

HUMPHREY AVE. (55.6' R.O.W.)

22014084

• PROPERTY ACREAGE:
1.094 (PER DEED)

• CURRENT ZONING:
C-2 NCD-6 AHOD

• PROPOSED ZONING:
IDZ NCD-6 AHOD

• LEGAL DESCRIPTION:
NCB 1067, BLK 15, E. 150'
OF LOT 15 & NCB 1067,
BLK 14, E. 135' OF LOT 14

• PROPOSED USE:
DETACHED SINGLE-
FAMILY DWELLING

• DENSITY: UP TO
24 UNITS/ACRE

• IMPERVIOUS COVER:
APPROX. 42,889 S.F.
(UP TO 90% OF 47,634 S.F.)

• PARKING: 2-CAR
GARAGE IN EACH
UNIT

TYP. UNIT:

18' x 40'

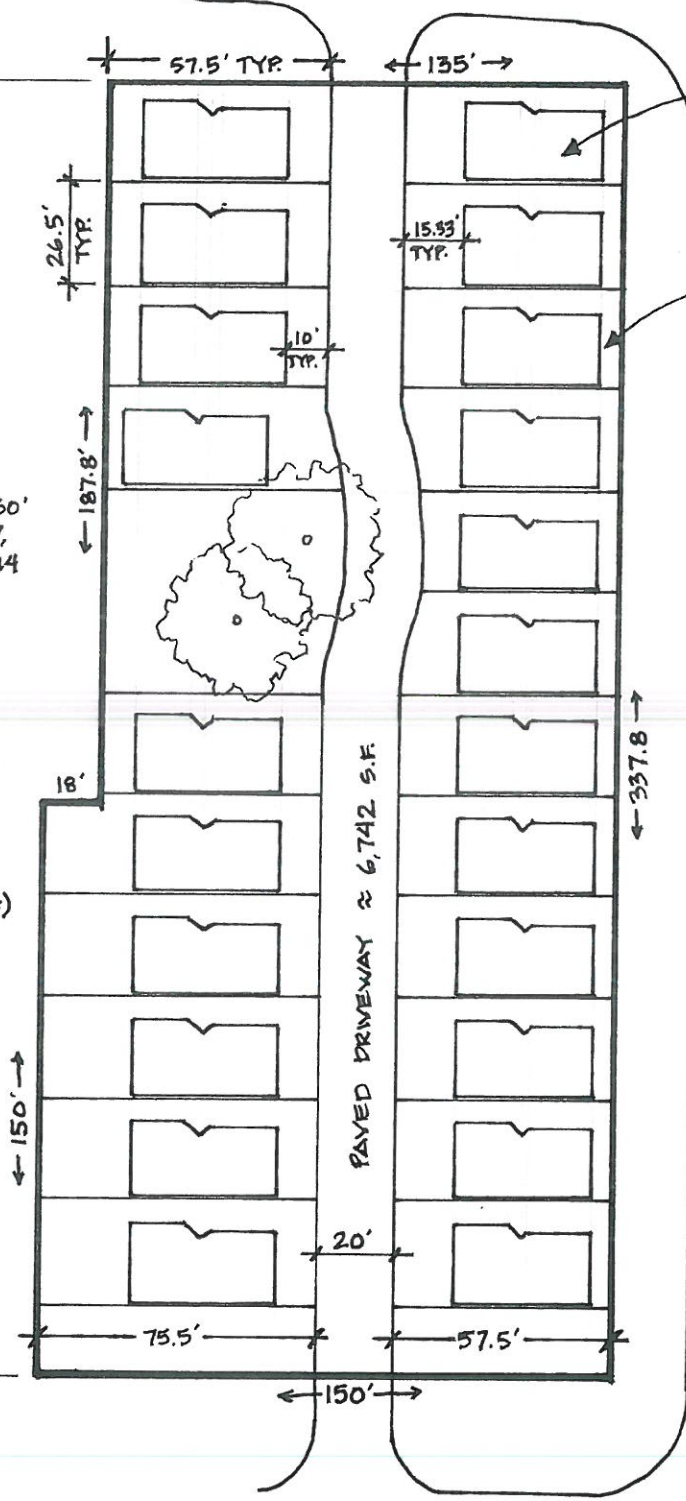
3 STORIES (INCLUDING GARAGE)
APPROX. 1,500 - 1,900 S.F. EA.

TYP. LOT SIZE:

APPROX. 1,524 S.F.

(MIN. 1,250 PER UDC)

BOTH PAVED AND UNPAVED
AREAS ON EACH LOT



N. FINE ST. (55.6' R.O.W.)

I, Everest Lodging, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

BRACKENRIDGE AVE. (80' R.O.W.)

PROPOSED REZONING SITE PLAN

SCALE: 1" = 50'

