

ITEM NO. 9 PRELIMINARY PLAT FOR JOHNSON & ELLIS INVESTMENTS ADDITION; .538 ACRES; 1804 W 6TH ST (MKM)

PP-3-3-10: Consider a Preliminary Plat for Johnson & Ellis Investments Addition, with one lot, approximately 0.538 acres, located at 1804 W 6th St. and a variance from the right-of-way requirements in Section 20-810(d)(4)(i). Submitted by Bartlett & West, Inc., for Johnson & Ellis Investments, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

Commissioner Finkeldei inquired about sidewalk connection.

Ms. Miller said it would not connect but that the City has identified the area as part of their gap program and are willing to make that connection.

APPLICANT PRESENTATION

Mr. Darron Ammon, Bartlett & West, was present for questioning.

PUBLIC HEARING on Variance Only

No public comment.

Motioned by Commissioner Hird, seconded by Commissioner Carter, to close the public comment.

Motion carried 9-0.

ACTION TAKEN

Motioned by Commissioner Hird, seconded by Commissioner Harris, to approve the variance requested from Section 20-810(d)(4)(i) to permit the right-of-way for W 6th Street to remain at 100 ft.

Unanimously approved 9-0.

Motioned by Commissioner Hird, seconded by Commissioner Harris, to approve the Preliminary Plat of the Johnson & Ellis Investments Addition and forwarding it to the City Commission for consideration of dedication of easements subject to the following conditions of approval:

- 1) City Commission approval of the variance request from City Code Section 19-214 to permit the private sanitary sewer line to extend more than 15 ft into the right-of-way.
- 2) The preliminary plat shall be revised with the following changes:
 - a. A 5 ft wide sidewalk shall be shown along Colorado Street, 3 ft from the curb as approved by the City Engineer.

Unanimously approved 9-0.