



# The Shops at Madison Ranch

NEC Baseline Road & 19th Avenue - 7 Acres  
Phoenix, AZ



FOR ADDITIONAL INFORMATION CONTACT:

JOHN J. BADURA  
602-617-6885  
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NOBLEWEST DEVELOPMENT LLC  
8889 EAST BELL ROAD, SUITE 107  
SCOTTSDALE, AZ 85260  
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a care, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# NOBLEWEST DEVELOPMENT LLC

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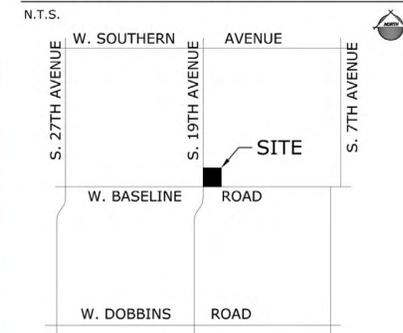


**NOBLEWEST  
DEVELOPMENT LLC**

**AREA MAP — The Shops at Madison Ranch**  
**NEC Baseline Road & 19th Ave, Phoenix, AZ**

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### VICINITY MAP



### PROJECT TEAM

**PROPERTY OWNER / DEVELOPER:**  
 NINETEEN COMMONS, LLC  
 c/o NOBLEWEST PROPERTIES LLC  
 8149 EAST EVANS ROAD, SUITE C-04  
 SCOTTSDALE, AZ 85260  
 TEL: (480)-499-5401  
 FAX: (480)-284-4687  
 CONTACT: JOHN J. BADURA

**PLANNER, ENGINEER & LANDSCAPE ARCHITECT:**  
 EPS GROUP, INC.  
 2045 S. VINEYARD, SUITE 101  
 MESA, AZ 85210  
 TEL: (480)-503-2250  
 FAX: (480)-503-2258  
 CONTACT: DREW HUSETH, AICP  
 ALIZA SABIN, RLA LEED AP

### SITE & BUILDING DATA

RELATED CITY CASE NOS.  
 CITY OF PHOENIX VILLAGE  
 CITY OF PHOENIX AREA PLAN  
 EXISTING GENERAL PLAN  
 EXISTING ZONING  
 CURRENT LAND USE  
 PROPOSED USE

Z-72-15  
 SOUTH MOUNTAIN VILLAGE  
 RIO MONTANA AREA PLAN  
 COMMERCIAL  
 C-2 INTERMEDIATE COMMERCIAL  
 VACANT / UNDEVELOPED  
 COMMERCIAL

GROSS SITE AREA ± 8.00 ACRES  
 NET AREA ± 7.02 ACRES  
 (NET AREA IS THE GROSS AREA LESS ARTERIAL ROAD RIGHT-OF-WAY)

LANDSCAPE SETBACKS  
 S. 19TH AVENUE 25' AVG. / 20' MIN.  
 W. BASELINE ROAD 30' MULTI-USE TRAIL EASEMENT (M.U.T.E.)  
 ADJACENT TO PROPERTY LINE 10'

### PARKING DATA

INDOOR DINING AREA 1 PER 50 SQ. FT. 8,000 / 50 = 160 SPACES  
 GROSS RETAIL AREA 1 PER 300 SQ. FT. 47,000 / 300 = 157 SPACES

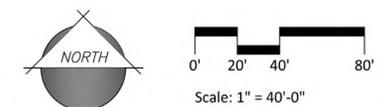
PARKING REQUIRED 317 SPACES  
 PARKING PROVIDED 324 SPACES

### PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

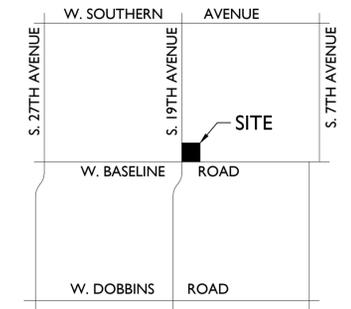
SYMBOL	COMMON NAME	SIZE
<b>SHRUBS/ACCENTS</b>		
	Blue Elf Aloe	5 Gal
	Agave	5 Gal
	'La Jolla' Bougainvillea	5 Gal
	Yellow Bird of Paradise	5 Gal
	Mexican Bird of Paradise	5 Gal
	Baja Fairy Duster	5 Gal
	Little Leaf Cordia	5 Gal
	Desert Spoon	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	'Valentine' Emu Bush	5 Gal
	'Brakelights' Red Yucca	5 Gal
	Rio Bravo Sage	5 Gal
	Lynn's Legacy Sage	5 Gal
	Autumn Glow Muhly	5 Gal
	Petite Pink Oleander	5 Gal
	Desert Ruellia	5 Gal
	Yellow Bells	5 Gal

SYMBOL	COMMON NAME	SIZE
<b>GROUNDCOVERS</b>		
	Bush Morning Glory	1 Gal
	New Gold Lantana	1 Gal
	Purple Trailing Lantana	1 Gal
	Dwarf Myoporum	1 Gal



VICINITY MAP

N.T.S.



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 CONTACT: DREW HUSETH, AICP

APPLICANT / ZONING ATTORNEY:

WITHEY MORRIS, PLC  
 2525 EAST ARIZONA BILTMORE CIRCLE, SUITE A-212  
 PHOENIX, AZ 85016  
 TEL: (602)-230-0600  
 FAX: (602)-212-1787  
 CONTACT: JASON MORRIS

PROJECT INFORMATION

**LOCATION:** NEC 19TH AVE. & BASELINE ROAD

**LEGAL DESCRIPTION:** A PORTION OF THE SOUTH-WEST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE & BUILDING DATA

**RELATED CITY CASE NOS:** Z-72-15  
 CITY OF PHOENIX VILLAGE SOUTH MOUNTAIN VILLAGE  
 CITY OF PHOENIX AREA PLAN RIO MONTANA AREA PLAN  
 EXISTING GENERAL PLAN COMMERCIAL  
 EXISTING ZONING C-2 INTERMEDIATE COMMERCIAL  
 CURRENT LAND USE VACANT / UNDEVELOPED COMMERCIAL  
 PROPOSED USE COMMERCIAL

**GROSS SITE AREA:** ± 8.00 ACRES  
**NET AREA:** ± 7.02 ACRES

(NET AREA IS THE GROSS AREA LESS ARTERIAL ROAD RIGHT-OF-WAY)

**GROSS BUILDING AREA:** 59,000 SQ. FT.  
**LOT COVERAGE:** 19%  
**MAXIMUM BUILDING HEIGHT:** 2-STORY / 30'

**BUILDING SETBACKS ADJACENT TO STREETS**  
 S. 19TH AVENUE 25' AVG. / 20' MIN. PERMITTED FOR 50% OF STRUCTURE  
 W. BASELINE ROAD 30' MULTI-USE TRAIL EASEMENT (M.U.T.E.)

**BUILDING SETBACKS ADJACENT TO PROPERTY ZONED:**  
 ADJACENT TO S-1 & R-2 ZONING 25' (1-STORY) / 50' (20-STORY)

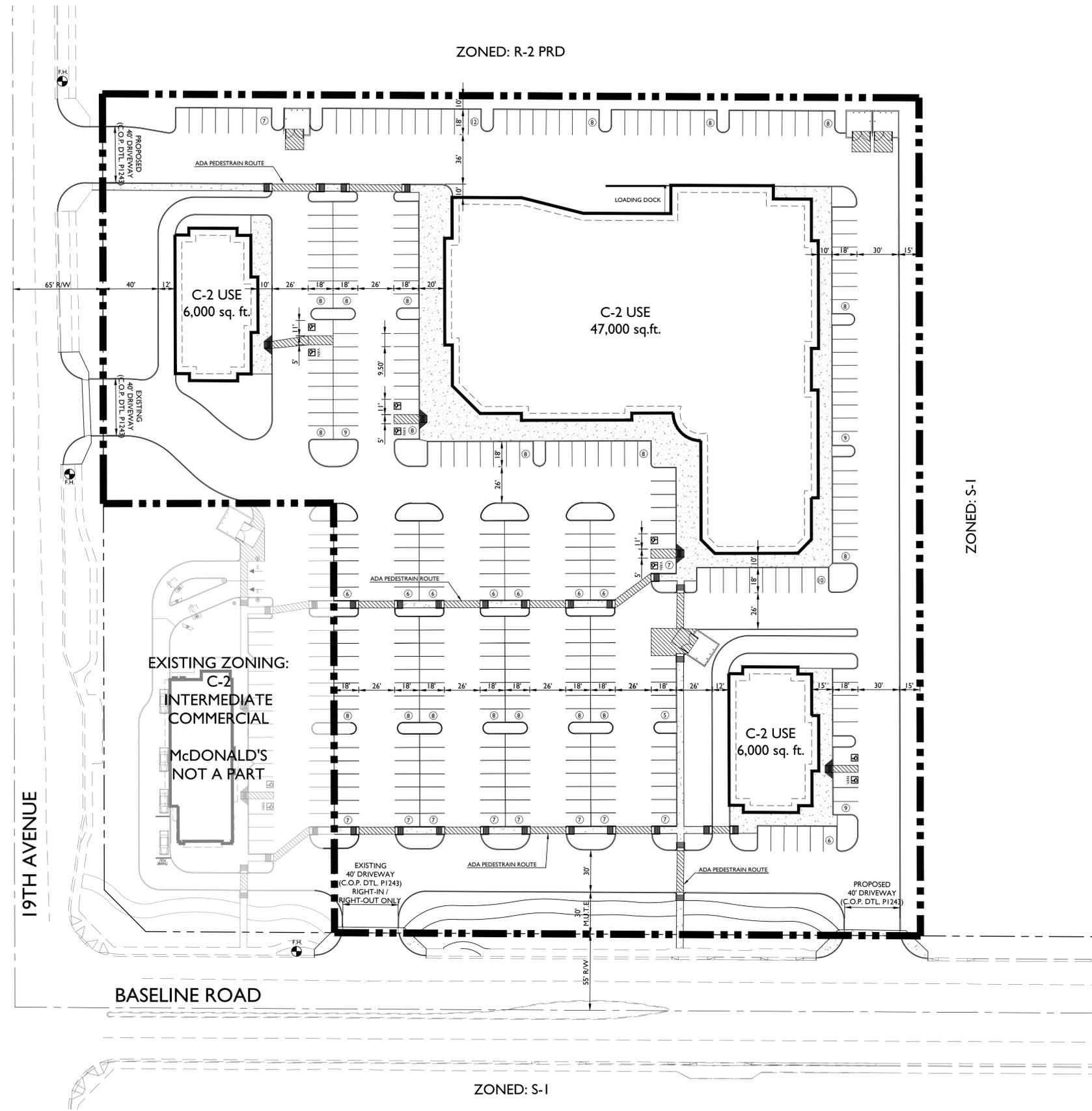
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 ADJACENT TO PROPERTY LINE 10'

PARKING DATA

**INDOOR DINING AREA:** 1 PER 50 SQ. FT. 8,000 / 50 = 160 SPACES  
**GROSS RETAIL AREA:** 1 PER 300 SQ. FT. 47,000 / 300 = 157 SPACES

**PARKING REQUIRED:** 317 SPACES  
**PARKING PROVIDED:** 324 SPACES

ZONED: C-2



ZONED: S-1

EXISTING ZONING:  
 C-2  
 INTERMEDIATE COMMERCIAL  
 McDONALD'S NOT A PART

