

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 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 (no change)  
FRONT SETBACK: 20 FEET  
REAR SETBACK: 0 FEET  
SIDE SETBACK: (EAST - 15 FEET, WEST 15 FEET)  
LOT COVERAGE: 39.56%

BUILDING HEIGHT: 30 FEET (MAX)  
USE: MINI STORAGE  
TYPE OF CONSTRUCTION: METAL  
BUILDING AREA: ±25,464 SF (including SES/Utility & bathrooms (2))  
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

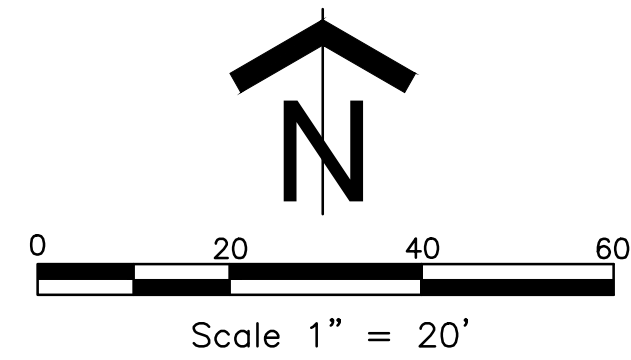
Project:

RV STORAGE SITE PLAN  
BROWN & ELLSWORTH  
MESA, ARIZONA

REVISIONS:

VINEYARD  
GROUP

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



PROJECT NO.  
2017-08

SHEET NO.  
1 of 1

EXP. DATE: 06/30/2019