



COUNTY OF HUMBOLDT

Legislation Text

File #: 13614, **Version:** 1

Ross Nash Parcel Map Subdivision

Application Number 13614

Case Numbers PMS-17-011

Assessor Parcel Number 306-381-011

6450 Humboldt Hill Rd., Eureka CA 95503

A Minor Subdivision to divide a 1.19 acre parcel into two (2) parcels of 11,750 square feet (net) and 34,207 square feet (net), respectively. Proposed Parcel 1 is developed with a single family residence and proposed parcel 2 is developed with a detached garage and workshop. The project includes an Ultimate Development Plan (UDP) which depicts future subdivision of the site. New building development will be required to locate on the building sites depicted on the UDP so as to maintain consistency with the Housing Element. The project also includes an exception request per Section 325-9 of the Subdivision Regulations for a reduction of the required 40 foot road with to a 25 foot wide access width. Both parcels are and will be served with community water and sewer. **Note: this project was previously approved under PMS-06-13, however, that approval has expired.**

Adopt the Addendum to the Negative Declaration and to make all of the required findings for approval of the Parcel Map Subdivision, including the exception request to allow a reduced right-of-way, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Nash project subject to the recommended conditions.