

S/D No.: 84-123 Name: DEBACKER'S FIRST ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 5/23/85

DESCRIPTION

General Location: Between New York Avenue and Pennsylvania Avenue in an area south of 3rd Street.

Owner: Roy N. Wisecarver, Delbert R. & Regina M. Leivian, Michael L. & Colleen A. Debacker.

Surveyor/Engineer: T. L. Daniel, Land Surveyor.

1. Gross Acreage of Plat: 0.88 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 12,040 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "C" (Z-2611)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2611) requesting "B" to "C" has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate 35-foot building setbacks from New York Avenue and from Pennsylvania Avenue.
- D. The final plat tracing shall correctly indicate the names for the signatures needed for recording.
- E. The final plat tracing shall omit the County Commissioner's signature block as this plat does not have to be approved by the County Commission.
- F. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- G. The final plat tracing shall reference, in the platting's text, the dedication of the street and alley right-of-way to and for the use of the public.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The City Engineer's representative shall be prepared to comment on the drainage for this property and state whether any drainage improvements need to be guaranteed with the plat.

NOTE: This plat has been submitted in final form only.