

PROJECT INFORMATION

OWNER: GENICA ARIZONA, LLC
APPLICANT: JEFF WELKER
WELKER DEVELOPMENT
RESOURCES LLC
3125 E DOVER
MESA, ARIZONA 85213
480-205-1671

ENGINEER: KINETIX
DAVID BOHN, P.E.
10 W. MAIN STREET
SUITE 200
MESA, ARIZONA 85201
480-734-1446

ARCHITECT: FRED WOODS
WOODS ASSOCIATES
ARCHITECTS LLC
3319 E McDONNELL ROAD
MESA, ARIZONA 85213
480-962-1672

PROJECT LOCATION:
2136 EAST BASELINE ROAD
MESA, ARIZONA 85204

PROJECT DESCRIPTION:
REZONING FROM LC LIMITED COMMERCIAL
TO RM-3 PAD FOR A 102 UNIT RESIDENTIAL
DEVELOPMENT
APN: 140-62-31, 32C, AND 33B

SITE AREA:
9.334 ACRES

ZONING: LC

PROPOSED ZONING: RM-3 PAD

PROPOSED NUMBER OF UNITS: 102

DENSITY: DU/ACRE = 10.95

PARKING REQUIRED:
21 SPACES/UNIT = 102 X 21 = 2142

ENCLOSED GARAGES: 50

RESIDENT GUEST: 45

SHARED SPACES: 56

TOTAL PARKING PROVIDED: 249

STREET PARKING ON JACINTO -38

OPEN SPACE:
OPEN SPACE REQUIRED AT ITS 5% ANIT
(102115) = 11,850 S.F.

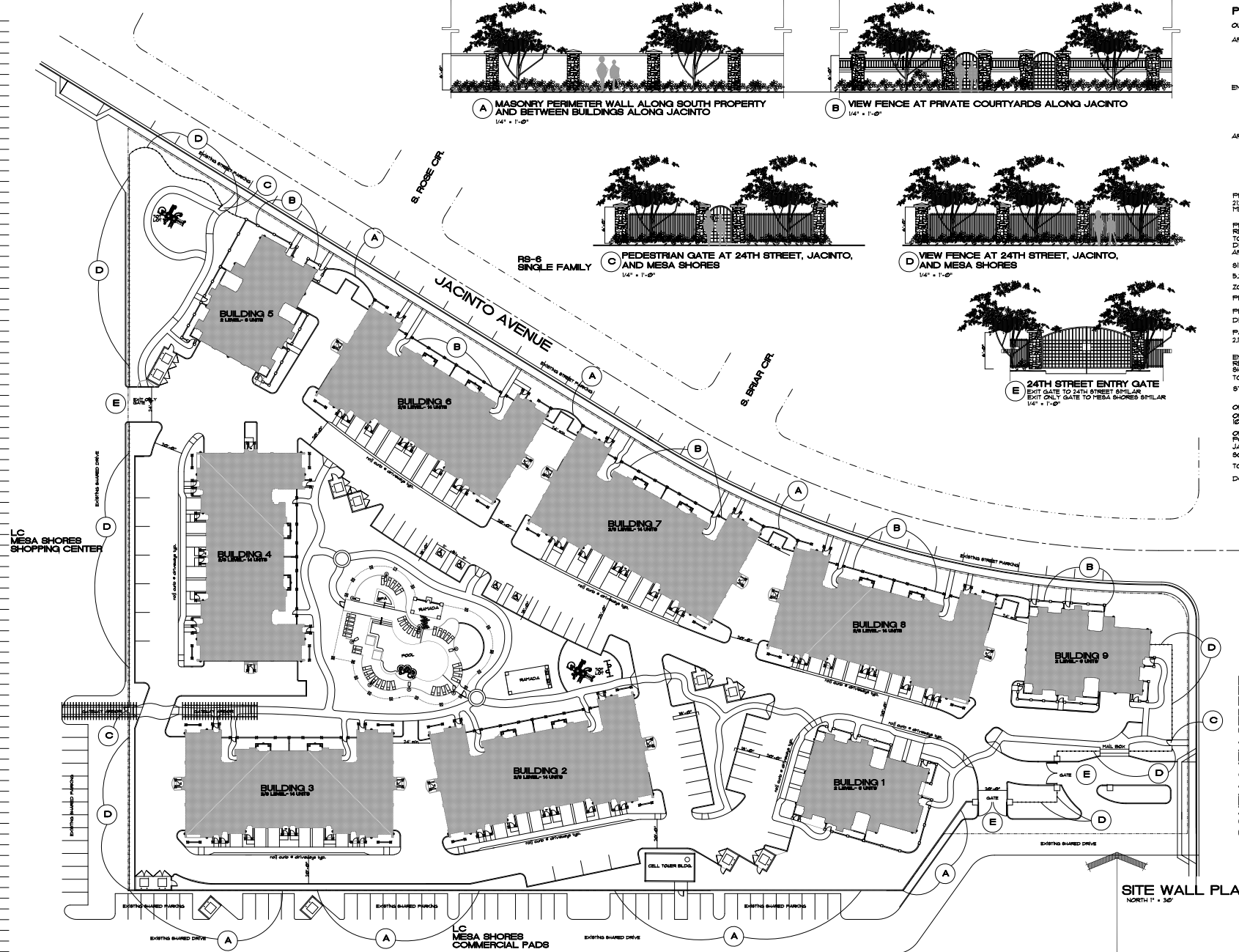
OPEN SPACE PROVIDED:
POOL AREA: 25,886 S.F.

JACINTO FRONTAGE: 21,644 S.F.

SOUTH PROPERTY: 9,910 S.F.

TOTAL PROVIDED: 51,800 S.F.

DOES NOT INCLUDE PRIVATE PATIO SPACE



SITE WALL PLAN

NORTH 1" = 30'

VICINITY MAP

NO SCALE

PRONO 2015 JAC
DATE: 11/6/15
DRAWN BY FEW
REVISIONS:
11/6/15

RESIDENTIAL DEVELOPMENT
JACINTO LOFTS AT MESA SHORES
JACINTO AVENUE AND 24TH STREET MESA, ARIZONA



WOODS ASSOCIATES
ARCHITECTS LLC
3125 E DOVER
MESA, ARIZONA 85213
(480) 962-1672



A-0