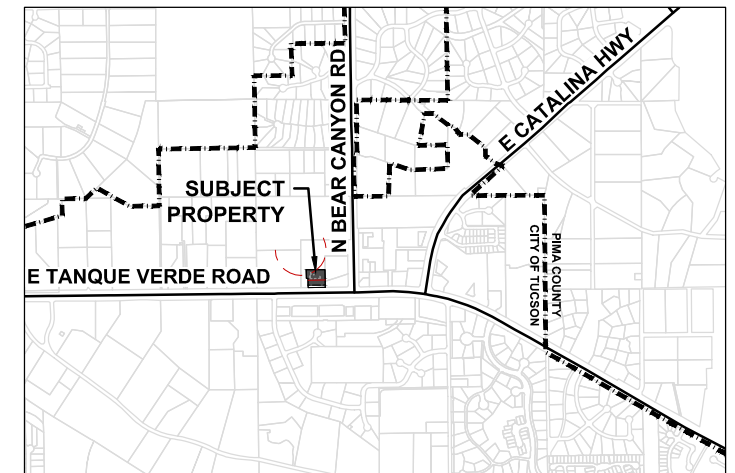
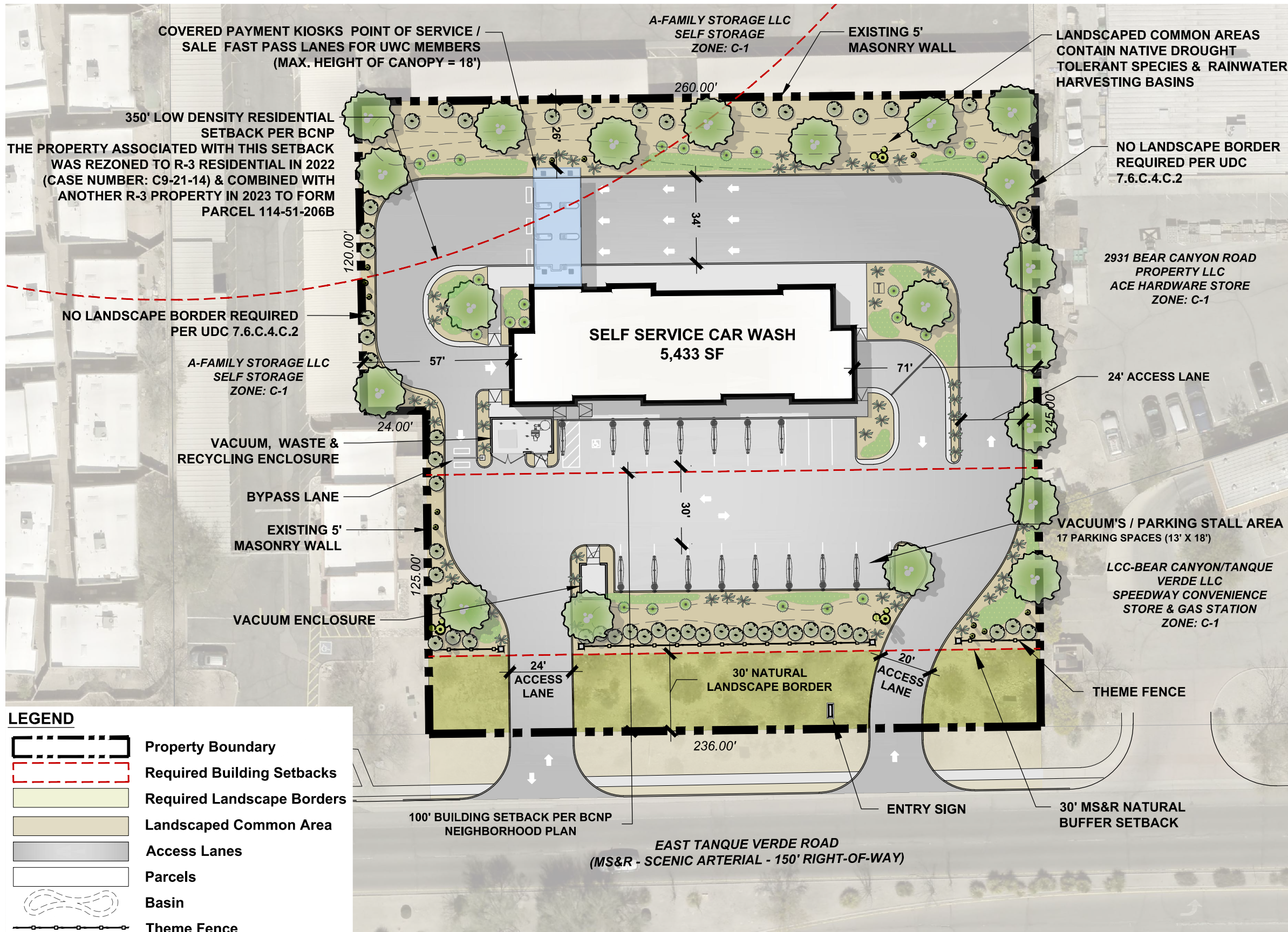


PRELIMINARY DEVELOPMENT PLAN



LOCATION MAP
SCALE: 1" = 0.5 MILE

NOTES:

Project Acreage: 1.39 Acres
 Parcels: 114-51-200B and 114-51-200C
 Addresses: No Situs Address Information
 Jurisdiction: City of Tucson (Ward 2)
 Existing Zoning: C-1 (Commercial)
 Existing Use: Vacant

Proposed Zoning: C-2 (Commercial)
 Proposed Use: Express Car Wash (Self Service)
 Proposed Building Area: 5,433 SF
 Proposed Building Heights:
 - Main Structure - 30 feet (one-story)
 - Covered Payment Kiosk - 18 feet (one-story)

Required Building Setbacks:
 - North / East / West: Non-Residential Zones = 0 feet
 - South: MS&R Scenic Arterial = 30 feet

Required Landscape Borders:
 - North / East / West: Non-Residential Uses = 0 feet
 - South: MS&R Scenic Arterial = 30-foot

Required Screening:
 - North / East / West: Commercial Zone = None
 - South: MS&R Street = 30-inch Screen

Required Parking Spaces: 0 Parking Spaces
 Provided Parking Spaces: 17 Parking Spaces

Required Scenic Corridor Natural Buffer Area: 7,080 SF
 Proposed Natural Buffer Area Disturbance: 1,400 SF (19.7%)

LEGEND

- Property Boundary
- Required Building Setbacks
- Required Landscape Borders
- Landscaped Common Area
- Access Lanes
- Parcels
- Basin
- Theme Fence

MISTER CAR WASH (TANQUE VERDE + BEAR CANYON)

