

LEVEL 1 PLAN

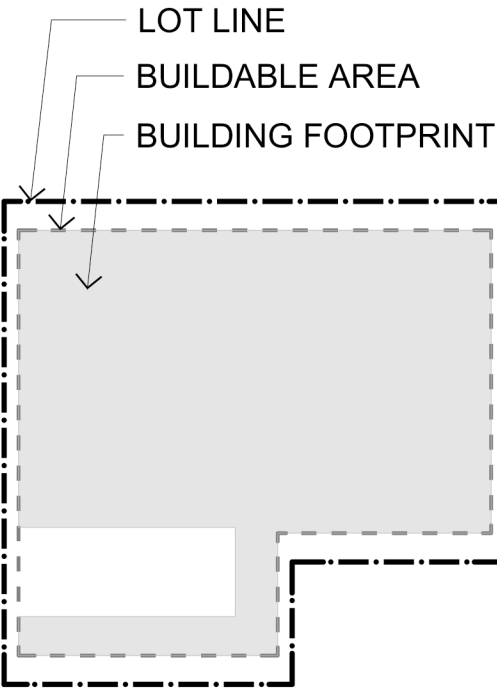
**SITE:**  
LOT AREA 26047 SF  
BUILDABLE AREA 21088 SF  
FRONT SETBACK 10' 0"  
REAR SETBACK 10' 0"  
SIDE SETBACK 5' 0"

**BUILDING:**  
BLDG. FOOTPRINT 18750 SF  
EXTERIOR STAIRS 3  
ELEVATORS 4

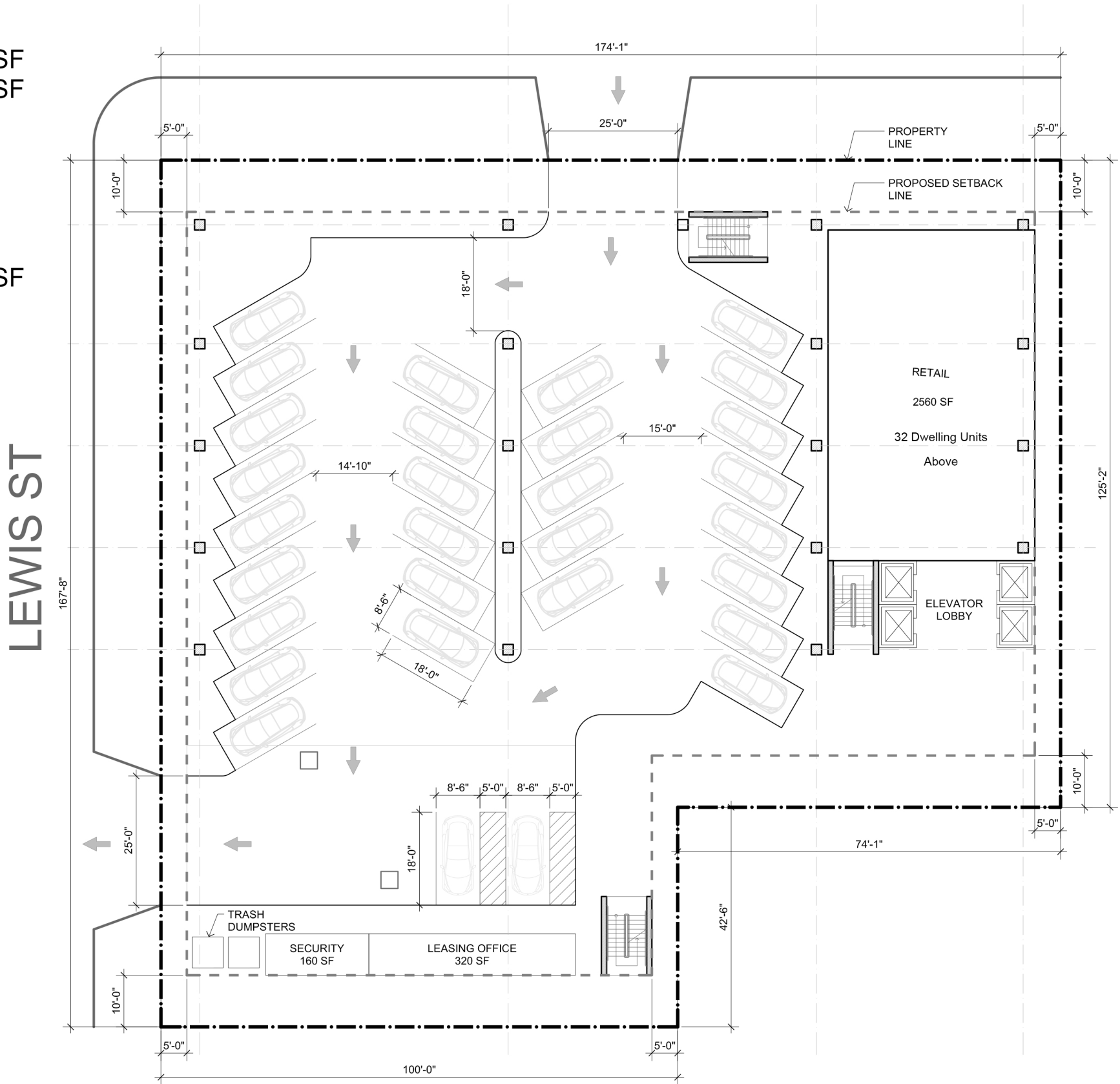
**PARKING:**  
STANDARD PARKING 28  
ADA PARKING 2

5 Stories  
93,750 Total SF

KEYPLAN:



W EVERGREEN ST



ZONING CASE  
Z-2025-10700077  
220 and 224 West Evergreen Street

**Current Zoning:** "C-1 AHOD" Light  
Commercial Airport Hazard Overlay District

**Requested Zoning:** "IDZ-3 AHOD" High  
Intensity Infill Development Zone Airport  
Hazard Overlay District with uses permitted in  
"C-2" Commercial District and 32 dwelling  
units

I, Matin Tabbakh, 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.

NCB 374 BLK 24 LOT W 100 FT OF 7, 8 & 9 AND LOT E 74.1 FT OF 7 & 8 & E 74.1 FT OF N 13.4 FT OF 9

The applicant will be required to request variances for parking and landscape buffer requirements from the Board of Adjustment. If the process is not completed or the Board does not grant the variances the applicant will need to meet the parking and landscape buffer requirements, as well as the lot and building regulations of the Unified Development Code (UDC) and International Building Code (IBC).