

ZONING:

ZONING CLASSIFICATION: I-1 (LIGHT INDUSTRIAL)
 PERMITTED USE: YES
 MINIMUM BUILDING SETBACKS:
 FRONT: 15 FEET
 SIDE STREET: 10 FEET
 SIDE: 5 FEET, 20 FEET ABUTTING RESIDENTIAL
 REAR: 10 FEET, 25 FEET ABUTTING RESIDENTIAL
 PARKING / OTHER SETBACKS: NONE
 MAXIMUM BUILDING HEIGHT: 60 FT
 PARKING RATIO: 1 SPACE PER 600 SQ. FT. GFA

SOURCE:
 CITY OF SAN LUIS
 PLANNING AND ZONING
 (928) 341-8565

NOTE: THE CITY DOES NOT PRESENTLY HAVE A ZONING CLASSIFICATION ALLOWING HEAVY INDUSTRIAL USE, BUT IS IN THE PROCESS OF RE-WRITING ITS ZONING CODE TO ALLOW FOR SUCH USES AND WOULD SUPPORT THAT USE IF THE OWNER SO DESIRES PER:
 SHARON E. WILLIAMS
 PLANNING DIRECTOR
 (928) 341-8565

FLOOD ZONE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YUMA, COMMUNITY PANEL NO. 04027C1820E, EFFECTIVE DATE 08/28/08.

PARKING:

135 PARKING SPACES
 7 HANDICAPPED SPACES
 142 TOTAL PARKING SPACES

METES AND BOUNDS DESCRIPTION:

SITUATED IN THE CITY OF SAN LUIS, THE COUNTY OF YUMA AND THE STATE OF ARIZONA.

KNOWN AS BEING PART OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND PART OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 25 WEST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, YUMA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 4" BRASS DISK "LS 22767" MARKING THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 25 WEST; THENCE S.89°36'18"E., A DISTANCE OF 128.70 FEET TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN 330-342-0723" AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUE S.89°36'18"E., ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1,198.00 FEET TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN 330-342-0723";

THENCE S.07°29'15"W., A DISTANCE OF 2,866.84 FEET TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN 330-342-0723" IN THE SOUTH LINE OF SECTION 25;

THENCE N.89°19'32"W., A DISTANCE OF 856.69 FEET ALONG THE AFOREMENTIONED SECTION LINE TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN 330-342-0723";

THENCE N.00°24'04"E., A DISTANCE OF 466.01 FEET TO A POINT BEING 83.00' EAST OF THE WEST LINE OF SECTION 25 TO A FOUND IRON ROD W/CAP "LS 16528";

THENCE N.89°19'32"W., ALONG A LINE PARALLEL TO AND 83.00 FEET EAST OF THE WEST LINE OF SECTION 25 A DISTANCE OF 383.00 FEET TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN 330-342-0723";

THENCE N.00°24'04"E., A DISTANCE OF 2,109.28 FEET TO A FOUND 4" DISK "LS 22767";

THENCE N.45°31'37"E., A DISTANCE OF 64.69 FEET TO A FOUND 4" DISK "LS 22767";

THENCE N.00°23'42"E., A DISTANCE OF 40.00 FEET TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN 330-342-0723" TO THE POINT OF BEGINNING.

CONTAINING 3,126,279.37 SQUARE FEET OR 71.7695 ACRES, MORE OR LESS.

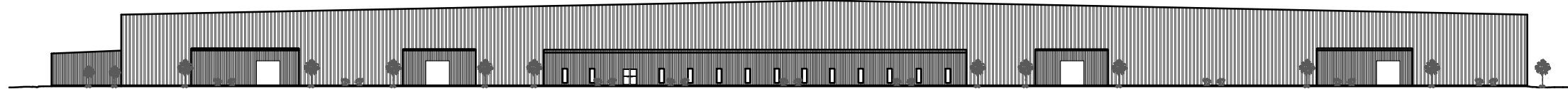
PLAN INDEX:

C1	COVER SHEET / SITE PLAN
A1	GENERAL FLOOR PLAN / ELEVATION
A1.1	KEY FLOOR PLAN LAYOUT
A1.2	PHASE (1) FLOOR PLAN
A1.3	PHASE (2) FLOOR PLAN
A1.4	PHASE (3) FLOOR PLAN
A1.5	PHASE (4) FLOOR PLAN

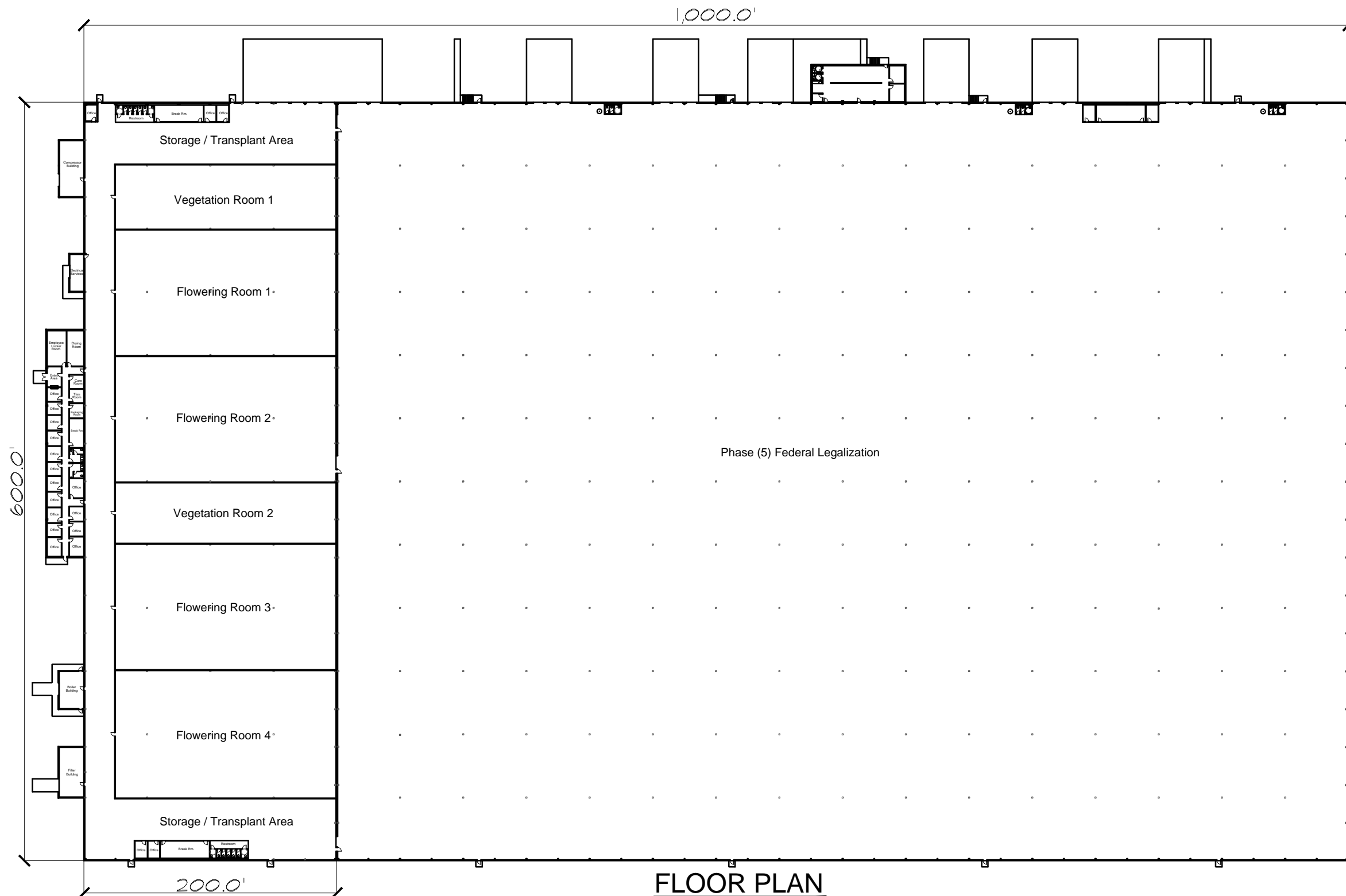
JOB: 15-100
 SCALE: N.T.S.
 DATE: 06-28-15

SITE PLAN COVER SHEET

SHEET
C1
 OF
7



FRONT ELEVATION



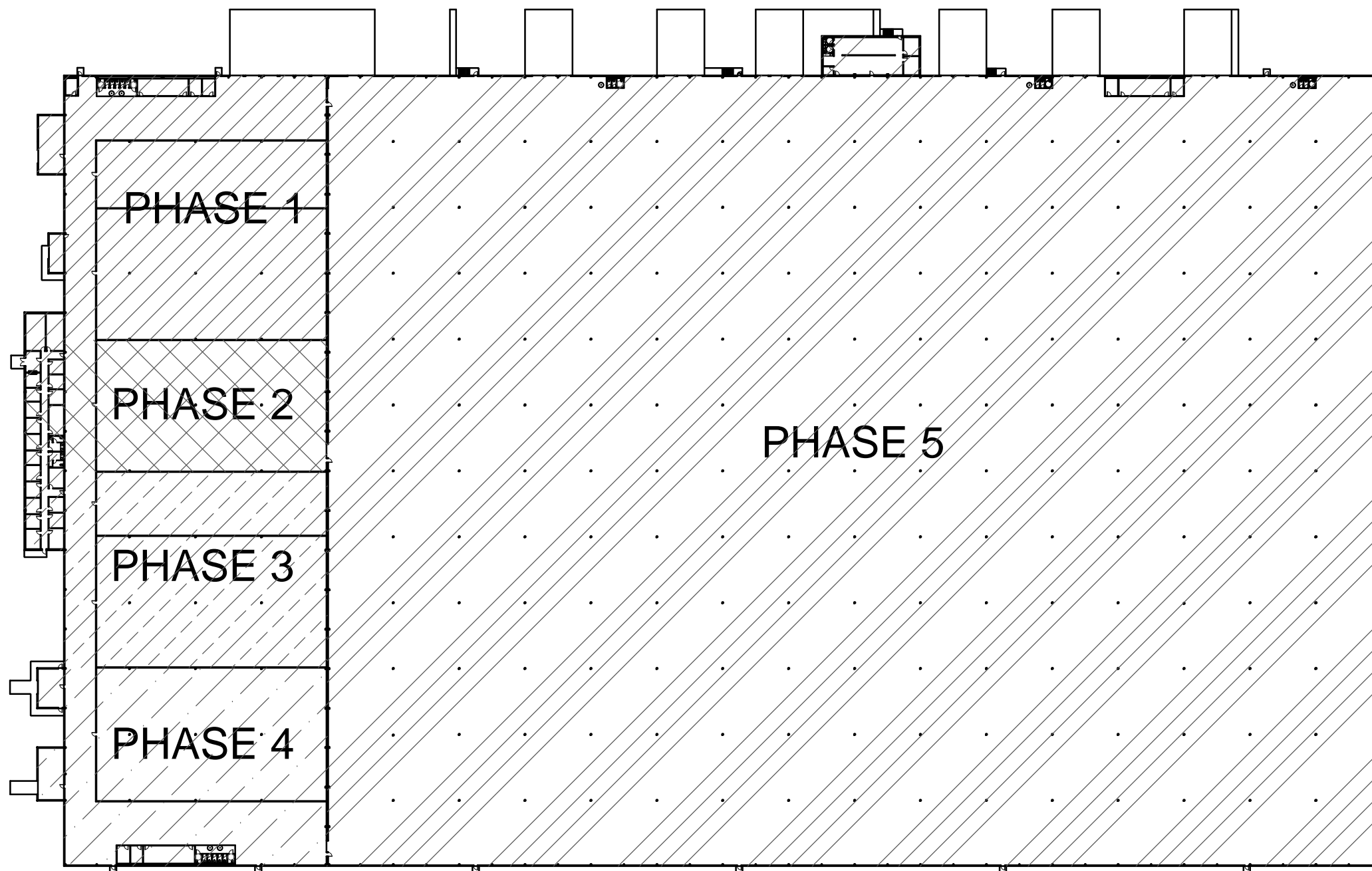
FLOOR PLAN

JOB: 15-100
SCALE: N.T.S.
DATE: 06-28-15

FLOOR PLAN / ELEVATION

SHEET

A1
OF
7



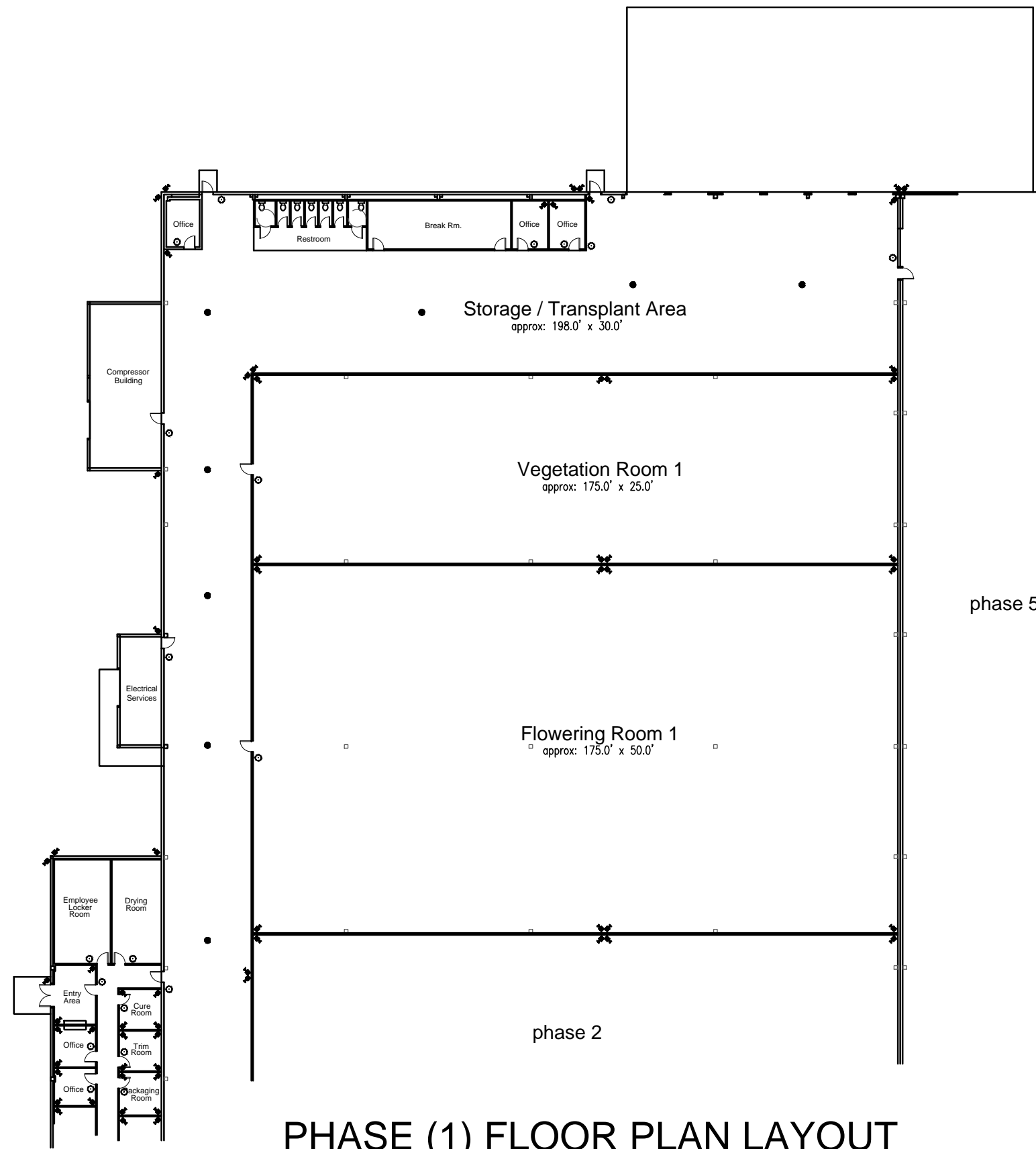
KEY PLAN LAYOUT

PHASE SCHEDULE	
	PHASE 1 DEVELOPMENT AREA APPROX. 44,581.0 SF.
	PHASE 2 DEVELOPMENT AREA APPROX. 20,080.0 SF.
	PHASE 3 DEVELOPMENT AREA APPROX. 31,480.0 SF.
	PHASE 4 DEVELOPMENT AREA APPROX. 31,675.0 SF.
	PHASE 5 (Federal Legalization) DEVELOPMENT AREA APPROX. 472,184.0 SF.

JOB: 15-100
SCALE: N.T.S.
DATE: 06-28-15

KEY FLOOR PLAN LAYOUT

SHEET
A1.1
OF
7



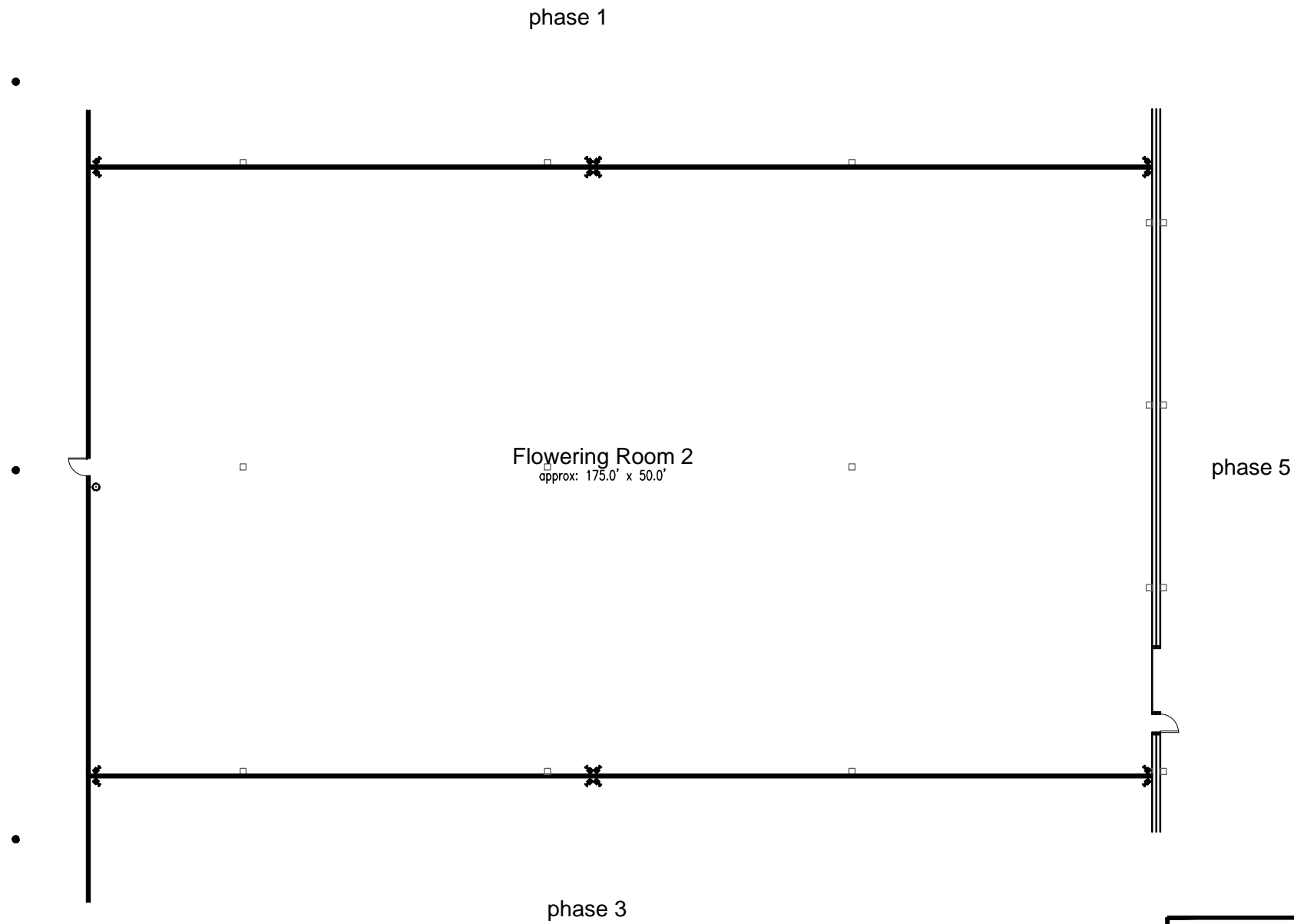
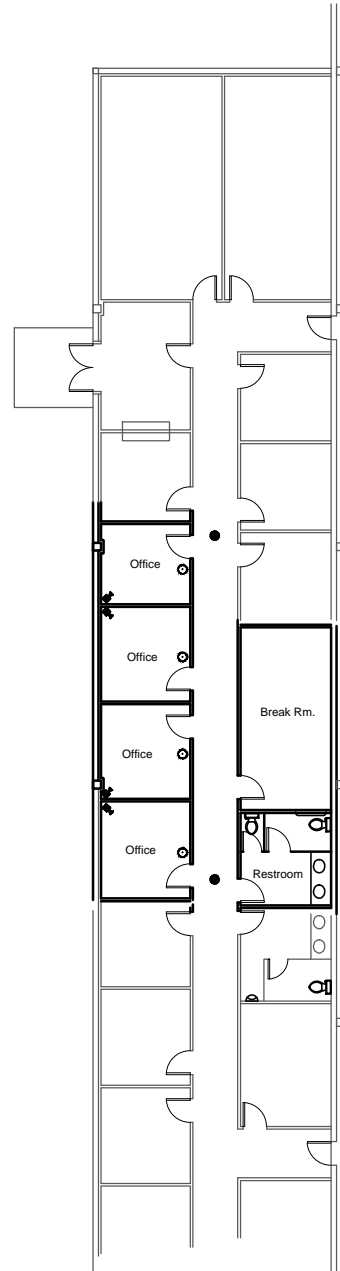
PHASE (1) FLOOR PLAN LAYOUT

LEGEND OF SYMBOLS	
	WALL MOUNTED SECURITY CAMERA
	CEILING MOUNTED SECURITY CAMERA
	PANIC BUTTON
	WALL LIGHT
	ALARM PAD
	36" FLOR. LIGHT
	CEILING FAN

JOB: 15-100
 SCALE: N.T.S.
 DATE: 06-28-15

PHASE (1) FLOOR PLAN

SHEET
A1.2
 OF
7



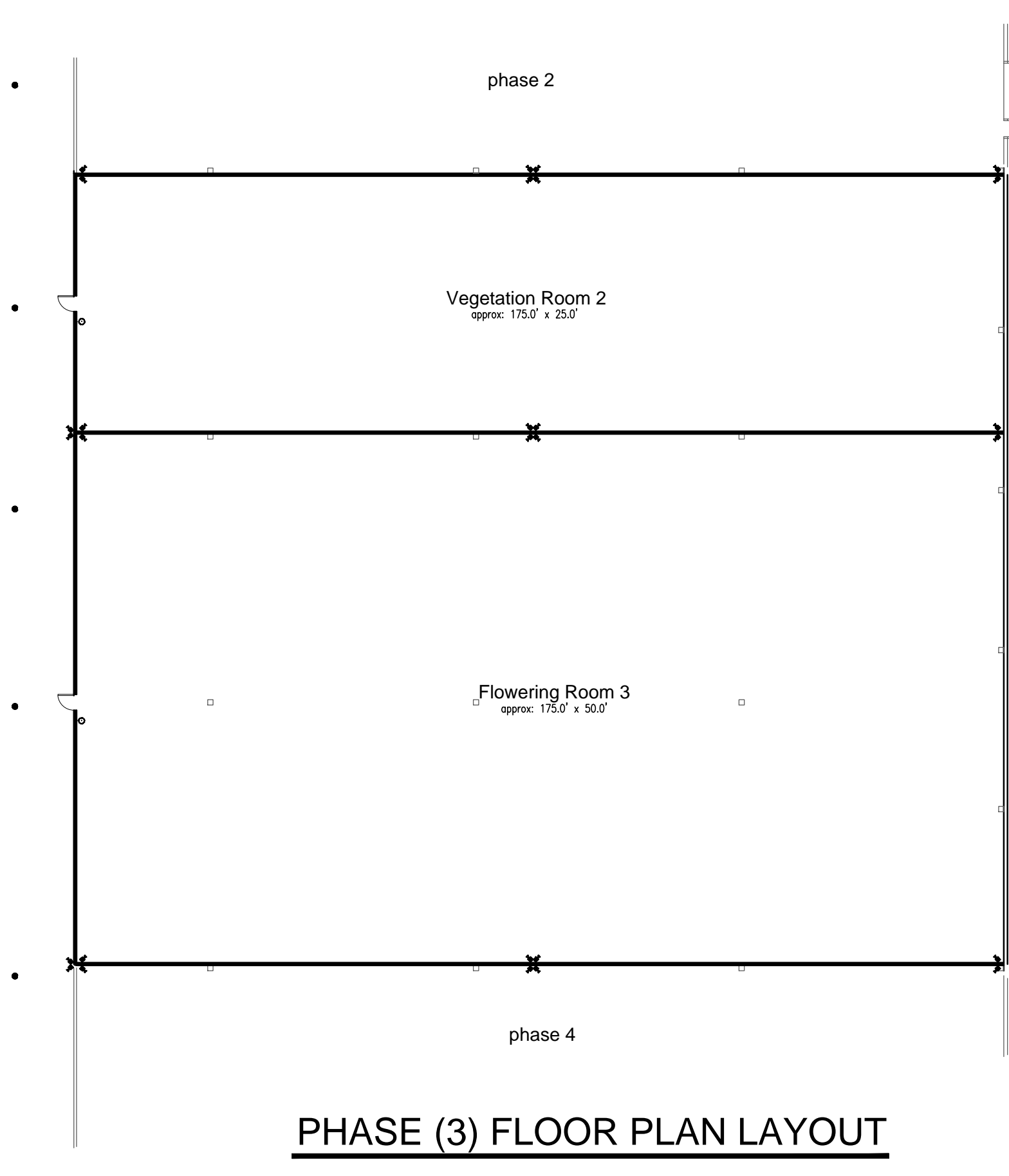
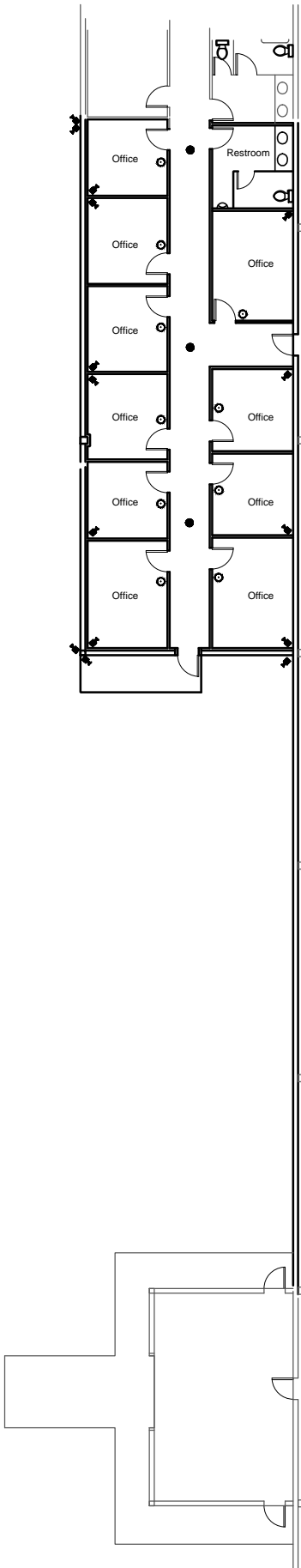
PHASE (2) FLOOR PLAN LAYOUT

LEGEND OF SYMBOLS	
	WALL MOUNTED SECURITY CAMERA
	CEILING MOUNTED SECURITY CAMERA
	PANIC BUTTON
	WALL LIGHT
	ALARM PAD
	36" FLOR. LIGHT
	CEILING FAN

JOB: 15-100
 SCALE: N.T.S.
 DATE: 06-28-15

PHASE (2) FLOOR PLAN

SHEET
A1.3
 OF
9



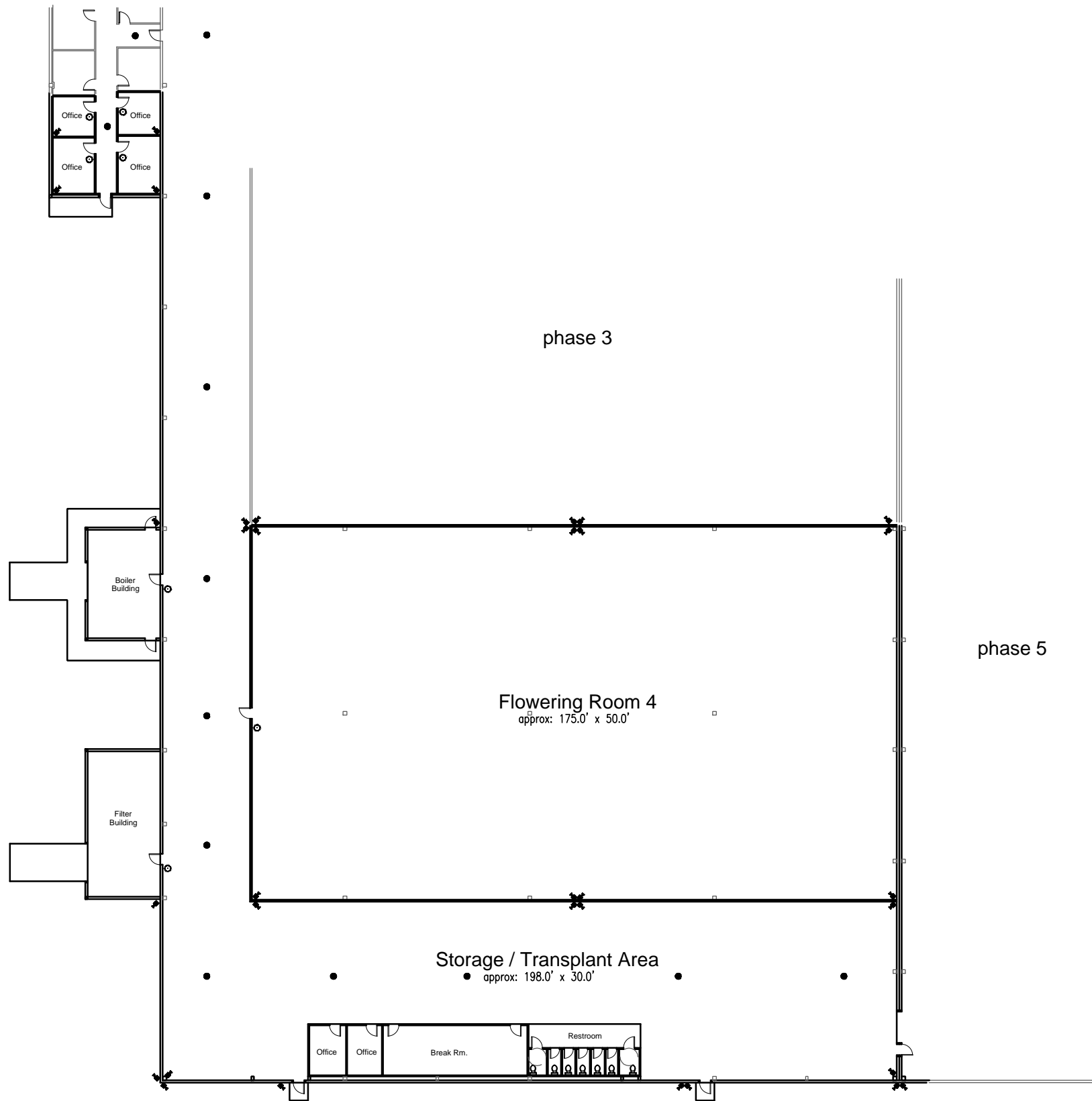
PHASE (3) FLOOR PLAN LAYOUT

LEGEND OF SYMBOLS	
	WALL MOUNTED SECURITY CAMERA
	CEILING MOUNTED SECURITY CAMERA
	PANIC BUTTON
	WALL LIGHT
	ALARM PAD
	36" FLOR. LIGHT
	CEILING FAN

JOB: 15-100
 SCALE: N.T.S.
 DATE: 06-28-15

PHASE (3) FLOOR PLAN

SHEET
A1.4
 OF
7



PHASE (4) FLOOR PLAN LAYOUT

LEGEND OF SYMBOLS	
	WALL MOUNTED SECURITY CAMERA
	CEILING MOUNTED SECURITY CAMERA
	PANIC BUTTON
	WALL LIGHT
	ALARM PAD
	36" FLOR. LIGHT
	CEILING FAN

JOB: 15-100
 SCALE: N.T.S.
 DATE: 06-28-15

PHASE (4) FLOOR PLAN

SHEET
A1.5
 OF
 7