

## **ZX INVESTMENTS MINI-SUBDIVISION 2**

**~470 W 400 NORTH**

### **PLANNING COMMISSION MEETING**

**APRIL 14, 2022**

Summary: Chris Scholle of ZX Investments is seeking approval of a three-lot mini subdivision of parcel 03-060-0024 located at approximately 470 West 400 North. The lot is currently vacant with no permanent structures.

ZONING: R-2 Residential

#### UTILITIES:

Power:	Subject to availability of equipment. Underground conduit will need to be provided for new services.
Culinary:	Available
Sewer:	Available
Irrigation:	Available

PARKING & ROADS: Paved roads, no curb

#### NOTES:

400 N does not have the full width of a standard city street. Additional right of way should be dedicated to meet the appropriate half width.

500 W has part of the existing pavement and utilities within the lot. Additional right of way should be dedicated to allow major utilities to be located within the street.

Power lines run through the lot. These lines are not in the permanent location. The plan is to move these to 500 West. Builders on these lots will be responsible to provide underground conduit along 400 North.

Groundwater level is unknown, existing spring on Lot 1.

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