Holiday Stationstore # 316 CUP Amendment

PROJECT REVIEW

Existing Conditions

Property Location:	5980 149th St. W.		
Legal Description:	Lot 1, Block 1, Holiday Johnny Cake Addition		
Comprehensive Plan Designation	I – "Industrial"		
Zoning Classification	I-1 "Limited Industrial"		
Existing Platting	Platted		
Current Land Use	Motor Fuel Station, Truck Stop		
Size:	1.9 acres		
Topography:	Flat		
Existing Vegetation	Shrubs, grass		
Other Significant Natural Features	N/A		
Adjacent Properties/Land Uses	**NORTH**	**Commercial**	
		Comprehensive Plan	I – "Industrial"
		Zoning/Land Use	I-1 "Limited Industrial"
	SOUTH	**Commercial**	
		Comprehensive Plan	MBC " Mixed Business Campus"
		Zoning/Land Use	SG "Sand and Gravel"
	EAST	**Commercial**	
		Comprehensive Plan	I – "Industrial"
		Zoning/Land Use	I-1 "Limited Industrial"
	WEST	**Commercial**	
		Comprehensive Plan	I – "Industrial"
		Zoning/Land Use	I-2 " General Industrial"