



## Legislation Details (With Text)

**File #:** 16-0352      **Version:** 1      **Name:** Cedar Ridge Variance Request  
**Type:** Planning Item      **Status:** Passed  
**File created:** 8/12/2016      **In control:** Planning Commission  
**On agenda:** 8/18/2016      **Final action:** 8/18/2016  
**Title:** Variance Request for Cedar Ridge lot  
**Sponsors:** Planning Commission  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
8/18/2016	1	Planning Commission	approved	Pass

### Variance Request for Cedar Ridge lot

**SUMMARY:** Mr. Daugherty is requesting a 15 foot variance to an existing 30 foot easement and building setback along the southern side lot line of his property located on Cedar Ridge Lane. When the plat was originally recorded the additional setback and easement were thought to be needed due to the installation of utilities along that side lot line. Water and underground electric has been installed, but the sewer line never was. City staff has reviewed the sewer need and potential development in the area and have come to the conclusion that the sewer line would not be needed. If the property behind Mr. Daugherty's lot were to develop it could be served from another way. Current city goals with utilities is to avoid "cross country" lines.

**STAFF RECOMMENDATION:** Staff recommends approval of the variance.

**NECESSARY PLANNING COMMISSION ACTION:** Approve or Deny Variance request.