

PROJECT DIRECTORY

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SITE DATA

EXISTING ZONING:	RS-43
PROPOSED ZONING:	LC BIZ
CASE NUMBER:	PS17-017 (PLN2017-00081)
APN:	218-07-001-N
GROSS SITE AREA:	4.89 ACRES (213,053 S.F.)
NET SITE AREA:	4.05 ACRES (176,574 S.F.)

PROPOSED USE:	MINI-STORAGE
CONSTRUCTION TYPE:	IIIB
BUILDING HEIGHT:	30' MAX ALLOWED

SETBACKS:	
FRONT:	15' LANDSCAPE & BUILDING
SIDE:	20' LANDSCAPE/25' BUILDING
REAR:	5' - 15' RANGE

BUILDING AREA:	
BUILDING A:	52,645 S.F.
BUILDING B:	31,133 S.F.

TOTAL BUILDING AREA:	83,778 S.F.
SITE COVERAGE:	49%

TOTAL PARKING REQUIRED:	6 SPACES
MINI-STORAGE (83,778 S.F.) 4 SPACES PLUS 2 FOR MANAGER'S QUARTERS/OFFICE = 6 SPACES	

TOTAL PARKING PROVIDED:	6 SPACES
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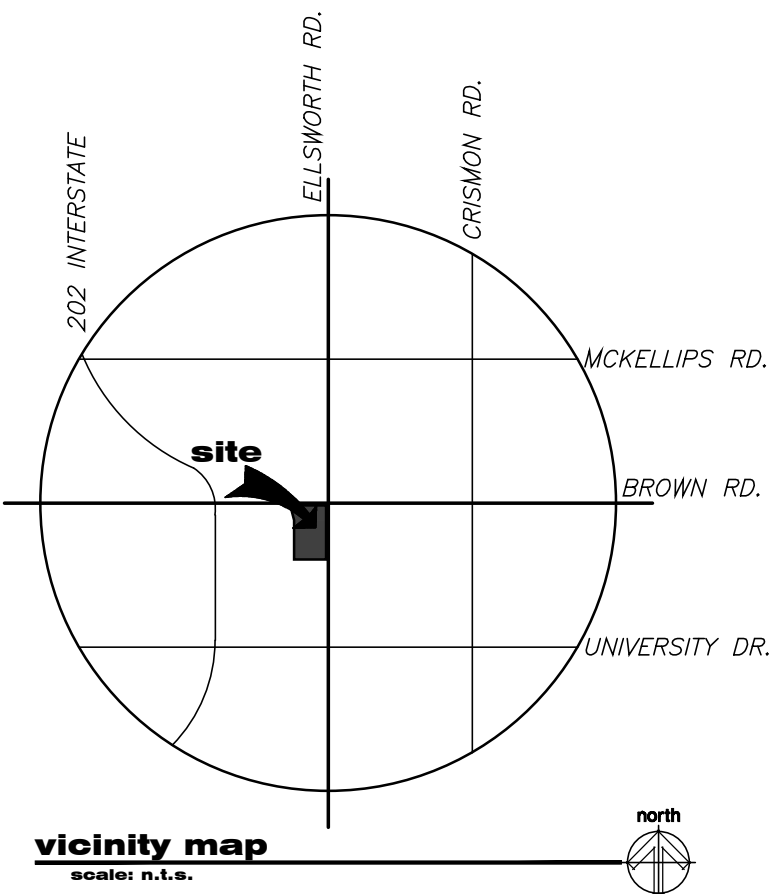
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BASIS OF BEARING

THE NORTH LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 7 EAST, FROM THE NE CORNER OF SECTION 16, THAT IS A BRASS CAP IN HAND HOLE AT ELLSWORTH AND BROWN, N89°53'29", 5,290.19' TO A BRASS CAP IN HAND HOLE ON THE EAST SIDE OF THE OVERPASS OF BROWN RD. AT THE LOOP 202.

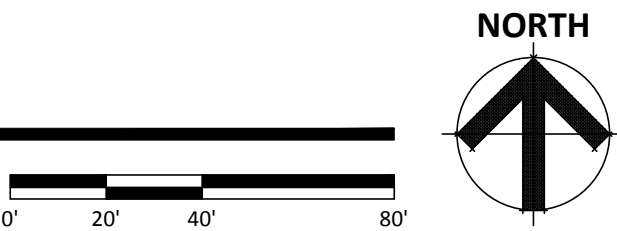


ZONED LC (C-2)
220-19-007C
NOT A PART

ZONED LC (C-2)
220-19-007E
NOT A PART

SITE PLAN

SCALE: 1" = 40'-0"



PROPOSED SELF-STORAGE
SWC BROWN ROAD AND ELLSWORTH ROAD
MESA, ARIZONA
DATE: 05-15-2017 (PRELIMINARY)



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SP-1

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