



- CURRENT ZONING ON BOTH LOTS: R-5
- PROPOSED ZONING: C-3 CD (CONDITIONAL USE FOR WAREHOUSING)
- PROPERTY DESCRIPTION:
NCB 10613- LOT 12 & S. 80' OF W. 50' OF LOT 13
- LOT SIZES:
40,100 SF (0.9206 AC)
3,964 SF (0.091 AC)
TOTAL = 44,064 SF (1.012 AC)
- IMPERVIOUS COVER: 40,000 SF
- PARKING WILL BE ADDRESSSED VIA A SHARED PARKING AGREEMENT WITH ADJACENT LOT TO THE WEST

**SITE PLAN:
REZONING FOR 4531 & 4539 EMIL**

SCALE: 1" = 70'



I, JOHNNY SILVA, 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.