

20.3 AC For Sale
29 Palms RV & Boat Storage
Maricopa County, Arizona

NAIHorizon

BRAND NEW CONSTRUCTION
95% COMPLETE!



Call Brokers for Pricing

Troy Giammarco
+1 602 393 6693 • troy.giammarco@naihorizon.com

Joe Pequeno
+1 602 393 6602 • joe.pequeno@naihorizon.com

2944 N 44th St, Suite 200
Phoenix, AZ 85018
+1 602 955 4000
naihorizon.com

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Property **Details**

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29 Palms RV & Boat Storage
Maricopa County, Arizona

Location

- Cleared, compacted, level site with “ABC” material in parking spots
 - Paved internal streets
 - Retention compliant
- Secure with 6’ high code-compliant block walls
 - Electric-coded fence
- Multiple fire safety tanks in place and approved by fire marshall

Property

- Construction is 95% complete
- Brand new RV facility
- Capacity of 700-900 spots
- Almost 4 acres upfront for additional storage
- 6,000 SF building will have:
 - 55 storage rooms for valuables
 - Restrooms, showers, and management office included



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Property Photos

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Property Photos

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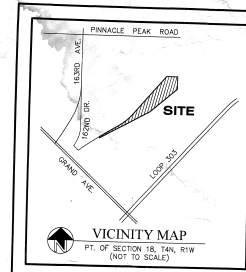
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Site Plan

20.3 AC For Sale 29 Palms RV & Boat Storage Maricopa County, Arizona



OWNER / DEVELOPER
29 PALMS RV & BOAT STORAGE LLC
MARK PRAECHT
36 E PIPING ROCK ROAD
PHOENIX, AZ 85022
602.908.5641
MPRAECHT@PREACHTBUILDINGSUPPLY.COM

ARCHITECT
PAUL ALMOND, ARCHITECT
ALMOND APC, INC.
7330 E EARLE DRIVE, SUITE A
SCOTTSDALE, ARIZONA 85251
480.961.3170

SURVEYOR
STARLINK SURVEYING, INC.
STEVE SHEARBOUR, R.L.S.
7836 W. AURORA DR
GLENDALE, AZ 85308
623.221.1116
SURVEYED IN JULY 2019

SURVEY
I CERTIFY THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS ACCURATE BASED ON A SITE TEST CONDUCTED IN NOV 2020.

SITE DATA
ZONING: R1-10
APNS: 501-37-014, 41090, 40118, 40256
LPT AREA: 873,965 SF = 19.22 ACRES
ESTIMATED DISTURBANCE:
695,000 SF = 16 ACRES

BUILDING SUMMARY
EXISTING UNDER ROOF: 5,407 SF
18 EXISTING BUILDING HEIGHT
TOTAL UNDER ROOF: 5,407 SF
0.76% COVERAGE: 5,407 / 671,665

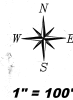
BENCHMARK
CENTER, SEC. 18, T. 4N, R. 1W,
FOUND 3" ALLUMINUM CAP STAMPED
7" TEAM C 1/4 2007 5AM 21052
ELEV. = 1356.309 (N.A.S.D. 88,
M.D.A.D. 07/25/2009)

FEMA FIRM
PER MAP 040121218L, DATED
10/20/13, THE PROPERTY IS
WITHIN FLOOD ZONE A.

29 PALMS STORAGE 22611 N. 159TH AVENUE, SURPRISE GRADING & DRAINAGE PLAN

PROJECT
DEVELOP A PARKING AREA FOR BOATS, VEHICLES,
AND LIGHT EQUIPMENT. RENOVATE EXISTING
BUILDING. ADD PERIMETER FENCING.
PREVIOUS 4 PARCELS ARE NOW COMBINED INTO
ONE LOT PER BOOK 1553 PAGE 41.

QUANTITIES
CUT: 1,250 CY
FILL: 1,088 CY
IN PLACE VOLUMES (NO SHOVE, OR
SWELL TAKEN INTO ACCOUNT)



LEGAL DESCRIPTION

ALL THE PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHWESTERLY OF THE MARKLEIGH LINE OF PARCEL 34C OF THE TRILBY WASH DETENTION BASIN, ACCORDING TO BOOK 61 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF THE MAIN CANAL OF THE MARICOPA COUNTY WATER CONSERVATION DISTRICT, EXCEPT THAT PORTION THEREOF AS DESCRIBED IN THE DEED TO THE COUNTY OF MARICOPA, RECORDED IN DOCKET 1889, PAGE 341, ALSO, EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, DESCRIBED AS TRACT 207 OF TRILBY WASH DETENTION BASIN, AND RECORDED IN SAID SECTION 18, SHEETS 1, 2 AND 3, AS CONVEYED TO THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, AT RECORDERS NO. 91-38494, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT CANAL, AND EXCEPT THAT PORTION LYING WITHIN AND SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 61' OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A STRIP OF LAND TWENTY (20) FEET WIDE IMMEDIATELY ADJOINING AND PARALLEL TO THE WEST SIDE OF THE NORTH-SOUTH MISSECTION LINE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, BEGINNING AT THE INTERSECTION OF THE NORTH-SOUTH MISSECTION LINE AND THE SOUTHERLY CONSERVATION DISTRICT NUMBER ONE, THENCE SOUTH ALONG SAID MISSECTION LINE, A DISTANCE OF 226 FEET, MORE OR LESS, TO THE EAST-WEST MISSECTION LINE;

ROAD ACCESS DESCRIPTION

PER RECORDERS NO. 86-11057, M.C.R. THAT PORTION OF SECTION 15, 1/4, R. 2W, MARICOPA COUNTY DESCRIBED AS A STRIP OF LAND 90 FEET IN WIDTH HAVING AS ITS SOUTHWESTERLY LINE, THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CANAL, TOPICA & SANTA FE RAILROAD AND LYING NORTHWESTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BARNSLEY CANAL AND SOUTHEASTERLY OF THE EASTERLY RIGHT-OF-WAY OF THE DESCRIBED IN RECORDERS NO. 86-58062, EXCEPT ANY PORTION THEREOF LYING WITHIN THE 80 FOOT RIGHT-OF-WAY AS DESCRIBED IN DOCKET 1389, PAGE 19, M.C.R.

FINISHED FLOOR CERTIFICATION

THE FINISHED FLOOR OF THE PROPOSED AREAS SHALL BE FINISHED TO A FINISH GRADE THAT WILL PREVENT A 100-YEAR PEAK RUNOFF EVENT IF CONSTRUCTED ACCORDING TO THE APPROVED SET OF PLANS.

DRAINAGE STATEMENT

OVERALL WATERSHED DRAINS SOUTHEASTERLY. THE EXISTING LAND IS GENERALLY UNDEVELOPED WITH SPARSE VEGETATION. PROPOSED GRADING MATCHES HISTORICAL DRAINAGE PATTERNS. DRAINAGE IS TO THE MCKENNA POND OUTLET CHANNEL. AN EXISTING DRAINAGE EASEMENT LIES ALONG THE SOUTHEAST PORTION OF THE LARGER PARCEL. CONSTRUCTION HAS NEGLIGIBLE IMPACT TO NEIGHBORING PROPERTIES.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT THE ENGINEER OF RECORD FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 90-301 OF THE DESIGN OF THE ARIZONA STATE BOARD OF TECHNICAL REGULATION, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE DESIGN SUBJECT TO THE DESIGN AND SPECIFICATIONS BY MARICOPA COUNTY IS CONSIDERED A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY GENERAL NOTES

1. ALL CONSTRUCTION WITHIN FLOOD CONTROL DISTRICT SUBJECT AREAS SHALL CONFORM TO THE LATEST DISTRICT STANDARDS AND SPECIFICATIONS AS PUBLISHED ON THE DISTRICT'S WEBSITE.
2. CONTRACTOR MUST OBTAIN NECESSARY DISTRICT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION WITHIN DISTRICT RIGHT-OF-WAY AND MAINTAIN A COPY OF THE PERMIT ON THE PROJECT SITE AT ALL TIMES.
3. NOTIFY THE DISTRICT'S PERMITS DIVISION AT 602-335-7100 IF WORKING AT A DISTRICT DAM CALL 602-506-4722 AT LEAST 48 HRS PRIOR TO ANY WORK BEING PERFORMED IN THE DISTRICT'S RIGHT-OF-WAY.
4. CONTRACTOR PERFORMING EXCAVATION OPERATIONS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
5. ANY DAMAGE TO DISTRICT'S STRUCTURES, EQUIPMENT, MATERIALS, VEGETATION, AND/OR PROPERTY SHALL BE REPAIRED AND/OR REPAVED TO AND TO THE SATISFACTION OF THE DISTRICT.
6. IN THE EVENT THE TERMS AND CONDITIONS IN THE DISTRICT'S PERMIT ARE NOT CONSISTENT WITH THE DISTRICT APPROVED PLANS, THE DISTRICT'S PERMIT WILL HAVE PRECEDENCE.
7. IN ORDER TO OBTAIN THE DISTRICT'S PERMIT AND RELEASE BOND, THE WORK ON THE PROJECT SITE WILL HAVE TO BE COMPLETE AS DETERMINED BY THE DISTRICT'S INSPECTOR, CERTIFIED AS-BUILT PLANS ALONG WITH REQUIRED QUALITY ASSURANCE TESTS WILL HAVE TO BE PROVIDED AND APPROVED BY THE DISTRICT, AND ALL EASEMENTS REQUIRED BY THE PROJECT BE RECORDED.

PARKING CALCULATIONS

EXISTING PARKING SPACES: 5,407 (350 + 22 SPACES)
REQUIRED PARKING: 22 WITH 5% ADA (2 SPACES)
PROVIDED: 9% OF PARKING: 22 SPACES
PROVIDED 12% 18 ADA PARKING: 3 SPACES

NOTE

THE EXISTING BUILDING ON THE SITE WILL BE USED AS A LEASING OFFICE AND INDOOR STORAGE.

B202009336
B202102011
B202102012

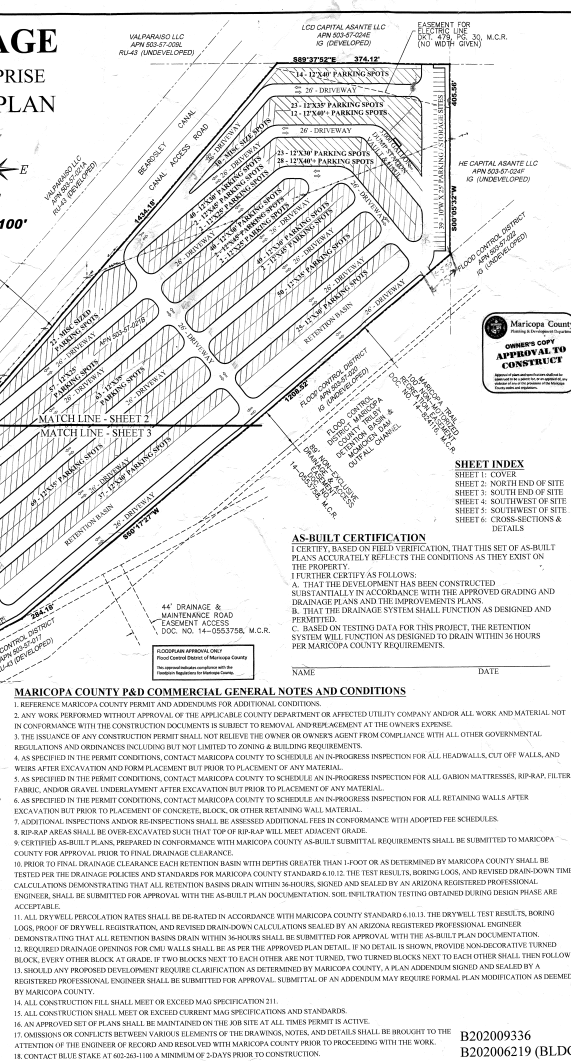
PRIOR TO START OF CONSTRUCTION,
INSTALL 20' WIDE, 12" MINUS DG
DRIVEWAY TO SITE

BASIN	VOLUME IN EXISTING	VOLUME REQUIRED	VOLUME AS-BUILT
B1	13,708 CF	12,218 CF	
B2	1,588 CF	17,006 CF	
B3	1,507 CF	1,656 CF	

RETENTION CALCULATIONS

(SEE SHEET 6 FOR AREA BREAKDOWNS)
RETENTION FOR THE FEEDBACK AREA OF DEVELOPMENT (APNS 501-37-014 & 41090 - 3190). SITE PREVIOUSLY APPROVED AND INSPECTED FOR FIRST FILL SUBSTITUTION REQUIREMENTS.
ON-LOT DRAINAGE AREAS SPLIT INTO 3 AREAS: NORTHERN (N), MIDDLE (M), & SOUTHERN (S).
N: V = (17.06) * (1.06) * (12026.64 SF) = 21,319 CF REQUIRED
B1 = (17.06) * (1.84 SF) = 15,583 SF (1.0) = 13,708 CF PROVIDED; OUTFLOW INTO BASIN B2
M: V = CIA = (1.00) * (3) * (10408.152 SF) = 17,006 CF REQUIRED
B2 = (17.06) * (1.71 SF) = 23,226 SF (1.0) = 20,589 CF PROVIDED; OUTFLOW TO DRAINAGE EASEMENT
S: V = CIA = (1.00) * (3) * (1282,345 SF) = 1,856 CF REQUIRED
B3 = (17.06) * (1.06 SF) = 2,150 SF (1.0) = 1,507 CF PROVIDED; OUTFLOW TO BASIN B2
BASINS HAVE ONE FOOT OR LESS OF PONDING, THEREFORE, DRY-UP IS BY PERCOLATION & EVAPORATION.
OUTFLOW TO THE SOUTH - HISTORICAL TO THE DRAINAGE EASEMENT AT HW ELEVATION OF 1343.0

SEE SHEETS 4 & 5 FOR ACCESS AREA SOUTHWEST OF SITE; SHEET 5 IS FURTHEST WEST



GRADING & DRAINAGE ENGINEERS, INC
6615 WEST GOLD MOUNTAIN PARK, PHOENIX, AZ 85061
(602) 952-2222
www.gradinganddrainage.com

29 PALMS STORAGE
22611 N. 159TH AVENUE, SURPRISE
GRADING & DRAINAGE PLAN

PROJECT: 03/05/21
JOB NO.: 19-1467
SHEET: 1 of 6

APPROVED FOR CONSTRUCTION
DATE: _____

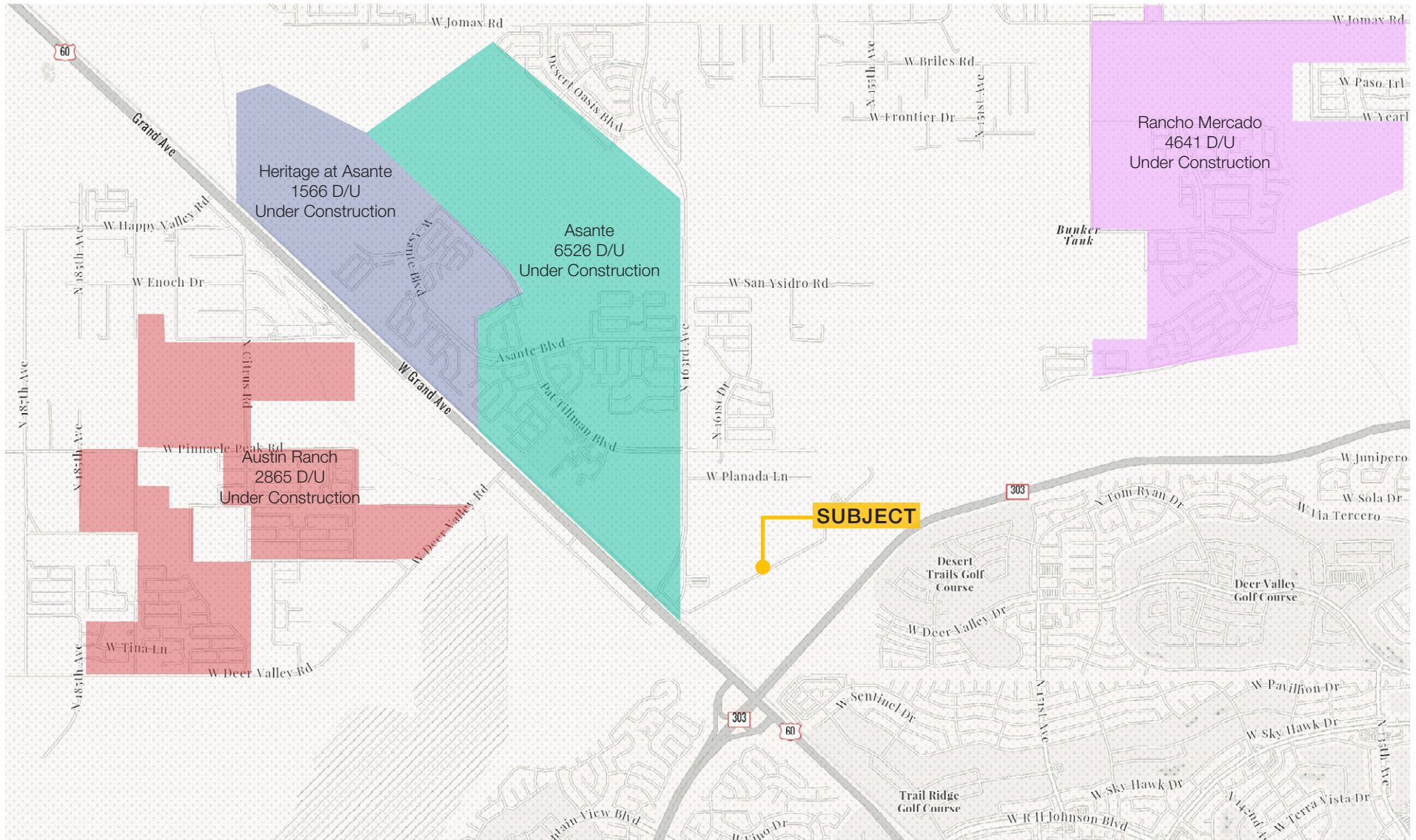
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New Residential **Development**



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Conveniently located at the **303 & SR 60**



Minutes to ALL ARIZONA HIGHWAYS

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