

3 ACRES AVAILABLE IRREPLACEABLE INFILL RE-DEVELOPMENT OPPORTUNITY

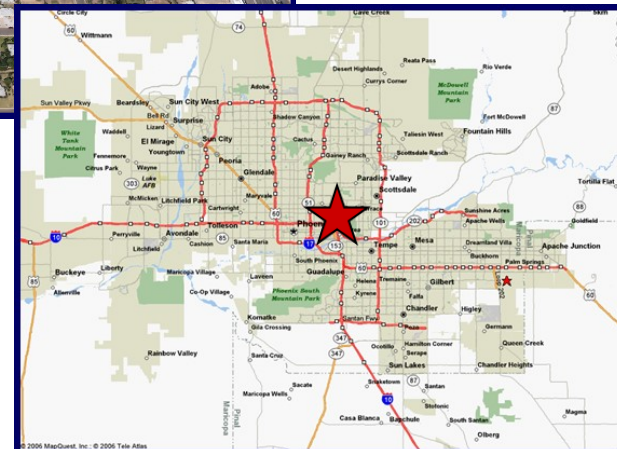


- ◆ APPROXIMATELY 3 ACRES
- ◆ ZONED C-3, HEAVY COMMERCIAL, CITY OF PHOENIX
- ◆ 600' OF FRONTAGE ON INDIAN SCHOOL ROAD
- ◆ 2 BLOCKS EAST OF HIGHWAY STATE ROUTE 51 / GOING TO WORK/ GOING HOME SIDE OF STREET
- ◆ TRAFFIC COUNTS EXCEED 40,000
- ◆ EXCELLENT POPULATION DENSITY
- ◆ GREAT FOR RETAIL, RESTAURANT, OFFICE, AND HOSPITALITY
- ◆ AVAILABLE FOR GROUND LEASE, BUILD-TO-SUIT, OR LEASE

FOR ADDITIONAL INFORMATION CONTACT:

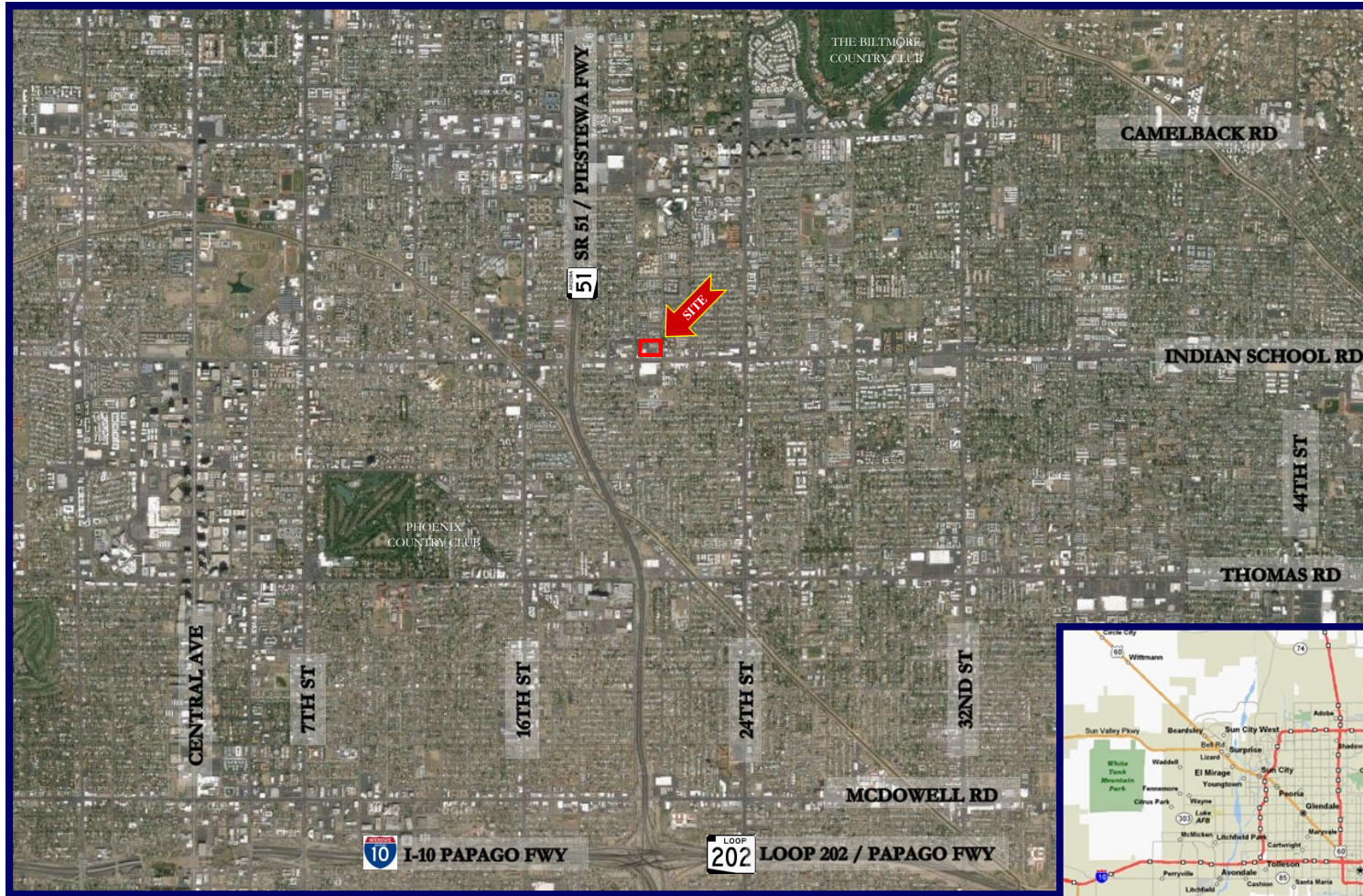
JOHN J. BADURA
602-616-6583
JOHN@NOBLEWESTGROUP.COM

NOBLEWEST PROPERTIES LLC
8149 EAST EVANS ROAD, SUITE C-04
SCOTTSDALE, AZ 85260
WWW.NOBLEWESTCOMMERCIAL.COM

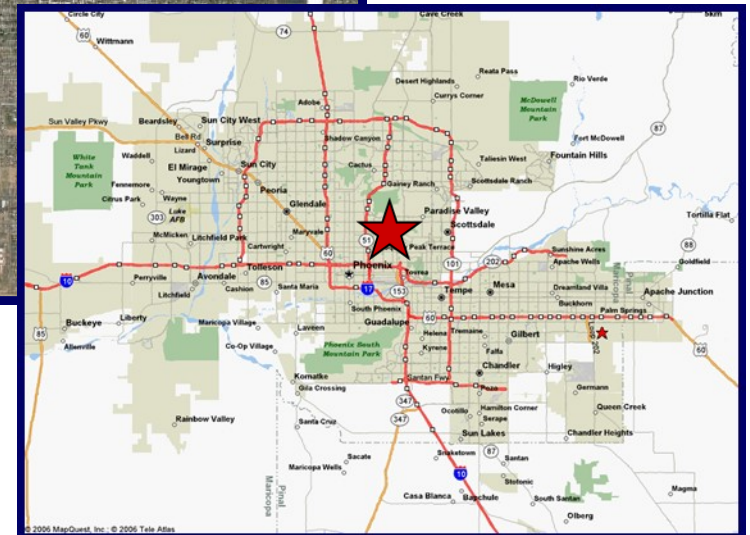


NOBLEWEST DEVELOPMENT LLC

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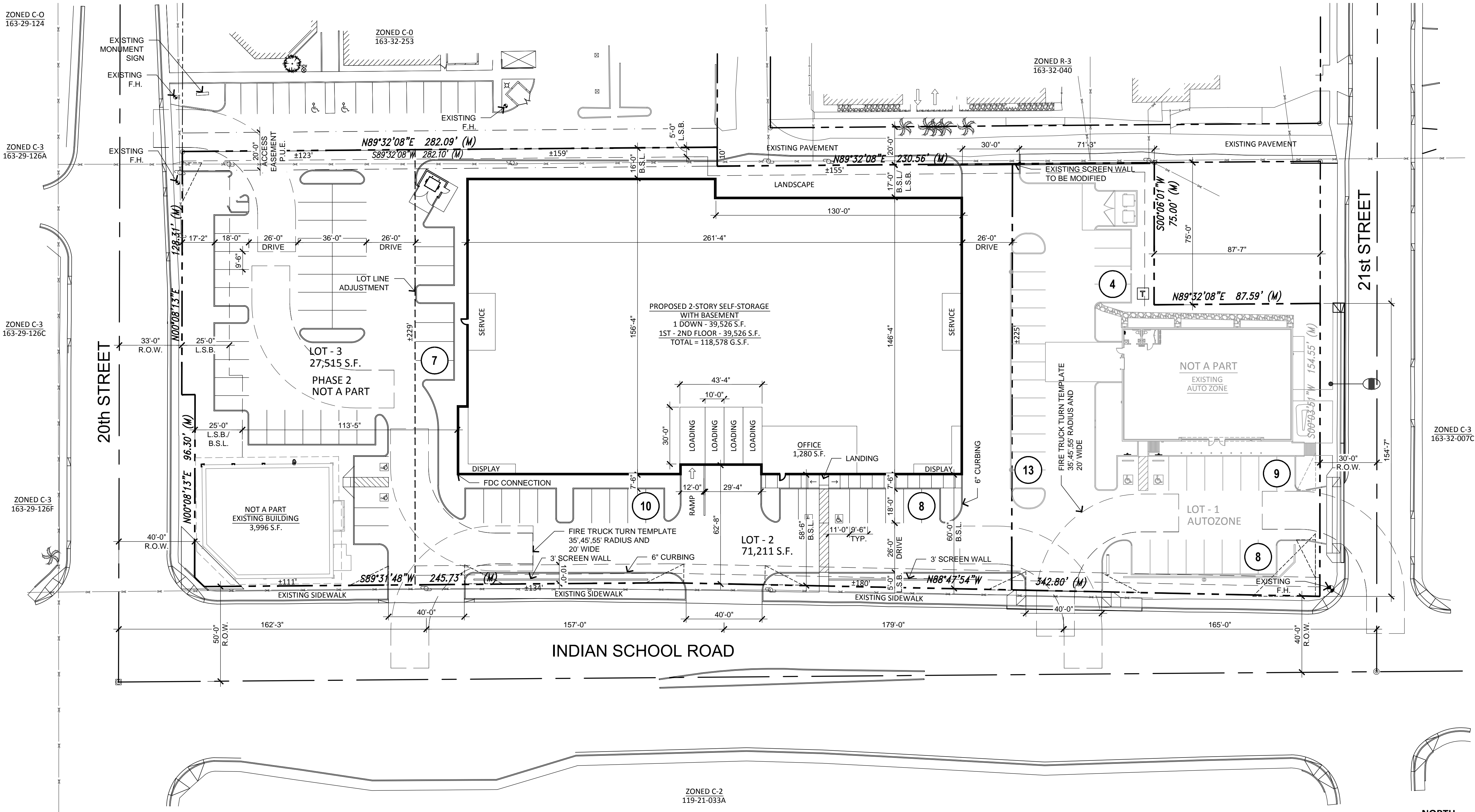


3 ACRES AVAILABLE

INDIAN SCHOOL ROAD, 20TH ST TO 21 ST
PHOENIX, AZ



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PROJECT DIRECTORY

DEVELOPER:
 NOBLEWEST PROPERTIES, LLC
 8889 EAST BELL ROAD, SUITE 101
 SCOTTSDALE, AZ 85260
 CONTACT: JOHN BADURA
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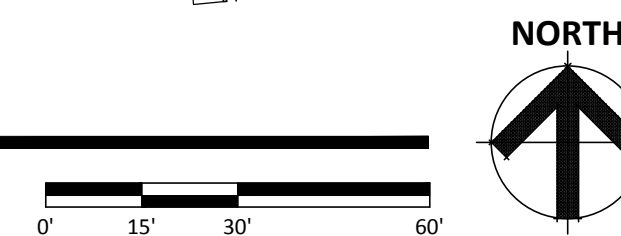
ARCHITECT:
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: ROBERT KUBICEK
 PHONE: (602) 955-3900
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 E-MAIL: rkubicek@rkaa.com

SITE DATA

EXISTING ZONING:	C-3
PARCEL NUMBERS:	163-32-033B AND 163-32-036A
GROSS SITE AREA:	2.98 ACRES (130,216 S.F.)
NET SITE AREA:	2.27 ACRES (98,726 S.F.)
BUILDING HEIGHT:	30'
PROPOSED USE:	SELF-STORAGE
BUILDING AREA:	
SELF-STORAGE (2-STORY W/BASEMENT):	118,578 S.F.
EXISTING BUILDING:	3,996 S.F.
TOTAL BUILDING AREA:	122,574 S.F.
SITE COVERAGE:	(43,522 S.F./98,726 S.F.) 44%
TOTAL PARKING REQUIRED:	24 SPACES
SELF-STORAGE (118,578 S.F.) SELF-STORAGE @ 1/35 UNITS (850 UNITS/35 UNITS) = 24 SPACES	
TOTAL PARKING PROVIDED:	25 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

SITE PLAN

SCALE: 1" = 30'-0"

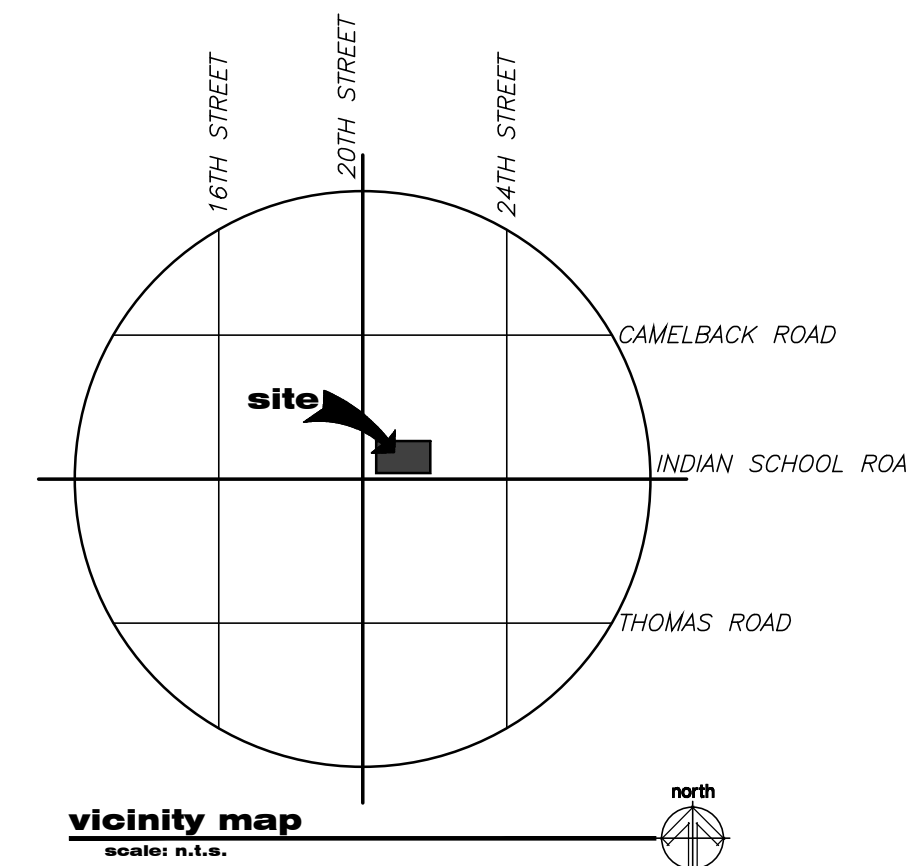


CITY OF PHOENIX SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITH A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A SITE INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ALL SIGNAGE REQUIRES A SEPARATE APPROVALS AND PERMIT.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

STIPULATIONS

- ONE YEAR TO APPLY AND PAY FOR BUILDING PERMITS.
- GENERAL CONFORMANCE TO SITE PLAN DATED OCTOBER 7, 2016.
- INDIAN SCHOOL ROAD FRONT LANDSCAPE SHALL BE 75% 3-INCH CALIPER AND 25% 4-INCH CALIPER TREES.
- ADDITIONAL TREE TO BE PLACED IN A LANDSCAPE PLANTER, ON THE WEST SIDE OF THE BUILDING.



SELF-STORAGE
 NEC 20TH STREET AND INDIAN SCHOOL ROAD
 PHOENIX, ARIZONA
 DATE: 11-18-2016 (PRELIMINARY)

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