

ATG Recovery Center & Corporate Office

North Corner of Baseline & Meridian

APN 0133-292-27-0000

CDP2023-0033

PPD2023-0042

ZC2023-0002

Purchased: January 17, 2023

Thomas Williams (the person buying the property) was told by the seller that the property was already zoned for Light Industrial.

Mr. Williams then went to the City and was given a printout of the property's characteristics which indicated a General Plan Designation of "Light Industrial" but a Zoning Code of "R-1A"

Mr. Williams did not realize then the Zoning Code and General Plan Designation were two separate and distinct classifications.

Pre-Application Form Submitted to City: February 15, 2023

Mr. Williams submitted a Pre-Application Form to the City for an outdoor storage yard for vehicles.

The City provided a written response indicating that three applications would be required: (1) Zone Change, (2) Conditional Development Permit, & (3) Precise Plan of Design.

Additionally the City also informed Mr. Williams that truck storage is not permitted adjacent to residential areas.

Application Form Submitted to City:

November 22, 2023

(1) Zone Change

(2) Conditional Development Permit

(3) Precise Plan of Design

Zone Change

Request Zoning change from Residential R-1A to Light Industrial M-1

- 4 office suites in the proposed 2-story office building
- Suite 1: owner-occupied by Mr. Williams for his Auto Recovery Center
 - Suites 2, 3, & 4: to be leased to automotive related businesses
 - Suites 2, 3, & 4: exact name of future occupants not known at the present time

Conditional Development Permit & Precise Plan of Design

The Plans submitted include Preliminary Site, Floor, & Grading Plans; Elevations; Preliminary Landscape Plan; Preliminary WQMP; Preliminary Hydrology Study; Photos; Title Report; & Notification Package;