

SITE DATA

PARCEL NUMBER: 304-04-923
 EXISTING ZONING: LC (LIMITED COMMERCIAL)
 MAX. ALLOWABLE HEIGHT BY CODE: 30'-0" (LC ZONING)
 (HEIGHT MORE THAN 30') VARIANCE/APPROVAL REQUIRED
 GROSS PARCEL AREA: 20.58 ACRES (896,657 S.F.)
 NET PARCEL AREA: 16.99 ACRES (740,385 S.F.)
 MAX. ALLOWABLE LOT COVERAGE: 80%

PROPOSED USE: RETAIL / RESTAURANTS / TIRE STORE
 OFFICE / MEDICAL OFFICE / HOTEL

BUILDING AREA:	TOTAL AREA:
PAD 1A: RESTAURANT W-DT	2,000 S.F.
PAD 1A: RESTAURANT	2,250 S.F.
PAD 1A: RESTAURANT PATIO	1,600 S.F.
PAD 1A: RETAIL - SHELL	3,500 S.F.
PAD 2A: RESTAURANT W-DT	2,180 S.F.
PAD 2B: RESTAURANT W-DT	2,600 S.F.
PAD 2B: RESTAURANT	1,700 S.F.
PAD 2B: RESTAURANT PATIO	300 S.F.
PAD 2B: RETAIL - SHELL	4,700 S.F.
PAD 3A: RESTAURANT W-DT	3,200 S.F.
PAD 3A: RESTAURANT PATIO	200 S.F.
PAD 3B: RESTAURANT W-DT	1,800 S.F.
PAD 3B: RESTAURANT PATIO	200 S.F.
PAD 3B: MEDICAL OFFICE	5,500 S.F.
PAD 3B: RETAIL - SHELL	1,200 S.F.
PAD 3C: RETAIL - TIRE STORE	7,680 S.F.
PAD 4: RESTAURANT W-DT	2,400 S.F.
PAD 4: RESTAURANT PATIO	800 S.F.
PAD 5: RESTAURANT W-DT	1,250 S.F.
PAD 5: RESTAURANT	1,650 S.F.
PAD 5: RESTAURANT PATIO	400 S.F.
PAD 5: MEDICAL OFFICE	5,600 S.F.
PAD 6: RESTAURANT	5,400 S.F.
PAD 6: RESTAURANT PATIO	1,600 S.F.
PAD 6: RETAIL - SHELL	4,050 S.F.
PAD 6: FITNESS	4,100 S.F.
TOTAL PAD BUILDING AREA:	67,860 S.F.
TOTAL 4 STORY HOTEL AREA:	60,979 S.F.
TOTAL MEDICAL OFFICE AREA:	32,400 S.F.
TOTAL OVER ALL AREA:	161,239 S.F.

PARKING REQUIRED:	TOTAL AREA:
PAD 1A: RESTAURANT W-DT: 1 PER 100	20 SPACES REQ: 20 SPACES
PAD 1A: RESTAURANT : 1 PER 75	30 SPACES PROV: 71 SPACES
PAD 1A: RESTAURANT PATIO: 1 PER 200	08 SPACES
PAD 1A: RETAIL SHELL : 1 PER 275	13 SPACES
PAD 2A: RESTAURANT W-DT: 1 PER 100	22 SPACES REQ: 91 SPACES
PAD 2B: RESTAURANT W-DT: 1 PER 100	26 SPACES PROV: 100 SPACES
PAD 2B: RESTAURANT : 1 PER 75	23 SPACES
PAD 2B: RESTAURANT PATIO: 1 PER 200	02 SPACES
PAD 2B: RETAIL SHELL : 1 PER 275	17 SPACES
PAD 3A: RESTAURANT W-DT: 1 PER 100	32 SPACES REQ: 106 SPACES
PAD 3A: RESTAURANT PATIO: 1 PER 200	01 SPACES PROV: 114 SPACES
PAD 3B: RESTAURANT W-DT : 1 PER 100	18 SPACES
PAD 3B: RESTAURANT PATIO: 1 PER 200	01 SPACES
PAD 3B: MEDICAL OFFICE: 1 PER 200	28 SPACES
PAD 3B: RETAIL - SHELL : - 1 PER 275	05 SPACES
PAD 3C: RETAIL - SHELL - TIRE STORE - 1 PER 375	21 SPACES
PAD 4: RESTAURANT W-DT: 1 PER 100	24 SPACES REQ: 28 SPACES
PAD 4: RESTAURANT PATIO: 1 PER 200	04 SPACES PROV: 32 SPACES
PAD 5: RESTAURANT W-DT : 1 PER 100	13 SPACES
PAD 5: RESTAURANT : 1 PER 75	22 SPACES REQ: 65 SPACES
PAD 5: RESTAURANT PATIO: 1 PER 200	02 SPACES PROV: 67 SPACES
PAD 5: MEDICAL OFFICE : - 1 PER 200	28 SPACES
PAD 6: RESTAURANT : 1 PER 75	72 SPACES REQ: 136 SPACES
PAD 6: RESTAURANT PATIO: 1 PER 200	08 SPACES PROV: 135 SPACES
PAD 6: RETAIL - SHELL : - 1 PER 275	15 SPACES
PAD 6: FITNESS - 1 PER 100	41 SPACES
HOTEL - 107 ROOMS TOTAL - 1 PER ROOM	107 SPACES PROV: 118 SPACES
MEDICAL OFFICE - 1 PER 200	162 SPACES PROV: 170 SPACES

TOTAL PARKING REQUIRED:	766 SPACES
TOTAL PARKING PROVIDED:	807 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED:	32 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED:	36 SPACES
TOTAL PARKING BICYCLE REQUIRED:	80 SPACES
TOTAL PARKING BICYCLE PROVIDED:	98 SPACES

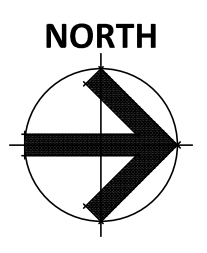
ENLARGED SITE PLAN - SOUTH PART (FOR REFERENCE ONLY)

SCALE: 1" = 40'-0"

NOT A PART

NOT A PART

± 1,240'



ELLIOT RETAIL

NEC OF ELLIOT ROAD AND ELLSWORTH ROAD

MESA ARIZONA 85212

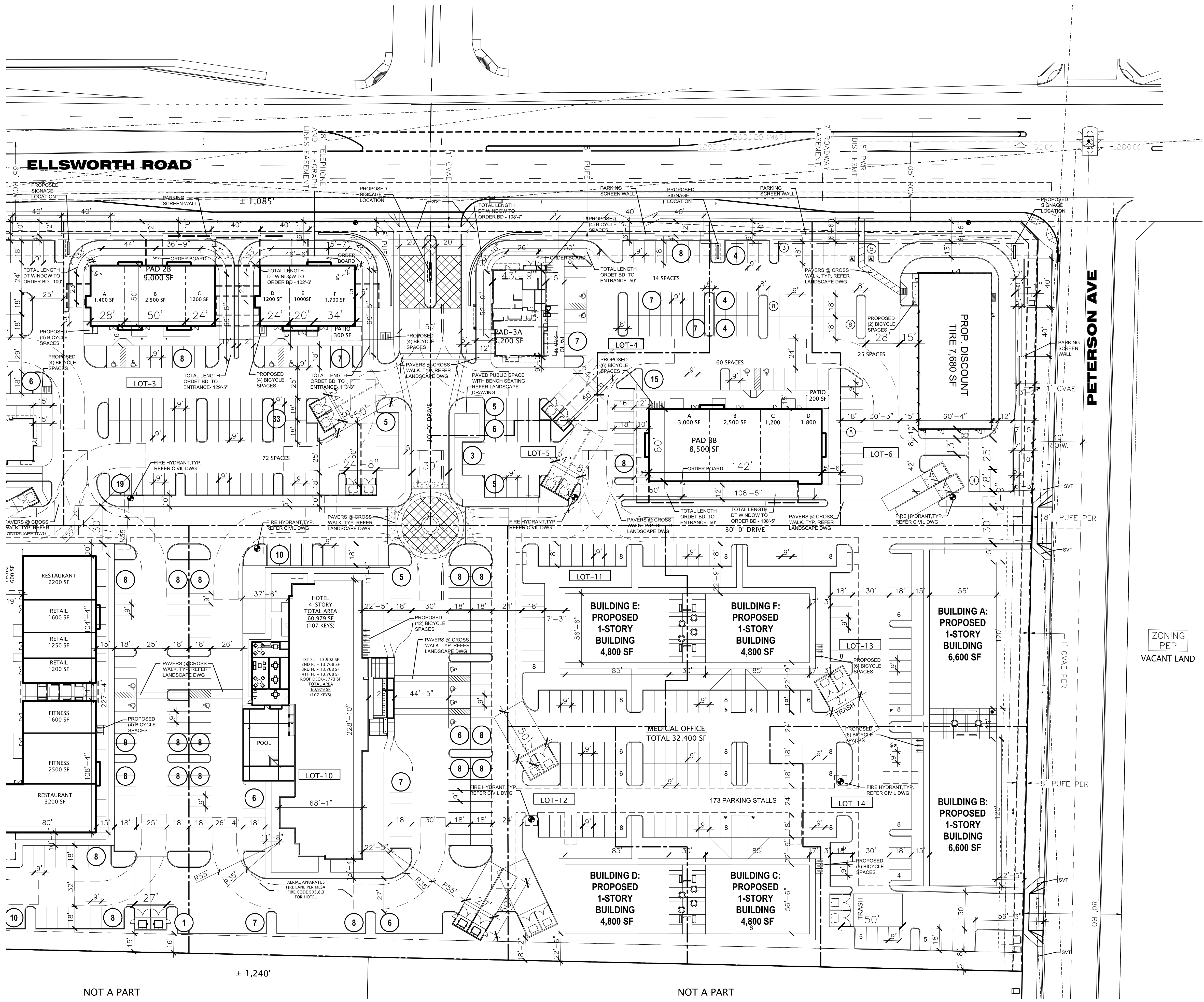
DATE: 01-31-2023 (PRELIMINARY)

SP-1.1
SOUTH

RKAA# 20115.00

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 MAX. ALLOWABLE LOT COVERAGE: 80%

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 OFFICE / MEDICAL OFFICE / HOTEL

BUILDING AREA:	TOTAL AREA:
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PAD 1A: RESTAURANT	2,250 S.F.
PAD 1A: RESTAURANT PATIO	1,600 S.F.
PAD 1A: RETAIL - SHELL	3,500 S.F.
PAD 2A: RESTAURANT W-DT	2,180 S.F.
PAD 2B: RESTAURANT W-DT	2,600 S.F.
PAD 2B: RESTAURANT	1,700 S.F.
PAD 2B: RESTAURANT PATIO	300 S.F.
PAD 2B: RETAIL - SHELL	4,700 S.F.
PAD 3A: RESTAURANT W-DT	3,200 S.F.
PAD 3A: RESTAURANT PATIO	200 S.F.
PAD 3B: RESTAURANT W-DT	1,800 S.F.
PAD 3B: RESTAURANT PATIO	200 S.F.
PAD 3B: MEDICAL OFFICE	5,500 S.F.
PAD 3B: RETAIL - SHELL	1,200 S.F.
PAD 3C: RETAIL - TIRE STORE	7,680 S.F.
PAD 4: RESTAURANT W-DT	2,400 S.F.
PAD 4: RESTAURANT PATIO	800 S.F.
PAD 5: RESTAURANT W-DT	1,250 S.F.
PAD 5: RESTAURANT	1,650 S.F.
PAD 5: RESTAURANT PATIO	400 S.F.
PAD 5: MEDICAL OFFICE	5,600 S.F.
PAD 6: RESTAURANT	5,400 S.F.
PAD 6: RESTAURANT PATIO	1,600 S.F.
PAD 6: RETAIL - SHELL	4,050 S.F.
PAD 6: FITNESS	4,100 S.F.
TOTAL PAD BUILDING AREA:	67,860 S.F.
TOTAL 4 STORY HOTEL AREA:	60,979 S.F.
TOTAL MEDICAL OFFICE AREA:	32,400 S.F.
TOTAL OVER ALL AREA:	161,239 S.F.

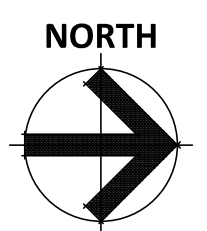
PARKING REQUIRED:	TOTAL AREA:
PAD 1A: RESTAURANT W-DT: 1 PER 100	20 SPACES REQ: 20 SPACES
PAD 1A: RESTAURANT : 1 PER 75	30 SPACES REQ: 30 SPACES
PAD 1A: RESTAURANT PATIO: 1 PER 200	08 SPACES REQ: 08 SPACES
PAD 1A: RETAIL SHELL : 1 PER 275	13 SPACES REQ: 13 SPACES
PAD 2A: RESTAURANT W-DT: 1 PER 100	22 SPACES REQ: 22 SPACES
PAD 2B: RESTAURANT W-DT: 1 PER 100	26 SPACES REQ: 26 SPACES
PAD 2B: RESTAURANT : 1 PER 75	23 SPACES REQ: 23 SPACES
PAD 2B: RESTAURANT PATIO: 1 PER 200	02 SPACES REQ: 02 SPACES
PAD 2B: RETAIL SHELL : 1 PER 275	17 SPACES REQ: 17 SPACES
PAD 3A: RESTAURANT W-DT: 1 PER 100	32 SPACES REQ: 32 SPACES
PAD 3A: RESTAURANT PATIO: 1 PER 200	01 SPACES REQ: 01 SPACES
PAD 3B: RESTAURANT W-DT : 1 PER 100	18 SPACES REQ: 18 SPACES
PAD 3B: RESTAURANT PATIO: 1 PER 200	01 SPACES REQ: 01 SPACES
PAD 3B: MEDICAL OFFICE: 1 PER 200	28 SPACES REQ: 28 SPACES
PAD 3B: RETAIL - SHELL : - 1 PER 275	05 SPACES REQ: 05 SPACES
PAD 3C: RETAIL - SHELL - TIRE STORE - 1 PER 375	21 SPACES REQ: 21 SPACES
PAD 4: RESTAURANT W-DT: 1 PER 100	24 SPACES REQ: 24 SPACES
PAD 4: RESTAURANT PATIO: 1 PER 200	04 SPACES REQ: 04 SPACES
PAD 5: RESTAURANT W-DT : 1 PER 100	13 SPACES REQ: 13 SPACES
PAD 5: RESTAURANT : 1 PER 75	22 SPACES REQ: 22 SPACES
PAD 5: RESTAURANT PATIO: 1 PER 200	02 SPACES REQ: 02 SPACES
PAD 5: MEDICAL OFFICE : - 1 PER 200	28 SPACES REQ: 28 SPACES
PAD 6: RESTAURANT : 1 PER 75	72 SPACES REQ: 72 SPACES
PAD 6: RESTAURANT PATIO: 1 PER 200	08 SPACES REQ: 08 SPACES
PAD 6: RETAIL - SHELL : - 1 PER 275	15 SPACES REQ: 15 SPACES
PAD 6: FITNESS - 1 PER 100	41 SPACES REQ: 41 SPACES
HOTEL - 107 ROOMS TOTAL - 1 PER ROOM	107 SPACES REQ: 107 SPACES
MEDICAL OFFICE - 1 PER 200	162 SPACES REQ: 162 SPACES

TOTAL PARKING REQUIRED: 766 SPACES
 TOTAL PARKING PROVIDED: 807 SPACES

TOTAL ACCESSIBLE PARKING REQUIRED: 32 SPACES
 TOTAL ACCESSIBLE PARKING PROVIDED: 36 SPACES

TOTAL PARKING BICYCLE REQUIRED: 80 SPACES
 TOTAL PARKING BICYCLE PROVIDED: 98 SPACES

ENLARGED SITE PLAN - NORTH PART (FOR REFERENCE ONLY)
 SCALE: 1" = 40'-0"

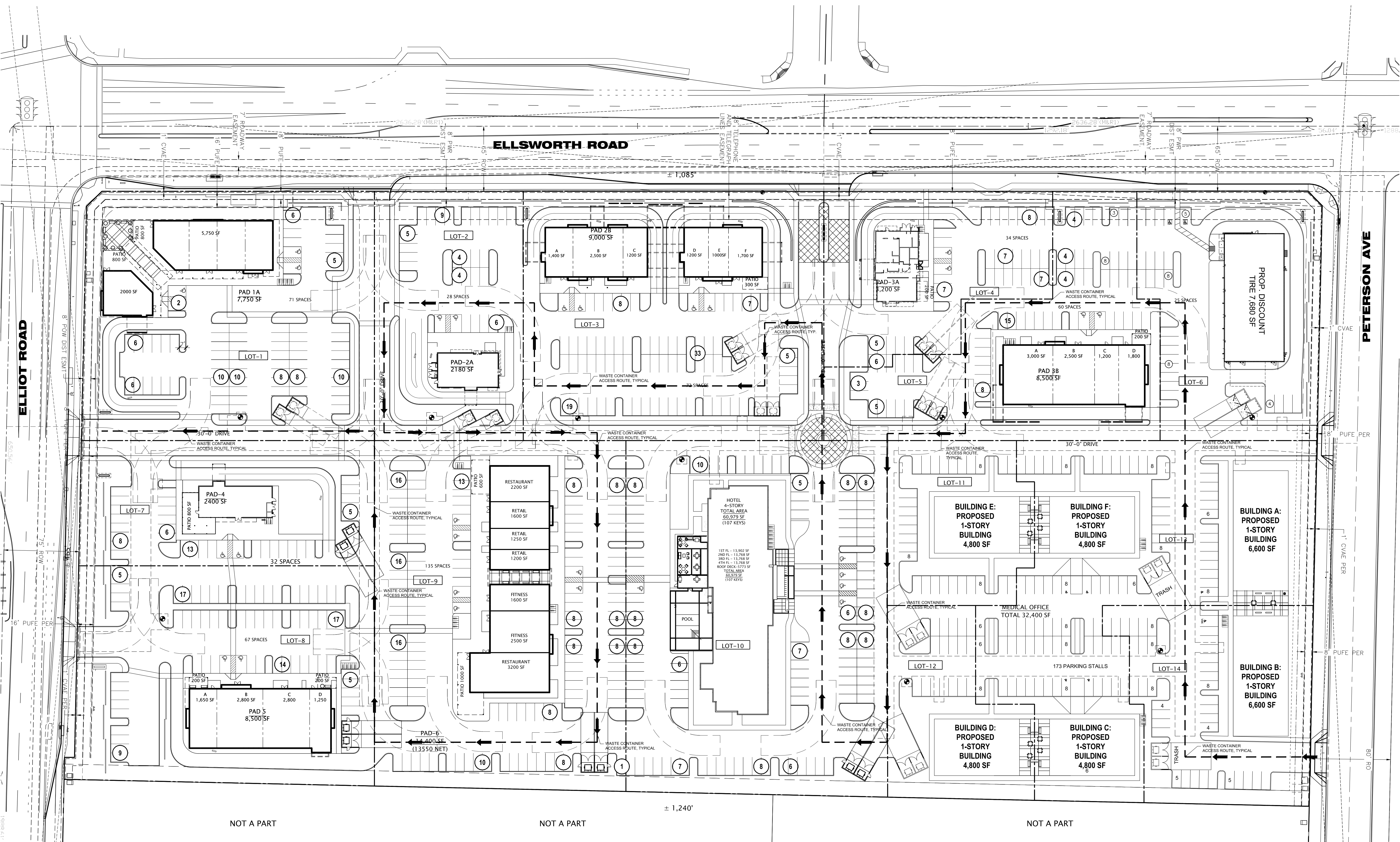


ELLIOT RETAIL
 NEC OF ELLIOT ROAD AND ELLSWORTH ROAD
 MESA ARIZONA 85212
 DATE: 01-31-2023 (PRELIMINARY)

SP-1.2
 NORTH
 RKAA# 20115.00

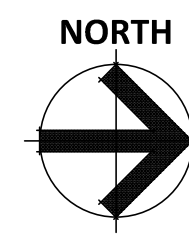
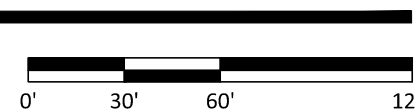


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ENLARGED SITE PLAN - WASTE PICKUP ROUTE

SCALE: 1" = 60'-0"



ELLIOT RETAIL

NEC OF ELLIOT ROAD AND ELLSWORTH ROAD

MESA ARIZONA 85212

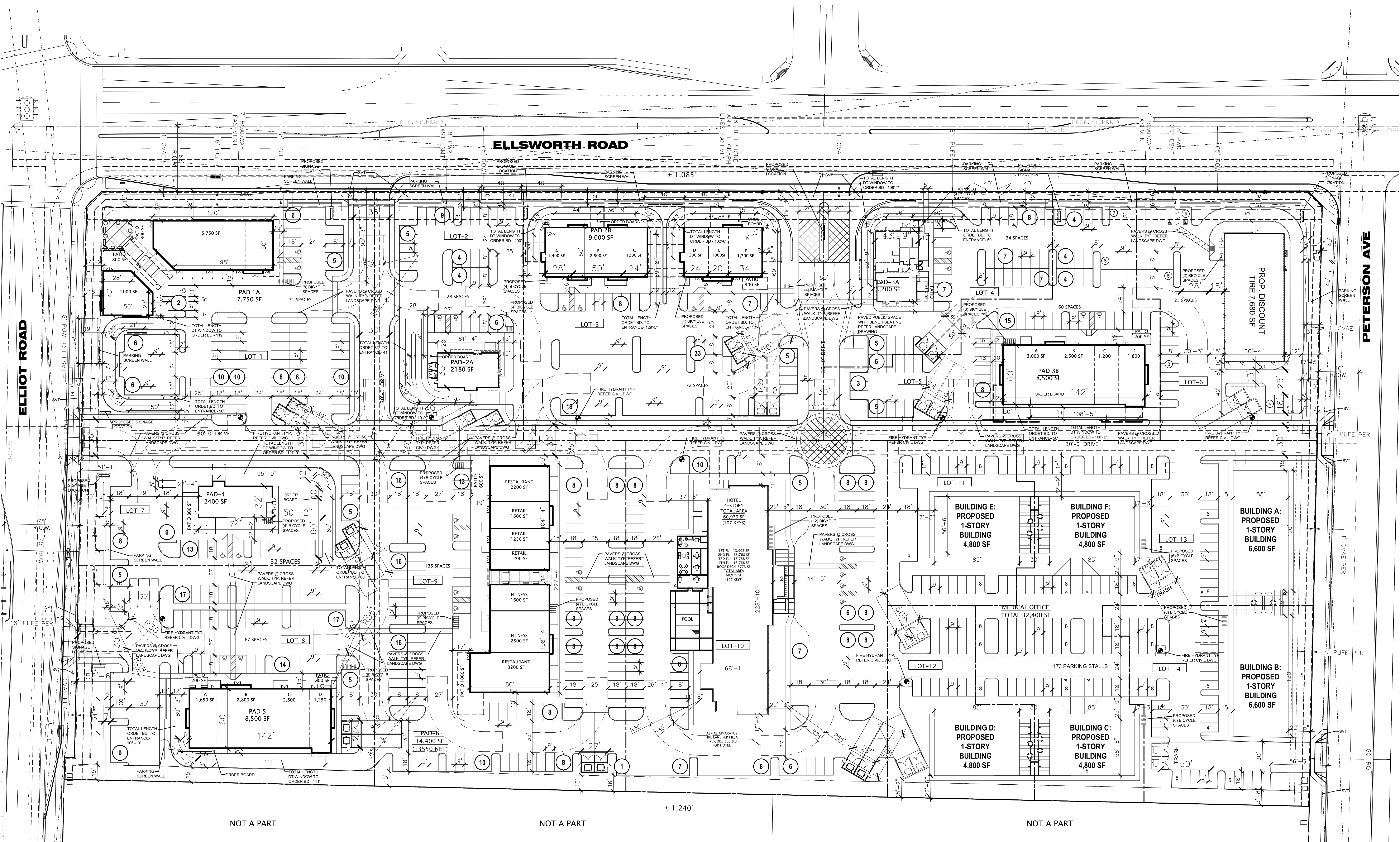
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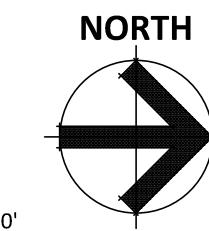
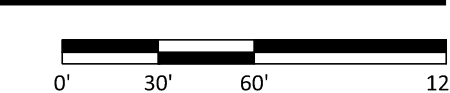
**SP-2.1
CLEAR**

RKAA# 20115.00





ENLARGED SITE PLAN
SCALE: 1" = 60'-0"

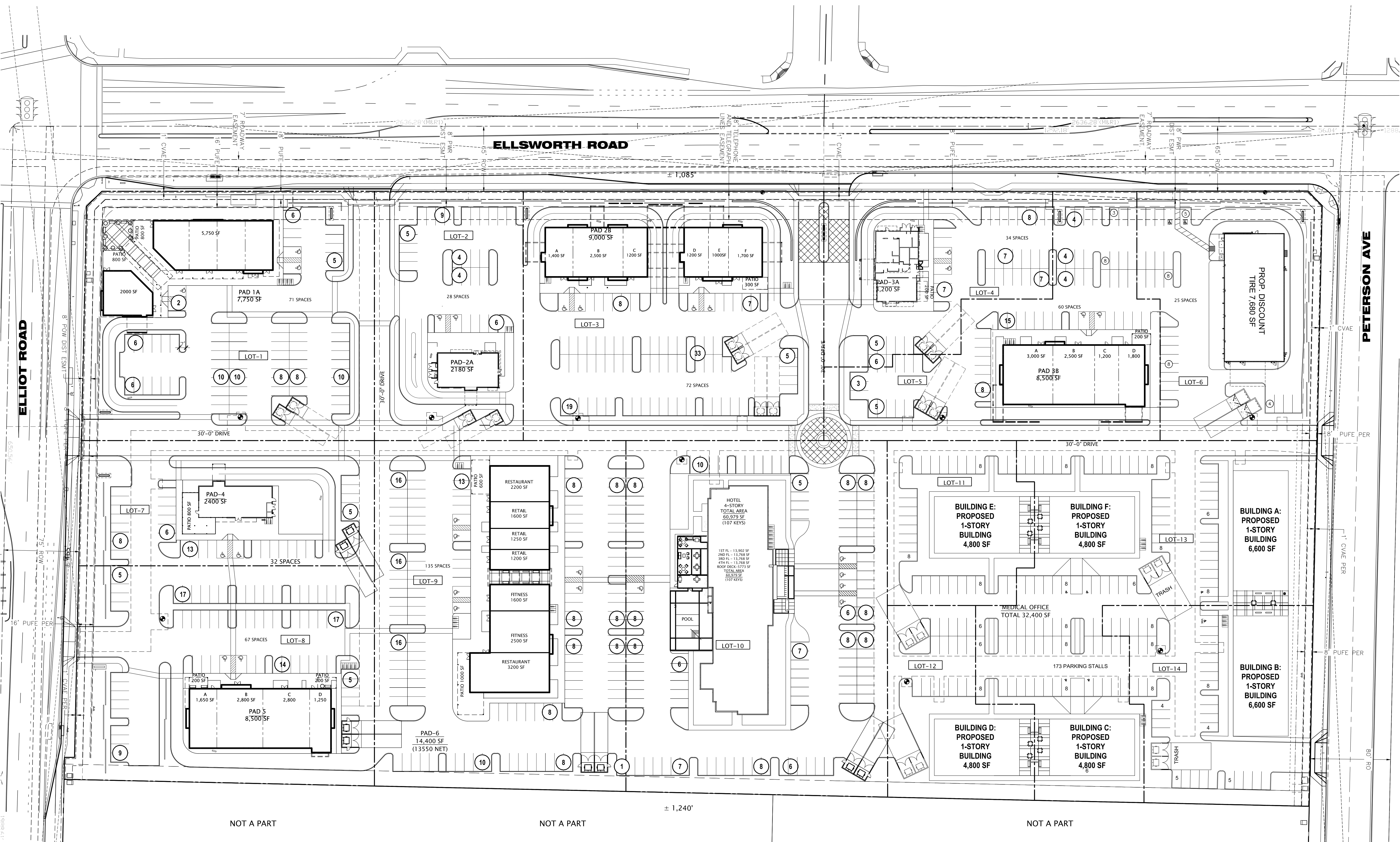


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SP-2
RKAA# 20115.00

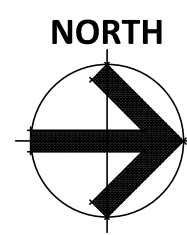
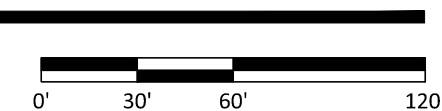
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ENLARGED SITE PLAN - FOR REFERENCE ONLY

SCALE: 1" = 60'-0"



ELLIOT RETAIL

NEC OF ELLIOT ROAD AND ELLSWORTH ROAD

MESA ARIZONA 85212

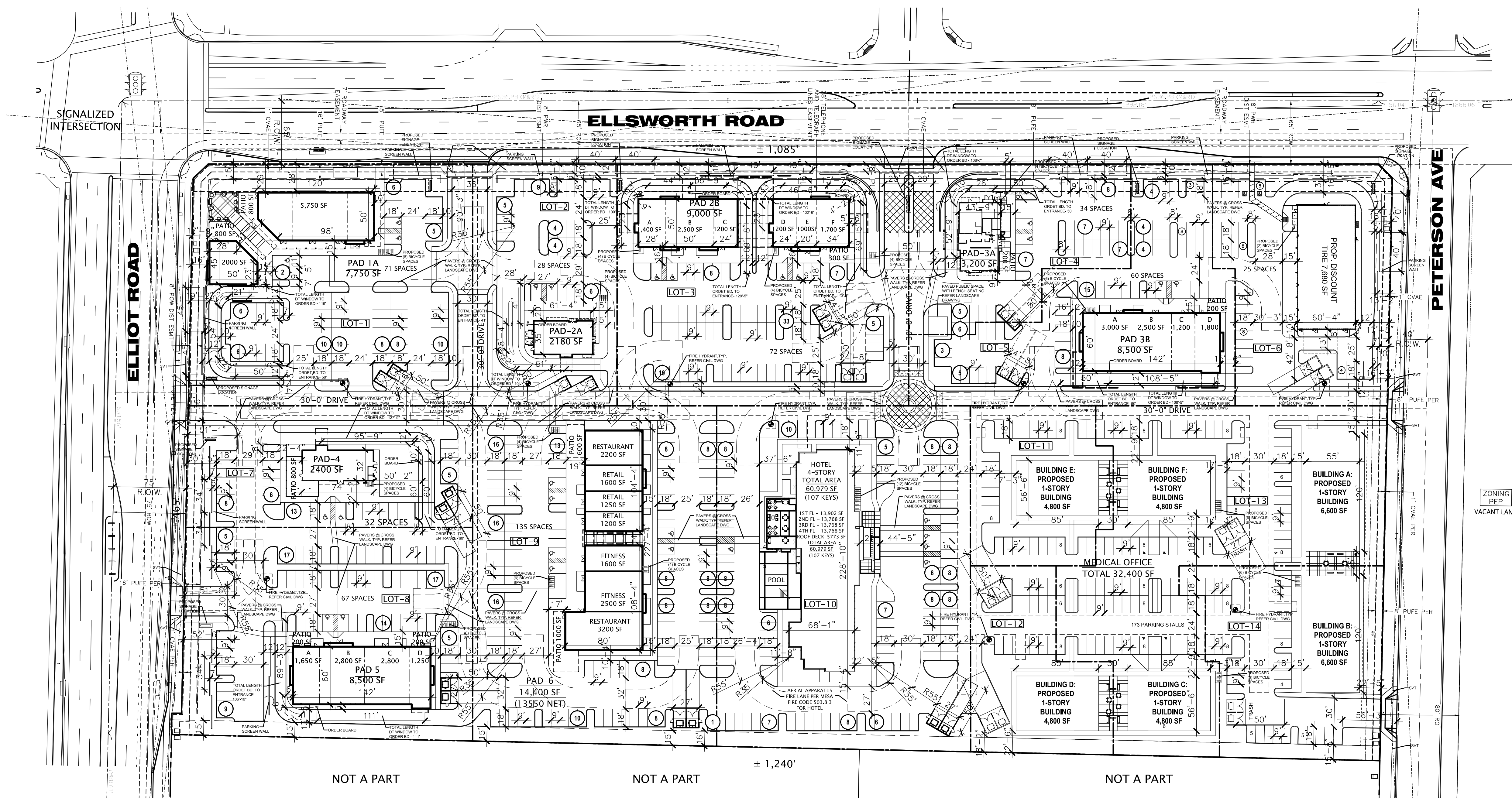
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**SP-3.0
CLEAR**

RKAA# 20115.00

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 (HEIGHT MORE THAN 30') VARIANCE/APPROVAL REQUIRED
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 MAX. ALLOWABLE LOT COVERAGE: 80%

PROPOSED USE: RETAIL / RESTAURANTS / TIRE STORE
 OFFICE / MEDICAL OFFICE / HOTEL

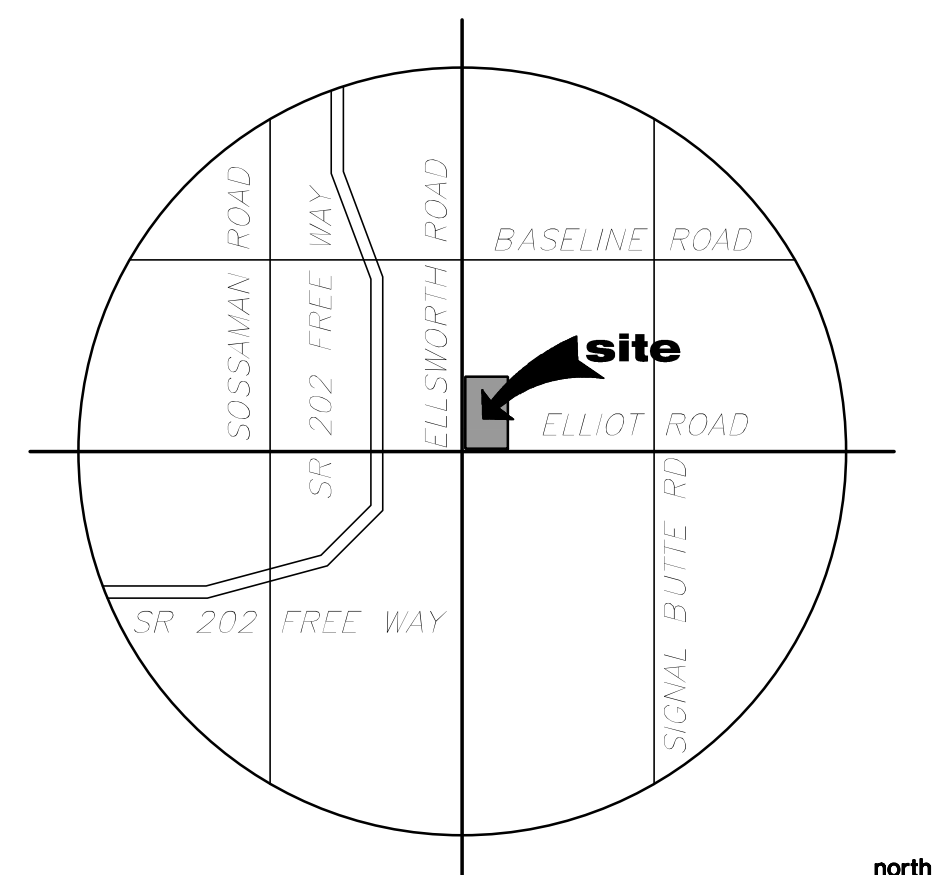
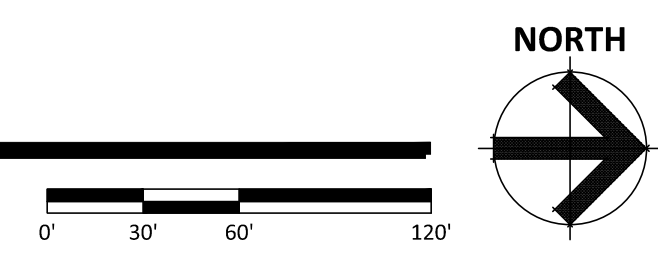
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PAD 3B: RESTAURANT PATIO	200 S.F.
PAD 3B: MEDICAL OFFICE	5,500 S.F.
PAD 3B: RETAIL - SHELL	1,200 S.F.
PAD 3C: RETAIL - TIRE STORE	7,680 S.F.
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PAD 5: RESTAURANT	1,650 S.F.
PAD 5: RESTAURANT PATIO	400 S.F.
PAD 5: MEDICAL OFFICE	5,600 S.F.
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TOTAL 4 STORY HOTEL AREA:	60,979 S.F.
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TOTAL PARKING PROVIDED:	812 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED:	32 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED:	36 SPACES
TOTAL PARKING BICYCLE REQUIRED:	80 SPACES
TOTAL PARKING BICYCLE PROVIDED:	98 SPACES

SITE PLAN

SCALE: 1" = 60'-0"



LOT COVERAGE CALCULATIONS

LOT NO	NET LOT AREA	TOTAL FOOTPRINT	LOT COVERAGE
LOT 1:	71,964 S.F.	9,350 S.F.	12.99%
LOT 2:	36,944 S.F.	2,180 S.F.	5.90%
LOT 3:	74,637 S.F.	9,300 S.F.	12.46%
LOT 4:	32,995 S.F.	3,400 S.F.	10.30%
LOT 5:	48,007 S.F.	8,700 S.F.	18.12%
LOT 6:	42,044 S.F.	7,680 S.F.	18.26%
LOT 7:	36,725 S.F.	3,200 S.F.	8.71%
LOT 8:	64,610 S.F.	8,900 S.F.	13.77%
LOT 9:	87,197 S.F.	15,160 S.F.	17.38%
LOT 10:	92,128 S.F.	13,902 S.F.	15.08%
LOT 11:	22,771 S.F.	4,800 S.F.	21.08%
LOT 12:	22,501 S.F.	4,800 S.F.	21.33%
LOT 13:	72,428 S.F.	16,200 S.F.	22.36%
LOT 14:	35,434 S.F.	6,600 S.F.	18.62%
TOTAL	740,385 S.F.	114,162 S.F.	15.41%

LANDSCAPE DATA

GROSS SITE AREA:	20.58 ACRES (896,657 S.F.)
NET SITE AREA:	17.00 ACRES (740,742 S.F.)
LANDSCAPE AREA:	164,240 S.F.
LANDSCAPE COVERAGE:	22%

PUBLIC OPEN SPACE DATA

5 S.F. PER 1000 S.F. BUILDING FLOOR AREA	161,239 S.F.
TOTAL BUILDING FLOOR AREA:	806 S.F.
OPEN SPACE REQUIRED:	7,353 S.F.
OPEN SPACE PROVIDED:	

ELLIOT RETAIL

NEC OF ELLIOT ROAD AND ELLSWORTH ROAD
 MESA ARIZONA 85212
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SP-1

RKAA# 20115.00



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