

541 Roosevelt Ave.

zoning site plan: Z-2021-10700115

R-6

R-6

IDZ

Existing 33,000 s.f. commercial tenant building (dashed outline)

Parking area

Ingress/Egress to Roosevelt

4,500 sq. ft. welding shop (existing)

C-2 CD H RIO-4 MC-1 AHOD
For Construction Trade Contractors

4,500 sq. ft. Cabinet Shop (existing)

Ingress/Egress to Roosevelt

Mercury Project
C-2

IDZ-1

IDZ-1

Google

Parking ingress/egress from Yellowstone

Map data ©2021 Google 20 ft

I, Jaime Banuelos for JB&S Investment Group, LLC, the property owner for 541 Roosevelt Avenue, 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 zoning case does not relieve me from adherence to any/all City- adopted Codes at the time of plan submittal for building permits.

Details:

Area: 0.7483 acres

From: C-3 NA H RIO-4 MC-1 AHOD

To: C-2 CD H RIO-4 MC-1 AHOD for a Construction Trade Contractors

Parking: Along Roosevelt Avenue and Yellowstone St.

-Weld Shop: 1 per 1,500 sf, 3 spots required, 5 spots provided

-Cabinet Maker: 1 per 1,500 sf; 3 spots required, 5 spots provided