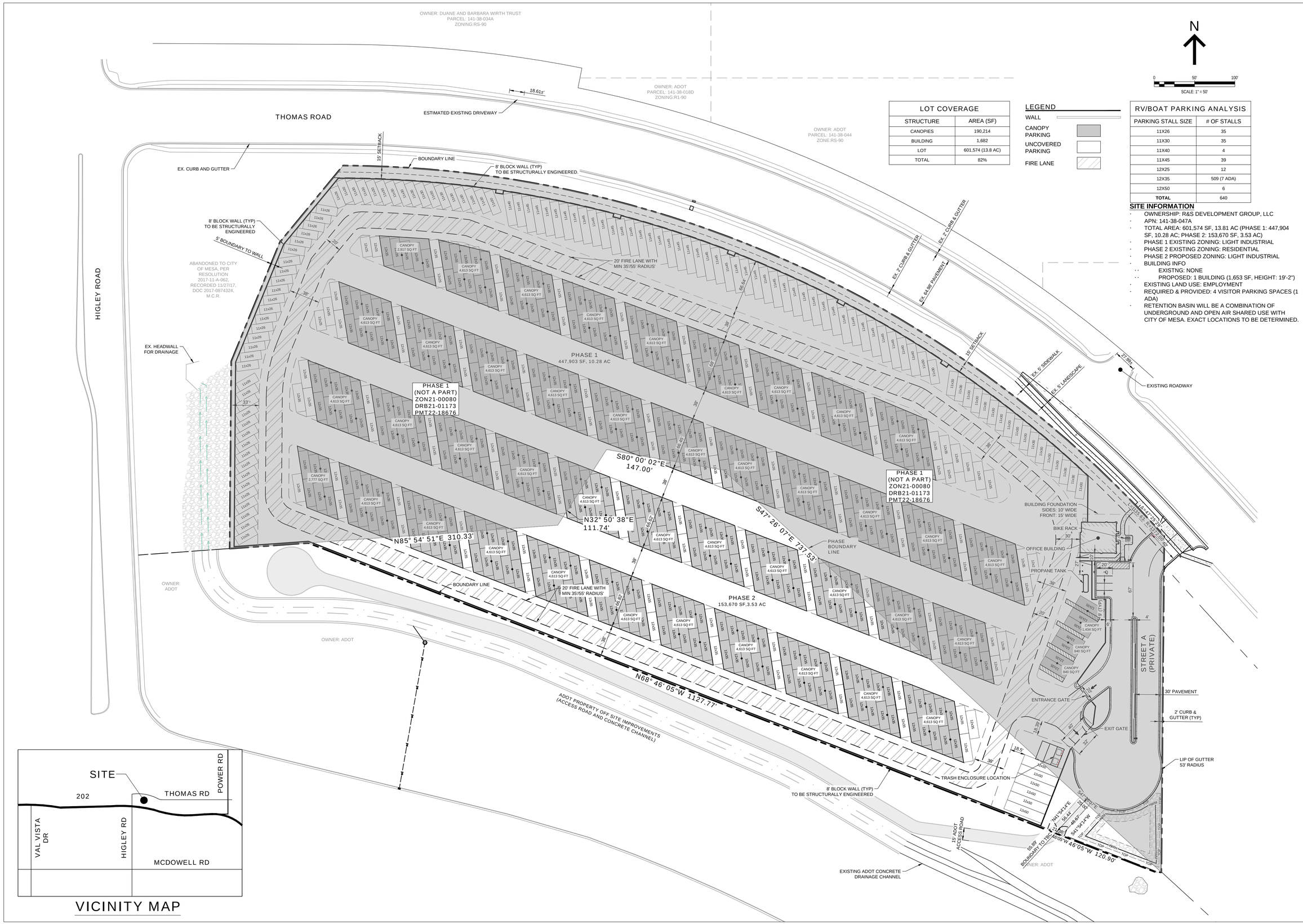

LOT COVERAGE	
STRUCTURE	AREA (SF)
CANOPIES	190,214
BUILDING	1,682
LOT	601,574 (13.8 AC)
TOTAL	82%

LEGEND

- WALL
- CANOPY PARKING
- UNCOVERED PARKING
- FIRE LANE

RV/BOAT PARKING ANALYSIS	
PARKING STALL SIZE	# OF STALLS
11X26	35
11X30	35
11X40	4
11X45	39
12X25	12
12X35	509 (7 ADA)
12X50	6
TOTAL	640

SITE INFORMATION

- OWNERSHIP: R&S DEVELOPMENT GROUP, LLC
- APN: 141-38-047A
- TOTAL AREA: 601,574 SF, 13.81 AC (PHASE 1: 447,904 SF, 10.28 AC; PHASE 2: 153,670 SF, 3.53 AC)
- PHASE 1 EXISTING ZONING: LIGHT INDUSTRIAL
- PHASE 2 EXISTING ZONING: RESIDENTIAL
- PHASE 2 PROPOSED ZONING: LIGHT INDUSTRIAL
- BUILDING INFO
  - EXISTNG: NONE
  - PROPOSED: 1 BUILDING (1,653 SF, HEIGHT: 19'-2")
- EXISTING LAND USE: EMPLOYMENT
- REQUIRED & PROVIDED: 4 VISITOR PARKING SPACES (1 ADA)
- RETENTION BASIN WILL BE A COMBINATION OF UNDERGROUND AND OPEN AIR SHARED USE WITH CITY OF MESA. EXACT LOCATIONS TO BE DETERMINED.

R&S Consulting
10668 S. MONICA RIDGE WAY UNIT 22
SOUTH JORDAN, UT 84095
702-580-1146
rjsuse@gmail.com

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	
REV #	DATE

DATE 09/03/2025

MESA PREMIER RV & BOAT STORAGE - PHASE 2

THOMAS ROAD AND HIGLEY ROAD
MESA, AZ

PRELIMINARY ZONING & SITE PLAN

C.1.0