

REFERENCE: R.B. PHARR MAP  
 OF LOTS 1 & 2, BLOCK 6, DAVIS PARK  
 DATED: APRIL 26, 1971

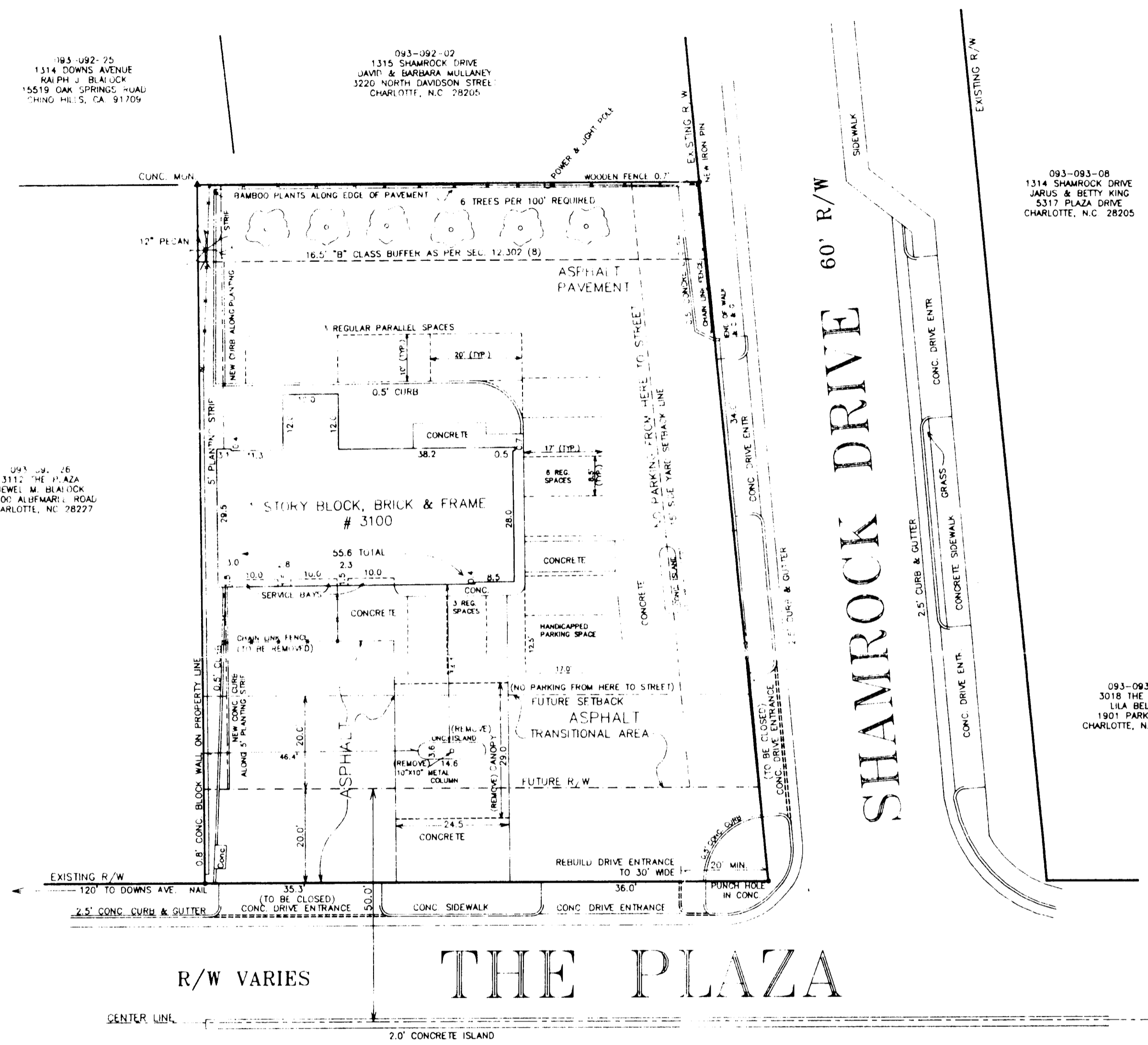
093-092-25  
 1314 DOWNS AVENUE  
 RALPH J. BLALOCK  
 15519 OAK SPRINGS ROAD  
 CHINO HILLS, CA 91709

093-092-02  
 1315 SHAMROCK DRIVE  
 DAVID & BARBARA MULLANEY  
 3220 NORTH DAVIDSON STREET  
 CHARLOTTE, N.C. 28205

093-091-26  
 3112 THE PLAZA  
 JEWEL M. BLALOCK  
 11600 ALUFMARE ROAD  
 CHARLOTTE, NC 28227

093-093-08  
 1314 SHAMROCK DRIVE  
 JARUS & BETTY KING  
 5317 PLAZA DRIVE  
 CHARLOTTE, N.C. 28205

093-093-09  
 3018 THE PLAZA  
 LILA BELLAR  
 1901 PARK ROAD  
 CHARLOTTE, N.C. 28204

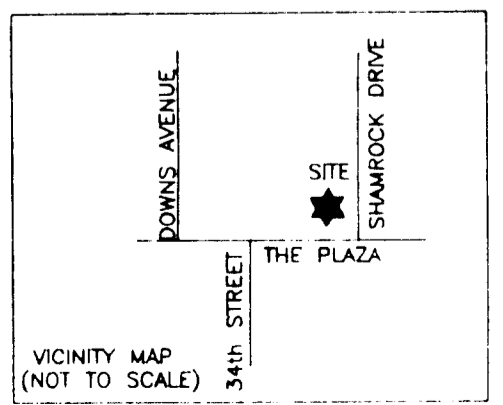


**GENERAL NOTES**

- SIGNAGE TO BE LOCATED ON EXISTING BUILDING.
- USE LIMITED TO RETAIL OF USED AUTOMOBILES AND THE PREPARATION OF AUTOMOBILES FOR SALE.
- IN THE EVENT THE PETITIONER CEASES OPERATION OF THE PROPOSED BUSINESS, PRIOR TO ANY CHANGE OF USE, THE PETITIONER WILL FILE A REZONING PETITION TO HAVE THE PROPERTY REZONED TO B-1 ZONING.
- THE PETITIONER SHALL RESERVE 20' OF PROPERTY FOR FUTURE RIGHT OF WAY IN ANTICIPATION OF THE WIDENING OF CITY STREETS. THIS RESERVATION IS A CONDITION OF THE CONDITIONAL DISTRICT AND SHALL SURVIVE AS LONG AS THE REFERENCED PROPERTY HAS A CONDITIONAL DISTRICT ZONING STATUS. IF AT ANY TIME THE CITY OF CHARLOTTE BEGINS A PROJECT TO WIDEN THE STREET AND THIS PROPERTY HAS A CONDITIONAL ZONING STATUS, THE PETITIONER SHALL CONVEY THE RESERVED PROPERTY UPON DEMAND TO THE CITY OR OTHER APPROPRIATE GOVERNMENTAL AUTHORITY.
- ALL EXISTING PARKING, PAVEMENT, AND ASPHALT IS TO BE REMOVED FROM THE REQUIRED BUFFER. THE REQUIRED 5 FOOT PLANTING STRIP IS TO BE INSTALLED TO PREVENT PARKING WITHIN THESE AREAS.
- A VARIANCE HAS BEEN OBTAINED FROM THE BOARD OF ADJUSTMENT TO PERMIT MANEUVERING WITHIN THE SETBACK AND WITHIN THE SIDEYARD ADJOINING SHAMROCK DRIVE.

**DEVELOPMENT DATA**

SITE AREA: 17346 SQ. FT. OR 0.39 ACRES  
 EXISTING ZONING: B - 1  
 PROPOSED ZONING: B - 2 (CD)



**APPROVED BY CITY COUNCIL**  
**DATE July 20, 1992**

**92-28**

17346.87 SF  
 0.3982 Ac.

**PARKING SUMMARY :**  
 8 PARKING SPACES REQUIRED  
 12 REGULAR PARKING SPACES PROVIDED  
 1 HANDICAPPED PARKING SPACE PROVIDED  
 13 TOTAL PARKING SPACES PROVIDED

**REVISIONS**  
 MAY 21, 1992 FOR PUBLIC HEARING  
 JUNE 11, 1992 AS PER C.D.O.T.

**SURVEY PREPARED FOR**  
**FRED WILLIAMS AND WIFE, JUDY WILLIAMS**  
 LOTS 1 & 2, BLOCK 6, DAVIS PARK  
 MAP BOOK 3, PAGE 293

**R.B. PHARR & ASSOCIATES, P.A.**  
 SURVEYING & MAPPING  
 212 E. INDEPENDENCE BLVD. CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE: 1"=20' DATE: 5/4/92 FILE NO. XX-1482  
 TAX CODE: 093-092-01 22669

**1992-28**