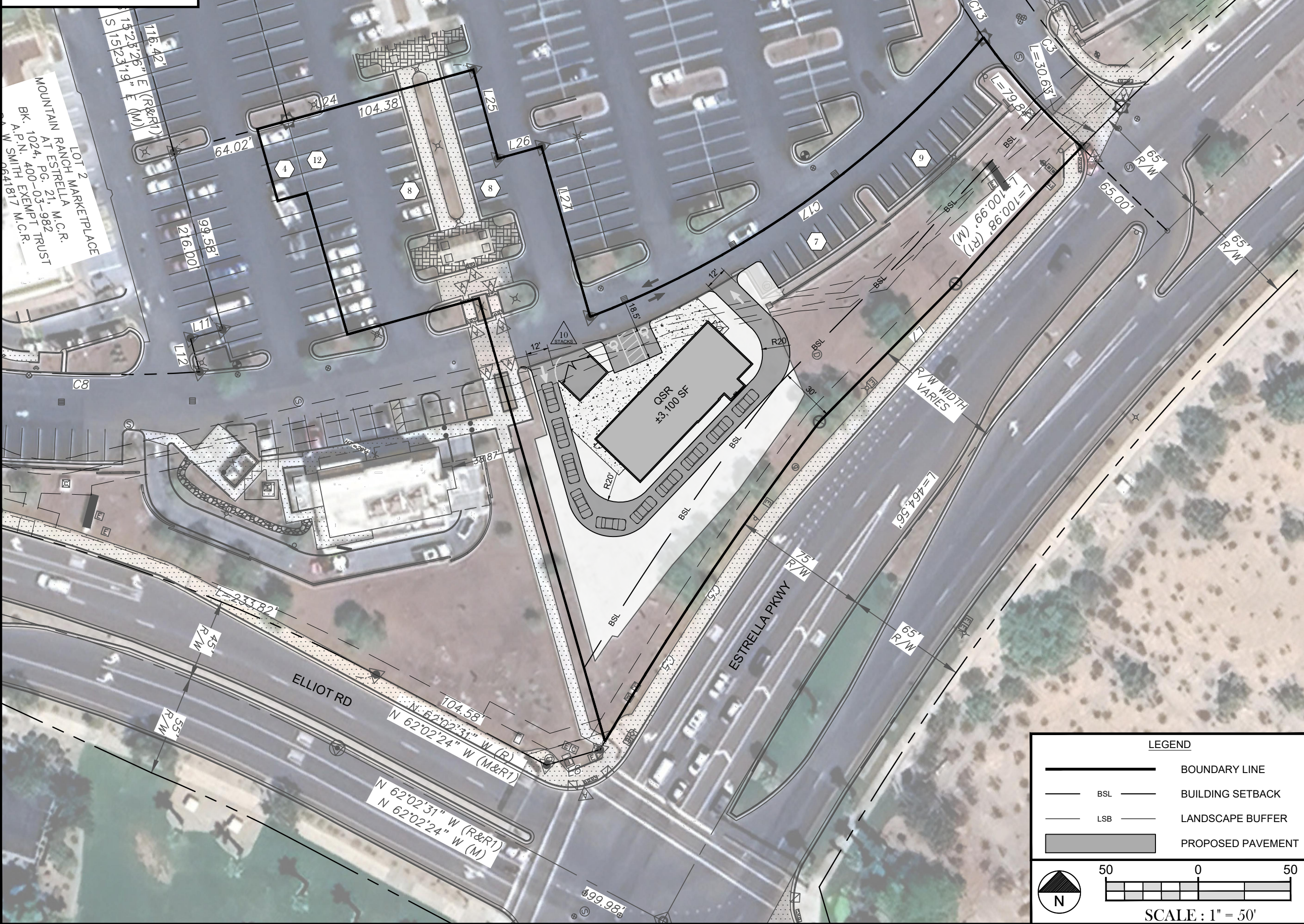


PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED DWG FILE.



LOT 2 MARKETPLACE
MOUNTAIN RANCH AT ESTRELLA M.C.R.
Pg. 21, 982 TRUST
BK. 1024, 400-03-982
A.P.N. 400-03-982
W. SMITH EXEMPT M.C.R.
A.W. 0641817

QUICK CONCEPTS GROUP



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PROJECT NAME:
COMMERCIAL DEVELOPMENT
IN GOODYEAR, AZ

ADDRESS:
ADJ. TO 17626 W ELLIOT RD
GOODYEAR, AZ 85338

JURISDICTION:
CITY OF GOODYEAR

PARCEL ID #:
400-06-061K, 400-06-061M

PARCEL AREA:
±1.31 AC *

ZONE: PAD
PLANNED AREA DEVELOPMENT

EXISTING USE:
VACANT

PROPOSED USE:
RESTAURANT WITH OR
WITHOUT DRIVE-THROUGH
(USE TO BE DETERMINED BY PAD)

PARKING CALCULATION:
1 PER 50 SF INDOOR DINING
+ 1 PER 150 SF KITCHEN AND
EMPLOYEE AREAS + 1 PER 150 SF
OUTDOOR SERVICE AREA
37 + 9 = 46 REQUIRED STALLS

PROVIDED PARKING:
2 PROPOSED ADA STALLS
48 EXISTING STALLS
50 TOTAL STALLS

DRIVE AISLE:
24' TWO-WAY (MIN.)

SETBACKS
FRONT: TBD BY PAD
SIDE: TBD BY PAD
REAR: TBD BY PAD
BUFFERS: TBD BY PAD

FLOOD ZONE: X(0.2%)
FEMA MAP: 04013C2625N
DATED: 02/08/2024

SITE SPECIFIC NOTES:
* BOUNDARY SHOWN IS BASED ON
PROVIDED DWG, WHICH DIFFERS FROM
THAT SHOWN ON PROVIDED BROCHURE.

DRAWING DATA
DATE: 2/11/2026
PROJECT NO.: 26.1035 / CONCEPT 2A

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.

LEGEND

- BOUNDARY LINE
- BSL BUILDING SETBACK
- LSB LANDSCAPE BUFFER
- PROPOSED PAVEMENT

N

50 0 50

SCALE: 1" = 50'