



# Planning Commission

April 22, 2015

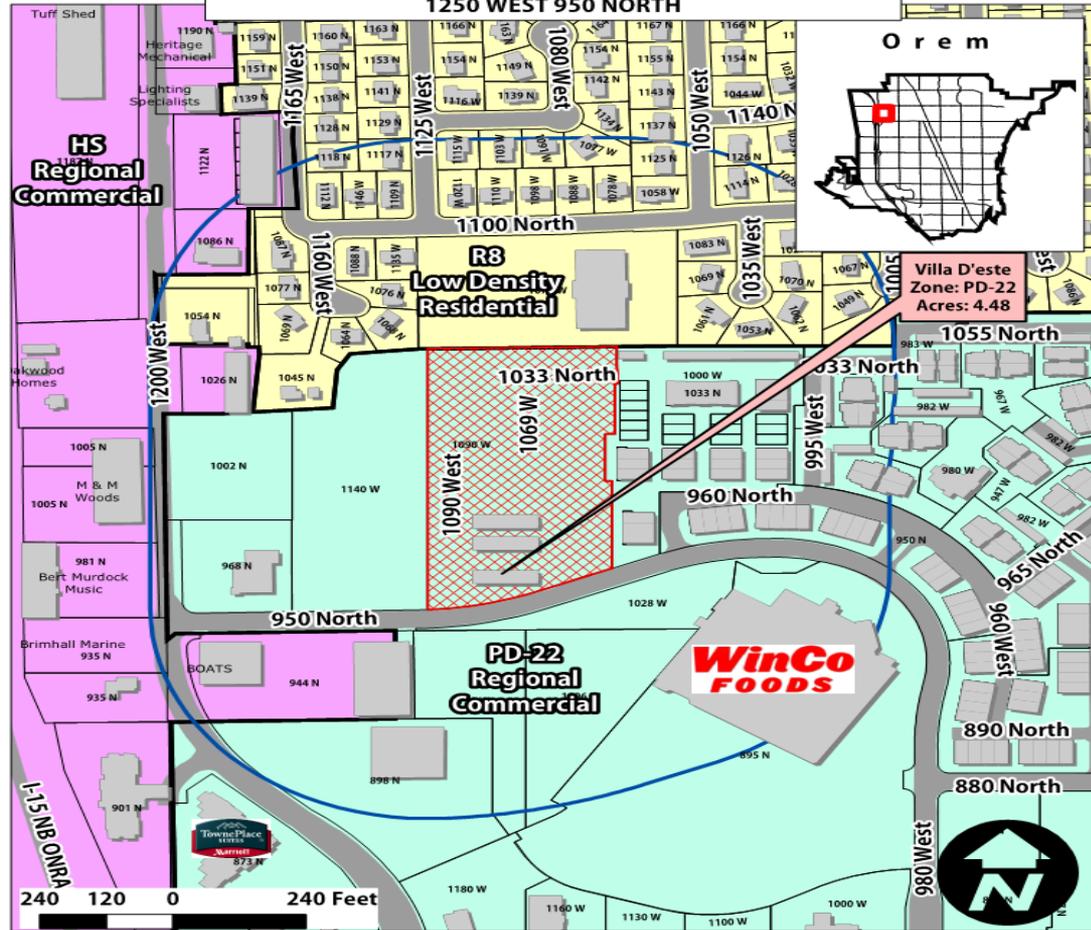
## Item #: 3.2

**PUBLIC HEARING** – Vacating Phase 1 of Villa D’este Subdivision and approving the final plat of Villa D’este Subdivision Phase 1 Amended at 1250 West 950 North in the PD-22 zone.

Applicant: Bruce Dickerson

# Villa D'este Phase 1 Amended

1250 WEST 950 NORTH



◆ Villa D'este Phase 1 Amd:  
PD-22 Zone; 4.48 Acres.

**NIA CONTACT:**  
Timpview Neighborhood  
Brian and Lisa Kelley

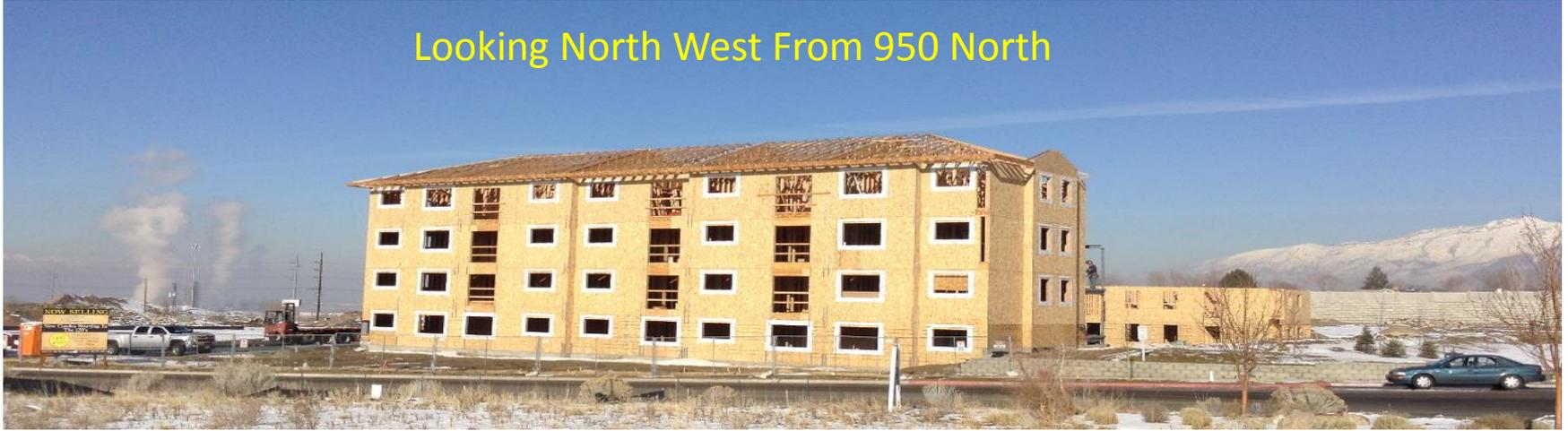
- Legend**
- Buildings
  - Villa D'este
  - Notification Boundary
  - Parcels





# Site Photos

Looking North West From 950 North



Looking North East From 950 North

# Proposed Subdivision



NORTH  
1" = 40'

| Section   | Bearing | Delta |
|-----------|---------|-------|
| 100'00" E |         |       |
| 100'00" W |         |       |
| 100'00" E |         |       |

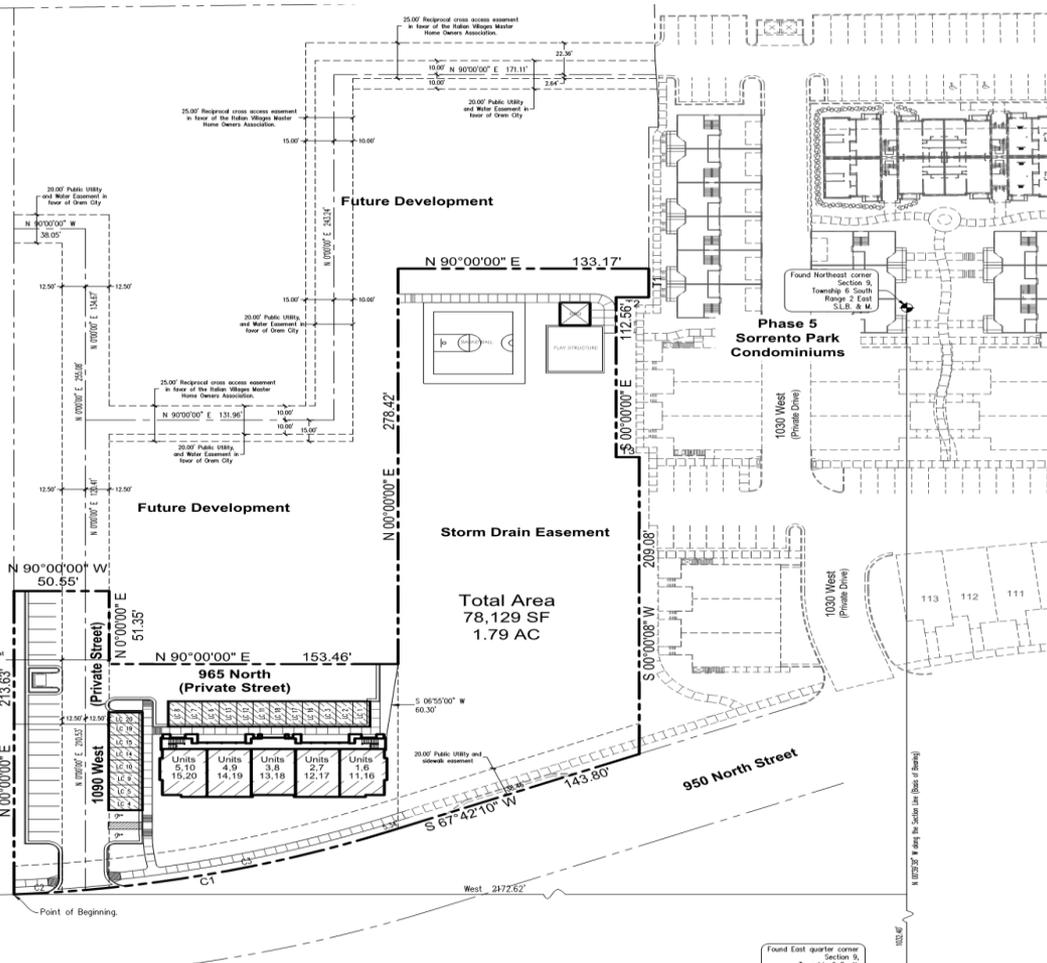
Lot 1, Plat "D"  
Northgate Village  
Subdivision

| Table         |           |
|---------------|-----------|
| Bearing       | Delta     |
| S 77°27'12" W | 19'24'22" |
| N 85°20'50" E | 3'36'56"  |
| N 75°38'44" E | 15'47'26" |

ate Area

ted Common Area

mon Area



| ADDRESS BLOCK |                             |
|---------------|-----------------------------|
| UNIT #        | ADDRESS                     |
| 1             | 1079 WEST 965 NORTH - # 101 |
| 2             | 1079 WEST 965 NORTH - # 102 |
| 3             | 1079 WEST 965 NORTH - # 103 |
| 4             | 1079 WEST 965 NORTH - # 104 |
| 5             | 1079 WEST 965 NORTH - # 105 |
| 6             | 1079 WEST 965 NORTH - # 201 |
| 7             | 1079 WEST 965 NORTH - # 202 |
| 8             | 1079 WEST 965 NORTH - # 203 |
| 9             | 1079 WEST 965 NORTH - # 204 |
| 10            | 1079 WEST 965 NORTH - # 205 |
| 11            | 1079 WEST 965 NORTH - # 301 |
| 12            | 1079 WEST 965 NORTH - # 302 |
| 13            | 1079 WEST 965 NORTH - # 303 |
| 14            | 1079 WEST 965 NORTH - # 304 |
| 15            | 1079 WEST 965 NORTH - # 305 |
| 16            | 1079 WEST 965 NORTH - # 401 |
| 17            | 1079 WEST 965 NORTH - # 402 |
| 18            | 1079 WEST 965 NORTH - # 403 |
| 19            | 1079 WEST 965 NORTH - # 404 |
| 20            | 1079 WEST 965 NORTH - # 405 |

All Sewer facilities are considered private and will be maintained by the development's owner.

**Storm Drain Easement Note:**

"The Storm Drain Easement area is common area for all of Tuscan Phases 1-3, Milano Village Condominiums, Florence Village Condo and Sorrento Park Condominiums. The Storm Drain Easement area Storm Water Easement in favor of the City of Orem for the construct operation and maintenance of a storm water detention basin and its conveyance, retention and storage of storm water. The detention be altered without the express written permission of the Orem City I Tuscan Villas Phases 1-3, Milano Village Condominiums, Florence Condominiums and Sorrento Park Condominiums. VILLA D'ESTE, Northgate Development shall have the right to convey their storm w detention basin. The VILLA D'ESTE Home Owners Association 1 s responsible to maintain the area of the detention basin. The outlet adjacent to 960 North Street are to be maintained by the City of Or

**Occupancy Restriction Notice**

The City of Orem has an Ordinance which restricts the occupancy of buildings w subdivision. According, it is unlawful to occupy any building located within this subdivi having obtained a certificate of occupancy issued by the City.

**Plat Vacation Notice**

The City of Orem is satisfied that neither the public nor any person will be materially injured I Phase 1, VILLA D'ESTE Condominiums. Phase 1, VILLA D'ESTE Condominiums is hereby vacated

**Planning Commission Approval**

Approved this \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_, by the Orem City Planni