Sunburst Subdivision No. 4.

Background:

The vacation of a right-of-way adjacent west of the existing Lot 2C is currently being processed and a Utility Easement will be designated on the vacated area. A condition of the right-of-way vacation will be that the owner be required to incorporate the vacated area into the adjacent lot. This is the purpose of this plat request. The proposed Lot 2L is 3.09 acres and is zoned C-1. Access to the lot is via an easement on the plat to the north and from Shoshone Avenue.

Planning Requirements:

1. If a Permit to Construct or additional easements are required it shall be a part of the approval of a site specific plan on Lot 2L.
2. The lots to the north of the subdivision need to be labeled as Lots 1A and 1B, Sunburst Subdivision No. 4.
3. This plat will be recorded after the right-of-way vacation has been recorded.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 2C and a Vacated 60' Right-of-Way, Sunburst Subdivision No. 4, subject to all planning requirements.

This case is scheduled for review by City Council on June 17, 2014 at 7:00 p.m. in the City Council Chambers.

Save: 14.031SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Larry Manning