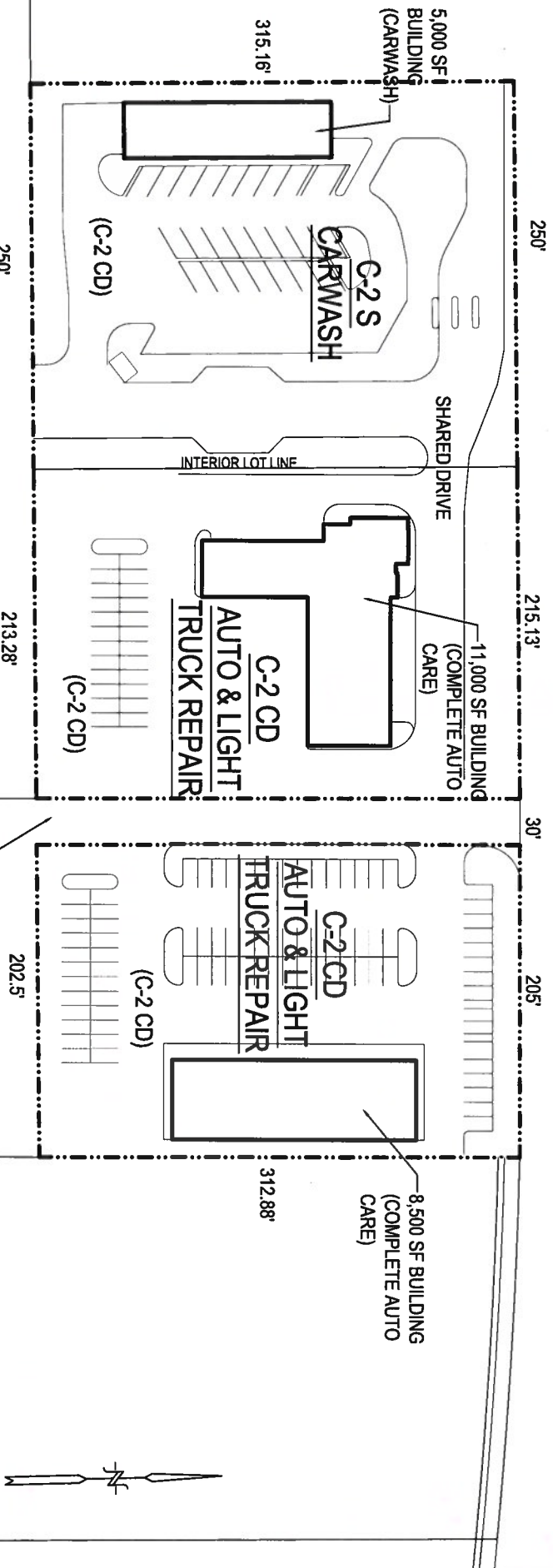


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POTRANCO RD.



- PROPERTY: 1,809 AC + 1.55 AC + 1.463 AC = 4.822 AC (210,046 SF)
- LEGAL DESCRIPTION: NCB
- CURRENT ZONING: C-2 CD (CONDITIONAL USE FOR HOME IMPROVEMENT CENTER)
- REQUESTED ZONING: C-2 S (SPECIFIC USE FOR CARWASH); C-2 CD (CONDITIONAL USE FOR AUTO & LIGHT TRUCK REPAIR); C-2 CD (CONDITIONAL USE FOR AUTO & LIGHT TRUCK REPAIR)
- IMPERVIOUS COVER: UP TO 210,000 SF
- SETBACKS/BUFFERYARDS: NONE REQUIRED- ALL BASE ZONING IS C-2
- REQUIRED PARKING: 1,500 SF GFA FOR CARWASH AND AUTO REPAIR.
- 10 REQUIRED FOR CARWASH; 39 REQUIRED FOR AUTO REPAIR

## SITE PLAN FOR POTRANCO AUTO USES

SCALE: 1" = 100'



I, John H. Roberts, for Potranco 81, 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.