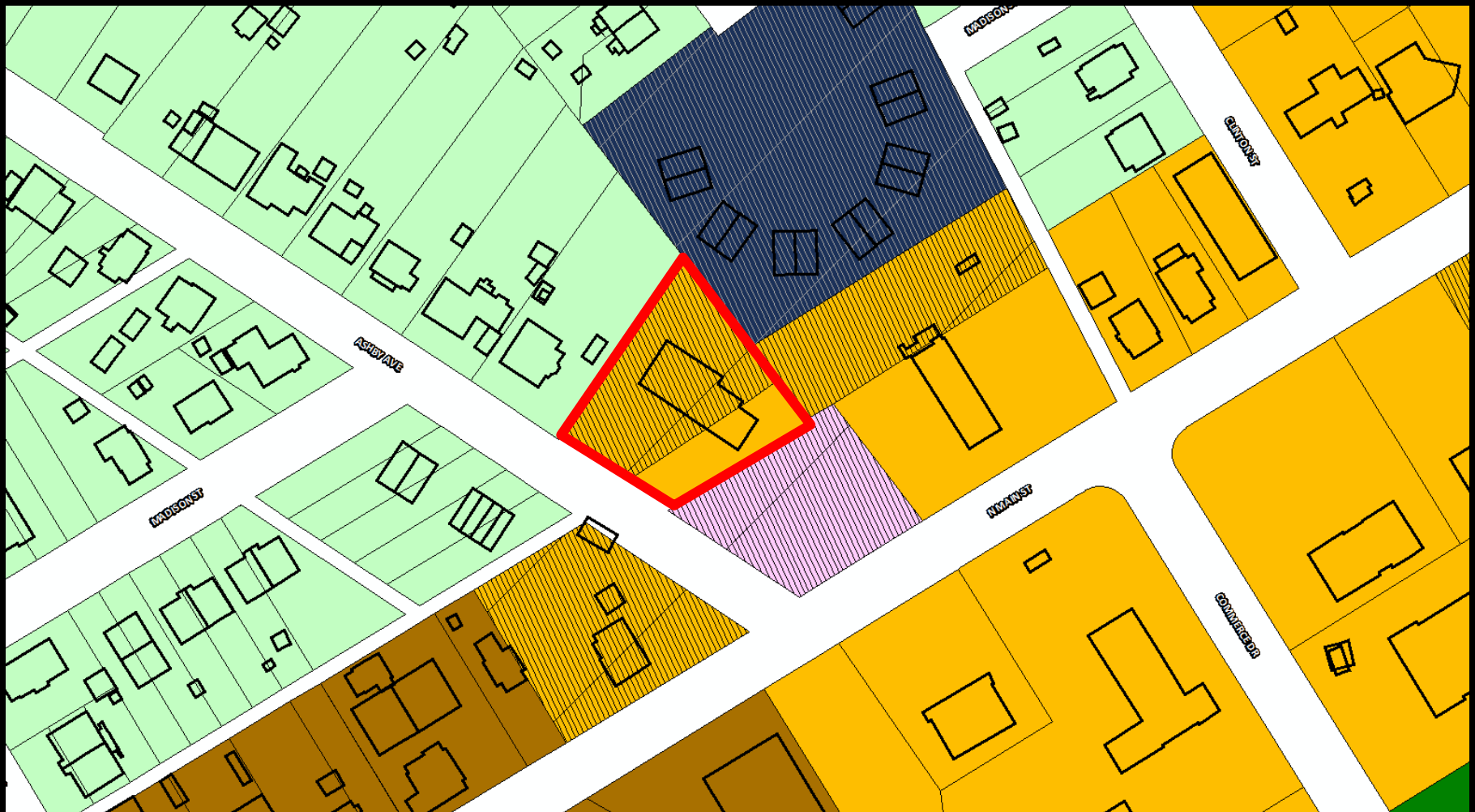
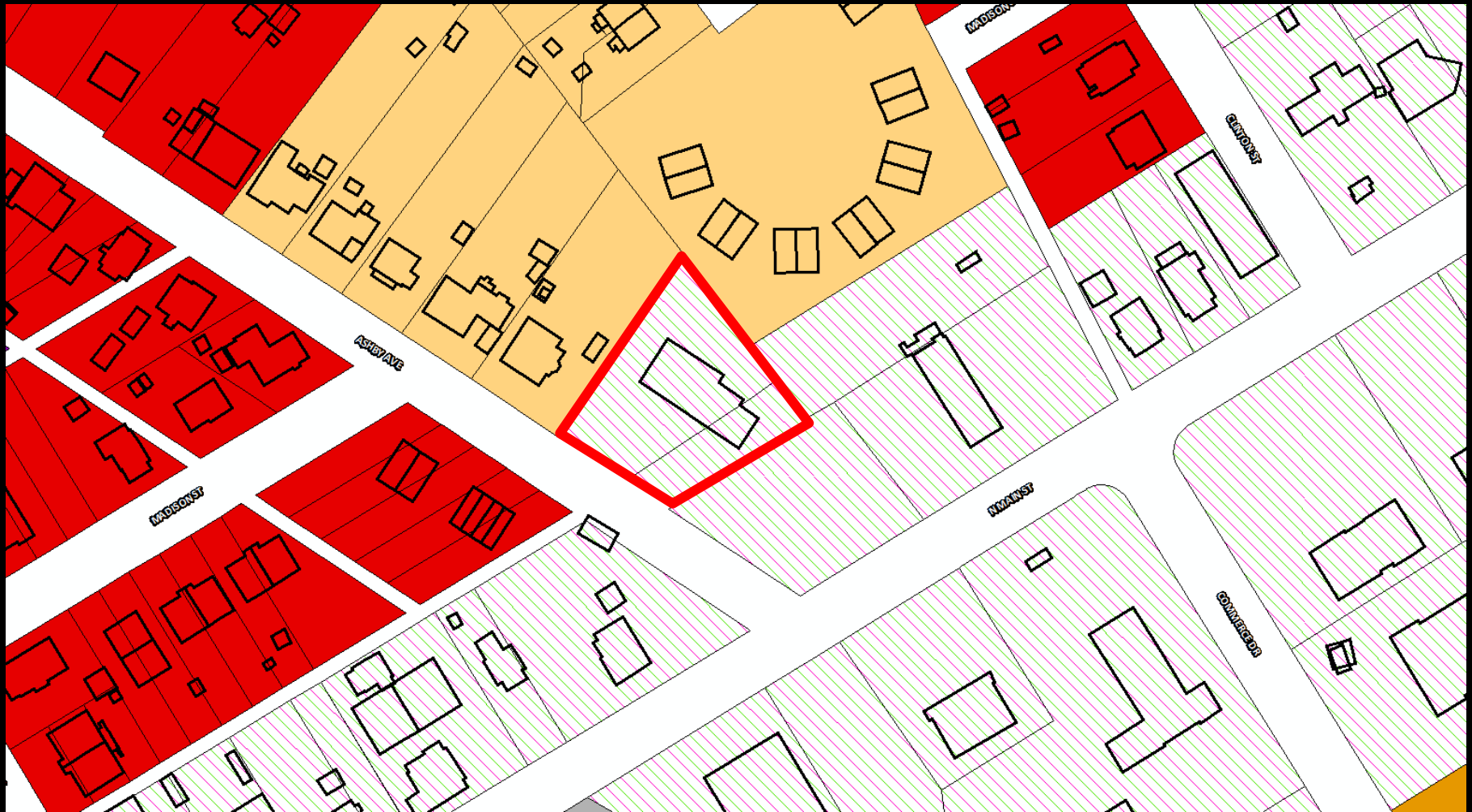




# SUP - 80 Ashby Avenue (To Allow Manufacturing, Processing, and Assembly in B-2 and B-2C)



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FAST LANE  
AUTO TECH LLC

# Existing Proffers Summarized



- Rezoned a portion of the property from R-2 to B-2 in September 2014.
  - Leave 10 feet of the existing vegetation, where the adjacent property is zoned residentially and to plant and maintain evergreens within the 10-foot buffer.
  - A 6-foot opaque fence along the same boundaries as where the vegetation is required.

10/14/01  
101

REGULATIONS
City Ordinance 17 for Development
10100
10100



**BEFORE YOU DIG CALL  
MISS UTILITY  
1-800-552-7001**

 = Option A  
 = Option B

- GAS LINE
- DIGITAL TELEPHONE LINE
- DIGITAL UIC
- PROPOSED HIGHWAY
- DIGITAL FIBER
- CURRENT CO-CO OR CO-4
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- DIGITAL CABLE
- DISTURBED AREA

- EXISTING TREE
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS TREE
- PROPOSED BIENNIAL OR BIENNIAL-LIKE TREE
- PROPOSED DECIDUOUS TREE



TOTAL PROPOSED/REPLANT AREA = 31,000 SQ. FT.  
PROPOSED LANDSCAPE AREA (TREE) = 7,000 SQ. FT.  
PROPOSED LANDSCAPE AREA = 1,300 SQ. FT.

ALL PROPOSED CONSTRUCTION WITHIN THE BOUNDARY OF EXISTING AND PROPOSED SIDEWALKS SHALL BE EXISTINGLY INCLUDED. WHERE A PROPOSED SIDEWALK WITH 8'-0" WALKWAY.

PROPOSED BUILDING TYPICAL FLOOR LOWER LEVEL = 2,312 SQ. FT.  
OFFICE SPACE = 170 SQ. FT.  
WALKWAY AREA = 498 SQ. FT.  
TOTAL AREA = 3,400 SQ. FT.

David L. Lewis  
Site Manager  
Project 2000  
Tel: 41-2-9114  
Date: 8-2  
Current User Comments

David L. Lewis  
1810 Mission Ln.  
Northampton  
Project 2000  
Tel: 41-2-9114  
Date: 8-22  
Current User Comments

ALL SIDEWALKS AND CURBS SHALL BE RECONSTRUCTED FOR THE REPLACEMENT OF THE EXISTING SIDEWALKS. THE SIDEWALKS SHALL BE RECONSTRUCTED WITH THE NEW SIDEWALKS. THE SIDEWALKS SHALL BE RECONSTRUCTED WITH THE NEW SIDEWALKS.

David L. Lewis  
1810 Mission Ln.  
Northampton  
Project 2000  
Tel: 41-2-9114  
Date: 8-22  
Current User Comments





FAST LANE  
AUTO TECH LLC



# Recommendation

Staff and Planning Commission (6-0) recommends approval of the SUP with the following conditions:

1. The special use permit shall only be applicable for a dietary supplement manufacturing operation or a substantially similar operation.
2. The special use permit shall be restricted to no greater than 2,500 square feet of gross floor area.
3. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.