

▶ **FILE #:** 4-SR-08-F

AGENDA ITEM #: 37

AGENDA DATE: 4/10/2008

▶ **SUBDIVISION:** BOKAJAN

▶ **APPLICANT/DEVELOPER:** BOKAJAN LLC

OWNER(S): Bokajan

TAX IDENTIFICATION: 56 144

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast intersection of W. Emory Road and Brickyard Road

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 1.08 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** CA (General Business) & I (Industrial)

SURVEYOR/ENGINEER: Michael Brady, Inc.

▶ **VARIANCES REQUIRED:**

1. To reduce the required right of way of W. Emory Road from 35' to 25' from the centerline to the property line.
2. To reduce the required right of way of Brickyard Road from 35' to 25' from the centerline to the property line.
3. To reduce the required corner radius at W. Emory Road and Brickyard Road from 75' to 50'.
4. To reduce the utility and drainage easement under the masonry building from 10' to 5.1'.
5. To reduce the utility and drainage easement under the retaining wall from 10' to 6.62'.

STAFF RECOMMENDATION:

▶ **Deny Variances 1-5
 DENY Final Plat**

COMMENTS:

Staff has recommended denial of this Final Plat because a revised plat or request for other action from the applicant was not received by corrections deadline.

MPC's approval or denial of this request is final, unless the action is appealed to . The date of the appeal hearing will depend on when the appeal application is filed.

