

+ PROJECT DATA SHEET		
PROJECT NAME:	River View Village Residential/ PTS #3938	
PROJECT DESCRIPTION:	Construct 16 single-family homes in a steep hillsides area	
COMMUNITY PLAN AREA:	Navajo Community Plan	
DISCRETIONARY ACTIONS:	CPA/RZ/TM/SDP/PDP	
COMMUNITY PLAN LAND USE DESIGNATION:	Light-Industrial (amend to single-family residential)	
<u>ZONING INFORMATION:</u>		
	Proposed	Required
ZONE:	RX-1-1	AR-1-2 existing zone
HEIGHT LIMIT:	28 feet 4 inches	30-foot
LOT SIZE:	10,988 sq. ft. (Avg.)	4,000 sq. ft.
FLOOR AREA RATIO:	0.25 (Avg.)	0.7
FRONT SETBACK:	15-feet	15-feet
SIDE SETBACK:	4-feet	3-feet
STREETSIDE SETBACK:	N/A	3-feet
REAR SETBACK:	24-feet	10-feet
PARKING:	32 spaces	32 spaces
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial/ IL-2-1	Industrial
SOUTH:	Residential/RS-1-7	Residential
EAST:	Industrial/IL-2-1	Industrial
WEST:	Residential/RM-1-1	Residential
DEVIATIONS OR VARIANCES REQUESTED:	<ul style="list-style-type: none"> Proposed Lot 8 with 3,921 sq. ft. is smaller than the min. 4,000 sq. ft. lot size of the RX-1-1 zone. 	
COMMUNITY PLANNING GROUP RECOMMENDATION:	13-2-0 Vote to Recommend Approval	