



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

***REVISED**
Staff Report Z-116-P-81-6
June 2, 2017

South Mountain Village Planning Committee Meeting Date: June 13, 2017

Planning Commission Hearing Date: August 3, 2017

Request From: PCD (Approved C-2 PCD) (1.23 acres)
PCD (Approved Ind. Pk. PCD) (1.33 acres)
PCD (Approved CP/BP PCD) (1.28 acres)
Ind. Pk. PCD (1.30 acres)

Request To: C-2 SP PCD (5.14 acres)

Proposed Use Major amendment to the Pointe at South Mountain PCD (Z-116-81) to allow self-service storage warehouse and underlying C-2 commercial uses

Location Approximately 360 feet west of the southwest corner of 48th Street and Baseline Road

Owner VCL Enterprises, LLC

Applicant Dr. Gene Couturier, D.C.

Representative Dr. Gene Couturier, D.C.

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commerce/Business Park	
Street Map Classification	Baseline Road	Major Arterial	55-foot south half-street
	48th Street	Private/Local	Approximately 26-foot west half-street
<i>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.</i>			

The proposed development is accessed via Baseline Road which is classified as a major arterial. The surrounding area contains a number of large commercial, office, and industrial properties and is in close proximity to the I-10 freeway.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal is consistent with the scale and intensity of land uses in the surrounding area. There are no adjacent residential properties. The closest residential properties are buffered from the site by Baseline Road.

STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposal would allow the establishment of a new commercial business that is consistent in scale and character with the land use pattern in the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject property is vacant. The proposal would allow the development of this underutilized parcel with a commercial land use that is consistent in scale and character with the land use pattern in the surrounding area.

Area Plans

The subject property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

Surrounding Zoning/Land Uses

	<u>Zoning</u>	<u>Land Use</u>
On Site	PCD (Approved C-2 PCD) PCD (Approved Ind. Pk. PCD) PCD (Approved CP/BP PCD) Ind. Pk. PCD	Vacant
East (SWC 48th St. & Baseline)	C-2 PCD	Gas station
East (Across 48th St.)	General Industrial District (City of Tempe Zoning Designation)	Gas station, retail, and office

West	CP/BP PCD	Commerce park
North	C-2	Car wash, fast food, gas station
South	CP/BP PCD, PCD	Vacant, Office

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
North	Average 25 feet	25 feet (Met)
East (Portion adjacent to property zoned C-2 PCD)	None	0 feet (Met)
East (Portion adjacent to 48th Street)	Average 25 feet	Minimum 25 feet (Met)
West	10 feet	15 feet (Met)
South	Average 25 feet	Average 25 feet (Met)
<i>Landscape Setbacks</i>		
North	Average 25 feet	25 feet (Met)
East (Portion adjacent to property zoned C-2 PCD)	None	0 feet (Met)
East (Portion adjacent to 48th Street)	Average 25 feet	Minimum 25 feet (Met)
West	None	0 feet (Met)
South	Average 25 feet	Average 25 feet (Met)
Lot Coverage	Not to exceed 50%	45.4% (Met)
Building Height	2 stories, 30 feet	Maximum height 27 feet 6 inches (Met)
Parking	1 space per 35 units - 828 units/35 = 24 spaces 2 spaces for Office	26 spaces provided (Met)

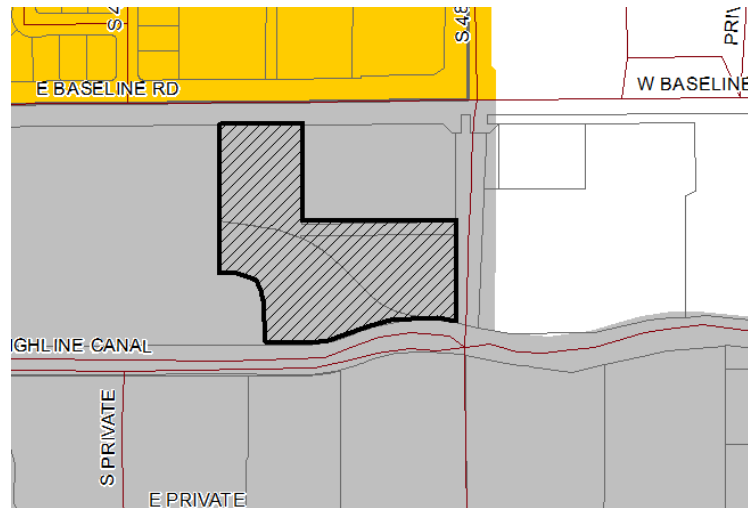
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone approximately 5.14 acres, located approximately 360 feet west of the southwest corner of 48th Street and Baseline Road, from PCD (Approved C-2 PCD) (Planned Community District, Approved Intermediate Commercial Planned Community District) (1.23 acres), PCD (Approved Ind. Pk. PCD) (Planned Community District, Approved Industrial Park Planned

Community District) (1.33 acres), PCD (Approved CP/BP PCD) (Planned Community District, Approved Commerce Park/Business Park Planned Community District) (1.28 acres), and Ind. Pk. PCD (Industrial Park Planned Community District) (1.30 acres) to C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District) (5.14 acres) to allow a major amendment to the Pointe at South Mountain PCD (Z-116-81) to allow a self-service storage warehouse and underlying C-2 commercial uses.

2. The General Plan Land Use Map designation for the subject property is Commerce/Business Park. Although the proposed land use is not consistent with the General Plan designation, an amendment is not required as the parcel is less than 10 acres in size.

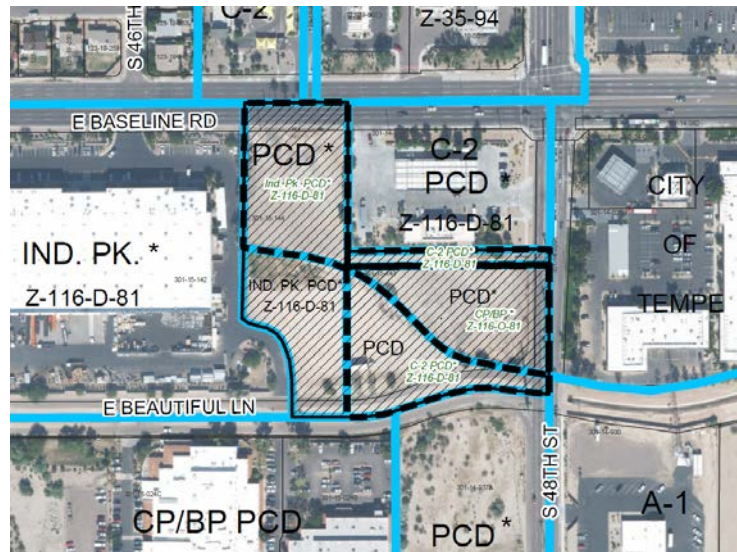


3. The subject property consists of three parcels which are currently vacant. The property has street frontage along Baseline Road, 48th Street, and Beautiful Lane. Both 48th Street and Beautiful Lane are private streets. The one-way traffic lanes along Beautiful Lane are bisected by the relocated Highline Canal right-of-way.

Please see Background Item #10 regarding 48th Street and Beautiful Lane.

SURROUNDING USES & ZONING

4. North of the subject property, across Baseline Road are commercial properties zoned C-2 which include a car wash, a restaurant with drive-through, and a gas station. North of and adjacent to a portion of the subject property is a gas station zoned C-2 PCD. This property is located within the Pointe at South Mountain Planned Community District.



East of the subject property is a gas station and commercial office complex. This property is located within the City of Tempe and bears Tempe's GID (General Industrial District) zoning designation.

South of the subject property, across the relocated Highline Canal right-of-way and Beautiful Lane, is a Commerce Park development zoned CP/BP PCD and vacant property zoned PCD (Approved Industrial Park PCD). These properties are located within the Pointe at South Mountain Planned Community District.

West of the subject property is a commerce park development zoned CP/BP PCD. This property is also located within the Pointe at South Mountain Planned Community District.

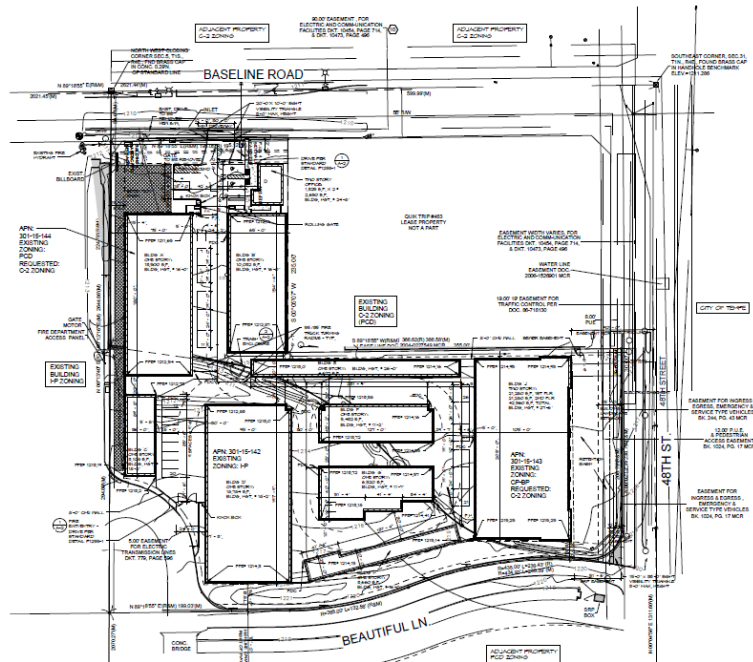
LAND USE

5. The proposed site plan and elevations propose the development of a self-service storage warehouse facility. This land use is permitted in the C-2 zoning district, subject to the approval of a Special Permit. The Special Permit request is for both the self-service storage warehouse use and all underlying C-2 commercial uses.

PROPOSAL

6. Site Plan

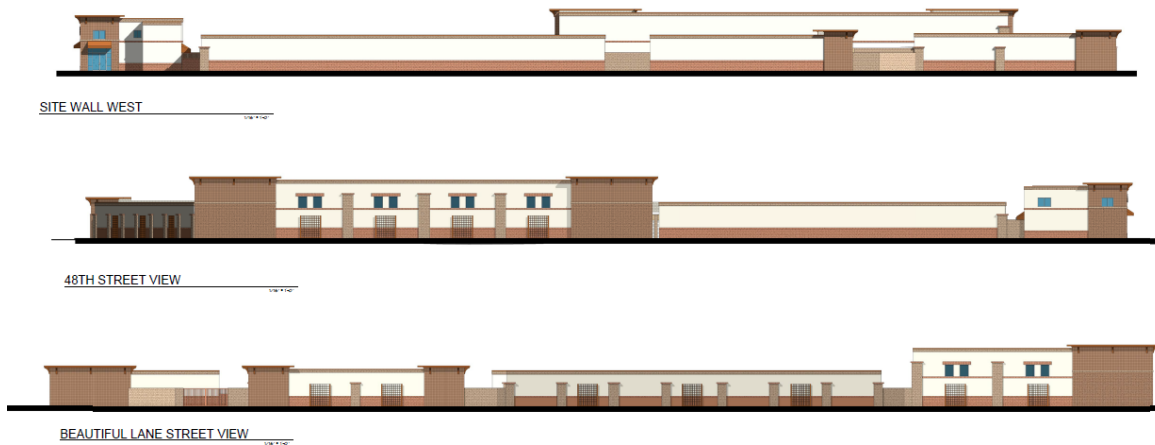
The applicant submitted a site plan that proposes a self-service storage warehouse facility consisting of one office building and nine individual storage buildings. Individual buildings range from 2,650 square-feet for the office building and between 3,108 to 42,560 square-feet for the storage buildings. Proposed lot coverage is 45.4%. Building heights range from 16 feet to 27 feet and 6 inches. Staff stipulations recommend general conformance to this site plan.



7. Elevations

The proposed elevations include a variety of architectural elements including view fencing, green screens, banding, tower elements, variations in the roof line, and various colors and building materials.

Staff stipulations require general conformance to the elevations with specific regard to these elements. The provision of these elements will create visual interest for the site and help to mitigate the impacts of the building massing on adjacent properties.



8. **Landscaping**

The applicant submitted a landscaping plan consisting primarily of sissoo, mesquite, eucalyptus, and acacia trees. On-site retention and landscaping is proposed, in part, along the east property line adjacent to 48th Street, setback approximately 50 feet. Staff stipulations recommend general conformance to the landscape plans.

AVIATION

9. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

STREET TRANSPORTATION

10. City of Phoenix Contract No. 143841 consists of a Development Agreement, entered into October 25, 2016, between the City of Phoenix, Charles Schwab & Co. Inc., the Pointe South Mountain Business Park Association, and other entities. The Development Agreement outlines terms and conditions which would convert 48th Street to a public street and establish responsibilities for related dedications, improvements, and maintenance of 48th Street.

Street Transportation Department stipulations require the developer to construct or provide funds in escrow for the roadway infrastructure for the length of the property, as per this Development Agreement.

11. Street Transportation Department stipulations require the developer to dedicate right-of-way totaling 55 feet for the west half of 48th Street for the length of the site per the City of Phoenix Modified Cross Section CM standards.

FLOODPLAIN

12. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2240 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

FIRE

13. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that that site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

14. The City of Phoenix Archaeology Office, Parks & Recreation, Public Transit, and Water Services Departments have no concerns regarding the request.
15. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

Findings

1. The request is not consistent with the General Plan Land Use Map designation of Commerce/Business Park. However, an amendment is not required as the subject parcel is less than 10 acres.
2. The C-2 SP PCD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The proposal would promote the development of a vacant parcel located along the Baseline Corridor.

Stipulations

1. The development shall be in general conformance with the site plan date stamped May 2, 2017 and landscape plan date stamped February 3, 2017, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped February 3, 2017, as approved by the Planning and Development Department, with specific regard to the following elements:

- a) Use of architectural treatments including view fencing, green screens, banding, and tower elements.
 - b) Use of a minimum of three colors.
 - c) Use of a minimum of three building materials.
 - d) Variations in the roof line.
3. Right-of-way totaling 55 feet shall be dedicated for the west half of 48th Street for the length of the site per the City of Phoenix Modified Cross Section CM standards, as approved by the Planning and Development Department.
 4. The developer shall be responsible for constructing or providing funds in escrow for the roadway infrastructure for the length of the property (as per the Development Agreement, City of Phoenix Contract No. 143841, as modified) including all existing off-site street improvements to include pavement, sidewalks, curb ramps, median islands, streetlights, driveways and all incidentals to current ADA guidelines.
 5. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

Writer

Adam Stranieri

June 2, 2017

Team Leader

Joshua Bednarek

Exhibits

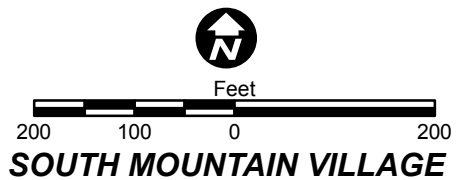
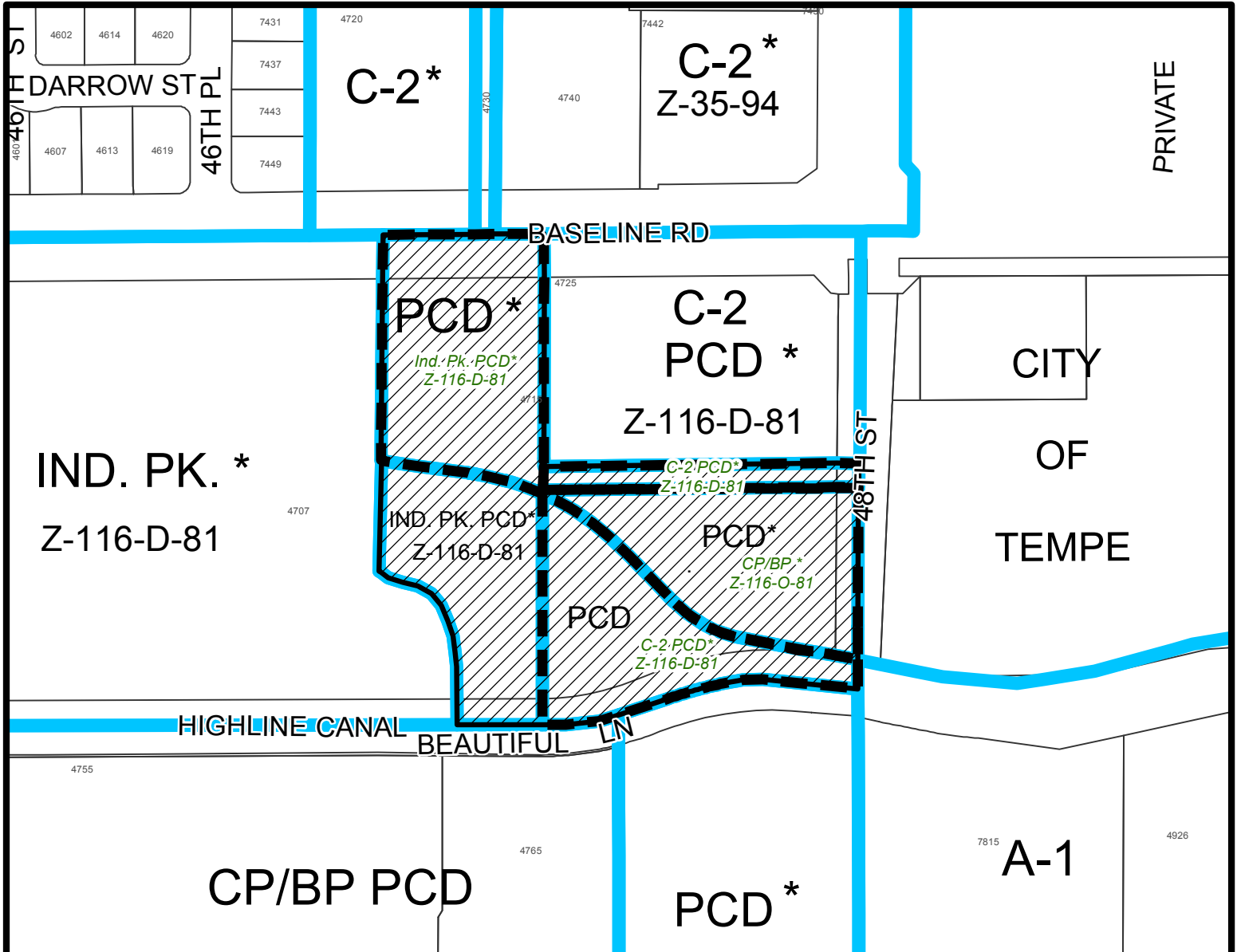
Zoning sketch

Aerial

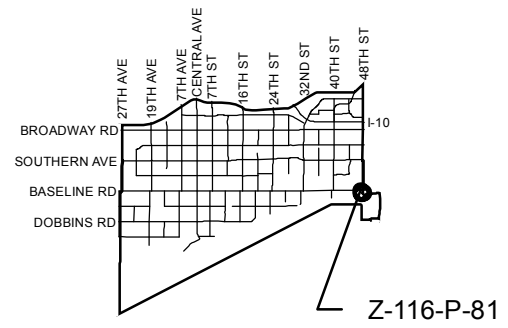
Site Plan Date Stamped May 2, 2017

Landscape Plan Date Stamped February 3, 2017

Elevations Date Stamped February 3, 2017

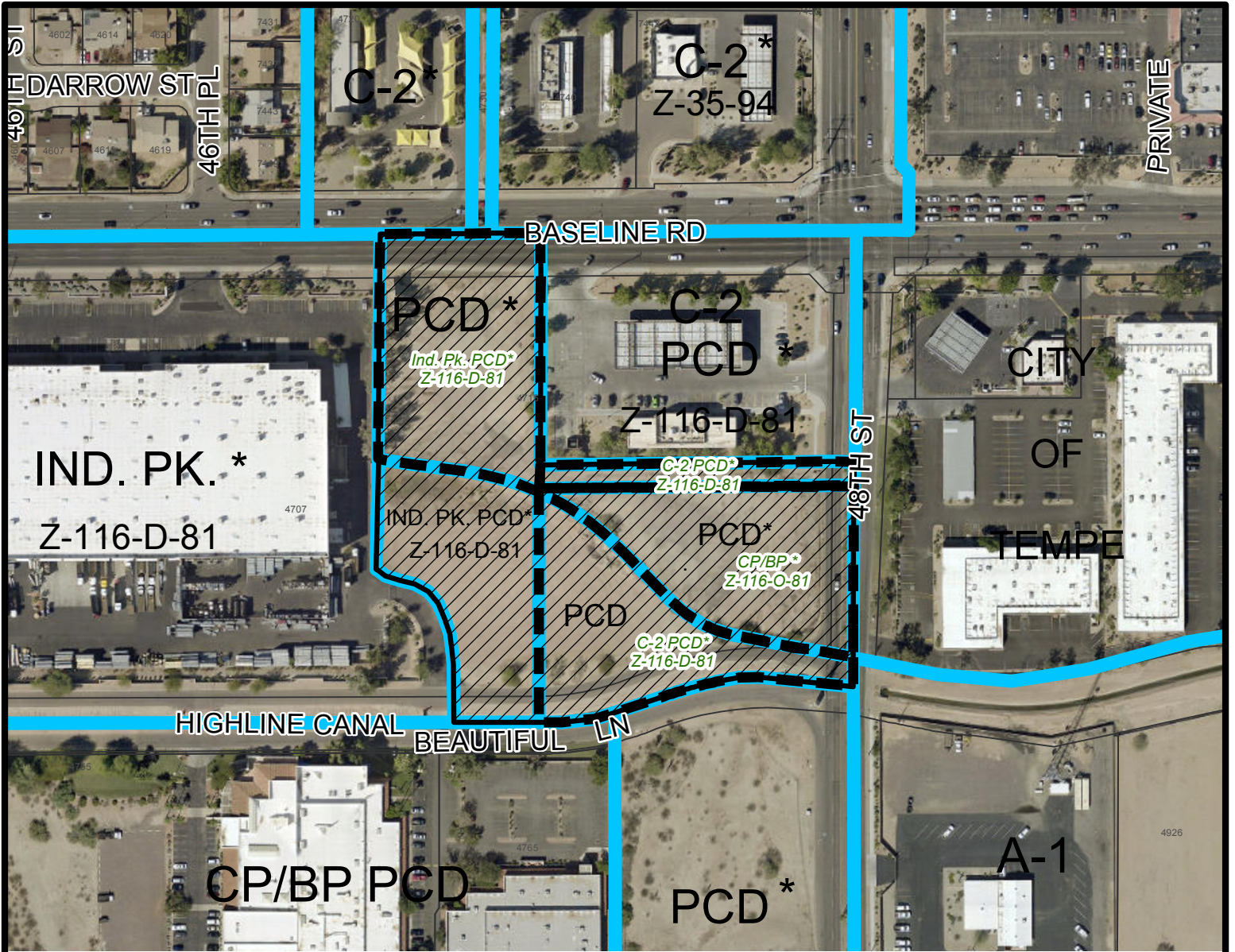


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 6

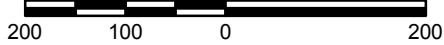


APPLICANT'S NAME: Dr. Gene Couturier		REQUESTED CHANGE: FROM: PCD (Approved C-2 PCD), (1.23 a.c.) PCD (Approved Ind. Pk. PCD), (1.33 a.c.) PCD (Approved CP/BP PCD), (1.28 a.c.) Ind. Pk. PCD, (1.30 a.c.) TO: C-2 SP PCD, (5.14 a.c.)	
APPLICATION NO. Z-116-P-81	DATE: 03/24/2017 REVISION DATES: 05/04/2017		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.14 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 01-39	ZONING MAP D-11	
MULTIPLES PERMITTED PCD(App C-2 PCD), PCD (App Ind. Pk. PCD), PCD (App. CP/BP PCD), Ind. Pk PCD C-2 SP PCD	CONVENTIONAL OPTION N/A(18), N/A(N/A), N/A(N/A), N/A 74		* UNITS P.R.D. OPTION N/A(21), N/A(N/A), N/A(N/A), N/A 89

* Maximum Units Allowed with P.R.D. Bonus

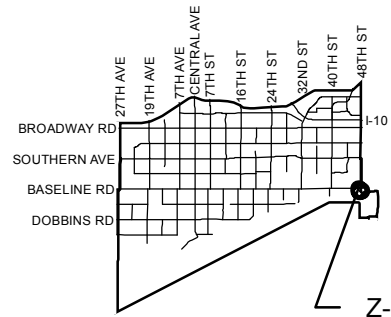


Feet



SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 6



Z-116-P-81

APPLICANT'S NAME: **Dr. Gene Couturier**

APPLICATION NO. **Z-116-P-81**

DATE: **03/24/2017**
REVISION DATES:

05/04/2017

AERIAL PHOTO & QUARTER SEC. NO. **QS 01-39**
ZONING MAP **D-11**

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

5.14 Acres

REQUESTED CHANGE:

FROM:
PCD (Approved C-2 PCD), (1.23 a.c.)
PCD (Approved Ind. Pk. PCD), (1.33 a.c.)
PCD (Approved CP/BP PCD), (1.28 a.c.)
Ind. Pk. PCD, (1.30 a.c.)

TO: **C-2 SP PCD, (5.14 a.c.)**

MULTIPLES PERMITTED

PCD(App C-2 PCD), PCD (App Ind. Pk. PCD),
PCD (App. CP/BP PCD), Ind. Pk PCD
C-2 SP PCD

CONVENTIONAL OPTION

N/A(18), N/A(N/A), N/A(N/A), N/A
74

*** UNITS P.R.D. OPTION**

N/A(21), N/A(N/A), N/A(N/A), N/A
89

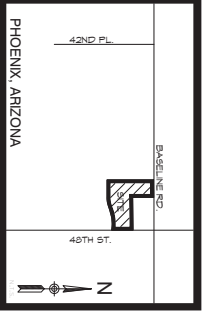
* Maximum Units Allowed with P.R.D. Bonus

A NEW STORAGE FACILITY
ASSURED SELF-STORAGE
4715 E. BASELINE. PHOENIX, AZ 85042

BLDG. DATA

OWNER:	ASSURED SELF-STORAGE
BUILDING ADDRESS:	4715 E. BASELINE RD. PHOENIX, AZ 85042
BUILDING CODES:	2012 I.B.C. 2012 I.M.C. 2012 I.E.C.C. 2017 I.A.S. STANDARDS
CONTRACTOR:	OFFICE B
OCCUPANT GROUP:	STORAGE BLDGS. S1
CONST. TYPE:	III B
REQUESTED ZONING:	C-2 SP PCD
PARCEL:	30115-143-30115-144 & A PORTION OF 30115-142
GROSS SITE AREA:	201,133 SQ. FT. = 4.62 ACRES
NET SITE AREA:	194,227 SQ. FT. = 4.46 ACRES
LOT COVERAGE:	86,268 SQ. FT. (194,227 SQ. FT. = 15.4%)
BUILDING AREA (GROSS):	OPERATIONAL: 2,000 S.F. BLDG. A: 1,000 S.F. BLDG. B: 1,000 S.F. BLDG. C: 1,000 S.F. BLDG. D: 1,000 S.F. TOTAL: 4,000 S.F.
BUILDING AREA (NET):	83,838 S.F.
ALLOWABLE AREA:	1,170 S.F. (15% MAXIMUM) 1,000 S.F. (10% MAXIMUM) 1,000 S.F. (10% MAXIMUM) 1,000 S.F. (10% MAXIMUM) TOTAL: 4,000 S.F.
RENTABLE STORAGE AREA:	80,943 S.F.
RENTABLE STORAGE UNITS:	80,943 UNITS

VICINITY MAP



SCOPE OF WORK

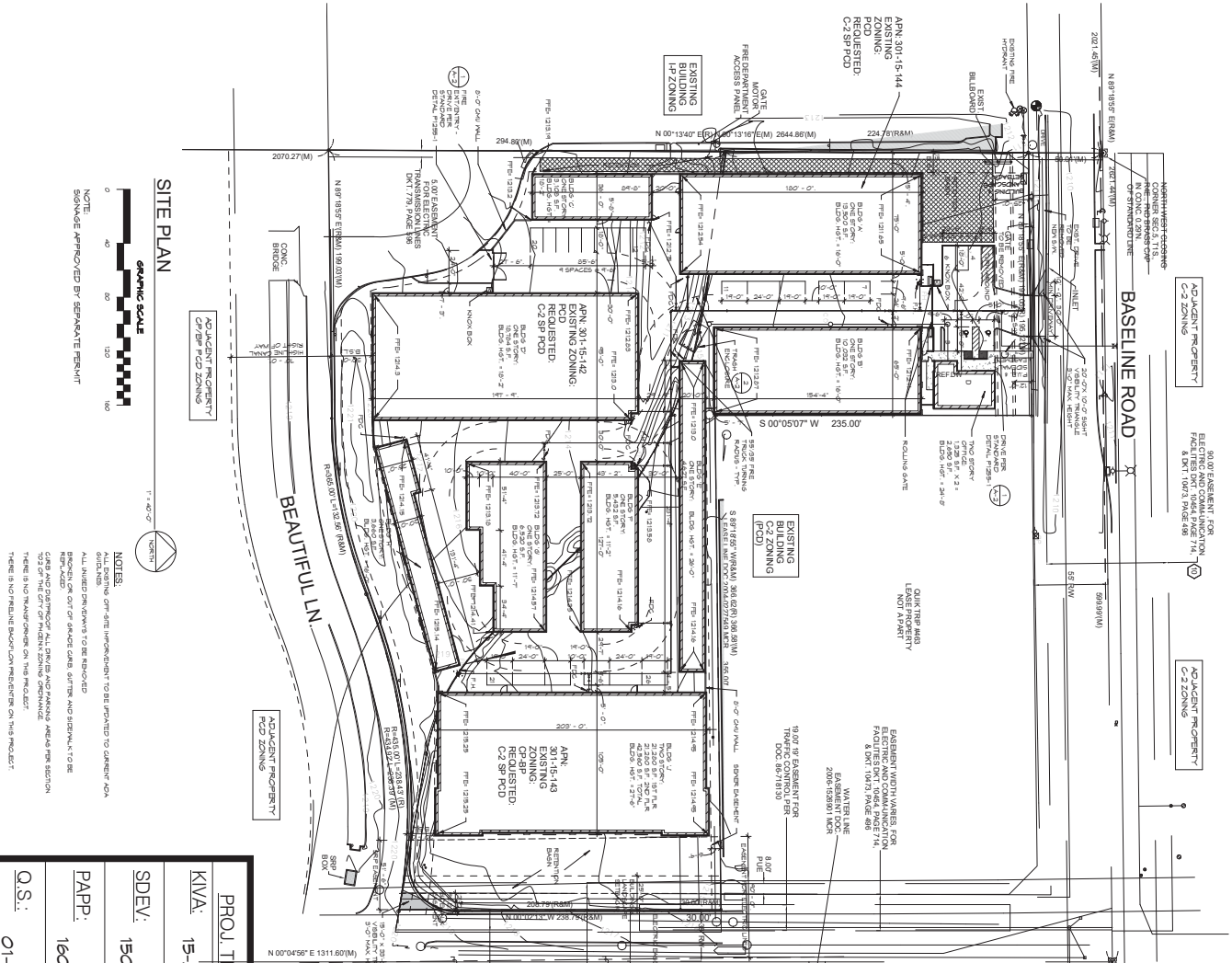
THIS PROPOSED NEW PROJECT IS A NEW SELF-STORAGE FACILITY WITH MANAGER'S APARTMENT COMBINING OF 3 PARCELS. EACH PARCEL HAS A DIFFERENT ZONING. THE OWNER IS REQUESTING TO REZONE THE ENTIRE PROJECT TO C-2 SP PCD. THE PROPOSED PROJECT INCLUDES A 1,000 S.F. OFFICE WITH A SECOND STORY MANAGER'S APARTMENT LOCATED OFF OF BASELINE ROAD. THE FIRE EXITS ARE LOCATED OFF OF 48TH ST. THE PROPOSED SELF-STORAGE BUILDING WITH VERTICAL ROOF. THE ENTIRE RESULTING OF THE PROPERTY WILL BE A MANAGED UNIT. PROPERTY LINE WILL BE A ZONING LOT LINE.

PARKING REQUIREMENTS
PLUS 2 SPACES FOR FACILITY MANAGER
TOTAL = 28 SPACES REQUIRED
28 SPACES PROVIDED

SITE PLAN NOTES:

1. EXISTING MOTOR VEHICLE TRAFFIC IN THE CITY OF PHOENIX HAS BEEN OBSERVED AND HAS BEEN ESTIMATED TO BE APPROXIMATELY 1,000 VEHICLES PER HOUR.
2. THE PROPOSED PROJECT WILL BE A SELF-STORAGE FACILITY WITH 80,943 UNITS.
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28. THE PROPOSED PROJECT WILL BE A SELF-STORAGE FACILITY WITH 80,943 UNITS.

SITE PLAN



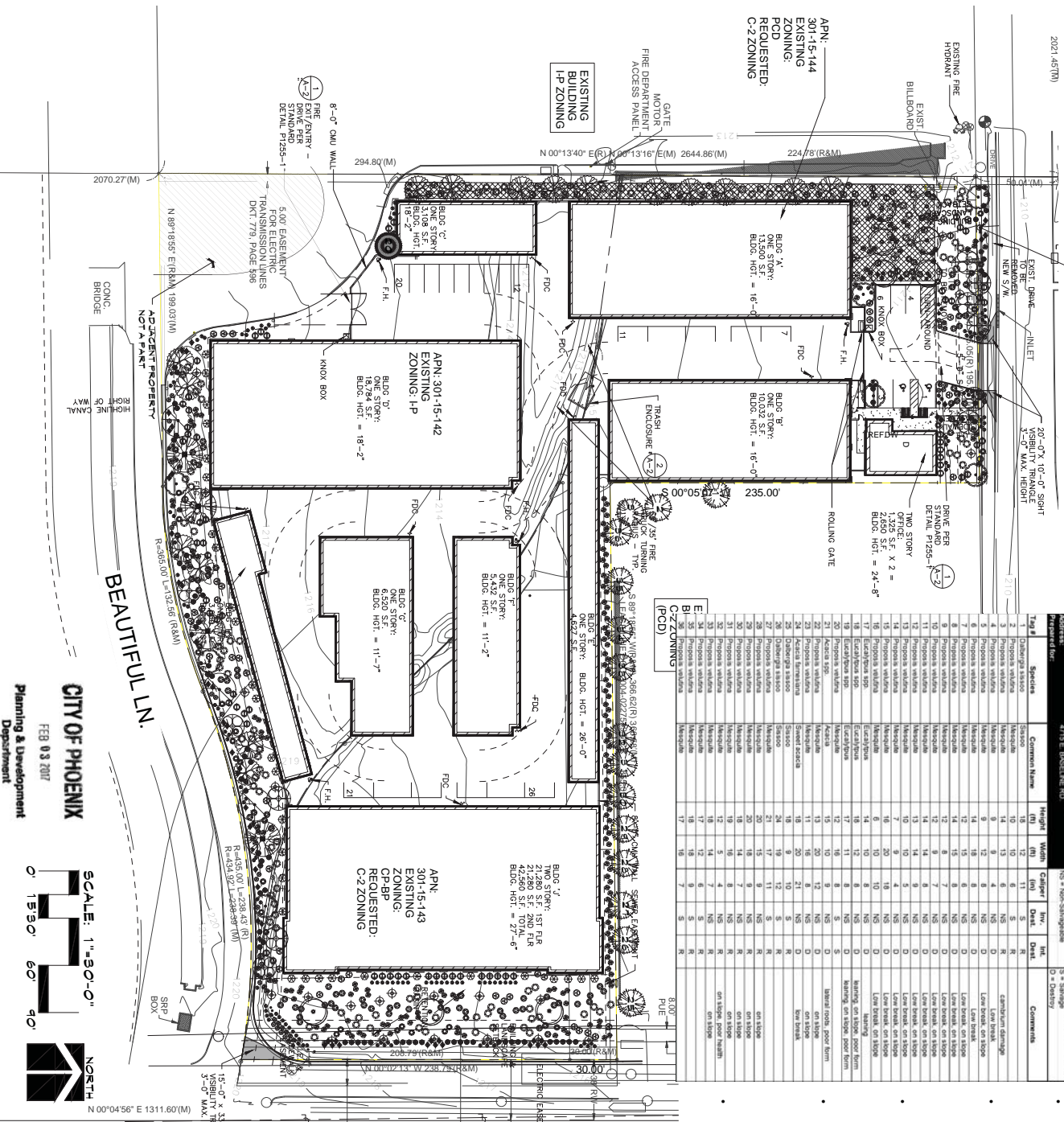
PROJ. TRACKING NOS.

KWA:	15-2394
SDEV:	1500434
PAPP:	1600651
Q.S.:	01-39

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A NEW SELF STORAGE FACILITY
FOR
ASSURED SELF STORAGE
4715 E. BASELINE RD, PHOENIX, AZ 85042

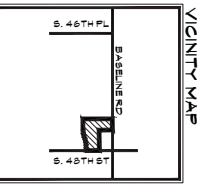
EXISTING OVERHEAD POWER LINES



Tag #	Species	Common Name	Height (ft)	Width (ft)	Caliper (in)	Inv.	Mlt.	Interv. Designation
1	Propagula	Propagula	10	10	6	N	N	S - Storage
2	Propagula	Propagula	14	13	6	N	N	S - Storage
3	Propagula	Propagula	14	13	6	N	N	S - Storage
4	Propagula	Propagula	14	13	6	N	N	S - Storage
5	Propagula	Propagula	14	13	6	N	N	S - Storage
6	Propagula	Propagula	14	13	6	N	N	S - Storage
7	Propagula	Propagula	14	13	6	N	N	S - Storage
8	Propagula	Propagula	14	13	6	N	N	S - Storage
9	Propagula	Propagula	14	13	6	N	N	S - Storage
10	Propagula	Propagula	14	13	6	N	N	S - Storage
11	Propagula	Propagula	14	13	6	N	N	S - Storage
12	Propagula	Propagula	14	13	6	N	N	S - Storage
13	Propagula	Propagula	14	13	6	N	N	S - Storage
14	Propagula	Propagula	14	13	6	N	N	S - Storage
15	Propagula	Propagula	14	13	6	N	N	S - Storage
16	Propagula	Propagula	14	13	6	N	N	S - Storage
17	Propagula	Propagula	14	13	6	N	N	S - Storage
18	Propagula	Propagula	14	13	6	N	N	S - Storage
19	Propagula	Propagula	14	13	6	N	N	S - Storage
20	Propagula	Propagula	14	13	6	N	N	S - Storage
21	Propagula	Propagula	14	13	6	N	N	S - Storage
22	Propagula	Propagula	14	13	6	N	N	S - Storage
23	Propagula	Propagula	14	13	6	N	N	S - Storage
24	Propagula	Propagula	14	13	6	N	N	S - Storage
25	Propagula	Propagula	14	13	6	N	N	S - Storage
26	Propagula	Propagula	14	13	6	N	N	S - Storage
27	Propagula	Propagula	14	13	6	N	N	S - Storage
28	Propagula	Propagula	14	13	6	N	N	S - Storage
29	Propagula	Propagula	14	13	6	N	N	S - Storage
30	Propagula	Propagula	14	13	6	N	N	S - Storage
31	Propagula	Propagula	14	13	6	N	N	S - Storage
32	Propagula	Propagula	14	13	6	N	N	S - Storage
33	Propagula	Propagula	14	13	6	N	N	S - Storage
34	Propagula	Propagula	14	13	6	N	N	S - Storage
35	Propagula	Propagula	14	13	6	N	N	S - Storage
36	Propagula	Propagula	14	13	6	N	N	S - Storage

NOTES:

- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL ALL APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT OF WAY.
- NO PLANT SUBSTITUTIONS TYPE OR QUANTITY DEVIATIONS ARE ALLOWED WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN APPROVAL FROM THE CITY OF PHOENIX.
- 602-262-1811.
- ALL RIGHT OF WAY AND CITY REQUIRED (PREPARED) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- VERBAL OWNERSHIP OF ANY PLANT MATERIAL ON THE PUBLIC RIGHT OF WAY MUST BE OBTAINED FROM THE PERMITS DIVISION OF THE CITY OF PHOENIX PRIOR TO REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
- NEEDS ADJACENT TO PERSTRAN MOUNTAIN CHERRY CLEARANCE OF 6'-5".



OWNER
 4231 N STATE HWY. 161
 SUITE 101
 RIVINGTON TX 75088
 PHONE: 972-283-3404
 CONTACT: KEN COMBS

LANDSCAPE ARCHITECT
 THE MCGOUGH GROUP
 11110 N Tatum Blvd.
 Suite 100
 Phoenix, AZ 85028
 PHONE: 602-947-1099
 CONTACT: KEN COMBS

SHEET INDEX
 LOT 1 COVER SHEET
 LOT 2 IRRIGATION PLAN
 LOT 3 IRRIGATION PLAN
 LOT 4 IRRIGATION PLAN

PLANT LEGEND

ALL TREES TO HAVE A MINIMUM CALIPER OF 2"

TREES

- 88500 / DALBERGIA 88500
- PAVO VERDE THORNLESS A2T / PARRSONIA HYBRID A2T
- CATHEPALS LIVE OAK / QUERCUS VIRGINIANA
- DEBBENTERN / LISONOMYACOPHYLLA
- CASCALOTE SMOOTHIE / CASBALPINA CASCALO SMOOTHIE
- MONKS PEPPER / VITEX AGENS-CASTUS
- SHRUBS
- REDBUD OF PARADISE / CASBALPINA FULCIBERNA
- BRASILIAN SKY FLOWER / DUKUNYA ERECTA
- HEALTHY LEMON / HEPTACAPNUS
- BALIA RUBELLA / RUBELLA FENIBULARIS
- BOGANVILLEA FLAME / FLAME BOGANVILLEA

ACCENTS

- REDBUD / PARADISE PAVONIA
- GIANT HEPPERLACER FUMIFERA
- DEER GRASS / MULDENBERGIA RIGENS
- ANTIOCHKA ROSA / ANONIA PAKANTI TRINAKATA

GROUNDCOVERS

- BLUE BELLEGRU / HYACINTHUS
- YELLOW LANTANA / LANTANA SP.

FINES

- FORRANEA RICASOLIANA

REVISIONS:

DATE: 1-31-2017
 DRAWN BY: TK
 CHECKED BY: TK

JOB NO.: 16-02
DATE: 1-31-2017
CREATED BY: TK

REVISIONS:

1. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

2. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

3. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

4. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

5. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

6. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

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30. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

31. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

32. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

33. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

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40. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

41. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

42. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

43. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

44. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

45. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

46. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

47. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

48. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

49. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

50. REVISED TREE - SEE INVENTORY/SALVAGE PLAN

PRELIMINARY LANDSCAPE PLAN

ASSURED SELF STORAGE

4113 E. BASELINE RD.
 THOMAS, ARIZONA

KVA: 15-2934
 SEV: 1500454
 PAF: 1505874
 Q.S. 01-84

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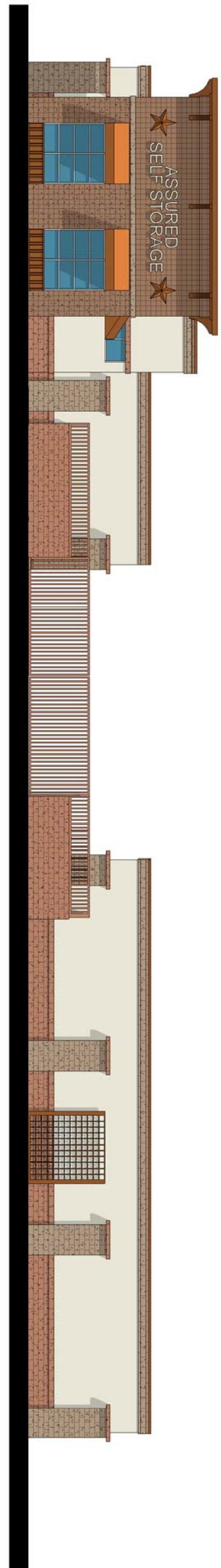
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Expires: 05-30-2018

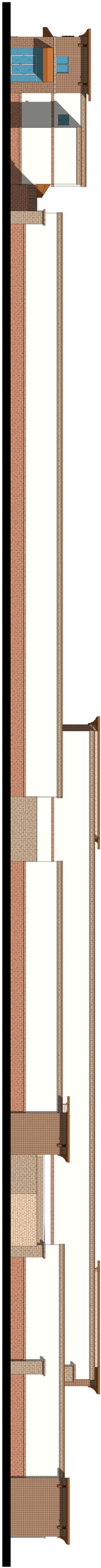
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1 OF 1



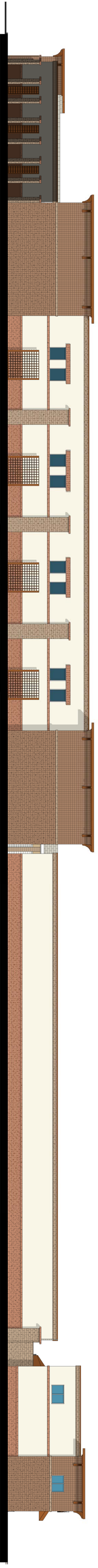
BASELINE RD. VIEW

1/16" = 1'-0"



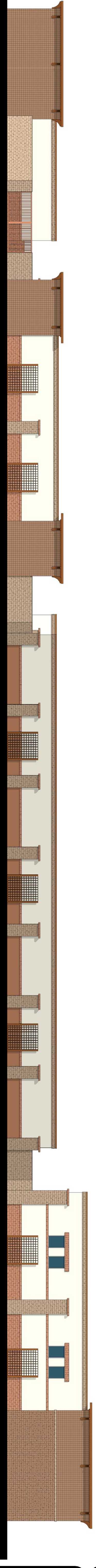
SITE WALL WEST

1/16" = 1'-0"



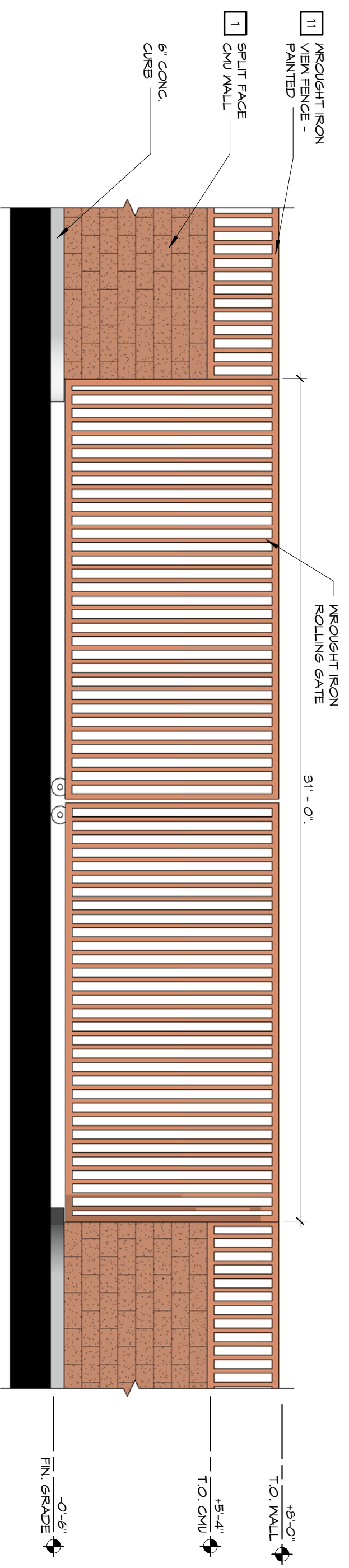
48TH STREET VIEW

1/16" = 1'-0"



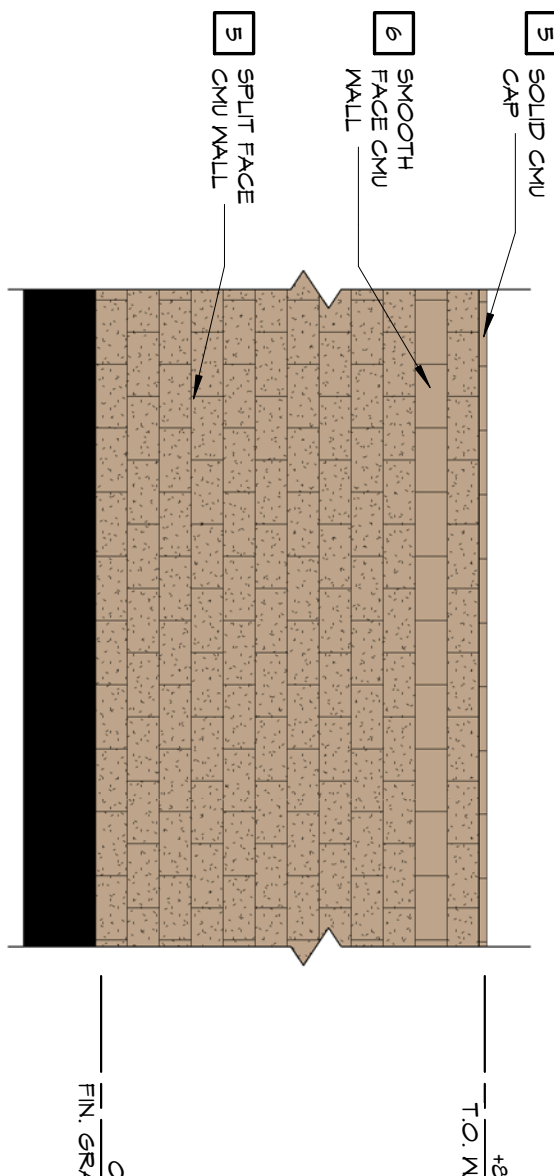
BEAUTIFUL LANE STREET VIEW

1/16" = 1'-0"



GATE DETAIL

1/4" = 1'-0"



WALL DETAIL

1/4" = 1'-0"

COLOR LEGEND

- 1 - CALIX BLOCK
- 2 - RED SPALLFACE BLOCK - RED ON TOP BY SUPERLITE
- 3 - CALIX CAP
- 4 - RED SPALLFACE BLOCK - RED ON TOP BY SUPERLITE
- 5 - CALIX BLOCK
- 6 - BROWN SPALLFACE SINGLE PAPER HAZE BY SUPERLITE
- 7 - CALIX BLOCK
- 8 - BROWN SPALLFACE BLOCK - TERRA BROWN BY SUPERLITE
- 9 - CALIX BLOCK
- 10 - BROWN SPALLFACE SINGLE PAPER HAZE BY SUPERLITE
- 11 - CALIX BLOCK
- 12 - BROWN SPALLFACE SINGLE PAPER HAZE BY SUPERLITE

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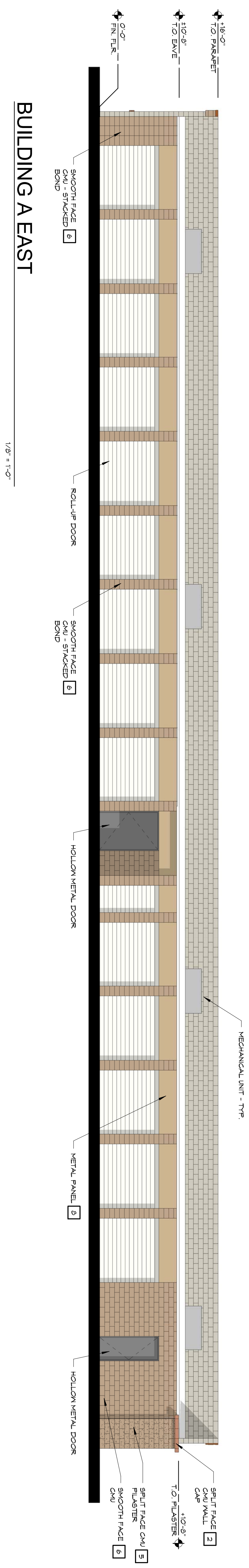
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SITE ELEVATIONS

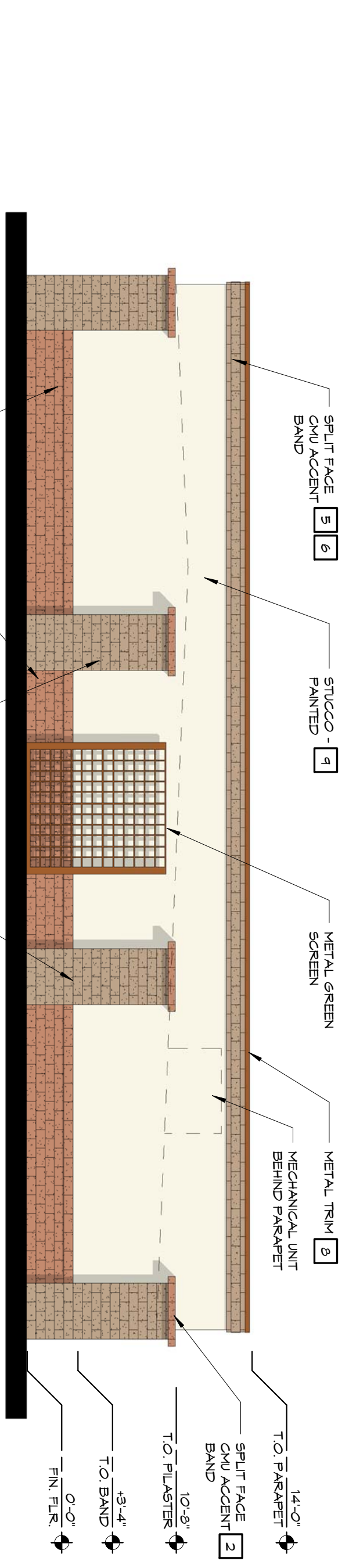


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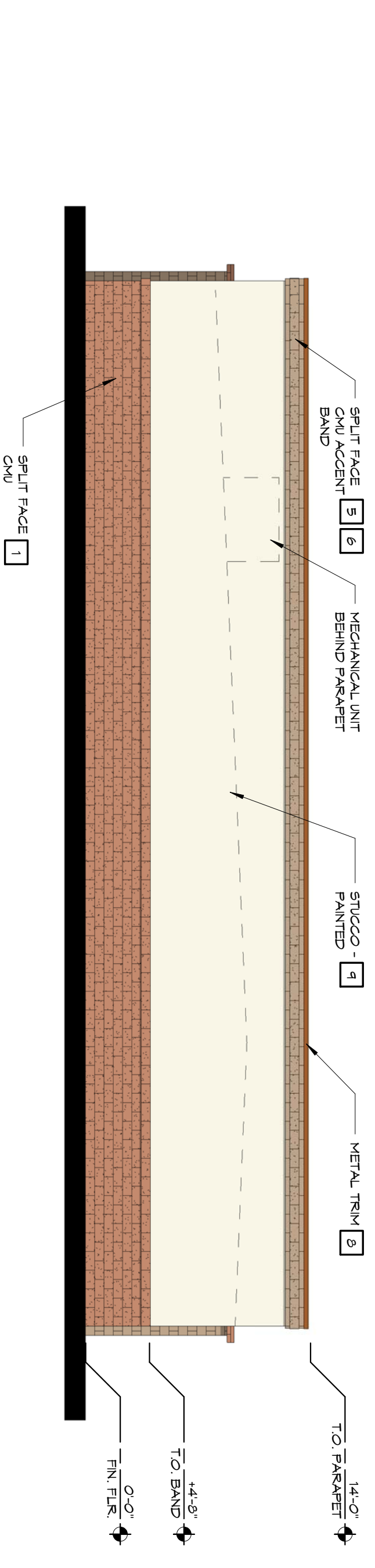
BUILDING A EAST

1/8" = 1'-0"



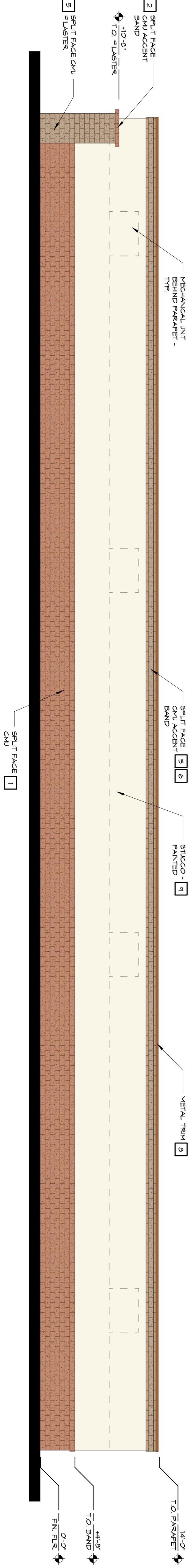
BUILDING A NORTH

1/8" = 1'-0"



BUILDING A SOUTH

1/8" = 1'-0"



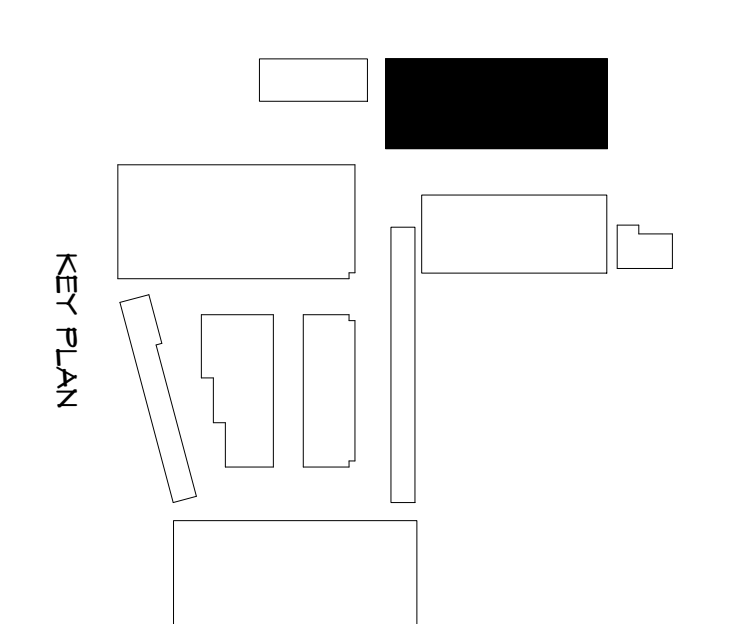
BUILDING A WEST

1/8" = 1'-0"

COLOR LEGEND

- 1 - CNU BLOCK - RED SPLITFACE BLOCK - SEDONA RED BY SUPERLITE
- 2 - CNU CAB - RED SPLITFACE BLOCK - SEDONA RED BY SUPERLITE HEADR CONCRE
- 3 - CNU BLOCK - BROWN SMOOTHFACE SINGLE PANEL HAZE BY SUPERLITE
- 4 - CNU BLOCK - BROWN SPLITFACE SINGLE PANEL HAZE BY SUPERLITE
- 5 - CNU BLOCK - BROWN SPLITFACE BLOCK - TERRA BROWN BY SUPERLITE
- 6 - CNU BLOCK - BROWN SMOOTH FACE BLOCK - TERRA BROWN BY SUPERLITE
- 7 - METAL AWNING - STANDING SEAM METAL - COPPER METALLIC
- 8 - METAL PANEL - INTERIATED COLOR - SIGNATURE 200 FINISH
- 9 - METAL FLASHING/TRIM
- 10 - METAL ACCENT - METAL TO MATCH COPPER
- 11 - STUCCO - STUCCO - PAINTED - ACADEM WHITE CC-30 BRUNNAN WOODRE
- 12 - STUCCO - PAINTED - DECOROUS INTER SMOOT SHEVANN WILLIAMS

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SHEET
 OF
A-15



REVISION	DESCRIPTION	DATE
1	REVISED	1/31/17
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4	REVISED	1/31/17
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 CHECKED BY: BT
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BUILDING 'A' ELEVATIONS



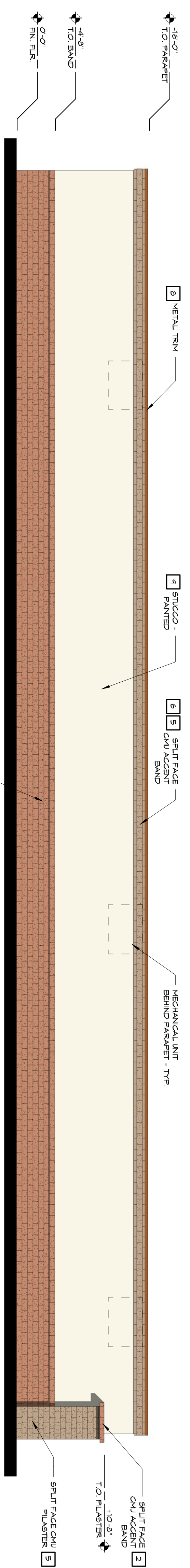
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 4715 E. BASELINE RD, PHOENIX, AZ 85042

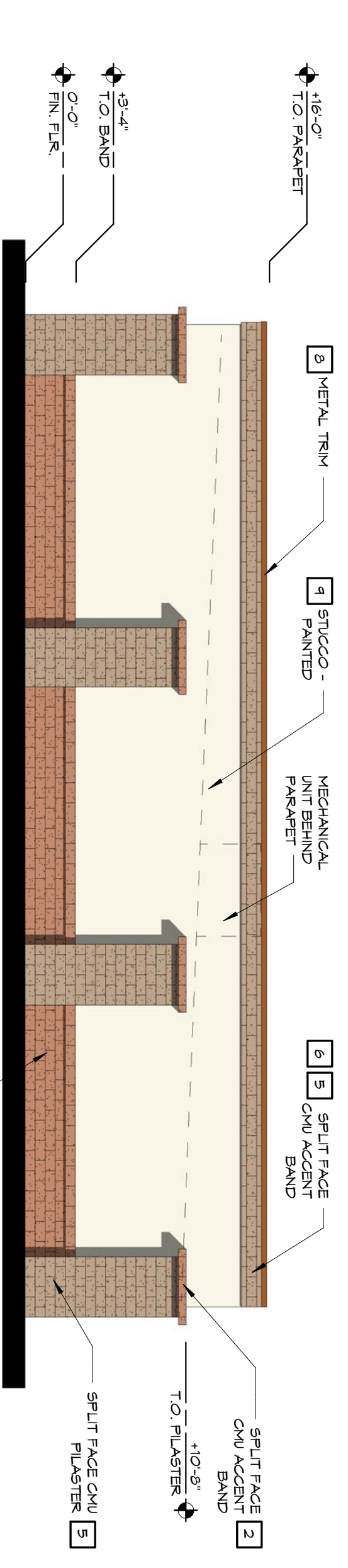
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COLOR LEGEND

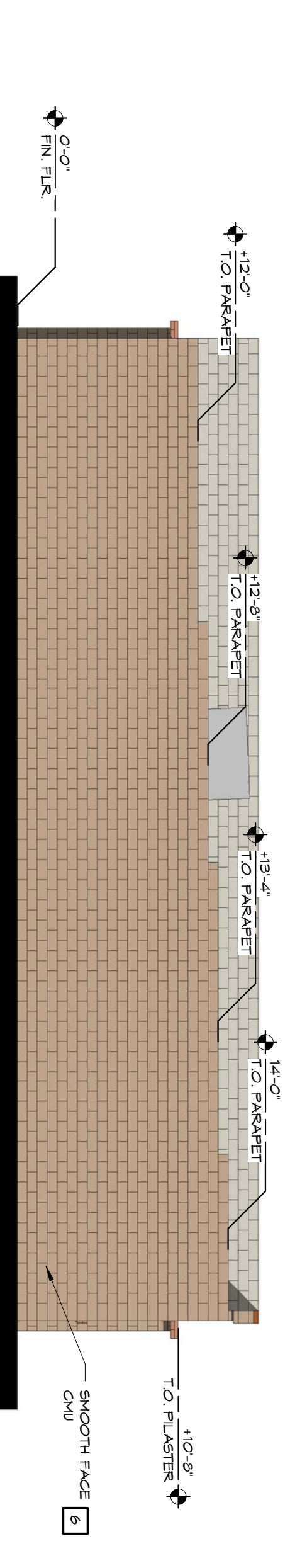
- 1 - C-111 BLOCK - RED SPURFACE BLOCK - SEDONA RED BY SUPERSLITE
- 2 - C-111 GATE - RED SPURFACE BLOCK - SEDONA RED BY SUPERSLITE - HEADER COURSE - SUPERSLITE
- 3 - C-111 BLOCK - BROWN SMOOTHFACE SINGLE PEPERLE HAZE BY SUPERSLITE
- 4 - C-111 BLOCK - BROWN SPURFACE SINGLE PEPERLE HAZE BY SUPERSLITE
- 5 - C-111 BLOCK - BROWN SPURFACE BLOCK - TERENA BROWN BY SUPERSLITE
- 6 - C-111 BLOCK - BROWN SMOOTH FACE BLOCK - TERENA BROWN BY SUPERSLITE
- METAL AWNINGS
- 7 - STANDING SEAM METAL - COPPER METALLIC
- METAL PANEL
- 8 - INTEGRATED COLOR - SADDLE TAN BY M&D SIGNATURE 200 FINISH
- METAL FLASHING/TRIM
- 9 - METAL ACCENT - PAINTED - TO MATCH COPPER
- 10 - STUCCO - PAINTED - BURNING BROWN BY BENJAMIN MOORE
- 11 - STUCCO - PAINTED - DECORATING MATTER SMOOTH SHERWIN WILLIAMS



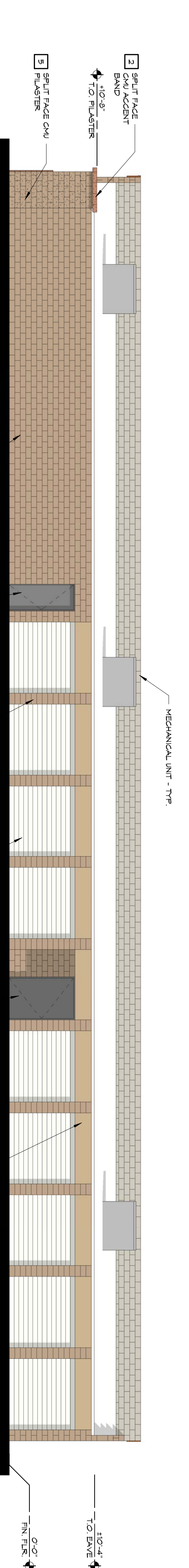
BUILDING B EAST



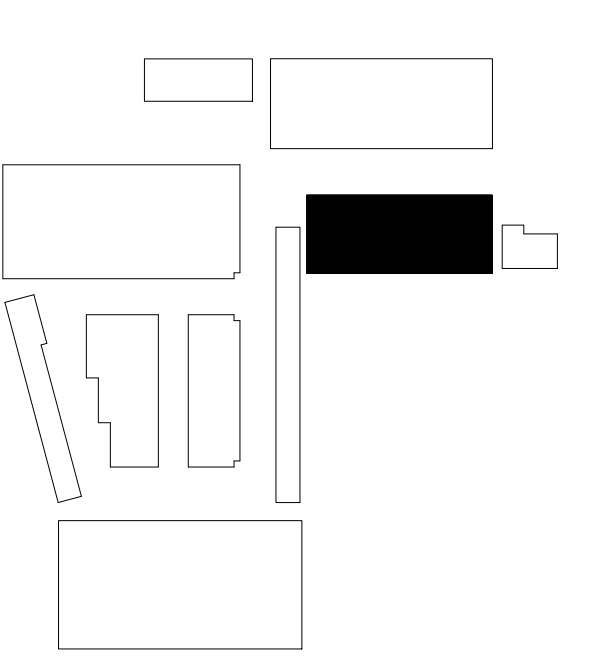
BUILDING B NORTH



BUILDING B SOUTH



BUILDING B WEST



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1	ISSUED FOR PERMITS	1/31/17

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BUILDING 'B' ELEVATIONS

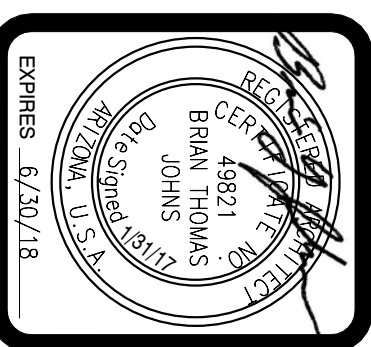


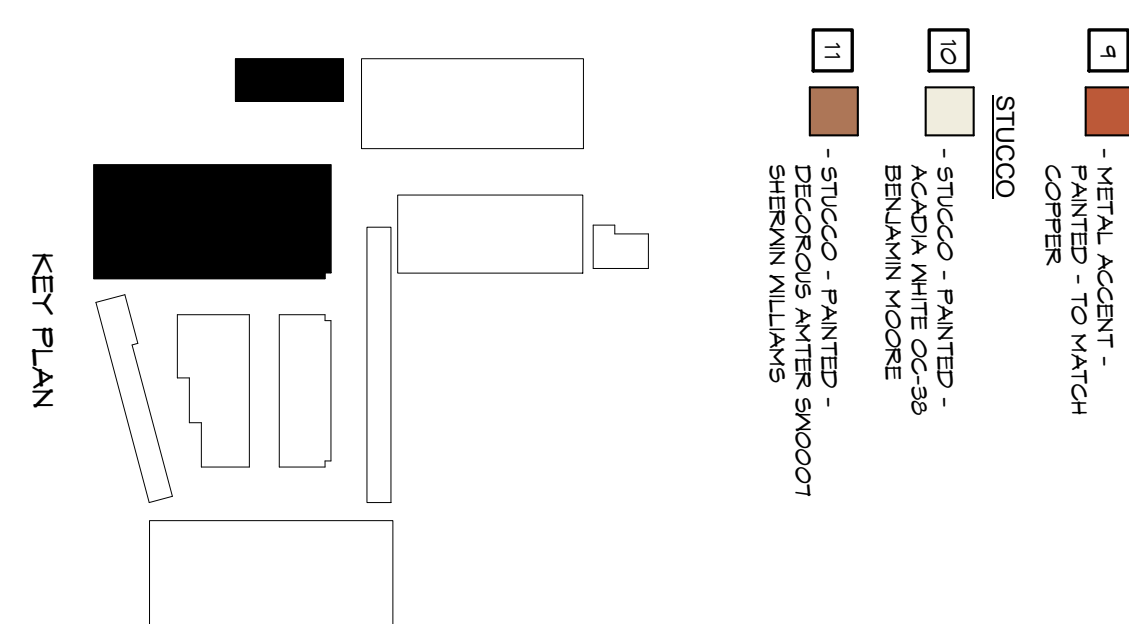
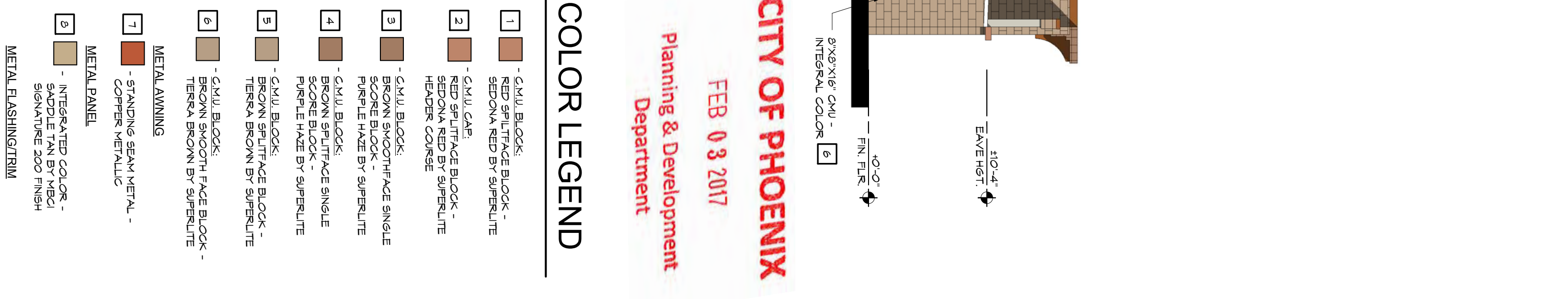
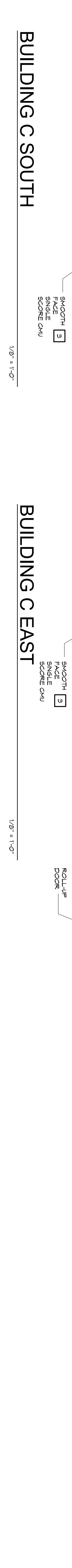
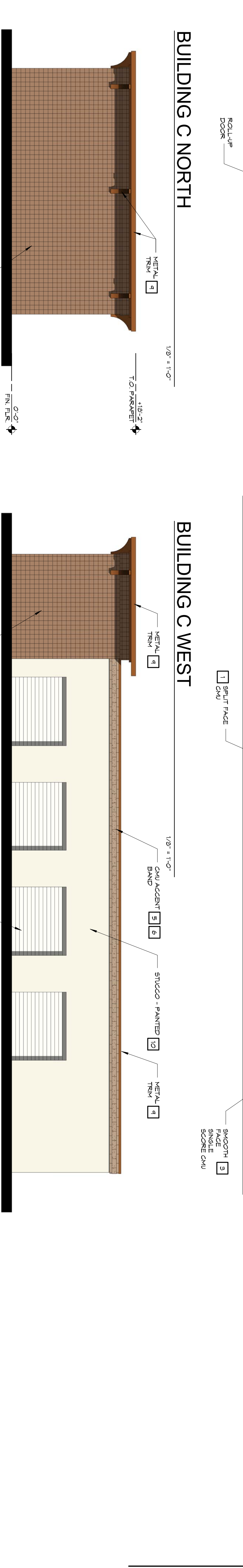
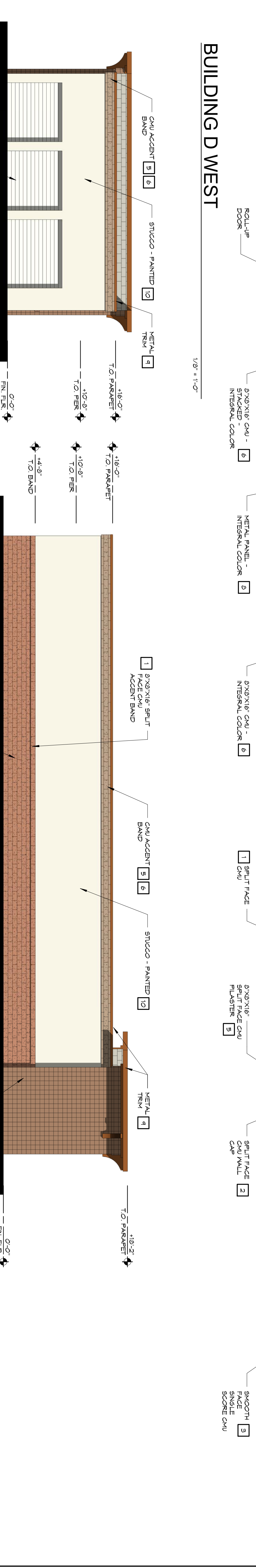
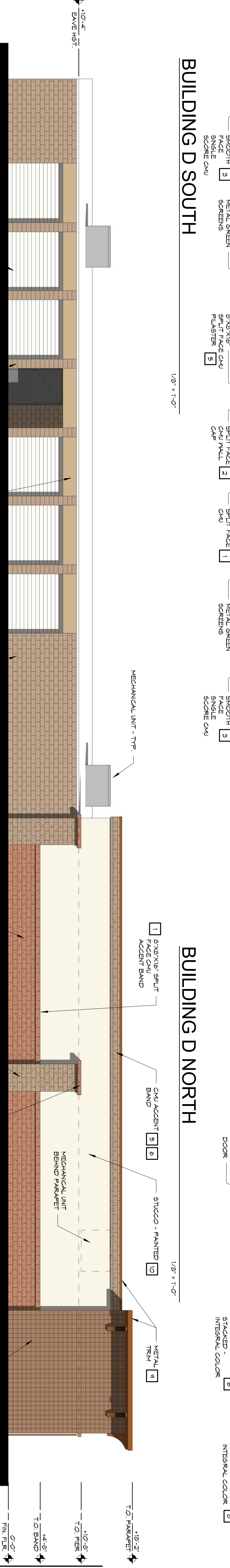
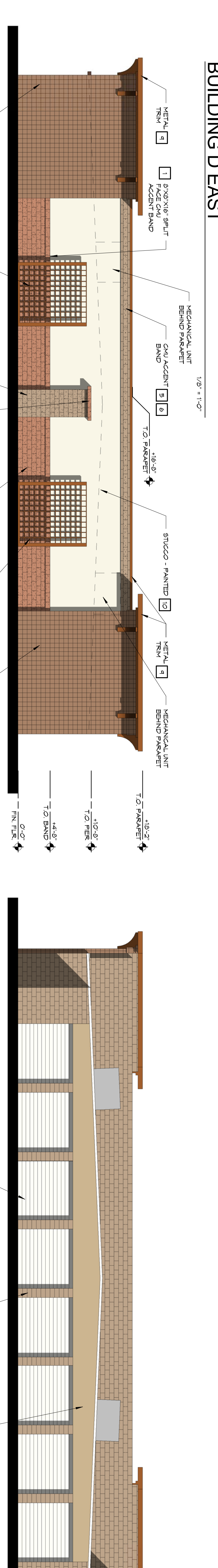
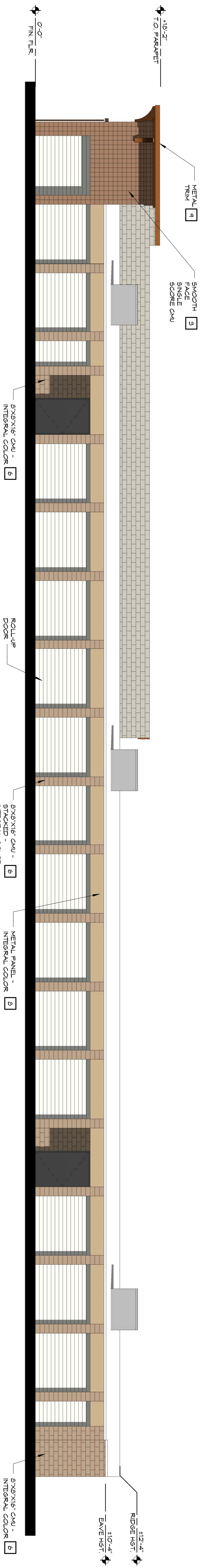
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ZONING

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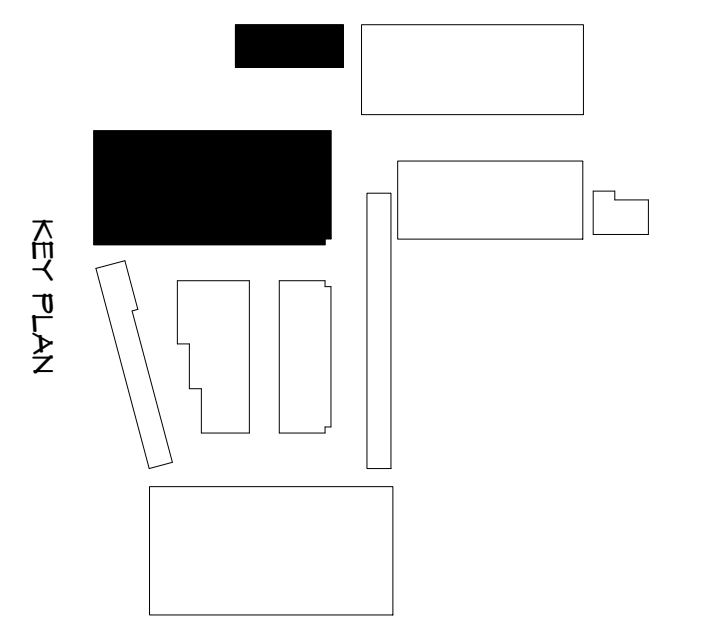




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COLOR LEGEND

- 1 - CMU BLOCK - RED SPLITFACE BLOCK - SEDONA RED BY SUPERLITE
- 2 - CMU CAPE - RED SPLITFACE BLOCK - SEDONA RED BY SUPERLITE - HAZEN COWNE
- 3 - CMU BLOCK - BROWN SMOOTHFACE SINGLE SCORE BLOCK - FAYE HAZE BY SUPERLITE
- 4 - CMU BLOCKS - BROWN SMOOTHFACE SINGLE SCORE BLOCK - PEARLE HAZE BY SUPERLITE
- 5 - CMU BLOCKS - TERRA BROWN BY SUPERLITE
- 6 - CMU BLOCK - STUCCO - PAINTED BRICK - TERRA BROWN BY SUPERLITE
- 7 - METAL AWNING - STANDING SEAM METAL - COPPER METALIC
- 8 - METAL PANEL - INTERPAINTED COLOR - METAL FLASHING/STRIM
- 9 - METAL FLASHING/STRIM - METAL FLASHING/STRIM - METAL FLASHING/STRIM
- 10 - STUCCO - STUCCO - PAINTED - ACADIA WHITE OC-36 - BRUNNAN HOOKS
- 11 - METAL FLASHING/STRIM - METAL FLASHING/STRIM - METAL FLASHING/STRIM



REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/11/17
2	REVISED PER COMMENTS	1/11/17

BUILDING 'C' & 'D' ELEVATIONS

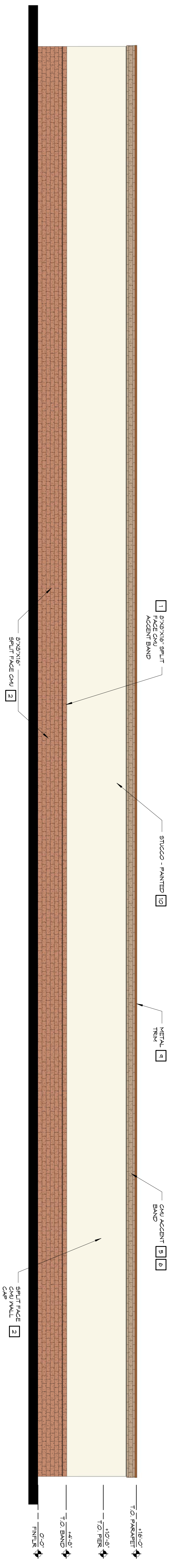


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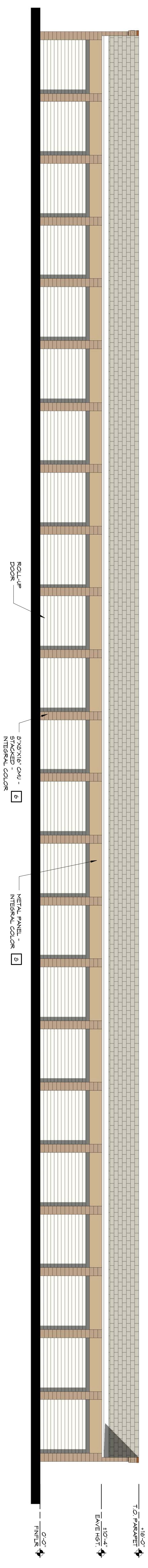
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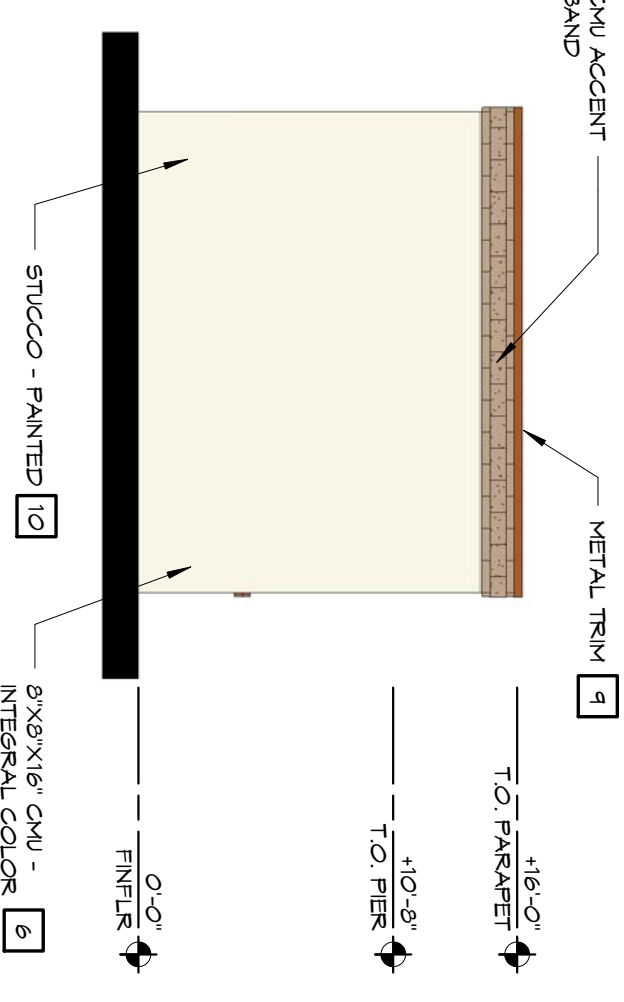
BUILDING E NORTH

1/8" = 1'-0"



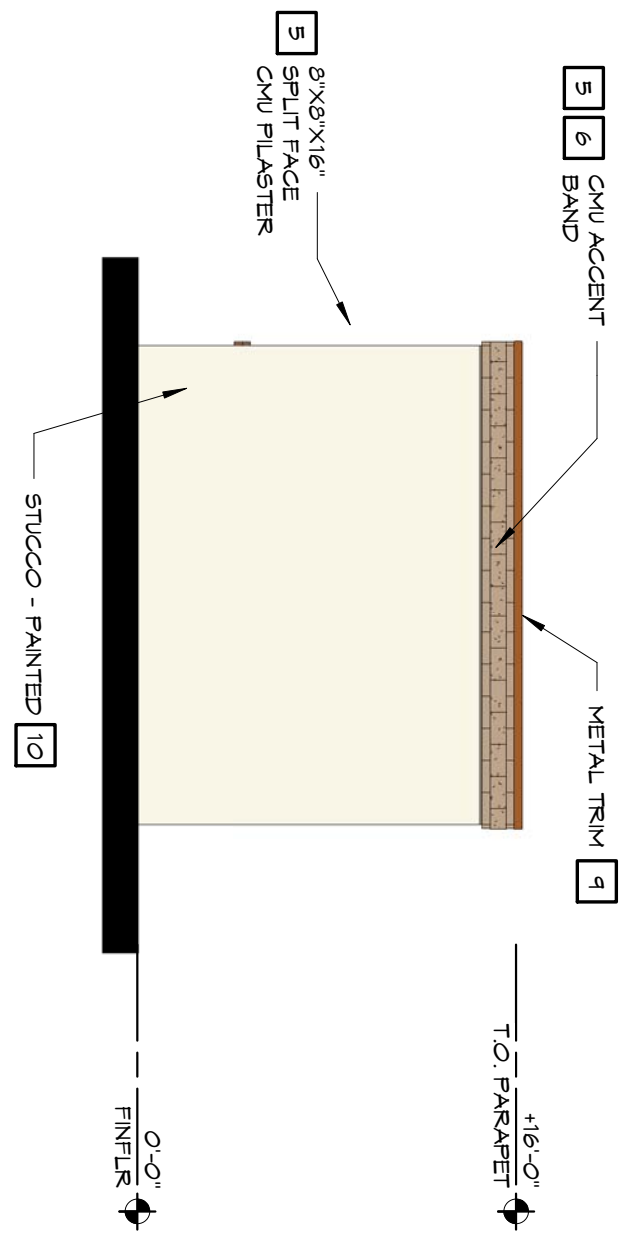
BUILDING E SOUTH

1/8" = 1'-0"



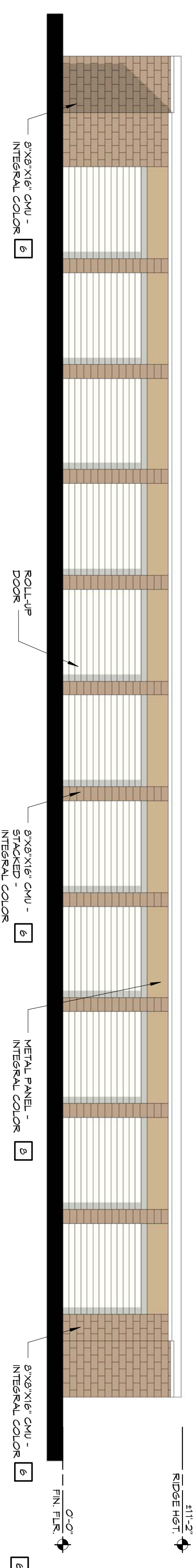
BUILDING E EAST

1/8" = 1'-0"



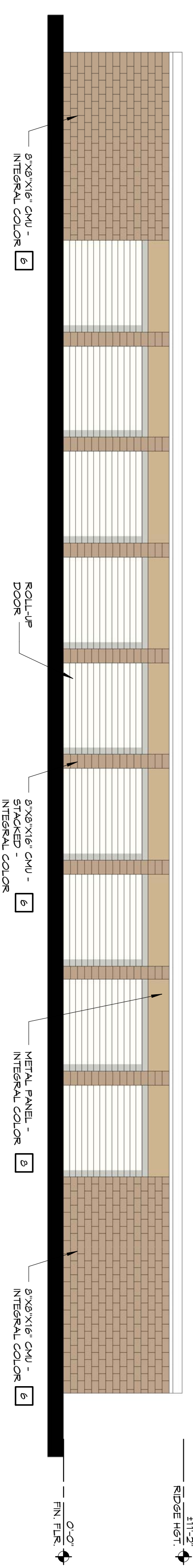
BUILDING E WEST

1/8" = 1'-0"



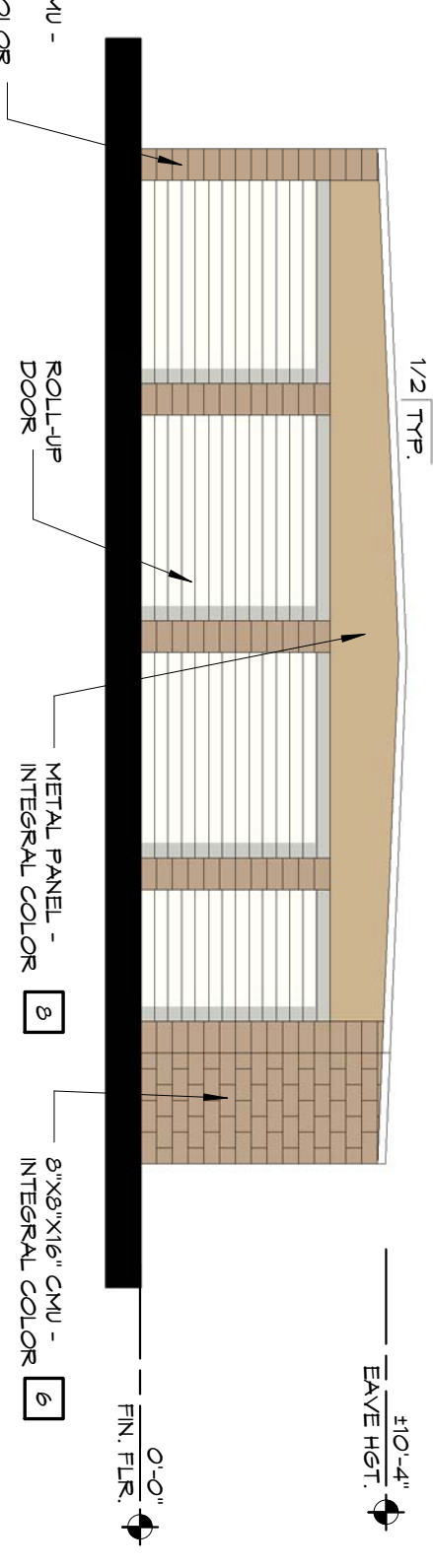
BUILDING F NORTH

1/8" = 1'-0"



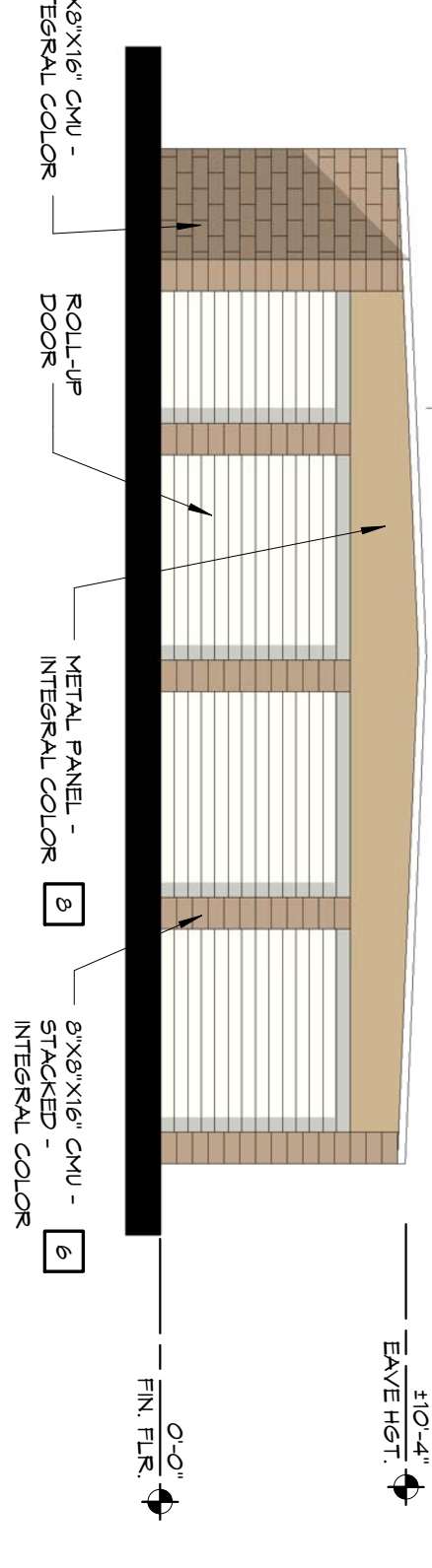
BUILDING F SOUTH

1/8" = 1'-0"



BUILDING F EAST

1/8" = 1'-0"



BUILDING F WEST

1/8" = 1'-0"

CITY OF PHOENIX
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COLOR LEGEND

- 1 - CMU BLOCK - RED SPURFACE BLOCK - SEDONA RED BY SUPERSLITE
- 2 - CMU CAP - RED SPURFACE BLOCK - SEDONA RED BY SUPERSLITE HEADER COURSE
- 3 - CMU BLOCK - BROWN SMOOTHFACE SINGLE PARALLEL HAIR BY SUPERSLITE
- 4 - CMU BLOCK - BROWN SPURFACE SINGLE PARALLEL HAIR BY SUPERSLITE
- 5 - CMU BLOCK - TERRA BROWN BY SUPERSLITE
- 6 - CMU BLOCK - BROWN SMOOTH FACE BLOCK - TERRA BROWN BY SUPERSLITE
- 7 - METAL FINISHING - STANDING SEAM METAL - COPPER METALLIC
- 8 - METAL PANEL - INTEGRATED COLOR - SANDY TAN BY MRCI SMOOTHING 200 FINISH
- 9 - METAL FINISHING - PAINTED - TO MATCH COOPER
- 10 - STUCCO - STUCCO - PAINTED - ACADIA WHITE CC-28 BRUNNAN MOORE
- 11 - STUCCO - PAINTED - SHERWIN WILLIAMS

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KEY PLAN

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A-18
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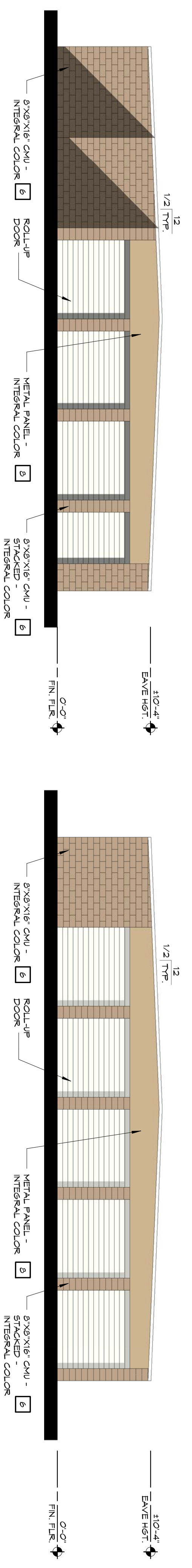
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 DESCRIPTION: _____
 DATE: _____

BUILDING 'E' & 'F' ELEVATIONS

4821
 BRAN THOMAS
 JOHN
 ARCHITECTS
 1010 N. CENTRAL AVENUE, SUITE 100
 PHOENIX, AZ 85004
 EXPIRES: 5/31/18

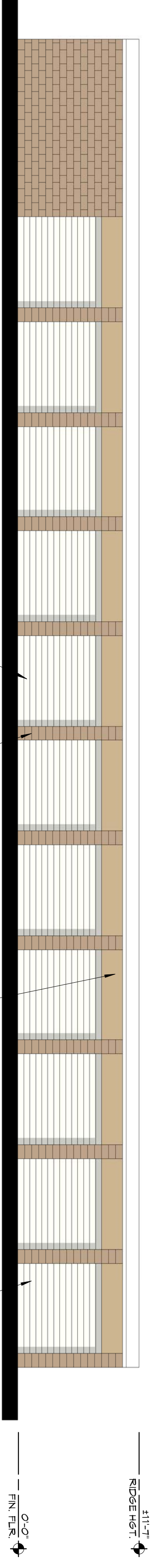
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A NEW SELF-STORAGE FACILITY
 FOR
ASSURED SELF-STORAGE
 4715 E. BASELINE RD, PHOENIX, AZ 85042
 ZONING

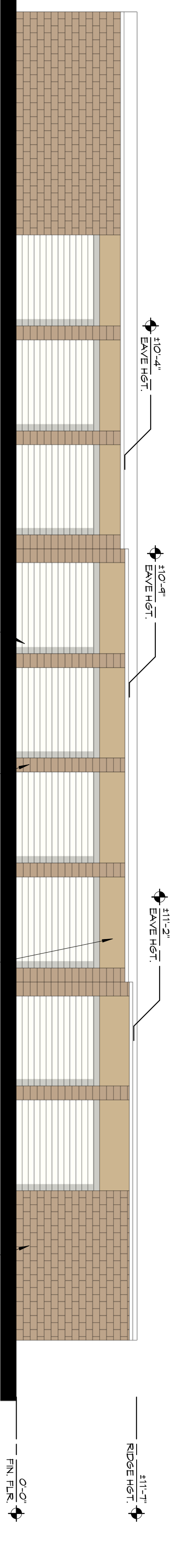


BUILDING G WEST

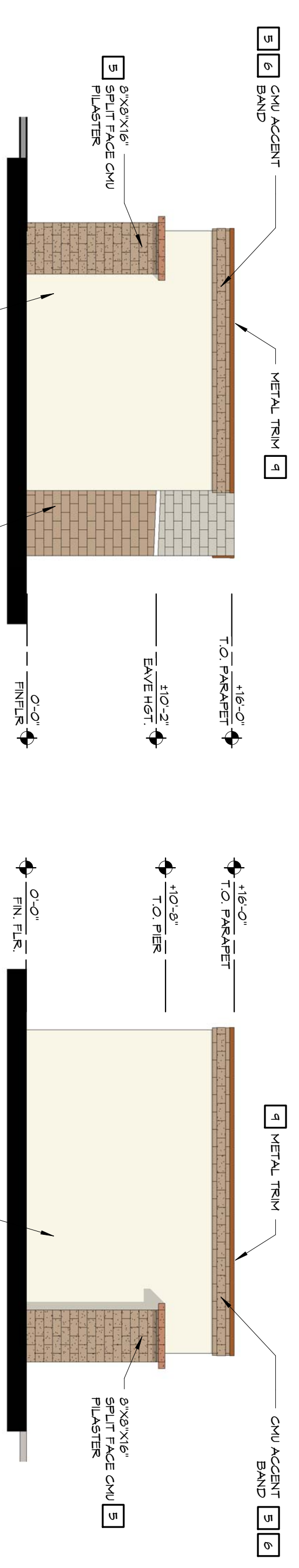
BUILDING G EAST



BUILDING G NORTH

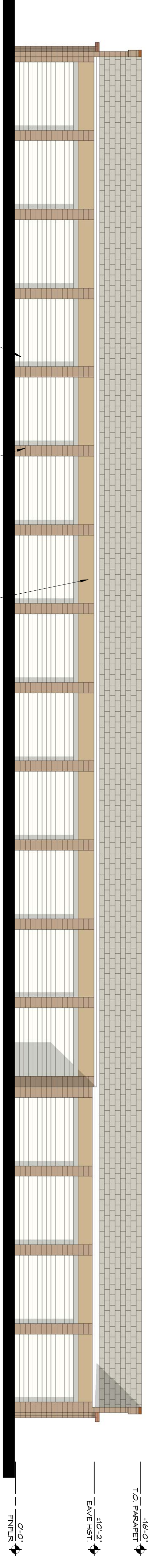


BUILDING G SOUTH

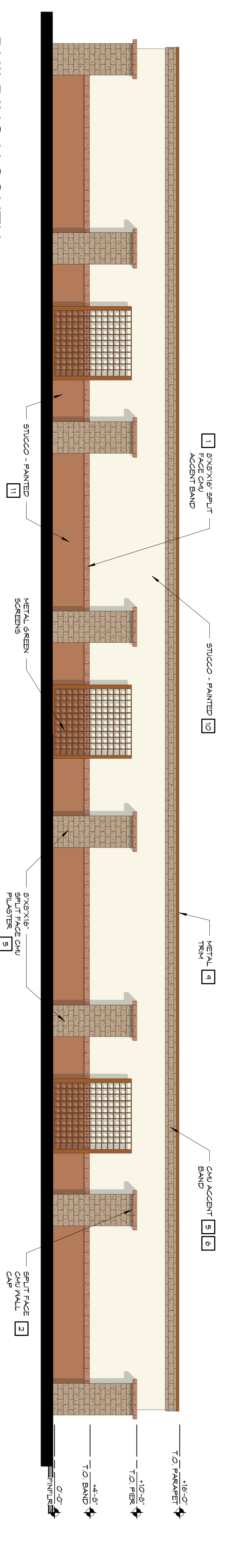


BUILDING H WEST

BUILDING H EAST



BUILDING H NORTH

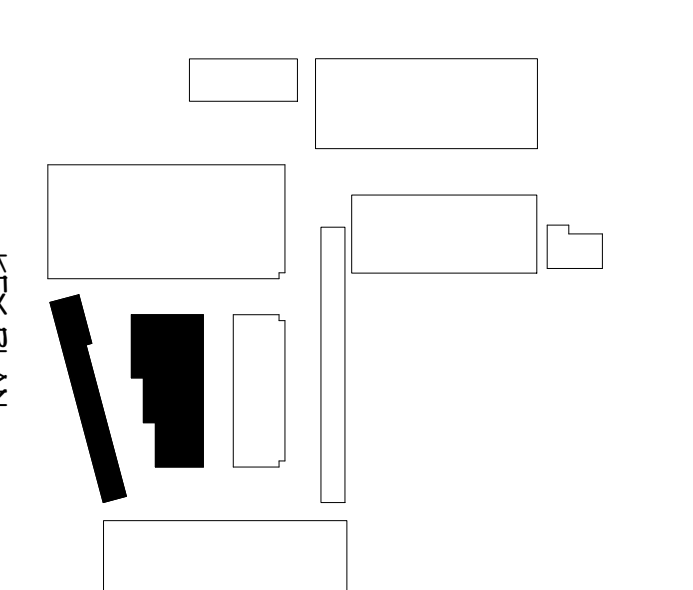


BUILDING H SOUTH

COLOR LEGEND

- 1 - CULU BLOCK - FACE BLOCK - SEDONA RED BY SUPERLITE
- 2 - CULU CAR - FACE BLOCK - SEDONA RED BY SUPERLITE - HEADER COURSE
- 3 - CULU BLOCK - FACE SINGLE SCONE BLOCK - FURPLE HAZE BY SUPERLITE
- 4 - CULU BLOCK - BROWN SPITFACE SINGLE PANEL HAZE BY SUPERLITE
- 5 - CULU BLOCK - BROWN SPITFACE BLOCK - TERRA BROWN BY SUPERLITE
- 6 - CULU BLOCK - BROWN SMOOTH FACE BLOCK - TERRA BROWN BY SUPERLITE
- 7 - METAL ANNING - STANDING SEAM METAL - COPPER METALLIC
- 8 - METAL PANEL - INTEGRATED COLOR - SADDLE TAN BY YBCI - SIGNATURE 200 FINISH - METAL FLASHING/TRIM
- 9 - METAL ACCENT - PAINTED - TO MATCH COPPER
- 10 - STUCCO - STUCCO - PAINTED - SAND WHITE C039 - BENJAMIN MOORE
- 11 - STUCCO - PAINTED - SPILT FACE CULU WALL - SHERRIN MALLARD

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BUILDING 'G' & 'H' ELEVATIONS



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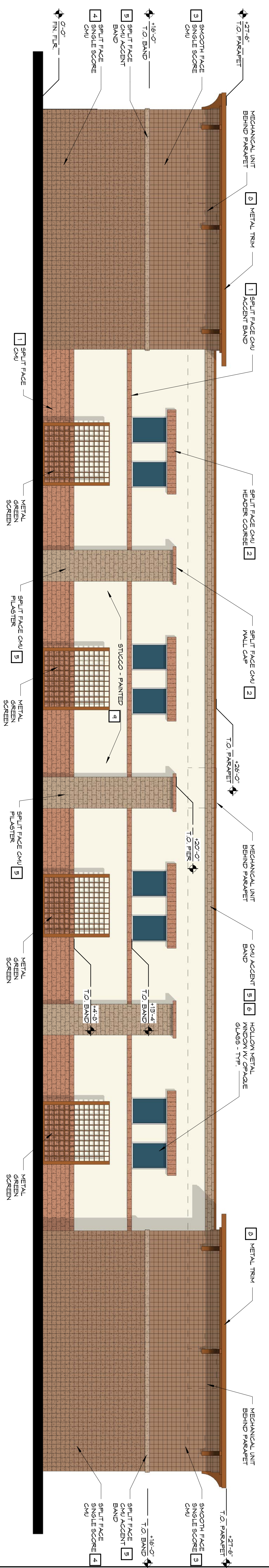
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KEY PLAN

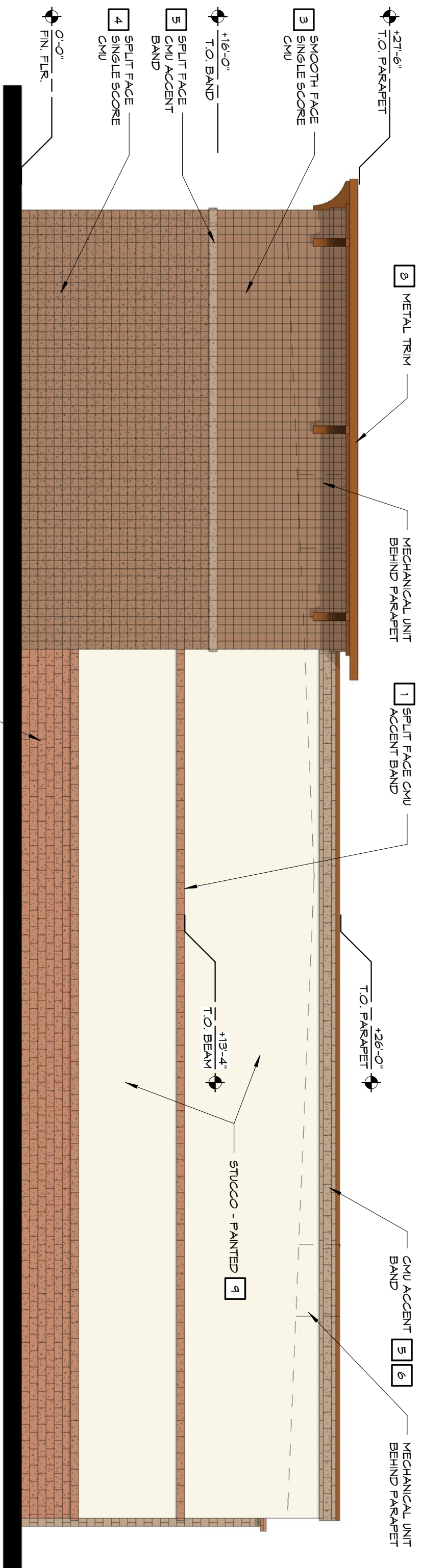
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EXPIRES 5/31/18

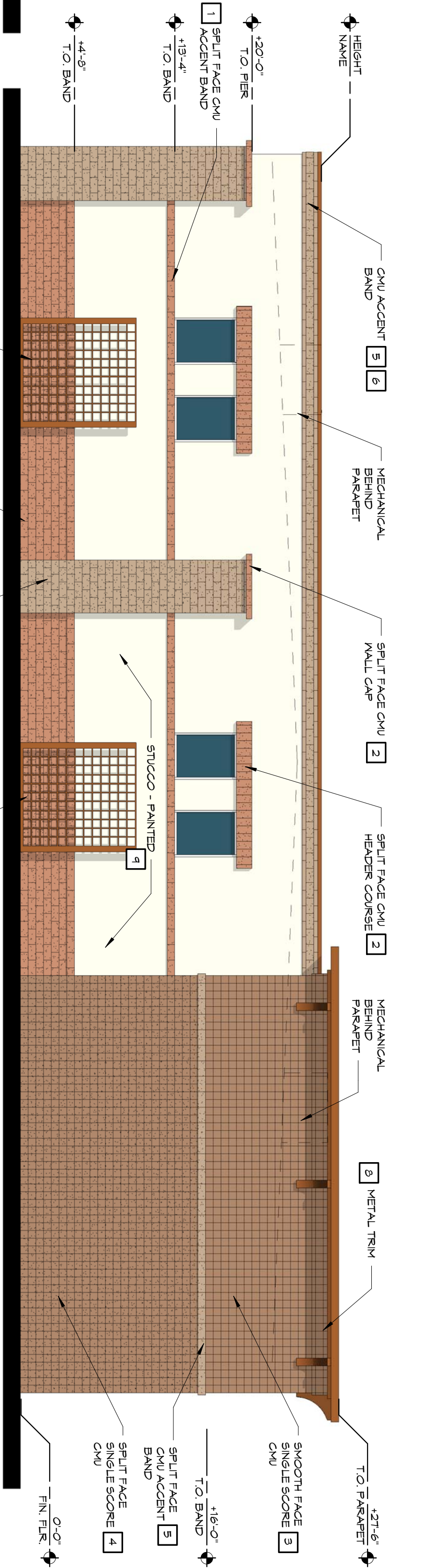
1542
 ASSURED SELF-STORAGE
 PHOENIX, AZ
 FEBRUARY 2017
 BRANN THOMAS
 JOHN H. JOHNS
 ARCHITECTS



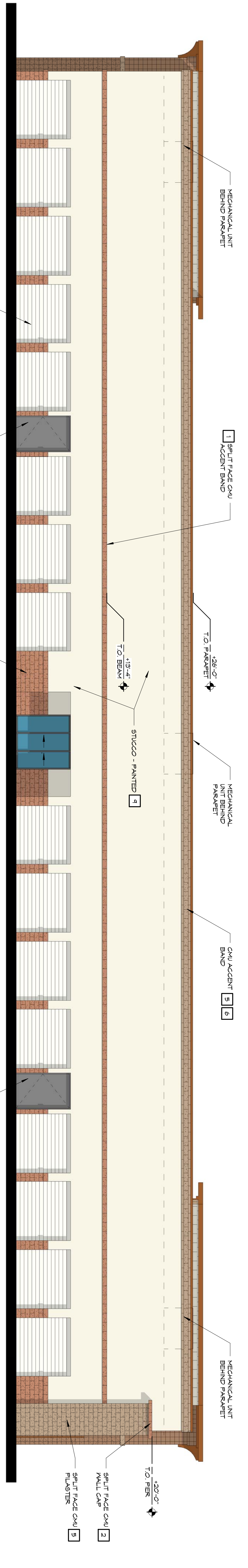
BUILDING J EAST



BUILDING J NORTH



BUILDING J SOUTH



BUILDING J WEST

COLOR LEGEND

- 1 - CIVIL BLOCK
- 2 - RED SPURFACE BLOCK - TERRAZZO
- 3 - CIVIL BLOCK
- 4 - CIVIL BLOCK
- 5 - CIVIL BLOCK
- 6 - CIVIL BLOCK
- 7 - METAL AWNING
- 8 - METAL PANEL
- 9 - METAL FLASHING/TRIM
- 10 - STUCCO
- 11 - STUCCO - PAINTED - BROWN WALLS
- 12 - RED SPURFACE BLOCK - TERRAZZO
- 13 - CIVIL BLOCK
- 14 - CIVIL BLOCK
- 15 - CIVIL BLOCK
- 16 - CIVIL BLOCK
- 17 - METAL AWNING
- 18 - METAL PANEL
- 19 - METAL FLASHING/TRIM
- 20 - STUCCO
- 21 - STUCCO - PAINTED - BROWN WALLS

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KEY PLAN

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BUILDING 'J' ELEVATIONS

15421
 BRAN THOMAS
 ARCHITECT
 4821
 CENTRAL
 AVENUE
 PHOENIX, AZ 85018
 EXPIRES: 5/31/18

SHEET
A-20
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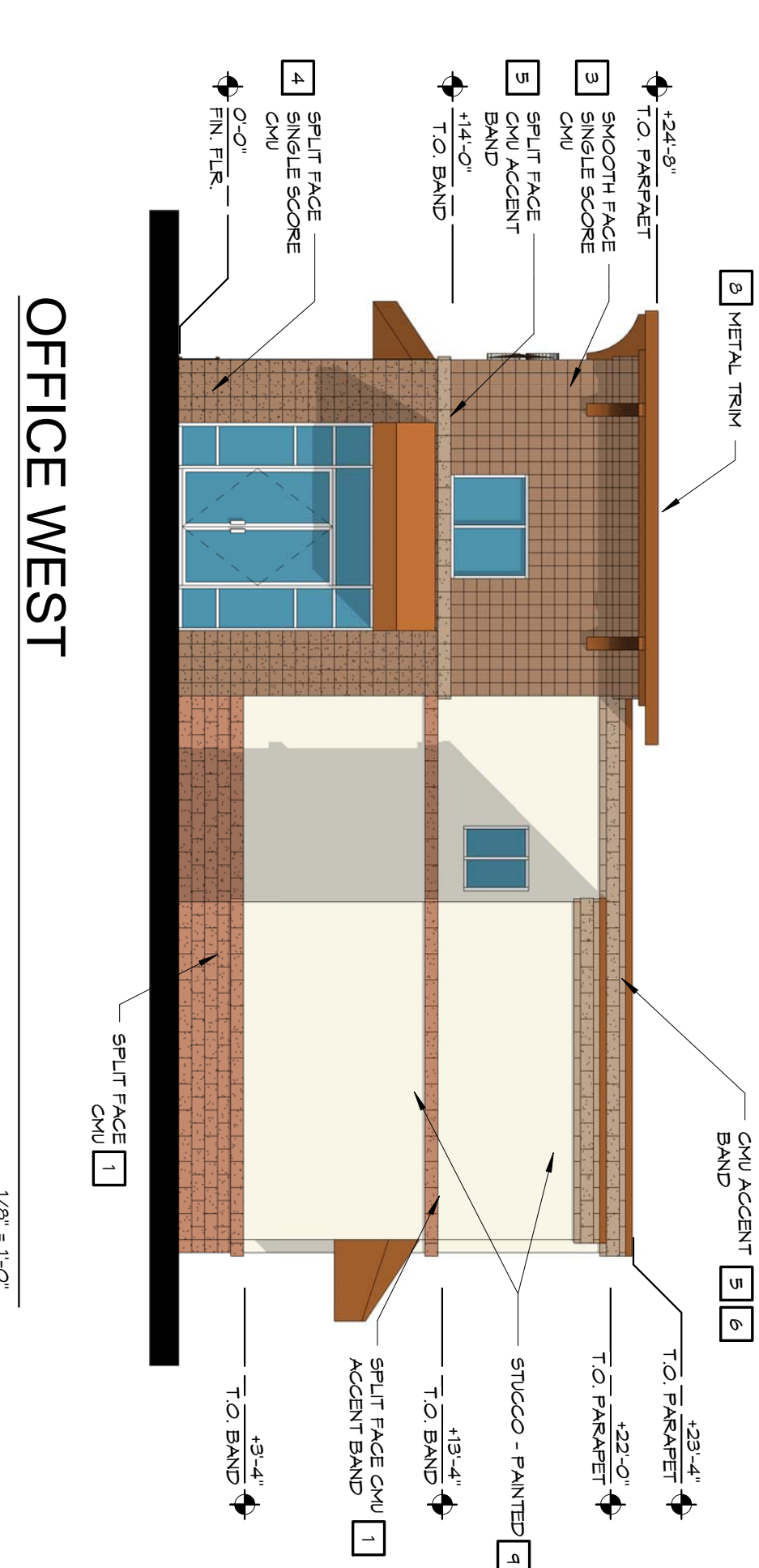
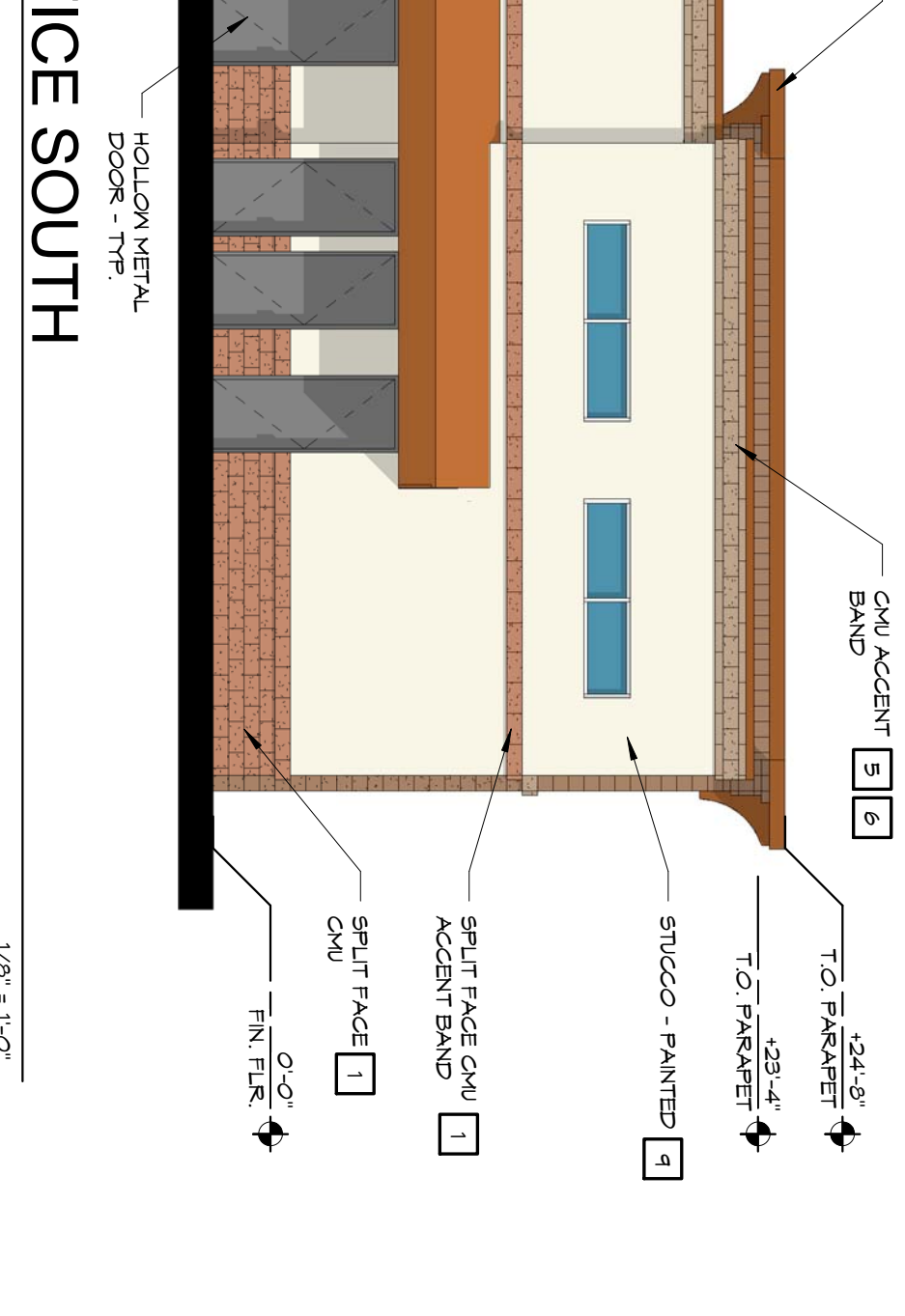
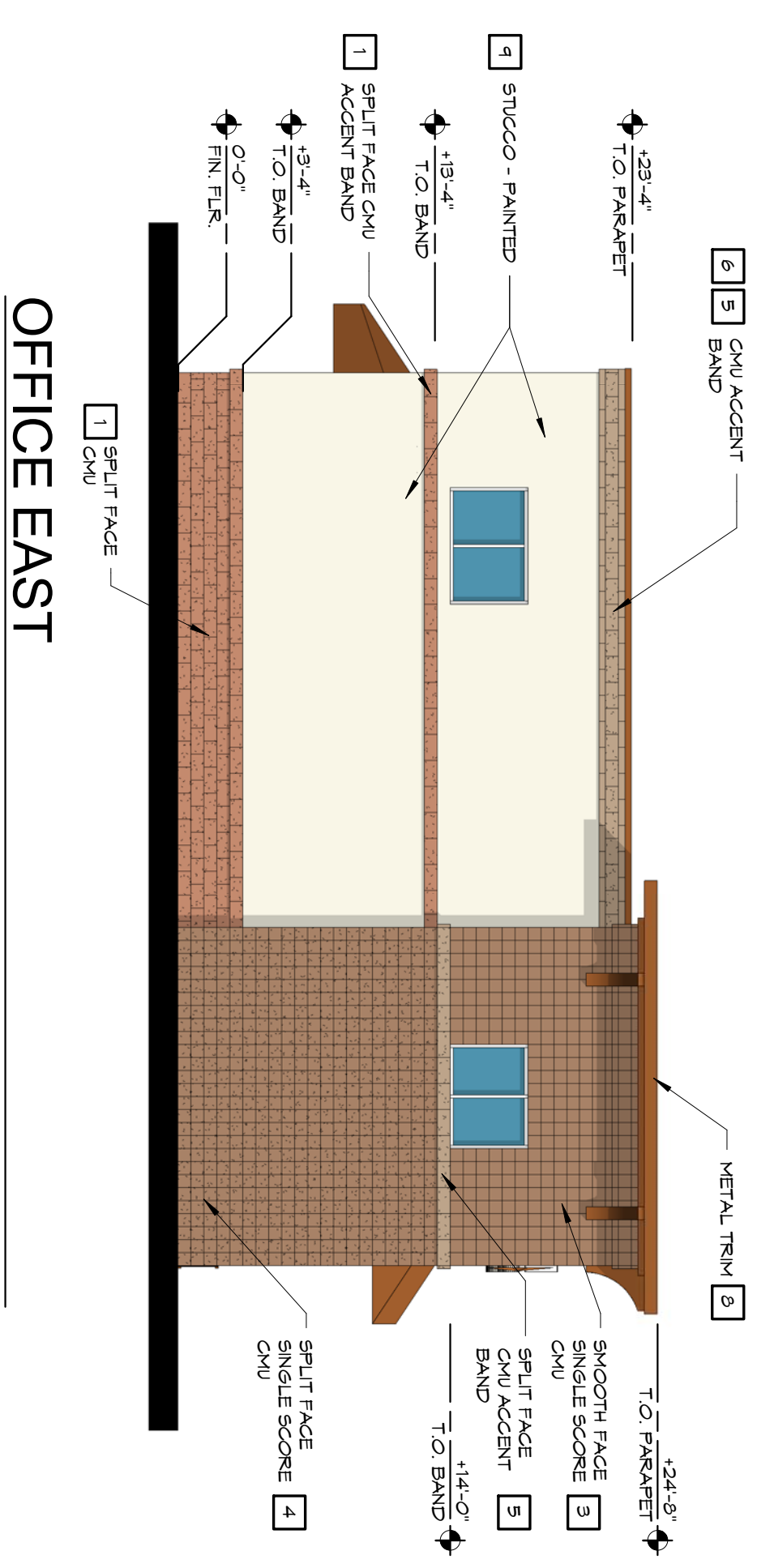
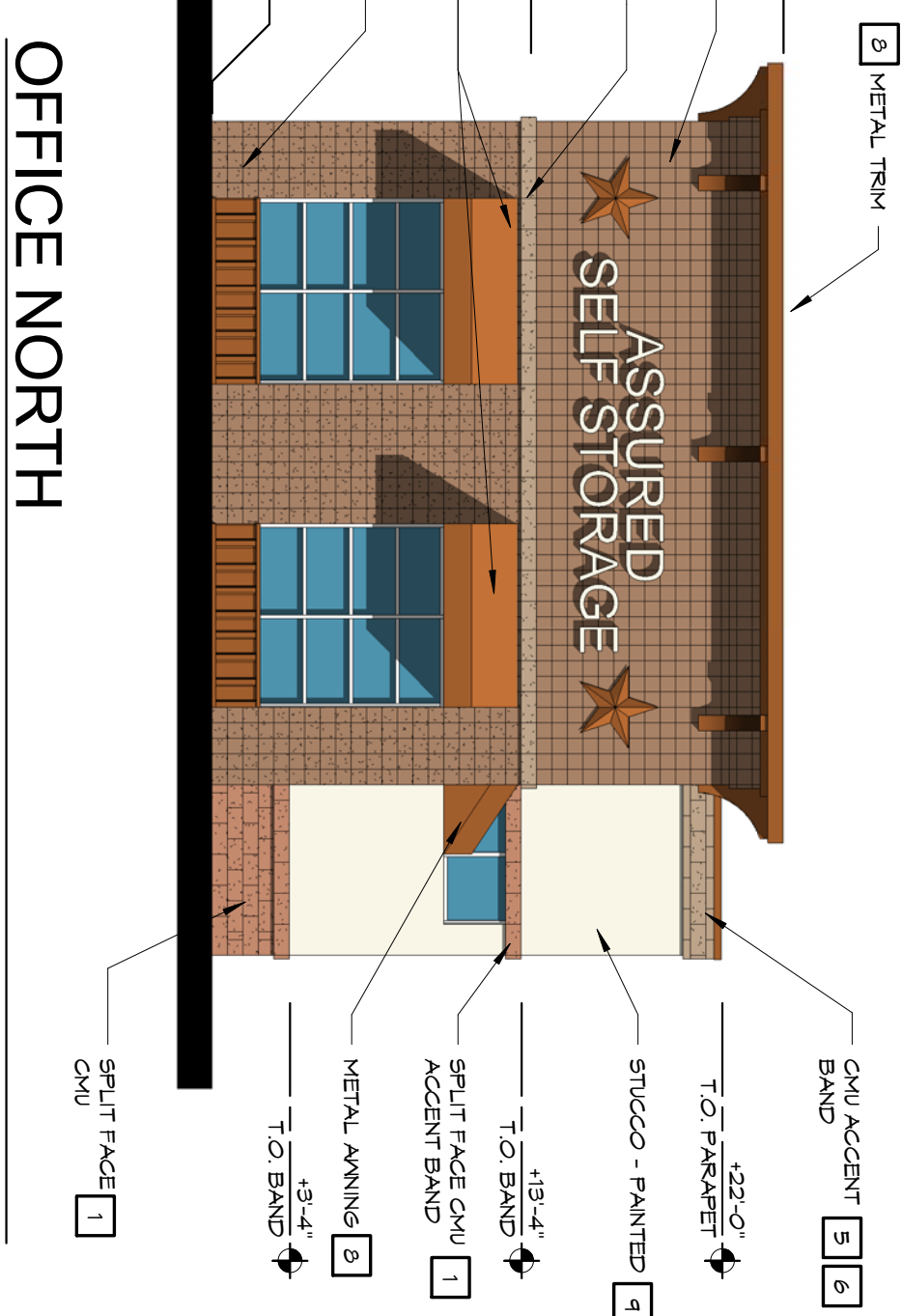
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ZONING

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COLOR LEGEND

- 1 - CXXII BLOCK - RED SPALLFACE BLOCK - SEDONA RED BY SUPERSLITE
- 2 - CXXII CABE - RED SPALLFACE BLOCK - SEDONA RED BY SUPERSLITE HEDGER COURSE
- 3 - CXXII BLOCK - BROWN SMOOTHFACE SINGLE SCORE BLOCK - TERESA BROWN BY SUPERSLITE
- 4 - CXXII BLOCK - BROWN SPALLFACE SINGLE POREL FACE BY SUPERSLITE
- 5 - CXXII BLOCK - BROWN SPALLFACE BLOCK - TERESA BROWN BY SUPERSLITE
- 6 - CXXII BLOCK - BROWN SMOOTHFACE BLOCK - TERESA BROWN BY SUPERSLITE
- 7 - METAL AWNING - STANDING SEAM METAL - COPPER
- METAL PANEL - INTERLATED COLOR - SMOOTHER 200 FINISH
- 8 - METAL FLASHING/TRIM - METAL ACCENT - COPPER TO MATCH
- 9 - METAL ACCENT - METAL FLASHING/TRIM
- 10 - STUCCO - STUCCO - PAINTED - ACADIA WHITE OC-39 BERLJAN MOORE
- 11 - STUCCO - PAINTED - DECOROUS AVITER SW007 SHERVIN WILLIAMS



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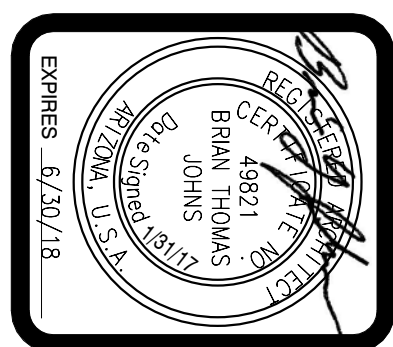
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OFFICE BUILDING ELEVATIONS



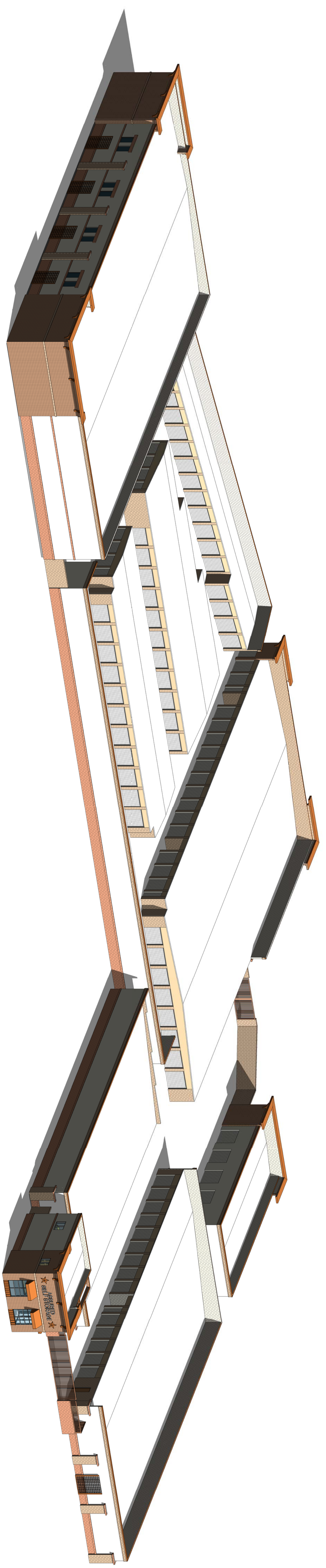
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A-21
OF

KEY PLAN

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48th & BEAUTIFUL



BASELINE & 48TH ST.

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BUILDING 'B' ISO VIEWS



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