

Subdivision Case No. 2016-0158P  
Comments of Development Services Department

Preliminary Plat for Bienestar 9A Phase 2 Subdivision Plans:

1. Application and Plat shows different owners.
2. Subdivision Regulations Section 3.3-1, County 23 ½ St must be changed to San Luis Lane and Avenue E ½ must be changed to 20<sup>th</sup> Avenue.
3. Subdivision Regulations Section 3.25-1, a 5' sidewall is required along Aracely Street.
4. Subdivision Regulations Section 3.27-2, Driveways for corner lots must be clearly shown.
5. Subdivision Regulations Section 3.28, Lot dimensions shall comply with the minimum standards of the Zoning Ordinance:
  - a. As per Chapter 5-Table No. 3 of the Zoning Ordinance- R1-6:
    - i. Minimum Lot Size- all lots must be a minimum of 6000 sf.
    - ii. Minimum Lot Width- 60 feet and 65 feet on corner lots.
  - b. For width on the inside of the curve lots refer to Section 1.12-B.112 (B) of the Zoning Ordinance.