



PROJECT DATA:

SITE AREA:		
GROSS:		27.21 AC
		1,185,308 SF
DETENTION:	@ 8%	98,216 SF
SLOPE:		0 SF
EASEMENTS:		0 SF
OUT-PARCEL:		0 SF
NET:		24.96 AC
		1,087,092 SF

BUILDING FOOTPRINT:		
BUILDING USE:		
WAREHOUSE		428,260 SF
OFFICE	@ 4%	22,000 SF

COVERAGE:		
GROSS:		38%
NET:		41%

PARKING REQUIRED:		
WAREHOUSE	1/3000 SF	143 STALLS
OFFICE	1/250 SF	88 STALLS
TOTAL		231 STALLS

PARKING PROVIDED:		
AUTO:		323 STALLS
		@0.72/1000 SF
FUTURE:		0 STALLS
REQ. ACCESSIBLE		8 STALLS
TRAILER:		110 STALLS

TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		72
△ KNOCK-OUTS		0
○ GRADE-LEVEL DOORS		4

PROJECT ADDRESS: N. FAIRWAY DRIVE
AVONDALE, ARIZONA

DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARIZOPA COUNTY, ARIZONA.

OWNER: LAPOUR AVONDALE ONE LLC/ETAL
5565 S DECATUR BLVD STE 106
LAS VEGAS, NEVADA 89118

APN: 500-01-001 & 500-01-001Z
PARCEL: 1 & 2
S/T/R: 1 1N 1W
FLOOD ZONE: "X"

GENERAL PLAN: BUSINESS PARK/URBAN RESIDENTIAL
EXISTING ZONING: AG
PROPOSED ZONING: PAD similar to A-1 (AVONDALE) GENERAL INDUSTRIAL
OVERLAY: N/A
SPECIFIC PLAN: FREEWAY CORRIDOR SPECIFIC PLAN - GROWTH AREA

FAR: N/A
MAX. COVERAGE: N/A
BUILDING HEIGHT: 45'-0"

SITE AREA: 1,195,177 SF
27.438 ACRES

BUILDING SETBACKS
FRONT 30'
SIDE 10' (30' STREET)
REAR 10'
*75' ADJACENT TO RESIDENTIAL DISTRICT OR USE (NOT MANUFACTURED HOME PARKS)

PARKING STALL 9.5X20 (compact 8x18 limited to 15% 2' overhang
DRIVE AISLE 26'

PARKING WAREHOUSE MIN 1/500 first 10,000 SF, 1/5000 SF +
MAX 1/300 first 10,000 SF, 1/3,000 SF +
OFFICE 1/250 SF

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



scheme: 8.1

Conceptual Site Plan

AVONDALE CROSSING