

METRO

EAST VALLEY COMMERCE CENTER II

PLANNED AREA DEVELOPMENT

Case No. ZON18-00310

Located at the southwest corner of
Auto Center Drive & Horne Street

Initial Submittal: April 19, 2018

Second Submittal: June 5, 2018

METRO EAST VALLEY COMMERCE CENTER II

PLANNED AREA DEVELOPMENT

Development Team

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Applicant / Legal Representative:	Withey Morris PLC 2525 East Arizona Biltmore Circle, Suite A212 Phoenix, Arizona 85016 Phone. 602.230.0600 Facsimile. 602.212.1787 Email m@witheymorris.com

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I. Project Overview

This PAD overlay involves approximately 21 acres of vacant property located at the southwest corner of Horne Street and Auto Center Drive (the "Property"). See aerial maps at Tab 1 and legal description at Tab 2. The Property is currently zoned Light Industrial - Planned Area Development (LI-PAD) and Light Industrial (L-I). See zoning map at Tab 3. This application simply requests a new PAD overlay to address development standards on the entire Property, and Site Plan Review. There is no plan to change the Light-Industrial (LI) base zoning. This overlay is similar to the previously approved PAD overlay and development standards for the overall business park that a portion of the Property is within.

In 2015, the PAD overlay for the Auto Center Drive area, which was previously approved for Automotive Sales uses, was amended to permit the development of Metro East Valley Commerce Center I ("Metro I"), a light industrial park, located at the northwest corner of Horne Street and Auto Center Drive, directly north of the Property. Metro I was constructed in 2015, and since its completion, it has served as the standard for premium industrial park development in the east Valley.

The design of the proposed Metro East Valley Commerce Center II ("Metro II") will be consistent with the architectural character and quality of Metro I. A new PAD overlay is necessary to permit the proposed development on the Property. Metro II has been designed to provide larger uninterrupted warehouse space to help fill a need for larger industrial tenants lacking opportunities in Mesa.

The site plan consists of two buildings totaling approximately 363,530 square feet with a maximum building height of 56 feet. The project is located within the City of Mesa along the US 60 corridor and is positioned to create many new employment opportunities. The site is ideally situated to provide commerce/manufacturing related employment uses adjacent to the US 60.

The conceptual site plan orients the buildings to Auto Center Drive and the private drive to be shared with the future development on the vacant property to the south. The truck loading and maneuvering area has been strategically located between the buildings so it is screened from view from Auto Center Drive, the main point of access to the surrounding business complex.

Access to the Property shall be provided from Horne Street, Hobson Street, Auto Center Drive, and the private drive aligned with Juanita and Javelina Avenues. These points of access and internal circulation provide the necessary access to the loading area between the two buildings, and appropriate access to users, employees and customers in all other areas of the site. Driveways along Auto Center Drive have been designed to align

with the driveways serving Metro I to reduce turning conflicts given the type of vehicular trips to and from both properties. All driveways along Horne Street were considered for alignment with the single driveway serving Metro II truckcourt. However, an alignment with the Metro II driveway is not possible due to the turning radii necessary to accommodate truck traffic needing to access the loading area between the Metro II buildings. Given the relatively low traffic associated with the office and light industrial uses to the east, and the fewer than 6,000 north and south bound total trips per day for this section of Horne Street, which is a two-lane collector, it is anticipated there will be very few vehicular turning conflicts between Metro II and the adjacent properties.

Landscaping will provide additional buffering from Auto Center Drive, Hobson Street, Horne Street, and the private drive. Required screen walls will be constructed east and west of both buildings to buffer views from Horne Street and Hobson Street. All screen walls throughout the development have been designed with materials, textures and colors compatible with the building architecture.

Though no landscape setback is required along the south property line, the proposed site plan includes a minimum 29-foot and average 33-foot setback adjacent to the private drive. However, there is a private roadway easement on the Property that is north of the proposed private drive, which has not been abandoned. Though it is not the intent of the developer, if this roadway were to be constructed in the future, the landscape setbacks would be reduced to minimum 16-foot and average 20-foot along a revised private drive.

Sewer access will be provided to building B from Horne Street and to building A from Auto Center Drive. No sewer access will be needed from Hobson Street. Adequate sewer connections can be provided to the vacant parcel at the southwest corner of Hobson Street and Auto Center Drive and as such, the 8-inch sewer in Hobson at Juanita will not be extended north to Auto Center Drive to serve either Metro II or the vacant parcel across Hobson Street.

The project will be served by six double bin refuse enclosures, which will be located between the two buildings in the loading area. The enclosures will be screened from the street by the buildings and the masonry screen walls at each end of the loading area. The number of refuse bins is less than the city's standard but will be adequate given the type of uses proposed for the site. This reduction in refuse containers is consistent with the approvals for Metro I, which has proven to be more than sufficient for the project.

The proposed building design for Metro II is consistent with the overall design theme for Metro I, however some design elements vary slightly such as the color palette to provide some features that set the two industrial centers apart.

The Metro East Valley Commerce Center II establishes a complementary mix of uses and employment opportunities that are in conformance with the underlying zoning and compatible with other surrounding uses.

II. Relationship to Adjacent Properties

The Property is immediately bounded to the north by Auto Center Drive, to the east by Horne Street and to the west by Hobson Street. Moving beyond the Property's immediate boundaries, the property to the north is land zoned LI PAD and developed as Metro I, a light industrial park; to the west is vacant land and an industrial building zoned LI; to the south is vacant land zoned LI and currently being used for agricultural purposes; and to the east is land zoned LI and developed for light industrial, office, and commercial related uses.

The project is consistent with the City's General Plan designation of Employment Business Park and compatible with the surrounding uses.

III. Zoning History

The Property was annexed into the City of Mesa on April 21, 1975. On January 28, 1985, the northern 640 feet of the Property (along with approximately 50 additional acres located east of Mesa Drive, south of US 60, west of Horne Street, and north of Auto Center Drive) was rezoned from AG to Light Industrial (M-1/LI) to allow development of a planned commercial area specifically oriented towards automobile dealerships (Z84-187, Ordinance No. 1912). On January 18, 1988 City council approved a conceptual plan of development pursuant to a planned area development designation (M-1/LI PAD) on the northern 640 feet of the Property (along with the approximate 50 additional acres located east of Mesa Drive, south of US 60, west of Horne Street, and north of Auto Center Drive) to establish design guidelines for the PAD (Z87-083, Ordinance No. 2301). The two southernmost parcels were rezoned following annexation to M-1/LI.

IV. PAD

The purpose of this request is to apply a new PAD overlay to the Property. The prior PAD, applicable to a majority of the Property, that was approved under Case Nos. Z84-187 and Z87-083, was specifically designed for the development of automobile dealerships, but the Property was never developed in that manner. Accordingly, a new PAD overlay is requested to provide reasonable and appropriate development of the Property for commerce/manufacturing uses. The Metro East Valley Commerce Center II development is designed to provide a variety of employment and light industrial uses, which can be adjusted to meet each future tenant's needs.

A. Permitted Uses:

All uses allowed under the current City of Mesa Light Industrial (LI) zoning district are permitted within this PAD.

B. Amendment to Design L-I Standards:

1. Maximum building height shall not exceed fifty-six (56) feet unless specifically approved in writing by the City of Mesa. Building height shall be measured in accordance with the current City of Mesa Zoning Ordinance Definitions.
2. The north property line along Auto Center Drive and the west property line along Hobson Street will have a minimum 10-foot landscape setback with an average 20 foot landscape setback; the east property line will have a 20 foot landscape setback along Horne Street.
3. No screen walls shall be provided along the south property line adjacent to the private drive. Screen walls shall be provided along all other streets as required by the Mesa Zoning Ordinance.
4. Outdoor storage shall be permitted north of Building B and south of Building A.
5. One 14-foot overhead door per building and street front shall be permitted along Horne and Hobson Streets (four doors total). A 6-foot masonry wall and enhanced landscaping shall be provided for each overhead door to provide screening from the streetscape.
6. Parking Deviation:

Mesa Code states that "Group Industrial Buildings" require the following parking: 75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet. Using this computation, 789 parking spaces are required for this Property. The proposed site plan includes 499 parking spaces which is more than will be needed since ownership anticipates a good portion of the project will be sold or leased to users that are "Industrial" (1 space per 600 square feet) or "warehousing" (1 space per 900 square feet). This parking ratio is consistent with the employment centers totaling approximately 3,000,000 square feet that the applicant owns and successfully operates in the Phoenix metro area. The parking provided at Metro I has proven to be more than adequate and given the similarity between the two developments and anticipated uses for Metro II, the parking provided will be sufficient.

7. The site will provide 16 bicycle parking spaces, which is less than the Ordinance requires but will be more than sufficient to meet the needs of users, tenants and employees. This bicycle parking is consistent with the needs of many other successful projects built and operated by the applicant throughout the state of Arizona. This is also consistent with the other operations in the immediate area which are made up of industrial uses that are not conducive to pedestrian-oriented modes of transportation, such as the Metro I project to the immediate north of the Property.

C. Development Standards Table

Standard	Zoning Ordinance Standards	Proposed PAD Overlay Standards
Employment District – LI (Table 11-7-3)		
Lot and Density Standards		
Minimum Site Area (acre)	1.0	1.0
Minimum Lot Width (ft)	100	100
Minimum Lot Depth (ft)	100	100
Building Form and Location		
Maximum Height (ft)	40	56
Minimum Setback along Property Lines or Building and Parking Areas (ft)		
Front and Street-Facing Side	<p>Major or Midsection Collector: 20 ft</p> <p>Industrial/Commercial Collector: 20 ft</p> <p>Local Street: 20 ft</p>	<p>(Local) Hobson Street & Auto Center Drive: minimum 10 ft landscape setback with an average 20 ft landscape setback</p> <p>(Collector) Horne Street: minimum 20 ft landscape setback</p>

Supplemental Standards		
Off-Street Parking and Loading (11-32)		
	Parking Spaces Required: 75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet 789 parking spaces	Parking Spaces Provided: 499 parking spaces
	Bicycle Parking Required: at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces. 29 spaces	Bicycle Parking Provided: 16 spaces
General Site Development Standards (11-30)		
Screening:	Parking Areas: Parking Areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms	Parking Areas: Parking area and drive aisle adjacent to private drive shall not be screened. All other parking areas shall be screened from adjacent streets as required by the Mesa Zoning Ordinance.
Truck Docks, Loading and Service Areas:	Screening: Docks, loading and service areas in any district except the GI	Screening: Docks, loading and service areas directly between Buildings A

	and HI districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.	and B shall be screened with an 8 foot solid masonry wall. One 14-foot overhead door per building and street front shall be permitted along Horne and Hobson Streets (four doors total). A 6-foot masonry wall and enhanced landscaping shall be provided for each overhead door facing Horne and Hobson Streets to provide screening from the streetscape.
Outdoor Storage:	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section	Outdoor storage shall be permitted north of Building B and south of Building A behind the truck court masonry wall

V. Phasing

The Property may be developed in multiple phases as market conditions warrant. If phased, it is anticipated that the initial phase will include building A, including the adjacent street frontages and retention basins. Building B and the adjacent street frontages and retention basins will be developed as market demands. Plans for each phase will be submitted to the City of Mesa to ensure proper and orderly development.

VI. Summary

The Property is zoned Light Industrial (LI). The minor deviations from standards through the proposed PAD overlay and site plan will allow development of The Metro East Valley Commerce Center II. The development will complement the surrounding area and provide substantial benefits and commerce/industrial related employment opportunities to the City of Mesa.

TAB 1

This aerial map illustrates the locations of Metro I and Metro II sites in Phoenix, Arizona. The New Metro II Site is highlighted in yellow, situated between Mesa Dr and Stapley Dr, and between Baseline Rd and Home St. The Metro I site is shown in white, located between Mesa Dr and Stapley Dr, and between Baseline Rd and Home St. The map includes labels for US 60, Mesa Dr, Stapley Dr, Baseline Rd, Home St, and various parcel numbers.



Aerial Map



TAB 2

LEGAL DESCRIPTION

PORTIONS OF SECTION THIRTY-FIVE (35), TOWNSHIP ONE (1) NORTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 35; THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 35, 1,625.49 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST 233.90 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 22 SECONDS WEST, 936.46 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 25 MINUTES 28 SECONDS, A DISTANCE OF 239.32 FEET, TO THE CENTERLINE OF JUANITA AVENUE AS SHOWN ON THE PLAT OF MCKELLIPS INDUSTRIAL PARK, UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 192 OF MAPS, PAGE 40.

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LINE OF SAID PLAT, AND THE EAST LINE OF SOUTH HOBSON STREET;

THENCE NORTH 27 DEGREES 06 MINUTES 50 SECONDS EAST 33.00 FEET, TO A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE NORTH 27 DEGREES 06 MINUTES 50 SECONDS EAST, 131.33 FEET, TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 533.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 1 SECONDS. A DISTANCE OF 5.48 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 22 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 35 1,099.31 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 45 FEET FOR STREET RIGHT OF WAY.

TOGETHER WITH:

LOTS 5 AND 6, MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 317 OF MAPS, PAGE 5.

TOGETHER WITH:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5 MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 317 OF MAPS, PAGE 5.

THENCE SOUTH 00 DEGREES 16 MINUTES 15 SECONDS WEST 233.90 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 15 SECONDS WEST, 113.50 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 47 SECONDS WEST, 80.02 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 120.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57 DEGREES 23 MINUTES 11 SECONDS, A DISTANCE OF 120.19 FEET, TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 120.15 FEET;

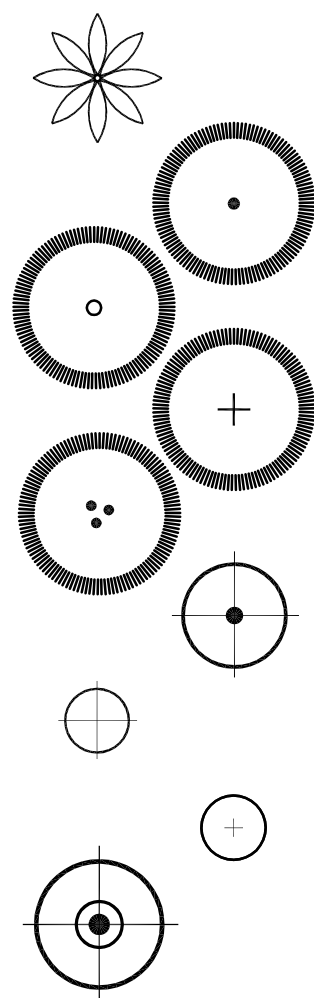
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57 DEGREES 54 MINUTES 05 SECONDS, A DISTANCE OF 121.42 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS, A DISTANCE OF 283.41 FEET TO THE POINT OF BEGINNING.

TAB 3

Zoning Map



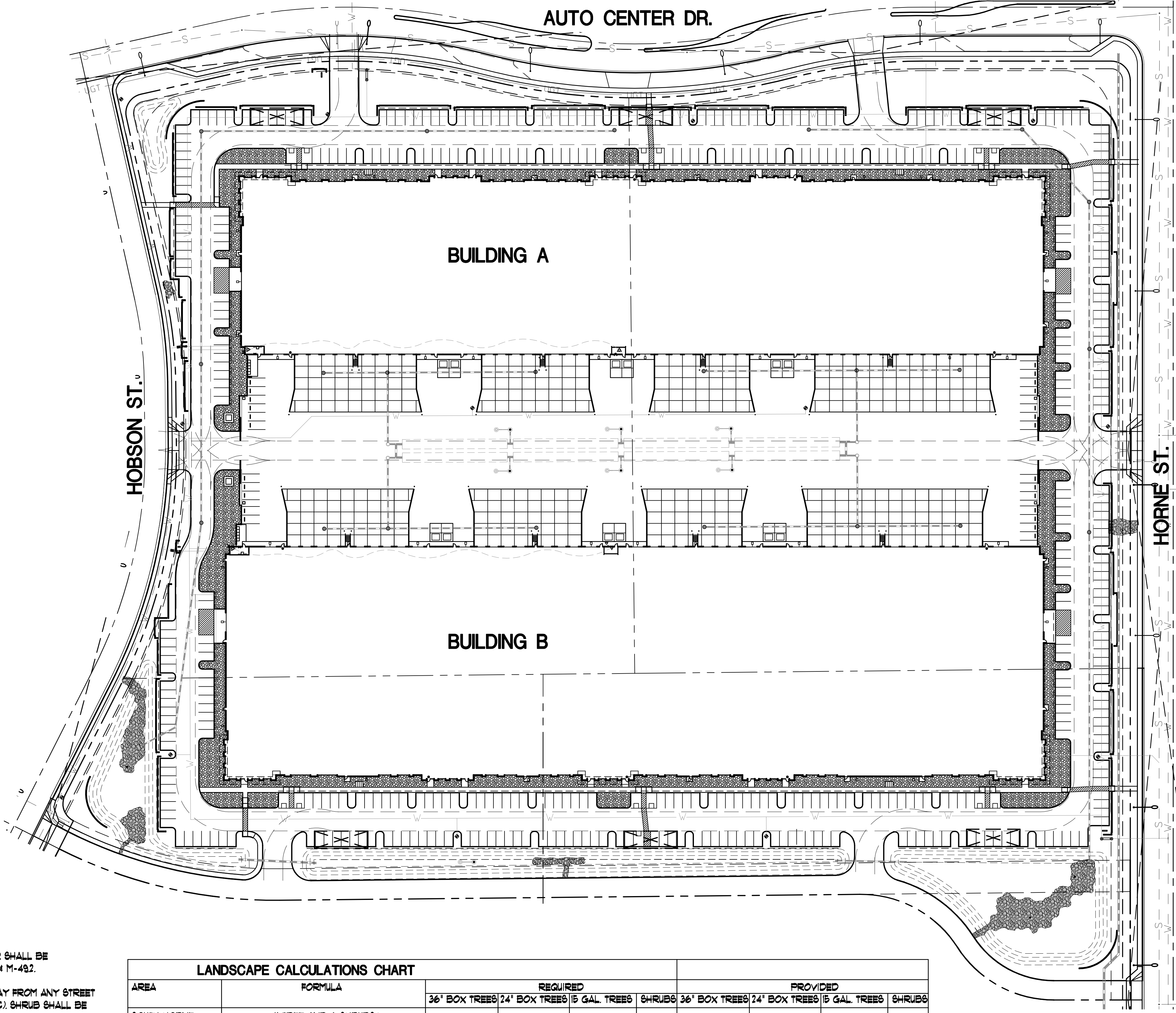


PLANT SCHEDULE: (FOR ALL SHEETS)

WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SKINNED TRUNKS STRAIGHT, TRUNK HT. PER PLAN	76 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM 10' HT., 4.5" SP., 1 1/2" CAL.	49 TOTAL
CERCIDIMUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	24" BOX MINIMUM, STD. 9' HT., 4.5" SP., 1 1/2" CAL.	64 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 11' HT., 6" SP., 2 1/4" CAL.	45 TOTAL
PROSOPIA CHILIENSIS THORNLESS MESQUITE	24" BOX MINIMUM 8' HT., 4.5" SP., MULTI-TRUNK, 1 1/2" CAL.	91 TOTAL
CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 9' HT., 4.5" SP., 1 1/4" CAL.	59 TOTAL
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GALLON TREE FORM	28 TOTAL
SAPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GALLON MINIMUM 6' HT., 6" SP., 1" CAL.	71 TOTAL
ACACIA MULGA MULGA ACACIA	24" BOX MINIMUM 8' HT., 4" SP., 1 1/2" CAL.	12 TOTAL
CAESALPINIA FULCHERRIMA RED BIRD OF PARADISE	5 GALLON	90 TOTAL
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	522 TOTAL
TECOMA X SPARKY TECOMA HYBRID	5 GALLON FULL, PAST CAN	204 TOTAL
AGAVE GEMINIFLORA TWIN FLOWER AGAVE	5 GALLON FULL, PAST CAN	139 TOTAL
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL, PAST CAN	409 TOTAL
NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN	302 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PAST CAN	372 TOTAL
CASSIA STURTTII GREEN DESERT CASSIA	5 GALLON FULL, PAST CAN	39 TOTAL
RUELLIA BRITTONIANA 'KATY' KATY RUELLIA	5 GALLON FULL, PAST CAN	182 TOTAL
TECOMA STANS V. STANS YELLOW BELLS	5 GALLON FULL, PAST CAN	11 TOTAL
BOUGANVILLEA 'CRIMSON/EWELL' RED BUSH BOUGANVILLEA	5 GALLON FULL, PAST CAN	159 TOTAL
ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	5 GALLON FULL, PAST CAN	282 TOTAL
EUPHORBIA TIRUCALLI FIRE STICK PLANT	5 GALLON FULL, PAST CAN	14 TOTAL
MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	5 GALLON FULL, PAST CAN	112 TOTAL
RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GALLON FULL, PAST CAN	178 TOTAL
LANTANA MONTIVIDENSIS 'NG.' NEW GOLD LANTANA	1 GALLON FULL, PAST CAN	796 TOTAL
DECOMPOSED GRANITE	3/4" SCREENED	158,485 SF.
GRANITE COBBLE	3"-4" COBBLE	41,450 SF.
GRANITE COBBLE	3"-9" COBBLE	6,750 SF.

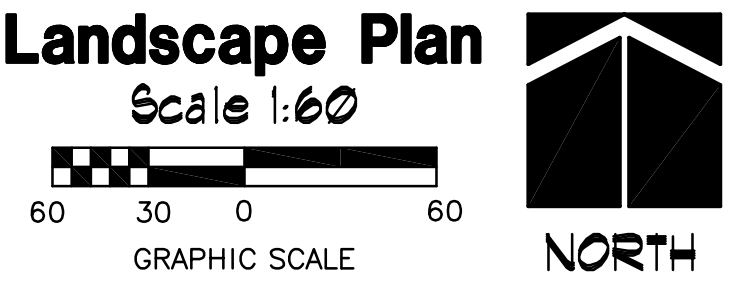
GENERAL NOTES:

- TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.
- LANDSCAPING IN RIGHT-OF-WAY REQUIRED, MUST BE INORGANIC OR CONFORMANCE WITH LOW WATER USING PLANT LIST AVAILABLE FROM THE CITY OF MESA, PUBLIC WORKS ADMINISTRATION. SEPARATE ENGINEERING PERMIT REQUIRED FOR LANDSCAPING WITHIN RIGHT-OF-WAY.
- MAXIMUM SLOPE OF RETENTION BASIN ADJACENT TO PUBLIC RIGHT-OF-WAY IS 1:6 (BOTH SIDES OF BASIN) AND 1:4 ON INTERIOR PROPERTY LINES.
- MAXIMUM GRADE CHANGE AT PROPERTY LINE IS 2 FEET.
- THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURED AND MODEL DESIGNATED IN THE CURRENT 'LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES' AS PUBLISHED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
- THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION.
- INSTALL A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER CITY OF MESA STANDARD DETAIL M-313.
- WATER SERVICE INSTALLATION FOR WATER METER SHALL BE INSTALLED PER CITY OF MESA STD. DETAIL M-491 & M-492.
- TREES SHALL BE PLANTED AT LEAST 20 FEET AWAY FROM ANY STREET LIGHT POLE OR LIGHTING CONTROL CABINET (LCC). SHRUB SHALL BE PLANTED AT LEAST 7 FEET AWAY FROM ANY STREET LIGHT POLE OR LCC. SEE SECTION 92.31 IN THE CITY OF MESA ENGINEERING PROCEDURE MANUAL.
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3" AND 1" FROM PAVED SURFACE WHERE SIGHT LINE OCCURS. SEE LANDSCAPE PLAN FOR SIGHT LINE.
- THERE ARE NO EXISTING OVERHEAD POWER LINES ON THIS PROJECT SITE.
- BACKFLOW DEVICES (OR PROTECTIVE CAGE) TO BE PAINTED GREEN IN COLOR TO DISCOURAGE THEFT.
- SIGNAGE REQUIRES A SEPARATE SIGN PERMIT.



LANDSCAPE CALCULATIONS CHART		REQUIRED				PROVIDED			
AREA	FORMULA	36" BOX TREES	24" BOX TREES	15 GAL. TREES	SHRUBS	36" BOX TREES	24" BOX TREES	15 GAL. TREES	SHRUBS
SOUTH HORNE (945 LF.)	(1 TREE AND 6 SHRUBS/ 25 LF. OF FRONTAGE) (25% 36" BOX, 50% 24" BOX, 25% 15 GAL. MIN.)	8	19	8	228	11	21	0	231
PARKING LOT (83) 15' ISLANDS	15' ISLAND: (1) TREE AND (3) SHRUBS 30' ISLAND: (2) TREES AND (6) SHRUBS (MIN. 10% OF REQ'D. TREES TO BE 36" BOX- BALANCE OF TREES TO BE 24" BOX)	9	74	0	249	20	63	0	309
FOUNDATION BASE (2545 LF.)	(1) TREE/ 50 LF. (10% OF REQ'D. TREES TO BE 36" BOX- BALANCE OF TREES TO BE 24" BOX) (TREES WITHIN 30 FT. OF THE FOUNDATION MAY BE COUNTED TOWARD THIS REQUIREMENT)	6	45	0	N.A.	10	39	0	N.A.
COLLECTOR STREETS (1850 LF.)	(5) 24" BOX TREES AND (20) 5 GAL. SHRUBS/ 100 LF.	0	93	0	372	55	43	0	380
EAST AUTO CENTER DRIVE (150 LF.)	(1 TREE AND 4 SHRUBS/ 25 LF. OF FRONTAGE) (25% 36" BOX, 50% 24" BOX, 25% 15 GAL MIN.)	8	15	1	120	8	49	0	170

(NOTE: MEX. FAN PALMS ARE COUNTED AS 36" BOX SIZE)



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associates, inc.

4307 n. civic center plaza
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tel: (480) 946-0066
fax: (480) 946-5432

this drawing is an instrument
of service, and shall remain
the property of the architect.
this drawing shall not be
reproduced or used for any
purpose, in whole or in part,
without the written consent
of the architect.

NOTICE: ANY ALTERATIONS, REVISIONS, OR
SUPPLEMENTAL DRAWINGS MUST BE
RECEIVED BY THE ARCHITECT'S OFFICE
WITHIN THIRTY (30) DAYS OF THE
DATE OF THE ORIGINAL DRAWING.
THE ARCHITECT'S OFFICE SHALL
ADDRESS THE OWNER'S DESIGNATED AGENT AT
THE PROJECT SITE.
AND THE OWNER OR ITS DESIGNATED AGENT
SHALL PROVIDE THIS DESCRIPTION ON REQUEST:
NOTICE OF EXTENDED PAYMENT PROVISIONS
SHALL BE PROVIDED TO THE ARCHITECT
WITHIN THIRTY (30) DAYS AFTER
THE DATE OF THE ORIGINAL DRAWING.
ESTIMATES.

sheet title:
LANDSCAPE PLAN

project:


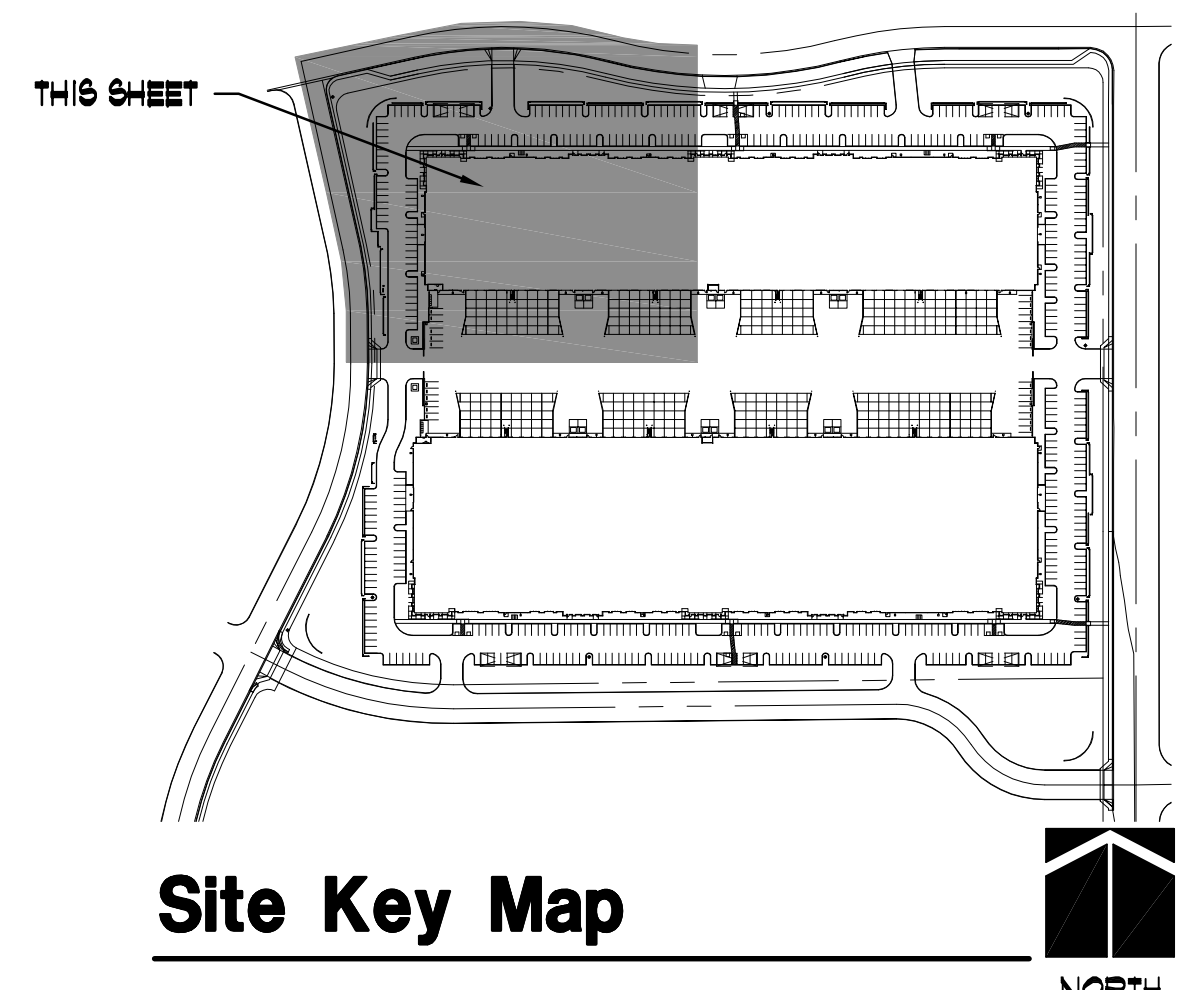
METRO EAST VALLEY COMMERCE CENTER - 2
TBD EAST AUTO CENTER DRIVE
TBD EAST AUTO CENTER DRIVE
MESA, ARIZONA

date: 28FEB17
job no.: 18010
revision:

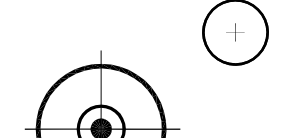
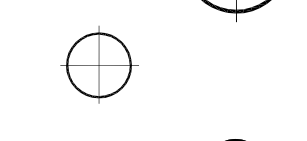
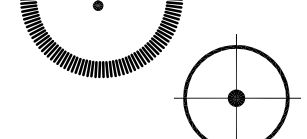
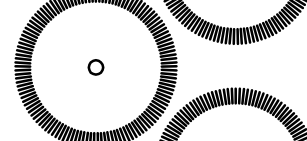
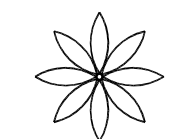


	DECOMPOSED GRANITE
	GRANITE COBBLE
	GRANITE COBBLE

- ① INSTALL 2" DEEP, 3/4" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
- ② INSTALL 3"-4" DIA COBBLE
- ③ ELECTRICAL TRANSFORMER
- ④ DECORATIVE SCREEN WALL
- ⑤ UNDERGROUND STORM WATER RETENTION PIPE
- ⑥ DRAINAGE PIPE
- ⑦ RETENTION BASIN PER CIVIL DUG.
- ⑧ FIRE HYDRANT
- ⑨ INSTALL 3'-8" COBBLE



L-2
2 OF 5

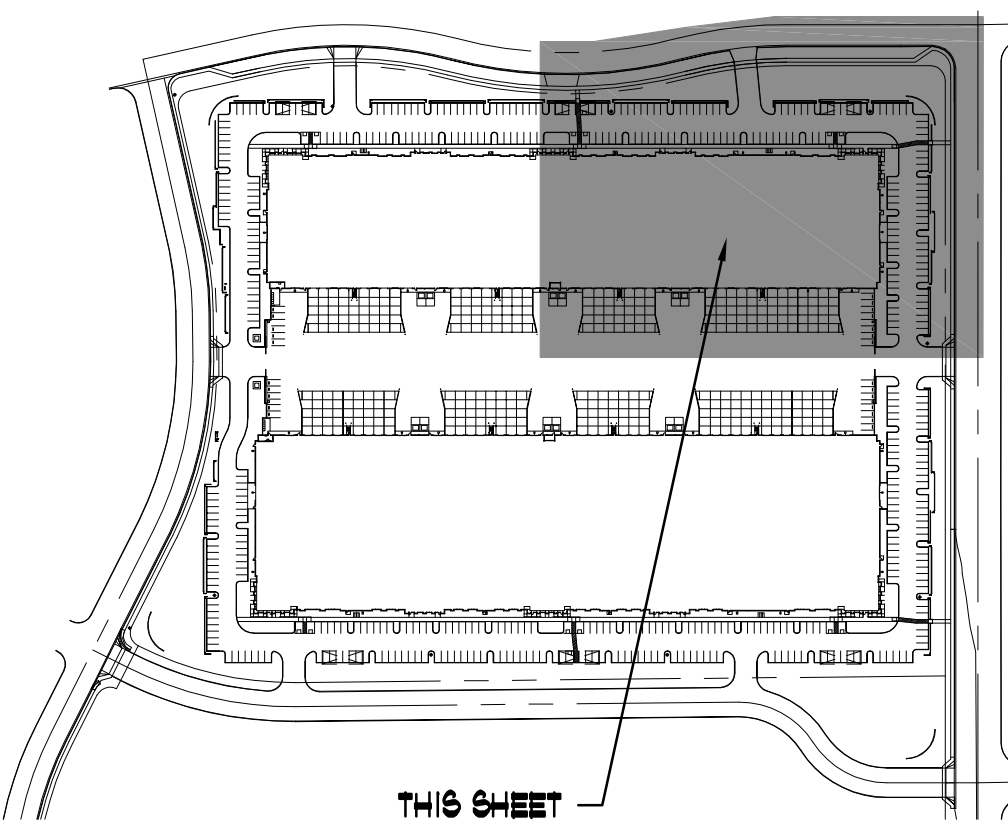
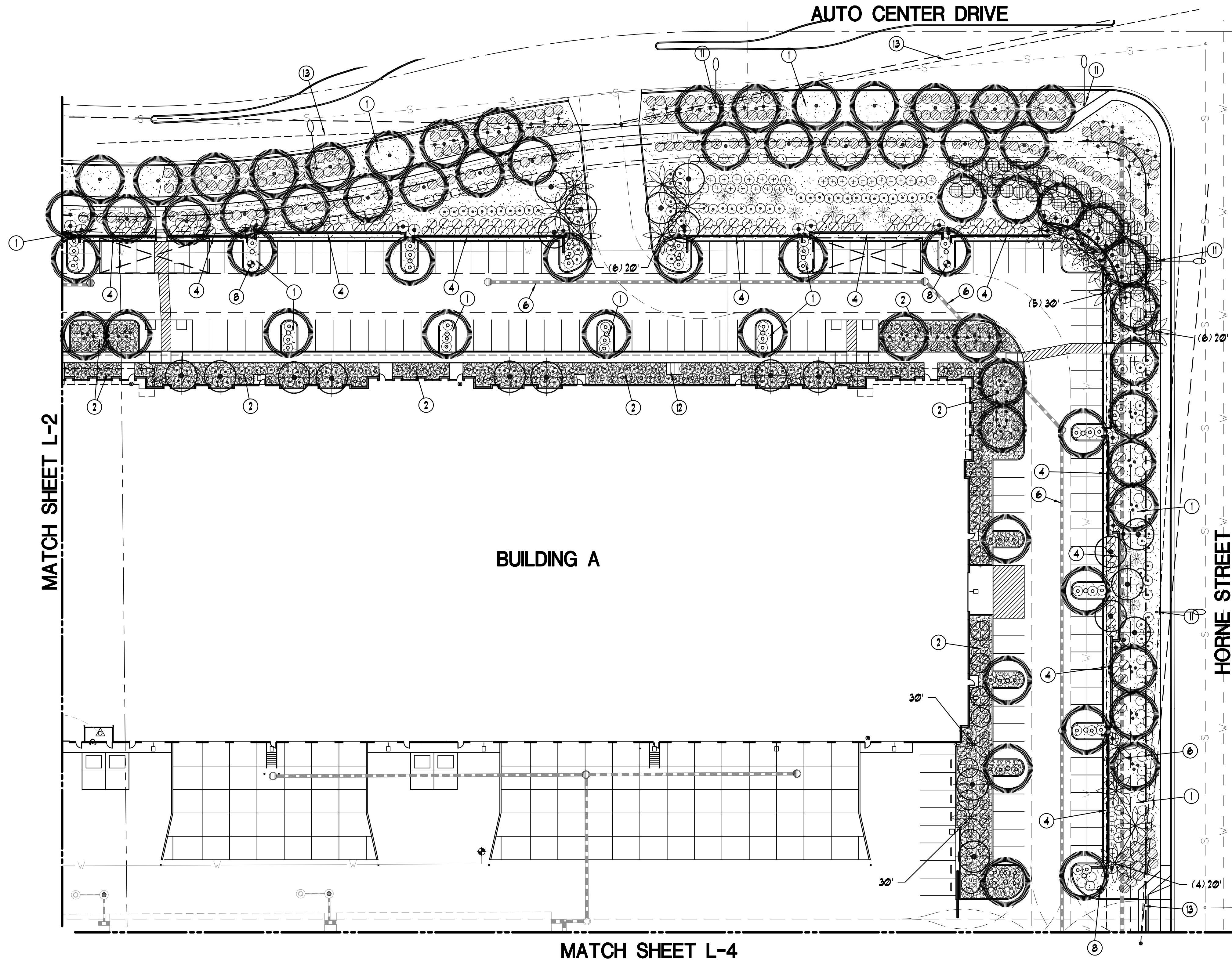


PLANT SCHEDULE: (FOR THIS SHEET ONLY)

WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SKINNED TRUNKS STRAIGHT, TRUNK HT. PER PLAN	23 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM 10' HT, 4.5' SP, 1 1/2" CAL.	30 TOTAL
CERCIDIUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	24" BOX MINIMUM, STD. 9' HT, 4.5' SP, 1 1/2" CAL.	19 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 11' HT, 6' SP, 2 1/4" CAL.	7 TOTAL
PROSOPIS CHILIENSIS THORNLESS MESQUITE	24" BOX MINIMUM 8' HT, 4.5' SP, MULTI-TRUNK, 1 1/2" CAL.	12 TOTAL
CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 9' HT, 4.5' SP, 1 1/4" CAL.	21 TOTAL
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GALLON TREE FORM	4 TOTAL
SAPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GALLON MINIMUM 6' HT, 6' SP, 1" CAL.	7 TOTAL
ACACIA MULGA MULGA ACACIA	24" BOX MINIMUM 8' HT, 4' SP, 1 1/2" CAL.	0 TOTAL
CAESALPINIA FULCHERRIMA RED BIRD OF PARADISE	5 GALLON	21 TOTAL
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	73 TOTAL
TECOMA X SPARKY TECOMA HYBRID	5 GALLON FULL, PAST CAN	121 TOTAL
AGAVE GEMINIFLORA TWIN FLOWER AGAVE	5 GALLON FULL, PAST CAN	53 TOTAL
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL, PAST CAN	168 TOTAL
NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN	47 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PAST CAN	89 TOTAL
CASSIA STURTI GREEN DESERT CASSIA	5 GALLON FULL, PAST CAN	0 TOTAL
RUELLIA BRITTONIANA 'KATY' KATY RUELLIA	5 GALLON FULL, PAST CAN	104 TOTAL
TECOMA STANS V. STANS YELLOW BELLS	5 GALLON FULL, PAST CAN	5 TOTAL
BOUGANVILLEA 'CRIMSON/WEILL' RED BUSH BOUGANVILLEA	5 GALLON FULL, PAST CAN	41 TOTAL
ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	5 GALLON FULL, PAST CAN	59 TOTAL
EUPHORBIA TIRUCALLI FIRE STICK PLANT	5 GALLON FULL, PAST CAN	0 TOTAL
MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	5 GALLON FULL, PAST CAN	0 TOTAL
RUSSERIA EQUISETIFORMIS CORAL FOUNTAIN	5 GALLON FULL, PAST CAN	62 TOTAL
LANTANA MONTIVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON FULL, PAST CAN	321 TOTAL
DECOMPOSED GRANITE	3/4" SCREENED	42,945 SF.
GRANITE COBBLE	3"-4" COBBLE	10,675 SF.
GRANITE COBBLE	3"-9" COBBLE	0 SF.

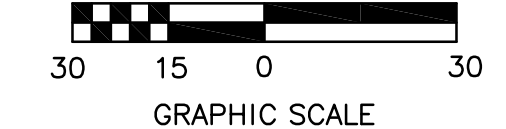
PLAN KEY NOTES:

- INSTALL 2" DEEP 3/4" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
- INSTALL 3'-4" DIA. COBBLE
- ELECTRICAL TRANSFORMER
- DECORATIVE SCREEN WALL
- UNDERGROUND STORM WATER RETENTION PIPE
- DRAINAGE PIPE
- RETENTION BASIN PER CIVIL DUGS.
- FIRE HYDRANT
- INSTALL 3'-9" COBBLE
- FIRE DEPT. CONNECTION*
*NOTE: PROVIDE CLEAR ACCESS TO FIRE DEPT. CONNECTION (FDC) FREE OF BUSHES, TREES, FENCES OR OTHER OBJECTS A MINIMUM OF 3 FEET PER IFC 912.3
- SITE LIGHT
- BIKE RACK PER ARCH. DUGS.
- SIGHT DISTANCE LINE



Landscape Plan

Scale 1:30



phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85238
(480) 899-5813 fax (480) 963-3674



McCALL &
associates, inc.

4307 n. civic center plaza
scottsdale, az 85251
tel: (480) 946-0066
fax: (480) 946-5432

this drawing is an instrument
of service, and shall remain
the property of the architect.
this drawing shall not be
reproduced or used for any
purpose, in whole or in part,
without the written consent
of the architect.

THIS CONTRACT IS A PART OF THE
CONTRACT DOCUMENTS. IT IS TO
REQUIRE THE SUBMITTER OF THIS
DRAWING TO PROVIDE A WRITTEN
DESCRIPTION OF THE PROJECT
AND THE OWNER'S DESIGNATED AGENT
AND THE OWNER OR ITS DESIGNATED AGENT
SHALL PROVIDE THIS DESCRIPTION ON REQUEST.
THIS CONTRACT IS NOT VALID UNLESS
THE SUBMITTER OF THIS DRAWING
PAYS THE FEE WITHIN THIRTY (30) DAYS AFTER
THE DATE OF ISSUANCE OF THIS DRAWING.
ESTIMATES.

project title:
LANDSCAPE PLAN

project:
METRO EAST VALLEY COMMERCE CENTER - 2
TBD EAST AUTO CENTER DRIVE
TBD EAST AUTO CENTER DRIVE
MESA, ARIZONA

date: 28FEB17
job no.: 18010
revision:



WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SKINNED TRUNKS STRAIGHT, TRUNK HT. PER PLAN	11 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM 10' HT., 4.5" SP., 1 1/2" CAL.	0 TOTAL
CERCIDIUM FLORIDUM "DM." DESERT MUSEUM PALO VERDE	24" BOX MINIMUM, STD. 9' HT., 4.5" SP., 1 1/2" CAL.	21 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 11' HT., 6" SP., 2 1/4" CAL.	6 TOTAL
PROSOPIA CHILIENSIS THORNLESS MESQUITE	24" BOX MINIMUM 8' HT., 4.5" SP., MULTI-TRUNK, 1 1/2" CAL.	37 TOTAL
CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 9' HT., 4.5" SP., 1 1/4" CAL.	14 TOTAL
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GALLON TREE FORM	17 TOTAL
SAPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GALLON MINIMUM 6' HT., 6" SP., 1" CAL.	20 TOTAL
ACACIA MULGA MULGA ACACIA	24" BOX MINIMUM 8' HT., 4" SP., 1 1/2" CAL.	12 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	39 TOTAL
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	142 TOTAL
TECOMA x SPARKY TECOMA HYBRID	5 GALLON FULL, PAST CAN	12 TOTAL
AGAVE GEMINIFLORA TWIN FLOWER AGAVE	5 GALLON FULL, PAST CAN	21 TOTAL
RUPELLIA BRITTONIANA CALIFORNICA RUPELLIA	5 GALLON FULL, PAST CAN	87 TOTAL
NERIUM OLEANDER "D.P." DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN	119 TOTAL
GALLISTEMON VIMINALIS "LITTLE JOHN" LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PAST CAN	132 TOTAL
CASSIA STURTI GREEN DESERT CASSIA	5 GALLON FULL, PAST CAN	0 TOTAL
RUPELLIA BRITTONIANA "KATY" KATY RUPELLIA	5 GALLON FULL, PAST CAN	24 TOTAL
TECOMA STANS V. STANS YELLOW BELLS	5 GALLON FULL, PAST CAN	6 TOTAL
BOUGANVILLEA 'CRIMSON/EWELL.' RED BUSH BOUGANVILLEA	5 GALLON FULL, PAST CAN	36 TOTAL
ACACIA REDOLENS "D.C." DESERT CARPET REDOLENS	5 GALLON FULL, PAST CAN	74 TOTAL
EUPHORBIA TIRUCALLI FIRE STICK PLANT	5 GALLON FULL, PAST CAN	0 TOTAL
MUHLENBERGIA CAPILLARIS "REGAL MIST" PINK MUHLY	5 GALLON FULL, PAST CAN	66 TOTAL
RUSSERIA EQUESETIFORMIS CORAL FOUNTAIN	5 GALLON FULL, PAST CAN	51 TOTAL
LANTANA MONTIVIDENSIS "N.G." NEW GOLD LANTANA	1 GALLON FULL, PAST CAN	86 TOTAL
DECOMPOSED GRANITE	3/4" SCREENED	46,100 SF.
GRANITE COBBLE	3"-4" COBBLE	11,240 SF.
GRANITE COBBLE	3"-9" COBBLE	3,830 SF.

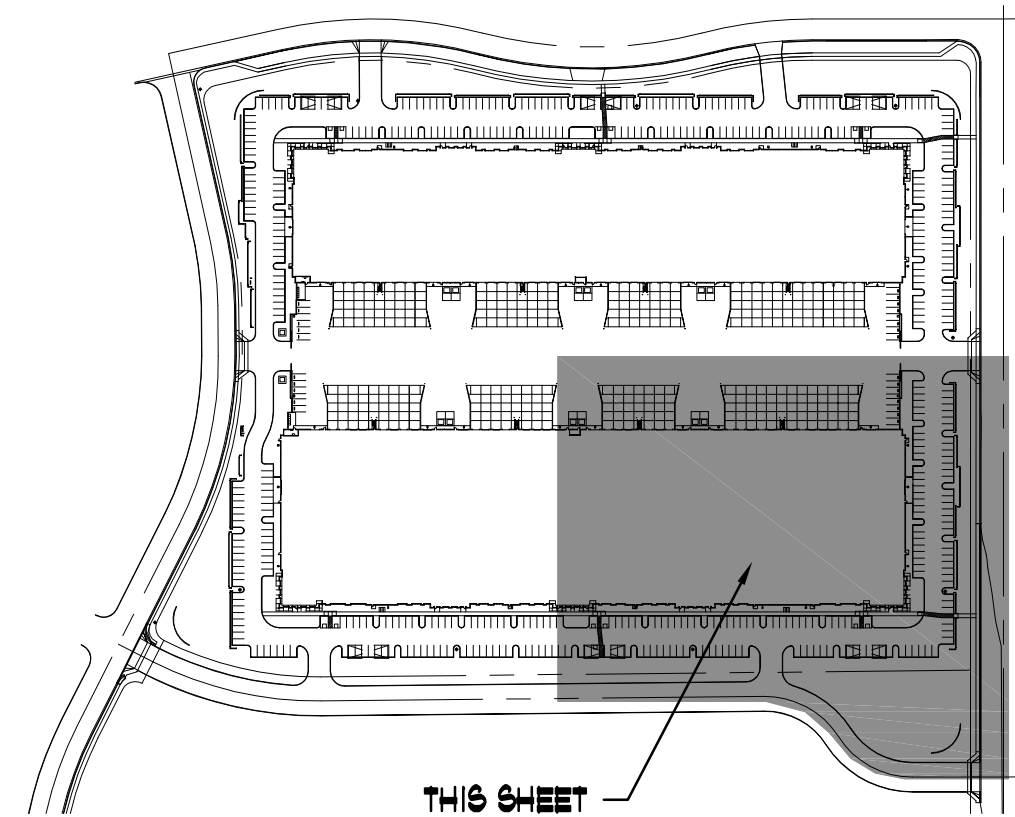
- ① INSTALL 2" DEEP 3/4" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
- ② INSTALL 3'-4" D.I.A. COBBLE
- ③ ELECTRICAL TRANSFORMER
- ④ DECORATIVE SCREEN WALL
- ⑤ UNDERGROUND STORM WATER RETENTION PIPE
- ⑥ DRAINAGE PIPE
- ⑦ RETENTION BASIN PER CIVIL DWGS.
- ⑧ FIRE HYDRANT
- ⑨ INSTALL 3'-9" COBBLE

- (10) FIRE DEPT. CONNECTION*
*NOTE: PROVIDE CLEAR ACCESS TO FIRE DEPT. CONNECTION (FDC) FREE OF BUSHES, TREES, FENCES OR OTHER OBJECTS A MINIMUM OF 3 FEET PER IFC 912.3
- (11) SITE LIGHT
- (12) BIKE RACK PER ARCH. DUG.
- (13) SIGHT DISTANCE LINE

MATCH SHEET L-5

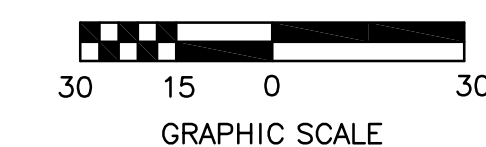
BUILDING B

PRIVATE DRIVE



Site Key Map

Landscape Plan
Scale 1:30



phillip r. ryan
landscape architect p.c.
landscape architecture & planning
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gilbert, arizona 85298
(480) 899-5813 fax (480) 963-3674



L-4
4 OF 5



307 n. civic center plaza
cottsdale, az 85251
el:(480) 946-0066
ax:(480) 946-5432

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NOTICE OF ALTERNATE BILLING CYCLE. THE OWNER SHALL REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM THE OWNER TO THE OWNER'S DESIGNATED AGENT AT THE FOLLOWING ADDRESS:

ADDRESS

NAME OF THE OWNER OR ITS DESIGNATED AGENT

THE OWNER SHALL PROVIDE THIS DESCRIPTION ON REQUEST.

NOTICE OF EXTENDED PAYMENT PROVISION. THE CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN THIRTY (30) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLING ESTIMATES.

sheet title:
LANDSCAPE PLAN

project: METRO EAST VALLEY COMMERCE CENTER
TBD EAST AUTO CENTER DRIVE
TBD EAST AUTO CENTER DRIVE
MESA, ARIZONA

date: 28FEB17
job no.: 18010
revision:



McCALL &
associates, inc.

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
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THIS CONTRACT IS A PROFESSIONAL SERVICE CONTRACT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE LANDSCAPE. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS IN THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INCREASE IN COSTS DUE TO CHANGES IN MATERIALS OR LABOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INCREASE IN COSTS DUE TO INFLATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INCREASE IN COSTS DUE TO TAXES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INCREASE IN COSTS DUE TO FEES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INCREASE IN COSTS DUE TO OTHER REASONS.

project: METRO EAST VALLEY COMMERCE CENTER - 2
TBD EAST AUTO CENTER DRIVE
TBD EAST AUTO CENTER DRIVE
MESA, ARIZONA

date: 28FEB17
job no.: 18010
revision:



phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85238
(480) 899-5813 fax (480) 963-3674

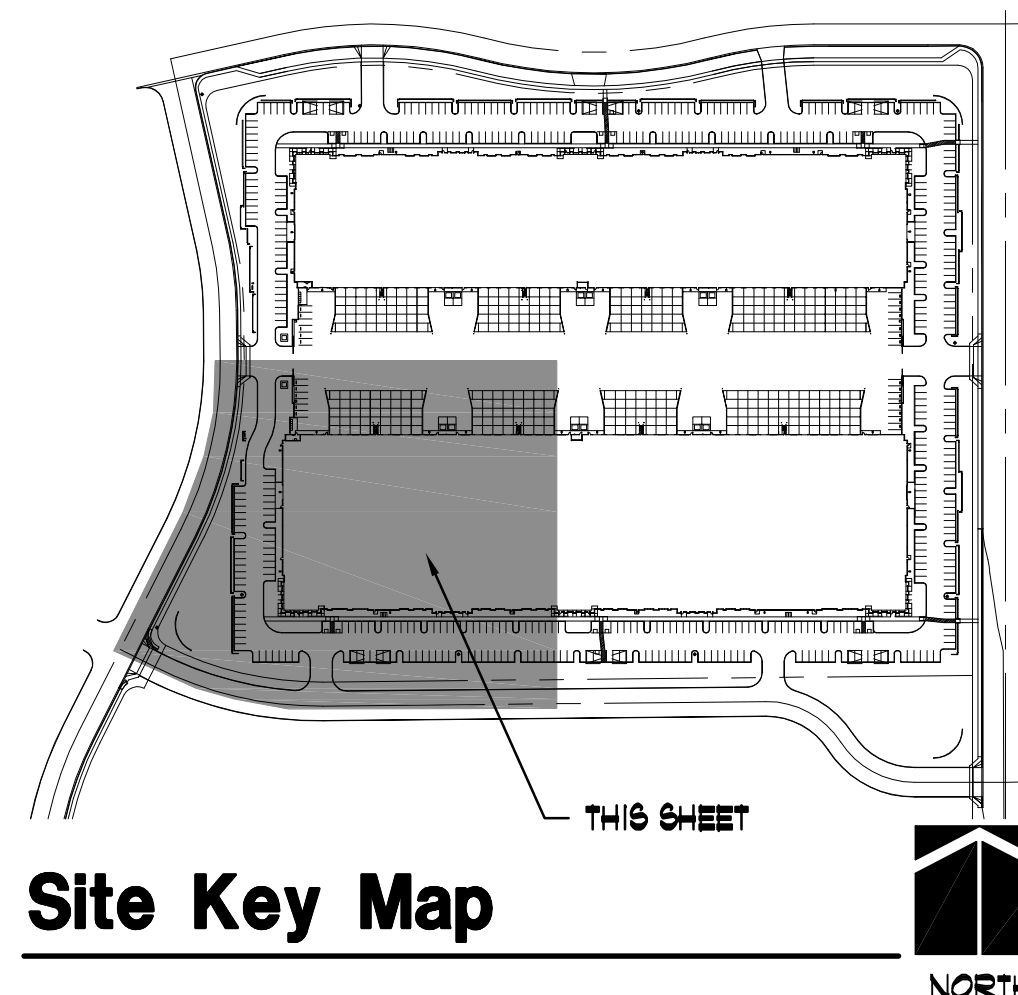
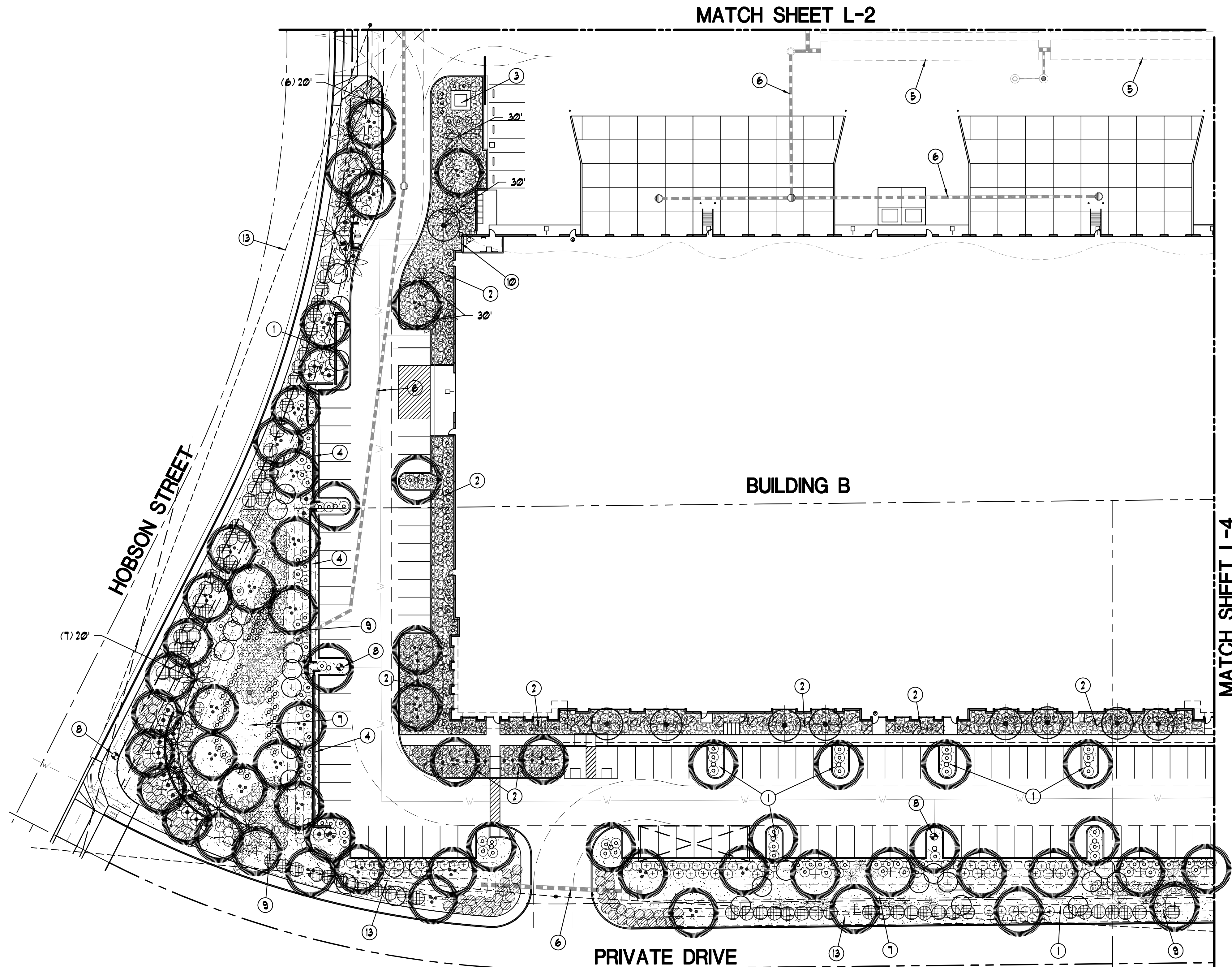
L-5
5 OF 5

PLANT SCHEDULE: (FOR THIS SHEET ONLY)

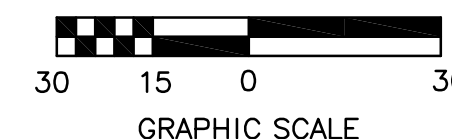
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SKINNED TRUNKS 17 TOTAL STRAIGHT, TRUNK HT. PER PLAN
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM 0 TOTAL 10' HT., 4.5' SP., 1 1/2" CAL.
	CERCIDIUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	24" BOX MINIMUM, STD. 12 TOTAL 9' HT., 4.5' SP., 1 1/2" CAL.
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 17 TOTAL 11' HT., 6' SP., 2 1/4" CAL.
	PROSOPIS CHILIENSIS THORNLESS MESQUITE	24" BOX MINIMUM 33 TOTAL 8' HT., 4.5' SP., MULTI-TRUNK, 1 1/2" CAL.
	CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 9 TOTAL 9' HT., 4.5' SP., 1 1/4" CAL.
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GALLON TREE FORM 0 TOTAL
	SAPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GALLON MINIMUM 29 TOTAL 6' HT., 6' SP., 1" CAL.
	ACACIA MULGA MULGA ACACIA	24" BOX MINIMUM 0 TOTAL 8' HT., 4' SP., 1 1/2" CAL.
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON 14 TOTAL
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON 155 TOTAL FULL, PAST CAN
	TECOMA X SPARKY TECOMA HYBRID	5 GALLON 0 TOTAL FULL, PAST CAN
	AGAVE GEMINIFLORA TWIN FLOWER AGAVE	5 GALLON 16 TOTAL FULL, PAST CAN
	RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON 38 TOTAL FULL, PAST CAN
	NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON 108 TOTAL FULL, PAST CAN
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON 110 TOTAL FULL, PAST CAN
	CASSIA STURTII GREEN DESERT CASSIA	5 GALLON 26 TOTAL FULL, PAST CAN
	RUELLIA BRITTONIANA 'KATY' KATY RUELLIA	5 GALLON 12 TOTAL FULL, PAST CAN
	TECOMA STANS V. STANS YELLOW BELLS	5 GALLON 0 TOTAL FULL, PAST CAN
	BOUGAINVILLEA 'CRIMSON/EWELL' RED BUSH BOUGAINVILLEA	5 GALLON 38 TOTAL FULL, PAST CAN
	ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	5 GALLON 81 TOTAL FULL, PAST CAN
	EUPHORBIA TIRUCALLI FIRE STICK PLANT	5 GALLON 0 TOTAL FULL, PAST CAN
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	5 GALLON 46 TOTAL FULL, PAST CAN
	RUSSELIA EQUISETIFORMIS CORAL FOUNTAIN	5 GALLON 33 TOTAL FULL, PAST CAN
	LANTANA MONTIVENSIS 'NG.' NEW GOLD LANTANA	1 GALLON 153 TOTAL FULL, PAST CAN
	DECOMPOSED GRANITE	3/4" SCREENED 32,080 SF.
	GRANITE COBBLE	3"-4" COBBLE 10,830 SF.
	GRANITE COBBLE	3"-9" COBBLE 2,180 SF.

PLAN KEY NOTES:

1. INSTALL 2" DEEP 3/4" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
2. INSTALL 3"-4" DIA. COBBLE
3. ELECTRICAL TRANSFORMER
4. DECORATIVE SCREEN WALL
5. UNDERGROUND STORM WATER RETENTION PIPE
6. DRAINAGE PIPE
7. RETENTION BASIN PER CIVIL DUGS.
8. FIRE HYDRANT
9. INSTALL 3"-9" COBBLE
10. FIRE DEPT. CONNECTION*
*NOTE: PROVIDE CLEAR ACCESS TO FIRE DEPT. CONNECTION (FDC) FREE OF BUSHES, TREES, FENCES OR OTHER OBJECTS A MINIMUM OF 3 FEET PER IFC 912.3
11. SITE LIGHT
12. BIKE RACK PER ARCH. DUGS.
13. SIGHT DISTANCE LINE



Landscape Plan
Scale 1:30

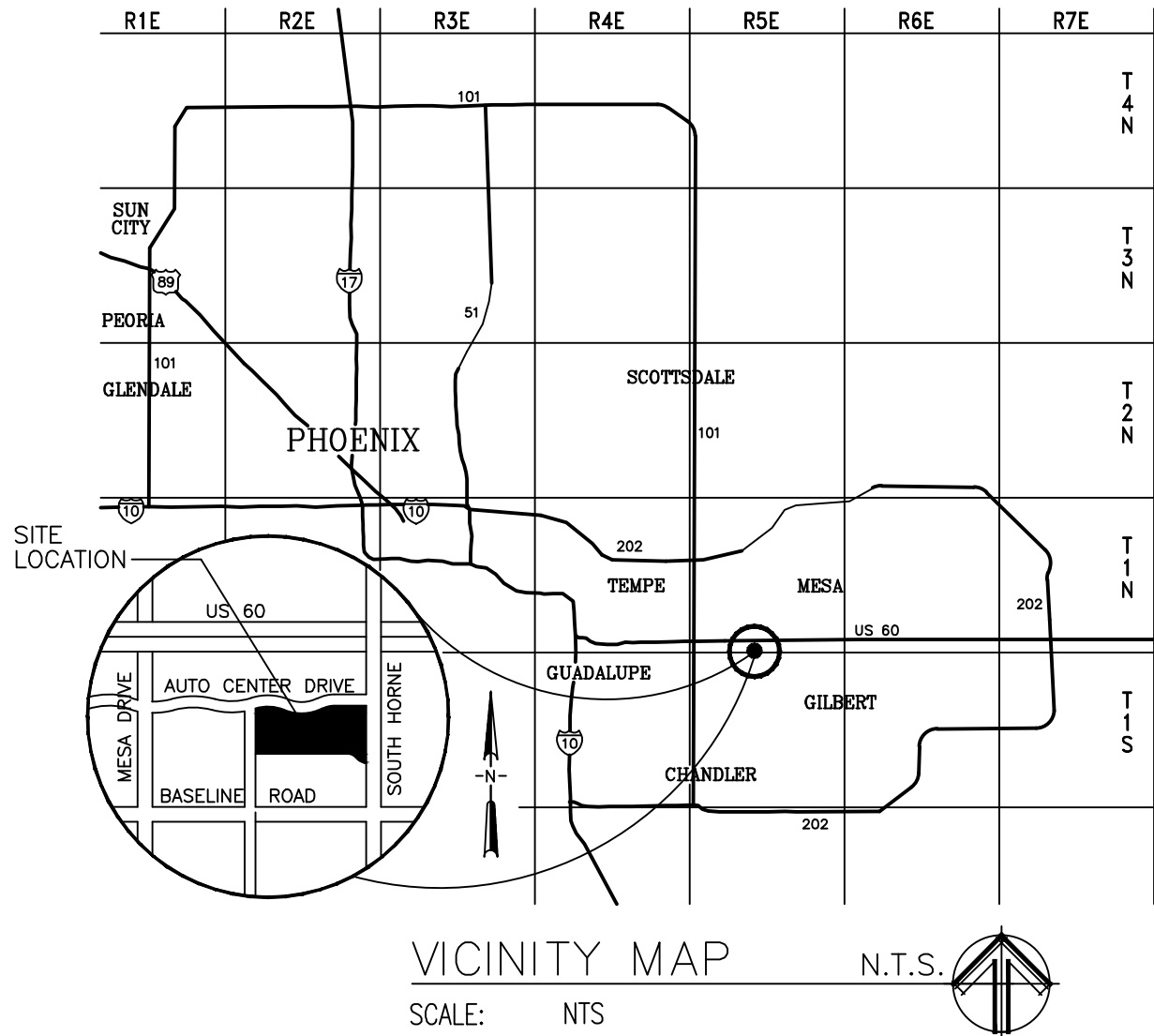
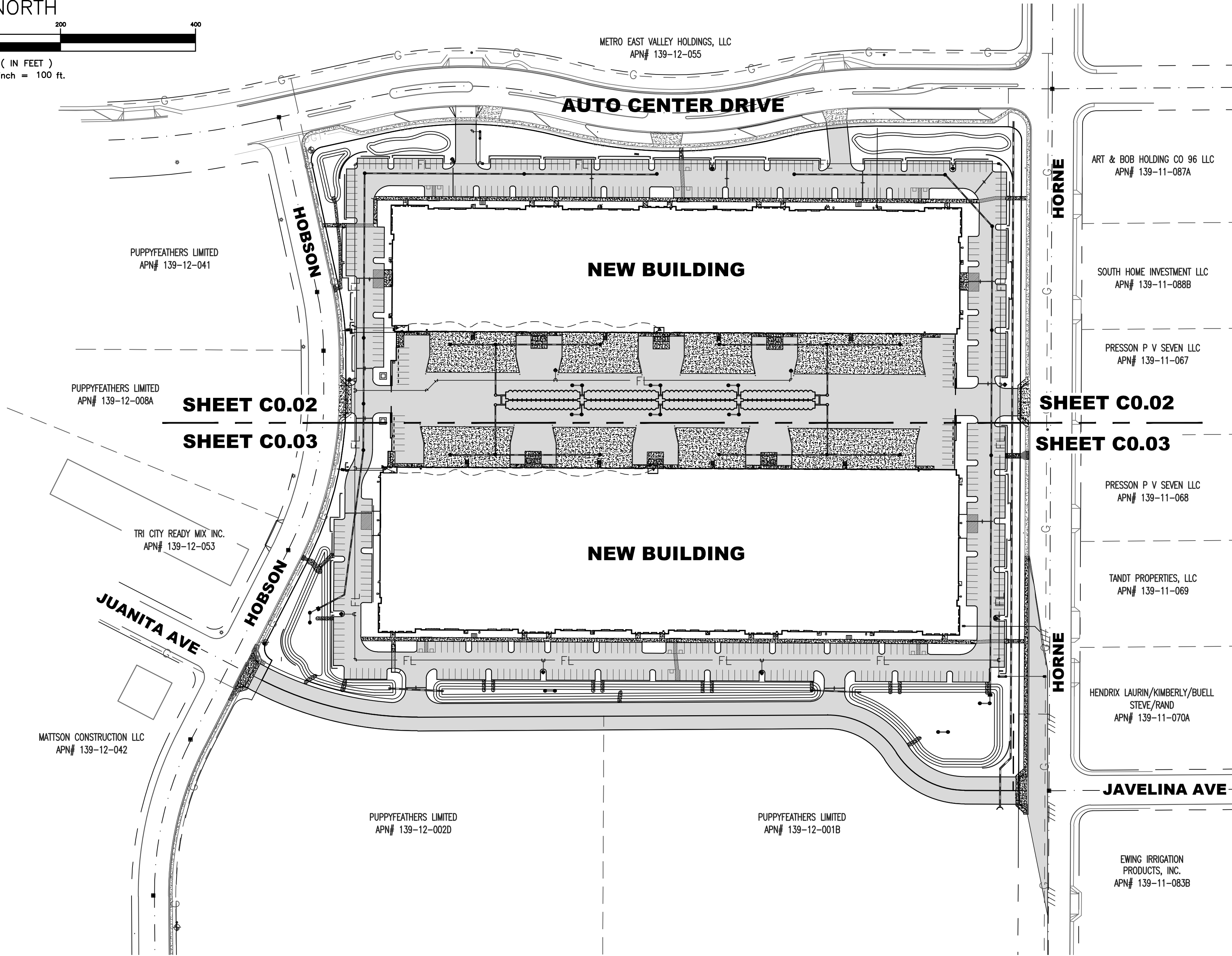
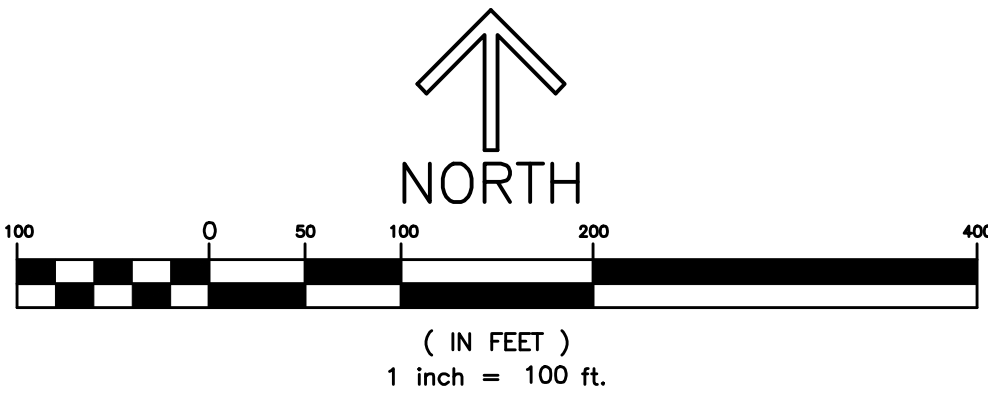


SIGHT VISIBILITY NOTE:
SIGHT VISIBILITY LINES WERE PLOTTED USING THE EXHIBIT CASE B LEFT TURN MANEUVER FROM A COMPLETE STOP (PAGE 43- ENGINEERING AND DESIGN STANDARDS FOR PUBLIC STREETS). THE SPEED LIMITS POSTED ARE 35 MPH FOR HORNE AND 25 MPH FOR AUTO CENTER DRIVE, HOBSON, AND THE PRIVATE STREET. THE ROAD SECTIONS ARE 2 LANES UNDIVIDED FOR HORNE AND THE PRIVATE DRIVE, 2 LANES DIVIDED FOR AUTO CENTER, AND 4 LANES UNDIVIDED FOR HORNE STREET.

PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
METRO EAST VALLEY COMMERCE CENTER 2

SEC AUTO CENTER DRIVE & HOBSON
APN: 139-12-027, 139-12-028, 139-12-008D, 139-12-001B

C0.01 COVER SHEET
C0.02 GRADING PLAN NORTH
C0.03 GRADING PLAN SOUTH



SITE AREA

GROSS AREA = 974,186 S.F. (22.364 AC)
NET AREA = 912,509 S.F. (20.948 AC)

FLOOD INFO - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2264M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED WITHIN A SHADED ZONE X, DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

OFFSITE DRAINAGE

THERE ARE OFFSITE FLOWS FROM ADJACENT STREETS AFFECTING THE SITE. OFFSITE FLOWS FROM HORNE AND HOBSON ARE ACCEPTED ONSITE AND RETAINED. ALL ONSITE FLOWS WILL BE RETAINED ONSITE.

ELEVATION BENCHMARK

CITY OF MESA FLUSH BRASS CAP INTERSECTION OF BASELINE ROAD AND HORNE STREET.
ELEVATION = 1216.388 (NAVD88 DATUM)

LEGAL DESCRIPTION

LOTS 3 & 4 MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO MARICOPA COUNTY RECORDER, BOOK OF MAPS 317, PAGE 5.

RETENTION CALCULATIONS

100% OF THE 100-YR, 2-HR STORM EVENT GENERATED FOR THE GROSS PROPERTY AREA. RUNOFF FROM THE ADJACENT ROW IS DIRECTED INTO THE SYSTEM VIA CATCH BASINS AND RETAINED ONSITE.

REQUIRED
A 974,186 SF (GROSS)
P 2.2 INCH
C 0.9

VOL REQUIRED 165,375 CF

PROVIDED
8'-10" X 110' LONG CMP (880' TOTAL)
UNDERGROUND TANKS 69,115 CF

3 RETENTION BASINS AT SOUTH
SIDE OF PROPERTY 107,376 CF

VOL PROVIDED 176,491 CF

DEVELOPER

MCP ACQUISITION, LLC
1230 W. WASHINGTON ST. #203
TEMPE, AZ 85281
(602) 452-2573
CONTACT: RYAN FOLEY

ENGINEER

CEG APPLIED SCIENCE
12409 W INDIAN SCHOOL RD C303
AVONDALE, AZ 85392
(623) 536-1993
CONTACT: NATE COTTRELL

DRAWN BY: ALB
CHECKED BY: CGL
DATE: 05/24/18
SCALE: 1"=100'
PROJECT #: 18-010
PURPOSE:

OWNER

PRELIMINARY GRADING & DRAINAGE PLAN
FOR
METRO EAST VALLEY COMMERCE CENTER 2
SEC AUTO CENTER DRIVE & HOBSON
MESA, ARIZONA

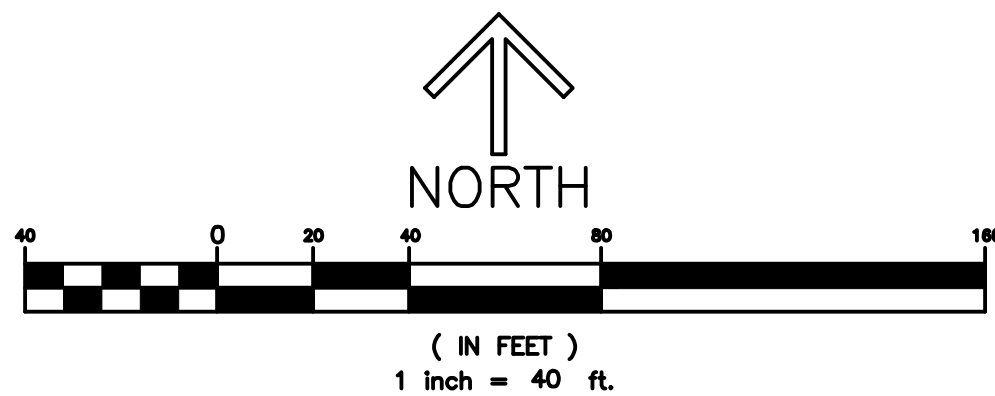
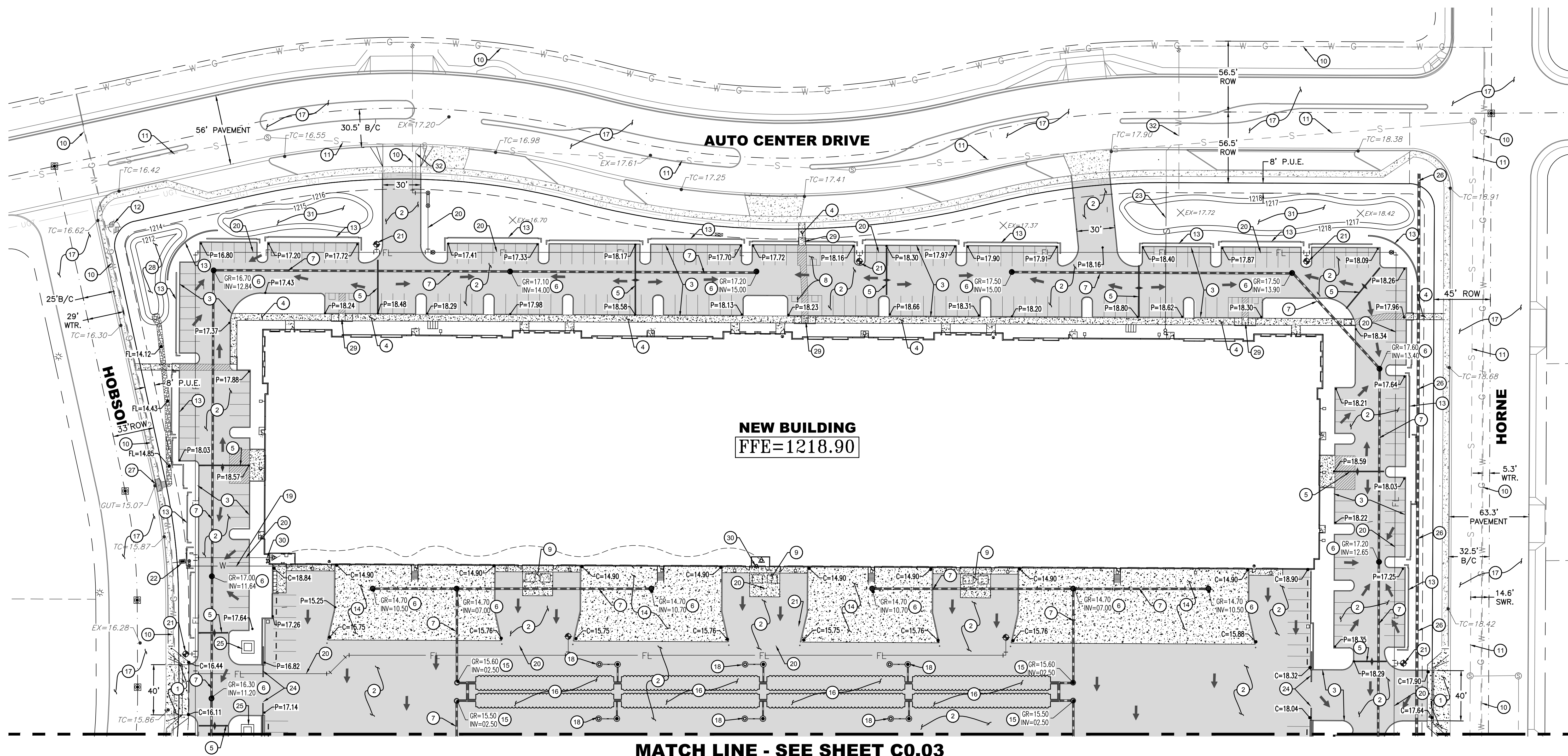
PRE-CEG
12409 W. INDIAN SCHOOL RD. AVONDALE, AZ 85392
PHONE: 623.536.1993 FAX: 623.748.9008

34081
NATHAN J
COTTRELL
05/24/18
09/30/2020

Arizona
Professional Engineer
Nathan J. Cottrell
05/24/18

SHEET 1 OF 3

C0.01

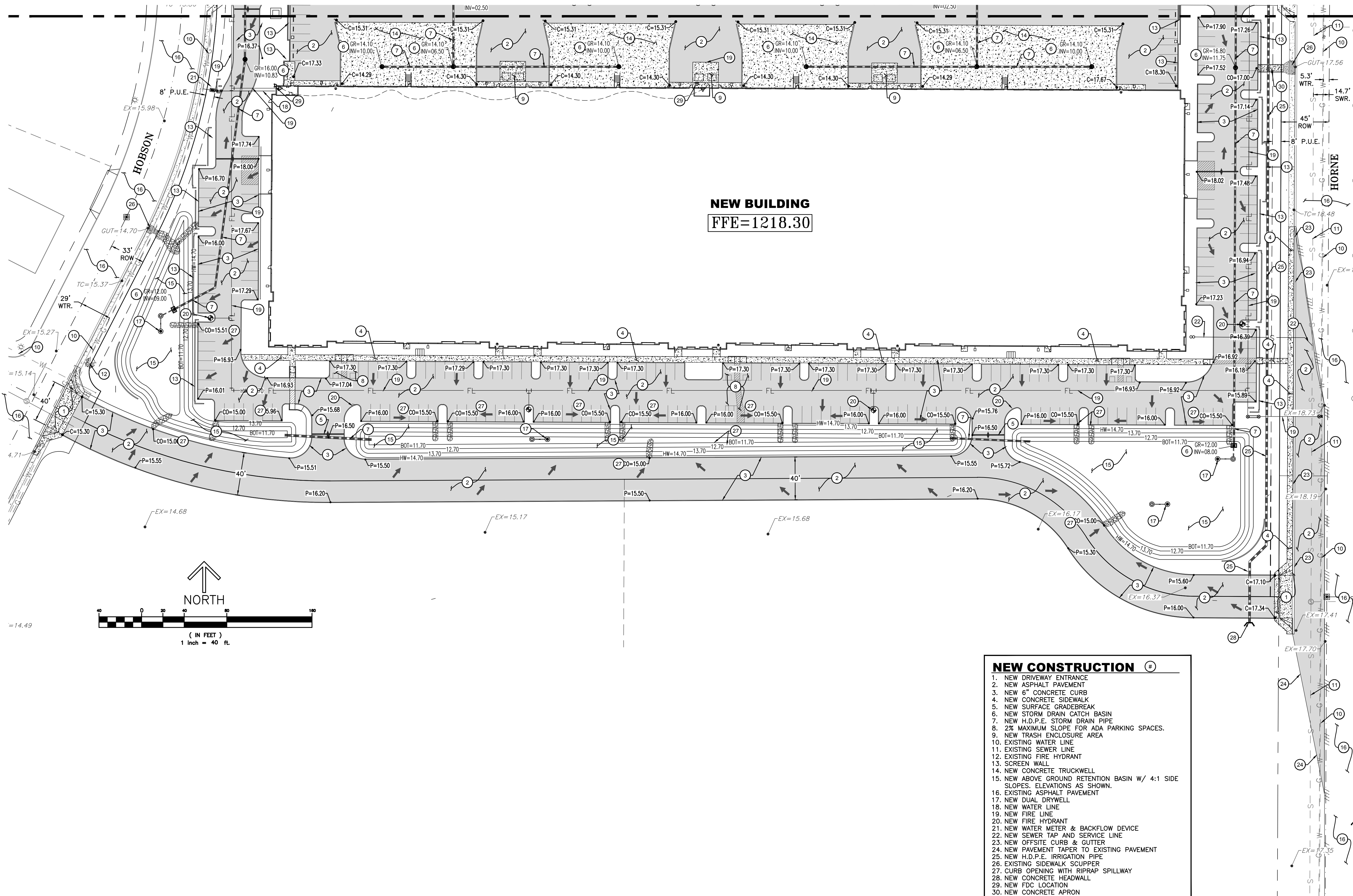


MATCH LINE - SEE SHEET C0.03

- NEW CONSTRUCTION** #
1. NEW DRIVEWAY ENTRANCE
 2. NEW ASPHALT PAVEMENT
 3. NEW 6" CONCRETE CURB
 4. NEW CONCRETE SIDEWALK
 5. NEW SURFACE GRADEBREAK
 6. NEW STORM DRAIN CATCH BASIN
 7. NEW H.D.P.E. STORM DRAIN PIPE
 8. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
 9. NEW TRASH ENCLOSURE AREA
 10. EXISTING WATER LINE
 11. EXISTING SEWER LINE
 12. EXISTING FIRE HYDRANT
 13. SCREEN WALL
 14. NEW CONCRETE TRUCKWELL
 15. STORM DRAIN MANHOLE
 16. UNDERGROUND STORAGE SYSTEM - 10' X 110' LONG CMP'S (880' TOTAL LENGTH)
 17. EXISTING ASPHALT PAVEMENT
 18. NEW DUAL DRYWELL
 19. NEW WATER LINE
 20. NEW FIRE LINE
 21. NEW FIRE HYDRANT
 22. NEW WATER METER & BACKFLOW DEVICE
 23. NEW SEWER LINE TO EXISTING SEWER SERVICE
 24. NEW SLIDING GATE
 25. NEW ELECTRIC PEDESTAL
 26. NEW H.D.P.E. IRRIGATION PIPE
 27. EXISTING SIDEWALK SCUPPER
 28. NEW 1' DEEP RETENTION BASIN AREA
 29. NEW CURB ACCESS RAMP
 30. NEW FDC LOCATION
 31. DEPRESSED BASIN AREA FOR LOCAL WATER ONLY
 32. EXISTING UTILITY STUB-OUT TO BE REMOVED

DEVELOPER MCP ACQUISITION, LLC 1230 W. WASHINGTON ST. #203 TEMPE, AZ 85281 (602) 452-2573 CONTACT: RYAN FOLEY	
ENGINEER CEG APPLIED SCIENCE 12409 W INDIAN SCHOOL RD C303 AVONDALE, AZ 85392 (623) 536-1993 CONTACT: NATE COTTRELL	
DRAWN BY: ALB	CGL
CHECKED BY: CGL	05/24/18
DATE: 05/24/18	SCALE: 1"=40'
PROJECT #: 18-010	PURPOSE:
OWNER	
PRELIMINARY GRADING & DRAINAGE PLAN FOR METRO EAST VALLEY COMMERCE CENTER 2 SEC AUTO CENTER DRIVE & HOBSON MESA, ARIZONA	
PRE-CEG 12409 W. INDIAN SCHOOL RD. AVONDALE, AZ 85392 PHONE: 623.536.1993 FAX: 623.748.9008	
 NATE COTTRELL 05/24/2020	
SHEET 2	OF 3
C0.02	

MATCH LINE - SEE SHEET C0.03



NEW BUILDING
FFE=1218.30

NEW CONSTRUCTION #

1. NEW DRIVEWAY ENTRANCE
2. NEW ASPHALT PAVEMENT
3. NEW 6" CONCRETE CURB
4. NEW CONCRETE SIDEWALK
5. NEW SURFACE GRADEBREAK
6. NEW STORM DRAIN CATCH BASIN
7. NEW H.D.P.E. STORM DRAIN PIPE
8. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
9. NEW TRASH ENCLOSURE AREA
10. EXISTING WATER LINE
11. EXISTING SEWER LINE
12. EXISTING FIRE HYDRANT
13. SCREEN WALL
14. NEW CONCRETE TRUCKWELL
15. NEW ABOVE GROUND RETENTION BASIN W/ 4:1 SIDE SLOPES. ELEVATIONS AS SHOWN.
16. EXISTING ASPHALT PAVEMENT
17. NEW DUAL DRYWELL
18. NEW WATER LINE
19. NEW FIRE LINE
20. NEW FIRE HYDRANT
21. NEW WATER METER & BACKFLOW DEVICE
22. NEW SEWER TAP AND SERVICE LINE
23. NEW OFFSITE CURB & GUTTER
24. NEW PAVEMENT TAPER TO EXISTING PAVEMENT
25. NEW H.D.P.E. IRRIGATION PIPE
26. EXISTING SIDEWALK SCUPPER
27. CURB OPENING WITH RIPRAP SPILLWAY
28. NEW CONCRETE HEADWALL
29. NEW FDC LOCATION
30. NEW CONCRETE APRON

DEVELOPER	
MCP ACQUISITION, LLC 1230 W. WASHINGTON ST. #203 TEMPE, AZ 85281 (602) 452-2573 CONTACT: RYAN FOLEY	
ENGINEER	
CEG APPLIED SCIENCE 12409 W INDIAN SCHOOL RD C303 AVONDALE, AZ 85392 (623) 536-1993 CONTACT: NATE COTTRELL	
DRAWN BY: ALB	CGL
CHECKED BY: CGL	05/24/18
DATE: 05/24/18	SCALE: 1"=40'
PROJECT #: 18-010	PURPOSE:
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PRE-CEG 12409 W. INDIAN SCHOOL RD. AVONDALE, AZ 85392 PHONE: 623.536.1993 FAX: 623.748.9008	
 NATE COTTRELL 05/24/18 05/30/2020	
 SEAL 001 or attach Professional Seal	
SHEET 3	OF 3
C0.03	



McCALL &
associates, inc.

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

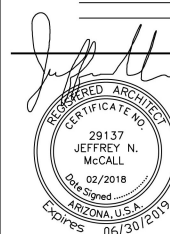
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without the written consent
of the architect.

NOTICE OF ALTERNATE BILLING CYCLE:
THE SUBMITTER OF THIS DRAWING
REQUIRES THE SUBMISSION OF BILLINGS OR
THIRTY DAYS. A WRITTEN DESCRIPTION OF
THE BILLING CYCLE APPLICABLE TO THIS
DRAWING SHALL BE PROVIDED TO THE OWNER
OR THE OWNER'S DESIGNATED AGENT AT
THE TIME OF SUBMISSION OF THIS DRAWING.
NOTICE OF EXTENDED PAYMENT PROVISION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
THE CONTRACT ALLOWING THE OWNER TO MAKE
PAYMENTS TO THE ARCHITECT IN ACCORDANCE
WITH THE TERMS OF THE CONTRACT AND APPROVAL OF BILLING
ESTIMATES.

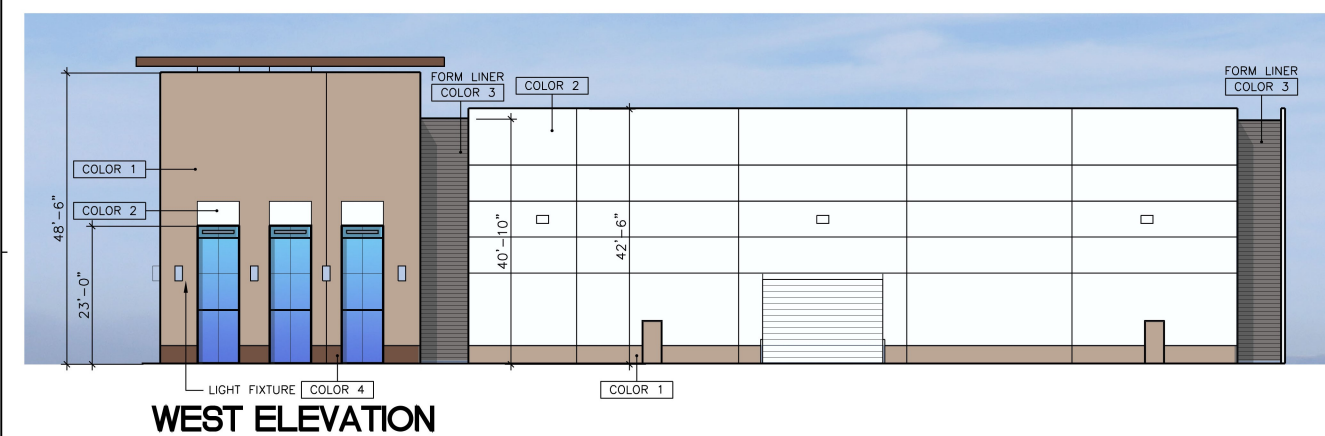
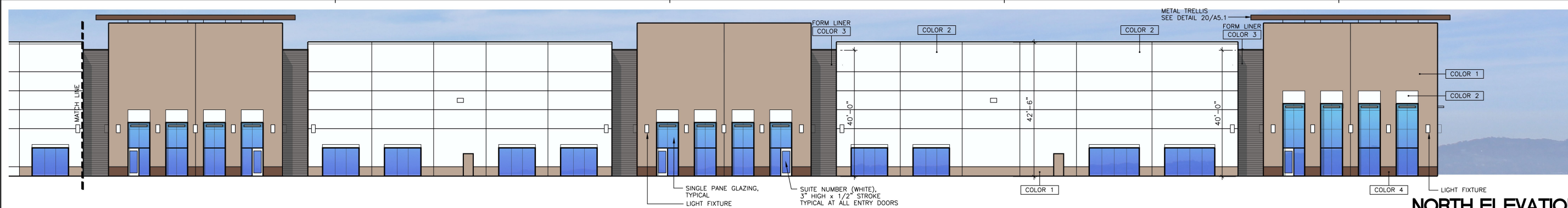
sheet title:
BUILDING A ELEVATIONS

project:
METRO EAST VALLEY COMMERCE CENTER - 2
TBD EAST AUTO CENTER DRIVE
TBD EAST AUTO CENTER DRIVE
MESA, ARIZONA

date: 28FEB17
job no.: 18010
revision:



A31



COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

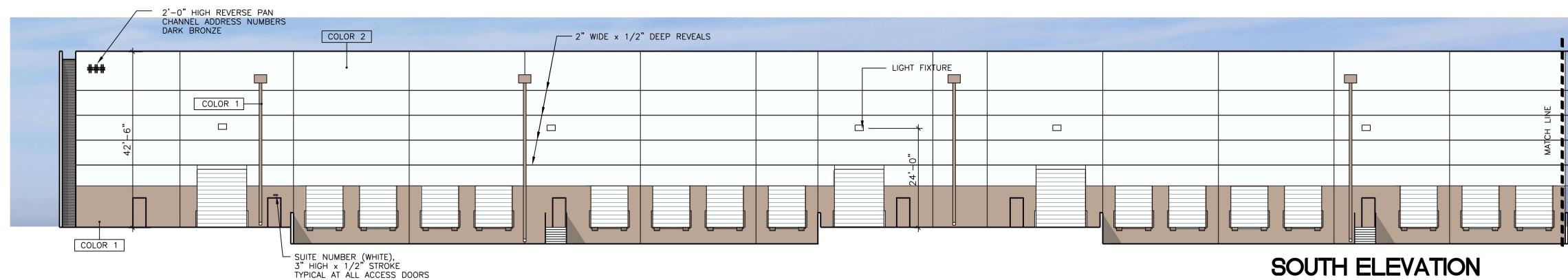
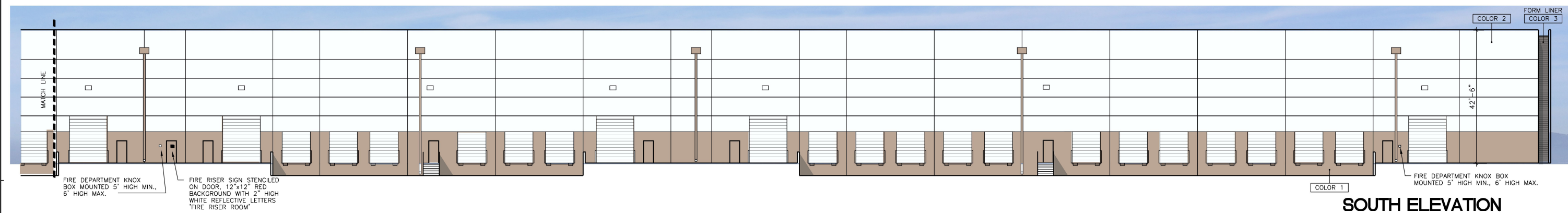
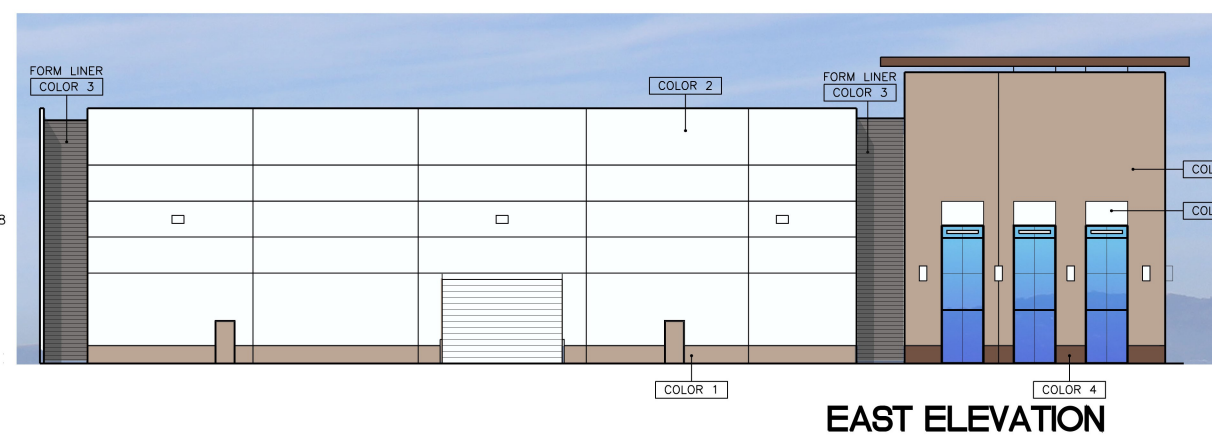
- COLOR 1 FRAZEE - GYPSUM CL2732D
- COLOR 2 FRAZEE - OTTER TAIL CLW1002W
- COLOR 3 FRAZEE - VAULT CL3255D
- COLOR 4 SHERWIN WILLIAMS - BREVITY BROWN SW6068
- COLOR 5 FRAZEE - BLACKTOP CL3237N

STOREFRONT SYSTEM

2x6 - FRONT GLAZED CLEAR ANODIZED ALUMINUM

GLAZING

1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE,
ABOVE 9'-0". SINGLE PANE PANEL, ECLIPSE ADVANTAGE
ADVANTAGE ARCTIC BLUE



BUILDING A ELEVATIONS

SCALE : 1/16"=1'-0"

METRO

EAST VALLEY COMMERCE CENTER II

CITIZEN PARTICIPATION PLAN – REZONE APPLICATION

Southwest Corner of Auto Center Drive and Horne Street

Submitted: June 5, 2018

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METRO EAST VALLEY COMMERCE CENTER II

CITIZEN PARTICIPATION PLAN

Southwest corner of Auto Center Drive & Horne Street

Development Team

Developer:	METRO COMMERCIAL PROPERTIES Ryan Foley 1230 W. Washington, Suite 203 Tempe, AZ 85281 Phone 602.452.2570 Email rfoley@mcpaz.com
Property Owner:	Puppyfeathers Limited Partnership 460 East Auto Center Drive Mesa, Arizona 85210
Architect / Land Planning:	McCall & Associates Architects Jeff McCall, AZ Architect License #29137 4307 N Civic Center Plaza Scottsdale, Arizona 85251 Phone 480.946.0066 Email mail@mcaarch.com
Civil Engineer:	Cottrell Engineering Group, Inc. Nathan Cottrell, P.E. 12409 West Indian School Road #C-303 Avondale, AZ 85392 Phone 623.536.1993 Email: nate@cottrellengineering.com
Applicant / Legal Representative:	Withey Morris PLC 2525 East Arizona Biltmore Circle, Suite A212 Phoenix, Arizona 85016 Phone. 602.230.0600 Email jessi@withey Morris.com

I. Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site.

The Property is currently zoned Light Industrial - Planned Area Development (LI-PAD) and Light Industrial (L-I). The applicant has filed an application with the City for Site Plan Review and a PAD overlay. These applications will allow ownership to facilitate a new light industrial, business-park, office, commercial and service-oriented development called Metro East Valley Commerce Center. The project is consistent with the City's General Plan designation and compatible with the surrounding uses.

This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

II. Contact List

Parties affected by the applications may include properties owners within 500-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood entities identified by the City of Mesa, interested parties which have requested that they be placed on the Contact List for these applications, and other interested parties identified by the City of Mesa.

III. Notification Technique / Notice of Neighborhood Meeting

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the applications will be notified of the requests through an informational mailing.

IV. Response Procedures

The Applicant shall respond to citizens that express interest. Individual meetings will be conducted upon specific request. The City of Mesa will be available to answer questions regarding the review and public hearing process. Parties affected by the applications may also share their feelings about the project by writing to the City of Mesa, at 55 East Center Street, Mesa, Arizona 85211.

V. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VI. Inquiries

Inquiries will be documented in the Citizen Participation Report.

VII. Schedule for Implementation

- | | |
|---|----------------|
| 1. Pre-Submittal Conference: | March 19, 2018 |
| 2. PAD Overlay/Site Plan Review applications submitted: | April 19, 2018 |
| 3. Deliver DRB public hearing letters | May 29, 2018 |
| 4. Resubmit application materials: | June 5, 2018 |
| 5. Property Owner Notification Letter (rezoning): | July 3, 2018 |
| 6. Citizen Participation Report submitted: | July 3, 2018 |
| 7. Site Posting for Planning and Zoning Board: | July 3, 2018 |
| 8. Planning and Zoning Board hearing: | July 18, 2018 |

**METRO
EAST VALLEY
COMMERCE CENTER**

**CITIZEN PARTICIPATION REPORT Southwest
Corner of Auto Center Drive and Horne Street**

Case # ZON18-00310
Submitted: July 3, 2018

I. Introduction

This report provides results of the implementation of the Citizen Participation Plan for Metro East Valley Commerce Center II. This site is approximately 21 gross acres located at the southwest corner of Auto Center Drive & Horne Street (the "Property"). The property will remain zoned Light Industrial (L-I). This application is for simply for a PAD overlay on the entire Property. This report provides evidence that citizens, neighbors, public agencies and interested person have had adequate opportunity to learn about and comment on the proposed PAD amendment addressed in the application.

II. Contact

Jessi Thornton
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: jessi@witheymorris.com

III. Contact List

Property owners within 500-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, and homeowners associations identified by the City of Mesa. A copy of the contact list and map of the mailing area are attached.

IV. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods and homeowners' associations identified by the City of Mesa were notified of the application through two informational mailings and an open house meeting.

1. A letter regarding the application, dated May 29, 2018, was prepared to notify members of the contact list of the June 12, 2018 Design Review Board meeting. The letters were prepared for mailing and delivered to the City of Mesa on June 5, 2018.
2. A second letter regarding the application, dated July 2, 2018, was prepared to notify members of the contact list of the July 18, 2018 Planning and Zoning Board hearing. The letters were prepared for mailing and delivered to the City of Mesa on July 2, 2018.
3. Two 4' x 4' signs were posted on the Property on July 2, 2018 providing public hearing information to the general public of the application and hearing.
4. The required affidavit of sign posting was provided to city staff on July 2, 2018.

V. Neighborhood Outreach

A neighborhood meeting was not required by City of Mesa Planning Division staff. No correspondence or telephone calls have been received by our office regarding this case.



May 29, 2018

Notice of Public Meeting
Design Review Board

Meeting Date: June 12, 2018
Time: 4:30 p.m.
Location: Lower Level City Council Chambers - 57 E. 1st Street

Property: Vacant land at the Southwest Corner of Auto Center Drive and Horne Street
Parcel Numbers: 39-12-027, 139-12-028, 139-12-001B, 139-12-002D, and a portion of 139-12-002C and 139-12-001A

Dear Property Owner or Resident:

Our firm represents Metro Commercial Properties, Inc. ("MCP") the proposed developer of the approximate 21 acres of vacant land located at the southwest corner of Auto Center Drive and Horne Street in the City of Mesa as shown on the enclosed map (the "Property") as Metro East Valley Commerce Center I. See enclosed aerial map. Ownership intends to develop a significant employment and commerce center at this key location similar to the Metro East Valley Commerce Center I developed at the northwest corner of Horne Street and Auto Center Drive. The development will provide an array of new employment opportunities for the City of Mesa. The site is already zoned Light Industrial (L-I) and a portion of it has a Planned Area Development (PAD) overlay. There is no plan to modify the existing L-I zoning and the PAD overlay will be extended to cover the entire Property. The purpose of this letter is simply to introduce ourselves, let you know who we are and what we intend to build.

To make this vision become reality we have filed a Design Review application with the City of Mesa under Case No. DRB18-00312. The development consists of two employment buildings totaling approximately 365,000 square feet as shown on the enclosed site plan. Also enclosed is an elevation and rendering for one of the buildings as an example of the architectural design and theme for the Property. As you can see, the design is similar to and complements the existing project directly to the north, as shown in the enclosed photo. The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land. Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

The Design Review Board will hold a work session on this application at the above, date, time and location. You can provide input at that time, or if you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or jessi@witheymorris.com. For additional information concerning the design of the proposed development or the Design Review process, you can also contact the Mesa Planning Division at 55 North Center or call the Mesa Planning Division Office at 480-644-4273. Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.

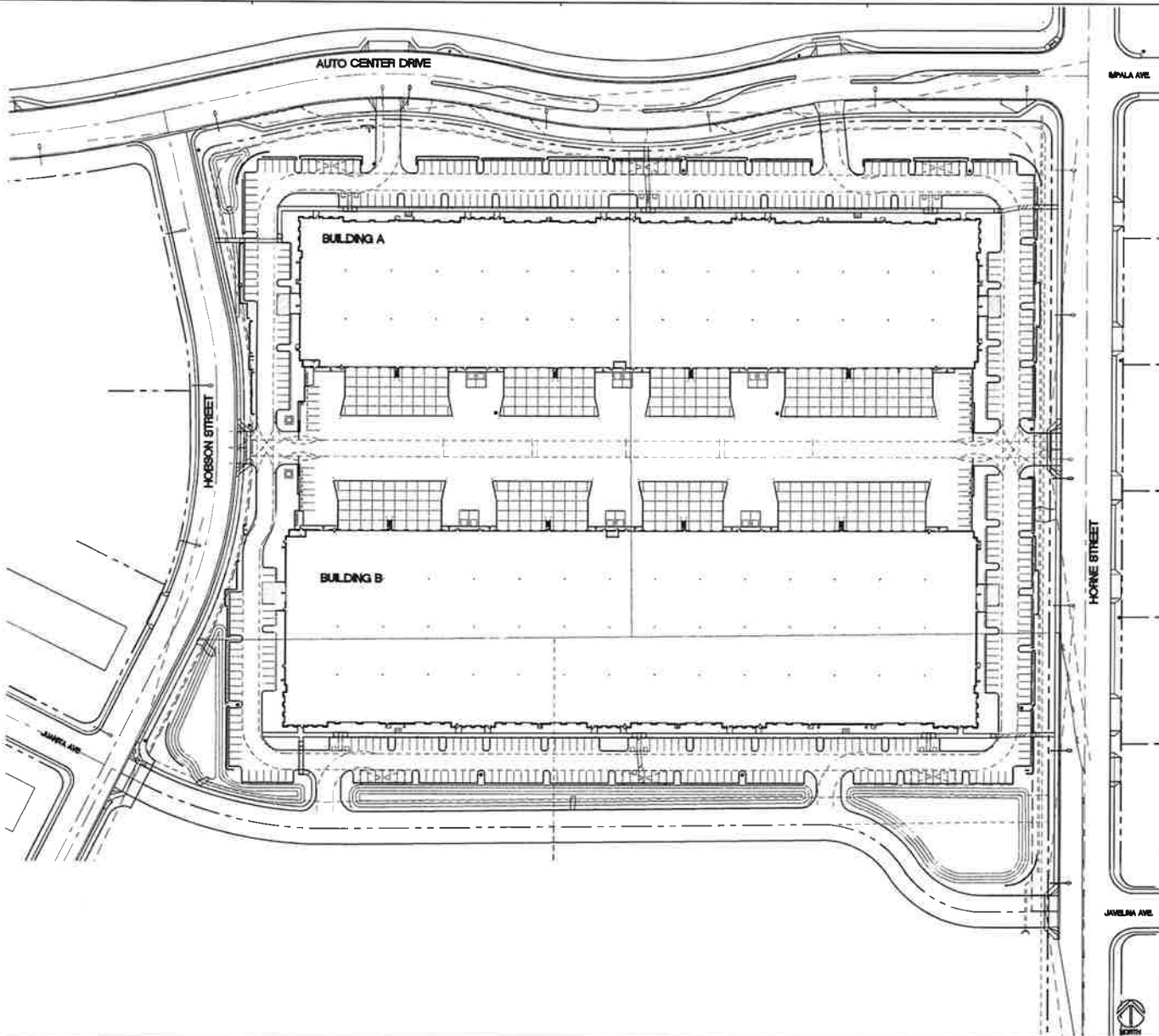
By 
Jessi Thornton

Enclosures: Aerial Map, Site Plan, Elevations, and Rendering

This aerial map illustrates the proposed New Metro II Site, highlighted in yellow, situated south of the existing Metro I facility. The map includes labels for major roads: US 60, Baseline Rd, Mesa Dr, Home St, and Stapley Dr. Numerous parcel numbers are visible, such as 139-13-0071, 139-12-024, 139-12-029, 139-12-032, 139-12-034, 139-12-035, 139-12-036, 139-12-037, 139-12-038, 139-12-039, 139-12-040, 139-12-041, 139-12-042, 139-12-043, 139-12-044, 139-12-045, 139-12-046, 139-12-047, 139-12-048, 139-12-049, 139-12-050, 139-12-051, 139-12-052, 139-12-053, 139-12-054, 139-12-055, 139-12-056, 139-12-057, 139-12-058, 139-12-059, 139-12-060, 139-12-061, 139-12-062, 139-12-063, 139-12-064, 139-12-065, 139-12-066, 139-12-067, 139-12-068, 139-12-069, 139-12-070, 139-12-071, 139-12-072, 139-12-073, 139-12-074, 139-12-075, 139-12-076, 139-12-077, 139-12-078, 139-12-079, 139-12-080, 139-12-081, 139-12-082, 139-12-083, 139-12-084, 139-12-085, 139-12-086, 139-12-087, 139-12-088, 139-12-089, 139-12-090, 139-12-091, 139-12-092, 139-12-093, 139-12-094, 139-12-095, 139-12-096, 139-12-097, 139-12-098, 139-12-099, 139-12-100, 139-12-101, 139-12-102, 139-12-103, 139-12-104, 139-12-105, 139-12-106, 139-12-107, 139-12-108, 139-12-109, 139-12-110, 139-12-111, 139-12-112, 139-12-113, 139-12-114, 139-12-115, 139-12-116, 139-12-117, 139-12-118, 139-12-119, 139-12-120, 139-12-121, 139-12-122, 139-12-123, 139-12-124, 139-12-125, 139-12-126, 139-12-127, 139-12-128, 139-12-129, 139-12-130, 139-12-131, 139-12-132, 139-12-133, 139-12-134, 139-12-135, 139-12-136, 139-12-137, 139-12-138, 139-12-139, 139-12-140, 139-12-141, 139-12-142, 139-12-143, 139-12-144, 139-12-145, 139-12-146, 139-12-147, 139-12-148, 139-12-149, 139-12-150, 139-12-151, 139-12-152, 139-12-153, 139-12-154, 139-12-155, 139-12-156, 139-12-157, 139-12-158, 139-12-159, 139-12-160, 139-12-161, 139-12-162, 139-12-163, 139-12-164, 139-12-165, 139-12-166, 139-12-167, 139-12-168, 139-12-169, 139-12-170, 139-12-171, 139-12-172, 139-12-173, 139-12-174, 139-12-175, 139-12-176, 139-12-177, 139-12-178, 139-12-179, 139-12-180, 139-12-181, 139-12-182, 139-12-183, 139-12-184, 139-12-185, 139-12-186, 139-12-187, 139-12-188, 139-12-189, 139-12-190, 139-12-191, 139-12-192, 139-12-193, 139-12-194, 139-12-195, 139-12-196, 139-12-197, 139-12-198, 139-12-199, 139-12-200, 139-12-201, 139-12-202, 139-12-203, 139-12-204, 139-12-205, 139-12-206, 139-12-207, 139-12-208, 139-12-209, 139-12-210, 139-12-211, 139-12-212, 139-12-213, 139-12-214, 139-12-215, 139-12-216, 139-12-217, 139-12-218, 139-12-219, 139-12-220, 139-12-221, 139-12-222, 139-12-223, 139-12-224, 139-12-225, 139-12-226, 139-12-227, 139-12-228, 139-12-229, 139-12-230, 139-12-231, 139-12-232, 139-12-233, 139-12-234, 139-12-235, 139-12-236, 139-12-237, 139-12-238, 139-12-239, 139-12-240, 139-12-241, 139-12-242, 139-12-243, 139-12-244, 139-12-245, 139-12-246, 139-12-247, 139-12-248, 139-12-249, 139-12-250, 139-12-251, 139-12-252, 139-12-253, 139-12-254, 139-12-255, 139-12-256, 139-12-257, 139-12-258, 139-12-259, 139-12-260, 139-12-261, 139-12-262, 139-12-263, 139-12-264, 139-12-265, 139-12-266, 139-12-267, 139-12-268, 139-12-269, 139-12-270, 139-12-271, 139-12-272, 139-12-273, 139-12-274, 139-12-275, 139-12-276, 139-12-277, 139-12-278, 139-12-279, 139-12-280, 139-12-281, 139-12-282, 139-12-283, 139-12-284, 139-12-285, 139-12-286, 139-12-287, 139-12-288, 139-12-289, 139-12-290, 139-12-291, 139-12-292, 139-12-293, 139-12-294, 139-12-295, 139-12-296, 139-12-297, 139-12-298, 139-12-299, 139-12-300, 139-12-301, 139-12-302, 139-12-303, 139-12-304, 139-12-305, 139-12-306, 139-12-307, 139-12-308, 139-12-309, 139-12-310, 139-12-311, 139-12-312, 139-12-313, 139-12-314, 139-12-315, 139-12-316, 139-12-317, 139-12-318, 139-12-319, 139-12-320, 139-12-321, 139-12-322, 139-12-323, 139-12-324, 139-12-325, 139-12-326, 139-12-327, 139-12-328, 139-12-329, 139-12-330, 139-12-331, 139-12-332, 139-12-333, 139-12-334, 139-12-335, 139-12-336, 139-12-337, 139-12-338, 139-12-339, 139-12-340, 139-12-341, 139-12-342, 139-12-343, 139-12-344, 139-12-345, 139-12-346, 139-12-347, 139-12-348, 139-12-349, 139-12-350, 139-12-351, 139-12-352, 139-12-353, 139-12-354, 139-12-355, 139-12-356, 139-12-357, 139-12-358, 139-12-359, 139

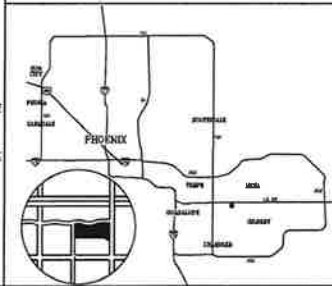






SITE PLAN

SCALE : 1"=60'-0"



VICINITY MAP



McCALL &
associates, inc.

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-2066
fax:(480) 946-5432

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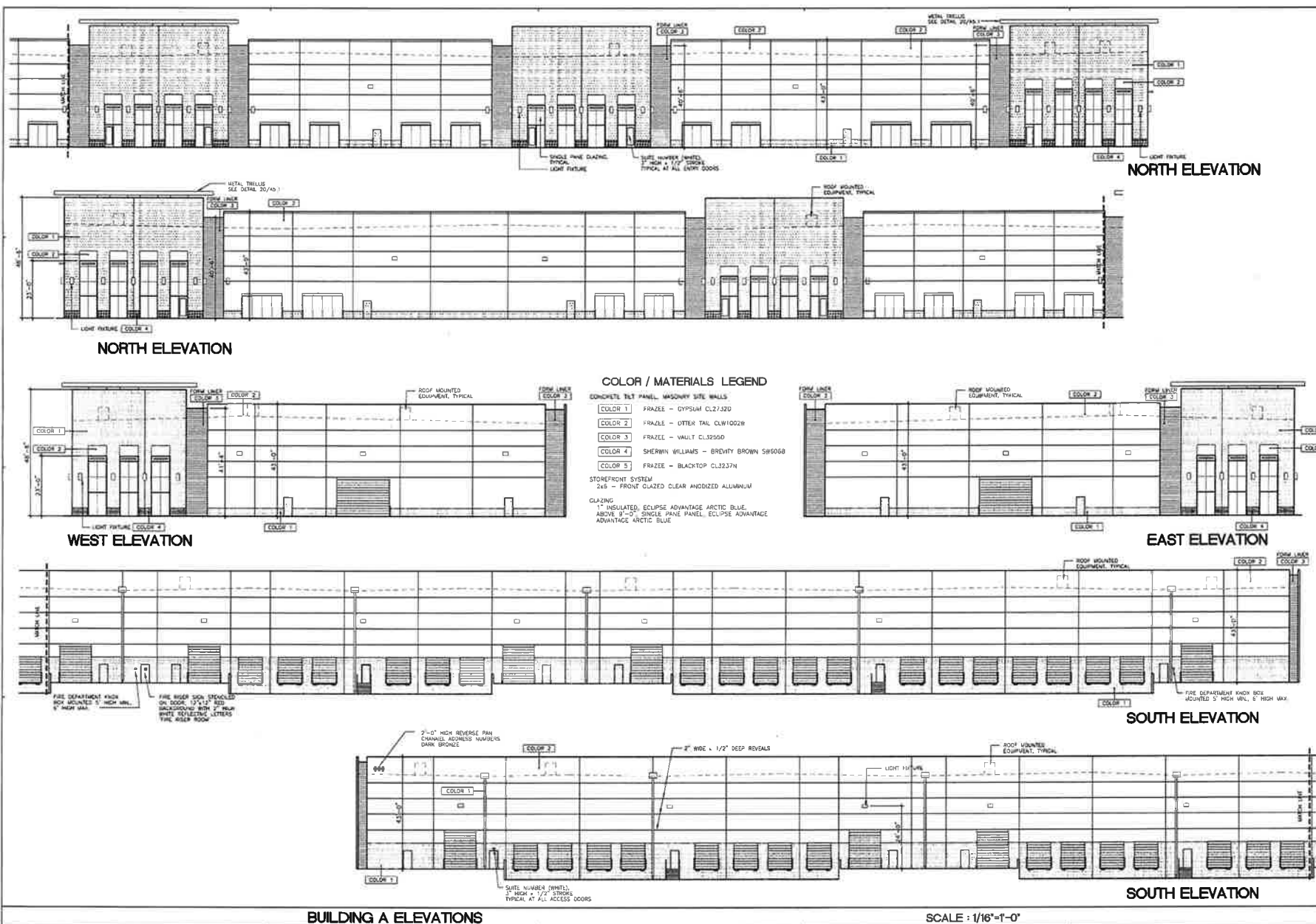
sheet title:
SITE PLAN

project:
METRO EAST VALLEY COMMERCE CENTER - 2
TBD EAST AUTO CENTER DRIVE
TBD EAST AUTO CENTER DRIVE
MESA, ARIZONA

date: 10/20/18
job no.: 180110
revision:



A1.1



McCALL & associates, inc.

4307 n. civic center glass
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

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without the written consent
of the architect.

PROJECT: METRO EAST VALLEY COMMERCE CENTER - 2
BUILDING A ELEVATIONS

DATE: 10/2/18
JOB NO.: 18010
REVISION:

A3.1



ACCREDITED PROPERTIES/FISCHBECK
 FAMILY ETAL
 1853 S HORNE ST STE 3
 MESA, AZ 85204

ALLRED INVESTMENTS LLC
 17872 MITCHELL NORTH STE 250
 IRVINE, CA 92614

STATE OF ARIZONA
 1700 W WASHINGTON RM 601
 PHOENIX, AZ 85007

ART & BOB HOLDING CO 96 L L C
 1743 S HORNE ST STE 200
 MESA, AZ 85204

BASLINE CARDLOCK LLC
 PO BOX 5840
 MESA, AZ 85211

BERGE FORD INC
 P O BOX 4008
 MESA, AZ 85201

BRAGMAR INVESTMENTS LTD
 PARTNERSHIP
 5134 N CENTRAL AVE
 PHOENIX, AZ 85012

D & C STALEY TRUST
 1345 E SORENSON ST
 MESA, AZ 85203

EJB PROPERTIES LLC
 2767 E VIA DEL ARBOLES
 GILBERT, AZ 85298

EWING IRRIGATION PRODUCTS INC
 3441 E HARBOUR DR
 PHOENIX, AZ 85034

FAITH REAL ESTATE LLC
 2401 N 76TH PL
 SCOTTSDALE, AZ 85257

GREYBAR ELECTRIC CO
 3350 W EARLL DR
 PHOENIX, AZ 85017

GREYBAR ELECTRIC COMPANY INC
 3350 W EARLL DR
 PHOENIX, AZ 85017

HENDRIX LAURIN/KIMBERLY/BUELL
 STEVE/RANDI
 421 E ELGIN ST
 GILBERT, AZ 85295

JUANITA PROPERTIES LLC
 PO BOX 5771
 SCOTTSDALE, AZ 85261

MATTSON CONSTRUCTION LLC
 2120 S MCCLINTOCK DR SUITE 101
 TEMPE, AZ 85282

METRO EAST VALLEY HOLDINGS LLC
 1500 N PRIEST DR 132
 TEMPE, AZ 85281

NOKOTA LLC
 6000 GREENWOOD PLAZA BLVD
 GREENWOOD VILLAGE, CO 80111

P & K PROPERTIES LLC
 1734 S FRASER DR
 MESA, AZ 85204

PRESSON P V SEVEN LLC
 2122 E HIGHLAND AVE STE 400
 PHOENIX, AZ 85016

PUPPYFEATHERS LIMITED
 PARTNERSHIP
 460 E AUTO CENTER DR
 MESA, AZ 85204

PUPPYFEATHERS LTD PARTNERSHIP
 PO BOX 4008
 MESA, AZ 85211

Q & D ELECTRIC LLC
 410 N 20TH WEST
 SNOWFLAKE, AZ 85937

SOUTH HOME INVESTMENT LLC
 856 E MAIN
 MESA, AZ 85201

TANDT PROPERTIES LLC
 1060 HENSLEY ST
 RICHMOND, CA 94801

TRI CITY READY MIX INC
 1261 E FAIRFIELD ST
 MESA, AZ 85203

TRI-CITY MASONRY LLC
 858 E IMPALA AVE
 MESA, AZ 85204

US WEST BUILDING LLC
 126 OLD MOUNT KISCO RD
 ARMONK, NY 10504

WOLF COMPANIES LLC
 1736 S NEVADA WY
 MESA, AZ 85204

Hannah Meek
 Poinsettia
 1119 E 10th Ave
 Mesa, AZ 85204

Al Pettit
 Heritage Park Neighborhood
 214 E Hoover
 Mesa, AZ 85210

Jeannie Schmidt
 Reed Park Neighborhood
 1955 E 7th Ave
 Mesa, AZ 85204

Ken McWilliams
 Pasadena Neighborhood
 241 E 7th Dr.
 Mesa, AZ 85210

Jean Decker
 Casa Mesa
 553 E Glade Ave
 Mesa, AZ 85204

Deanna Villanueva-Saucedo
 Kay Circle Neighbors
 1513 S Kay Cir
 Mesa, AZ 85204

Jared Archambault
 City of Mesa
 PO Box 1466 Ste.750
 Mesa, AZ 85211-1466

Dianne Melander
 Heritage Park Neighborhood
 320 E Harmony Ave
 Mesa, AZ 85210

Margaret Hargis
 Heritage Park Neighborhood
 269 E Hampton
 Mesa, AZ 85210

Julian Ramirez
 Neighborgood
 843 E Garnet Ave
 Mesa, AZ 85204

Willow Hunt
 Pasadena Neighborhood
 251 E Franklin Ave
 Mesa, AZ 85210

Delma Dickerman
 Casa Mesa
 1238 S Lesueur
 Mesa, AZ 85204

Jayne Rieth
 Lindbergh
 1440 E El Moro Dr
 Mesa, AZ 85204

Cynthia Ezcurra
 City of Mesa
 PO Box 1466 Ste. 250
 Mesa, AZ 85211-1466

Miles George
 Heritage Park Neighborhood
 1410 S Hedge
 Mesa, AZ 85210

Alta Davidson
 Heritage Park Neighborhood
 131 E Grove
 Mesa, AZ 85210

Juan Candelaria
 Pasadena Neighborhood
 918 S Pasadena
 Mesa, AZ 85210

Jacquie Salas
 Pasadena Neighborhood
 303 E Franklin Ave
 Mesa, AZ 85210

Felecia Zahn
 Sunset Mesa
 615 E Glade
 Mesa, AZ 85204

Ellen Granillo
 Lindbergh
 827 S Allen
 Mesa, AZ 85204



July 2, 2018

Re: Rezoning Application (ZON18-00310) – Metro East Valley Commerce Center II - Approximately 21 acre parcel of vacant land located at the southwest corner of Auto Center Drive & Horne Street, Mesa, Arizona

Dear Property Owner or Resident:

This letter is a follow-up to our previous correspondence to you dated May 29, 2018 regarding the above-referenced project. This is the same matter and same project. As you know, we represent Metro Commercial Properties ("MCP") regarding approximately 21 acres of vacant land located at the southwest corner of Auto Center Drive & Horne Street in the City of Mesa (the "Property"), as shown on the enclosed map. The Property is zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay on the northern parcels and Light Industrial (LI) on the southern parcels. Ownership intends to develop a significant employment and commerce center at this key location similar to the Metro East Valley Commerce Center I, which MCP designed and developed at the northwest corner of Horne Street and Auto Center Drive. MCP's development plans for Metro East Valley Commerce Center II ("Metro II") are consistent with the City's plans and compatible with the surrounding uses.

As explained in our previous letter, in order to make this vision become a reality, MCP filed an application for a new PAD overlay to be applied to the entire Property under Case No. ZON18-00310. The proposed application will allow the Property to be used for all Light Industrial uses permitted by the Mesa Zoning Ordinance. To date, Staff has been very supportive of the concept and the application. There is no plan to change the current Light-Industrial (L-I) zoning. It will remain as is.

MCP is pursuing this request following the success of their previously constructed project, Metro I, directly north of the Property. In 2015, the City of Mesa approved a nearly identical PAD overlay on that parcel to permit industrial development on that parcel. Metro I has become the standard for premium industrial park development in the East Valley. Following the success of Metro I, MCP simply seeks to duplicate the same approvals to develop the Property in a similar way.

This rezoning application is scheduled for consideration by the Mesa Planning and Zoning Board at their meeting to be held on July 18, 2018 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4 p.m. Should you have any questions, you may reach me by telephone at 602-230-0600 or email at jessi@witheymorris.com. The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 should you have any questions.

Very truly yours,

WITHEY MORRIS P.L.C.

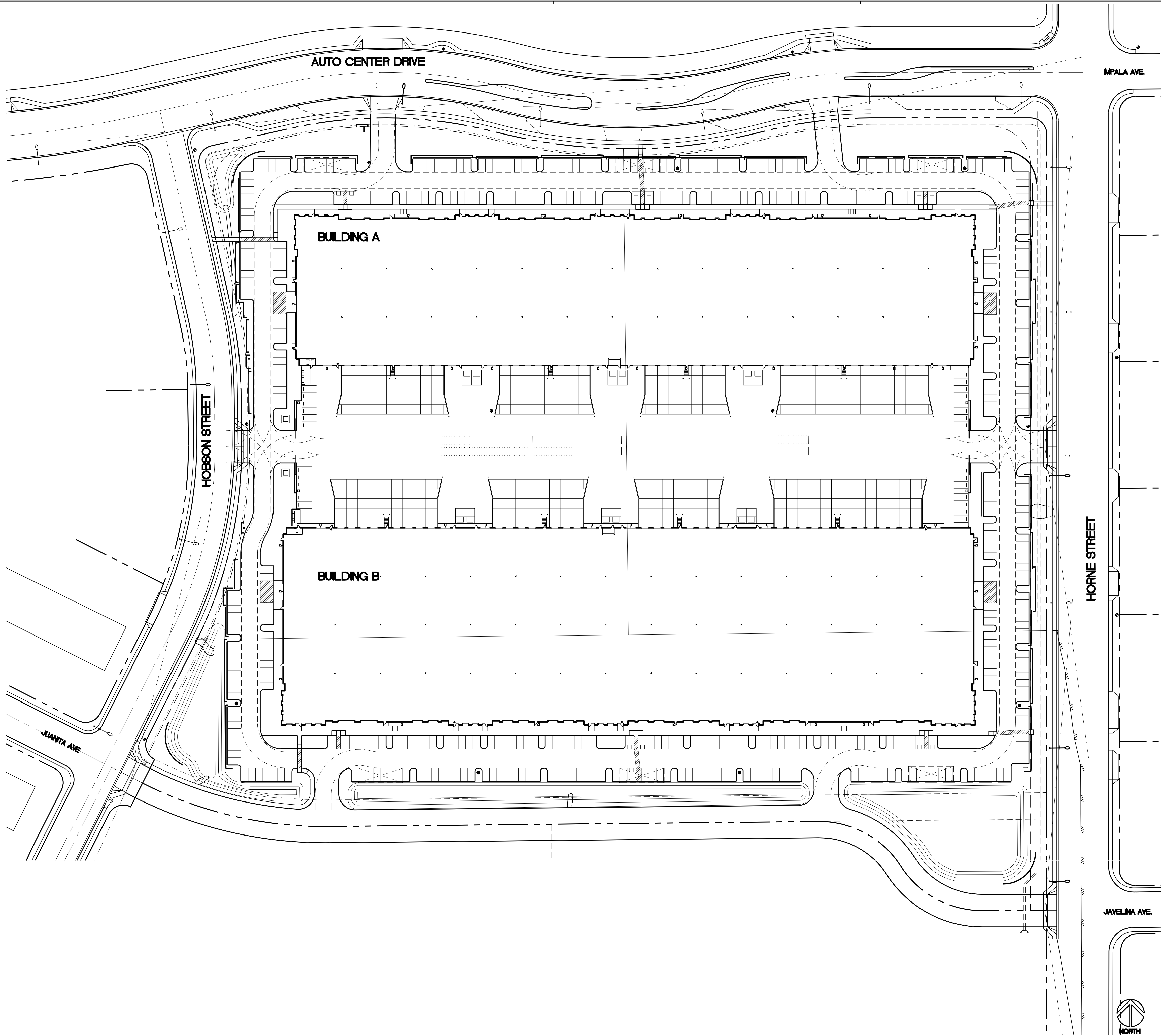
By
Jessi Thornton

Attachments

cc: Cassidy Welch

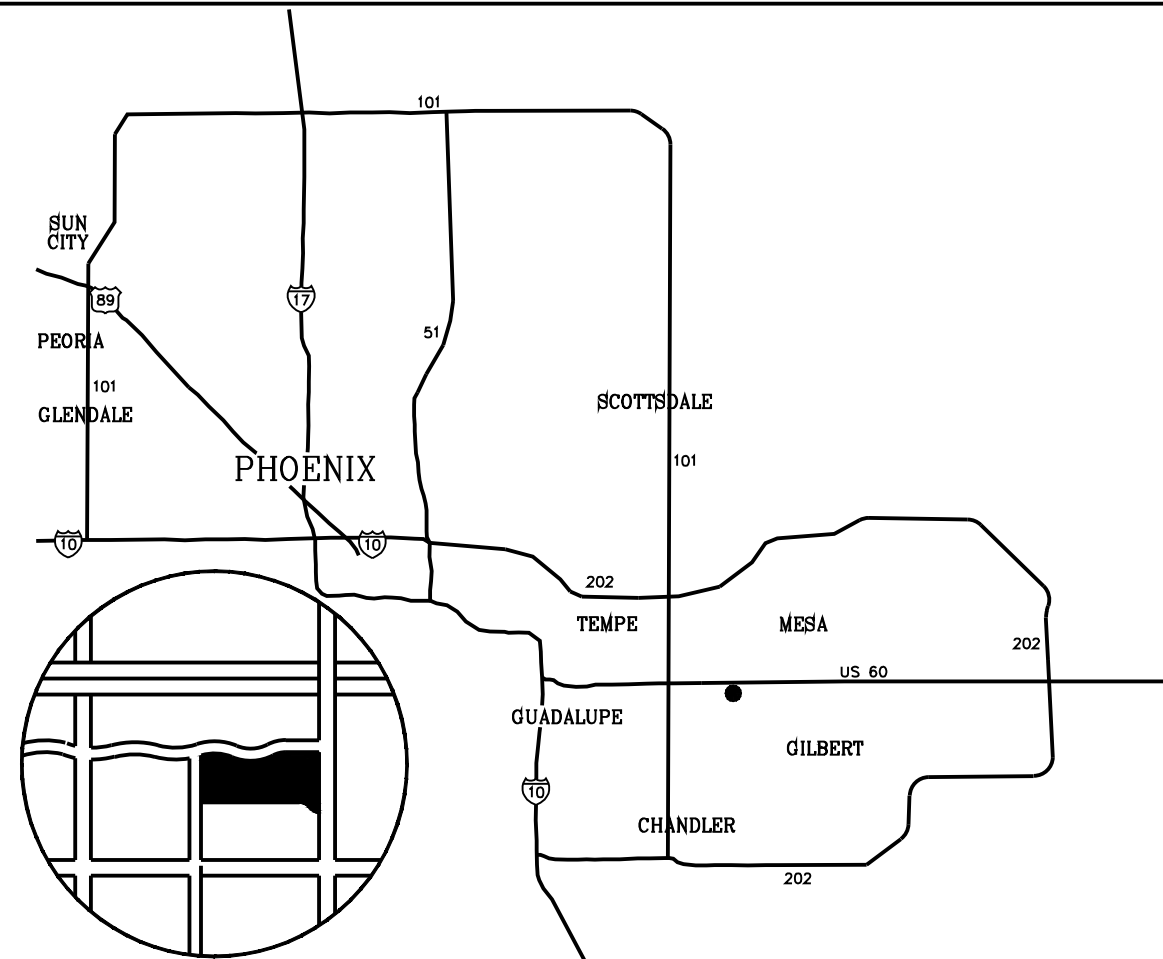
This aerial map displays the Stapley area, highlighting two specific sites. The 'Metro I' site is a large industrial lot located north of Baseline Rd and east of Mesa Dr. The 'New Metro II Site' is a smaller, irregularly shaped lot located south of the Metro I site, east of Mesa Dr and west of Stapley Dr. The map includes numerous lot numbers (e.g., 139-12-024, 139-12-028, 139-12-029, 139-12-030, 139-12-052, 139-12-054, 139-12-002C, 139-12-0014, 139-12-002B, 139-12-004K, 139-12-006, 139-12-004, 139-12-005, 139-12-006A, 139-12-006B, 139-12-006C, 139-12-006D, 139-12-006E, 139-12-006F, 139-12-006G, 139-12-006H, 139-12-006I, 139-12-006J, 139-12-006K, 139-12-006L, 139-12-006M, 139-12-006N, 139-12-006O, 139-12-006P, 139-12-006Q, 139-12-006R, 139-12-006S, 139-12-006T, 139-12-006U, 139-12-006V, 139-12-006W, 139-12-006X, 139-12-006Y, 139-12-006Z, 139-12-007, 139-12-008, 139-12-009, 139-12-010, 139-12-011, 139-12-012, 139-12-013, 139-12-014, 139-12-015, 139-12-016, 139-12-017, 139-12-018, 139-12-019, 139-12-020, 139-12-021, 139-12-022, 139-12-023, 139-12-024, 139-12-025, 139-12-026, 139-12-027, 139-12-028, 139-12-029, 139-12-030, 139-12-031, 139-12-032, 139-12-033, 139-12-034, 139-12-035, 139-12-036, 139-12-037, 139-12-038, 139-12-039, 139-12-040, 139-12-041, 139-12-042, 139-12-043, 139-12-044, 139-12-045, 139-12-046, 139-12-047, 139-12-048, 139-12-049, 139-12-050, 139-12-051, 139-12-052, 139-12-053, 139-12-054, 139-12-055, 139-12-056, 139-12-057, 139-12-058, 139-12-059, 139-12-060, 139-12-061, 139-12-062, 139-12-063, 139-12-064, 139-12-065, 139-12-066, 139-12-067, 139-12-068, 139-12-069, 139-12-070, 139-12-071, 139-12-072, 139-12-073, 139-12-074, 139-12-075, 139-12-076, 139-12-077, 139-12-078, 139-12-079, 139-12-080, 139-12-081, 139-12-082, 139-12-083, 139-12-084, 139-12-085, 139-12-086, 139-12-087, 139-12-088, 139-12-089, 139-12-090, 139-12-091, 139-12-092, 139-12-093, 139-12-094, 139-12-095, 139-12-096, 139-12-097, 139-12-098, 139-12-099, 139-12-100, 139-12-101, 139-12-102, 139-12-103, 139-12-104, 139-12-105, 139-12-106, 139-12-107, 139-12-108, 139-12-109, 139-12-110, 139-12-111, 139-12-112, 139-12-113, 139-12-114, 139-12-115, 139-12-116, 139-12-117, 139-12-118, 139-12-119, 139-12-120, 139-12-121, 139-12-122, 139-12-123, 139-12-124, 139-12-125, 139-12-126, 139-12-127, 139-12-128, 139-12-129, 139-12-130, 139-12-131, 139-12-132, 139-12-133, 139-12-134, 139-12-135, 139-12-136, 139-12-137, 139-12-138, 139-12-139, 139-12-140, 139-12-141, 139-12-142, 139-12-143, 139-12-144, 139-12-145, 139-12-146, 139-12-147, 139-12-148, 139-12-149, 139-12-150, 139-12-151, 139-12-152, 139-12-153, 139-12-154, 139-12-155, 139-12-156, 139-12-157, 139-12-158, 139-12-159, 139-12-160, 139-12-161, 139-12-162, 139-12-163, 139-12-164, 139-12-165, 139-12-166, 139-12-167, 139-12-168, 139-12-169, 139-12-170, 139-12-171, 139-12-172, 139-12-173, 139-12-174, 139-12-175, 139-12-176, 139-12-177, 139-12-178, 139-12-179, 139-12-180, 139-12-181, 139-12-182, 139-12-183, 139-12-184, 139-12-185, 139-12-186, 139-12-187, 139-12-188, 139-12-189, 139-12-190, 139-12-191, 139-12-192, 139-12-193, 139-12-194, 139-12-195, 139-12-196, 139-12-197, 139-12-198, 139-12-199, 139-12-200, 139-12-201, 139-12-202, 139-12-203, 139-12-204, 139-12-205, 139-12-206, 139-12-207, 139-12-208, 139-12-209, 139-12-210, 139-12-211, 139-12-212, 139-12-213, 139-12-214, 139-12-215, 139-12-216, 139-12-217, 139-12-218, 139-12-219, 139-12-220, 139-12-221, 139-12-222, 139-12-223, 139-12-224, 139-12-225, 139-12-226, 139-12-227, 139-12-228, 139-12-229, 139-12-230, 139-12-231, 139-12-232, 139-12-233, 139-12-234, 139-12-235, 139-12-236, 139-12-237, 139-12-238, 139-12-239, 139-12-240, 139-12-241, 139-12-242, 139-12-243, 139-12-244, 139-12-245, 139-12-246, 139-12-247, 139-12-248, 139-12-249, 139-12-250, 139-12-251, 139-12-252, 139-12-253, 139-12-254, 139-12-255, 139-12-256, 139-12-257, 139-12-258, 139-12-259, 139-12-260, 139-12-261, 139-12-262, 139-12-263, 139-12-264, 139-12-265, 139-12-266, 139-12-267, 139-12-268, 139-12-269, 139-12-270, 139-12-271, 139-12-272, 139-12-273, 139-12-274, 139-12-275, 139-12-276, 139-12-277, 139-12-278, 139-12-279, 139-12-280, 139-12-281, 139-12-282, 139-12-283, 139-12-284, 139-12-285, 139-12-286, 139-12-287, 139-12-288, 139-12-289, 139-12-290, 139-12-291, 139-12-292, 139





SITE PLAN

SCALE : 1"=60'-0"



VICINITY MAP



McCALL &
associates, inc.

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

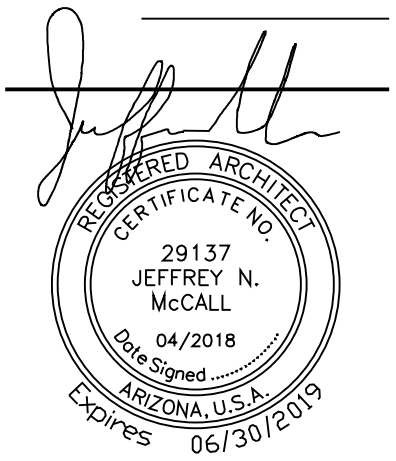
this drawing is an instrument
of service, and shall remain
the property of the architect.
this drawing shall not be
reproduced or used for any
purpose, in whole or in part,
without the written consent
of the architect.

NOTICE OF ALTERNATIVE BILLING CYCLE
THIS CONTRACT PROVIDES THAT THE OWNER OR
ESTIMATEE IN BILLING CYCLES OTHER THAN
THAT SPECIFIED IN THE CONTRACT SHALL
BE RESPONSIBLE FOR THE PAYMENT OF THE
OWNER'S DESIGNATED AGENT AT THE
ADDRESS SPECIFIED IN THE CONTRACT.
NOTICE OF EXTENDED PAYMENT PROVISION
THIS CONTRACT PROVIDES THAT THE OWNER OR
ESTIMATEE IN BILLING CYCLES OTHER THAN
THAT SPECIFIED IN THE CONTRACT SHALL
BE RESPONSIBLE FOR THE PAYMENT OF THE
OWNER'S DESIGNATED AGENT AT THE
ADDRESS SPECIFIED IN THE CONTRACT.

sheet title:
SITE PLAN

project:
METRO EAST VALLEY COMMERCE CENTER - 2
TBD EAST AUTO CENTER DRIVE
TBD EAST AUTO CENTER DRIVE
MESA, ARIZONA

date: 10APR18
job no.: 18010
revision:



Metro East Valley Commerce Center II



Conceptual Rendering

ACCREDITED PROPERTIES/FISCHBECK
FAMILY ETAL
1853 S HORNE ST STE 3
MESA, AZ 85204

ART & BOB HOLDING CO 96 L L C
1743 S HORNE ST STE 200
MESA, AZ 85204

BRAGMAR INVESTMENTS LTD
PARTNERSHIP
5134 N CENTRAL AVE
PHOENIX, AZ 85012

EWING IRRIGATION PRODUCTS INC
3441 E HARBOUR DR
PHOENIX, AZ 85034

GREYBAR ELECTRIC COMPANY INC
3350 W EARLL DR
PHOENIX, AZ 85017

MATTSON CONSTRUCTION LLC
2120 S MCCLINTOCK DR SUITE 101
TEMPE, AZ 85282

P & K PROPRTIES LLC
1734 S FRASER DR
MESA, AZ 85204

PUPPYFEATHERS LTD PARTNERSHIP
PO BOX 4008
MESA, AZ 85211

TANDT PROPERTIES LLC
1060 HENSLEY ST
RICHMOND, CA 94801

US WEST BUILDING LLC
126 OLD MOUNT KISCO RD
ARMONK, NY 10504

ALLRED INVESTMENTS LLC
17872 MITCHELL NORTH STE 250
IRVINE, CA 92614

BASELINE CARDLOCK LLC
PO BOX 5840
MESA, AZ 85211

D & C STALEY TRUST
1345 E SORENSON ST
MESA, AZ 85203

FAITH REAL ESTATE LLC
2401 N 76TH PL
SCOTTSDALE, AZ 85257

HENDRIX LAURIN/KIMBERLY/BUELL
STEVE/RANDI
421 E ELGIN ST
GILBERT, AZ 85295

METRO EAST VALLEY HOLDINGS LLC
1500 N PRIEST DR 132
TEMPE, AZ 85281

PRESSON P V SEVEN LLC
2122 E HIGHLAND AVE STE 400
PHOENIX, AZ 85016

Q & D ELECTRIC LLC
410 N 20TH WEST
SNOWFLAKE, AZ 85937

TRI CITY READY MIX INC
1261 E FAIRFIELD ST
MESA, AZ 85203

WOLF COMPANIES LLC
1736 S NEVADA WY
MESA, AZ 85204

STATE OF ARIZONA
1700 W WASHINGTON RM 601
PHOENIX, AZ 85007

BERGE FORD INC
P O BOX 4008
MESA, AZ 85201

EJB PROPERTIES LLC
2767 E VIA DEL ARBOLES
GILBERT, AZ 85298

GREYBAR ELECTRIC CO
3350 W EARLL DR
PHOENIX, AZ 85017

JUANITA PROPERTIES LLC
PO BOX 5771
SCOTTSDALE, AZ 85261

NOKOTA LLC
6000 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111

PUPPYFEATHERS LIMITED
PARTNERSHIP
460 E AUTO CENTER DR
MESA, AZ 85204

SOUTH HOME INVESTMENT LLC
856 E MAIN
MESA, AZ 85201

TRI-CITY MASONRY LLC
858 E IMPALA AVE
MESA, AZ 85204

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Al Pettit
Heritage Park Neighborhood
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Jeannie Schmidt
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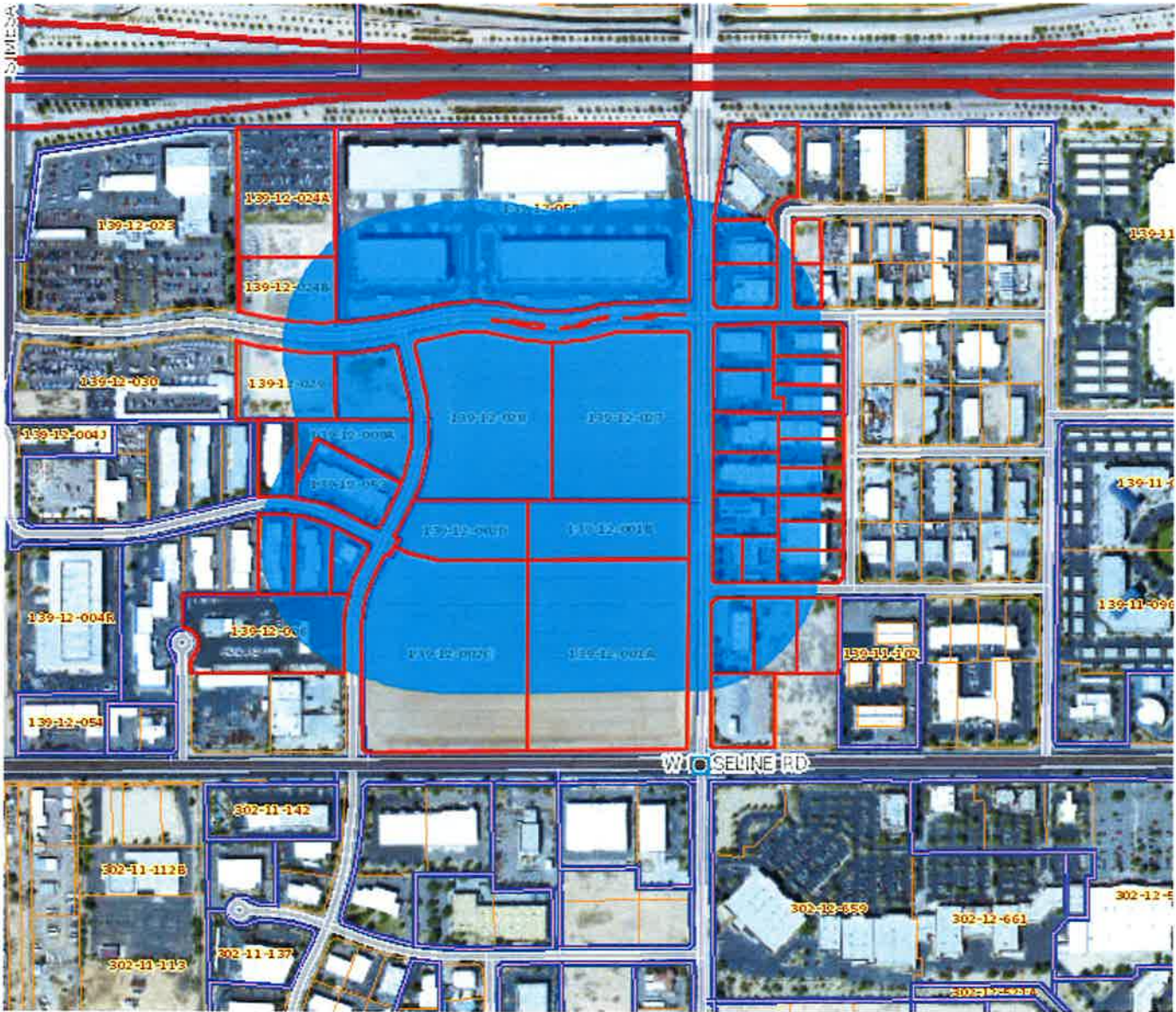
Jacquie Salas
Pasadena Neighborhood
303 E Franklin Ave
Mesa, AZ 85210

Felecia Zahn
Sunset Mesa
615 E Glade
Mesa, AZ 85204

Ellen Granillo
Lindbergh
827 S Allen
Mesa, AZ 85204

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_	MAIL_ZIP
139-11-070B	ACCREDITED PROPERTIES/FISCHBECK FAMILY ETAL	1853 S HORNE ST STE 3	MESA	AZ	85204
139-11-084A	ALLRED INVESTMENTS LLC	17872 MITCHELL NORTH STE 250	IRVINE	CA	92614
139-11-083F	ARIZONA STATE OF	1700 W WASHINGTON RM 601	PHOENIX	AZ	85007
139-11-083G	ARIZONA STATE OF	1700 W WASHINGTON RM 601	PHOENIX	AZ	85007
139-11-087A	ART & BOB HOLDING CO 96 L L C	1743 S HORNE ST STE 200	MESA	AZ	85204
139-11-083C	BASLINE CARDLOCK LLC	PO BOX 5840	MESA	AZ	85211
139-12-038	BERGE FORD INC	P O BOX 4008	MESA	AZ	85201
139-12-039	BERGE FORD INC	P O BOX 4008	MESA	AZ	85201
139-12-040	BERGE FORD INC	P O BOX 4008	MESA	AZ	85201
139-12-009F	BRAGMAR INVESTMENTS LTD PARTNERSHIP	5134 N CENTRAL AVE	PHOENIX	AZ	85012
139-12-044	D & C STALEY TRUST	1345 E SORENSON ST	MESA	AZ	85203
139-11-086	EJB PROPERTIES LLC	2767 E VIA DEL ARBOLES	GILBERT	AZ	85298
139-11-083B	EWING IRRIGATION PRODUCTS INC	3441 E HARBOUR DR	PHOENIX	AZ	85034
139-11-012	FAITH REAL ESTATE LLC	2401 N 76TH PL	SCOTTSDALE	AZ	85257
139-11-056	GREYBAR ELECTRIC CO	3350 W EARLL DR	PHOENIX	AZ	85017
139-11-057	GREYBAR ELECTRIC COMPANY INC	3350 W EARLL DR	PHOENIX	AZ	85017
139-11-058	GREYBAR ELECTRIC COMPANY INC	3350 W EARLL DR	PHOENIX	AZ	85017
139-11-070A	HENDRIX LAURIN/KIMBERLY/BUELL STEVE/RANDI	421 E ELGIN ST	GILBERT	AZ	85295
139-12-043	JUANITA PROPERTIES LLC	PO BOX 5771	SCOTTSDALE	AZ	85261
139-12-042	MATTSON CONSTRUCTION LLC	2120 S MCCLINTOCK DR SUITE 101	TEMPE	AZ	85282
139-12-055	METRO EAST VALLEY HOLDINGS LLC	1500 N PRIEST DR 132	TEMPE	AZ	85281
139-11-011	NOKOTA LLC	6000 GREENWOOD PLAZA BLVD	GREENWOOD VILLAGE	CO	80111
139-11-085	P & K PROPRTIES LLC	1734 S FRASER DR	MESA	AZ	85204
139-11-059	PRESSON P V SEVEN LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
139-11-060	PRESSON P V SEVEN LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
139-11-061	PRESSON P V SEVEN LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
139-11-067	PRESSON P V SEVEN LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
139-11-068	PRESSON P V SEVEN LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
139-12-001A	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204
139-12-001B	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204
139-12-002C	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204
139-12-002D	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204
139-12-024A	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204

139-12-024B	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204
139-12-027	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204
139-12-028	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204
139-12-029	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204
139-12-041	PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204
139-12-008A	PUPPYFEATHERS LTD PARTNERSHIP	PO BOX 4008	MESA	AZ	85211
139-11-014	Q & D ELECTRIC LLC	410 N 20TH WEST	SNOWFLAKE	AZ	85937
139-11-088B	SOUTH HOME INVESTMENT LLC	856 E MAIN	MESA	AZ	85201
139-11-069	TANDT PROPERTIES LLC	1060 HENSLEY ST	RICHMOND	CA	94801
139-12-053	TRI CITY READY MIX INC	1261 E FAIRFIELD ST	MESA	AZ	85203
139-11-031	TRI-CITY MASONRY LLC	858 E IMPALA AVE	MESA	AZ	85204
139-12-006	US WEST BUILDING LLC	126 OLD MOUNT KISCO RD	ARMONK	NY	10504
139-11-013	WOLF COMPANIES LLC	1736 S NEVADA WY	MESA	AZ	85204



From: [Cynthia Ezcurra](#)
To: [Jessi Thornton](#)
Subject: FW: Neighborhood Contacts Records Request
Date: Tuesday, May 1, 2018 1:33:06 PM
Attachments: [Auto Center Dr & Horne St Withey Morris PLC.xlsx](#)

Hi Jessi,

Attached is your neighborhood contacts request for Auto Center Dr. & Horne St.

Thank you,

Cynthia Ezcurra

From: citymgt.info@enotify.visioninternet.com <citymgt.info@enotify.visioninternet.com>
Sent: Tuesday, May 01, 2018 10:58 AM
To: Cynthia Ezcurra <Cynthia.Ezcurra@MesaAZ.gov>; Lindsey Balinkie <Lindsey.Balinkie@mesaaz.gov>
Subject: Neighborhood Contacts Records Request

A new entry to a form/survey has been submitted.

Form Name: Neighborhood Contacts Records Request
Date & Time: 05/01/2018 10:57 AM
Response #: 169
Submitter ID: 99163
IP address: 172.24.96.111
Time to complete: 6 min. , 11 sec.

Survey Details

Page 1

Citizen Participation Plans are required for various types of Planning Department applications to ensure that applicants pursue effective citizen participation.

Please complete the Citizen Participation Request form below if you are requesting Registered Neighborhood contacts or list of HOAs in Mesa. Please be certain to include the radius of the area you are attempting to notify.

If you have any questions, please contact your assigned City of Mesa Planner.

Please allow 48 hours for the request during normal business hours, Monday - Thursday, 7 a.m. to 6 p.m.

Company Name	Withey Morris PLC	Your Name	Jessi Thornton
Phone	(602) 346-4618	Email	jessi@witheymorris.com
Address	2525 E Arizona Biltmore Cr A212	City, State & Zip	Phoenix, AZ 85016

One of the following must be selected before a records search will be conducted

By completing this form, I hereby certify under penalty of perjury that the requested records will not be used for commercial purpose as defined by ARS 39-121.03

(o) Yes

The records will be used for commercial purpose.

Not answered

If the record will be used for commercial purpose, please state the purpose

Project Area Information

Parcel Number 139-12-027, 139-12-028, 139-12-001B, 139-12-002D, 139-12-002C and 139-12-001A

Exact Address of Project n/a

Major Intersection Auto Center Drive & Horne Street

Brief Project Description

We would like to obtain a list of all registered neighborhood associations within 1000 feet of the following parcels which will be used to provide notice for a rezoning and DRB application.

Proposed development: Southwest Corner of Auto Center Drive & Horne Street (or Baseline Rd and Horne St)

Parcel Numbers: 139-12-027, 139-12-028, 139-12-001B, 139-12-002D, 139-12-002C and 139-12-001A

Pre-submittal Number PRS18-00158

PLN Number (example: Not answered

PLN2015-0001)

Notification requests will include all Registered Neighborhood contacts and HOAs within one mile of your project.

Not answered

Not answered

Thank you,
City of Mesa

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

NameofNeighborhood	First Name	Last Name	StreetNum	City	State	Zip
Poinsettia	Hannah	Meek	1119 E 10th Ave	Mesa	AZ	85204
Heritage Park Neighborhood	Dianne	Melander	320 E Harmony Ave	Mesa	AZ	85210
Heritage Park Neighborhood	Miles	George	1410 S Hedge	Mesa	AZ	85210
Heritage Park Neighborhood	Al	Pettit	214 E Hoover	Mesa	AZ	85210
Heritage Park Neighborhood	Margaret	Hargis	269 E Hampton	Mesa	AZ	85210
Heritage Park Neighborhood	Alta	Davidson	131 E Grove	Mesa	AZ	85210
Reed Park Neighborhood	Jeannie	Schmidt	1955 E 7th Ave	Mesa	AZ	85204
Neighborgood	Julian	Ramirez	843 E Garnet Ave	Mesa	AZ	85204
Pasadena Neighborhood	Juan	Candelaria	918 S Pasadena	Mesa	AZ	85210
Pasadena Neighborhood	Ken	McWilliams	241 E 7th Dr.	Mesa	AZ	85210
Pasadena Neighborhood	Willow	Hunt	251 E Franklin Ave	Mesa	AZ	85210
Pasadena Neighborhood	Jacquie	Salas	303 E Franklin Ave	Mesa	AZ	85210
Casa Mesa	Jean	Decker	553 E Glade Ave	Mesa	AZ	85204
Casa Mesa	Delma	Dickerman	1238 S Lesueur	Mesa	AZ	85204
Sunset Mesa	Felecia	Zahn	615 E Glade	Mesa	AZ	85204
Kay Circle Neighbors	Deanna	Villanueva-Saucedo	1513 S Kay Cir	Mesa	AZ	85204
Lindbergh	Jayne	Rieth	1440 E El Moro Dr	Mesa	AZ	85204
Lindbergh	Ellen	Granillo	827 S Allen	Mesa	AZ	85204
City of Mesa	Jared	Archambault	PO Box 1466 Ste.750	Mesa	AZ	85211-1466
City of Mesa	Cynthia	Ezcurra	PO Box 1466 Ste. 250	Mesa	AZ	85211-1466

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by July 2, 2018__

Date: June 30 2018__

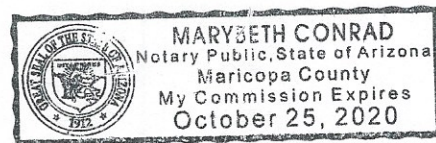
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON18-00310 (case number), on the 30 day of June, 2018. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5"
BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me this 30 day of June 2018

MaryBeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: July 18, 2018

CASE: ZON18-00310

Request: Rezone from LI and LI-PAD
to LI-PAD; and Site Plan Review

APPLICANT: Withey Morris PLC /
Michael B. Withey

PHONE: 602-230-0600

Planning Division 480-644-2385

Posting date: 6/30/2018

6/30/18 08:46:08

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PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
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Michael B. Withey

PHONE: 602-230-0600

Planning Division 480-644-2385

Posting date: 6/30/2018

6/30/18 09:03:35