


Zoning Map & Site Photos



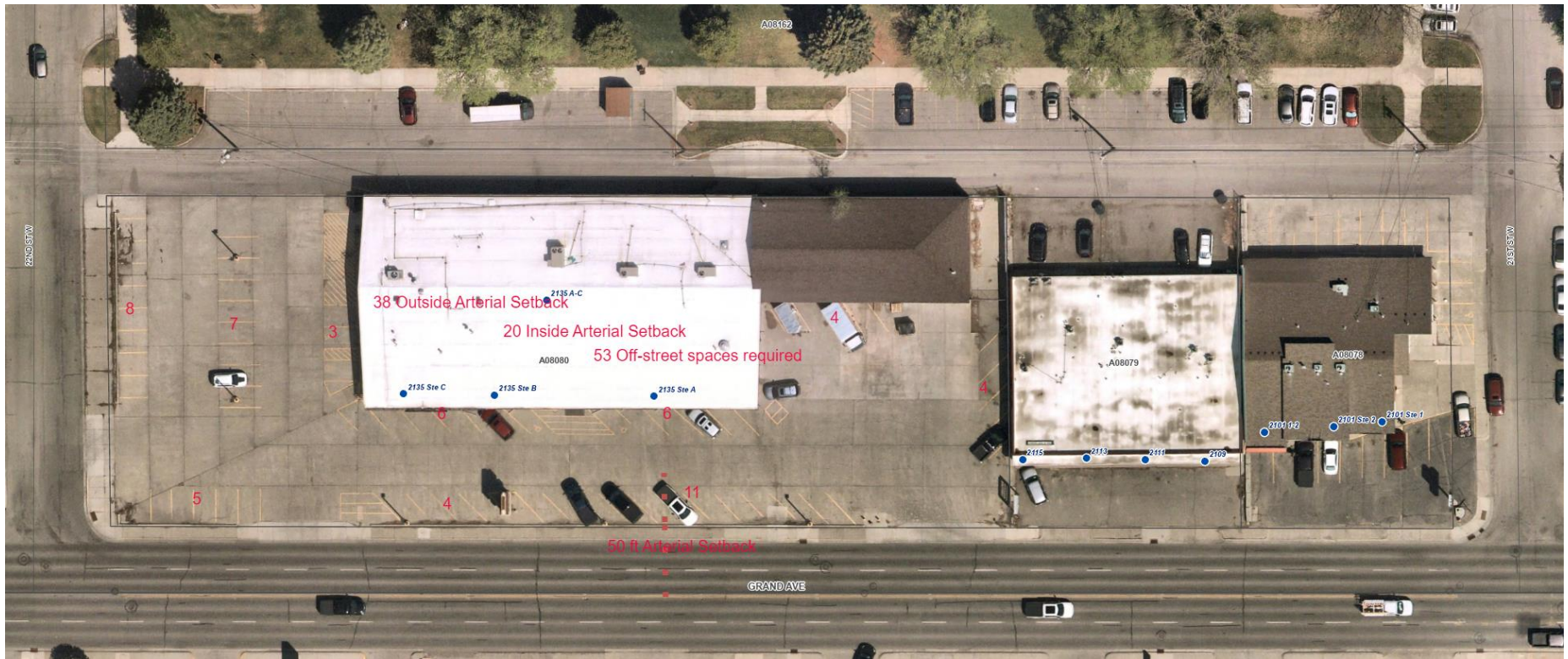
 Subject Property



2135 Grand Avenue – view northeast



2135 Grand Avenue view northwest



Off Street Parking at 2135 Grand Avenue - Existing Uses

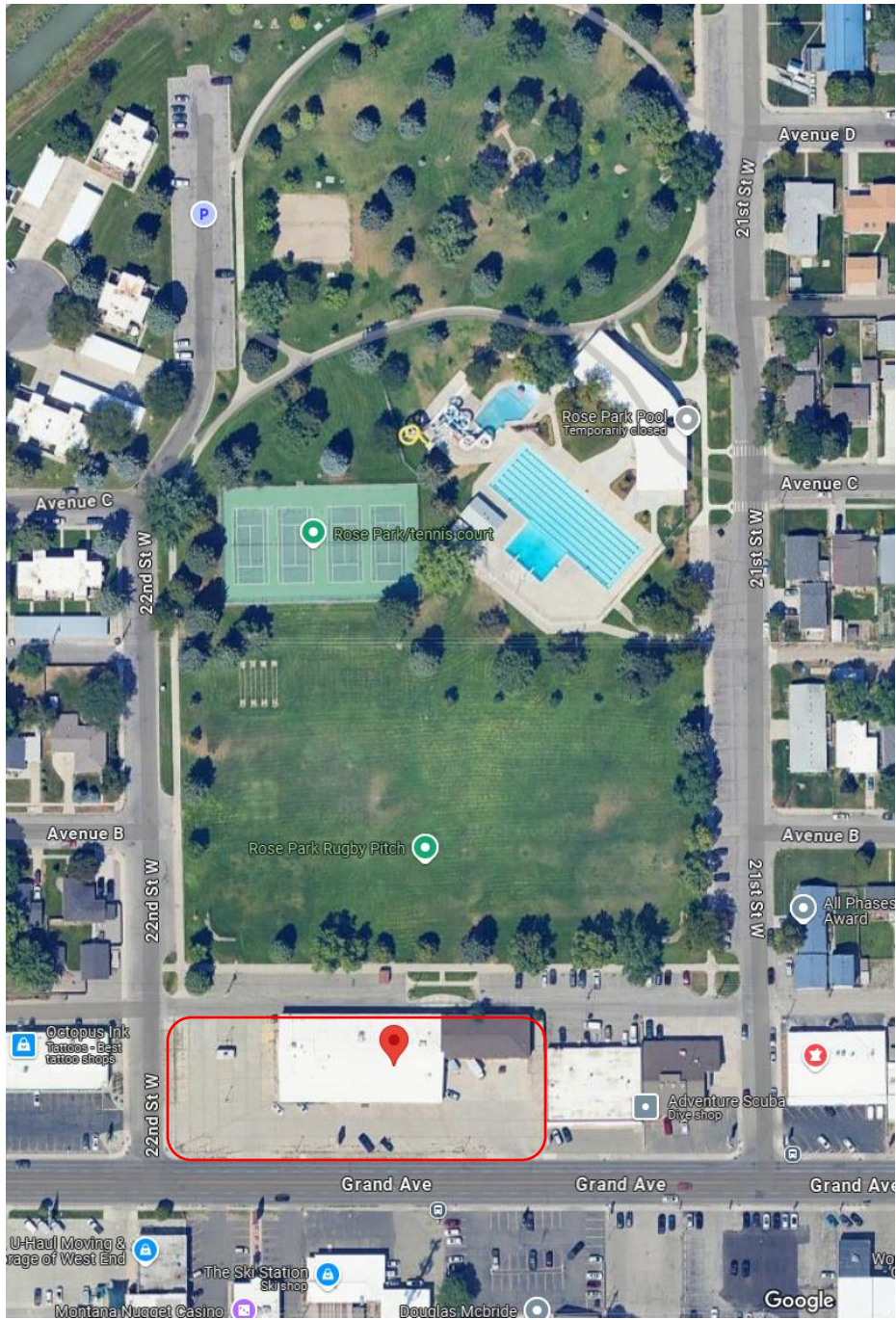
Existing Use Retail requires 49 off-street spaces

Existing Use Warehouse requires 4 off-street spaces

53 off-street spaces required

20 of the existing 58 off street spaces are within the arterial setback (40 ft of centerline of Grand Ave)

Proposed Use requires 1 per 1,000 sf of sales floor + parking for vehicles for sale (4+)



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