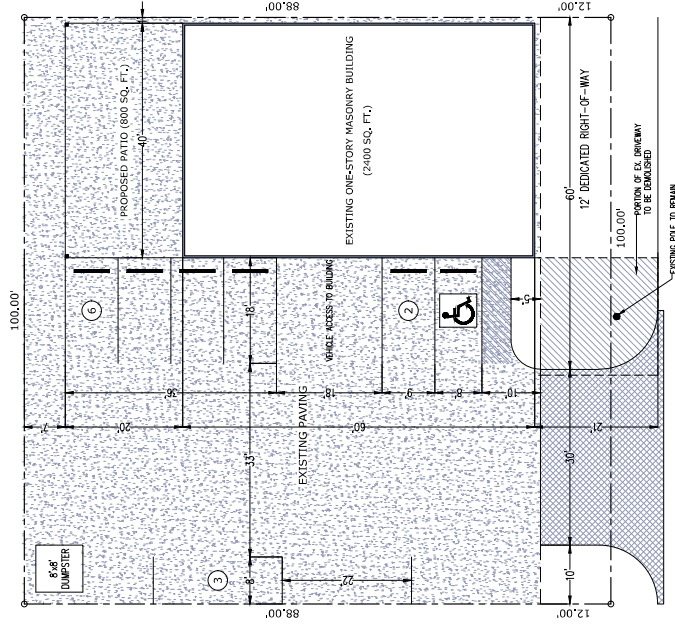
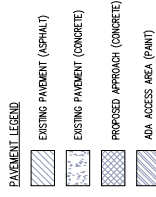


C COMMERCIAL
LAND USE: CHURCH



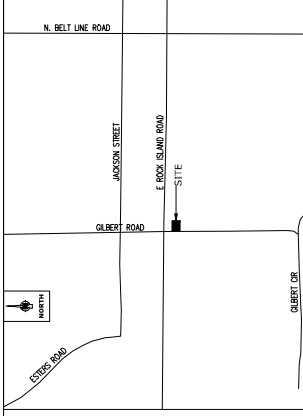
C COMMERCIAL
VACANT

C COMMERCIAL
LAND USE: AUTO REPAIR SHOP



GILBERT ROAD — c/l

L LIGHT INDUSTRIAL
LAND USE: OFFICE/WAREHOUSE



LOCATION MAP (nts)

SITE DATA SUMMARY:
MASONRY BUILDING WITH METAL ROOF
THE EXISTING ROOF HEIGHT IS PROPOSED TO BE
APPROXIMATELY 12' APPROXIMATELY 12' APPROXIMATELY
APPROXIMATELY 12' APPROXIMATELY 12' APPROXIMATELY
THE SITE CONTAINS A HIGH VOLTAGE IRON AND WOODEN FENCE ON THE
NORTH AND EAST OF THE PROPERTY.
AS BARRING AND QUARTER AREA, AS
WELL AS FINISH FLOOR FOR THE PROPOSED PATIO ON THE BACK OF THE
PROPERTY.

THE BUILDING WILL BE OCCUPIED BY ONE BUSINESS ONLY.
THE ONLY LAND USE IS AN AUTO SERVICE CENTER. REQUIRED PARKING IS
CALCULATED FOR THAT USE ONLY. NO TENANTS.

PARKING ANALYSIS:
LAND USE: AUTO SERVICE CENTER
AREA:
RATIO: 2 PER SERVICE BAY + 1 PER MAX. # OF EMPLOYEES/SHIFT: 1
MAX. # OF EMPLOYEES PER SHIFT: 3
PARKING REQUIRED: 8 SPACES
PARKING PROVIDED: 9 SPACES

BUILDING CODES:

- + 2021 INTERNATIONAL BUILDING CODE (IBC)
- + 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- + 2021 INTERNATIONAL FUEL AND GAS CODE (IFGC)
- + 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- + 2021 INTERNATIONAL PIPE CODE (IPC)
- + 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- + 2021 NATIONAL ELECTRICAL CODE (NEC)

REMARKS: MUST BE ON CASTERS AND ROLLED TO STREET FOR SERVICE BY GARBAGE TRUCK

DEVELOPMENT NOTE:
OVERNIGHT STORAGE OF VEHICLES INSIDE THE BUILDING ONLY.

CASE #SUP-25-07-0025

ADDRESS: 3574 GILBERT ROAD

OWNER: JOSE OMAR RUIZ

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