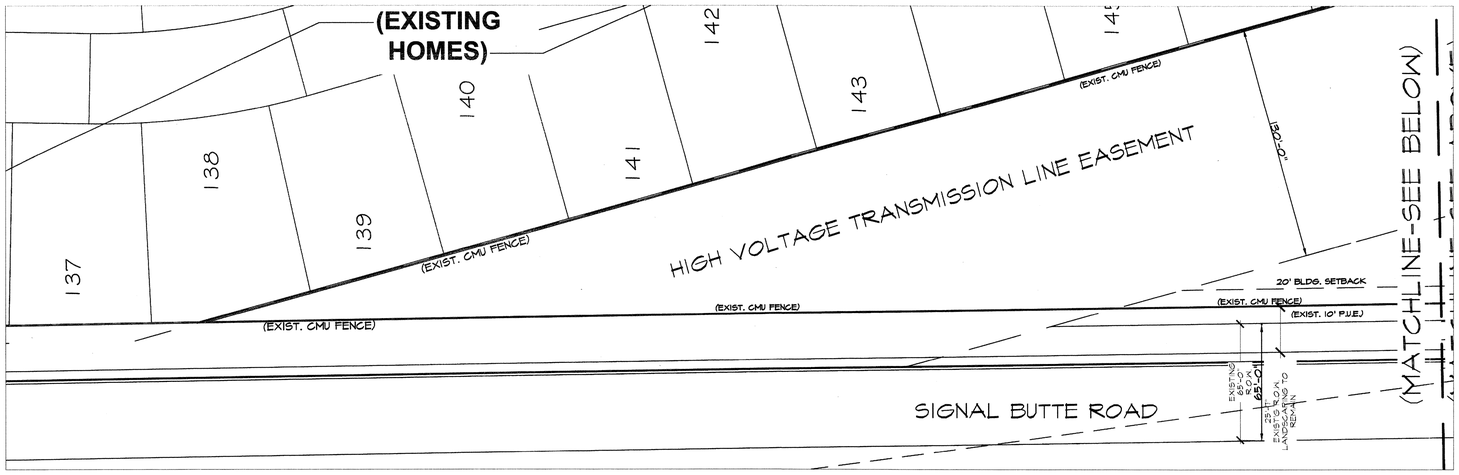
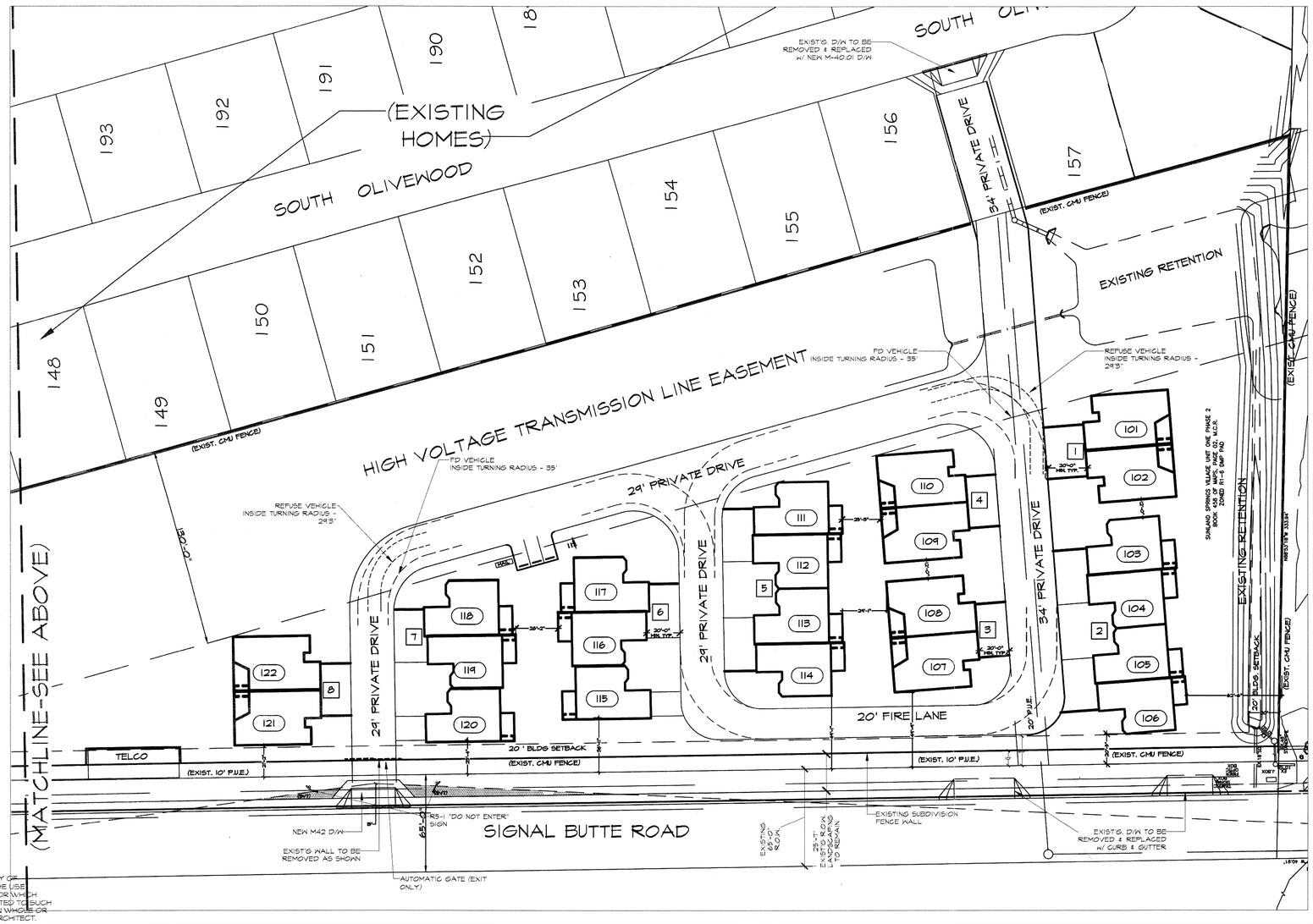




Project Data

Applicant:
Tim Nielsen, Architect
Phone: 480-797-7548
Email: trn.arch@gmail.com
Farnsworth Construction Co.
2351 S. Signal Butte Rd.
Mesa, AZ 85209

Developer:
Craig Ahlstrom
Farnsworth Development Co.
2233 S. Springwood Blvd.
Mesa, AZ 85209

Project Location:
(South of SEC Signal Butte Rd. & Guadalupe)

Parcel Numbers:
APN 304-01-383 (WAPA Easement)
304-01-391 (Exist. Const. Yard)
304-01-398 (Exist. 10' L/S Buffer)

Project Narrative:
Development of existing R-2, R-2(PAD) zone to allow for the development of "Olivewood Condos", a +/-22 unit condominium project.

Case Numbers:
PS18-0569

Existing General Plan:
Neighborhood Suburban (NS)

Existing Zoning:
Multiple Residence (RM-2, RM-2,PAD)

Site Area:
304-01-383: 176,998 S.F. (4.06AC)
304-01-391 : 135,433 S.F. (3.11AC)
304-01-398: 10,299 S.F. (0.24AC)
Total: 322,730 S.F. (7.41AC)

Site Density:
22 units/7.41 AC. = 2.97 D.U./AC.

Construction Type:
V-B, Separated

Building Height:
25'-0A (30'-0A allowable)

Building Areas (1100-1651 s.f. / 1400-1948 s.f.):
[4] (2)1400 Duplex (3,896 s.f.): = 15,584 s.f.
[2] (3)1100 Tri-plex (4,953 s.f.): = 9,906 s.f.
[2] (4)1100 Four-Plex (6,604 s.f.): =13,208 s.f.

Total: 38,698 s.f.

Lot Coverage (45% Max.):
38698 s.f / 322,730 s.f.= 12.0%

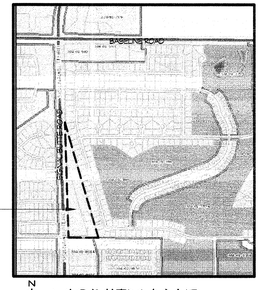
Setbacks Required:
Front: 20'
Sides: 6'
Rear: 20'

Parking Required:(2.1/d.u.)
47 spaces

Parking Provided:
51 spaces

Bicycle Parking Required (1/10 parking spaces):
5 spaces

Bicycle Parking Provided:
6 spaces



VICINITY MAP
Scale: NTS

SITE PLAN
Scale: 1 : 40'

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FARNSWORTH CONSTRUCTION
2351 S. SIGNAL BUTTE RD.
MESA, AZ 85209

Preliminary Plan for:
SSV - Olivewood Condos
2350 South Olivewood
Mesa, Arizona 85209

REGISTERED ARCHITECT
CERTIFICATE NO. 12140
TIM R. NELSEN
ARIZONA U.S.A.
Expires: 09-30-2018

Job#:18-000000
Date:08-13-2018
Rev:09-28-2018
Rev:09-07-2018
Rev:10-16-2018

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