

**Rezoning, and Preliminary Plat
Project Narrative**
for

**Montero
2325 East University Drive**

Submitted by:

Funk Family Enterprises, LLC
Bellago Development, LLC

Submitted to:

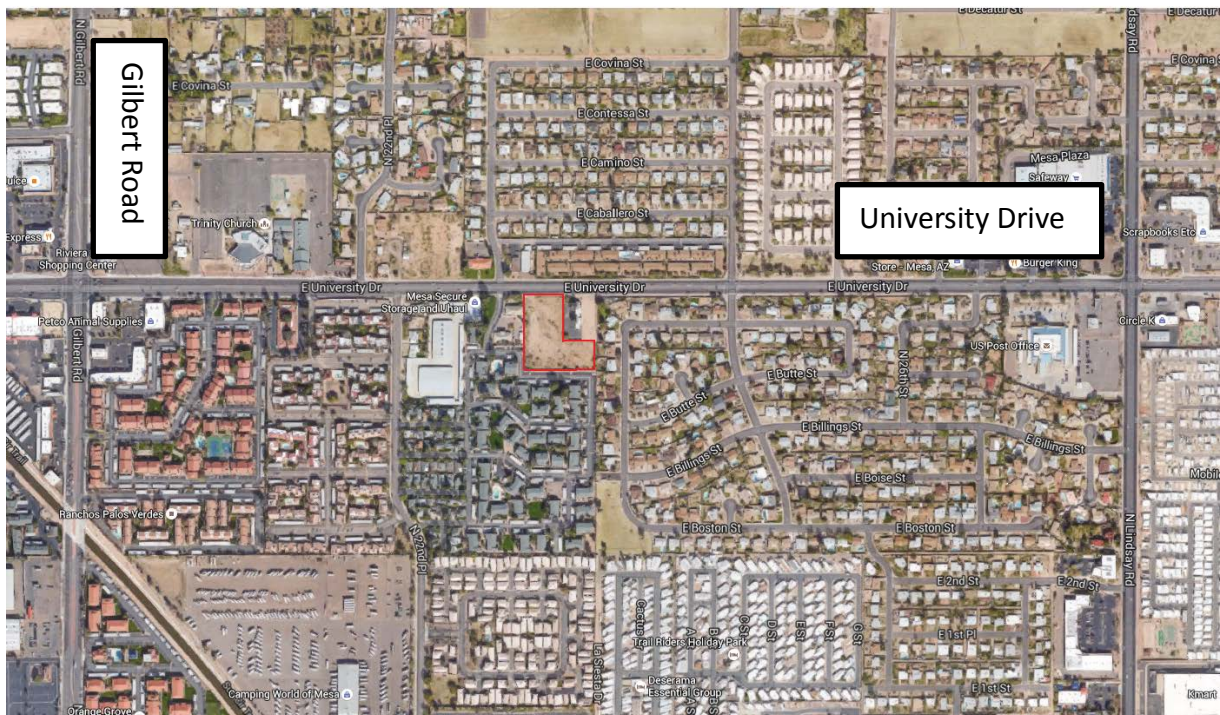
The City of Mesa
55 North Center Street
Mesa, AZ 85201

Submitted April 21, 2016

Introduction

Funk Family Enterprises LLC and Bellago Development, LLC, are pleased to submit this application for Montero, at 2325 E University Drive (the “site”). This parcel contains 2.45 gross acres and is identified on the Maricopa County Assessor’s map as parcel 140-24-008L. The site is located south of University Drive, east of Gilbert Road, and west of Lindsay Road in Mesa Arizona, as shown on the aerial below in **Fig. 1.0:**

Fig. 1.0: Aerial Map



Existing Conditions

The project site is currently zoned RS-6 and is designated in the City of Mesa General Plan with an allowed density of 7.26 du/ac with a PAD Overlay District. It is an oddly shaped, infill “remnant” parcel which remains undeveloped. Its relationship to surrounding properties is shown in the graph below. It is surrounded on all four sides by parcels with similar General Plan Designations and other similar residential zoning classifications as indicated in the chart below:

Relationship to Surrounding Uses

Direction	Existing Zoning	Existing Use
North	RM-2 PAD	Townhomes
North	RM-4	Medical Office
East/Northeast	RM-4	Medical Offices
East	RS-6	Residential
South/Southwest	RM-3 PAD	Townhouses
West	OC PAD	Office/Commercial
Project Site	RS-6	Vacant

Request

This application contains two requests:

1. To rezone the site from RS-6 to RSL-2.5 BIZ.
2. Approval of the preliminary plat as submitted.

Approval of these requests will allow for the development of a 15-lot single family detached residential subdivision as shown on the Preliminary Plat included as **Exhibit A** of this narrative. The developer has worked diligently to create a site plan which: 1) incorporates creative street alignments and circulation for adequate ingress and egress, 2) creates and distributes open space both on the developed lot and throughout the site and 3) establishes a gross density of 6.12 du/ac which is compatible with the surrounding residential neighborhoods and is at the low end of the MDR 6-10 land use category. The development of this property as a residential use will complement the residential pattern established in the area and provide the ideal location for a quality infill development.

Development Standards

Per Table 11-5-4 B, Chapter 5 of the Mesa Zoning Ordinance, development standards are outlined for the RSL-2.5 zoning district. The chart on the next page indicates the required standards, and those proposed for the Montero development. Requested deviations are shown in red.

RSL-2.5 Development Standards

Standard	Required	Proposed
Minimum Average Lot Area of Subdivision	2,500 sf	4,240
Minimum Individual Lot Area	2,000 sf	3,274 square feet
Minimum Lot Width-Interior Lot	25 feet	40 feet
Minimum Lot Width-Corner Lot	30 feet	45 feet
Minimum Lot Depth	75 feet	81 feet
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.):		
Front - Building Wall	12	12
Front - Garage	20	20
Front- Porch	7	7
Street Side	10	10
Interior side: minimum each side	3	4
Interior Side: Minimum aggregate of 2 sides	8	8
Rear	15	15
Rear or side- garage, accessed by alley or common drive shared by 3 or more lots, measured to construction	13'	n/a
Minimum Useable Open Space (sq. ft.) per unit	400	Min. Front Yard 240 Min Rear Yard 610 Retention w/Grass 547 Amenity Open Space 209

Table Notes:

*Interior Side- Minimum Each Side Provided will be 3 feet.

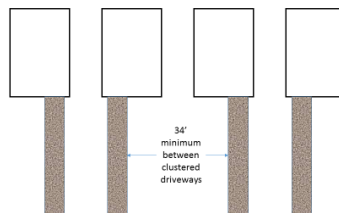
Additional development standards for the RSL-2.5 district related to building form, accessory structures, fences & walls, landscaping, parking, signs, and other elements found in the City's zoning ordinance are also subject to compliance by this development.

**400 S.F. of usable open space per unit x 15 units = 6,000 S.F. (.14 AC) required. The proposed plan provides: 850+ S.F. on lot open space, 547 S.F. Retention with Grass Open Space, and 209 S.F. Active Open Space per lot.

Design Elements

Per Table 11-5-4-A of the City of Mesa Zoning Ordinance, there are four design elements which must be implemented in this subdivision to achieve the RSL 2.5 designation. The developer has chosen to implement the following five Design elements in consideration of reduced lot size and the 2.5 designation:

- **Parkland and Open Space:** The common area open space proposed in this subdivision includes 11,357 square feet, or 11.8% of the net acreage. Of this area, 8,216 square feet is retention area with grass, and 3,141 square feet is the amenity open space area. The main amenity tract is in the center of the subdivision and contains a shaded seating area adjacent to the play area. Additionally, there is an average minimum of 240 square feet on lot front yard open space area and 610 private rear yard open space area per lot.
- **Paving Material:** As shown on the site plan and landscape plan submitted with this application, decorative colored pavement materials will be applied at the main entry to the development, as well as at corner of the street near the amenity area.
- **Clustered Driveways:** This subdivision proposes clustered driveways with a 36' separation distance between the clusters as shown in the diagram below.



- **Entries and Porches:** At least 50% of the homes in this subdivision will have front porches which meet the minimum width of 8 feet and a minimum depth of four feet.
- **Architectural Diversity:** There will be a total of six different elevations provided for two different floor plans offered in this subdivision. Each elevation proposes a different combination of materials and colors (12 color schemes). Enhanced architectural elements with sand finish stucco on front elevations and real wood and stone material will be utilized (per plan and elevation).

Proposed Plan

As mentioned previously in this narrative, the proposed preliminary site plan submitted with this request is the result of some coordination between the applicant and City of Mesa staff members. The result of this effort is a plan which proposes 15 single family detached residential homes. The homes proposed at Montero will range from roughly 1,670 to over 2,000 square feet in size.

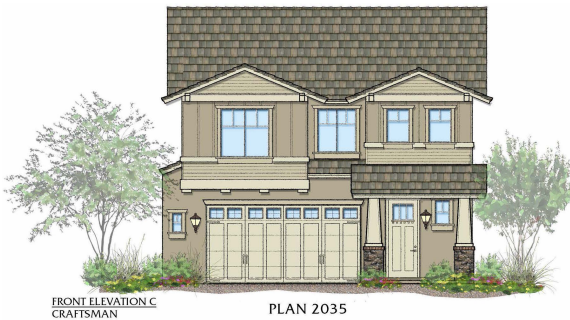
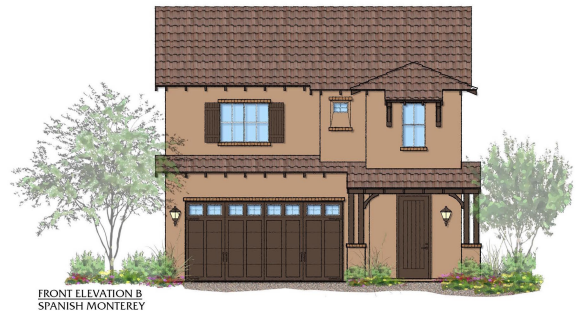
Six different elevations are proposed using a variety of colors and materials. Custom Canterra stone is used with chinked roof tile for on two of the elevations, real wood lintels, posts, and corbels coupled with brick trim on the windows is used on 2 of the elevations, and real HardieBacker trim is used on 2 of the elevations. One of the homes has a side projecting front porch on two of the elevations. All of the homes have sand finish stucco on the front elevation with custom Canterra address numbering for a truly upscale look. We have 12 color schemes used across the elevations with 3 tile colors that can be done in either flat or curved tile.

Staff has some concern that the front façade is not wide enough to comply with 11-5-3(E) of the Zoning Ordinance. They are not counting the two foot architectural projection and side projecting porch width on the elevations. The projection is four feet deep on three of the elevations and can be used to the screen gas meter and power panel and the porches are nine feet deep. We feel strongly that these architectural elements are part of the front façade of the homes and that we comply with 11-5-3(E).

A homeowners association utilizing a professional management company will maintain all common areas including the private street. The common area maintenance items have been kept to a reasonable level in order to keep the HOA assessment level low. The homes will be upscale for the area, meeting the current energy standards and having enhanced custom architecture. Reasonable HOA assessments coupled with the upscale homes will keep the neighborhood viable and sustainable.

Elevations similar to those which will be offered at Montero are shown below in **Fig 2.0**. The minimum lot size contained in the subdivision is 3274 sf, while the average lot size is 4240 sf. These proposed lot dimensions exceed the individual minimum and average lot size outlined in the development standards for the RSL-2.5 zoning classification.

Fig. 2.0 Elevations



Circulation

Vehicular access to this subdivision is with a proposed cul-de-sac road coming off of University Drive. This site configuration accommodates the site's unusual shape. All streets in this subdivision are planned as 32-foot, private streets with sidewalks on one side of the street.

Conclusion

This proposal for Montero will provide a traditional single family detached residential project within the City of Mesa that will establish a new neighborhood in a unique setting. This subdivision will create an opportunity for additional housing choices in this area.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and Zoning Ordinance. The applicant and property owner look forward to working with the City of Mesa to create this quality single-family home subdivision, and respectfully request approval of this application.

PRELIMINARY GRADING AND DRAINAGE PLAN FOR
MONTERO
A PORTION OF THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE G.&S.R. B. & M.
MARICOPA COUNTY, ARIZONA

RETENTION CALCULATIONS

VOLUME REQUIRED = $95828 \text{ SF} \times (2.2"/12) \times 0.85 = 14933 \text{ CF}$
VOLUME PROVIDED = $\frac{(3150 \text{ SF} + 1274 \text{ SF}) \times 3.5' + (3442 \text{ SF} + 1196 \text{ SF}) \times 3.5'}{2} = 15859 \text{ CF}$

RETENTION BASIN TO BE BLED OFF TO EXISTING CULVERT ADJACENT TO UNIVERSITY DRIVE

SITE DATA

APN 140-24-008L
GROSS AREA = 106719 SF (2.4499 AC)
NET AREA = 95828 SF (2.2000 AC)
LOTS = 15
GROSS DENSITY = 6.12 DU/AC
NET DENSITY = 6.82 DU/AC
EXISTING ZONING = R1-6
PROPOSED ZONING = RSL-2.5 BIZ
EXISTING GENERAL PLAN CLASSIFICATION = HIGH DENSITY RESIDENTIAL 15+ (15+ DU/AC)
PROPOSED GENERAL PLAN CLASSIFICATION = MEDIUM DENSITY RESIDENTIAL 4-6 (6-10 DU/AC)
OPEN SPACE = 11357 SF (11.9%)

TRACT TABLE

TRACT	USE	AREA S.F.
A	LANDSCAPE, RECREATION, DRAINAGE, RETENTION	4065 SF
B	LANDSCAPE, RECREATION, DRAINAGE, RETENTION	4151 SF
C	LANDSCAPE, RECREATION	3141 SF
D	INGRESS/EGRESS, PUE	17875 SF

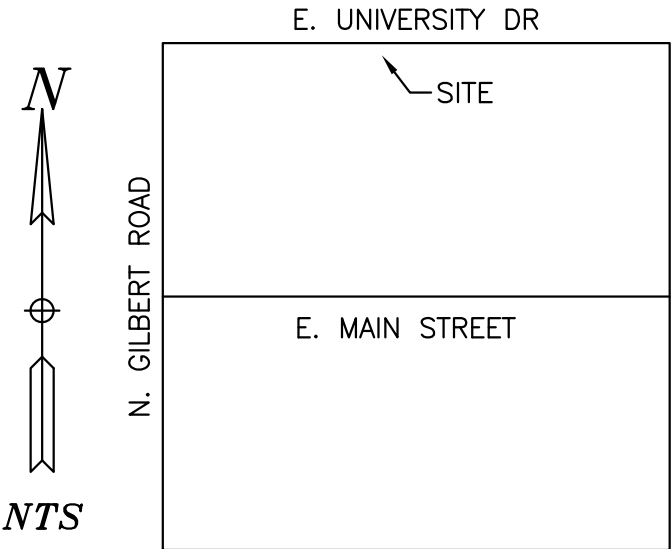
OWNER/DEVELOPER

FUNK FAMILY ENTERPRISES
ATTN: MARK FUNK
1806 N. LINDSAY ROAD
MESA, AZ 85213
MFUNK@BELLAGOHOMES.COM
480-468-8881

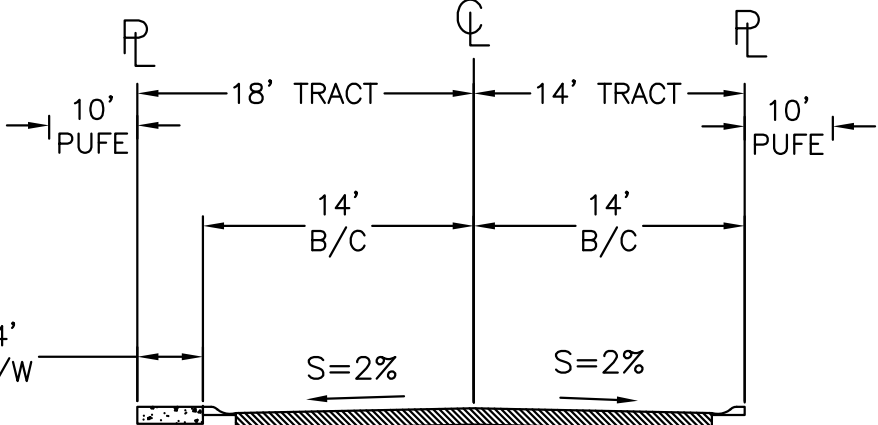
LOT TABLE

LOT #	AREA (SF)
1	3274 SF
2	3293 SF
3	3312 SF
4	3331 SF
5	3324 SF
6	5477 SF
7	6282 SF
8	6696 SF
9	6617 SF
10	5237 SF
11	6398 SF
12	3310 SF
13	3329 SF
14	3348 SF
15	3367 SF

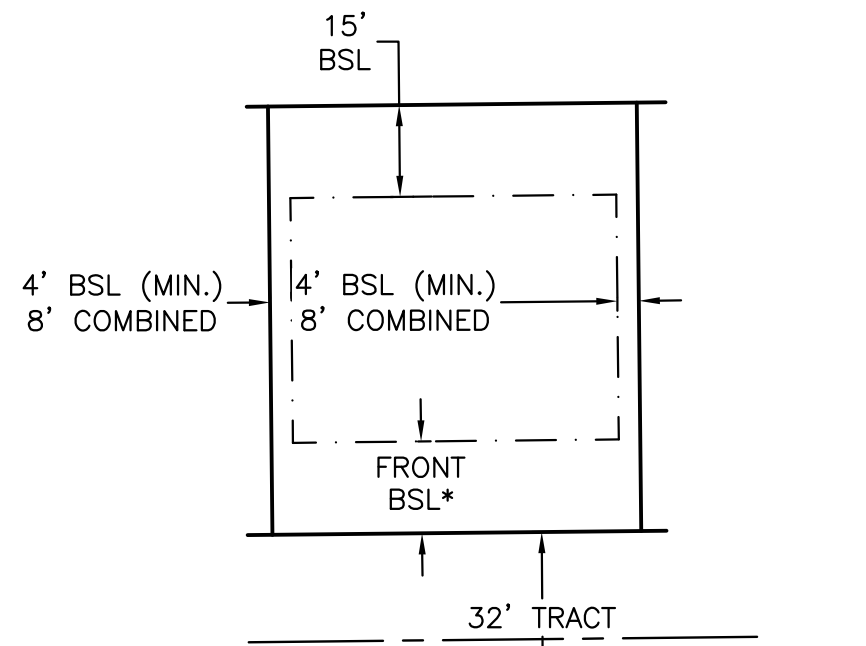
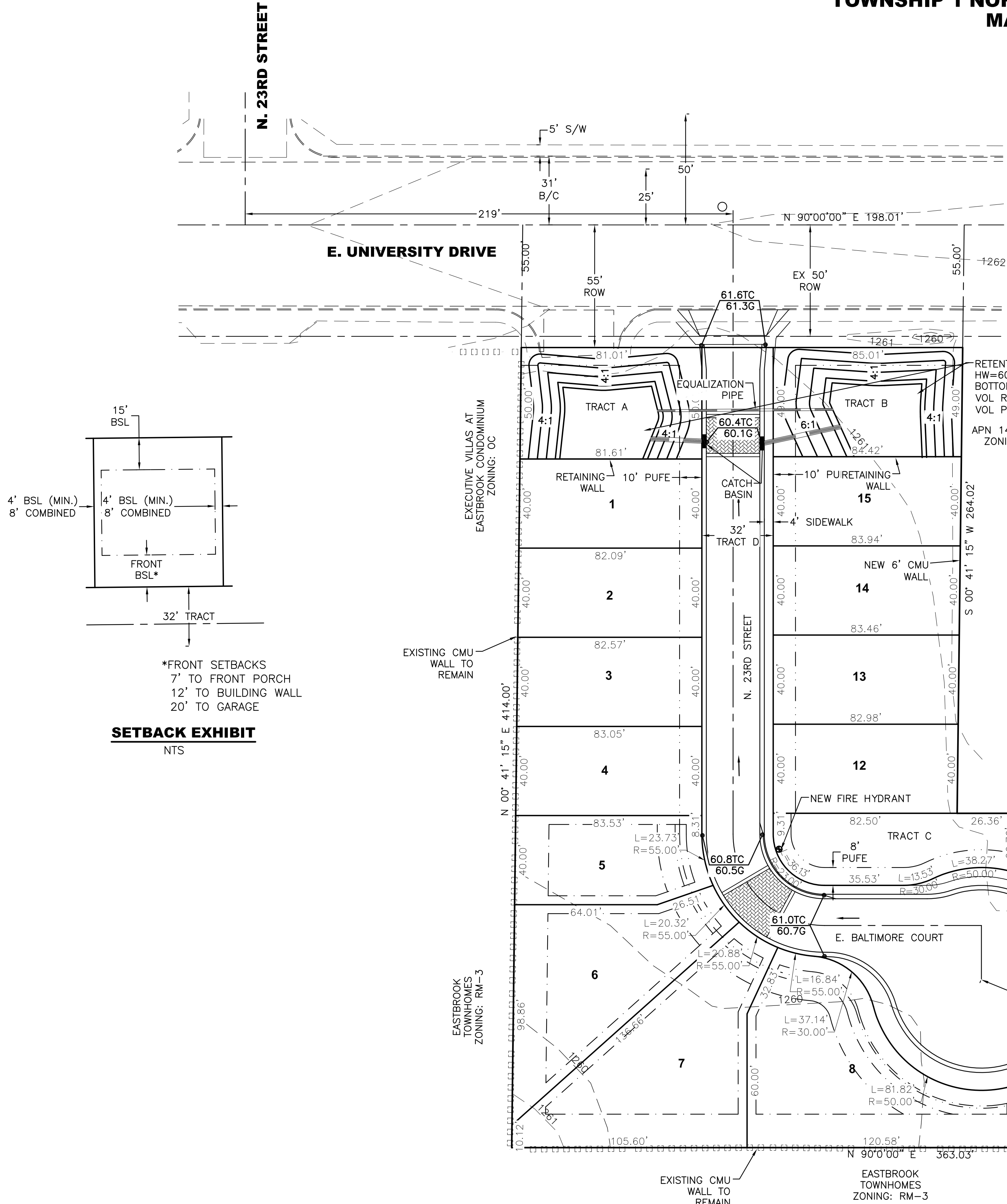
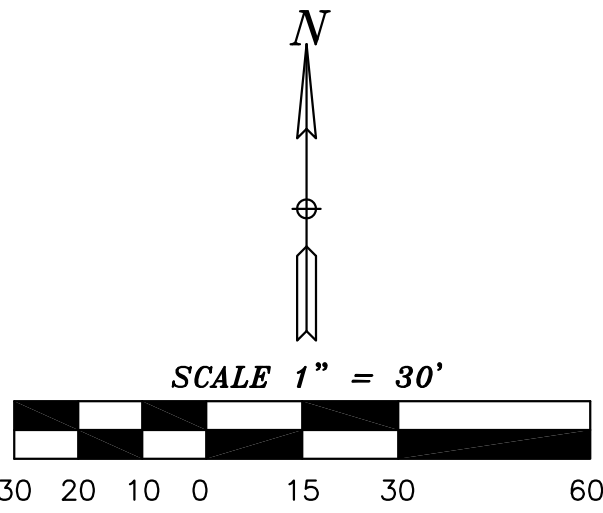
AVERAGE LOT SIZE=4240 SF



VICINITY MAP
NTS



TYPICAL LOCAL STREET SECTION
NTS



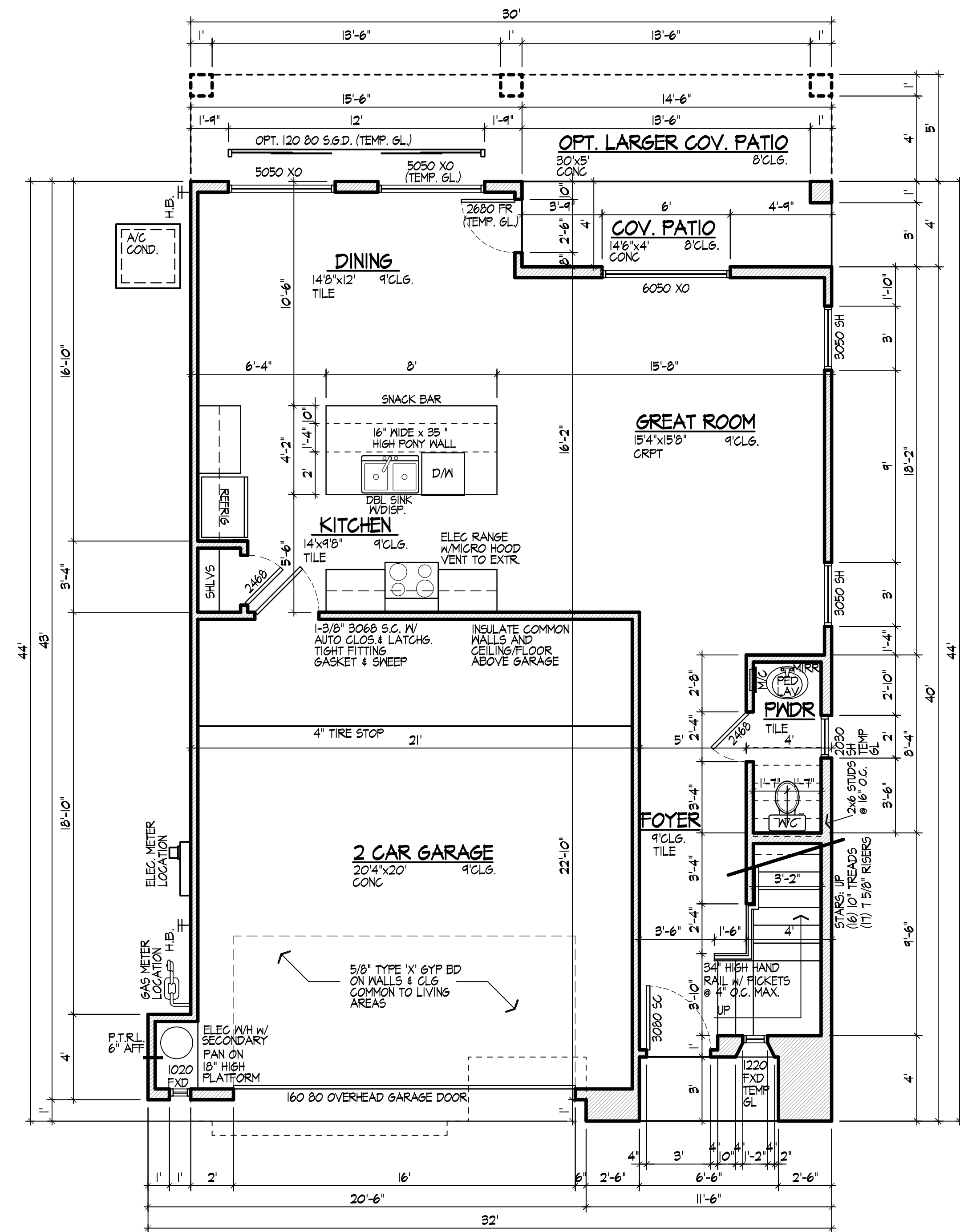
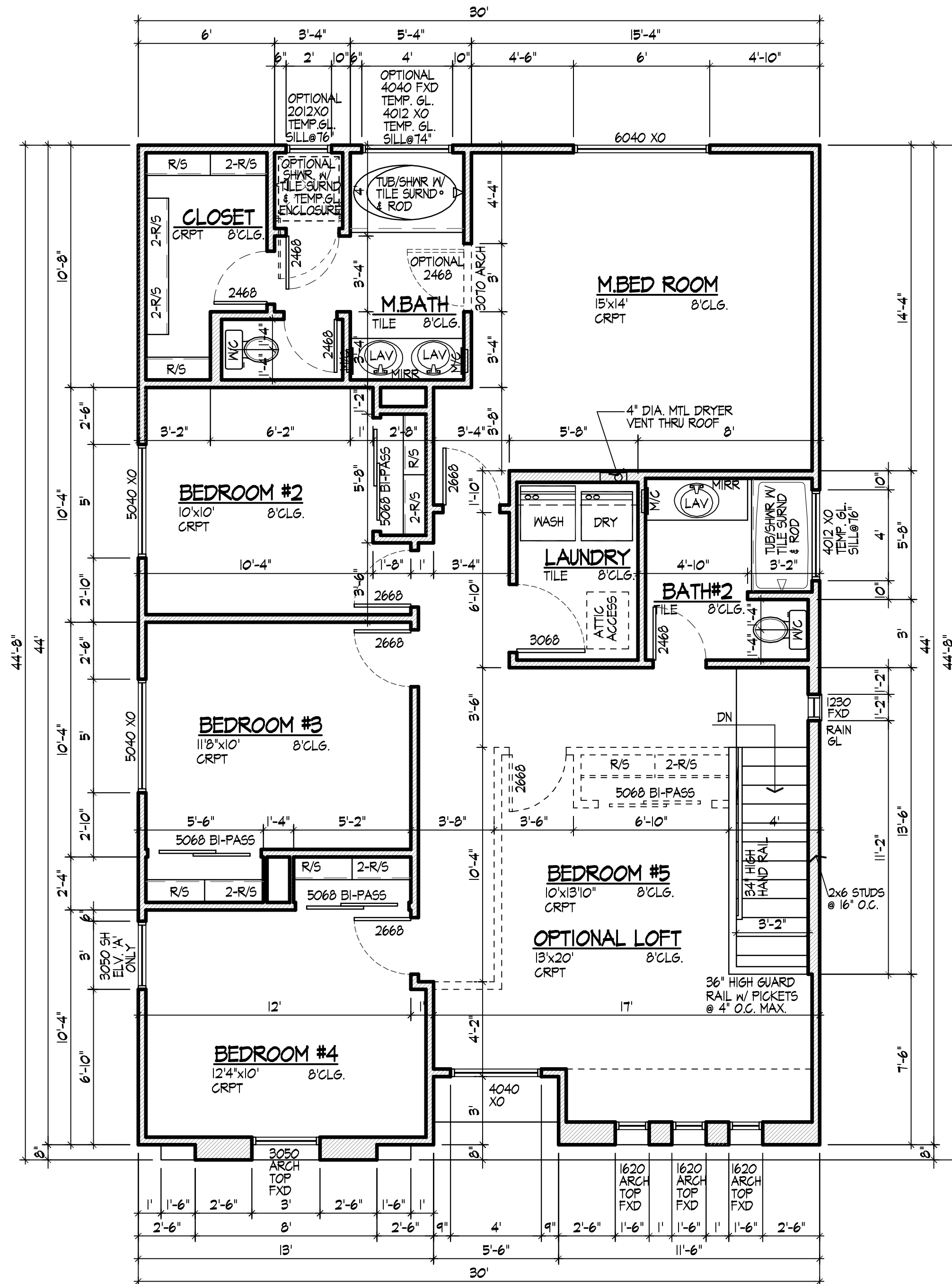
SETBACK EXHIBIT
NTS

*FRONT SETBACKS
7' TO FRONT PORCH
12' TO BUILDING WALL
20' TO GARAGE



EXPIRES 03-31-2019

AREA SCHEDULE			
ALL ELEVATIONS	LIVABLE	U/R	OPT. PATIO
(A) MAIN FLOOR LIVABLE 'A'	748		
(B) MAIN FLOOR LIVABLE 'B' & 'C'	744		
(C) UPPER FLOOR LIVABLE 'A'	1275		
(D) UPPER FLOOR LIVABLE 'B' & 'C'	1280		
(E) 2-CAR GARAGE		466	
(F) COVERED PATIO		56	
(G) OPTIONAL COVERED PATIO			150
(H) COVERED PORCH 'A'		30	
(I) COVERED PORCH 'B'		67	
(J) COVERED PORCH 'C'		40	
TOTAL - 'A'	2023	2571	2,727
TOTAL - 'B'	2024	2,615	2,765
TOTAL - 'C'	2024	2,638	2,788



NOTE:

1. SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT SHEETROCK AND CERAMIC TILE OR EQUAL TO A HEIGHT OF 7'0" ABOVE DRAIN. A VAPOR RETARDER IS NOT PERMITTED BEHIND MOISTURE RESISTANT SHEETROCK, AND MOISTURE RESISTANT SHEETROCK TO BE INSTALLED ON CEILINGS, VARY PER TYPE OF TILE INSTALLATION. SEE R 1023.0.2 & RT03.4.2.
2. MINIMUM 22" CLEAR OPENING @ DOOR.
3. PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) ACCESSIBLE FROM INSIDE) GARAGES.
4. PROVIDE 100 SQ. IN. OF MAKE UP AIR PER I.M.C., IN LAUNDRY ROOM.
5. PROVIDE APPROVED AIRSAP AT DISHWASHER.
6. APPLIANCES WHICH DEPEND UPON THE COMBUSTION OF FUEL SHALL BE INSTALL IN BEDROOMS, OR BATHROOMS OR ROOMS WHICH OPENS TO THE BEDROOM OR BATHROOM (I.E. CLOSETS).
7. TOTAL LENGTH OF 4" DRYER EXHAUST SHALL NOT EXCEED 25' WHEN FITTINGS USED, REDUCE LENGTH PER IRC M502.6
8. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE
9. MANUALLY OPERATED EGRESS OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
10. REAR YARDS WHICH ARE THE ONLY EMERGENCY EGRESS ROUTE FROM BEDROOM(S) AND THAT ARE NOT APPROACHABLE FROM PUBLIC OR DEDICATED COMMON WAYS ARE PROHIBITED.
11. IN ALL SLEEPING AREAS, PROVIDE AN OPENABLE WINDOW OR DOOR WITH AN AREA OF 5.7 SQ. FT. (MINIMUM OPENING DIRECTLY TO THE OUTSIDE WITH A MINIMUM NET CLEAR OPENING OF 20" WIDE AND 24" HIGH, MAXIMUM WINDOW SILL HEIGHT 44".
12. ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANES WITH 4 SQ. FT. OR LESS AREA) SHALL BE SAFETY GLASS.
13. FRONT DOOR TO HAVE A PEEP HOLE VIEWER HAVING A FIELD OF VISION OF NOT LESS THAN 180 DEGREES.
14. ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH SECTION R 325 SECURITY STANDARDS OF CITY OF MESA RESIDENTIAL CODE.

PLUMBING NOTE:

PIPING TYPE AS FOLLOWS:

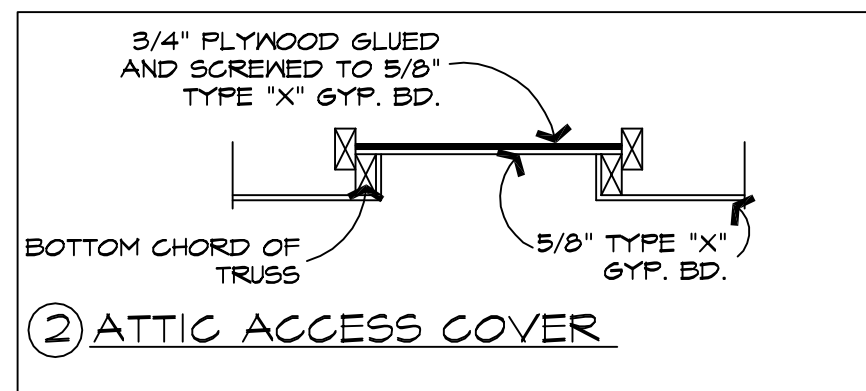
- A. WASTE LINE TO BE ABS SPECIFIED SCHEDULE 40 DWV, SCHEDULE 40 PVC DWV.
- B. VENT PIPE TO BE ABS SPECIFIED SCHEDULE 40 DWV , SCHEDULE 40 PVC DWV.
- C. COPPER TUBING USED IN WATER PIPING MUST BE SPECIFIED TYPE "M" MINIMUM HEIGHT IN THE BUILDINGS ABOVE SLABS & COPPER TUBING USED IN WATER PIPING BELOW FLOOR SLABS MUST BE TYPE "L" MINIMUM HEIGHT INSTALLED WITH JOINTS.
- D. ALL HOSE BIBS SHALL HAVE ANTI SIPHON VALVES INSTALLED
- E. GAS FUEL PIPING SHALL BE WROUGHT IRON OR STEEL, GALVANIZED, BLACK OR YELLOW BRASS.

NOISE ATTENUATION STIPULATIONS:

1. PROVIDE EXTERIOR WALL INSULATION EQUAL TO A VALUE OF R-19 WHERE ADJACENT TO LIVABLE AREAS.
2. PROVIDE CEILING INSULATION EQUAL TO A VALUE OF R-38 OVER:
3. ALL EXTERIOR DOORS EXITING FROM LIVABLE AREAS SHALL BE SOLID CORE OR INSULATED, WITH WEATHER TIGHT GASKETS AND THRESHOLDS OR GASKETED GLASS.
4. ALL EXTERIOR WINDOWS ADJACENT TO LIVABLE AREAS SHALL BE DOUBLE GLAZED (DUAL PANE).
5. SOLE PLATES OF EXTERIOR WALLS ADJACENT TO LIVABLE AREAS SHALL BE CAULKED OR SEALED AT THE FLOOR LINE.


GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C.

OR
USE LABELED 1/2" SAG- RESISTANT GYPSUM
CEILING BOARD. TABLE R702.3.5 (d).




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1	11/18/15	KK
2	12/11/15	KK
3	3/15/16	KK
4		

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 (612) 989-4440



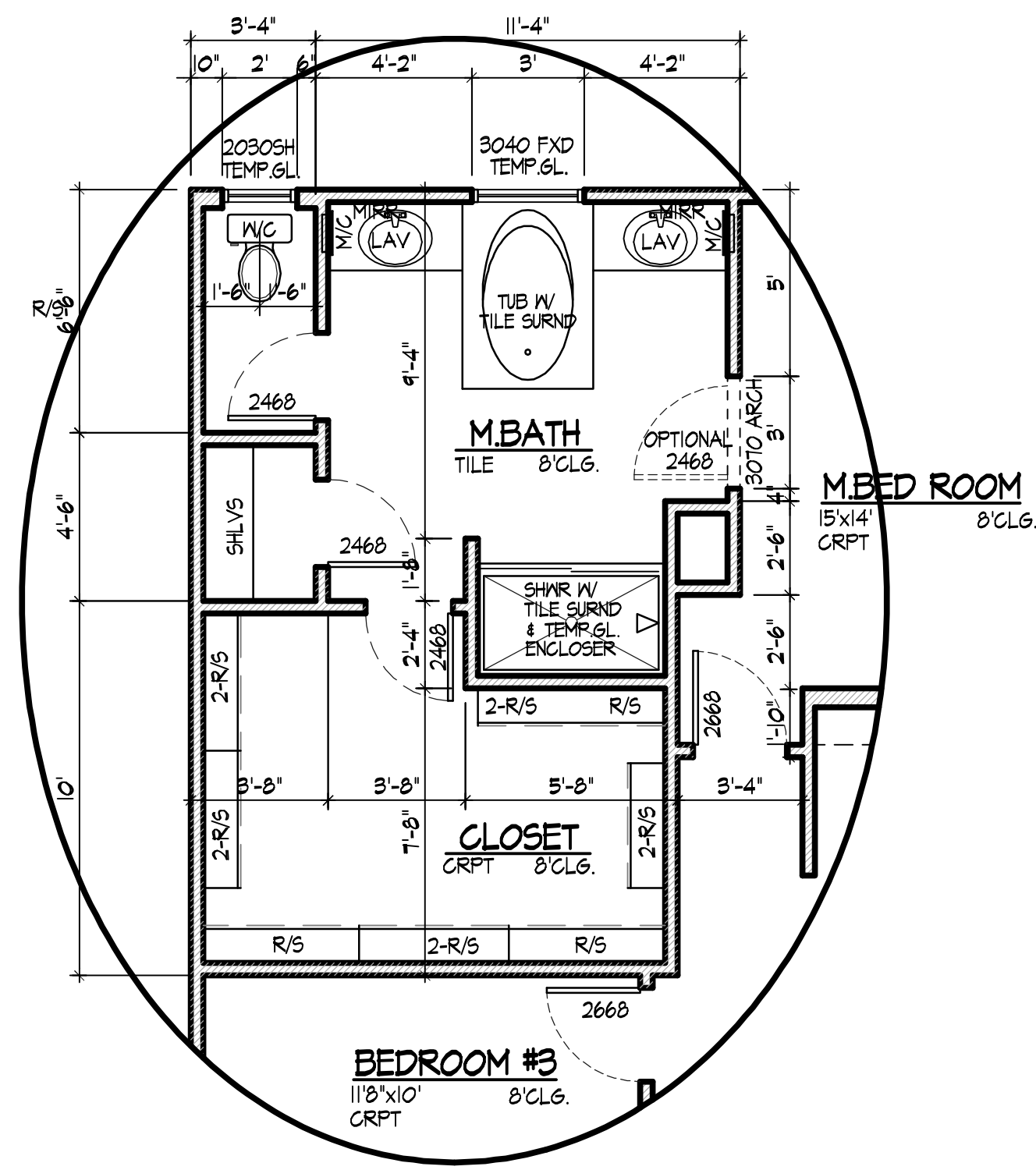
LAGO DEVELOPMENT L.L.C.
26 NORTH LINDSAY ROAD
JUNK@BELLAGOHOMES.COM
MESA, ARIZONA 85213
PHONE: 602-481-0535

PLAN #2035

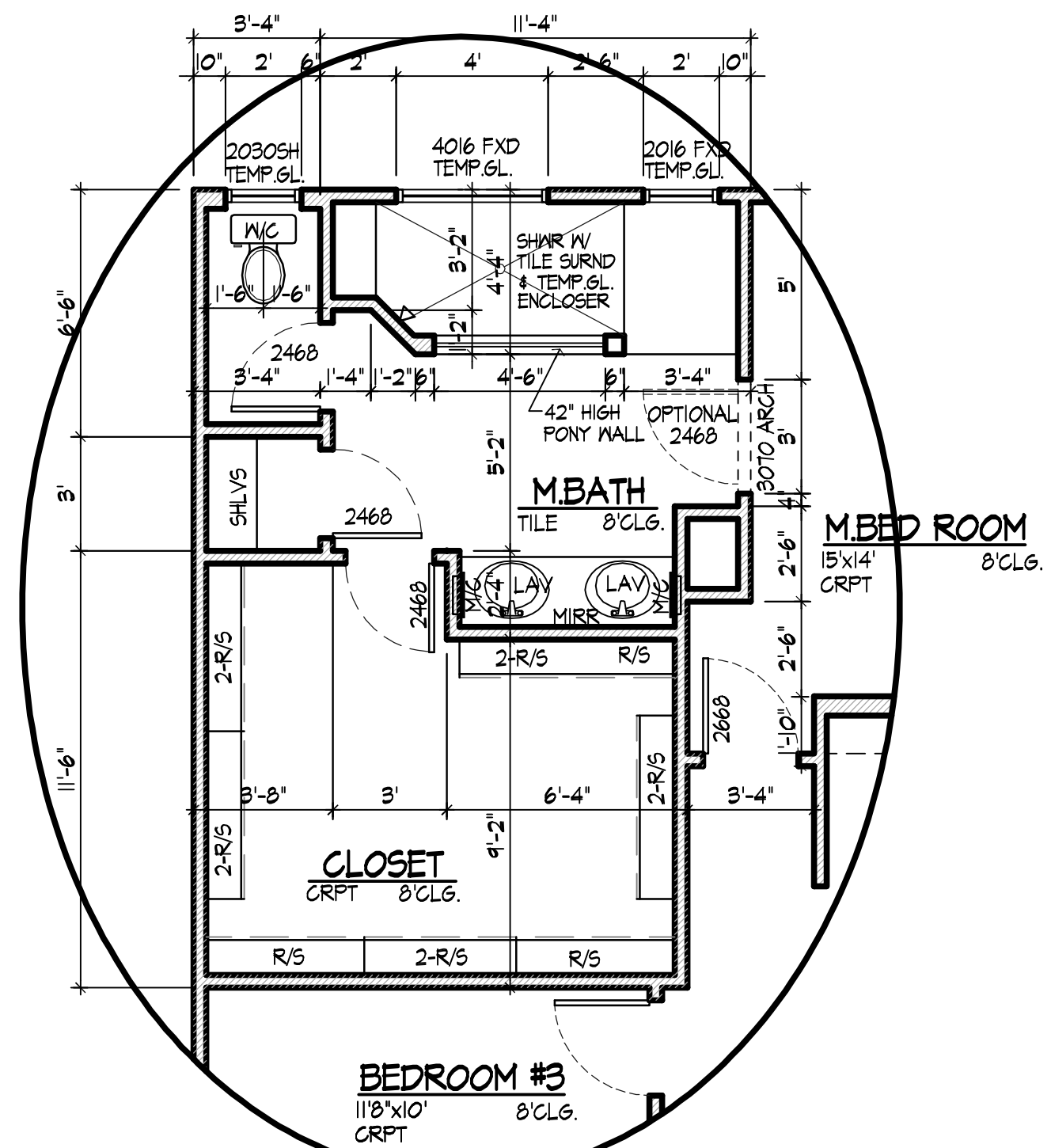
FLOOR PLANS

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JOB: BEL-2035
SHEET:

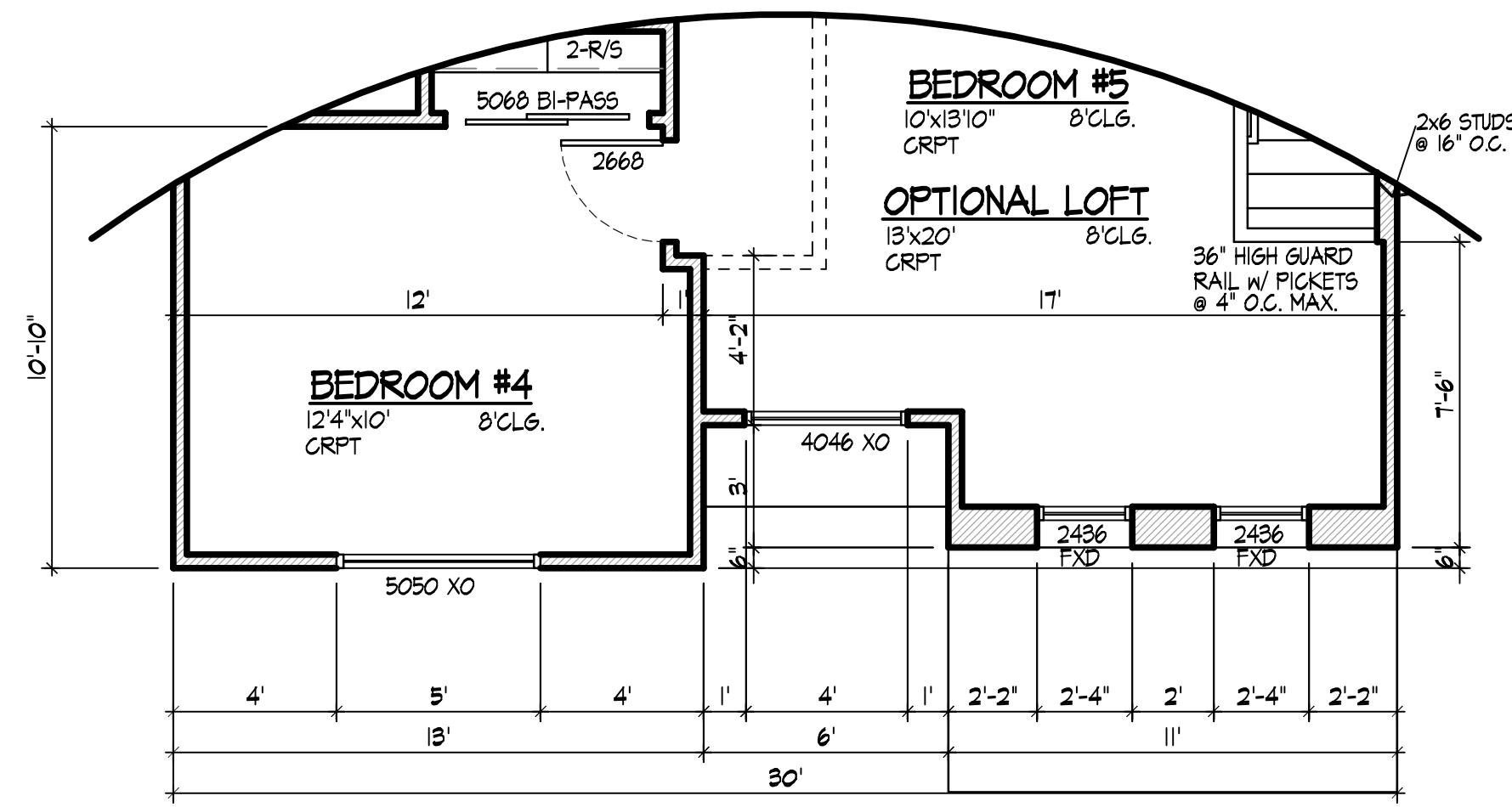
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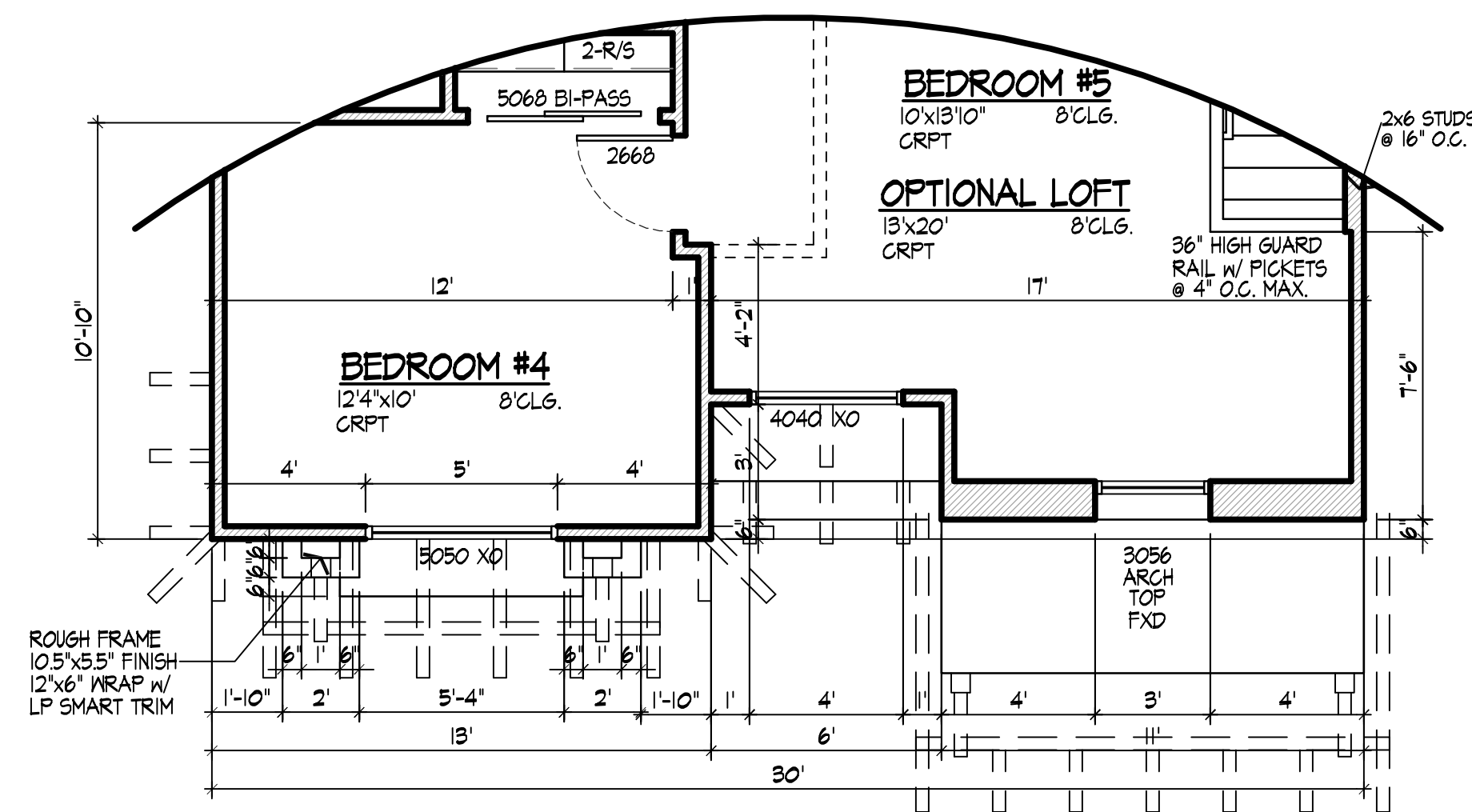
OPT. GRAND MASTER BATH



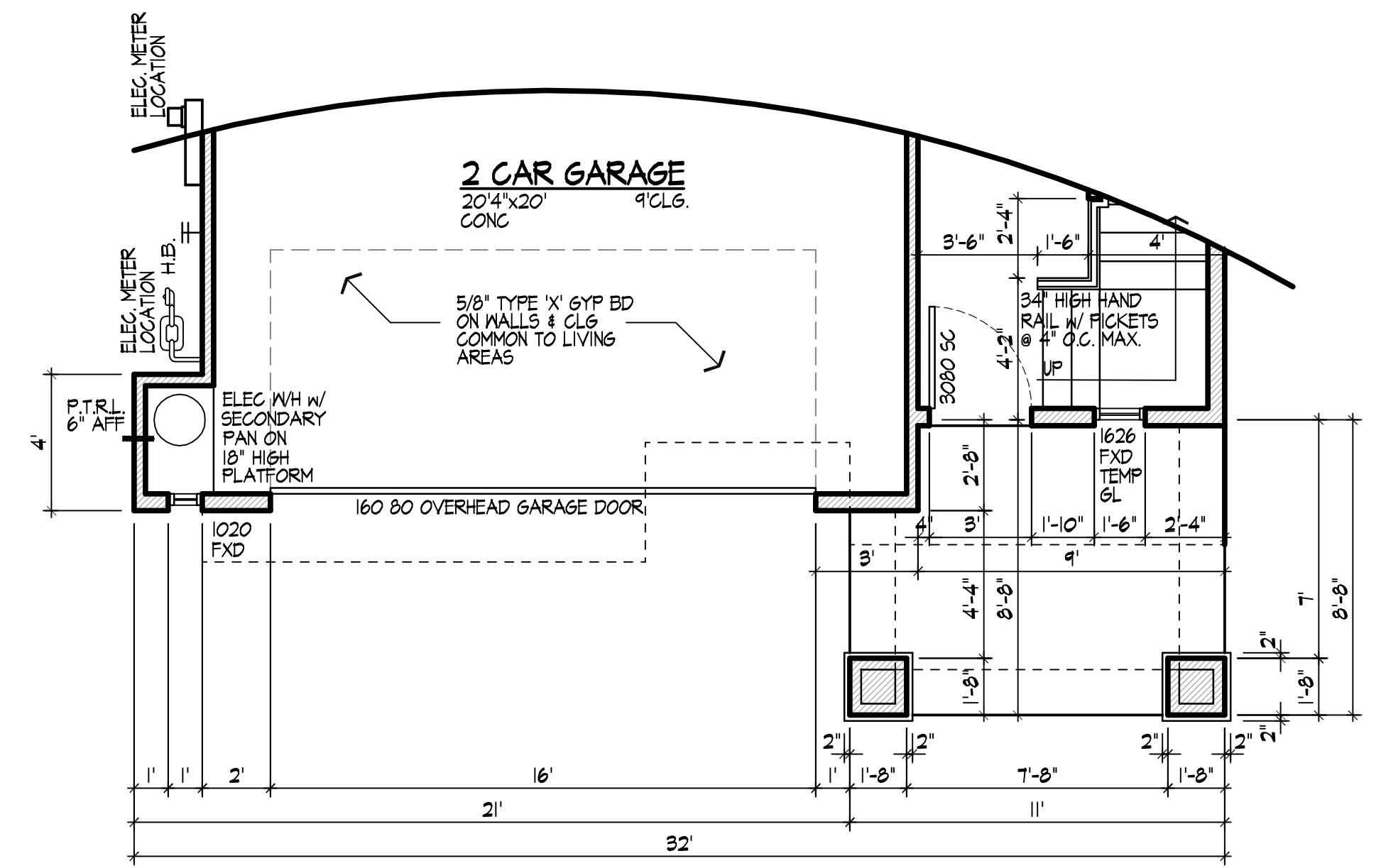
OPT. GRAND SHOWER



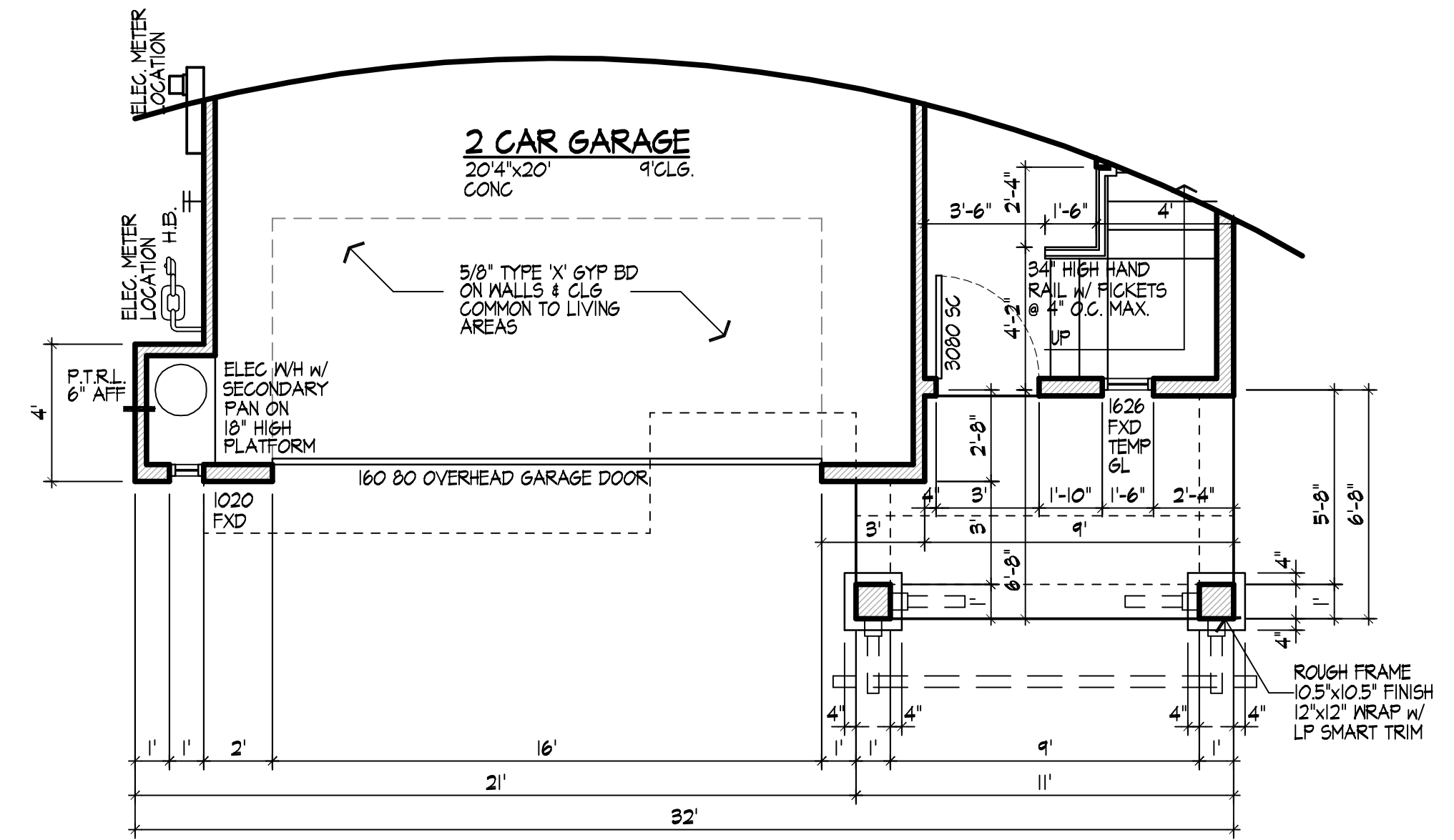
UPPER FLOOR PLAN 'C'



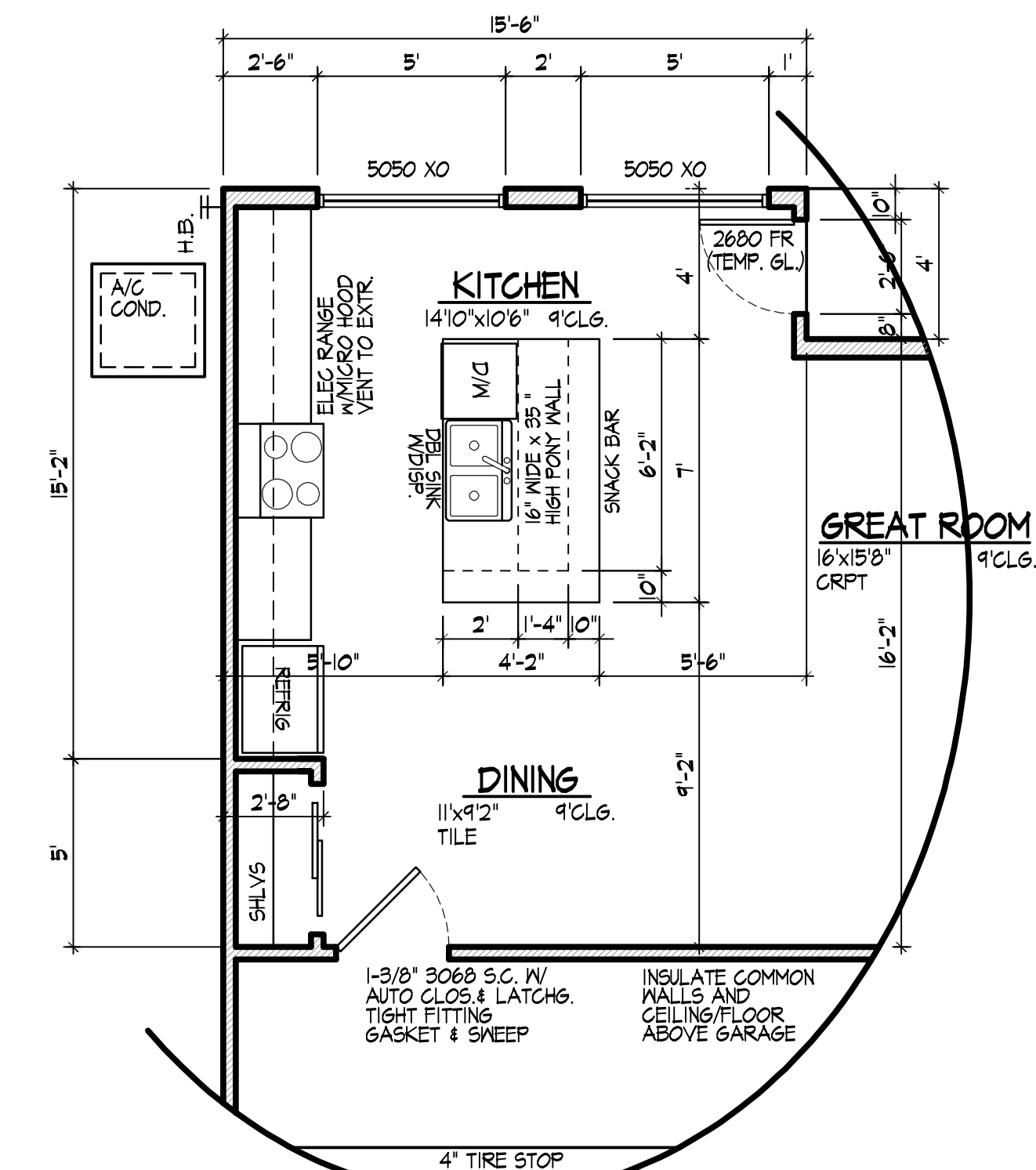
UPPER FLOOR PLAN 'B'



LOWER FLOOR PLAN 'C'



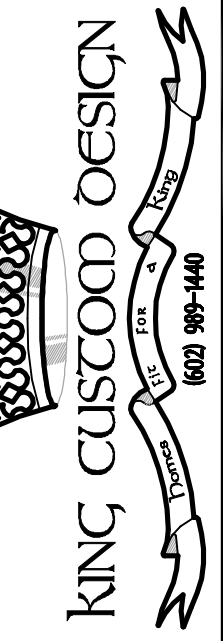
LOWER FLOOR PLAN 'B'



OPTIONAL KITCHEN PLAN

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3/15/16	KK

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PLAN #2035

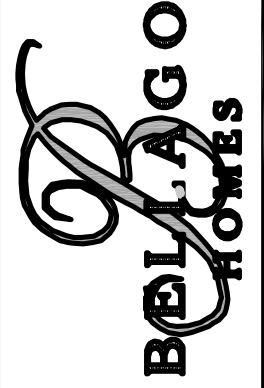
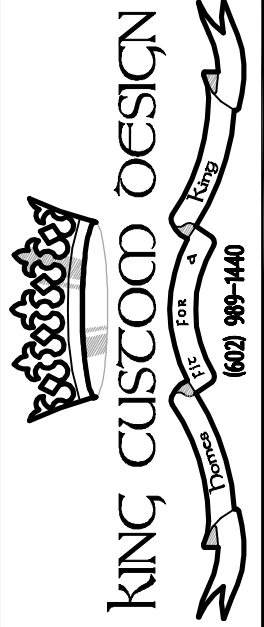
FLOOR PLAN OPTIONS

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DRAWN: K.KING
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SHEET:

A-3b

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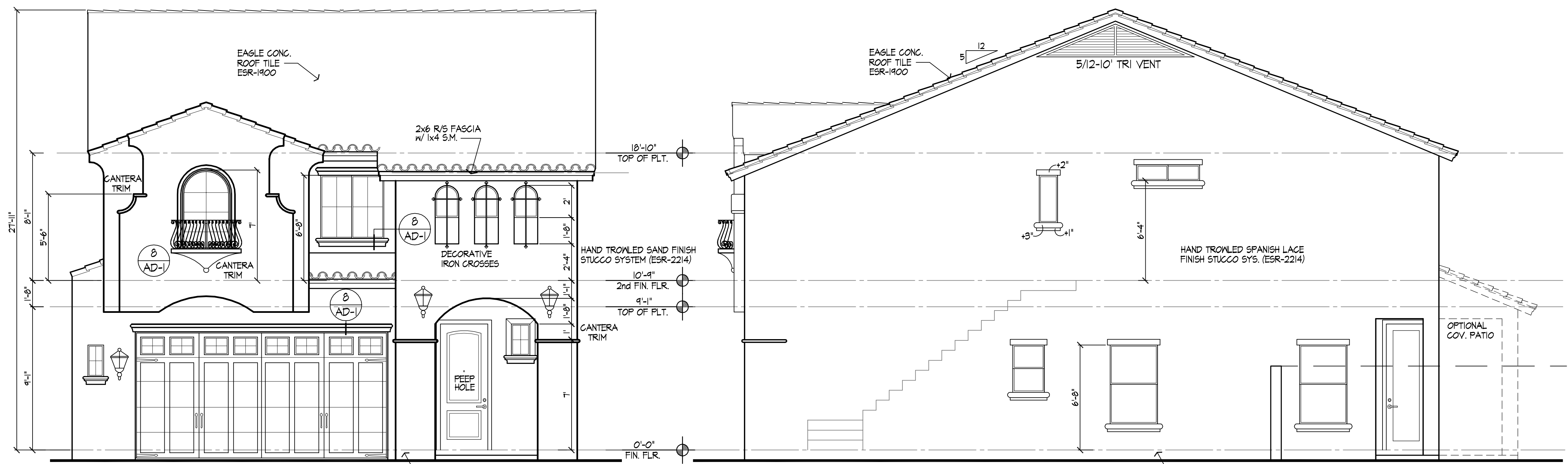
BELLASO DEVELOPMENT LLC.
1206 NORTH LINDSAY ROAD
MESA, ARIZONA 85213
PHONE: 602-491-0535

PLAN #2035

ELEVATIONS
SPANISH COLONIAL

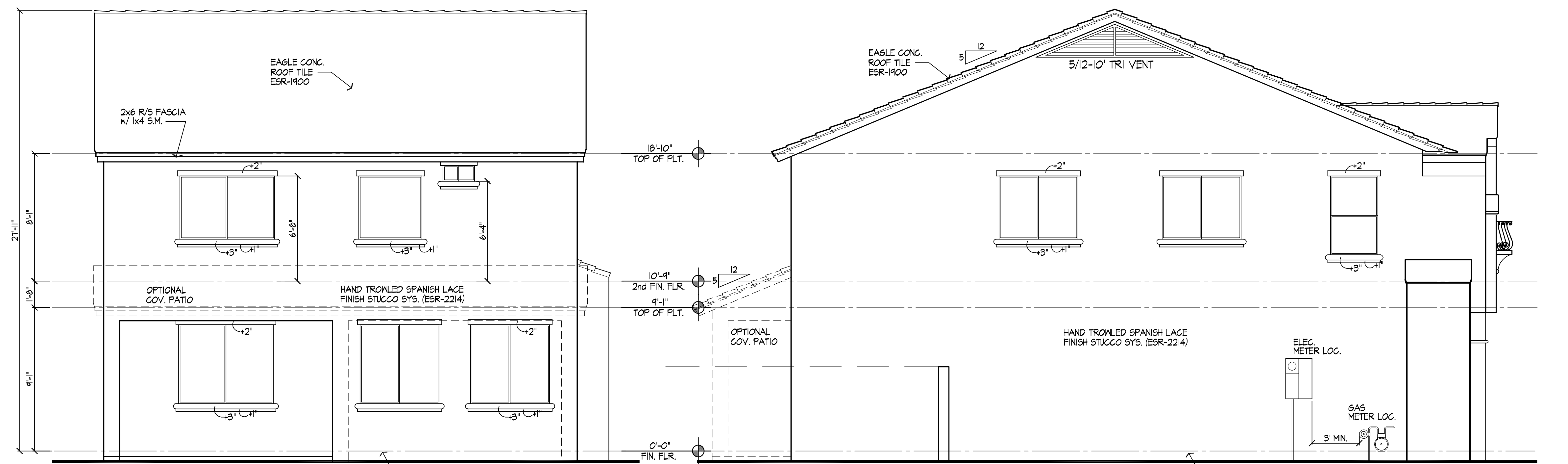
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JOB: BEL-2035
SHEET:

A-4a



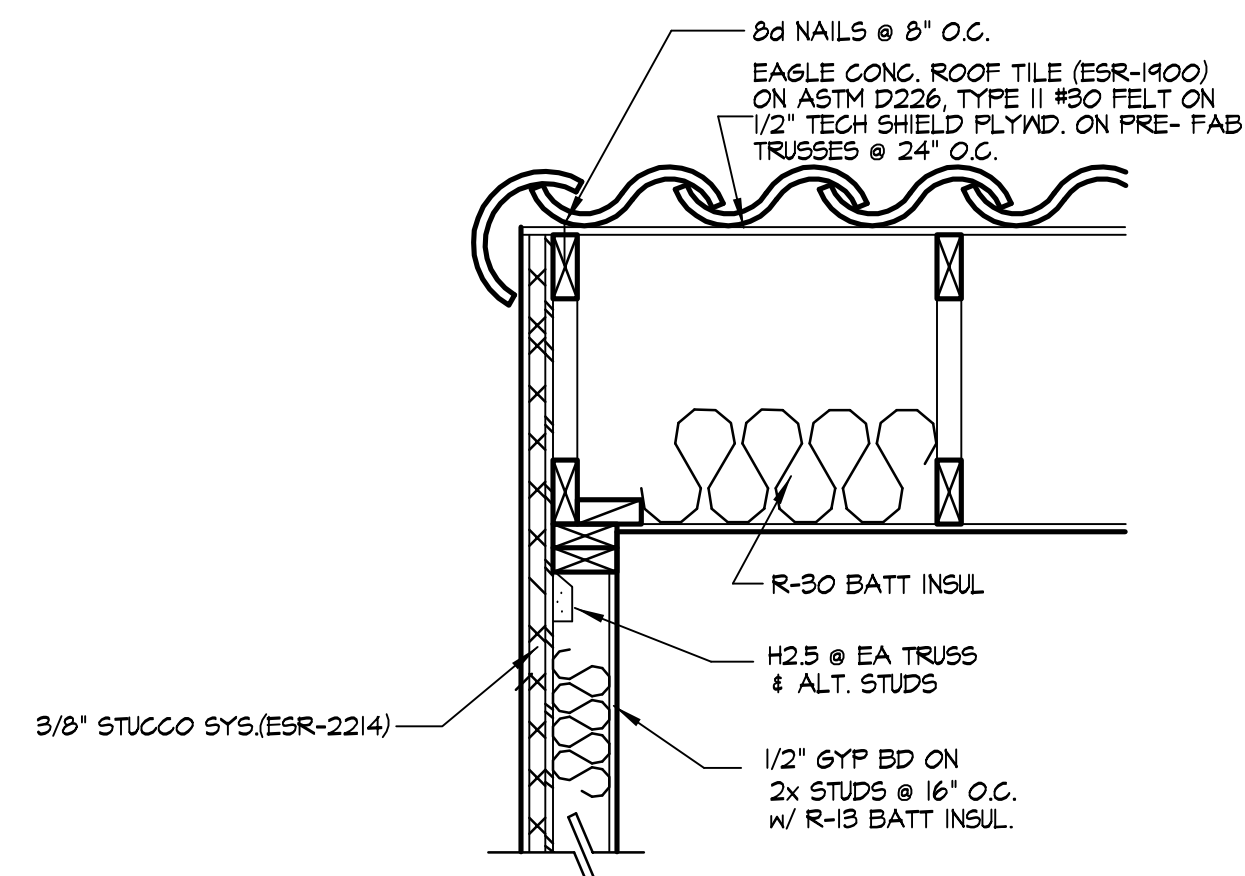
FRONT ELEVATION 'A'
SPANISH COLONIAL

RIGHT ELEVATION 'A'

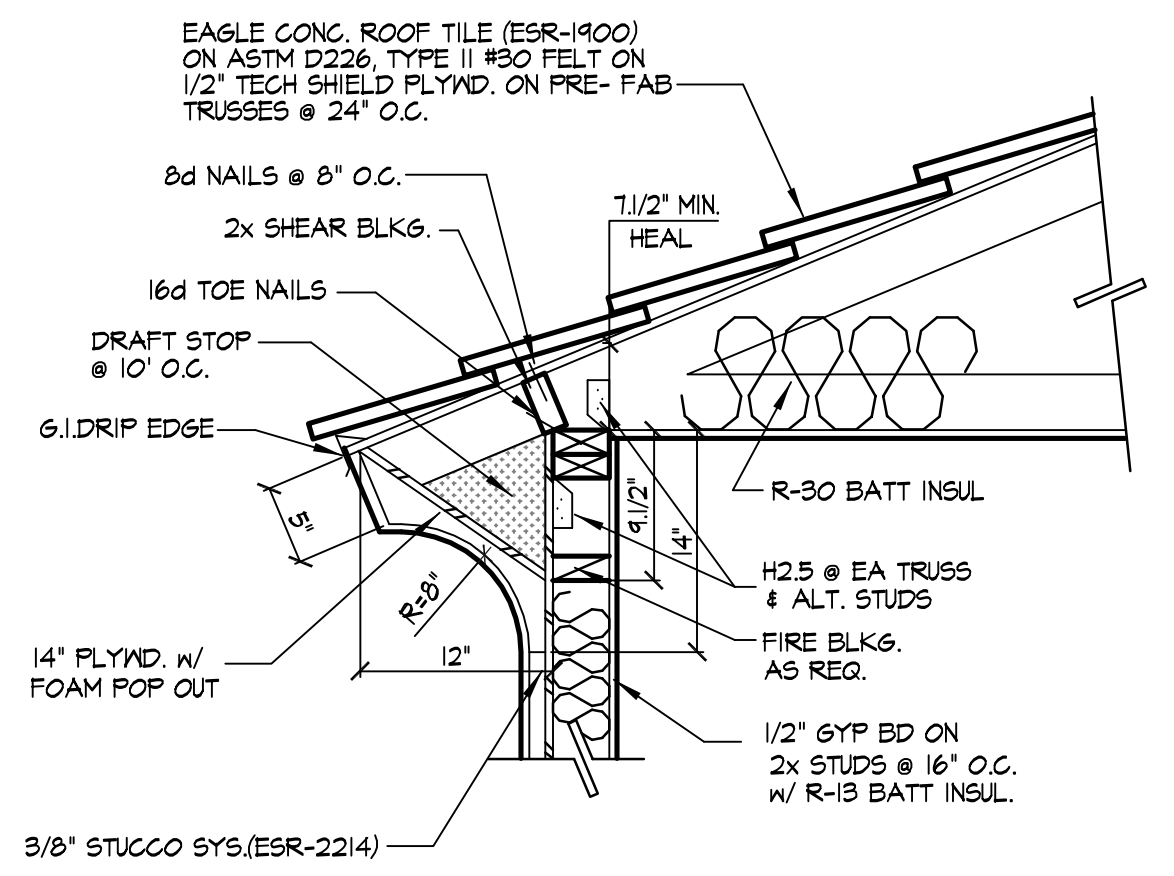


REAR ELEVATION 'A'

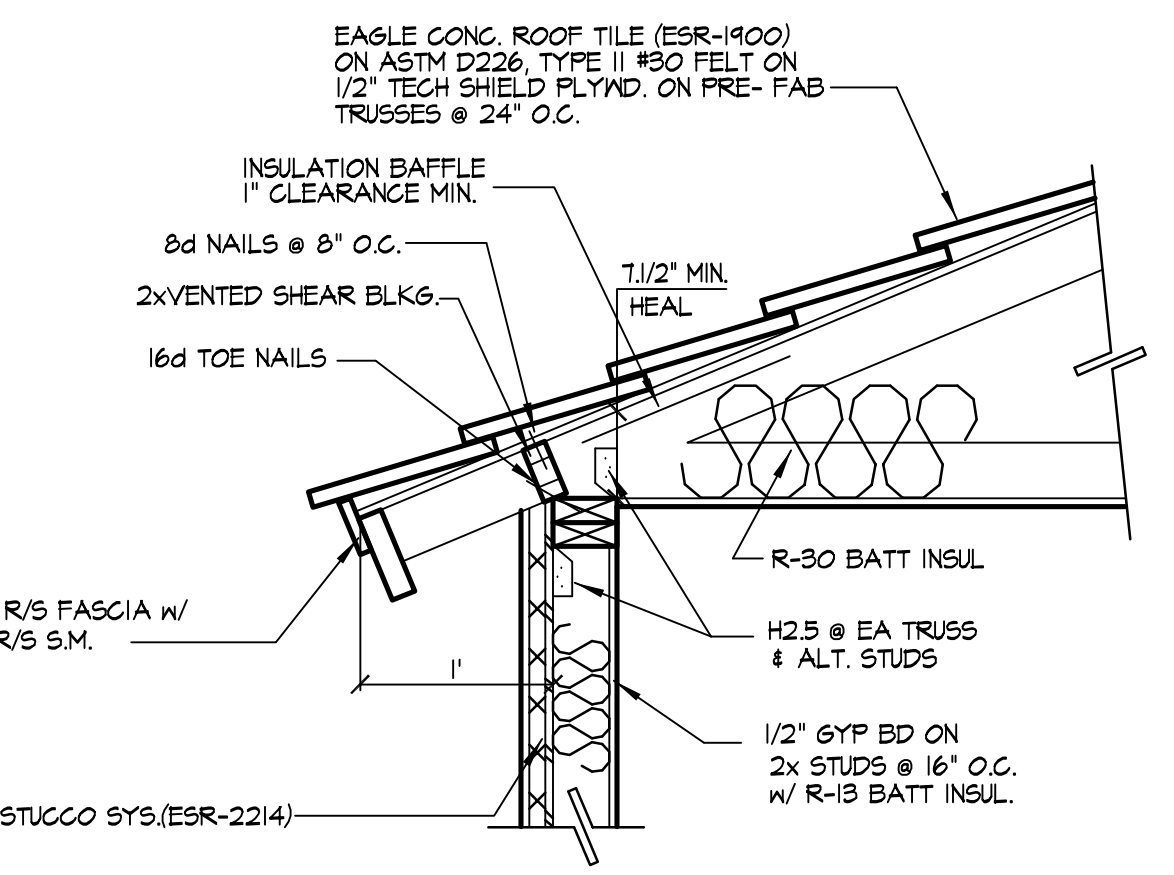
LEFT ELEVATION 'A'



6 RAKE DETAIL

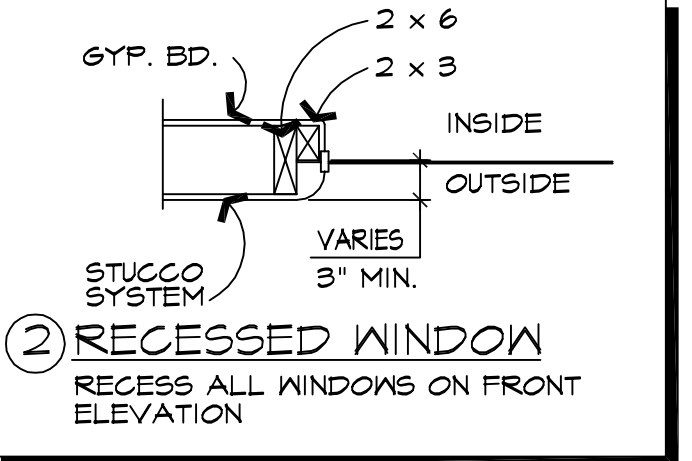


4 FASCIA DETAIL



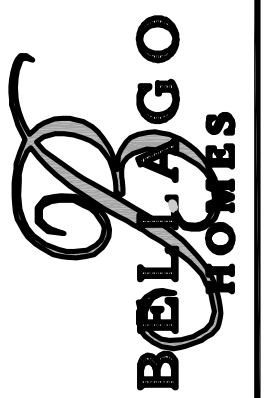
3 FASCIA DETAIL

SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
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 #15 ASPHALT FELT COMPLYING WITH
ASTM D 226 TYPE II WITH MINIMUM 2" HORIZONTAL
LAP AND 6" VERTICAL LAPS.



2 RECESSED WINDOW
RECESS ALL WINDOWS ON FRONT
ELEVATION

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PLAN #2035

ELEVATIONS

CRAFTSMAN

A-4c



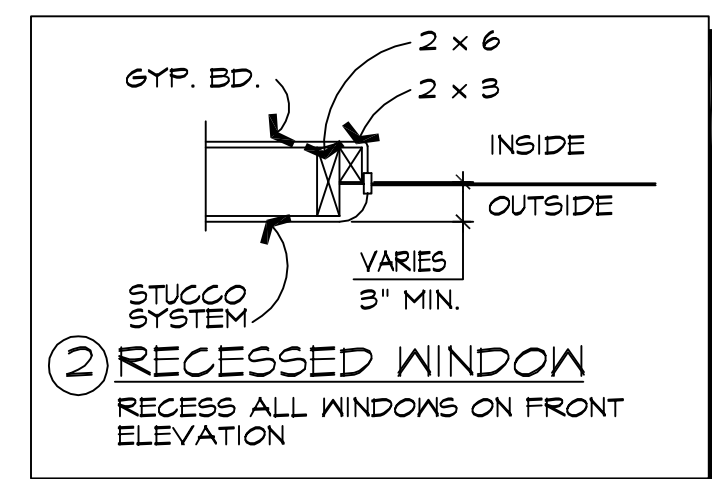
ALL TRIM AROUND WINDOWS IN SIDING
WALLS TO BE LP SMART TRIM
ALL TRIM AROUND WINDOWS IN STUCCO
WALLS TO BE STUCCO POP-OUTS


$$1/4^{\circ} = 1^{\circ} - 0^{\circ}$$

$$1/4'' = 1' - 0''$$

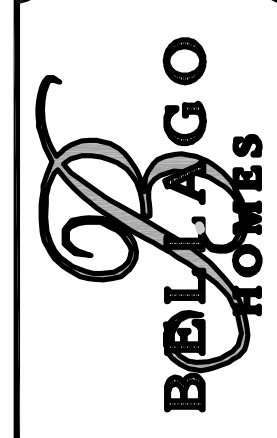
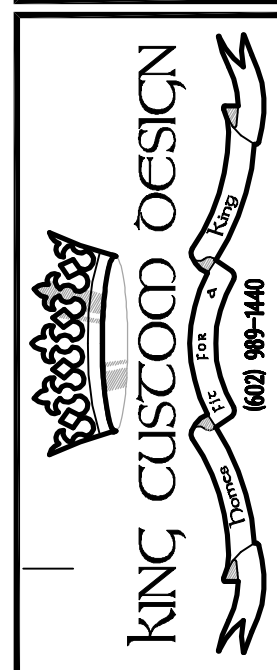
$$1/4^{\circ} = 1^{\circ} - 0^{\circ}$$


SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERWALL STUCCO SYS(ESR-2214)
MAG- ONE COAT STUCCO
COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED
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OVER INSULFOAM ONE COAT STUCCO INSULATION BOARD
OR GABLE-GUARD (UL ER433-01)
OVER A WEATHER BARRIER CONSISTS OF
(1) LAYER OF #15 ASPHALT FELT COMPLYING WITH
ASTM D 226 TYPE I WITH MINIMUM 2" HORIZONTAL
LAP AND 6" VERTICAL LAPS.



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12/11/15	KK
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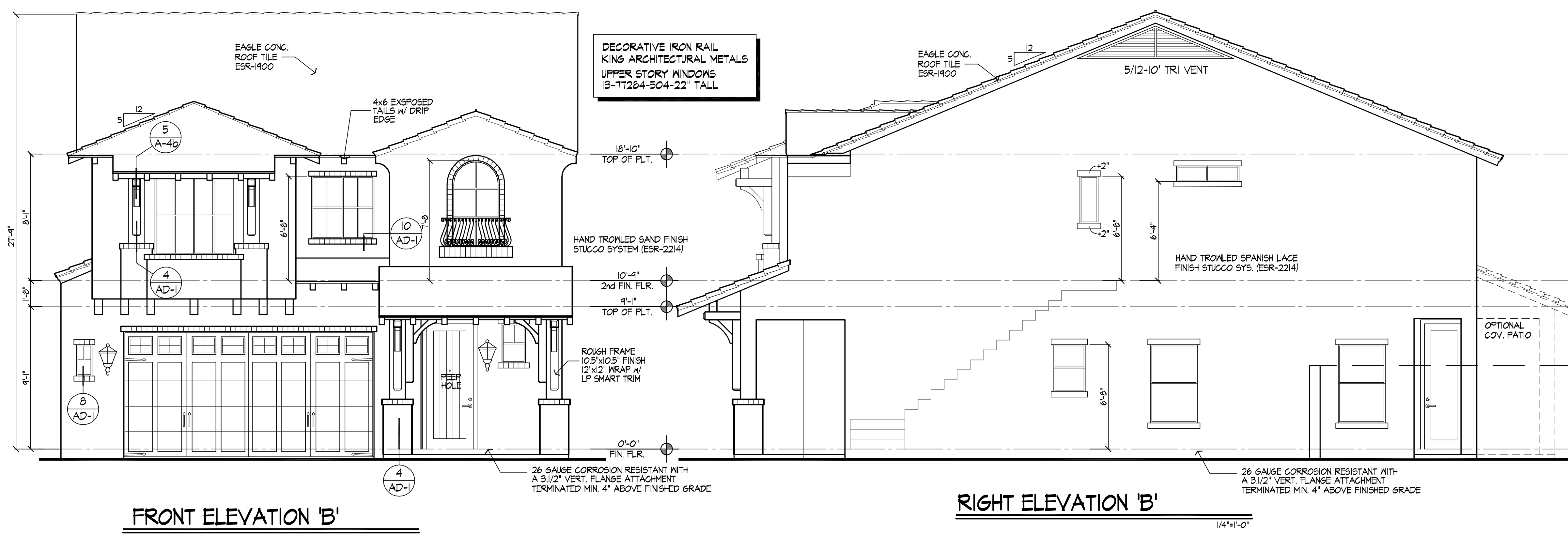
BELLASO DEVELOPMENT LLC.
1806 NORTH LINDSAY ROAD
MESA, ARIZONA 85215
PHONE: 602-491-0535

PLAN #2035

ELEVATIONS
SPANISH MONTEREY

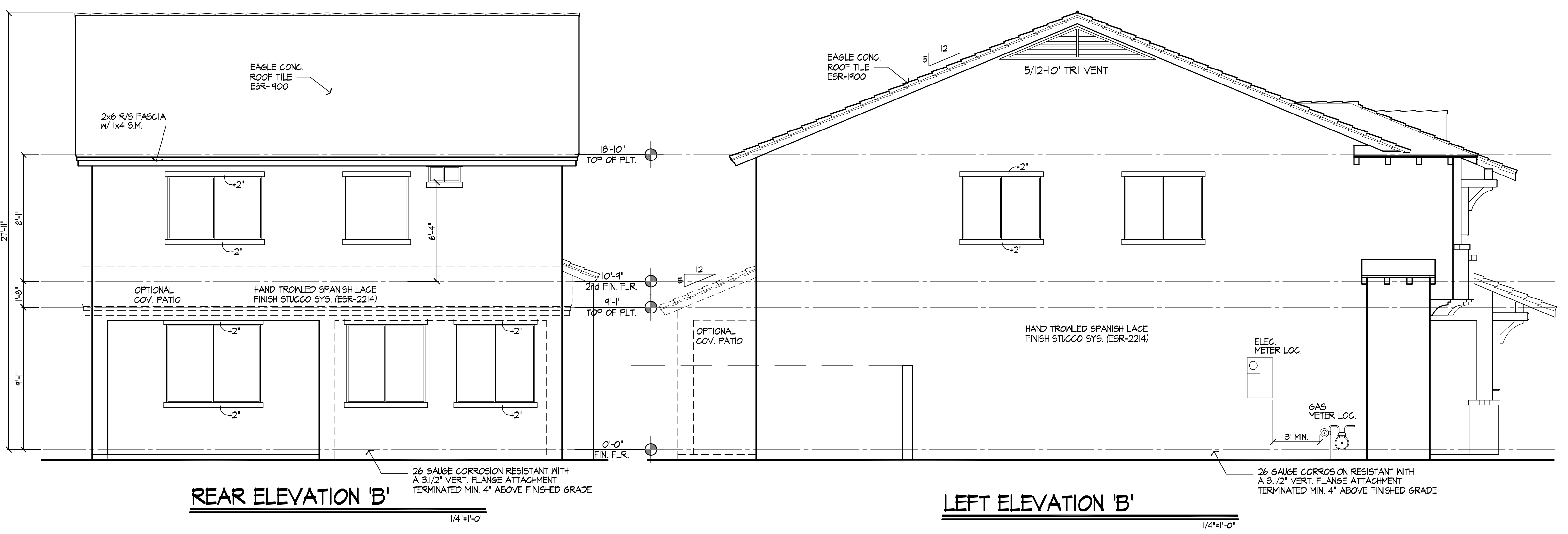
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SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-2035
SHEET:

A-4b



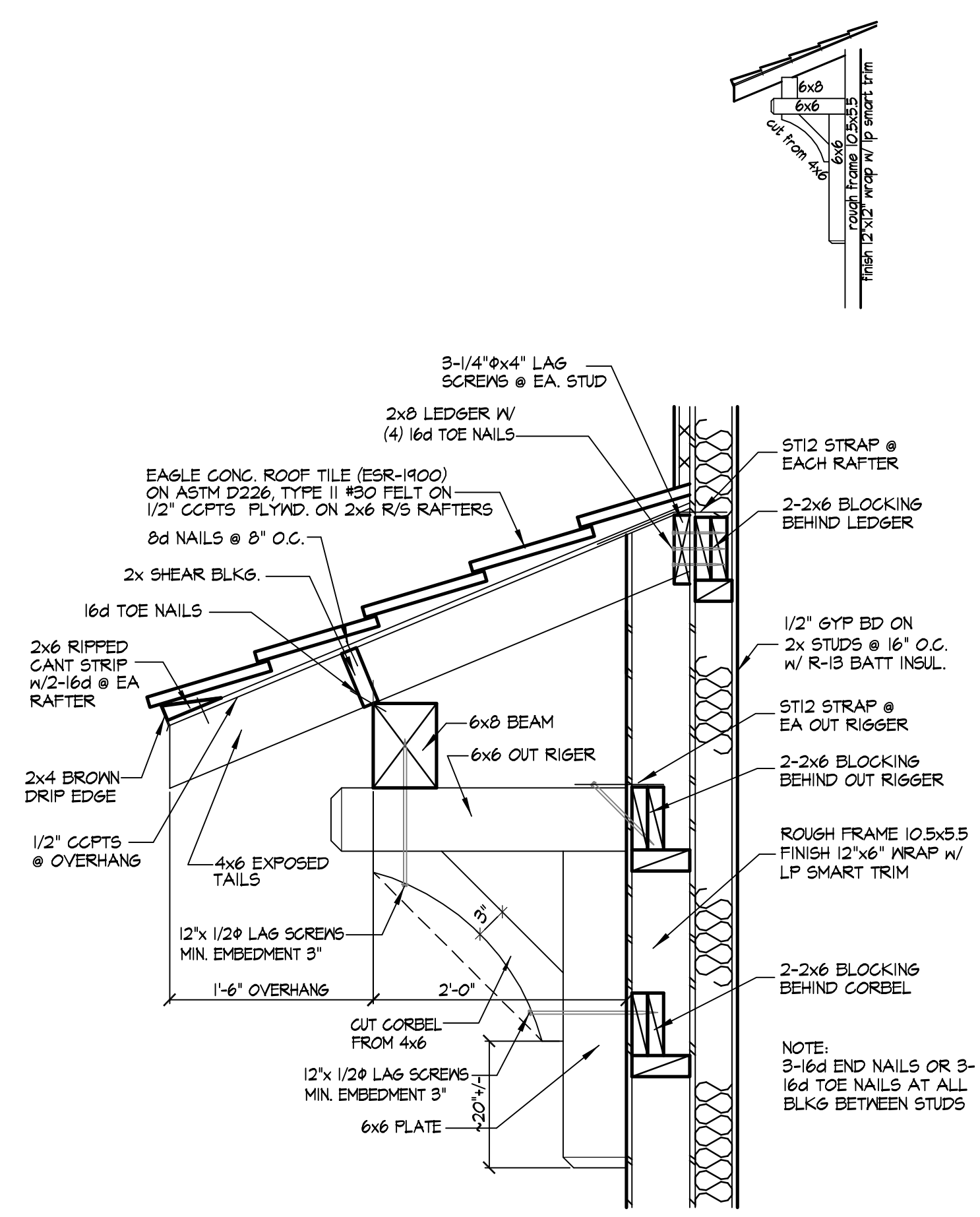
FRONT ELEVATION 'B'
SPANISH MONTEREY

RIGHT ELEVATION 'B'

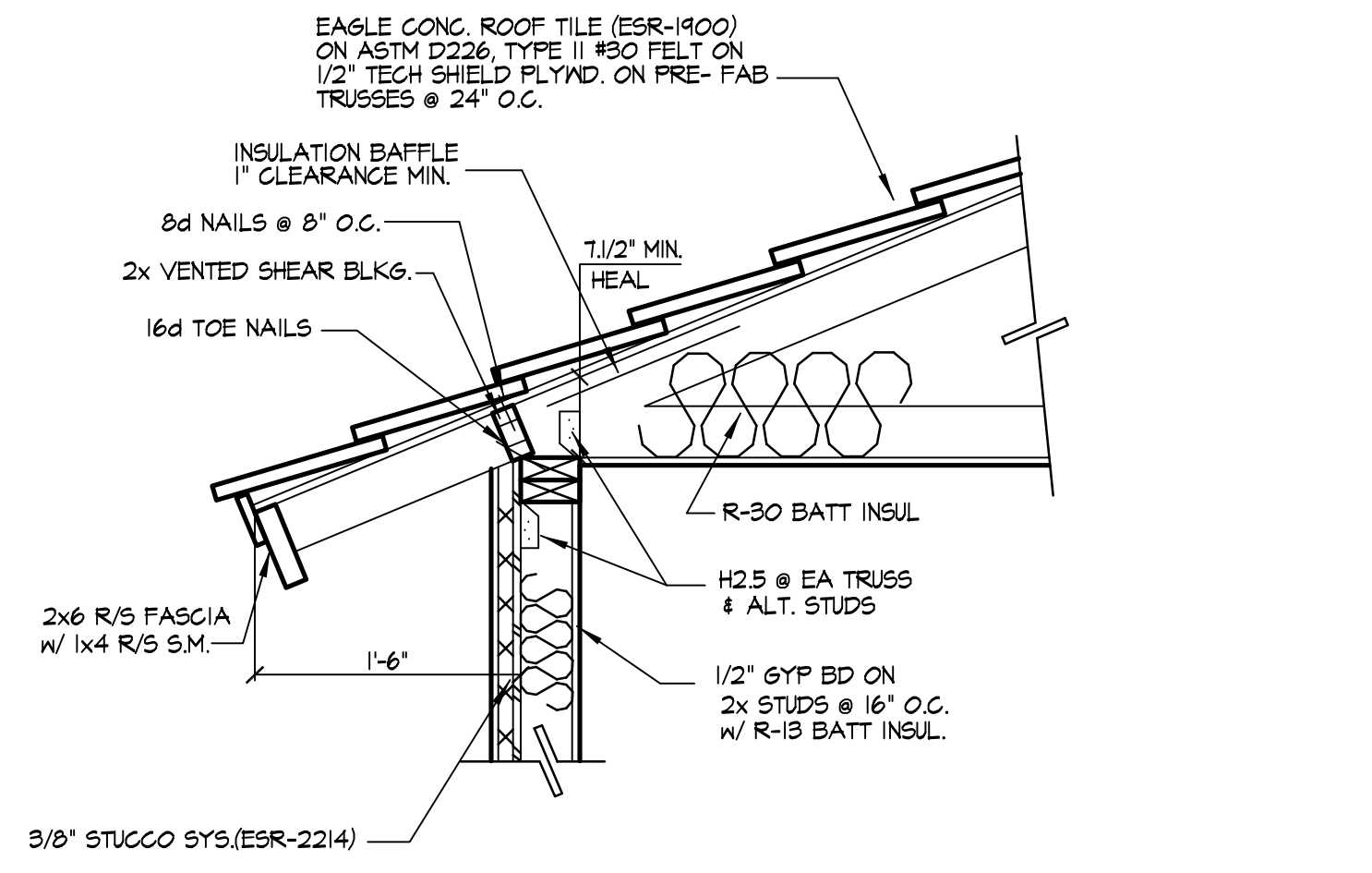


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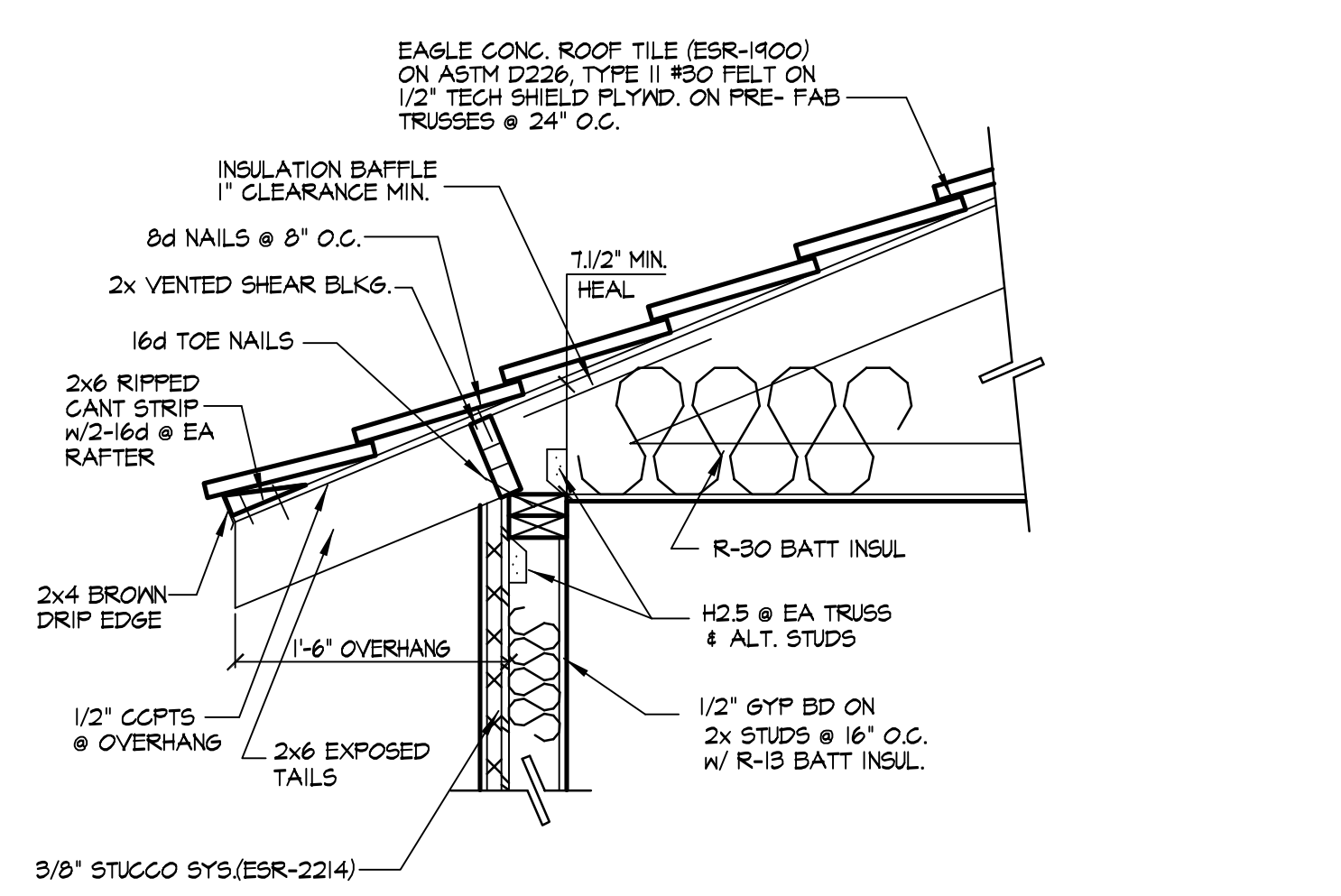
LEFT ELEVATION 'B'



5 WINDOW AWNING

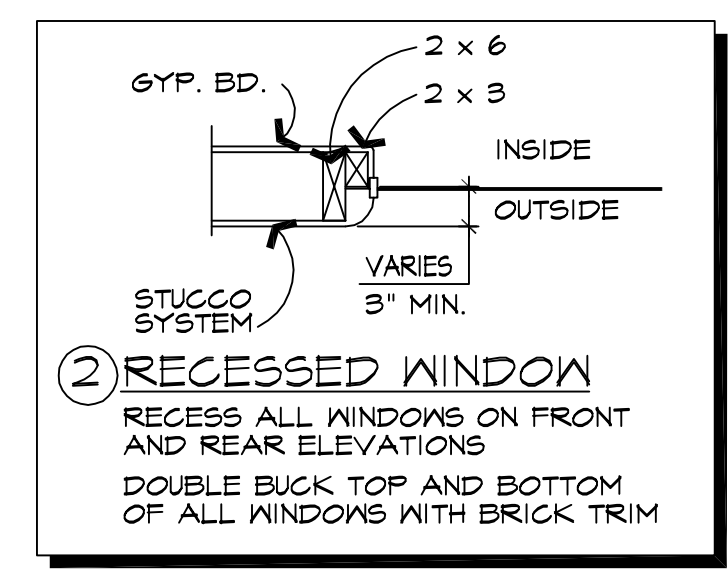


4 FASCIA DETAIL



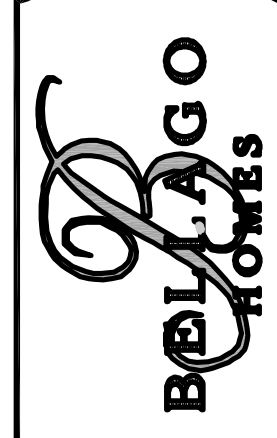
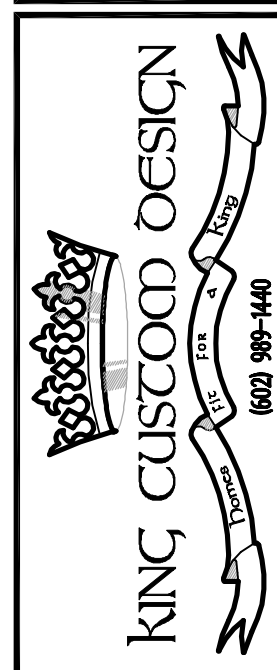
3 FASCIA DETAIL

SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERMALL STUCCO SYS.(ESR-2214)
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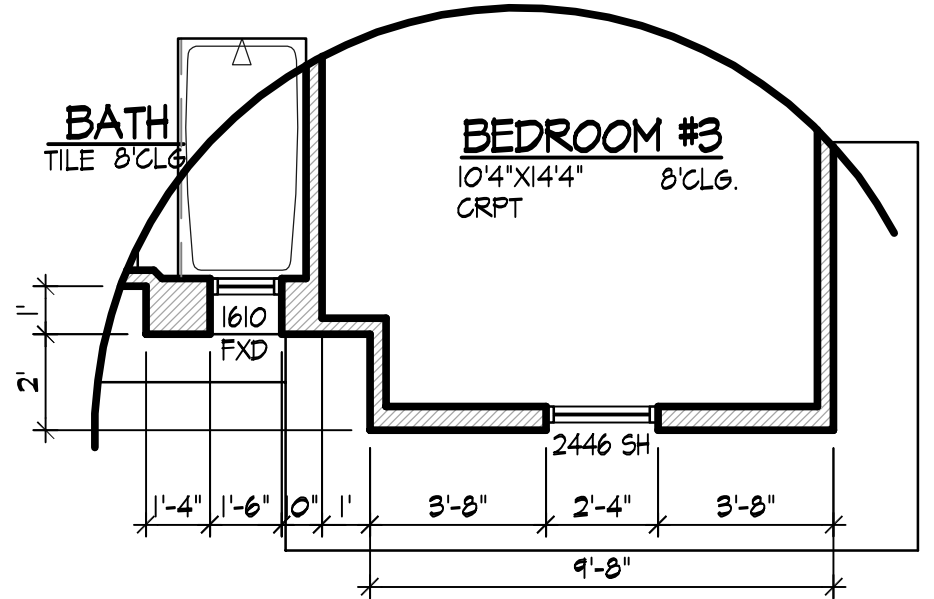


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PHONE: 602-491-0555

PLAN #1670

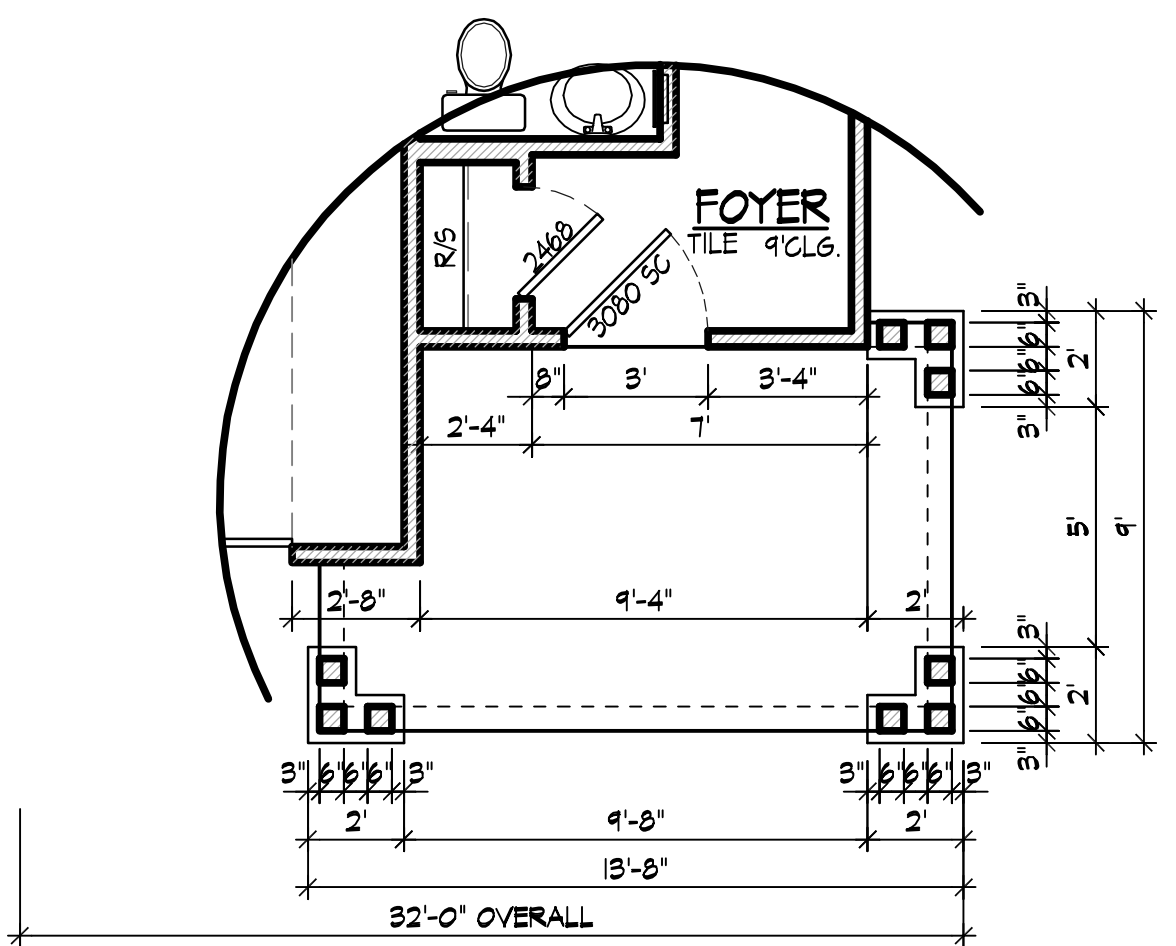
FLOOR PLANS

DATE: 6/3/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1670M
SHEET: A-3



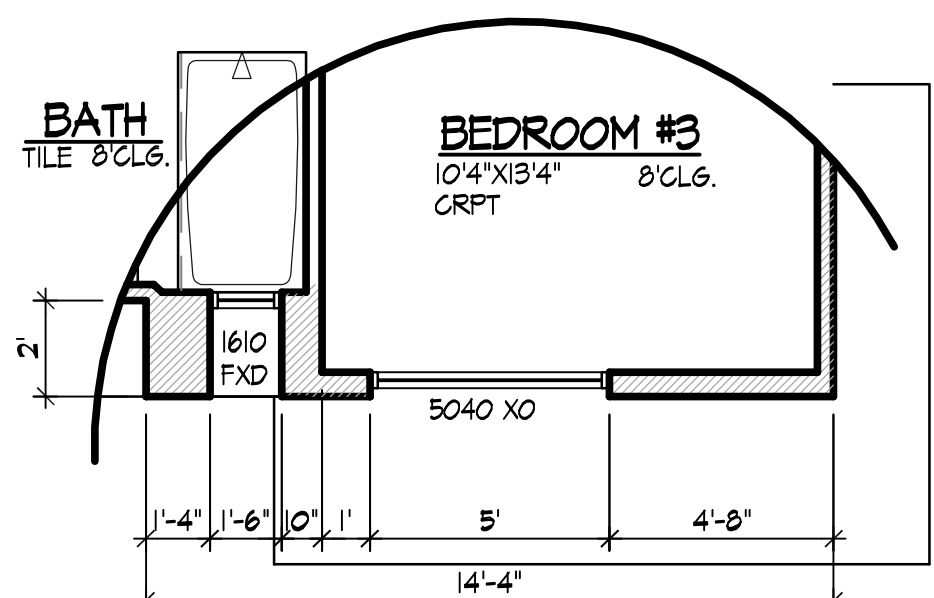
UPPER FLOOR PLAN 'B'

1/4"=1'-0"



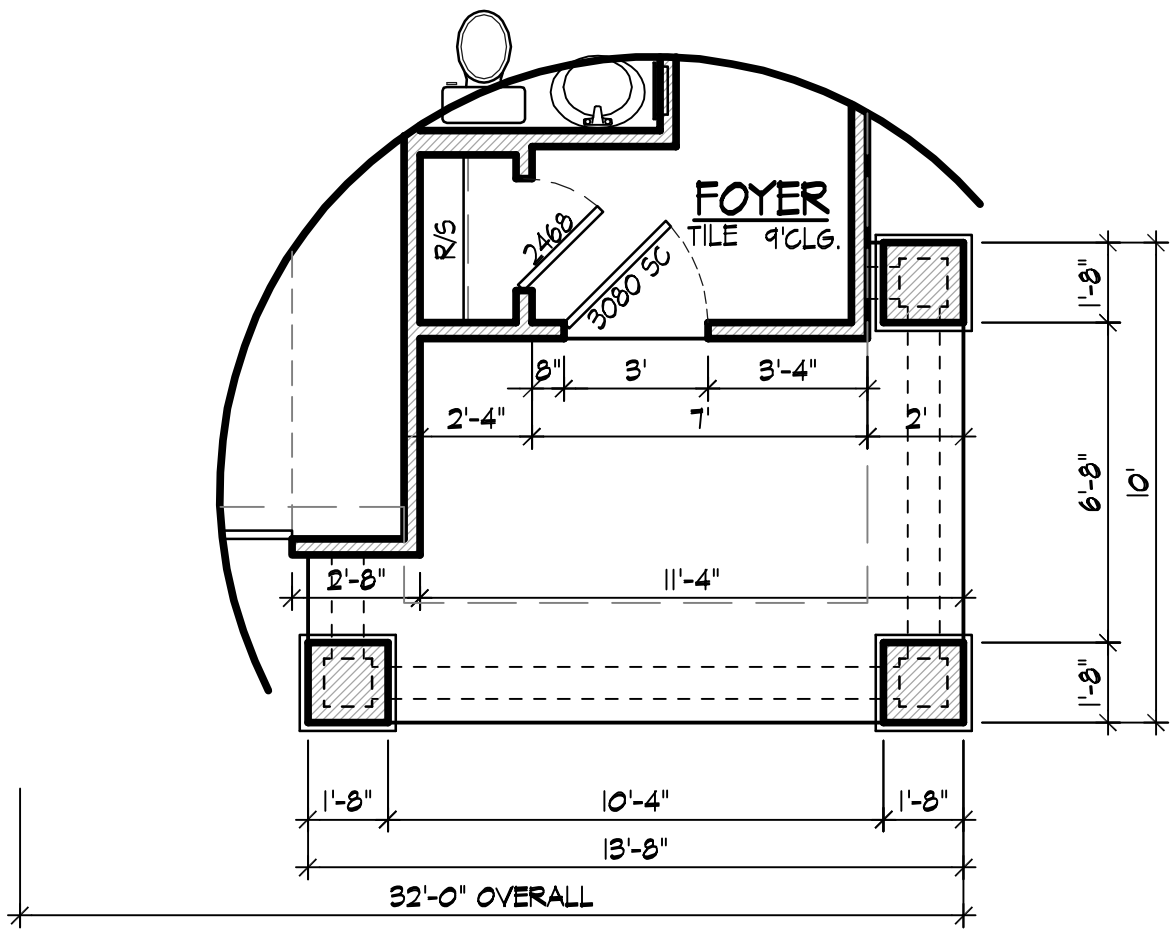
LOWER FLOOR PLAN 'B'

1/4"=1'-0"



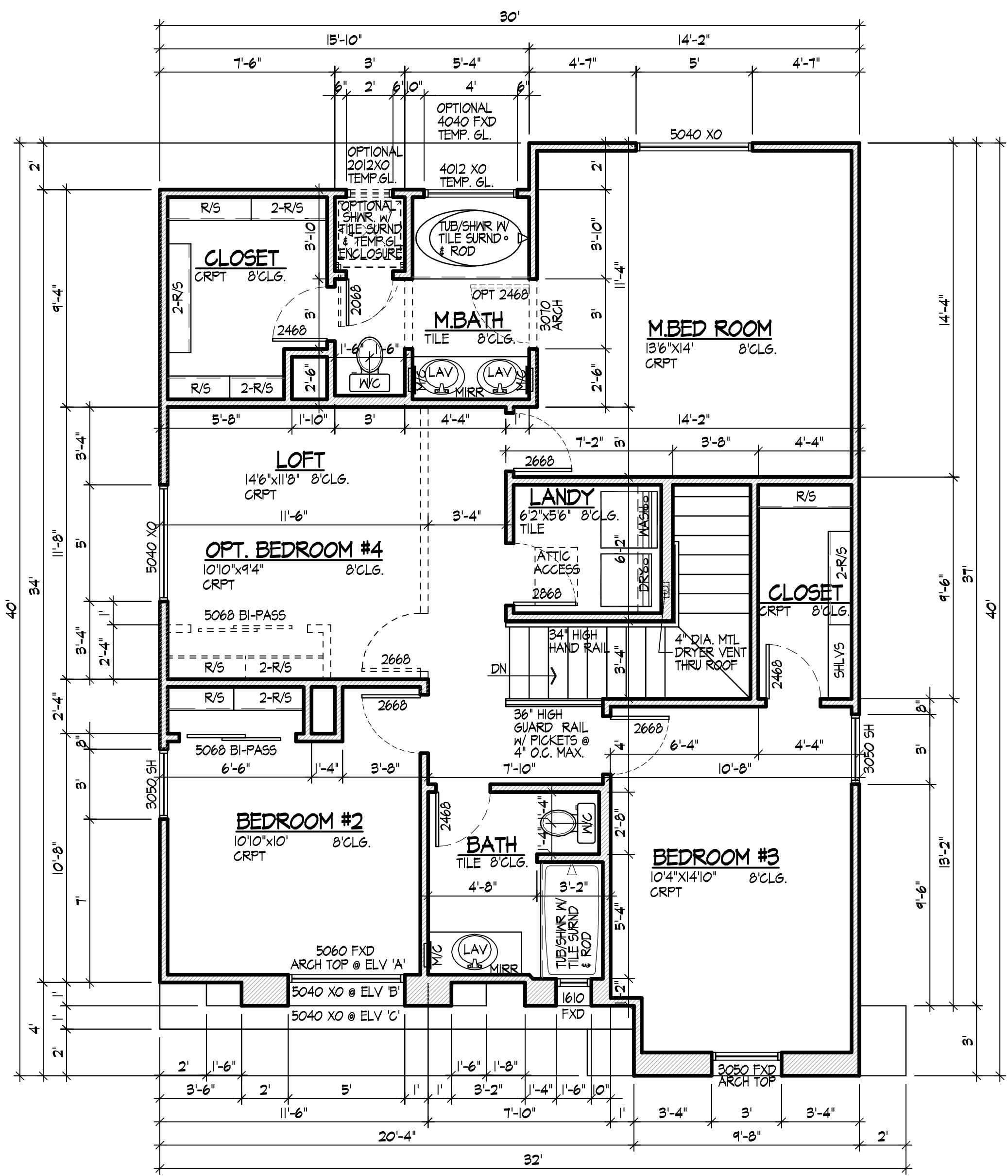
UPPER FLOOR PLAN 'C'

1/4"=1'-0"



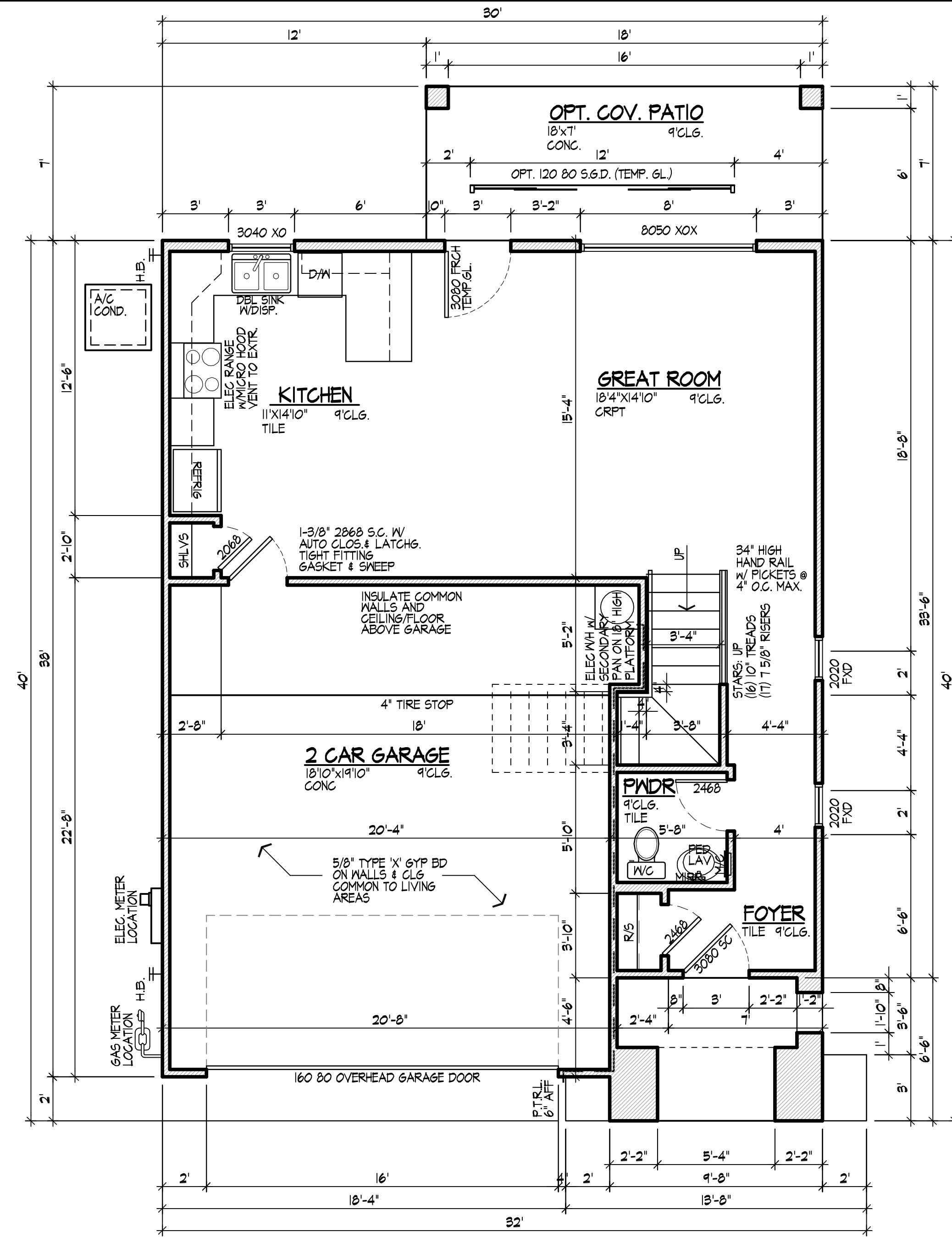
LOWER FLOOR PLAN 'C'

1/4"=1'-0"



UPPER FLOOR PLAN 'A'

1/4"=1'-0"



LOWER FLOOR PLAN 'A'

1/4"=1'-0"

- NOTE:**
- SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT SHEETROCK AND CERAMIC TILE OR EQUAL TO A HEIGHT OF 10" ABOVE DRAIN. A VAPOR RETARDER IS NOT PERMITTED BEHIND MOISTURE RESISTANT SHEETROCK, AND MOISTURE RESISTANT SHEETROCK IS NOT PERMITTED ON CEILINGS. VERIFY PER TYPE OF TILE INSTALLATION. SEE R 102.3.3 & R 103.4.2.
 - MINIMUM 22" CLEAR OPENINGS @ DOOR.
 - PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) ACCESSIBLE FROM INSIDE) GARAGES.
 - PROVIDE 100 SQ. IN. OF MAKE UP AIR PER I.M.C., IN LAUNDRY ROOM.
 - PROVIDE APPROVED AIRSAP AT DISHWASHER.
 - APPLIANCES WHICH DEPEND UPON THE COMBUSTION OF FUEL SHALL NOT BE INSTALLED IN BEDROOMS, OR BATHROOMS OR ROOMS WHICH OPEN TO THE BEDROOM OR BATHROOM (I.E. CLOSETS).
 - TOTAL LENGTH OF 4" DRYER EXHAUST SHALL NOT EXCEED 25' WHEN FITTINGS USED, REDUCE LENGTH PER IRC M502.6
 - ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE
 - MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
 - REAR YARDS WHICH ARE THE ONLY EMERGENCY EGRESS ROUTE FROM BEDROOM(S) AND THAT ARE NON APPROACHABLE FROM PUBLIC OR DEDICATED COMMON WAYS ARE PROHIBITED.
 - IN ALL SLEEPING AREAS, PROVIDE AN OPENABLE WINDOW OR DOOR WITH AN AREA OF 5.7 SQ. FT. (MINIMUM OPENING DIRECTLY TO THE OUTSIDE WITH A MINIMUM NET CLEAR OPENING OF 20" WIDE AND 24" HIGH. MAXIMUM WINDOW SILL HEIGHT 44".
 - ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANES WITH 4 SQ. FT. OR LESS AREA) SHALL BE SAFETY GLASS.
 - FRONT DOOR TO HAVE A PEEP HOLE VIEWER HAVING A FIELD OF VISION OF NOT LESS THAN 180 DEGREES
 - ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH SECTION R 325 SECURITY STANDARDS OF CITY OF MESA RESIDENTIAL CODE.

- PLUMBING NOTE:**
- PIPING TYPE AS FOLLOWS:
- WASTE LINE TO BE ABS SPECIFIED SCHEDULE 40 DWV, SCHEDULE 40 PVC DWV.
 - VENT PIPE TO BE ABS SPECIFIED SCHEDULE 40 DWV, SCHEDULE 40 PVC DWV.
 - COPPER TUBING USED IN WATER PIPING MUST BE SPECIFIED TYPE "M" MINIMUM WEIGHT IN THE BUILDINGS ABOVE SLABS & COPPER TUBING USED IN WATER PIPING BELOW FLOOR SLABS MUST BE TYPE "L" MINIMUM WEIGHT INSTALLED WITH JOINTS.
 - ALL HOSE BIBS SHALL HAVE ANTI SIPHON VALVES INSTALLED.
 - GAS FUEL PIPING SHALL BE WROUGHT IRON OR STEEL, GALVANIZED, BLACK OR YELLOW BRASS.

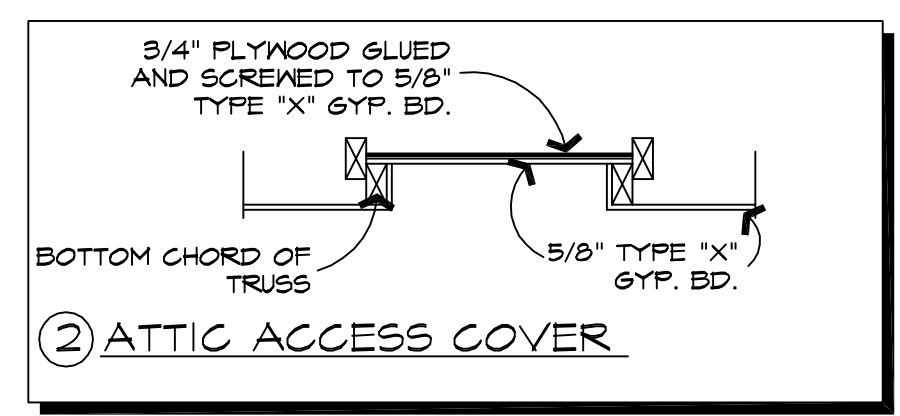
- NOISE ATTENUATION STIPULATIONS:**
- PROVIDE EXTERIOR WALL INSULATION EQUAL TO A VALUE OF R-14 WHERE ADJACENT TO LIVABLE AREAS.
 - PROVIDE CEILING INSULATION EQUAL TO A VALUE OF R-38 OVER
 - ALL EXTERIOR DOORS EXITING FROM LIVABLE AREAS SHALL BE SOLID CORE OR INSULATED, WITH WEATHER TIGHT GASKETS AND THRESHOLDS OR GASKETED GLASS.
 - ALL EXTERIOR WINDOWS ADJACENT TO LIVABLE AREAS SHALL BE DOUBLE GLAZED (DUAL PANE).
 - SOLE PLATES OF EXTERIOR WALLS ADJACENT TO LIVABLE AREAS SHALL BE CAULKED OR SEALED AT THE FLOOR LINE.

AREA SCHEDULE				
ALL ELEVATIONS	LIVABLE	U/R	U/R W/PATIO	
(A) MAIN FLOOR LIVABLE 'A', 'B' & 'C'	600			
(B) UPPER FLOOR LIVABLE 'A'	1,085			
(C) UPPER FLOOR LIVABLE 'B'	1,082			
(D) UPPER FLOOR LIVABLE 'C'	1,071			
(E) 2-CAR GARAGE		498		
(F) OPTIONAL COVERED PATIO			126	
(G) COVERED PORCH 'A'		61		
(H) COVERED PORCH 'B'		97		
(I) COVERED PORCH 'C'		103		
TOTAL - 'A'	1,685	2,244		2,310
TOTAL - 'B'	1,682	2,277		2,403
TOTAL - 'C'	1,671	2,278		2,404

GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C.

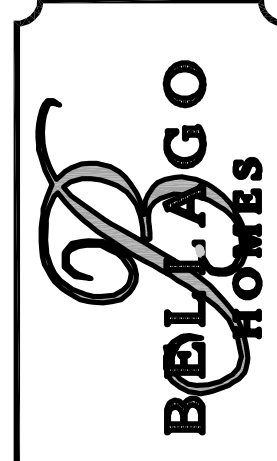
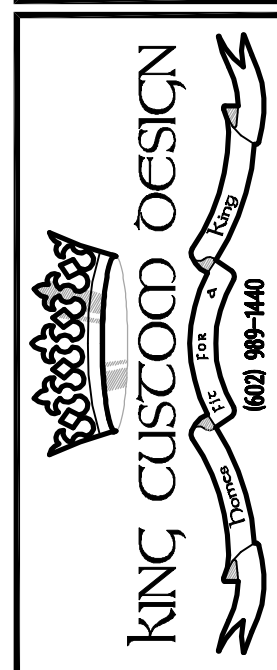
OR

USE LABELED 1/2" S&G- RESISTANT GYPSUM CEILING BOARD, TABLE R102.3.5 (d).



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WINKBELLASOHOMES.COM
MESA, ARIZONA 85213
PHONE: 602-481-0535

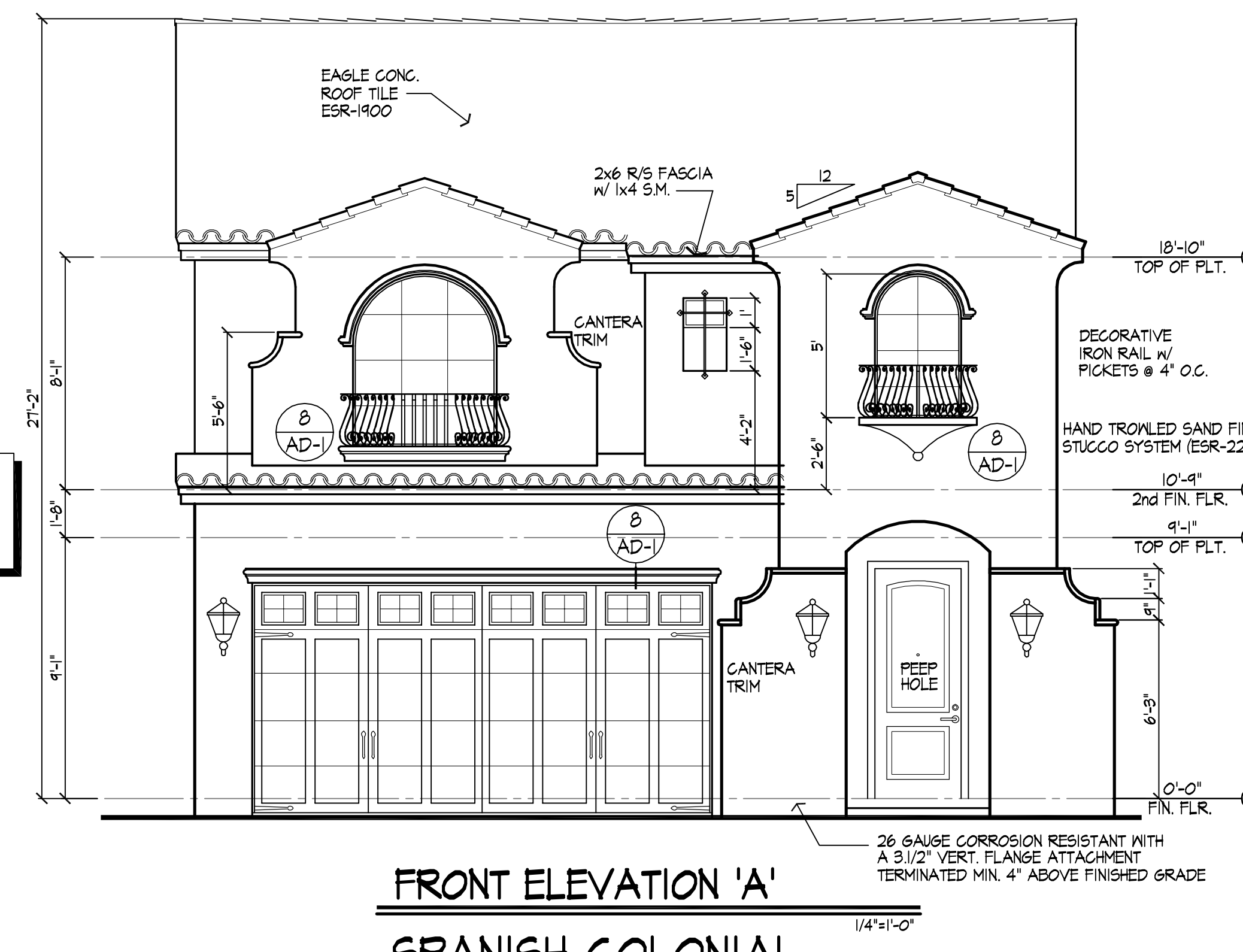
PLAN #1670

ELEVATIONS
SPANISH COLONIAL

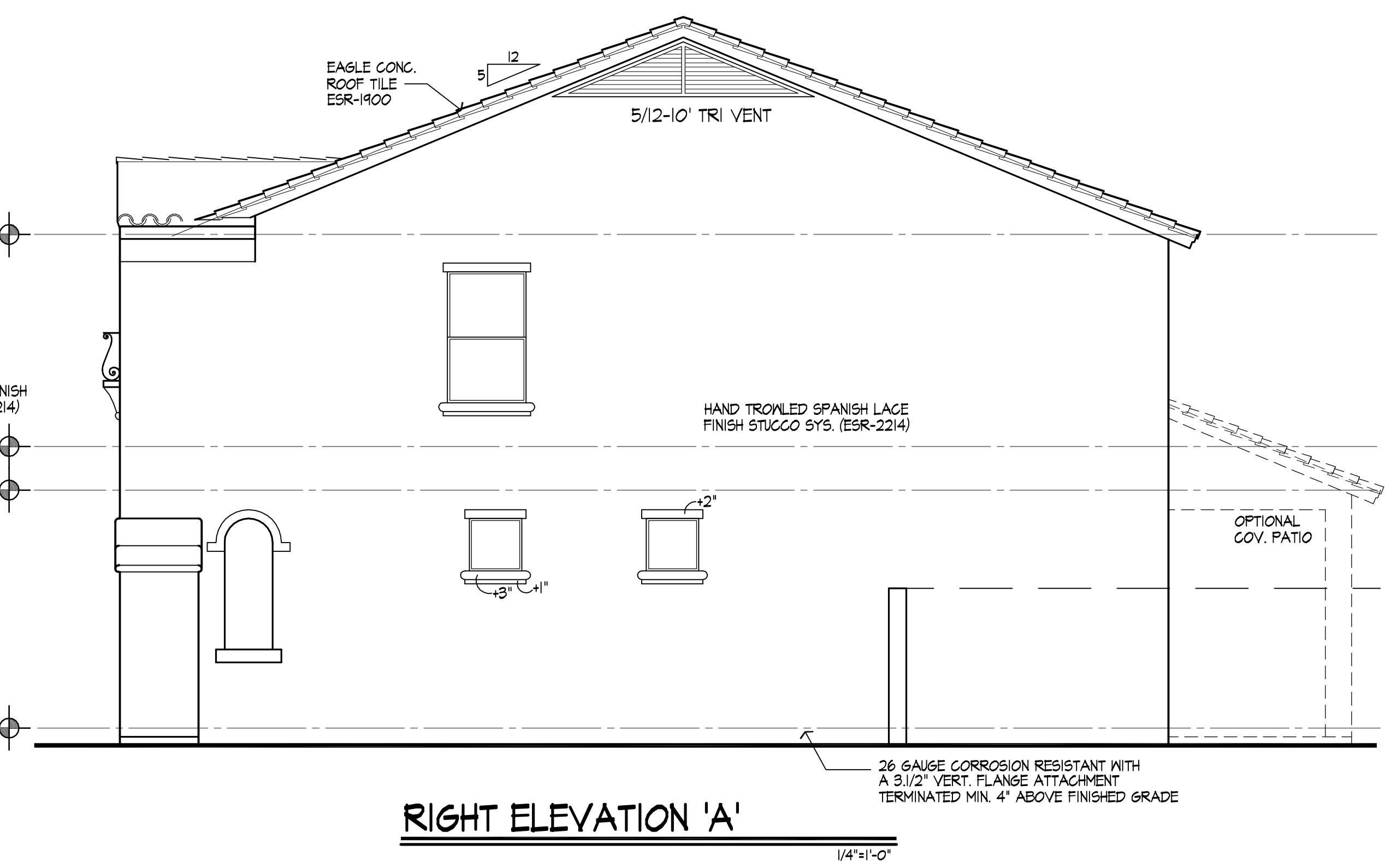
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SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1670M
SHEET:

A-4a

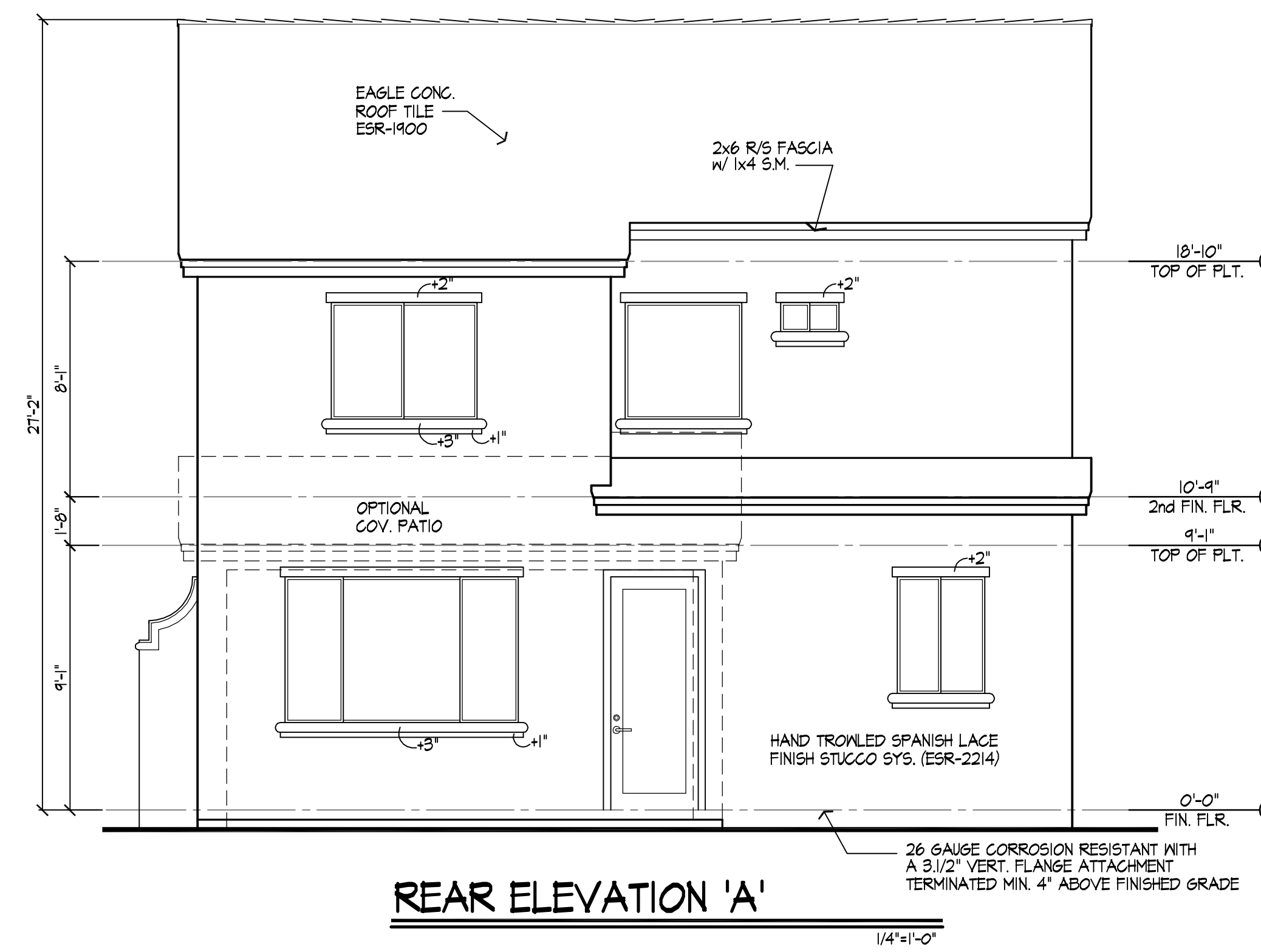
DECORATIVE IRON RAIL
KING ARCHITECTURAL METALS
UPPER STORY WINDOWS
13-TT284-504-22" TALL



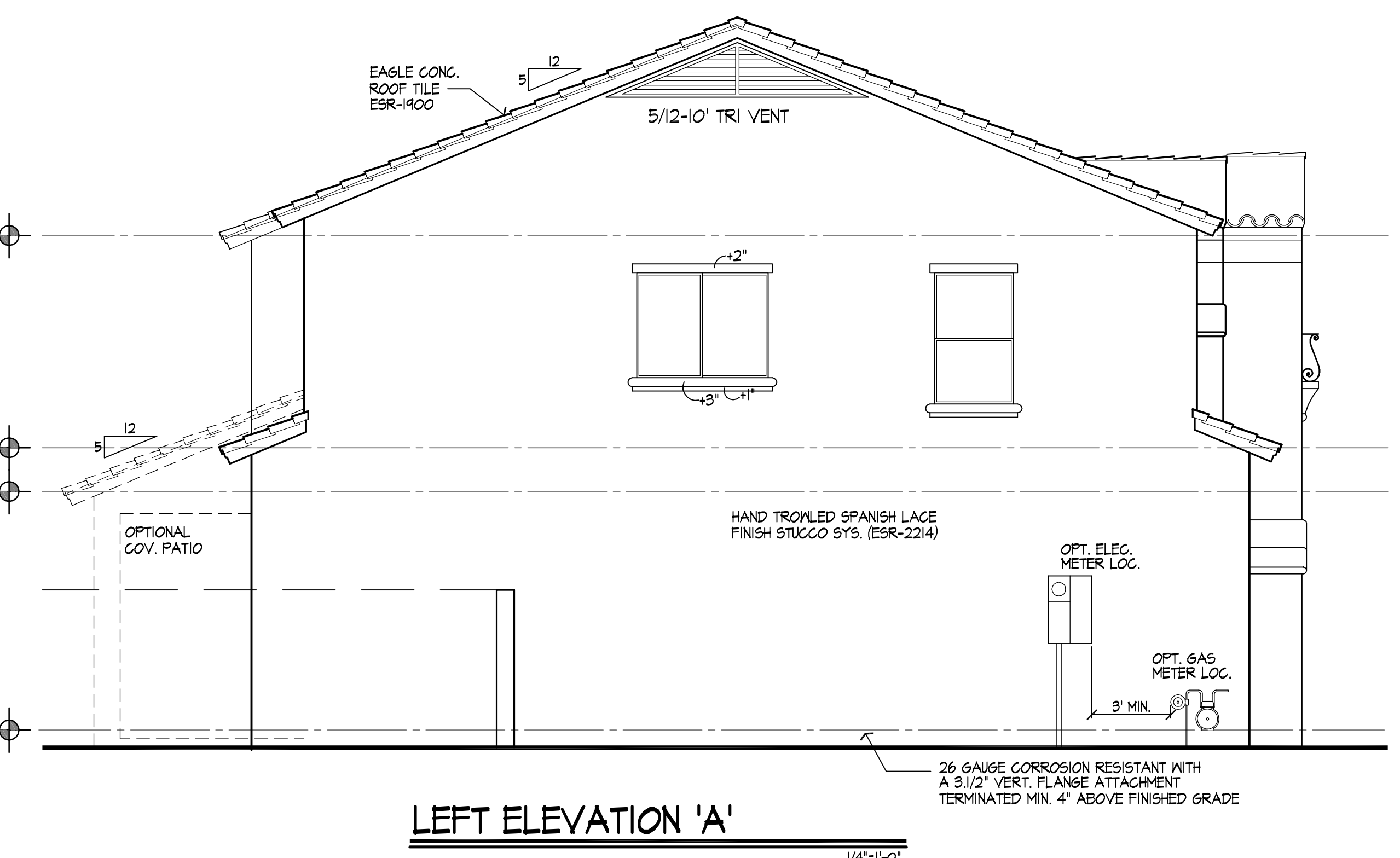
FRONT ELEVATION 'A'
SPANISH COLONIAL



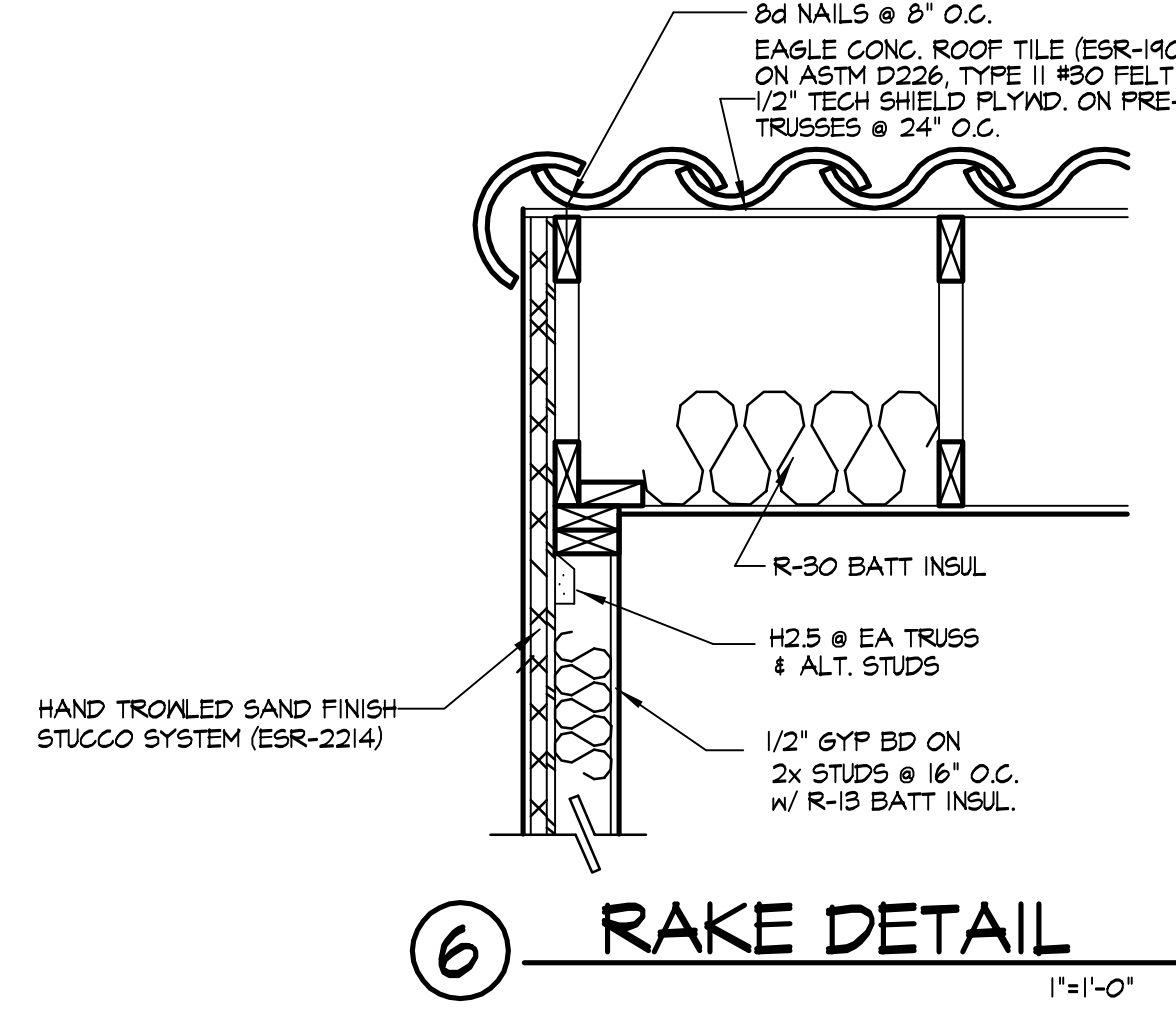
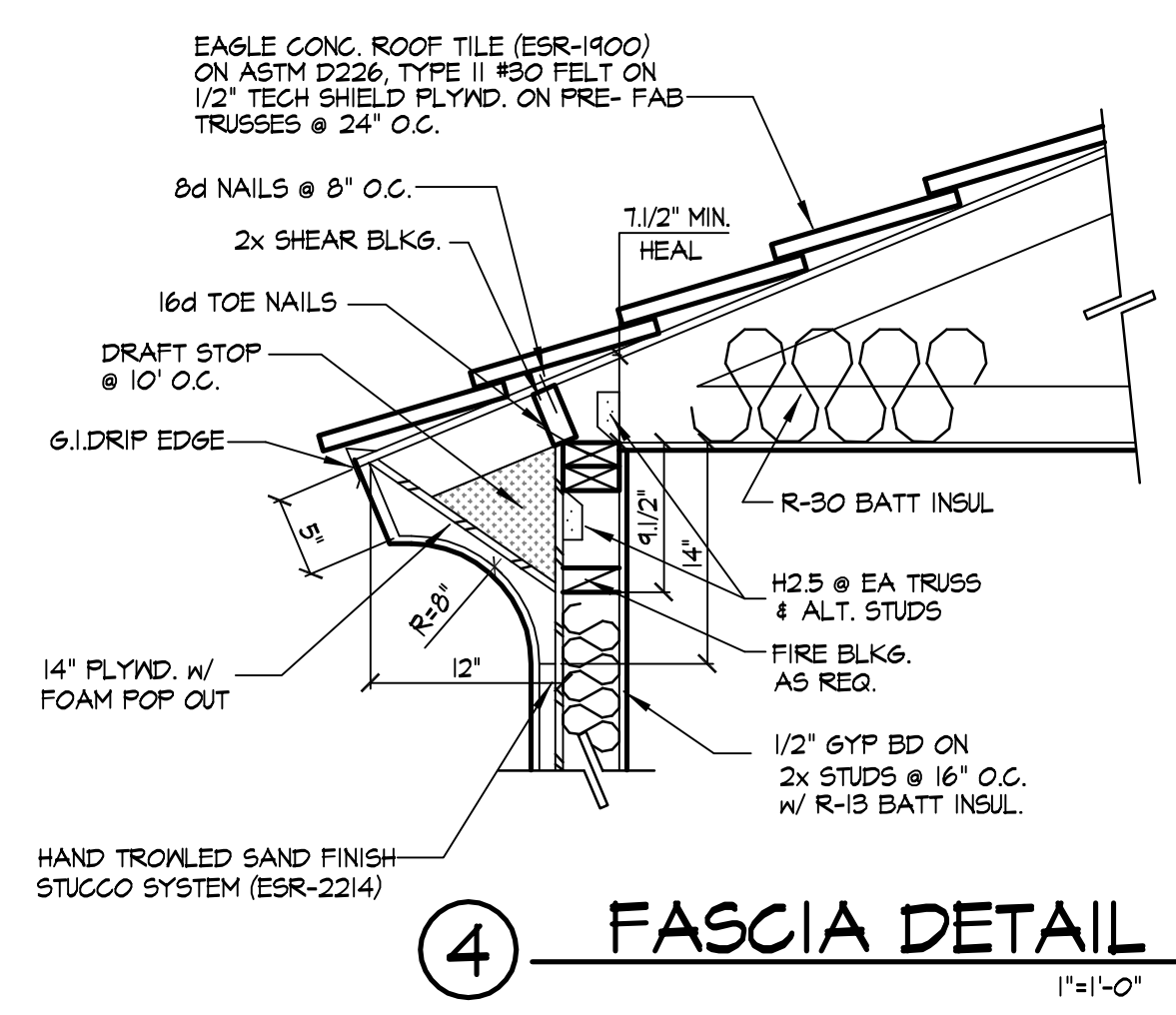
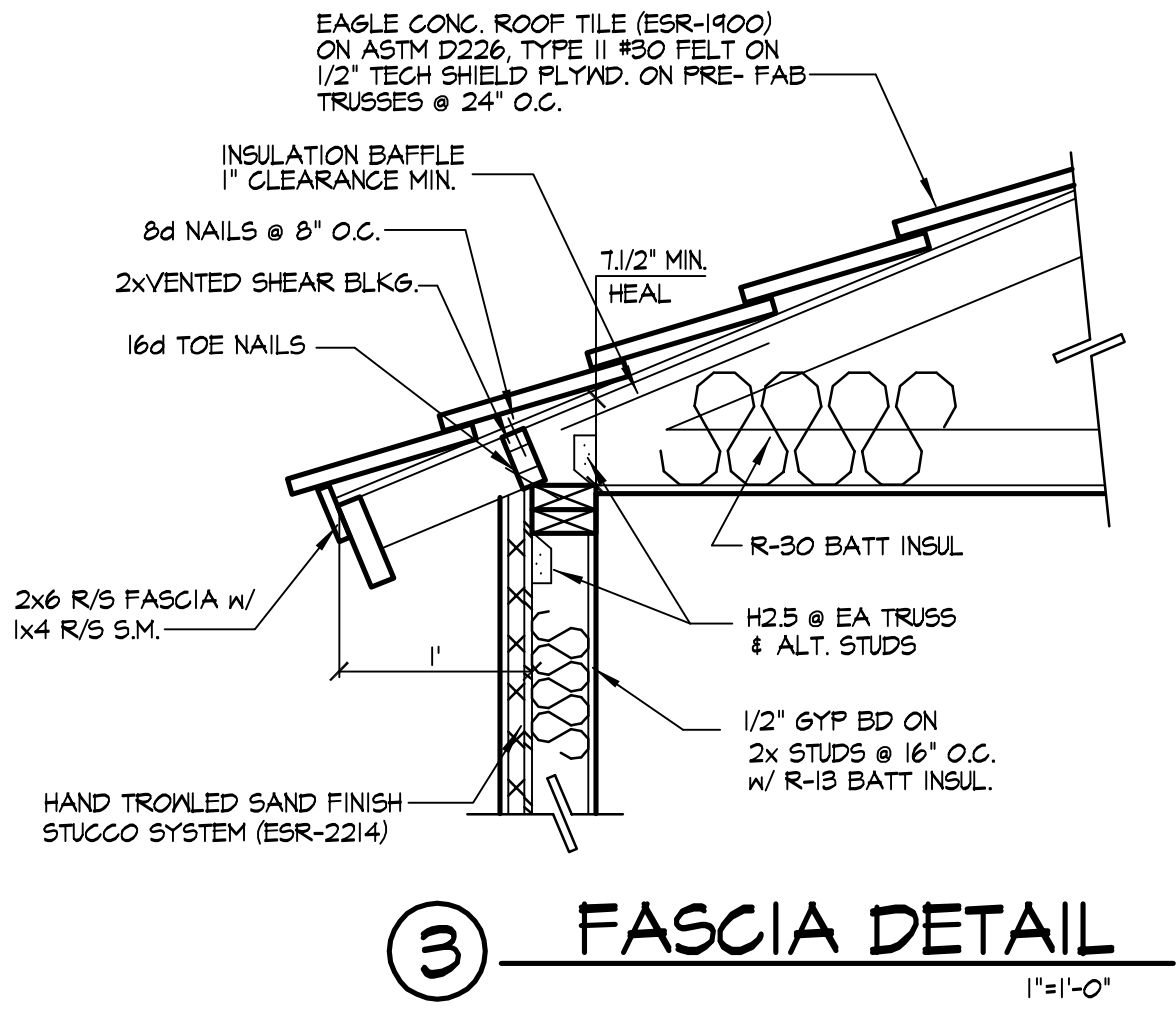
RIGHT ELEVATION 'A'



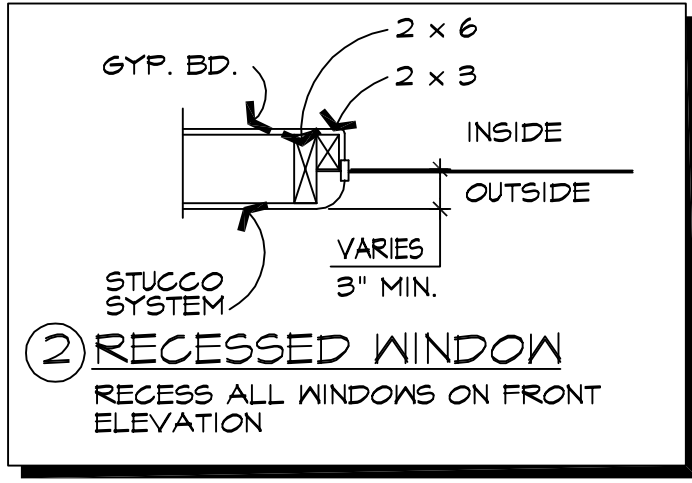
REAR ELEVATION 'A'



LEFT ELEVATION 'A'

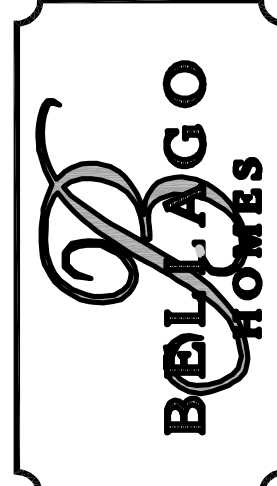
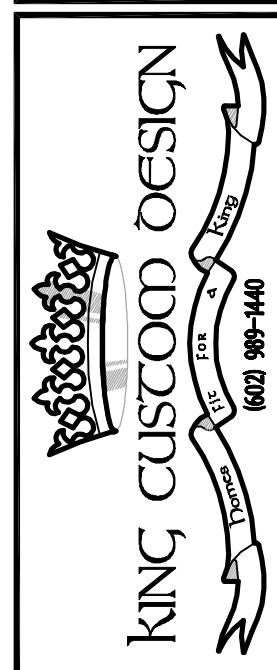


SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
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ASTM D 226 TYPE I WITH MINIMUM 2" HORIZONTAL
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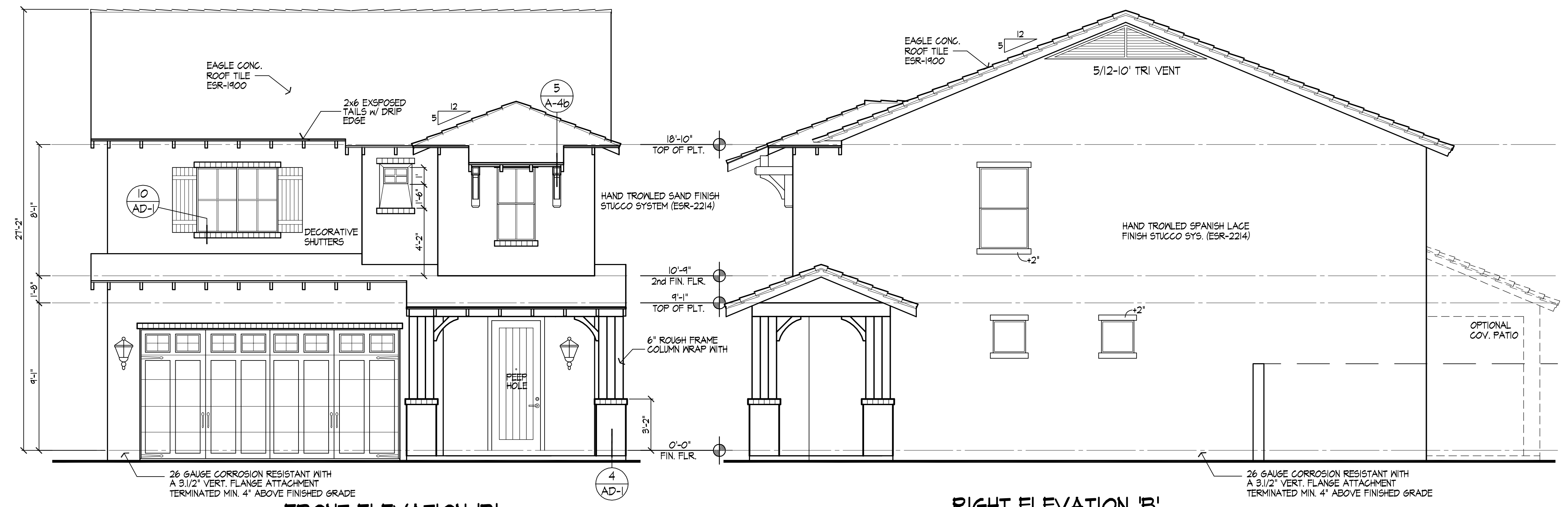
BELLASO DEVELOPMENT LLC.
1206 NORTH LINDSAY ROAD
MESA, ARIZONA 85205
PHONE: 602-491-0535

PLAN #1670

ELEVATIONS
SPANISH MONTEREY

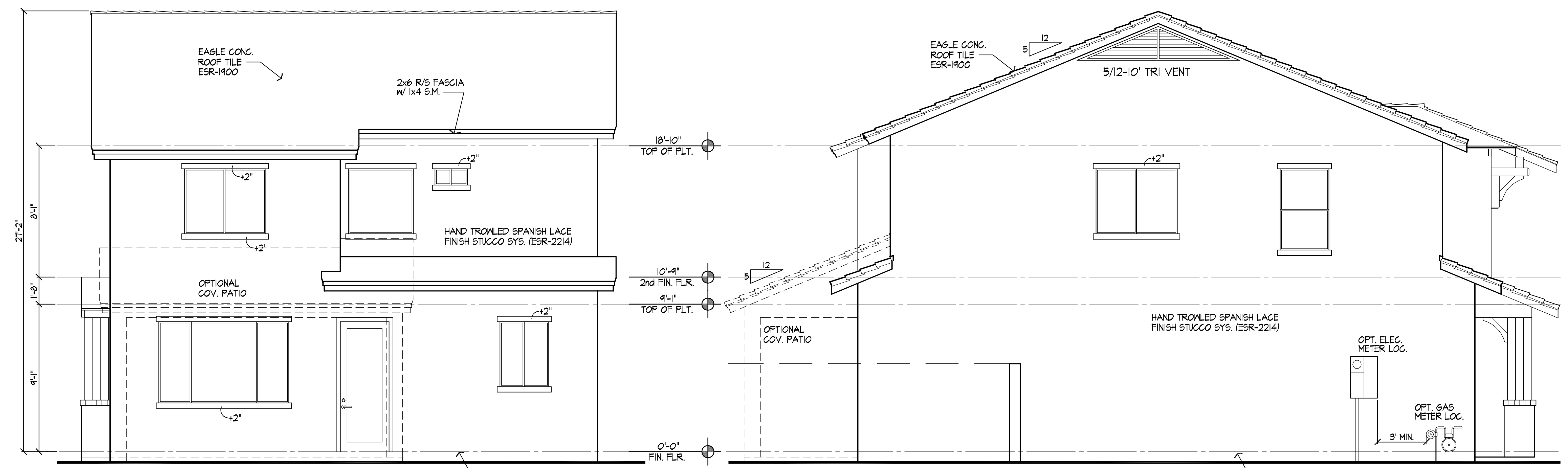
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JOB: BEL-1670M
SHEET:

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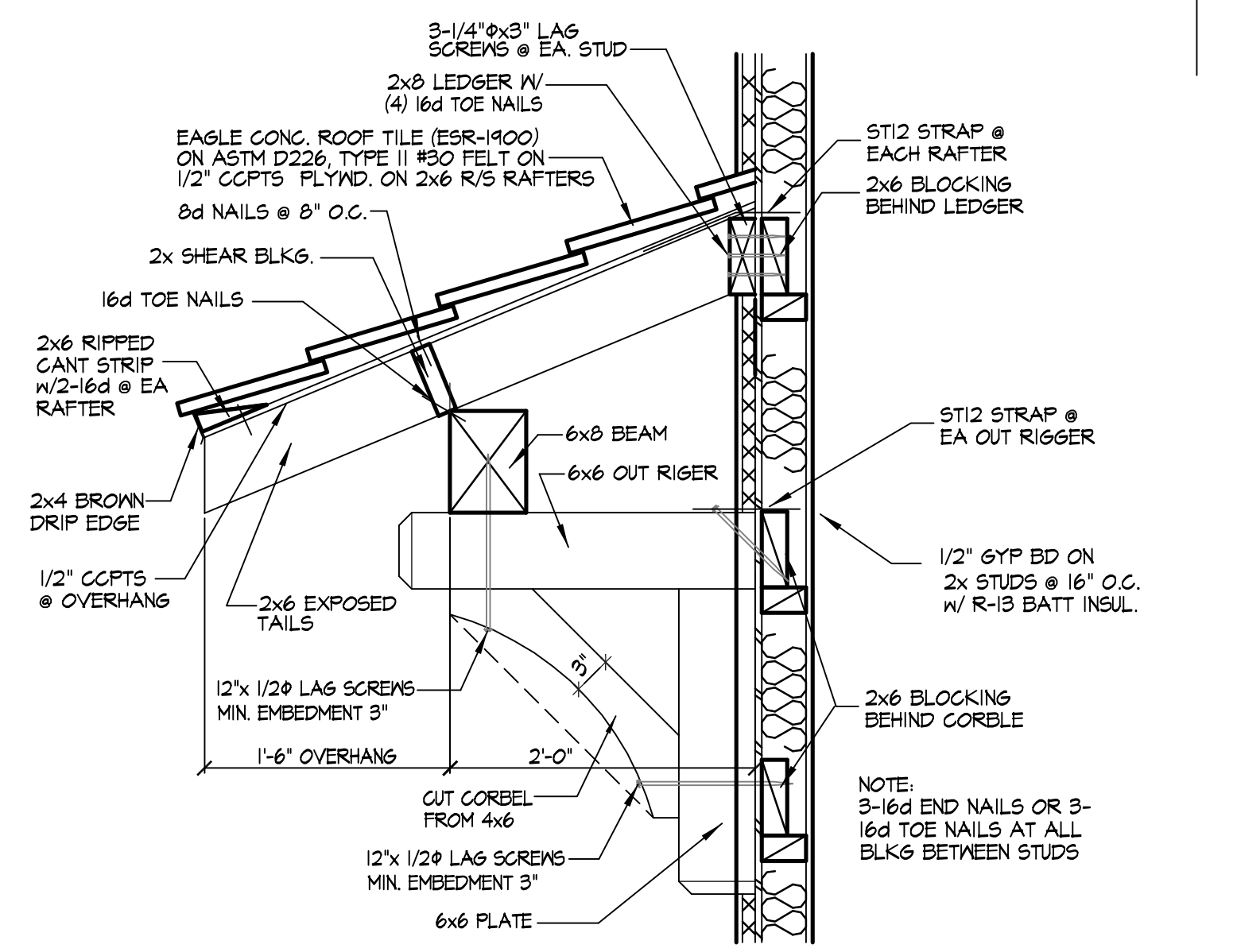
FRONT ELEVATION 'B'
SPANISH MONTEREY

RIGHT ELEVATION 'B'

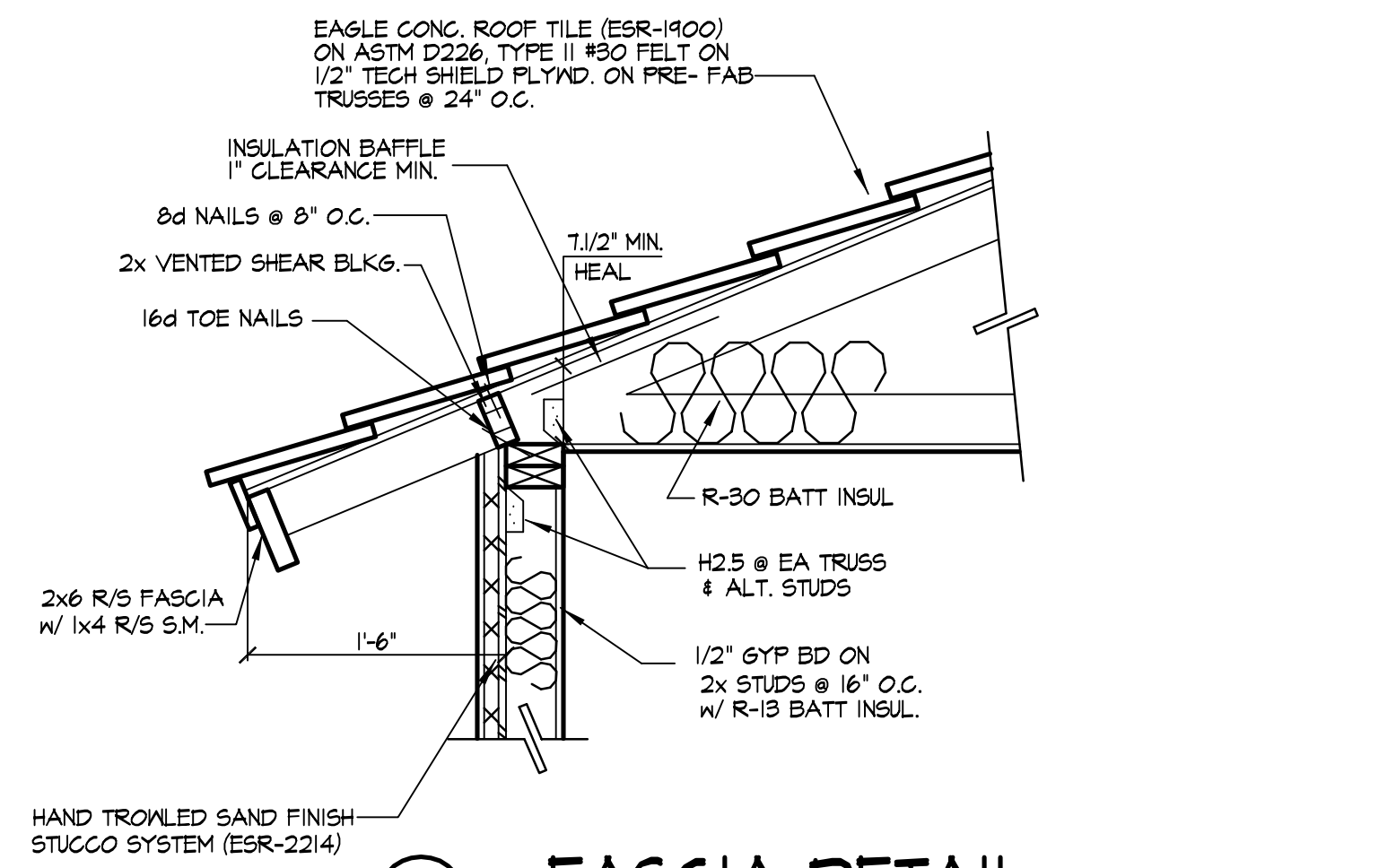


REAR ELEVATION 'B'

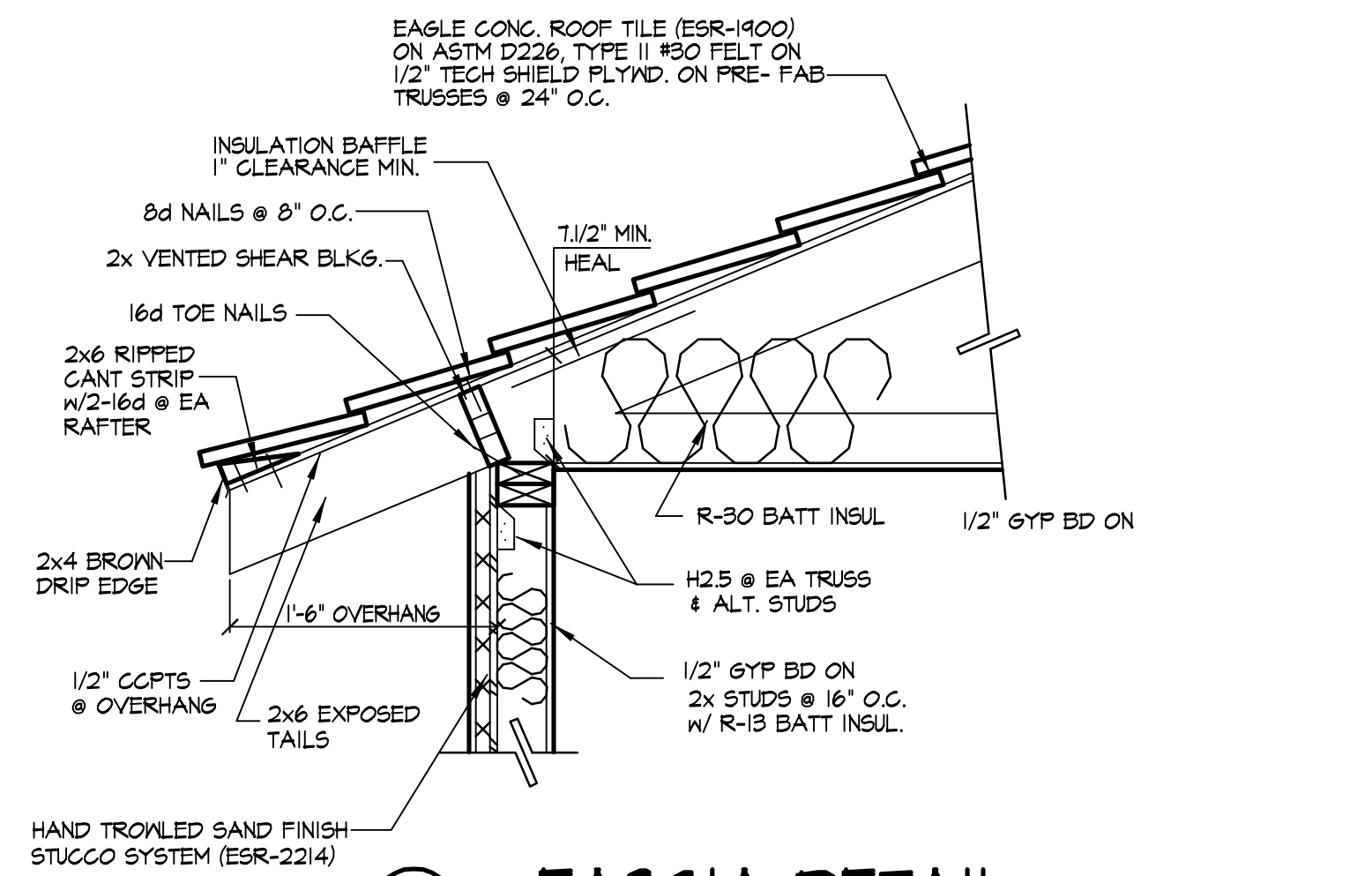
LEFT ELEVATION 'B'



5 WINDOW ANNING

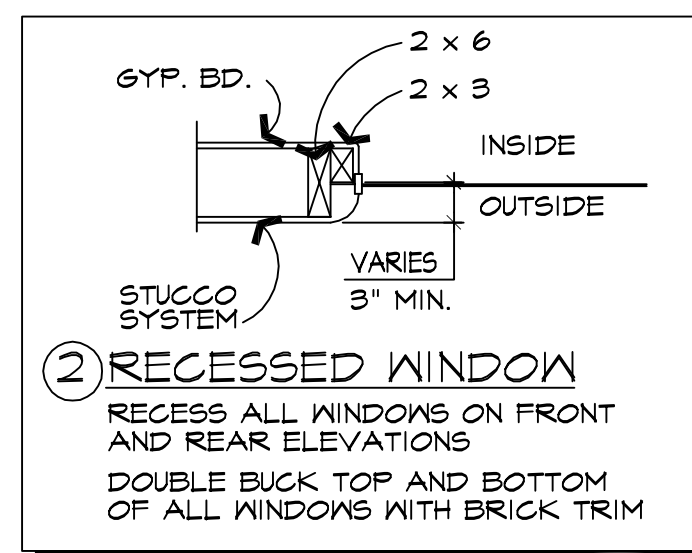


4 FASCIA DETAIL




3 FASCIA DETAIL


SAND FINISH ON FRONT ELEVATION
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2 RECESSED WINDOW
RECESS ALL WINDOWS ON FRONT AND REAR ELEVATIONS
DOUBLE BUCK TOP AND BOTTOM OF ALL WINDOWS WITH BRICK TRIM

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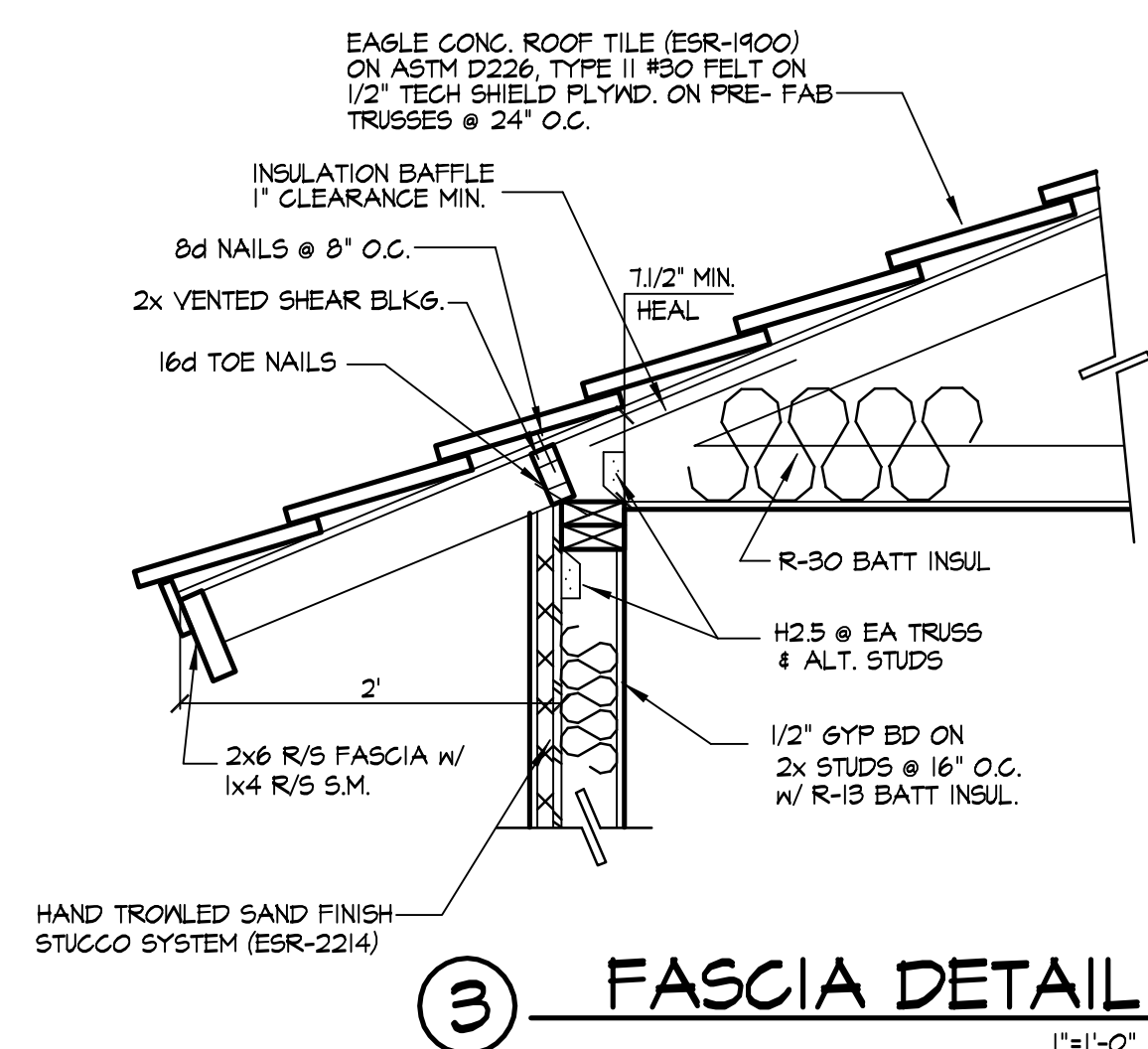
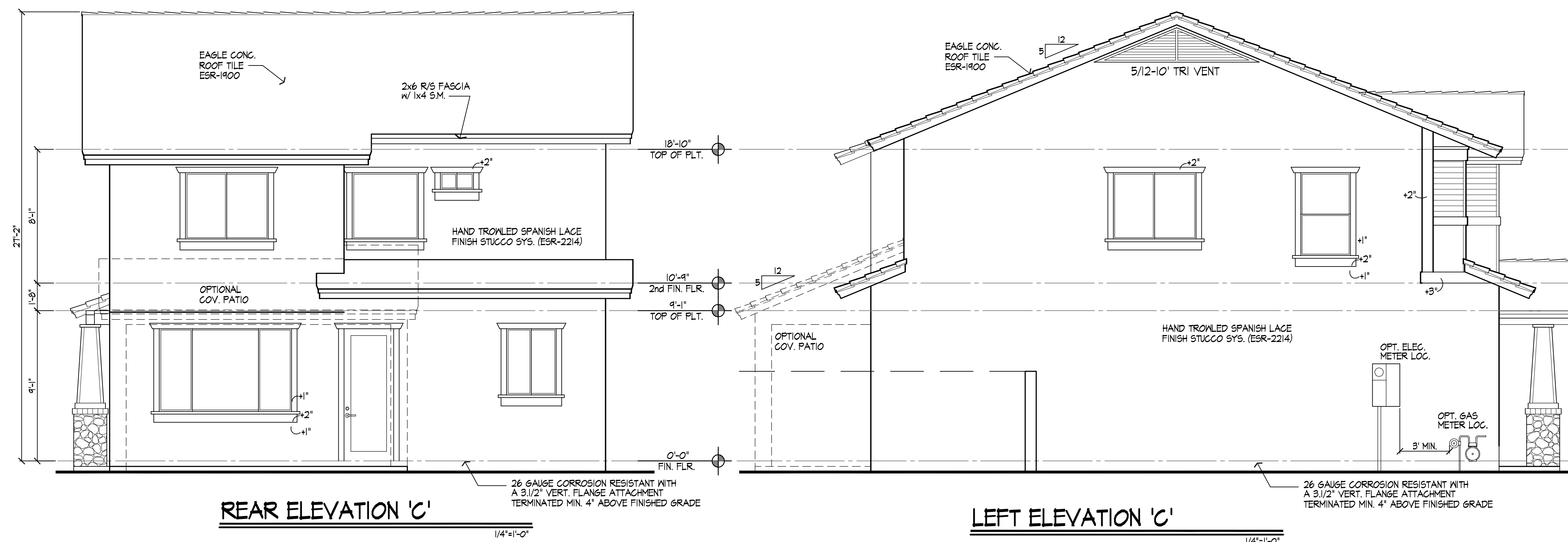
PLAN #1670

ELEVATIONS

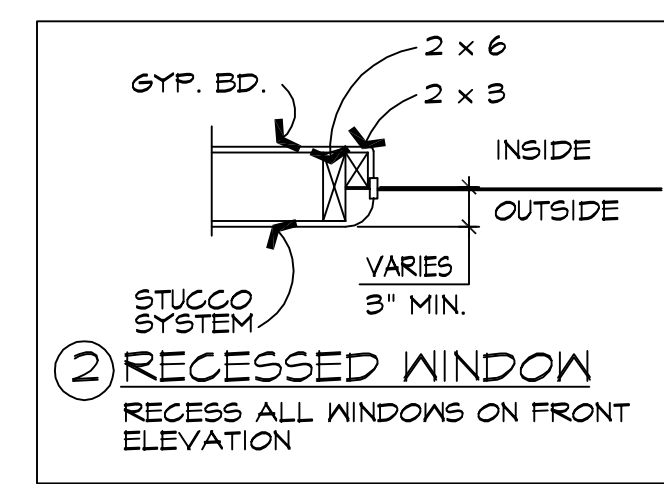
CRAFTSMAN

DATE: 6/3/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1670M
SHEET:

A-4c



SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
STUCCO SYSTEMS (ESR-2214)
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(1) LAYER OF #15 ASPHALT FELT COMPLYING WITH
ASTM D 2276, (2) 1/2" THICK WITH MINIMUM 2 HORIZONTAL
LAP AND 2' VERTICAL LAP.





FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 1670



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 1799



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 2035

**Montero
2325 E University Dr.
SEC Gilbert & University Dr.
Citizen Participation Report
May 10, 2016**

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. To rezone the site from RS-6 to RSL-2.5 BIZ.
2. Approval of the preliminary plat as submitted.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Mark Funk
1806 N Lindsay Rd
Mesa, AZ 85213
(480) 378-3300 (office)
mfunk@bellagohomes.com

Wayne Funk
1806 N Lindsay Rd
Mesa, AZ 85213
(480) 378-3300 (office)
wfunk@bellagohomes.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities for feedback from surrounding property owners:

1. An informational notice letter was mailed out to all property owners with 500' of the subject property. This included drawings of the proposed elevations and site plan. A total of 309 notification letters were sent out. A copy of the notification letter and exhibits along with the mailing list are include in the Citizen Participation Report.
2. Calls were taken from interested parties. We had approximately 10 phone call inquiries.
3. We will continue to respond to phone inquiries in addition to being willing to have follow up meetings upon request from interested parties.

4. We did not obtain any email addresses from interested parties. Most inquiries just asked about why they were receiving our notification letter. Several callers acted very supportive. One caller who said she lived to the east adjacent to our site said she wanted to attend the City meetings.

Attached Exhibits:

- A) List of property owners within 500' feet of the subject property.
- B) Notification letter for the neighborhood meeting.

Schedule:

Pre-Application Submittal-

Pre-Submittal Conference- October 19, 2015

Neighborhood Meeting- tba

Formal Application- February 4, 2016

Follow-Up Submittal- April 5, 2016

Planning and Zoning Board Hearing-

City Council Introduction- tba

City Council Final Action- tba