

HARVEST VALLEY COURT, P.U.D.
PRELIMINARY PLAT
43 NORTH 300 EAST
PLANNING COMMISSION MEETING
JULY 14, 2022

SUMMARY: Terra Alta Ventures is seeking Preliminary Plat approval of a Planned Unit Development at 43 North 300 East. The proposed development contains 28 patio homes and is located on approximately 3.75 acres. This is proposed as a 55+ senior living community.

ZONING: R-2 Residential

UTILITIES:

Power:	Available on 300 East
Culinary:	Needs upsized to handle added demand, to be looped through development
Sewer:	Available on 300 East
Irrigation:	Available on 300 East A piped irrigation canal runs through the property and will need to be coordinated with the canal company.

PARKING & ROADS: Curb, gutter, sidewalk, road to be built to full width on the west side of 300 East. Road to be built to 68-foot width, 18.5 feet of pavement from the centerline of 300 East. Sidewalk along 300 E will be 5 feet wide.

NOTES:

Items not provided in submission:

Full landscaping plan

Full building elevations

Details for retention pond overflow

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.