



APPLICATION OVERVIEW
PRELIMINARY SUBDIVISION REVIEW (§ 7.5)
& FINAL SUBDIVISION REVIEW (§ 7.6)

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| DRB DOCKET #: | DRB-19-10 |
| APPLICANT(S): | Marty Baslow |
| CONSULTANT(S): | Richard F. Hamlin (Designer/Engineer) Michael M. Magoon (Surveyor) |
| PROPERTY ADDRESS (PARCEL ID CODE): | 37 Warner Creek (WC037) |
| ZONING DISTRICT(S): | Rural Residential District Soil & Water Conservation District |
| INITIAL FILING DATE: | Thursday, August 20, 2020 |
| APPLICATION COMPLETION DATE: | Wednesday, September 2, 2020 |
| SCHEDULED MEETING DATE: | Monday, September 21, 2020 |
| PROJECT DESCRIPTION: | The Applicant is seeking a 2-lot subdivision of land at 37 Warner Creek (WC037). |
| MOST RELEVANT ULUDR SECTIONS: | § 3.2 (Access); § 3.7 (Lot, Yard & Setback Requirements); § 7.5 (Preliminary Subdivision Review); and § 7.6 (Final Subdivision Review); Appendix A – Road, Driveway & Trail Ordinance. |
| REASON FOR CONDITIONAL USE REVIEW: | Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. The Preliminary & Final Subdivision Review Hearing is meant to be a formal process to review the proposed project while providing the opportunity for public comment. |
| APPLICABILITY OF ROAD ORDINANCE: | The 2015 Road Ordinance, as amended thru December 18, 2018 applies. |
| STATE PERMIT INFORMATION: | <ul style="list-style-type: none"> • Wastewater Permit #: WW-4-5450 • AOT Permit could potentially be required. |
| COMMENTS/NOTABLE ISSUES: | <ul style="list-style-type: none"> • The proposed subdivision will result in irregular lots. • Information relating to the Warner Creek Extension and Baslow Lane (should it exist) Homeowners' Association and Road Maintenance Agreement should be inquired about. • More information relating to the driveway designs is required prior to approving the access permit. • More information relating to steep slopes may be required. • More information relating to stormwater & erosion control may be required. |