

CODE REVIEW

AUTHORITY	CITY OF MARICOPA, ARIZONA
CODE	2018 INTERNATIONAL BUILDING CODE
	2018 INTERNATIONAL FIRE CODE
	2018 INTERNATIONAL MECHANICAL CODE
	2018 INTERNATIONAL PLUMBING CODE
	2017 NATIONAL ELECTRICAL CODE
	2018 INTERNATIONAL ENERGY CONSERVATION CODE
	2010 AMERICAN WITH DISABILITIES ACT
	2009 ANSI A117.1
OCCUPANCY PROPOSED	A-2
OCCUPANCY USE	NON-SEPARATED
CONSTRUCTION TYPE	V-B

PROJECT INFORMATION

PROJECT NAME:	DUKE'S ROADHOUSE
ADDRESS:	19395 NORTH MARICOPA ROAD MARICOPA, ARIZONA 85138
APN:	510-28-0170
ZONING:	COMMERCIAL
PROPOSED USE:	RESTAURANT
STORIES:	
EXISTING:	(2) TWO STORIES
PROPOSED:	(2) TWO STORIES
BUILDING HEIGHT:	
ALLOWED:	30'-0" HIGH
PROPOSED:	29'-8" HIGH
LOT SIZE:	
NET ACRES:	91,076 SF (2.09 ACRES)
GROSS ACRES:	112,411 SF (2.58 ACRES)
BUILDING FOOTPRINT	
TOTAL BUILDING FOOTPRINT	7,757 SF TOTAL
LOT COVERAGE:	
ALLOWED:	50.0% (56,205 SF)
PROPOSED:	7.0% (7,757 SF)
FIRE PROTECTION:	
FIRE SPRINKLERS:	YES (NFPA 13)
FIRE ALARM:	NO
REFUSE:	COMMUNITY PICK UP

LEGAL DESCRIPTION

ALL OF BLOCK 7, CENTRAL PORTION OF THE TOWNSITE OF MARICOPA, BEING AN AMENDED PLAT OF BLOCKS 3 TO 39, BOTH INCLUSIVE, AS RECORDED IN BOOK 3 OF MAPS, PAGE 7 IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA;

TOGETHER WITH THAT PORTION OF SKIDMORE AVENUE IN SAID CENTRAL PORTION OF THE TOWNSITE OF MARICOPA, THE CENTER LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST EDGE OF WILLIAMS STREET, SAID POINT BEING NORTHEASTERLY APPROXIMATELY 25 FEET FROM THE NORTHERN MOST POINT OF SAID BLOCK 7;

THENCE SOUTHEASTERLY TO A POINT ON THE NORTHEAST EDGE OF ARIZONA AVENUE APPROXIMATELY 38 FEET EAST OF THE EASTERN MOST POINT OF SAID BLOCK 7;

EXCEPT ANY PORTION LYING WITHIN THE PROPERTY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED IN FEE NO. 2019-049672.

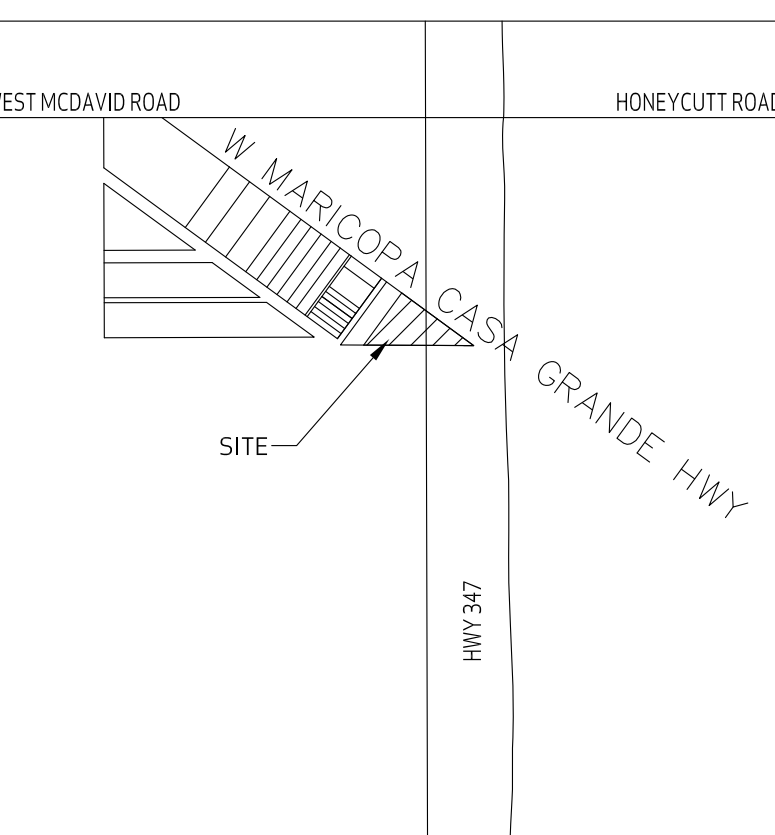
PROJECT DIRECTORY

OWNER	BUTZ BRADLEY D PO BOX 698 MARICOPA, AZ 85139
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PROJECT DESCRIPTION

PROPOSED SITE PLAN CONSISTS OF AN EXISTING BUILDING THAT IS BEING CONVERTED TO A RESTAURANT WITH THE EXISTING UNITS TO REMAIN ABOVE. THE PROPERTY IS CURRENTLY ZONED COMMERCIAL WHICH WILL REMAIN.

VICINITY MAP





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PROJECT:
DUKE'S ROADHOUSE
19395 NORTH MARICOPA ROAD
MARICOPA, ARIZONA 85138

REVISED:

JOB #.: 2302

DATE: 07.1.2023

CONTENTS: SITE PLAN

SHEET NO: **A0.01**

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