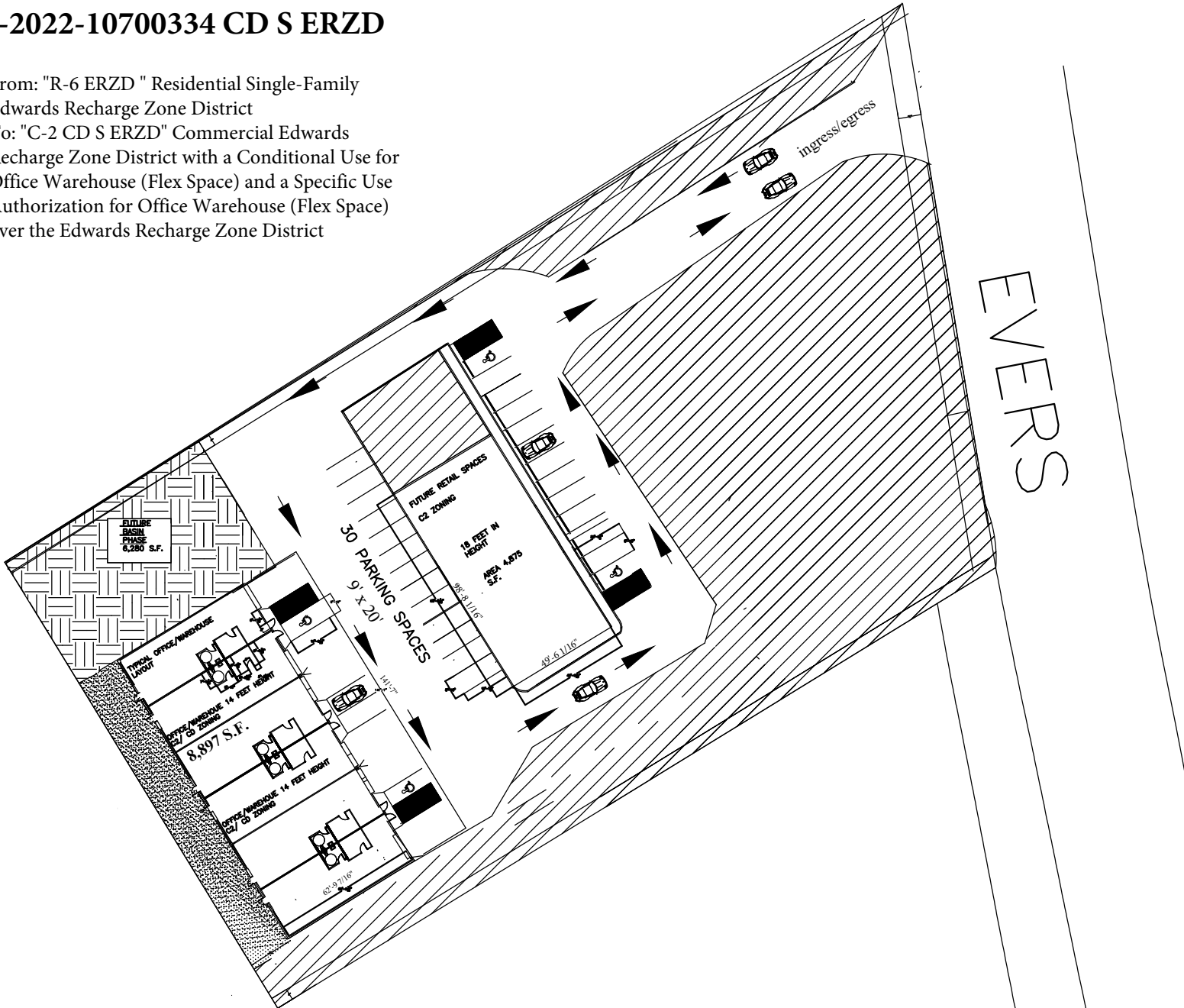


Z-2022-10700334 CD S ERZD

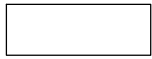
From: "R-6 ERZD " Residential Single-Family
Edwards Recharge Zone District
To: "C-2 CD S ERZD" Commercial Edwards
Recharge Zone District with a Conditional Use for
Office Warehouse (Flex Space) and a Specific Use
Authorization for Office Warehouse (Flex Space)
over the Edwards Recharge Zone District



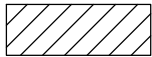
POTENTIAL BUFFER AREA = 6,260 S.F..



IMPERVIOUS AREA



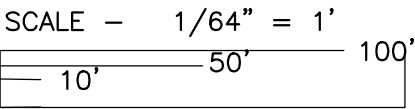
GREEN AREA



100 % PERVIOUS PAVERS



TRU GRID



IMPERVIOUS % CALCULATION
PHASES 1&2 = $\frac{46881}{72975}$ = 64.2%

SETBACKS 30 PARKING SPACES
20' REAR
5' SIDES NO FENCING
10' FRONT

I, Tim Soun, 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.