

S/D No.: 84-52

Name: Gary Dunn Addition

Preliminary Approved:  
Scheduled S/D Meeting: 5-10-84

DESCRIPTION

General Location: Southwest corner West and Irving Streets

Owner: Gary Dunn

Surveyor/Engineer: Moehring and Associates

1. Gross Acreage of Plat: 1.00
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 1
  - Total: 1
3. Minimum Lot Area: 39,160 sq. ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

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STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. The final plat shall indicate a 35-foot building setback from West Street.
- C. Since the platted property on the north side of Irving Street is only subject to the setback requirements of the "E" light industrial zoning district, it is recommended that no setback be platted from Irving on this property.
- D. The final plat shall indicate a 10-foot utility easement adjacent to the south line of this lot. The additional easement may be jogged around the entire one-story corrugated metal building. *+75' + west*
- E. The final plat shall indicate access control except for 1 opening to West Street across the east line of the lot.
- F. The representative from the City Engineer's office should be prepared to comment on the advisability of the "Permanent Easement for Highway Right-of-way," at the corner of West Street and Irving, being dedicated as street right-of-way by this plat.
- G. The applicant shall install or guarantee installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-52

Name: Gary Dunn Addition

Preliminary Approved: 5-10-84

Scheduled S/D Meeting: 6-7-84

DESCRIPTION

General Location: Southwest corner of West and Irving Streets

Owner: Gary Dunn

Surveyor/Engineer: Moehring and Associates

1. Gross Acreage of Plat: 1.00
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial:
    - Total:  $\frac{1}{1}$
  3. Minimum Lot Area:  $\frac{1}{1}$  39,160 sq. ft.
  4. Existing Zoning: "E"
  5. Proposed Zoning: "E"
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STAFF COMMENTS:

- A. Recording of the plat within 30 days after approval by the Board of City Commissioners.