

[illegible]

APPLICATION NUMBER	SP-20-05
NAME OF PROJECT	11TH ST. TOWNHOMES
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
ZONING DISTRICT	DG, DOWNTOWN GENERAL
PROPOSED USE(S):	RESIDENTIAL
SECTION, TOWNSHIP & RANGE	33/42/43
FCN(S):	56-43-42-33-06-017-0170 56-43-42-33-06-017-0142 56-43-42-33-06-017-0141
TAZ	144
TOTAL GROSS ACREAGE	0.51 ACRE (22,566.21 SF.)
	NET PARCEL AREA: PUBLIC OWNED ALLEY:
	0.48 ACRE (20,998.02 SF.) 0.03 ACRE (1,863.69 SF.)
TOTAL GROSS FLOOR AREA (GFA)	0.11 AC. (22,047.64 SF.) 100%
CONCURRENCY APPROVAL*	
RESIDENTIAL	12 UNITS (22,047.64 SF.)

*Concurrency is approved for the above uses and amounts shown on this plan.

PARKING REQUIRED	24 SPACES
RESIDENTIAL: 2 PER UNIT	
PARKING PROVIDED	24 SPACES
GARAGE SPACES: 14	
ADJACENT ON-STREET: 10	

1. ALL CONNECTION TO THE UTILITY DISTRICT WATER AND SEWER SHALL BE MADE DIRECTION UNDER THE SUPERVISION OF UTILITY DISTRICT PERSONNEL.
2. BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PRINCIPAL MERIDIAN SURVEYING, INC. DATED 1-20-20.

	ZONING DISTRICT	MIN. PROPERTY SIZE	MAX. BLDG. HEIGHT	GFA	FAR/ DENSITY	LOT COVERAGE	MIN. SETBACKS			
							FRONT	SIDE E.	SIDE W.	REAR
REQUIRED	DG	2,000 SF.	3 STORIES	20,760 SF. MAX	20	80%	10'	0	0	10'
PROPOSED	DG	20,998.02 SF.	243 STORIES	20,047,64 SF.	0.91	45%	10'	10'	10.10'	26.81'

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Development Team:

DEVELOPER:
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SURVEYOR:
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FILE: O:\B2C2A.11TH STREET TOWN-HOMES #20-0808\DRAWINGS\CURRENT\11TH STREET TOWN-HOMES PSP-1_REV 5.DWG
PLOTTED: 1/13/22 AT 1:47PM BY: ANGELINA
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