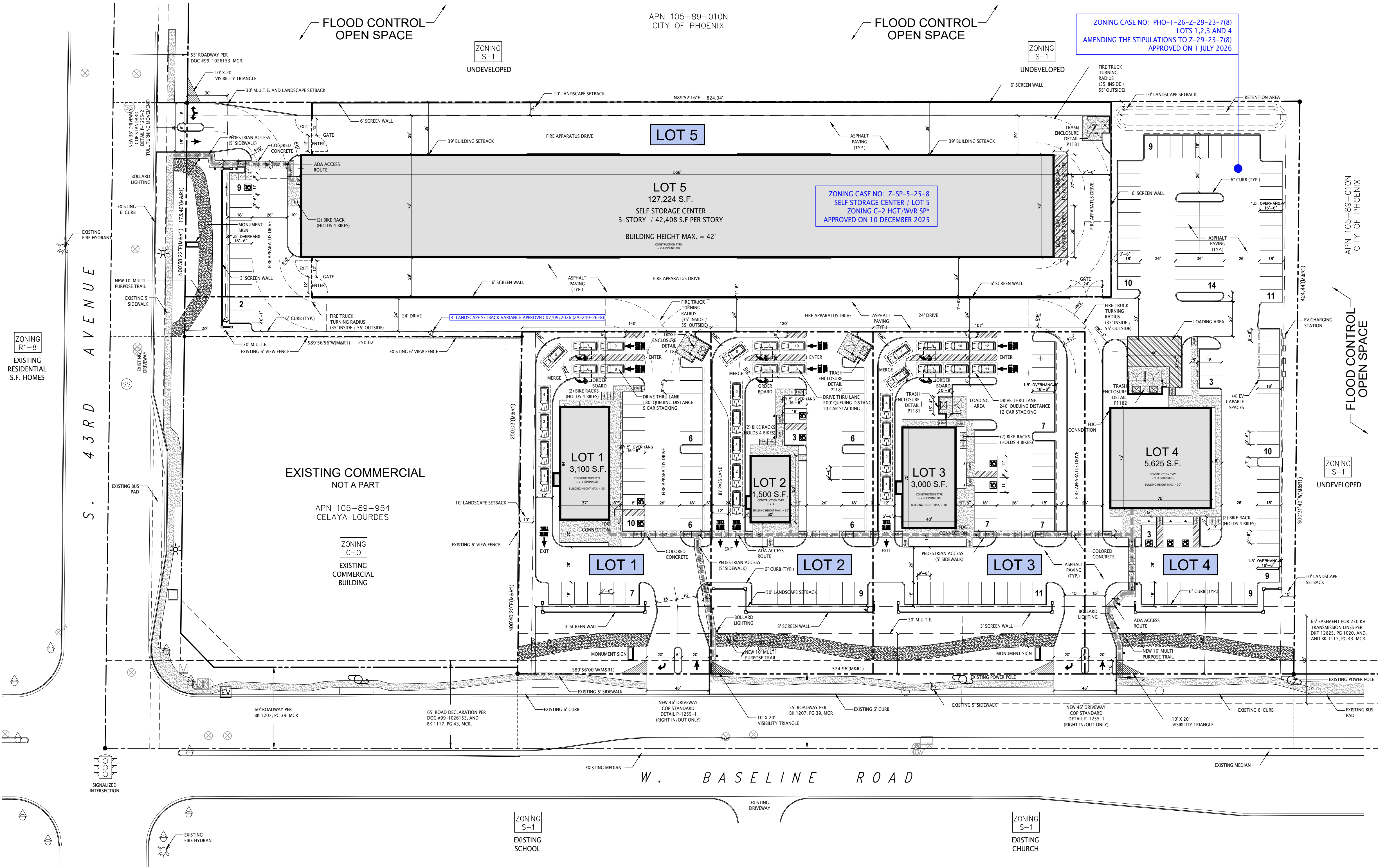




legal description

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

legend

- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT POLE
- ADA STREET ACCESS ROUTE
- NEW LIGHT POLE
- NEW TRANSFORMER

NOTE: THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

site plan notes

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OF THE SITE.
- OWNER'S OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

za case no: ZA-249-26-8

APPROVED 07/09/2026 WITH STIPULATIONS:

- PER SITE PLAN DATE STAMPED 5 MAY 2026, FOR LANDSCAPE REDUCTION.
- 2 YEARS TO APPLY AND PAY FOR BUILDING PERMITS.

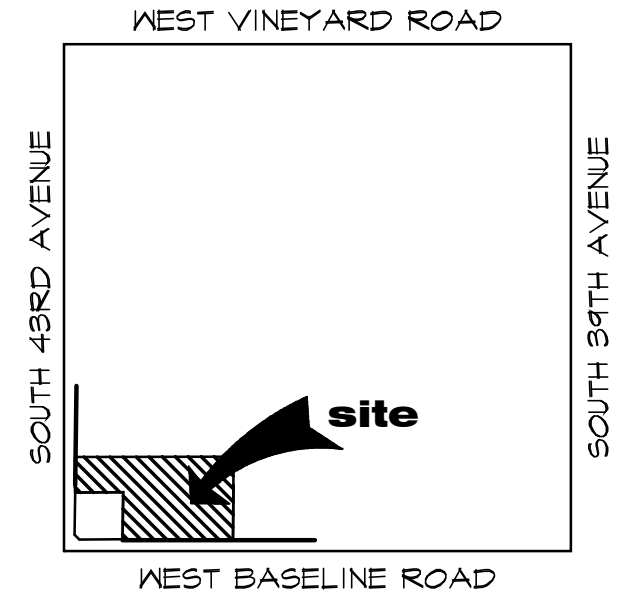
za case no: ZA-785-25-8

APPROVED 12/04/2025 WITH STIPULATIONS:

- 2 YEARS TO APPLY AND PAY FOR BUILDING PERMITS.
- PER SITE PLAN DATE STAMPED 15 OCTOBER 2025.

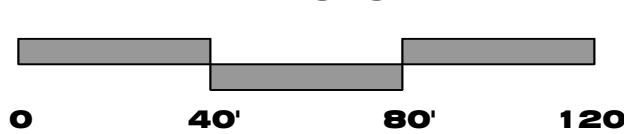
vicinity map

scale: n.t.s.



preliminary site plan

scale: 1" = 40'-0"



project directory

OWNER / DEVELOPER:
43RD AVE. & BASELINE DEVELOPMENT, LLC
7878 E. GAINES RANCH RD. #63
SCOTTSDALE, ARIZONA 85258
CONTACT: RANDALL RASKIN
PHONE (CELL): (602) 469-2581
E-MAIL: raskin@raskincompanies.com

ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

project description

THIS PROJECT IS LOCATED AT THE NEC OF S. 43RD AVENUE AND W. BASELINE ROAD IN PHOENIX, ARIZONA, LOTS 1-5. THE OVERALL PROPERTY IS 6.589 ACRES AND CURRENTLY ZONED C-1, C-2 HGT/MVR SP*.

site data (overall)

EXISTING ZONING: C-1, C-2 HGT/MVR SP*
EXISTING A.P.N.: 105-89-010P

GROSS SITE AREA: +/- 7.534 ACRES (328,198 S.F.)
NET SITE AREA: 6.589 ACRES (287,037 S.F.)

PROPOSED USES: RESTAURANTS (INDOOR)

BUILDING AREA:
LOT 1: RESTAURANT 3,100 S.F.
LOT 2: RESTAURANT 1,500 S.F.
LOT 3: RESTAURANT 3,000 S.F.
LOT 4: RESTAURANT 5,625 S.F.
LOT 5: SELF STORAGE CENTER 127,224 S.F.

TOTAL BUILDING AREA: 13,225 S.F.

TOTAL PARKING REQUIRED: 170 SPACES

LOT 1 RESTAURANT (W/ DRIVE THRU) (3,100 S.F.)
1,800 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 37 SPACES
400 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 8 SPACES
LOT 2 RESTAURANT (3,000 S.F.)
1,800 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 36 SPACES
LOT 3 RESTAURANT (5,625 S.F.)
3,450 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 69 SPACES
LOT 4 RESTAURANT (127,224 S.F.)
600 UNITS @ 1 PER 55 STORAGE UNITS = 2 SPACES FOR MANAGER'S APARTMENT
600 UNITS / 33 = 114 SPACES + 2 SPACES = 20 SPACES

TOTAL PARKING PROVIDED: 174 SPACES

ACCESSIBLE SPACES REQUIRED: 9 SPACES
ACCESSIBLE SPACES PROVIDED: 9 SPACES

BIKE PARKING SPACES REQUIRED: 4 PER LOT (20)
BIKE PARKING SPACES PROVIDED: 4 PER LOT (20)

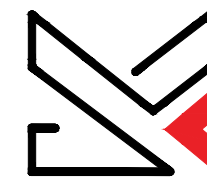
E.V. CAPABLE PARKING REQUIRED (2%): 4 SPACES
E.V. CAPABLE PARKING PROVIDED: 4 SPACES

NEW COMMERCIAL DEVELOPMENT

The Shops at Laveen Village - Lots 1-5
NEC W. BASELINE ROAD AND S. 43RD AVENUE
PHOENIX, ARIZONA 85300

43RD AVE & BASELINE DEVELOPMENT, LLC

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING



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Job No. 26003
Date 07/20/2026

Sheet No.

SP-1