



Project:
Extra Space Storage Building
4550 East Southern Avenue - Bldg. 'E'
Mesa, Arizona 85206

Case Numbers:
PR523-01011 / ZON23-00944

Description:
A new single-story freestanding mini storage building, to replace a portion of existing RV storage.
-Land division to create two parcels.
-Rezoned existing LC to LC/PAD (parcel 1).
-CUP for mini storage use
-Parcel 2 to remain RS-6.

Owner:
Bebes Nirvana LP
1751 W Citracado Pkwy Club House
Escondido CA 92024

Architect:
Tim R. Nielsen
4447 E. Broadway Rd. Suite 109
Mesa, AZ 85206

Site Zoning:
LC/RS-6/PAD

A.P.N.:
140-51-721

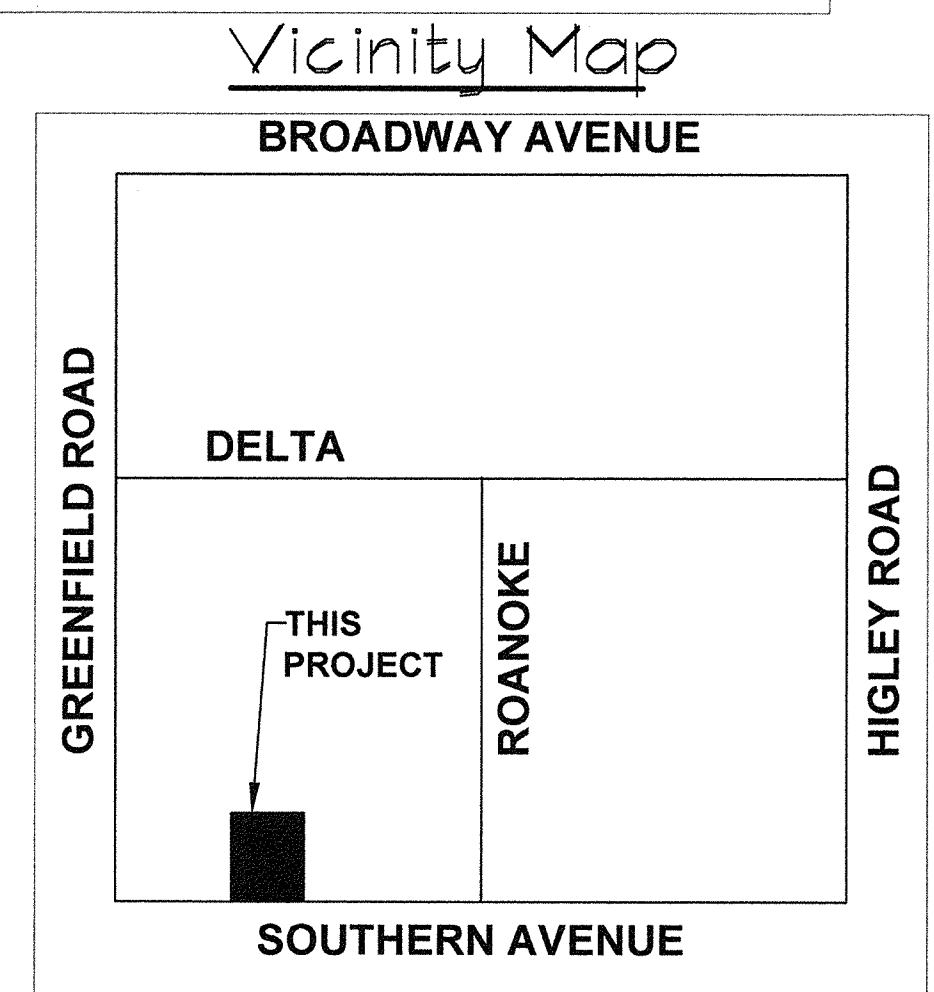
Site Area:
Existing Parcel: 311,416 S.F. (7.148 Acres)
Proposed Parcel '1': 231,146 S.F. (5.306 Acres)
Proposed Parcel '2': 80,270 S.F. (1.843 Acres)

Building Areas:
Existing Manager's Office: 2,221 S.F.
Existing/ New Storage Bldgs
Bldg 'A': 19,980 S.F.
Bldg 'B': 25,200 S.F.
Bldg 'C': 25,200 S.F.
Bldg 'D': 25,200 S.F.
Proposed Bldg 'E': 25,200 S.F.
Total Storage (A-E): 120,780 S.F.
Total Bldgs: 123,001 S.F.

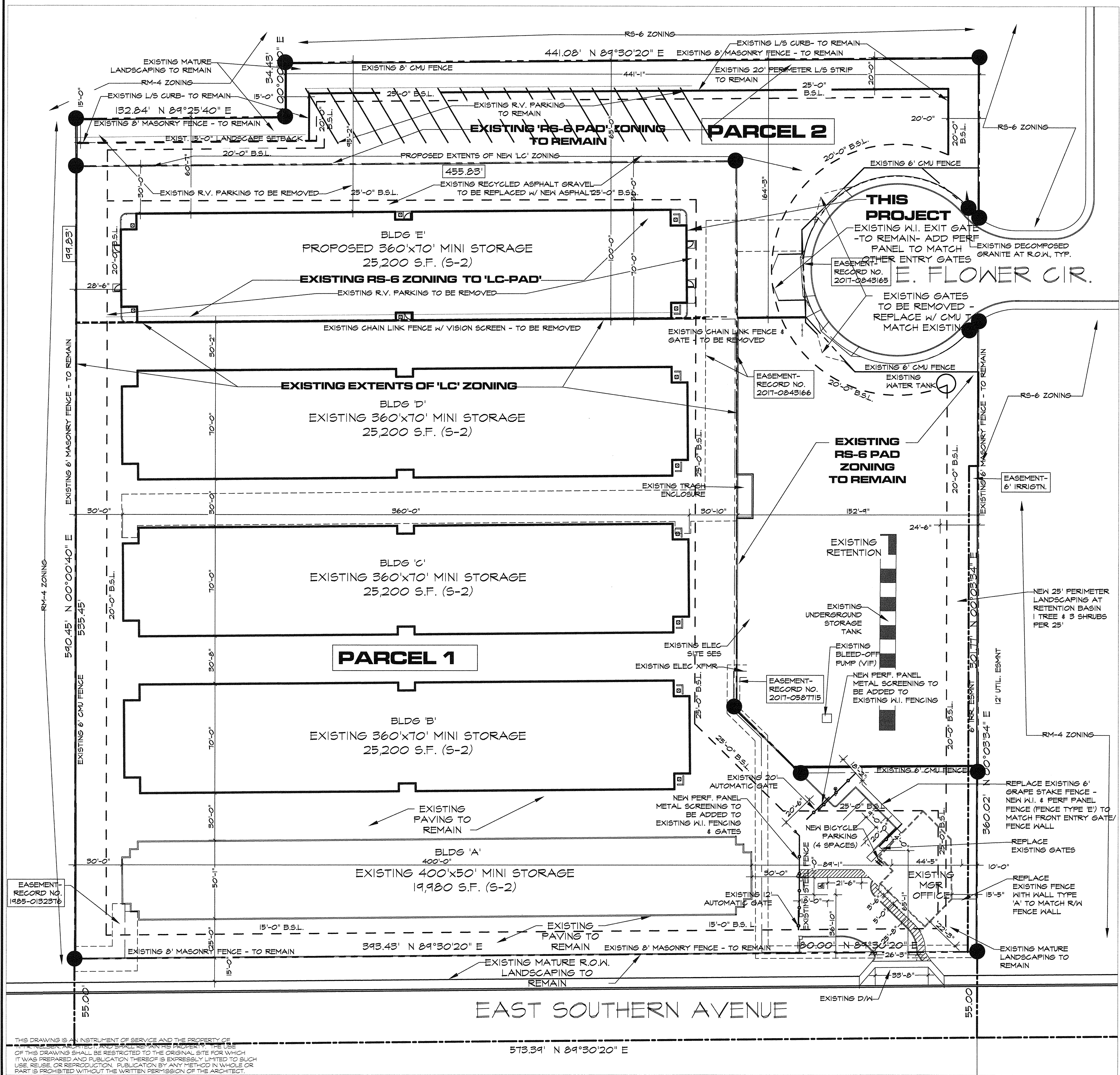
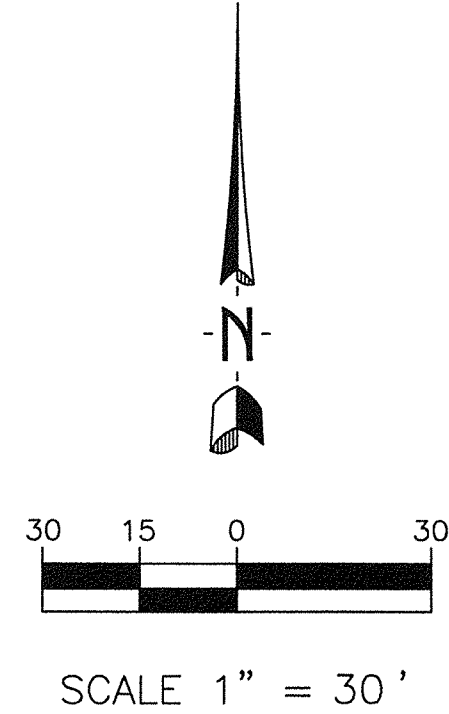
Lot Coverage:
Proposed Parcel '1'
Total Bldgs. Area: 123,001 S.F.
Paving Area: 86,075 S.F.
Lot Coverage: 209,076/231,146 = 90.4%
Landscape Areas: 22,070 S.F.
Proposed Parcel '2'
Paving Area: 67,013 S.F.
Lot Coverage: 67,013/80,270 = 83.5%
Landscape Areas: 13,257 S.F.

Setbacks:
Front: 15'
Sides: 20' (Adj. to RM)
Sides: 25' (Adj. to RS)
Rear: 25' (Adj. to RS)

Parking:
Vehicle Parking Required:
4 spaces plus 2 for manager's quarters
Vehicle Parking Provided: 5 spaces
Bicycle Parking Required:
1 space per 10 vehicle spaces (3 min.)
Bicycle Parking Provided: 4 spaces



SITE PLAN



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573.39' N 89°30'20" E