

WATERVIEW EAST COMMERCIAL PRELIMINARY PLAN

The applicant is requesting the following waivers:

1. Private Road Waiver: In reference to Private Roads, code section 8.4.4.E, private roads require waiver and approval of the BOCC.
 - a. The applicant agrees to enter into a private road maintenance agreement. It is the intend that the private road will be maintained by the Waterview III Metropolitan District.
 - b. The road will be designed and built to the current ECM standards. See associated road sections.
 - c. The private road will be provided in a public road tract
 - d. The proposed private road, circulation and access has been reviewed and approved by the Fire District. See commitment/ letter of support.
 - e. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or the function of the intended use.
 - f. The waiver does not have the effect of nullifying the intent and purpose of this Code
2. **Alternative minimum lot frontage width:** In reference to minimum lot frontage, 8.4.4 c-5, Lots shall have a minimum of 30 feet of frontage on and have access from a public, except where private roads are approved by the BOCC.
 - a. The request is to develop Lots 5 (1 of 9 lots) with an alternative frontage along a private road. The proposed minimum lot frontage is 24' in place of the 30' minimum as started in the code.
 - b. The reduced front secures the access from the private road, while the share parking and access agreement further supports additional and greater circulation for Lot 5 and the adjacent lot uses.
 - c. The reduced frontage will have not adverse impact on the use or value of the property.
 - d. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or the function of the intended use.
 - e. The waiver does not have the effect of nullifying the intent and purpose of this Code

