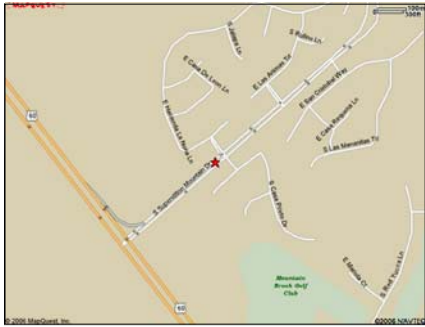
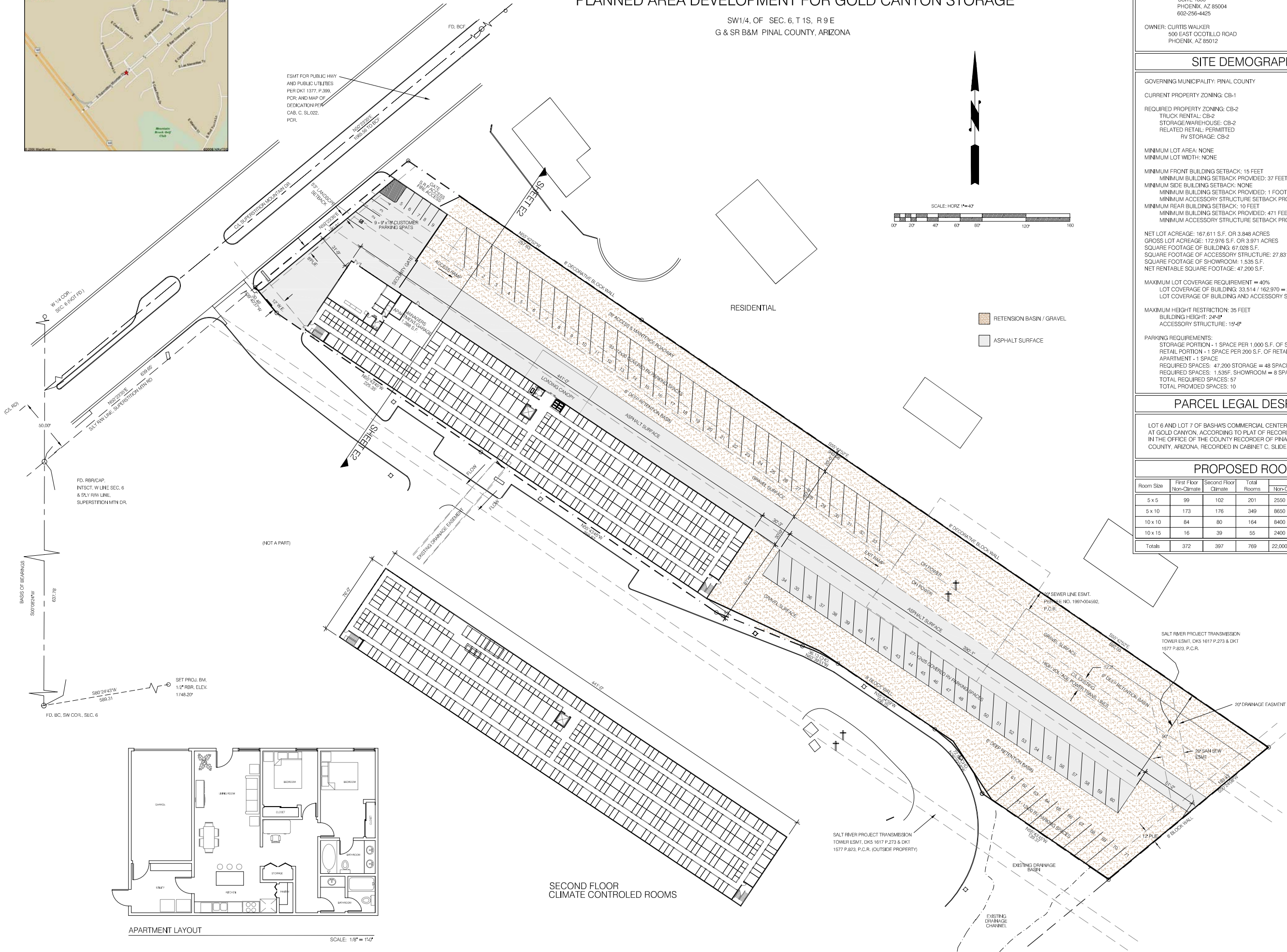


VICINITY MAP



PLANNED AREA DEVELOPMENT FOR GOLD CANYON STORAGE

SW1/4, OF SEC. 6, T 1 S, R 9 E
G & SR B&M PINAL COUNTY, ARIZONA



APPLICANT: GAMMAGE & BURNHAM
TWO NORTH CENTRAL AVENUE
SUITE 1800
PHOENIX, AZ 85004
602-256-4425

OWNER: CURTIS WALKER
500 EAST OCOTILLO ROAD
PHOENIX, AZ 85012

SITE DEMOGRAPHICS

GOVERNING MUNICIPALITY: PINAL COUNTY

CURRENT PROPERTY ZONING: CB-1

REQUIRED PROPERTY ZONING: CB-2
TRUCK RENTAL: CB-2
STORAGE/WAREHOUSE: CB-2
RELATED RETAIL: PERMITTED
RV STORAGE: CB-2

MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE

MINIMUM FRONT BUILDING SETBACK: 15 FEET
MINIMUM BUILDING SETBACK PROVIDED: 37 FEET
MINIMUM SIDE BUILDING SETBACK: NONE
MINIMUM BUILDING SETBACK PROVIDED: 1 FOOT 11 INCHES
MINIMUM ACCESSORY STRUCTURE SETBACK PROVIDED: 29'-1"

MINIMUM REAR BUILDING SETBACK: 10 FEET
MINIMUM BUILDING SETBACK PROVIDED: 471 FEET
MINIMUM ACCESSORY STRUCTURE SETBACK PROVIDED: 41 FEET

NET LOT ACREAGE: 167,611 S.F. OR 3.848 ACRES
GROSS LOT ACREAGE: 172,976 S.F. OR 3.971 ACRES
SQUARE FOOTAGE OF BUILDING: 67,028 S.F.
SQUARE FOOTAGE OF ACCESSORY STRUCTURE: 27,831 S.F.
SQUARE FOOTAGE OF SHOWROOM: 1,535 S.F.
NET RENTABLE SQUARE FOOTAGE: 47,200 S.F.

MAXIMUM LOT COVERAGE REQUIREMENT = 40%
LOT COVERAGE OF BUILDING: 33,514 / 162,970 = 21%
LOT COVERAGE OF BUILDING AND ACCESSORY STRUCTURE: 61,345 / 162,970 = 38%

MAXIMUM HEIGHT RESTRICTION: 35 FEET
BUILDING HEIGHT: 24'-8"
ACCESSORY STRUCTURE: 15'-8"

PARKING REQUIREMENTS:
STORAGE PORTION - 1 SPACE PER 1,000 S.F. OF STORAGE
RETAIL PORTION - 1 SPACE PER 200 S.F. OF RETAIL FLOOR AREA
APARTMENT - 1 SPACE
REQUIRED SPACES: 47,200 STORAGE = 48 SPACES
REQUIRED SPACES: 1,535F. SHOWROOM = 8 SPACES
TOTAL REQUIRED SPACES: 57
TOTAL PROVIDED SPACES: 10

PARCEL LEGAL DESRIPTION

LOT 6 AND LOT 7 OF BASHAS COMMERCIAL CENTER
AT GOLD CANYON, ACCORDING TO PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL
COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 164.

PROPOSED ROOM MIX

Room Size	First Floor Non-Climate	Second Floor Climate	Total Rooms	Square Feet and Percentage %					
				Non-Climate		Climate		Total	
5 x 5	99	102	201	2550	12%	2550	10%	5100	11%
5 x 10	173	176	349	8650	39%	8800	35%	17450	37%
10 x 10	84	80	164	8400	38%	8000	32%	16400	35%
10 x 15	16	39	55	2400	11%	5850	23%	8250	17%
Totals	372	397	769	22,000	100%	25,200	100%	47,200	100%

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	7/30/06	SN	DRO Meeting
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:



P: (602) 751-9079

SITE ADDRESS:
GOLD CANYON STORAGE
PARCEL 21
PINAL COUNTY, AZ

SHEET CONTENTS:
SITE PLAN
FLOOR PLAN
ROOM MIX

DRAWN: SN
CHECKED: SN
DATE: 7/30/06

A1

PINAL COUNTY A1H