



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 495 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 620 FEET THEREOF; AND EXCEPT ANY PORTION LYING WITHIN THE SOUTH 15 FEET OF THE WEST 150 FEET OF THE NORTH 455 FEET OF THE SOUTH 495 FEET OF THE WEST 150 FEET OF THE EAST 205 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, AS CONDEMNED IN DOCUMENT NO. 2001-1080374; AND EXCEPT THAT PORTION CONVEYED IN DOCUMENT NO. 2003-0653765, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 299.15 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST DEPARTING SAID EAST LINE A DISTANCE OF 65.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 244.17 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 12 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 12 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 250.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 271.48 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 173.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.32 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 216.04 FEET TO THE POINT OF BEGINNING; AND EXCEPT ANY PORTION LYING WEST OF THE WEST LINE OF THE EAST 455 FEET THE SOUTH 495 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, AS CONVEYED IN DOCUMENT NO. 2016-0775073.

SITE AND BUILDING DATA

PROJECT ADDRESS: XXXX ELLSWORTH AVE, MESA, ARIZONA
APN: 218-06-140E
TOTAL GROSS AREA: 78,634 square feet
TOTAL NET AREA: 64,368 square feet
CURRENT ZONING: LC
PROPOSED ZONING: LC
FRONT SETBACK: 20 FEET
REAR SETBACK: 0 FEET
SIDE SETBACK: (EAST - 15 FEET, WEST 20 FEET)
LOT COVERAGE: 40.1%

BUILDING HEIGHT: 30 FEET (MAX)
USE: MINI STORAGE
TYPE OF CONSTRUCTION: METAL
BUILDING AREA: ±25,807 SF
TOTAL PARKING STALLS: 4 ADA PARKING STALLS:1
OCCUPANCY CLASSIFICATION: GROUP S
OCCUPANCY LOAD: 200 GROSS (PARKING GARAGE)
USE: SELF STORAGE

OWNER

LAVIGNA INVESTMENT CORPORATION
1223 S. CLEARVIEW AVE #103
MESA, ARIZONA 85209
PH: 480.222.5800

ARCHITECT

SKETCH ARCHITECTURE COMPANY
2454 EAST SOUTHERN AVENUE, SUITE 110
MESA, ARIZONA 85204
PH: 480.668.8015

Project:

RV STORAGE UTILITY PLAN
BROWN & ELLSWORTH
MESA, ARIZONA

REVISIONS:
REV 1: CITY STAFF COMMENTS

VINEYARD
GROUP

1223 S. Clearview Ave.
Mesa, Arizona 85209
Phone: 480.720.4030



PROJECT NO.
2017-08

SHEET NO.
1 of 2