



**PROPERTY INFORMATION**

ADDRESS 11420 EAST SHEA BLVD.  
SCOTTSDALE, ARIZONA 85259

OWNER WILD WEST STORAGE SOLUTIONS LLC

APN 217-29-846  
LAT/LONG 33.583120, -111.831169  
CROSS STREET SHEA BLVD./N. 116TH STREET  
S/T/R 22 3N 5E  
QS 29-55  
ZONING C-3 PCD HIGHWAY COMMERCIAL  
OVERLAY N/A  
FEMA X  
MCR 950-28

SUBDIVISION PLAZA LEYENDA EAST  
HOA/CCR N/A  
LOT 2  
CHARACTER AREA -  
USE VEHICLE STORAGE (CONDITIONAL USE)

LOT AREA 65,195 SQ.FT. (1.50 AC.)  
LOT COVERAGE 36.8 % (PROPOSED)  
FAR 0.80

OPEN SPACE REQUIRED 0.10 X NET LOT AREA AREA PLUS 0.004 X NET AREA FOR EACH 1' ABOVE 12' 0.10 X 65,195 SQ. FT. = 6,520 SQ.FT. + (0.004 X 65,195 SQ.FT. X 7) = 8,345.46 SF

PROVIDED FRONTAGE OPEN SPACE 50% FRONTAGE OPEN SPACE = 38,705 SF (28.6%) OTHER OPEN SPACE = 11,624 SF TOTAL OPEN SPACE = 29,637 SF (45.5%)

SETBACKS/YARDS 50' FROM SFR OR P-C OR PRD (TABLE 4.100.A) 25' FROM MFR (N/A)

AREA ANALYSIS:

ENCLOSURE AREA 17,655 SQ.FT.  
BUILDING AREA 6,357 SQ.FT.  
COVERED AREA 3,210 SQ.FT.

FOOTPRINT AREA 24,022 SQ.FT.

OCCUPANCY S-1  
CONST. TYPE V-B A.F.E.S.

BUILDING HEIGHT REQUIRED 36' (C.O.S. SEC. S. 1504) 23' APS POWERLINE LIMIT (REFERENCED FROM 1,467.00') MAX HEIGHT 1,467.00' + 23' = 1,490.00' PROPOSED 19'-0" @ 1,490.00'

PARKING REQUIRED 1/800 SF (SEPARATE STORAGE BUILDINGS) 8 STALLS (TOTAL) REQUIRED 1 ACCESSIBLE STALL REQUIRED

PROVIDED STANDARD 1/50 STORAGE SPACES 15 SPACES (EXISTING) ACCESSIBLE 1 SPACE (EXISTING) (4% OF 16 = .64 SPACES) TOTAL 16 SPACES

STORAGE USE 7 ENCLOSED 7 COVERED 6 STALLS

LINEAR FEET OF FENCE/WALLS FENCE/WALLS (NON-RETAINING) TBD RETAINING WALLS TBD RETAINING WALL + FENCES TBD

**KEYNOTES**

- WORKPOINT - SEE FOUNDATION/FLOOR PLAN
  - SERVICE ENTRY SECTION - SEE ELECTRICAL - VERIFY LOCATION W/ HOST UTILITY COMPANY & FIELD CONDITIONS
  - A/C COMPRESSOR ON CONCRETE SLAB BEHIND LANDSCAPE SCREENING WALL.
  - C.M.U. ENCLOSURE WALL - PAINTED.
  - C.M.U. STORAGE GARAGE ENCLOSURE WALL - PAINTED
  - RIDGE OR EDGE OF ROOF ABOVE
  - STEEL SHADE CANOPY - PAINTED.
  - CONCRETE PAVING W/ PARKING STRIPING
  - MOTORIZED ROLLING STEEL GATE - PAINTED.
  - PASSCODE ACCESS CONTROL PANEL.
  - STEEL ENTRY DOOR W/ KEYPAD LOCK
  - KNOX BOX LOCATION
  - STEEL COILING ROLL UP DOORS
  - STEEL COLUMN - PAINTED
  - EXISTING LANDSCAPED AREA TO REMAIN
  - FIRE RISER ROOM
  - EXISTING LIGHT POLE TO BE RELOCATED
  - NEW C.M.U. TRASH ENCLOSURE, GATE AND PAD PER COS STANDARD DETAIL 2146-1
  - BICYCLE PARKING (2) RACKS ON CONCRETE PAD CONNECTED TO EXISTING SIDEWALK
  - GATE VEHICLE WAITING AREA PROVIDING MIN. VEHICLE CLEARANCE (25' MIN.)
  - SIDEWALK AT GRADE OF DRIVEWAY WITH NEW ACCESSIBLE RAMP
- A. EXISTING SIDEWALK TO REMAIN  
B. EXISTING DRIVEWAY PAVING TO REMAIN  
C. EXISTING LIGHT POLE TO REMAIN  
D. EXISTING OVERHEAD POWER LINES/EASEMENT  
E. EXISTING DECORATIVE PAVING TO REMAIN  
F. EXISTING SIGN MONUMENT TO REMAIN  
G. EXISTING ACCESSIBLE PARKING STALL, STRIPING AND RAMP TO REMAIN  
H. EXISTING CURB TO REMAIN  
I. EXISTING CURB AND GUTTER TO REMAIN  
J. EXISTING CULVERT TO REMAIN

ARCHITECT

**EVERHAM ARCHITECTS**  
SHELTER FOR A MODERN WORLD  
27413 NORTH 22ND LANE  
PHOENIX, AZ 85085

TEL 480.570.7651

kevin.everham@gmail.com  
NCARB AIA

REGISTERED ARCHITECT  
AL AR AZ CA CO CT DC DE FL GA HI IA IL IN KS KY LA ME MD MA MI MN MS MO MT NE NH NJ NM NV NY NC ND OH OK OR PA RI SC SD TN TX UT VT VA WA WV WY WY PR

**PROJECT**

**WILD WEST STORAGE**

11420 EAST SHEA BOULEVARD  
SCOTTSDALE, ARIZONA 85259 USA

SEAL

35166  
KEVIN T. EVERHAM  
03/03/2021  
ARIZONA, U.S.A.

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CONSULTANT

REVISION NO	DATE	DESCRIPTION
1	02.12.21	PLANNING COMMENTS #1

PHASE CONCEPT DOCUMENTS

SCALE AS NOTED

BY KTE

DATE 03.01.21

SHEET