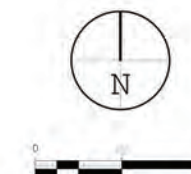


CLARK AVENUE (60' R.O.W.)
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J STREET (60' R.O.W.)
VOL. 72, PG. 519, D.P.R.B.C.

Z-2024-10700287



LEGEND

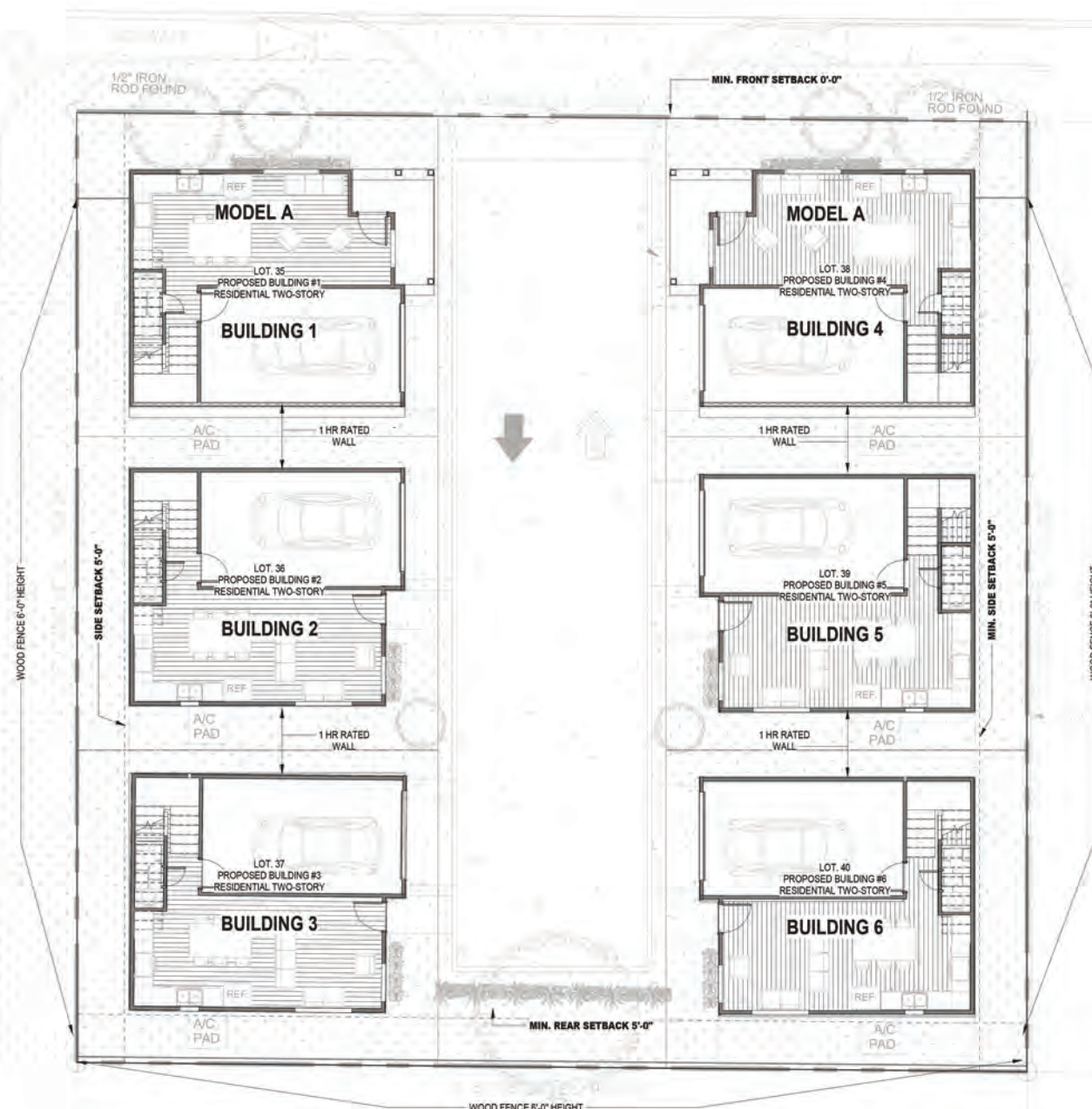
- GREEN AREA
- CONCRETE
- GRASS PAVER BLOCKS
- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT LINE

FROM: "IDZ-2" MEDIUM INTENSITY
TO: "IDZ-2" MEDIUM INTENSITY
INFILL DEVELOPMENT
ZONE DISTRICT WITH USES
PERMITTED FOR SIX (6) DWELLING UNITS WITH
0'-0" FRONT SETBACK

ACREAGE: 0.230
FROM ZONING: IDZ-2 TO IDZ-2
DIMENSIONS FOR STRUCTURES:
 MODEL A: 25'-0" X 29'-0"
 MODEL B: 25'-0" X 29'-0"
HEIGHT: 26'-10"

4,189 SQ/FT TOTAL FOOTPRINT BLDG.
265 SQ/FT TOTAL WALKWAYS
3,316 SQ/FT OPEN SPACE ACREAGE
2,218 SQ/FT CONCRETE PAVING
6 ATTACHED PARKING GARAGE

SETBACKS
FRONT 0'-0"
REAR 5'-0"
SIDES 5'-0"



I, ION HOMES & RESORT USA, THE PROPERTY OWNER, AKNOWLEDGE 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 REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

J STREET TOWN HOMES

SITE