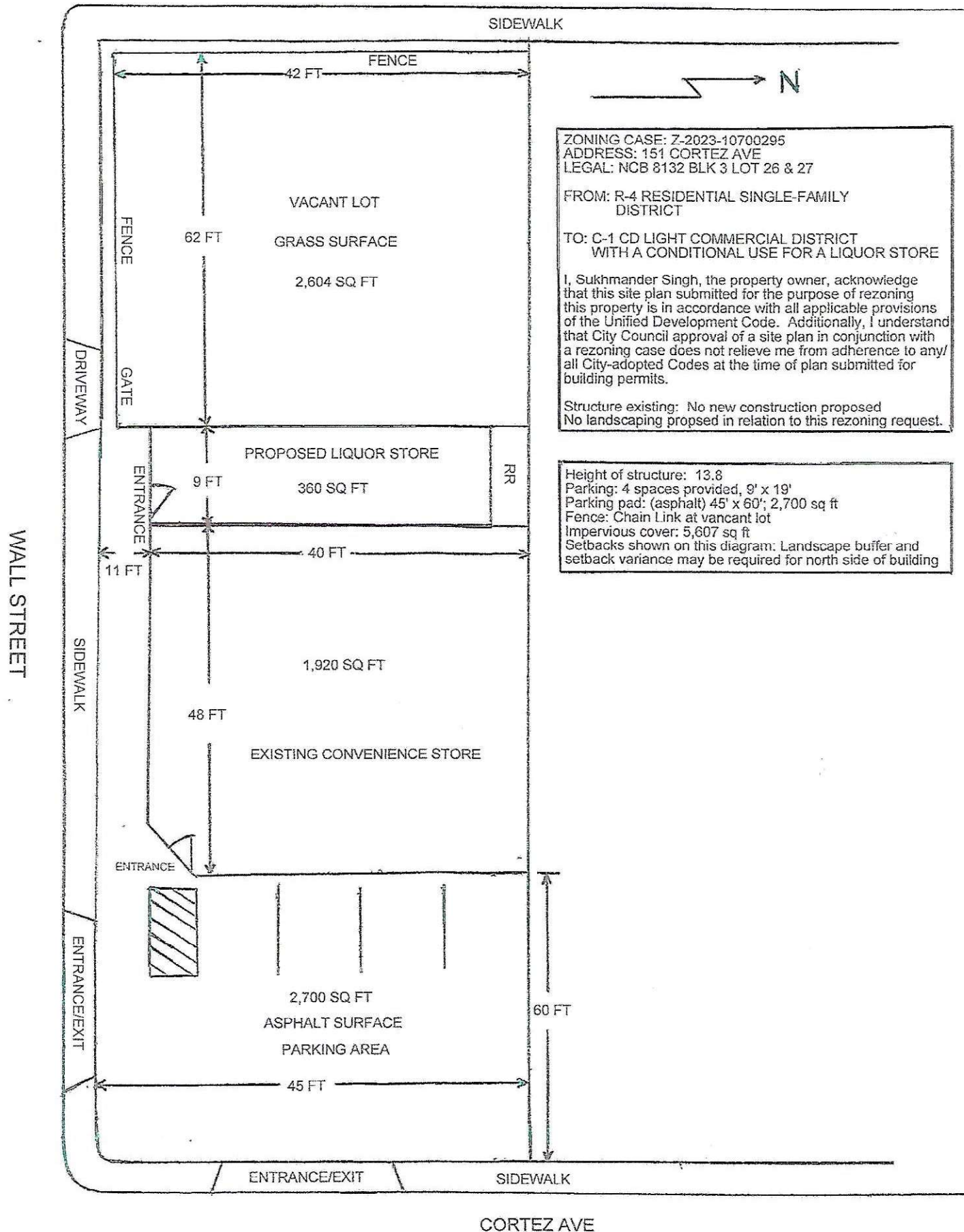


S SAN BERNARDO AVE



ZONING CASE: Z-2023-10700295
ADDRESS: 151 CORTEZ AVE
LEGAL: NCB 8132 BLK 3 LOT 26 & 27

FROM: R-4 RESIDENTIAL SINGLE-FAMILY DISTRICT

TO: C-1 CD LIGHT COMMERCIAL DISTRICT
WITH A CONDITIONAL USE FOR A LIQUOR STORE

I, Sukhmander Singh, 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 submitted for building permits.

Structure existing: No new construction proposed
No landscaping proposed in relation to this rezoning request.

Height of structure: 13.8
Parking: 4 spaces provided, 9' x 19'
Parking pad: (asphalt) 45' x 60'; 2,700 sq ft
Fence: Chain Link at vacant lot
Impervious cover: 5,607 sq ft
Setbacks shown on this diagram: Landscape buffer and setback variance may be required for north side of building