

SARIVAL & CAMELBACK

Subject



EXCLUSIVE LISTING | +/- 36.41 ACRES

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TLA
THE LAND AGENCY

The information contained herein is from sources deemed reliable. The Land Agency, nor the Seller, has no reason to doubt its accuracy, but we do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it as factual or not. This package is subject to change, prior sale or complete withdrawal. This is not a binding commitment to buy or sell property.

EXECUTIVE SUMMARY

LOCATION

NEC Sarival & Camelback Rds. Maricopa County, AZ

SIZE

+/- 36.41 Acres

GENERAL PLAN

Western Maricopa County / Luke Air Force Base Regional Compatibility Plan

- Open Space/AG/Water
- Accident Potential Zone I (APZ I)
- Located within the 75 Ldn Noise Contours

ZONING

- Military Airport & Ancillary Military Facility Overlay
- AD-2 and AD-3 (Airport District 2 & 3)

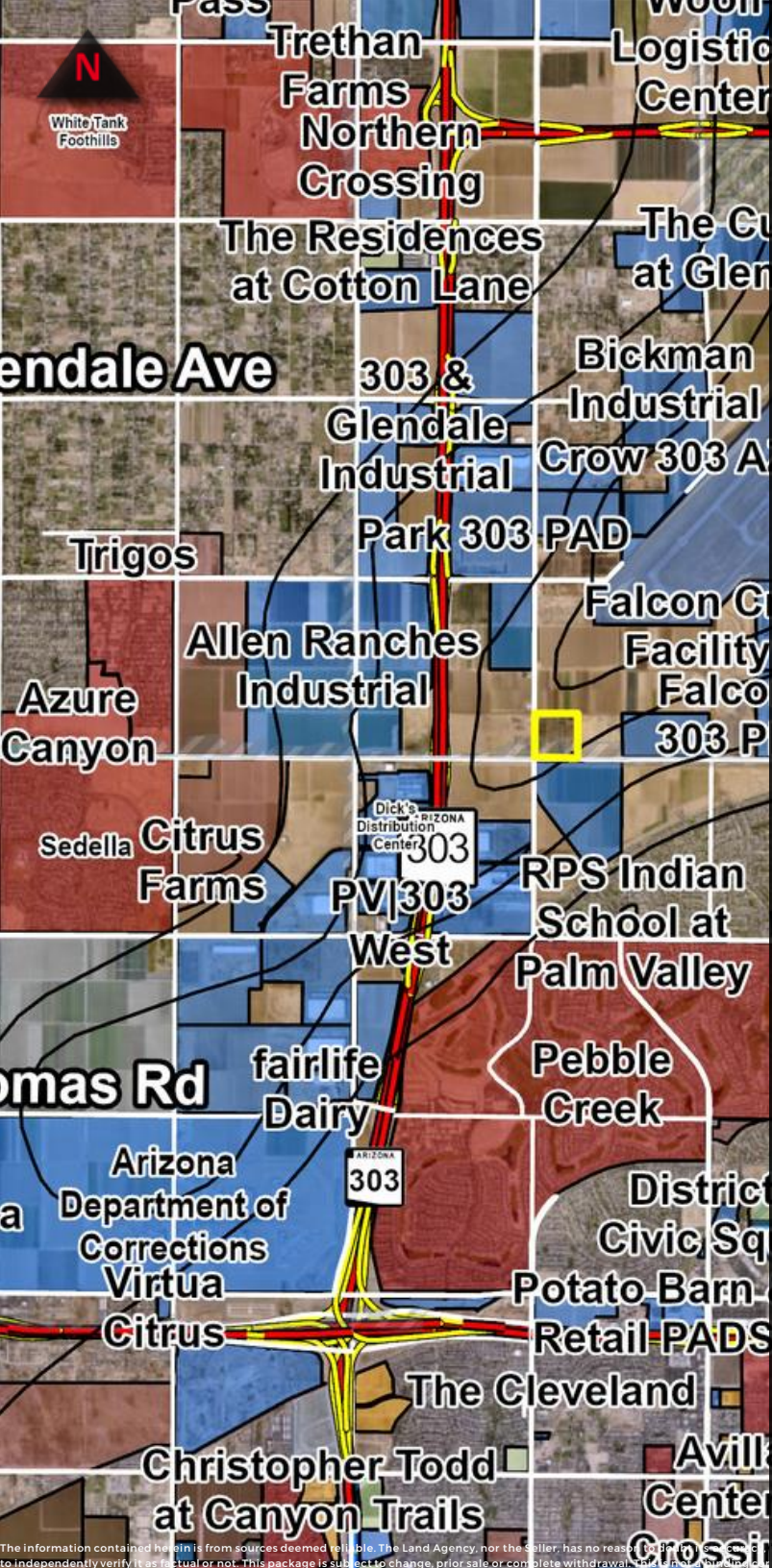
UTILITIES

- Water: Adaman Water Company
- Sewer: EPCOR

COMMENTS

This property is surrounded by industrial development and offers quick access to the 303. A portion of the property is impacted by the FEMA floodplain designation AE. Approved uses include but may not be limited to: highway and street right-of-way, motor vehicle parking, communications, golf courses, riding stables, agriculture, livestock farming and animal breeding, other transportation, communication, and utilities.

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LAND USE SUMMARY

GENERAL PLAN

Western Maricopa County / Luke Air Force Base Regional Compatibility Plan

- Open Space/AG/Water
- Accident Potential Zone I
- Located within the 75 Ldn Noise Contour Lines [Luke AFB General Plan](#)

ZONING

Military Airport & Ancillary Military Facility Overlay

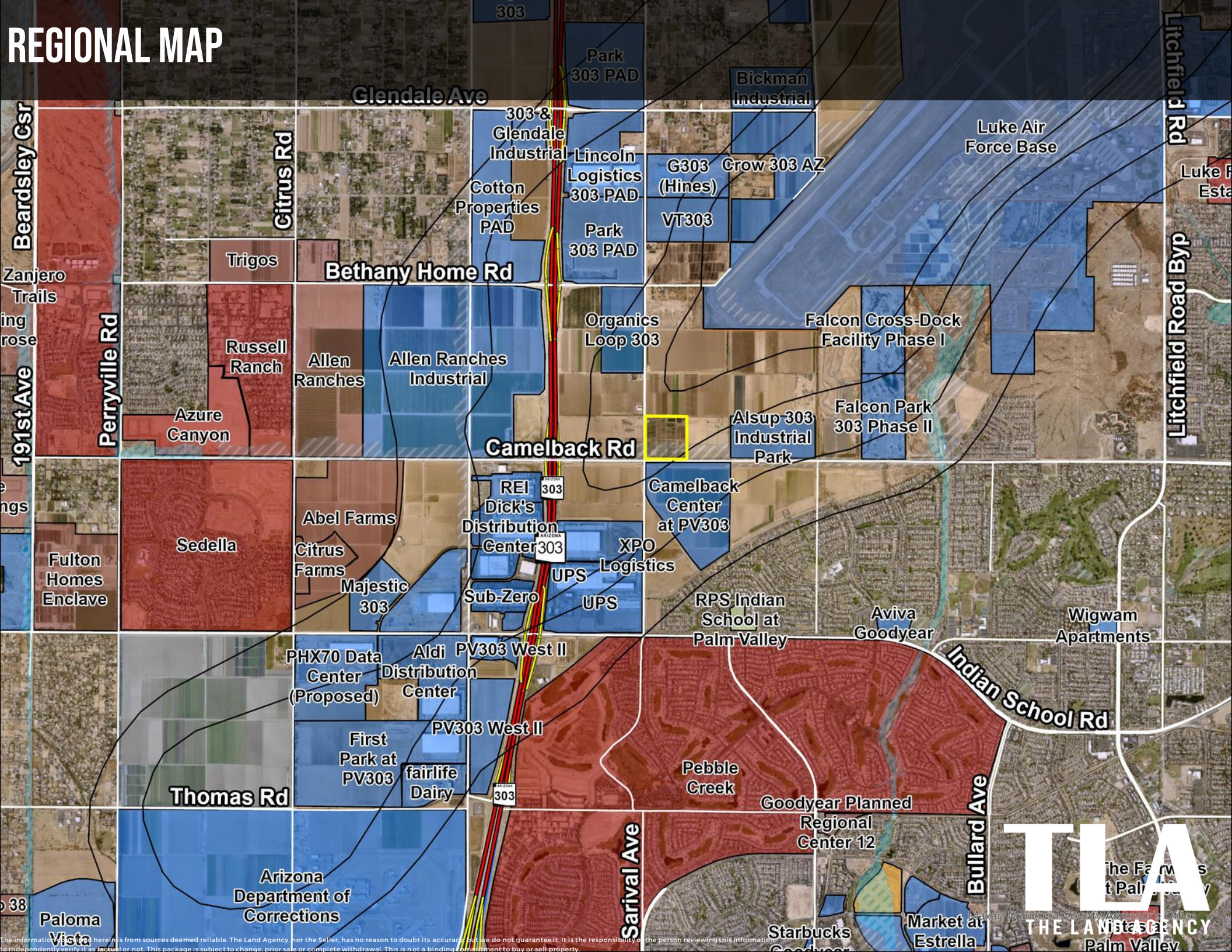
- The Military Airport and Ancillary Military Facility Zoning Overlay District is defined as those areas located within the High Noise or Accident Potential Zone as defined in Arizona Revised Statutes §28-8461. [Maricopa County Zoning Ordinance](#)
- AD-2 and AD-3 (Airport District 2 & 3) [Luke AFB Zoning Ordinance](#)

USE COMPATIBILITY AND CONSISTENCY

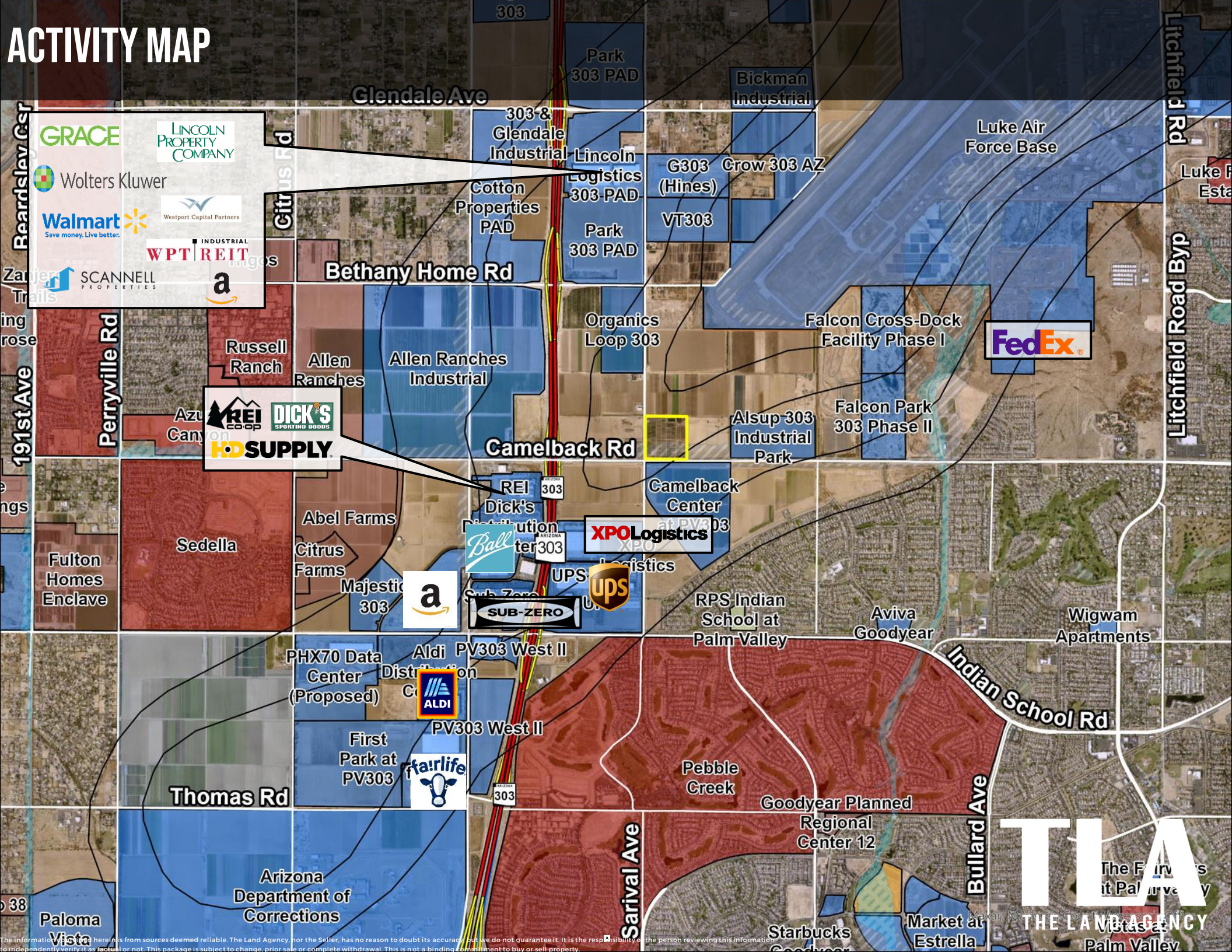
The property is zoned AD-2 and AD-3, which allows for a variety of uses which can be found in the Zoning Ordinance link above. It falls within the Military Airport and Ancillary Military Facility Zoning Overlay District, which takes precedence over the Luke Airforce Base Zoning Ordinance. It is located within the 75 Ldn Noise Contour lines. A list of acceptable uses for properties within APZ I and 75Ldn Noise Contour Lines can be found here: [Maricopa County Zoning Ordinance](#)

Approved uses include but may not be limited to: highway and street right-of-way, motor vehicle parking, communications, golf courses, riding stables, agriculture, livestock farming and animal breeding, other transportation, communication, and utilities.

REGIONAL MAP



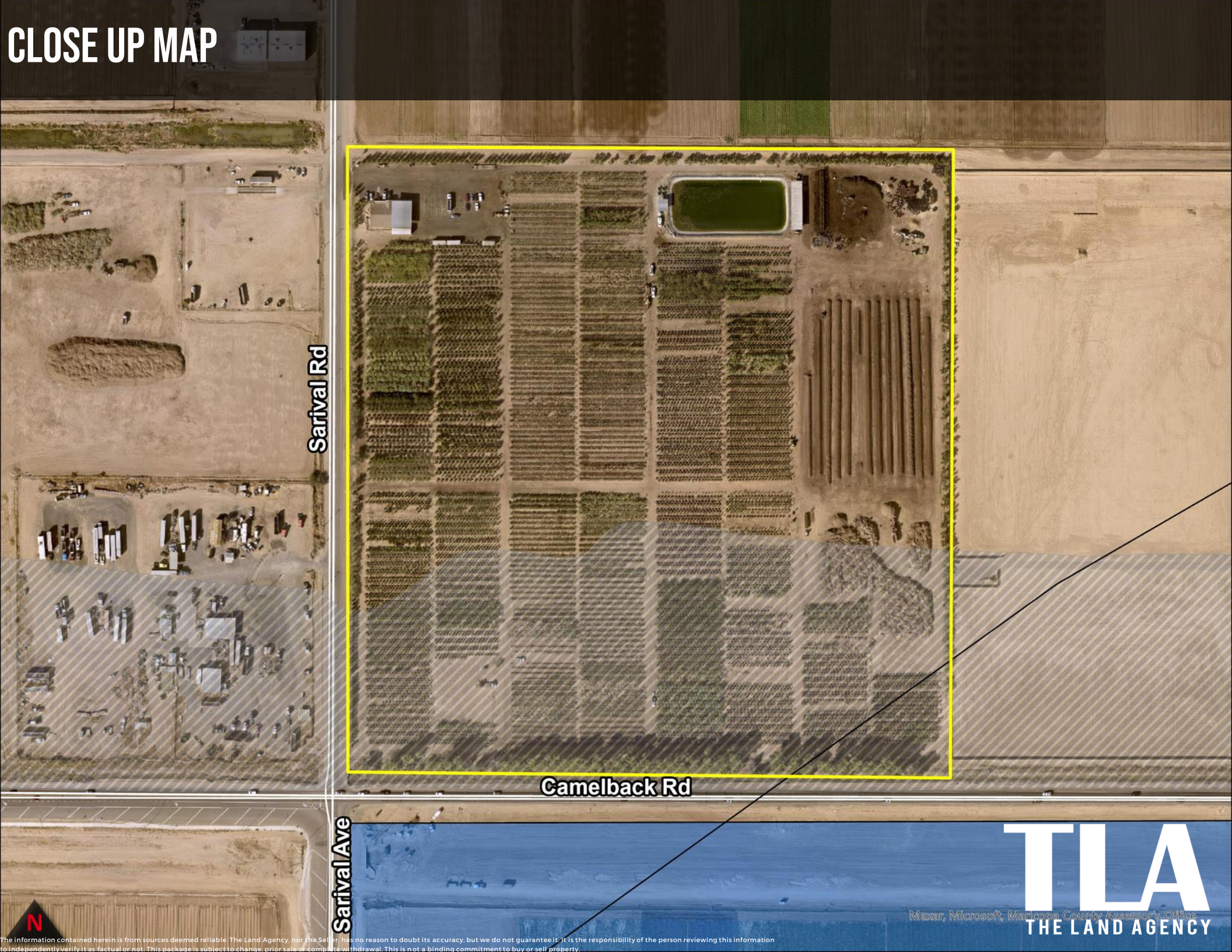
ACTIVITY MAP



ACTIVITY MAP



CLOSE UP MAP



Sarival Rd

Camelback Rd

Sarival Ave

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Maxar, Microsoft, Maricopa County Assessor's Office

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FLOODPLAIN MAP

