

SITE PLAN FOR CANNON BEACH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE ROOSEVELT WATER CONSERVATION DISTRICT MAIN CANAL:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, BEING A BRASS CAP IN HANDHOLE FROM WHICH THE NORTH 1/4 OF SAID SECTION 19 BEARS SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 2528.97 FEET, THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 40.01 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 54 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF SAID SECTION 19, 33.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH 0 DEGREES 54 MINUTES 54 SECONDS EAST, 1280.39 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 06 SECONDS EAST, 107.09 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 32 SECONDS, AN ARC DISTANCE OF 60.13 FEET;

THENCE NORTH 71 DEGREES 51 MINUTES 34 SECONDS EAST, 158.91 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 32 SECONDS, AN ARC DISTANCE OF 60.13 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 06 SECONDS EAST, 881.33 FEET TO THE WESTERLY LINE RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT MAIN CANAL;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 13 DEGREES 16 MINUTES 35 SECONDS EAST, 911.81 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 40 MINUTES 50 SECONDS WEST, 223.52 FEET;

THENCE NORTH 0 DEGREES 19 MINUTES 10 SECONDS EAST, 299.40 FEET TO A POINT ON A LINE 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19;

THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH THE 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 1265.47 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 220, PAGE 114, RECORDS OF MARICOPA COUNTY, ARIZONA.

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS SHALL BE PRIVATE AND SHALL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- A MASTER PROPERTY OWNERS ASSOCIATION SHALL BE FORMED FOR THE PROPOSED DEVELOPMENT FOR OWNERSHIP AND MAINTENANCE OF ALL PRIVATE STREETS, LANDSCAPED AREAS, RECREATION AMENITIES, AND MAINTENANCE OF STREETLIGHTS AND SIDEWALKS ALONG PRIVATE STREETS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- DECORATIVE PAVEMENT SHALL BE USED TO DIFFERENTIATE THE PEDESTRIAN PATHWAYS CROSSING DRIVE AISLES.

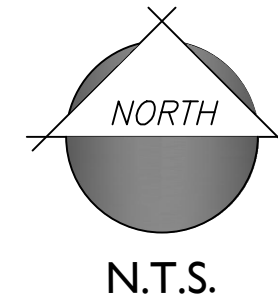
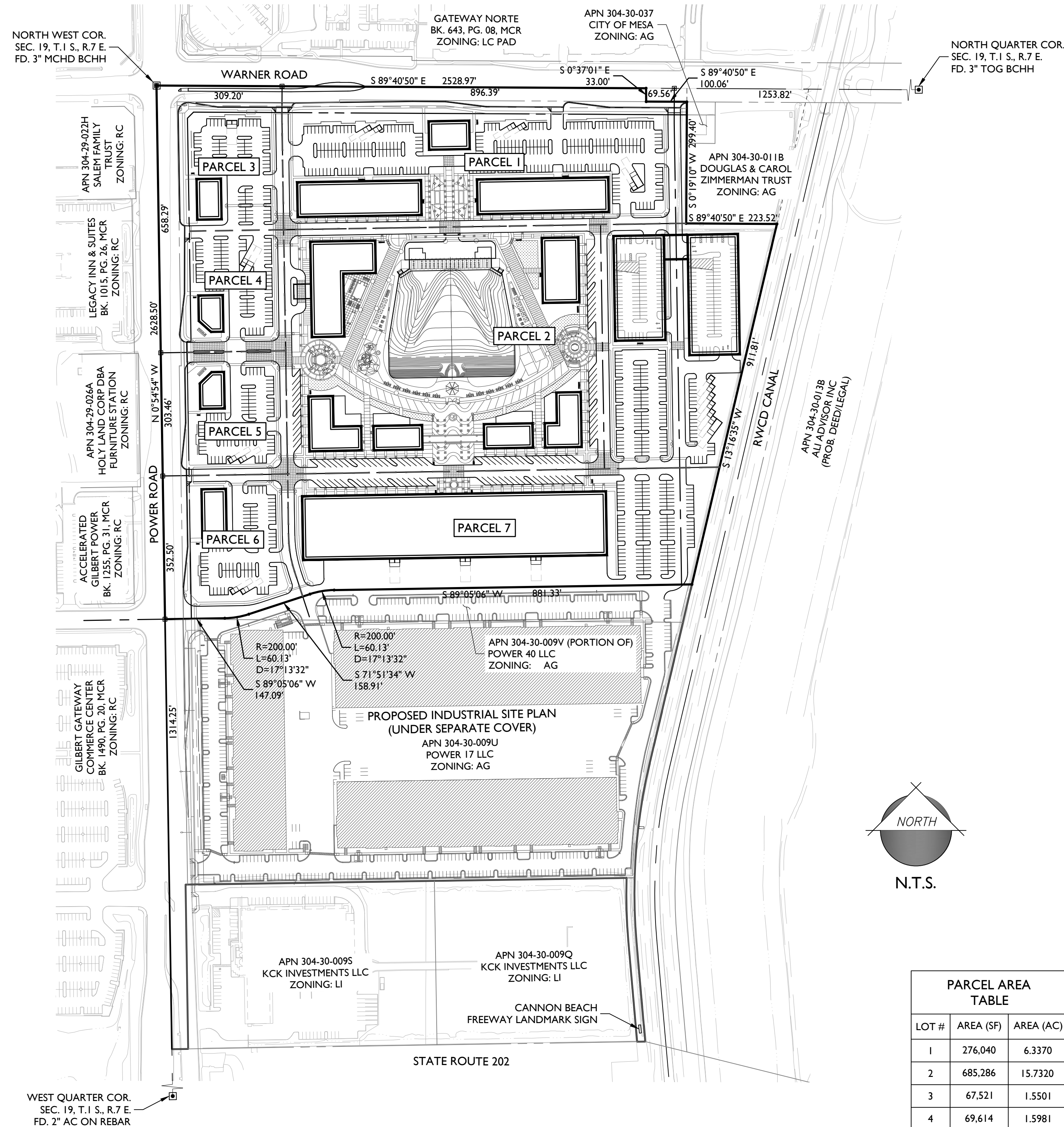
UTILITIES AND SERVICES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX
FIRE	CITY OF MESA
POLICE	CITY OF MESA
NATURAL GAS	CITY OF MESA

BASIS OF BEARING

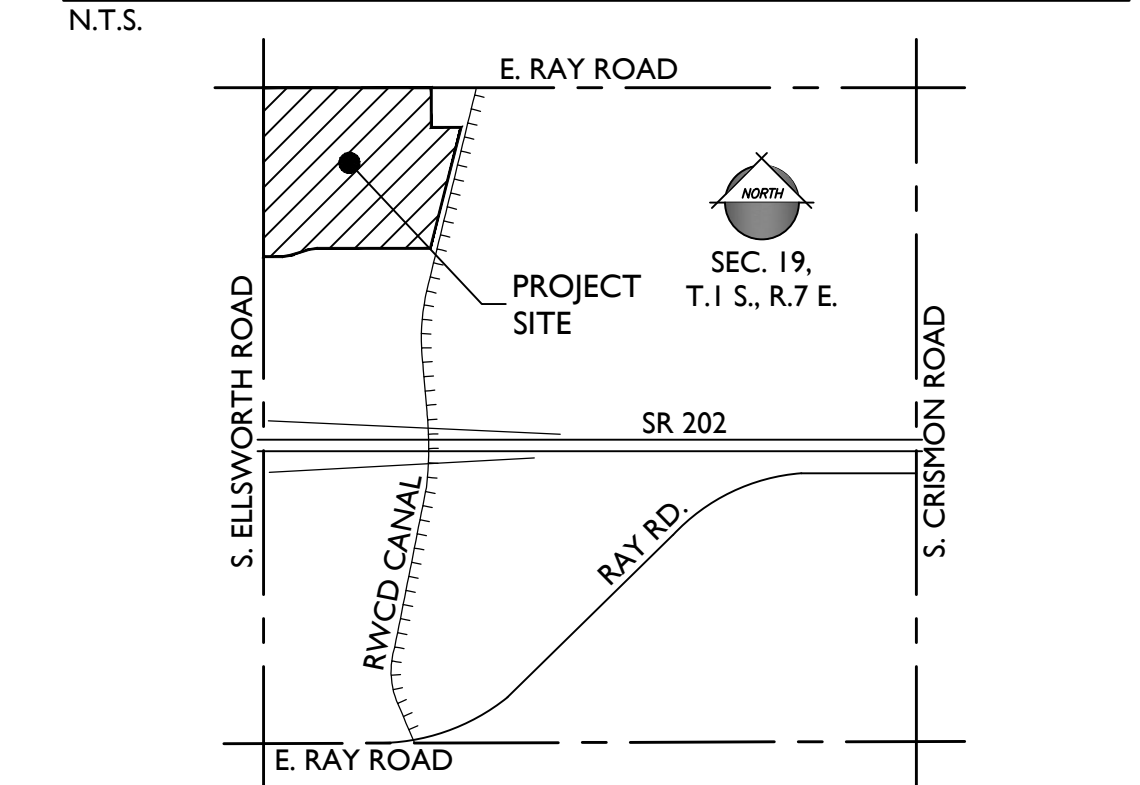
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING = NORTH 00°54'54" WEST
(AS SHOWN ON THE RECORD OF SURVEY, BK. 995, PG. 8, MCR)



LOT #	AREA (SF)	AREA (AC)
1	276,040	6.3370
2	685,286	15.7320
3	67,521	1.5501
4	69,614	1.5981
5	73,589	1.6894
6	84,767	1.9460
7	294,490	6.7606
TOTAL	1,551,307	35.6132

VICINITY MAP



PROJECT TEAM

DEVELOPER: CANNON LAW GROUP, PLLC 124 SOUTH 600 EAST SALT LAKE CITY, UT 84102 TEL: (801)-363-2999 FAX: (801)-606-7341 CONTACT: COLE CANNON, ESQ. cole@cannonlawgroup.com	PLANNER AND LANDSCAPE ARCHITECT: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: TOM SNYDER, RLA tom.snyder@epsgroupinc.com
ATTORNEY: PEW & LAKE, PLLC 1744 S. VAL VISTA DRIVE, SUITE 217 MESA, AZ 85204 TEL: (480)-461-4670 FAX: (480)-461-4676 CONTACT: SEAN LAKE sean.lake@pewandlake.com	CIVIL ENGINEER: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, P.E. dan.auxier@epsgroupinc.com

PROJECT DATA

A.P.N.:	304-30-009V (PORTION OF)
EXISTING GENERAL PLAN:	MIXED USE ACTIVITY / EMPLOYMENT
EXISTING ZONING:	AGRICULTURE (AG) / AOA 2
PROPOSED ZONING:	GENERAL COMMERCIAL PAD (GC PAD) LIGHT INDUSTRIAL PAD (LI PAD)
GROSS AREA:	39.56 ACRES (1,723,234 SF)
NET AREA:	35.60 ACRES (1,550,736 SF)
GROSS BUILDING AREA:	346,291 SF
LOT COVERAGE:	22.3% OF NET AREA
COMMON OPEN SPACE AREA:	660,000 SQ. FT.

GROSS FLOOR AREA SUMMARY

COMMERCIAL AREA	
PAD A	7,000 SF
PAD B	6,000 SF
PAD C	5,000 SF
PAD D	5,000 SF
PAD E	7,200 SF
RESTAURANT A	12,200 SF
RESTAURANT B (2-STORY)	14,400 SF
RESTAURANT C (2-STORY)	14,400 SF
RESTAURANT D	9,900 SF
OFFICE A (3-STORY)	78,380 SF
OFFICE B (3-STORY)	83,060 SF
HOTEL (4-STORY)	100,800 SF
GYM	14,400 SF
TOTAL	357,740 SF

INDUSTRIAL / FLEX SPACE	117,430 SF
TOTAL GROSS FLOOR AREA	475,170 SF

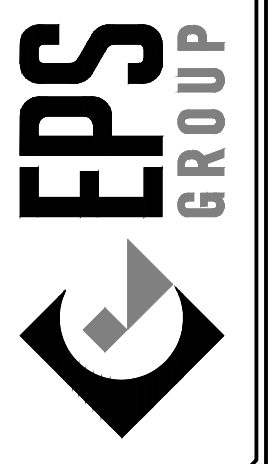
PARKING SUMMARY

REQUIRED PARKING:	
GENERAL OFFICE / RETAIL (1 PER 375 SF)	431 SPACES (161,440 SF)
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	110 SPACES (30,200 SF)
HOTEL (1 PER ROOM)	150 SPACES (150 ROOMS)
RESTAURANT	
INDOOR SEATING AREA (1 PER 75 SF)	679 SPACES (50,900 SF)
OUTDOOR SEATING AREA (1 PER 200 SF)	52 SPACES (10,400 SF)
GYM (1 PER 100 SF)	144 SPACES (14,400 SF)
WAREHOUSE (1 PER 900 SF)	131 SPACES (117,430 SF)
RECREATION AREA (65 PER AC)	113 SPACES (1.74 AC)
TOTAL	1,810 SPACES
PROVIDED PARKING:	
ADA SPACES:	23 SPACES (5 VAN)
SURFACE SPACES:	895 SPACES
GARAGE SPACES:	935 SPACES
TOTAL SPACES:	1,853 SPACES
BICYCLE PARKING	
REQUIRED SPACES	116 SPACES
(1 PER 10 VEHICLE SPACES 1ST 50 SPACES & 1 PER 20 VEHICLE SPACE FOR THE REMAINDER)	
PROVIDED SPACES	116 SPACES

19-1090

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1130 N Alma School Road
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Project: Cannon Beach
Mesa, AZ

Cover Sheet

Revisions:	
APRIL 20, 2020 - 1ST P&Z SUBMITTAL	
MAY 26, 2020 - 2ND P&Z SUBMITTAL	
JUNE 10, 2020 - 3RD P&Z SUBMITTAL	
JULY 6, 2020 - 4TH P&Z SUBMITTAL	



Designer: TES
Drawn by: DCH

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19-1090

SP01

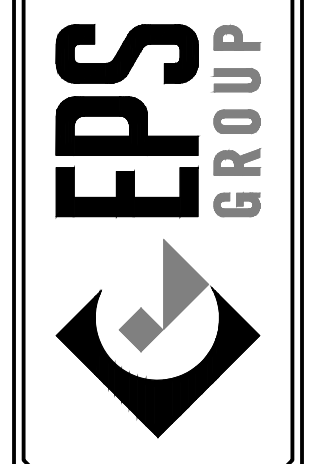
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APN 304-29-022H
SALEM FAMILY TRUST
ZONING: RC

LEGACY INN & SUITES
BK. 1015, PG. 26, MCR
ZONING: RC

GATEWAY NORTE
BK. 643, PG. 08, MCR
ZONING: LC PAD

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Cannon Beach
Mesa, AZ
Site Plan

Project:

Revisions:

APRIL 20, 2020 - 1ST P&Z SUBMITTAL
MAY 26, 2020 - 2ND P&Z SUBMITTAL
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JULY 6, 2020 - 4TH P&Z SUBMITTAL

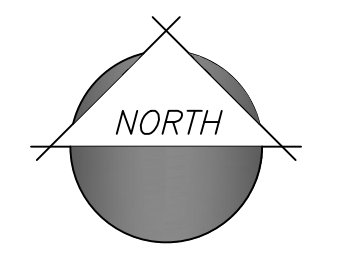
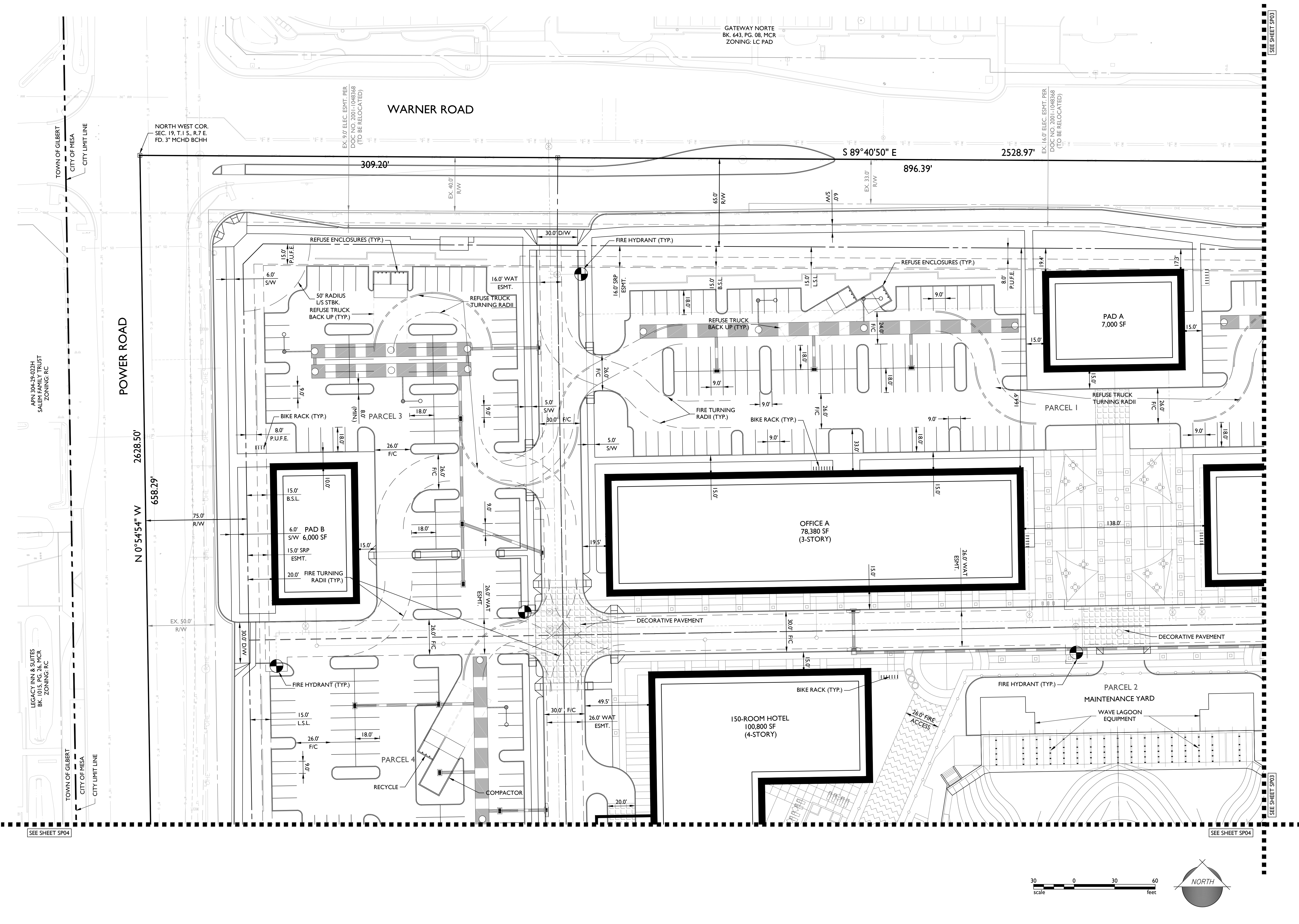
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19-1090

SP02

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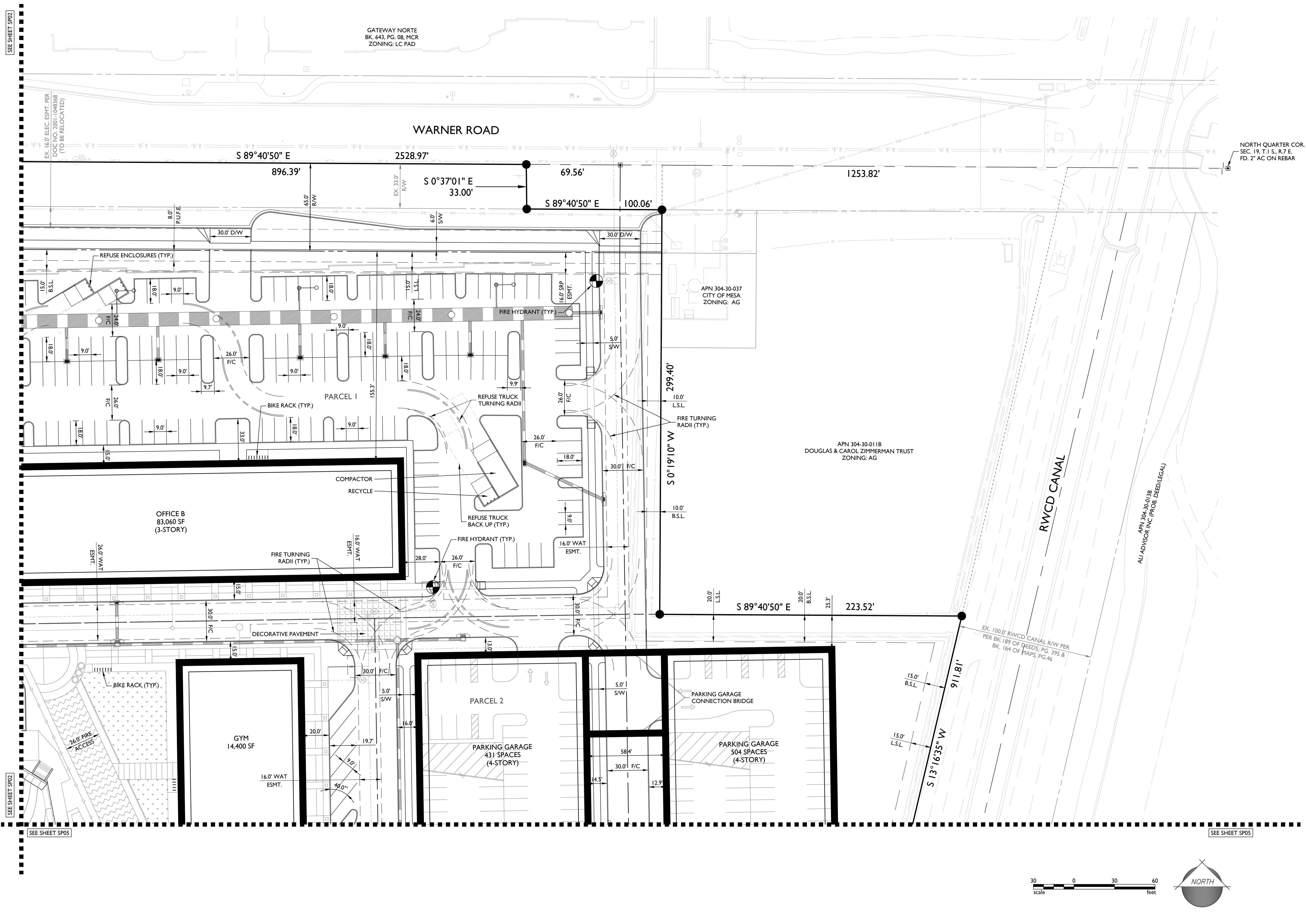


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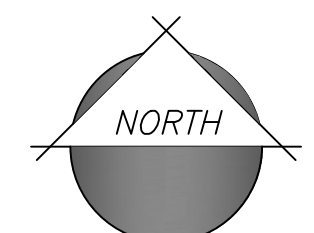


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GATEWAY NORTE
BK. 643, PG. 08, MCR
ZONING: LC PAD

EX. 16.0' ELEC. ESMT. PER
DOC NO. 2001-1048368
(TO BE RELOCATED)

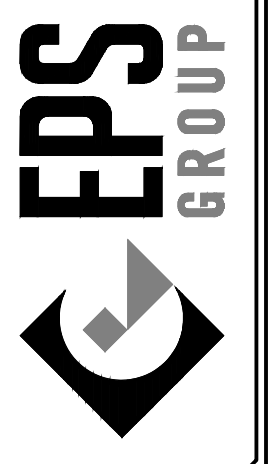
NORTH QUARTER COR.
SEC. 19, T.1 S., R.7 E.
FD. 2" AC ON REBAR

APN 304-30-037
CITY OF MESA
ZONING: AG

APN 304-30-0118
DOUGLAS & CAROL ZIMMERMAN TRUST
ZONING: AG

APN 304-30-0138
ALI ADVISOR, INC (PROB. DEED/LEGAL)

EX. 100.0' RWCD CANAL R/W PER
PER BK. 189 OF DEEDS, PG. 395 &
BK. 164 OF MAPS, PG. 46



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Call all lines for the following days
before you begin excavation

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Dig Safe - 1-800-485-5111
Maricopa County (602)283-1100

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SP03

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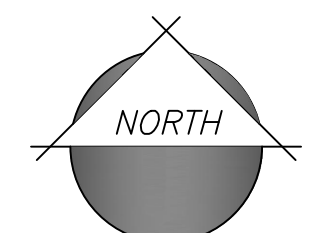
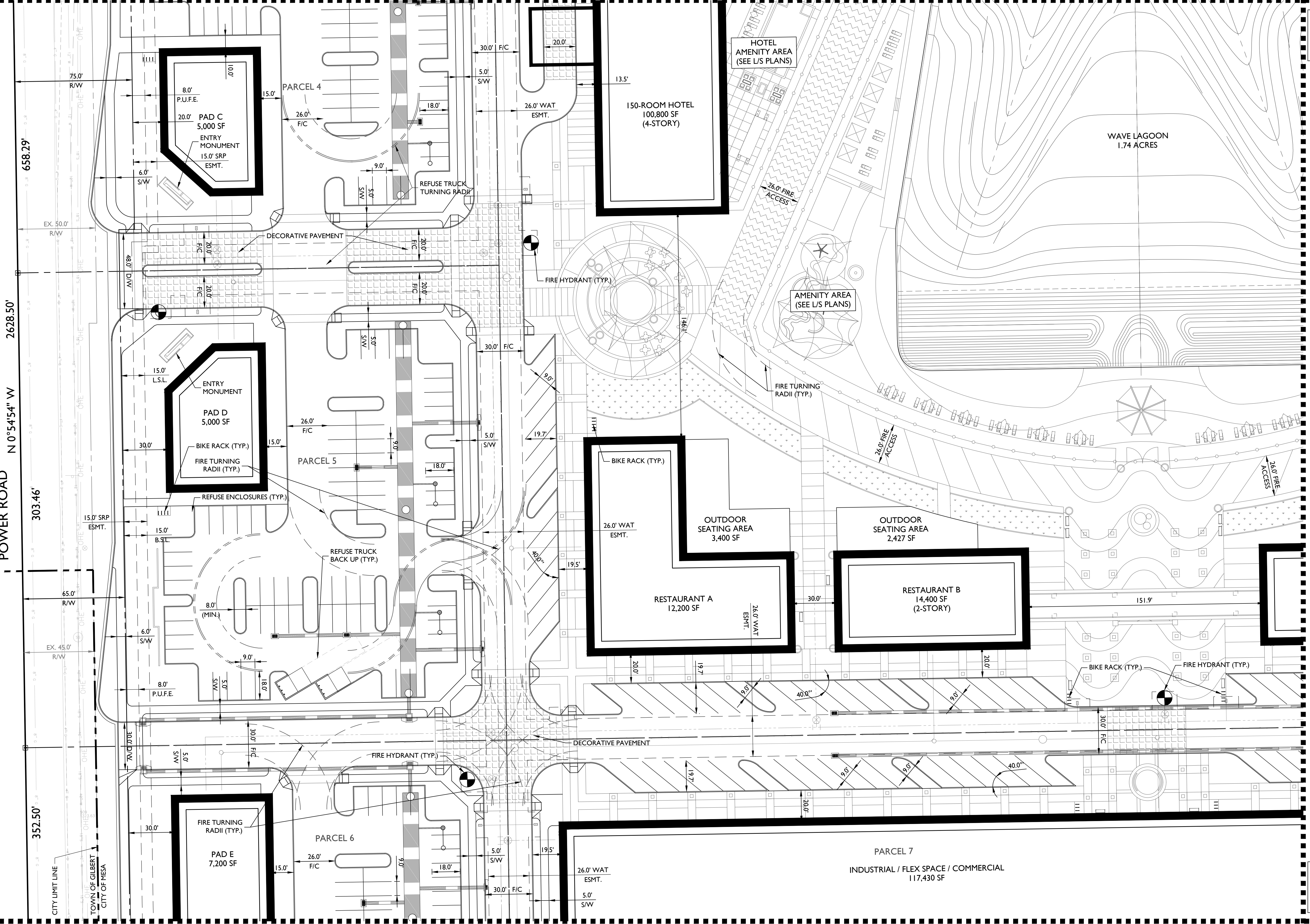
LEGACY INN & SUITES
BK. 1015, PG. 26, MCR
ZONING: RC

AFN 304-29-026A
HOLY LAND CORP DBA FURNITURE STATION
ZONING: RC

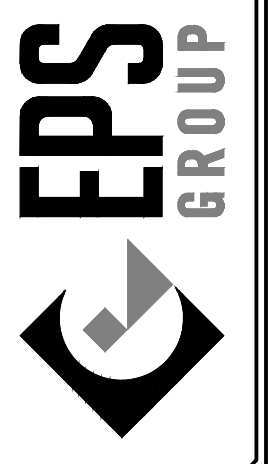
POWER ROAD N 0° 54' 54" W
2628.50'

303.46'

352.50'



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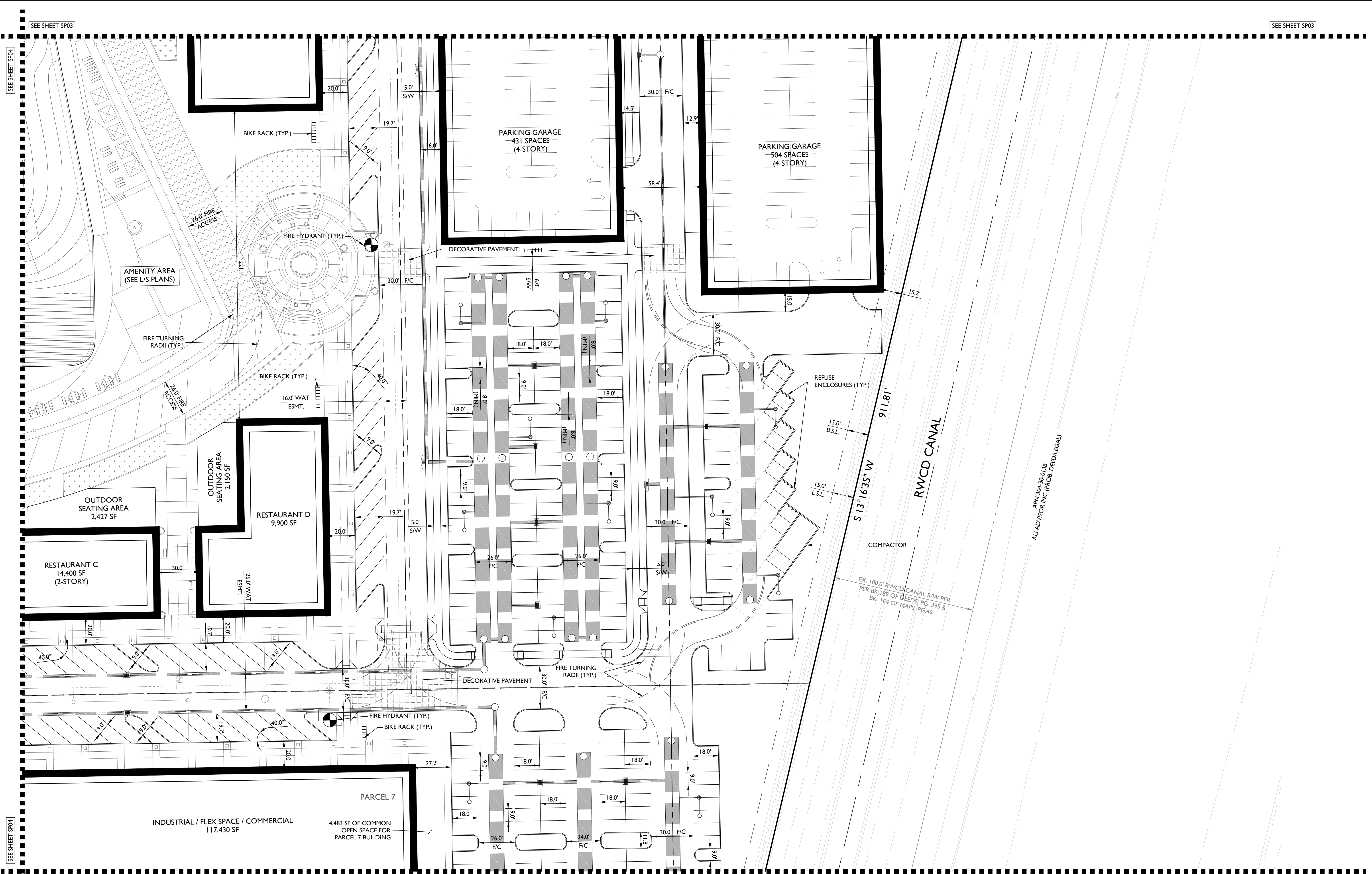
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SP04

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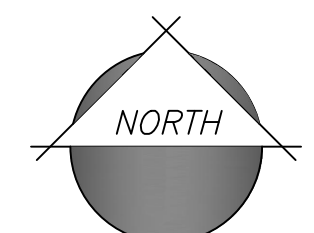
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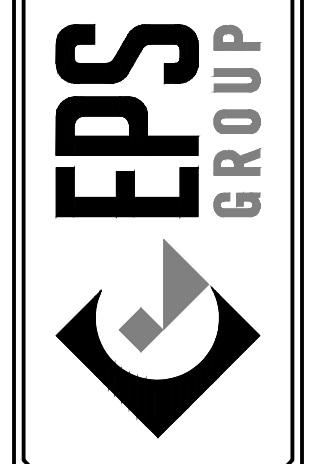
SEE SHEET SP04

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Call us at least 30 days before you begin excavation.

ARIZONA 811
Dig it right. 811.az.gov

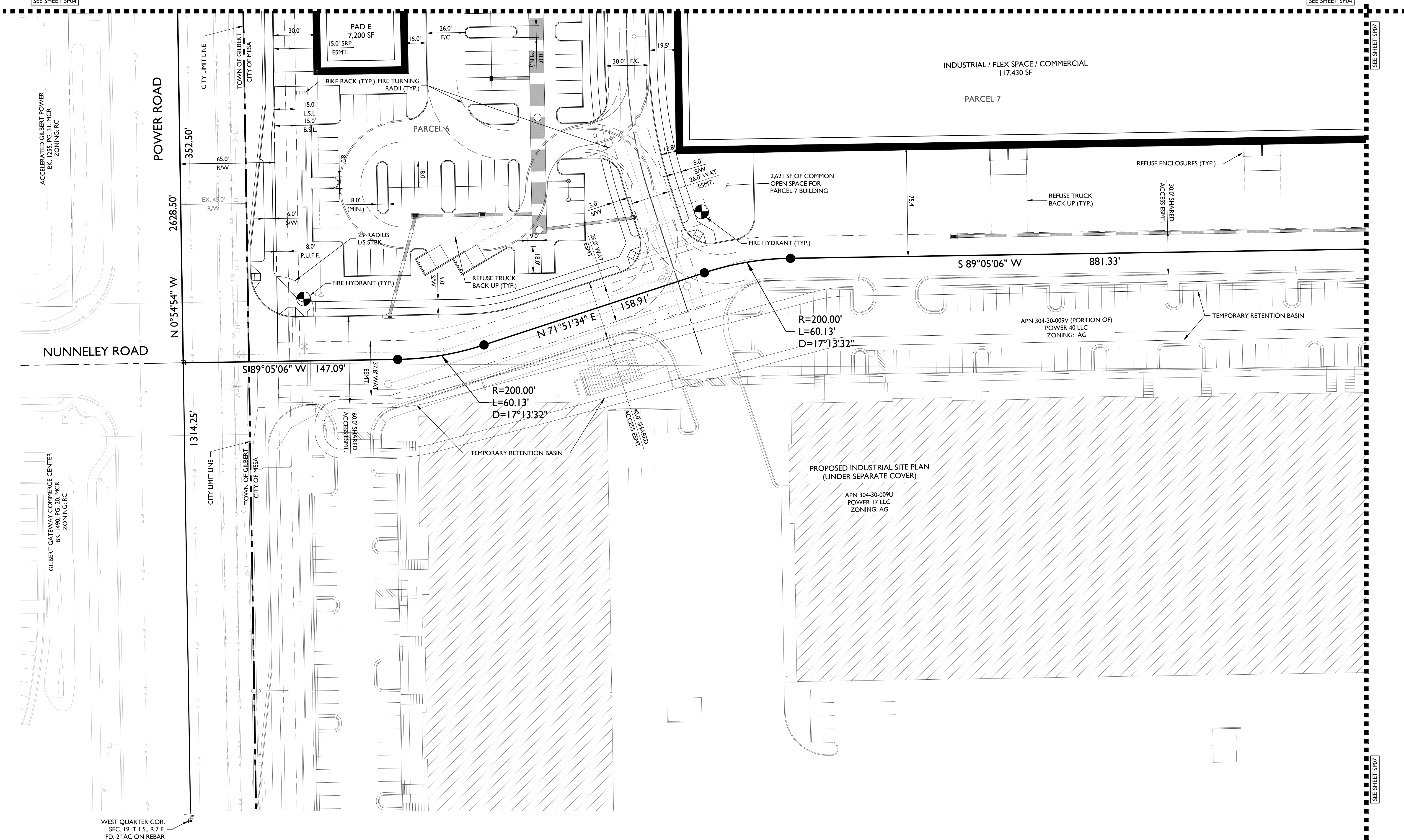
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SP05

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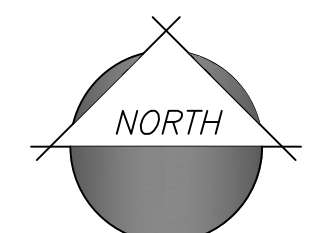


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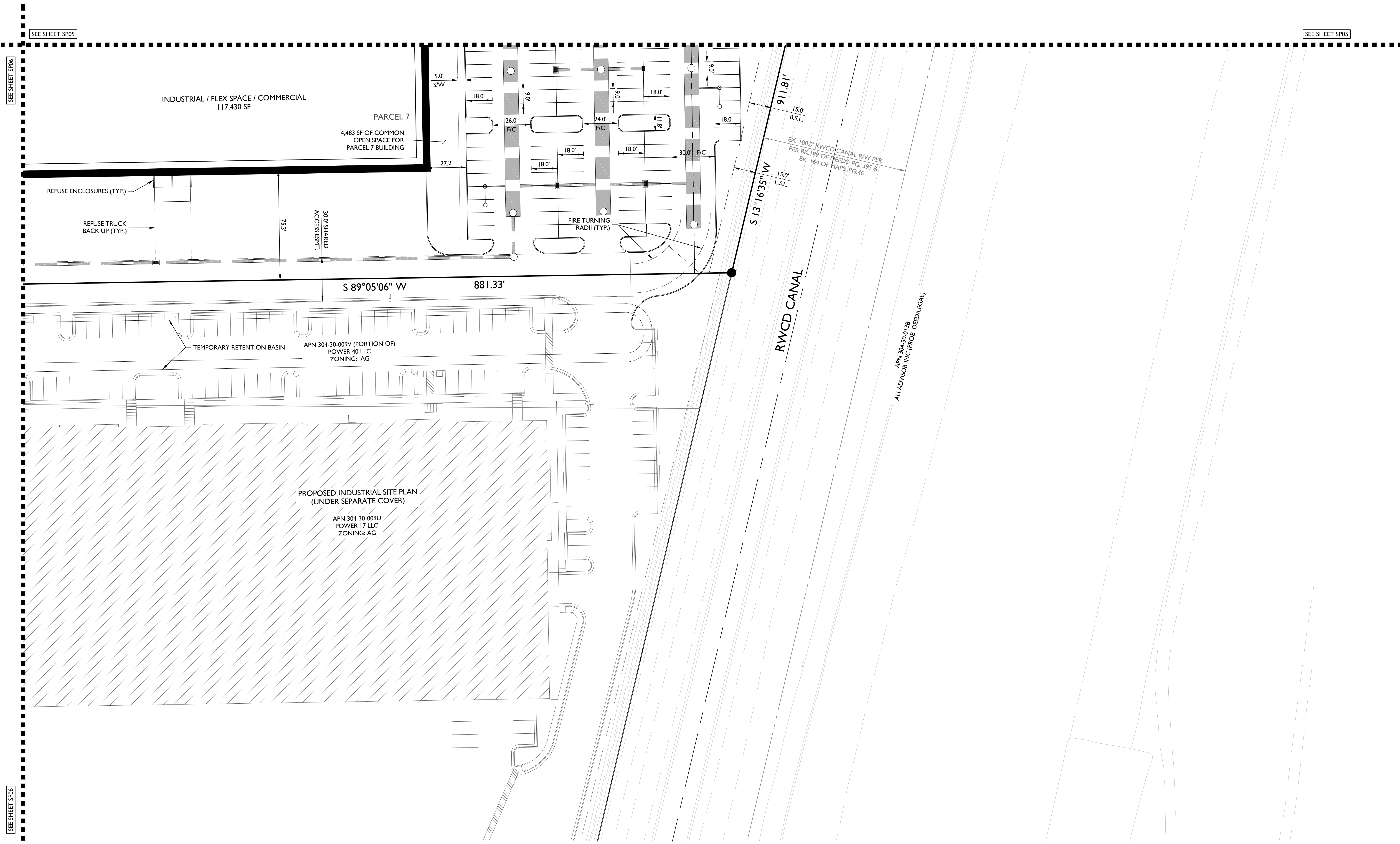
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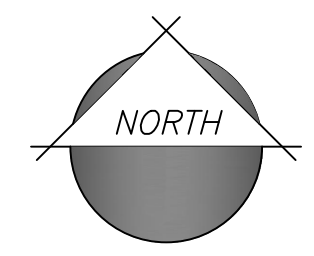


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Project: Cannon Beach, Mesa, AZ

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Dig it right. 800-875-8287. (Toll-Free)
In Maricopa County: (602)253-1100

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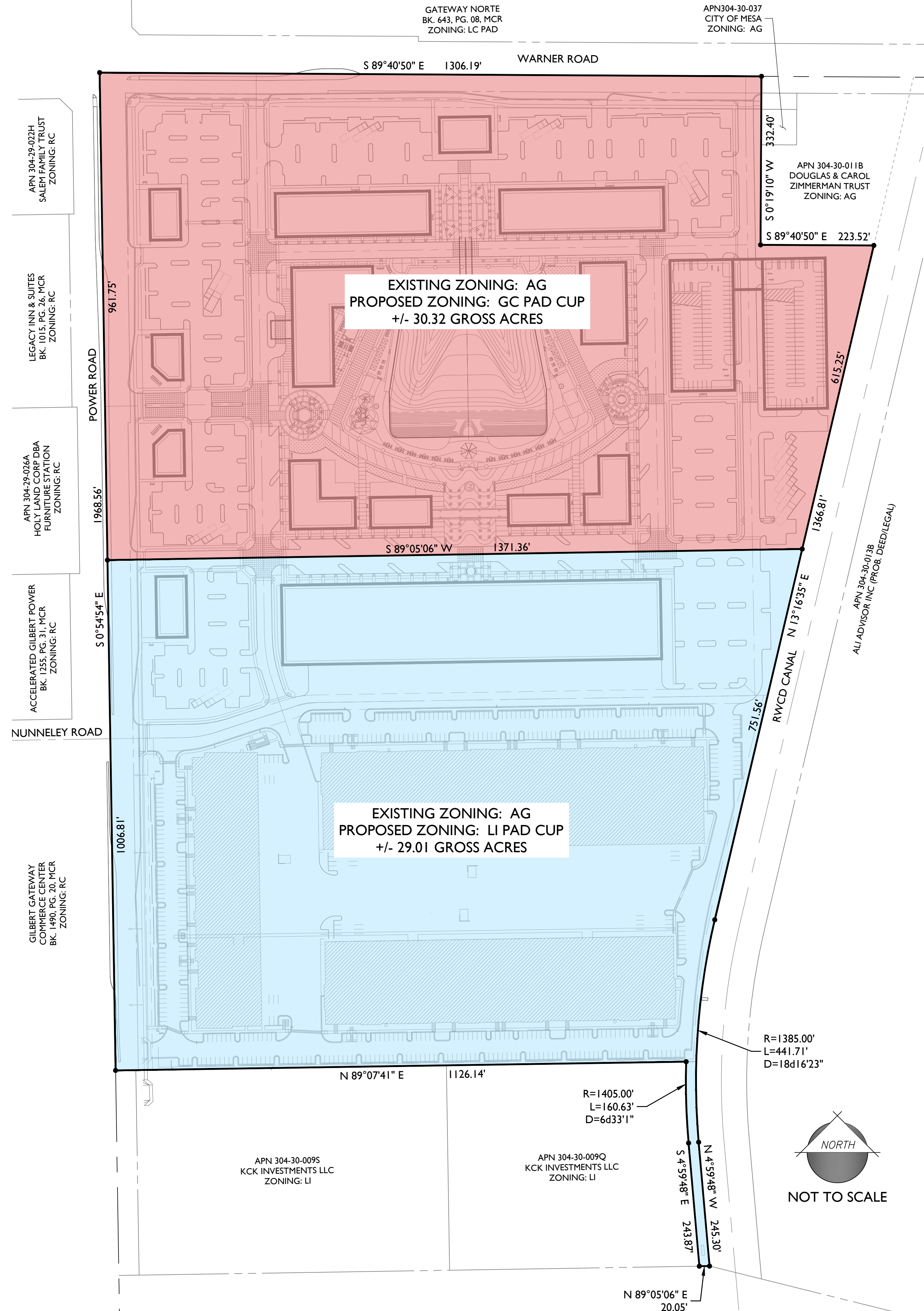
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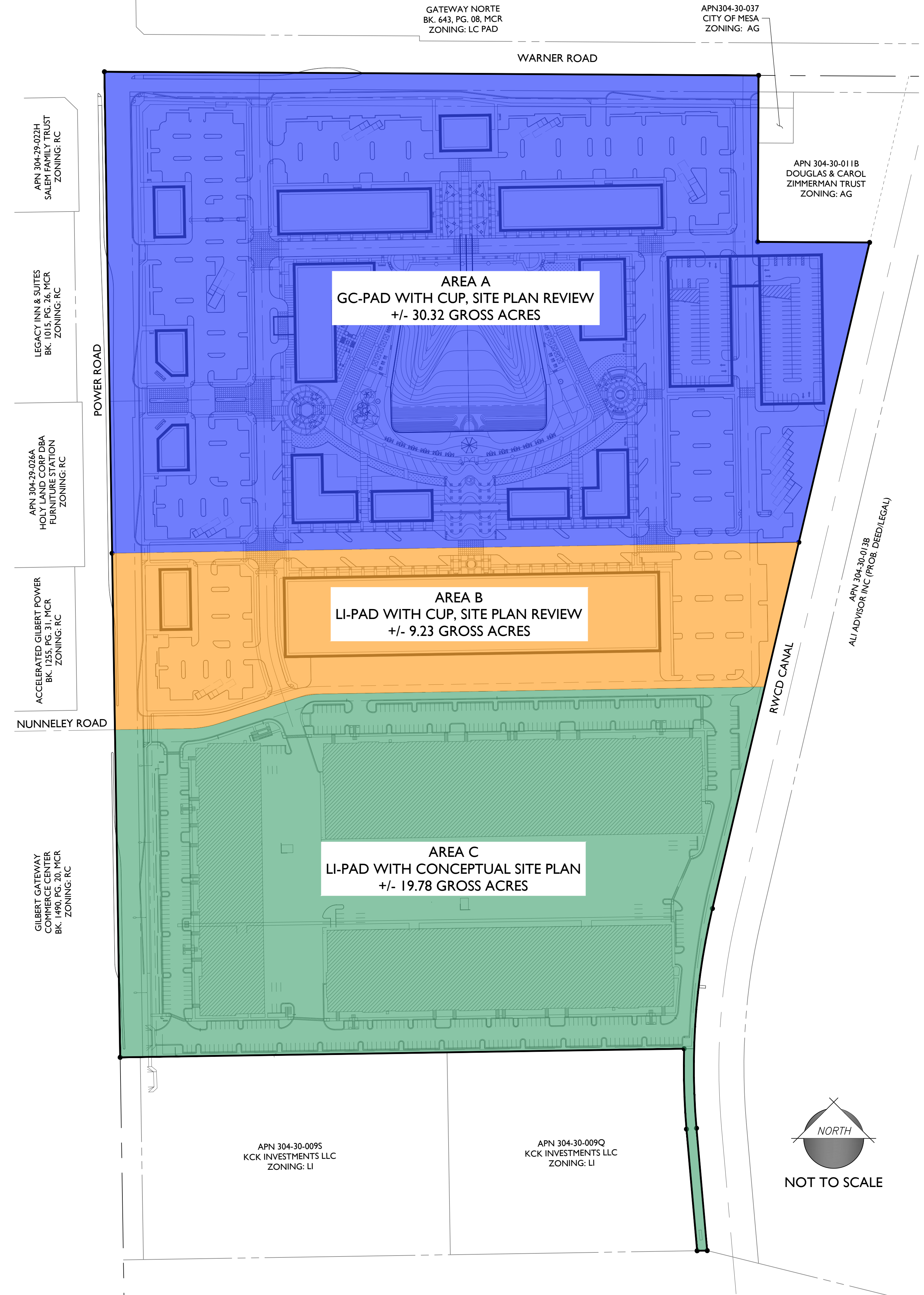
SP07

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ZONING DISTRICTS



DEVELOPMENT AREAS



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Mesa, AZ

Planning & Zoning Exhibit

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Call at least two full working days before you begin excavation.

ARIZONA
STATE ENGINEER
L. J. HARRIS
1000 N. CENTRAL EXPRESSWAY
PHOENIX, ARIZONA 85004
P: 602.253.1100

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Drawn by: DCH

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ZE01
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