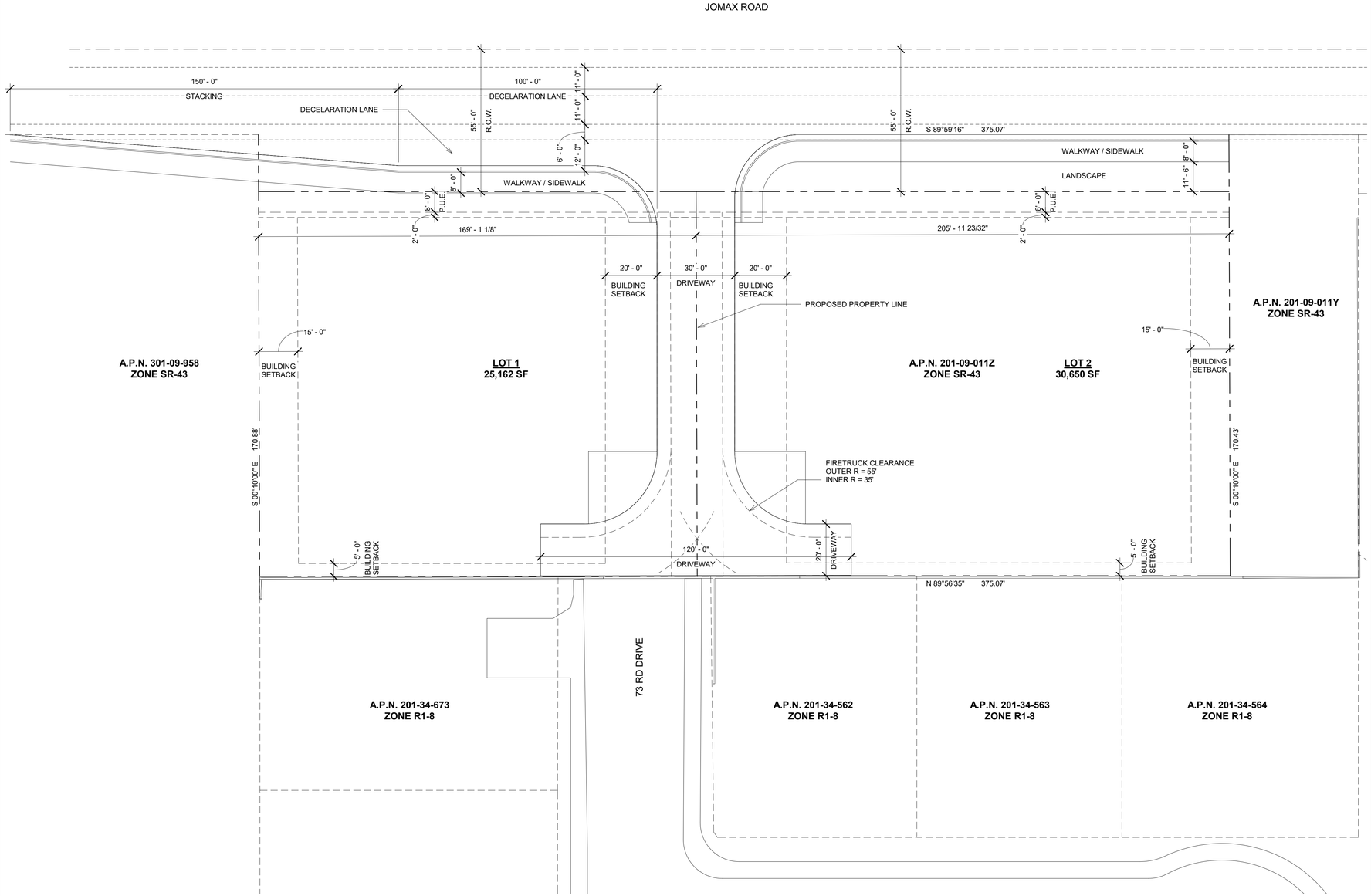

1 SITE PLAN
3/64" = 1'-0"

PROJECT INFO

PRE APP NO.
PLANNING CASE PA23-0031

ORIGINAL SITE INFORMATION

ASSESSOR'S PARCEL NUMBERS	201-09-011Z	
S/T/R	1 4N 1E	
PUC:	0012	
EXISTING ZONING:	SR-43	
EXISTING USE:	SINGLE-HOUSEHOLD RESIDENTIAL	
GROSS AREA:	76,441 SF	
NET AREA:	64,064 SF	
MAX. % LOT COVERAGE ALLOWED		25 %
MAX. BUILDING HEIGHT ALLOWED		30 FT
SETBACKS	FRONT	40 FT
	REAR	20 FT
	SIDE	20 FT

PPROPOSED SITE INFORMATION

ZONING:	R1-18	
MAX. % LOT COVERAGE ALLOWED		35 %
MAX. BUILDING HEIGHT ALLOWED		30 FT
SETBACKS	FRONT	20 FT
	REAR	15 FT
	INTERIOR MIN/TOTAL	5/15 FT
	CORNER	10 FT
LOT 1		
GROSS AREA:	34,418 SF	
NET AREA:	25,162 SF	
LOT 2		
GROSS AREA:	41,926 SF	
NET AREA:	30,650 SF	

KEYNOTES

LEGAL DESCRIPTION

THE NORTH TWO (2) ACRES OF THE EAST TWELVE (12) ACRES OF THE WEST THIRTY SIX (36) ACRES OF LOT FOUR (4) SECTION (1) TOWNSHIP FOUR (4) NORTH, RANGE ONE (1) EAST OF THE GELA SALT RIVER BASE AND MERIDIAN;

EXCEPT THEE EAST 50 FEET FOR ROADWAY.

EXCEPT THE NORTH 33 FEET.

PROJECT DESCRIPTION

REZONING ZONE SR-43 LOT INTO TWO (2) R1-18 LOTS WITH DRIVEWAY IN BETWEEN.

VICINITY MAP

JOMAX RD
E - SEC JOMAX ROAD & 74TH DRIVE,
PEORIA AZ, 85383

KONTEXTURE
architecture | interiors | urban planning

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ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

KEYPLAN

DRAWING TITLE
SITE PLAN

SCALE 3/64" = 1'-0"

PROJECT NUMBER 23-038

DRAWING NUMBER **A1.0**

Exhibit 5 - Conceptual Site Plan