



SUBFY2023-0001

Mod Court Townhomes

# Condition Item #4 – Setback Waiver

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1. Provide a note on the final plat to read, “Building setback lines shall be in accordance with the approved planned unit development application, Garden City file number SUBFY2023-0001”.
    - a. The approved reductions from code required setback are:  
[Clarification needed]
      - i. Lots 1-3, 8-22
        1. Rear Setback: X
        2. Side Yard Setbacks: X
      - ii. Lot 4-7 Front Setback: X

# Proposed Recommendation

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1. Provide a note on the final plat to read, “Building setback lines shall be in accordance with the approved planned unit development application, Garden City file number SUBFY2023-0001”.
  - a. The approved reductions from code required setback are:
    - i. Lots 1-3, 4-7, and 8-22
      1. Rear Setback: 0’
      2. Side Yard Setbacks: 0’
      3. Front Setback: 0’



Updated  
Landscape  
Plan – Not  
Reviewed

