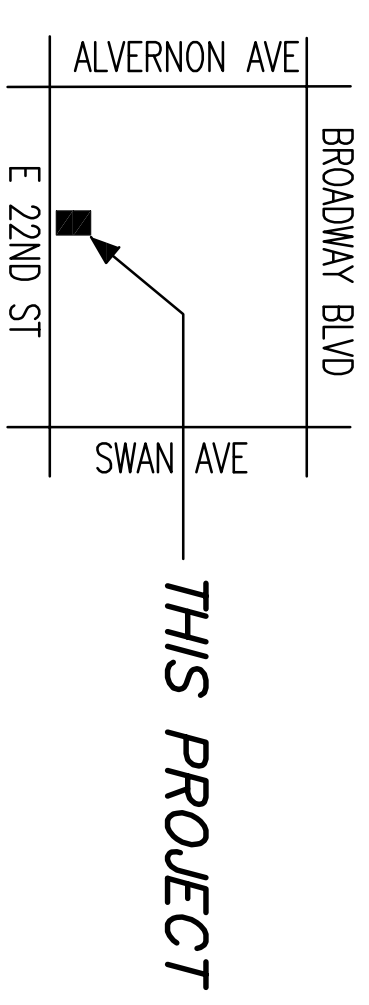
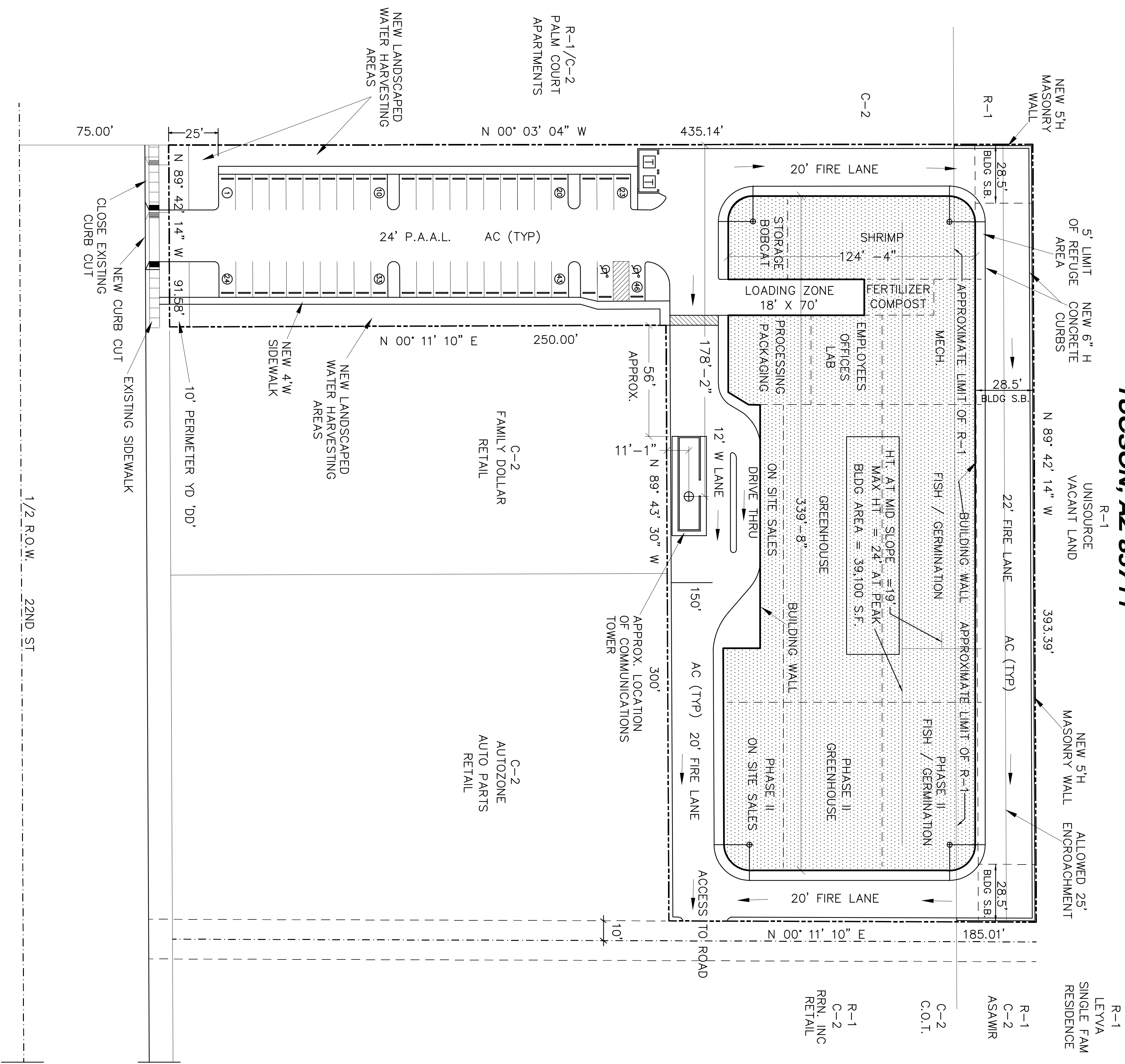


CONTROLLED ENVIRONMENTAL FARMING - TUCSON

4431 E 22ND ST TUCSON, AZ 85711



LOCATION MAP
SEC 15, T 14 S, R 14 E

LEGAL DESCRIPTION

FAMILY DOLLAR LOT 2
BOOK 56, PAGE 004, M&P 2002-1

PARCEL NO.

126-19-1910

PARCEL AREA

95,753 S.F. 2.2 AC VACANT LAND

ZONING / USE

CURRENT: R-1, C-2 / VACANT LAND
PROPOSED: ZONING TO REMAIN / RETAIL WITH URBAN AGRICULTURE

BLDG AREA / HT

PRINCIPAL USE: RETAIL = 3,400 S.F.
ACCESSORY GREENHOUSE = 35,700 S.F.
TOTAL UNDER ROOF = 39,100 S.F. / 24' MAX HT OF ROOF

BLDG SET BACKS

C-2 TO C-2 = 0' C-2 TO STREET = BLDG HT.
C-2 TO R-1 = 1-1/2 H = 19' X 1.5 = 28.5'

PARKING

RETAIL = 1 SPACE PER 300 S.F. = 3,400 / 300 = 12
URBAN AGRICULTURE : WORKERS = 20
TOTAL = 32
PROVIDED, INCL 2 H.C. = 46
LOADING ZONE = 1

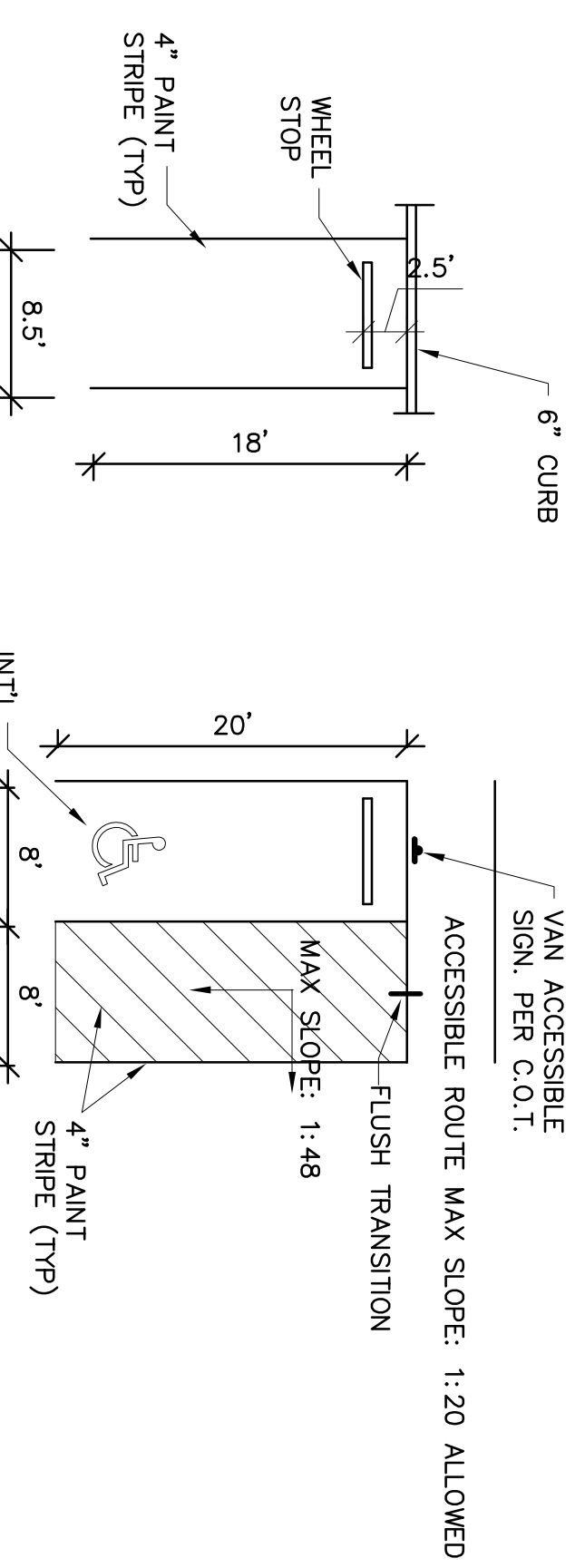
BICYCLE = 3,400 S.F. RETAIL = SHORT TERM MIN. = 2 SPACES
= LONG TERM MIN. = 2 SPACES
TOTAL PROVIDED = 4

PROPERTY OWNER

BUSINESS PARK LP LLP
2870 S PANTANO RD
TUCSON, AZ 85730

PROPERTY ADDRESS

4431 E 22ND ST
TUCSON, AZ 85711



TYP. PARKING SPACE

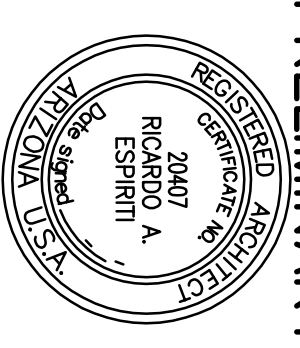
VAN ACCESSIBLE PARKING SPACE

PRELIMINARY SITE PLAN

SCALE: 1" = 30'



AUG. 19, 2019
PRELIMINARY



DRAWINGS FOR
CEF, INC.

RIC ESPIRITI ARCHITECT
2610 E. Broadway Blvd - Tucson, Arizona 85716
Phone: (520)318-0755 • ricspiriti@a.com

NO	REVISIONS	DATE	BY
1			
2			
3			
4			

PROJECT:	CONTROLLED ENVIRONMENTAL FARMING
DRAWING TITLE:	PRELIMINARY SITE PLAN W TOWER

PROJECT:	CONTROLLED ENVIRONMENTAL FARMING
DRAWING TITLE:	PRELIMINARY SITE PLAN W TOWER
DRAWN BY:	RE
CHECKED BY:	
APPROVED BY:	
DATE:	AUGUST 2019
JOB NUMBER:	1941
SCALE:	AS SHOWN
# OF SHEETS:	1 OF 1
SHEET NO:	SP-1