

Planning Requirements

15.040SFP

Final Plat – Leon Subdivision

1. Any future commercial development of these lots shall require the approval of a Commercial Site Plan.
2. A 20 foot wide General Utility Easement is required to encompass the existing sanitary sewer main and shall be shown on the plat.
3. Prior to the recording of the plat, a private utility easement agreement shall be established for all shared utility service lines and for all lines that cross an adjacent newly created lot in order to serve another lot.
4. Prior to the recording of the plat, a private utility agreement shall be created to memorialize the sharing, ownership, and other responsibilities, rights, and considerations of the shared utility services.
5. The existing single family homes on lots 2 and 3 will be nonconforming uses.
6. Prior to the recording of the plat, the applicant will address the requirements of the Engineering Division.
7. The applicant will address all comments and concerns in e-Plans.