

Z-2024-10700048 CD

420 Eads Avenue

"I, Uriel Villarreal, 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 3577 BLK 22 LOT 2
- Property Size: 7,000 square feet (sqft)
- Existing Building Size: 2,400 sqft
- Concrete driveway and parking: 722 sqft
- Current Zoning: "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District
- Proposed Zoning: "C-2NA CD H RIO-5 MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors

- — 6' Chain Link Fence
- . - . 6' Solid Screen
- 6' Wrought Iron Fence
- — Property Line
- Concrete Driveway/Parking

