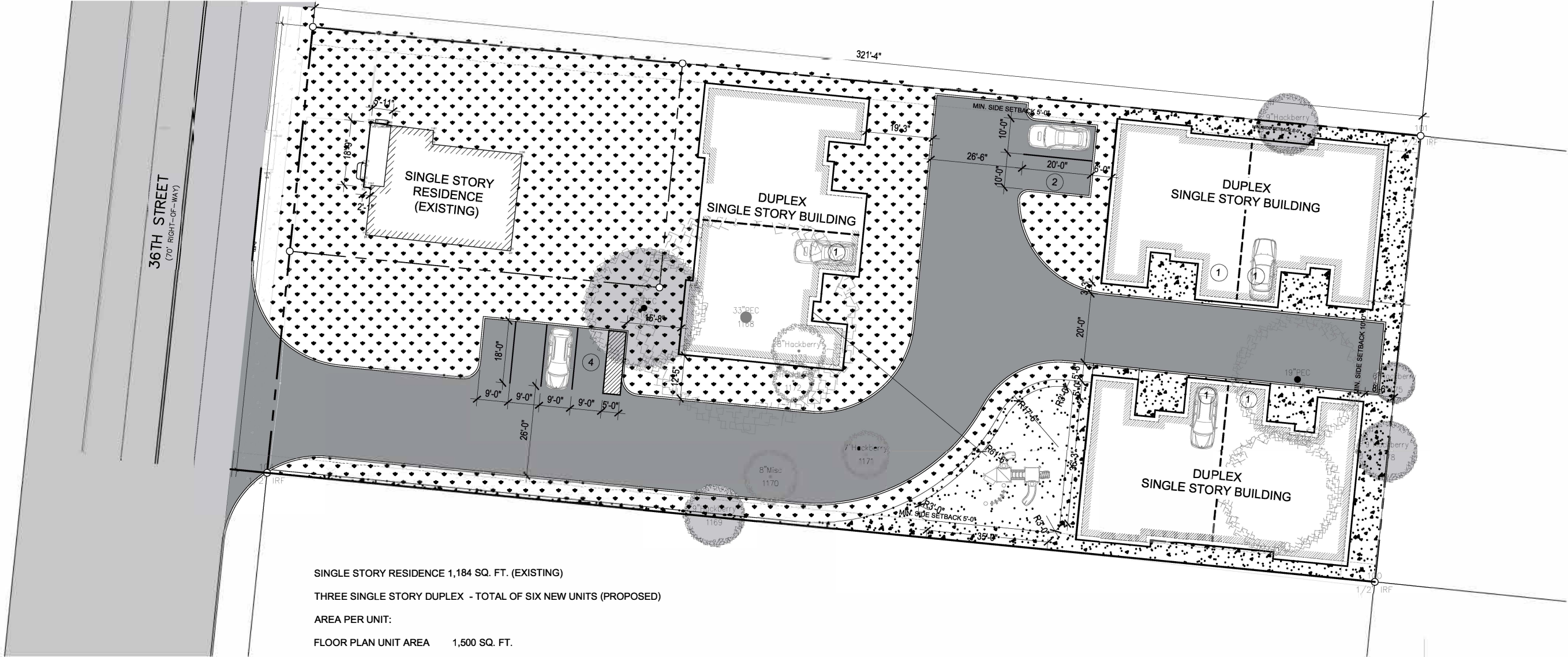


From: "R-6" Residential Single Family District
To: "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted for seven (7) dwelling units

"I, Javier Yu, the representative, 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."



SINGLE STORY RESIDENCE 1,184 SQ. FT. (EXISTING)
THREE SINGLE STORY DUPLEX - TOTAL OF SIX NEW UNITS (PROPOSED)
AREA PER UNIT:
FLOOR PLAN UNIT AREA 1,500 SQ. FT.
TOTAL BUILDING AREA 3,000 SQ. FT.
TOTAL SQUARE FOOTAGE FOR THE SIX UNITS : 9,000 SQ. FT.
12 PARKING SPACES PROVIDED
FINAL PROJECT WILL HAVE A TOTAL OF 13 UNITS
Pavement Areas (driveway/parking) = 12,100 SF
Flatwork Areas (sidewalks) = 1,800 SF
Fence = 6 ft height on property perimeter.
Material can be wood on back and sides and iron on front.
Total acres: 0.9595 acres

Z-2022-10700267

APPROVED BY: _____

ALTERNATIVE SITE PLAN scale 1/32"

834 SW 36th Street

JANUARY 11, 2023



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