

Memorandum #08-60

To: Al Viereck, Interim City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action #08-06 / Resolution #08-17
Date: March 19, 2008

PLAT REVIEW

ACTION NUMBER: 08-06

E.T.J. MEMBER ACTION REQUIRED: No

APPLICANT / OWNER: Willow Ridge South, L.L.C.

ADDRESS / LOCATION: 2825 and 2827 Mary Street.

PROPERTY DESCRIPTION: Tract A and Tract B, in Lot 3, Block 10, Willow Ridge Subdivision, City and County of Yankton, South Dakota.

ZONING DISTRICT: Residential P.U.D.

PREVIOUS ACTION: Original P.U.D. boundary plat and eventual plat of Block 10. PUD amendment providing for duplex occupancies in approved in 2006.

COMMENTS: The proposed plat represents the division of a lot for the purposes of separate ownership of units in a duplex. The PUD provides for duplex occupancies in this location. Construction of the units has progressed to the point where the surveyor could use the exact center of the common wall to establish the property boundary.

All utilities are separate as required by ordinance. The project meets all other applicable code requirements.

Staff recommends that the proposed plat be approved.

HEARING SCHEDULE:

March 10, 2008: The Planning Commission reviews the plat and makes a recommendation to the City Commission.

March 24, 2008: The City Commission reviews the plat and makes a final decision.

Planning Commission results: The Planning Commission recommended approval of the proposed plat.

RESOLUTION #08-17

WHEREAS, it appears from an examination of the plat of Tract A and Tract B, in Lot 3, Block 10, Willow Ridge Subdivision, City and County of Yankton, South Dakota prepared by Thomas Lynn Week, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property is hereby approved.

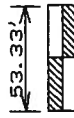
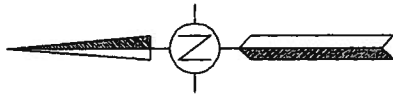
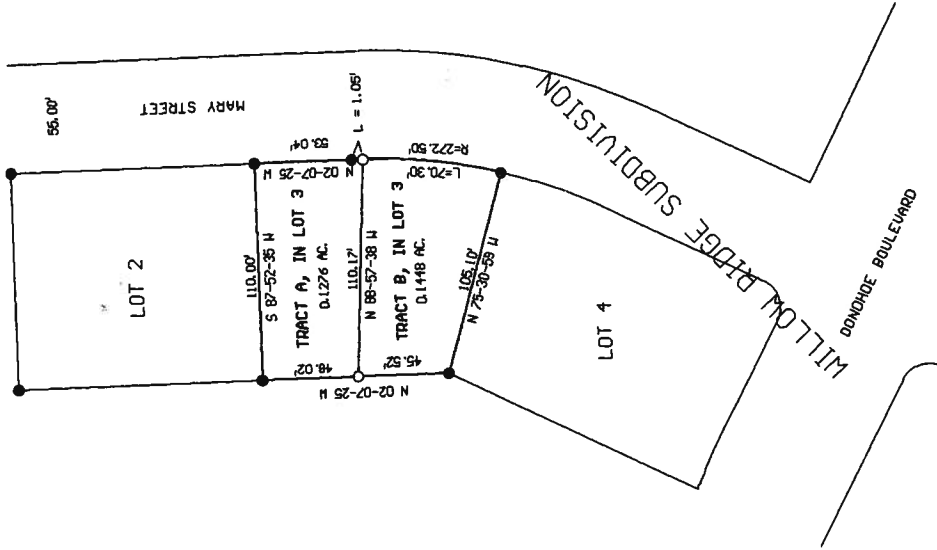
Adopted:

C.N. Gross, Mayor

ATTEST:

Ann Clough, Deputy Finance Officer

PLAT OF TRACT A AND TRACT B, IN LOT 3, BLOCK 10, WILLOW RIDGE
 SUBDIVISION, CITY AND COUNTY OF YANKTON, SOUTH DAKOTA



SCALE :

- FOUND REBAR WITH CAP
- SET 5-8" REBAR WITH CAP STAMPED TOM WEEK PELS 2912

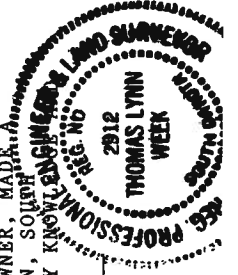
EASEMENTS RECORDED ON ORIGINAL PLAT STILL EXIST

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT A AND TRACT B, IN LOT 3, BLOCK 10, WILLOW RIDGE SUBDIVISION, CITY AND COUNTY OF YANKTON, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 17. DAY OF Feb., 2008.

Thomas Lynn Week
 THOMAS LYNN WEEK
 REGISTERED LAND SURVEYOR
 REG. NO. 2912



OWNERS CERTIFICATE