

VICINITY MAP

**LEGEND**

ZONING BOUNDARY: - - - -

**OVERALL PROPERTY**

GROSS PROPERTY AREA: 5.35 AC.  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: C-3  
 MAX HEIGHT: 30'  
 SETBACKS: FRONT: 20'  
               STREET SIDE: 15'  
               INTERIOR SIDE: 10'  
               REAR: 15'

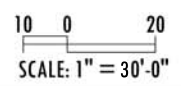
**PARCEL A**

NET AREA PARCEL A: 2.20 AC.  
 PROPOSED USE: UNDETERMINED

**PARCEL B**

NET AREA PARCEL B: 2.38 AC.  
 PROPOSED USE: PAYSON MESSINGER FUNERAL HOME  
 TOTAL OPEN SPACE REQUIRED: 0.48 AC  
 TOTAL OPEN SPACE PROVIDED: 0.69AC  
 PARKING PROVIDED:  
     ACCESSIBLE SPACES: 6 SPACES  
     NON-ACCESSIBLE SPACES: 90 SPACES

SETBACK NOTE (UNIFIED DEVELOPMENT CODE PER TOWN OF PAYSON ZONING ORDINANCE, PAGE 21):  
 REAR AND SIDE YARD SETBACKS WILL APPLY ONLY WHEN THE COMMERCIAL PROPERTY HAS A COMMON PROPERTY BOUNDARY WITH A RESIDENTIALLY ZONED LOT OR THE ADJOINING PROPERTY HAS RESIDENTIAL USES ESTABLISHED; OTHERWISE, IF ADJOINING ANOTHER COMMERCIAL OR INDUSTRIAL PROPERTY, NO REAR OR SIDE YARD SETBACK ARE REQUIRED



CONCEPTUAL SITE PLAN

Not for construction unless approved by local government  
 Call Two Working Days Before You Dig  
 263-1100  
 1-800-STAKE-IT  
 (Outside Maricopa County)

REVISION	DATE

DATE: 4/13/09  
 JOB NO.: 0206.2  
 DRAWN: STAFF  
 SCALE:  
 SUBMITTED FOR:  
 SHEET #