

S/D No.: 84-81

Name: Orchard View 3rd Addition

Preliminary Approved:

Scheduled S/D Meeting: 8-2-84

DESCRIPTION

General Location: West side of Hydraulic in an area north of 63rd Street ^{South}~~North~~.

Owner: George W. Nicholson Trust

Surveyor/Engineer: Booker/Freund Associates, Inc.

1. Gross Acreage of Plat: 1.24
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 54,000 Sq. ft.
 4. Existing Zoning: R-1
 5. Proposed Zoning: C
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STAFF COMMENTS:

NOTE: The applicant has filed an associated zone change request for "R-1" to "C". This case will be considered by the Planning Commission on July 26, 1984 (SCZ-0537).

- A. The representatives of the Utility Advisory Committee should be prepared to comment on the need for an east-west utility easement to connect Hydraulic Avenue with the 20-foot utility easement being platted adjacent to the west line of the plat.
- B. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage plan
- C. Approval of the plat shall be subject to approval of the applicant's associated County zone case (SCZ-0537).
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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