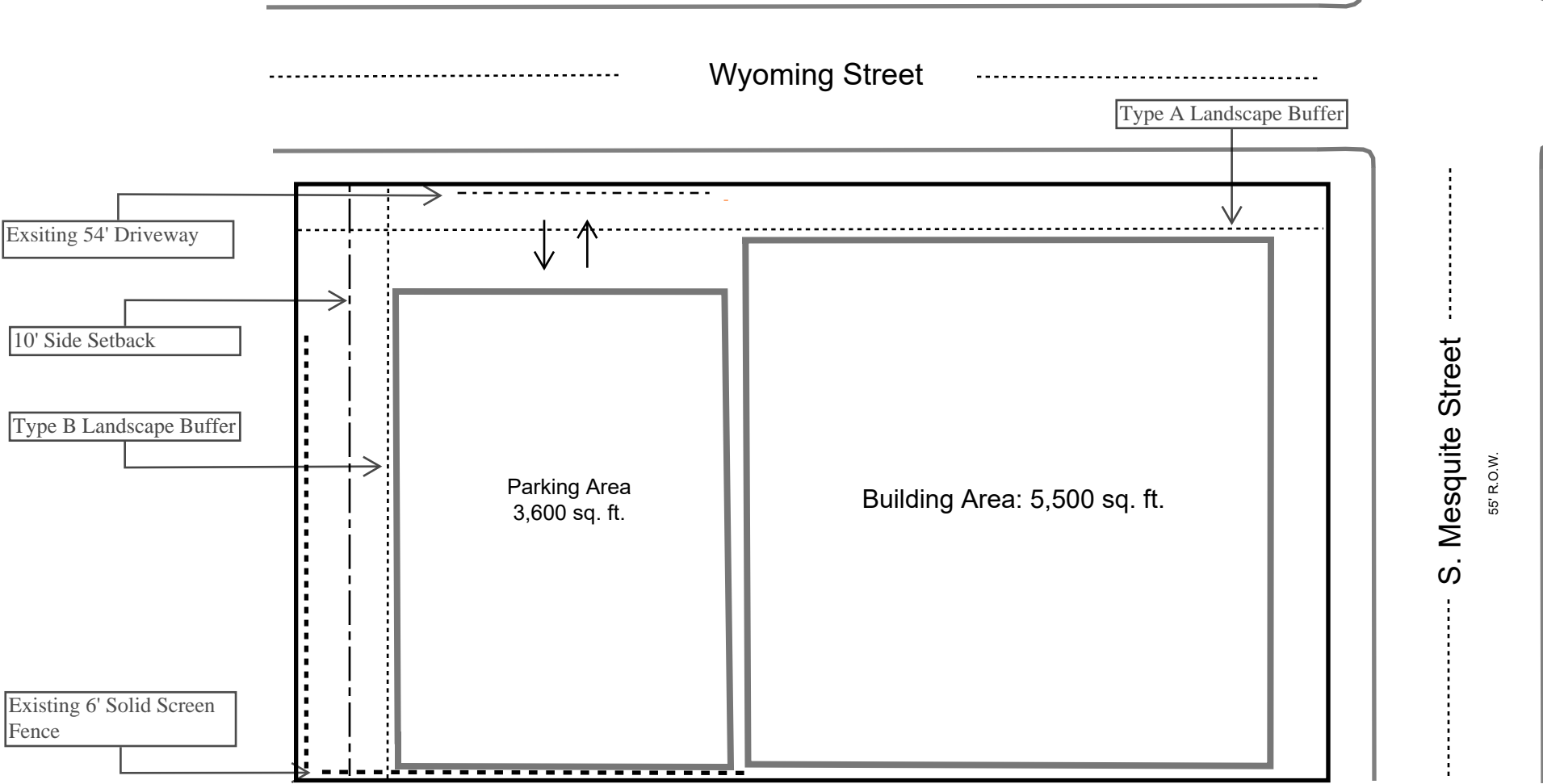


Z-2024-10700153 CD  
822 & 830 Wyoming Street

"I, Wydash Ltd., 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 616 BLK 1 LOT 1 - 3  
Property Size: 0.288 acres (12,540 sq. ft.)  
Current Zoning: MF-33 AHOD  
Requested Zoning: C-2 CD with conditional use for Auto and Light Truck Repair  
Building Area: 5,500 sq. ft.

Parking: 1 space per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay  
Parking Space Dimensions: 9' x 18' (pursuant to UDC)  
Setback(s): Side - 10'  
Building Height: Not to exceed 25'  
Impervious Coverage: 12,540 sq. ft. (100%)