

**CITY OF COALINGA  
SITE PLAN REVIEW APPLICATION**

Application Number \_\_\_\_\_

Date \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant/Property Owner Name: NGWB, LLC / Crossgate Capital US Holdings Corp

Mailing Address: 740 Bradford Way Union City, CA 94587

Telephone Number: 209-648-9800

Assessors Parcel Number: 083-280-12st

Property Location (Street Address): 1921 Mercantile Lane

Property is located: North side of Mercantile Lane ~~Street~~ between Enterprise Way Street and  
East end of Mercantile Lane Street

**PROJECT INFORMATION:**

Current Zoning: CS-CUP

Proposed Zoning General Industrial (CUP)

Existing Floor Plan: none

Proposed Floor Area: 50,206 SF

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) Cannabis Growing/ Processing Facility

Is project: ☒ new construction or ☐ remodeled.

**Residential**

Number of dwelling units \_\_\_\_\_ Total of area (in square feet) \_\_\_\_\_

Total lot coverage of buildings or structures (in square feet) \_\_\_\_\_ Percentage of lot coverage \_\_\_\_\_ %

Number of off street parking spaces provided. Covered \_\_\_\_\_ Open \_\_\_\_\_

Total square feet of sign area \_\_\_\_\_ Total square feet devoted to recreation and open space \_\_\_\_\_ sq ft.

Give total percentage of lot devoted to recreation and open space \_\_\_\_\_ sq ft.  
(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area \_\_\_\_\_

Describe type and material to be used on exterior walls and doors \_\_\_\_\_

**Commercial**

Gross floor area or building when complete 50,206 sq ft.

Describe sign (free standing, affixed to wall etc.) wall if provided

Number of parking spaces provided 59 off street Number of customers expected per day \_\_\_\_\_

Hours and days of operation Mon - Fri 6am -7pm Sat & Sun 7am - 4:30pm

Describe any outside storage of equipment or supplies: none

**Industrial**

Describe any outside storage of equipment or supplies: \_\_\_\_\_

Maximum number of employees in any daily shift: 100Number of delivery or shipping trucks per day: aprox. 5Number of delivery or shipping trucks per day when construction is complete: aprox. 5**Site Plan Requirements – Mapping/Drawings**

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Dedications and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

**Applicant's Certification**

The undersigned hereby certify that the information presented in this application is correct.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

Signature of Record Property Owner \_\_\_\_\_

Date 02/11/2021