



SECTION 4, T-14-S, R-15-E G.S.R.B.&M.
PIMA COUNTY, ARIZONA
SCALE 3" = 1 MILE

GENERAL NOTES:

1. THE GROSS AREA OF REZONING TO C-2 IS 9.64 ACRES.
2. THE EXISTING ZONING IS C-1 (9.37 ACRES) AND RX-2 (0.27 ACRES).
3. THIS PROJECT REPRESENTS A RENOVATION OF 6.74 ACRES OF THE EXISTING MESQUITE VALLEY GROWERS NURSERY AND EXPANSION OF 2.9 ACRES ONTO LAND WEST CURRENTLY AN OFFICE BUILDING AND VACANT LAND.
4. THE MESQUITE VALLEY GROWERS NURSERY INCLUDES AN ADDITIONAL 12.3 ACRES OF PLANT PRODUCTION ON ADJACENT LAND TO THE NORTH. THE PRELIMINARY DEVELOPMENT PLAN (PDP) DEPICTS THE 'PUBLIC' RETAIL/DISPLAY AREA, THE OFFICE, AND THE PARKING LOT WITHIN THE REZONING DISTRICT.
5. THE C-2 ZONING CLASSIFICATION IS NECESSARY AS THE NURSERY IS CATEGORIZED AS GENERAL MERCHANDISE AND INCLUDES OUTDOOR ACTIVITY.
6. THE REQUIRED PARKING IS BASED ON THE AREA OF THE 'PUBLIC' AREA (I.E. 138,000 SQUARE FEET) AT ONE SPACE PER 400 SQUARE FEET, IN ACCORDANCE WITH THE RULING BY THE ZONING ADMINISTRATOR. THE REQUIRED AND APPROVED NUMBER OF PARKING SPACES IS 345 (367 SPACES PROVIDED).
7. THE DEVELOPMENT DESIGNATOR IS '31'. BUILDING HEIGHT WILL BE RESTRICTED FURTHER TO 30 FEET, SUBJECT TO THE EXCEPTIONS IN LUC 3.2.7.3.

LEGEND:

	PARKING SPACE COUNT		PUBLIC AREA (OUTSIDE)
	LANDSCAPE BOARDER		PUBLIC AREA (EXISTING BUILDING)
	REZONING BOUNDARIES		PUBLIC AREA (NEW BUILDING)
	EXISTING ZONING LINE		ASPHALT (NEW)
	EXISTING ZONING LABEL		ASPHALT (EXIST)

KEYNOTES:

1. DUMPSTER
2. DETENTION/RETENTION
3. LANDSCAPE BOARDER
4. EXEMPT & NON-PUBLIC AREA
5. NEW BUILDING
6. MONUMENT SIGN
7. 6' SCREEN WALL
8. PATH FOR MAINTENANCE VEHICLES

PRELIMINARY DEVELOPMENT PLAN (REVISED)

FOR THE
MESQUITE VALLEY GROWERS NURSERY
BLOCK 1, & A PORTION OF LOTS 1-2, REC IN BK 16, PG 100 M&P'S & BLOCK 'B' REV IN BK 13, PG 33 M&P'S ASSESSOR'S PARCELS 133-09-018D, 019B, 0160, 0630, 0640, 065A, & A PORTION OF 66D, LOCATED IN SECTION 4, T-14-S-R-14-E G&SR&M, PIMA COUNTY, AZ

PRELIMINARY DEVELOPMENT PLAN (REVISED)
FOR THE
MESQUITE VALLEY GROWERS NURSERY
8005 EAST SPEEDWAY BLVD.
TUCSON, ARIZONA 85710

EGLIN + BRESLER ARCHITECTS

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SCALE: 1" = 50'-0"	REVISIONS:	BY:	DRAWN:
	FIELD REVISIONS 4/29/2013	WJM	WJM
	OWNER REVISIONS 5/8/2013	WJM	CHECKED E.S.E.
	OWNER REVISIONS 6/21/2013	WJM	DATE 4/1/2013
CASE NO. C9-08-05	SHEET 1 OF 1		JOB NO. 2838-12

Rezoning
Preliminary Development Plan
C9-08-05 Date: 7/16/13
(REVISED)
Planning & Development Services

1 PRELIMINARY DEVELOPMENT PLAN
1" = 50'-0"

CITY COMMENTS
6/10/13/12
OWNER REVISIONS
4/1/2013

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