



Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

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December 9, 2008

RE: PP-10-14-08; Free State Addition No. 3  
Variance Request

Wakarusa Drive designated as a principal arterial. Section 20-810(d)(4)(i) require 150' of right-of-way. USD 497 have provided 60 foot of right-of-way with a 10 foot Utility/Pedestrian Easement for a total of 70 feet of the required 75 feet.

USD 497 is request a variance from Section 20-810(d)(4)(i) based on criteria in Section 20-813(g);

(i) Strict application of these regulations will create an unnecessary hardship upon the Subdivider;

**Providing addition 5 foot of right-of-way or easement would place a portion of the existing softball fences and lights in the easement for the total required right-of-way 75 feet.**

(ii) The proposed variance is in harmony with the intended purpose of these regulations; and,

**USD 497 has provided 20 feet of the 25 feet required right-of-way/easement. Wakarusa Drive and utilities are in place within an existing 50 foot right-of-way. This shall provide more than enough room for future roadway improvements and utilities.**

(iii) The public health, safety and welfare will be protected.

**The right-of-way and easement provided by the district along this section of Wakarusa Drive will not cause any harm to the public health, safety and welfare.**

USD 497 respectfully requests the granting of the variance for the above-reference project. If you have any questions or comments, please call or email.

Sincerely,

C.L. Maurer, RLA, ASLA

Landplan Engineering, P.A.