



Preliminary Subdivision: Deer Valley Estates Phase I

For consideration by Metropolitan Planning Commission on March 14, 2017.

Applicant/Agent/ Owner: Deer Valley Estates, LLC

Engineer: George Hamman - Civillogic

Surveyor: George Hamman - Civillogic

Property Location:

Total Acres: 28.79

Proposed Lots: 29

Zoning:

District: R-1

Required Min. Lot Size: 8,000 sq. ft., *Min. Lot Width:* 60 ft., *Min. Lot Depth:* 100 ft.

Proposed Min. Lot Size: 0.738 acres -- 32,149.38 sq. ft.

Proposed Max. Lot Size: 1.144 acres -- 49,833.55 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: The street is named Deer Valley Drive.

Compliance with Address Policy: N/A

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Final Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1 Residence District.