

VARIANCE REQUEST

C Street



LOT COVERAGE:
TOTAL: 440 SF FIRST FLOOR
440/1,710 SF=25.7%

SITE PLAN

SCALE: 1/8"=1'-0"

VARIANCE REQUEST:

- ① FRONT YARD SETBACK REDUCTION FROM 15' TO 10' & SIDE YARD REDUCTION FROM 10' TO 5'.
- ② ALLOW PARKING EGRESS IN BACKWARD MOTION TO PUBLIC R.O.W. IN COMMERCIAL ZONING DISTRICT.

NOTES:

- ③ SECTION 18.70.070 (A) ALLOWS A PROJECTION INTO THE REQUIRED YARDS OF 2 FEET. ARCHITECTURAL FEATURES.

MIXED USE PARKING REQUIREMENTS:

- ④ SECTION 18.75.040(D) PARKING REQUIREMENTS FOR MIXED USE MAYBE REDUCED BY THE ZONING ADMINISTRATOR.

REQUIRED PARKING:

OFFICE 1 SPACE: 300 SF OF G.F.A
PROPOSED 396.2 SF=1.32 SPACE = 1 PARKING SPACE.

EFFICIENCY UNIT: 1.0 SPACES
PROVIDING 1 PARKING SPACE

TOTAL 2 PARKING SPACES.
PROVIDING 1 HANDICAP SPACE AND 1 REGULAR PARKING SPACE.

TPD LLC
DESIGN STUDIO
 DRAFTING SERVICES
 (928) 271-1905

SITE PLAN
 VILLEGAS MIXED USE PROJECT

Date: 1/01/26

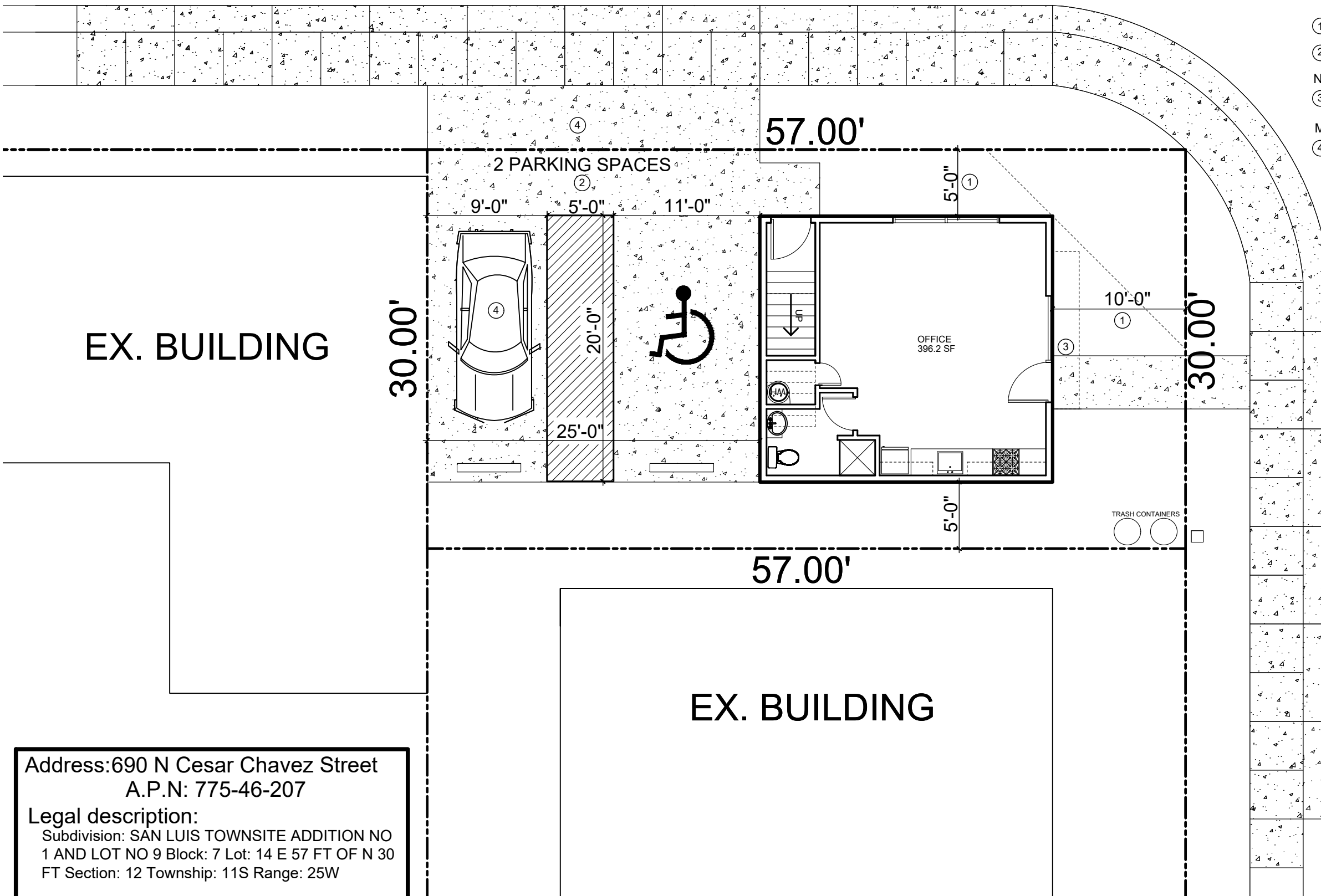
Project Address:
690 S Cesar Chavez St.
Yuma AZ 85349

Parcel Number:
775-46-207

Sheet Number

1

Of 2 Sheets



EX. BUILDING

30.00'

57.00'

2 PARKING SPACES

9'-0"

5'-0"

11'-0"

5'-0"

10'-0"

30.00'

OFFICE
396.2 SF

5'-0"

57.00'

EX. BUILDING

TRASH CONTAINERS

Address: 690 N Cesar Chavez Street
A.P.N: 775-46-207
Legal description:
Subdivision: SAN LUIS TOWNSITE ADDITION NO
1 AND LOT NO 9 Block: 7 Lot: 14 E 57 FT OF N 30
FT Section: 12 Township: 11S Range: 25W