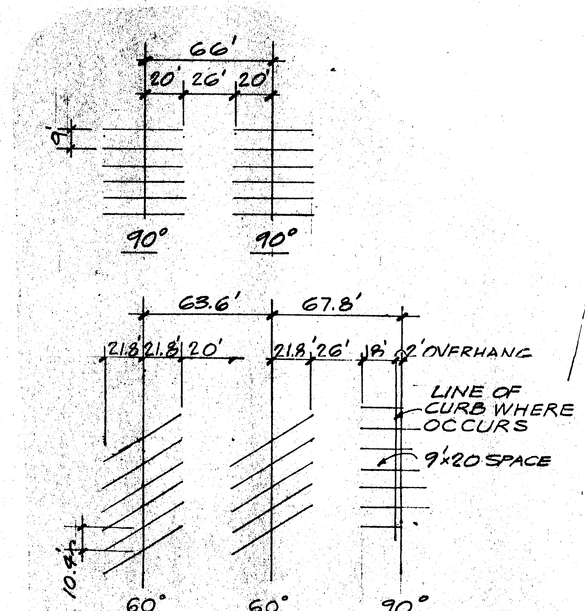

MINIMUM PARKING DIMENSIONS

NOTES

1. TYPE II STREET IMPROVEMENTS REQUIRED ON CEDAR AVENUE
2. ACCESS EASEMENTS ARE REQUIRED FOR EMERGENCY VEHICLES.
3. ALL OUTDOOR LIGHTING SHALL BE SHIELDED DOWNWARD PER CODE.
4. NO OUTDOOR STORAGE PERMITTED.
5. ON SITE DRAINAGE DETENTION REQUIRED.
6. APPROVED LANDSCAPE REQUIRED.

NELSON-KUBICEK ARCHITECTS, AIA.
5025 NORTH SIXTEENTH STREET
PHOENIX, ARIZONA 85016
TEL (602) 956-0530

OWNER - DEVELOPER

FLAGSTAFF - CEDAR INVESTORS
LIMITED PARTNERSHIP
ATT: CHARLIE BOYD
7373 E. DOUBLETREE RANCH RD #225
SCOTTSDALE ARIZONA 85258
PH. (602) 951-6939

SITE DATA

ASSESSOR'S PARCEL 109-5-80A
109-5-81
109-5-1C

ZONING DISTRICT: C-2
PROPOSED USES: RETAIL SALES
RESTAURANT
PROFESSION OFFICES

FLOOD PLAIN ZONE: "C"
WATER SERVICE ZONE: "B"
LAND AREA: 13.0 ACRES MORE OR LESS
BUILDING AREAS:

SAFEWAY	46,850
WALGREEN'S	13,500
SHOPS A	8,000
SHOPS B	18,400
EXPANSION	6,000
PHASE II	29,250
PAD B	6,000
PAD C	6,000
TOTAL	134,000 SF. (22% cov.)

PARKING: 660 PROVIDED
134,000 at 1/200 = 670 sp.
or:
PROFESS. OFFICE
10,000 SF at 80% ÷ 300 = 27
RESTAURANT
7,000 SF at 60% ÷ 40 = 105
FURNITURE/APPLIANCE
10,000 SF ÷ 600 = 17
RETAIL STORES
108,000 at 80% ÷ 200 = 432
581 sp.

PAD "A" DATA

ZONING:
CURRENT: R-R/C-2
PROPOSED: C-2

PROPOSED USE:
RESTAURANT

LAND AREA:
1.36 ACRES MORE OR LESS.

BUILDING AREA:
5,000 SF

PARKING:
REQ'D (5000 at 60% ÷ 40): 75
PROVIDED: 75 SPACES

CURVE DATA

	A	R	L	T	C
#1	8°19'16"	674.20'	97.91'	49.04'	97.82'
#2	14°43'48"	674.20'	173.33'	87.14'	172.85'

Development Review Board
Action AWC
Date 3/9/89

DEVELOPMENT SITE PLAN
1" = 40'

date 2-9-89
2-28-89

FLAGSTAFF CEDAR CENTER
NEC CEDAR and WEST STREETS
FLAGSTAFF, ARIZONA

sheet 1 of 1
job 88210
design BCB
drawn BCB
check BCB