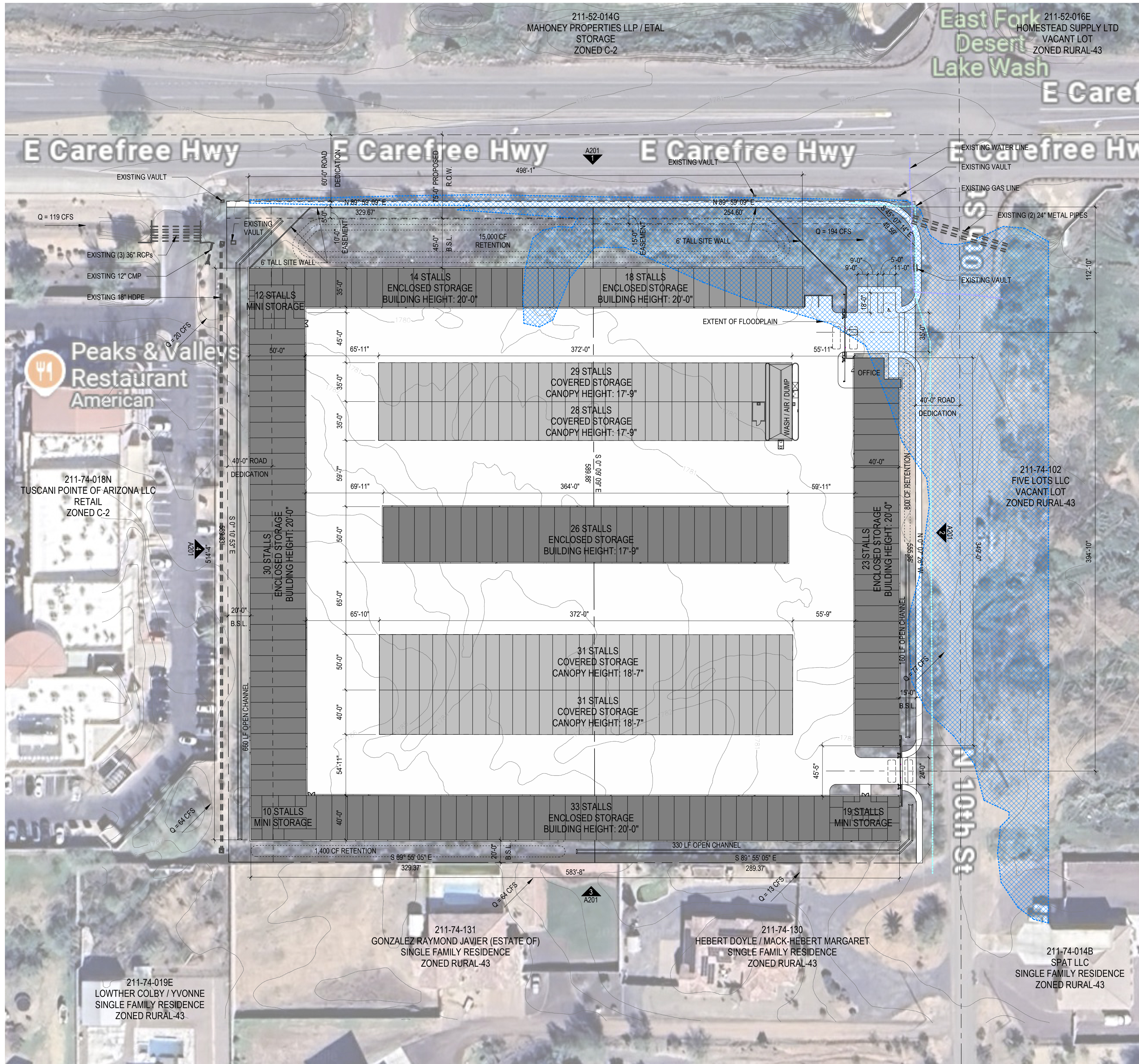
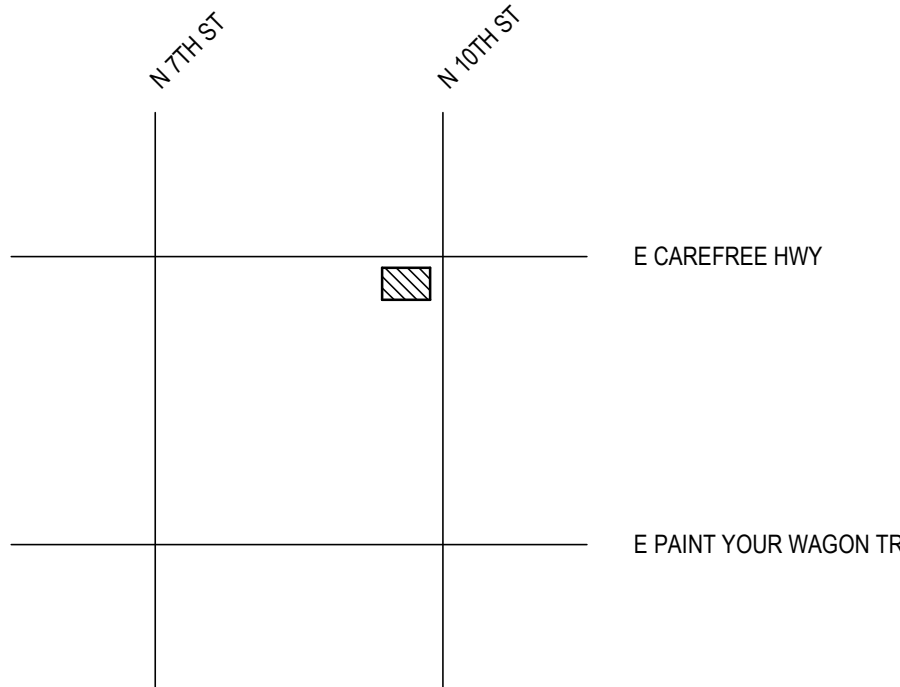




VICINITY MAP



PROJECT INFORMATION

CASE / TRACKING NUMBERS:	PRE-APPLICATION - PA240050
SITE INFORMATION:	
APN:	211-74-012B, 211-74-016
ZONING:	-
LOT SIZE:	8.45 ACRES (368,299 SF) GROSS 8.23 ACRES (358,629 SF) NET
EXISTING ZONING AND LAND USE:	RURAL-43 / VACANT LAND
PROPOSED ZONING AND LAND USE:	C-3 / RV AND SELF STORAGE FACILITY
SCHOOL DISTRICTS:	DEER VALLEY UNIFIED SCHOOL DISTRICT DEER VALLEY UNIFIED #97
ZONE CHANGE REQUEST:	ZONE CHANGE FROM RURAL-43 TO C-3 WITH A CUPD ZONING OVERLAY
BUILDING INFORMATION:	
BUILDING AREAS	
• ENCLOSED STORAGE	94,680 SF
• COVERED STORAGE	59,520 SF
BUILDING HEIGHTS	
• ENCLOSED STORAGE	20' - 0"
• COVERED STORAGE	18' - 7"
LOT COVERAGE	94,680 SF / 358,629 SF = 26%
CONSTRUCTION TYPE	IIIB
OCCUPANCY CLASIFICATION	B AND S-1
SETBACKS	
• FRONT	45'-0"
• SIDE STREET	15'-0"
• SIDE	20'-0"
• REAR	20'-0"
REQUIRED PARKING:	
REQUIRED PARKING	
• OFFICE: 1 PER 250 SF	4 PARKING SPACES
• WAREHOUSE: 1 PER 900 SF	105 PARKING SPACES
• TOTAL REQUIRED PARKING SPACES	109 PARKING SPACES
PROVIDED PARKING:	
• STANDARD PARKING SPACES	2 PARKING SPACES
• ADA PARKING SPACES	1 PARKING SPACES
• TOTAL PROVIDED PARKING SPACES	3 PARKING SPACES
RV PARKING SPACES:	
• ENCLOSED STORAGE	144 PARKING SPACES
• 35' DEEP	32 PARKING SPACES
• 40' DEEP	56 PARKING SPACES
• 50' DEEP	56 PARKING SPACES
• COVERED STORAGE (CANOPY)	119 PARKING SPACES
• 35' DEEP	57 PARKING SPACES
• 40' DEEP	31 PARKING SPACES
• 50' DEEP	31 PARKING SPACES
• UNCOVERED STORAGE	0 PARKING SPACES
TOTAL PROVIDED RV PARKING SPACES	263 PARKING SPACES
GRAND TOTAL OF PROVIDED PARKING SPACES	266 PARKING SPACES
SELF STORAGE UNITS:	41 UNITS

