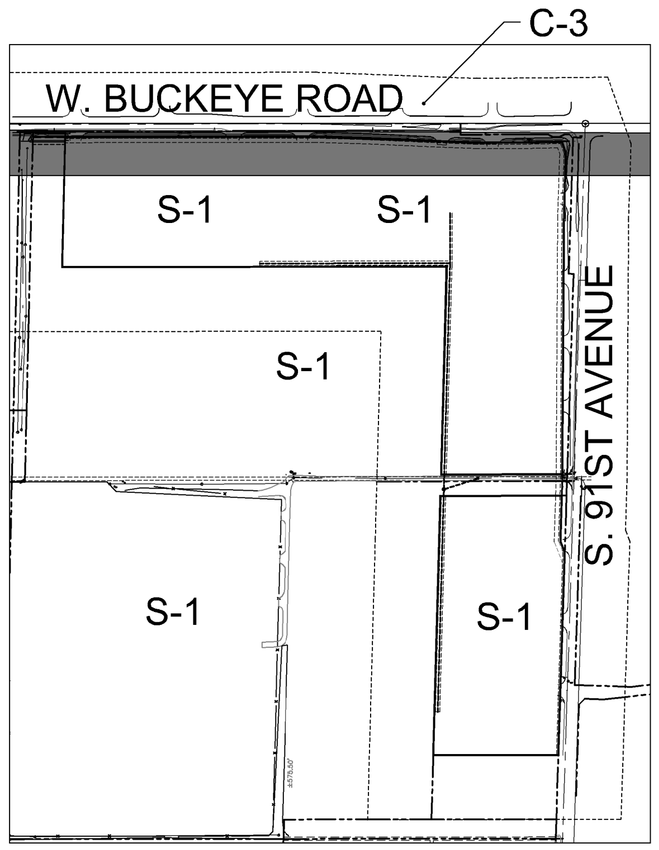
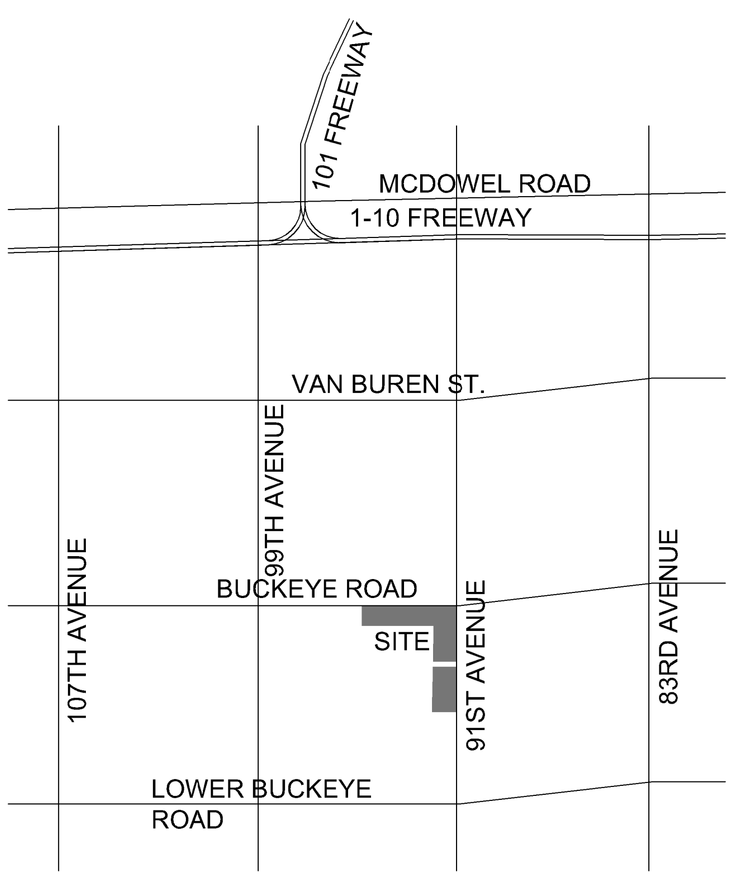


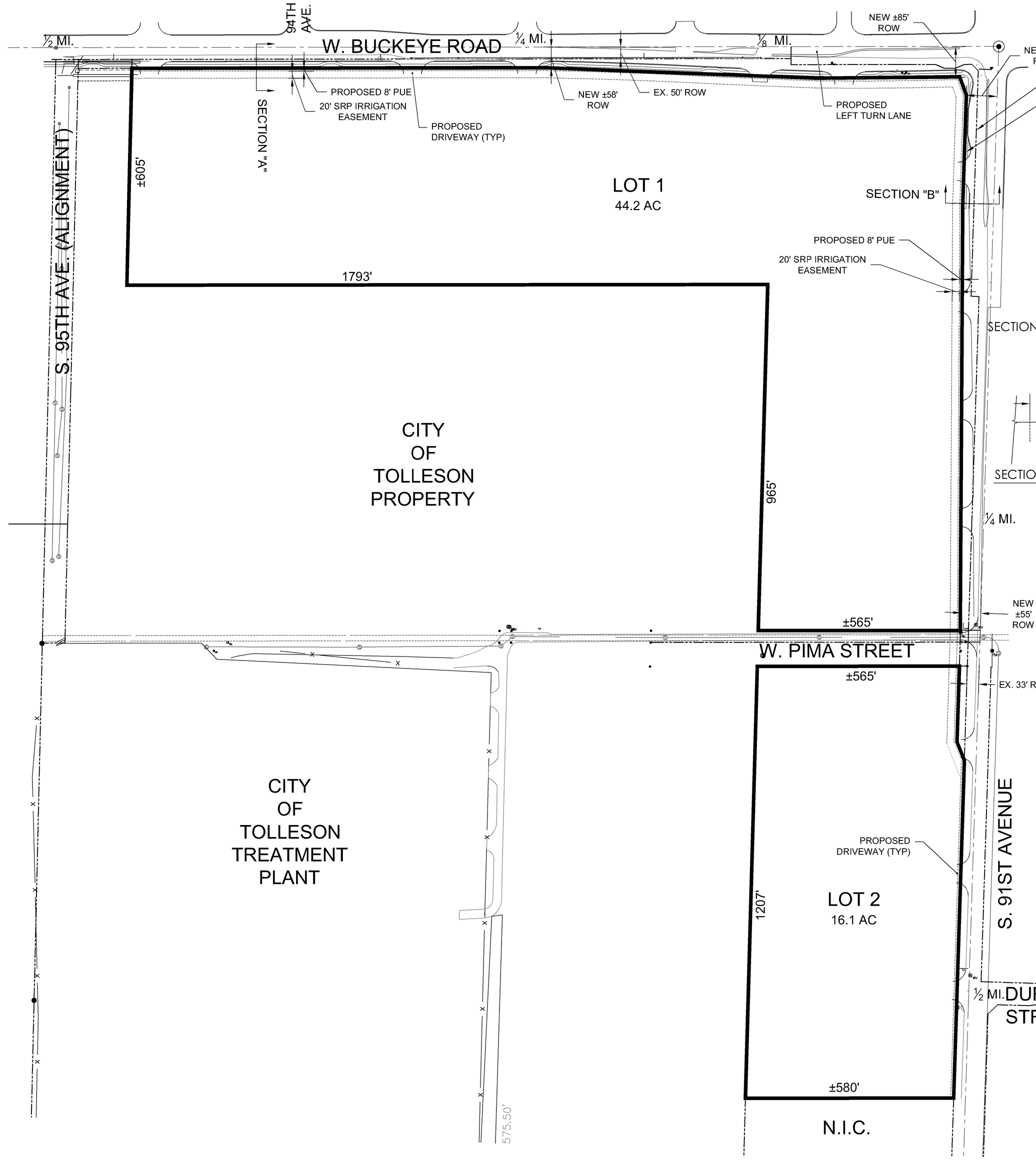
EXISTING ZONING PLAN

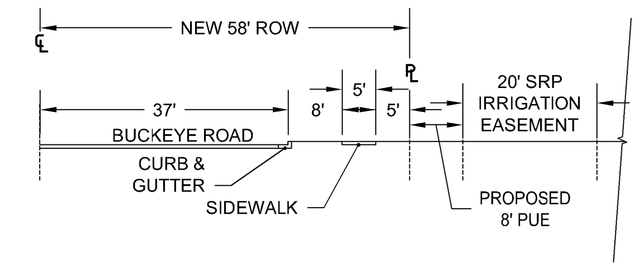
NTS



VICINITY MAP

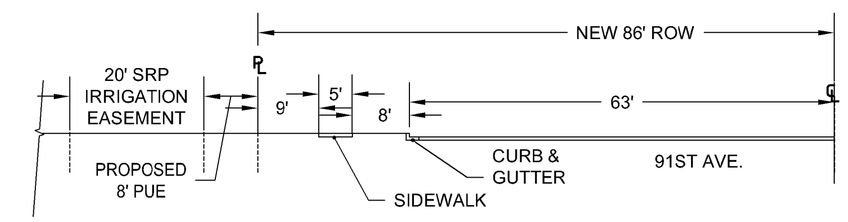
NTS





SECTION A - BUCKEYE ROAD

SCALE: 3/4" = 1'



SECTION B - 91ST AVE.

SCALE: 3/4" = 1'

SITE DEVELOPMENT STANDARDS

	Requirements Commerce Park - GCP	Proposed Commerce Park - GCP
Building & Landscape Setbacks		
Buckeye Road	30'	30'
91st Avenue	20'	28'
Perimeter Side	20'	20'
Interior Side	0'	0'
Perimeter Rear – Bldg SB	20'	20'
Perimeter Rear – LS SB	20'	0'
Interior Rear	0'	0'
Lot Coverage	50%	50%
Building Height	Per Ordinance	Per Ordinance
Parking	Per Ordinance	Per Ordinance

SITE AREA

EXISTING	63.2 AC
PERIMETER ROW	2.9 AC
NET DEVELOPABLE	60.3 AC
EXISTING ZONING:	C-3 & S-1
PROPOSED ZONING:	CP-GCP: 60.3 AC

NORTH

EXHIBIT 5

SWC OF 91ST AVENUE & BUCKEYE ROAD

PHOENIX, AZ

PREPARED FOR: MARWEST ENTERPRISES LLC

CONCEPTUAL SITE PLAN

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SCALE: 1" = 150'

DATE: 12.18.15

GPLA JOB# 15006

0' 75' 150' 300'

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