

URFAN & UZAIR, LLC

DATE: July/12//2021

4600 Lassen lane

Fredericksburg VA 22408

Generalized Development Plan Narrative

The Generalized Development plan is for the purpose of obtaining a special permit for a used car sales site that is less than 2 acres in size, 1.67 ac. This site (4714 Mine Rd, Fredericksburg VA 22408) is an existing commercial zoned (C-3) site with an existing 5,915 SF one story building and 111 paved parking spots that was a former restaurant. The proposed Used Car Sales use will utilize the existing building as sales office. For the site and utilize a portion of the existing on site-parking lot for outdoor/open vehicles display area and the rest for employee and customer parking.

URFAN & UZAIR, LLC is planning to hire five people, a general manager, two salespersons, one finance manager and one title clerk to work in this location.

We will be open Monday – Saturday from 9:00am to 6:00pm and Sunday from 1:00pm to 6:00pm.

Thanks for your cooperation.

Very Respectfully

URFAN & UZAIR, LLC

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