



## **Citizen Participation Report**

### **Greenfield Industrial**

Submitted: March 5, 2019

#### **Purpose:**

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for the Greenfield Industrial project, ZON18-01010. The applicant is requesting Site Plan Review/Modification approval for a proposed warehouse with accessory office space development from the City of Mesa Planning and Zoning Board. The site is located northeast of Greenfield Road and Virginia Street on approximately 10.7 net acres. This report provides evidence that citizens, property owners, neighbors, interested parties, neighborhood associations, agencies, schools and business near the site have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

#### **Contact:**

David Hughes  
EPS Group, Inc.  
1130 N. Alma School, Suite 120  
Mesa, AZ 85201  
(480) 503-2250 (phone)  
(480) 503-2258 (fax)  
[David.Hughes@epsgroupinc.com](mailto:David.Hughes@epsgroupinc.com)

#### **Pre-Submittal Conference:**

The pre-submittal conference with the City of Mesa planning staff was held on Monday, December 3, 2018.

#### **Action Plan:**

In order to provide effective citizen participation in conjunction with the applications, the following actions were taken to provide opportunities for members of the community to understand and address any real or perceived impacts of the proposed development:

1. A contact list will be developed for citizens and agencies in this area including
  - a. Interested neighbors – focused on 1,000 feet from the site, but may include more;
  - b. Homeowners' Associations within ½ mile of the project;
  - c. All registered neighborhood associations within 1 mile of the project.
2. All persons listed on the contact list will receive a letter describing the project, application requests, and site plan. A formal neighborhood meeting will not be held as authorized by Lesley Davis of the City of Mesa Planning Department. Instead, the neighborhood



- notification letter instructed anyone who has questions or concerns about the development to contact EPS Group, Inc. and Majestic Realty to set up a meeting on a case by case basis.
3. Presentations will be made to groups of citizens or neighborhood associations upon request. (No presentations were requested.)
  4. Per City of Mesa notification requirements, all property owners within 500 feet of the site will be notified to inform them of scheduled public hearing dates.
  5. A 4' x 4' sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board.

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

### Correspondence with Neighbors:

Only one neighbor reached out to the application's contact to update the mailing address for the Regional Public Transportation Authority. The address was updated prior to the mailing of the public hearing notifications for the Planning and Zoning Board.

### Schedule:

- Pre-Submittal Conference: [Monday, December 3, 2018](#)
- 1<sup>st</sup> Application Submittal: [Friday, December 21, 2017](#)
- Neighbor meeting: Not held
- 2<sup>nd</sup> Application Submittal: [Tuesday, February 5, 2019](#)
- Submittal of Final Citizen Participation Report and Notification materials: [Tuesday, March 5, 2019](#)
- Planning and Zoning Board Hearing: [Wednesday, March 20, 2019](#)
- City Council Hearing: TBD

### Attachments:

- Citizen Participation Notification Package
- Public Hearing Notification Package
- Sign Posting Affidavit & Pictures

# Citizen Participation Notification Package



## Greenfield Industrial Project Notification of Application

December 21, 2018

Dear Neighbor,

You are receiving this letter because your property is located within 1,000 feet; you are a Homeowners' Association within ½ mile or Register Neighborhood within 1 mile of a proposed warehouse with accessory office space. An application for Site Plan Review/Modification and Design Review approval has been filed with the City of Mesa Planning Division regarding the request above. As required by the City of Mesa Zoning Ordinance, this notice is being sent to you because property listed in your name is located within the criteria listed above, and to provide you with an opportunity to relay any questions, issues, or concerns regarding these applications to the contact persons below. We are willing to meet on a case by case basis about any questions or concerns you may have about the proposed development. Please contact the two persons listed below to set up a meeting.

A site plan, landscape plan, and building elevations are attached showing the proposed development.

**REQUEST:** Approval from the Planning & Zoning Board and City Council of a Site Plan Review and Modification of the proposed warehouse and office development, as well as, approval from the Design Review Board of the proposed site plan, landscape plan, and building design.

**PROPOSAL:** The development of two warehouse/office buildings approximately 87,236 sq. ft. and 71,420 sq. ft. Please refer to the attached site plan for further detail.

**LOCATION:** Northeast of Greenfield Road and Virginia Street

**PROPERTY SIZE:** Approximately 10.7 net acres

**DEVELOPER:**

Jack Czerwinski  
Majestic Realty Co.  
2555 E. Camelback Road, Suite 740  
Phoenix, AZ 85016  
Phone: 480-977-2701  
[JCzerwinski@majesticrealty.com](mailto:JCzerwinski@majesticrealty.com)

**CONTACT PERSON:**

David Hughes  
EPS Group, Inc.  
1130 N. Alma School Road, Suite 120  
Mesa, AZ 85201  
Phone: 480-503-2250  
[david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com)

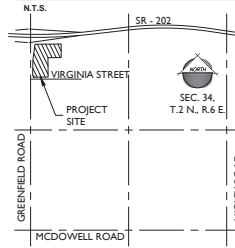
**THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING BOARD OR CITY COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR A PUBLIC HEARING.**

Thank you,  
David Hughes  
EPS Group, Inc.





### VICINITY MAP



### PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>				
	Acacia aneura	Mulga Tree	24" Box	40
	Acacia salicina	Willow Acacia	24" Box	58
	Chilopsis linearis	Desert Willow	24" Box	36
	Parkinsonia praecox	Palo Brea	24" Box	9
	Parkinsonia x 'Desert Museum'	Desert Museum	36" Box	27
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	36" Box	17
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	21

SYMBOL	COMMON NAME	SIZE	QTY
<b>SHRUBS/ACCENTS</b>			
	Acacia subulata	Desert Millweed	5 Gal
	Bouteloua gracilis	Blonde Ambition	5 Gal
	Callandora californica	Baja Fairy Duster	5 Gal
	Daylily wheelers	Desert Spoon	5 Gal
	Ericameria laricina 'Aguirre'	Turpentine Bush	5 Gal
	Fouquieria splendens	Ocotillo	10 Cane
	Hesperaloe parviflora 'Brakeflights'	Brakeflights Red Yucca	5 Gal
	Justicia californica	Chaparral	5 Gal
	Larrea tridentata	Cresote Bush	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal
	Ruella penninervis	Desert Ruella	5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal

SYMBOL	COMMON NAME	SIZE	QTY
<b>GROUNDCOVERS</b>			
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal

MATERIAL	QTY
	83,735 S.F.

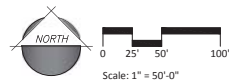
### LANDSCAPE DATA

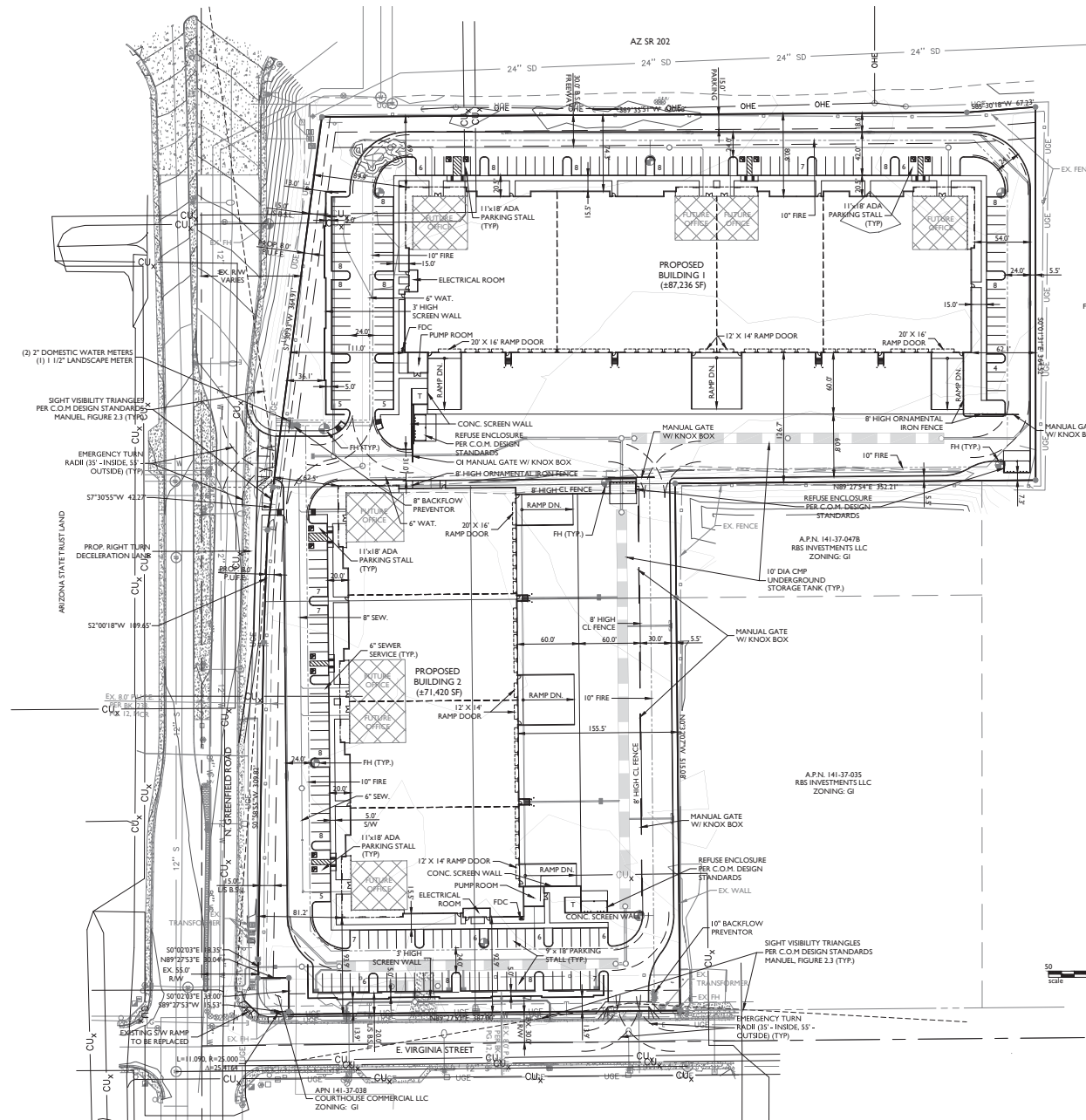
GROSS SITE AREA	±12.57 ACRES
LANDSCAPE AREA	83,735 S.F.
LANDSCAPE COVERAGE	15%

### CITY OF MESA PLANT DATA

N. GREENFIELD RD. FRONTAGE (835 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F. OF STREET FRONTAGE	33 TREES	33 TREES
E. VIRGINIA ST FRONTAGE (390 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F. OF STREET FRONTAGE	16 TREES	16 TREES
PROPERTY PERIMETER (1,925 L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREE PER 100 L.F. OF ADJACENT PROPERTY LINE	58 TREES	58 TREES
FOUNDATION BASE (1,800 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	36 TREES	36 TREES
TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	36 TREES	36 TREES
24" BOX (50% MIN.)	73 TREES	73 TREES

- NOTES:  
1. See Architecture Plans for all new fencing and new gate locations and details.  
2. For site lighting See Electrical Plans.



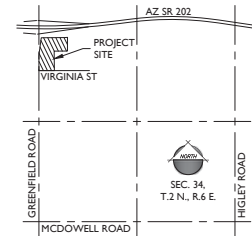


# PRELIMINARY SITE PLAN FOR GREENFIELD INDUSTRIAL

A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## VICINITY MAP

N.T.S.



## PROJECT TEAM

**DEVELOPER:**  
MAESTRO REALTY CO.  
1130 N. ALMA SCHOOL RD., STE. 120  
PHOENIX, AZ 85016  
TEL: (602) 369-3001  
CONTACT: JACK CZERWINSKI  
jczewinski@maestrorealty.com

**ENGINEER AND PLANNER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., STE. 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: DANIEL AUXIER  
daniel.auxier@epsgruopinc.com

**ARCHITECT:**  
COMMERCIAL CONSTRUCTION CO., L.P.  
13111 CROSSROADS PKVY, NORTH, 6TH FL.  
CITY OF INDUSTRY, CA 91746  
TEL: (562) 454-2738  
CONTACT: JEFF NOGLER  
jegl@commercialc.com

**LANDSCAPE ARCHITECT:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., STE. 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: TOM SNYDER, RLA  
tom.snyder@epsgruopinc.com

## PROJECT DATA

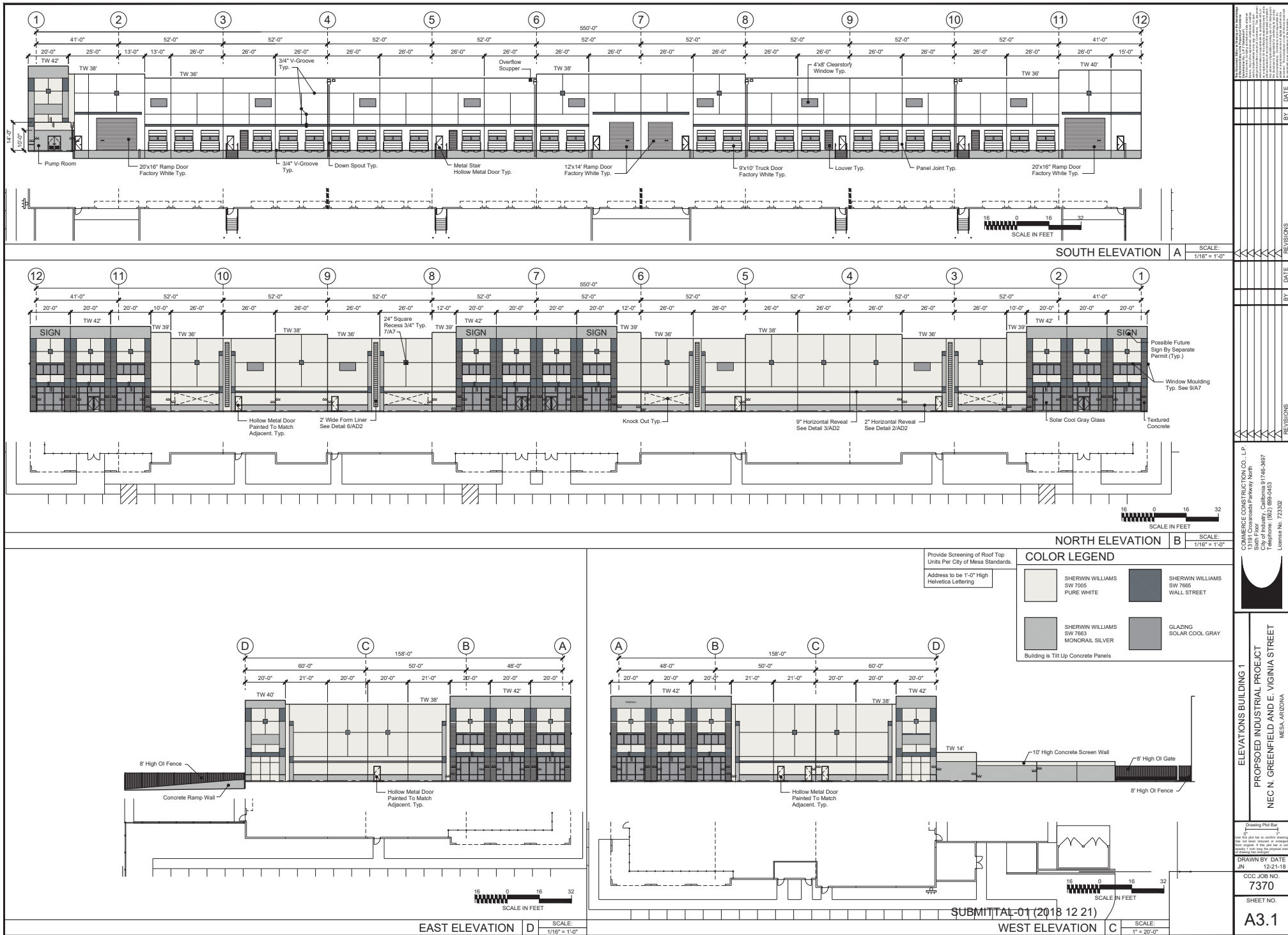
A.P.N. EXISTING GENERAL PLAN	141-37-042C, 04BA, 047A, 037A, 036
EXISTING ZONING	GENERAL INDUSTRIAL (GI)
CURRENT LAND USE	VACANT / UNDEVELOPED
PROPOSED USE	WAREHOUSE / OFFICE
GROSS AREA	± 12.57 ACRES
NET AREA	± 10.74 ACRES
GROSS BUILDING AREA	
BUILDING 1	± 87,236 SQ. FT.
BUILDING 2	± 71,420 SQ. FT.
TOTAL	± 158,656 SQ. FT.
BUILDING CONST. TYPE	III-B
MAX. BLDG. HEIGHT ALLOWED	50'
PROPOSED BLDG. HEIGHT	42' (PARAPET) / 36' (ROOF CAP)
BUILDING SETBACKS	
GREENFIELD (FRONT)	15'
LOOP 202 (REAR)	30' BUILDINGS - 15' PARKING
INDUSTRIAL COLLECTOR (SOUTH)	20'
INTERIOR SIDE	0'

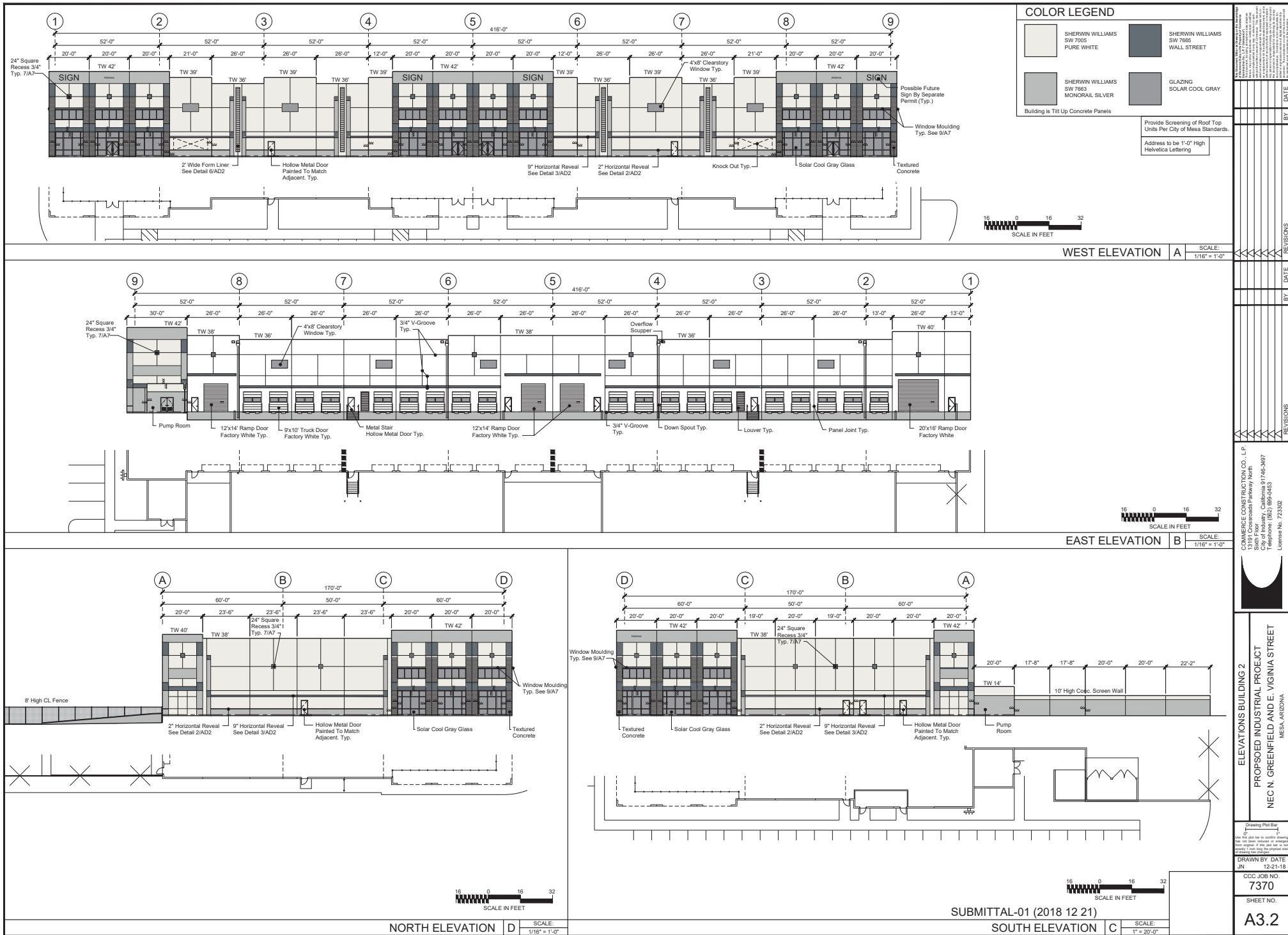
## PARKING SUMMARY

PARKING REQUIRED	WAREHOUSE (11900 SQ. FT.)
OFFICE (11375 SQ. FT.)	
BUILDING 1	
WAREHOUSE	87 STALLS
OFFICE	23 STALLS
TOTAL	110 STALLS
BUILDING 2	
WAREHOUSE	71 STALLS
OFFICE	19 STALLS
TOTAL	90 STALLS
TOTAL PARKING REQUIRED	200 STALLS
PARKING PROVIDED	12 ACCESSIBLE SPACES 178 STANDARD SPACES 200 TOTAL SPACES

## GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING & DRAINAGE PLAN.
- ALL LANDSCAPE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- SIGNAGE SHALL CONFORM TO THE CITY OF MESA ZONING ORDINANCE.
- KNOX GATE SWITCHES REQUIRED ON ALL AUTOMATED GATES. KNOX LOCKING BOX REQUIRED AT ALL MAIN ENTRIES. FIRE PUMP ROOMS, FIRE SPRINKLER RISER ROOMS, AND OTHER AREAS REQUIRED BY FIELD INSPECTOR.
- ALL MANUAL GATES SHALL REMAIN OPEN DURING BUSINESS HOURS. THERE ARE NO COVERED PARKING STALLS PROVIDED WITH THE SHALL BUILDING.
- BICYCLE PARKING TO BE PROVIDED INDOORS DURING THE TENANT IMPROVEMENT PERMIT PLANS AND SIGN POSTED. IF THE TENANT DOES NOT WANT THEM INDOORS, THEN THEY SHALL BE INSTALLED OUTDOORS BASED ON THE AMOUNT OF PARKING THE TENANT IS REQUIRED PER CODE. BICYCLE PARKING STALLS SHALL BE 7' X 2'.
- PROPOSED BUILDINGS SHALL BE EQUIPPED WITH ESFR FIRE SPRINKLERS.
- SEE ARCHITECTURAL PLANS FOR SCREEN WALL, FENCE, AND GATE DETAILS.

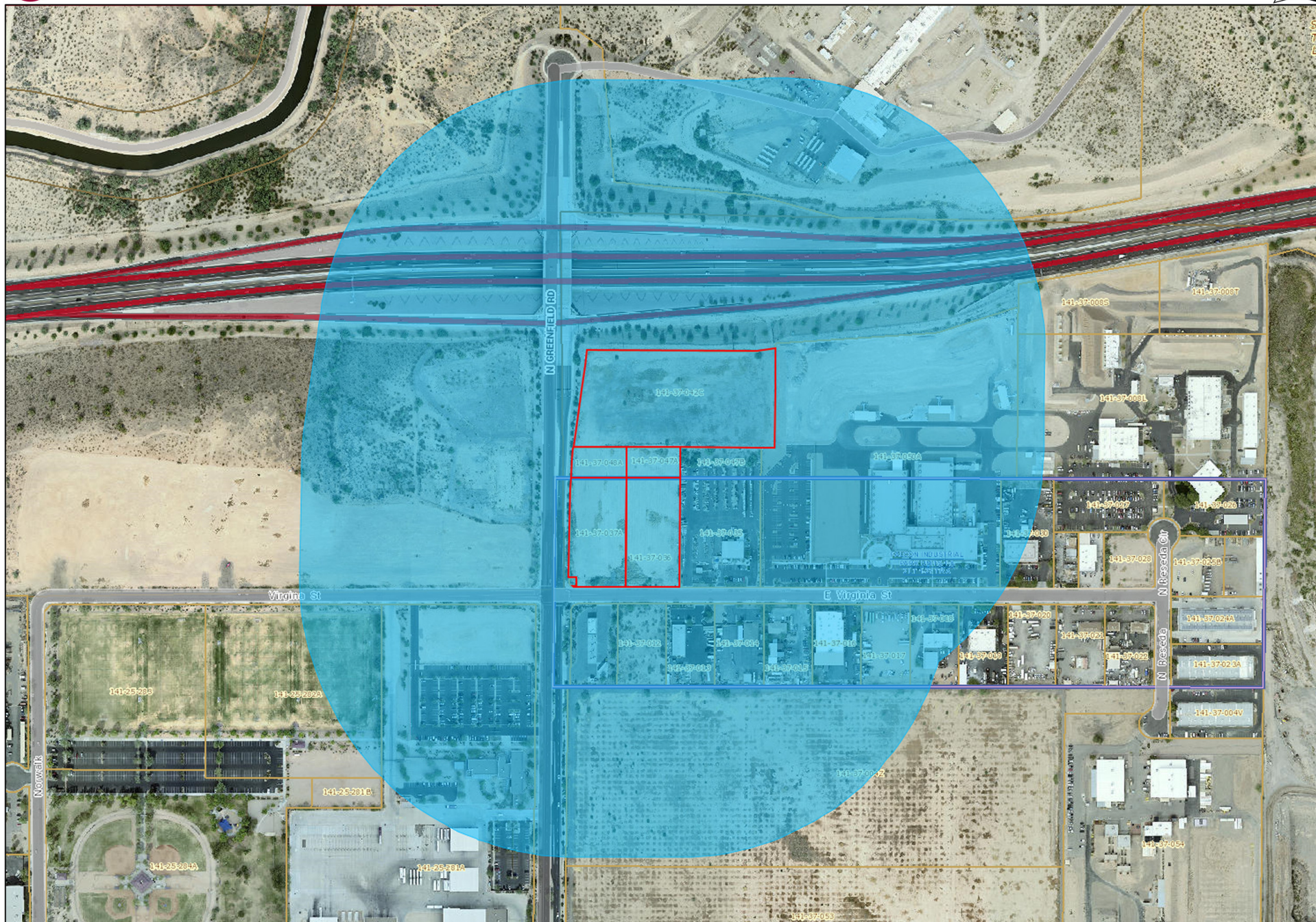




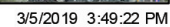


PROPERTY OWNERS WITHIN 1000 FEET	MAILING ADDRESS	CITY	AZ	ZIP CODE	APN
REGIONAL PUBLIC TRANSPORTATION AUTHORITY	302 N 1ST AVE STE 700	PHOENIX	AZ	85003	141-25-281A
MCDONNELL DOUGLAS HELICOPTER COMPANY	PO BOX 3707 MC 20-00	SEATTLE	WA	98124	141-37-004Z
GREENFIELD CARDLOCK LLC	PO BOX 5840	MESA	AZ	85211	141-37-011A
FALCON PARCEL LLC	1470 N HORNE ST	GILBERT	AZ	85233	141-37-012
CRUM ROBERT R/BARBARA ANN	1027 LYNN RAE SQUARE	MESA	AZ	85204	141-37-013
KINKAID GROUP LLC	PO BOX 20253	MESA	AZ	85277	141-37-014
RL VIRGINIA INVESTMENTS LLC	4515 E VIRGINIA ST	MESA	AZ	85215	141-37-015
LMD INDUSTRIES LLC	4541 E VIRGINIA ST	MESA	AZ	85215	141-37-016
RBS INVESTMENTS LLC	5123 E CALLE DEL NORTE	PHOENIX	AZ	85018	141-37-035
COLEBANK FAMILY LP	4142 E HUBER CIR	MESA	AZ	85205	141-37-036
COLEBANK FAMILY LTD PARTNERSHIP	1733 N GREENFIELD RD NO 103	MESA	AZ	85205	141-37-037A
COURTHOUSE COMMERCIAL LLC	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	141-37-038
COLEBANK FAMILY LP	4142 E HUBER CIR	MESA	AZ	85205	141-37-042C
COLEBANK FAMILY LP	4142 E HUBER CIR	MESA	AZ	85205	141-37-047A
RBS INVESTMENTS LLC	5123 E CALLE DEL NORTE	PHOENIX	AZ	85018	141-37-047B
COLEBANK FAMILY LIMITED PARTNERSHIP	1733 N GREENFIELD RD NO 103	MESA	AZ	85205	141-37-048A
DAICEL SAFETY SYSTEMS AMERICA ARIZONA INC	2655 FIRST ST STE 300	SIMI VALLEY	CA	93065	141-37-050A
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211	141-25-282A
AUTOSAFE AIRBAG 14 (CA) LP	14370 WHITE SAGE RD	MOOEPARK	CA	93021	141-37-008L
AUTOSAFE AIRBAG 14 (CA) LP	14370 WHITE SAGE RD	MOOEPARK	CA	93021	141-37-008S
AWM PROPERTIES LLC	6502 E HOBART ST	MESA	AZ	85205	141-37-017
AWM PROPERTIES LLC	6502 E HOBART ST	MESA	AZ	85205	141-37-018
RDAK MANAGEMENT LLC	4639 E VIRGINIA ST	MESA	AZ	85215	141-37-019
NUCIFORO JOSEPH A SR/LOIS SUZANNE TR	1845 N CRISMON RD	MESA	AZ	85207	141-37-030
NAMMO TALLEY INC LEASE #03-93792-65	4051 N HIGLEY RD	MESA	AZ	85215	141-37-055
HOMEOWNERS ASSOCIATIONS WITHIN 1/2 MILE	MAILING ADDRESS	CITY	AZ	ZIP CODE	APN
N/A	N/A	N/A	N/A	N/A	N/A
REGISTERED NEIGHBORHOODS WITHIN 1 MILE	MAILING ADDRESS	CITY	AZ	ZIP CODE	APN
DOVER INDUSTRIAL PARK ASSOCIATION	4148 N ARCADIA DR	PHOENIX	AZ	85018	141-37-047A
CITRUS AREA HOMEOWNERS ASSOCIATION	2154 POMELO CIRCLE	MESA	AZ	85215	141-37-047B





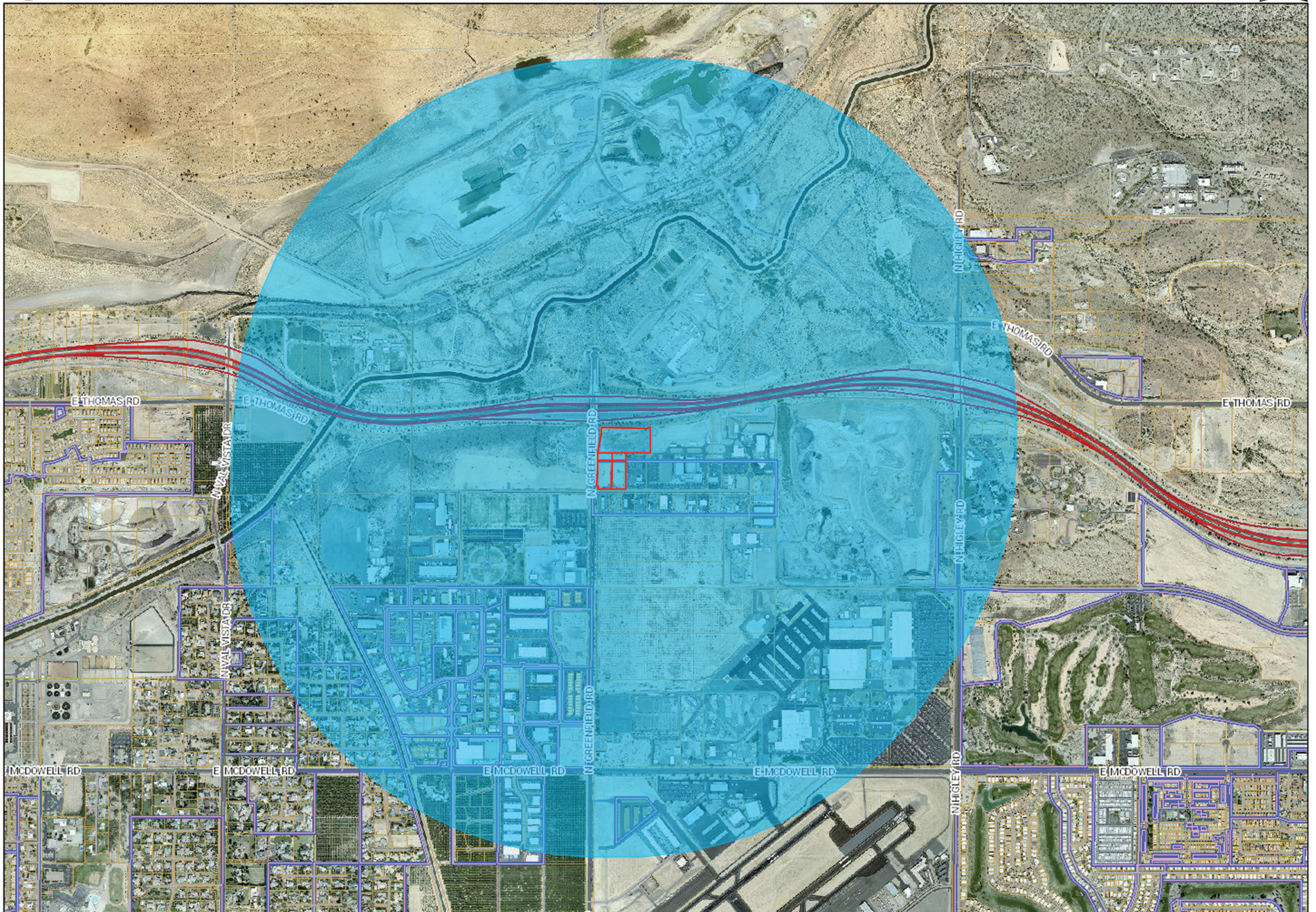








# 1 Mile Buffer Map





# Public Hearing Notification Package



**Greenfield Industrial Project  
Case #: ZON18-01010  
Notification of Public Meeting  
City of Mesa Planning & Zoning Board**

March 5, 2019

Dear Neighbor,

You are receiving this letter because your property is located within 500-feet of a proposed warehouse with accessory office space on  $\pm 10.7$  net acre property located on the northeast corner of Greenfield Road and Virginia Street. An application for Planning & Zoning Board approval has been filed with the City of Mesa Planning Division regarding the request above. You are invited to attend this public hearing of the Planning and Zoning Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan, landscape plan and elevations.

**REQUEST:** Approval from the Planning & Zoning Board of the site plan review application for the proposed warehouse and office development containing two warehouse/office buildings that are approximately 87,236 sq. ft. and 71,420 sq. ft. Please refer to the attached site plan for further detail.

**Meeting Date:** March 20, 2019  
**Time:** 4:00 PM  
**Location:** City Council Chambers – 57 E 1<sup>st</sup> Street, Mesa, AZ 85201

**DEVELOPER:**

Jack Czerwinski  
Majestic Realty Co.  
2555 E. Camelback Road, Suite 740  
Phoenix, AZ 85016  
Phone: 480-977-2701  
[JCzerwinski@majesticrealty.com](mailto:JCzerwinski@majesticrealty.com)

**CONTACT PERSON:**

David Hughes  
EPS Group, Inc.  
1130 N. Alma School Road, Suite 120  
Mesa, AZ 85201  
Phone: 480-355-0616  
[david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com)

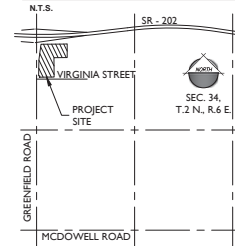
For additional information regarding this proposal please contact me at 480-355-0616. The City of Mesa has assigned this case to Ryan McCann of their Planning Division staff, who can be reached at 480-644-4691 if you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Thank you,  
David Hughes  
EPS Group, Inc.

SR-202



## VICINITY MAP



## PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>				
	Acacia aneura	Mulga Tree	24" Box	40
	Acacia salicina	Willow Acacia	24" Box	58
	Chilopsis linearis	Desert Willow	24" Box	32
	Parkinsonia praecox	Palo Verde	24" Box	9
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box	27
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	36" Box	17
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	23

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Acacia salicina	5 Gal	66
	Agave deserti	5 Gal	19
	Bouteloua gracilis	5 Gal	93
	Calliandra californica	5 Gal	32
	Daylily	5 Gal	24
	Encarnacion luteola 'Agurri'	5 Gal	42
	Fouquieria splendens	10 Cane	5
	Hesperaloe parviflora 'Brakeleight'	5 Gal	118
	Justicia californica	5 Gal	36
	Larrea tridentata	5 Gal	35
	Opuntia violacea 'Santa Rita'	5 Gal	112
	Ruellia peninsularis	5 Gal	55
	Simmondsia chinensis 'Vista'	5 Gal	108
	Simmondsia chinensis 'Vista'	5 Gal	35

GROUNDCOVERS	COMMON NAME	SIZE	QTY
	Eremophila prostrata 'Outback Sunrise'	1 Gal	321
	Lantana montevidensis	1 Gal	207
	Lantana x 'New Gold'	1 Gal	373

## MATERIAL

	"Asche Brown" Decomposed Granite with Planting	83,735 S.F.
	1" Screened	

## LANDSCAPE DATA

GROSS SITE AREA	±12.57 ACRES
LANDSCAPE AREA	83,735 S.F.
LANDSCAPE COVERAGE	15%

## CITY OF MESA PLANT DATA

N. GREENFIELD RD. FRONTAGE (835 L.F. REQUIRED)	REQUIRED	PROVIDED
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FOUNDATION BASE (1,800 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	36 TREES	36 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	4 TREES	4 TREES
TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	36 TREES	36 TREES
24" BOX (50% MIN.)	73 TREES	73 TREES

## SIGHT VISIBILITY TRIANGLES DESIGN CALCULATIONS:

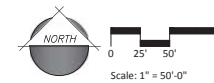
Virginia Street Required Sight Distance (SD)	
Through Road Cross Section	2LU*
Through Road Width	40'
Time Gap (t)	7.5"
Design Speed	30 mph
	331

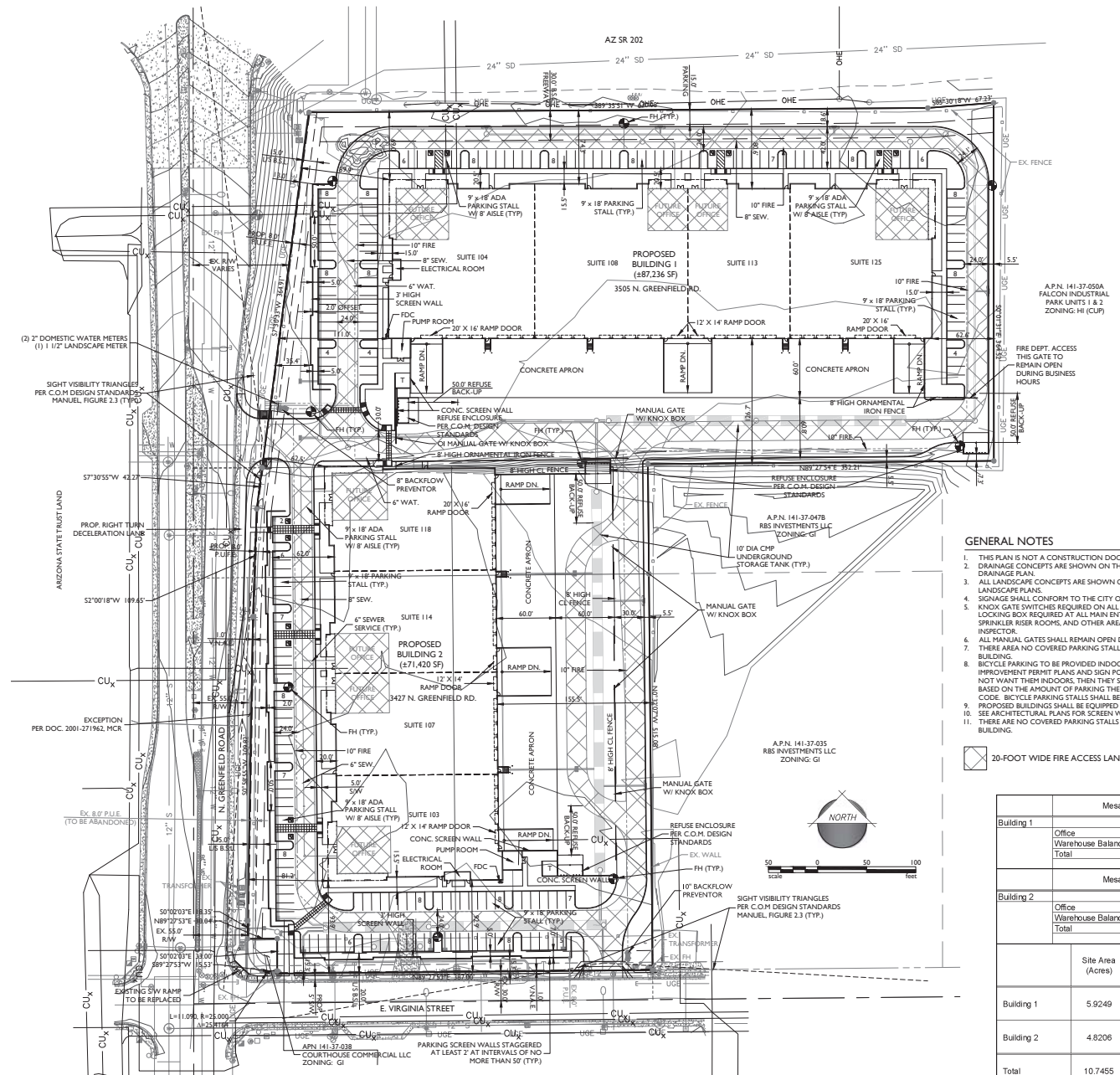
LU\* = Lanes Undivided  
Intersection Sight Distance (SD) = 1.47V\*t<sup>1.5</sup>  
V = Design Speed (mph) = 5 mph over speed limit  
t = time gap (seconds) - Passenger Car, Level Grade

Greenfield Road Required Sight Distance (SD)	
Through Road Cross-Section	4LD**
Through Road Width	68'
Time Gap (t)	8.5"
Design Speed	50 mph
	625

LD\*\* = Lanes Undivided  
Intersection Sight Distance (SD) = 1.47V\*t<sup>1.5</sup>  
V = Design Speed (mph) = 5 mph over speed limit  
t = time gap (seconds) - Passenger Car, Level Grade

- NOTES:
- See Architecture Plans for all new fencing and new gate locations and details.
  - For site lighting See Electrical Plans.

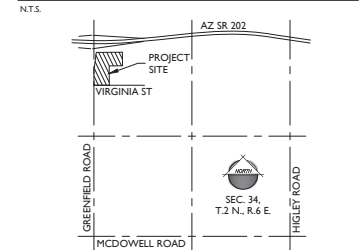




# PRELIMINARY SITE PLAN FOR GREENFIELD INDUSTRIAL

A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## VICINITY MAP



## PROJECT TEAM

**DEVELOPER:**  
MAESTRO REALTY CO.  
3555 E. CAMELBACK RD., STE. 740  
PHOENIX, AZ 85018  
TEL: (602) 369-3001  
CONTACT: JACK CZERWINSKI  
jczerski@maestrorealty.com

**ENGINEER AND PLANNER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., STE. 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: DANIEL ALEXIER  
daniel.alexier@epsgroupinc.com

**ARCHITECT:**  
COMMERCE CONSTRUCTION CO., LP  
13191 CROSSROADS PKWY. NORTH, 6TH FL.  
CITY OF INDUSTRY, CA 91744  
TEL: (626) 454-2778  
CONTACT: JEFF HUGLER  
jhugler@commercecorp.com

**LANDSCAPE ARCHITECT:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., STE. 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: TOM SNYDER, RLA  
tom.snyder@epsgroupinc.com

## PROJECT DATA

**EXISTING GENERAL PLAN:** 141-37-042C, 048A, 047A, 037A, 036  
**EXISTING ZONING:** 27, 42B, 50, 27  
**CURRENT LAND USE:** EMPLOYMENT  
**PROPOSED USE:** GENERAL INDUSTRIAL (GI)  
**PROPOSED USE:** VACANT / UNDEVELOPED  
**WAREHOUSE / OFFICE**

**GROSS AREA:** ± 12.57 ACRES  
**NET AREA:** ± 10.74 ACRES

**GROSS BUILDING AREA:**  
BUILDING 1 ± 87,236 SQ. FT.  
BUILDING 2 ± 71,420 SQ. FT.  
**TOTAL:** ± 158,656 SQ. FT.

**BUILDING CONST. TYPE:** III-B  
**MAX. BLDG. HEIGHT ALLOWED:** 30'  
**PROPOSED BLDG. HEIGHT:** 30' (PARAPET) / 36' (ROOF CAP)  
1-STORY

**BUILDING SETBACKS:**  
**GREENFIELD (FRONT):** 15'  
**LOOP 200 (REAR):** 30' BUILDINGS - 15' PARKING  
**INDUSTRIAL COLLECTOR (SOUTH):** 20'  
**INTERIOR SIDE:** 0'

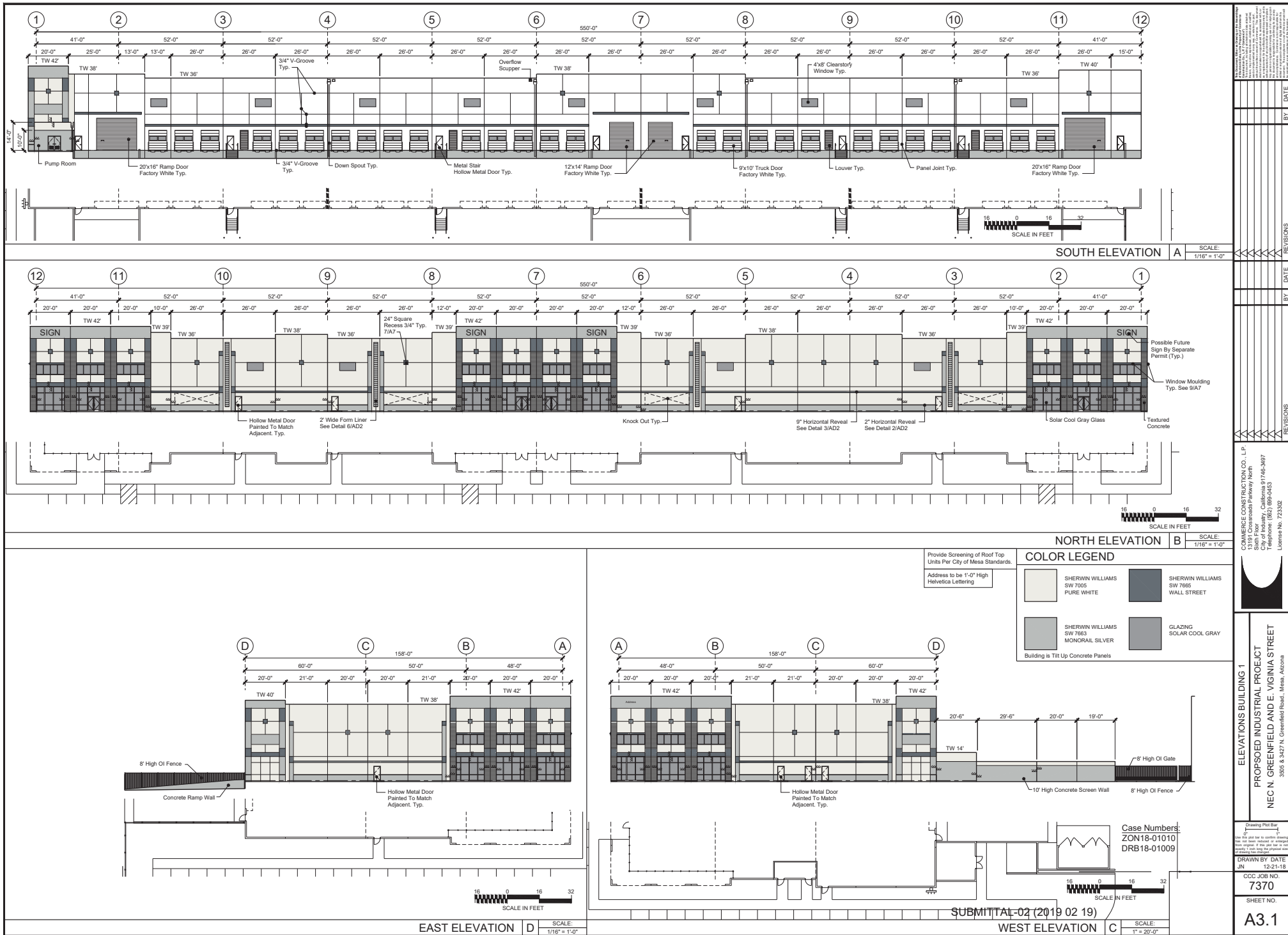
## GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING & DRAINAGE PLAN.
- ALL LANDSCAPE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- SIGNAGE SHALL CONFORM TO THE CITY OF MESA ZONING ORDINANCE.
- KNOX GATE SWITCHES REQUIRED ON ALL AUTOMATED GATES. KNOX LOCKING BOX REQUIRED AT ALL MAIN ENTRIES, FIRE PUMP ROOMS, FIRE SPRAWLER RISER ROOMS, AND OTHER AREAS REQUIRED BY FIELD INSPECTOR.
- ALL MANUAL GATES SHALL REMAIN OPEN DURING BUSINESS HOURS.
- THERE ARE NO COVERED PARKING STALLS PROVIDED WITH THE SHALL BUILDING.
- BICYCLE PARKING TO BE PROVIDED INDOORS DURING THE TENANT IMPROVEMENT PERMIT PLANS AND SIGN POSTED. IF THE TENANT DOES NOT WANT THEM INDOORS, THEN THEY SHALL BE INSTALLED OUTDOORS BASED ON THE AMOUNT OF PARKING THE TENANT IS REQUIRED PER CODE. BICYCLE PARKING STALLS SHALL BE 2' X 6'.
- PROPOSED BUILDINGS SHALL BE EQUIPPED WITH ESFR FIRE SPRINKLERS.
- SEE ARCHITECTURAL PLANS FOR SCREEN WALL, FENCE, AND GATE DETAILS.
- THERE ARE NO COVERED PARKING STALLS PROVIDED WITH THE SHALL BUILDING.

20-FOOT WIDE FIRE ACCESS LANE

	Mesa Az. Parking Requirement			Per # SF	Spaces Required	Spaces Provided	Over / Under		
Building 1		8.50%	7,415		375	198			
	Office		79,821		900	88.7			
	Warehouse Balance		87,236		109	109	0		
Mesa Az. Parking Requirement			Per # SF	Spaces Required	Spaces Provided	Over / Under			
Building 2		9.40%	6,713		375	17.9			
	Office		64,707		900	71.9			
	Warehouse Balance		71,420		90	90	0		
	Site Area (Acres)	Building Area (SF)	Coverage (%)	Landscape Provided (SF)	Landscape Coverage (%)	Car Parking Required	Car Parking Provided (9'x18')	Bicycle Parkign Required	Bicycle Parking Provided
Building 1	5.9249	87,236	33.80%	43,213	16.74%	109	109	11	(Installed inside with Tt)
Building 2	4.8206	71,420	34.01%	33,168	15.80%	90	90	9	(Installed inside with Tt)
Total	10.7455	158,656	33.90%	76,381	16.32%	199	199	20	(Installed inside with Tt)







PROPERTY OWNERS WITHIN 500 FEET	MAILING ADDRESS	CITY	STATE	ZIP CODE	APN
COLEBANK FAMILY LIMITED PARTNERSHIP	1733 N GREENFIELD RD NO 103	MESA	AZ	85205	141-37-048A
					141-37-037A
COLEBANK FAMILY LP	4142 E HUBER CIR	MESA	AZ	85205	141-37-036
					141-37-042C
					141-37-047A
COURTHOUSE COMMERCIAL LLC	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	141-37-038
CRUM ROBERT R/BARBARA ANN	1027 LYNN RAE SQUARE	MESA	AZ	85204	141-37-013
DAICEL SAFETY SYSTEMS AMERICA ARIZONA INC	2655 FIRST ST STE 300	SIMI VALLEY	CA	93065	141-37-050A
FALCON PARCEL LLC	1470 N HORNE ST	GILBERT	AZ	85233	141-37-012
GREENFIELD CARDLOCK LLC	PO BOX 5840	MESA	AZ	85211	141-37-011A
KINKAID GROUP LLC	PO BOX 20253	MESA	AZ	85277	141-37-014
LMD INDUSTRIES LLC	4541 E VIRGINIA ST	MESA	AZ	85215	141-37-016
MCDONNELL DOUGLAS HELICOPTER COMPANY	PO BOX 3707 MC 20-00	SEATTLE	WA	98124	141-37-004Z
RBS INVESTMENTS LLC	5123 E CALLE DEL NORTE	PHOENIX	AZ	85018	141-37-035
					141-37-047B
REGIONAL PUBLIC TRANSPORTATION AUTHORITY	3320 N GREENFIELD RD	MESA	AZ	85215	141-25-281A
RL VIRGINIA INVESTMENTS LLC	4515 E VIRGINIA ST	MESA	AZ	85215	141-37-015
REGISTERED NIEGHBORHOODS & HOA's WITHIN 1/2 MILE	MAILING ADDRESS	CITY	STATE	ZIP CODE	APN
DOVER INDUSTRIAL PARK ASSOCIATION	4148 N ARCADIA DR	PHOENIX	AZ	85018	











Sign Posting Affidavit & Pictures

CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: March 20, 2019

CASE: ZON18-01010

**Request: Site Plan Review. This request will allow  
for an industrial development.**

APPLICANT: EPS Group  
Phone: 480-503-2250

Planning Division 480-644-2385

Posting date: 03/05/19

3/5/19 09:06:50

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**Request: Site Plan Review. This request will allow  
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APPLICANT: EPS Group  
Phone: 480-503-2250

Planning Division 480-644-2385

Posting date: 03/05/19

3/5/19 09:24:03

City of Mesa Planning Division

**AFFIDAVIT OF PUBLIC POSTING**

To be submitted to the Planning Division by March 5, 2019

Date: March 5, 2019

I, Meghan Liggett, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON18-01010 on the 5<sup>th</sup> day of March, 2019. At least 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 5<sup>th</sup> day of March, 2019.

MaryBeth Conrad  
Notary Public



Case Number: ZON18-01010

Project Name: \_\_\_\_\_