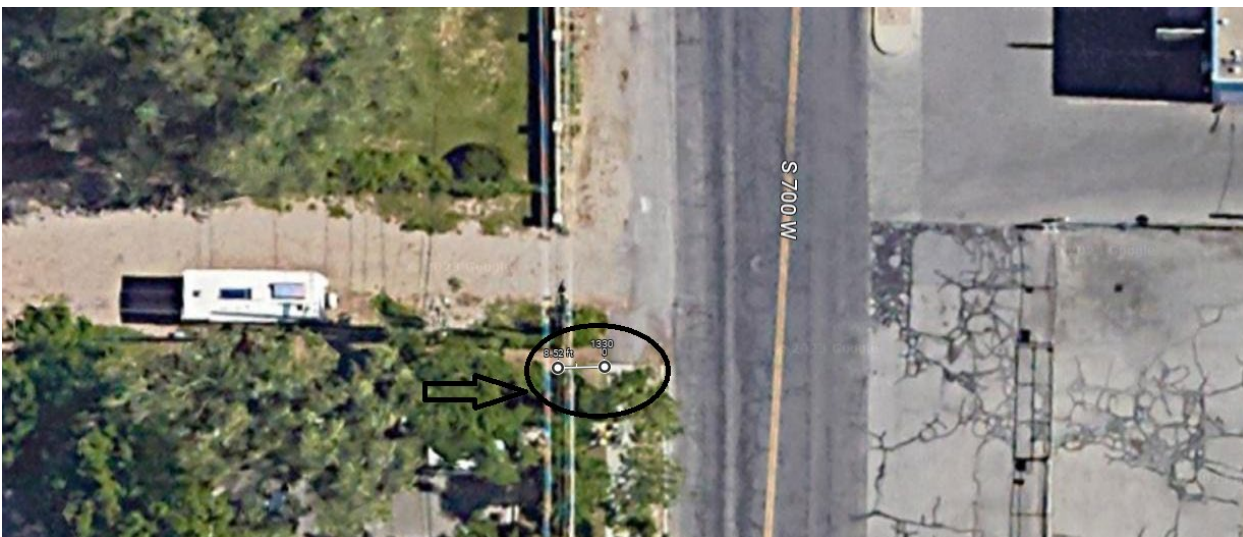**Narrative and images that demonstrate how the proposal complies with:**

- **Applicable design review objectives found in Section 21A.59.050.**
- **The purpose of the zoning district.**
- **The purpose of the applicable design standards of the zoning district.**

Applicant requests approval to extend the front setback only as much as necessary to meet Rocky Mountain Power's construction clearance requirements. On onsite meeting took place on July 10, 2023 with RMP's tech, Jordan. He identified these to be "transmission poles" which require a 25' clearance.

As can be seen in this photo, when compared with the sidewalk running in front of the property to the south, the power pole is set inside the lot.
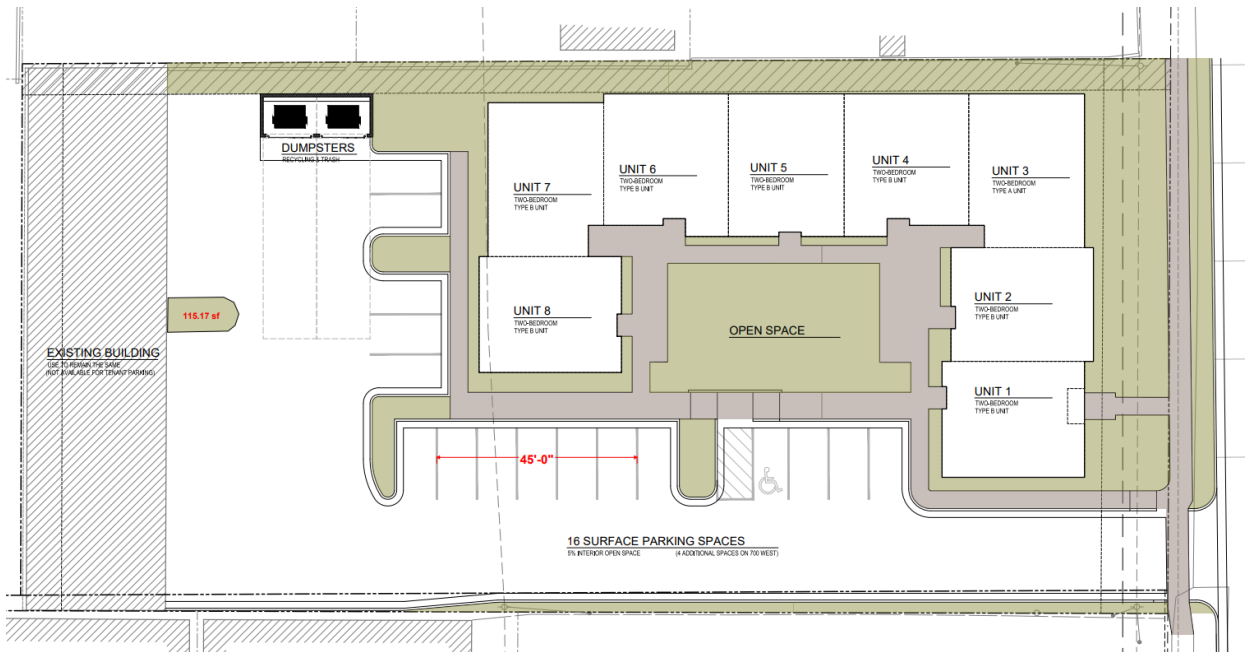

A rough measurement taken from maps.google.com shows the power poles to be between 8'-10' inside the property.

- With the power poles located 8'-10' inside the property, a maximum of 15' setback allowed by the CB zone, and Rocky Mountain Power construction clearance greater than the 5'-7'' remaining distance to

still be within the 15' setback, we are faced with contradictory requirements. Without an exception, no development can take place on this lot. The CB zone states the intended purpose to be close commercial integration with adjacent residential neighborhoods.
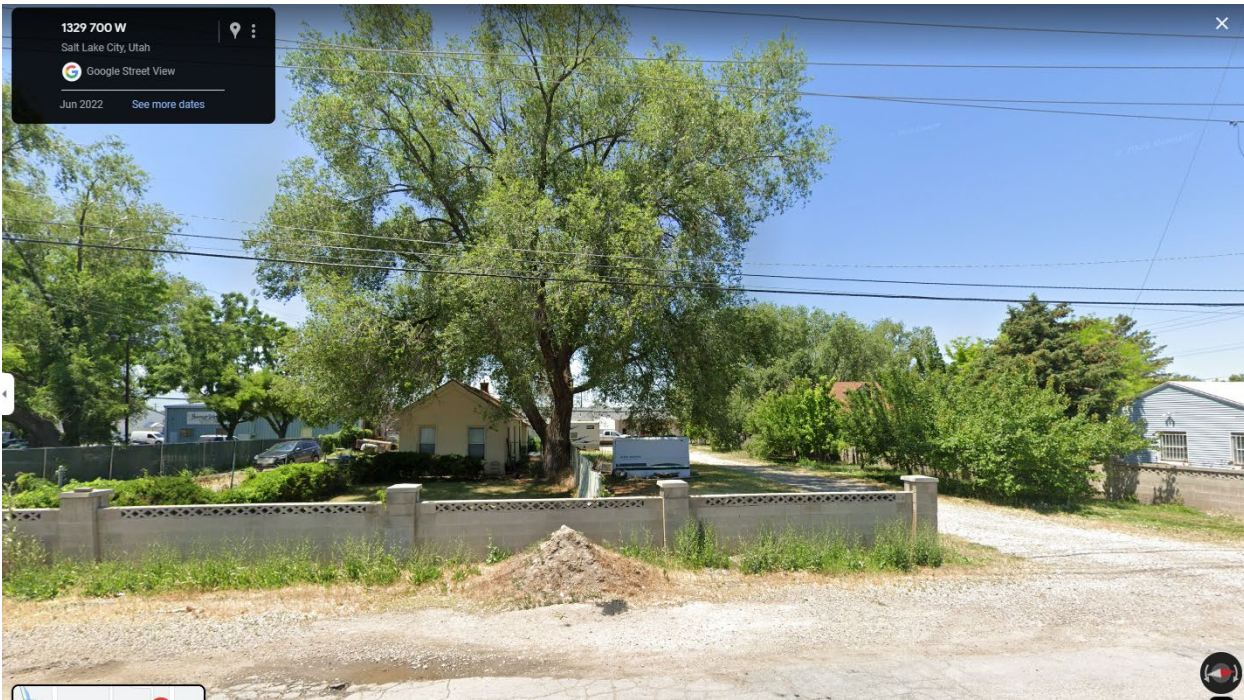
- Since adjacent industrial and commercial properties have a greater allowable setback and residential is only located at the north side (all of which face north) adjusting the setback of the subject property to meet RMP's requirements should not have a negative or noticeable effect on the intended purpose of the CB zone.
- All other requirements for the zone will be met.
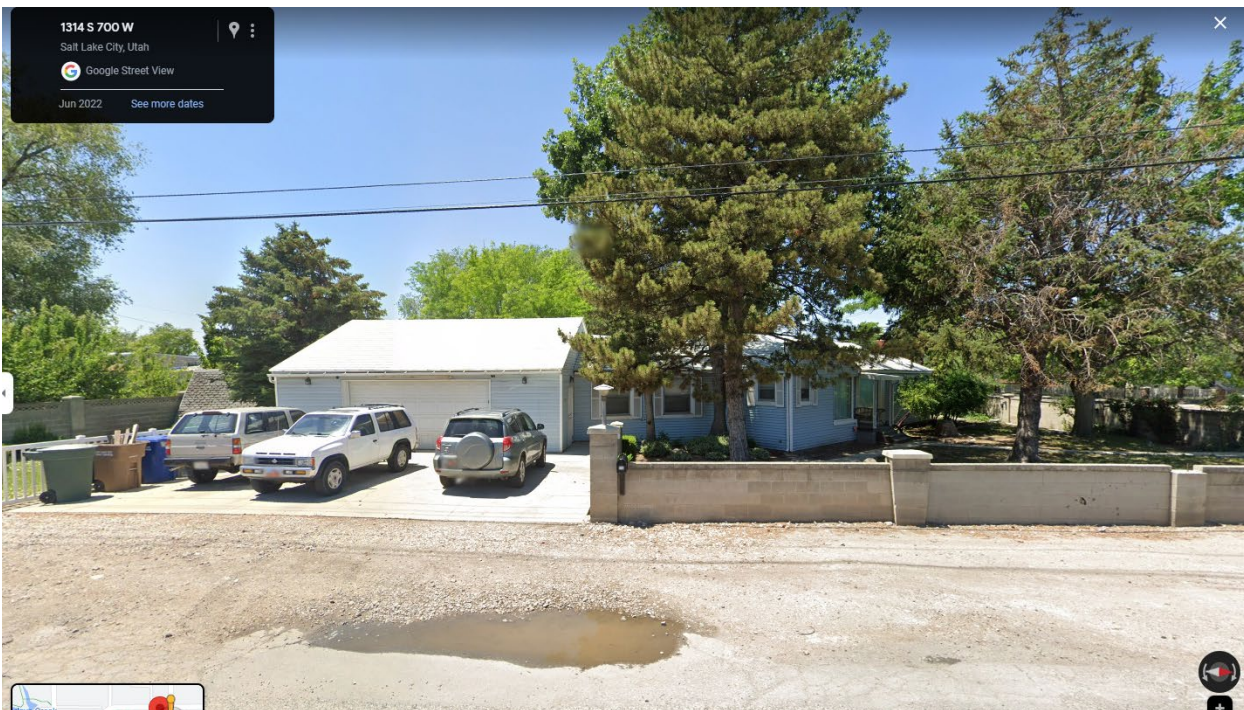
Site Plan

This provides a general idea of the site plan except that it will be mirrored, and the access will be on the north side of the building instead of the south.
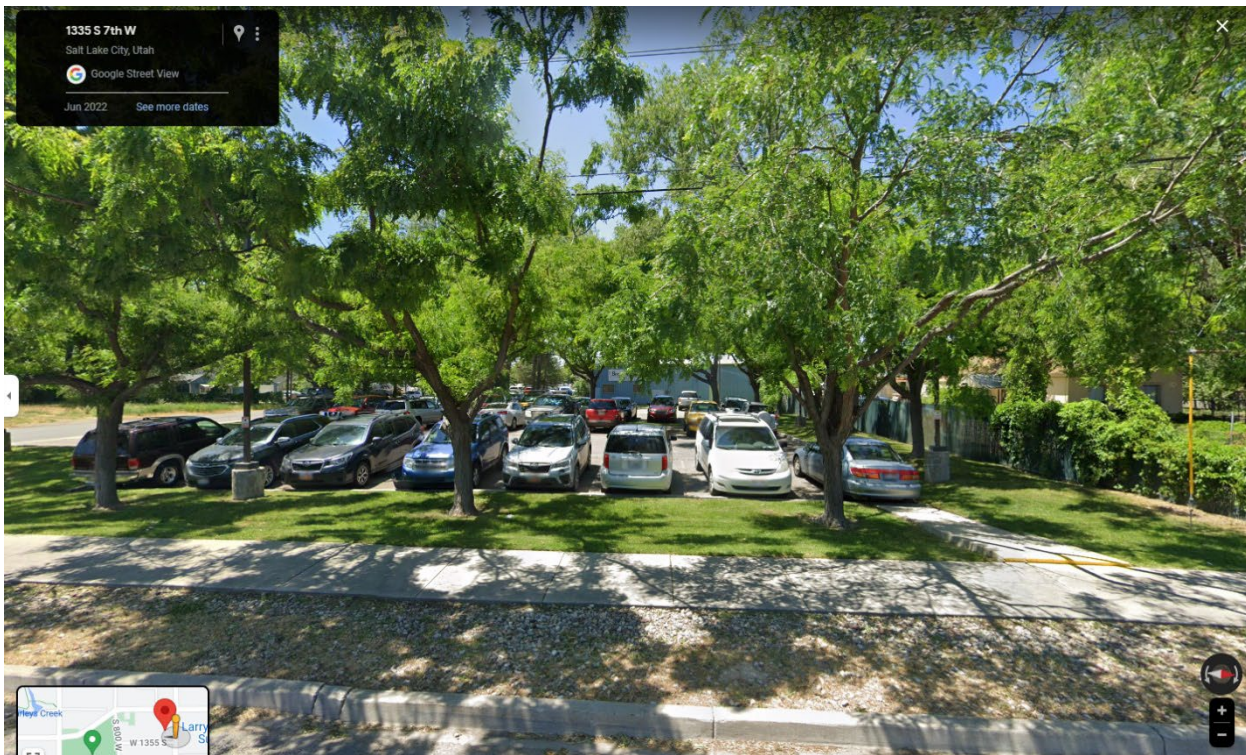
Photos

Subject Property – View from the street

Property to the north

Property to the south

Property to the east