

**Citizen Participation Report for Lot 7 – Thomas Road
3615 N 55th Pl Mesa, AZ 85215**

Application Number: ZON24-00711



*2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com*

*1151 Dove Street, Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785*

Submitted on: November 4, 2024

Meeting Held On: October 8, 2024

***Award-Winning Commercial Architecture Firm
Licensed in all 50 states & Saskatchewan, Canada***

Principals:
*Robert W. Kubicek, CEO
Neil A. Feaser, President
Kathleen D. Rieger, VP
Randy E. Haislet, VP
Rudy Rodriguez, OFC
Pam Vickers, OFC*



I. Introduction

This report provides results of the implementation of the Citizen Participation Plan for Lot 7 – Thomas Road project with an application number of ZON24-00711. The project is located at 3615 55th Pl, Mesa, AZ 85215. The vacant parcel will be used for commercial and office uses which is permitted in the LI (Light Industrial) zoning. This report provides evidence that citizens, neighbors, public agencies, and interested persons have adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. We are attaching the files that were presented for this neighborhood meeting – Citizen Participation Plan letter, Elevations, Project Narrative, and the Site Plan. Attached, also, are the list of people who attended the online meeting, and the minutes of the meeting.

II. Contact

Randy Haislet
RKA Architects, Inc.
(602) 517-3189
rhaislet@rka.com

III. Notification

The applicant mailed notice letters to all property owners within a 1,000-foot radius of the property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities. A project narrative, proposed site plan, and a proposed elevation were sent out to the lists of individuals and entities.

IV. Response

As of the writing of this report, there are no responses or comments received from the lists of individuals and entities.

September 23, 2024



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Office: (949) 954-8785

Dear Neighbors,

We have applied for Design Review for the property located at 3615 N 55th Pl Mesa, AZ 85215. This request is for development of a new ground up commercial with a total building area of 7,834 S.F. The case number assigned to this project is DRB24-00522.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (602) 955-3900 or e-mail me at rhailet@rkaa.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on Tuesday, October 8, 2024 in the City Council Chambers located at 57 East First Street. The Work Session will begin at 4:30 p.m. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom <https://mesa11.zoom.us/j/82508085605>, or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

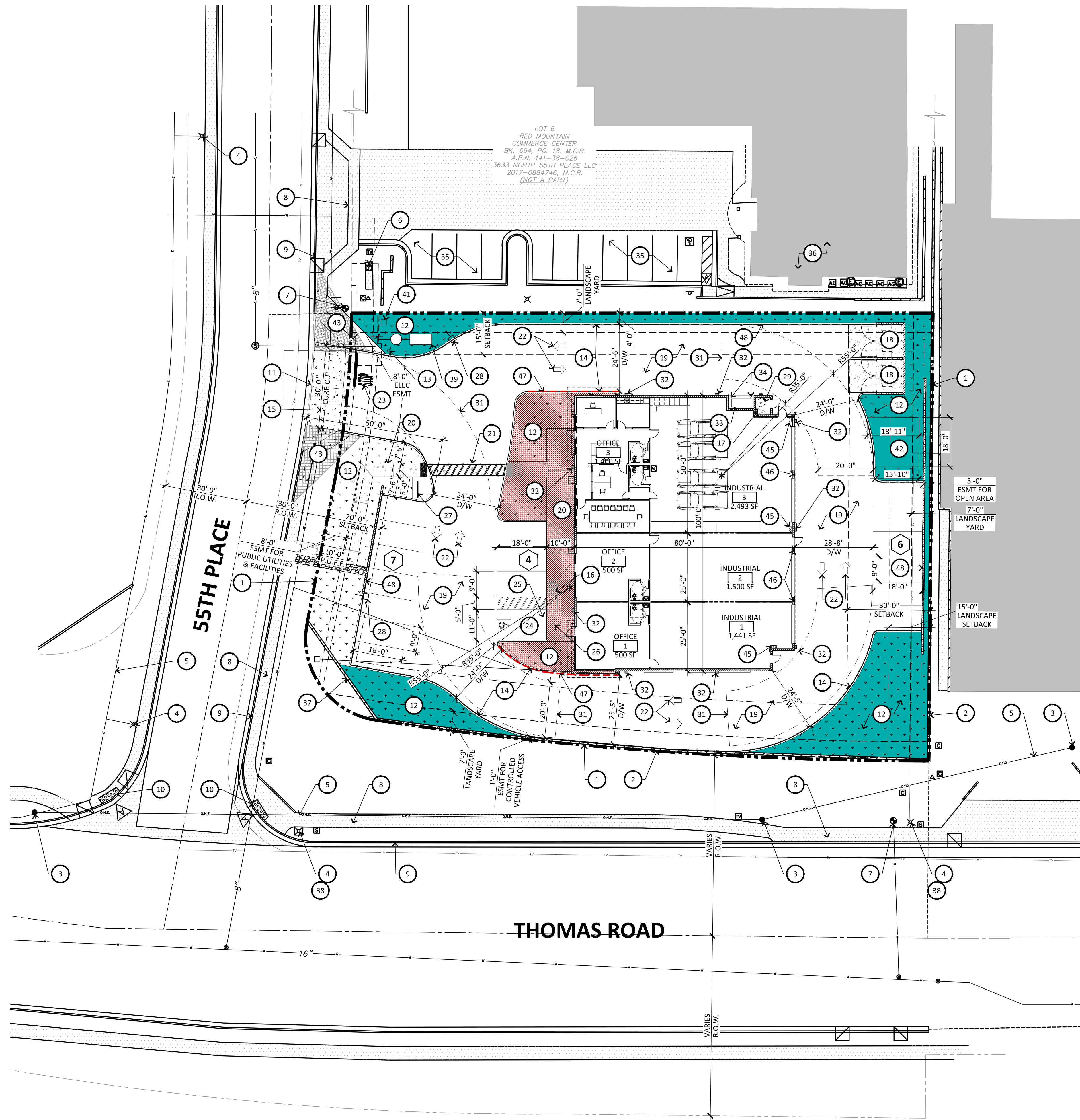
The City of Mesa has assigned this case to Tulili Tuiteleleapaga-Howard of their Planning Division staff. They can be reached at 480-644-6451 or Tulili.Tuiteleleapaga-Howard@MesaAZ.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,
Randy Haislet
Randy Haislet



Award-Winning Commercial Architecture Firm
Licensed in all 50 states & Saskatchewan, Canada

Principals:
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Neil A. Feaser, President
Steve Nosal, Executive VP
Kathleen D. Rieger, VP
Randy E. Haislet, VP
Rudy Rodriguez, OFC
Pam Vickers, OFC



ENLARGED SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DIRECTORY

OWNER
RICHARD WESTBERG
7333 E HOBART CIRCLE
MESA, AZ 85207-29344
PHONE: (480) 452-7980
CONTACT: RICHARD WESTBERG

CIVIL ENGINEER
VERTEX CIVIL ENGINEERING, LLC
7373 E DOUBLETREE RANCH RD SUITE B-150 & B-215
SCOTTSDALE, AZ 85258
PHONE: (888) 298-5162
CONTACT: DANIEL GONZALEZ
E-MAIL: daniel@vertexcivileng.com

ARCHITECT:
RKA ARCHITECTS & ASSOC., INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
PHONE: (602) 955-3900
CONTACT: RANDY HAISLET
E-MAIL: rhaislet@rkaa.com

LANDSCAPE
T.J. McQUEEN AND ASSOCIATES INC.
10450 N 74TH ST SUITE 120
SCOTTSDALE, AZ 85258
PHONE: (602) 265-0320
CONTACT: TIM McQUEEN
E-MAIL: timmqueen@tjmila.net

GENERAL NOTES

- COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33.
FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY.
- REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.
THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS 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 MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 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 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 ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.
- MESA AMENDED FIRE CODE SECTION 903.4 SPRINKLER SYSTEM SUPERVISION AND ALARMS. VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEVELS AND TEMPERATURES, CRITICAL AIR PRESSURES, AND WATERFLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT.
- 903.4.1 MONITORING, ALARM, SUPERVISORY AND TROUBLE SIGNALS SHALL BE DISTINCTLY DIFFERENT AND SHALL BE AUTOMATICALLY TRANSMITTED TO AN UNDERWRITERS LABORATORY LISTED OR FACTORY MUTUAL APPROVED SUPERVISING STATION OR, WHERE APPROVED BY THE FIRE CODE OFFICIAL, SHALL SOUND AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
- TO INVESTIGATE EXISTING PAVEMENT FOR COMPOSITION, STRUCTURAL CAPACITY, AND STABILITY. IF AFTER THE ENGINEER'S INVESTIGATION, THE CITY DETERMINES THE EXISTING PAVEMENT SECTION IS BELOW CURRENT STANDARDS, THE ENGINEER SHALL CALL OUT A SAWCUT AT THE CONSTRUCTION CENTERLINE AND REPLACEMENT OF THE EXISTING PAVEMENT WILL BE REQUIRED WITH NEW PAVEMENT PER CITY STANDARDS.
- SIGNING AND PAVEMENT MARKING PLANS ARE REQUIRED FOR ANY DEVELOPMENT THAT MODIFIES EXISTING PAVEMENT, BUILDS NEW PAVEMENT, OR INTRODUCES NEW OR MODIFIES EXISTING VEHICULAR OR PEDESTRIAN ACCESS TO ROADWAYS PER THE CURRENT COM ENGINEERING AND DESIGN STANDARDS SEC. 204.3. ANY SIGNING AND STRIPING INSTALLATION OR MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- IF NECESSARY AND REQUIRED, GREASE TRAPS SHOULD FOLLOW CITY OF MESA ENGINEERING AND DESIGN STANDARDS SECTION 433.16 WITH AN INDUSTRIAL PRETREATMENT FORM.
- SITE PLAN INDICATES UTILIZATION OF EXISTING SIDEWALK AND DRIVEWAYS. CONFIRM ALL SIDEWALKS AND DRIVEWAYS ARE FREE FROM DEFICIENCIES, ADA AND COM COMPLIANT PER COM STD. DTL M-42, AND ENGINEERING DESIGN GUIDELINES.
- G.C. TO COMPLY ON STREET LIGHT PLANS PER CHAPTER 9 OF THE CURRENT COM ENGINEERING & DESIGN STANDARDS.

KEYNOTES

- PROPERTY LINE
- EXISTING SCREEN WALL TO REMAIN
- EXISTING POWER POLE TO REMAIN
- EXISTING STREET LIGHT POLE TO REMAIN
- EXISTING OVERHEAD ELECTRIC LINE TO REMAIN
- EXISTING ELECTRIC CABINET TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING CONCRETE CURB TO REMAIN
- EXISTING A.D.A ACCESSIBLE CURB RAMP TO REMAIN
- DASHED LINE INDICATES CURB TO BE REMOVED
- HATCH INDICATES LANDSCAPING
- NEW STOP SIGN POST, RE: 16/SP2.0
- NEW 6" HIGH CONCRETE CURB, RE: 11/SP2.0
- NEW CURB CUT, PER COM Std Dtl M-42, RE:10/SP2.1
- NEW A.D.A ACCESSIBLE CURB RAMP, MAX. SLOPE 1:12, RE: 12/SP2.0
- NEW ROOF ACCESS
- NEW TRASH ENCLOSURE, RE: 20/SP2.2
- NEW ASPHALT PAVING
- NEW SIDEWALK W/ CONTROL JOINTS AND EXPANSION JOINTS, RE: 10/SP2.0
- NEW STRIPED CROSSWALK, RE: 12 (A)/SP2.1
- NEW STANDARD WAY-FINDING ARROW
- NEW PAINTED STOP SIGN, RE: 12/SP2.0
- NEW A.D.A PARKING, RE: 20/SP2.0
- NEW WHEEL STOP, RE: 11/SP2.0
- NEW ACCESSIBLE PARKING SIGN, RE: 4/SP2.0 & 12/SP2.1 (B)
- NEW BIKE RACK, RE: 13/SP2.0
- NEW 20'-0" HIGH POLE MOUNTED SITE LIGHTING
- NEW FIRE RISER ROOM WITH FIRE RISER DOOR SIGN, RE: 17/SP2.0
- NEW FIRE DEPARTMENT CONNECTION WITH FDC SIGN, RE: 18/SP2.0
- FIRE TRUCK TURNING RADIUS
- NEW WALL PACK LIGHT
- NEW ELECTRICAL SES CABINET
- NEW EXTERIOR PIPE BOLLARD, RE: 15/SP2.0
- EXISTING PARKING SPACES TO REMAIN
- EXISTING OFFICE BUILDING TO REMAIN
- EXISTING "RED MOUNTAIN COMMERCE CENTER" SIGN
- EXISTING "NO PARKING" SIGN
- NEW SEPTIC TANK AND SEPTIC PIT
- NEW WATER METER
- NEW COMMUNICATION BOX
- NEW 300 S.F. COMMON OPEN SPACE
- NEW SIGHT VISIBILITY TRIANGLE
- NEW WATER AND FIRE LINE
- NEW ROOF DRAINS WITH 2 OVERFLOW
- NEW RECESSED HOSE BIBB
- DASHED LINE INDICATES NEW "NO PARKING" FIRE LANE
- RETAINING WALL, MAX HEIGHT AT 3'-0"
- NEW KNOX BOX, RE: 14/SP2.0

DEFERRED SUBMITTAL

- FIRE SPRINKLER SYSTEM
- SEPTIC SYSTEM

PROJECT DESCRIPTION

PROPOSED PROJECT WILL BE A NEWLY CONSTRUCTED 1-STORY GROUND UP LIGHT INDUSTRIAL BUILDING (LI-PAD). PROJECT LOCATED AT RED MOUNTAIN COMMERCE CENTER - NORTHEAST CORNER OF E. THOMAS RD AND N. 55TH PL, MESA, AZ. BUILDING WILL BE BUILT IN MASONRY AND METAL FRAME CONSTRUCTION TYPE - EQUIPPED WITH FULLY AUTOMATIC SPRINKLER SYSTEM.

AS PART OF THE SUBMITTAL, AN ALTERNATIVE LANDSCAPE PLAN AND A FOUNDATION BASE EXCEPTION WILL BE REQUESTED AS A PART OF THE SUBMITTAL. CURRENTLY, THIS PROJECT IS IN COMPLIANCE WITH 11-33-7: ALTERNATIVE LANDSCAPE PLAN - LANDSCAPE DESIGN PRINCIPLES #1 (DESIGN PRINCIPLES), #2 (INNOVATIVE DESIGN), #3 (PLANT VARIETY), 4 (NATURALISTIC DESIGN), 5 (COMPATIBILITY WITH SURROUNDING USES), 6 (WATER EFFICIENCY) & 10 (PLANT VIABILITY AND LONGEVITY).

PROJECT WILL BE BUILT IN COMPLIANCE WITH ALL REGULATIONS ADOPTED BY CITY AND JURISDICTION. THE PROPOSAL IS LOCATED WITHIN THE AIRPORT OVERFLIGHT AREA 3 (AOA 3). FUTURE DEVELOPMENT WILL BE REQUIRED TO MEET THE SUPPLEMENTARY PROVISIONS OUTLINED IN SECTION 11-9-5.

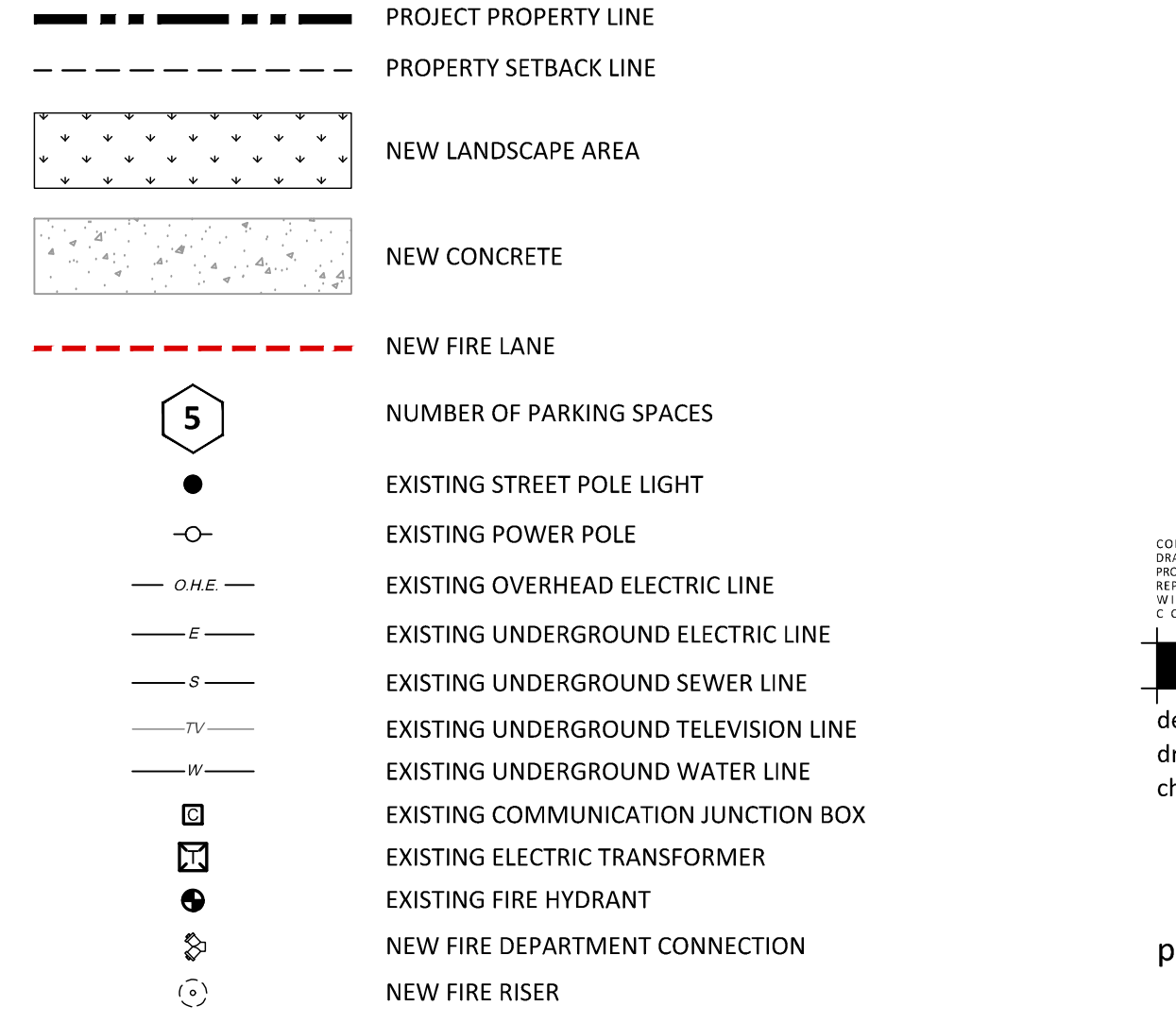
PER MZO SECTION 11-33-7: ALTERNATIVE LANDSCAPE PLAN
REQUIRED AREA OF LANDSCAPE SETBACK YARD: 4,018 S.F.
PROVIDED AREA FOR LANDSCAPE SETBACK: 4,190 S.F.

PER MZO SECTION 11-33-5(A)(1)
REQUIRED AREA OF BUILDING FRONTAGE: 1,589 S.F.
PROVIDED AREA OF BUILDING FRONTAGE: 1,810 S.F.

SITE DATA

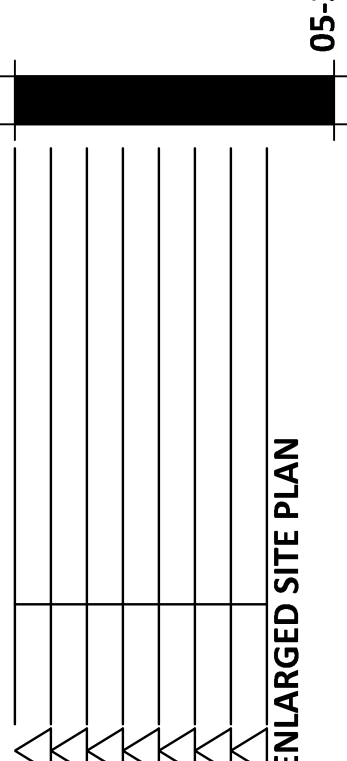
PARCEL #	141-38-027
ADDRESS	WITHIN THE 3600 BLOCK OF N 55TH PLACE, NORTH OF E THOMAS RD.
ZONING	LI-PAD (LIGHT INDUSTRIAL) - INDUSTRIAL BUILDING IS PERMITTED
GENERAL PLAN DESIGNATION	EMPLOYMENT - SUB-TYPE: BUSINESS PARKS
SUB AREA PLAN/S	FALCON FIELD
JURISDICTION	CITY OF MESA
COUNCIL DISTRICT	COUNCIL DISTRICT 5
OCCUPANCY	B-BUSINESS
PROPOSED USE	OFFICE / COMMERCIAL
ALLOWABLE AREA	57,000 S.F. (TABLE 506.2)
LOT SIZE	34,208 S.F. / 0.785 ACRES
ALLOWABLE LOT COVERAGE	90% - PER CHAPTER 7: TABLE 11-7-3
PROVIDED LOT COVERAGE	18,942 S.F. / 34,208 S.F. = 55%
LANDSCAPE AREA PROVIDED	6,380 S.F. / 34,208 S.F. = 19%
ALLOWABLE BUILDING HEIGHT	40'-0"
PROPOSED BUILDING HEIGHT	29'-10"
BUILDING AREA	SPACE 1: 3,893 S.F. SPACE 2: 2,000 S.F. SPACE 3: 1,941 S.F.
TOTAL BUILDING AREA	7,834 S.F.
PARKING REQUIRED	INDUSTRIAL SHELL BUILDING
	75% AT 1 SPACE PER 500 S.F. + 25% AT 1 SPACE PER 375 S.F.
	7,834 S.F. x 75% = 5,876 / 500 = 12 SPACES
	7,834 S.F. x 25% = 1,959 / 375 = 5 SPACES
	12 SPACES + 5 SPACES = 17 SPACES
TOTAL PARKING REQUIRED	17 SPACES
PARKING PROVIDED	17 SPACES
FIRE SPRINKLER REQUIRED	YES PER NFPA 13
FIRE ALARM REQUIRED	YES
FIRE EXTINGUISHER	2A-10B: C PER 3,000 S.F. OF FLOOR AREA MAX TRAVEL DISTANCE OF 75' - TO FIRE EXIT
PANIC HARDWARE	YES
APPLICABLE CODES	ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION: 2018 IBC (INTERNATIONAL BUILDING CODE) 2018 IMC (INTERNATIONAL MECHANICAL CODE) 2018 IPC (INTERNATIONAL PLUMBING CODE) 2018 IECC (INTERNATIONAL ENERGY CONSERVATION CODE) 2018 IFC (INTERNATIONAL FIRE CODE) 2017 NEC (NATIONAL ELECTRIC CODE) AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ARIZONANS WITH DISABILITIES ACT 2018 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN

LEGEND



RKA
ARCHITECTS & ASSOCIATES, INC.
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900

PRELIMINARY



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACTOR AND ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACTOR SHALL ALLOW OWNER TO TRANSFER PAYMENT CYCLE TO 90 DAYS WITH NO CHARGE. AFTER THE CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN DISCREPANCY OF DISCREPANCY BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

NAME: _____
ADDRESS: _____
CONTACT: _____
PHONE: _____

LOT 7 THOMAS RD
3615 N 55TH PL
MESA, AZ 85215

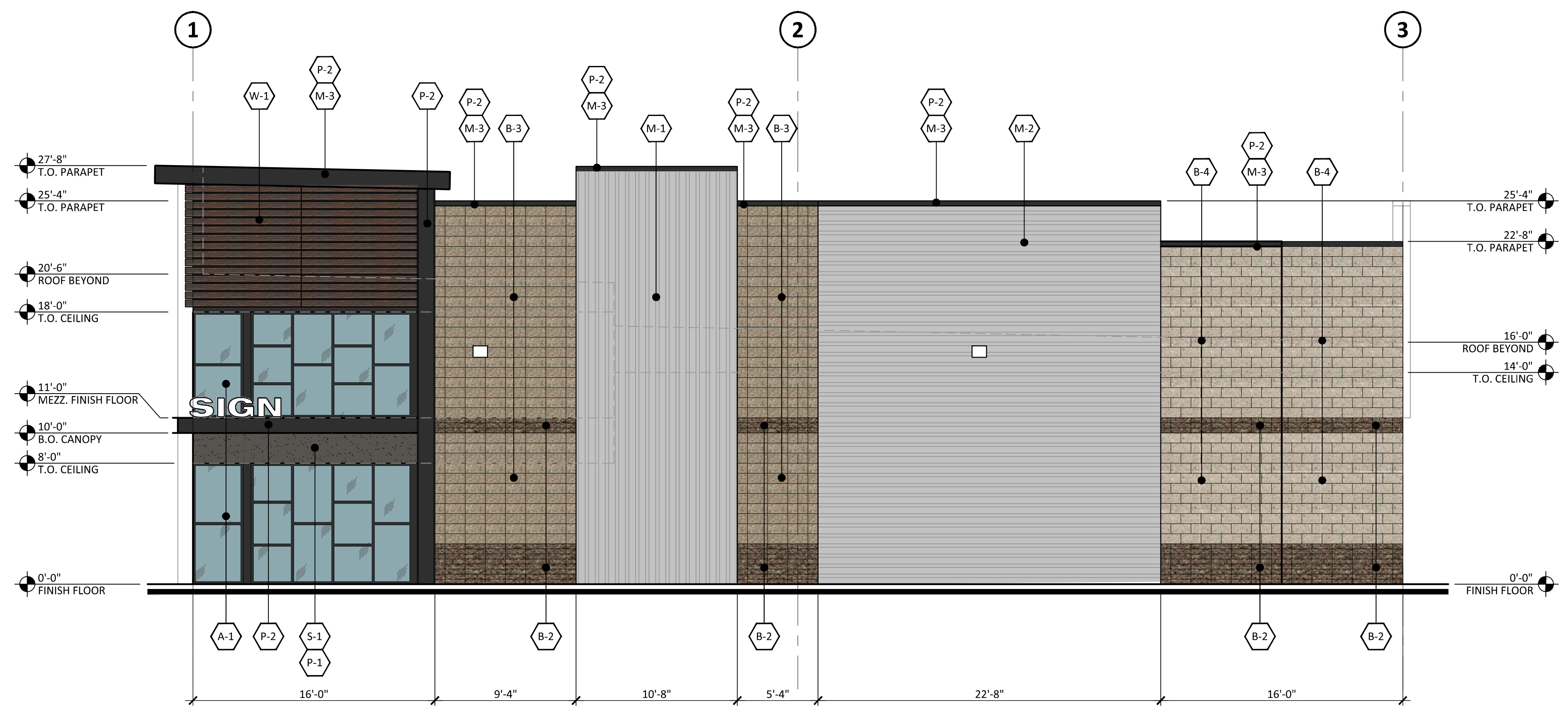
design by: **RH**
drawn by: **MM**
checked by: **RH**

SP1.1
project #: 23250

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1 WEST ELEVATION (55TH PLACE)
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION (THOMAS ROAD)
SCALE: 3/16" = 1'-0"

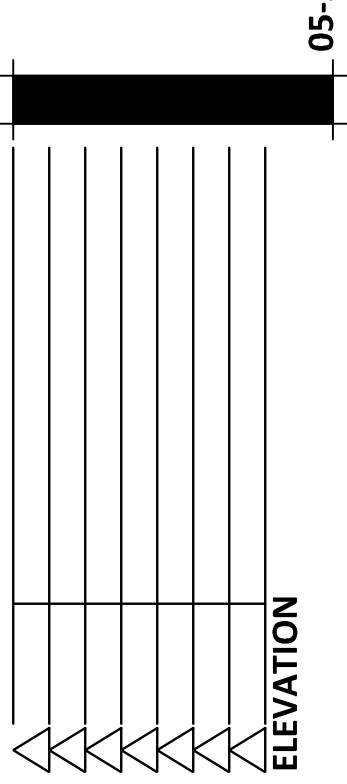
MATERIAL LEGEND

A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: #29 BLACK (AA-M10C21A44)
B-1	4x4x8 GROUND FACE CONCRETE MASONRY UNIT STACK BOND MANUF: ECHELON MASONRY - TRENDSTONE COLOR: PEBBLE BEACH
B-2	4x4x8 TEXTURED CONCRETE MASONRY UNIT STACK BOND MANUF: ECHELON MASONRY - MESASTONE COLOR: BLACK MOUNTAIN
B-3	8x8x16 GROUND FACE CONCRETE MASONRY UNIT STACK BOND MANUF: ECHELON MASONRY - TRENDSTONE COLOR: PEBBLE BEACH
B-4	8x8x16 GROUND FACE CONCRETE MASONRY UNIT RUNNING BOND MANUF: ECHELON MASONRY - TRENDSTONE COLOR: MISSION WHITE
C-1	17-7/8x119-5/16 FAUX CONCRETE BLOCK MANUF: NICHHA FIBER CEMENT COLOR: EMPIREBLOCK CONCRETE SERIES
D-1	ROLL-UP METAL DOOR MANUF: JANUS COLOR: SILHOUETTE GRAY
D-2	MAN DOOR MANUF: SHERWIN WILLIAMS COLOR: (SW 6258) TRICORN BLACK
M-1	PBR PANEL METAL ROOFING (VERTICAL) MANUF: WESTERN STATES METAL ROOFING
M-2	PBR PANEL METAL ROOFING (HORIZONTAL) COLOR: WESTERN STATES METAL ROOFING
M-3	STEEL FRAME / BRAKE METAL
P-1	PAINT MANUF: SHERWIN WILLIAMS COLOR: (SW 7020) BLACK FOX
P-2	PAINT MANUF: SHERWIN WILLIAMS COLOR: (SW 6258) TRICORN BLACK
S-1	SMOOTH SAND SYNTHETIC STUCCO
W-1	WOOD EDGE BOARD MANUF: TREX COLOR: SPICED RUM



BRKA
ARCHITECTS
2333 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900

PRELIMINARY



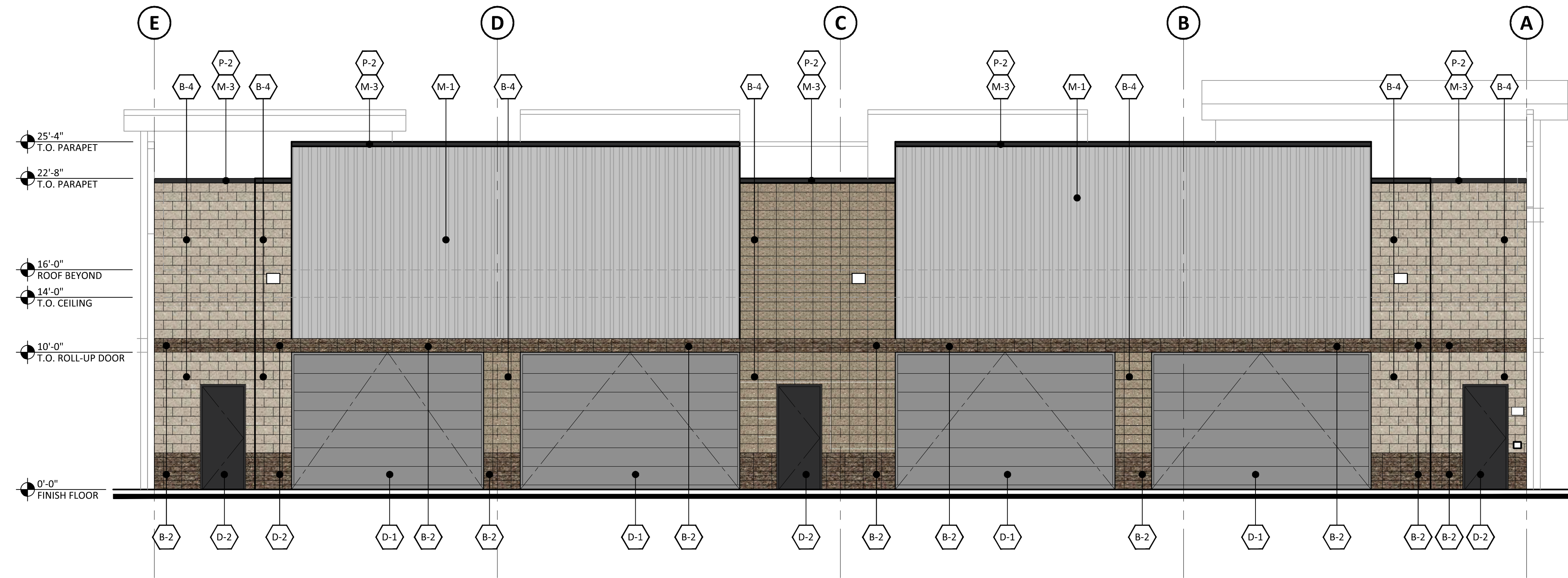
NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OF OTHER THAN THIRTY DAYS. THIS CONTRACT MAY REQUIRE THE OWNER TO MAKE PAYMENT TO THE SUBMITTER IN FULL AT THE END OF EACH BILLING CYCLE AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN RECEIPT FOR EACH BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME: _____
ADDRESS: _____
CONTACT: Name _____
PHONE: _____

LOT 7 THOMAS RD
3615 N 55TH PL
MESA, AZ 85215

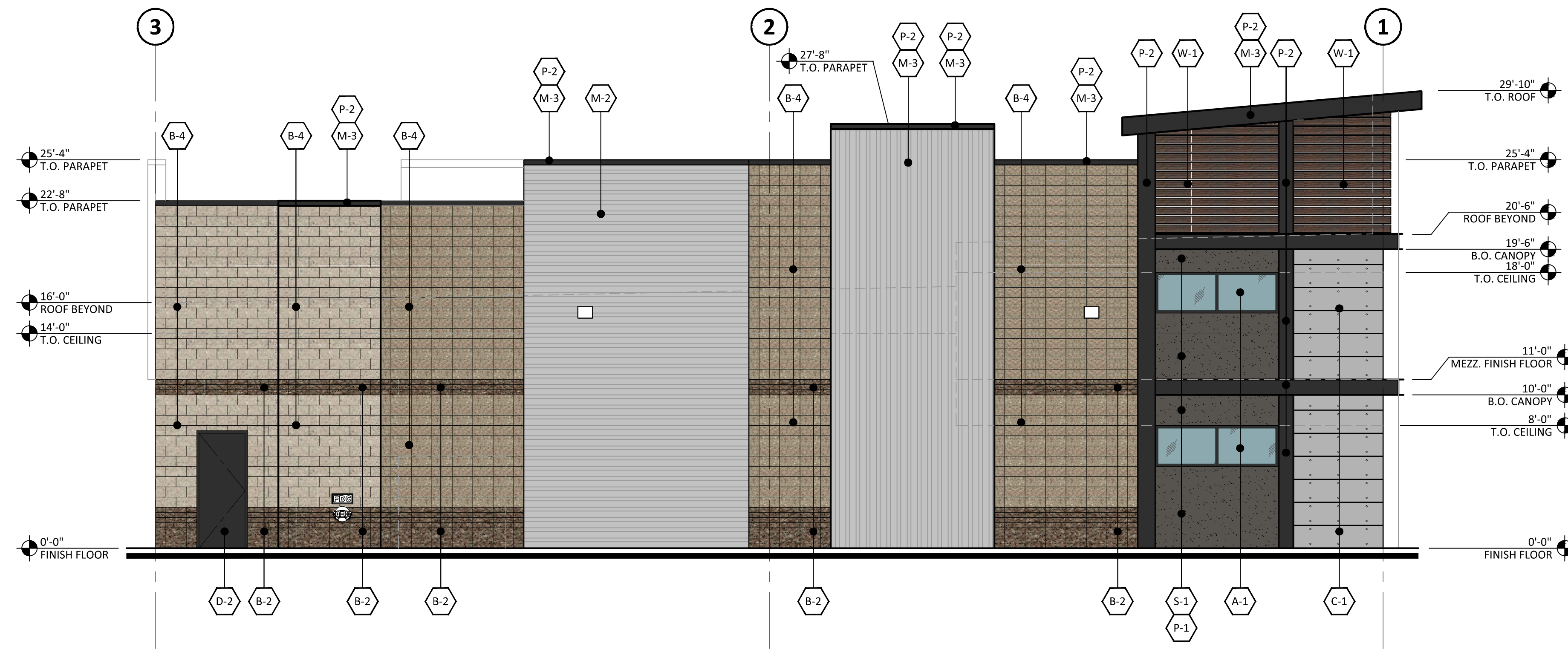
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design by: RH
drawn by: MM
checked by: RH

A4.0
project #: 23250



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: #29 BLACK (AA-M10C21A44)
B-1	4x4x8 GROUND FACE CONCRETE MASONRY UNIT STACK BOND MANUF: ECHELON MASONRY - TRENDSTONE COLOR: PEBBLE BEACH
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W-1	WOOD EDGE BOARD MANUF: TREX COLOR: SPICED RUM

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY REQUIRE OWNERS TO MAKE PAYMENT TO THE SUBMITTER IN FULL AT THE END OF EACH BILLING AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DISCRIPTION OF EACH BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

NAME: _____
ADDRESS: _____
CONTACT: Name _____
PHONE: _____

LOT 7 THOMAS RD
3615 N 55TH PL
MESA, AZ 85215

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design by: RH
drawn by: MM
checked by: RH

A4.1
project #: 23250

Parcel Number	Owner	Property Address	Mailing Address
141-38-006L	EARL CINDY LYNN		1008 N 110TH ST MESA AZ USA 85207
141-38-006X	BARRIENTOS ROGER/BARBARA A		3655 S HASSETT MESA AZ USA 85212
141-38-006Y	REX BRYANT PHILLIPS LIVING TRUST	3737 N 54TH ST MESA 85215	3737 N 54TH ST MESA AZ USA 85215
141-38-008G	SALK LLC		PO BOX 4241 MESA AZ USA 85211
141-38-016A	SALK LLC	3719 N 54TH ST MESA 85215	PO BOX 4241 MESA AZ USA 85211
141-38-016B	SALK LLC		PO BOX 4241 MESA AZ USA 85211
141-38-021	NORTHRIM DEVELOPMENT LLC	5454 E REDMONT CIR MESA 85215	4446 E UNIVERSITY DR UNIT 110 MESA AZ USA 85205
141-38-022	RED ACORN MANAGEMENT LLC	5510 E REDMONT CIR MESA 85215	2929 N POWER RD 101 MESA AZ USA 85215
141-38-023	POTTHOFF MARA A	5528 E REDMONT CIR MESA 85215	3575 E BARBARITA AVE GILBERT AZ USA 85234
141-38-024	POTTHOFF LARRY L/ANN R	5550 E REDMONT CIR MESA 85215	3575 E BARBAROTA AVE GILBERT AZ USA 85234
141-38-025	POTTHOFF LARRY L/ANN R	3655 N 55TH PL MESA 85215	3575 E BARBAROTA AVE GILBERT AZ USA 85234
141-38-026	3633 NORTH 55TH PLACE LLC	3633 N 55TH PL MESA 85215	3633 N 55TH PL MESA AZ USA 85215
141-38-027	RESIDENT PLUMBER LLC	3615 N 55TH PL MESA 85215	7333 E HOBART CIR MESA AZ USA 85207
141-38-028	LAFAYETTE CIRCLE LLC	3616 N 55TH PL MESA 85215	5515 E REDMONT DR MESA AZ USA 85215
141-38-029	LAFAYETTE CIRCLE LLC	3634 N 55TH PL MESA 85215	5515 E REDMONT CIR MESA AZ USA 85215
141-38-030A	LAFAYETTE CIRCLE LLC	5515 E REDMON DR MESA 85215	5515 E REDMON DR MESA AZ USA 85215
141-38-032	RED MOUNTAIN COMMERCE CENTER ASSOCIATION	5460 E THOMAS RD MESA 85215	5515 E REDMONT CIR MESA AZ USA 85215
141-38-033	RED MOUNTAIN COMMERCE CENTER ASSOCIATION	5460 E THOMAS RD MESA 85215	MESA AZ USA 85201
141-38-042	BOYLE FAMILY LLC THE		745 N STAPLEY DR MESA AZ USA 85203
141-39-001D	SALT RIVER PROJ AGRI IMPRMT & POWER DIST	5610 E THOMAS RD MESA 85215	PO BOX 52025 PHOENIX AZ USA 850722025
141-39-083	CHIMBOTE FAMILY TRUST	5733 E SIERRA MORENA ST MESA 85215	5733 E SIERRA MORENA ST MESA AZ USA 85215
141-39-084	BOYD ISAAH M/WILLIAMS SARAH C	5729 E SIERRA MORENA ST MESA 85215	5729 E SIERRA MORENA ST MESA AZ USA 85215
141-39-085	SERRANO OSCAR PINTO/RODRIGUEZ MARTHA ZUZUKI ALVARADO	5723 E SIERRA MORENA ST MESA 85215	5723 E SIERRA MORENA ST MESA AZ USA 85215
141-39-086	ARNIERI ALEXANDRA FITZPATRICK	5719 E SIERRA MORENA ST MESA 85215	5719 E SIERRA MORENA ST MESA AZ USA 85215
141-39-087	HAYES TYLER J/CHRISTINA L	5715 E SIERRA MORENA ST MESA 85215	5715 E SIERRA MORENA ST MESA AZ USA 85215
141-39-088	BHARGAVA NIKHIL/NIDHI	5709 E SIERRA MORENA ST MESA 85215	5709 E SIERRA MORENA ST MESA AZ USA 85215
141-39-089	BACHTLE BENJAMIN C/JONES VANESSA L	5705 E SIERRA MORENA ST MESA 85215	5705 E SIERRA MORENA ST MESA AZ USA 85215
141-39-090	EREKSON KAYLA PYRAH/RICHARD ALVIN	5701 E SIERRA MORENA ST MESA 85215	5701 E SIERRA MORENA ST MESA AZ USA 85215
141-39-091	PUGMIRE MCKAY/MARCELA ALEJANDRA	5663 E SIERRA MORENA ST MESA 85215	PO BOX 13429 PHOENIX AZ USA 85002
141-39-092	TWITCHELL BRYAN	5657 E SIERRA MORENA ST MESA 85215	5657 E SIERRA MORENA ST MESA AZ USA 85215
141-39-093	SCHILLER DANIEL/SHELBY L	5651 E SIERRA MORENA ST MESA 85215	5651 E SIERRA MORENA ST MESA AZ USA 85215
141-39-094	ARNIERI NICHOLAS	5645 E SIERRA MORENA ST MESA 85215	5645 E SIERRA MORENA ST MESA AZ USA 85215
141-39-095	EAGAN FAMILY TRUST	5639 E SIERRA MORENA ST MESA 85215	5639 E SIERRA MORENA ST MESA AZ USA 85215
141-39-096	BRENDAN M PETERS AND MECHELLE C PETERS TRUST	5633 E SIERRA MORENA ST MESA 85215	5633 E SIERRA MORENA ST MESA AZ USA 85215
141-39-097	HOPWOOD RICHARD H JR/KAREN E	5634 E SIERRA MORENA ST MESA 85215	5634 E SIERRA MORENA ST MESA AZ USA 85215
141-39-098	DEAVILA GREGORY	5640 E SIERRA MORENA ST MESA 85215	5640 E SIERRA MORENA ST MESA AZ USA 85215
141-39-099	CORRETTE ROBERT/DORIE	5646 E SIERRA MORENA ST MESA 85215	5646 E SIERRA MORENA ST MESA AZ USA 85215
141-39-100	WEDDLE JEFFREY S/CHERYL L	5652 E SIERRA MORENA ST MESA 85215	5652 E SIERRA MORENA ST MESA AZ USA 85215
141-39-101	WRIGHT GRANT M/GIBBONS KASSIDI M	5658 E SIERRA MORENA ST MESA 85215	5658 E SIERRA MORENA ST MESA AZ USA 85215
141-39-102	OSTROWSKI FAMILY LIVING TRUST	5664 E SIERRA MORENA ST MESA 85215	5664 E SIERRA MORENA ST MESA AZ USA 85215
141-39-103	HODGE MARK/RACHELLE	5702 E SIERRA MORENA ST MESA 85215	5702 E SIERRA MORENA ST MESA AZ USA 85215
141-39-104	WALERIUS THOMAS H/ANNA M	5706 E SIERRA MORENA ST MESA 85215	17215 32ND AVE N PLYMOUTH MN USA 55447
141-39-105	BURNETT JEFFREY/ELIZABETH	5718 E SIERRA MORENA ST MESA 85215	5718 E SIERRA MORENA ST MESA AZ USA 85215
141-39-106	RESERVE 100 LLC	5722 E SIERRA MORENA ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-107	RESERVE 100 LLC	5728 E SIERRA MORENA ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-108	TENISON RACHEL A	5732 E SIERRA MORENA ST MESA 85215	5732 E SIERRA MORENA ST MESA AZ USA 85215

141-39-114	SYPNIEWSKI QUINN B/MIA M	5727 E SAYAN ST MESA 85215	5727 E SAYAN ST MESA AZ USA 85215
141-39-115	ROBINSON JAIME	5723 E SAYAN ST MESA 85215	5723 E SAYAN ST MESA AZ USA 85215
141-39-116	RESERVE 100 LLC	5719 E SAYAN ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-117	LYNN AUSTIN ADAMS AND JULIA LYNN ADAMS TRUST	5707 E SAYAN ST MESA 85215	5707 E SAYAN ST MESA AZ USA 85215
141-39-118	BROPHY ADAM/MELISSA	5701 E SAYAN ST MESA 85215	5701 E SAYAN ST MESA AZ USA 85215
141-39-119	EASTBURN RHONDA L	5665 E SAYAN ST MESA 85215	5665 E SAYAN ST MESA AZ USA 85215
141-39-120	PATEL SUMIT/NUPUR	5659 E SAYAN ST MESA 85215	5659 E SAYAN ST MESA AZ USA 85215
141-39-121	BAKER PAUL C III/CYNTHIA HOPE	5653 E SAYAN ST MESA 85215	5653 E SAYAN ST MESA AZ USA 85215
141-39-122	LOVERNE OLGA G	5647 E SAYAN ST MESA 85215	5647 E SAYAN ST MESA AZ USA 85215
141-39-123	HAMBRIGHT RYAN/LUCIA	5641 E SAYAN ST MESA 85215	5641 E SAYAN ST MESA AZ USA 85215
141-39-124	WALKER ALAN/ROSE	5635 E SAYAN ST MESA 85215	5635 E SAYAN ST MESA AZ USA 85215
141-39-125	LASKOWSKI DANIEL/HAGGE SARAH	3642 N AMBROSA MESA 85215	3642 N AMBROSA MESA AZ USA 85215
141-39-126	OMOSOWON SAMSON	3646 N AMBROSA MESA 85215	3646 N AMBROSA MESA AZ USA 85215
141-39-127	ZELLER PRESTON C/DANIELLE K	3650 N AMBROSA MESA 85215	3650 N AMBROSA MESA AZ USA 85215
141-39-128	CARRIERI FAMILY TRUST	5636 E SAYAN ST MESA 85215	5704 E SCARLET ST MESA AZ USA 85215
141-39-129	GREGORY J WESSEL AND CATHERINE M WESSEL JOINT REVOCABLE TRUST	5642 E SAYAN ST MESA 85215	5642 E SAYAN ST MESA AZ USA 85215
141-39-130	KOSTER FAMILY LIVING TRUST	5648 E SAYAN ST MESA 85215	5648 E SAYAN ST MESA AZ USA 85215
141-39-131	WILHELM CURTIS/PADGETT EMILY	5654 E SAYAN ST MESA 85215	5654 E SAYAN ST MESA AZ USA 85215
141-39-132	JMB TRUST	5660 E SAYAN ST MESA 85215	5660 E SAYAN ST MESA AZ USA 85215
141-39-133	PISHA JEFFREY/RHONDA	5664 E SAYAN ST MESA 85215	5664 E SAYAN ST MESA AZ USA 85215
141-39-134	APANOVICH NICK J/YU HUIFANG	5702 E SAYAN ST MESA 85215	5702 E SAYAN ST MESA AZ USA 85215
141-39-135	KHAYAT JOHN E/CORRIE KELLY L	5731 E SCARLET ST MESA 85215	5731 E SCARLET ST MESA AZ USA 85215
141-39-136	JANET DIETER DAHLBERG REVOCABLE TRUST	5725 E SCARLET ST MESA 85215	5725 E SCARLET ST MESA AZ USA 85215
141-39-137	LUKA CHERYL/WILLIAM	5721 E SCARLET ST MESA 85215	5721 E SCARLET ST MESA AZ USA 85215
141-39-138	SITTERLY ELIZABETH	5715 E SCARLET ST MESA 85215	5715 E SCARLET ST MESA AZ USA 85215
141-39-139	CROUCH CALEB LYNN	5711 E SCARLET ST MESA 85215	5711 E SCARLET ST MESA AZ USA 85215
141-39-140	BACKALUKAS ANGELICA K/BOUK BRYAN	5707 E SCARLET ST MESA 85215	5707 E SCARLET ST MESA AZ USA 85215
141-39-141	ACHESON KATHERINE/WENDY	5701 E SCARLET ST MESA 85215	5701 E SCARLET ST MESA AZ USA 85215
141-39-142	P&R FOREST TRAIL LLC	5661 E SCARLET ST MESA 85215	5661 E SCARLET ST MESA AZ USA 85215
141-39-143	BLANDFORD HOMES LLC	5657 E SCARLET ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-144	HEBERER STEVEN H/CHRISTI L	5651 E SCARLET ST MESA 85215	5651 E SCARLET ST MESA AZ USA 85215
141-39-145	RESERVE 100 LLC	5637 E SCARLET ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-146	RESERVE 100 LLC	5633 E SCARLET ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-147	RESERVE 100 LLC	5627 E SCARLET ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-148	BLANDFORD HOMES LLC	5623 E SCARLET ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-149	BLANDFORD HOMES LLC	5619 E SCARLET ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-150	BLANDFORD HOMES LLC	5615 E SCARLET ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-151	VERMETTE ROBERT/DELMAN ILA	5611 E SCARLET ST MESA 85215	5611 E SCARLET ST MESA AZ USA 85215
141-39-152	REDROCK 3661 LLC	3661 N 56TH ST MESA 85215	3661 N 56TH ST MESA AZ USA 85215
141-39-153	GJORVAD ROBERT L/RUNCHEY BARBARA J	3657 N 56TH ST MESA 85215	725 LINDEN ST MENDOTA HEIGHTS MN USA 55118
141-39-154	DO LIVING TRUST	3653 N 56TH ST MESA 85215	3653 N 56TH ST MESA AZ USA 85215
141-39-155	MANGUS JASON/MARTIN ALEISHA	3649 N 56TH ST MESA 85215	3649 N 56TH ST MESA AZ USA 85215
141-39-156	MANSOOR AMINAH	3645 N 56TH ST MESA 85215	3645 N 56TH ST MESA AZ USA 85215
141-39-157	WESTRA HALEY DAWN/JOHN MICHAEL	3641 N 56TH ST MESA 85215	3641 N 56TH ST MESA AZ USA 85215
141-39-158	MANNES BRUCE A	3743 N 56TH ST MESA 85215	3743 N 56TH ST MESA AZ USA 85215
141-39-159	PETERSEN LANDON C/ASHLEY D	3747 N 56TH ST MESA 85215	3747 N 56TH ST MESA AZ USA 85215
141-39-160	SPOMER PATRICK KENTON/ALICIA B	3751 N 56TH ST MESA 85215	3751 N 56TH ST MESA AZ USA 85215

141-39-161	CARPENTER MARK T/CHRISTINA MARIE	3755 N 56TH ST MESA 85215	3755 N 56TH ST MESA AZ USA 85215
141-39-174	KLINETOBE TAMARA	3745 N SHENANDOAH MESA 85215	3745 N SHENANDOAH MESA AZ USA 85215
141-39-175	RESERVE 100 LLC	3741 N SHENANDOAH MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-176	HOFF GREGORY M	3742 N SHENANDOAH MESA 85215	19210 MCLOUGHLIN BLVD GLADSTONE OR USA 97027
141-39-177	WATTS LOGEN A/RUEDA LUIS F	3746 N SHENANDOAH MESA 85215	3746 N SHENANDOAH MESA AZ USA 85215
141-39-178	ARMISTEAD BENJAMIN T/NICHOLE C	3750 N SHENANDOAH MESA 85215	3750 N SHENANDOAH MESA AZ USA 85215
141-39-180	DOCKTER STEPHANIE/KEVIN	5612 E SCARLET ST MESA 85215	207 3RD ST SW FORMAN ND USA 58032
141-39-181	BARGER GLENN W/WILLIS JENNIFER L	5616 E SCARLET ST MESA 85215	3740 E ROBERT ST GILBERT AZ USA 85295
141-39-182	PRICE JORDAN THOMAS/JORDYN TAYLOR	5620 E SCARLET ST MESA 85215	5620 E SCARLET ST MESA AZ USA 85215
141-39-183	GUST MORGAN/REBECCA J	5624 E SCARLET ST MESA 85215	5624 E SCARLET ST MESA AZ USA 85215
141-39-184	BODINE REBECCA	5628 E SCARLET ST MESA 85215	5628 E SCARLET ST MESA AZ USA 85215
141-39-185	KRESSE STEPHEN A/JOHN R/AMY H	5634 E SCARLET ST MESA 85215	8126 E VALLEY VISTA ST MESA AZ USA 85207
141-39-186	RESERVE 100 LLC	5650 E SCARLET ST MESA 85215	3321 E BASELINE RD GILBERT AZ USA 85234
141-39-187	DCH TRUST	5656 E SCARLET ST MESA 85215	5656 E SCARLET ST MESA AZ USA 85215
141-39-188	CINDI MARIE STEEN TRUST	5660 E SCARLET ST MESA 85215	5660 E SCARLET ST MESA AZ USA 85215
141-39-189	DAVID L ARTHUR AND ELAINE M ARTHUR TRUST	5664 E SCARLET ST MESA 85215	5664 E SCARLET ST MESA AZ USA 85215
141-39-190	CARRIERI FAMILY TRUST	5704 E SCARLET ST MESA 85215	5704 E SCARLET ST MESA AZ USA 85215
141-39-191	HANSEN JOANNE L/RICHARD D	5708 E SCARLET ST MESA 85215	5708 E SCARLET ST MESA AZ USA 85215
141-39-192	MCINTOSH WAYNE D/CHARLENE	5712 E SCARLET ST MESA 85215	50 BENHAM WAY EAST ST PAUL MB CAN R2E 1A6
141-39-373	RESERVE AT RED ROCK COMMUNITY ASSOCIATION		3321 E BASELINE RD GILBERT AZ USA 85234
141-39-375	RESERVE AT RED ROCK COMMUNITY ASSOCIATION		3321 E BASELINE RD GILBERT AZ USA 85234
141-39-376	RESERVE AT RED ROCK COMMUNITY ASSOCIATION		3321 E BASELINE RD GILBERT AZ USA 85234
141-39-377	RESERVE AT RED ROCK COMMUNITY ASSOCIATION		3321 E BASELINE RD GILBERT AZ USA 85234
141-39-378	RESERVE AT RED ROCK COMMUNITY ASSOCIATION		3321 E BASELINE RD GILBERT AZ USA 85234
141-39-379	RESERVE AT RED ROCK COMMUNITY ASSOCIATION		3321 E BASELINE RD GILBERT AZ USA 85234
141-39-386	RESERVE AT RED ROCK COMMUNITY ASSOCIATION		3321 E BASELINE RD GILBERT AZ USA 85234
141-40-002A	ELITE AIR CONDITIONING SOLUTIONS LLC	5541 E THOMAS RD MESA 85215	3115 N NEVADA ST STE 2 CHANDLER AZ USA 85225
141-40-002B	ARIZONA STATE OF DEPARTMENT OF TRANSPORTATION		205 S 17TH AVE PHOENIX AZ USA 850073212
141-40-003P	ARIZONA STATE OF DEPARTMENT OF TRANSPORTATION	5541 E THOMAS RD MESA 85215	205 S 17TH AVE PHOENIX AZ USA 850073212
141-40-004	ARIZONA DEPARTMENT OF TRANSPORTATION	5541 E THOMAS RD MESA 85215	205 S 17TH AVE STE 612E PHOENIX AZ USA 85007
141-40-010	AEE LAND HOLDING (MESA) LP	5537 E THOMAS RD MESA 85215	1185 W GEORGIA ST #1045 VANCOUVER BC CAN V6E4E6
141-40-011	AEE LAND HOLDING (MESA) LP	5537 E THOMAS RD MESA 85215	1185 W GEORGIA ST #1045 VANCOUVER BC CAN V6E4E6
141-40-012	AEE LAND HOLDING (MESA) LP	5537 E THOMAS RD MESA 85215	1185 W GEORGIA ST #1045 VANCOUVER BC CAN V6E4E6
141-41-003A	RECKER & THOMAS WEST 23.5 LLC	5609 E THOMAS RD MESA 85215	2733 N POWER RD 102-613 MESA AZ USA 85215
141-41-005B	RECKER & THOMAS WEST 23 5 LLC		2733 N POWER RD STE 102-613 MESA AZ USA 85215
141-41-006G	RECKER & THOMAS WEST 23 5 LLC	5555 E THOMAS RD MESA 85215	2733 N POWER RD STE 102-613 MESA AZ USA 85215
141-41-006H	RECKER & THOMAS WEST 23 5 LLC	5609 E THOMAS RD MESA 85215	2733 N POWER RD STE 102-613 MESA AZ USA 85215



Memorandum

Date: October 22, 2024

RE: Reminder to Post/Affidavit of Posting

Dear Applicant:

Your zoning application for **1+ acre located at the northeast corner of East Thomas Road and North 55th Place approximately 2,600 feet west of North Recker Road** is scheduled for consideration by the Planning & Zoning Board on **November 13, 2024**. This is a reminder that the property needs to be posted two (2) weeks before the hearing date and an Affidavit of Posting returned to the City of Mesa Planning Division. Failure to post would delay your zoning case.

The Case number assigned is: ZON24-00711

(Please refer to this number on signs and correspondence in future inquiries)

REMINDER OF UPCOMING DEADLINES:

October 29, 2024:

- Public Hearing Notification letters (*sealed, stuffed, addressed, stamped*) to each property owner within 500'/1000' of the subject property; and registered neighborhoods and HOAs within ½ mile. (Sample Notification Letter included below)
- Ownership maps and lists identifying each of those property owners notified as part of the Citizen Participation Process (property owners within 500'/1,000' of site), as well as the Public Hearing Notification (500'/1000').
- The above reference items shall be brought to the Planning Division for review by the date listed above.
- Final Citizen Participation Report
- The 4' x 4' notification signs needs to be posted on the site and the Affidavit of Posting returned to our office the same date.

Sign Language: Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ) and Site Plan Review to allow for an industrial development.

*For details, please refer to the *Planning and Zoning Board Application Package and Procedure Outline*, provided to you

Signs must be removed one week after Council's decision on the case.

City of Mesa – Planning Division, P. O. Box 1466, Mesa, AZ 85211-1466, 480-644-2385

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

4:00 PM DATE: November 13, 2024

CASE: ZON24-00711

Request: Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ) and Site Plan Review to allow for an industrial development.

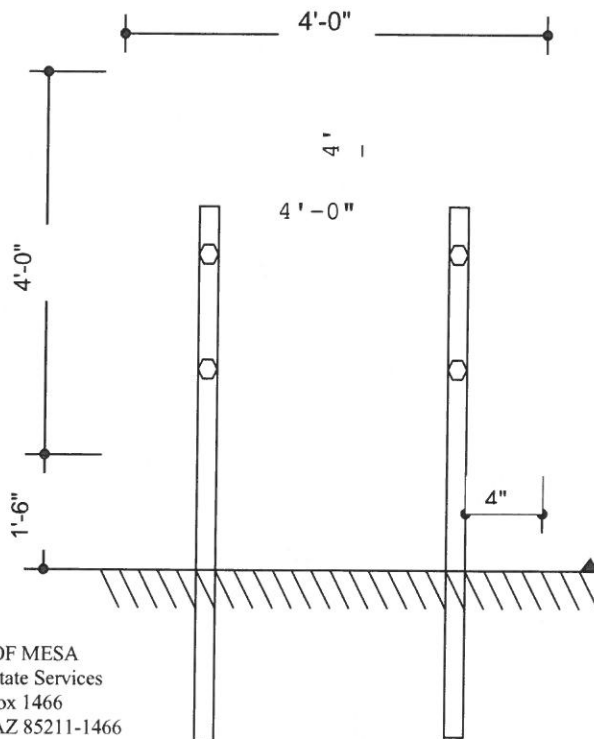
Applicant: RCAA Architects

Phone: (602) 955-3900

Planning Division (480) 644-2385

Posting date: October 29, 2024

Note: All sign letters are to be at least 2" in height with the exception of the "Zoning Hearing" letters that are to be at least 4" in height and the "Posting date:" letters that are to be 1" in height.



Sign to be constructed of 5/8" plywood painted white both sides.

Securely fasten two 4" x 4" x 8' posts to back of sign with 8" x 1/2" carriage bolt, nut and 2" dia. washer (2 bolts per post).

Finished grade

Sign Detail NTS

CITY OF MESA
Real Estate Services
P. O. Box 1466
Mesa, AZ 85211-1466

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: November 4, 2024

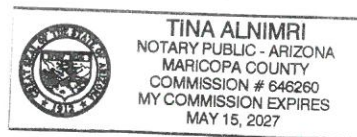
I, Marian McKersie, being the authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to **Case #ZON24-00711** on the 29th day of October, 2024. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were 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: *Marian McKersie*

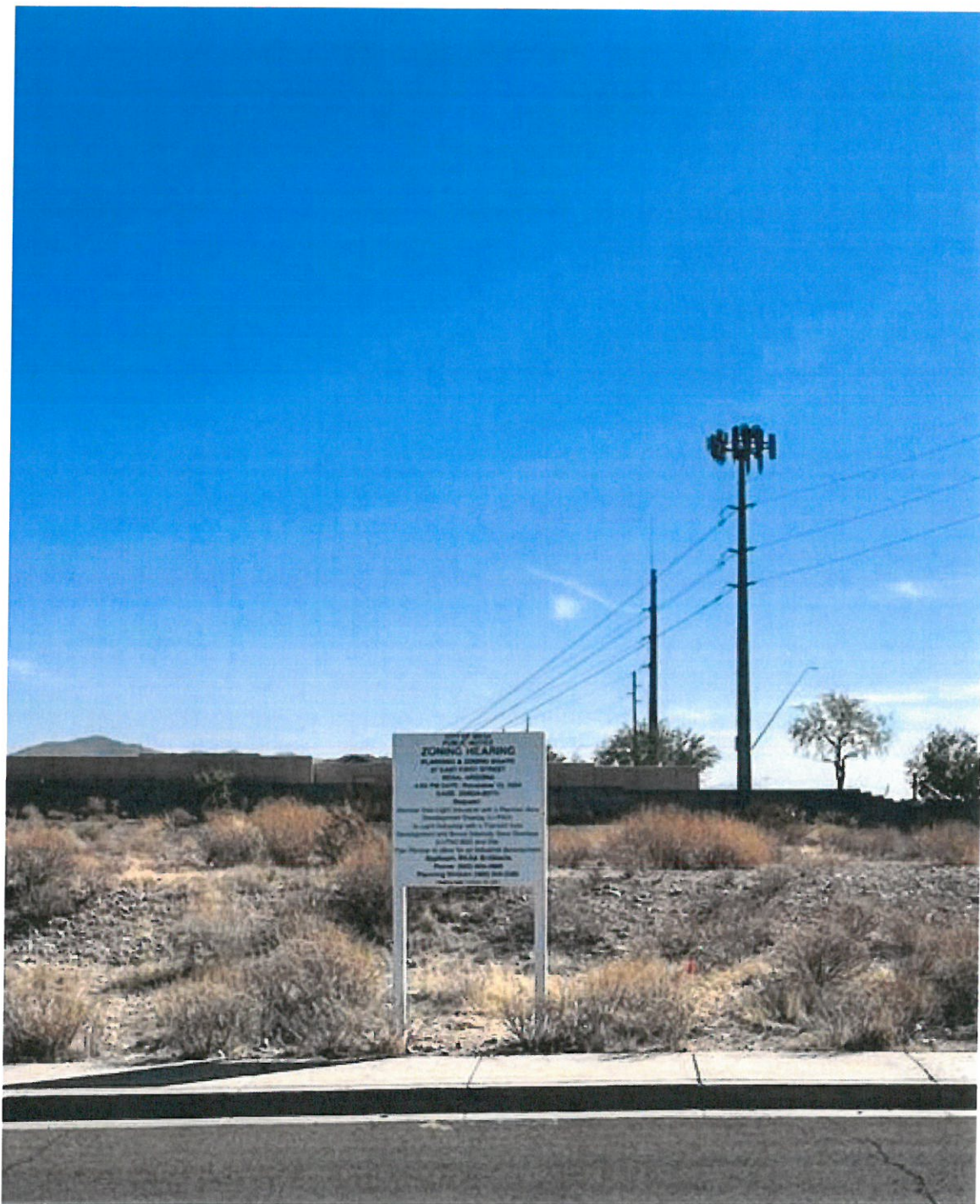
SUBSCRIBED AND SWORN before me this 4th day of Nov, 20 24.

Tina Alnimri
Notary Public



Case Number: **ZON24-00711**

Project Name: Lot 7 at Thomas Rd.



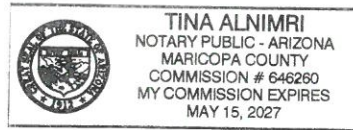
Photograph of the posting.

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 29th day of October, 2024, before me, the undersigned Notary Public, personally appeared Kristina Westberg, who acknowledged that this document was executed for the purposes therein contained.

Tina Alnimri
Notary Public

My Commission Expires:



May 15, 2027

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this ___ day of _____, 20___, before me, the undersigned Notary Public, personally appeared _____, who acknowledged that this document was executed for the purposes therein contained.

Notary Public

My Commission Expires:

**CONSENT TO CONDITIONS & WAIVER OF LAND USE LAW CLAIMS
("Consent & Waiver")**

The undersigned is the owner(s) ("Owner") of the parcel of land described in Exhibit 1 hereto (the "Property"). Owner has applied for and seeks the City's approval for a **Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ) and Site Plan Review to allow for an industrial development** in case No. #ZON24-00711 (the "Land Use Application").

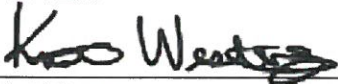
Owner agrees and consents to all the conditions and stipulations approved as part of or in connection with the Land Use Application. Owner waives any claim under Arizona Revised Statutes § 12-1134, including any right to compensation for reduction to the fair market value of the Property, that may now or in the future exist as a result of, or that arises out of, the approval or application of the Land Use Application or any stipulations and/or conditions of approval to the Land Use Application.

Owner represents and warrants to being the owner of fee title to the Property or to being a person who has legal authority to bind all fee title owners of the Property to this Consent & Waiver. The terms of this Consent & Waiver shall run with the land and shall be binding upon all subsequent landowners. Owner consents to the recordation of this Consent & Waiver.

If Owner withdraws the application for the Land Use Application prior to final action by the City, Owner is released from this Consent and Waiver.

Dated this 29 day of October, 2024.

OWNER:



Print Name



Sign Name

OWNER:

Kristina Westberg

Print Name

Richard Westberg

Sign Name

Dear Neighbor,

We have applied for a Planning and Zoning for the property located at 3615 N 55th PI Mesa, AZ 85215. This request is for development of a new ground up commercial with a total building area of 7,834 S.F. The case number assigned to this project is ZON24-00711.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (602) 955-3900 or e-mail me at rhailet@rkaa.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on November 13, 2024 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247** (toll free) using meeting ID **825 0808 5605** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247** (toll free) using meeting ID **825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Tulili Tuiteleleapaga-Howard of their Planning Division staff. He/she can be reached at 480-644-6451 or Tulili.Tuiteleleapaga-Howard@MesaAZ.gov, should 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.

Sincerely,
Randy Haislet
Randy Haislet





1
ENLARGED SITE PLAN
SCALE: 1" = 20'-0"

DEFERRED SUBMITTAL
1. FIRE ALARM SYSTEM
2. SPRINKLER SYSTEM



PROJECT DIRECTORY

OWNER: MESA COMMUNITY COLLEGE
DESIGNER: IRKAA ARCHITECTS, INC.
PROJECT NO.: 23250
ADDRESS: 3615 N 55TH PL, MESA, AZ 85215
DATE: 03/27/2018
CONTACT: ANDREW HARRIS
PHONE: (480) 955-9900
FAX: (480) 955-9901
WWW.IRCAA.COM
E-MAIL: ANDREW@IRCAA.COM

GENERAL NOTES

- A. COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) AND CITY OF MESA ZONING ORDINANCE. VERIFY THE PROPERTY IS ZONED FOR THE PROPOSED USE AND THAT ALL APPLICABLE PERMITS AND REQUIREMENTS ARE MET.
- B. VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES (GAS, WATER, SLOTTED DRAINAGE, SANITARY SEWER, ETC.) PRIOR TO CONSTRUCTION. VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES (GAS, WATER, SLOTTED DRAINAGE, SANITARY SEWER, ETC.) PRIOR TO CONSTRUCTION. VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES (GAS, WATER, SLOTTED DRAINAGE, SANITARY SEWER, ETC.) PRIOR TO CONSTRUCTION.
- C. VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES (GAS, WATER, SLOTTED DRAINAGE, SANITARY SEWER, ETC.) PRIOR TO CONSTRUCTION.
- D. VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES (GAS, WATER, SLOTTED DRAINAGE, SANITARY SEWER, ETC.) PRIOR TO CONSTRUCTION.
- E. VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES (GAS, WATER, SLOTTED DRAINAGE, SANITARY SEWER, ETC.) PRIOR TO CONSTRUCTION.

PROJECT DESCRIPTION

PROJECT NO. 23250
ADDRESS: 3615 N 55TH PL, MESA, AZ 85215
DATE: 03/27/2018

SITE DATA

APPROXIMATE AREA: 1.5 ACRES
TOTAL FLOOR AREA: 150,000 SQ. FT.
TOTAL PAVING REQUIRED: 150,000 SQ. FT.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRASS
- EXISTING PAVED DRIVEWAY
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING DRIVE
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY

LOT 7 THOMAS RD
3615 N 55TH PL
MESA, AZ 85215



PRELIMINARY
DATE

ENLARGED SITE PLAN

SP1.1
PROJECT #: 23250
DATE: 03/27/2018