Valley Oaks Estates Front Setback Variance

PROJECT REVIEW

Existing Conditions

Property Location:	13715 &13710 Grafton Ct		
Legal Description:	Lot 6 and Lot 7, Block 2, Valley Oaks Estates		
Comprehensive Plan Designation	"LD" Low Density Residential		
Zoning Classification	"R3" Single Family 11,000 sq. ft.		
Existing Platting	Platted		
Current Land Use	Empty lot		
Size:	Lot 6 15,166 sq. ft. Lot 7 18,556 sq. ft.		
Topography:	Flat		
Existing Vegetation	Large trees, significant species		
Other Significant Natural Features	None identified		
Adjacent Properties/Land Uses	**NORTH**	**Single Family**	
		Comprehensive Plan	"LD" Low Density Residential
		Zoning/Land Use	"R3" Single Family 11,000 sq. ft.
	SOUTH	**Single Family**	
		Comprehensive Plan	"LD" Low Density Residential
		Zoning/Land Use	"R3" Single Family 11,000 sq. ft.
	EAST	**Cedar Ave**	
		Comprehensive Plan	N/A
		Zoning/Land Use	N/A
	WEST	**Single Family**	
		Comprehensive Plan	"LD" Low Density Residential
		Zoning/Land Use	"R3" Single Family 11,000 sq. ft.