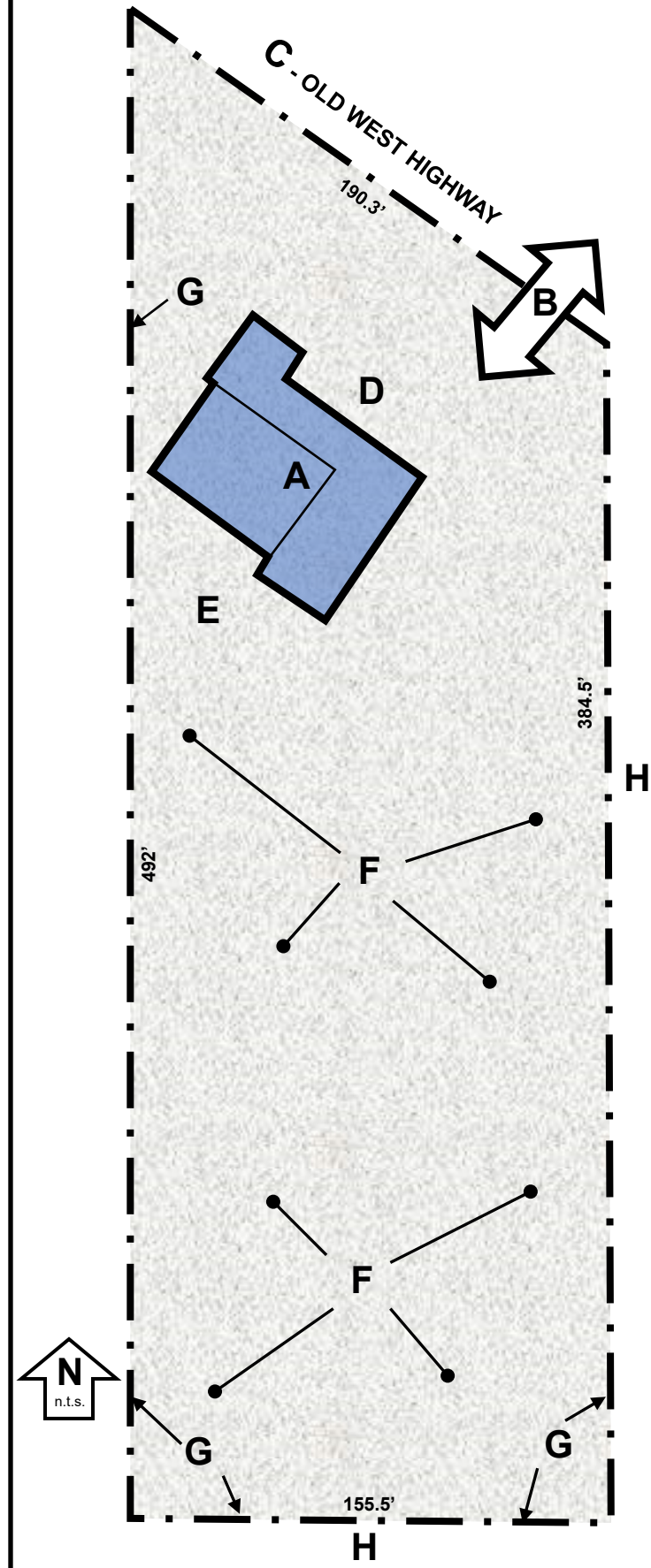
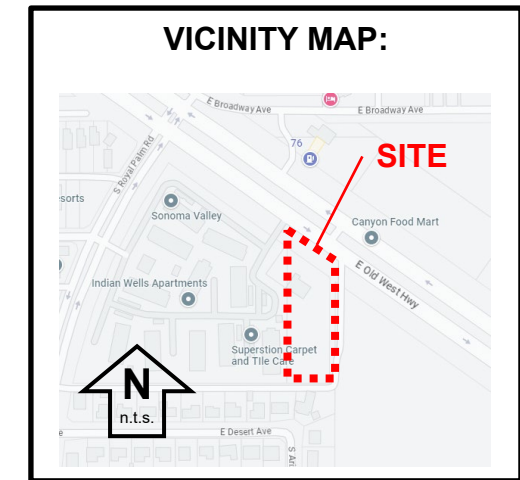


Storbakken & Sons

Rezoning Exhibit / Site Plan for Proposed Rezoning from B-1 to B-5 to utilize an existing business on 1.61 acres located at 991 East Old West Highway, Apache Junction, Arizona



SITE PLAN NOTES:

- A: Existing Single-story ~1,380 square foot Office Building with Interior Maintenance Areas, Storage & Attached Shade Canopies (constructed ~1953)
- B: Existing ~30-foot-wide driveway onto Old West Highway (with 6' high wrought iron rolling gate). Northern property line is screened/secured with a 6' high wrought iron fence with columns
- C: Old West Highway (300' total right-of-way (150' half-street r.o.w.)
- D: Customer Parking Area (~8 spaces, including 1 handicapped accessible)
- E: Truck & Equipment Maintenance & Parking Areas
- F: Truck & Equipment Parking & Storage Areas (with Internal Circulation)
- G: Perimeter Screening (6' High Solid Wall) along the east, south and west property lines
- H: 20' wide Alley (adjacent to East & South property lines)

AERIAL PHOTO:



PROJECT DATA:

Location:	Approximately 660' (1/8 mile) east of the Southeast corner of Old West Highway and Royal Palm Road
Address:	991 East Old West Highway, Apache Junction, AZ
APN:	102-03-136A
Ownership:	SM Holdings LLC
Size:	1.61 acres (net)
Legal Description:	A Portion of Tracts A-1, A-3 thru A-5 of Palm Springs subdivision (PCR: Book 7, Page 27); a Portion of Section 28, T1N-R8E, G&SRM, Pinal County, AZ
Existing Zoning:	B-1 (General Business)
Proposed Zoning:	B-5 (Industrial)
Existing Use:	Former Tire Business
Proposed Use:	Construction Business
Date Prepared:	October 31, 2023