

# office memorandum



DATE: October 30, 2012

TO: Leah Messner, Assistant City Attorney

FROM: Jane Hudson, Principal Planner

SUBJECT: Consent to Encroach  
Lot 5 and Lot 6, Block 6, Northridge Industrial Park Addition, Section 3  
3505 Flood Avenue

A request has been made to encroach on a 20' utility easement for the subject property. Planning and Community Development Staff does not oppose the encroachment of a 10' utility easement on Lot 5 and a 10' utility easement on Lot 6 for a total of 20'. The proposed loading dock will serve an existing industrial building located on Lot 6. Public Works/Engineering Staff will obtain the needed responses from the utility companies. The Utilities Department will respond regarding any City owned utilities within the easement.

The request does not violate any building setback or coverage requirements within the Zoning Ordinance. However, it should be noted a Lot Line Adjustment removing the lot line between Lots 5 and 6 will need to be processed before the approval of a building application for the loading dock.

Reviewed by: Susan Connors, AICP *S7C*  
Director of Planning and Community Development

cc: Brenda Hall, City Clerk