

LEGAL DESCRIPTION:

PARCEL NO. 1 (APN 304-34-016Z):

A PORTION OF PARCEL A, OF THE LAND SPLIT MAP RECORDED IN BOOK 696, PAGE 8, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED L.S. #36563;

THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1062.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 229.63 FEET, TO A POINT ON THE EXISTING 30 FOOT EAST RIGHT-OF-WAY LINE OF 222ND STREET, AS RECORDED DOCUMENT NO. 03-1096365, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00° 56' 23" WEST, ALONG THE EXISTING 30 FOOT EAST RIGHT OF WAY LINE OF 222ND STREET, A DISTANCE OF 560.08 FEET; THENCE EAST, A DISTANCE OF 231.28 FEET;

THENCE SOUTH 00° 46' 17" EAST, A DISTANCE OF 560.05 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2 (APN 304-34-931):

A PORTION OF PARCEL A, OF THE LAND SPLIT MAP RECORDED IN BOOK 696, PAGE 8, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED L.S. #36563;

THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 862.00 FEET, TO THE POINT OF BEGINNING;

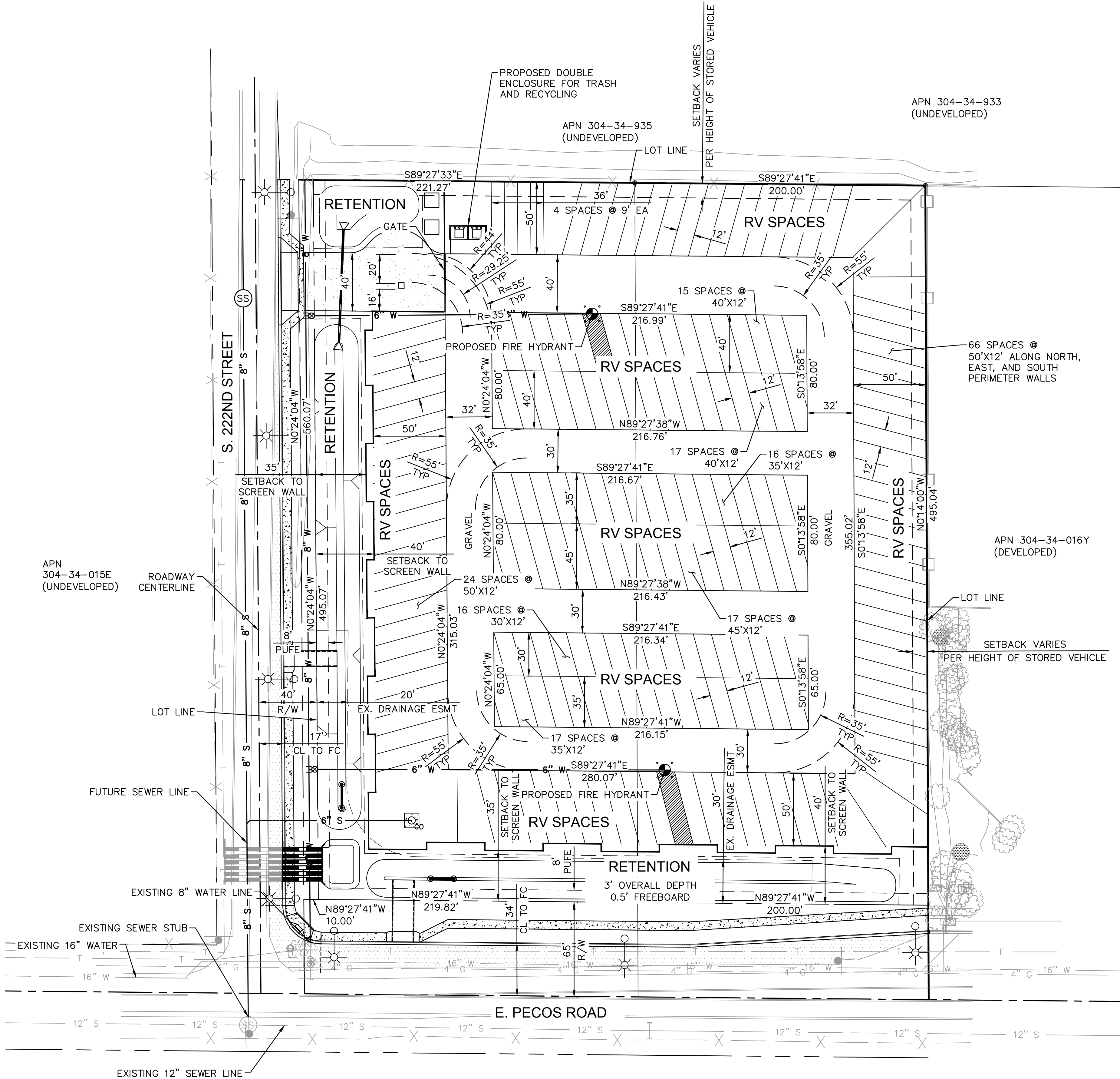
THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 200.00 FEET; THENCE NORTH 00° 46' 17" WEST, A DISTANCE OF 560.05 FEET;

THENCE EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00° 46' 17" EAST, A DISTANCE OF 560.05 FEET TO THE POINT OF BEGINNING.

LEGEND

- SAWCUT LINE
- PROPERTY LINE
- EASEMENT/BUILDING SETBACK LINE
- SECTION LINE
- RIGHT OF WAY
- OHE --- EXISTING OVERHEAD ELECTRIC
- X --- X --- EXISTING FENCE
- W --- EXISTING WATER LINE
- S --- EXISTING SEWER LINE
- UGE --- EXISTING UNDERGROUND ELECTRIC
- EXISTING STORM DRAIN
- T --- EXISTING TELEPHONE SERVICE
- G --- EXISTING GAS LINE
- PROPERTY CORNER
- W EXISTING WATER METER
- SS EXISTING SEWER MANHOLE
- SD EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- ⊗ EXISTING WATER VALVE
- EXISTING PEDESTAL
- EXISTING POWER POLE
- EXISTING SIGN
- ☼ EXISTING OVERHEAD LIGHT



OWNER/DEVELOPER:

MAD AIM INVESTMENTS, LLC
ATTN: ALISON AVALOS
PO BOX 13006
CHANDLER, AZ 85248
PHONE: 480-510-1494
ALIAVALOS@GMAIL.COM

CONTRACTOR:

FLEMING COMPLETE
ATTN: ROBERT HAGGARD
1736 S. NEVADA WAY
MESA, ARIZONA 85204
PHONE: 480-237-0765
RHAGGARD@FLEMINGWEST.COM

ENGINEER:

RITOCH-POWELL & ASSOCIATES
ATTN: JOHN BISHOP, PM
63 E. MAIN ST., STE 502
MESA, AZ 85201
PHONE: 480-539-7497
JBISHOP@RPAENG.COM

PROJECT DESCRIPTION:

DESIGN BUILD PROJECT TO CONSTRUCT
AN RV & BOAT STORAGE FACILITY.

SITE INFORMATION AND PROJECT DATA:

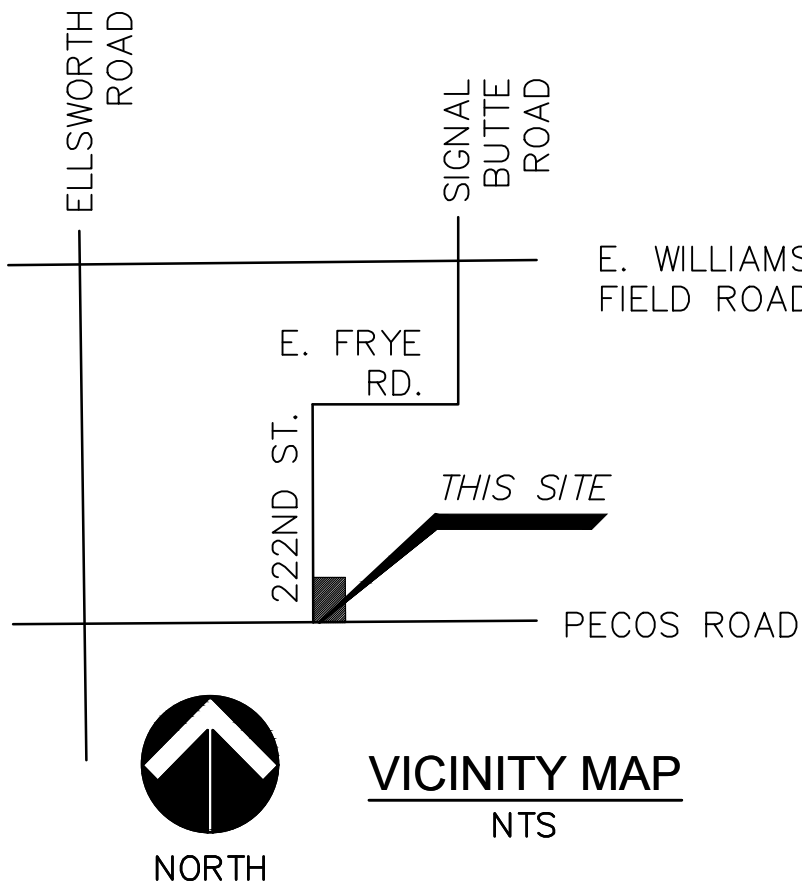
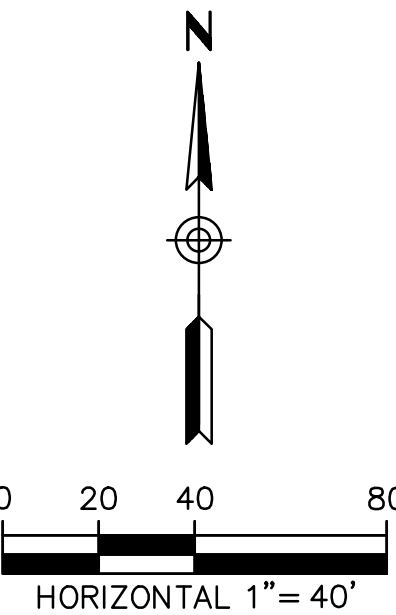
ADDRESS: 10630 E. PECOS ROAD, MESA, AZ 85212

ASSESSOR'S NUMBER(S): APN# 304-34-016Z (2.963 ACRES)
APN#304-34-931 (2.571 ACRES)

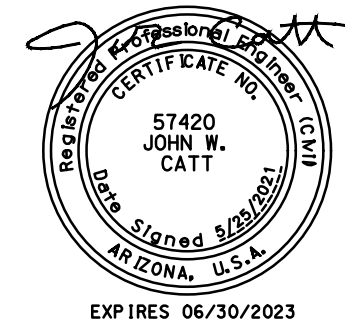
GROSS AREA: 257,849.26 SF (5.919 ACRES)
NET AREA: 213,120.47 SF (4.893 ACRES)
LOT COVERAGE: 174,853.62 SF (82%)
ZONING: LI (LIGHT INDUSTRIAL)
MINIMUM LOT DEPTH: 100 FEET
MINIMUM LOT WIDTH: 100 FEET
MAXIMUM LOT COVERAGE: 90%
MAXIMUM HEIGHT: 40 FEET

FRONT AND STREET FACING SETBACK:
ARTERIAL: 15 FEET
COMMERCIAL/INDUSTRIAL/ LOCAL: 20 FEET
INTERIOR SIDE AND REAR: 0 (NONE)

NOTE: A SETBACK WILL BE PROVIDED FOR
VEHICLES STORED ON THIS SITE AT A RATIO
OF 1:1 FROM ALL LOT LINES FOR STORED
VEHICLES WITH A HEIGHT GREATER THAN
THE 8 FOOT SCREEN WALL.
NOTE: THERE ARE NO BUILDINGS PLANNED
FOR THIS SITE
NOTE: SCALE FACTOR EXAGGERATED FOR
CLARITY ON APPURTENANCES IDENTIFIED
ON THIS PLAN.



RITOCH-POWELL
& Associates
602-263-1177
www.ritchpowell.com



EASTMARK RV & BOAT STORAGE

SITE PLAN

MESA, ARIZONA

MARICOPA COUNTY

JOB NO.:	220038	DWG.	SP01
DESIGN BY:	JB	SHEET	1
DRAWN BY:	JB	OF	1
CHECKED:	JC		
DATE:	5/25/2021		

