



## Legislation Text

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**File #:** CPC CU 19-00129, **Version:** 1

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A Form-Based Zone Conditional Use Development Plan for 1 S. Nevada Ave. The site is zoned FBZ-CEN (Form-Based Zone - Central Sector), is roughly 37,000 square feet in size, and is located on the northeast corner of S. Nevada Ave. and E. Colorado Ave.

**Presenter:**

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

**Proposed Motion:**

**Approve** the Conditional Use Development Plan based on the findings that the Conditional Use criteria found in Section 7.5.704 of the City Code will be met once the following technical modifications are addressed:

Technical modifications to the Conditional Use plan:

1. Add the file number (CPC CU 19-00129) to the bottom right-hand corner of all plan sheets.
2. Add the square footage of the proposed bar use to the plan's site data.
3. Correct the property owner information on the plan.
4. Add a note to the plan clarifying that the 10 street trees shown on the plan will be replaced prior to certificate of occupancy.