

Memorandum

To: Planning Commission Members
From: Development Department
CC: City Departments, Clerk of Council
Date: December 2, 2011
Re: Staff Report for Pinnacle Lot Split

Item #1 – Pinnacle Lot Split

(PID# 201112010043)

Application: Lot Split
Location: Pinnacle Club Drive
Applicant: **Joseph Ciminello, Pinnacle Development Co.**
Zoning: PUDR
Current Use: Vacant

Relevant Code Section(s):

- 1135.08 Zoning Districts and Regulations – Subdivision of Lots Prohibited; Fee

Project Summary:

The applicant is requesting approval of a lot split for parcel 040-012702 located on Pinnacle Club Drive. The proposal will split the eastern most 30' from the property, to later be combined with the property directly to the east (lot #439 of Pinnacle Club Section 3). The existing lot is approximately 1.4 acres in area and the proposed lot created with the split will be 0.103 acres. The site is currently vacant and owned by the Pinnacle Development Company.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.