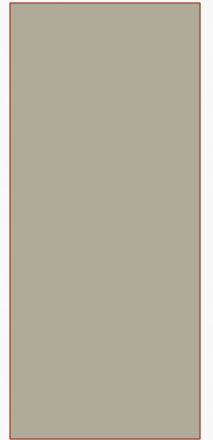


SALAZAR SPRING SUBDIVISION

PRELIMINARY / FINAL

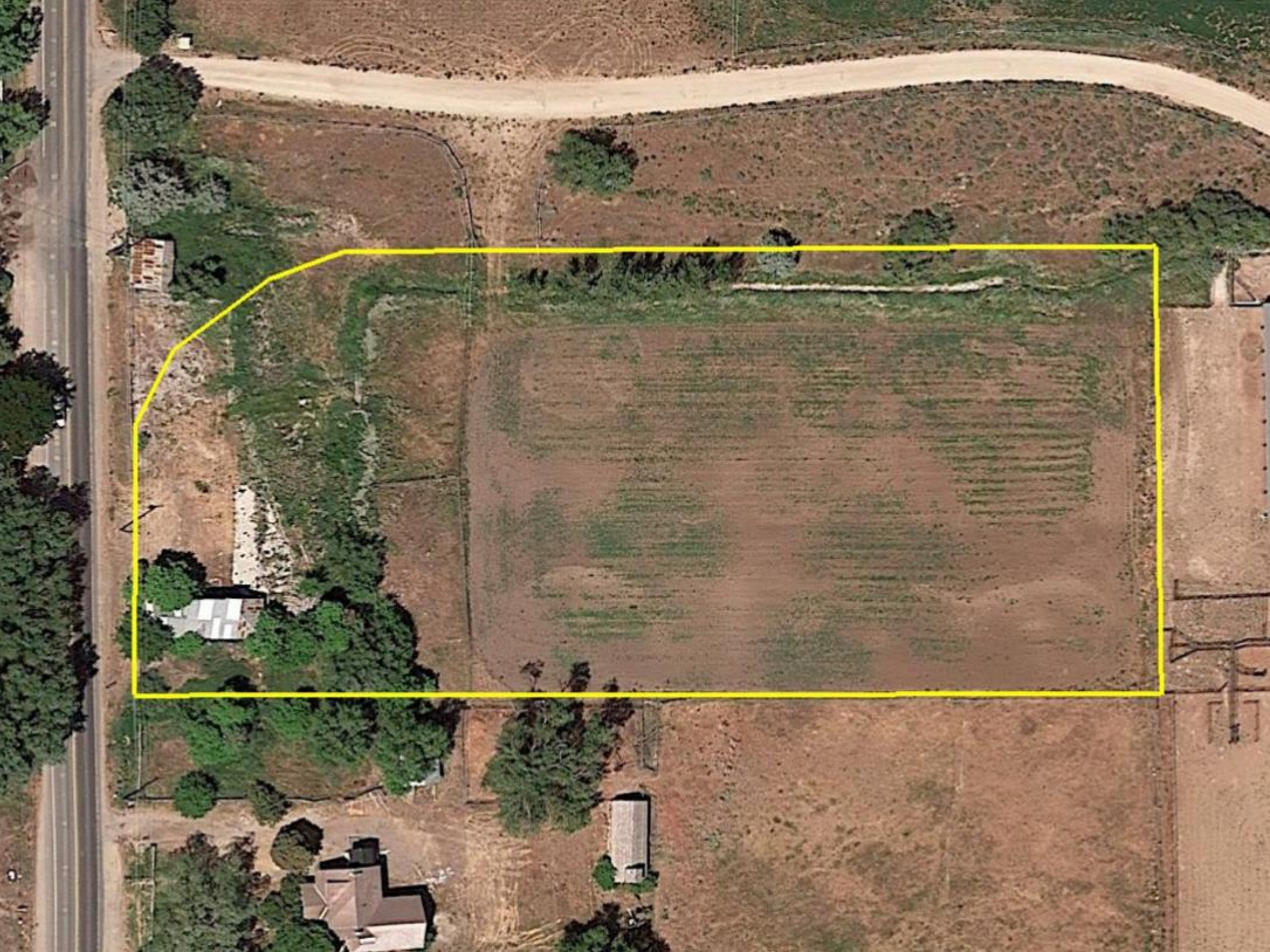


LAND USE SUMMARY

- 2.73 acres
- RA-1-43 zone
- 3 lots
- Frontage River Road and Salazar Spring Road
 - Access limited to Salazar Spring Road (600 North)
- Connect to Midway City culinary water, Midway Sanitation District sewer, and Midway Irrigation Water Company secondary water







BASIS OF BEARING N 00° 00' 00" W

SALAZAR
ENTRY NO. 437410
ID 0021-2773

56.00' RIGHT-OF-WAY

SALAZAR SPRING ROAD (600 NORTH) (A PUBLIC ROAD)

N89°16'51"E 177.94' (TIE)

EAST 374.62'

P.O.B.

N71°07'06"E
49.18'

43.97'
30.00'
DRIVEWAY
ACCESS
LOCATION

165.49'

165.15'

EXISTING DRAINAGE
DITCH TO REMAIN.
SEE PLAT NOTE 3.

50' FRONT
BUILDING SETBACK

N50°59'42"E 107.69'

LOT 3

0.904 ACRES

506 EAST SALAZAR SPRING ROAD
566 NORTH RIVER ROAD

25' WETLAND
BUFFER PER
16.14.9

NORTH 240.74'

LOT 2

0.913 ACRES

520 EAST SALAZAR SPRING ROAD

NORTH 240.07'

LOT 1

0.913 ACRES

532 EAST SALAZAR SPRING ROAD

S00°23'03"E 239.40'

WHITAKER
ENTRY NO. 421908
ID 0021-2778
ROS # 3071

RIVER ROAD

N00°03'00"W 101.80'

N14°40'40"E
57.90'

50' FRONT
BUILDING SETBACK

35.00'
DRIVEWAY
ACCESS
LOCATION

EXISTING BARN
GRANDFATHERED
LOCATION

166.77'

EXISTING
DRAINAGE DITCH

10.00' P.U.E.
(TYP)

10.00' P.U.E.
(TYP)

EXISTING DRAINAGE
DITCH TO REMAIN.
SEE PLAT NOTE 3.

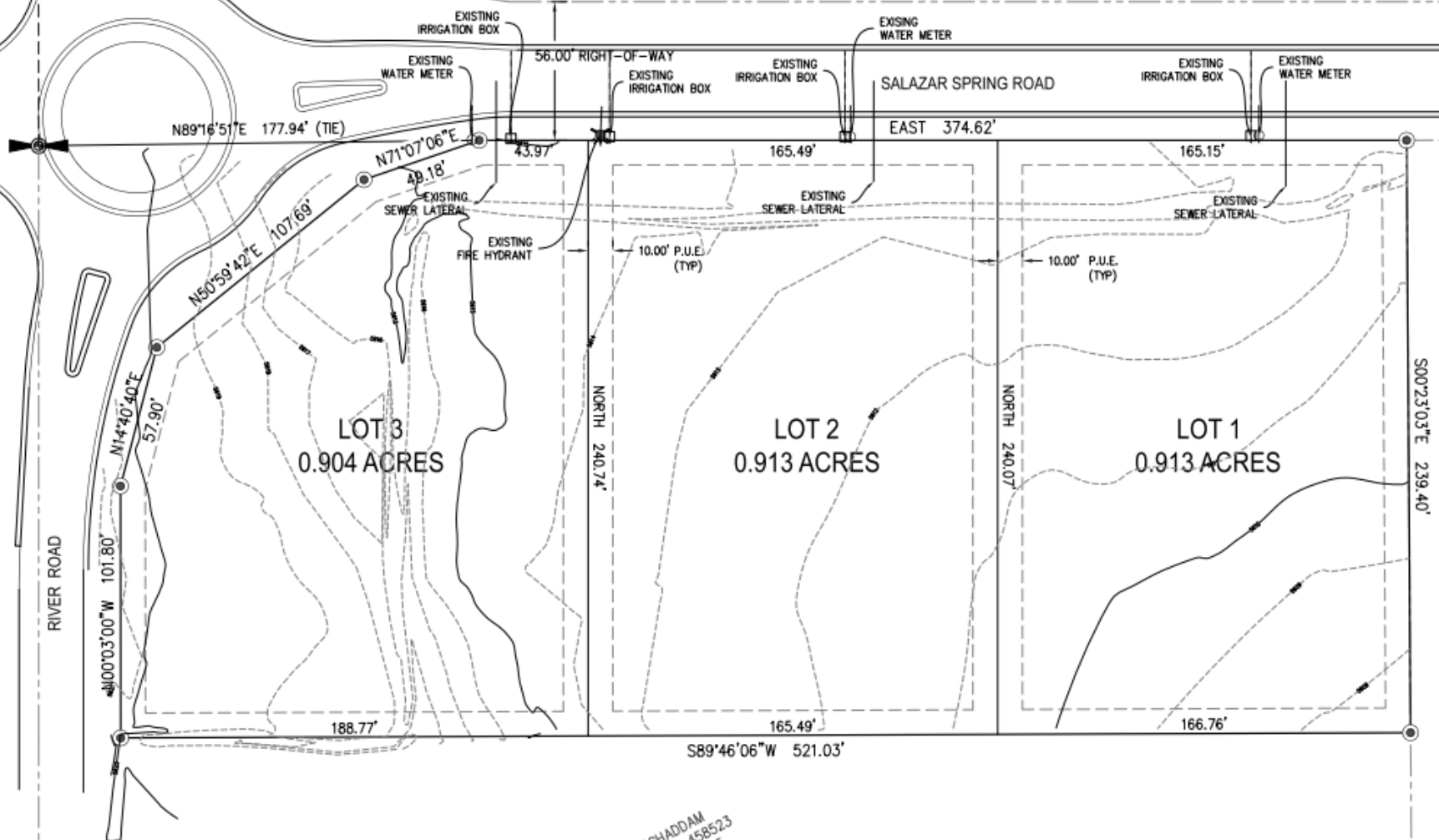
165.49'

166.76'

S89°46'06"W 521.03'

MOGHADDAM
ENTRY NO. 458523
ID 0021-2785

SALAZAR
ENTRY NO. 467075
ID 0021-2774
ROS # 3026



MOGHADDAM
ENTRY NO. 458523
ID 0021-2785

WATER BOARD RECOMMENDATION

- The Water Board recommended that 8.94 acre feet of water is tendered to the City for required culinary and secondary water for the lots.

POSSIBLE FINDINGS

- The proposed lots meet the minimum frontage and width requirements for the RA-1-43 zoning district
- The proposed lots meet the minimum acreage requirements as stated in the Whitaker Annexation Agreement
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district

RECOMMENDED CONDITION

- Lot 3 River Road access is removed from the proposed plans to comply with the language in the Whitaker Annexation Agreement