

ITEM# 2.0

**HOMESTEAD EXEMPTION
VARIANCE:**

.28 acres more or less, out of
Lot 192, John H. Shary Subdivision
310 Union Street
R-1
Valeria Garcia

REVIEW DATA

This property is located approximately 360' North of E. 2 ½ Street along the East side of Union Street. The property measures 75' x 165' for a total of 12,375 sq.ft. On 11-10-14, the City Council passed the H.E.V. Ordinance which allows for homesteads to be granted various waivers to the City's subdivision requirements if and only if, the lot is being proposed for the applicant's personal single-family home.

WATER: There is an existing 2" water line along Union Street. Water service is readily available. There is also an existing fire hydrant at this same intersection therefore this requirement is fulfilled.

SEWER: The property has access to an existing 8" sanitary sewer line located along Union Street. Since this property had sewer service prior, the capital fee will not be needed.

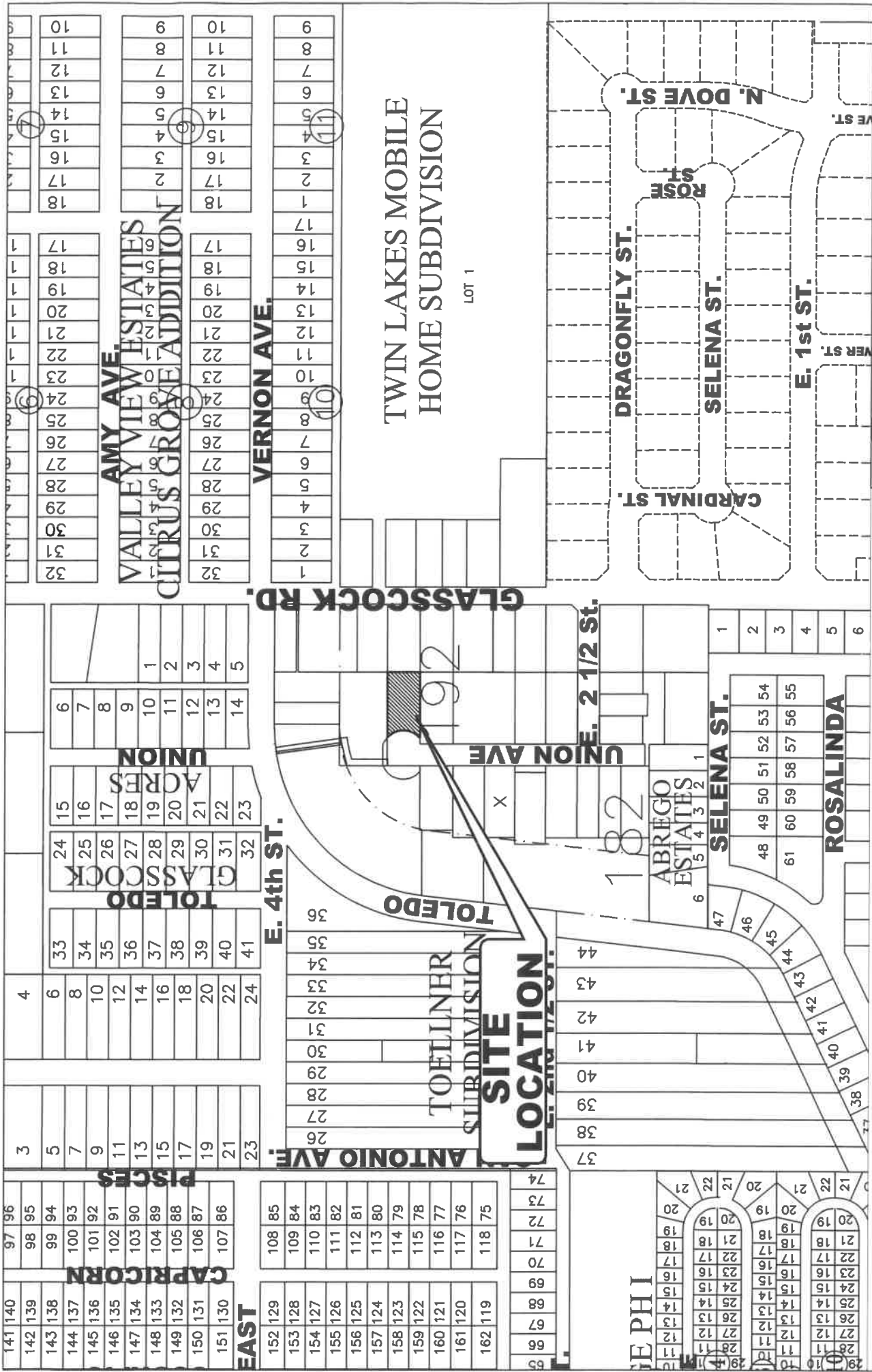
STREETS: The property has frontage to Union Street. A streetlight can be found on front of this site. There is no need for additional street lights at this location.

OTHER COMMENTS

- Park Fee is required at \$500 (per lot).
- Provide proof of exclusion from the Water District
- Comply with the 50yr storm detention requirements
- Must comply with Model Subdivision Rules
- Must dedicate water rights

RECOMMENDATION: Staff recommends approval subject to

1. Provide proof of water district exclusion
2. Dedication of water rights
3. Payment of Park fee, and
4. Comply with the 50year storm detention code





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**SITE
LOCATION**

E. 4TH ST.

S. GLASSCOCK RD.

UNION AVE.

E. 2-1/2 ST.



SITE LOCATION

TWINLAKI HOME SUI

LOT 1

OELLNER BDIVISION

8"SS TOLEDO

39 40 41 42 43 44

18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 39 40 41

4th ST. E. 2 1/2 St

8"SS

4" W

12" W

8"SS

2" W

8"SS

8"SS

2" W

8"SS

6" W

8"SS

6" W 8"SS

189

192

SS

