TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: 33431 ✓
NO PIC.

Property Information

property address: 1604 Lawrence St.

legal description:

owner name/address:

full business name: n/a

land use category: SF-R05 type of business: n/a

current zoning: C3 occupancy status: occup.

lot area (square feet): frontage along Texas Avenue (feet):

lot depth (feet): sq. footage of building:

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): ~~S~~ Wood

building/site condition: *see handout* 3

buildings conform to minimum building setbacks: ☑ yes ☐ no (if no, specify)

can be found in the Land and Site Development Ordinance

approximate construction date: accessible to the public: ☐ yes ☑ no *Is it a private dwelling or public service?*

possible historic resource: ☐ yes ☑ no sidewalks along Texas Avenue: ~~☐ yes ☐ no~~ n/a

other improvements: ☐ yes ☑ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

can be found in the Land and Site Development Ordinance

☐ yes ☑ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign: *see handout*

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☑ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces:
refers to asphalt or concrete

n/a

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no: landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

can be found in the Land and Site Development Ordinance, p. 29

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

can be found in the Land and Site Development Ordinance

☑ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☑ no (specify) _____

(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☑ no are dumpsters enclosed: ☐ yes ☐ ~~no~~ n/a

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☑ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☑ no

if not developable to current standards, what could help make this a developable property?

_____

accessible to alley: ☐ yes ☑ no

Other Comments:

_____