

METRO

EAST VALLEY COMMERCE CENTER IV

CITIZEN PARTICIPATION REPORT

Southwest Corner of Auto Center Drive and Hobson Street

Case # ZON19-00932

Submitted: March 11, 2020

Purpose

The following Citizen Participation Report provides a summary of the results from the implementation of the Citizen Participation Plan for the above referenced project, which is the third phase of the Metro East Valley Commerce Center (MEVCC). This PAD overlay involves approximately 24 acres of vacant property located near the northwest corner of Baseline Road and Horne Street. The site in question includes roughly 4 acres of land on the north side of the site, west of Hobson Street, Assessor Parcel No. 139-12-008A, 139-12-029B and 139-12-041 (the "North property") and roughly 20 acres of property on the south side of the site, along Baseline Road, Assessor Parcel No. 139-12-002C and 139-12-001E, (the "South property"), collectively the "Property". See aerial maps at **Tab 1**. The Property is currently zoned Light Industrial (L-I) and Light Industrial, Planned Area Development (L-I, PAD). This application 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. A Site Plan Review and Preliminary Plat will also be processed.

Contact

George Pasquel III
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: George@witheymorris.com

Implementation of the Citizen Participation Plan

At the pre-submittal meeting held on October 24, 2019, an expanded mailing list of 1,000 feet was recommended. Therefore, a mailing list was created from a 1000-foot buffer from both properties which comprise the 24-acre application. The mailing list include property owners within this boundary, as identified by the Maricopa County Assessor's Map, as well as registered neighborhoods, homeowners' associations and interested parties as identified by the City of Mesa.

Notification Mailings

On January 27, 2020, office mailed first-class letters with companion exhibits which described the development proposal and invited the recipient to contact the applicant or City with any questions or comments. The letter invited the recipient to attend the Design Review Board meeting scheduled for February 11, 2020. The letter also included the relevant city case number, applicant/city contact information, and exhibits including an aerial map and conceptual site plans. See attached mailing list and notice letter at **Tab 2**.

On January 30, 2020, our office mailed first-class letters with companion exhibits which described the development proposal and invited the recipient to contact the applicant or City with any questions or comments. The letter included the relevant city case number, applicant/city contact information, and exhibits including an aerial map and conceptual site plans. See attached mailing list and notice letter at **Tab 3**.

On March 10, 2020, our office delivered stuffed, sealed, stamped, first-class letters to City Staff for mailing. The letters described the development proposal, informed the recipient of the upcoming Planning & Zoning Commission hearing,

and invited the recipient to contact the applicant or City with any questions or comments. The letter included the relevant city case number, applicant/city contact information, and exhibits including an aerial map and conceptual site plans. See attached mailing list and notice letter at **Tab 4**.

On March 10, 2020, signs were posted on site informing the public of the planned Planning & Zoning hearing and the application request. Contact information for the applicant is also provided on the signs. See attached sign affidavit and information attached at **TAB 5**.

Public Input and/or Responses

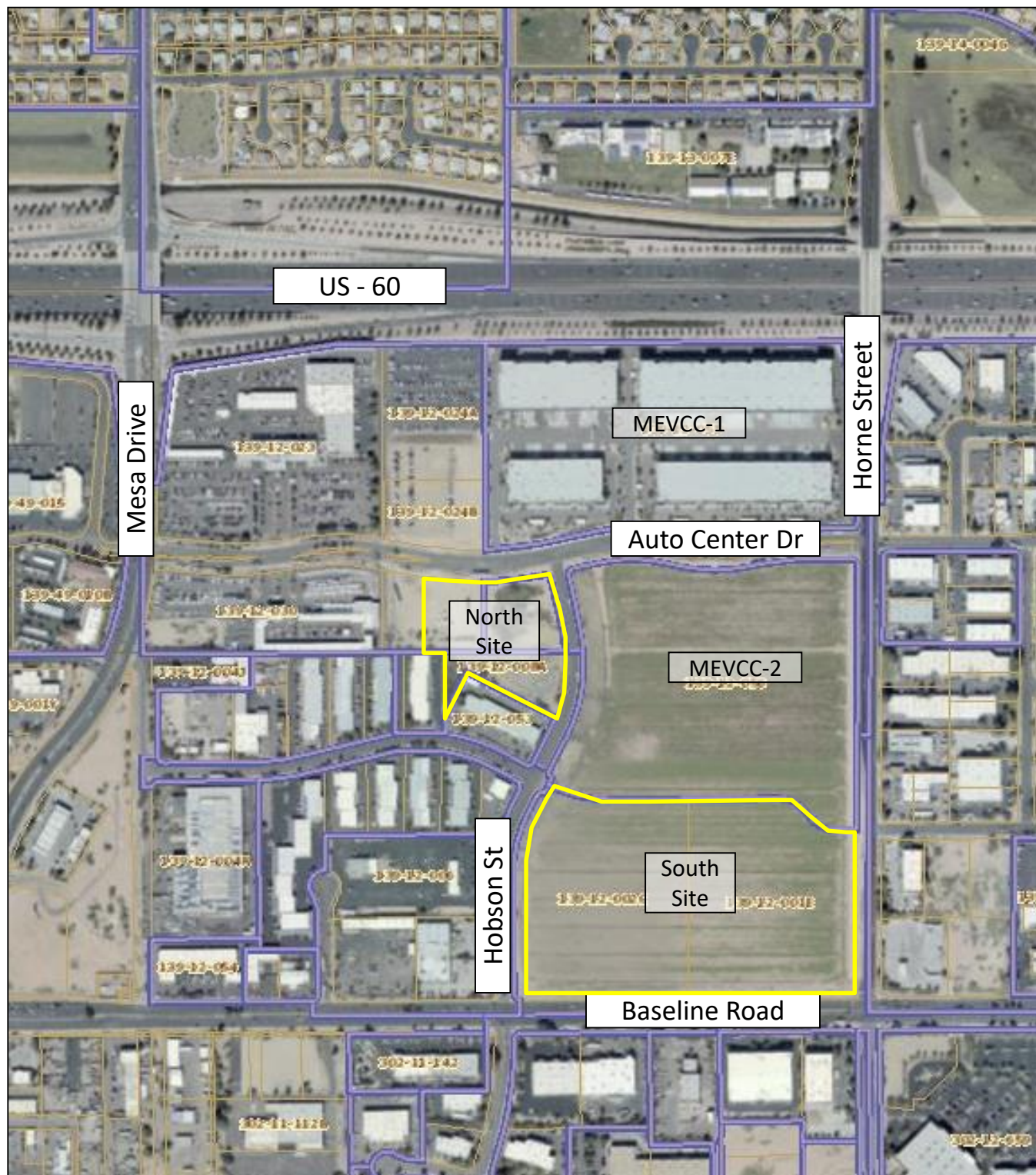
As of the date of this report, the applicant has not received emails, phone calls or other inquiries from the public regarding this request. Our office will continue to be available to discuss this application with any interested persons.

Updated Project Schedule

1. Pre-Submittal Conference:	October 24, 2019
2. PAD, Site Plan Review, prelim plat submitted:	November 27, 2019
3. Application materials resubmitted	January 21, 2020
4. Design Review notification Letters	January 27, 2020
5. Project notification letters	January 30, 2020
6. Design Review Board meeting	February 11, 2020
7. Application materials resubmitted	February 21, 2020
8. Hearing notification letters delivered to City	March 10, 2020
9. Notification sign postings on site	March 10, 2020
10. Planning & Zoning Board hearing	March 25, 2020
11. City Council – introduction	April 20, 2020
12. City Council – hearing	May 4, 2020

Tab 1

Aerial Map



MEVCC-3 – North & South Sites



Tab 2



January 27, 2020

Notice of Design Review Board Meeting

+/-24-acre Property Near the Northwest Corner of Baseline Road and Horne Street in Mesa
Case No DRB19-00934

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office recently filed an application with the City of Mesa seeking Design Review approval for Phase 3 of the Metro East Valley Commerce Center (MEVCC-3). As you may know, the first phase of MEVCC was constructed in 2015 at the southwest corner of US-60 and Horne Street and has served as the standard for premium, high-quality industrial park development in the east valley. Phase 2, just south of Auto Center Drive is underway as well. Phase 3 is located on roughly 24-acres adjacent to the previous phases as shown on the attached aerial and includes APN #'s. 139-12-008A, 139-12-029B, 139-12-041, 139-12-002C and 139-12-001E.

The project consists of five (5) buildings totaling roughly 406,000 sqft and will continue to serve industrial and manufacturing tenants as well as some retail-based commerce uses. The buildings have been designed to complement the previous phases while still providing a variety of design with significant vertical and horizontal offsets. A copy of the preliminary site plan and elevations are attached for reference.

As required by the City Planning Division, this letter is being sent to the neighboring property owners within 500-feet and City registered neighborhoods and homeowners associations which are located within 1,000-feet of the subject site. You are invited to attend the scheduled work session of the Design Review Board regarding this proposal. The meeting is scheduled as follows:

Date: February 11, 2020
Time: 4:30pm
Location: City of Mesa – Lower Level City Council Chambers, 57 East 1st Street

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 proposed use of the land. Those matters are typically addressed by the Planning and Zoning Board, City Council or other public input processes. To verify the date and time of the scheduled meeting, please call the Mesa Planning Division Office at (480) 644-2385 which is located at 55 North Center.

For additional information concerning the design of the proposal or the Design Review process, you are welcome to contact our city Planner assigned to this case, Ryan McCann at (480) 644-4691. You may also contact me directly at (602) 230-0600 or e-mail at George@withey-morris.com.

Sincerely yours,


WITHEY MORRIS PLC
By George Pasquel III

Enclosure(s): Aerial, Landscape Plan, Site Plan and Elevations

Aerial Map



MEVCC-3 – North & South Sites



2. SITE ENTRY - MASONRY WALL SEE DETAIL 4/1/1
3. MASONRY SCREEN WALL SEE DETAIL 8/4/2
4. CONCRETE COURT MASONRY SCREEN WALL SEE DETAIL 20/1/2
5. NEW BAY
6. NEW BAY HYDRANT
7. DOOR/FIRE REFUSAL PAD SEE DETAIL 7/4/2
8. BURE BAY SEE DETAIL 14/1/2
9. NOT USED
10. NOT USED
11. ACCESSIBLE RAMP SEE DETAIL 18/1/1
12. EXISTING ELECTRICAL CONNECTIONS TO ACCESS PER M-92/01
13. EXISTING DRIVE SIDEWALK
14. EXISTING DRIVEWAY
15. EXISTING DEPARTMENT ACCESS WITH A 45° CENTERLINE TURN RADIUS
16. EXISTING DRIVEWAY
17. EXISTING STREET LIGHT
18. REMOVE DIAGONAL STREET PARKING
19. PROVIDE NEW CURB AND GUTTER
20. ELECTRICAL TRANSFORMER
21. SITE ENTRANCE TRANSITION
22. ACCESSIBLE PARKING SPACES WITH ACCESSIBLE RAMP, SEE DETAIL 18/1/1
23. HIGH MASONRY SCREEN WALL
24. FIRE DEPARTMENT CONNECTION
25. FIRE DEPARTMENT KITCHEN
26. FIRE HYDRANT PROTECTION, SEE CIVIL DRAWINGS
27. EXISTING ELECTRICAL NUMBERS, SEE BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
28. ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY, MAX. SLOPE: 1:12
29. NOT USED
30. NOT USED
31. EXISTING BIP. ALL WATER SUPPLY VALVES AND FLOW SWITCHES TO BE ELECTRONICALLY MONITORED
32. UNDERGROUND RETENTION STORAGE TANKS
33. NOT USED
34. FLOOR, FLORENCE "VIA" TYPE CLUSTER BOX UNIT, 1570-KN, CONCRETE SANDSTONE
35. ELECTRICAL SERVICE
36. FIRE LANE MARKING, SEE DETAIL 19/1/2
37. NOT USED
38. PAINTED STEEL BOLLARDS, SEE DETAIL 11/1/2
39. NEW ADA ACCESSIBLE CURB RETURN
40. EXISTING PARKING SPACES, SEE DETAIL 18/1/1 EXISTING

REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 26" WIDE AND SHALL BE AN ALL-WEATHER SURFACE. THE ACCESS ROAD SHALL BE MAINTAINED AND OPERATED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 lbs/24,000 lbs per axle) when roads are wet. FOR EXAMPLE, A MINIMUM OF 8" (INCHES) OF ASPHALT SHALL BE REQUIRED TO BE MAINTAINED ON ALL ACCESS ROADS. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIAL AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY SIGNIFICANT SOURCE OF FLAMMABLE OR COMBUSTIBLE GASES OR LIQUIDS IS IN ANY DITCH. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE STRENGTH OF THE ROADWAY. THE ACCESS ROAD SHALL BE MAINTAINED ON ALL ACCESS ROADS. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS ACCESS ROAD SHALL BE MAINTAINED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY FINAL DISPOSITION OF COMBUSTIBLE MATERIAL.

WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTER B. THE WATER SUPPLY SHALL BE MAINTAINED AT ALL TIMES. THE WATER SUPPLY DEVELOPER BRINGS COMBUSTIBLE MATERIAL ON SITE IS 1,500,000 GALS AT 23 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL. THE WATER SUPPLY SHALL BE MAINTAINED AT ALL TIMES. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE DEVELOPER DETERMINES.

IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE WATER SUPPLY DEVELOPER SHALL BE NOTIFIED IN ADVANCE OF ANY SUCH CLOSURE. WATER SUPPLY IS AVAILABLE AT ALL TIMES, WHEN THE WORK IS COMPLETE, DEVELOPER / CONTRACTOR SHALL BE NOTIFIED THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN. IFC CHAPTER 14A.

COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IFC CHAPTER 13, SAFETY/LABELLING DURING CONSTRUCTION, AND IFC CHAPTER 14 AND 14A.

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 4.5 ACERS. THE SITE WILL INCLUDE 1 BUILDING DESIGNED FOR OFFICE, WAREHOUSE AND LIGHT INDUSTRIAL USES. THE BUILDING IS CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STORE FRONT GLAZING AND METAL TRELLIS WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

ZONING: (EXISTING)	L-1
ZONING: (PROPOSED)	
APN:	136-12-0208 136-12-0411 136-12-008A
SITE AREA: (NET)	186,420 S.F. = 4.51 ACRES
LOT COVERAGE:	189,420 S.F. / 36,537 S.F. = 5.187%
SITE AREA: (GROSS)	241,700 S.F. = 5.55 ACRES
BUILDING HEIGHT PROPOSED:	56'-0" PROPOSED
OCCUPANCY CLASSIFICATION:	9/91/51
TYPE OF CONSTRUCTION:	BLD - BLDG
ALLOWABLE FLOOR AREA:	UNLIMITED AREA
BUILDING AREA:	58,530 S.F. 740 S.F.
PARKING CALCULATIONS REQUIRED SPACES	
BUILDING AREA:	58,530 S.F.
FOR: 43.24 S.F. / SQ. =	88 SPACES
FOR: 14,365 S.F. / SQ. =	39 SPACES
	127 SPACES
STANDARD SPACE PROVIDED:	86 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES
TOTAL SPACES PROVIDED	102 SPACES
RICE PARKING SPACES:	4 SPACES
	2 SPACES
	102 SPACES x 25% =

The Lord referred to herein herein is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCELS 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 8

OWNER: PUMPHREYS, LLP
450 E. AUTO CENTER DRIVE
MESA, ARIZONA 85201

OWNER: MCG ACQUISITION, LLC
1230 W. WASHINGTON STREET, SUITE 203
TELLA, ARIZONA 85501
(903) 452-5273 (FAX) 452-2571 (FAX)

ARCHITECT: MCCALL & ASSOCIATES - JEFF MCCALL
4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(602) 648-0869 648-5432 (FAX)

ELECTRICAL: HANIKONS DESIGN GROUP - DAVE HANIKONS
1140 N. HAWPELL ROAD
GLENNDALE, ARIZONA 85233
(602) 613-9000 613-9101 (FAX)

CNVL: CES - WATHAM CUTRELL
1245 W. BISHOP AVENUE
TOLSON, ARIZONA 85393
(602) 536-1993 748-9038 (FAX)

LANDSCAPE: PHILLIP M. BRINK - PHIL BRINK
1945 W. CHANDLER BLVD. SUITE 228
CHANDLER, ARIZONA 85224
(602) 895-3811 895-6774 (FAX)



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

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1. 1999

project: METRO EAST VALLEY COMMERCE PARK IV
547 E. AUTO CENTER DRIVE
MESA, ARIZONA 85204

date: 08JAN20
job no.: 19027



A1.1

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sheet title: **BUILDING A ELEVATIONS**

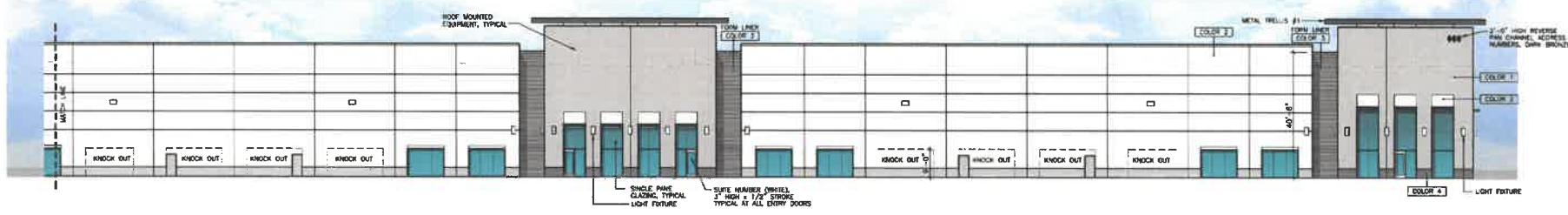
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METRO EAST VALLEY COMMERCE PARK
BASELINE ROAD AND SOUTH HORNE
MESA, ARIZONA 85204

date: 26NOV19
job no.: 19020
revision: _____

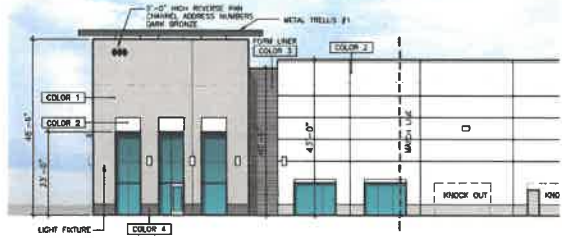
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29137
JEFFREY H.
McCALL
11/20/78

A3.1



NORTH ELEVATION

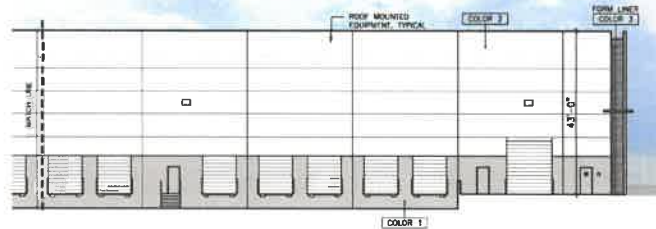


NORTH ELEVATION

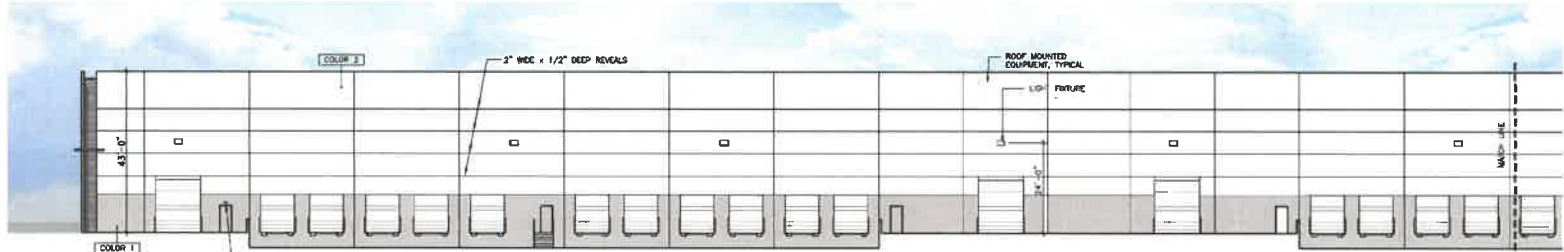
COLOR / MATERIALS LEGEND

- CONCRETE TILT PANEL, MASONRY SITE WALLS
- | | |
|---------|---------------------------------------|
| COLOR 1 | SHERWIN WILLIAMS - MAGNIE SW 8009 |
| COLOR 2 | FRAZEE - OTTER TAIL CLW1002H |
| COLOR 3 | SHERWIN WILLIAMS - MINK SW6004 |
| COLOR 4 | SHERWIN WILLIAMS - BROWSE BROWN SWD12 |
| COLOR 5 | FRAZEE - BLACKTOP CLS3237N |

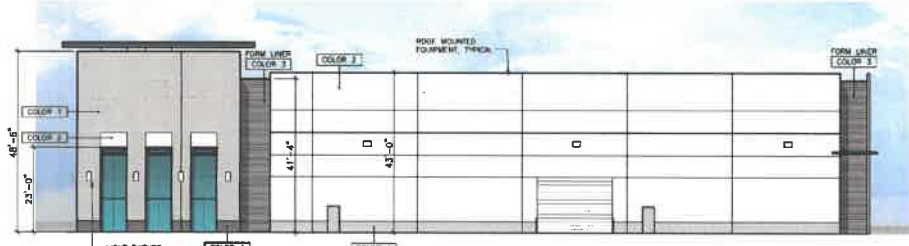
STOREFRONT SYSTEM
2x6 - FRONT GLAZED CLEAR ANODIZED ALUMINUM
GLAZING
1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE,
ABOVE 9'-0", SINGLE PANE PANEL, ECLIPSE ADVANTAGE
ADVANTAGE ARCTIC BLUE



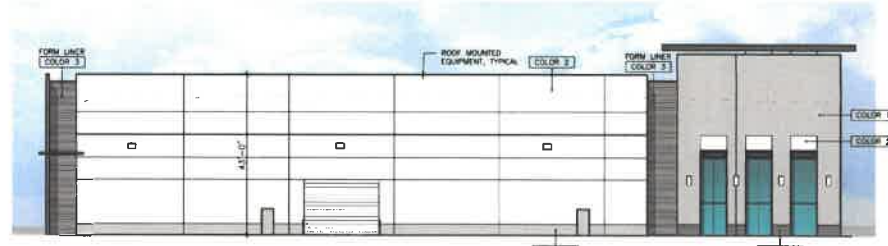
SOUTH ELEVATION



SOUTH ELEVATION



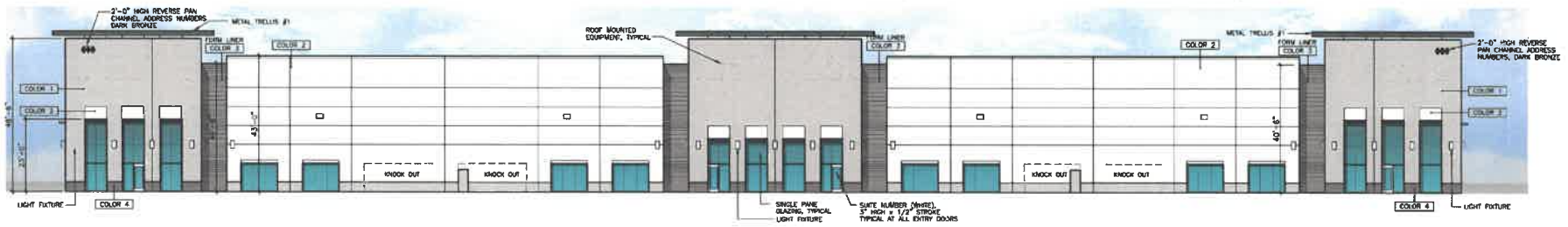
WEST ELEVATION



EAST ELEVATION

BUILDING A ELEVATIONS

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



NORTH ELEVATION

COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

COLOR 1 SHERWIN WILLIAMS - MAGNE SW 6009

COLOR 2 FRAZEE - OTTER TAIL CLH1002W

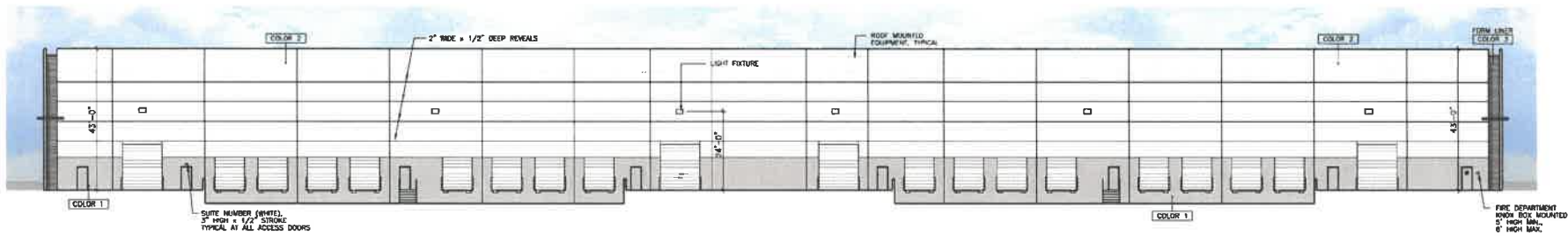
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COLOR 4 SHERWIN WILLIAMS - BROWER BROWN SW012

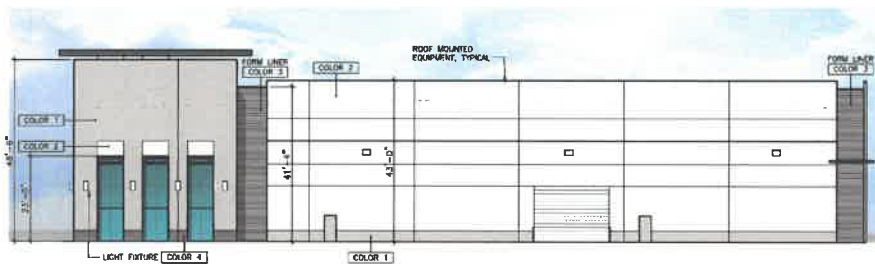
COLOR 5 FRAZEE - BLACKTOP CL3237H

STOREFRONT SYSTEM
2x8 - FRONT GLAZED CLEAR ANODIZED ALUMINUM

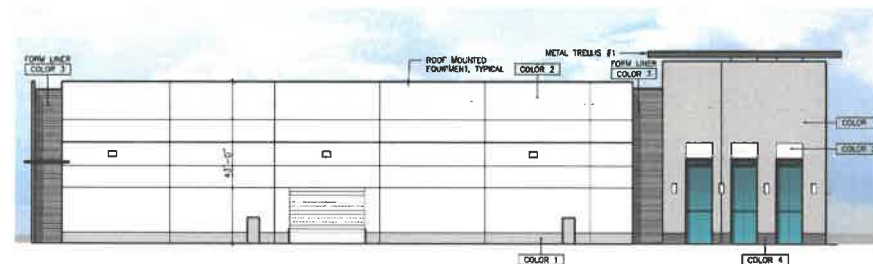
GLAZING
1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE,
ABOVE 9'-0", SINGLE PANE PANEL, ECLIPSE ADVANTAGE
ADVANTAGE ARCTIC BLUE



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUILDING B ELEVATIONS

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



**McCALL &
associates, inc.**

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

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Sheet Title
BUILDING B ELEVATIONS

PROJECT:
**METRO EAST VALLEY COMMERCE PARK II
BASELINE ROAD AND SOUTH HORNE
MESA, ARIZONA 85204**

date: 28NOV19
job no.: 19020
revision:



A3.2



SOUTH ELEVATION



SOUTH ELEVATION

COLOR / MATERIALS LEGEND

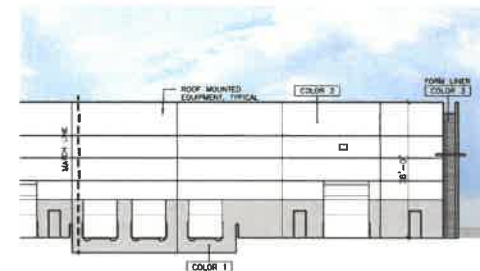
CONCRETE TILT PANEL, MASONRY SITE WALLS

- COLOR 1 SHERWIN WILLIAMS - MAGNIE SW 6009
- COLOR 2 FRAZEE - OTTER TAIL CLW1002W
- COLOR 3 SHERWIN WILLIAMS - MINK SW6004
- COLOR 4 SHERWIN WILLIAMS - BROWSE BROWN SW6012
- COLOR 5 FRAZEE - BLACKTOP CL3237N

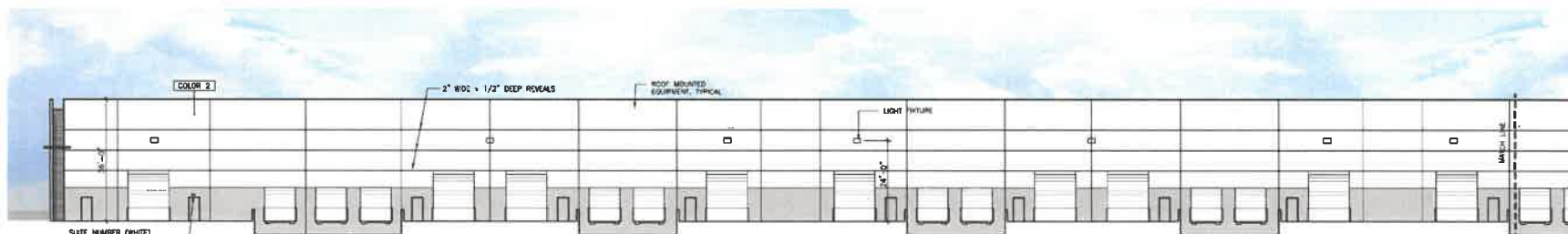
PAINT SYSTEMS, SEE SHEET A2.0

STOREFRONT SYSTEM
2x6 - FRONT GLAZED CLEAR ANODIZED ALUMINUM

GLAZING
1\"/>



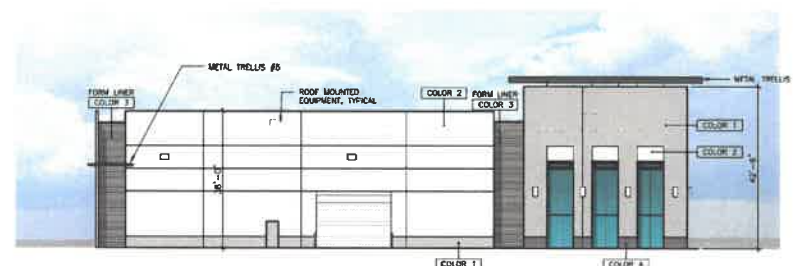
NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BUILDING C ELEVATIONS

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



McCALL & Associates, Inc.

4307 N. Civic Center Plaza
Scottsdale, AZ 85251
tel:(480) 946-0066
fax:(480) 946-5432

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sheet title
BUILDING C ELEVATIONS

project:
**METRO EAST VALLEY COMMERCE PARK II
BASELINE ROAD AND SOUTH HORNE
MESA, ARIZONA 85204**

date: 08/JAN/20
job no.: 19503
revision:



A3.3



WEST ELEVATION

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





NORTH ELEVATION

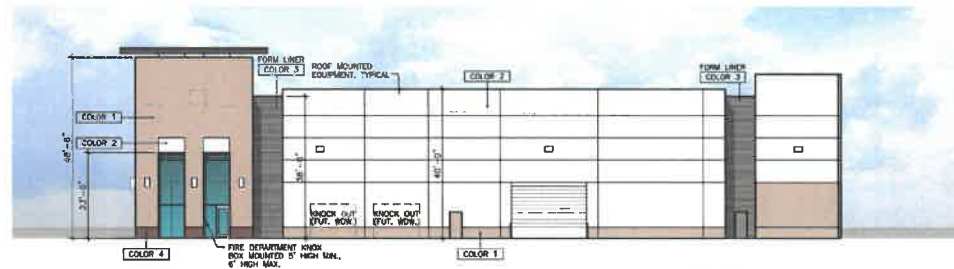
COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

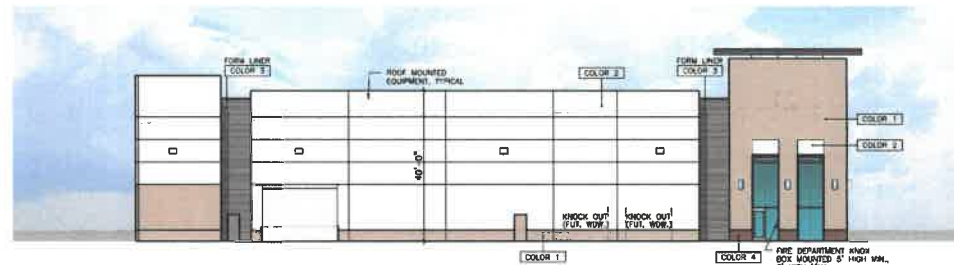
- COLOR 1 FRAZEE - GYPSUM CL27320
- COLOR 2 FRAZEE - OTTER TAIL CLN1002W
- COLOR 3 FRAZEE - VAULT CL32550
- COLOR 4 SHERWIN WILLIAMS - BREVITY BROWN SW6068
- COLOR 5 FRAZEE - BLACKTOP CL3237H

STOREFRONT SYSTEM
2x6 - FRONT GLAZED CLEAR ANODIZED ALUMINUM

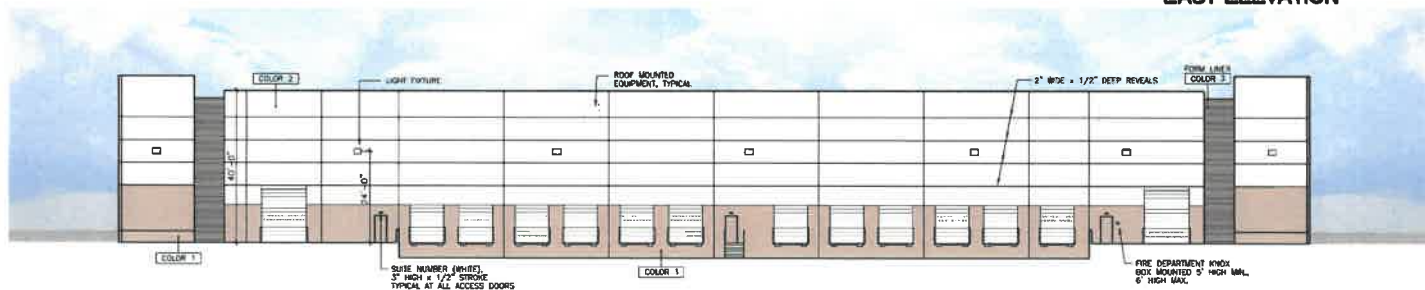
GLAZING
1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE,
ABOVE 8'-0", SINGLE PANE, ECLIPSE ADVANTAGE
ADVANTAGE ARCTIC BLUE



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS

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



McCALL &
associates, inc.

4307 N. CHIEF CENTER PLAZA
SCOTTSDALE, AZ 85251
tel:(480) 946-0066
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sheet title
BUILDING ELEVATIONS

project
METRO EAST VALLEY COMMERCE PARK IV
3475 E AUTO CENTER DRIVE
MESA, ARIZONA 85204

date: 03/20/2020
job no: 19027
revision:



A3.1

**1017 BASELINE ROAD LLC
1330 BROADWAY SUITE 1050
OAKLAND, CA 94612**

**1220 HARWELL LLC
1111 S SIRRINE
MESA, AZ 85210**

**1325 WEST HARWELL 1 LLC/ETAL
1333 W BROADWAY RD NO 101
TEMPE, AZ 85282**

**1445 MONDEL LLC
1111 S SIRRINE
MESA, AZ 85210**

**1801 S FRASER LLC
1724 S NEVADA WY
MESA, AZ 85204**

**1837 PROPERTY LLC
2122 E HIGHLAND AVE STE 450
PHOENIX, AZ 85016**

**526 EAST JUANITA LLC
2150 E HIGHLAND AVE #207
PHOENIX, AZ 85016**

**922 E JUANITA LLC
922 E JUANITA AVE
MESA, AZ 85204**

**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**

**ALUMA LINE INC
75 W BASELINE RD
GILBERT, AZ 85234**

**ANTHONY AND MARILYN IPPOLITO
FAMILY TRUST
2538 E DESERT LN
GILBERT, AZ 85234**

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

**AUTO BASELINE L L C
1517 S SEPULVEDA BLVD
LOS ANGELES, CA 90025**

**AZ BASELINE INDUSTRIAL LP
140 2020 4TH ST SW
CALGARY, AB T2S 1W3**

**BASELINE MESA PROPERTY LLC
PO BOX 50620
IDAHO FALLS, ID 83405**

**BEECROFT EARL D/SHERRIE
3385 E BARBARITA AVE
GILBERT, AZ 85234**

**BIG Q LLC
625 E BASELINE
GILBERT, AZ 85233**

**BIO HUMA NETICS INC
1331 W HOUSTON AVE
GILBERT, AZ 85233**

**BRAGMAR INVESTMENTS LIMITED
PARTNER
5134 N CENTRAL AVE
PHOENIX, AZ 85012**

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

**CASSADAY LARRY A/EMILY M TR
1111 S SIRRINE
MESA, AZ 85210**

**CHURCH & GIBBENS LLC
3351 VENADO ST
CARLSBAD, CA 92009**

**CLOD LLC
2150 E HIGHLAND AVE STE 207
PHOENIX, AZ 85016**

**CLOD LLC/DC 23 LLC/RGA PROPERTIES
LLC
2150 E HIGHLAND AVE
PHOENIX, AZ 85016**

**CRUM PLUMBING INC
920 E JAVELINA AVE STE 2
MESA, AZ 85204**

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

**DAVIS FAMILY BUILDING LLC
2520 E WINCHESTER DR
GILBERT, AZ 85297**

**DCB HOLDINGS LLC
913 E SUNSET
CASA GRANDE, AZ 85122**

**DJ WADE INVESTMETNS LLC/LEWIS
BUS PARK LLC
2150 E HIGHLAND AVE STE 207
PHOENIX, AZ 85016**

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

ENVOY HOLDING CO LLC
1310 W BOXWOOD AVE
GILBERT, AZ 85233

EQUITY INDUSTRIAL PROPERTIES LLC
PO BOX 5095
SHERMAN OAKS, CA 91413

ESS BRISTOL GILBERT LLC
PO BOX 800729
DALLAS, TX 75380

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

FLATHEAD LLC
70 S VAL VISTA DR SUITE A3 460
GILBERT, AZ 85296

FOREST LANE INVESTMENTS
LLC/PARAGON CENTER LL
7904 E CHAPARRAL RD STE A110-496
SCOTTSDALE, AZ 85250

GET CONTROL REAL ESTATE
INVESTMENTS LLC
1530 N HOBSON ST STE 101
GILBERT, AZ 85233

GILBERT PRECISION MACHINE INC
1330 W HARWELL RD STE 1
GILBERT, AZ 85233

GILBERT TOWN OF
50 EAST CIVIC CENTER DR
GILBERT, AZ 85296

GREYBAR ELECTRIC CO
3350 W EARLL DR
PHOENIX, AZ 85017

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

HABANERO 1510 HOBSON LLC
6040 E MONTECITO
SCOTTSDALE, AZ 85251

HALL ROBERT P TR
470 LAKEVIEW DR
ZEPHYR COVE, NV 89448

HARWELL ROAD LLC
1111 S SIRRINE
MESA, AZ 85210

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

HIGH VOLTAGE HOLDINGS LLC
1327 W SAN PEDRO ST
GILBERT, AZ 85233

HORNE GILBERT PROPERTY LLC
PO BOX 50620
IDAHO FALLS, ID 83405

JUANITA PROPERTIES LLC
PO BOX 5771
SCOTTSDALE, AZ 85261

K MATKEM CO OF AZ LLC
6612 SNOWDRIFT RD
ALLENTOWN, PA 18106

KJH PROPERTIES LLC
3151 STURGIS RD
OXNARD, CA 93030

KRISMIN PROPERTIES LLC
3615 E ASPEN CRT
GILBERT, AZ 85234

LAZYESSES HOLDINGS LLC
1245 W HARWELL
GILBERT, AZ 85233

MAC RESOURCES LLC
1025 W STARWARD CT
GILBERT, AZ 85233

MESA COMMONS L L C
2150 E HIGHLAND AVE SUITE 207
PHOENIX, AZ 85016

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

METRO EAST VALLEY PHASE II LLC
1230 W WASHINGTON ST STE 203
TEMPE, AZ 85281

MIDWEST FOOD BANK NFP
725 E BASELINE RD
GILBERT, AZ 85233

MILLER FAMILY REAL ESTATE L L C
9350 SOUTH 150 E SUITE 900
SANDY, UT 84070

MILLER FAMILY REAL ESTATE LLC
9350 S 150 E STE 900
SANDY, UT 84070

NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE STE 900
ORLANDO, FL 32801

NOSTALGIC LLC
1292 W HARWELL RD
GILBERT, AZ 85233

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

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

PRESTON BRAD/TRUELLE MELISSA
1400 GILBERT RD STE C
GILBERT, AZ 85234

PROPERTY OWNERS OF THE EAST
VALLEY INDUSTRI
1760 E PECOS RD STE 447
GILBERT, AZ 85295

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

PUPPYFEATHERS LTD PARTNERSHIP
PO BOX 4008
MESA, AZ 85211

RBS INVESTMENTS LLC
5123 E CALLE DEL NORTE
PHOENIX, AZ 85018

SANDRA PLAZA NO 1
1412 MAIN STREET
DALLAS, TX 75202

SOUTH HOME INVESTMENT LLC
856 E MAIN
MESA, AZ 85201

STANDARD PLUMBING SUPPLY
COMPANY INC
9150 S 300 WEST
SANDY, UT 84070

SY GILBERT COMMONS II LLC
150 PELICAN WY
SAN RAFAEL, CA 94901

SY GILBERT COMMONS III LLC
150 PELICAN WY
SAN RAFAEL, CA 94901

TANDT PROPERTIES LLC
1060 HENSLEY ST
RICHMOND, CA 94801

TBC BOXWOOD LLC
1085 W MUSKET WAY
CHANDLER, AZ 85286

TBC PRODUCTION SERVICES LLC
1085 W MUSKET WAY
CHANDLER, AZ 85286

TBS FACILITIES LLC
1085 W MUSKET WAY
CHANDLER, AZ 85248

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

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

VJ BASELINE LLC
4300 N MILLER RD SUITE 153
SCOTTSDALE, AZ 85251

W W GRAINGER INC
3230 E BROADWAY RD STE 235
PHOENIX, AZ 85040

WATTS INVESTMENTS LLC
7305 E GREENWAY RD
SCOTTSDALE, AZ 85260

WURTZ AND HALL LLC
913 E JUANITA
MESA, AZ 85204

ZIMMERMAN JOAN GOODMAN TR
3111 BEL AIR DR STE 26A
LAS VEGAS, NV 89103

ZIMMERMAN JOAN GOODMAN
TR/MANDEL WILLIAM TR
2150 E HIGHLAND STE 207
PHOENIX, AZ 85016

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

Alta Davidsen
Heritage Park Neighborhood
131 E GROVE
Mesa, AZ 85210

Delma Dickerman
Casa Mesa
1238 S LESUEUR
Mesa, AZ 85204

Jean Decker
Casa Mesa
553 E GLADE AVE
Mesa, AZ 85204

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

Felecia Zahn
Sunset Mesa
615 E GLADE
Mesa, AZ 85204

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

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



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Tab 3



January 30, 2020

Notice of Application for Rezoning

**+/-24-acre Property Near the Northwest Corner of Baseline Road and Horne Street in Mesa
Case No ZON19-00935**

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office recently filed a rezoning application (Case No. ZON19-00935) with the City of Mesa to allow for the development of Phase 3 of the Metro East Valley Commerce Center (MEVCC-3), located near the northwest corner of Baseline Road and Horne Street. See attached aerial. The Property is currently zoned Light Industrial (L-I) and Light Industrial, Planned Area Development (L-I, PAD). Our application requests a new PAD overlay to address development standards on the entire Property. There are no plans to change the Light-Industrial (LI) base zoning.

As you may know, the first phase of MEVCC was constructed in 2015 at the southwest corner of US-60 and Horne Street and has served as the standard for premium, high-quality industrial park development in the east valley. Phase 2, just south of Auto Center Drive is underway as well. This Phase 3 application is located on roughly 24-acres adjacent to the previous phases and includes APN #'s. 139-12-008A, 139-12-029B, 139-12-041, 139-12-002C and 139-12-001E. A Site Plan Review and Preliminary Plat is also being requested and you may have recently received letters from our office regarding the Design Review process.

MEVCC-3 consists of five (5) buildings totaling roughly 406,000 sqft and will continue to serve industrial and manufacturing tenants as well as some retail-based commerce uses. The buildings have been designed to complement the previous phases while still providing a variety of design and individuality. A copy of the preliminary site plan and elevations are attached for reference.

As required by the City Planning Division, this letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. You may also receive future notification regarding the planned hearing schedule for the rezoning. Signs will also be posted on site with hearing information. For additional information concerning this application, you are welcome to contact our city Planner assigned to this case, Ryan McCann at (480) 644-4691. You may also contact me directly at (602) 230-0600 or e-mail at George@witheymorris.com. I would be happy to answer any of your questions.

Sincerely yours,

WITHEY MORRIS PLC
By George Pasquel III

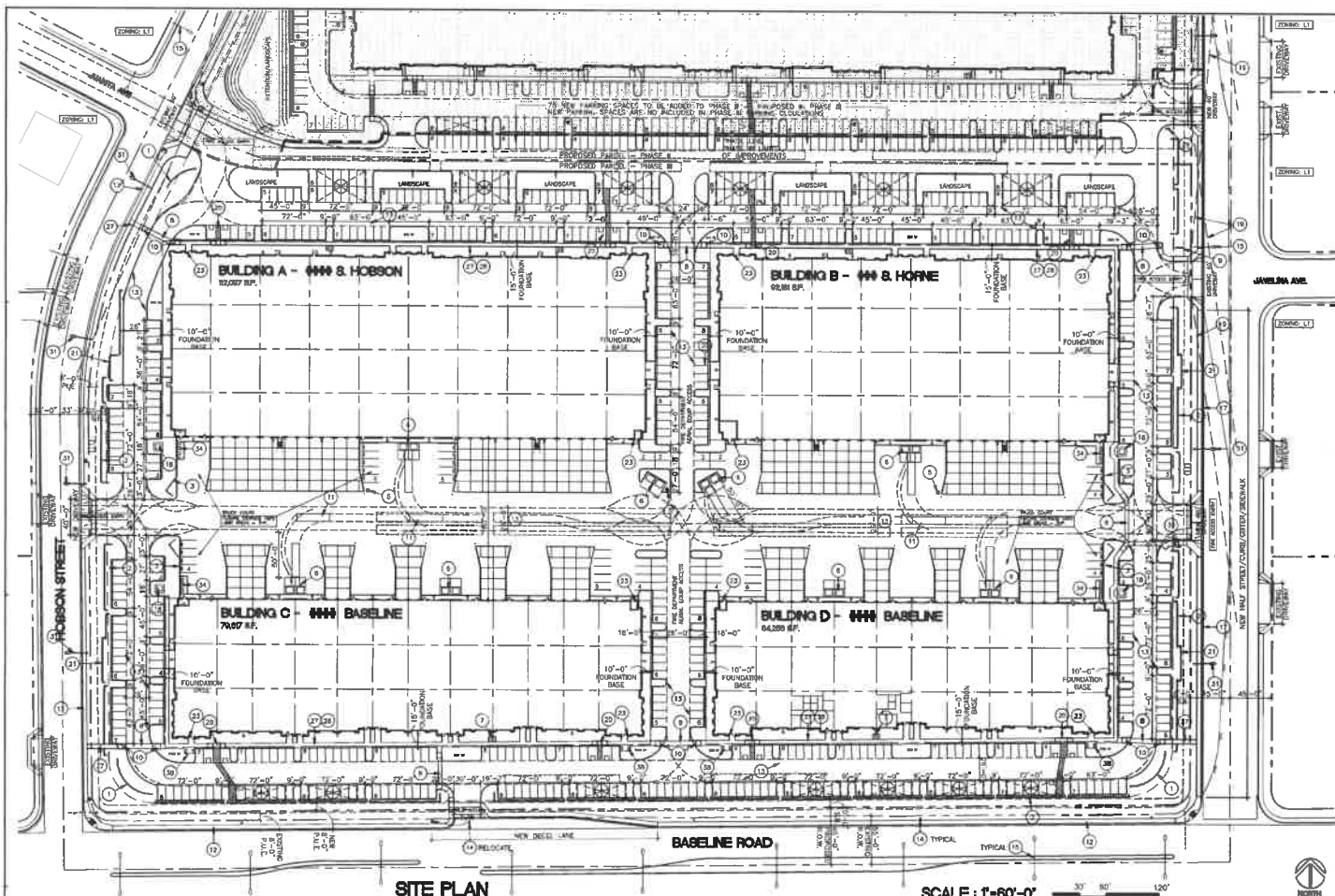
Enclosure(s): Aerial, Site Plan, Elevations

Aerial Map



MEVCC-3 – North & South Sites





PROJECT INFORMATION

ZONING	PAD
ZONING (EXISTING / PROPOSED)	1 / 1 / PAD
APN:	139-12-002C 139-12-001E PARTIAL: 139-12-006
SITE AREA (NET)	920,963 S.F. = 20.68 ACRES
LOT COVERAGE	348,151 S.F. / 100,093 S.F. = 3.48 ACRES
SITE AREA (GROSS)	1,046,097 = 24.02 ACRES
BUILDING HEIGHT PROPOSED:	56'-0" PROPOSED
OCCUPANCY CLASSIFICATION:	8/11/31
TYPE OF CONSTRUCTION:	TYPE 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 13B, 14B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, 24B, 25B, 26B, 27B, 28B, 29B, 30B, 31B, 32B, 33B, 34B, 35B, 36B, 37B, 38B, 39B, 40B, 41B, 42B, 43B, 44B, 45B, 46B, 47B, 48B, 49B, 50B, 51B, 52B, 53B, 54B, 55B, 56B, 57B, 58B, 59B, 60B, 61B, 62B, 63B, 64B, 65B, 66B, 67B, 68B, 69B, 70B, 71B, 72B, 73B, 74B, 75B, 76B, 77B, 78B, 79B, 80B, 81B, 82B, 83B, 84B, 85B, 86B, 87B, 88B, 89B, 90B, 91B, 92B, 93B, 94B, 95B, 96B, 97B, 98B, 99B, 100B, 101B, 102B, 103B, 104B, 105B, 106B, 107B, 108B, 109B, 110B, 111B, 112B, 113B, 114B, 115B, 116B, 117B, 118B, 119B, 120B, 121B, 122B, 123B, 124B, 125B, 126B, 127B, 128B, 129B, 130B, 131B, 132B, 133B, 134B, 135B, 136B, 137B, 138B, 139B, 140B, 141B, 142B, 143B, 144B, 145B, 146B, 147B, 148B, 149B, 150B, 151B, 152B, 153B, 154B, 155B, 156B, 157B, 158B, 159B, 160B, 161B, 162B, 163B, 164B, 165B, 166B, 167B, 168B, 169B, 170B, 171B, 172B, 173B, 174B, 175B, 176B, 177B, 178B, 179B, 180B, 181B, 182B, 183B, 184B, 185B, 186B, 187B, 188B, 189B, 190B, 191B, 192B, 193B, 194B, 195B, 196B, 197B, 198B, 199B, 200B, 201B, 202B, 203B, 204B, 205B, 206B, 207B, 208B, 209B, 210B, 211B, 212B, 213B, 214B, 215B, 216B, 217B, 218B, 219B, 220B, 221B, 222B, 223B, 224B, 225B, 226B, 227B, 228B, 229B, 230B, 231B, 232B, 233B, 234B, 235B, 236B, 237B, 238B, 239B, 240B, 241B, 242B, 243B, 244B, 245B, 246B, 247B, 248B, 249B, 250B, 251B, 252B, 253B, 254B, 255B, 256B, 257B, 258B, 259B, 260B, 261B, 262B, 263B, 264B, 265B, 266B, 267B, 268B, 269B, 270B, 271B, 272B, 273B, 274B, 275B, 276B, 277B, 278B, 279B, 280B, 281B, 282B, 283B, 284B, 285B, 286B, 287B, 288B, 289B, 290B, 291B, 292B, 293B, 294B, 295B, 296B, 297B, 298B, 299B, 300B, 301B, 302B, 303B, 304B, 305B, 306B, 307B, 308B, 309B, 310B, 311B, 312B, 313B, 314B, 315B, 316B, 317B, 318B, 319B, 320B, 321B, 322B, 323B, 324B, 325B, 326B, 327B, 328B, 329B, 330B, 331B, 332B, 333B, 334B, 335B, 336B, 337B, 338B, 339B, 340B, 341B, 342B, 343B, 344B, 345B, 346B, 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KEY NOTES

1. SITE ENTRY - MASONRY WALL, SEE DETAIL 1/A1.2
2. MASONRY SCREEN WALL, SEE DETAIL 2/A1.2
3. 8' HIGH TRUCK COURT MASONRY SCREEN WALL, SEE DETAIL 2/A1.2
4. NOT USED
5. NEW FIRE HYDRANT
6. DOUBLE BIN REFUSE PAD, SEE DETAIL 7/A1.2
7. BIKE RACK, SEE DETAIL 14/A1.2
8. NOT USED
9. NOT USED
10. ACCESSIBLE RAMP, SEE DETAIL 18/A1.2
11. SOLID WASTE VEHICLE PATH OF ACCESS PER M-62.01
12. EXISTING WIDE SIDEWALK
13. 28' WIDE FIRE DEPARTMENT ACCESS WITH A 45' CENTERLINE TURN RADIUS
14. DEMO EXISTING DRIVEWAY
15. EXISTING STREET LIGHT
16. REMOVE DIAGONAL STREET PARKING
17. PROVIDE NEW CURB AND GUTTER
18. ELECTRICAL TRANSFORMER
19. SITE DISTANCE TRIANGLE
20. ACCESSIBLE PARKING SPACES WITH ACCESSIBLE RAMP, SEE DETAIL 2/A1.2
21. 6' HIGH MASONRY SCREEN WALL
22. FIRE DEPARTMENT CONNECTION
23. FIRE DEPARTMENT KNOX BOX
24. FIRE HYDRANT PROTECTION, SEE CIVIL DRAWINGS
25. BUILDING ADDRESS NUMBERS, SEE BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
26. NOT USED
27. ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY, MAX. SLOPE 1:20 WITH MAX. CROSS SLOPE 1:50.
28. NOT USED
29. FIRE LINE BFP, ALL WATER SUPPLY VALVES AND FLOW SWITCHES TO BE ELECTRONICALLY MONITORED
30. UNDERGROUND RETENTION STORAGE TANKS
31. NOT USED
32. NOT USED
33. MAIL BOX, FLORENCE VITAL TYPE CLUSTER BOX UNIT, 150-200, COLOR SANDSTONE
34. ELECTRICAL SERVICE
35. FIRE LANE MARKING, SEE DETAIL 19/A1.2
36. NOT USED
37. PAINTED STEEL ROLLARDS, SEE DETAIL 11/A1.2
38. NEW ADA ACCESSIBLE CURB R/W
39. COVERED PARKING (FUTURE) - MATCH EXISTING

FIRE CODE NOTES

REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 28' WIDE AND SHALL BE AN ALL WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 lbs/24,000 lbs PER AXLE) WHEN ROADS ARE WET. FOR EXAMPLE, A MINIMUM OF SIX (6) INCHES OF ABC COMPACTED TO SIX (6) INCHES OVER AN APPROVED BASE WOULD MEET REQUIREMENTS.

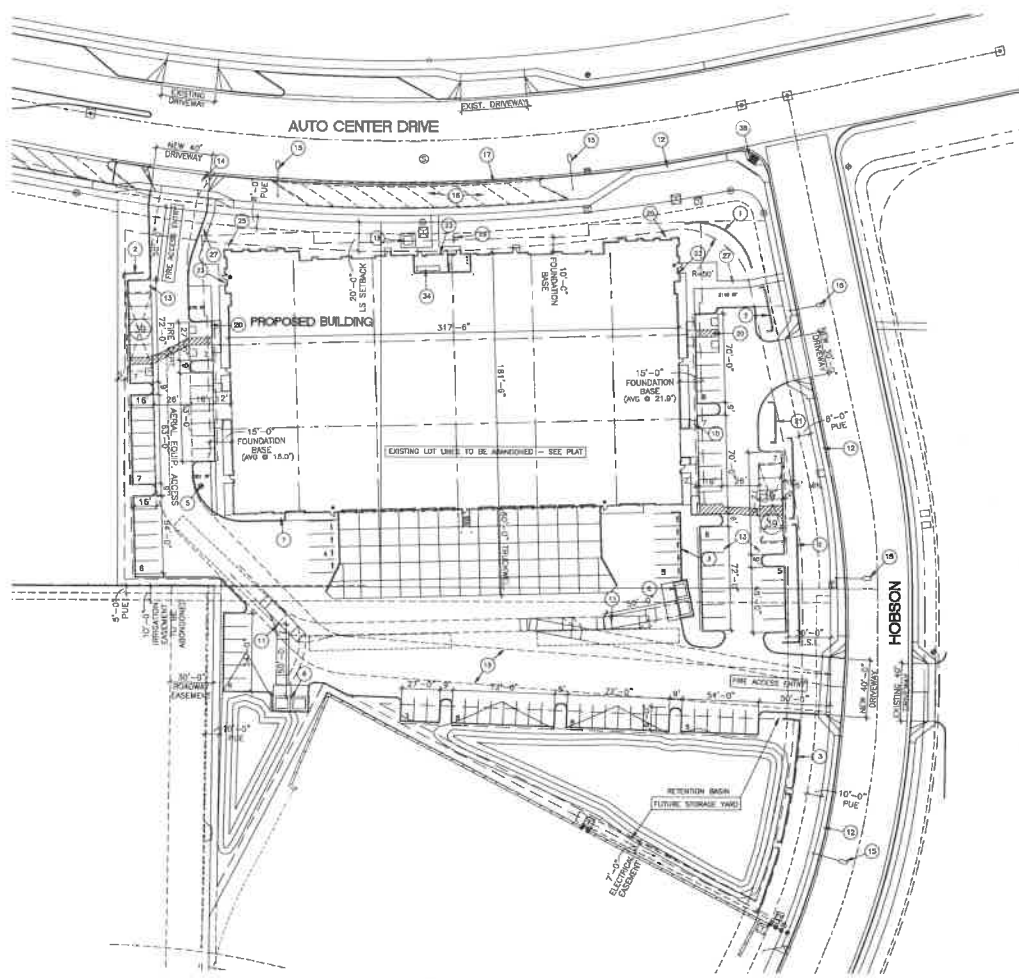
THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIAL AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY, IFC CHAPTER 14.

WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPROXIMATE CHAPTER B AND C. THE MINIMUM FIRE FLOW REQUIREMENTS WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIAL ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.

IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS AVAILABLE AT ALL TIMES WHEN THE WORK IS COMPLETE, DEVELOPER / CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN, IFC CHAPTER 14.

COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 14, SAFEGUARDS DURING CONSTRUCTION, AND IFC CHAPTER 14 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.



PROJECT NARRATIVE

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 4.5 ACRES. THE SITE WILL INCLUDE 1 BUILDING DESIGNED FOR OFFICE, WAREHOUSE AND LIGHT INDUSTRIAL USES. THE BUILDING IS CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STORE FRONT GLAZING AND METAL TRELLIS WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

SITE PLAN

SCALE: 1"=40'-0"

PROJECT INFORMATION

ZONING: (EXISTING)	L-1
ZONING: (PROPOSED)	L-1
APN:	139-12-0000 139-12-0041 139-12-008A
SITE AREA (NET)	186,420 S.F. - 4.51 ACRES
LOT COVERAGE:	186,420 S.F. / 40,367 S.F. = 4.62
SITE AREA (GROSS)	241,700 S.F. - 5.55 ACRES
BUILDING HEIGHT PROPOSED:	50'-0" PROPOSED
OCCUPANCY CLASSIFICATION:	8/71/21
TYPE OF CONSTRUCTION:	II-B, 2SF
ALLOWABLE FLOOR AREA:	UNLIMITED AREA
BUILDING AREA:	58,338 S.F. 740 S.F.
PARKING CALCULATIONS:	58,338 S.F. 88 SPACES 88 SPACES 39 SPACES 127 SPACES
REQUIRED SPACES:	58,338 S.F. 88 SPACES 88 SPACES 39 SPACES 127 SPACES
BUILDING AREA:	58,338 S.F. 740 S.F.
PARKING CALCULATIONS:	58,338 S.F. 88 SPACES 88 SPACES 39 SPACES 127 SPACES
REQUIRED SPACES:	58,338 S.F. 88 SPACES 88 SPACES 39 SPACES 127 SPACES
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BUILDING AREA:	58,338 S.F. 740 S.F.
PARKING CALCULATIONS:	58,338 S.F. 88



NORTH ELEVATION



NORTH ELEVATION

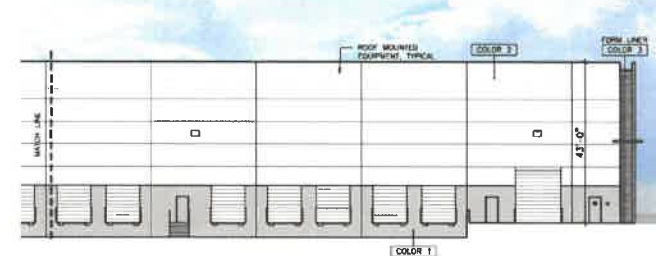
COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

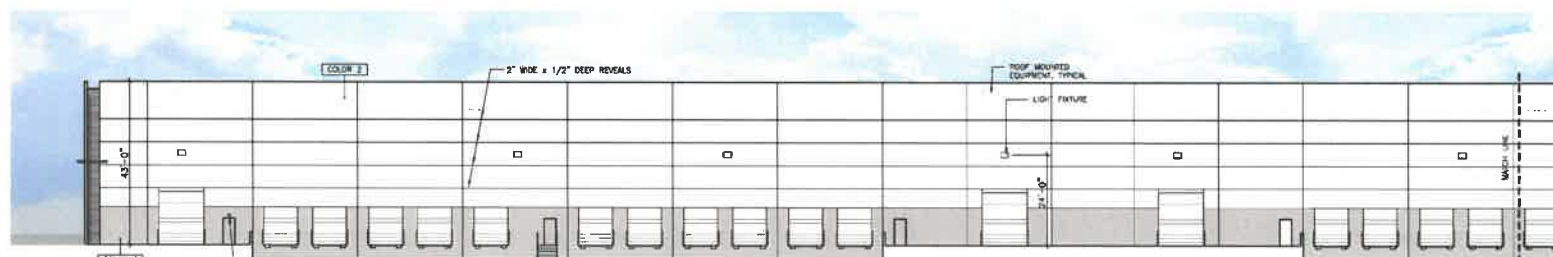
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- COLOR 2 FRAZEE - OTTER TAIL CLW1002R
- COLOR 3 SHERWIN WILLIAMS - MINK SW6004
- COLOR 4 SHERWIN WILLIAMS - GROWLER BROWN SW612
- COLOR 5 FRAZEE - BLACKTOP CL3237N

STOREFRONT SYSTEM
3x6 - FRONT GLAZED CLEAR ANODIZED ALUMINUM

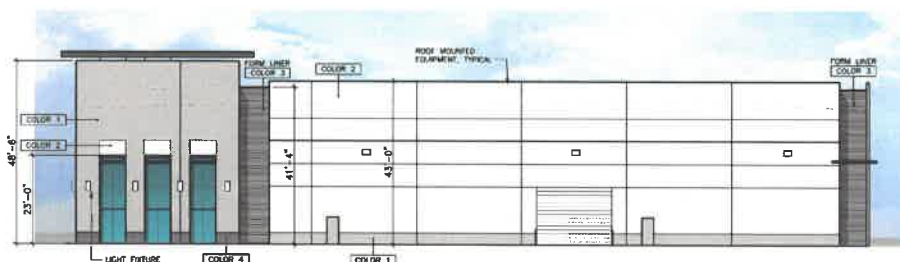
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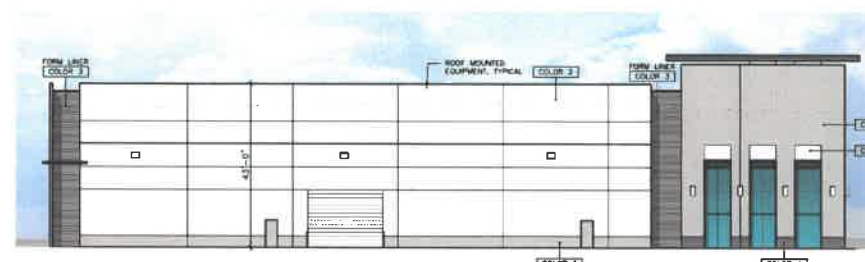
SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUILDING A ELEVATIONS

SCALE: 1/16\"/>

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

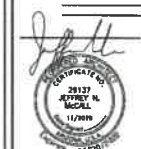
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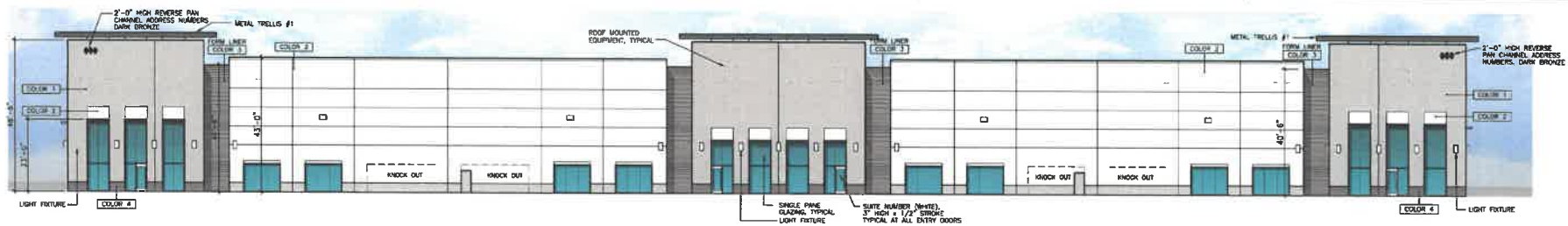
sheet title:
BUILDING A ELEVATIONS

project:
METRO EAST VALLEY COMMERCE PARK II
BASELINE ROAD AND SOUTH HOME
MESA, ARIZONA 85204

date: 25NOV18
job no.: 15020
revision:



A3.1



NORTH ELEVATION

COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

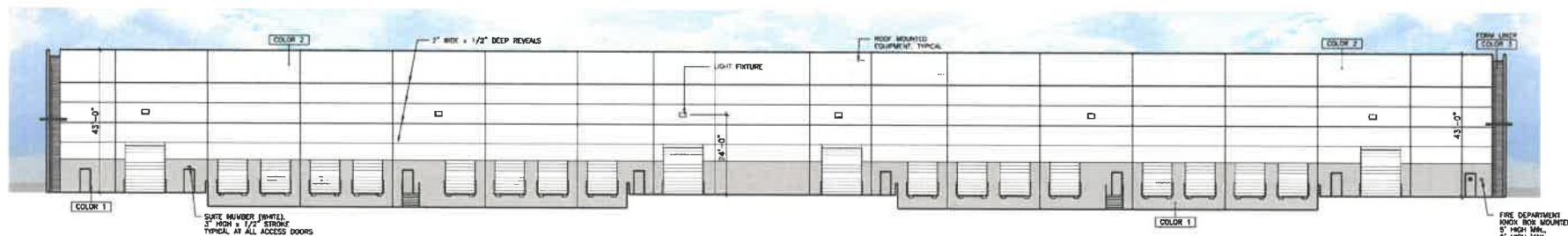
- COLOR 1 SHERWIN WILLIAMS - MAGNIE SW 6009
- COLOR 2 FRAZEE - OTTER TAIL CLW1002W
- COLOR 3 SHERWIN WILLIAMS - MINK SW6004
- COLOR 4 SHERWIN WILLIAMS - BROWSE BROWN SW612
- COLOR 5 FRAZEE - BLACKTOP CL3237N

STOREFRONT SYSTEM

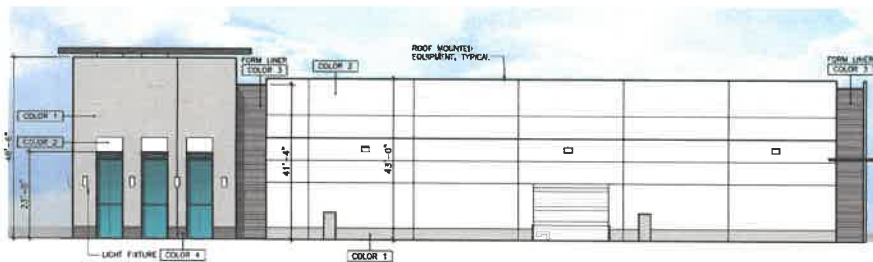
2x6 - FRONT GLAZED CLEAR ANODIZED ALUMINUM

GLAZING

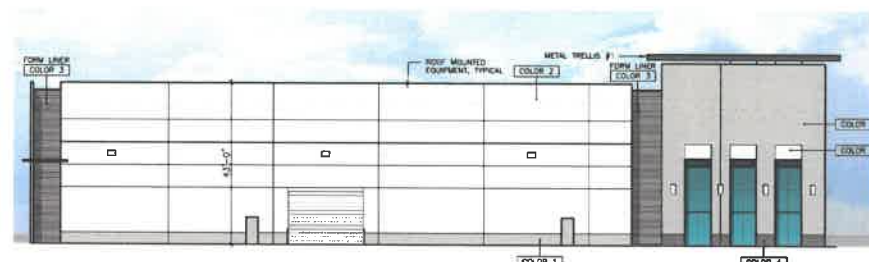
1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE,
ABOVE 9'-0", SINGLE PANE PANEL, ECLIPSE ADVANTAGE
ADVANTAGE ARCTIC BLUE



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUILDING B ELEVATIONS

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



McCALL & Associates, Inc.

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ARCHITECT
BUILDING B ELEVATIONS

PROJECT
METRO EAST VALLEY COMMERCE PARK II
BASELINE ROAD AND SOUTH HORNE
MESA, ARIZONA 85004

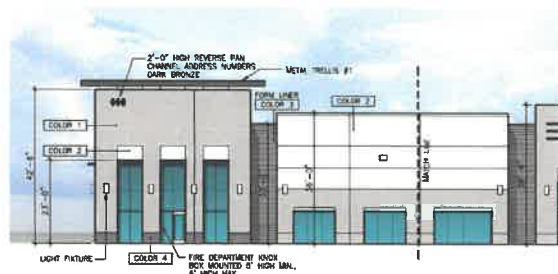
DATE: 2/28/2019
JOB NO.: 19020
REVISIONS:



A3.2



SOUTH ELEVATION



SOUTH ELEVATION

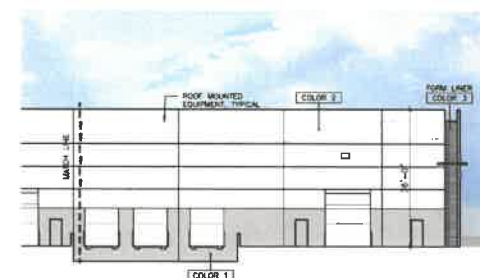
COLOR / MATERIALS LEGEND

- CONCRETE TILT PANEL, MASONRY SITE WALLS
- COLOR 1 SHERWIN WILLIAMS - MAGNIE SW 6009
 - COLOR 2 FRAZEE - OTTER TAIL CLW1002W
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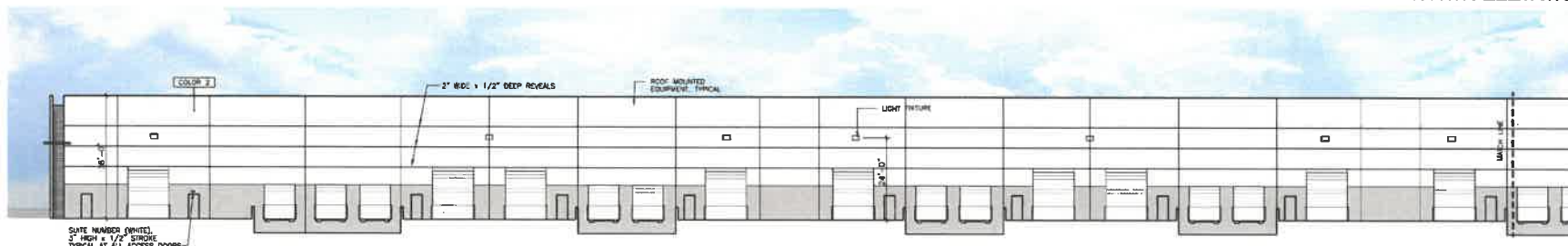
PAINT SYSTEMS, SEE SHEET A2.0

STOREFRONT SYSTEM
2x6 - FRONT GLAZED CLEAR ANODIZED ALUMINUM

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



NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BUILDING C ELEVATIONS

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



**McCALL &
associates, inc.**

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sheet title:
BUILDING C ELEVATIONS

project:
**METRO EAST VALLEY COMMERCE PARK II
BASELINE ROAD AND SOUTH HORSE
MESK, ARIZONA 85204**

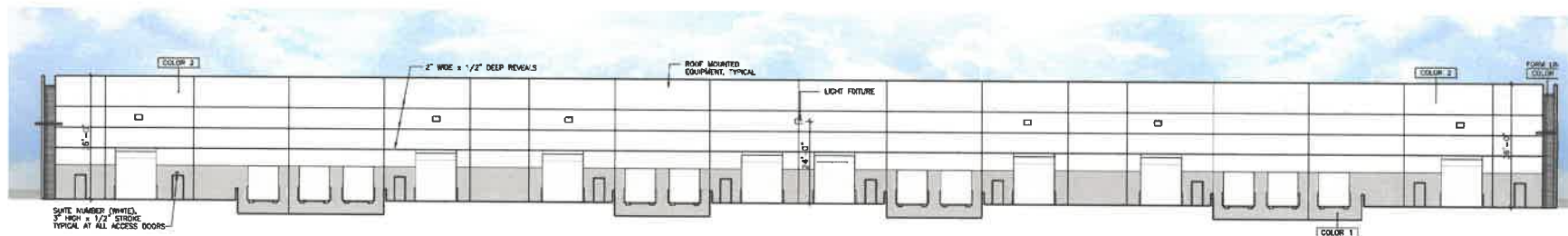
date: 02/20/20
job no.: 150020
revision:



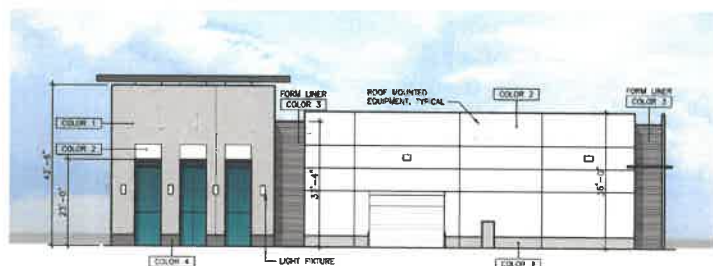
A3.3



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

COLOR / MATERIALS LEGEND

- CONCRETE TILT PANEL, MASONRY SITE WALLS
- COLOR 1 SHERWIN WILLIAMS - IMAGINE SW 6009
 - COLOR 2 FRAZEE - OTTER TAIL CLW1002W
 - COLOR 3 SHERWIN WILLIAMS - MARK SW6004
 - COLOR 4 SHERWIN WILLIAMS - BROWSE BROWN SW5012
 - COLOR 5 FRAZEE - BLACKTOP CL3337W

PAINT SYSTEMS, SEE SHEET A2.0
 STOREFRONT SYSTEM
 2x6 - FRONT GLAZED CLEAR ANODIZED ALUMINUM
 GLAZING
 1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE,
 ABOVE 8'-0" SINGLE PANEL, ECLIPSE ADVANTAGE
 ADVANTAGE ARCTIC BLUE



WEST ELEVATION

BUILDING D ELEVATIONS

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



McCALL & Associates, Inc.

4307 N. Civic Center Plaza
 Scottsdale, AZ 85251
 Tel: (480) 946-0066
 Fax: (480) 946-5432

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Project Title:
BUILDING D ELEVATIONS

Project:
**METRO EAST VALLEY COMMERCE PARK II
 BASELINE ROAD AND SOUTH HONE
 MESA, ARIZONA 85204**

Date: 08/JAN/20
 Job No.: 195020
 Revision:



A3.4



NORTH ELEVATION

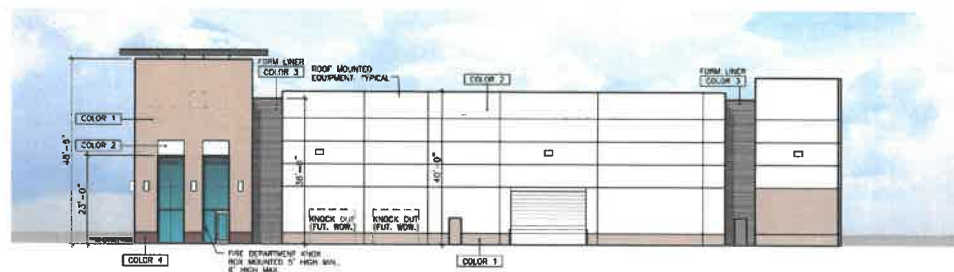
COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

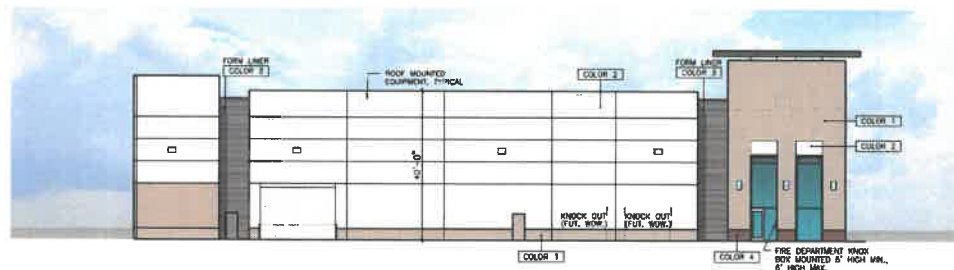
- COLOR 1 FRAZEE - GYPSUM CL2732D
- COLOR 2 FRAZEE - OTTER TAIL CLM1002W
- COLOR 3 FRAZEE - VAULT CL3255D
- COLOR 4 SHERWIN WILLIAMS - GREYVIT BROWN SW906B
- COLOR 5 FRAZEE - BLACKTOP CL3237H

STOREFRONT SYSTEM
2x8 - FRONT GLAZED CLEAR ANODIZED ALUMINUM

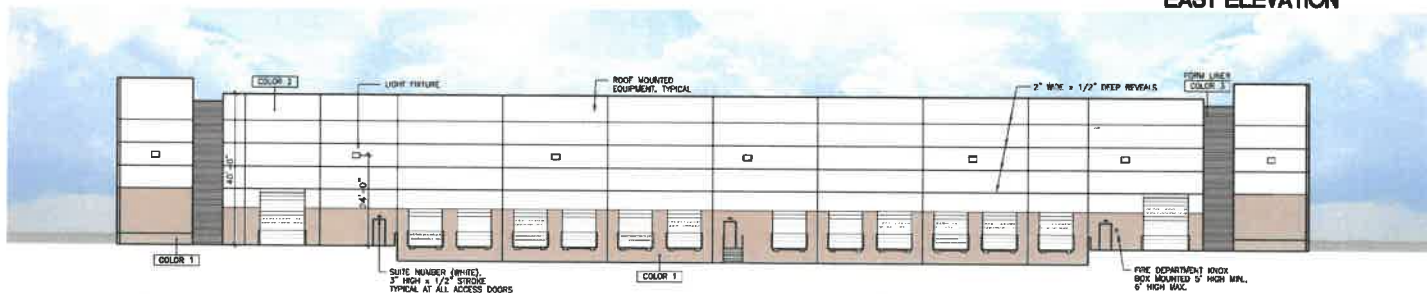
GLAZING
1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE,
ABOVE 8'-0", SINGLE PANE PANEL, ECLIPSE ADVANTAGE
ARCTIC BLUE



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS

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



**McCALL &
associates, inc.**

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

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sheet (11c)
BUILDING ELEVATIONS

Project:
**METRO EAST VALLEY COMMERCE PARK IN
METRO EAST VALLEY COMMERCE DRIVE
MESA, ARIZONA 85204**

date: 03/24/20
job no.: 19027
revision:



A31

**1017 BASELINE ROAD LLC
1330 BROADWAY SUITE 1050
OAKLAND, CA 94612**

**1220 HARWELL LLC
1111 S SIRRINE
MESA, AZ 85210**

**1325 WEST HARWELL 1 LLC/ETAL
1333 W BROADWAY RD NO 101
TEMPE, AZ 85282**

**1445 MONDEL LLC
1111 S SIRRINE
MESA, AZ 85210**

**1801 S FRASER LLC
1724 S NEVADA WY
MESA, AZ 85204**

**1837 PROPERTY LLC
2122 E HIGHLAND AVE STE 450
PHOENIX, AZ 85016**

**526 EAST JUANITA LLC
2150 E HIGHLAND AVE #207
PHOENIX, AZ 85016**

**922 E JUANITA LLC
922 E JUANITA AVE
MESA, AZ 85204**

**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**

**ALUMA LINE INC
75 W BASELINE RD
GILBERT, AZ 85234**

**ANTHONY AND MARILYN IPPOLITO
FAMILY TRUST
2538 E DESERT LN
GILBERT, AZ 85234**

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

**AUTO BASELINE L L C
1517 S SEPULVEDA BLVD
LOS ANGELES, CA 90025**

**AZ BASELINE INDUSTRIAL LP
140 2020 4TH ST SW
CALGARY, AB T2S 1W3**

**BASELINE MESA PROPERTY LLC
PO BOX 50620
IDAHO FALLS, ID 83405**

**BEECROFT EARL D/SHERRIE
3385 E BARBARITA AVE
GILBERT, AZ 85234**

**BIG Q LLC
625 E BASELINE
GILBERT, AZ 85233**

**BIO HUMA NETICS INC
1331 W HOUSTON AVE
GILBERT, AZ 85233**

**BRAGMAR INVESTMENTS LIMITED
PARTNER
5134 N CENTRAL AVE
PHOENIX, AZ 85012**

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

**CASSADAY LARRY A/EMILY M TR
1111 S SIRRINE
MESA, AZ 85210**

**CHURCH & GIBBENS LLC
3351 VENADO ST
CARLSBAD, CA 92009**

**CLOD LLC
2150 E HIGHLAND AVE STE 207
PHOENIX, AZ 85016**

**CLOD LLC/DC 23 LLC/RGA PROPERTIES
LLC
2150 E HIGHLAND AVE
PHOENIX, AZ 85016**

**CRUM PLUMBING INC
920 E JAVELINA AVE STE 2
MESA, AZ 85204**

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

**DAVIS FAMILY BUILDING LLC
2520 E WINCHESTER DR
GILBERT, AZ 85297**

**DCB HOLDINGS LLC
913 E SUNSET
CASA GRANDE, AZ 85122**

**DJ WADE INVESTMETNS LLC/LEWIS
BUS PARK LLC
2150 E HIGHLAND AVE STE 207
PHOENIX, AZ 85016**

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

ENVOY HOLDING CO LLC
1310 W BOXWOOD AVE
GILBERT, AZ 85233

EQUITY INDUSTRIAL PROPERTIES LLC
PO BOX 5095
SHERMAN OAKS, CA 91413

ESS BRISTOL GILBERT LLC
PO BOX 800729
DALLAS, TX 75380

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

FLATHEAD LLC
70 S VAL VISTA DR SUITE A3 460
GILBERT, AZ 85296

FOREST LANE INVESTMENTS
LLC/PARAGON CENTER LL
7904 E CHAPARRAL RD STE A110-496
SCOTTSDALE, AZ 85250

GET CONTROL REAL ESTATE
INVESTMENTS LLC
1530 N HOBSON ST STE 101
GILBERT, AZ 85233

GILBERT PRECISION MACHINE INC
1330 W HARWELL RD STE 1
GILBERT, AZ 85233

GILBERT TOWN OF
50 EAST CIVIC CENTER DR
GILBERT, AZ 85296

GREYBAR ELECTRIC CO
3350 W EARLL DR
PHOENIX, AZ 85017

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

HABANERO 1510 HOBSON LLC
6040 E MONTECITO
SCOTTSDALE, AZ 85251

HALL ROBERT P TR
470 LAKEVIEW DR
ZEPHYR COVE, NV 89448

HARWELL ROAD LLC
1111 S SIRRINE
MESA, AZ 85210

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

HIGH VOLTAGE HOLDINGS LLC
1327 W SAN PEDRO ST
GILBERT, AZ 85233

HORNE GILBERT PROPERTY LLC
PO BOX 50620
IDAHO FALLS, ID 83405

JUANITA PROPERTIES LLC
PO BOX 5771
SCOTTSDALE, AZ 85261

K MATKEM CO OF AZ LLC
6612 SNOWDRIFT RD
ALLENTOWN, PA 18106

KJH PROPERTIES LLC
3151 STURGIS RD
OXNARD, CA 93030

KRISMIN PROPERTIES LLC
3615 E ASPEN CRT
GILBERT, AZ 85234

LAZYESSES HOLDINGS LLC
1245 W HARWELL
GILBERT, AZ 85233

MAC RESOURCES LLC
1025 W STARWARD CT
GILBERT, AZ 85233

MESA COMMONS L L C
2150 E HIGHLAND AVE SUITE 207
PHOENIX, AZ 85016

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

METRO EAST VALLEY PHASE II LLC
1230 W WASHINGTON ST STE 203
TEMPE, AZ 85281

MIDWEST FOOD BANK NFP
725 E BASELINE RD
GILBERT, AZ 85233

MILLER FAMILY REAL ESTATE L L C
9350 SOUTH 150 E SUITE 900
SANDY, UT 84070

MILLER FAMILY REAL ESTATE LLC
9350 S 150 E STE 900
SANDY, UT 84070

NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE STE 900
ORLANDO, FL 32801

NOSTALGIC LLC
1292 W HARWELL RD
GILBERT, AZ 85233

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

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

PRESTON BRAD/TRUDELE MELISSA
1400 GILEBRT RD STE C
GILBERT, AZ 85234

PROPERTY OWNERS OF THE EAST
VALLEY INDUSTRI
1760 E PECOS RD STE 447
GILBERT, AZ 85295

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

PUPPYFEATHERS LTD PARTNERSHIP
PO BOX 4008
MESA, AZ 85211

RBS INVESTMENTS LLC
5123 E CALLE DEL NORTE
PHOENIX, AZ 85018

SANDRA PLAZA NO 1
1412 MAIN STREET
DALLAS, TX 75202

SOUTH HOME INVESTMENT LLC
856 E MAIN
MESA, AZ 85201

STANDARD PLUMBING SUPPLY
COMPANY INC
9150 S 300 WEST
SANDY, UT 84070

SY GILBERT COMMONS II LLC
150 PELICAN WY
SAN RAFAEL, CA 94901

SY GILBERT COMMONS III LLC
150 PELICAN WY
SAN RAFAEL, CA 94901

TANDT PROPERTIES LLC
1060 HENSLEY ST
RICHMOND, CA 94801

TBC BOXWOOD LLC
1085 W MUSKET WAY
CHANDLER, AZ 85286

TBC PRODUCTION SERVICES LLC
1085 W MUSKET WAY
CHANDLER, AZ 85286

TBS FACILITIES LLC
1085 W MUSKET WAY
CHANDLER, AZ 85248

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

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

VJ BASELINE LLC
4300 N MILLER RD SUITE 153
SCOTTSDALE, AZ 85251

W W GRAINGER INC
3230 E BROADWAY RD STE 235
PHOENIX, AZ 85040

WATTS INVESTMENTS LLC
7305 E GREENWAY RD
SCOTTSDALE, AZ 85260

WURTZ AND HALL LLC
913 E JUANITA
MESA, AZ 85204

ZIMMERMAN JOAN GOODMAN TR
3111 BEL AIR DR STE 26A
LAS VEGAS, NV 89103

ZIMMERMAN JOAN GOODMAN
TR/MANDEL WILLIAM TR
2150 E HIGHLAND STE 207
PHOENIX, AZ 85016

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

Alta Davidsen
Heritage Park Neighborhood
131 E GROVE
Mesa, AZ 85210

Delma Dickerman
Casa Mesa
1238 S LESUEUR
Mesa, AZ 85204

Jean Decker
Casa Mesa
553 E GLADE AVE
Mesa, AZ 85204

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

Felecia Zahn
Sunset Mesa
615 E GLADE
Mesa, AZ 85204

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

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

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Tab 4



March 9, 2020

Notice of Planning & Zoning Commission Hearing

**+/-24-acre Property Near the Northwest Corner of Baseline Road and Horne Street in Mesa
Case No ZON19-00935**

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has filed an application (Case No. ZON19-00935) with the City of Mesa to allow for the development of Phase 3 of the Metro East Valley Commerce Center (MEVCC-3), located near the northwest corner of Baseline Road and Horne Street. See attached aerial. The Property is currently zoned Light Industrial (L-I) and Light Industrial, Planned Area Development (L-I, PAD). Our application simply requests a new PAD overlay to address development standards on the entire Property. There are no plans to change the Light-Industrial (LI) base zoning.

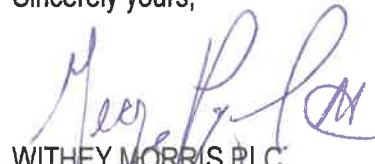
As you may recall, the first phase of MEVCC was constructed in 2015 at the southwest corner of US-60 and Horne Street and has served as the standard for premium, high-quality industrial park development in the east valley. Phase 2, just south of Auto Center Drive is underway as well. This Phase 3 application is located on roughly 24-acres adjacent to the previous phases and includes APN #'s. 139-12-008A, 139-12-029B, 139-12-041, 139-12-002C and 139-12-001E. A Site Plan Review and Preliminary Plat is also being requested.

MEVCC-3 consists of five (5) buildings totaling roughly 406,000 sqft. The buildings have been designed to complement the previous phases while still providing a variety of design and individuality. A copy of the preliminary site plan is attached for reference. A hearing before the Planning & Zoning Commission has been scheduled as follows:

Date: March 25, 2020
Time: 4:00pm
Location: City of Mesa – Council Chambers, 57 East 1st Street

If you have any questions or comments, please feel free to contact me at 602.230.0600 or by email at George@WitheyMorris.com. You are also welcomed to contact our City Planner assigned to this case, Ryan McCann at (480) 644-4691. Thank you for your courtesy and consideration.

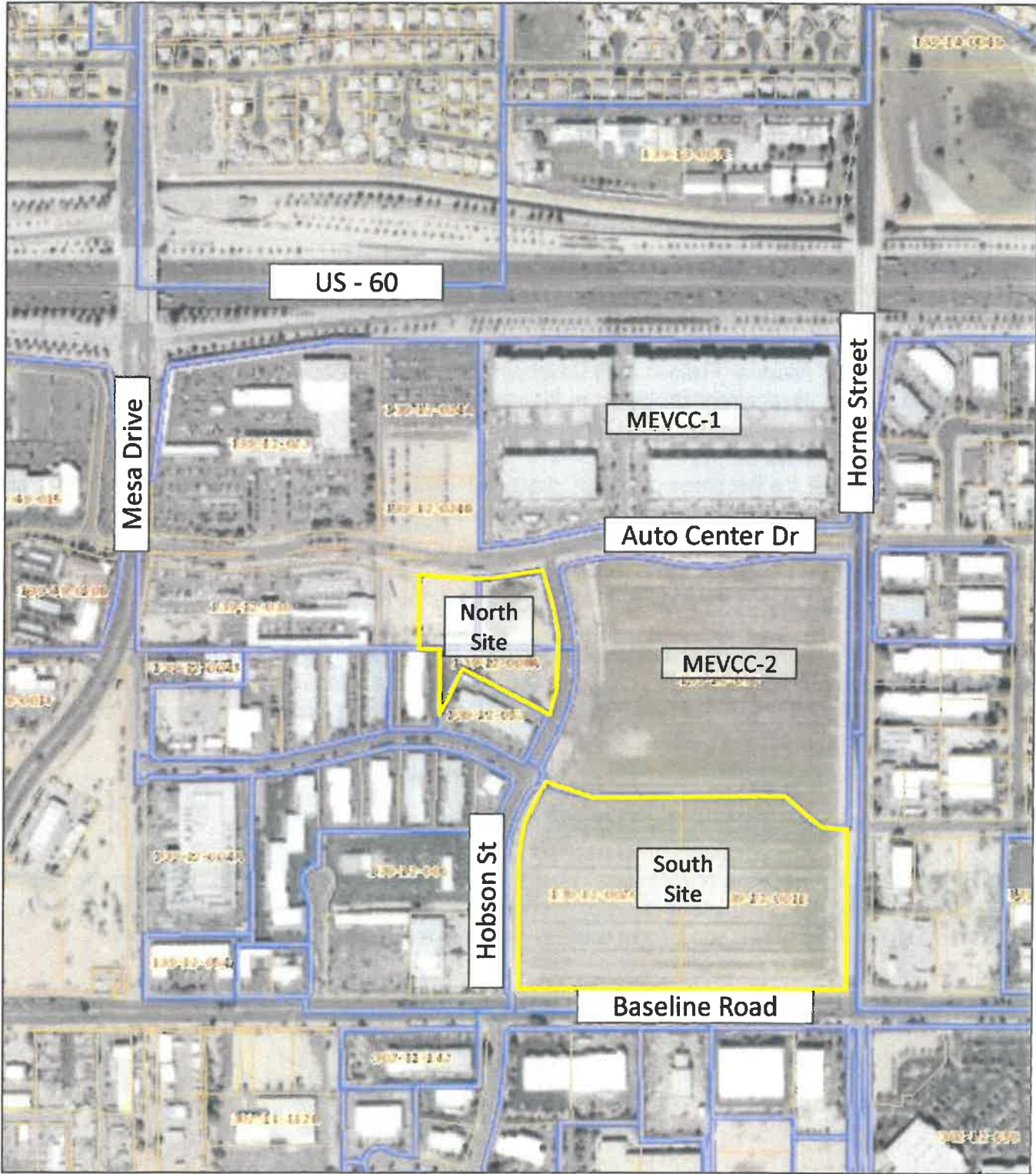
Sincerely yours,



WITHEY MORRIS PLC
By George Pasquel III

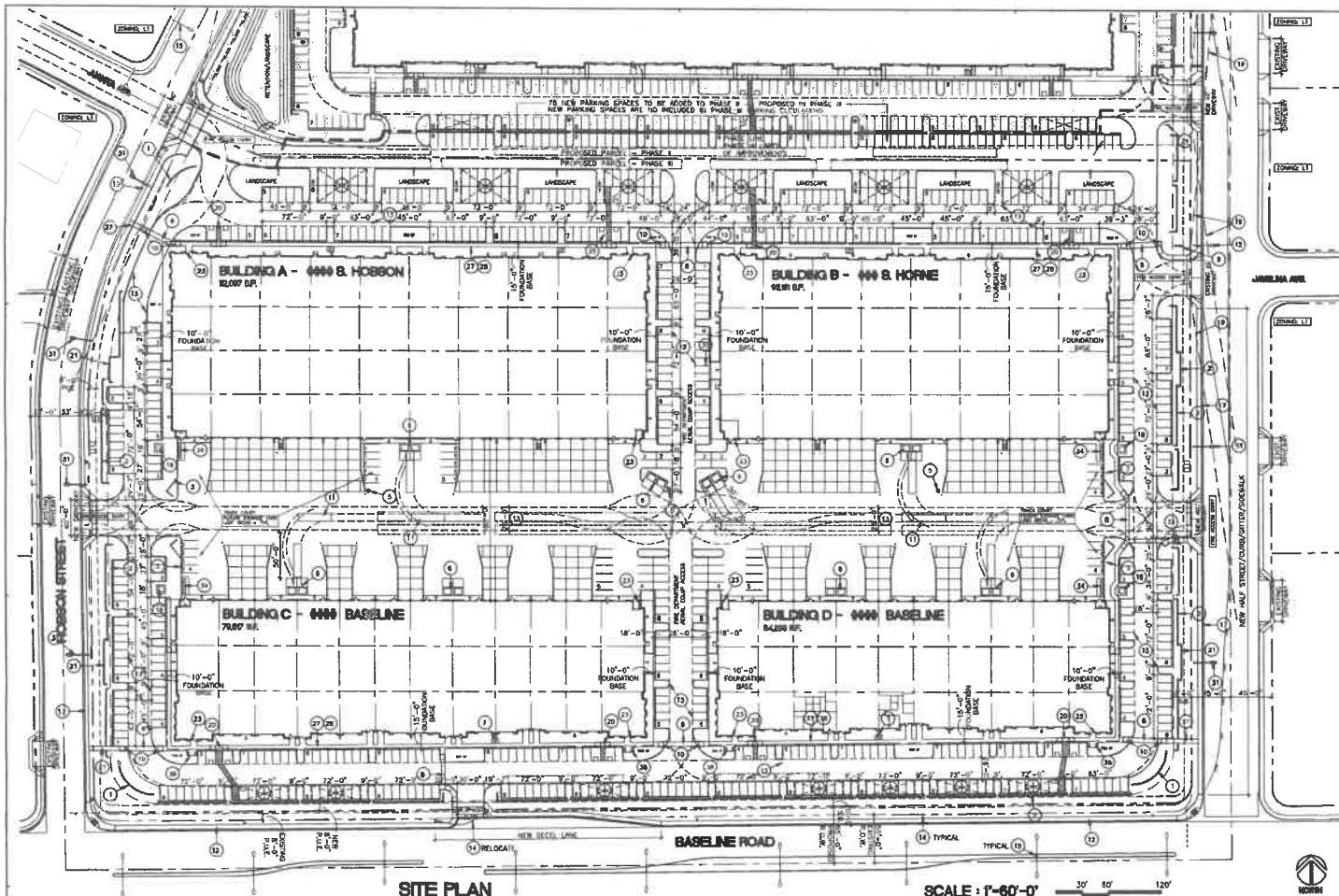
Enclosure(s): Aerial, Site Plan

Aerial Map



MEVCC-3 – North & South Sites





SITE PLAN

SCALE: 1"=60'-0"

FIRE CODE NOTES

REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR RECONSTRUCTION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20' WIDE AND SHALL BE AN ALL-WEATHER DRIVEWAY SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERS TO BEAR THE EXPECTED LOADS OF THE APPARATUS (TWO 30,000 LB PER AXLE) WHEN PARKED AND BEYOND. FOR EXAMPLE, A MINIMUM OF 30" (4) INCHES OF A/C CONCRETE TO BE OVER AN APPROVED BASE WOULD MEET REQUIREMENTS.

THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIAL ANYWHERE ON THE SITE WHERE ANY PERSONS SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONDUCTIONS HOUSING IN ANY WAY. A CLEARLY MARKED SIGN MARKED TYPE DEPARTMENT ACCESS, IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR RECONSTRUCTION. PERMANENT FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY, SEE CHAPTER 14.

WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPROVED CHAPTER 14 AND C. THE MINIMUM FIRE FLOW REQUIREMENTS WHICH CONSTRUCTION OR DEVELOPER BRINGS COMBUSTIBLE MATERIAL ON SITE IS 1,000 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL, AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENTS. THIS HYDRANT OF HYDRANTS MAY BE OTHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.

IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THAT THE WATER SUPPLY IS AVAILABLE AT ALL TIMES. WHEN THE WORK IS COMPLETE, DEVELOPER / CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN, SEE CHAPTER 14.

COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFETY DURING CONSTRUCTION AND IBC CHAPTER 14 AND IBC 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

LEGAL DESCRIPTION

The land referred to herein is situated in the County of Maricopa, State of Arizona, and is described as follows: PARCEL NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE G&A AND SALT RIVER BASIN AND MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 89 DEGREES 15 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SECTION 30, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30;

THENCE NORTH 00 DEGREES 23 MINUTES 10 SECONDS WEST, ALONG THE EAST-POINTE-WEST LINE OF SAID SECTION 30, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30;

THENCE NORTH 00 DEGREES 23 MINUTES 10 SECONDS WEST, ALONG THE EAST-POINTE-WEST LINE OF SAID SECTION 30, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30;

THENCE NORTH 00 DEGREES 23 MINUTES 10 SECONDS WEST, ALONG THE EAST-POINTE-WEST LINE OF SAID SECTION 30, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND TANGENT TO SAID CURVE NORTH 89 DEGREES 15 MINUTES 30 SECONDS EAST, 833.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30;

THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, ALONG SAID EAST LINE, 771.58 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT HEREIN AND TO THE NORTH 23 FEET, 10 INCHES AND THE EAST 10 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, AS ONE CLAIMED TO THE CITY OF MESA, IN TRACT, IN INSTRUMENT RECORDED IN BOOK 1088, PAGE 188;

AND LESS AND EXCEPT THE FOLLOWING PARCELS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE G&A AND SALT RIVER BASIN AND MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, MESA AUTOMOBILE CENTER AUTOMOBILE, DESCRIBED TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 317 OF MAPS, PAGE 5;

PROJECT TEAM

OWNER: PUPPYFEATHERS, LLP
450 E. AUTO CENTER DRIVE
MESA, ARIZONA 85204

OWNER: MCF/ACQUISITION, LLC
1230 W. WASHINGTON STREET, SUITE 203
TEMPE, ARIZONA 85283
(602) 452-2573 (802) 452-2571 (FAX)

ARCHITECT: MCCALL & ASSOCIATES - JEFF MCCALL
4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(480) 948-0086 948-0452 (FAX)

ELECTRICAL: HARRISON DESIGN GROUP - DAVE HARRISON
1140 W. HAINWELL ROAD
CHANDLER, ARIZONA 85226
(480) 815-9000 815-9001 (FAX)

CIVIL: CDD - NATASHA CORTWELL
12406 N. INDIAN SCHOOL ROAD, C-303
AVONDALE, ARIZONA 85326
(602) 535-1953 748-0008 (FAX)

LANDSCAPE: PHILIP R. RYAN - PHIL RYAN
575 W. CHANDLER BLVD., SUITE 228
CHANDLER, ARIZONA 85226
(480) 899-5613 965-3674 (FAX)

PROJECT INFORMATION

ZONING	PAD
ZONING (EXISTING / PROPOSED)	LI / PAD
APR	130-12-001C 130-12-001E PARTIAL: 130-12-006
SITE AREA (NET)	900,993 S.F. = 20.68 ACRES
LOT COVERAGE	348,151 S.F. / 900,993 S.F. = 38.5%
SITE AREA (GROSS)	1,048,097 = 24.02 ACRES
BUILDING HEIGHT PROPOSED:	35'-0" PROPOSED
OCCUPANCY CLASSIFICATION:	R/1/31
TYPE OF CONSTRUCTION:	II-B, CMFR
ALLOWABLE FLOOR AREA:	UNLIMITED AREA
BUILDING AREA:	UNDER TRELLIS
BUILDING A - address	112,097 S.F. 1,161 S.F.
BUILDING B - address	92,161 S.F. 1,161 S.F.
BUILDING C - address	79,817 S.F. 1,539 S.F.
BUILDING D - address	84,226 S.F. 1,410 S.F.
TOTAL BUILDING AREA:	348,151 S.F. 5,307 S.F.
PARKING CALCULATIONS	
REQUIRED SPACES:	348,151 S.F.
BUILDING AREA:	523 SPACES
735: 281,133 S.F. / 520 =	233 SPACES
25X: 87,038 S.F. / 375 =	758 SPACES
STANDARD SPACE PROVIDED:	634 SPACES
ACCESSIBLE SPACES PROVIDED:	20 SPACES
TOTAL SPACES PROVIDED:	654 SPACES
STANDARD COVERED SPACE PROVIDED (FUTURE):	72 SPACES
ACCESSIBLE COVERED SPACES PROVIDED (FUTURE):	4 SPACES
BIKE PARKING PROVIDED:	20 SPACES
SPACES REQUIRED:	654 SPACES x 25% = 163 SPACES

PROJECT NARRATIVE

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 21 ACRES. THE SITE WILL INCLUDE A BUILDING DESIGNED FOR OFFICE, WAREHOUSE AND LIGHT INDUSTRIAL USES. THE BUILDING ARE CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STONE FRONT GLAZING AND METAL TRELLIS WITH A FLAT, WOOD PANELED ROOF SYSTEM.

KEY NOTES

1. SITE ENTRY - MASONRY WALL, SEE DETAIL 4/A1.2
2. MASONRY SCREEN WALL, SEE DETAIL 4/A1.2
3. TRUCK COURT MASONRY SCREEN WALL, SEE DETAIL 20/A1.2
4. COVERED PARKING - FUTURE (MATCH EXISTING)
5. NEW FIRE HYDRANT
6. DOUBLE BIN REFUSE PAD, SEE DETAIL 7/A1.2
7. BUS BACK, SEE DETAIL 14/A1.2
8. STAMPED COLORED ASPHALT PAVING
9. MONUMENT SIGN, UNDER SEPARATE PERMIT
10. ACCESSIBLE RAMP, SEE DETAIL 18/A1.2
11. SOLID WASTE VEHICLE PATH OF ACCESS PER M-82.01
12. EXISTING SIDEWALK
13. 26' WIDE FIRE DEPARTMENT ACCESS WITH A 3' INSIDE AND 5' OUTSIDE TURN RADIUS
14. EXISTING POWER POLE
15. EXISTING STREET LIGHT
16. REMOVE DIAGONAL STREET PARKING
17. PROVIDE NEW CURB AND GUTTER
18. ELECTRICAL TRANSFORMER
19. SITE DISTANCE TRIANGLE
20. ACCESSIBLE PARKING SPACES WITH ACCESSIBLE RAMP, SEE DETAIL 2/A1.2
21. 8' HIGH MASONRY SCREEN WALL
22. FIRE DEPARTMENT CONNECTION
23. FIRE DEPARTMENT WASH BOY
24. FIRE HYDRANT PROTECTION, SEE CIVIL DRAWINGS
25. BUILDING ADDRESS NUMBERS, SEE BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
26. NOT USED
27. ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY, MAX. SLOPE 1:20 WITH MAX. CROSS SLOPE 1:50
28. 6'-0" WIDE SIDEWALK
29. FIRE LINE BPP, ALL WATER SUPPLY VALVES AND FLOW SWITCHES TO BE ELECTRONICALLY MONITORED
30. UNDERGROUND RETENTION STORAGE TANKS
31. NEW STREET LIGHT
32. NOT USED
33. MAIL BOX, FLORENCE VITAL TYPE CLASSIER BOX UNIT, 1870-SIX, COLOR SANDSTONE
34. ELECTRICAL SERVICE
35. FIRE LANE MARKING, SEE DETAIL 19/A1.2
36. FIRE PUMP
37. PAINTED STEEL BOLLARDS, SEE DETAIL 11/A1.2
38. SEATING AREA W/BENCH

VICINITY MAP



McCALL & Associates, Inc.

4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251
tel:(480) 946-0066
fax:(480) 946-5432

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SHEET 1 OF 1
SITE PLAN

NO EAST VALLEY COMMERCE PARK II
BASELINE ROAD AND SOUTH HOBSON
MESA, ARIZONA 85204

DATE: 08/20/20
JOB NO.: 18020
REVISION:



A11

KEY NOTES

1. SITE ENTRY - MASONRY WALL, SEE DETAIL 4/A1.2
2. MASONRY SCREEN WALL, SEE DETAIL 5/A1.2
3. 8' HIGH TRUCK COURT MASONRY SCREEN WALL, SEE DETAIL 20/A1.2
4. NOT USED
5. NEW FIRE HYDRANT
6. DOUBLE 18" RADIUS PAD, SEE DETAIL 7/A1.2
7. BULK BACK, SEE DETAIL 14/A1.2
8. NOT USED
9. NOT USED
10. ACCESSIBLE RAMP, SEE DETAIL 18/A1.2
11. SOLID WASTE VEHICLE PATH OF ACCESS FOR M-82.01
12. EXISTING WIDE SIDEWALK
13. 24" WIDE FIRE DEPARTMENT ACCESS WITH A 45° CENTERLINE TURN RADIUS
14. EXISTING DRIVEWAY
15. EXISTING STREET LIGHT
16. REMOVE DIAGONAL STREET PARKING
17. PROVIDE NEW CURB AND GUTTER
18. ELECTRICAL TRANSFORMER
19. SITE DISTANCE TRIANGLE
20. ACCESSIBLE PARKING SPACES WITH ACCESSIBLE RAMP, SEE DETAIL 22/A1.2
21. 8' HIGH MASONRY SCREEN WALL
22. FIRE DEPARTMENT CONNECTION
23. FIRE DEPARTMENT KIOSK BOX
24. FIRE HYDRANT PROTECTION, SEE CIVIL DRAWINGS
25. BUILDING ADDRESS NUMBERS, SEE BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
26. NOT USED
27. ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY, MAX. SLOPE 1:20 WITH MAX. CROSS SLOPE 1:50
28. NOT USED
29. FIRE LINE BFF, ALL WATER SUPPLY VALVES AND FLOW SWITCHES TO BE ELECTRICALLY MONITORED
30. UNDERGROUND RETENTION STORAGE TANKS
31. NOT USED
32. NOT USED
33. WALL BOX, FLUORESCENT VIAL TYPE CLUSTER BOX UNIT, 1500-BULB, COLOR SANDSTONE
34. ELECTRICAL SERVICE
35. FIRE LANE MARKING, SEE DETAIL 19/A1.2
36. NOT USED
37. PAINTED STEEL BOLLARDS, SEE DETAIL 11/A1.2
38. NEW ADA ACCESSIBLE CURB RETURN
39. COVERED PARKING (FUTURE) - MATCH EXISTING

FIRE CODE NOTES

REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 24' WIDE AND SHALL BE AN ALL WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPROVED LOADS OF FIRE APPARATUS (74,000 lbs/24,000 lbs PER AXLE) WHEN ROADS ARE WET. FOR EXAMPLE, A MINIMUM OF SIX (6) INCHES OF ABC COMPACTED TO WORK OVER AN APPROVED BASE WOULD MEET REQUIREMENTS.

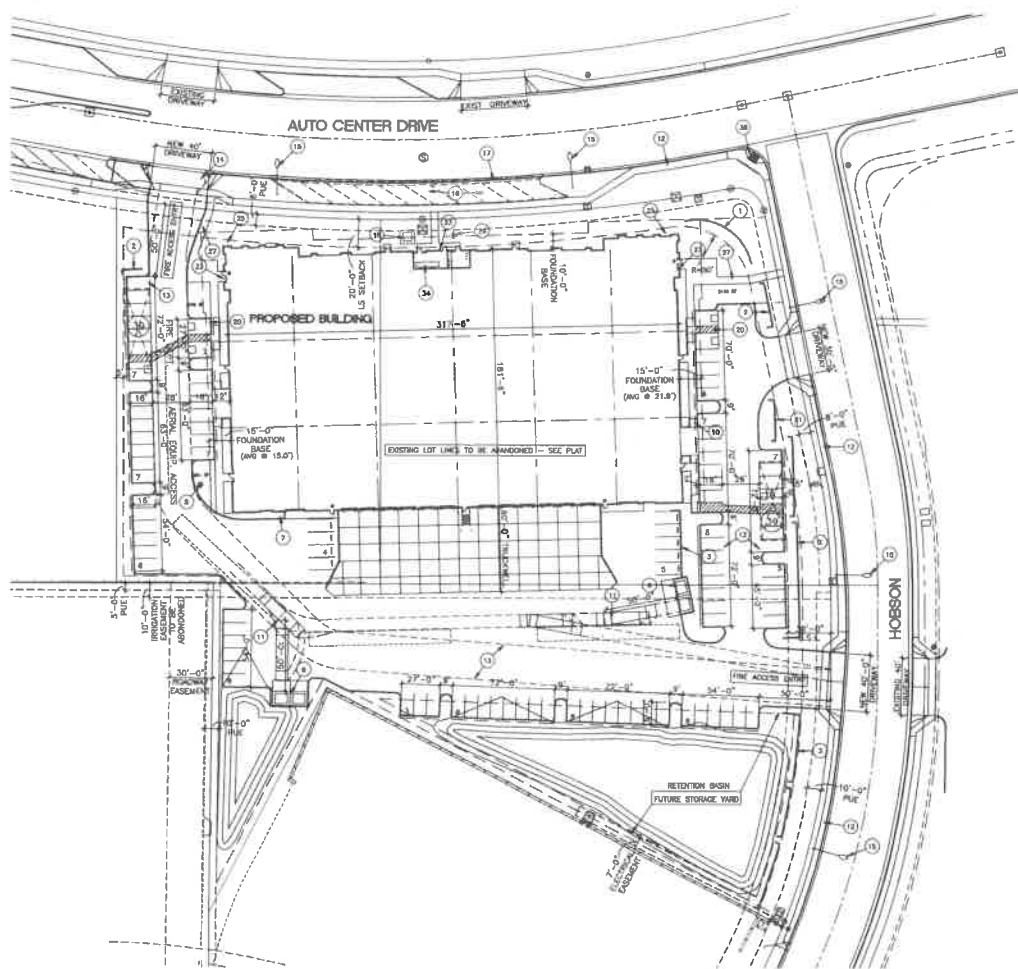
THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIAL AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSONS) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY, IFC CHAPTER 14.

WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTER B AND C. THE MINIMUM FIRE FLOW REQUIREMENTS WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIAL ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.

IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS AVAILABLE AT ALL TIMES, WHEN THE WORK IS COMPLETE, DEVELOPER / CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN, IFC CHAPTER 14.

COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND IFC CHAPTER 14 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.



PROJECT NARRATIVE

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 4.5 ACRES. THE SITE WILL INCLUDE 1 BUILDING DESIGNED FOR OFFICE, WAREHOUSE AND LIGHT INDUSTRIAL USES. THE BUILDING IS CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STORE FRONT GLAZING AND METAL TRELLIS WITH A FLAT, WOOD PAVEMENTED ROOF SYSTEM.

SITE PLAN

SCALE: 1"=40'-0"

PROJECT INFORMATION

ZONING (EXISTING)	L-1
ZONING (PROPOSED)	138-12-000B
APN	138-12-041 138-12-006A
SITE AREA (NET)	196,420 S.F. - 4.51 ACRES
LOT COVERAGE	196,420 S.F. / 30,367 S.F. = 79.7%
SITE AREA (GROSS)	241,760 S.F. - 5.56 ACRES
BUILDING HEIGHT PROPOSED	58'-0" PROPOSED
OCCUPANCY CLASSIFICATION	8/71/31
TYPE OF CONSTRUCTION	M-ESF
ALLOWABLE FLOOR AREA	UNLIMITED AREA
BUILDING AREA	58,339 S.F. 740 S.F.
PARKING CALCULATIONS	
REQUIRED SPACES	58,339 S.F. 18 SPACES
BUILDING AREA	750 63,754 S.F. / 500 =
ZSR: 14,583 S.F. / 375 =	39 SPACES
STANDARD SPACE PROVIDED	95 SPACES
ACCESSIBLE SPACES PROVIDED	8 SPACES
TOTAL SPACES PROVIDED	102 SPACES
BIKE PARKING PROVIDED	4 SPACES
SPACES REQUIRED:	102 SPACES x 2% =
	3 SPACES

LEGAL DESCRIPTION

The Land referred to herein is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 2
A PORTION OF LOT 4, MCDONALD INDUSTRIAL PARK UNIT TWO, ACCORDING TO BOOK 182 OF MAPS, PAGE 46, RECORD OF MARICOPA COUNTY, ARIZONA, BEGINNING AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, 56.04 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST 231.48 FEET TO THE NORTH LINE OF LOT 4;

THENCE NORTH 80 DEGREES 41 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, 425.00 FEET TO THE EAST LINE OF LOT 4 AND THE WEST LINE OF HOBSON STREET;

THENCE SOUTH 03 DEGREES 18 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 4, 88.39 FEET TO THE BEGINNING OF A SWIRLY CURVE CONCAVE WESTERLY HAVING A BACKSIGHT OF 407 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 28 MINUTES 32 SECONDS 17.76 FEET;

THENCE NORTH 80 DEGREES 43 MINUTES 50 SECONDS WEST 362.48 FEET;

THENCE SOUTH 77 DEGREES 00 MINUTES 00 SECONDS WEST 178.38 FEET TO THE TRUE POINT OF BEGINNING; PARCEL NO. 3A

AN EASEMENT FOR ROAD AS CREATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 83-148250 OVER THE EAST 35 FEET OF LOT 5, MCDONALD INDUSTRIAL PARK UNIT TWO, ACCORDING TO BOOK 182 OF MAPS, PAGE 46, RECORD OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3
LOT 7, MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO MARICOPA COUNTY RECORDS, BOOK 317 OF MAPS, PAGE 8, MARICOPA COUNTY, ARIZONA.

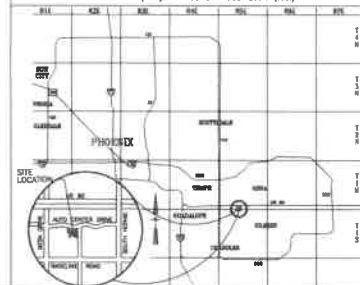
EXCEPT THE WEST 15.00 FEET THEREOF, ALSO DESCRIBED.

PARCEL NO. 3 OF LAND SPLIT SURVEY RECORDED IN BOOK 1438 OF MAPS, PAGE 14, RECORD OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4
LOT 8, MESA AUTOMOTIVE CENTER 4, ACCORDING TO MARICOPA COUNTY RECORDS, BOOK 239 OF MAPS, PAGE 9, MARICOPA COUNTY, ARIZONA.

PROJECT TEAM

OWNER:	PUPPYTATERS, LLP 480 E. AUTO CENTER DRIVE MESA, ARIZONA 85204
OWNER:	MCP/ACQUISITION, LLC 1230 W. WASHINGTON STREET, SUITE 203 TAMPA, ARIZONA 85201 (602) 452-2573 (602) 452-2571 (FAX)
ARCHITECT:	MCCALL & ASSOCIATES - JEFF MCCALL 4307 N. CHIEF CENTER PLAZA SCOTTSDALE, ARIZONA 85251 (480) 948-0018 948-5632 (FAX)
ELECTRICAL:	HAWKINS DESIGN GROUP - DAVE HAWKINS 1140 W. HAWKELL ROAD CLUBBIE, ARIZONA 85233 (480) 813-9000 813-9001 (FAX)
CIVIL:	CEC - NATHAN COTTRELL 12409 W. BOWEN SCHOOL ROAD, C-303 AVENUE, ARIZONA 85239 (623) 336-1993 748-9006 (FAX)
LANDSCAPE:	PHILLIP R. RYAN - PHIL RYAN 5775 W. CHAMBERLAIN BLVD., SUITE 229 CHAMBERLAIN, ARIZONA 85225 (480) 869-5813 863-5674 (FAX)



VICINITY MAP



4307 N. Chief Center Plaza
Scottsdale, AZ 85251
tel: (480) 948-0066
fax: (480) 948-5432

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sheet title

MESA EAST VALLEY COMMERCE PARK IV
547 E. AUTO CENTER DRIVE
MESA, ARIZONA 85204

date: 04/20/20
job no.: 19027
revision:



A1.1

**1017 BASELINE ROAD LLC
1330 BROADWAY SUITE 1050
OAKLAND, CA 94612**

**1220 HARWELL LLC
1111 S SIRRINE
MESA, AZ 85210**

**1325 WEST HARWELL 1 LLC/ETAL
1333 W BROADWAY RD NO 101
TEMPE, AZ 85282**

**1445 MONDEL LLC
1111 S SIRRINE
MESA, AZ 85210**

**1801 S FRASER LLC
1724 S NEVADA WY
MESA, AZ 85204**

**1837 PROPERTY LLC
2122 E HIGHLAND AVE STE 450
PHOENIX, AZ 85016**

**526 EAST JUANITA LLC
2150 E HIGHLAND AVE #207
PHOENIX, AZ 85016**

**922 E JUANITA LLC
922 E JUANITA AVE
MESA, AZ 85204**

**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**

**ALUMA LINE INC
75 W BASELINE RD
GILBERT, AZ 85234**

**ANTHONY AND MARILYN IPPOLITO
FAMILY TRUST
2538 E DESERT LN
GILBERT, AZ 85234**

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

**AUTO BASELINE L L C
1517 S SEPULVEDA BLVD
LOS ANGELES, CA 90025**

**AZ BASELINE INDUSTRIAL LP
140 2020 4TH ST SW
CALGARY, AB T2S 1W3**

**BASELINE MESA PROPERTY LLC
PO BOX 50620
IDAHO FALLS, ID 83405**

**BEECROFT EARL D/SHERRIE
3385 E BARBARITA AVE
GILBERT, AZ 85234**

**BIG Q LLC
625 E BASELINE
GILBERT, AZ 85233**

**BIO HUMA NETICS INC
1331 W HOUSTON AVE
GILBERT, AZ 85233**

**BRAGMAR INVESTMENTS LIMITED
PARTNER
5134 N CENTRAL AVE
PHOENIX, AZ 85012**

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

**CASSADAY LARRY A/EMILY M TR
1111 S SIRRINE
MESA, AZ 85210**

**CHURCH & GIBBENS LLC
3351 VENADO ST
CARLSBAD, CA 92009**

**CLOD LLC
2150 E HIGHLAND AVE STE 207
PHOENIX, AZ 85016**

**CLOD LLC/DC 23 LLC/RGA PROPERTIES
LLC
2150 E HIGHLAND AVE
PHOENIX, AZ 85016**

**CRUM PLUMBING INC
920 E JAVELINA AVE STE 2
MESA, AZ 85204**

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

**DAVIS FAMILY BUILDING LLC
2520 E WINCHESTER DR
GILBERT, AZ 85297**

**DCB HOLDINGS LLC
913 E SUNSET
CASA GRANDE, AZ 85122**

**DJ WADE INVESTMETNS LLC/LEWIS
BUS PARK LLC
2150 E HIGHLAND AVE STE 207
PHOENIX, AZ 85016**

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

ENVOY HOLDING CO LLC
1310 W BOXWOOD AVE
GILBERT, AZ 85233

EQUITY INDUSTRIAL PROPERTIES LLC
PO BOX 5095
SHERMAN OAKS, CA 91413

ESS BRISTOL GILBERT LLC
PO BOX 800729
DALLAS, TX 75380

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

FLATHEAD LLC
70 S VAL VISTA DR SUITE A3 460
GILBERT, AZ 85296

FOREST LANE INVESTMENTS
LLC/PARAGON CENTER LL
7904 E CHAPARRAL RD STE A110-496
SCOTTSDALE, AZ 85250

GET CONTROL REAL ESTATE
INVESTMENTS LLC
1530 N HOBSON ST STE 101
GILBERT, AZ 85233

GILBERT PRECISION MACHINE INC
1330 W HARWELL RD STE 1
GILBERT, AZ 85233

GILBERT TOWN OF
50 EAST CIVIC CENTER DR
GILBERT, AZ 85296

GREYBAR ELECTRIC CO
3350 W EARLL DR
PHOENIX, AZ 85017

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

HABANERO 1510 HOBSON LLC
6040 E MONTECITO
SCOTTSDALE, AZ 85251

HALL ROBERT P TR
470 LAKEVIEW DR
ZEPHYR COVE, NV 89448

HARWELL ROAD LLC
1111 S SIRRINE
MESA, AZ 85210

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

HIGH VOLTAGE HOLDINGS LLC
1327 W SAN PEDRO ST
GILBERT, AZ 85233

HORNE GILBERT PROPERTY LLC
PO BOX 50620
IDAHO FALLS, ID 83405

JUANITA PROPERTIES LLC
PO BOX 5771
SCOTTSDALE, AZ 85261

K MATKEM CO OF AZ LLC
6612 SNOWDRIFT RD
ALLENTOWN, PA 18106

KJH PROPERTIES LLC
3151 STURGIS RD
OXNARD, CA 93030

KRISMIN PROPERTIES LLC
3615 E ASPEN CRT
GILBERT, AZ 85234

LAZYESSES HOLDINGS LLC
1245 W HARWELL
GILBERT, AZ 85233

MAC RESOURCES LLC
1025 W STARWARD CT
GILBERT, AZ 85233

MESA COMMONS L L C
2150 E HIGHLAND AVE SUITE 207
PHOENIX, AZ 85016

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

METRO EAST VALLEY PHASE II LLC
1230 W WASHINGTON ST STE 203
TEMPE, AZ 85281

MIDWEST FOOD BANK NFP
725 E BASELINE RD
GILBERT, AZ 85233

MILLER FAMILY REAL ESTATE L L C
9350 SOUTH 150 E SUITE 900
SANDY, UT 84070

MILLER FAMILY REAL ESTATE LLC
9350 S 150 E STE 900
SANDY, UT 84070

NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE STE 900
ORLANDO, FL 32801

NOSTALGIC LLC
1292 W HARWELL RD
GILBERT, AZ 85233

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

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

PRESTON BRAD/TRUDELLA MELISSA
1400 GILBERT RD STE C
GILBERT, AZ 85234

PROPERTY OWNERS OF THE EAST
VALLEY INDUSTRI
1760 E PECOS RD STE 447
GILBERT, AZ 85295

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

PUPPYFEATHERS LTD PARTNERSHIP
PO BOX 4008
MESA, AZ 85211

RBS INVESTMENTS LLC
5123 E CALLE DEL NORTE
PHOENIX, AZ 85018

SANDRA PLAZA NO 1
1412 MAIN STREET
DALLAS, TX 75202

SOUTH HOME INVESTMENT LLC
856 E MAIN
MESA, AZ 85201

STANDARD PLUMBING SUPPLY
COMPANY INC
9150 S 300 WEST
SANDY, UT 84070

SY GILBERT COMMONS II LLC
150 PELICAN WY
SAN RAFAEL, CA 94901

SY GILBERT COMMONS III LLC
150 PELICAN WY
SAN RAFAEL, CA 94901

TANDT PROPERTIES LLC
1060 HENSLEY ST
RICHMOND, CA 94801

TBC BOXWOOD LLC
1085 W MUSKET WAY
CHANDLER, AZ 85286

TBC PRODUCTION SERVICES LLC
1085 W MUSKET WAY
CHANDLER, AZ 85286

TBS FACILITIES LLC
1085 W MUSKET WAY
CHANDLER, AZ 85248

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

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

VJ BASELINE LLC
4300 N MILLER RD SUITE 153
SCOTTSDALE, AZ 85251

W W GRAINGER INC
3230 E BROADWAY RD STE 235
PHOENIX, AZ 85040

WATTS INVESTMENTS LLC
7305 E GREENWAY RD
SCOTTSDALE, AZ 85260

WURTZ AND HALL LLC
913 E JUANITA
MESA, AZ 85204

ZIMMERMAN JOAN GOODMAN TR
3111 BEL AIR DR STE 26A
LAS VEGAS, NV 89103

ZIMMERMAN JOAN GOODMAN
TR/MANDEL WILLIAM TR
2150 E HIGHLAND STE 207
PHOENIX, AZ 85016

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

Alta Davidsen
Heritage Park Neighborhood
131 E GROVE
Mesa, AZ 85210

Delma Dickerman
Casa Mesa
1238 S LESUEUR
Mesa, AZ 85204

Jean Decker
Casa Mesa
553 E GLADE AVE
Mesa, AZ 85204

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

Felecia Zahn
Sunset Mesa
615 E GLADE
Mesa, AZ 85204

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

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

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Tab 5

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 25, 2020

CASE: ZON19-00935

Request: Rezoning from LI and LI-PAD to
LI-PAD; and Site Plan Review; This request
will allow for an industrial development.

APPLICANT: George A. Pasquel III

PHONE: 602-230-0600

Planning Division 480-644-2385

Posting date: 3/10/2020

3/10/20 07:04:19

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 25, 2020

CASE: ZON19-00935

Request: Rezoning from LI and LI-PAD to
LI-PAD; and Site Plan Review; This request
will allow for an industrial development.

APPLICANT: George A. Pasquel III

PHONE: 602-230-0600

Planning Division 480-644-2385

Posting date: 3/10/2020

3/10/20 07:09:20

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 25, 2020

CASE: ZON19-00935

Request: Rezoning from LI and LI-PAD to
LI-PAD; and Site Plan Review; This request
will allow for an industrial development.

APPLICANT: George A. Pasquel III

PHONE: 602-230-0600

Planning Division 480-644-2385

Posting date: 3/10/2020

3/10/20 07:11:54

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2020

Date: MARCH 10th, 2020

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON19-00935 (case number), on the 10th day of MARCH, 2020. 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: Maria Hitt

SUBSCRIBED AND SWORN before me this 10th day of MARCH, 2020

Marybeth Conrad
Notary Public

