

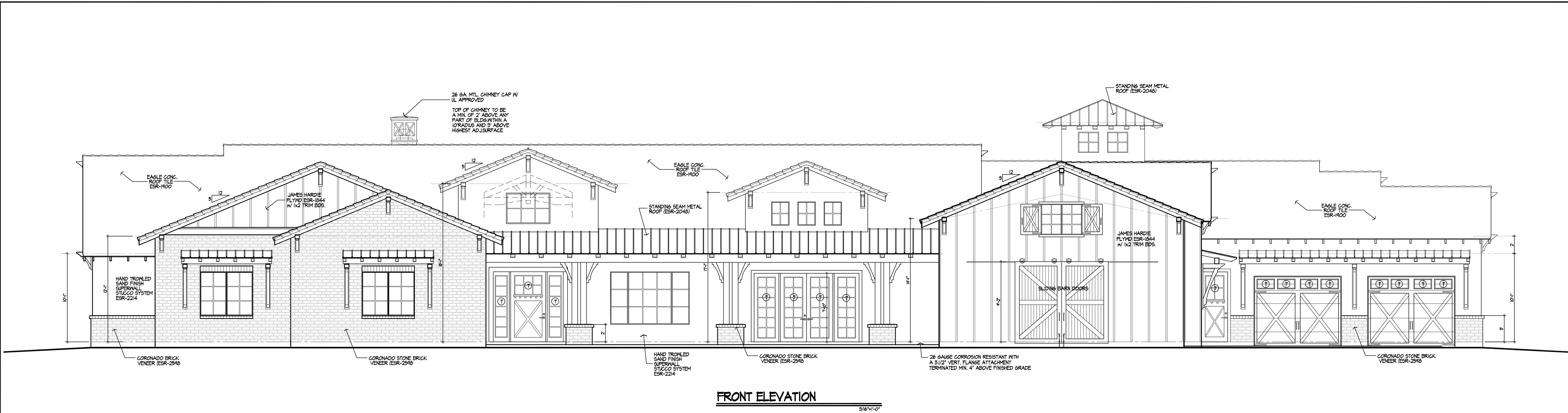
Project Description

Property: located 1,350 feet north of the NEC of Baseline and Recker Roads. The parcel is 3.1 acres in size and is currently zoned AG, but the applicant is requesting rezone to RS-43 in order to build their custom home (see attached site plan).

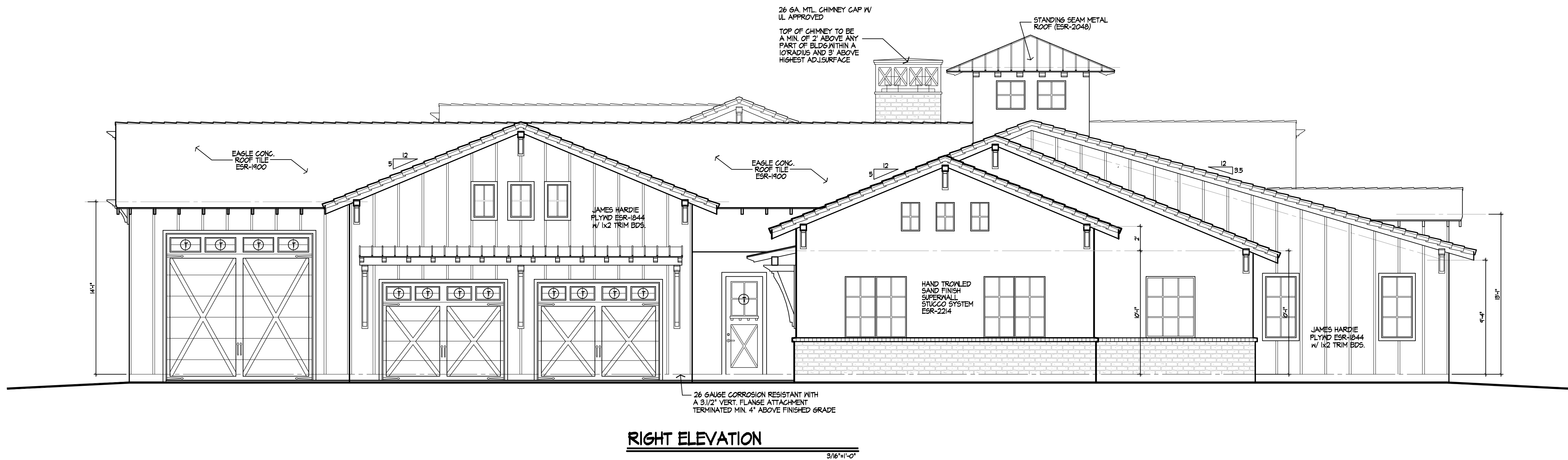
Requests: Applicant is requesting to connect to City of Mesa water line that is currently in Recker Road. Also, applicant has committed to install a fire hydrate within his property (location determined by City of Mesa Fire Department) and will install a fire sprinkler system within his home.

Applicant has submitted a waiver of sewer extension request through Demian Thomas (Sr. Plan Examiner), in order for a septic system to be installed.

Applicant is willing to comply with all of the building setbacks and zoning requirements.



FRONT ELEVATION



RIGHT ELEVATION

DECORATIVE SHROUD TO BE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY BUILT FIREPLACE.
DECORATIVE SHROUD TO BE INSTALLED PRE MANUFACTURE INSTALLATION INSTRUCTIONS.
DECORATIVE SHROUD TO BE INSTALLED ONLY ABOVE FIRE PLACE WITH GAS LOG KIT PERMANENTLY INSTALLED
DECORATIVE SHROUD TO BE MADE OF NON-COMBUSTIBLE CONSTRUCTION AND HAVE A MIN. OF TWO OPPOSITE SIDES OPEN. EACH SIDE TO BE A MIN. OF TWICE THE AREA OF THE FLUE. (TYPICAL)

SUPERWALL STUCCO SYS.(ESR-2214)
MAG- ONE COAT STUCCO COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS
OVER INSULFOAM ONE COAT STUCCO INSULATION BOARD OR GABLE-GUARD (UL ERI4313-01)
OVER A WEATHER BARRIER CONSISTING OF
(1) LAYER OF OF #15 ASPHALT FELT COMPLYING WITH ASTM D 226 TYPE I WITH MINIMUM 2" HORIZONTAL LAP AND 6" VERTICAL LAPS.

- GENERAL NOTES:
1. MIN ROOF SLOPE TO BE 1/4"/FT.
 2. CHIMNEYS ARE TO BE 2' ABOVE A 10' HORIZONTAL DIAMETER TO NEAREST ROOF.
 3. ALL LUMBER SHALL BEAR AN APPROVED GRADING
 4. PROVIDE APPROVED CONNECTORS @ ALL REQUIRED CONNECTIONS.
 5. PROVIDE MULTI. STUDS AS REQUIRED FOR WIDTH BEARING BELOW TRUSS GIRDER SUPPORT POINTS.

REVISIONS		BY
1		KK
2		
3		
4		

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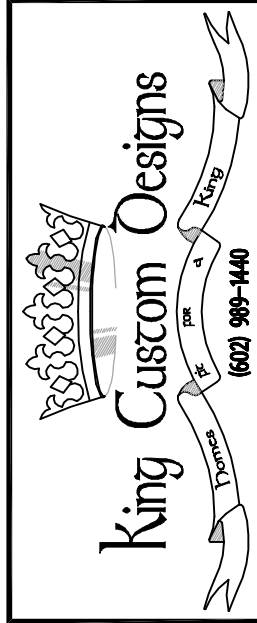
A CUSTOM RESIDENCE FOR
Mr. & Mrs. Ridgway
141-54-007 Q

ELEVATIONS

DATE: 10/6/15
SCALE: 3/16"=1'-0"
DRAWN: K.KING
JOB: Ridgway
SHEET:
A-4a

REVISIONS	BY
1	KK
2	
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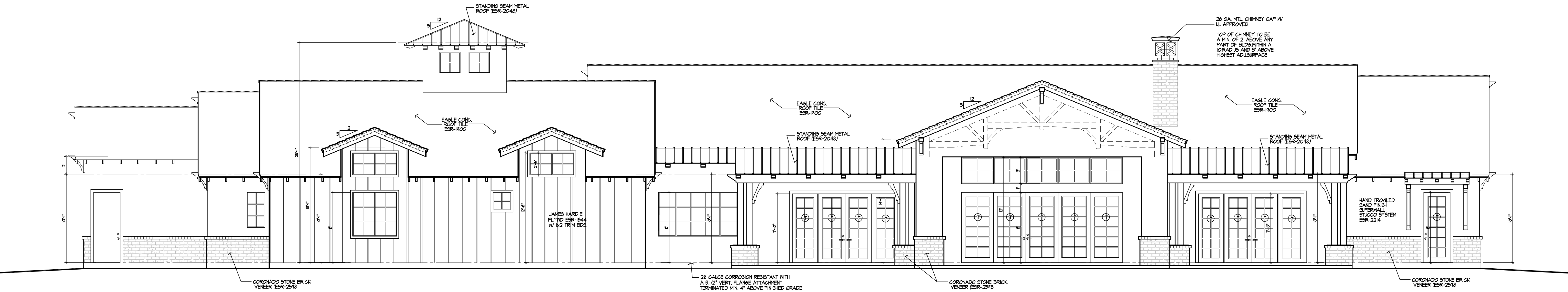


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Mr. & Mrs. Ridgway
141-54-007 Q

ELEVATIONS

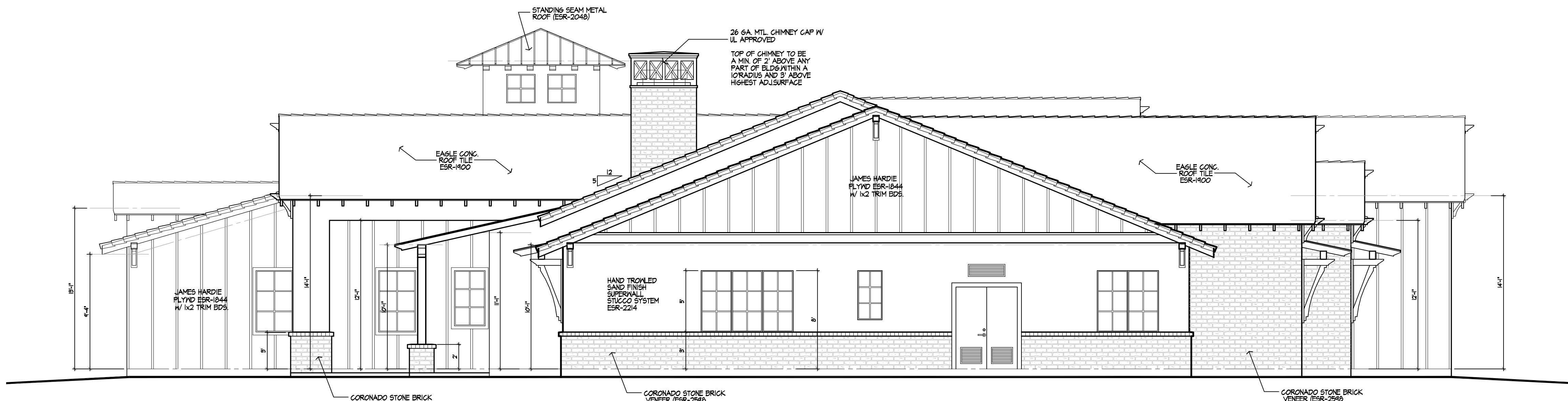
DATE: 10/16/15
SCALE: 3/16"=1'-0"
DRAWN: K.KING
JOB: Ridgway
SHEET:

A-4b



REAR ELEVATION

3/16"=1'-0"



LEFT ELEVATION

3/16"=1'-0"

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Citizen Participation Plan for Ridgway Parcel

Date: March 2, 2016

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of the site (Ridgway Parcel). This site is located 1,350 feet north of Baseline Road and on the eastside of Recker Road and is an application for rezoning of 3.1 acres from AG to RS-43 for one custom home to be built on. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Allen Willis
Ensign Properties
6911 E. Milagro Ave.
Mesa, AZ 85209
602-628-8152
Email: AllenRWillis@gmail.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on February 22, 2016.

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

- 1) A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within 1 mile of the project
 - Homeowner Associations within one half mile of the project
 - Interested neighbors – focused on 1,000 feet from site, but may include more
 - Mesa Schools
 - Presentations will be made to groups of citizens or neighborhood associations upon request.

(all materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa)

Schedule:

Pre-Application Meeting: February 22, 2016
Application submittal: March 2, 2016
Planning and Zoning Board Hearing: May 18, 2016