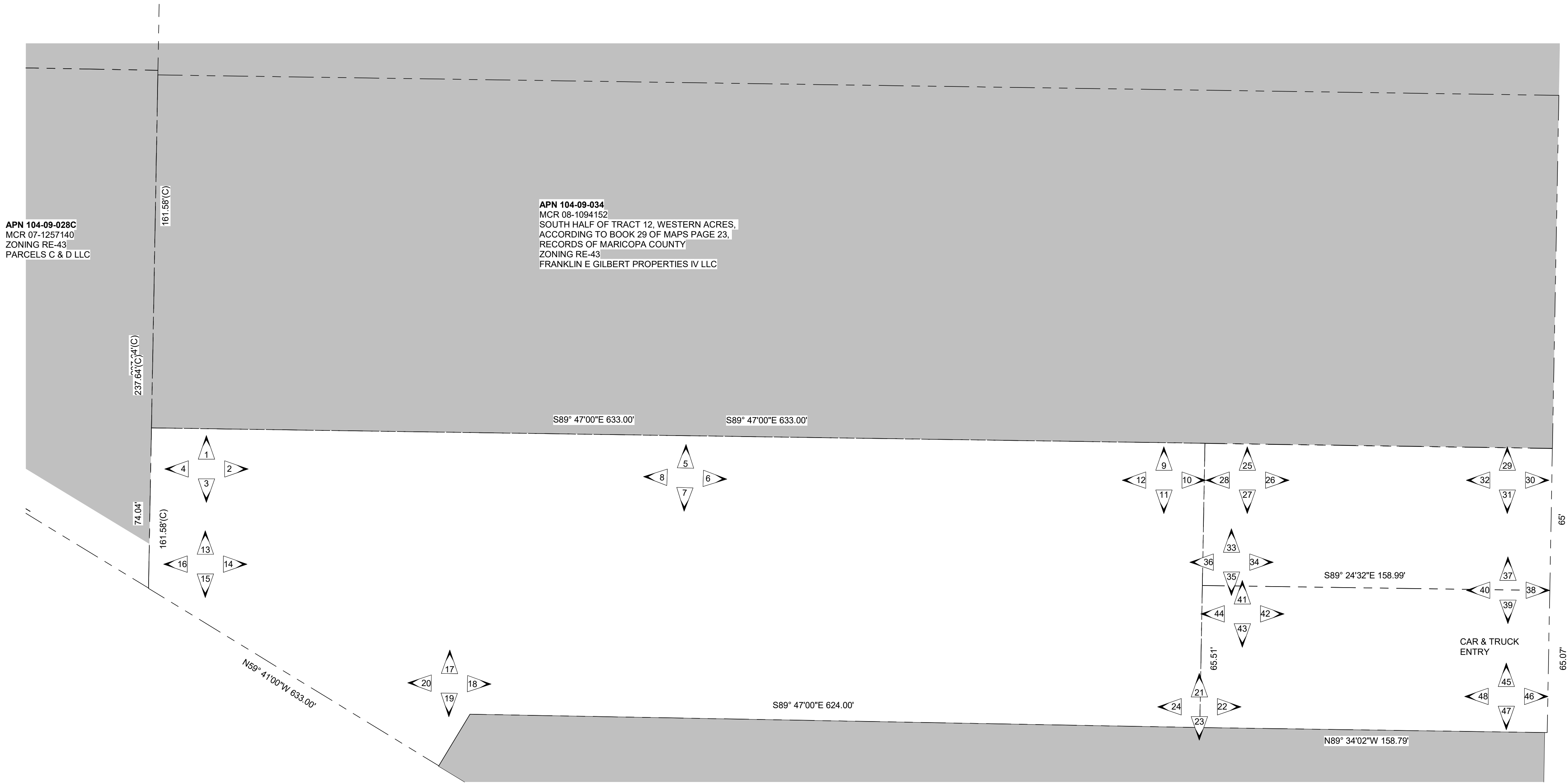




① SITE PLAN PHOTOS
1" = 30'-0"



② VICINITY MAP - OVERALL
12" = 1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

**GEORGE GILBERT
ZONING**

**32, 208, 216 S. 67TH AVE.
PHOENIX, AZ 85043**

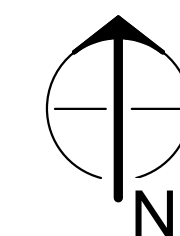
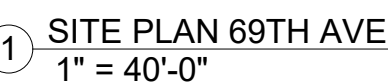
PROJECT NO: 23032
DATE: 03/12/24



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p.o. box 5267
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contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

**SITE CONTEXT PLAN
AS001**



no.	date	description

contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

OVERALL SITE PLAN

AS100

PARKING REQUIRED:

74 STALLS
(3 ADA STALLS)

PARKING PROPOSED:

76 STALLS
(4 ADA STALLS)

EXISTING SLOPE DOWN ARROWS

→

PARCELS:

104-09-034, 104-09-030A, 104-09-029B/C

PROPERTY ADDRESS:

32, 208, 216 S. 67TH AVE., PHOENIX AZ

PARCEL OWNER:

FRANKLIN E GILBERT PROPERTIES III, LLC

OWNER NAME:

GEORGE GILBERT

PHONE NUMBER

480-217-6968

EMAIL:

GEORGEDEVELOPER@YAHOO.COM

OWNER ADDRESS:

7031 E THUNDERBIRD RD.,
SCOTTSDALE, AZ 85254

ZONING:

RE-43

SUBDIVISION:

WESTERN ACRES

LOT SIZE:

102,762 SF - 034
72,580 SF - 29B
14,122 SF - 29C
10,374 SF - 30A
97,076 SF

TOTAL:

SITE ACREAGE:

2.3591 ACRES

BUILDING SIZE:

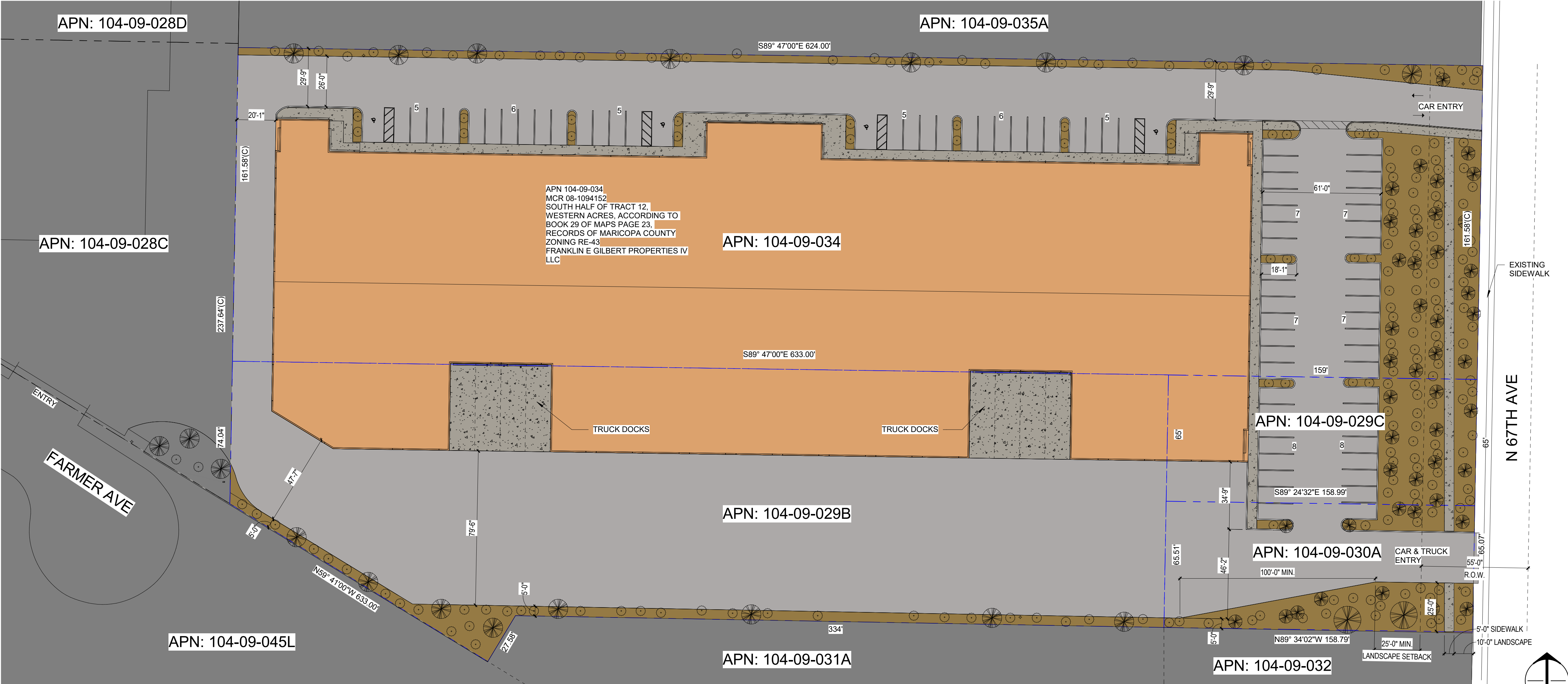
73,954 SF

DESCRIPTION:

THIS IS A PROPOSED INDUSTRIAL BUILDING AND REZONING OF 104-09-030A,
104-09-029B, AND 104-09-029C INCLUDING A LOT COMBINATION WITH PARCEL
104-09-034



2 VICINITY MAP
12" = 1'-0"



1 SITE PLAN - 67TH AVE
1" = 30'-0"

PRELIMINARY
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ZONING

32, 208, 216 S. 67TH AVE.
PHOENIX, AZ 85043

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SITE PLAN
AS101



2 VICINITY MAP 69TH AVE
12" = 1'-0"

PARCEL: 104-09-027A
PARCEL OWNER: FOWLER HOUSE LLC
PROPERTY ADDRESS: 11 S. 69TH AVE., PHOENIX AZ 85043
ZONING: RE-43
LOT SIZE: 23,657 SF
SUBDIVISION: WESTERN ACRES

PARCEL: 104-09-026
PARCEL OWNER: TOMS HOUSE LLC
PROPERTY ADDRESS: 15 S. 69TH AVE., PHOENIX AZ
ZONING: RE-43
LOT SIZE: 33,114 SF
SUBDIVISION: WESTERN ACRES

PARCEL: 104-09-028D
PARCEL OWNER: PARCELS C & D LLC
PROPERTY ADDRESS: 19 S. 69TH AVE., PHOENIX AZ 85043
ZONING: RE-43
LOT SIZE: 36,285 SF
SUBDIVISION: WESTERN ACRES

PARCEL: 104-09-028C
PARCEL OWNER: PARCELS C & D LLC
PROPERTY ADDRESS: 223 S. 69TH AVE., PHOENIX AZ 85043
ZONING: RE-43
LOT SIZE: 46,608 SF
SUBDIVISION: WESTERN ACRES

OWNER NAME: GEORGE GILBERT
PHONE NUMBER: 480-217-6968
EMAIL: GEORGEDEVELOPER@YAHOO.COM
OWNER ADDRESS: 10884 E ADDY WAY
SCOTTSDALE, AZ 85262

TOTAL SITE ACREAGE: 2.37980 ACRES (139,664 SF)
PROPOSED BUILDING SIZE: 58,016 SF
PARKING REQUIRED: 59 STALLS
3 ADA STALLS
PARKING PROPOSED: 78 STALLS
4 ADA STALLS
EXISTING SLOPE DOWN ARROWS →

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

GEORGE GILBERT
ZONING

32, 208, 216 S. 67TH AVE.
PHOENIX, AZ 85043

PROJECT NO: 23032
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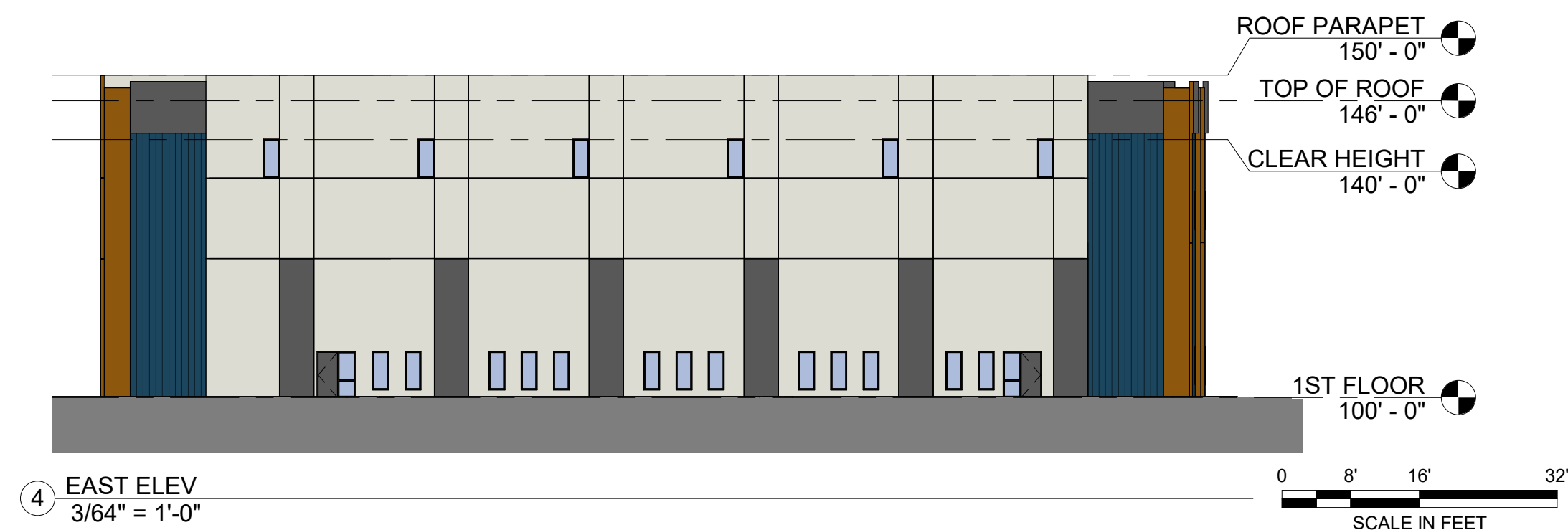
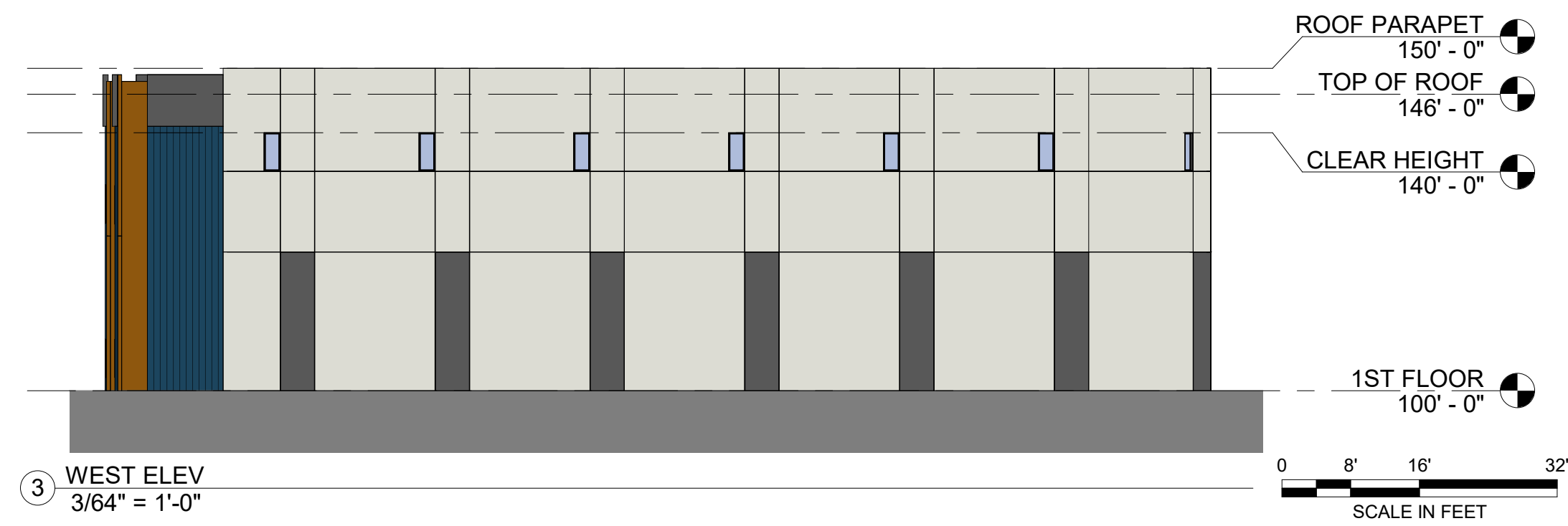
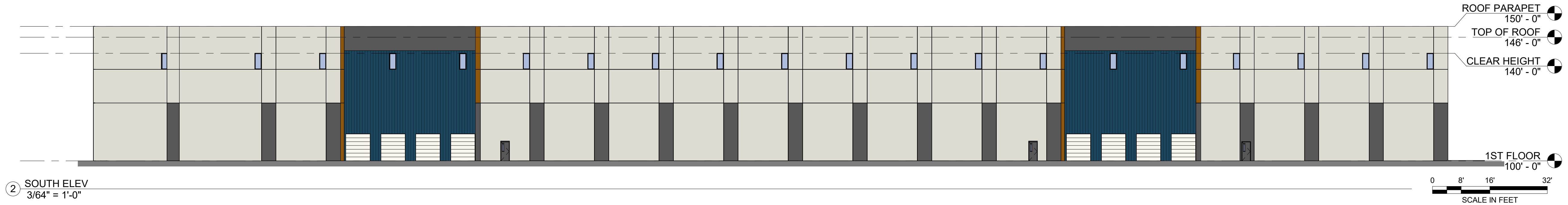
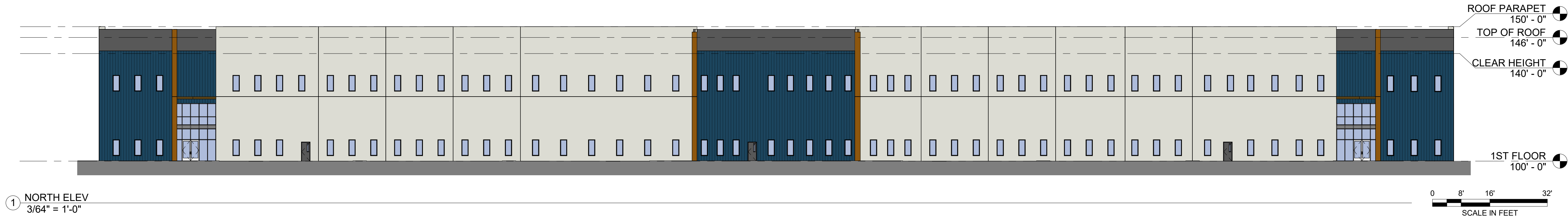


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SITE PLAN - 69TH
AVE

AS102



⑤ 67TH AVE BUILDING NORTH SIDE

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

GEORGE GILBERT
ZONING

32, 208, 216 S. 67TH AVE.
PHOENIX, AZ 85043

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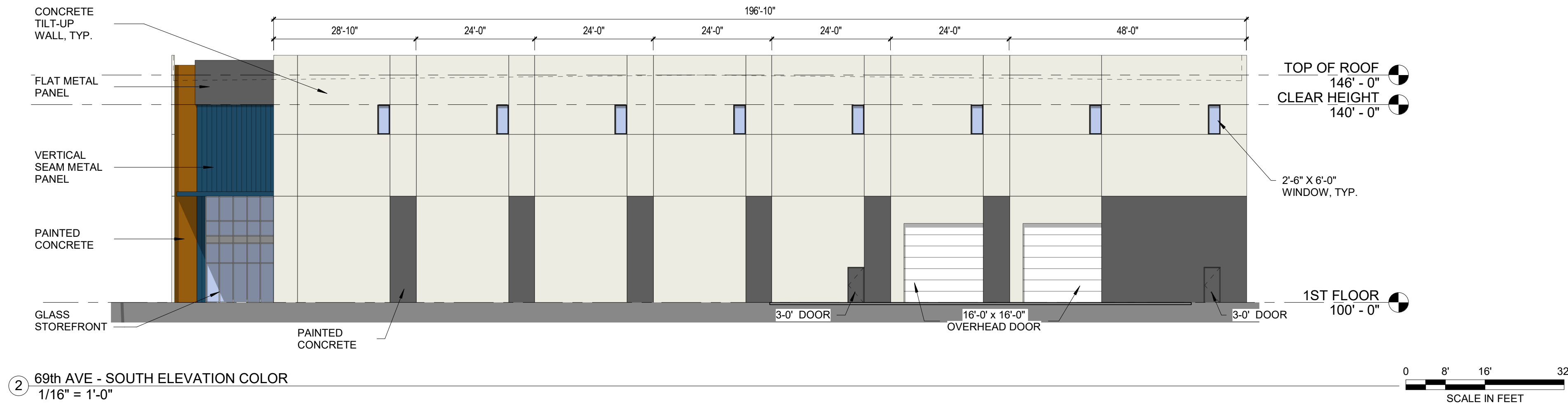
contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

67th AVE
ELEVATIONS AND
RENDERING

A201



① 69th AVE - WEST ELEVATION COLOR
1/16" = 1'-0"



② 69th AVE - SOUTH ELEVATION COLOR
1/16" = 1'-0"



④ 3D 69TH AVE. - WEST



③ 3D 69TH AVE. - SW CORNER

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69th AVE
ELEVATIONS AND
RENDERING

A202