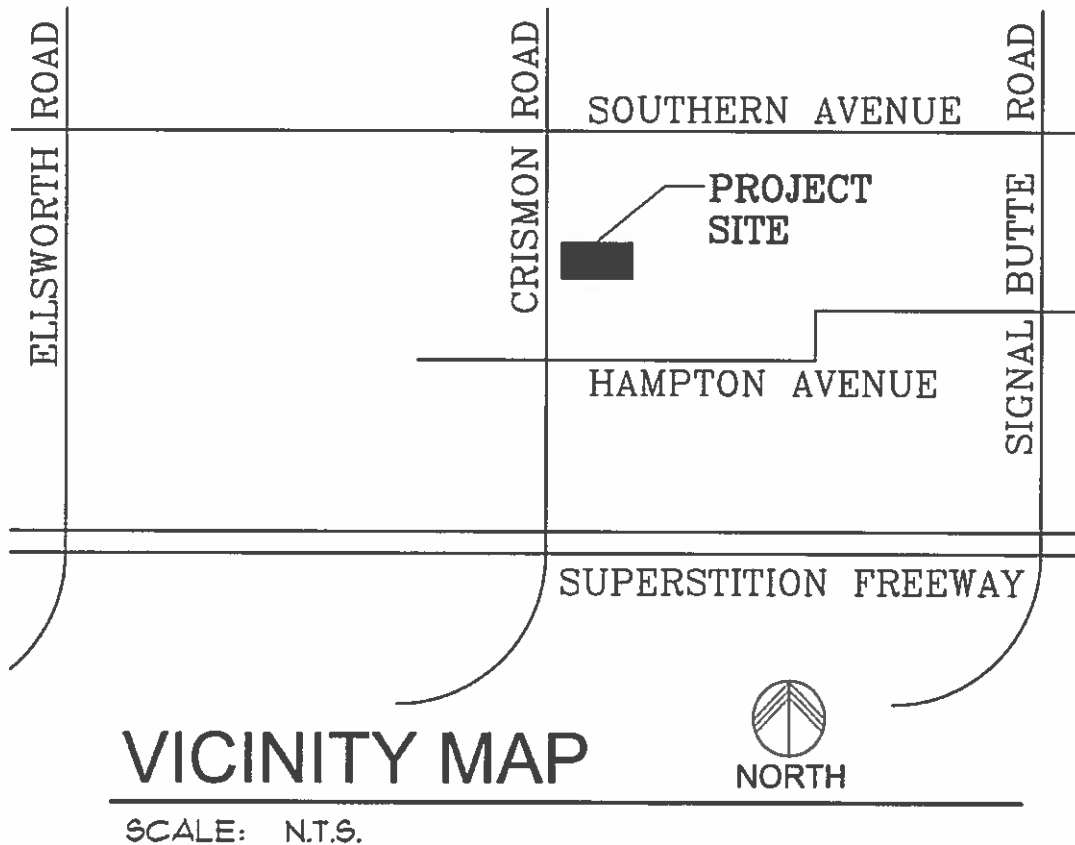


Project Narrative
Culver's – South Crismon
Between I-10 and Southern Ave. on Crismon Road
Address (To Be Assigned)
Mesa, AZ
APN: To Be Determined with Lot Split of #220-81-745
City of Mesa Tracking Number (To Be Assigned)



**Description of Request:**

The project will be a new, ground-up Culver's Restaurant with all associated off-site improvements, including but not limited to; parking lot, landscaping, signage, pedestrian connections, exterior covered patio and other improvements as further described herein and in the attached graphic documents. The project does not include any phased construction.

Proposed Site:

This location is zoned appropriately for a restaurant as the property is zoned LC, Limited Commercial. The properties to the south and east have been developed as a hospital and the retention basin for the hospital. One lot across Crismon Road has been developed as a church. The remaining lots across Crismon Road and to the north have not been developed. The proposed restaurant would be complimentary to the proposed uses of the undeveloped parcels.

Culver's would be accessible from the shared private drive off of Crismon Road and shared drives from the adjacent parcels. Accessible parking spaces are also being designed adjacent to the main entry.

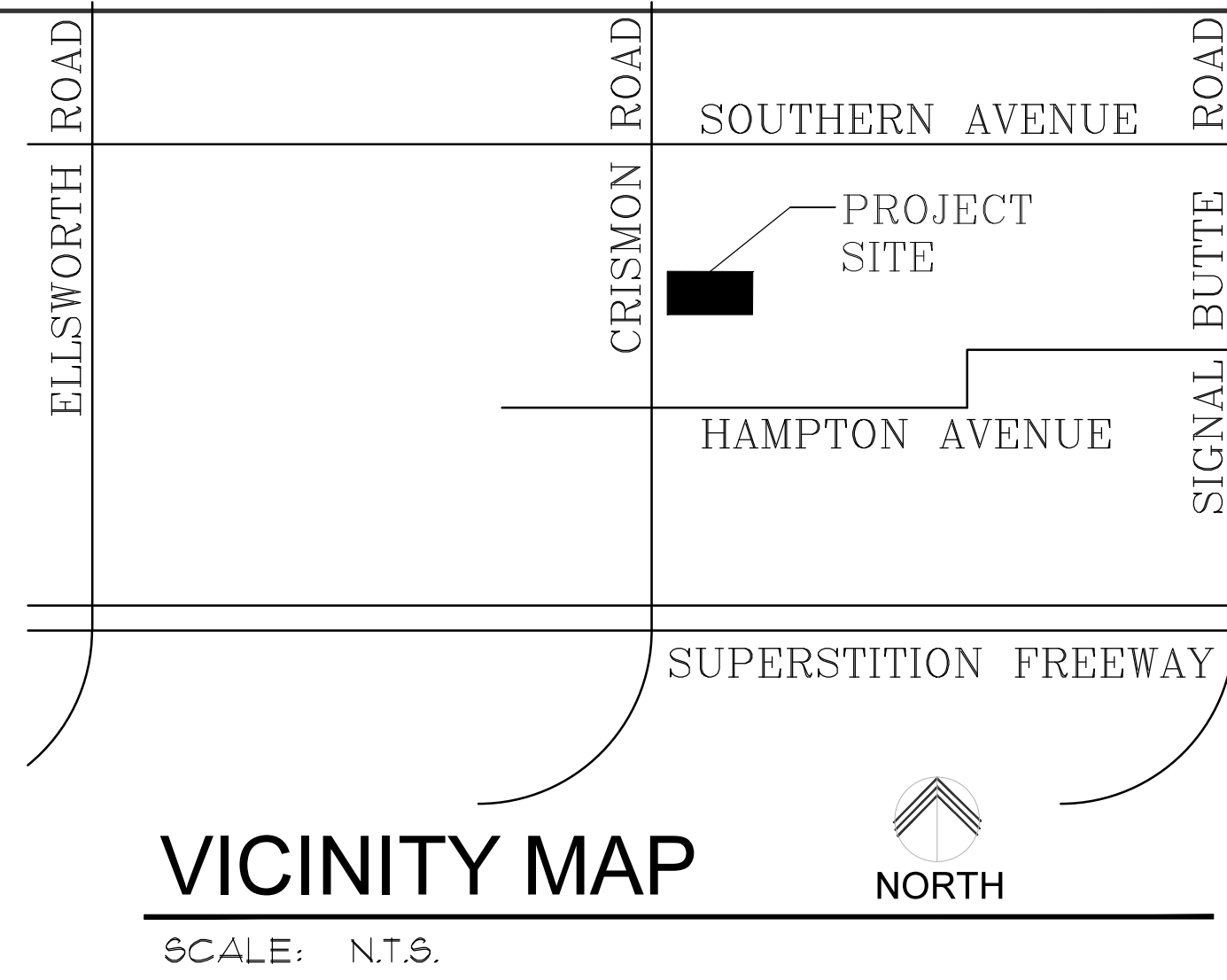
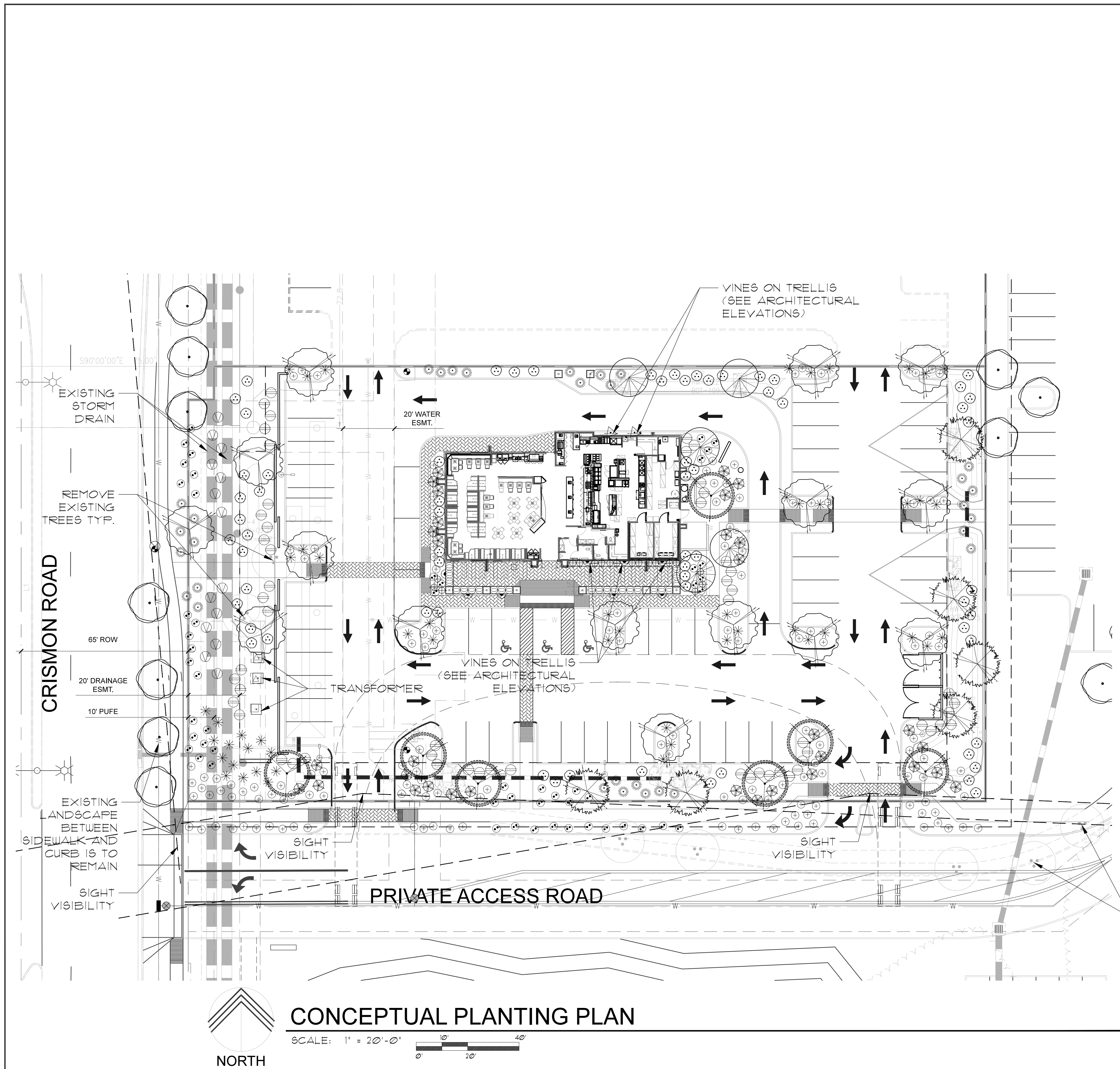
The landscaping design follows the Design Guidelines of the CC&Rs adopted for this parcel. Additionally, the landscaping design uses low-water, desert plants. The parking spaces will be screened from Crismon Road by a parking screen wall. The proposed refuse enclosure for the property will be fully screened per the City of Mesa standard requirements and is adjacent to the back of the building. This will lessen any visual impact should trash be spilled when the refuse is carried from the building to the enclosure. All of the cmu screen walls will match the color, texture, style and design patterns of the building itself.

Water and Sewer utilities for the project will be connected to the taps being provided by the master plan community under their current improvement project. Police and Fire protection will be provided by the City of Mesa Police and Fire Departments. As part of the master plan community, the project will have a positive impact on the local schools, parks and other community infrastructure.

Proposed Building:

The proposed building would total approximately 4,200 square feet including the covered exterior dining patio. The net lot area for the property is approximately 52,279 square feet for lot coverage of 8.05%. The proposed building height is 27'-10" which is less than the allowed 30'-0".

The design of Culver's features stepping building volumes expressive of the architectural styles in the neighborhood and expressing part of the hierarchy of the building architecture. The building materials are high quality, durable materials consistent with the architecture of the neighborhood. The hierarchy of the design creates a human scale with identifying features for entry and drive thru. All roof drainage will be internal to the building and not visible from the exterior. All mechanical units will be fully screened behind the parapet walls of the building.



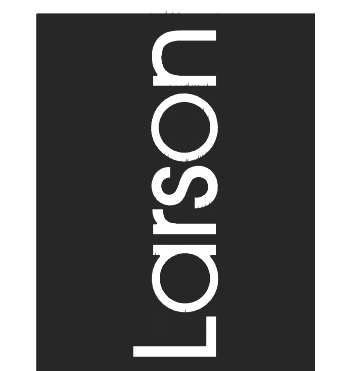
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	Existing Tree (To Be Removed)			5	
	Existing Tree (To Remain)				
	Dalbergia Sissoc	Dalbergia	24" Box 1" Caliper	6	Multi-Trunk, Dense Canopy
	Ulmus Parviflora	Evergreen Elm	24" Box 1" Caliper	15	Standard, Dense Canopy
	Oleia Tesota 'AZT'	'AZT' Ironwood	36" Box 2" Caliper	1	Standard, Dense Canopy
	Caesalpinia Mexicana	Mexican Bird of Paradise	24" Box 1" Caliper	5	Standard, Dense Canopy
CACTI/ACCENTS					
	Agave Desmettiana	Dwarf Century Plant	5-Gal	32	As Per Plan
	Aloe Barbadosensis	Medicinal Aloe	5-Gal	18	As Per Plan
	Hesperaloe Parviflora	Red Yucca	5-Gal	51	As Per Plan
	Muhlenbergia Rigida 'Nashville'	'Nashville' Grass	5-Gal	31	As Per Plan
	Podranea Ricasolliana	Pink Trumpet Vine	5-Gal	8	Staked
	Trachelospermum Jasminoides	Star Jasmine	5-Gal	2	Staked
SHRUBS					
	Tecoma 'Sparky'	'Sparky' Tecoma	5-Gal	66	As Per Plan
	Leucophyllum Langmaniae 'Lynn's Legacy'	'Lynn's Legacy' Sage	5-Gal	14	As Per Plan
	Ruellia Peninsularis	Baja Ruellia	5-Gal	57	As Per Plan
	Myrtus 'Compacta'	Compact Myrtle	5-Gal	23	As Per Plan
GROUND COVERS					
	Lantana 'New Gold'	'New Gold' Lantana	1-Gal	141	As Per Plan
	Rosmarinus 'Huntington Carpet'	'Huntington Carpet' Rosemary	1-Gal	53	As Per Plan
MISCELLANEOUS					
DG	Decomposed Granite - Color: Express Gold Size: 1/2" screened, 2" depth in all planting areas (typ)				

MESA LANDSCAPE CALCULATIONS	
STREET FRONTAGE (180 LINEAL FEET):	
TREES REQUIRED: 8	SHRUBS REQUIRED: 48
TREES PROVIDED: 8 (5 Existing, 3 New)	SHRUBS PROVIDED: 64

REMOVE EXISTING TREES TO ACCOMMODATE NEW DRIVE TYP.

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com



CULVER'S
LOCATION: SOUTH CRISMON
MESA, ARIZONA



Drawing Name:
CONCEPTUAL PLANTING PLAN

Revisions
01/05/2016 1st DR

Date: 9/23/2015

Project Number:

Drawing No:

L1.0



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"

X-ELEV



4 EAST ELEVATION
SCALE: 1/4"=1'-0"

X-ELEV



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

X-ELEV



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

X-ELEV



**Citizen Participation Plan Report
Culver's on South Crismon
East Side of South Crismon, south of Southern
Mesa, AZ**

DATE: 04 January 2016

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, agencies, schools and businesses in the vicinity of the site of an application for the new Culver's Restaurant. This site is located on the east side of Crismon, south of the southeast corner of the intersection of Crismon and Southern and is an application for a new Culver's restaurant on a previously unoccupied property. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Larson Associates Architects, Inc.
Lance Meinhold
3807 N. 24th Street, #100
Phoenix, AZ 85016
email: lmeinhold@larson-architects.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on 19 October 2015. Staff reviewed the application and recommended that all nearby property owner be informed of the project.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities to understand and address any real or perceived impacts of this project that members of the community may have.

1. As the minimal requirement for the Citizen Participation Plan, we are mailing notifications to all property owners within 1,000 feet of the property and all Home Owner's Associations with ½ mile of the site. A sample of the notification, all attachments to the notifications and the list of the property owners is attached to this document. The notification includes copies of the project narrative, proposed site plan and proposed elevations of the building. As part of this application, we intend to fulfill our minimal requirement for the notification of associated Public Hearings and Meetings. As indicated on the letter, we are welcoming the neighbors to contact either ourselves or city staff with any concerns they may have about the project and/or to attend the Public Hearing.
2. Additionally, we are also posting two 4'x4' notification signs along the street frontage of Crismon Road.
3. Additionally, as part of our process, we have contacted Joey Abney, the VP of Design, Construction, and Plant Operations at IASIS Healthcare, Inc. Joey is the construction and facility management contact for MPT of Mesa, LLC, the property owner for Mountain Vista Medical Center. Joey is aware of our project and has been working with us to ensure the medical center will have proper

access along their private drive through which we are connecting. We have also been in contact with Reza Amirrezani, the Buyer of the northern portion of this property as part of our process to coordinate the alignment of the cross access easement. We have been contacted by George Lipscolm, agent for CDF Holding, LLC the Owners of the church property on the West side of Crismon Road. They had a few questions about our proposed project. Those questions were answered to the church's satisfaction. We have completed our CC&R review with VJ Crismon, LLC, the current owner of the property and the entity responsible for the master development design review.

4. Additionally, we have invited all property owners within 1,000 feet of the property to attend the Design Review Board Work Session on 10 December 2015. This was done by the mailings completed for the DR Case related to this project. The notification includes copies of the project narrative, proposed site plan, proposed landscape plan and proposed elevations of the building. To our knowledge, there were no neighbors in attendance at that meeting.

Schedule:

October 2015 through Current –Ongoing communication with Mountain Vista Medical Center, VJ Crismon, Reza Amirrezani and CDF Holding, LLC
23 November 2015 – Invitation Letters to the DR Work Session submitted to the City of Mesa
8 December 2015 – DR Board Work Session
5 January 2016 – Sign Posting for P&Z Hearing
5 January 2016 – Notification Mailing for P&Z Hearing submitted to the City of Mesa
12 January 2016 – Second DR Board Work Session
19 January 2016 – P&Z Hearing

All materials such as sign-in lists, comments, and petitions received shall be copied to the City of Mesa.