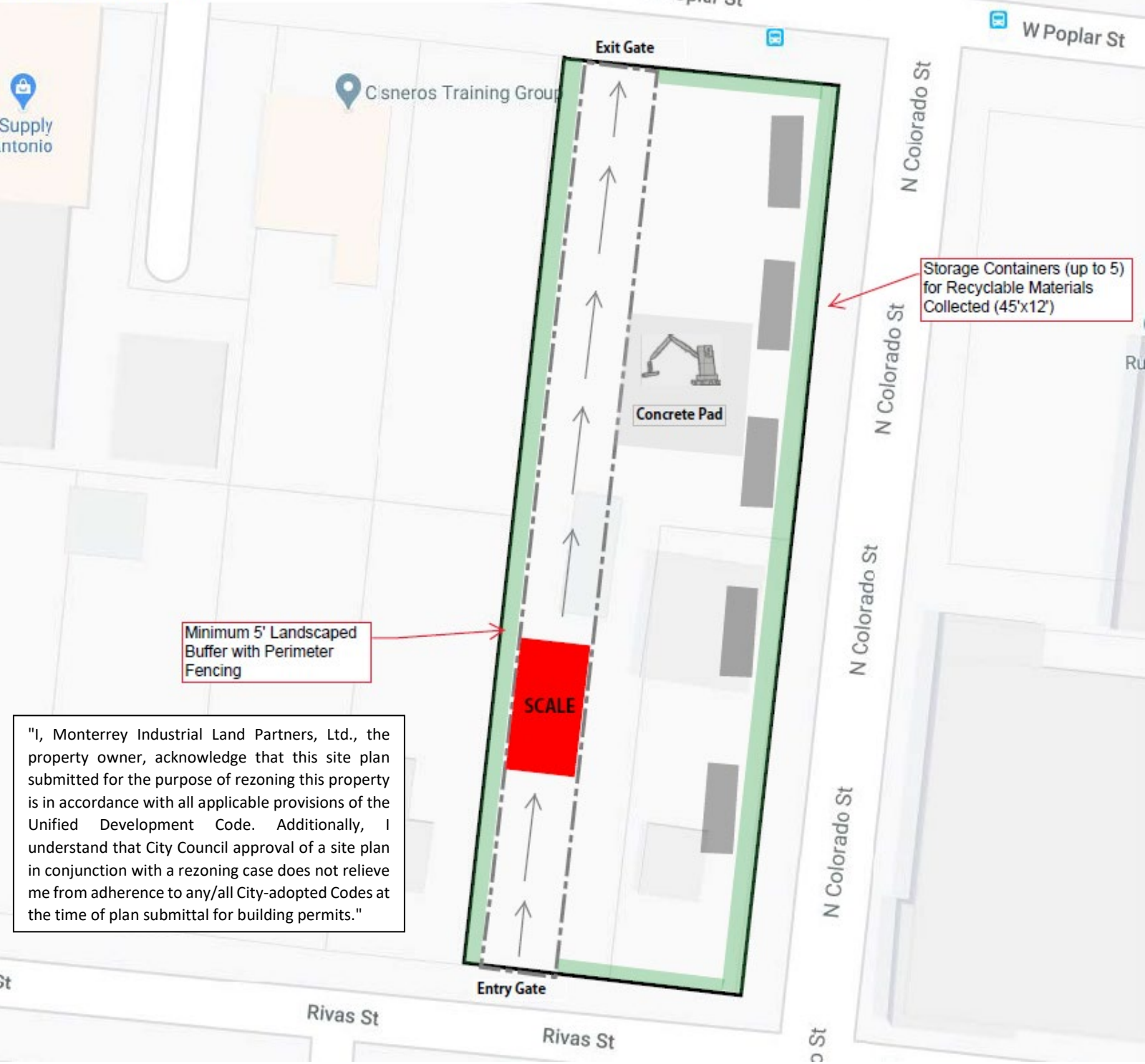


IDZ-3 Site Plan for 1203 N. Colorado + 1406 W. Poplar

Z-2020-10700118



"I, Monterrey Industrial Land Partners, Ltd., 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."

Legal Description: NCB 2118 BLK 8 LOTS 11, 12, 23 & 24

Total Size: 0.797 acres (34,720 SF)

Current Zoning: I-2 AHOD and R-4 AHOD

Proposed Zoning: IDZ-3 AHOD with Recycling Collection Station Permitted

Landscaping/Setback: Minimum 5' Landscaped Buffer (including Xeriscaping) with Perimeter Fencing

Drive: Approximately 5200 SF (15' Wide)

Scale: Approximately 600 SF (15'x40')

Concrete Pad/Apron: Approximately 1600 SF (40'x40')

Storage Containers: Up to 5 Containers (45'x12' each) for Retrieved Materials Storage (Processing Done Off-Site) to be located along N. Colorado Street.