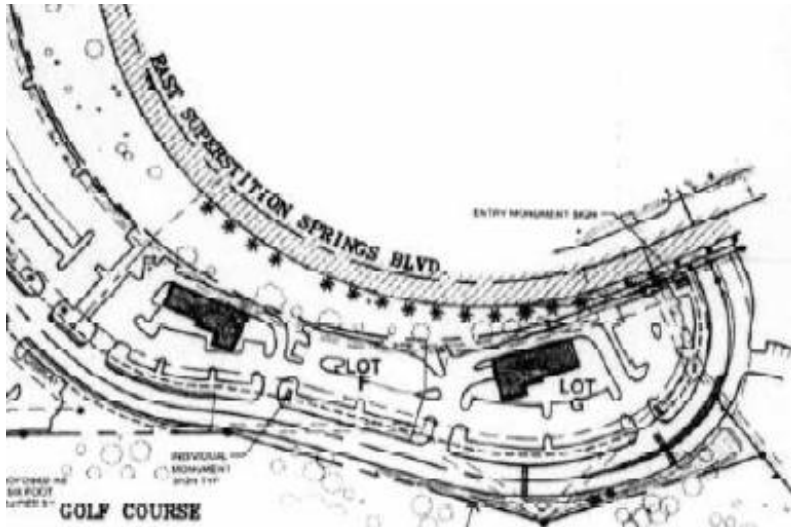


**Previously proposed site plan for lots F and G at Superstition Springs Auto Center**



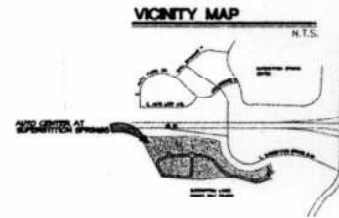
**2001-Conceptually shown as sit down restaurants**



**June 17, 2015 P&Z meeting**

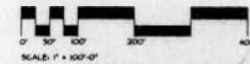


**October 21, 2015 P&Z meeting**



# AUTO CENTER AT SUPERSTITION SPRINGS

MEBA, ARIZONA



## CONCEPTUAL BUILDING PLACEMENT

NOTE:  
SITE PLAN FOR EACH PARCEL WILL BE APPROVED THROUGH DESIGN REVIEW BOARD.

## PROJECT TEAM

**OWNER/CLIENT**  
THE MESA GROUP, INC.  
1000 E. DOUGLASS RANCH RD., #100  
SUITE 100, AZ 85201  
CONTACT: JIM MESA  
PHONE: 480-271-2222

**DESIGNER**  
MESA, PATEL & ASSOCIATES, INC.  
452 WEST NORTHERN, SUITE 1  
MEBA, AZ 85201  
CONTACT: JIM MESA  
PHONE: 480-271-2222

**LANDSCAPE ARCHITECT**  
LANDSCAPE ARCHITECTS, INC.  
502 N. 40TH STREET, SUITE 202  
TAMPA, FL 33609  
CONTACT: JIM MESA  
PHONE: 813-244-1111

## SITE INFORMATION

LOT	ACRES	PROPOSED BLDG. USE	PROPOSED BLDG. SQ. FT.	BLDG. SQ. FT. PER AC.	BLDG. SQ. FT. PER LOT
A	0.2	H-1	DEALER SHOWROOM 1A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 1A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 1B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 1B	8,000	5.00 AC. 4.84 AC.
B	0.2	H-1	DEALER SHOWROOM 2A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 2A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 2B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 2B	8,000	5.00 AC. 4.84 AC.
C	0.2	H-1	DEALER SHOWROOM 3A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 3A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 3B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 3B	8,000	5.00 AC. 4.84 AC.
D	0.2	H-1	DEALER SHOWROOM 4A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 4A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 4B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 4B	8,000	5.00 AC. 4.84 AC.
E	0.2	H-1	DEALER SHOWROOM 5A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 5A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 5B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 5B	8,000	5.00 AC. 4.84 AC.
F	0.2	H-1	DEALER SHOWROOM 6A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 6A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 6B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 6B	8,000	5.00 AC. 4.84 AC.
G	0.2	H-1	DEALER SHOWROOM 7A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 7A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 7B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 7B	8,000	5.00 AC. 4.84 AC.
H	0.2	H-1	DEALER SHOWROOM 8A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 8A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 8B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 8B	8,000	5.00 AC. 4.84 AC.
I	0.2	H-1	DEALER SHOWROOM 9A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 9A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 9B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 9B	8,000	5.00 AC. 4.84 AC.
J	0.2	H-1	DEALER SHOWROOM 10A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 10A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 10B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 10B	8,000	5.00 AC. 4.84 AC.
K	0.2	H-1	DEALER SHOWROOM 11A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 11A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 11B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 11B	8,000	5.00 AC. 4.84 AC.
L	0.2	H-1	DEALER SHOWROOM 12A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 12A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 12B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 12B	8,000	5.00 AC. 4.84 AC.
M	0.2	H-1	DEALER SHOWROOM 13A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 13A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 13B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 13B	8,000	5.00 AC. 4.84 AC.
N	0.2	H-1	DEALER SHOWROOM 14A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 14A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 14B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 14B	8,000	5.00 AC. 4.84 AC.
O	0.2	H-1	DEALER SHOWROOM 15A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 15A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 15B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 15B	8,000	5.00 AC. 4.84 AC.
P	0.2	H-1	DEALER SHOWROOM 16A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 16A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 16B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 16B	8,000	5.00 AC. 4.84 AC.
Q	0.2	H-1	DEALER SHOWROOM 17A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 17A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 17B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 17B	8,000	5.00 AC. 4.84 AC.
R	0.2	H-1	DEALER SHOWROOM 18A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 18A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 18B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 18B	8,000	5.00 AC. 4.84 AC.
S	0.2	H-1	DEALER SHOWROOM 19A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 19A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 19B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 19B	8,000	5.00 AC. 4.84 AC.
T	0.2	H-1	DEALER SHOWROOM 20A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 20A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 20B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 20B	8,000	5.00 AC. 4.84 AC.
U	0.2	H-1	DEALER SHOWROOM 21A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 21A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 21B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 21B	8,000	5.00 AC. 4.84 AC.
V	0.2	H-1	DEALER SHOWROOM 22A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 22A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 22B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 22B	8,000	5.00 AC. 4.84 AC.
W	0.2	H-1	DEALER SHOWROOM 23A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 23A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 23B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 23B	8,000	5.00 AC. 4.84 AC.
X	0.2	H-1	DEALER SHOWROOM 24A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 24A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 24B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 24B	8,000	5.00 AC. 4.84 AC.
Y	0.2	H-1	DEALER SHOWROOM 25A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 25A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 25B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 25B	8,000	5.00 AC. 4.84 AC.
Z	0.2	H-1	DEALER SHOWROOM 26A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 26A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 26B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 26B	8,000	5.00 AC. 4.84 AC.
AA	0.2	H-1	DEALER SHOWROOM 27A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 27A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 27B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 27B	8,000	5.00 AC. 4.84 AC.
AB	0.2	H-1	DEALER SHOWROOM 28A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 28A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 28B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 28B	8,000	5.00 AC. 4.84 AC.
AC	0.2	H-1	DEALER SHOWROOM 29A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 29A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 29B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 29B	8,000	5.00 AC. 4.84 AC.
AD	0.2	H-1	DEALER SHOWROOM 30A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 30A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 30B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 30B	8,000	5.00 AC. 4.84 AC.
AE	0.2	H-1	DEALER SHOWROOM 31A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 31A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 31B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 31B	8,000	5.00 AC. 4.84 AC.
AF	0.2	H-1	DEALER SHOWROOM 32A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 32A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 32B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 32B	8,000	5.00 AC. 4.84 AC.
AG	0.2	H-1	DEALER SHOWROOM 33A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 33A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 33B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 33B	8,000	5.00 AC. 4.84 AC.
AH	0.2	H-1	DEALER SHOWROOM 34A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 34A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 34B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 34B	8,000	5.00 AC. 4.84 AC.
AI	0.2	H-1	DEALER SHOWROOM 35A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 35A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 35B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 35B	8,000	5.00 AC. 4.84 AC.
AJ	0.2	H-1	DEALER SHOWROOM 36A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 36A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 36B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 36B	8,000	5.00 AC. 4.84 AC.
AK	0.2	H-1	DEALER SHOWROOM 37A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 37A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 37B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 37B	8,000	5.00 AC. 4.84 AC.
AL	0.2	H-1	DEALER SHOWROOM 38A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 38A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 38B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 38B	8,000	5.00 AC. 4.84 AC.
AM	0.2	H-1	DEALER SHOWROOM 39A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 39A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 39B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 39B	8,000	5.00 AC. 4.84 AC.
AN	0.2	H-1	DEALER SHOWROOM 40A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 40A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 40B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 40B	8,000	5.00 AC. 4.84 AC.
AO	0.2	H-1	DEALER SHOWROOM 41A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 41A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 41B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 41B	8,000	5.00 AC. 4.84 AC.
AP	0.2	H-1	DEALER SHOWROOM 42A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 42A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 42B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 42B	8,000	5.00 AC. 4.84 AC.
AP	0.2	H-1	DEALER SHOWROOM 43A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 43A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 43B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 43B	8,000	5.00 AC. 4.84 AC.
AT	0.2	H-1	DEALER SHOWROOM 44A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 44A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 44B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 44B	8,000	5.00 AC. 4.84 AC.
AV	0.2	H-1	DEALER SHOWROOM 45A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 45A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 45B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 45B	8,000	5.00 AC. 4.84 AC.
AW	0.2	H-1	DEALER SHOWROOM 46A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 46A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 46B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 46B	8,000	5.00 AC. 4.84 AC.
AX	0.2	H-1	DEALER SHOWROOM 47A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 47A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 47B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 47B	8,000	5.00 AC. 4.84 AC.
AY	0.2	H-1	DEALER SHOWROOM 48A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 48A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 48B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 48B	8,000	5.00 AC. 4.84 AC.
AZ	0.2	H-1	DEALER SHOWROOM 49A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 49A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 49B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 49B	8,000	5.00 AC. 4.84 AC.
BA	0.2	H-1	DEALER SHOWROOM 50A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 50A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 50B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 50B	8,000	5.00 AC. 4.84 AC.
BB	0.2	H-1	DEALER SHOWROOM 51A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 51A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 51B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 51B	8,000	5.00 AC. 4.84 AC.
BB	0.2	H-1	DEALER SHOWROOM 52A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 52A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 52B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 52B	8,000	5.00 AC. 4.84 AC.
BC	0.2	H-1	DEALER SHOWROOM 53A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 53A	8,000	5.00 AC. 4.84 AC.
			DEALER SHOWROOM 53B	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 53B	8,000	5.00 AC. 4.84 AC.
BC	0.2	H-1	DEALER SHOWROOM 54A	8,000	5.00 AC. 4.84 AC.
			DEALER SERVICE 54A	8,000	5.00 AC. 4.84 AC.
</					

ORDINANCE NO. 3889

AN ORDINANCE AMENDING SECTION 11-2-2 OF THE MESA CITY CODE, CHANGING THE ZONING OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE Z01-12, ADOPTING AN OFFICIAL SUPPLEMENTARY ZONING MAP AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That Section 11-2-2 of the Mesa City Code is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case Z01-12, signed by the Mayor and City Clerk, which accompanies and is annexed to this ordinance and declared a part hereof.

Section 2: The Official Supplementary Zoning Map annexed hereto is adopted subject to compliance with the following conditions:

1. Compliance with the basic development as described in the Project Narrative, Design Guidelines, and Planned Area Development Narrative (dated February 16, 2001) and as shown on the preliminary plat dated February 21, 2001 and Site Plan dated February 20, 2001 except as noted below.
2. Review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans for the two pad buildings on lot F and G.
3. Compliance with all City development codes and regulations, unless otherwise amended by the PAD.
4. Compliance with all requirements of the Development Services Department (Engineering and Traffic Engineering, etc.), unless otherwise amended by the PAD.
5. Dedicate the right-of-way required at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Compliance with all requirements of the Design Review Board for all lots with specific attention to a coordinated landscape design and sign plan.
8. Review and approval of a Special Use Permit by the Board of Adjustment for a comprehensive sign plan.
9. No drive through restaurants on lots F or G.



10. Appropriate screening of all roof top and upper level auto storage and mechanical equipment from all public rights-of-way to be approved by the Design Review Board.
11. Provide a 2' clear width of landscape area along the Golf Course and along US 60/Superstition Springs Boulevard. Developer shall also install trees outside of the perimeter wall (on the Golf Course) adjacent to the west and south sides of the property. Trees shall be clustered to blend with existing Golf Course landscaping, shall be spaced 15' on center (average), a minimum 50% of required trees shall be 24" box or larger, and the remainder shall be at least 15 gallon.
12. A vertical curb or screen wall shall be provided adjacent to display parking along the loop road to prevent parking encroachment into the required landscaping.
13. Provide a 10' clear width of landscape area along the loop road in front of all display areas.
14. Lighting
  - A. Parking area lighting associated with retail Lots F and G shall be designed so as to provide an average illumination level of 2 foot-candles with a maximum to average ratio 4 to 1.
  - B. Auto Center front row display area lighting (along loop road, US 60, and Superstition Springs Boulevard) shall be designed so as to provide a maximum illumination level at the bumper of 55 foot-candles during hours of operation reducing to an average of 10-foot candles during off-hours for security lighting.
  - C. Auto Center retail lot area lighting shall be designed so as to provide a maximum illumination level of 40 foot-candles during hours of operation reducing to an average 5 foot-candles during off-hours for security lighting.
  - D. Pole heights in the retail parking associated with Lots F and G shall be installed such that the bottom of lighting fixtures shall be at 20'-0" maximum height above finished grade.
  - E. Pole heights in the Auto Center front row display area and retail lot area shall be installed such that the bottom of lighting fixtures shall be at 24'-0" maximum height above finished grade. Pole heights in the Auto Center service, storage, and employee parking area shall be installed such that the bottom of lighting fixtures shall be at 20'-0" maximum height above finished grade.
  - F. All exterior Auto Center lighting sources shall be limited to color corrected metal halide.
  - G. All area lighting fixtures shall be limited to the Gardco Gullwing series and the Kim Architype series fixtures, or equal.

- H. Wall mounted lighting fixtures shall be limited to fixtures of full-cutoff and shielded construction. Installation of such fixtures shall be limited to a maximum mounting height of 15'-0" above finished grade. No "wall packs" shall be installed.
15. Outdoor speakers may not be used for paging purposes. All paging shall occur with hand-held, electronic pagers or similar devices.
16. Permitted Uses on Lots F and G shall be limited to C-2 uses only.
17. All loop road and perimeter landscaping adjacent to each respective lot shall be installed prior to the issuance of a Certificate of Occupancy for such lot.
18. In the event of a conflict between the above stipulations and the PAD, the stipulations shall control.

Section 3: PENALTY. Any person, firm or corporation that violates any of the provisions of this Ordinance shall be guilty of a misdemeanor. Upon conviction persons shall be punished by a fine not to exceed \$2,500.00, or by imprisonment in the City Jail for a period not to exceed six (6) months, or by both such fine and imprisonment. Upon conviction, firms or corporations shall be punished by a fine not to exceed \$20,000. Each day of violation continued shall be a separate offense, punishable as described above.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this 21<sup>st</sup> day of May, 2001.



APPROVED:

Kens Hawker  
Mayor

ATTEST:

[Signature]  
City Clerk

DC\LD:cal

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