REZONING APPLICATION

for

QUYP at CRISMON & US 60

On approximately 13 acres, located at the

Northwest Corner of

Crismon Road & US 60

Mesa, Arizona

1st Submittal February 26, 2018
2nd Submittal May 1, 2018
3rd Submittal June 11, 2018

Submitted By

Gilmore Planning & Landscape Architecture, Inc.
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1. PROJECT TEAM

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1. PROJECT NARRATIVE

OVERVIEW

On behalf of Quyp Development Services, the property owner (Owner), Gilmore Planning & Landscape Architecture (Applicant) presents this application to amend a Planned Area Development (PAD) on approximately 13.9 acres (the Property) located at the northwest corner of Crismon Road and US 60 in Mesa, Arizona. The Property is currently zoned Planned Employment Park (PEP) with a PAD overlay and a Council Use Permit (CUP). This application seeks to retain the PEP zoning, amend the PAD, and remove the CUP.

The current PAD calls for a mix of office, medical office, retail, hotel, senior living, fitness center, and restaurant(s). This PAD amendment will retain the PEP district zoning; modify the PAD by reducing the area from 39 gross acres to 14.72 gross acres (12.9 net acres), and removing the CUP that limited the total retail building area to 120,000sf and no individual user to more than 13,000sf. Proposed uses include office and medical office, retail, motel, and commercial pads along the Crismon Road frontage that could be developed for restaurants and/or smaller retail uses. Since this property will not include any large retail uses, the CUP is no longer necessary. Refer to the attached Vicinity Map - **Exhibit 1**, for the location of the Property.

The total land area by ownership is 13.9 acres and includes portions of two parcels: 220-80-008B and 220-80-009H. The gross acreage to the centerline of Crismon Road and Hampton Avenue is 14.7 acres. The net developable land area after ROW dedications along Crismon Road and Hampton Avenue will be approximately 12.9 acres.

1.1 Existing Land Use

Property is currently undeveloped and vacant. The surface area is relatively flat with natural grade falling from the northeast to the southwest at less than 1%. Please refer to the attached Exhibits 2 and 3 - ALTA Survey and Existing Zoning & Surrounding Land Use Plan that illustrates land uses, zoning, and ROW's. Please refer to the Existing Site Conditions & Surrounding Land Uses Map attached as **Exhibit 2.**

1.2 Surrounding Land Uses

The subject property is situated where the US 60 freeway forms a regional barrier separating land uses. The area north of US 60 surrounding the Property has not experienced any substantial change since this PAD was approved in 2010. The only exceptions are very recent, including Crismon Estates located on the west side of Christ Church of the Valley, and Bella Encanta another mixed residential use immediately west of this subject property. **Exhibit 2** illustrates the existing and surrounding land uses and the existing zoning.

- North: Immediately north of the subject property is the Christ Church of the Valley that aligns with entire north side of the subject property. The land area is zoned RS 43.
- East: the area immediately east of Crismon is developed with a Home Depot as the anchor and three commercial pads fronting onto Crismon, Jack in the Box, Popeyes, and Fletchers Auto & Tire. This commercial complex is all zoned Limited Commercial (LC).
- Northeast: At the northeast corner of Crismon Road and Hampton Avenue is the Mountain Vista Medical Center zoned Neighborhood Commercial (NC).
- South: along the south side of the US 60 is primarily residential subdivisions zoned RM-2 and RS-6.
- West of the property is a continuation of the existing PEP – PAD / CUP zoning.

1.3 Existing Zoning

The current zoning is Planned Employment Park (PEP) with a Planned Area Development (PAD) Overlay and a Council Use Permit (CUP), as well as a requirement for Site Plan Review. This current zoning was approved by the City Council on October 18, 2010, Case No Z-24-10 / Ordinance No 5008. That zoning was associated with a larger mixed use commercial complex on 39 gross acres. The current PAD calls for a mix of office, medical office, retail, hotel, senior living, fitness center, and a variety of restaurant(s). Please refer to **Exhibit 3** to review the current PAD Master Plan.

1.4 Proposed Zoning

This PAD amendment will retain the PEP district zoning; modify the PAD by reducing the area from 39 gross acres to 14.7 gross acres or 12.9 net acres, and removing the CUP that limited the total retail building area to 120,000sf and no individual user to more than 13,000sf. Proposed uses include office and/or medical office, retail, motel, and commercial pads along the Crismon Road frontage that could be developed for restaurants and/or smaller retail uses. Since this project site is approximately one-third of the original area and will not include any large retail uses, the CUP should no longer be necessary. Please refer to **Exhibit 4** that illustrates the Preliminary Development Site Plan.

The balance of the original PAD will be the subject of a separate PAD Amendment that we understand is or is soon to be processed that will change the original PAD from mixed use commercial to residential. Please also refer to **Exhibit 5** that illustrates the proposed master development plan in context with the adjacent land uses.

1.5 General Plan Conformance

The City of Mesa's 2040 General Plan has designated these parcels primarily for employment and the potential for mixed use activity that extends from the existing commercial development on the east side of Crismon Road. The General plan also indicates that this project site is within the Growth Area of the Superstition Springs Freeway Corridor.

1.6 Summary

The Owners are seeking to amend the PAD so that they may market the property to potential users. This rezoning application is only the first step in the effort to develop the property. The Owners may elect to develop portions of the property depending on who the interested users might be and their interest to develop and own or develop and lease. As potential users establish their interest, there will be subsequent applications for a Plat and individual applications for Site Plan Approval. There are two users that recently signed letters of intent /purchase and sale agreements that can be finalized once the zoning has been approved. Lot 1 is a retail user that is ready to initiate development as soon as possible. The Hotel site, Lot 5, is also now under contract awaiting approval of this application. These two projects may begin their final design process, but will not commit too many resources until there is an indication that the City is prepared to move forward with this amendment. Their combined design efforts will finalize the material selection, colors, site furniture and establish the final form of these design guidelines. The design character associated with these two projects will help to define the architectural character, site improvements and landscape of the other 4 sites at this location.

This PAD Amendment still promotes a mix of commercial, commercial hospitality, business park, and office type users intended to respond to an evolving east valley market. The Owners believe there will be substantial demand for these uses at this location because of: the expedient access and frontage onto US 60, the established employment centers along Crismon Road north of US 60, and the traffic counts on both US 60 and Crismon Road, all of which are an attraction to site selectors. This project site and proposed uses are ideally suited for this location as a transitional development between the proposed residential uses to the west and the established commercial and medical uses along Crismon Road.

The development of the Property will help meet the City's goal to encourage a diversity of employment types providing increased job opportunities for Mesa residents. The proposed development can enhance the City's sales tax revenue, property tax base, and generate employment opportunities. Future site development will be further scrutinized as part of the City's Site Plan Approval process, which will be filed and processed under a separate application.

2. PAD MODIFICATION REQUEST

PROJECT DESCRIPTION

Quyp Development Services intends to attract a variety of commercial and office users seeking to develop projects in close proximity to the US 60 Corridor and the commerce associated with the Mountain Vista Medical Center and the Crismon Business Park. The potential users include both retail and fast food operators who are seeking sites with arterial frontage and immediate access to US 60. These users typically are acquiring sites that are three quarters of an acre to a one and a half acres. The PEP zoning district limits these commercial sites to a minimum of 2.5 acres. Even though these types of uses are permitted in the PEP, it is the size of their parcels that are part of the justification for the PAD Amendment as the appropriate rezoning action to permit the smaller parcel size.

Since this application seeks only to modify the existing PAD, specific project descriptions that are part of a site plan approval process will follow at a later date. The first phase of development will establish the architectural character and site improvements including the main entrance features, project landscape, and project walls for the entire project. The standards proposed within this PAD are designed to support a high aesthetic standard, while recognizing the employment character of the immediate area situated primarily north of US 60 along the Crismon Road corridor.

The existing PAD includes 39 acres that incorporate a mix of commercial, office, and hospitality uses. The circulation promoted a primary east-west access drive that begins at Crismon Road and extends to the west side with many opportunities to gain access to Hampton Avenue. This 13.9 acre acquisition will remain as a mixed use commercial project, but under separate ownership. The balance of the 24 acres is under new ownership with the intent to modify the land use to residential. Considering this intent to convert from mixed use commercial to residential, the Owners have elected to prepare a site plan that retains a similar access and circulation pattern but limits the circulation to project.

This application includes a conceptual site development plan that is intended to establish a point of reference for discussions with Staff for this application, and for use by the Owners to attract potential users. Depending on how the market responds to the increased development activities in the east valley and along the US 60 corridor, there is a strong possibility that site development could be substantially different based on the size of the user and their on-site requirements for parking and circulation.

2.1 SITE DEVELOPMENT STANDARDS

Projects to be developed shall be developed in accordance with the following standards for lot area, height, and setbacks:

Bulk Regulations:	*Current PAD*	*Proposed PAD:*
Minimum Site Area:	2.5 acres	.75 acre
Minimum Lot Width:	100 ft.	100 ft.
Minimum Lot Depth:	100'	100 ft.
Maximum Building Height:		
Commercial Pads	(1)	30 ft.
Hotel	(1)	45 ft.
Office / Medical Office	(1)	30 ft.
Minimum Building Setbacks		
Crismon Road:	30 ft.	30 ft.
Hampton Avenue:	25 ft.	20 ft.
US 60:	15 ft.	15 ft.
Side or Rear adjacent to Res.	NA	30 ft.
Minimum Landscape Setbacks:		
Crismon Road:	30 ft.	10 ft Min 20 ft. Avg.
Hampton Avenue:	25 ft.	15 ft.
US 60:	15 ft.	10 ft.
Interior Side Yard:	15 ft.	5 ft.
Interior Rear Yard:	15 ft.	10 ft.
Side or Rear adjacent to Res.	NA	10 ft.
Site Coverage	19.7% (2)	13-16% (3)
Floor Area Ratio	0.61 (2)	.26 - .30 (3)

(1) Maximum Building Height for the PEP District is 'Plan Specific'.
(2) Existing PAD – Sole' 39 Ac. (Z10-024)
(3) This PAD Amendment – 12.9 Ac (ZON18-00149)

3. CONCEPTUAL SITE PLAN

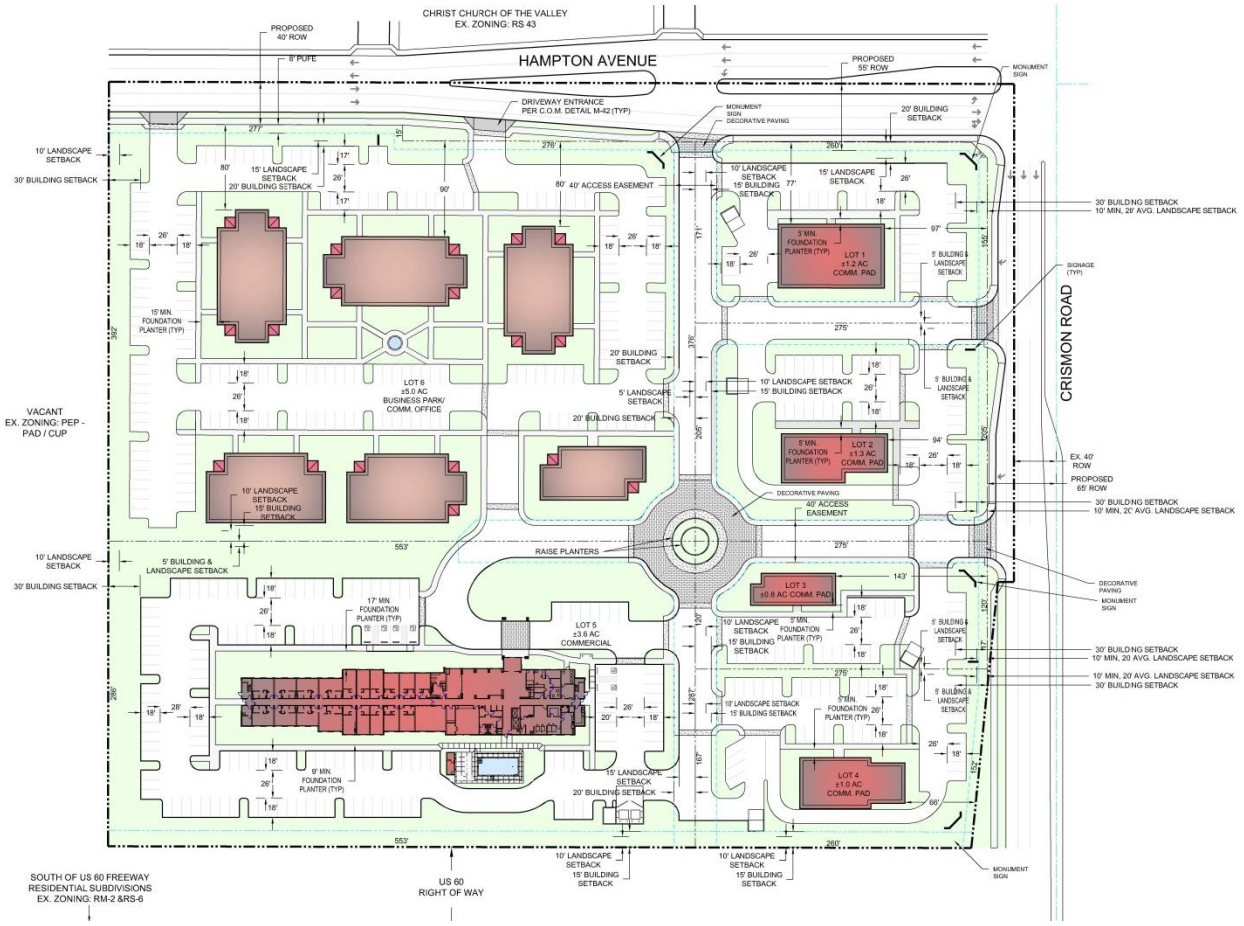
3.1 Site Planning,

This Project Site faces a number of unique site design and engineering challenges, most of which are the result of the property's limited access. Some of these challenges include:

- *Site Planning:* There is only one access to the Property with full turning movements, which is located at the intersection of Crismon Road and Hampton Avenue. There is another main entrance feature near the center of the Crismon Road frontage, but the access will be limited to right-in and right-out turning movements. The property's primary frontage is oriented towards Crismon Road. While the proximity to US 60 is an important consideration for justifying higher intensive uses, the first lane of westbound traffic on US 60 is approximately 315' south. This dimension supports the higher building height for the 4 story Hotel that is setback from the Crismon Road frontage, which can use its building height to help direct guests. The hotel will include a porte cochere, which will identify its main entrance and also help direct guests along these two access drives. The site planning for this project will enhance the landscape and hardscape design elements to help emphasize importance of these two intersections and their ability to lead users and guests into the Project.

  The Preliminary Site Development Plan (Page 8), and included as **Exhibit 9** has been modified to bring the structures closer to the entrance drive off Crismon Road. Shade trees will line the drive adding to the urban feel and enhancing the entrance experience leading to a roundabout. This reflects a similar approach to site planning and access into the property as the current PAD Master Plan. This site plan is promoting more commercial pad type uses along the Crismon Road frontage where the highest traffic counts and more valuable marketing window is most effective. The 4 story Hotel retains visibility from both US60 and Crismon Road. The enhanced streetscape improvements and directional signage along both Crismon Road and Hampton Avenue can reinforce the route and direction for guests. The 5.0 acres situated at the northwest portion of the property is being marketed for professional and medical office or as a multi-tenant business park. Depending on the use, this parcel could be developed with three, four, or five structures instead of the illustrated six buildings. For this reason, this PAD Amendment will incorporate a total project Floor Area Ratio within a range between .25 and .30, or 140,500 to 168,600sf.

  This preliminary plan is presented to illustrate a potential site planning solution and is intended as a place holder until the first phase of development submits for site plan approval. While the first phase of development could propose a different but similar arrangement and size of structures, it is the proposed location of the access points indicated on this plan that will be the more critical design feature.



Preliminary Site Development Plan

3.2 Land Use

Quyp at Crismon & US 60 will be developed in accordance with all land use regulations and development standards applicable to Section 11-7-2 for the Planned Employment Park. The following Land Use Summary illustrates the proposed uses and their site planning criteria for the Preliminary Development Site Plan on Page 8 and again as **Exhibit 9**. As individual projects commit to develop, subsequent Site Plan Approval Applications will follow. Those projects may vary in land area, building area, and parking with final approval subject to Staff review and approval.

Lot No.	Use	Lot Area	Building SF	Pkg Req'd	Pkg Prov.	Coverage	FAR
1	Retail	1.2	6,500	18	32	12.4%	0.12
2	Restaurant - FF	1.3	4,200	42	42	7.4%	0.07
3	Restaurant - FF	0.8	2,800	28	28	8.0%	0.1
4	Restaurant - FF	1.0	4,100	41	41	9.4%	0.09
5	Hotel - 125 Units	3.6	70,908	129	145	11.7%	0.46
6	Office	5.0				16.8%	0.27
	Prof. Office		42,750	114	114		
	Medical Office		16,400	82	85		
Totals		12.9	147,658	454	487	12.9%	0.26

3.3 Development Regulations

Any use established or conducted within this district shall comply with the City's Design Guidelines, except as modified below, and the following standards:

3.3.1 Screen walls shall conform to the standards as defined in Chapter 30-4, Employment Districts; 11-7-3 Development Standards C, D, and E of the Mesa Zoning Ordinance, except as modified herein in Section 5 Site Development Standards, item 5.4 below.

3.3.2 Landscaping, walls and screening shall conform to the standards for this district as defined in Chapter 33; Landscaping of the Mesa Zoning Ordinance.

3.3.3 Signage shall be designed in accordance with Chapter 41; Signs of the Mesa Zoning Ordinance. A comprehensive sign plan will be processed with the first phase of development.

3.4 Grading, and Drainage

Site Grading & Drainage: The site is relatively flat with the existing grade falling generally from the northeast to the southwest. The Property will be responsible for collecting storm water flows from both on-site and off-site storm flows. The distribution of runoff, sizing of storm drains and retention basins will be determined according to the current design criteria outlined Chapter 33-6 and in the City of Mesa's Engineering Design Standards at the time of Site Plan Approval and/or filing a Subdivision Plat. A Preliminary Drainage

Report has been prepared by Kland Civil Engineers and submitted through the DIMES website with this revision.

3.5 Site Lighting

Lighting shall be provided with the development of each Site in accordance with Chapter 30-5: Lighting and Illumination of the Mesa Zoning Ordinance. Site lighting shall be provided for security throughout all parking areas, service areas, and building entries and exits. On-site fixtures shall be fitted with shields when adjacent to residential areas.

3.6 ARCHITECTURAL DESIGN GUIDELINES

These Architectural Design Guidelines are intended to serve interested lot developers, tenants, and their design teams with general design criteria for the project. These Guidelines shall be considered and implemented, and written approval issued by the Architectural Design Committee (ADC) for projects to be developed within the Property. This approval by the ADC shall occur prior to the submittal to the City of Mesa for Site Plan Approval.

3.6.1 Architectural Design: An overall architectural design theme will be specified for the development with the first phase of site development. While no particular architectural style will be dictated, architectural standards for the development will be established that will stimulate creative architectural solutions for each building. The goal of the architectural standards is to encourage a variety of architectural styles while prescribing certain elements and materials that will provide architectural identity and harmony throughout the development.

3.6.2 Architectural Character: Architectural embellishments and detailing such as textural changes, piers, pilasters, offsets, recesses, and color combinations shall be encouraged to create interesting building facades that provide character to large buildings, provide identity to the building and building entrances, and create a sense of human scale and comfort.

3.6.3 Property Owners Association / CCR's: The Owner may create a Property Owners Association (POA) that will enforce the covenants, conditions, and restrictions (CCR's) to be recorded with the Final Plat for the first phase of site development. If created, the primary function of the POA will be to serve as the Architectural Design Committee (ADC) to establish pre-development design criteria with prospective users and to manage and maintain the common area amenities associated with a mixed use employment project. The ADC will discuss and review building architecture, site improvements, landscaping and screening requirements. The ADC will complete its initial review of a project's preliminary design concepts prior to their application for Site Plan approval through the City of Mesa. Unless otherwise specified by the CC&R's, the Owner will serve as both the manager of POA and the ADC until such date as the Owner shall elect to transfer control of the POA to its Members (lot owners).

3.6.4 Maintenance Responsibilities: Owner/Developer shall initially maintain Common Areas within the Project Site and any improvements thereon. At such time that a POA is created, the Developer may transfer Common Area maintenance responsibilities to the POA, who shall perform such duties pursuant to the Project's Covenants. All common area improvements installed with any phase of development will remain the responsibility of the POA until such time that adjacent on-site development occurs and those defined common area improvements and maintenance responsibilities can be transferred to the individual lot owner (s). On-site development shall be responsible to extend common irrigation beyond their lot boundaries to maintain irrigation services to the adjoining unimproved lots.

3.6.5 Roof Mounted Mechanical Equipment: All roof mounted mechanical equipment shall be screened from public view by building parapets or screened enclosures around roof-mounted equipment as required in Chapter 30-9 A. 1. Roof-mounted equipment screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or "hats," surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure's tallest piece of installed equipment.

3.6.6 Building Material: A wide variety of building materials may be used to create the architectural detailing referred to above in 4.1 and 4.2. Exterior walls shall use a combination of materials and colors to create interesting building elevations that continue and enhance the theme of the project architecture. The front elevation shall be further defined by building offsets, recessed panels, glass curtain walls or storefronts as appropriate, change in color and materials, etc., or equivalent as approved by the ADC and the City of Mesa during Site Plan Approval. All buildings located within this project shall be architecturally styled to achieve harmony and continuity of design. Building elevations shall be coordinated with regard to color, texture, materials, finishes, and form. All signage shall be integrated into the building design. Side and rear walls of buildings or structures shall be coordinated with the front walls and those publicly visible portions of the side walls.

3.6.7 Color Coordination: All exterior colors, materials, and finishes for the principal structure must incorporate "earth tones" to achieve design conformity. Accent features may incorporate other colors, materials, and finishes used to express unique design elements, corporate logos, and/or color.

3.6.8 Loading Areas: All loading areas and shall be screened from streets as follows:

a. All truck loading or loading docks shall be located at the rear or side of the buildings.
b. If located upon the side of the building, loading areas must be screened from street frontage either by an architectural feature of the building or by a combination of a continuous block wall, minimum of six feet (6') in height, or eight feet (8') as determined by the ADC and the City of Mesa.

3.6.9 Refuse Collection Areas: All outdoor refuse facilities shall be visually screened from streets and adjacent property as referenced in Chapter 30-12 of the Mesa Zoning Ordinance. These refuse facilities shall have minimum six feet (6') high screen walls along with access doors and shall follow the project's design theme approved by the ADC and the City of Mesa.

3.6.10 The Character Storyboard: The attached photos of other similar projects helps to illustrate the quality and consistency of building material and colors. These photos present what could be developed as a theme from different commercial projects. The consistency presents itself in the use of light colored building masses with brick, stone, or masonry as an accent material. As long as the materials are consistent, then the ratio of material use may vary, yet still support a consistent theme.

Quyp @ Crismon & US60
PAD Amendment ZON18-00149

1. Potential Retail/Restaurant - Contemporary use of CMU block using color, accent colors and shade canopies/awnings to create interest and unique architectural expression.

2. Materials extended around structure to present four sided architecture.

Quyp @ Crismon & US60
PAD Amendment ZON18-00149

3. Similar colors with similar accents to establish continuity within the project.

4. Accents can add interest and still enhance the design theme.

Quyp @ Crismon & US60
PAD Amendment ZON18-00149

5. Building massing can be similar with accents that can include corporate logos and colors.

6. Creative use of building material will be encouraged to use similar colors and textures to reinforce the architectural theme.

Quyp @ Crismon & US60
PAD Amendment ZON18-00149

7. Contemporary presentation with shade cover. Building material could be modified to reflect some the colors and textures of other buildings within the project.

8. Contemporary presentation with shade cover. Building material could be modified to reflect some the colors and textures of other buildings within the project.

Quyp @ Crismon & US60
PAD Amendment ZON18-00149

9. When signage becomes art.

10. When signage becomes art.

Quyp @ Crismon & US60
PAD Amendment ZON18-00149

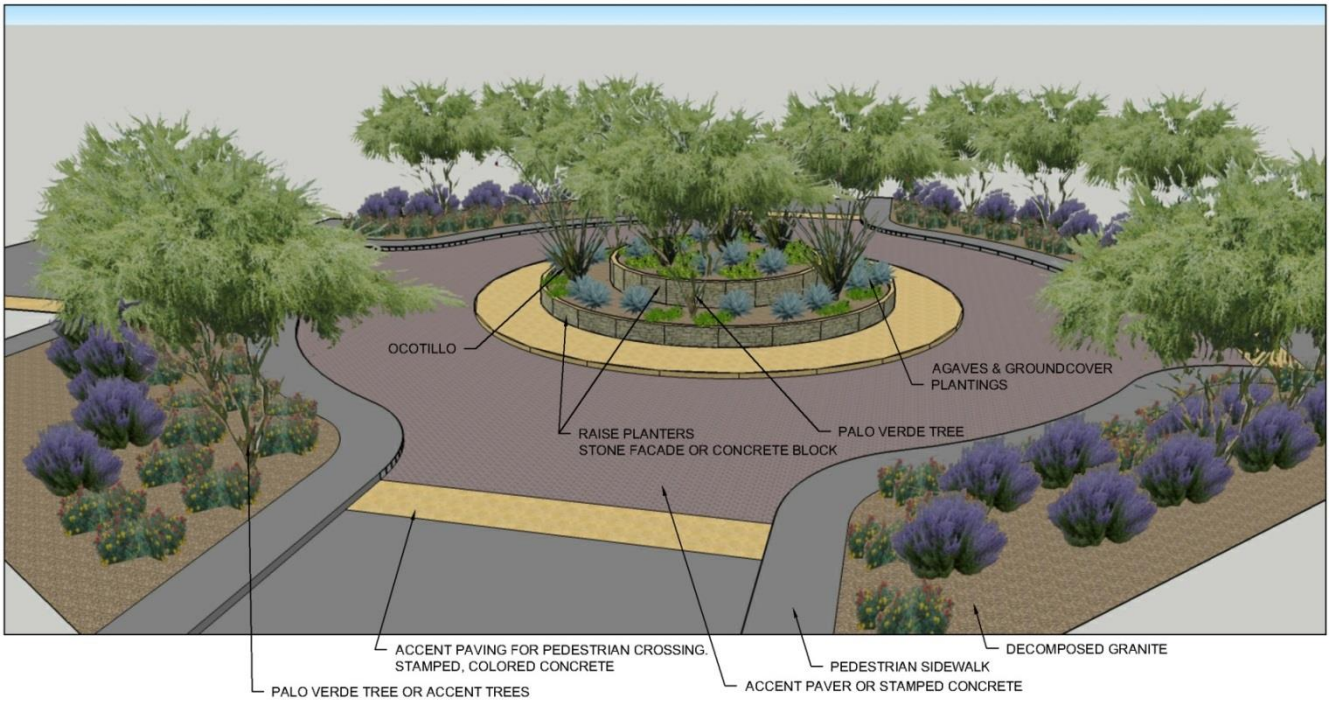
HAMPTON INN - Lot 5

3.7 PROJECT LANDSCAPE

3.71 Landscape Theme: The selection of landscape materials prescribed for trees, shrubs, groundcovers and accents are selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). There are two primary entrances into the Project, off Crismon Road and off Hampton Avenue. These entrance drives will intersect at a roundabout that leads guests into the Hotel and provides an alternative entrance for the four commercial pad sites fronting onto Crismon Road. These drives will have adjacent sidewalks and street trees to accentuate the route and provide shade for the pedestrian users. The pavement around the roundabout and the crosswalks will have an accented paver section to distinguish the route and add character.

3.72 Landscape Area: Landscaping, walls and screening shall conform to the standards of this PAD Amendment as defined in Chapter 33; Landscaping of the Mesa Zoning Ordinance. This landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

3.73 Landscape Design: The size and quantities of plant material shall conform to the landscape standards in Chapter 33 of the Mesa Zoning Ordinance, except as modified herein. The street trees installed along the two main entrance drives shall be a minimum of 36”Box. The Street trees will be Evergreen Elms with background selections that could be Sonoran Palo Verdes and a flowering Desert Willow. Details of the landscape theme and layout with quantities and sizes of plant material will be resolved with Site Plan Approval. Site visibility shall be in accordance with the standards established by Chapter 30-14 of the zoning ordinance. Please refer to **Exhibit 6** that illustrates a concept for the Project Landscape. Details to be resolved with the Mesa Planning Department as a condition of completing the required off-site improvement plans with the first phase of site development.



1 TRAFFIC CIRCLE RENDERING

SCALE: NTS

2 CORNER MONUMENT SIGN RENDERING

SCALE: NTS

3.8 PARK INFRASTRUCTURE AND UTILITIES

3.8.1 Access and Circulation:

Crismon Road: is improved with three lanes in each direction and a center raised median that extends along the entire frontage of the property. There is an existing west half ROW of 40' that will require additional 25' dedication to 65'. From the north end of ADOT's access control easement on this west side, curb, gutter, and a 6' sidewalk will need to be constructed. Per Engineering Review Comments, a copy of the Preliminary Site Plan will be forwarded to Tony Abbo for review and acknowledgement that the south access off Crismon will not be in conflict with ADOT's access control easement. Near the center of this frontage and opposite the access drive into the Home Depot will be a new main entrance drive leading into the Property. There will be entry monumentation with project identification signage, enhanced pavement for the approach and crosswalk, and 36"Box Trees installed to accentuate this main entrance. Details to be presented with Development Review and further defined with the first phase of site development.

Hampton Avenue: only the north half is improved with pavement, curb, gutter, and sidewalk within a north half ROW of 45. The south half street width west of Crismon will begin at 55' to align lanes with the east side of Crismon Road and include a dedicated right turn lane for southbound traffic. The ROW will transition to 40' near the center of the Property. Details for the dedication of ROW and the alignment of eastbound lanes will be resolved with the Development Review and further refined with the first phase of site development.

3.9 Street Improvements

Street improvements will be constructed per City of Mesa standards and in conformance with the approved stipulations of this Application. Dedications for additional rights-of-way will occur with the Final Plat or with a Map of Dedication as determined by the City of Mesa Engineering Department when the first phase of development is presented for formal site plan approval.

3.10 Traffic Signals

The Owner shall participate in the cost to modify the existing traffic signal at the corner of Crismon Road and Hampton Avenue. Details to be resolved with the Mesa Engineering Department as a condition of completing the required off-site improvement plans with the first phase of site development.

3.11 Water Service

The Owner shall install all onsite water improvements required to serve the Property in accordance with Mesa's Engineering Standards in effect at the time of Permit Application. There is an existing 16" water line within Crismon Road and an 8" water line within Hampton Avenue. Details to be resolved with the Mesa Engineering Department as a condition of completing the required off-site improvement plans with the first phase of site development.

3.12 Sanitary Sewer Service

The Owner shall install all onsite sanitary sewer improvements required to serve the Property in accordance with Mesa's Engineering Standards in effect at the time of Permit Application. There is an existing 10" sanitary sewer within Crismon Road. Details of the final layout will be included with Site Plan Approval. Details to be resolved with the Mesa Engineering Department as a condition of completing the required off-site improvement plans with the first phase of site development.

3.13 Electrical, Telephone, and Cable Services

Owner shall install all on-site electrical, telephone and cable improvements required to serve the Property.

EXHIBITS

1. Vicinity Map
2. Existing Conditions / Existing Zoning and Surrounding Land Uses
3. Current PAD Master Plan
4. Preliminary Development Site Plan
5. Context Plan with Adjacent Proposed Land Uses.
6. Conceptual Landscape Plan