

# VISTA 95

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-011-2022

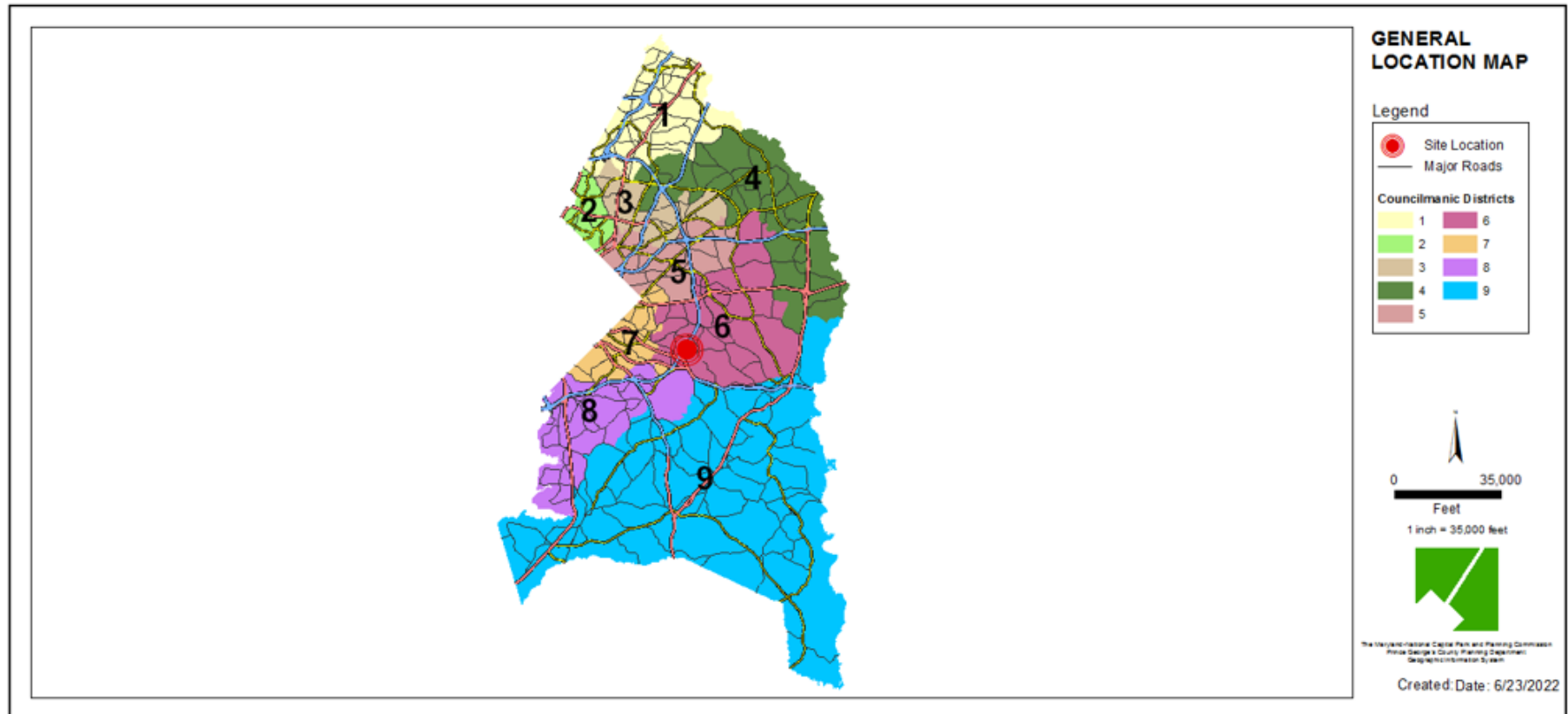
**Staff Recommendation:** APPROVAL with conditions



# GENERAL LOCATION MAP

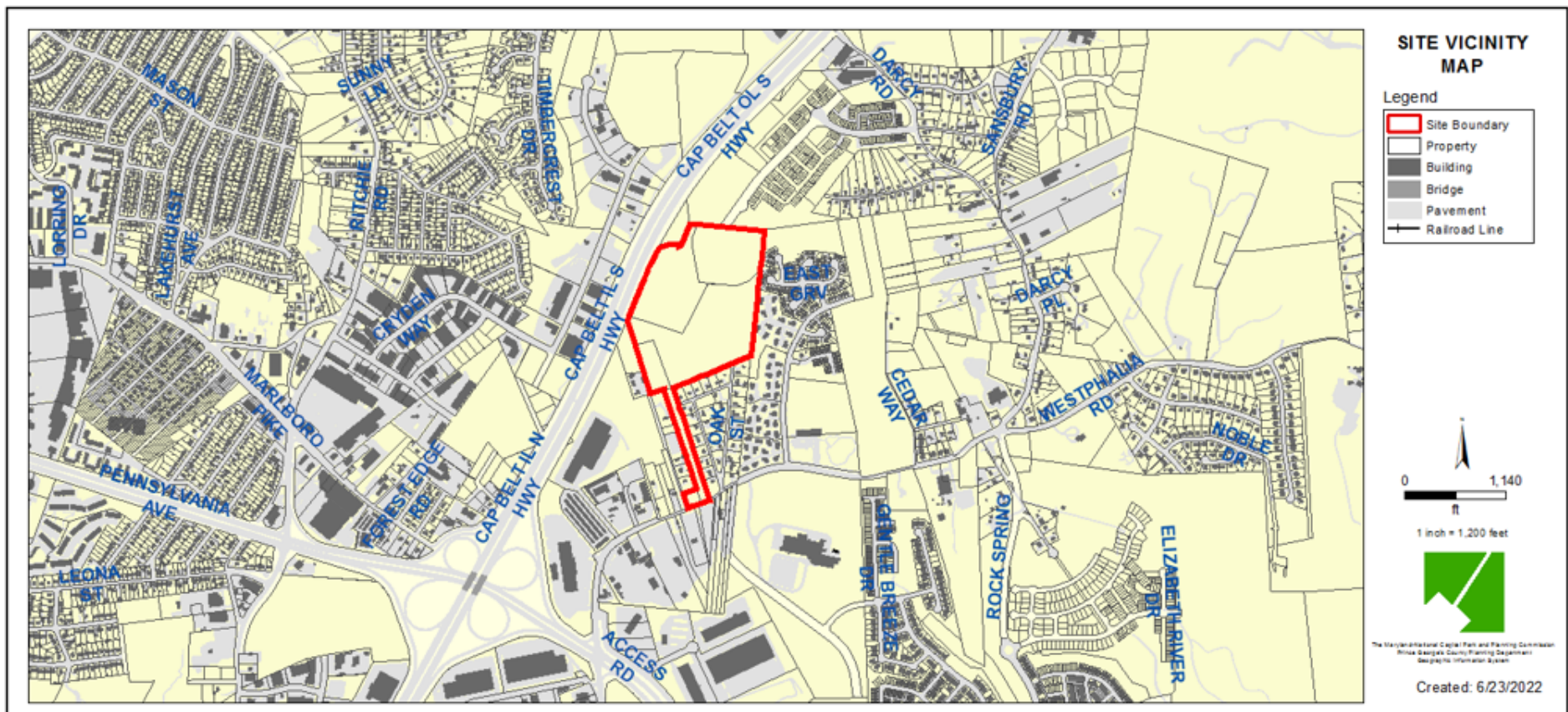
Council District: 06

Planning Area: 78





# SITE VICINITY MAP

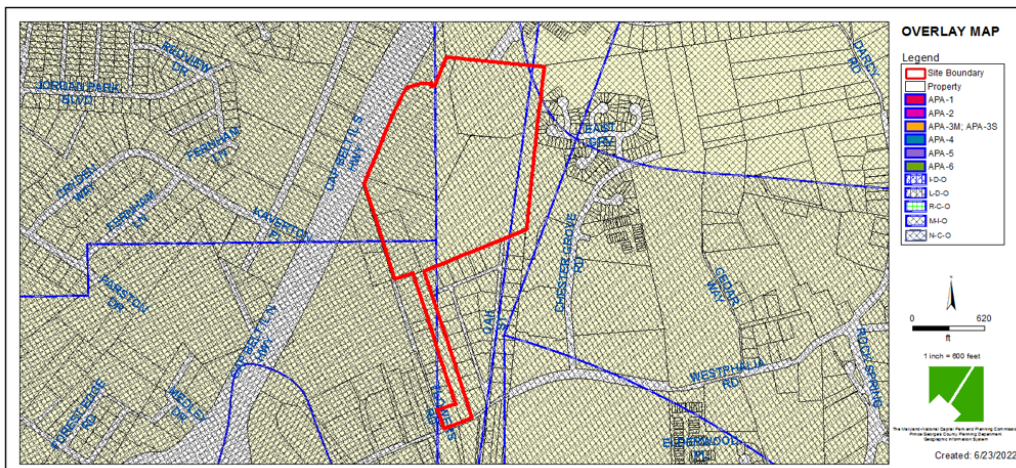




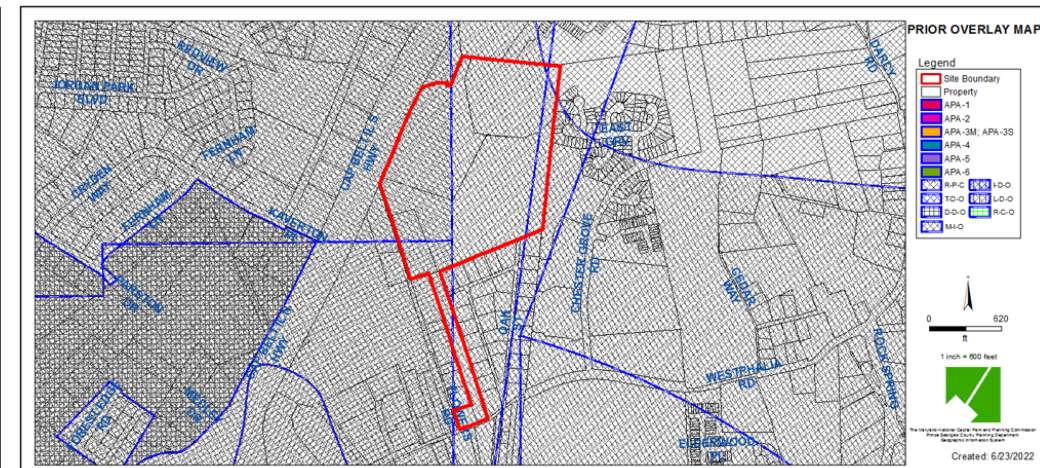


# CURRENT & PRIOR OVERLAY MAP

CURRENT



PRIOR







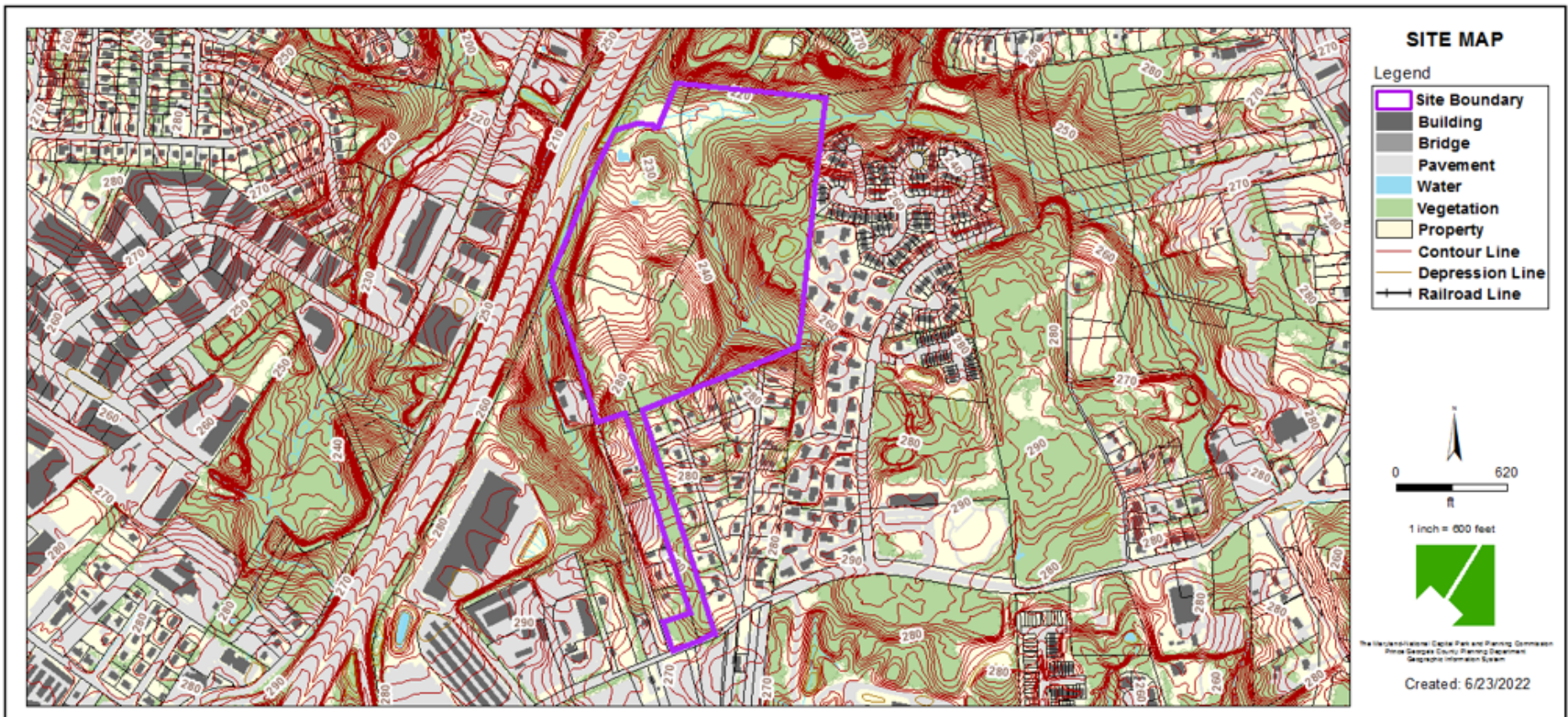


## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





# SITE MAP

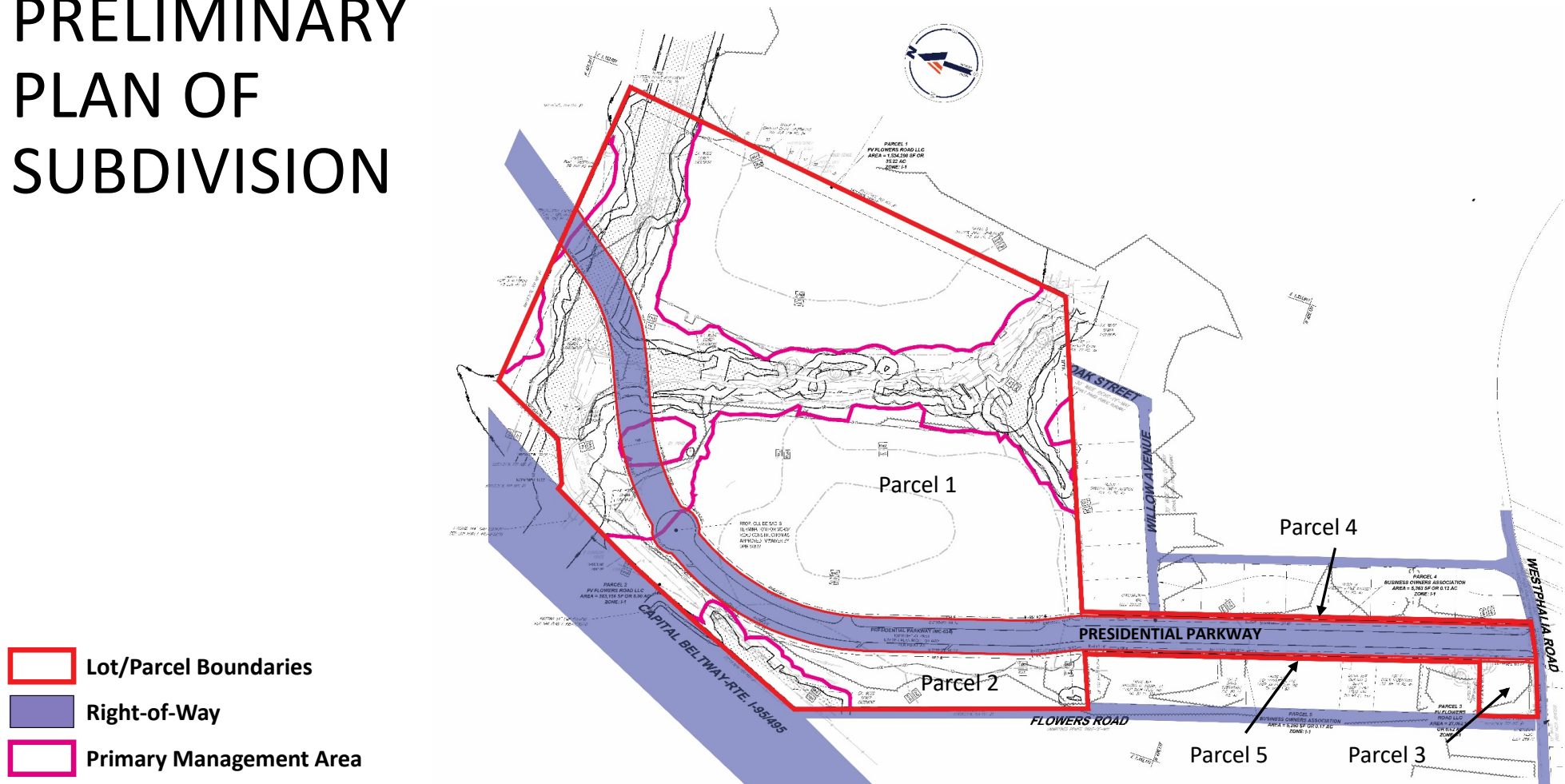


# MASTER PLAN RIGHT-OF-WAY MAP



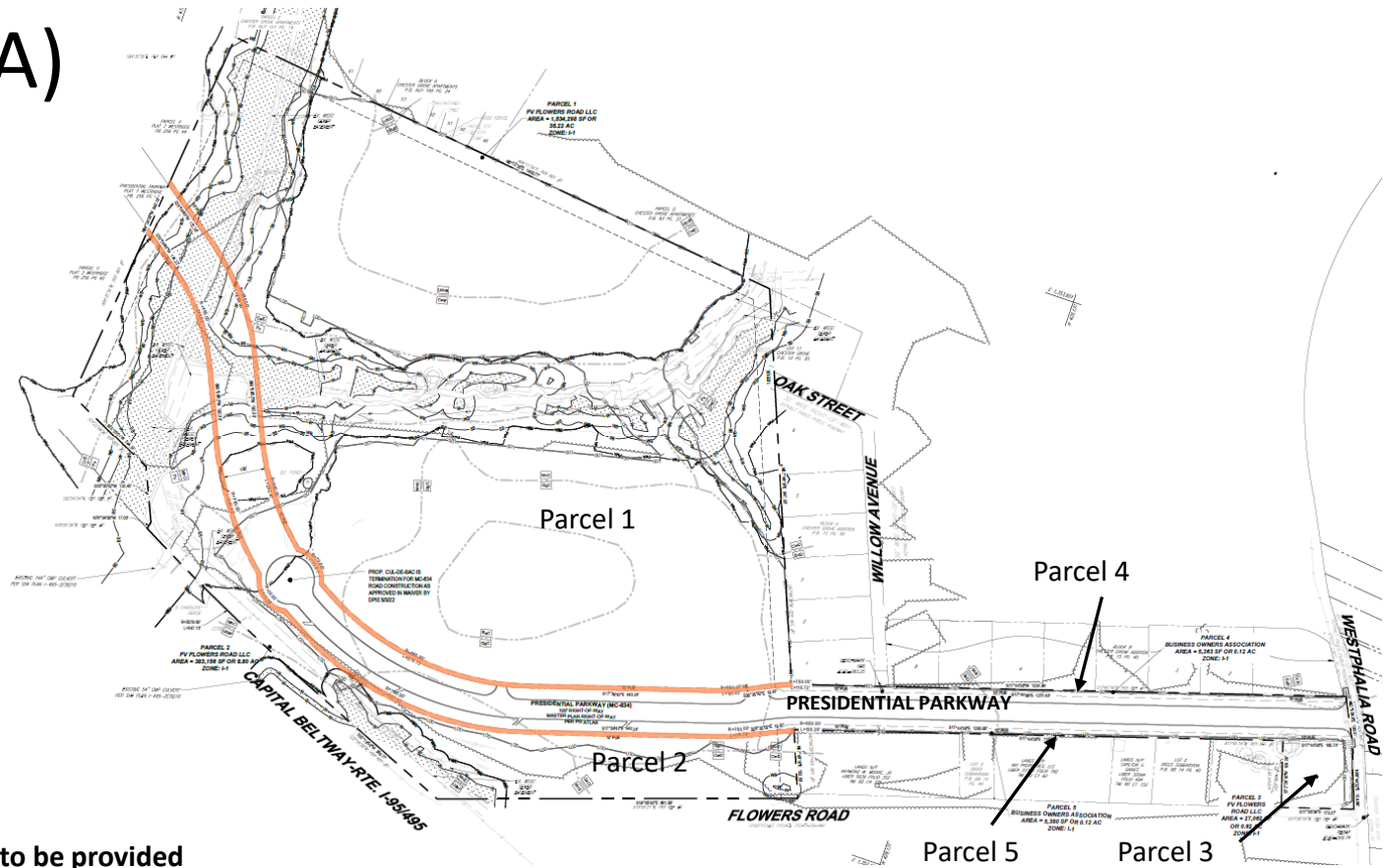


# PRELIMINARY PLAN OF SUBDIVISION



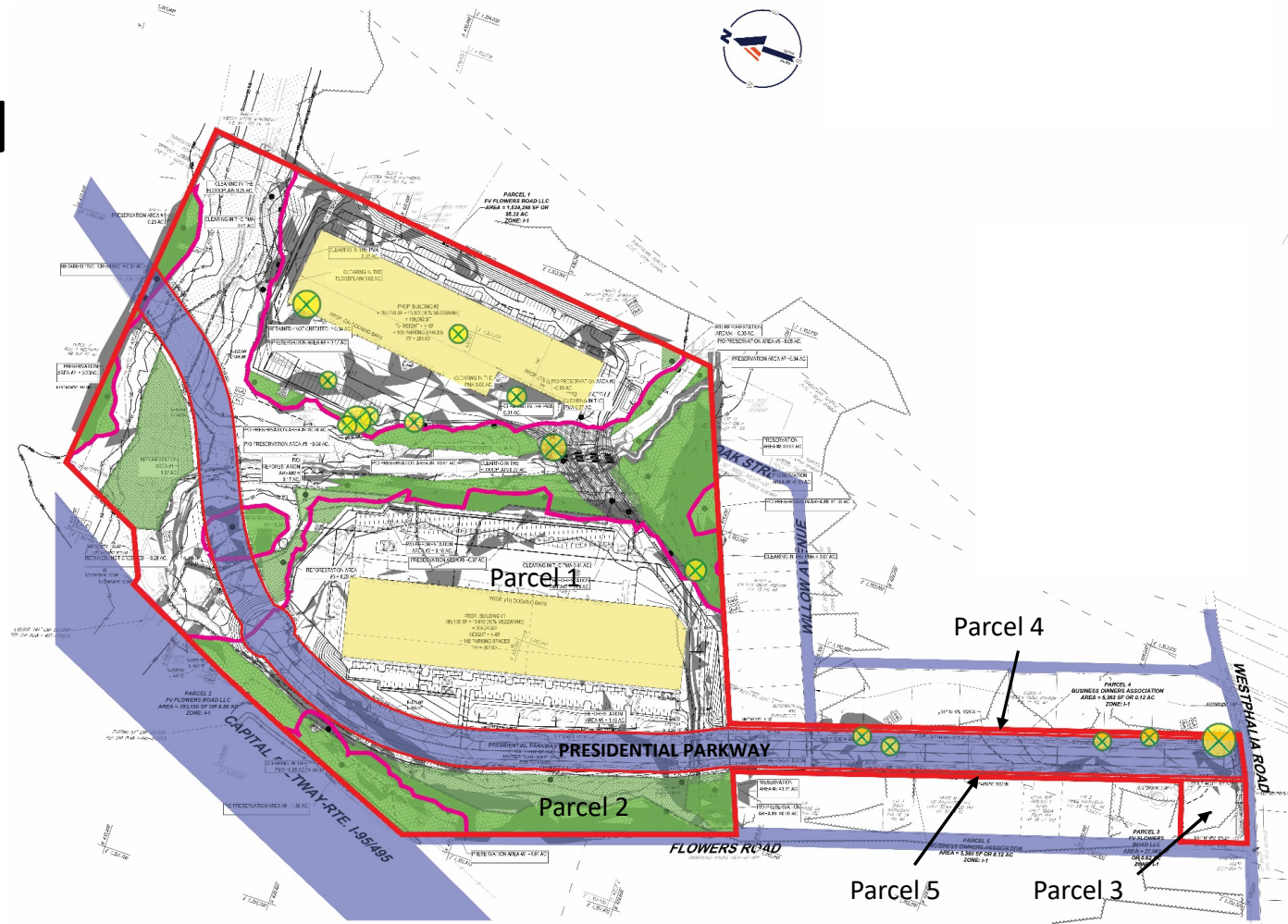
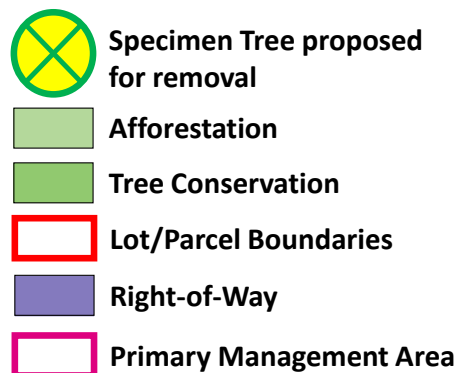


# VARIATION FROM 24-122(A)



 Public Utility Easements proposed to be provided

# TYPE I TREE CONSERVATION PLAN







# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- Approval of Preliminary Plan of Subdivision 4-21013
- Approval of Type 1 Tree Conservation Plan TCP1-011-2022
- Approval of a Variation from Section 24-122(a)
- Approval of a Variance from Section 25-122(b)(1)(G)

## **Major Issues:**

- None

## **Applicant – Required Mailings:**

- Informational mailing: 5/18/2021
- Acceptance mailing: 5/23/2022