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LEGAL DESCRIPTION

A.P.N. 211-52-002A ORDER NO.: 0900120
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PART OF THE FOLLOWING DESCRIBED PARCELS:

PARCEL NO. 1:
THE NORTH 5.00 FEET OF THE SOUTH 65 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 4

EXCEPT THE WEST 40 FEET THEREOF;

PARCEL NO. 2:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUH 65.00 FEET AND THE EAST LINE OF THE WEST 40.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTHERLY 35.00 FEET ALONG SAID EAST LINE OF THE WEST 40.00 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON SAID NORTH LINE OF THE SOUTH 65.00 FEET, WHICH IS 35.00 FEET EASTERLY FROM SAID POINT OF INTERSECTION; THENCE WESTERLY TO THE POINT OF INTERSECTION.

LEGAL DESCRIPTION

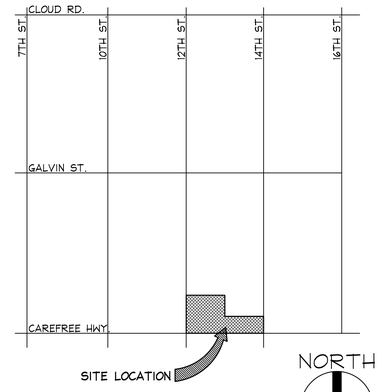
A.P.N. 211-52-077 FILE NO.: 01397587
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 60 FEET AND THE EAST 40 FEET THEREOF AS DESCRIBED IN DOCKET 2114, PAGE 402 RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION THEREOF DEEDED TO MARICOPA COUNTY IN DOCUMENT NO. 97-204392, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

VICINITY MAP



KEYNOTES

1. FIRE SPRINKLER RISER LOCATION
2. FIRE DEPARTMENT CONNECTION
3. RENTAL OFFICE
4. 6' HIGH CMU SCREEN WALL
5. TRASH ENCLOSURE
6. FIRE DEPARTMENT TURNING RADII - 35' INSIDE, 55' OUTSIDE, TYP.
7. NEW SIDEWALK, 5' WIDTH MIN.
8. PROPOSED ELECTRICAL S.E.S. LOCATION
9. PAVED ASPHALT DRIVE
10. 30,000 GALLON WATER RESERVOIR
11. FIRE SPRINKLER PUMP ROOM
12. AUTOMATIC SWINGING ACCESS GATES
13. BICYCLE RACK
14. RETENTION BASIN / LANDSCAPE
15. 6' HIGH WROUGHT IRON FENCE
16. CONC. DRAINAGE CHANNEL
17. COVERED RV PARKING, TYP.
18. NATURAL LANDSCAPE SETBACK (VARIES 50' MIN. TO 100' MAX.)
19. EXISTING EDGE OF PAVEMENT

PROJECT DATA

PROJECT ADDRESS: 34640 N. 14TH ST.
PHOENIX, AZ 85086

ASSESSORS PARCEL NO.: 211-52-002A & 211-52-077

ZONING DISTRICT:
- EXISTING: RU-43
- PROPOSED: C-3

ADJACENT ZONINGS: RU-43

SITE AREA NET:
- PARCEL 1: 376,271 SQ. FT.
- PARCEL 2: 166,948 SQ. FT.
- TOTAL: 543,219 SQ. FT./12.47 ACRES

SITE AREA GROSS: 665,388 SQ. FT./15.28 ACRES

BUILDING USE: SELF STORAGE W/ R.V. & BOAT STORAGE - S OCCUPANCY
OFFICE/SHOWROOM - B/S-1 OCCUPANCY

CONSTRUCTION TYPE: II-B

SELF STORAGE BUILDING AREA:
- BUILDING 1: 4,855 SQ. FT.
- BUILDING 2: 22,105 SQ. FT.
- BUILDING 3: 16,588 SQ. FT.
- BUILDING 4: 8,555 SQ. FT.
- BUILDING 5: 7,908 SQ. FT.
- BUILDING 6: 10,555 SQ. FT.
- BUILDING 7: 8,526 SQ. FT.
- BUILDING 8: 4,282 SQ. FT.
- BUILDING 9: 8,597 SQ. FT.
- TOTAL: 91,968 SQ. FT.

OFFICE/SHOWROOM BUILDING AREA:
- BUILDING 1: 15,750 SQ. FT.
- BUILDING 2: 26,250 SQ. FT.
- TOTAL: 42,000 SQ. FT.

TOTAL BUILDING AREA: 133,968 SQ. FT.

BUILDING HEIGHT: 26'-0" MAX. (TOP OF TOWERS)

LOT COVERAGE: 133,968 / 543,219 = 24.66%

PARKING:
- REQUIRED: OFFICE/SHOWROOM - 1/500
  42,000 SQ. FT. / 500 = 84
  SPACES + 5 SPACES (STORAGE)
  89 TOTAL SPACES
- PROVIDED: 106 TOTAL SPACES

PROJECT TEAM

OWNER
KRUGER GROUP, LLC
10458 E. JOMAX RD.

SCOTTSDALE, AZ, 85255
PHONE: (602) 430-3788
CONTACT: DOUG DaCOSTA
E-MAIL: dougdacostal@gmail.com

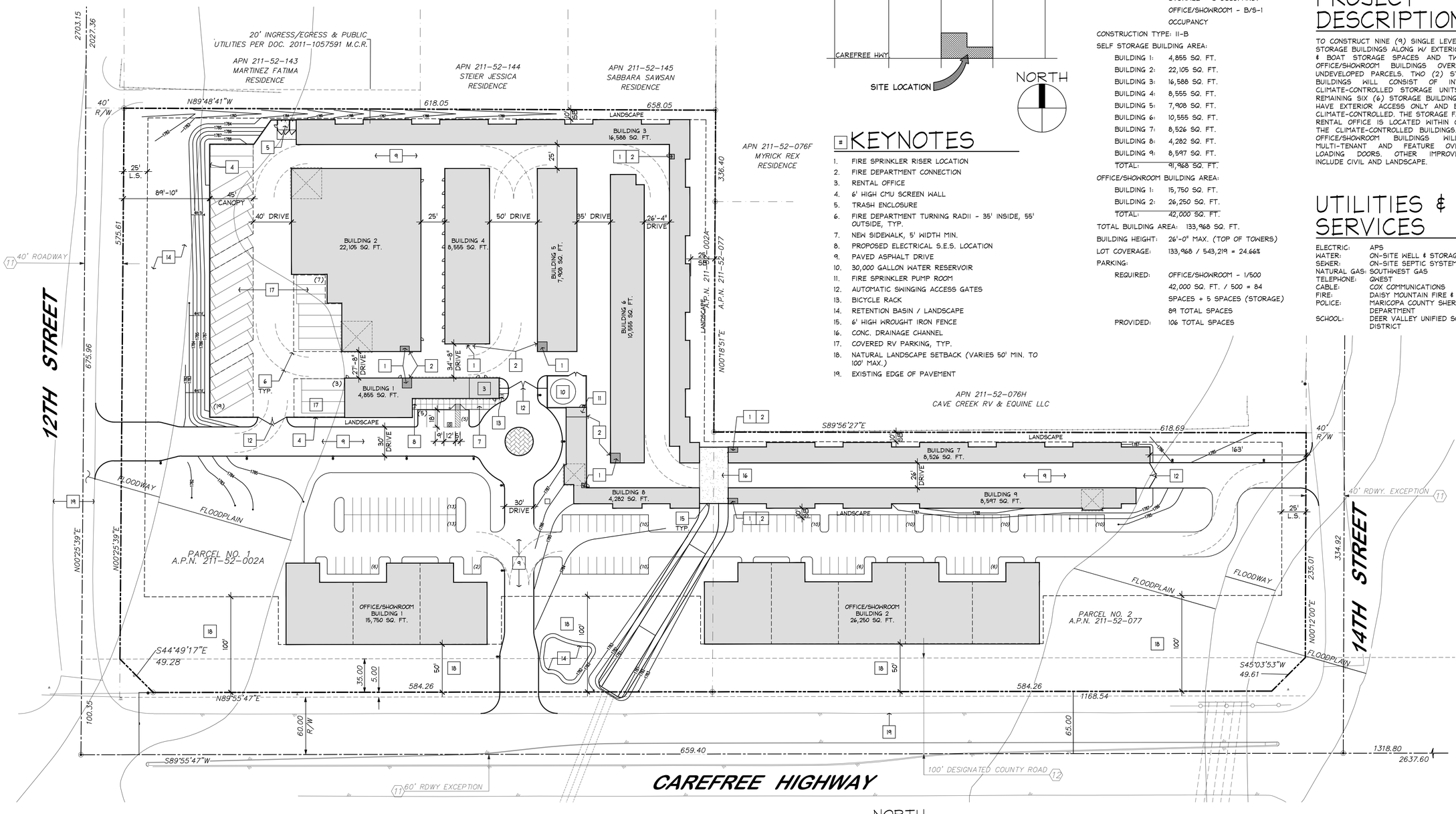
ARCHITECT
ROBERT BROWN ARCHITECTS
88 S. SAN MARCOS PL.
CHANDLER, ARIZONA 85225
PHONE: (480) 377-2222
CONTACT: KELLY FERGUSON
E-MAIL: kelly@rbrownarch.com

PROJECT DESCRIPTION

TO CONSTRUCT NINE (9) SINGLE LEVEL SELF STORAGE BUILDINGS ALONG W/ EXTERIOR R.V. & BOAT STORAGE SPACES AND TWO (2) OFFICE/SHOWROOM BUILDINGS OVER TWO UNDEVELOPED PARCELS. TWO (2) STORAGE BUILDINGS WILL CONSIST OF INTERIOR, CLIMATE-CONTROLLED STORAGE UNITS. THE REMAINING SIX (6) STORAGE BUILDINGS WILL HAVE EXTERIOR ACCESS ONLY AND BE NON CLIMATE-CONTROLLED. THE STORAGE FACILITY RENTAL OFFICE IS LOCATED WITHIN ONE OF THE CLIMATE-CONTROLLED BUILDINGS. BOTH OFFICE/SHOWROOM BUILDINGS WILL BE MULTI-TENANT AND FEATURE OVERHEAD LOADING DOORS. OTHER IMPROVEMENTS INCLUDE CIVIL AND LANDSCAPE.

UTILITIES & SERVICES

ELECTRIC:	APS
WATER:	ON-SITE WELL & STORAGE
SEWER:	ON-SITE SEPTIC SYSTEM
NATURAL GAS:	SOUTHWEST GAS
TELEPHONE:	QWEST
CABLE:	COX COMMUNICATIONS
FIRE:	DAISY MOUNTAIN FIRE & MEDICAL
POLICE:	MARICOPA COUNTY SHERIFF DEPARTMENT
SCHOOL:	DEER VALLEY UNIFIED SCHOOL DISTRICT



SITE PLAN

SCALE: 1" = 50'-0"

V:\1 RBA PROJECTS\22 Projects\22001 Carefree Hwy Storage\Drawings\22001 AS1.11 Site Alt.dwg
May 06, 2025 - 11:28am Plotted by kerik

SEAL

DATE: 05.06.25

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REZONING FOR:

CAREFREE HIGHWAY COMMERCIAL

34640 N. 14TH ST.
PHOENIX, AZ 85086

NO.	REVISION DESCRIPTION	DATE

PROJECT NUMBER: 22001.00

DRAWN BY	CHECKED BY
ARM	KF

DATE: 05.06.25

SHEET NAME: SITE PLAN

SHEET NUMBER: AS1.11