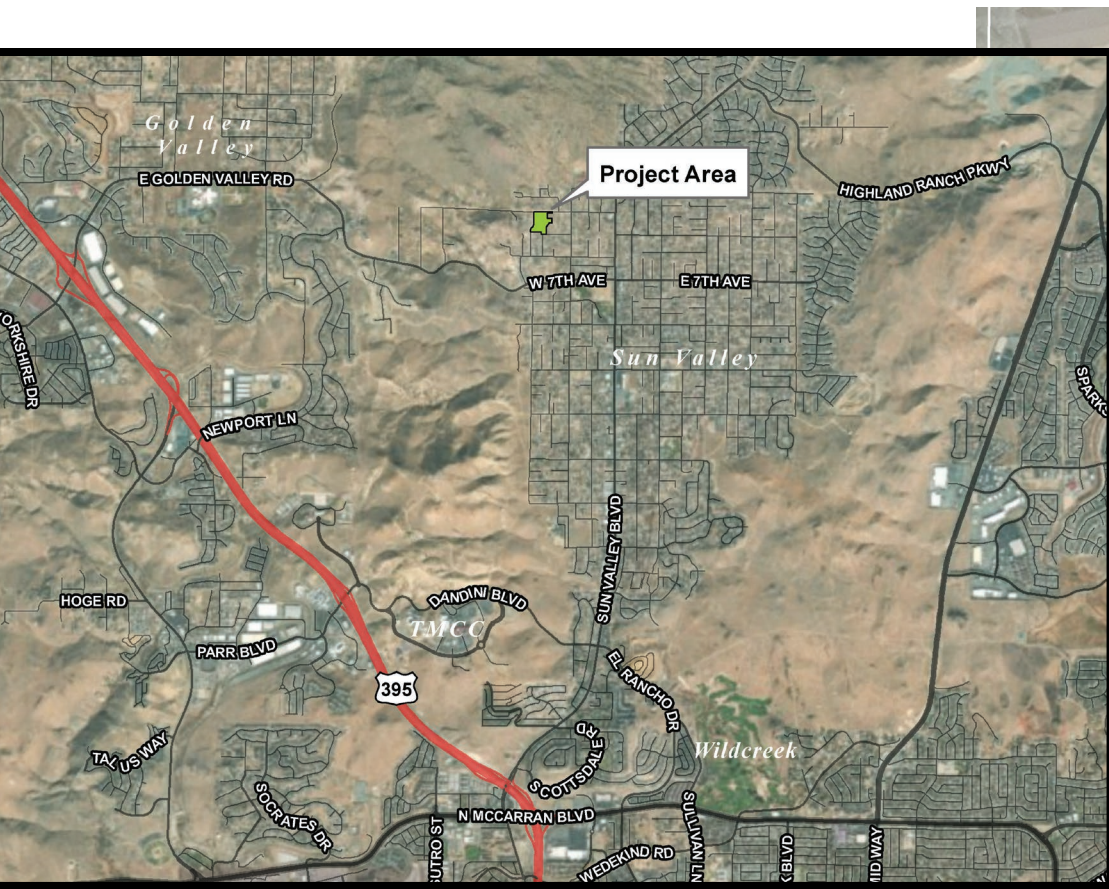


Harmony Mesa

Tentative Map

PLANNING COMMISSION – JUNE 2, 2020

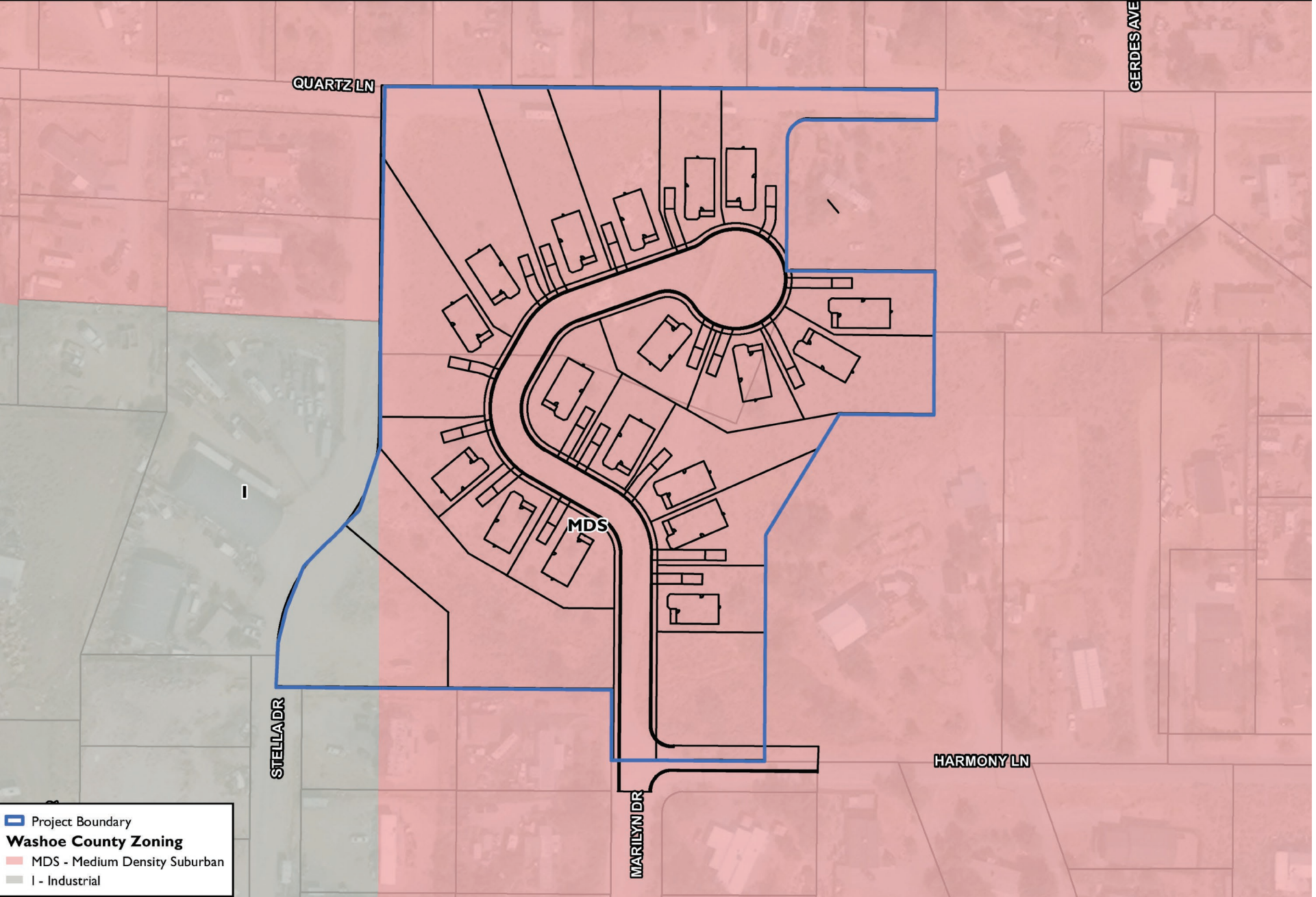


Vicinity Map



6.5 acre Project Site

MDS Allows for 3 du/ac = up to 18 lots

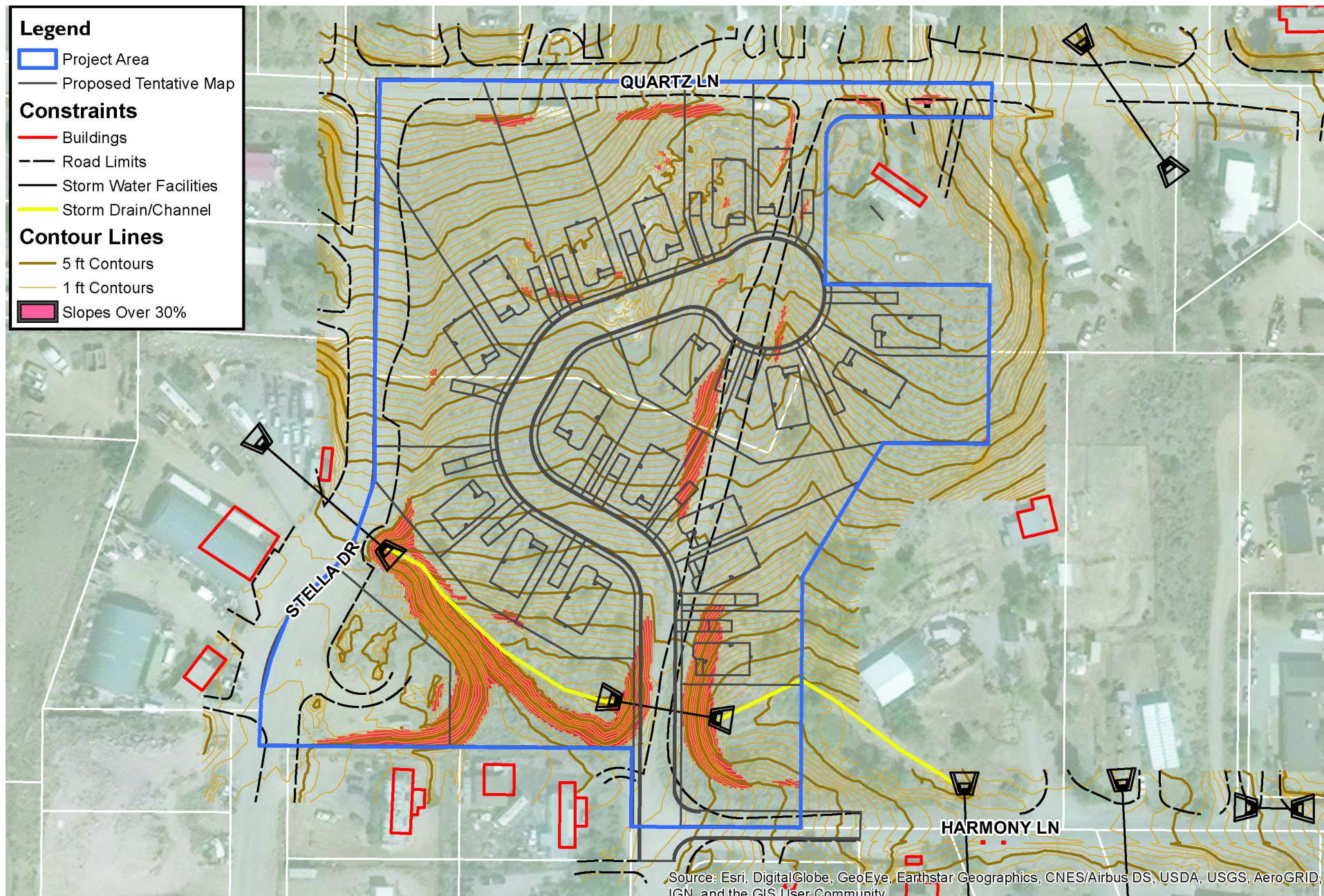


Hillside Ordinance – Triggered by Slopes, but not a “True Hillside”

Common Open Space Development – Cluster Lots to Protect the Existing Drainageway

Modified Standards for
clustering:

- 6,000 sqft lot minimum
 - Avg lot size:
10,500 sqft
- Setbacks:
 - 10' front/20' to
garage
 - 15' rear
 - 5' side





Middle of Project Site from existing dirt road looking north

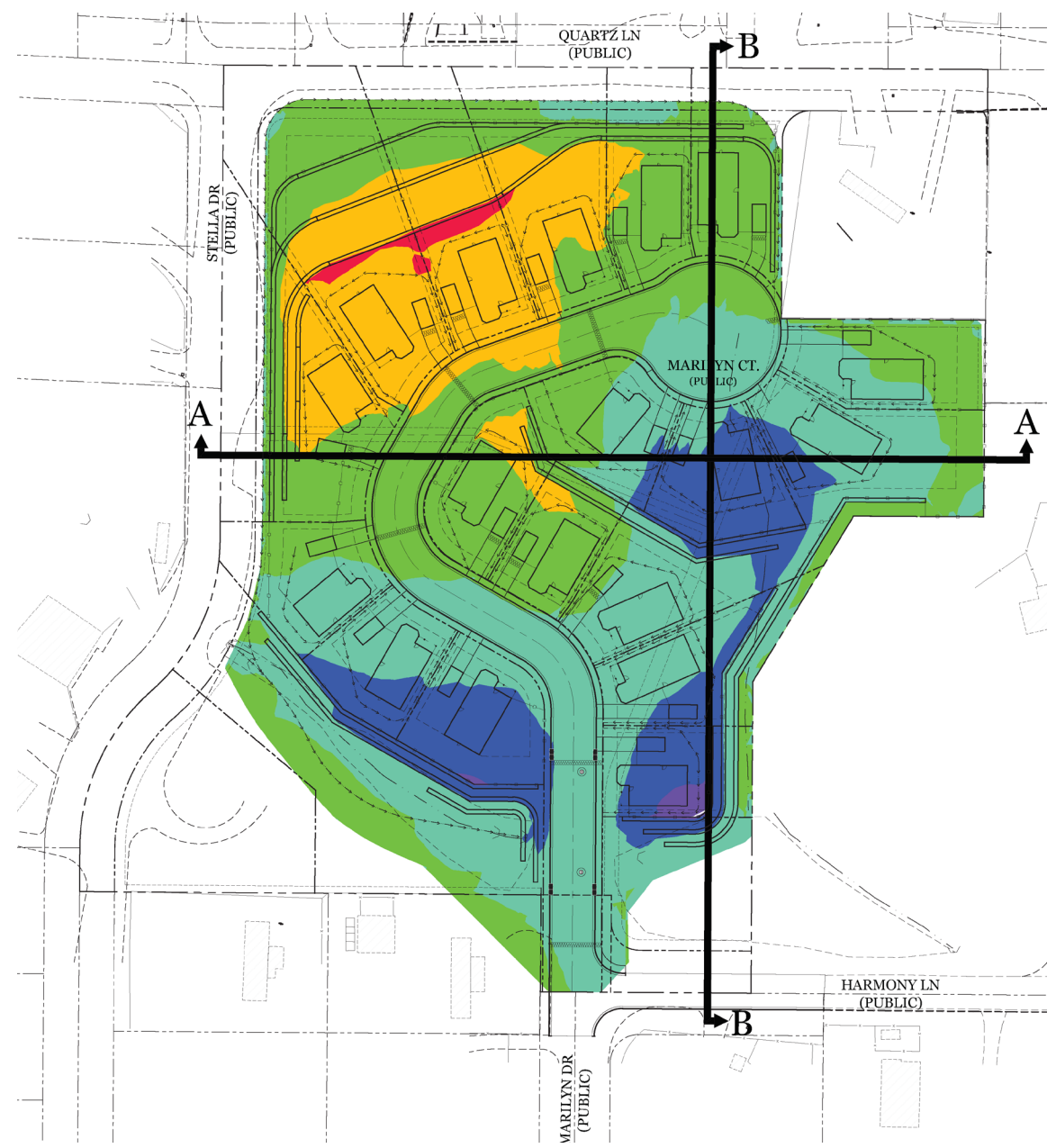
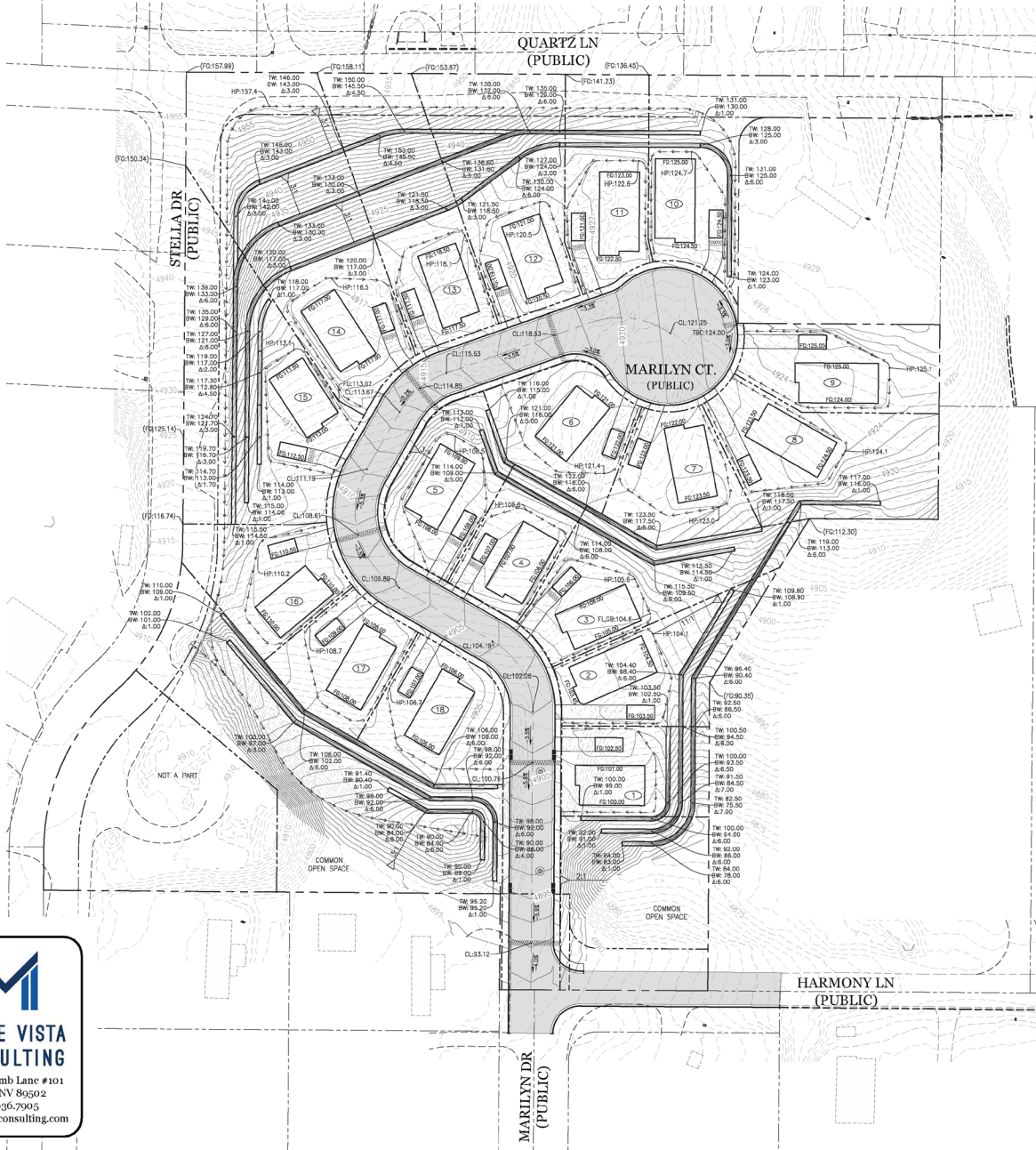


Project Site from Harmony Lane looking north



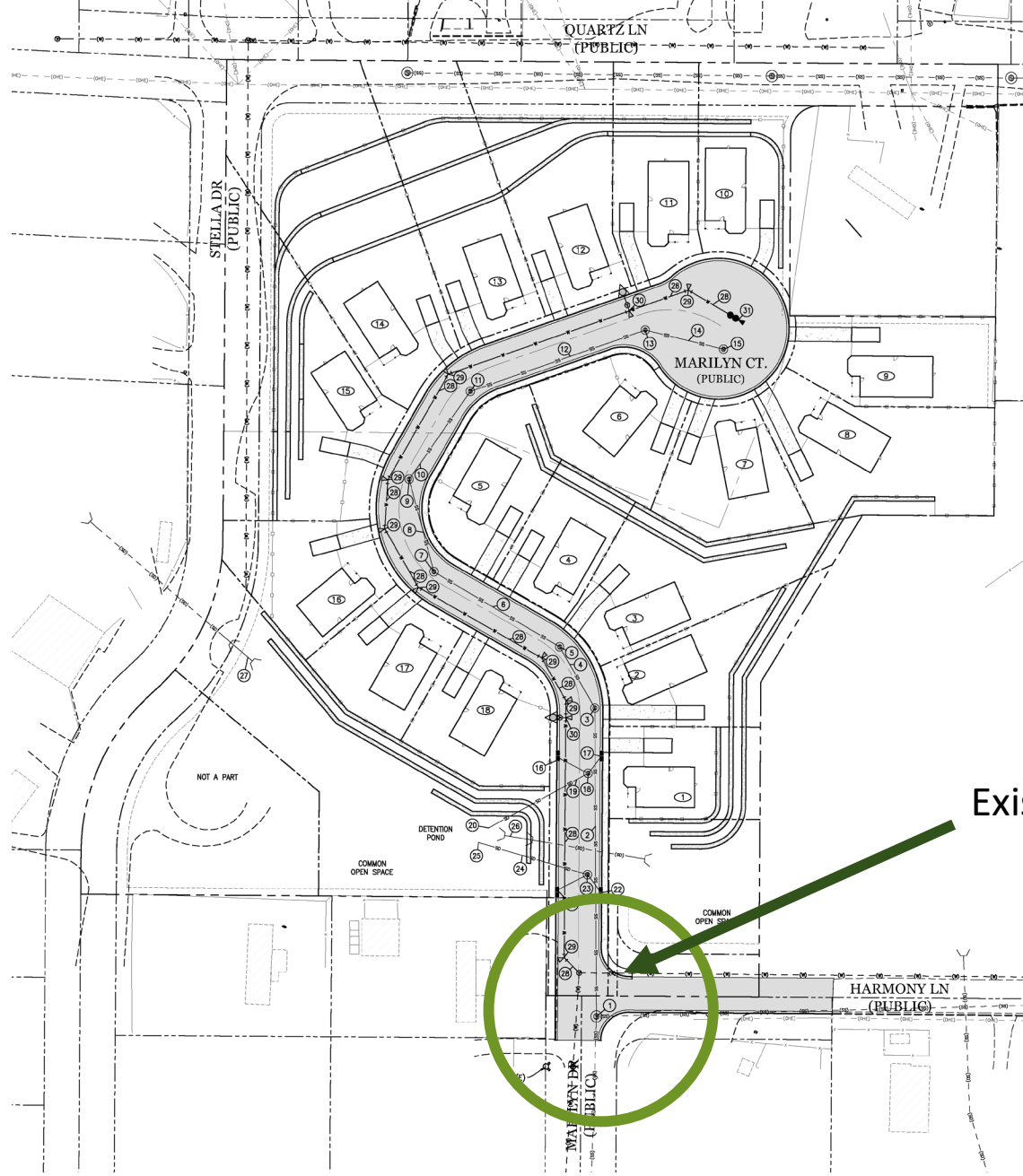
From the Project Site looking southwest at drainageway and Industrial area

EXISTING DISTURBANCE



Grading





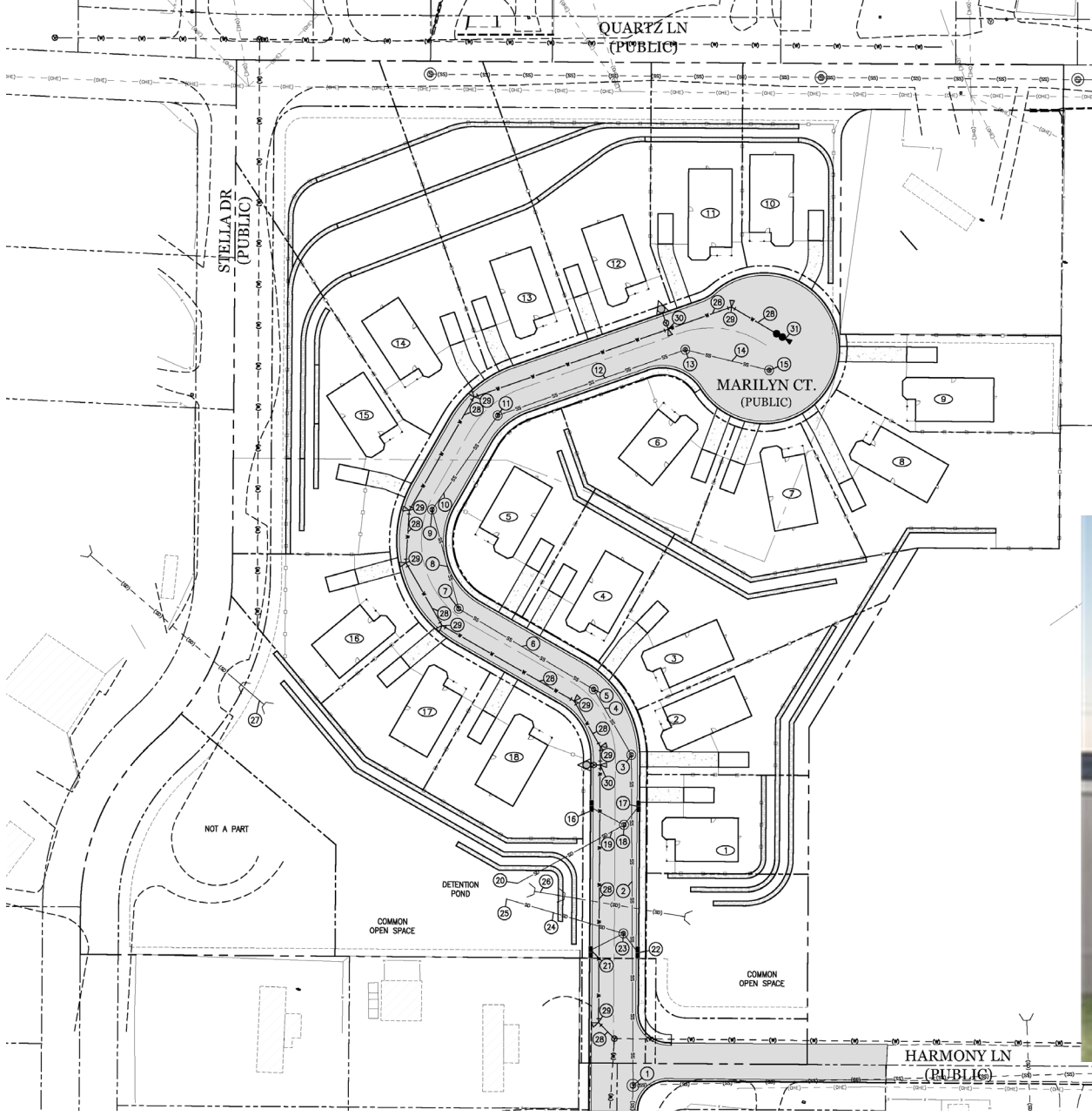
Existing Utilities



- 1400 – 1700 sqft
- Modern design
- 10x20 detached garage
- Starting at mid \$200s



Housing



QUESTIONS?

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