



Location Map



Address: 201 & 207 San Pedro Avenue

Legal Description: NCB 785 BLK 3 LOTS SW 143.8' OF 1 AND 2

Size of lots: 207 San Pedro - 8,053 SF (0.1849 acres)

201 San Pedro - 7,840 SF (0.18 acres)

Total Paved/Built/Usable Ground Floor Area: 30,893 SF

Ingress/Egress: As Shown on Jackson Street

Fencing: Chain Link and Metal (Existing): 8' maximum

Parking: Minimum 1 per 5000 SF (3) 9'x15'

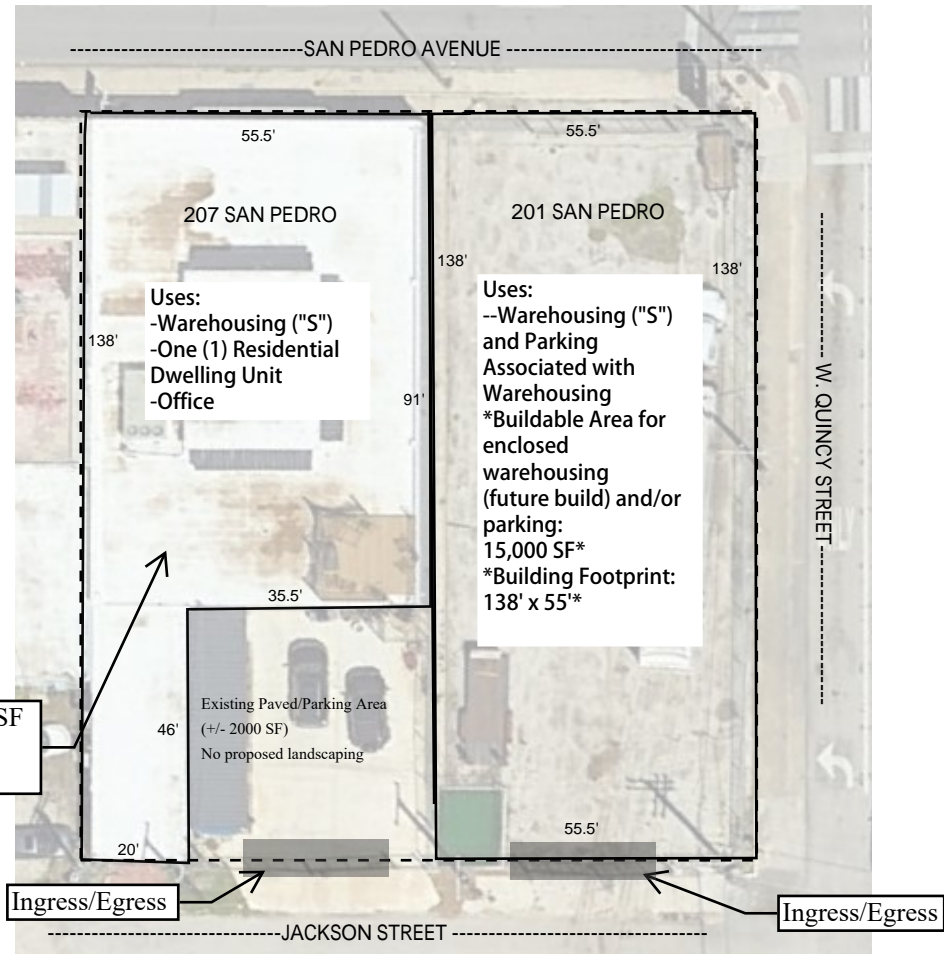
Setbacks: None Required within "D"

Sidewalks: Existing 6' along W. Quincy and San Pedro

Existing Building (Built in 1948): 6000 SF
(All stated uses enclosed within existing building footprint)

Current Zoning: D AHOD

Proposed Zoning: D S AHOD with Specific Use Authorization for Warehousing



I, JBFGU, LLC. 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.

Additional information required under Table B101-1 may be found through various Development Service Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).