

Question:

I am interested in building on two lots that do not currently have access or utilities. I received a map from Mark Chambers showing where the utilities are located in the city streets and he said to check with you on what would be required and how they would need to be brought in.

The lots are 15 13 20 AB 03602 and 15 13 20 AB 03600.

Answer:

These are the two vacant lots along what we call 27th Place (Lateral "C" canal) between Quartz Ave. and Pumice Avenue, right?

Connection to City water will require the extension of a public water main along 27th Pl. from existing in Pumice Ave. to the south property boundary. The public water main will serve the domestic water services and a fire hydrant. I believe the Redmond Fire Marshal will require an operational fire hydrant before combustible construction can occur on either parcel.

Connection to City sewer would require the extension of a public gravity sewer main along 27th Place from the existing gravity main located in Quartz Avenue. I'm not sure if the info Mark Chambers gave you shows the existing sewer main in Quartz Ave. and manhole located at 27th place. Please note that the City is considering extending a gravity sewer trunk main line along 27th Pl. through this area in the near future. At this time we are looking at different alignment options for this trunk main but no decision has been made.

As far as access goes, I believe you will need to provide the minimum required for emergency access for the construction of a single family residence. You may want to contact the Redmond Fire Marshal for specifics. 27th Pl. does offer public right-of-way frontage and access, but it looks like some type improvement is needed.

Hope this answers your questions,

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