

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

NOT FOR
CONSTRUCTION

03/27/2025
DRB SUBMITTAL

ORIGINAL ISSUE:

REVISIONS		
No.	Description	Date

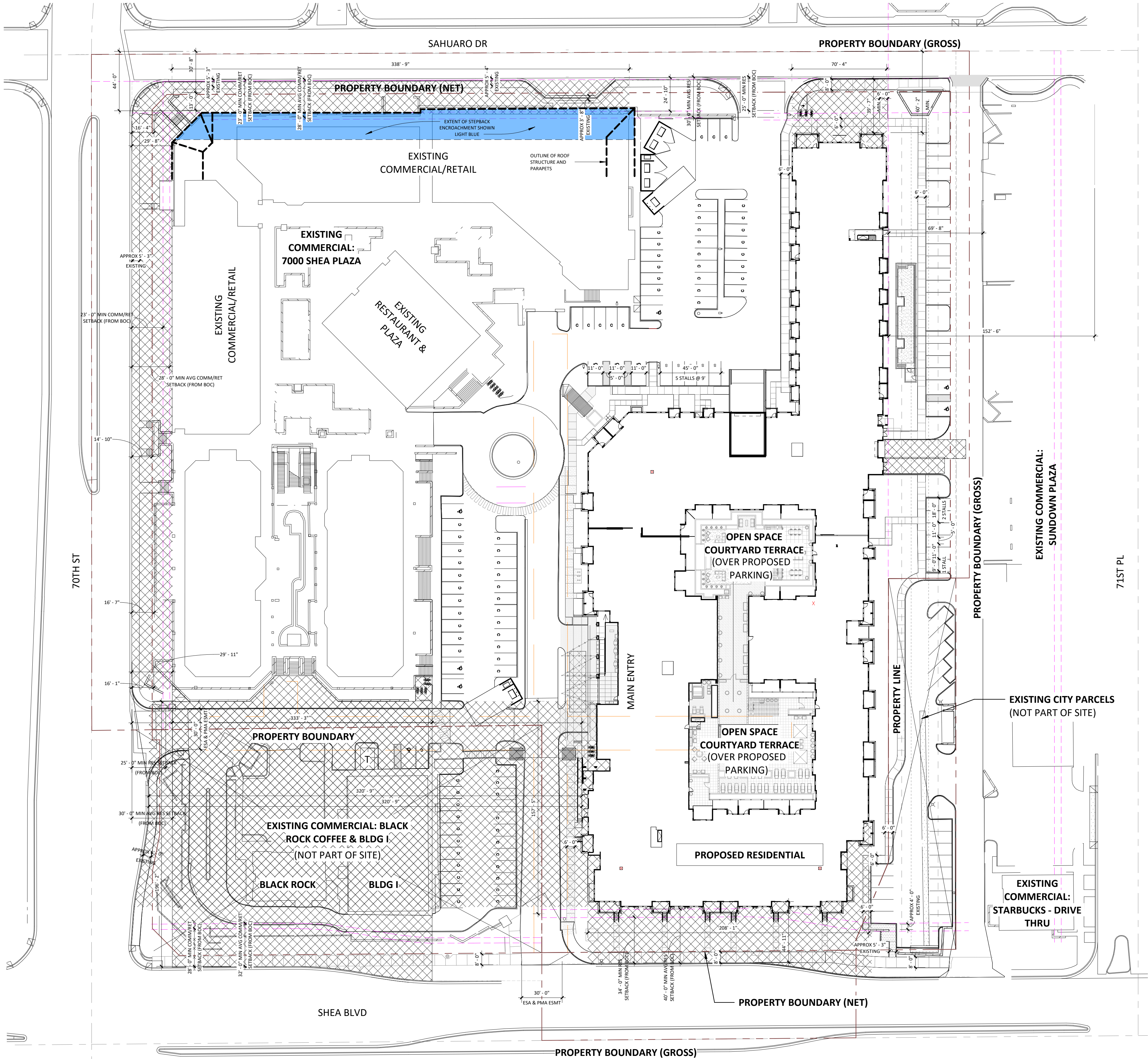
222517
PROJECT NUMBER

KEY PLAN

BLOCK 7000

SETBACKS SITE PLAN

A.21.fc



SETBACKS METRICS:		
SAHUARO DR AVERAGE SETBACK (RESIDENTIAL BUILDING)	3,309 AREA (SQUARE FEET) ÷ 70.33 BUILDING FAÇADE WIDTH (FEET) = 47.05	
	MIN. AVERAGE SETBACK = 47'-1"	COMPLIES
SAHUARO DR AVERAGE SETBACK (EXISTING COMMERCIAL BUILDINGS)	9,537 AREA (SQUARE FEET) ÷ 338.33 BUILDING FAÇADE WIDTH (FEET) = 28.19	
	MIN. AVERAGE SETBACK = 28'-2"	COMPLIES
SHEA BLVD AVERAGE SETBACK (RESIDENTIAL BUILDING)	10,676 AREA (SQUARE FEET) ÷ 208.08 BUILDING FAÇADE WIDTH (FEET) = 51.31	
	MIN. AVERAGE SETBACK = 51'-4"	COMPLIES
SHEA BLVD AVERAGE SETBACK (EXISTING COMMERCIAL BUILDINGS)	39,550 AREA (SQUARE FEET) ÷ 192.60 BUILDING FAÇADE WIDTH (FEET) = 205.35	
	MIN. AVERAGE SETBACK = 205'-4"	COMPLIES
70th ST AVERAGE SETBACK (RESIDENTIAL BUILDING)	50,666 AREA (SQUARE FEET) ÷ 157.42 BUILDING FAÇADE WIDTH (FEET) = 321.85	
	MIN. AVERAGE SETBACK = 321'-10"	COMPLIES
70th ST AVERAGE SETBACK (EXISTING COMMERCIAL BUILDINGS)	12,833 AREA (SQUARE FEET) ÷ 426.75 BUILDING FAÇADE WIDTH (FEET) = 30.07	
	MIN. AVERAGE SETBACK = 30'-1"	COMPLIES

AVERAGE SETBACK AREAS

2 SETBACKS SITE PLAN
A.21.fc 1" = 40'-0"

