Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2022-006568 *Application #PS: -2022-00011*

Meeting Date/Item Number: February 9, 2022 / item #13

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc.…) and title should be a short and abbreviated as possible.

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1. Plat will require City Surveyor, Surveyor and property owner signatures.

2. The roadway depicted on the Plat will most likely be considered major infrastructure, requiring a Major Preliminary application for the platting action.

3. The subject property is located within an Area of Consistency, and must meet the Contextual Standards, including pertaining to lot sizes. Wilshire Avenue, from Ventura Street to where it crosses the City/County boundary, doesn't feature any additional properties with a primary building fronting along Wilshire Avenue. The determination of the block for this project is undetermined The proposed layout, in context of the subdivision layouts to the east and west, shows lot lines and parcel sizes that are consistent with these built-out subdivisions.