

Z-41-90 Litchford Road, east side, between Scouting Trail and the proposed Northern Wake Expressway, .13 acre rezoned to Residential-6 Conditional Use

Conditions:

1. There will be 50' setback from the proposed Northern Wake Expressway right-of-way. This setback will not allow the 50' to be used for buildings nor parking.
2. The right-of-way needed for the proposed Northern Wake Expressway across this property will be reserved with the fair market value computed on the RR density. This right-of-way may be dedicated to the City based on the R-6 density in accordance with the facility fee program.
3. The 3.5 +/- acre lakebed area on tract 304-15 shown on the City of Raleigh topography map 304, dated 1981, will be devoted exclusively to the open space of this project and no buildings will be constructed thereon.
4. Within one year of approval of the rezoning, a recombination map of this area and Tax Map 304, Parcel 15, shall be filed with the City of Raleigh, and upon approval shall be recorded with the Wake County Register of Deeds.