

Day, Warren & Sara
Short Plat Application Project Narrative

This project is a proposed three-lot division of an existing 8.67-ACRE parcel (APN RP039960000030A), lying north of Gooby Road.

The record title owners are Warren Aden Day and Sara Wendy Day.

The site was previously known as Moondance Acres Lot 4, after an MLD in July 2023. Then subsequently designated Good Dog Acres Lot 3 after a boundary line adjustment in September 2024.

It is proposed the subdivision name reverts to Moondance Acres, as an extension to the existing Moondance Acres MLD to the north of the site.

The site is bordered by Gooby Road to the south, Lots 1, 2 and 3 Moondance Acres (suburban zoning) to the north, Lots 1 and 2 Alta Loma Estates (suburban zoning) to the east, and Lot 1 Good Dog Acres (suburban zoning) and to the west as well as a portion of Lots 4 and 5 Springdale Acres (suburban zoning) to the west. To the south of Gooby Road are two residential parcels of land (suburban zoning).

The proposed lots will be 3.30 acres, 2.74 acres and 2.63 acres. A single-family dwelling is currently situated on the proposed 2.63 acre lot.

The applicant intends to sell the 3 lots.

The preliminary short plat map prepared by James A. Sewell and Associates identifies the 3 proposed lots. A 60 ft easement is proposed for road and utilities access to the 2 northern lots.

A new gravel road was built on the proposed easement in July 2024. The existing road is 20 ft wide <10% grade, construction included stripping of topsoil, fabric layed on road base, 1-1/4 minus gravel spread, graded and crowned, and compacted. Ditches on either side of road were dug, profiled and lined with rip rap to control sediment build-up and erosion. One 20 ft x 12" culvert installed to manage water runoff. Road has no name at this time.

Proposed name for the road would be Bigfoot Drive or Yeti Drive