

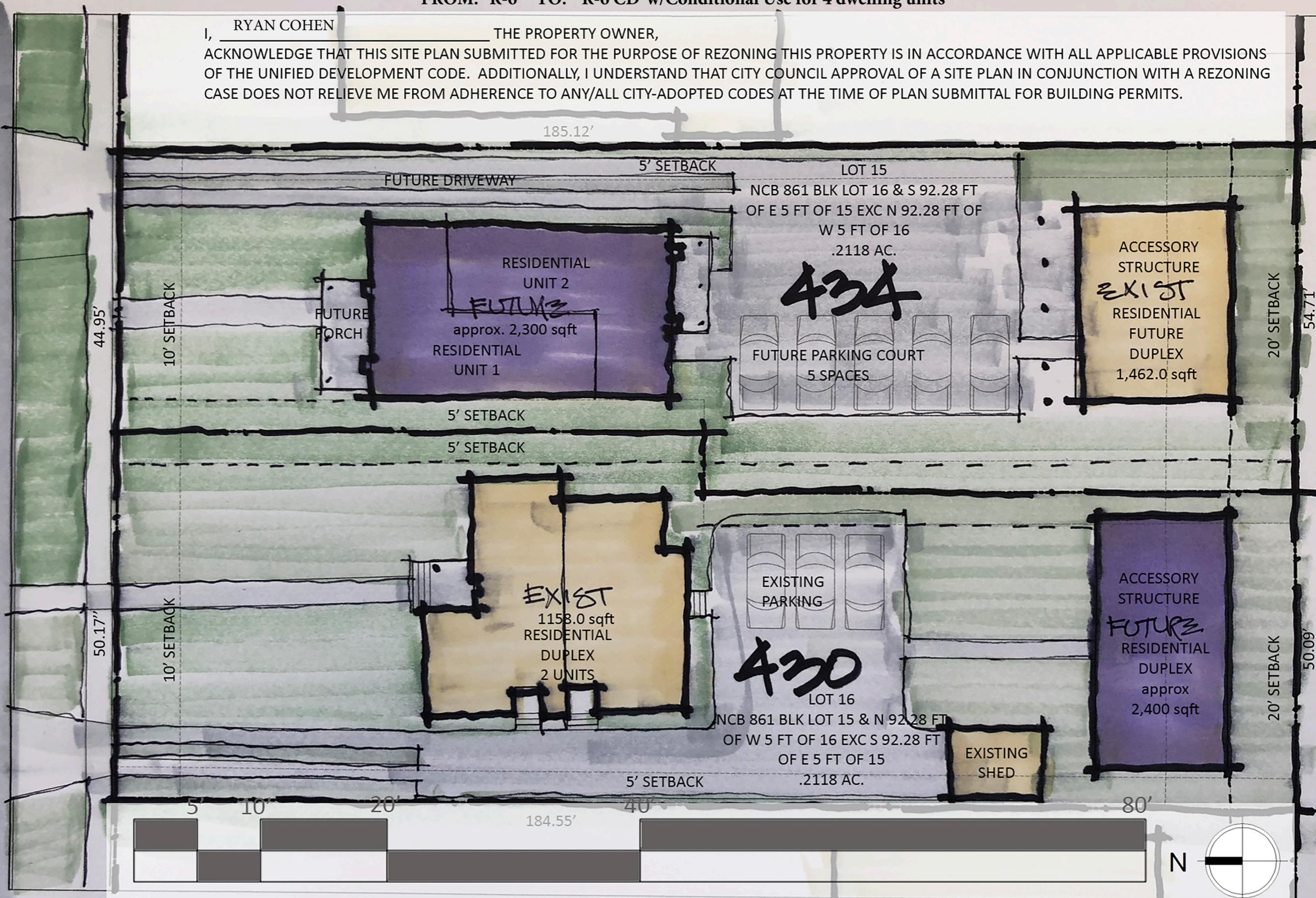
Z2020-10700068 CD

Rezone

FROM: "R-6" TO: "R-6 CD"w/Conditional Use for 4 dwelling units

I, RYAN COHEN 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.

MAGNOLIA



185.12'

44.95'

10' SETBACK

FUTURE PORCH

FUTURE DRIVEWAY

5' SETBACK

LOT 15

NCB 861 BLK LOT 16 & S 92.28 FT OF E 5 FT OF 15 EXC N 92.28 FT OF W 5 FT OF 16 .2118 AC.

434

RESIDENTIAL UNIT 2
FUTURE
approx. 2,300 sqft
RESIDENTIAL UNIT 1

FUTURE PARKING COURT
5 SPACES

ACCESSORY STRUCTURE
EXIST
RESIDENTIAL
FUTURE
DUPLEX
1,462.0 sqft

20' SETBACK

54.71'

5' SETBACK

5' SETBACK

50.17'

10' SETBACK

EXIST
1158.0 sqft
RESIDENTIAL
DUPLEX
2 UNITS

EXISTING
PARKING

430

LOT 16

NCB 861 BLK LOT 15 & N 92.28 FT OF W 5 FT OF 16 EXC S 92.28 FT OF E 5 FT OF 15 .2118 AC.

EXISTING
SHED

ACCESSORY STRUCTURE
FUTURE
RESIDENTIAL
DUPLEX
approx
2,400 sqft

20' SETBACK

50.09'

5' SETBACK

5 10' 20'

184.55'

40'

80'

