

PRELIMINARY PLAT
FOR
JACINTO LOFTS AT MESA SHORES
OF A PORTION OF LAND LOCATED IN SECTION 31, TOWNSHIP 1 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER
GENICA ARIZONA, LLC

APPLICANT
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WELKER DEVELOPMENT RESOURCES
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WOODS ASSOCIATES ARCHITECTS
FRED WOODS
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PROJECT LOCATION

2136 E. BASELINE ROAD
MESA, AZ 85204

PROJECT DESCRIPTION

REZONING FROM LC LIMITED COMMERCIAL TO RM-3 PAD FOR A 102 UNIT RESIDENTIAL DEVELOPMENT.

APN: 140-62-311; -312C; -313B

SITE SUMMARY

GROSS AREA = 5.338 ACRES
CURRENT ZONING = LIMITED COMMERCIAL (LC)
PROPOSED ZONING = RM-3 PAD
PROPOSED NUMBER OF UNITS = 102
PROPOSED DENSITY = 18.95 DU/ACRE
PARKING REQUIRED = 2.1 SPACES/UNIT = ENCLOSED GARAGES = 150 SPACES
RESIDENT / GUEST = 43 SPACES
SHARED SPACES = 56 SPACES
TOTAL PARKING PROVIDED = 249 SPACES

BENCHMARK

BRASS TAG FOUND AT THE INTERSECTION OF SOUTH GILBERT ROAD & EAST BASELINE ROAD, ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1234.10' (CITY OF MESA DATUM)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N89°58'41"E. (ASSUMED BEARING)

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	31°38'01"	680.00'	375.44'	192.64'	370.69'
C2	27°57'37"	650.00'	317.20'	161.82'	314.06'
C3	90°06'32"	20.00'	31.45'	20.04'	28.31'
C4	03°40'29"	650.00'	41.69'	20.85'	41.68'

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