



**Environmental  
Planning  
Commission**

**Agenda Number: 8  
Project Number: 1002556  
Case #: 07EPC 40035  
April 17, 2008**

**Supplemental Staff Report**

<b>Agent</b>	H. Barker Architects
<b>Applicant</b>	10800 Golf Course Road, LLC
<b>Request(s)</b>	<b>Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Tract E, Unit 1, Paradise Heights; a portion of Tract D, Unit 1, Paradise Heights.
<b>Location</b>	Golf Course Road NW between Westside Blvd. and Benton Ave. NW
<b>Size</b>	Approximately 8.03 acres
<b>Existing Zoning</b>	C-2 (SC)
<b>Proposed Zoning</b>	C-2 (SC)

**Staff Recommendation**

*DEFERRAL of 07EPC 40035 for 60 days, to the June 19, 2008 hearing, based on the applicant's request.*

**Staff Planner**  
*Carol Toffaleti, Planner*

**Summary of Analysis**

The proposal is a Site Development Plan for Subdivision for Tract E and a southerly portion of Tract D, Unit 1, Paradise Heights, a site of approximately 8 acres located east of Golf Course Rd NW, between Westside Blvd. and Benton Ave. NW, zoned C-2 (SC). The applicant proposes to split the land into 7 parcels of approximately 1 acre each with shared access. Design Standards are included in the site development plan.

The proposal was originally scheduled for the Sept. 20, 2007 hearing and has subsequently been deferred three times at the applicant's request. The reason was to investigate the possibility of a development proposal for a larger site to include all of Tracts E and D. This has not come to fruition and the applicant is now requesting a 60 day deferral to prepare a revised proposal for the original site only.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 08/06/2007 to 08/22/2007.

