



Legacy Gateway Hotels Project Narrative

Ellsworth Road and Williams Field Road



by
Tharaldson Hospitality & Mesa BA Land, LLC

September 19, 2022

Legacy Gateway Hotels Narrative

Site Plan, Council Use Permit, Special Use Permit & Preliminary Plat

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I. PROJECT OVERVIEW

Tharaldson Hospitality (“Tharaldson”) is proposing to develop \pm 10.67 acres, a portion of Maricopa County APN 313-25-859W (the “Property”), located at the northwest corner of State Route 24 and Williams Field Road, as shown on the Aerial Exhibit at Tab A. Tharaldson is planning to develop the Property into a hospitality campus to support adjacent Legacy Sports Park, including three hotels and related retail and restaurant uses (“Legacy Gateway Hotels”). The Legacy Gateway Hotels project will provide three 4-story limited-service hotels totaling 365 hotel rooms along with approximately 7,600 sf of supporting retail and restaurant uses.

The Property is currently vacant, undeveloped land within the jurisdiction of Maricopa County and is zoned General Industrial (“IND-2”). A companion annexation application has been filed for the Property wherein the Property will be annexed into the City of Mesa and receive County equivalent zoning of the City of Mesa’s Light Industrial (LI) zoning district. The Legacy Gateway Hotels project is the first phase of the larger 195-acre “Legacy Gateway” project owned by Mesa BA Land, LLC (“Mesa BA Land Property”). The remainder of the Mesa BA Land Property will stay under the jurisdiction of Maricopa County in the near term but will be subject to a future annexation and rezoning in the City.



SUBJECT PROPERTY – AERIAL MAP

The subject application, along with the companion annexation application, includes a Council Use Permit, Special Use Permit, Site Plan Review, and Preliminary Plat as further discussed below.

The Property is designated as Mixed-Use Community within the City's 2040 General Plan. The Property is also within the Mesa Gateway Strategic Development Plan – the "Airport Campus District." Finally, the Property is located within Airfield Overflight Area-2 ("AOA-2"), due to its general proximity to the Phoenix-Mesa Gateway Airport. The Airfield Overflight Area is an overlay zone to provide compatibility and airspace protection for the airport. AOA-2 corresponds to those areas exposed to long-term future noise (DNL 60 to DNL 65) and identifies incompatible uses such as: residential, hospitals, schools, etc. The proposed use fits within the AOA-2 with approval of a Council Use Permit.

The Legacy Gateway Hotels project responds to existing and significant needs to support the Legacy Sports Park located immediately to the south, across Williams Field Road. The proposed hotel and retail uses are well-suited for the immediate area and compatible with planned and existing development. The Property is ideally located just east of Mesa Gateway Airport – the second major airport serving the Greater Phoenix metro region – and within easy access to the nearby State Route 24 freeway extension and Loop 202 freeway, which are important regional transportation corridors. The proposed land uses are consistent with the desired land uses for the area as identified in the City's planning and policy documents, which include uses that address the needs of travelers and visitors to the region.

II. RELATIONSHIP TO ADJACENT PROPERTIES

The Property is located in a fast developing area of the City and is surrounded by a mix of uses and zoning. To the west is vacant land zoned LI, within the boundaries of the Mesa Gateway Airport. Plans are underway to develop properties adjacent to the Airport facilities and to ultimately move the Mesa Gateway Airport terminal to the east side, in close proximity to the Property. Ellsworth Road, which is the immediate west Property boundary, is one of the most significant regional transportation corridors in the southeast Valley. The property to the south, also zoned LI, accommodates athletic fields and courts and other recreational uses as part of the Legacy Sports Park. The immediate boundary to the north and east is the State Route 24 with developed residential and commercial uses as part of Cadence at Gateway to the north of the SR24. The Legacy Gateway Hotels project is a compatible use that acts as a transition from the more intense airport operations to the less intense residential while providing much-needed services and accommodations for the community at large.

III. REQUEST

This application seeks approval of the following entitlement requests:

- 1. Council Use Permit.** Pursuant to the City of Mesa Zoning Ordinance (Table 11-7-2: Employment Districts), hotels are permitted within the LI district, AOA-2, upon approval of a Council Use Permit. The proposed Council Use Permit is requested to allow hotels within the LI district, AOA-2.
- 2. Special Use Permit.** Pursuant to the City of Mesa Zoning Ordinance, Section 11-30-3(B): Exceptions to Height Limits, an exception to specified height limits may be granted within the AF Airfield Overlay Districts upon approval of a Special use

Permit. The proposed Special Use Permit is requested to allow a maximum building height of 65-feet for each of the three proposed hotels.

- 3. Site Plan Review.** In accordance with Chapter 69 of the Mesa Zoning Ordinance, the proposed Site Plan for the Legacy Gateway Hotels project require review and approval through the City's public hearing process, including Planning & Zoning Board and City Council approval.
- 4. Preliminary Plat.** Approval of a Preliminary Plat has been requested to facilitate division of the Property into four individual development parcels. One for each of the three proposed hotels and a fourth parcel for the retail and restaurant uses.

IV. PLAN CONFORMANCE

GENERAL PLAN CONFORMANCE

The Mesa 2040 General Plan Character area designation for the Property is "Mixed Use Community," which is reserved for larger land areas where it is possible to develop a mixture of uses that will create a "complete and identifiable community." The types of uses envisioned for this designation include, but are not limited to employment, office, retail, tourism, entertainment, open space, recreational, and residential uses. Mixed Use Community areas should be planned as cohesive master plans, creating strong community identity.

The Legacy Gateway Hotels project, as noted, is the first phase of a larger project that is envisioned as mixed-use "town center" that will include upscale hospitality options, lifestyle retail, food & beverage and entertainment, office and employment centers and residential living opportunities. And while the Legacy Gateway Hotels project is just a small piece of that larger puzzle, it alone meets the intent of the General Plan by providing accommodations (tourism) and service retail adjacent to a regional sports facility, air travel hub and transportation corridors.

GATEWAY STRATEGIC DEVELOPMENT PLAN CONFORMANCE

The Property is also located within the "Airport Campus District" of the "Gateway Strategic Development Plan." Per this Plan, the focus of the "Airport Campus District" is to create a high-intensity and pedestrian-oriented development that is compatible with Phoenix-Mesa Gateway Airport operations and provides opportunities and support for travelers and visitors.

The proposed development fits in line with this District as it provides much-needed support for travelers and visitors while providing a transition from the more intense airport operations to the existing residential uses. The proposed development also provides accommodations within walking distance for those visiting the Legacy Sports Park complex or Eastmark community.

AIRFIELD OVERFLIGHT AREA CONFORMANCE

The Property is also located within the Airfield Overflight Area 2 (AOA-2). This area is defined as the area between 60 & 65 DNL noise contours. The AOA-2 area must provide uses that are compatible with the airport operations. Per the "Airport Land Use Compatibility Plan Update" the proposed uses are compatible with airport operations, with approval of a Council Use Permit and Special Use Permit for the additional height.

V. COUNCIL USE PERMIT & SPECIAL USE PERMIT FINDINGS

Per the City of Mesa Zoning Ordinance, a hotel use proposed within the AOA-2 district requires approval of a Council Use Permit. Per the requirements, below are the criteria and justification for approval of a Council Use Permit.

- 1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:*

As detailed above, in Section IV, the Legacy Gateway Hotels project advances the goals and objectives of all three policy documents that govern the Property.

- 2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies.*

The proposed project is consistent with the Mixed-Use Community district policies and goals, by providing accommodations and service retail to the visitors of Legacy Sports Park, Cadence and Eastmark, the Mesa Gateway Airport and Mesa in general. The Property is located just east of the Phoenix-Mesa Gateway Airport for convenient access to travelers. The Property is also bound by State Route 24, which provides easy access to the Loop 202 Santan Freeway and the Phoenix metro area.

As stated above, the Property is located within a larger, planned mixed-use activity area that will be developed at a future date, but even as a standalone project, the Legacy Gateway Hotels project furthers the purposes of the Mixed-Use Community district.

- 3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and*

The proposed project is compatible with the adjacent uses and will act as a transition from the more intense use of the Phoenix-Mesa Gateway Airport and the residential homes of Cadence at Eastmark. It is also compatible with the Legacy Sports Park to the south as it will provide accommodations and service retail to the thousands of visitors the park receives weekly.

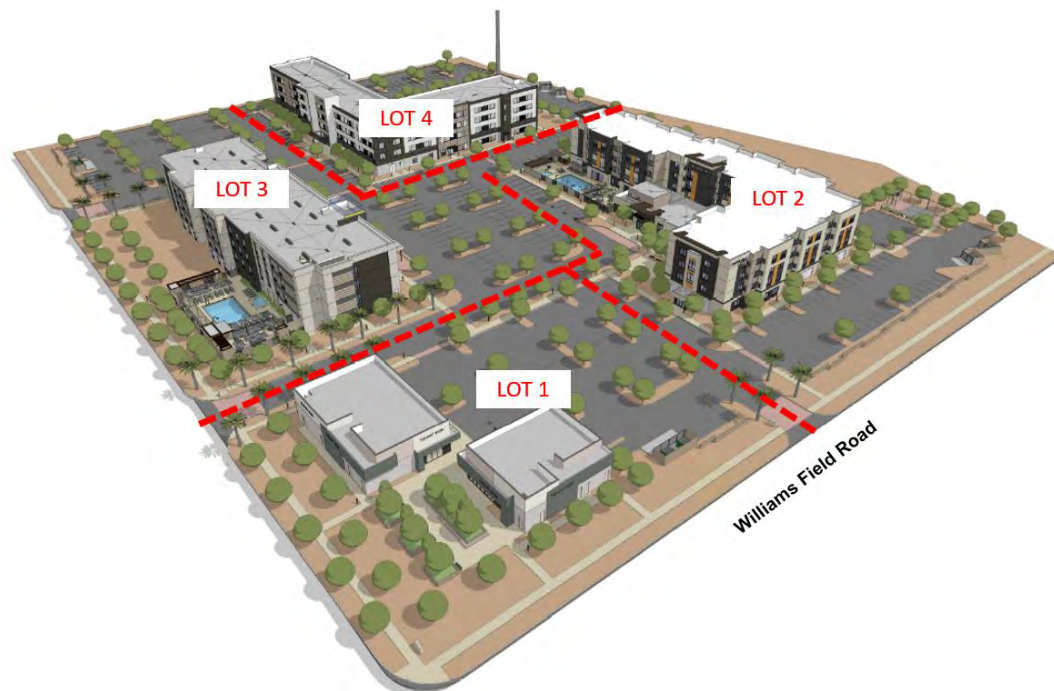
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Adequate public services and infrastructure are available to the Property. There is an existing public water main located within Williams Field Road and the City is currently constructing a sewer line extension to Ellsworth Road. The remaining portion of Williams Field Road will be developed alongside the Legacy Gateway Hotels project. The developer of the proposed project will extend and tie into the public infrastructure.

VI. SITE LAYOUT

Site Layout

The Legacy Park Gateway Hotels project will be developed as a cohesive project and divided into four individual lots as shown on the conceptual exhibit below.



Lot 1: Lot 1 is approximately 1.5 acres and is located at the southwest corner of the Property and will be developed with a mix of retail and restaurant uses in two buildings. The northern building is approximately 4,500 square feet and is planned as a multi-tenant shop building, while the southern building is approximately 3,100 square feet and conceived as a restaurant use. Access to Lot 1 is provided from Williams Field Road and from a private drive that will run along the western boundary of the Property. A shared open space, courtyard style area is planned between the retail and restaurant buildings and will include generous landscaping, shade trees and seating areas for visitors. A pedestrian connection is planned from Lot 1 to the public sidewalk along Williams Field Road.

Lot 2: Lot 2 is approximately 3.15 acres and is located at the southeast corner of the subject site and will consist of a four-story Residence Inn by Marriott with 119 suites. The Residence Inn will provide kitchenettes within each room as well as common amenities such as a dining lounge, fitness center, and exterior pool with lounge. A generously landscaped entry plaza is planned on the west side of the building with a common area space located off the entry as well. The pool area will include outdoor lounge areas and seating, shade structures, spa and pool.

Main access to Lot 2 will be from Williams Field Road, with secondary access through the shared drives and parking. The eastern portion of Lot 2 is within an SRP easement and therefore that portion of Lot 2 will be limited to parking, landscaping and retention purposes.

Lot 3: Lot 3 is approximately 3.5 acres and is located in the northwestern portion of the Property and will consist of a four-story Home 2 Suites by Hilton with 121 suites. Homes 2 Suites will provide common amenities such as a dining lounge, fitness center, and exterior pool. There is also a large turf area north of the outdoor amenities that will serve dual functions as an event space and site retention. Lot 3 will be accessed from the private drive that is located along the western boundary of the property and through the shared driveways and parking.

Lot 4: Lot 4 is approximately 2.5 acres and is located at the northeast corner of the subject site and contains a four-story Element by Marriott with 125 rooms. This hotel will also provide common amenities that include a dining lounge, fitness center, outdoor pool and large outdoor multi-purpose turf event space. Access to Lot 4 is provided through shared driveways and parking. The eastern portion of Lot 4 is within an SRP easement and therefore that portion of Lot 4 will be limited to parking, landscaping and retention purposes.

Circulation

Main access to the Property will be from a primary entry drive off Williams Field Road and from a secondary private drive off Williams Field Road to be located along the western edge of the Property. Internal access driveways and parking will be shared among the four lots. See Preliminary Site Plan attached at Tab B.

Landscape and Amenities

The landscape design is devised to complement the building architecture and overall site layout while providing an attractive, low-water landscaping solution. Landscape buffers are provided along the street frontages and complemented with parking lot screen walls. The spacing and concentration of required planting quantities will be strategic to enable desired views into the site while screening parking and other utilitarian uses. Where public viewing needs to be screened, a concentrated mix of deciduous and non-deciduous plant material will be provided.

The preliminary landscape plan illustrates that each hotel product will have its own common/amenity area. The common/amenity areas will be designed and arranged as usable, functional spaces and furnished with shaded and open eating, seating, and gathering amenities such as tables, benches, chairs, waste receptacles, and planters. Plant material will be selected for color, texture, scale, and seasonal flowering and placed in a thematic pattern to reinforce the landscape theme throughout the project.

In addition to the amenity areas, there will also be a turf lawn/retention area at the northwest portion of the Property. The proposed lawn area will serve as an active and/or passive outdoor amenity area. All individual development parcels will be connected by pedestrian sidewalks and vehicular drives to ensure a high level of connectivity between the individual uses and out to Williams Field Road. See Preliminary Landscape Plan attached at Tab C.

Infrastructure / Utilities & Drainage

Water will be provided to the Property by the City of Mesa and is available from existing infrastructure within Williams Field Road. Connections to this existing line will be constructed to provide a complete loop system to adequately provide life-safety fire suppression for the proposed development. Sewer will be provided to the site by the City of Mesa and will be available just west of Ellsworth Road. Sewer connections will be extended to tie-in to the City of Mesa's system.

As previously stated, primary access to the Property will be provided by Williams Field Road with access for the northern hotels from the proposed private drive along the western edge of the Property. It is anticipated that Williams Field Road will be improved per City standards, including the installation of curb, gutter, paving and sidewalks, as well as streetlights and frontage landscaping as required by the City.

The grading and drainage for the Property will be designed to retain the 100-year, two-hour storm event in accordance with the City's drainage design guidelines. Storm drainage will be conveyed via internal drains or downspouts and overland flows across the parking lots into catch basins or curb openings that will outfall to a combination of surface and/or underground retention areas.

VII. PHASING

It is anticipated that the Legacy Gateway Hotels project will develop as one phase, with each individual development project moving forward simultaneously. However, in response to changes in market demand, buildout of the Property may occur in phases.

TAB A

**PORTION OF PARCEL
313-25-859W**



SUBJECT PROPERTY – AERIAL MAP

TAB B



MASTER SITE PLAN



PROJECT SUMMARY

200 S. WILLIAMS FIELD ROAD, GATEWAY INDUSTRIAL CENTER, WEAVER, NC 28382

SITE SUMMARY

NO.	DESCRIPTION	REMARKS
1	LOT 1	RESIDENCE 200 S. WILLIAMS ACCESSORY 18 UNITS
2	LOT 2	RESIDENCE 200 S. WILLIAMS ACCESSORY 18 UNITS
3	LOT 3	RESIDENCE 200 S. WILLIAMS ACCESSORY 18 UNITS
4	LOT 4	RESIDENCE 200 S. WILLIAMS ACCESSORY 18 UNITS
5	LOT 5	RESIDENCE 200 S. WILLIAMS ACCESSORY 18 UNITS
6	LOT 6	RESIDENCE 200 S. WILLIAMS ACCESSORY 18 UNITS

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



TAB C

PRELIMINARY LANDSCAPE PLAN NOTES:

1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
2. ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.
8. QUANTITIES ARE FOR SUBMITTAL PURPOSES ONLY.
9. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
10. LOCATION OF ALL TREES IN SVT TO BE SURVEYED AND STAKED BY CONTRACTOR. LOCATIONS TO BE APPROVED BY CITY TRANSPORTATION DEPARTMENT PRIOR TO INSTALL. ALL TREES WITHIN SVT TO BE OF A SPECIES THAT WHEN FULLY MATURE WILL HAVE A TRUNK DIAMETER OF UNDER 12".
11. AT TIME OF COMPLETION, ALL TREES IN SVT. TO BE PRUNE TO 8' MEASURED FROM TOP OF CURB TO BOTTOM OF CANOPY, AND 14' HT. AS MEASURED FROM HIGHEST POINT OF ADJACENT PAVEMENT.
12. ALL TREES LOCATED WITHIN SVT TO BE 36" BOX + STANDARD TRUNK.

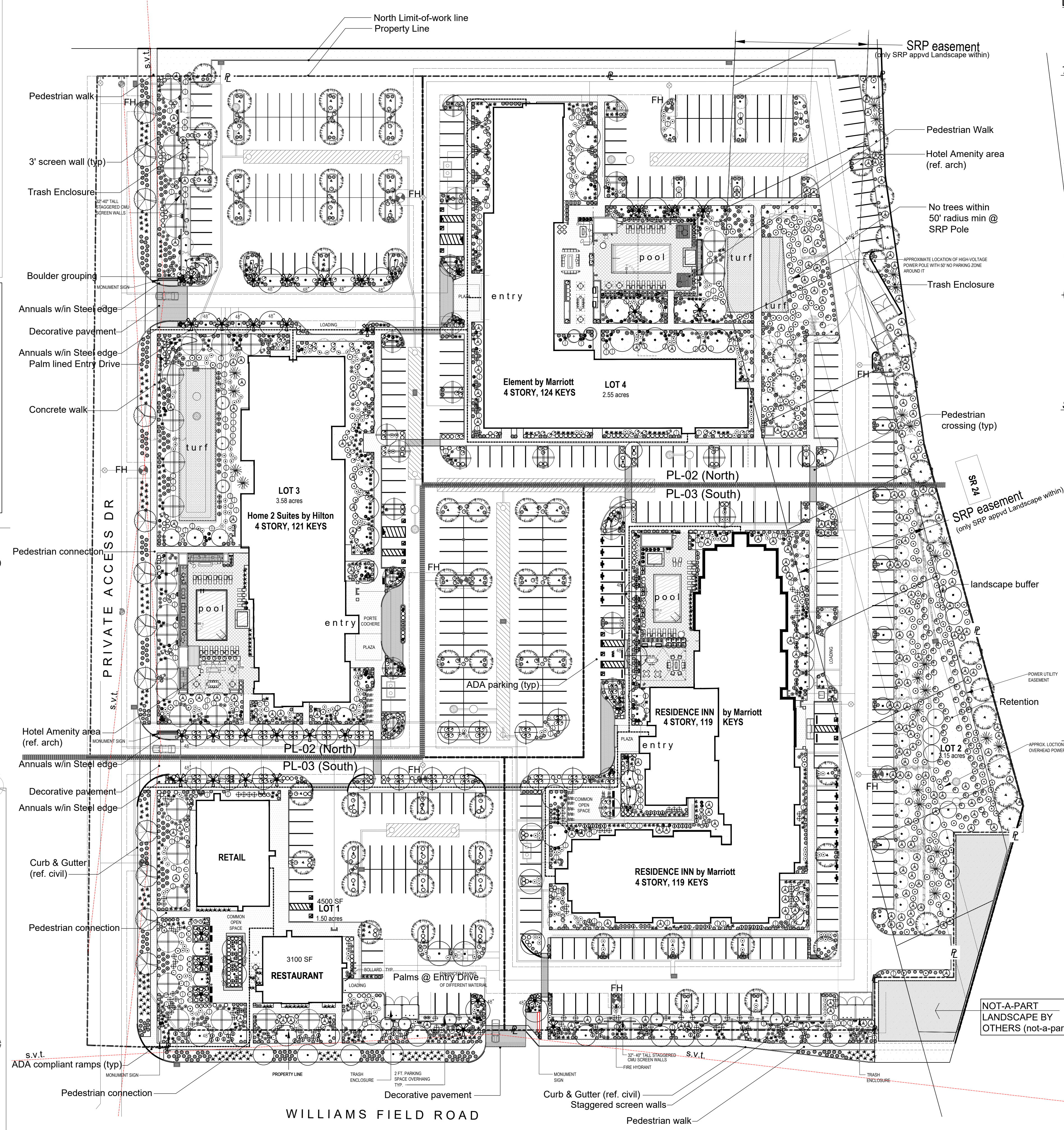
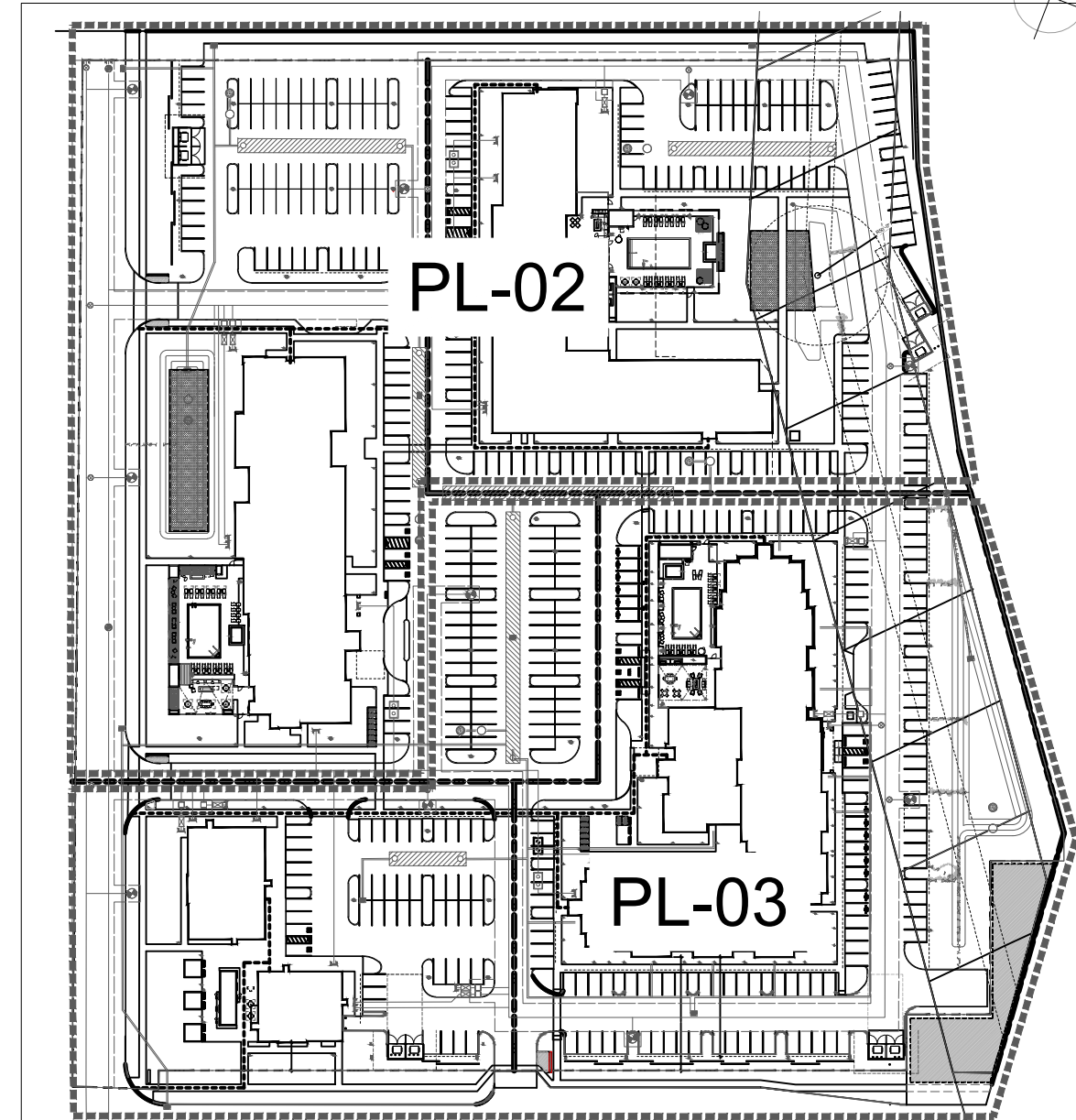
LANDSCAPE DATA -

Gross Site Area:	471,335 S.F. (10.8 AC.)
Building Area:	75,981 S.F.
Landscape on-site Area:	148,688 S.F.
Landscape as % of site:	32%
(Turf = 5188 s.f. total)	> 3% of LS area
TOTAL Landscape Area:	148,688 S.F. (3.41 AC.)
Plant Density (1 shrub / 25 SF):	(5947 required)
	4725 provided
PARKING (from arch):	Required: 418
	Provided: 425
Private Access Dr Frontage length	693 L.F.
Trees required:	28
Trees provided:	32
Williams Road Frontage Length	588 L.F.
Trees required:	25
Trees provided:	28
East Property Line	791 L.F.
Trees required:	32
Trees provided:	32

GENERAL LANDSCAPE NOTES:

1. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST FOUR (4) TO SIX (6) INCHES ABOVE THE SOIL LINE. FOR TREES WITH FOUR (4) INCH CALIPER AND LESS; AND SIX (6) TO TWELVE (12) INCHES FOR TREES GREATER THAN FOUR (4) INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST SIX (6) INCHES ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR SIX (6) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO (2) LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
4. A THREE (3) FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROUGH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

SHEET KEY PLAN:



LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS DURING BID IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE REQUIRED QUANTITIES OF PLANTS. AS NO COMPENSATION WILL BE MADE FOR ERROR IN PLANT QUANTITIES. IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY PLANS GOVERN.

NOT E: Quantities, Shrubs, Accent and Ground Cover are under OHE and within SRP easements.
* Indicates a species that is SRP approved for under OHE and within SRP easements.

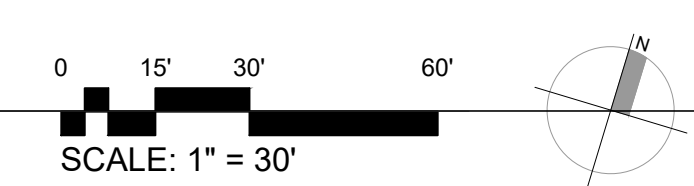
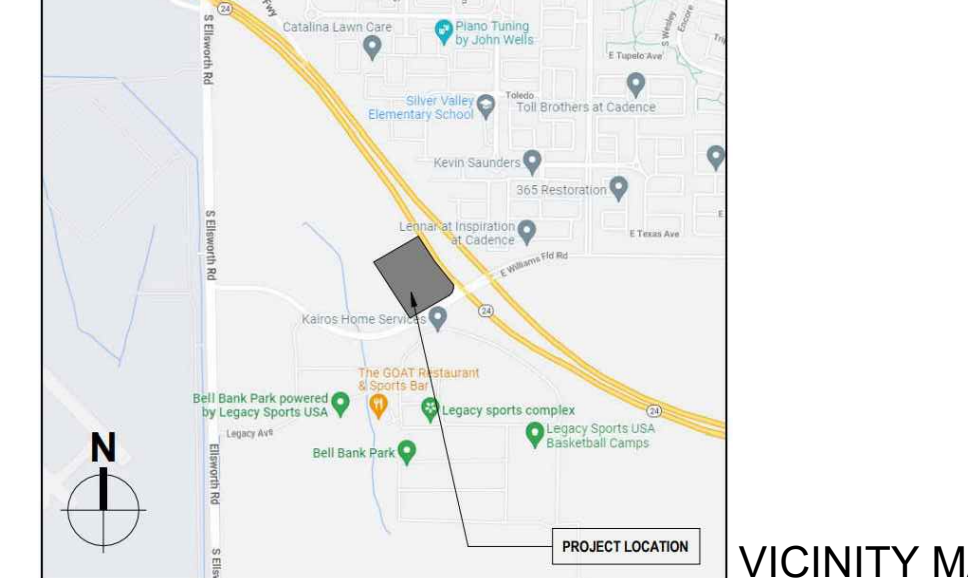
TREES	SIZE	QTY
Pistache x Red Push Red Push Pistache	36" box, matching UON	12
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard UON 48" box low-break Multi	53 8
*Cercidium 'Sonoran Emerald' Sonoran Emerald Palo Verde	24" box UON, multi	75
*Caesalpinia cacalaco Casalote (thornless 'smoothii' var.)	36" box, multi matching	11
*Chilopsis Linearis Desert Willow	24" box, matching	61
Prosopis x Phoenix® (Thornless) Thornless grafted Mesquite	36" box stand.	60
Ulmus parvifolia 'Sempervirens' Chinese Evergreen Elm	24" box, matching 48" box, matching	17 4
*Fouquieria splendens Ocotillo	8' - 8 cane min.	23
Washingtonia filifera Hybrid Filifera / Robusta	18' trunk ft. straight skinned, matching	32
*Acacia aneura Mulga tree	36" box	41

SHRUBS	SIZE	QTY	SIZE	QTY
Aloe 'Blue Elf' var. Blue Elf Aloe	1 gal.	136	* Tecoma Spp. 'sparky (r)' Tecoma 'sparky' var.	5 gal. 103
Rosemarinus officinalis 'Huntington Carpet' Trailing Rosemary	5 gal.	277	Bouteloua gracilis Blond Ambition	5 gal. 114
*Muhlenbergia rigida 'Nashville' Nashville muhly grass	5 gal.	197	Bougainvillea 'San Diego Red' San Diego Red Bougainvillea	5 gal. 37
Hesperaloe parviflora 'Perpa' Brakelights Brakelight Red Yucca	3 gal.	317	Penstemon eatoni Firecracker Penstemon	5 gal. 151
Simmondsia chinensis Jojoba	5 gal.	292	Opuntia sp. Kelly's Choice 6 pad min. Kelly's var. Purple Prickly Pear	38
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	175	Dodonaea viscosa Hopbush	5 gal. 132
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	190	*Yucca rupicola Twisted leaf yucca	5 gal. 147
Dasylirotr quadrangulatum Toothless Desert Spoon	5 gal.	160	*Wedelia trilobata Yellow Dot Wedelia	1 gal. 83
Agave weberi Weber's Agave	5 gal.	236	*Ruellia brittoniana 'katie' var. Katie Trailing Ruellia	5 gal. 228
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.	66	GROUND COVER	SIZE QTY
*Caesalpinia gilliesii Yellow Bird Of Paradise	5 gal.	227	Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal 838
Leucophyllum langmaniae 'lynn's legacy' Lynn's Legacy var. Sage	5 gal.	205	Eremophila Prostrata Outback Sunrise Emu	1 gal. 456

INERT MATERIAL	SIZE	QTY
Decomposed Granite - 3/4" screened 'PAINTED DESERT'RockPro's USA 2" min thickness in all L.S. areas		143,500 s.f.
Fractured Granite rip-rap (4" to 6") as shown + down-spouts, roof drains & drainage outlets		t.b.d.
Open Space TURF: Mid-iron Sod, hybrid bermuda		5,188 s.f.
Seasonal Annuals	4" pot 8" o.c.	80 s.f.
4" x 6" Concrete Header at all turf and annual locations		476 l.f.
Surface Select Granite Boulders 3'x3'x3' minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3		45

SHEET INDEX

- PL-01 OVERALL LANDSCAPE PLAN
- PL-02 PRELIMINARY LS PLAN - WEST
- PL-03 PRELIMINARY LS PLAN - EAST



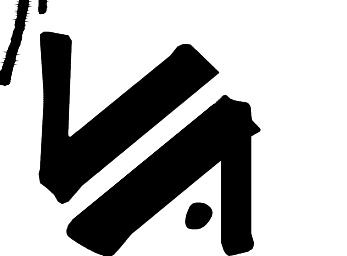
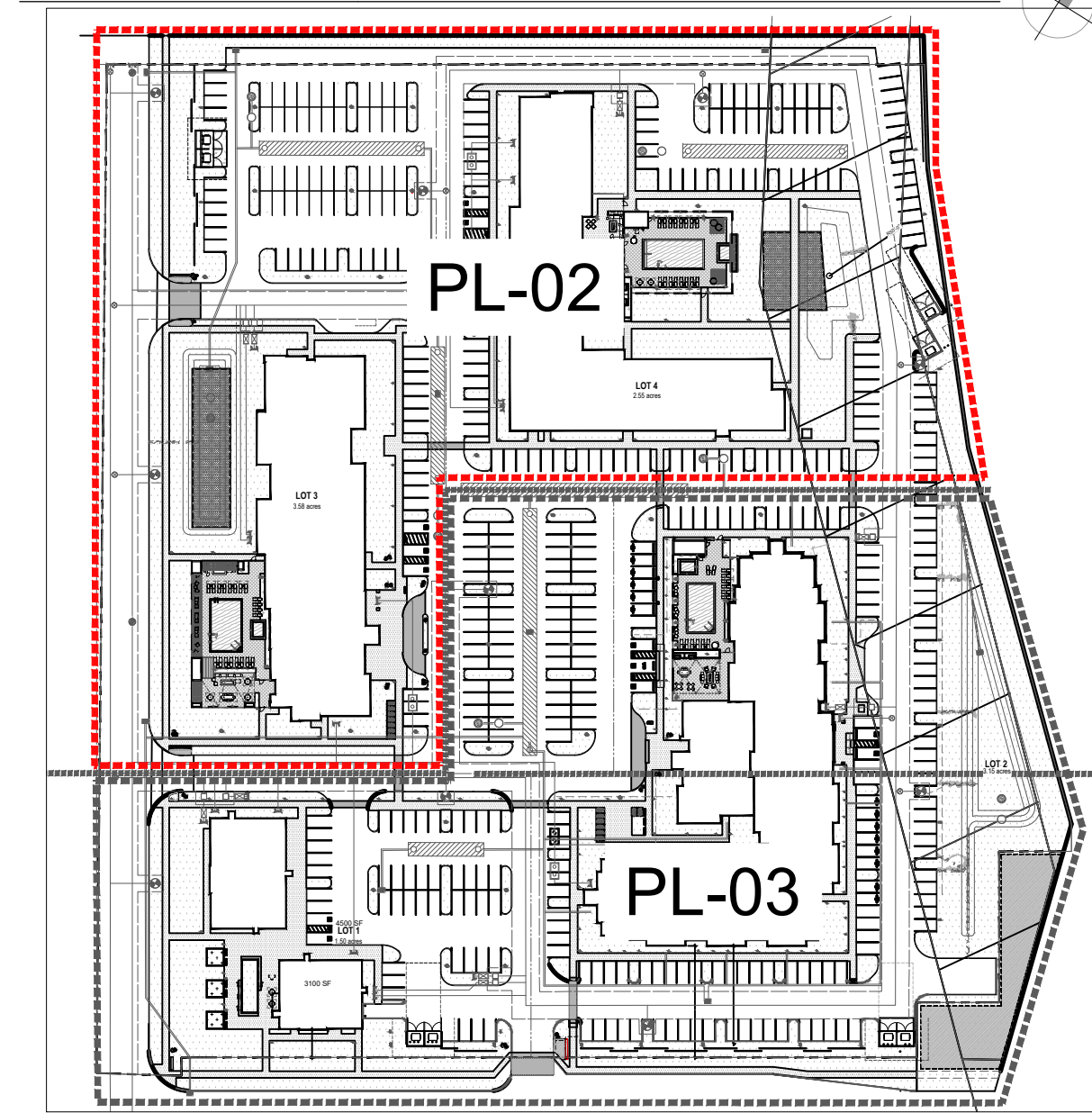
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TREES	SIZE
* Pistache x Red Push Red Push Pistache	36" box, matching UON
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard UON 48" box low-break Multi
* Cercidium 'Sonoran Emerald' Sonoran Emerald Palo Verde	24" box UON, multi
* Caesalpinia cacalaco Casalote (thornless 'smoothii var.')	36" box, multi matching
* Chilopsis Linearis Desert Willow	24" box, matching
Prosopis x Phoenix® (Thornless) Thornless grafted Mesquite	36" box stand.
Ulmus parvifolia 'Sempervirens' Chinese Evergreen Elm	24" box, matching 48" box, matching
* Fouquieria splendens Ocotillo	8' - 8 cane min.
Washingtonia filifusta Hybrid Filifera / Robusta	18' trunk ft. straight skinned, matching
* Acacia aneura Mulga tree	36" box

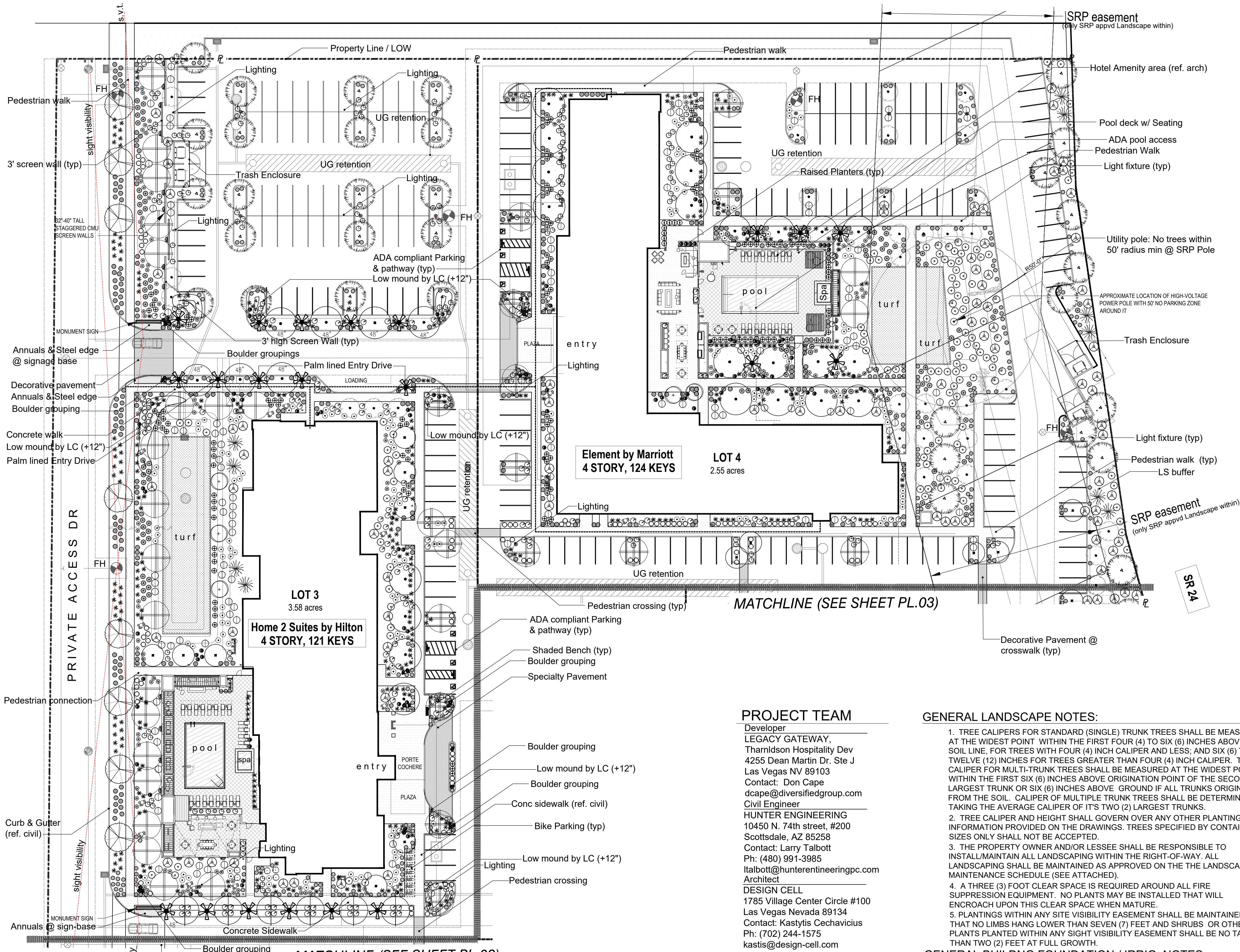
SHRUBS	SIZE	SIZE	
Aloe 'Blue Elf' var. Blue Elf Aloe	1 gal.	* Tecoma Spp. 'sparky (r)' Tecoma 'sparky var.	5 gal.
Rosemarinus officinalis 'Huntington Carpet' Trailing Rosemary	5 gal.	Bouteloua gracilis Blond Ambition	5 gal.
* Muhlenbergia rigida 'Nashville' Nashville muhly grass	5 gal.	Bougainvillea 'San Diego Red' San Diego Red Bougainvillea	5 gal.
Hesperaloe parviflora 'Perpa' Brakelights Brakelight Red Yucca	3 gal.	Penstemon eatoni Firecracker Penstemon	5 gal.
Simmondsia chinensis Jojoba	5 gal.	Opuntia sp. Kelly's Choice Kelly's var. Purple Prickly Pear	5 pad min.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	Dodonaea viscosa Hoppbush	5 gal.
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	* Yucca rupicola Twisted leaf yucca	5 gal.
Dasyliroton quadrangulatum Toothless Desert Spoon	5 gal.	* Wedelia trilobata Yellow Dot Wedelia	1 gal.
Agave weberi Weber's Agave	5 gal.	* Ruellia brittoniana 'katie' var. Katie Trailing Ruellia	5 gal.
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.	GROUND COVER	SIZE
* Caesalpinia gilliesii Yellow Bird Of Paradise	5 gal.	Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal.
Leucophyllum langmaniae 'lynn's legacy' Lynn's Legacy var. Sage	5 gal.	Eremophila prostrata Outback Sunrise Emu	1 gal.

INERT MATERIAL	DESCRIPTION
Fractured Granite rip-rap (4" to 6") as shown + down-spouts, roof drains & outlets	Decomposed Granite - 3/4" screened by RockPro's USA2" min thickness in all L.S. areas
TURF: Mid-iron Sod, hybrid bermuda	Surface Select Granite Boulders 3'x3'x3' minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3
4" x 6" Concrete Header at all turf + annual locations	Seasonal Annuals 4" pot 8" o.c.

SHEET KEY PLAN:



LASKIN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 5013 E. Washington St.
 Suite 110
 Phoenix, Arizona 85034
 p (602) 840-7771
 www.laskindesign.com

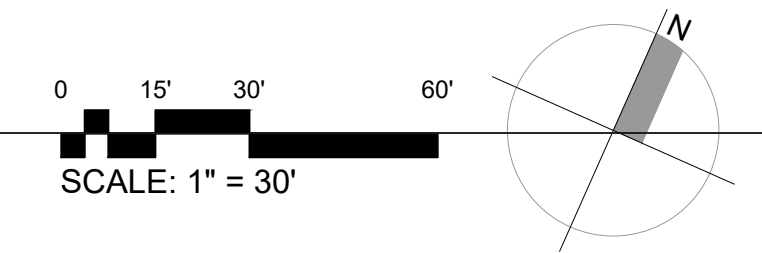


PROJECT TEAM
 Developer
 LEGACY GATEWAY,
 Tharmlson Hospitality Dev
 4255 Dean Martin Dr. Ste J
 Las Vegas NV 89103
 Contact: Don Cape
 dcape@diversifiedgroup.com
 Civil Engineer
 HUNTER ENGINEERING
 10450 N. 74th street, #200
 Scottsdale, AZ 85258
 Contact: Larry Talbott
 Ph: (480) 991-3985
 ltalbott@hunterengineeringpc.com
 Architect
 DESIGN CELL
 1785 Village Center Circle #100
 Las Vegas Nevada 89134
 Contact: Kastytis Cechavicius
 Ph: (702) 244-1575
 kastsis@design-cell.com
 Landscape Architect
 LASKIN & ASSOCIATES
 5013 E. Washington st. Ste 110
 Phoenix, Arizona 85034
 Contact: Hans Stoll
 Ph: (602) 840-7771
 hans@laskindesign.com

GENERAL LANDSCAPE NOTES:

- TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST FOUR (4) TO SIX (6) INCHES ABOVE THE SOIL LINE. FOR TREES WITH FOUR (4) INCH CALIPER AND LESS, AND SIX (6) TO TWELVE (12) INCHES FOR TREES GREATER THAN FOUR (4) INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST SIX (6) INCHES ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR SIX (6) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO (2) LARGEST TRUNKS.
- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
- THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
- A THREE (3) FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCRoACH UPON THIS CLEAR SPACE WHEN MATURE.
- PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

GENERAL BUILDING FOUNDATION / IRRIG. NOTES:
 POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MIN OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BLDG FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, AND BE A MIN OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION. ALL TREES WITHIN 5' OF A BUILDING TO RECEIVE ROOT BARRIER.

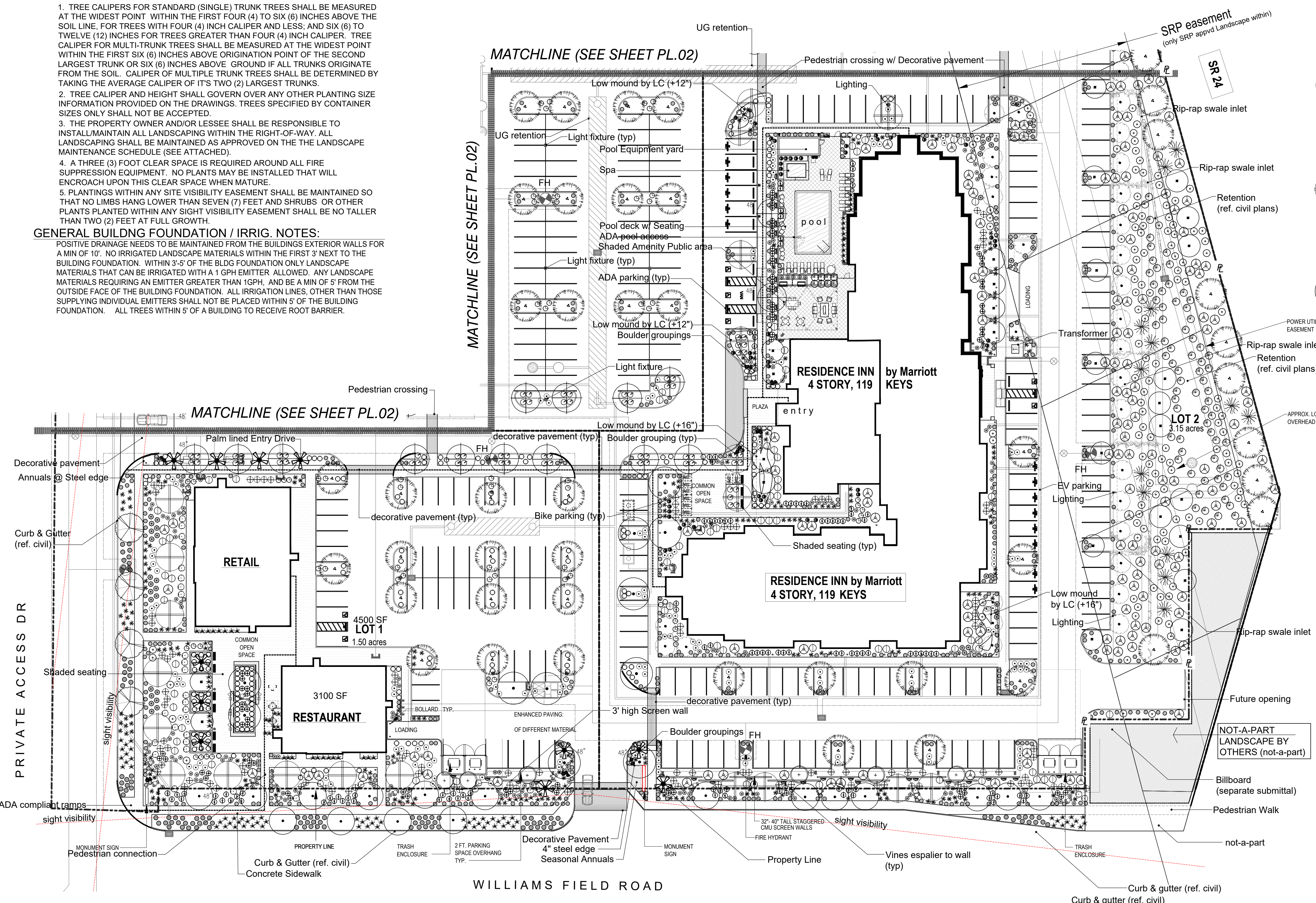


GENERAL LANDSCAPE NOTES:

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- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
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POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MIN OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BLDG FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, AND BE A MIN OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION. ALL TREES WITHIN 5' OF A BUILDING TO RECEIVE ROOT BARRIER.



LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

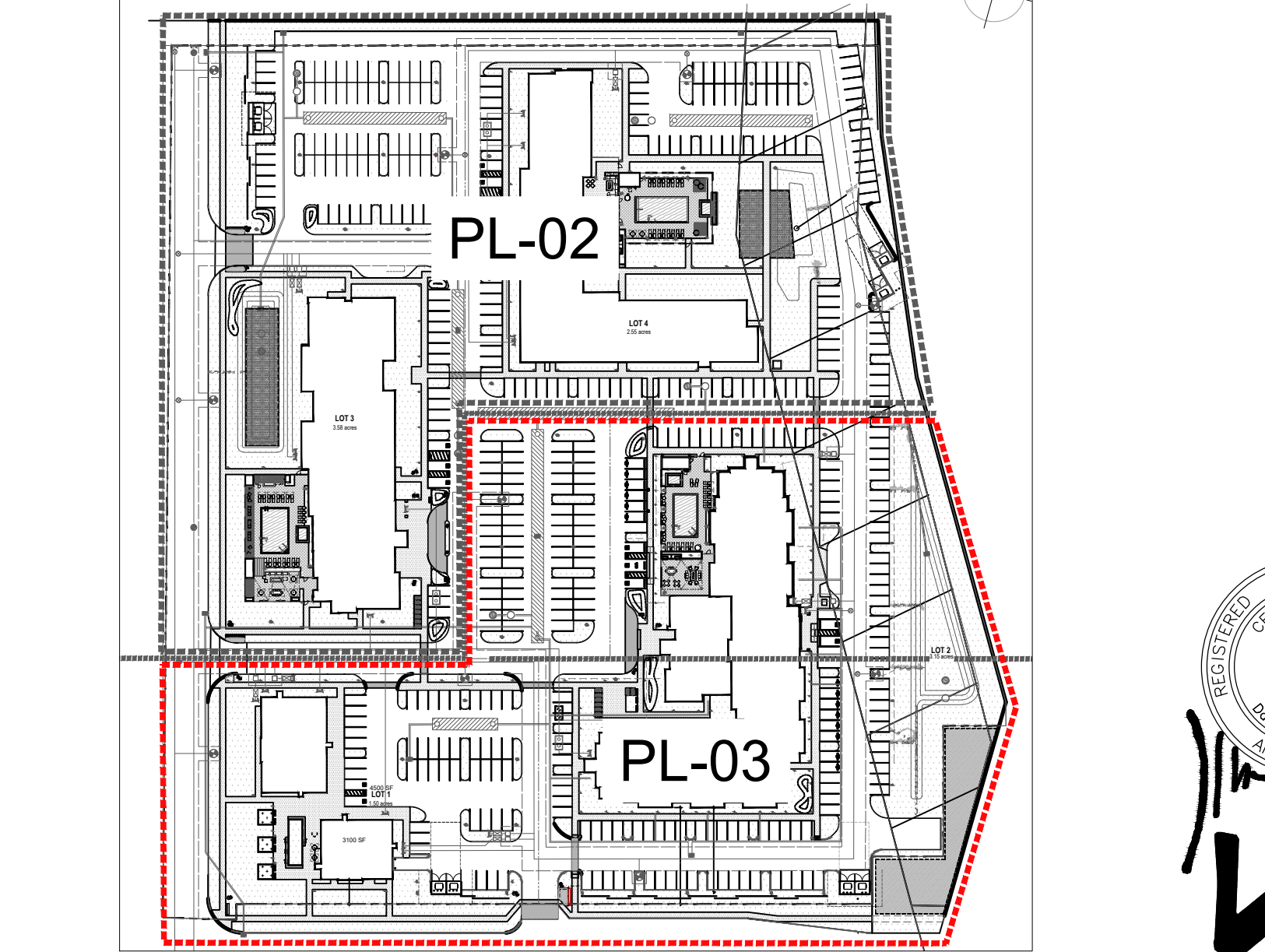
DURING BID IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE REQUIRED QUANTITIES OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN PLANT QUANTITIES. IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY PLANS GOVERN.

TREES	SIZE
* Pistache x Red Push Red Push Pistache	36" box, matching UON
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard UON 48" box low-break Multi
* Cercidium 'Sonoran Emerald' Sonoran Emerald Palo Verde	24" box UON, multi
* Caesalpinia cacalaco Cascalote (thornless 'smoothii' var.)	36" box, multi matching
* Chilopsis Linearis Desert Willow	24" box, matching
Prosopis x Phoenix® (Thornless) Thornless grafted Mesquite	36" box stand.
Ulmus parvifolia 'Sempervirens' Chinese Evergreen Elm	24" box, matching 48" box, matching
* Fouquieria splendens Ocotillo	8' - 8 cane min.
Washingtonia filifusta Hybrid Filifera / Robusta	18" trunk ft. straight skinned, matching
* Acacia aneura Mulga tree	36" box

SHRUBS	SIZE	SIZE	
Aloe 'Blue Elf' var. Blue Elf Aloe	1 gal.	* Tecoma Spp. 'sparky (r)' Tecoma 'sparky' var.	5 gal.
Rosemarinus officinalis 'Huntington Carpet' Trailing Rosemary	5 gal.	Bouteloua gracilis Blond Ambition	5 gal.
* Muhlenbergia rigida 'Nashville' Nashville muhly grass	5 gal.	Bougainvillea 'San Diego Red' San Diego Red Bougainvillea	5 gal.
Hesperaloe parviflora 'Perpa' Brakelights Brakelight Red Yucca	3 gal.	Penstemon eatoni Firecracker Penstemon	5 gal.
Simmondsia chinensis Jojoba	5 gal.	Opuntia sp. Kelly's Choice Kelly's var. Purple Prickly Pear	6 pad min.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	Dodonaea viscosa Hopbush	5 gal.
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	* Yucca rupicola Twisted leaf yucca	5 gal.
Dasyliion quadrangulatum Toothless Desert Spoon	5 gal.	* Wedelia trilobata Yellow Dot Wedelia	1 gal.
Agave weberi Weber's Agave	5 gal.	* Ruellia brittoniana 'katie' var. Katie Trailing Ruellia	1 gal.
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.	GROUND COVER	SIZE
* Caesalpinia gilliesii Yellow Bird Of Paradise	5 gal.	Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal.
Leucophyllum langmaniae 'lynn's legacy' Lynn's Legacy var. Sage	5 gal.	Eremophila Prostrata Outback Sunrise Emu	1 gal.

INERT MATERIAL	DESCRIPTION
Fractured Granite rip-rap (4" to 6") as shown + down-spouts, roof drains & outlets	Decomposed Granite - 3/4" screened by RockPro's USA2" min thickness in all L.S. areas
TURF: Mid-iron Sod, hybrid bermuda	Surface Select Granite Boulders 3'x3'x3' minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3
4" x 6" Concrete Header at all turf + annual locations	Seasonal Annuals
	4" pot 8" o.c.

SHEET KEY PLAN:



OVERALL LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED L'VITHIN SECTION 27 AND THE NORTH HALF OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 27 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS SOUTH 01°06'43" EAST, 2628.92 FEET;

THENCE NORTH 01°06'38" WEST, 237.95 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE LEAVING SAID WEST LINE, NORTH 88°53'22" EAST, 50.00 FEET; THENCE SOUTH 01°06'38" EAST, 239.32 FEET ALONG A LINE WHICH IS 50.00 FEET EAST OF AND PARALLEL L'VITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27; THENCE SOUTH 89°32'36" EAST, 5.00 FEET ALONG SAID EAST-WEST MID-SECTION LINE;

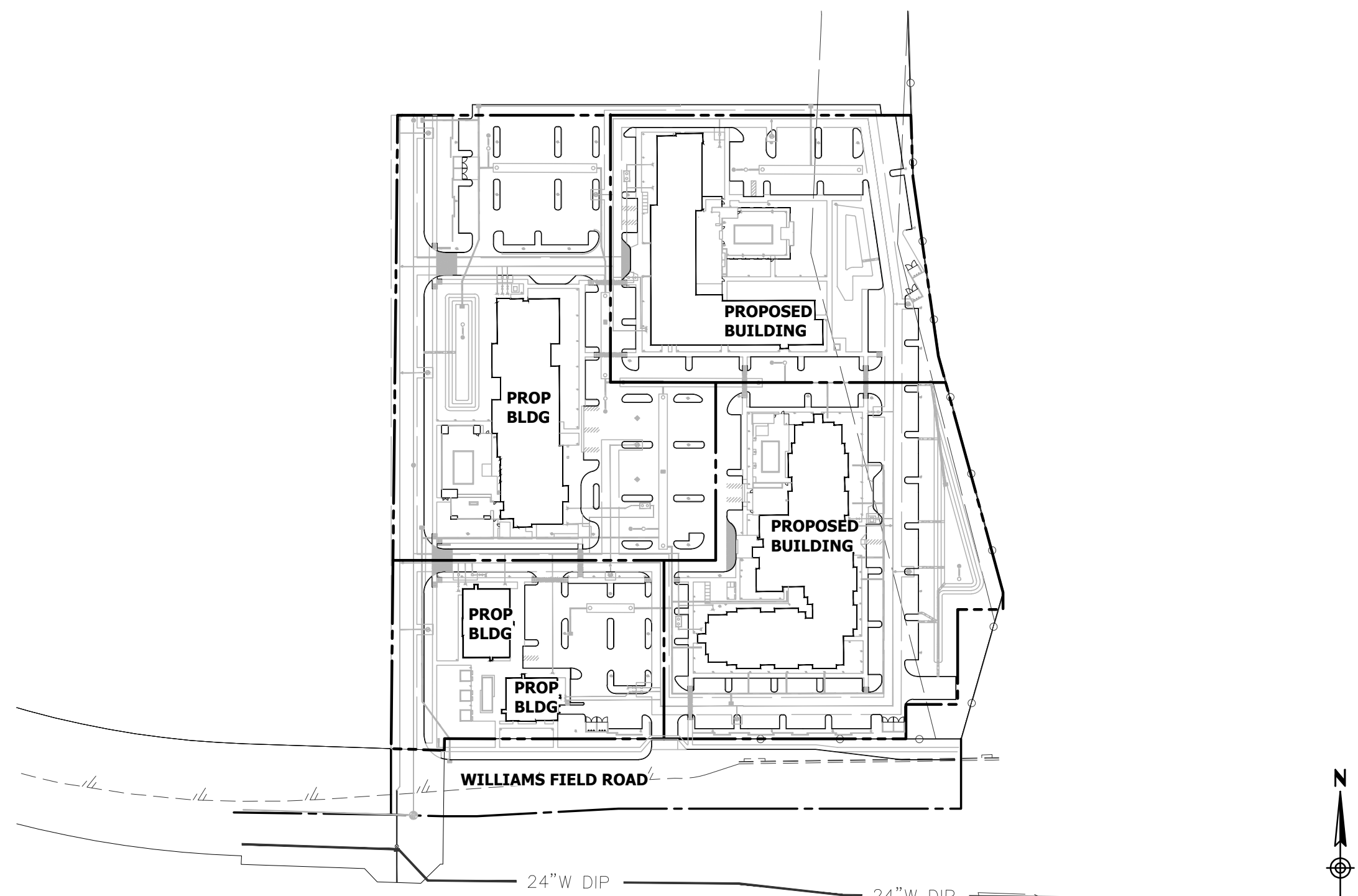
THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, SOUTH 01°06'43" EAST, 1381.59 FEET ALONG A LINE WHICH IS 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE LEAVING SAID PARALLEL LINE, SOUTH 89°32'36" EAST, 10.00 FEET; THENCE NORTH 01°06'43" WEST, 1381.59 FEET ALONG A LINE WHICH IS 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE LEAVING SAID PARALLEL LINE, NORTH 01°06'38" WEST, 239.73 FEET ALONG A LINE L'VHICH IS 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 06°01'56" EAST, 204.48 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SR 24 ACCORDING TO THE ORDER OF IMMEDIATE POSSESSION RECORDED IN DOCUMENT NO. 2019-0309832, MARICOPA COUNTY RECORDS, PROPOSED STATE ROUTE 24; THENCE THE FOLLOWING TWENTY (20) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: THENCE NORTH 0019'18" EAST, 232.47 FEET; THENCE NORTH 45'59'43" EAST, 34.94 FEET; THENCE SOUTH 8819'52" EAST, 161.50 FEET; THENCE SOUTH 56'38'42" EAST, 321.57 FEET; THENCE SOUTH 47'48'20" EAST, 301.83 FEET; THENCE SOUTH 50'33'15" EAST, 510.34 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27; THENCE SOUTH 50'33'15" EAST, 15.99 FEET; THENCE SOUTH 4610'19" EAST, 479.23 FEET; THENCE SOUTH 39'37'08" EAST, 892.96 FEET; THENCE SOUTH 35'04'05" EAST, 293.61 FEET; THENCE SOUTH 38'18'59" EAST, 708.27 FEET; THENCE SOUTH 32'54'14" EAST, 309.97 FEET; THENCE SOUTH 26'16'52" EAST, 433.05 FEET; THENCE SOUTH 31'25'27" EAST, 199.58 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 31'25'27" EAST, 4.83 FEET; THENCE SOUTH 37'52'05" EAST, 205.50 FEET; THENCE SOUTH 44'56'24" EAST, 284.05 FEET; THENCE SOUTH 13'35'22" EAST, 176.77 FEET; THENCE SOUTH 60'23'46" WEST, 599.40 FEET; THENCE SOUTH 28'54'47" EAST, 13.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WILLIAMS FIELD ROAD ACCORDING TO DOCUMENT NO. 2021-0967909, MARICOPA COUNTY RECORDS; THENCE THE FOLL'VING EIGHT (8) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE: THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 8218'40" WEST, 231.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1090.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°00'04", AN ARC LENGTH OF 1274.63 FEET TO A TANGENT LINE; THENCE NORTH 50°43'16" WEST, 283.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°59'45", AN ARC LENGTH OF 766.46 FEET TO A NON-TANGENT LINE; THENCE NORTH 0316'59" EAST, 10.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1230.00 FEET, THE CENTER OF L'VHICH BEARS SOUTH 0316'59" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°37'56", AN ARC LENGTH OF 99.44 FEET TO A TANGENT LINE; THENCE SOUTH 88°39'03" WEST, 460.56 FEET; THENCE NORTH 4615'28" WEST, 7.06 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°09'59" WEST, 400.11 FEET ALONG A LINE WHICH IS 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO THE NORTH LINE OF THE NORTHWEST OF SAID SECTION 34; THENCE NORTH 89°32'15" WEST, 65.03 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 01°06'43" WEST, 2628.92 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING, EXCEPT COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 27 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS SOUTH 01°06'43" EAST, 2628.92 FEET; THENCE SOUTH 89°32'36" EAST, 115.04 FEET ALONG THE EAST-WEST MID-SECTION LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST-WEST MID-SECTION LINE, SOUTH 89°32'36" EAST, 300.03 FEET; THENCE LEAVING SAID EAST-WEST MID-SECTION LINE SOUTH 01°06'43" EAST, 300.15 FEET; THENCE NORTH 89°32'39" WEST, 300.03 FEET; THENCE NORTH 01°06'43" WEST, 300.16 FEET ALONG A LINE L'VHICH IS 115.00 FEET EAST OF AND PARALLEL L'VITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING.

CONCEPTUAL GRADING DRAINAGE AND UTILITY PLAN

FOR LEGACY GATEWAY HOTELS

NWC WILLIAMS FIELD ROAD AND GATEWAY FREEWAY MESA, ARIZONA 85212

A PARCEL OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP

SHEET INDEX

COVER SHEET	.....	.C1
CONCEPTUAL GRADING AND DRAINAGE PLANS	.....	.C2
CONCEPTUAL UTILITY PLANS	.....	.C3

EXISTING LEGEND

RIGHT OF WAY	---
PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
WATER LINE	---8" ACP W---
WATER LINE	---16" ACP W---
SANITARY SEWER LINE	---6" VCP SS---
SPOT ELEVATION	+P 1349.16
FIRE HYDRANT	⊕
WATER VALVE	⊗
IRRIGATION CONTROL VALVE	⊗
SANITARY SEWER MANHOLE	⊗
SANITARY SEWER CLEANOUT	⊗
SIGN	⊗
LIGHT POLE	⊗
ELECTRICAL RISER	⊗
ELECTRICAL CABINET	CAB

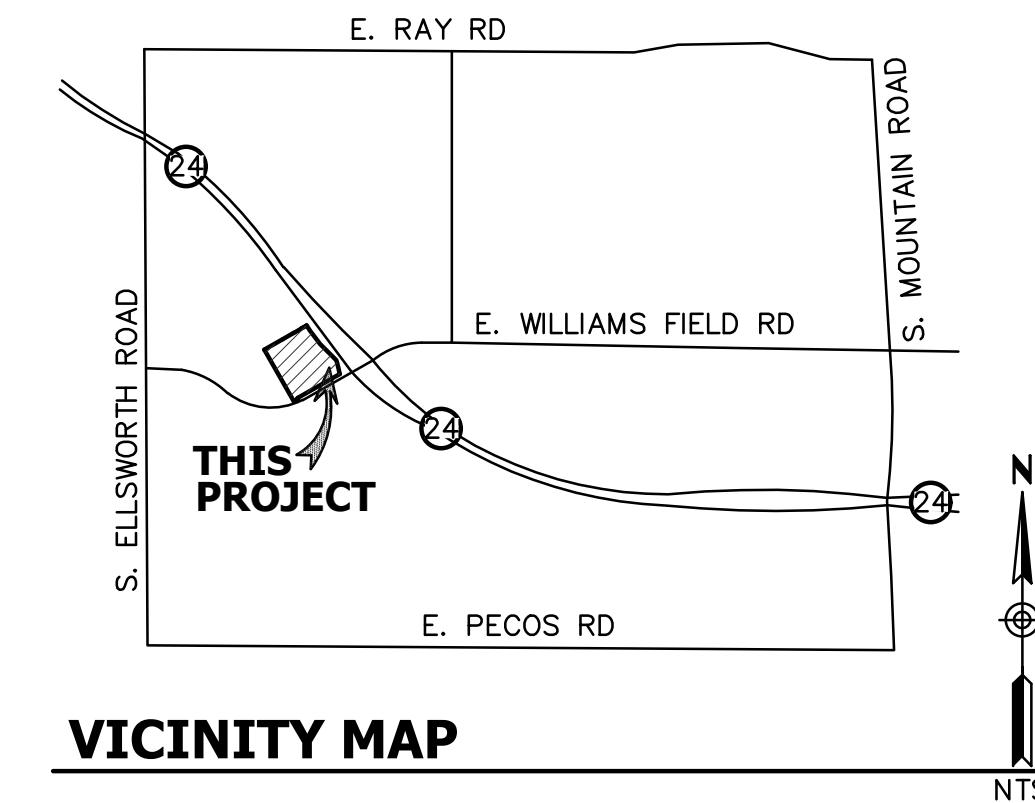
PROPOSED LEGEND

DIRECTION OF SLOPE	←
SEWER LINE	SS
WATER LINE	W
FIRE LINE	FIRE
EASEMENT	---
SAWCUT	▨
GRADE BREAK	⊖
CATCH BASIN	⊗
DRYWELL	⊗
SPOT ELEVATION	90.50P
SECTION CALLOUT	1/25
FLOW LINE	→
BACKFLOW PREVENTOR	⊗
TAPPING SLEEVE & VALVE	⊗
SANITARY SEWER CLEANOUT	⊗
STORMDRAIN	⊗
HEADWALL	⊗

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
AC	ASPHALTIC CEMENT
BC	BACK OF CURB
BFP	BACKFLOW PREVENTOR
BOT	BOTTOM
CB	CATCH BASIN
CF	CUBIC FEET
CO	CURB OPENING
DNL	DAY-NIGHT SOUND LEVEL (LUKE AFB)
DW	DRYWELL
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE

G	GUTTER
HDWL	HEADWALL
HW	HIGH WATER
NTS	NOT TO SCALE
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
UG	UNDERGROUND RETENTION PIPE
UGE	UNDERGROUND ELECTRICAL
VP	VITRIFIED CLAY PIPE
VR	VOLUME PROVIDED
W	WATER



VICINITY MAP

OWNER

THARALDSON HOSPITALITY
 4255 DEAN MARTIN DRIVE, SUITE J
 LAS VEGAS, NEVADA 89103
 CONTACT: DON CAPE
 PHONE: (702) 385-4988
 EMAIL: DCAPE@DIVERSIFIEDGRP.COM

ARCHITECT

DESIGN CELL
 1785 VILLAGE CENTER CIRCLE, #100
 LAS VEGAS, NEVADA 89134
 CONTACT: KASTIS CECHAVICUIS
 PHONE: (702) 403-1575
 EMAIL: KASTIS@DESIGN-CELL.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
 10450 N. 74TH STREET, SUITE #200
 SCOTTSDALE, ARIZONA 85258
 CONTACT: LARRY TALBOTT, PE
 PHONE: (480) 991-3985
 EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

APN #

313-25-859W

SITE ACREAGE

TOTAL AREA = 10.73 ACRES

EXISTING ZONING: IND-2

BASIS OF BEARING

BASIS OF BEARING IS S00°41'42"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

BENCHMARK IS A FOUND CONCRETE NAIL W/ TAG, STAMPED "COM BM", LOCATED AT THE NORTHEAST CORNER OF SIGNAL BUTTE ROAD & WARNER ROAD, CITY OF MESA BENCHMARK ELEVATION: 1453.68' DATUM: NAVD88

RETENTION CALCULATIONS

ONSITE AREA: 10.67± AC
 OFFSITE AREA: 1.25± AC

RETENTION REQUIRED (100YR-2HR EVENT):
 $VR = (C) * (P/12) * (A)$ P=2.2
 $VR = (0.90) * (2.2/12) * (10.67) * (43,560) = 76,690$ CU.FT.
 $VR = (0.95) * (2.2/12) * (1.25) * (43,560) = 9,483$ CU.FT.

TOTAL REQUIRED = 86,173 CU.FT.

RETENTION PROVIDED:

BASIN 1	.....	10,064	CU.FT.
BASIN 2	.....	2,108	CU.FT.
BASIN 3	.....	18,265	CU.FT.
775' 10" UG RETENTION	.....	60,868	CU.FT.
TOTAL PROVIDED	.....	86,387	CU.FT.

RETENTION TOTALS:

TOTAL PROVIDED	.....	86,387	CU.FT.
TOTAL REQUIRED	.....	86,173	CU.FT.
TOTAL PROVIDED	.....	214	CU.FT.

BY	
REVISION	
DATE	
NO.	

DESIGN BY: DC
 DRAWN BY: CA
 CHECKED BY: LT

HUNTER ENGINEERING
 CIVIL AND SURVEY
 10450 NORTH 74TH STREET, SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



COVER SHEET FOR LEGACY GATEWAY HOTELS NWC WILLIAMS FIELD AND GATEWAY MESA, ARIZONA

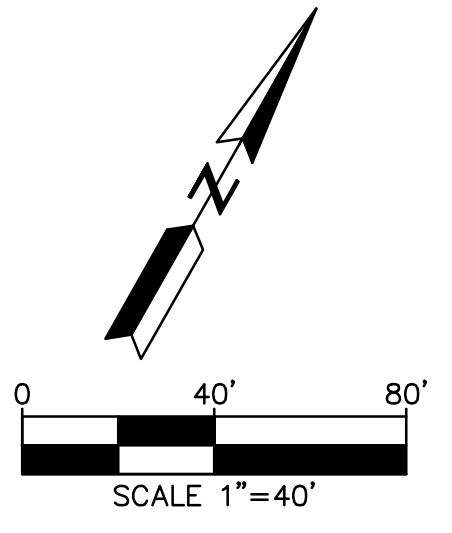
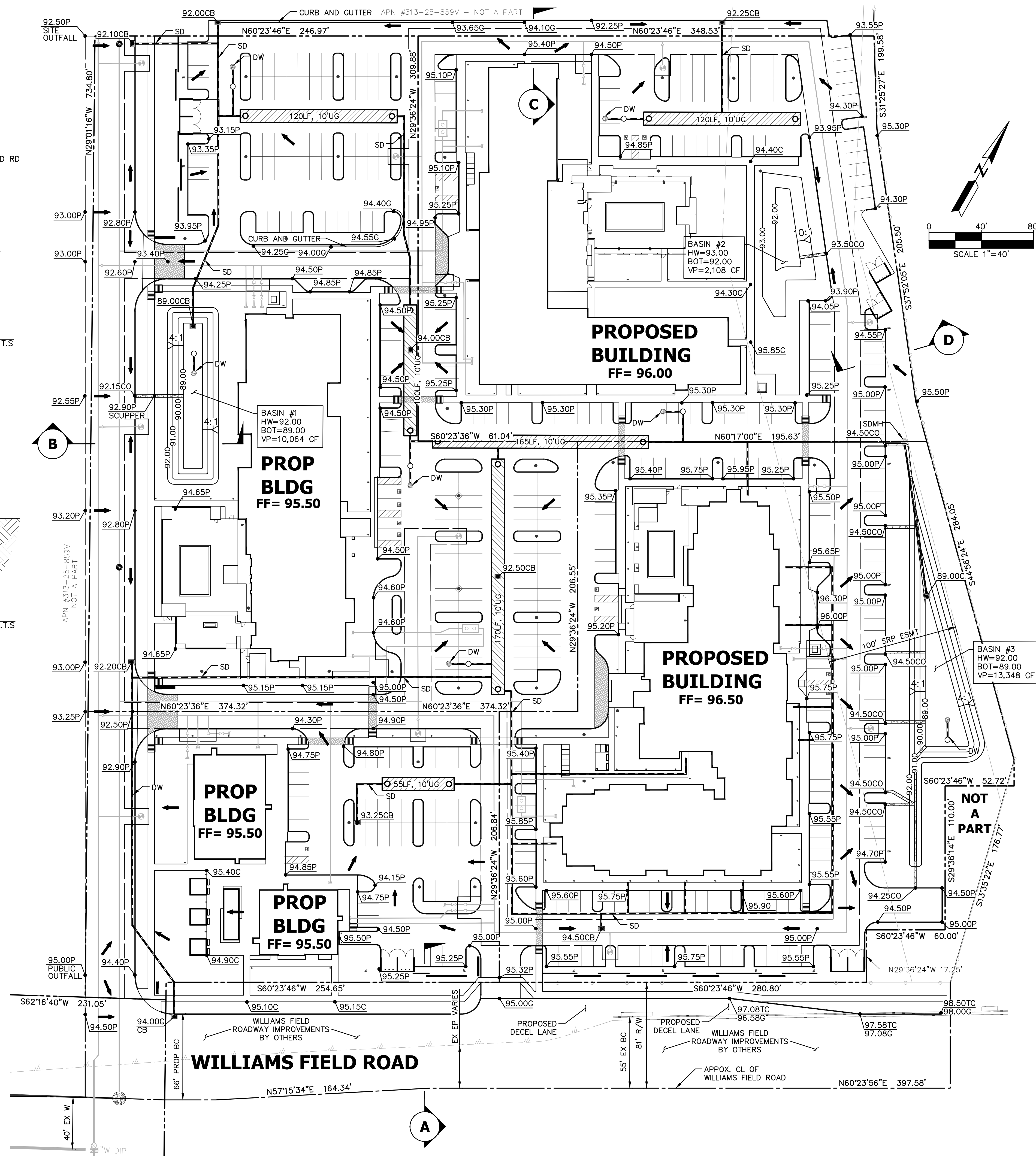
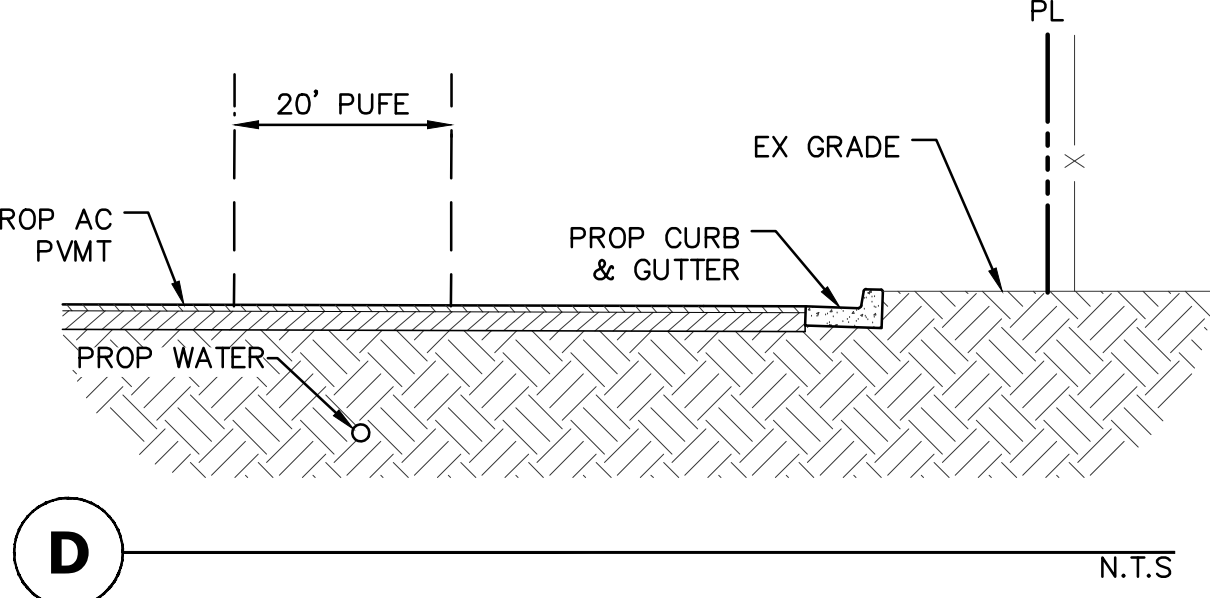
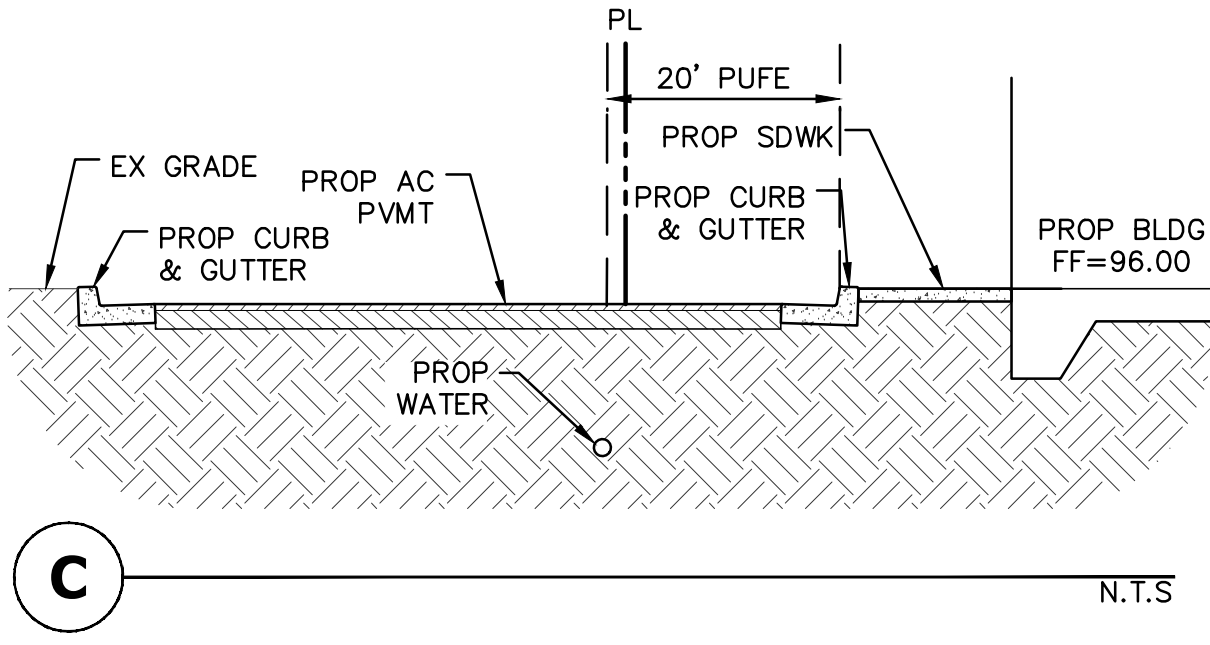
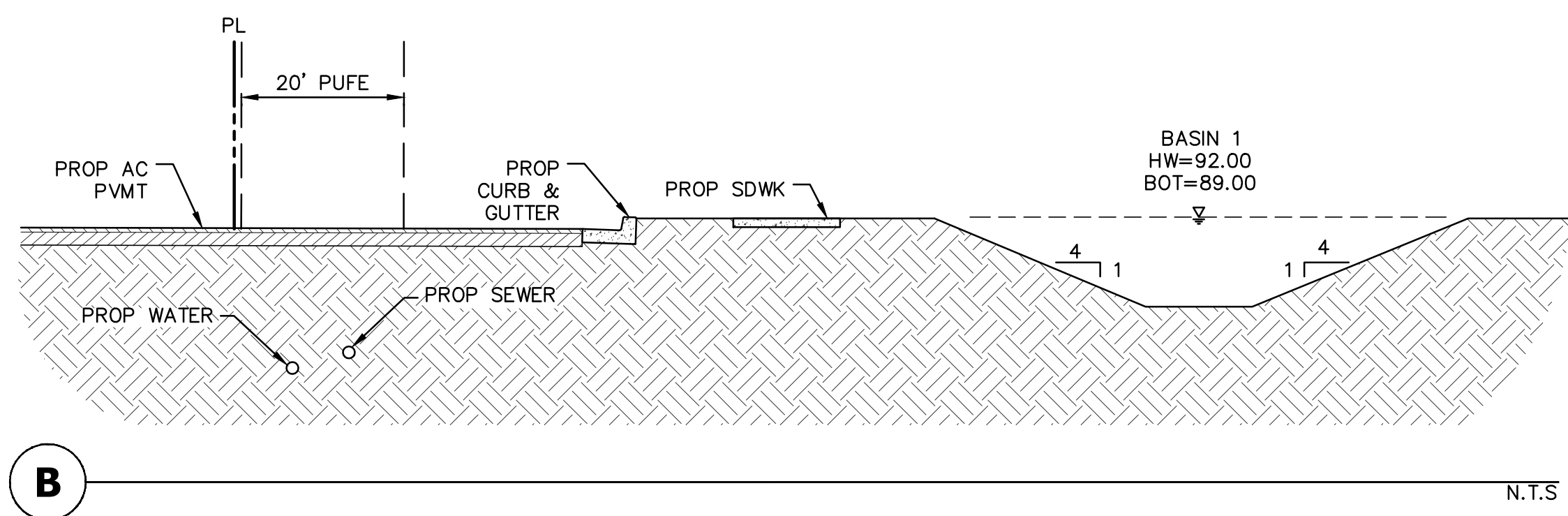
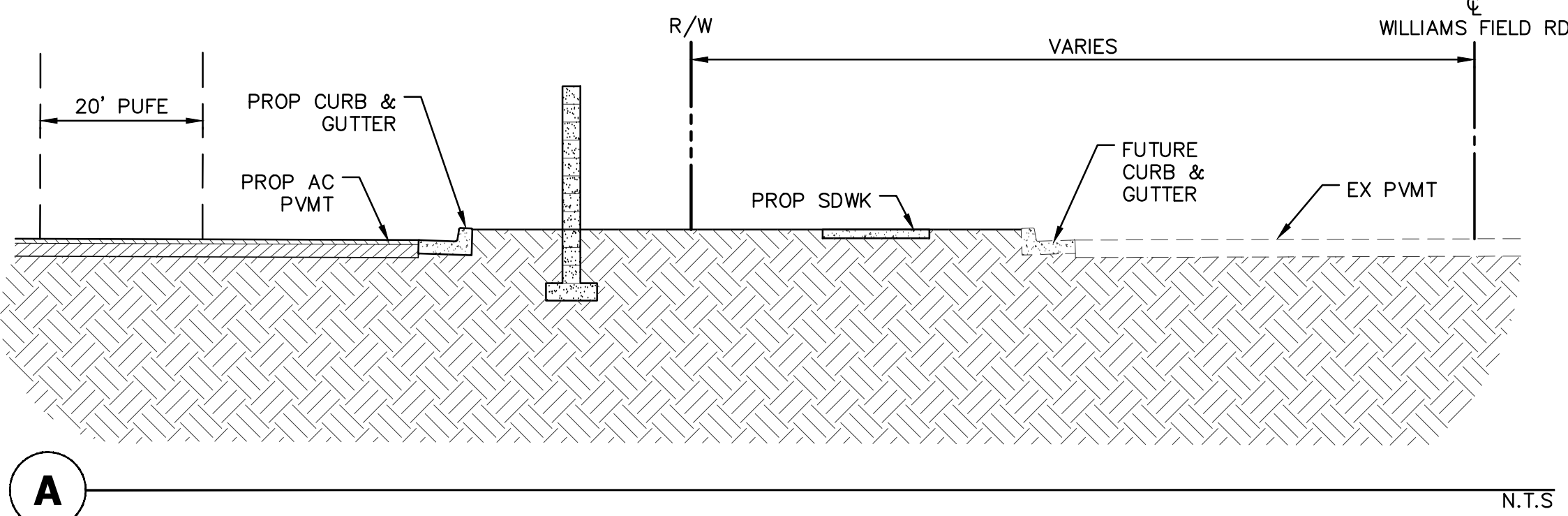


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
 LEGACY SPORTS PARK HOTEL

HE NO.: THAR003
 SCALE: NTS

SHEET:
C1



NO.	DATE	REVISION	BY

PURPOSE: 2ND CONCEPTUAL SUBMITTAL

DESIGN BY: CA
DRAWN BY: DC
CHECKED BY: LT

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



**CONCEPTUAL GRADING AND DRAINAGE
FOR
LEGACY GATEWAY HOTELS
NWC WILLIAMS FIELD AND GATEWAY
MESA, ARIZONA**

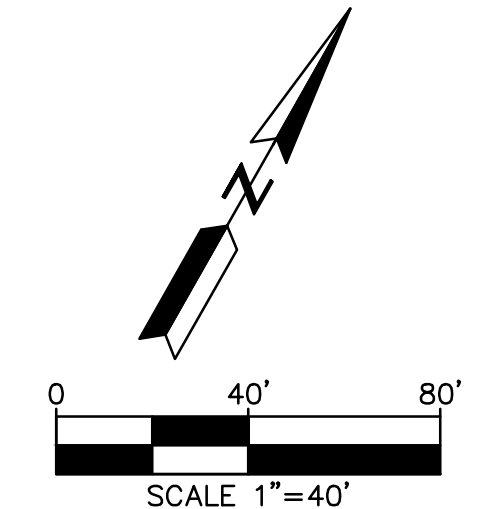
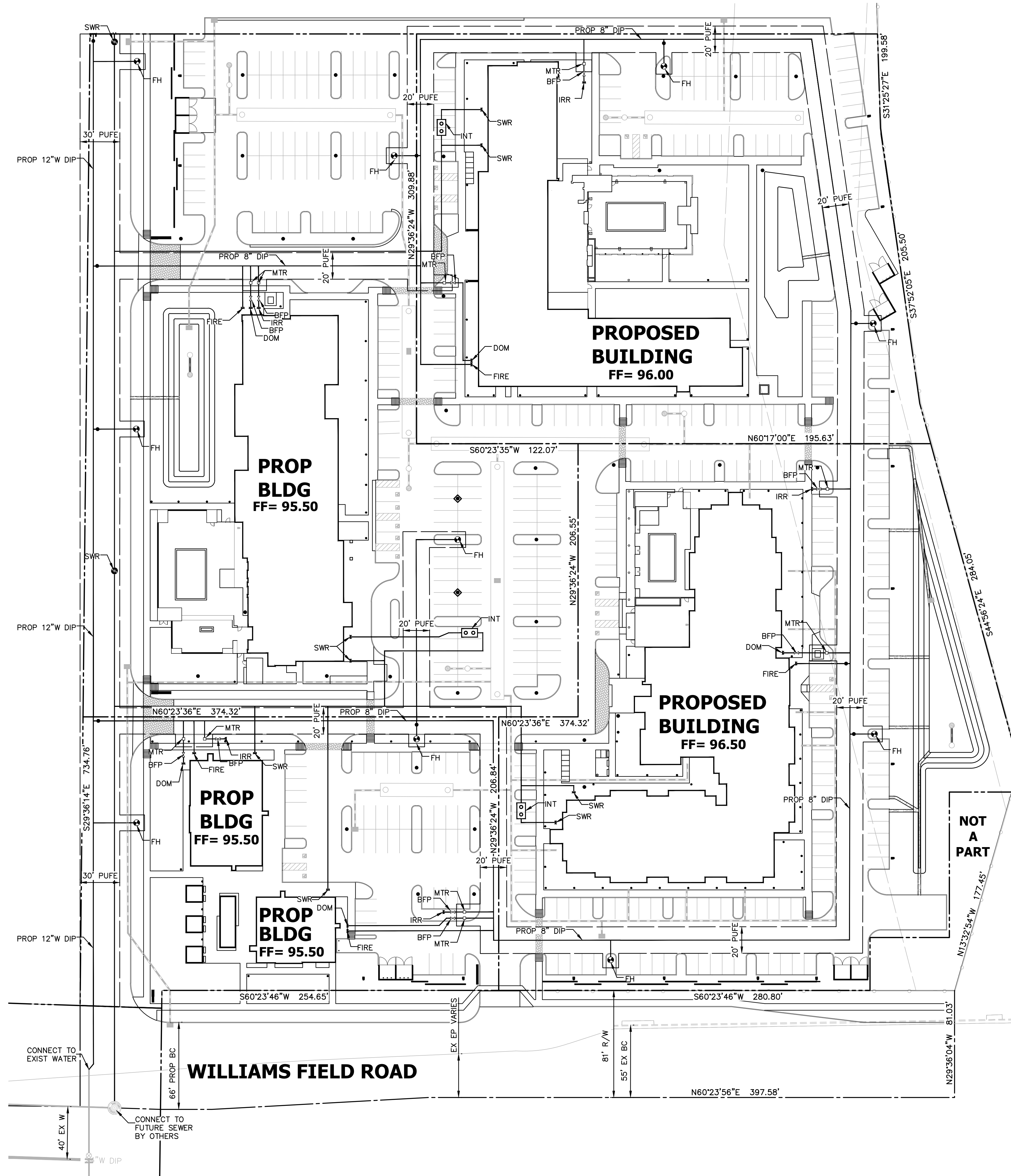
AR 20A811
CALL 811 OR CLICK AR20A811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
LEGACY SPORTS PARK HOTEL

HE NO.: THAR003
SCALE: 1"=40'

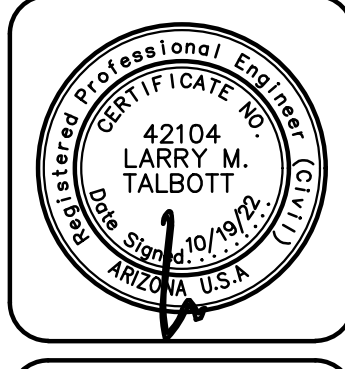
SHEET:
C2



NO.	DATE	REVISION	BY

DESIGN BY: CA
 DRAWN BY: DC
 CHECKED BY: LT

HUNTER
 ENGINEERING
 CIVIL AND SURVEY
 10450 NORTH 74TH STREET,
 SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



**CONCEPTUAL UTILITY PLAN
 FOR
 LEGACY GATEWAY HOTELS
 NWC WILLIAMS FIELD AND GATEWAY
 MESA, ARIZONA**



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

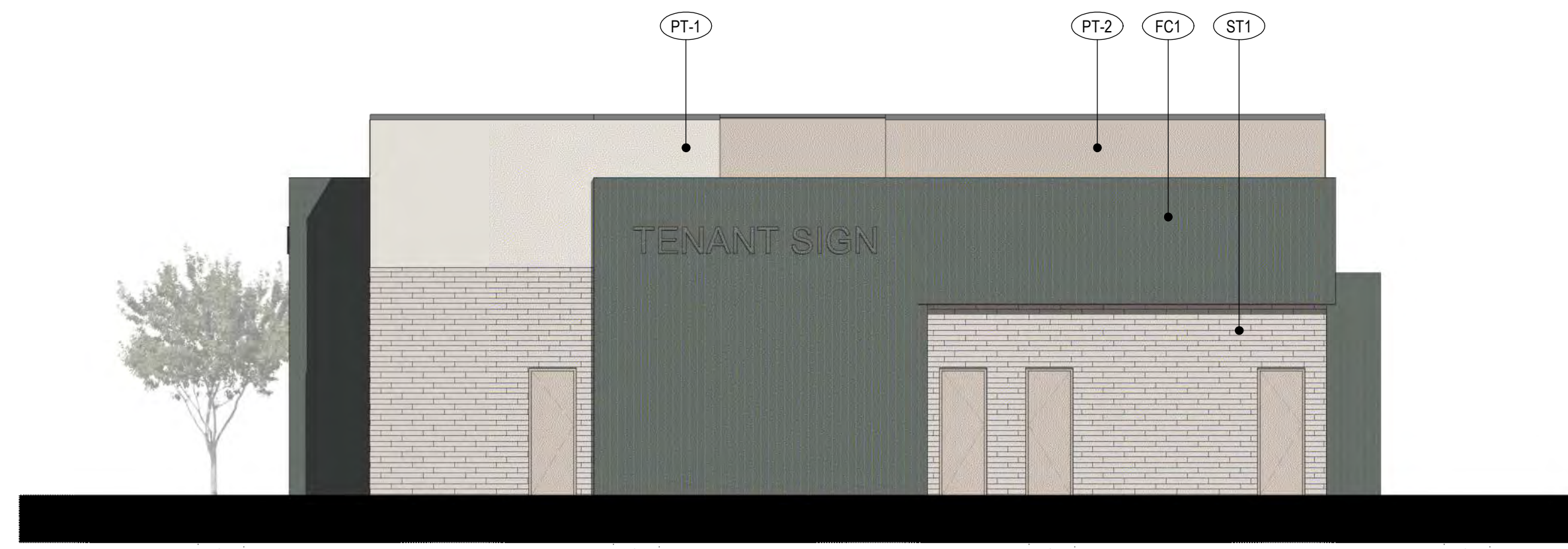
PROJECT NAME:
LEGACY SPORTS PARK HOTEL

HE NO.: THAR003
 SCALE: 1"=40'

SHEET:
C3

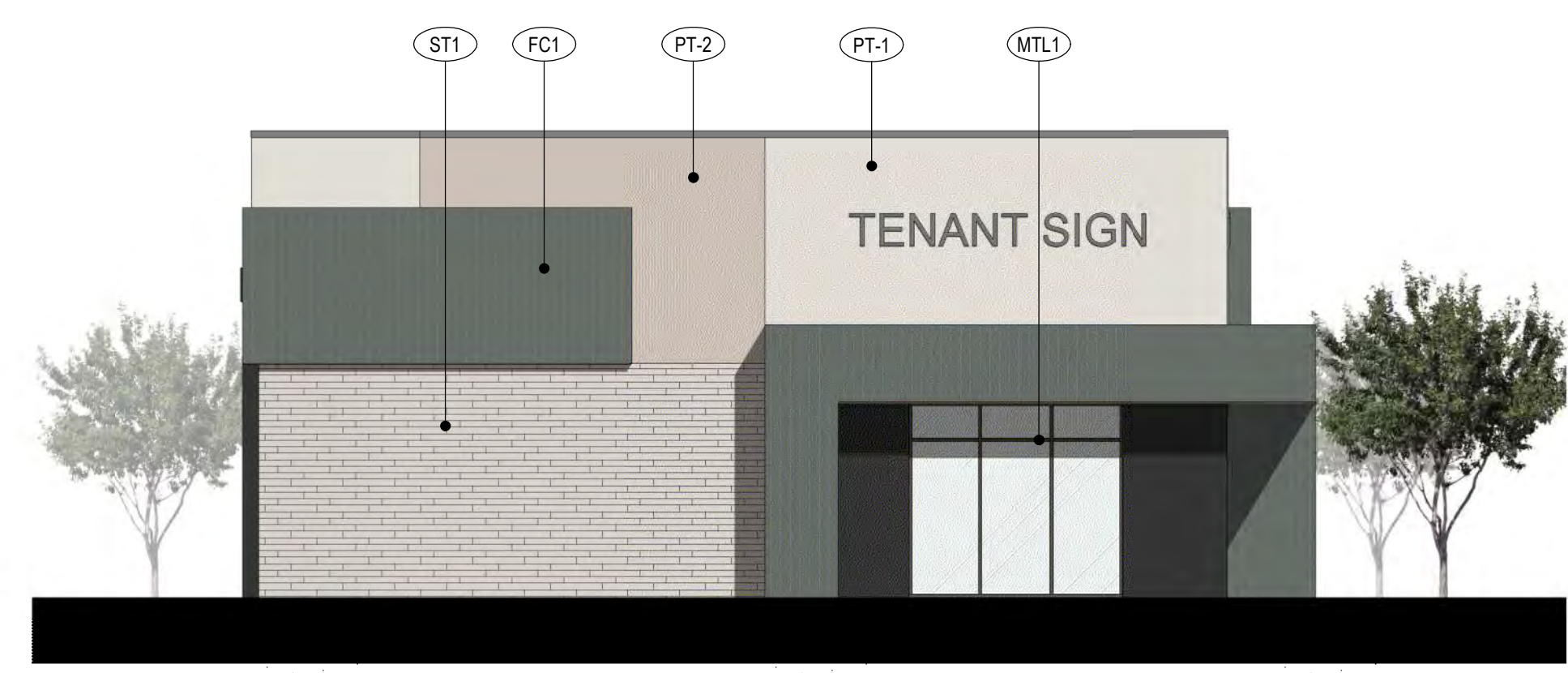
UTILITY NOTE
 UTILITY SERVICES AND EASEMENTS SHOWN ARE PRELIMINARY AND MAY BE RELOCATED WITH FINAL BUILDING AND SITE DESIGN.

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	STUCCO PAINT COLOR SHERWIN-WILLIAMS - 7641, COLONNADE GRAY
	PT2	STUCCO PAINT COLOR SHERWIN-WILLIAMS - 7045, INTELLECTUAL GRAY
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - 7048, URBANE BRONZE
	FC1	ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS - 9130, EVERGREEN FOG
	ST1	STONE VENEER - CORDOVA STONE LIMESTONE - GROUND FACE
	ST2	CORDOVA STONE MASONRY CMU LIMESTONE - GROUND FACE
	MTL1	ALUMINUM STOREFRONT, WINDOW FRAMES, TRELLISES - DARK BRONZE
	WD1	WOOD FOR OUTDOOR SEATING



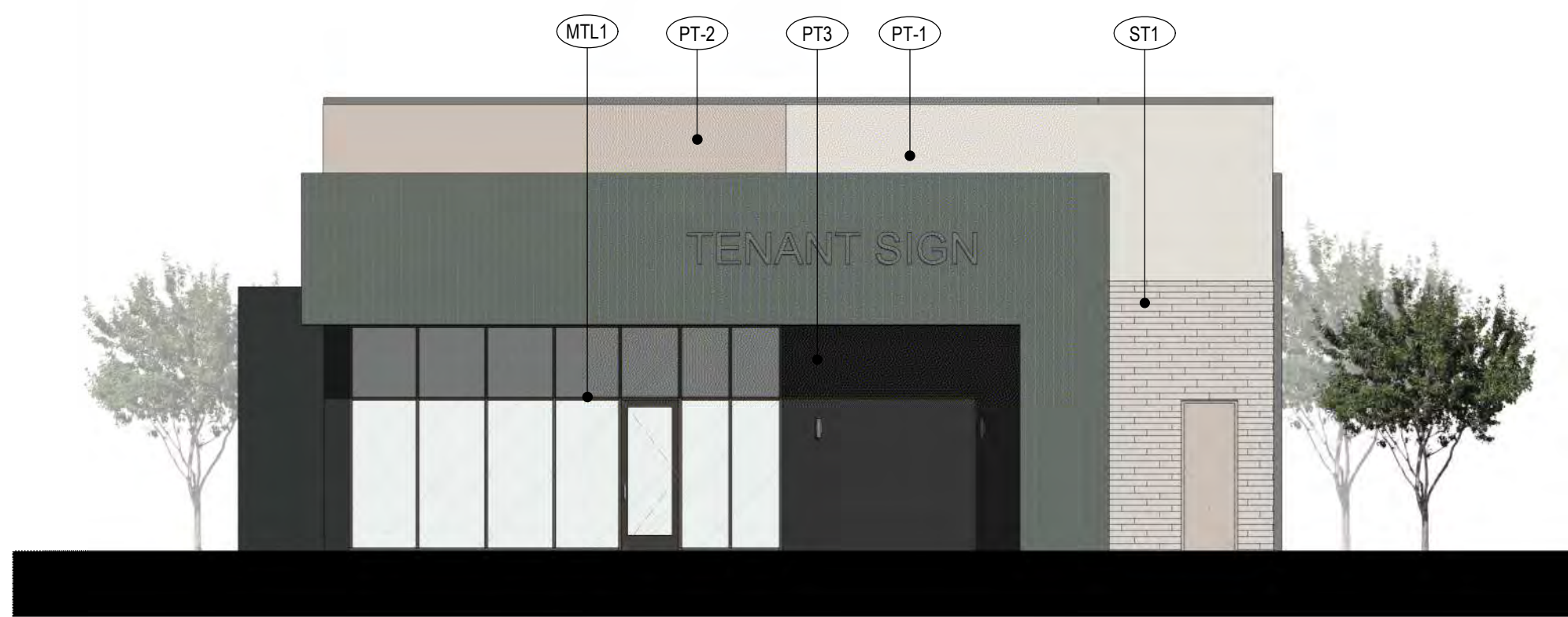
RETAIL BUILDING 1 - SOUTH ELEVATION

1/8" = 1'-0"



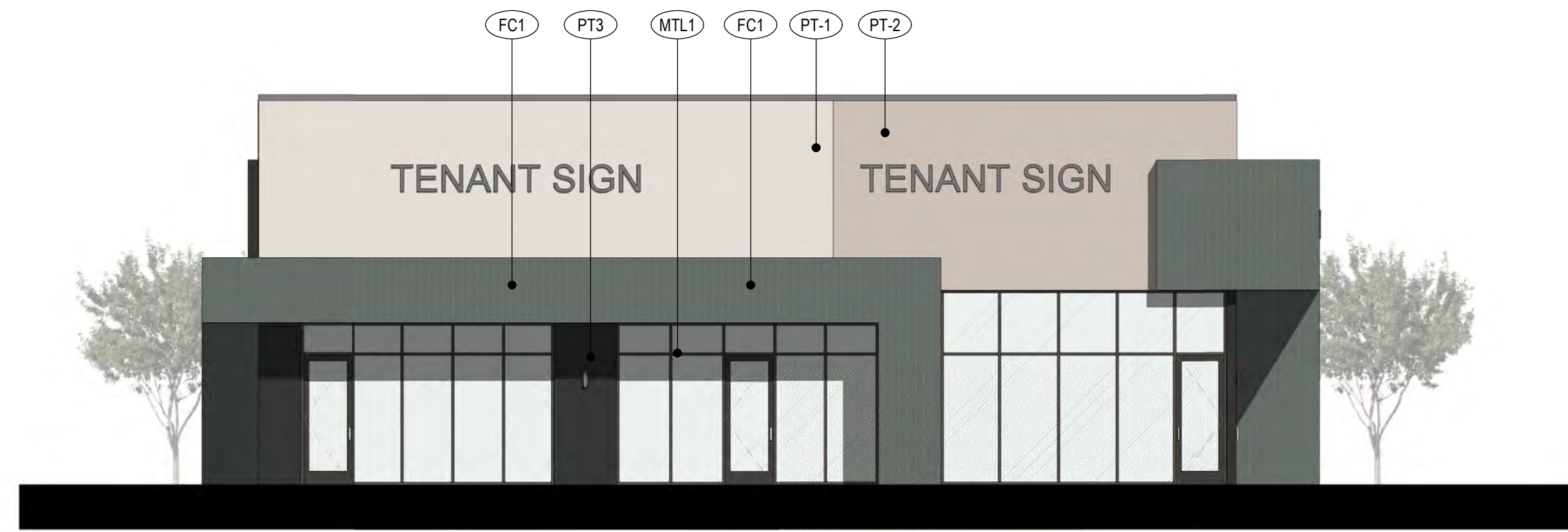
RETAIL BUILDING 1 - EAST ELEVATION

1/8" = 1'-0"



RETAIL BUILDING 1 - WEST ELEVATION

1/8" = 1'-0"



RETAIL BUILDING 1 - NORTH ELEVATION

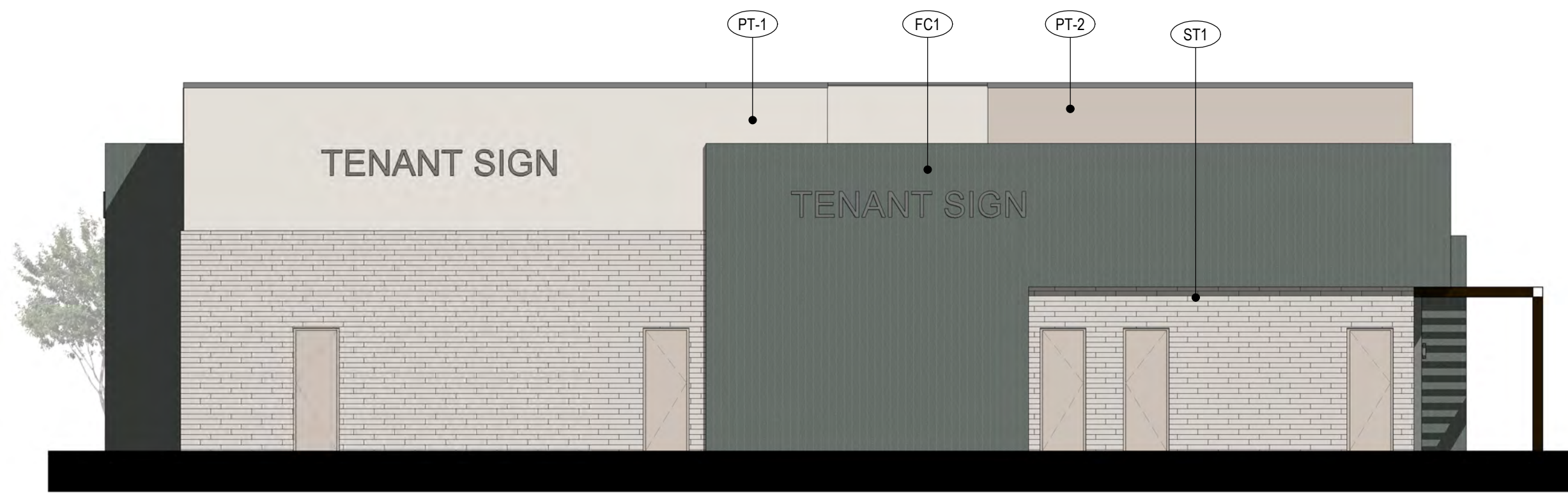
1/8" = 1'-0"



Section 1-1

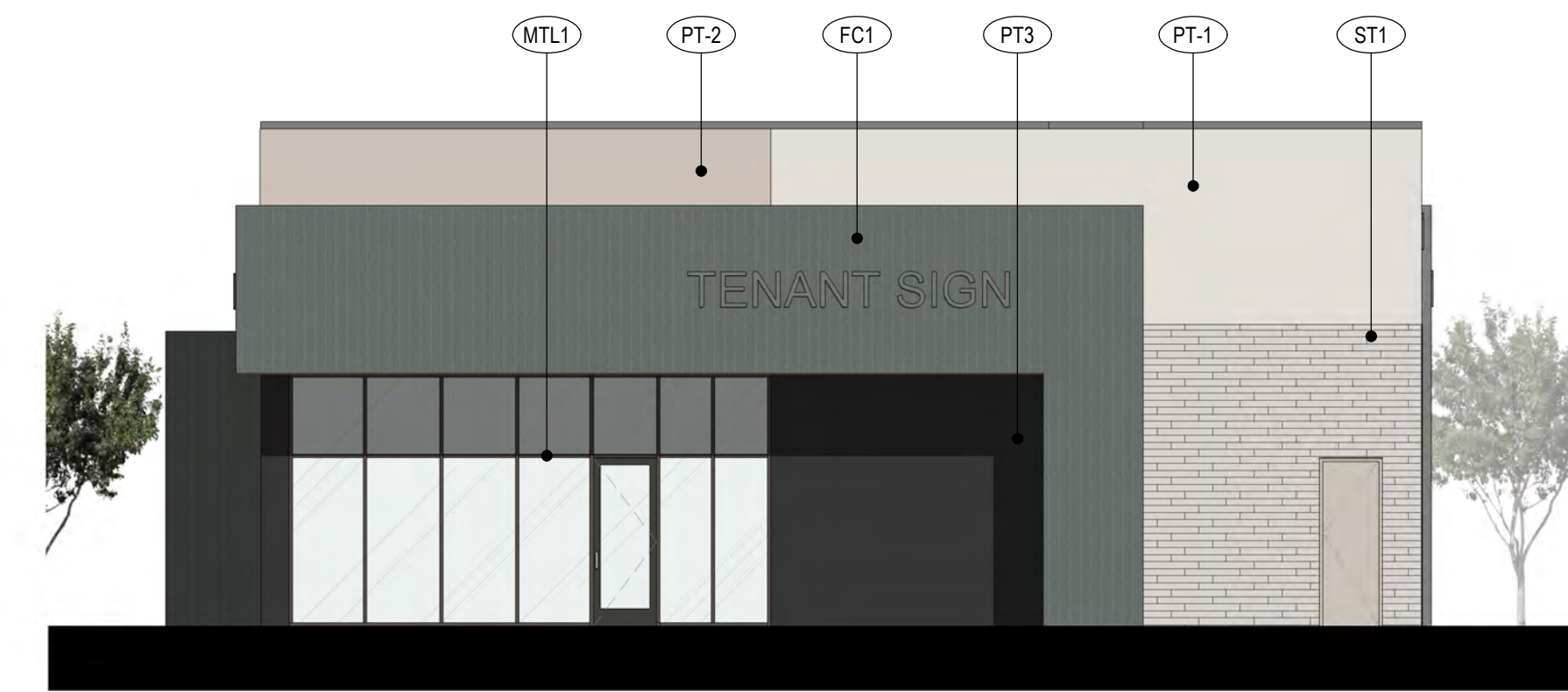
1/8" = 1'-0"





RETAIL BUILDING 2 - WEST ELEVATION

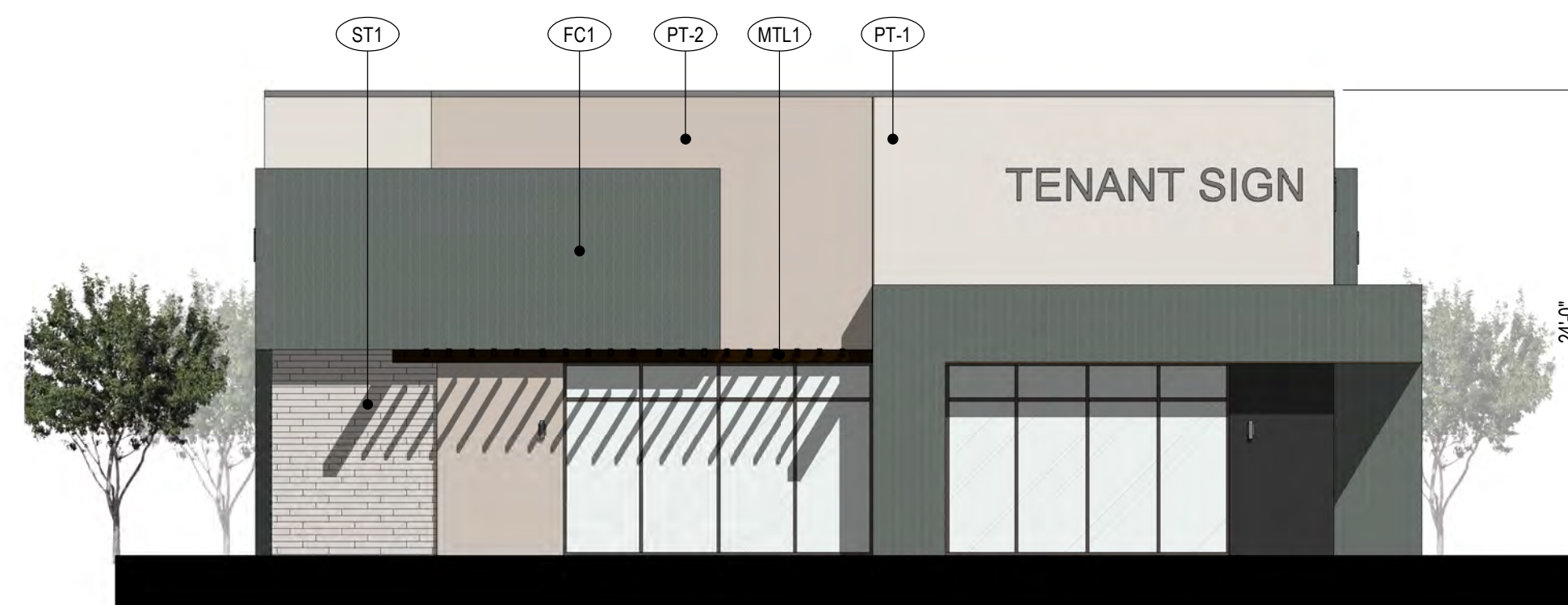
1/8" = 1'-0"



RETAIL BUILDING 2 - NORTH ELEVATION

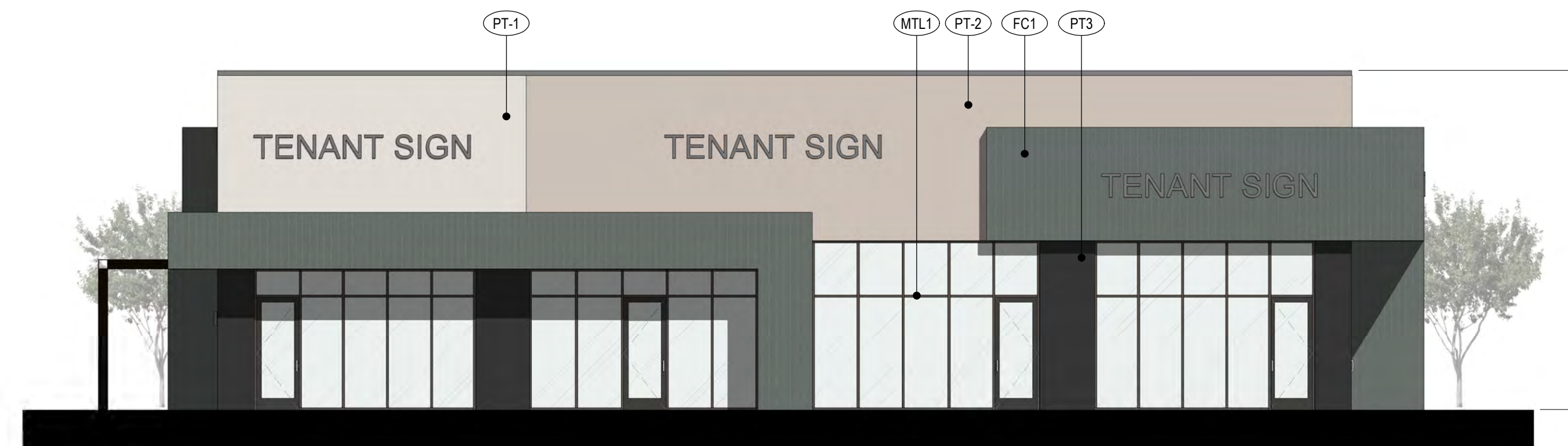
1/8" = 1'-0"

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	STUCCO PAINT COLOR SHERWIN-WILLIAMS - 7641, COLONNADE GRAY
	PT2	STUCCO PAINT COLOR SHERWIN-WILLIAMS - 7045, INTELLECTUAL GRAY
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - 7048, URBANE BRONZE
	FC1	ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS - 9130, EVERGREEN FOG
	ST1	STONE VENEER - CORDOVA STONE LIMESTONE - GROUND FACE
	ST2	CORDOVA STONE MASONRY CMU LIMESTONE - GROUND FACE
	MTL1	ALUMINUM STOREFRONT, WINDOW FRAMES, TRELLISES - DARK BRONZE
	WD1	WOOD FOR OUTDOOR SEATING



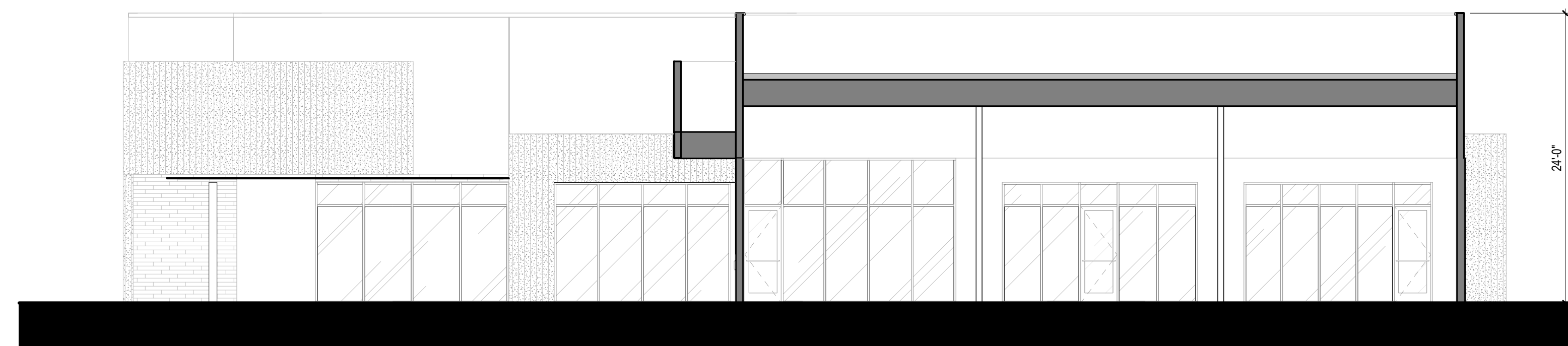
RETAIL BUILDING 2 - SOUTH ELEVATION

1/8" = 1'-0"



RETAIL BUILDING 2 - EAST ELEVATION

1/8" = 1'-0"



Section 2-2

1/8" = 1'-0"



EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	STUCCO PAINT COLOR SHERWIN-WILLIAMS - 7641, COLONNADE GRAY
	PT2	STUCCO PAINT COLOR SHERWIN-WILLIAMS - 7045, INTELLECTUAL GRAY
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - 7048, URBANE BRONZE
	FC1	ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS - 9130, EVERGREEN FOG
	ST1	STONE VENEER - CORDOVA STONE LIMESTONE - GROUND FACE
	ST2	CORDOVA STONE MASONRY CMU LIMESTONE - GROUND FACE
	MTL1	ALUMINUM STOREFRONT, WINDOW FRAMES, TRELLISES - DARK BRONZE
	WD1	WOOD FOR OUTDOOR SEATING



FENCING AND PLANTER CMU PATTERN ANALOGUE



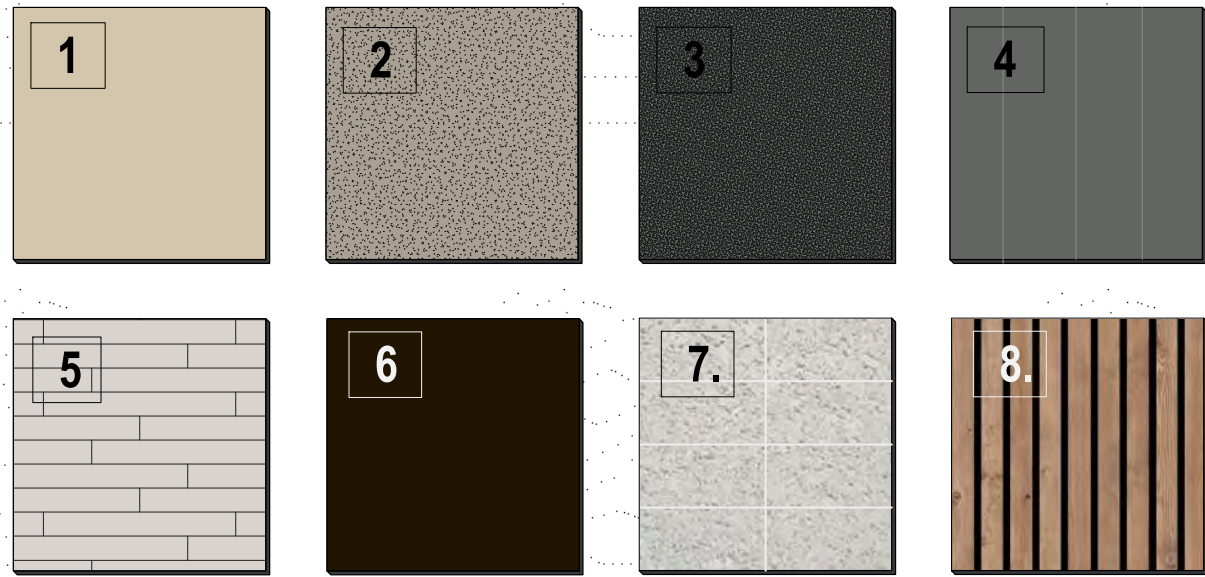
SOUTH RETAIL PLAZA ELEVATION

1/8" = 1'-0"

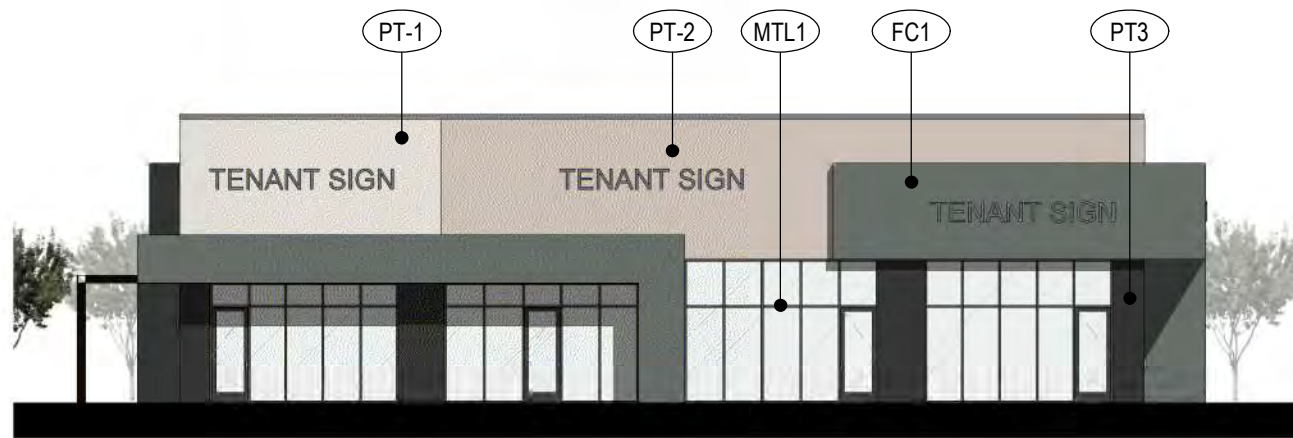


WEST RETAIL PLAZA ELEVATION

1/8" = 1'-0"

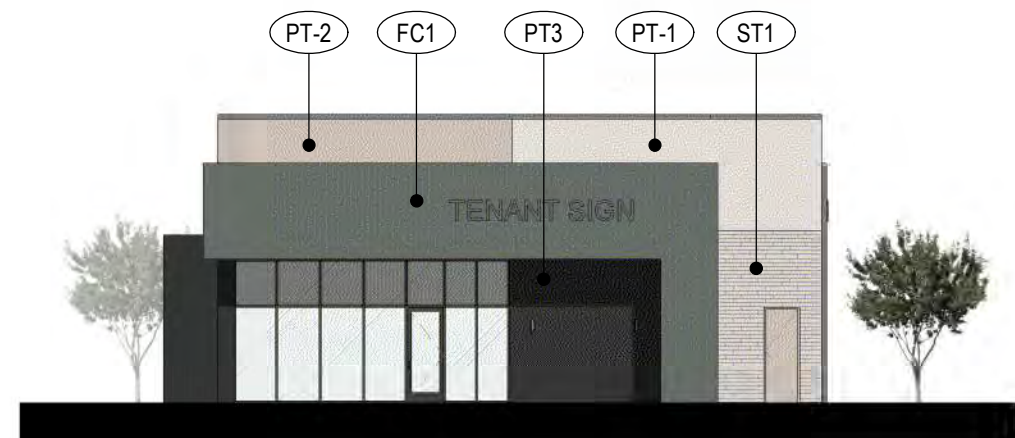


- 1 **PT-1** EIFS SHERWIN -WILLIAMS - SW 7641, COLONNADE GRAY
- 2 **PT-2** EIFS SHERWIN -WILLIAMS - SW 7045, INTELLECTUAL GRAY
- 3 **PT-3** EIFS INTEGRAL COLOR SHERWIN -WILLIAMS -SW 7048, URBANE BRONZE
- 4 **FC-1** ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS - 9130, EVERGREEN FOG
- 5 **ST-1** STONE VENEER - CORDOVA STONE - GROUND FACE
- 6 **MTL-1** STANDING SEAM ROOF PAC-CLAD-DARK BRONZE COLOR.
- 7 **ST-2** CORDOVA STONE MASONRY CMU LIMESTONE - GROUND FACE
- 8 **WD-1** WOOD FOR OUTDOOR SEATING



RETAIL BUILDING 2 - EAST ELEVATION

1/16" = 1'-0"



RETAIL BUILDING 1 - WEST ELEVATION

1/16" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST FENCING ELEVATION
1/8" = 1'-0"

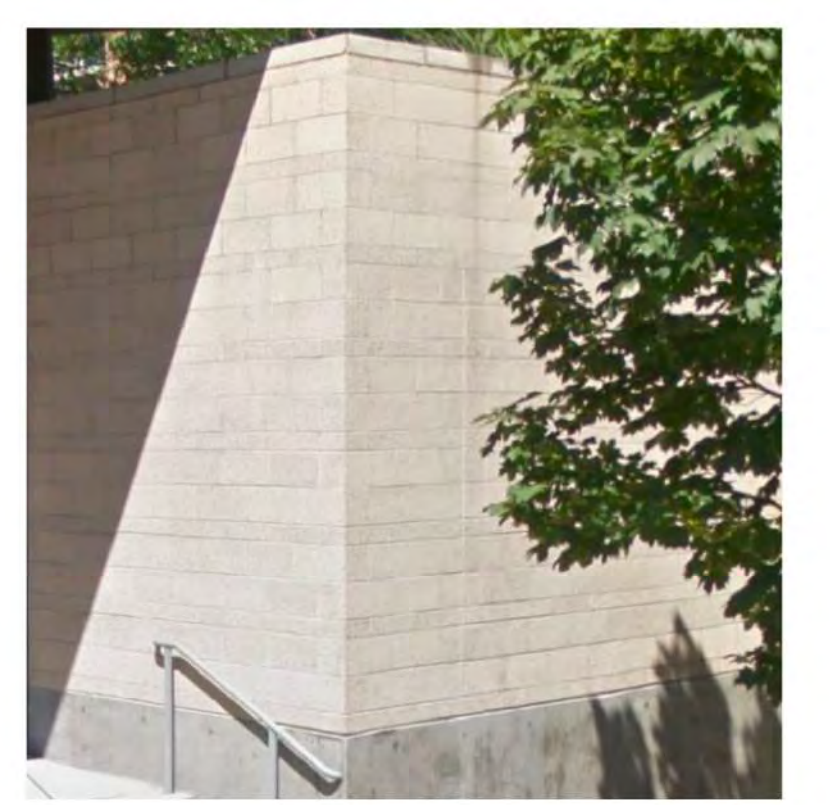


NORTH FENCING ELEVATION
1/8" = 1'-0"

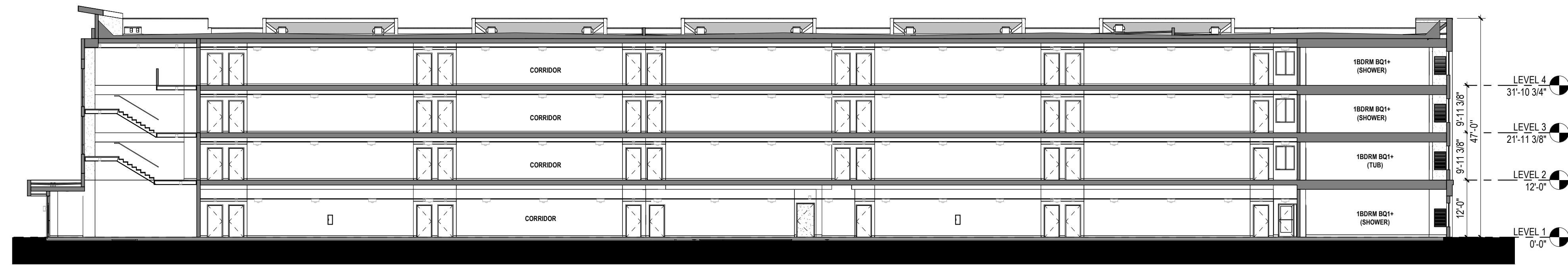
EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - COLONNADE GRAY SW 7641		FC1	POLY-ASH EXTERIOR SIDING ARTISAN - CHANNEL SIDING PAINTED TASSEL SW 6369
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - INTELLECTUAL GRAY SW 7045		FC2	FIBER CEMENT SIDING NICHIIHA - BARK VINTAGE WOOD
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - URBANE BRONZE SW 7048		MTL1	STANDING SEAM METAL ROOFING DARK BRONZE ANODIZED ALUMINUM
	ST1	CULTURED STONE VENEER STONE VENEER ELDORADO OR EQUAL - ZEN 24 - SOFT LIGHT		MTL2	ALUMINUM STOREFRONT & WINDOW FRAMES / TRELLISES - SHED ROOF FASCIA
	ST2	CORDOVA STONE MASONRY CMU LIMESTONE - GROUND FACE		MTL3	METAL FENCING TO MATCH STOREFRONT AND WINDOW FRAMES/ TRELLISES DARK BRONZE ANODIZED



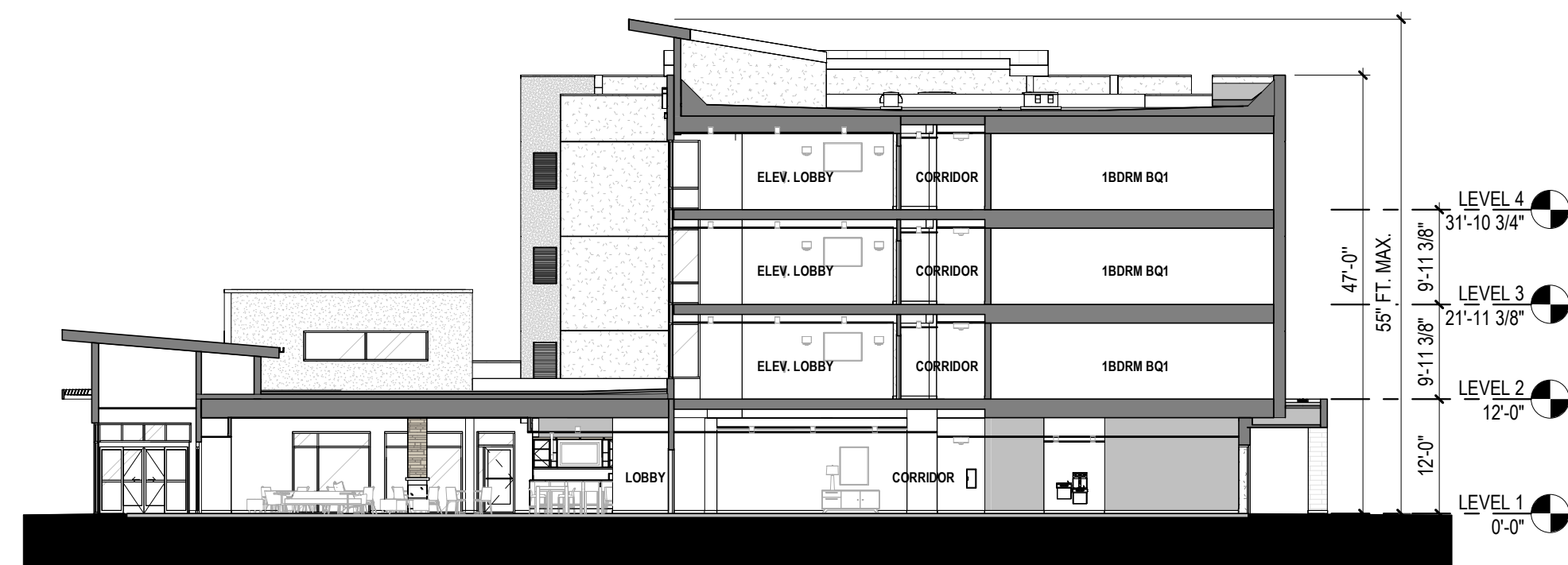
MAIN ENTRANCE PERSPECTIVE VIEW



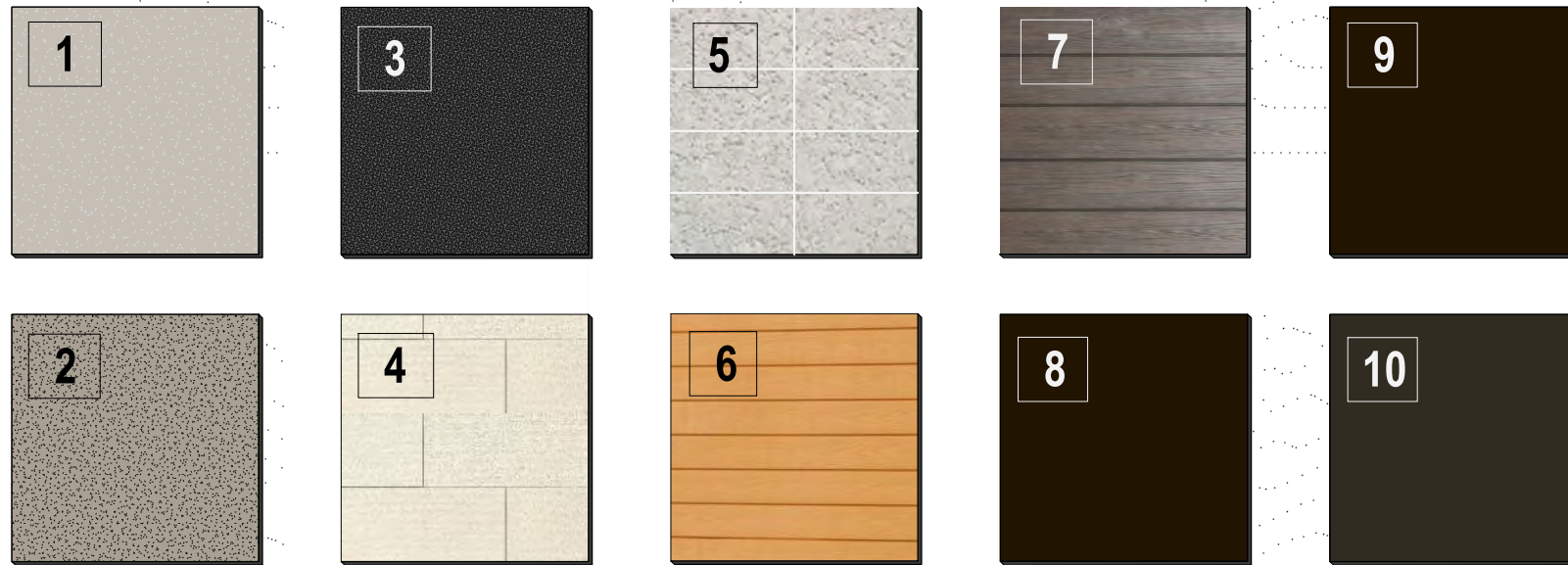
CMU FENCING PATTERN ANALOGUE



Section A
1/16" = 1'-0"



Section B
1/16" = 1'-0"



- 1 **PT-1** EIFS SHERWIN WILLIAMS COLONNADE GRAY SW 7641
- 2 **PT-2** EIFS SHERWIN WILLIAMS INTELLECTUAL GRAY SW 7045
- 3 **PT-3** EIFS SHERWIN WILLIAMS URBANE BRONZE SW 7048
- 4 **ST-1** STONE VENEER ELDORADO OR EQUAL
ZEN 24 - SOFT LIGHT
- 5 **ST-2** CORDOVA STONE MASONRY CMU - LIMESTONE - GROUND FACE
- 6 **FC-1** ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED
SHERWIN WILLIAMS TASSEL SW 6369
- 7 **FC-2** FIBER CEMENT NICHIIHA VINTAGE WOOD BARK
- 8 **MTL-1** STANDING SEAM ROOF PAC-CLAD-DARK BRONZE COLOR.
- 9 **MTL-2** ALUMINUM STOREFRONT WINDOW FRAMES, PAINTED DOORS -
DARK BRONZE COLOR.
- 10 **MTL-3** METAL FENCING TO MATCH STOREFRONT, WINDOW FRAMES,
TRELLISES - DARK BRONZE COLOR.



WEST ELEVATION

3/64" = 1'-0"

RESIDENCE INN BY MARRIOTT

9630 E WILLIAMS FIELD ROAD, MESA AZ

EXTERIOR FINISH LEGEND

SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7641 COLONNADE GRAY		ST2	CORDOVA STONE MASONRY CMU LIMESTONE - GROUND FACE
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7674 PEPPERCORN		FC1	FIBER CEMENT CLADDING NICHHA - VINTAGE WOOD BARK OR SIMILAR
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 6199 RARE GRAY		FC2	ARTISAN V-GROOVE FIBER CEMENT SIDING JAMES HARDIE - PAINTED SHERWIN WILLIAMS - SW 6149 RELAXED KHAKI
	PT4	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7020 BLACK FOX		MTL1	STANDING SEAM ROOF PAC-CLAD DARK BRONZE ANODIZED ALUMINUM
	PT5	EIFS INTEGRAL COLOR BENJAMIN MOORE - FLOWER POWER 398		MTL2	ALUMINUM STOREFRONT WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM
	ST1	CULTURED STONE VENEER ELDOORADO OR EQUAL - ZEN 24 - SOFT LIGHT		MTL3	METAL FENCING TO MATCH STOREFRONT AND WINDOW FRAMES/ TRELLISES DARK BRONZE ANODIZED ALUMINUM



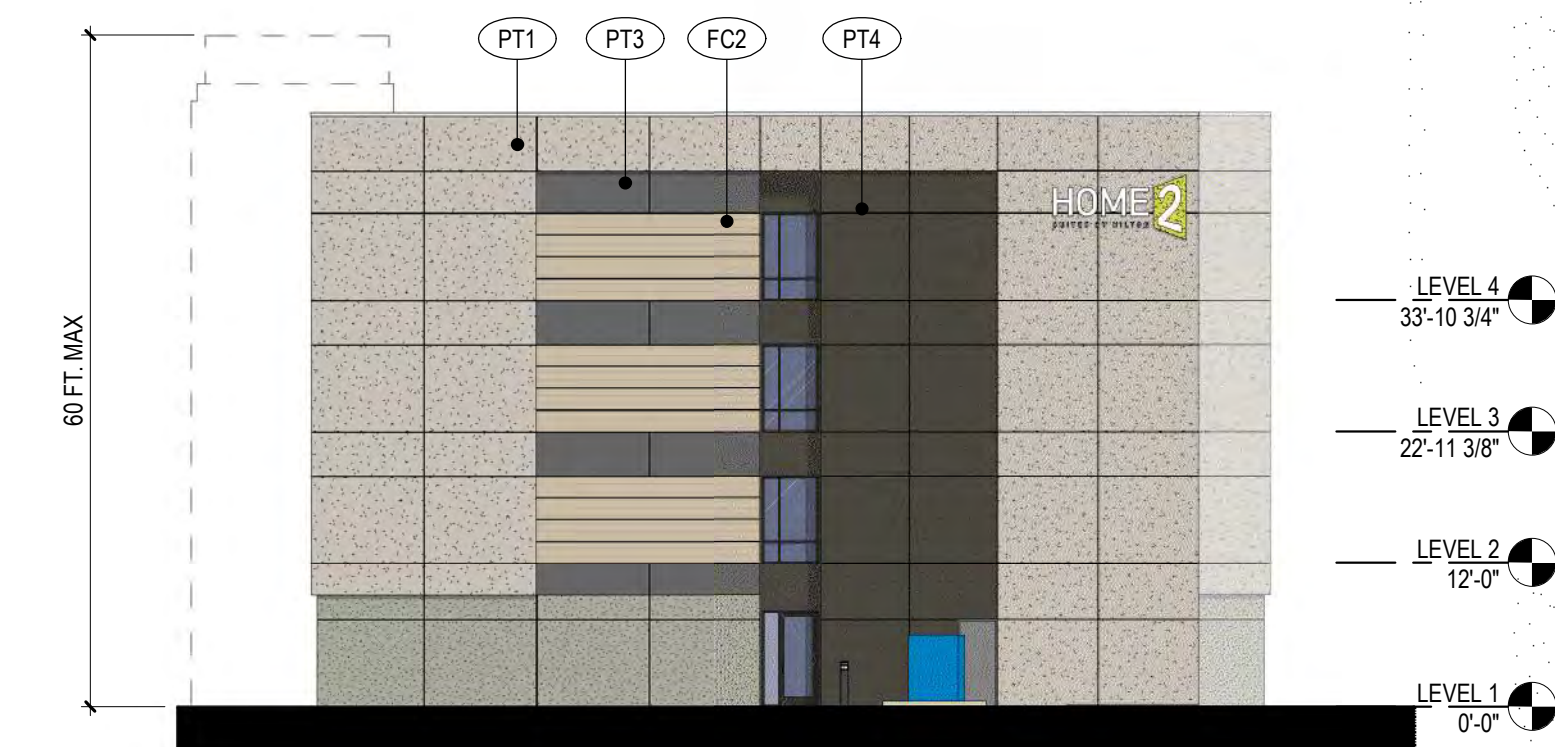
WEST ELEVATION
1/8" = 1'-0"



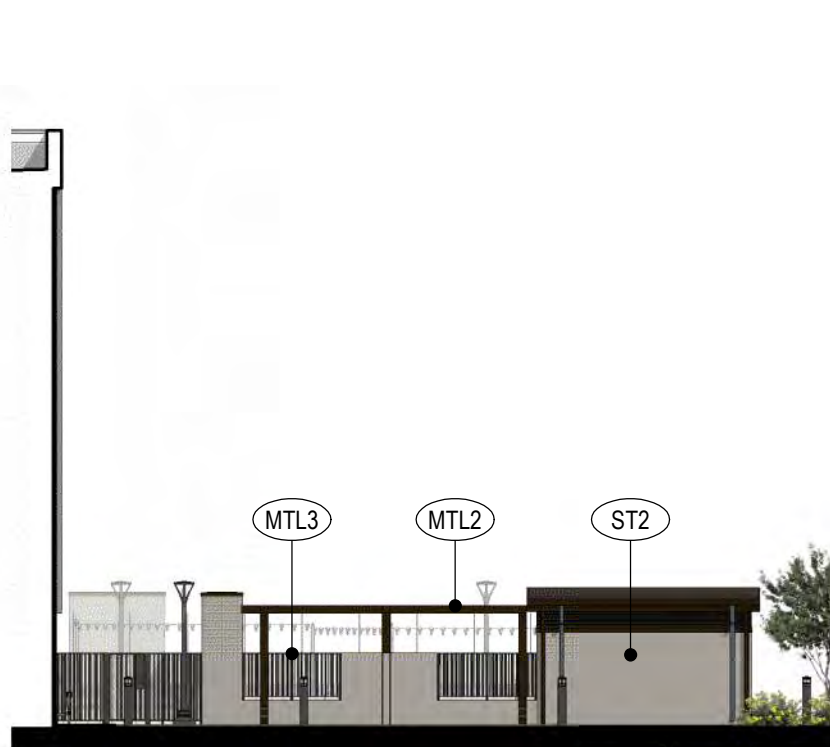
MAIN ENTRANCE PERSPECTIVE VIEW



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



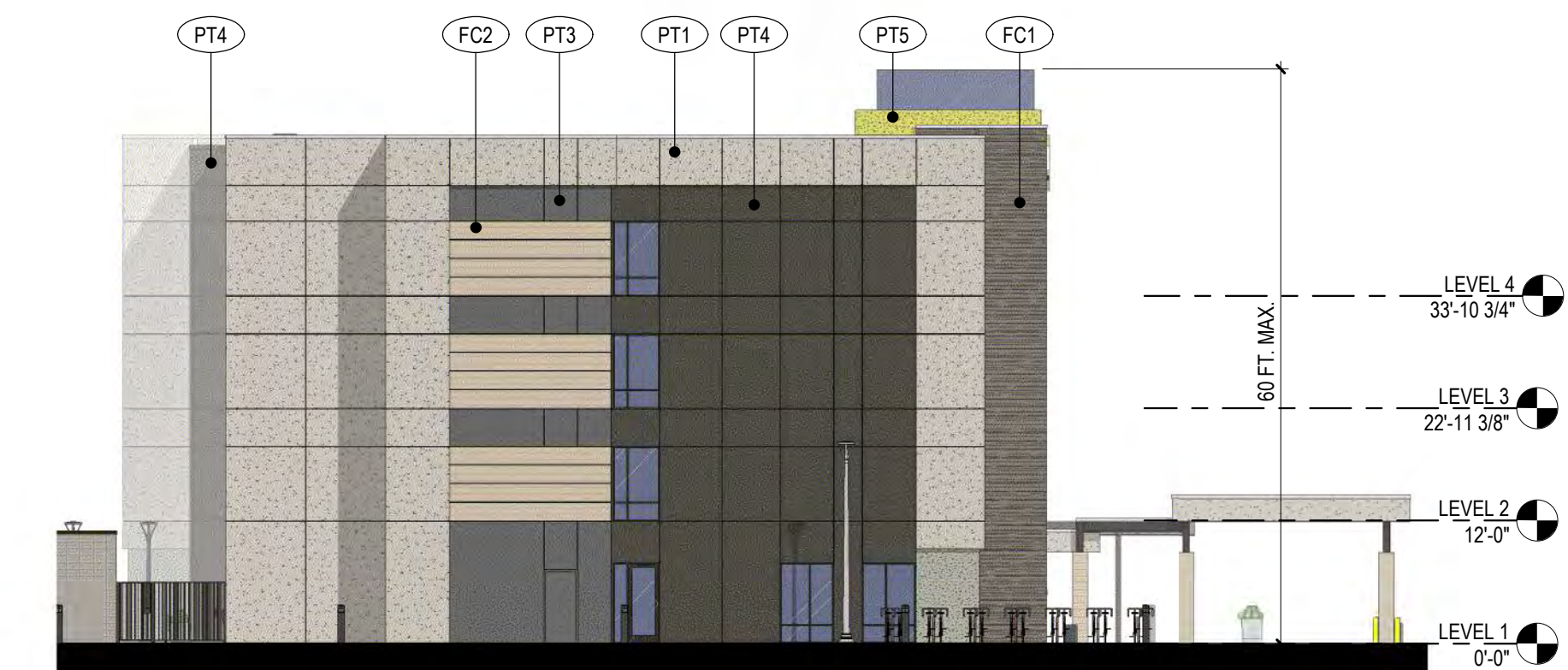
NORTH FENCING ELEVATION



WEST FENCING ELEVATION



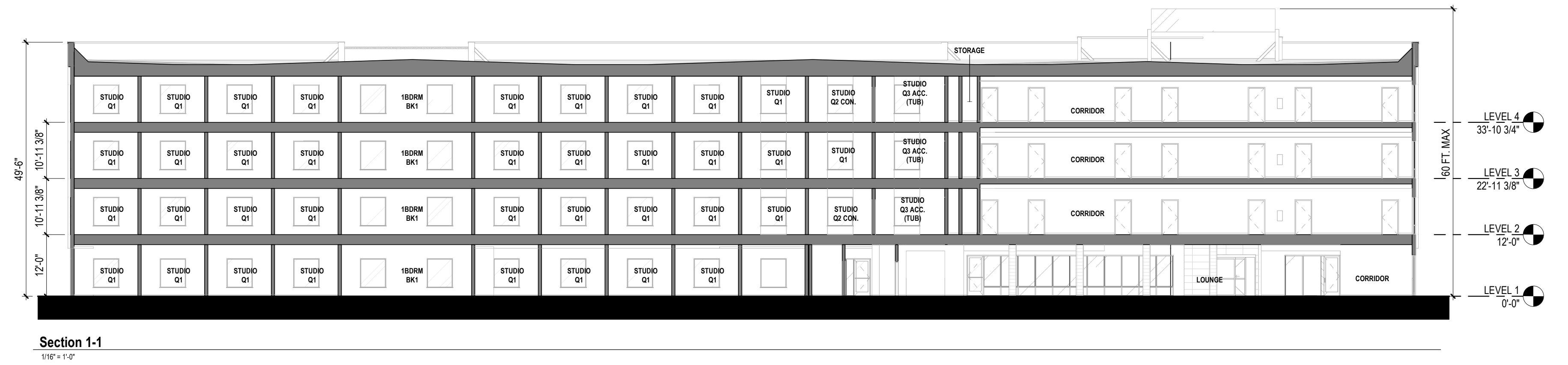
SOUTH FENCING ELEVATION



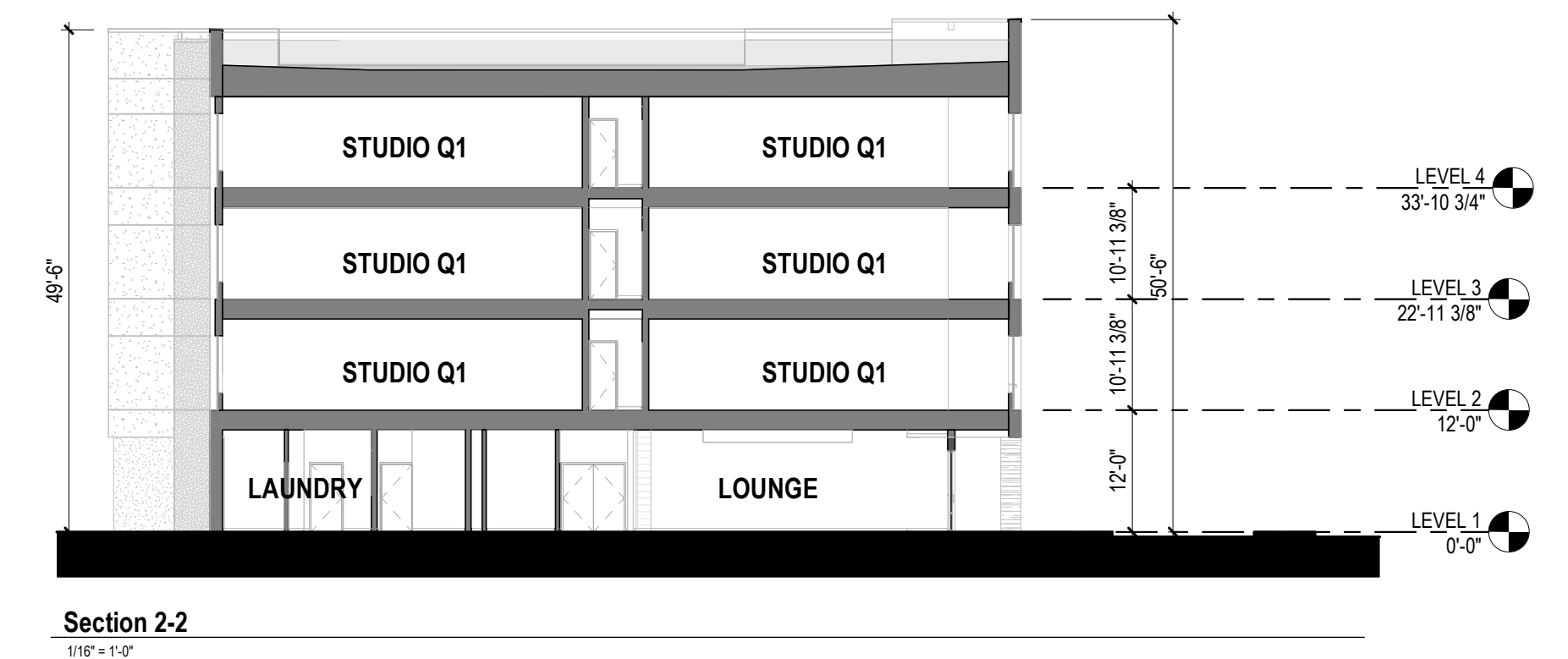
SOUTH ELEVATION
1/8" = 1'-0"

HOME2 SUITES BY HILTON

9630 E WILLIAMS FIELD ROAD, MESA AZ



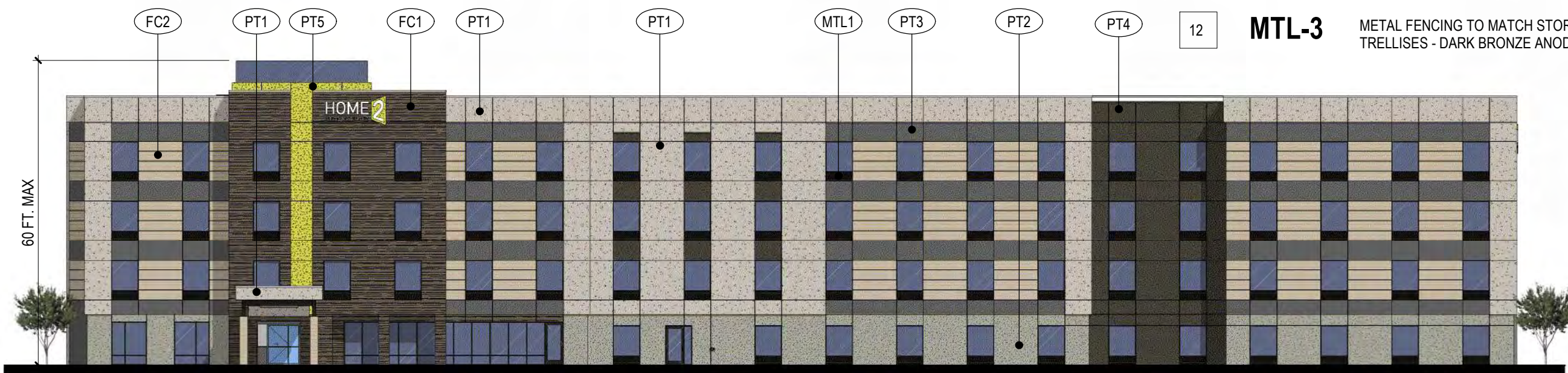
Section 1-1
1/8" = 1'-0"



Section 2-2
1/8" = 1'-0"



- 1 **PT-1** EIFS SHERWIN WILLIAMS COLONNADE GREY SW 7641
- 2 **PT-2** EIFS SHERWIN WILLIAMS RARE GRAY SW 6199
- 3 **PT-3** EIFS SHERWIN WILLIAMS PEPPERCORN SW 7674
- 4 **PT-4** EIFS INTEGRAL COLOR SHERWIN WILLIAMS BLACK FOX SW 7020
- 5 **PT-5** EIFS INTEGRAL COLOR BENJAMIN MOORE - FLOWER POWER 398
- 6 **ST-1** STONE VENEER ELDORADO OR EQUAL ZEN 24 - SOFT LIGHT
- 7 **ST-2** CORDOVA STONE SPLIT FACE CMU - LIMESTONE CHISEL FACE
- 8 **FC-1** FIBER CEMENT CLADDING NICHHA - VINTAGE WOOD BARK OR SIMILAR
- 9 **FC-2** ARTISAN V-GROOVE EXTERIOR FIBER CEMENT SIDING JAMES HARDIE - PAINTED SHERWIN WILLIAMS SW- 6149 - RELAXED KHAKI
- 10 **MTL-1** STANDING SEAM ROOF PAC-CLAD-DARK BRONZE ANODIZED ALUMINUM
- 11 **MTL-2** ALUMINUM STOREFRONT WINDOW FRAMES -DARK BRONZE ANODIZED ALUMINUM
- 12 **MTL-3** METAL FENCING TO MATCH STOREFRONT AND WINDOW FRAMES/ TRELLISES - DARK BRONZE ANODIZED

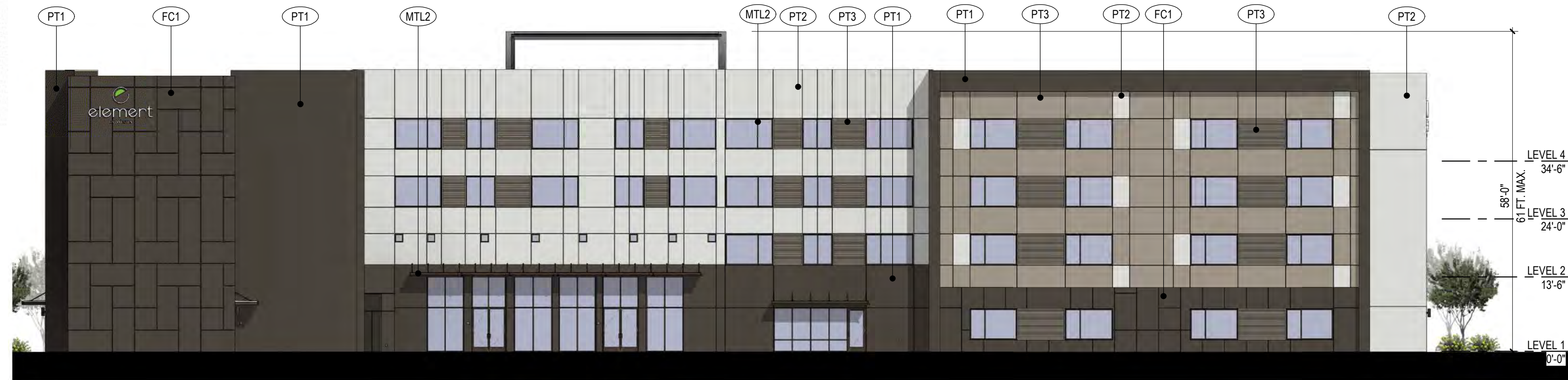


EAST ELEVATION

HOME2 SUITES BY HILTON

9630 E WILLIAMS FIELD ROAD, MESA AZ

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	EIFS & METAL PAINTED SHERWIN WILLIAMS SW 7020 BLACK FOX
	PT2	EIFS & METAL PAINTED SHERWIN WILLIAMS SW 7641 COLONNADE GRAY
	PT3	EIFS & METAL PAINTED SHERWIN WILLIAMS SW 7504 KEYSTONE GRAY
	ST1	STONE VENEER ELDORADO ZEN 24 - SOFT LIGHT
	ST2	CORDOVA STONE MASONRY CMU - LIMESTONE - GROUND FACE
	FC1	ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS SW 7020 BLACK FOX
	FC2	ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS SW 7641 COLONNADE GRAY
	MTL1	ALUMINUM ENTRANCE CANOPY
	MTL2	ALUMINUM STOREFRONT & WINDOW FRAMES / TRELLISES - SHED ROOF FASCIA
	MTL3	METAL FENCING TO MATCH STOREFRONT AND WINDOW FRAMES/TRELLISES - DARK BRONZE ANODIZED



EAST ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	EIFS & METAL PAINTED SHERWIN WILLIAMS SW 7020 BLACK FOX
	PT2	EIFS & METAL PAINTED SHERWIN WILLIAMS SW 7641 COLONNADE GRAY
	PT3	EIFS & METAL PAINTED SHERWIN WILLIAMS SW 7504 KEYSTONE GRAY
	ST1	STONE VENEER ELDORADO ZEN 24 - SOFT LIGHT
	ST2	CORDOVA STONE MASONRY CMU - LIMESTONE - GROUND FACE
	FC1	ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS SW 7020 BLACK FOX
	FC2	ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS SW 7641 COLONNADE GRAY
	MTL1	ALUMINUM ENTRANCE CANOPY
	MTL2	ALUMINUM STOREFRONT & WINDOW FRAMES / TRELLISES - SHED ROOF FASCIA
	MTL3	METAL FENCING TO MATCH STOREFRONT AND WINDOW FRAMES / TRELLISES - DARK BRONZE ANODIZED



SOUTH ELEVATION

1/16" = 1'-0"



EAST FENCING ELEVATION

1/16" = 1'-0"



MAIN ENTRANCE PERSPECTIVE VIEW



NORTH FENCING ELEVATION

1/16" = 1'-0"



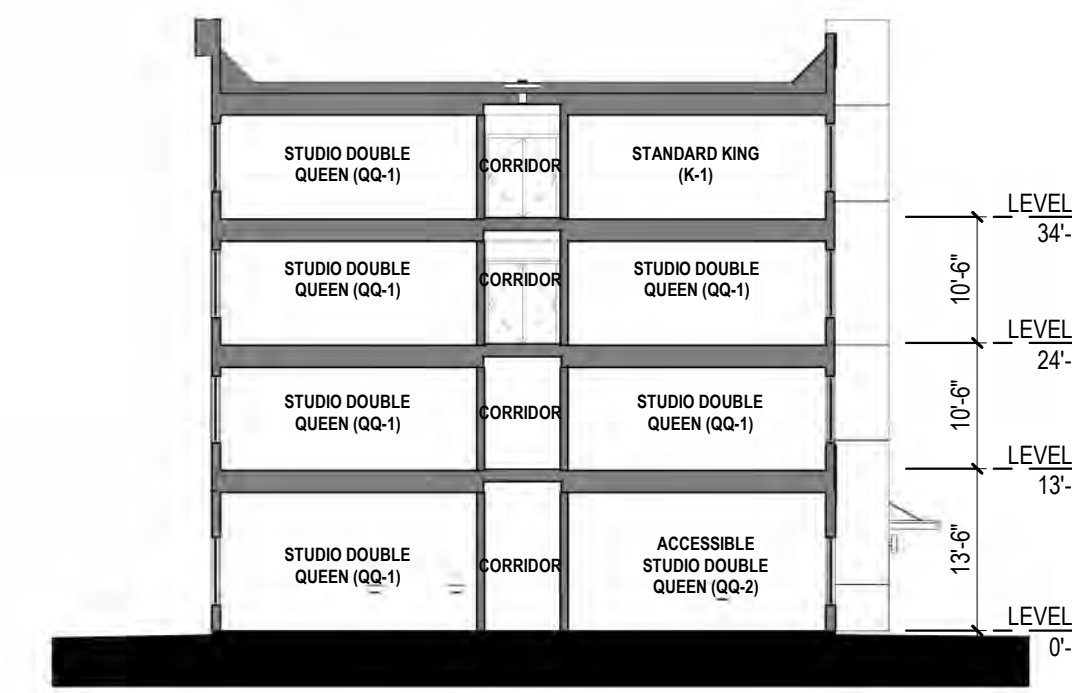
SOUTH FENCING ELEVATIONS

1/16" = 1'-0"



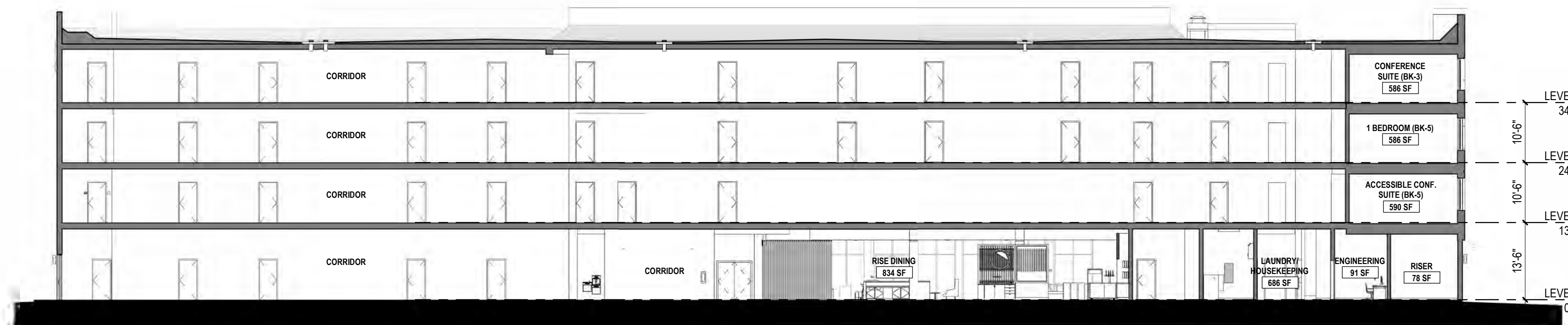
BUILDING SECTION B

1/16" = 1'-0"



BUILDING SECTION C

1/16" = 1'-0"

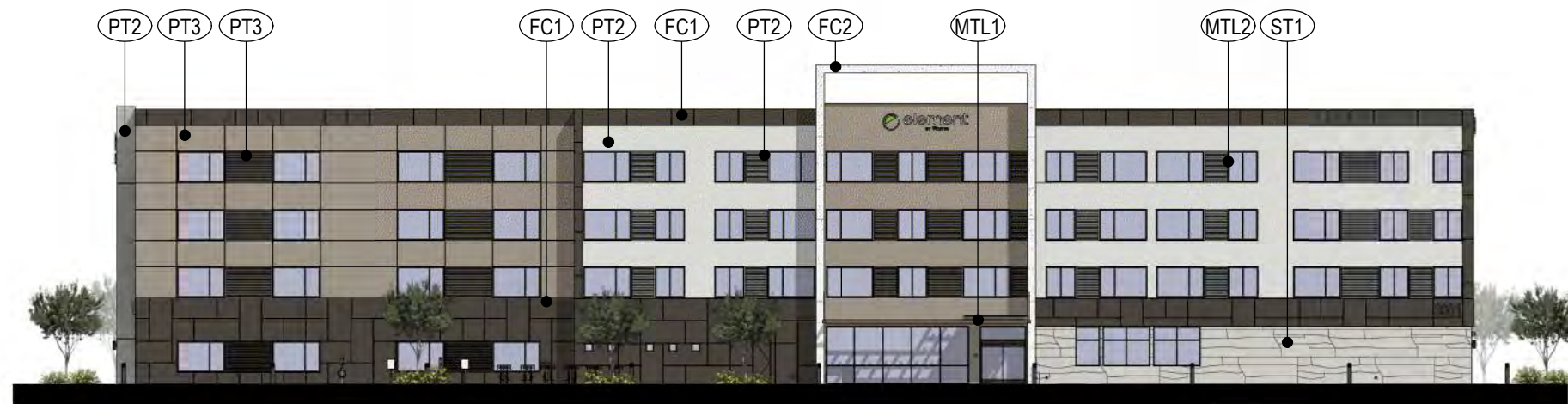


BUILDING SECTION A

1/16" = 1'-0"



- 1 **PT-1** EIFS & METAL PAINTED SHERWIN WILLIAMS SW 7020 BLACK FOX
- 2 **PT-2** EIFS & METAL PAINTED SHERWIN WILLIAMS SW 7641 COLONNADE GRAY
- 3 **PT-3** EIFS & METAL PAINTED SHERWIN WILLIAMS SW 7504 KEYSTONE GRAY
- 4 **ST-1** STONE VENEER ELDORADO OR EQUAL
ZEN 24 - SOFT LIGHT
- 5 **ST-2** CORDOVA STONE MASONRY CMU - LIMESTONE - GROUND FACE
- 6 **FC-1** ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS SW 7020 BLACK FOX
- 7 **FC-2** ARTISAN SHIPLAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS COLONNADE GRAY SW 7641
- 8 **MTL-1** ALUMINUM ENTRANCE CANOPY
- 9 **MTL-2** ALUMINUM STOREFRONT WINDOW FRAMES - DARK BRONZE COLOR
- 10 **MTL-3** METAL FENCING TO MATCH STOREFRONT, WINDOW FRAMES, TRELLISES - DARK BRONZE COLOR



WEST ELEVATION

Ref. Number: PRS21-01197

Overview: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor/homeowners associations, etc. within the vicinity of the site proposed for development of the Legacy Park Hotels project. This site is generally located at the northwest corner of Williams Field Road and State Route 24, (a portion of Parcel Number: 313-25-859W), which our client, Mesa BA Land, LLC is requesting approvals of the following: annexation, site plan review, Council Use Permit (CUP) to address compatibility, Special Use Permit (SUP) to address height compatibility, and Preliminary Plat in order to develop the vacant property into three hotels, with associated retail pads. This participation plan will ensure that those affected by, or interested in, these applications and will have an adequate opportunity to learn about and comment on the proposal(s).

Contact: Susan Demmitt
Gammage & Burnham, P.L.C.
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004
Direct: 602-256-4456 Fax: 602-256-4475 | sdemmitt@gblaw.com

Pre-Application Meeting: A pre-submittal meeting was held with the city of Mesa regarding the proposal on December 16, 2021.

Action Plan: As we progress through this public process, and in order to provide effective citizen participation in conjunction with the applications, the following actions will be taken to provide opportunities to understand and address any perceived impacts that members of the community may have towards the proposal.

1. A contact list will be developed for citizens and agencies (“Affected Parties”) within this area including:
 - All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor.
 - Registered Neighborhoods within one-mile and Homeowners Associations within ½-mile of the project.
 - Interested parties list provided from the City of Mesa.
 - Compiling an ongoing list (i.e., email, personal contact, and telephone calls) of any concerns expressed and responses, as needed, to those concerns.
2. All persons/associations listed on the contact lists will receive a letter describing the project, site plan, and building elevation along with an invitation to a neighborhood meeting.
 - The neighborhood meeting will be an introduction to the project, and opportunity to ask questions, and to state concerns. A sign-in sheet will be used to document attendance and to add individuals, as needed, to the public notice list. Copies of the sign-in sheet and any comments, along with responses, will be given to the city of Mesa Planner assigned to this project.

- The neighborhood meeting(s) will be well in advance of any formal City hearings.
3. Additional meetings or presentations will be made to groups of citizens or neighborhood associations upon request.

Public Hearing Notification: The Applicant will conduct notice of the public hearing for the Application as follows:

Mailing Notification

The Applicant will mail public hearing notification letters by first-class mail a minimum of fifteen (15) calendar days prior to the Planning & Zoning Board hearing. The mailing list for the public hearing notification letters will include the Affected Parties and any additional individuals who provide their name and mailing address to the Applicant’s representative. The notification letters will include a description of the request, case number, site location and acreage, aerial map, date/time/location of the respective hearing(s), a copy of the proposed site plan, and contact information for the Applicant’s representative and the City Planner assigned to the case.

Site Posting

The Applicant will install a public hearing notification sign on the Property a minimum of fifteen (15) calendar days prior to the Planning & Zoning Board hearing. The notification sign will conform to the City’s standard and customary site posting requirements.

Inquiries / Response Procedures: The Applicant will respond to and document inquiries regarding the Applications in a Citizen Participation Report (“CPR”). The CPR will be submitted to the City a minimum of ten (10) City business days prior to the respective hearings for the Applications. The CPR will include a summary of the public hearing notification, copies of the notification materials, and a summary of any comments received and how they were addressed.

Tentative Schedule for Completion:

Pre-Submittal Meeting: December 16, 2021

Applications Submittals:

- (1) Annexation Submittal – September 18, 2022
- (2) Site Plan Review Submittal – September 18, 2022
- (3) Council Use Permit Submittal – September 18, 2022
- (4) Preliminary Plat Submittal – September 18, 2022

Informational Meeting(s) with Interested Property Owners: TBD

Neighborhood Meeting: TBD

Submittal Citizen Participation Report: TBD

Planning & Zoning Board Hearing: TBD

City Council Hearings: TBD



**NWC Ellsworth Road and Williams Field Road
Citizen Participation Report
ZON22-01010**



by
Tharaldson Hospitality & Mesa BA Land, LLC

December 27, 2022

This Citizen Participation Report has been prepared for ZON22-01010, the request for the approximate 10-acre (net) site generally located at the northwest corner of Williams Field Road and SR 24 (the "Property"). Through its representative Gammage & Burnham ("G&B"), Tharaldson Hospitality & Mesa BA Land seek approval of a Site Plan, Council Use Permit, and Special Use Permit application with the City of Mesa (the "City") to allow the currently vacant Property to be developed into a hospitality campus to support the adjacent Legacy Sports Park, including three hotels and related retail and restaurant uses.

As prepared, the Citizen Participation Report meets the City's Citizen Participation requirements and the recommended notification area as identified by the Planning Department.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

- On October 26, 2022, G&B sent out a notification letter introducing the project and developer to property owners within 1,000 feet and registered neighborhood associations within one half mile of the subject site. The letter included a site plan and perspective sketch of the overall site, along with the applicant's contact information, such as address, phone number, and e-mail address, so if anyone wanted to express concerns, issues, or ask questions, they could also do so by calling, writing, or emailing the applicant. See notification list and letter at **Exhibit A**.
- On December 22, 2022, G&B delivered a second notification letter outlining the Planning Commission meeting date and information to the City of Mesa Planning Department. This letter was again addressed to property owners within 1,000 feet and registered neighborhood associations within one half mile of the subject site. Additionally, the site plan, site perspective, and building elevations were also included. See notification list and letter at **Exhibit B**.
- On December 22, 2022, Dynamite Signs posted the Property with the two (2) signs identifying hearing information. See posting affidavit at **Exhibit C**.
- Between our initial notification, and today's date, December 27, 2022, there have been no phone calls or inquiries regarding this proposed project.

Should any adjacent property owners and/or other interested individuals raise any concerns between now and the date of the hearings, the Project Team will make every effort to address those concerns in the appropriate manner, such as, but not limited, to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Mesa, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

TAB A

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4486

October 26, 2022

**RE: Notice of Application (City of Mesa Case Number ZON22-01010)
Mesa BA Land, LLC – Site Plan, Council Use Permit, & Special Use Permit Applications
Legacy Gateway Hotels- Northwest Corner of Williams Filed Rad and SR 24**

Dear Property Owner or City Registered Neighborhood Organization:

This firm represents Mesa BA Land, LLC, the owner, and proposed developer of the approximate 10-acre property located at the northwest corner of Williams Field Road and State Route 24 (the "Property") as shown on the aerial to the right. You are receiving this letter because our firm recently filed a Site Plan, Council Use Permit, and Special Use Permit application with the City of Mesa (the "City").



Mesa BA Land, LLC has applied for these entitlements (ZON22-01010) to allow the currently vacant Property to be developed into a hospitality campus to support the adjacent Legacy Sports Park, including three hotels and related retail and restaurant uses. The Property is currently located within the jurisdiction of Maricopa County and is zoned General Industrial. In conjunction with this application, the Property will be annexed into the City of Mesa, with a similar zoning designation of Light Industrial. The proposed development is the first phase of the larger 195-acre "Legacy Gateway" project. The remainder the Legacy Gateway property will be subject to future annexation and rezoning into the City of Mesa.

This notice is being sent to you to inform you of the application and to provide you with an opportunity to relay questions or comments regarding the proposal directly to the applicant. This is not a notice of a public hearing with the Planning and Zoning Commission or City Council. However, you may receive such a notice at a future date when the Application is scheduled for hearing. Should you have any questions or comments regarding the proposed development, please feel free to contact me directly at **(602) 256-4486** or via email at **msantoro@gbllaw.com**. We appreciate your time and consideration.

Sincerely,
GAMMAGE & BURNHAM, PLC

By Michelle Santoro
Senior Land Use Planner

Attachments: Site Plan
Elevations

PROJECT SUMMARY

THIS PROJECT IS A DEVELOPMENT OF LEGACY GATEWAY HOTELS, A MIXED-USE DEVELOPMENT INCLUDING A HOTEL, RESTAURANT, RETAIL, RESTAURANT BUILDINGS, SITE AMENITIES, BUILDINGS, PARKING, TRAILS, AND LANDSCAPE ARCHITECTURE. THE DEVELOPMENT IS SCHEDULED TO BE COMPLETED IN PHASES. THE DEVELOPMENT IS SCHEDULED TO BE COMPLETED IN PHASES.

SITE SUMMARY

APN	DESCRIPTION	PERMITTED REQUIREMENT	COMPLIANCE
06035 AREA	1177 ACRES	3125256000	
ADDRESS	9030 E WILLIAMS FIELD ROAD, MESA, AZ		
JURISDICTION	CITY OF MESA, AZ		
PLANNED AND USE	U (LIGHT INDUSTRIAL)		
PLANNED AND USE	MIXED USE		Y
SIZE OF PARKING STALLS REQUIRED	42		Y
MAX BUILDING HEIGHT	91.8 FT.		N
MAX BUILDING HEIGHT	4 FT. (8 FT. PROPOSED)		Y
FRONT SETBACK	5 FT.		Y
SIDE SETBACK	5 FT.		Y
REAR SETBACK	0 FT.		Y
SETBACK			Y

COMMON OPEN SPACE CALCULATIONS

HOTEL NAME	TOTAL GFA	AREA REQUIRED (1% OF TOTAL GFA)
RETAIL RESTAURANT	1000	10
RESIDENCE IN BY MARRIOTT	10000	100
RESIDENCE IN BY MARRIOTT	10000	100
ELABORATE MARRIOTT	8000	80
TOTAL		200

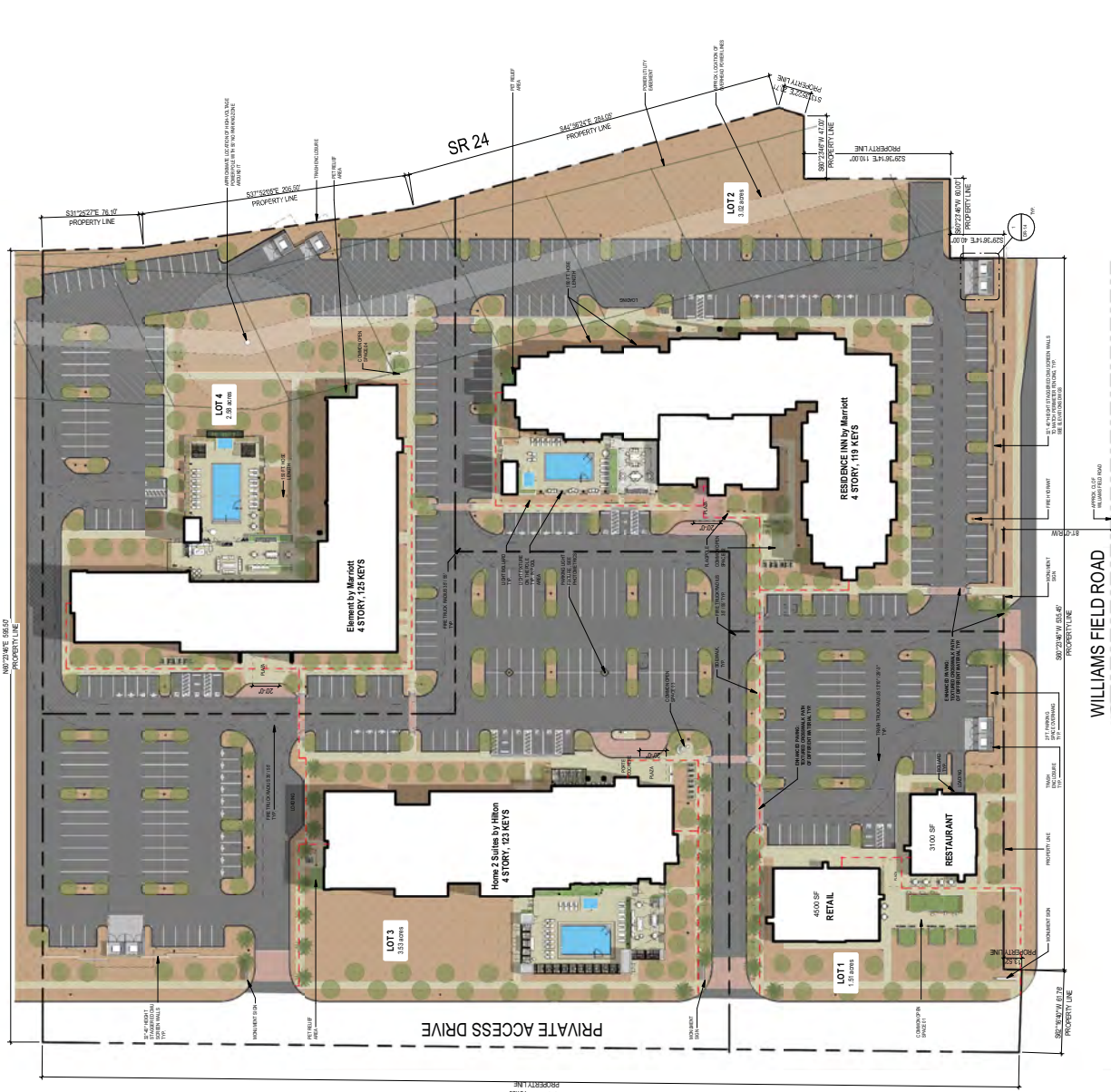
OVERALL SITE AREA
 PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
 NET AREA: 10.04 ACRES

LOT 1 - RETAIL RESTAURANTS
 NET SITE AREA - 1.17 ACRES
 COVERAGE 1% - 11,700 SF
 PARKING REQUIRED (LIST IN TABLES) - 150 PP
 BUILDING HEIGHT - 25 FT.

LOT 2
 NET SITE AREA - 3.12 ACRES
 COVERAGE 1% - 31,200 SF
 PARKING REQUIRED (LIST IN TABLES) - 180 PP
 BUILDING HEIGHT - 25 FT.

LOT 3
 NET SITE AREA - 3.19 ACRES
 COVERAGE 1% - 31,900 SF
 PARKING REQUIRED (LIST IN TABLES) - 180 PP
 BUILDING HEIGHT - 25 FT.

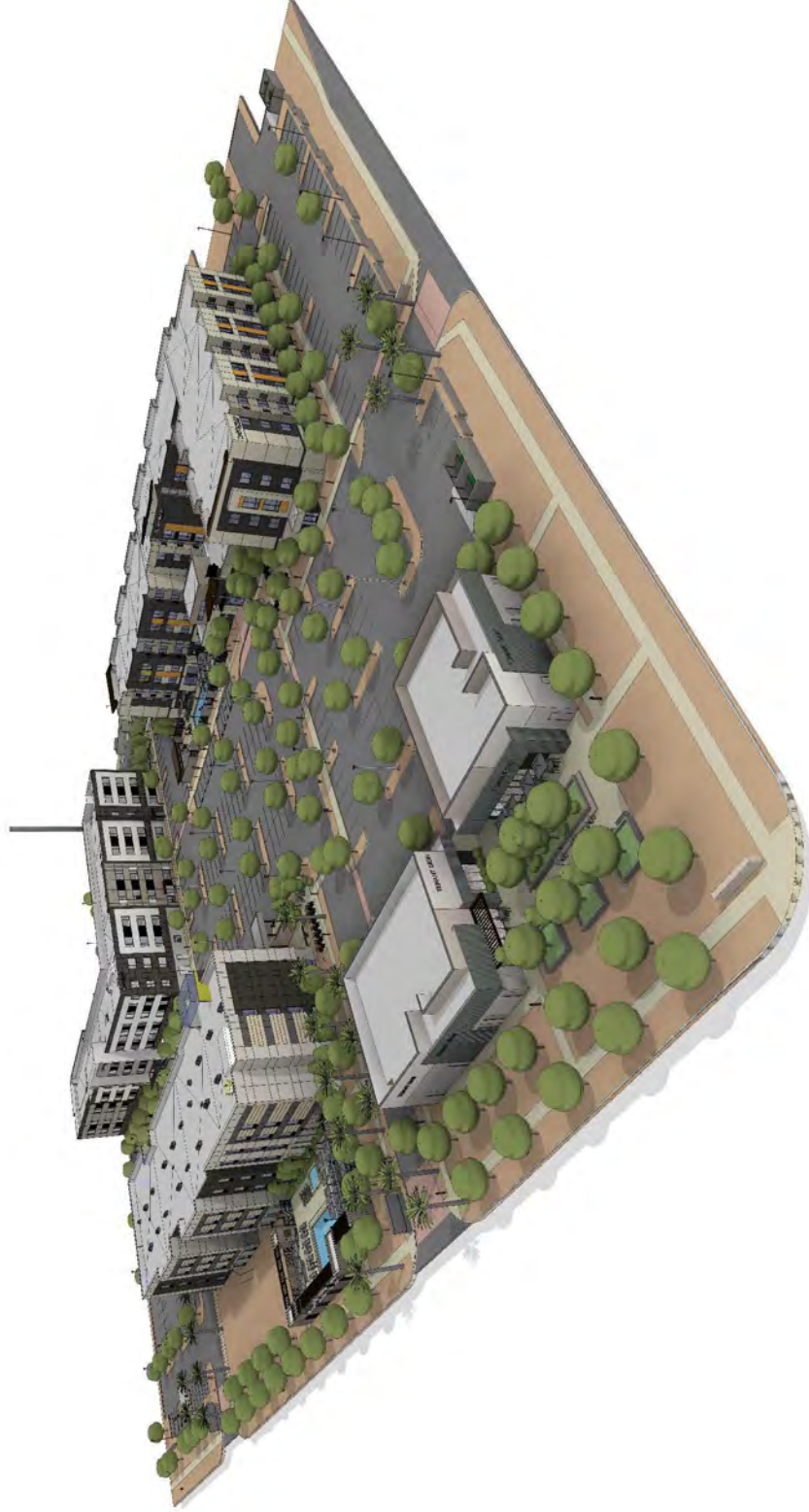
LOT 4
 NET SITE AREA - 2.98 ACRES
 COVERAGE 1% - 29,800 SF
 PARKING REQUIRED (LIST IN TABLES) - 120 PP
 BUILDING HEIGHT - 25 FT.



MASTER SITE PLAN
 1" = 40'-0"

LEGACY GATEWAY HOTELS

9630 E WILLIAMS FIELD ROAD, MESA AZ



APN	OWNER	ADDRESS	CITY	STATE	ZIP
312-18-593	KAY TYLER JOSEPH/KAVANNA L	5842 S DREXEL	MESA	AZ	85212
312-18-740	FERNANDEZ DANIEL/MARTHA	5932 S COBALT	MESA	AZ	85212
312-18-749	OHM SAMIA WADIE	5915 S ALICIA	MESA	AZ	85212
312-18-717	JENNINGS MATTHEW STEPHEN/ADRIANNE	9746 E TIBURON AVE	MESA	AZ	85212
312-18-761	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-709	REED NATHANIEL/BRITTANY	9719 E TILLMAN AVE	MESA	AZ	85212
312-18-594	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-758	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
313-25-859S	PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016
312-18-601	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-728	MARLOWE LAURIE JANE	2713 E ODESSA ST	MESA	AZ	85213
312-18-744	IAEGER FAMILY LIVING TRUST	5935 S ALICIA	MESA	AZ	85212
312-18-721	SANTANA WILLIAM H/PAIVA PRISCILLA	9741 E TIBURON AVE	MESA	AZ	85212
312-18-720	GABAI YAEL/SHAMIR AYAL	9734 E TIBURON AVE	MESA	AZ	85212
312-18-711	CURTIS MICHAELA TERESE/WILLIAM JOHN	9731 E TILLMAN AVE	MESA	AZ	85212
312-18-710	RUBIO MICHAEL/LILIA	9723 E TILLMAN AVE	MESA	AZ	85212
312-18-703	ROPER JOHN P/KATRINA A	9740 E TILLMAN AVE	MESA	AZ	85212
312-18-691	THATIKONDA RAKESH REDDY/PALLA KRANTHI REDDY	9725 E TAHOE AVE	MESA	AZ	85212
312-18-727	KING MELISSA A	5928 S ALICIA	MESA	AZ	85212
312-18-738	HUNT LARRY/PAYTEN MAY	5924 S COBALT	MESA	AZ	85212
312-18-733	ROSELLI MICHAEL V JR/THOMAS GINA	5943 S COBALT	MESA	AZ	85212
312-18-712	STRZELCZYK THOMAS FRANCIS/YOLANDA POPOCA	9735 E TILLMAN AVE	MESA	AZ	85212
313-25-859P	PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016
312-18-602	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-588	GARDUNO CYNTHIA M/TITUS APRIL L	9657 E TAHOE CIR	MESA	AZ	85212
312-18-729	GALINDO JESSICA D	9805 E TEA AVE	MESA	AZ	85212
312-18-739	WILSON STEVEN/LINDSAY MAURINE	5928 S COBALT	MESA	AZ	85212
312-18-748	BANKS GAVIN/HANNAH	5919 S ALICIA	MESA	AZ	85212
312-18-718	GARCIA TIFFANY L/CHRISTOPHER G	9742 E TIBURON AVE	MESA	AZ	85212
312-18-719	TURIETTA JAMES PAUL/ALICE	9738 E TIBURON AVE	MESA	AZ	85212
312-18-762	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-707	COLLINS ANTHONY/OLIVIA	9724 E TILLMAN AVE	MESA	AZ	85212
312-18-591	WHEELER DEE R	9705 E TAHOE CIR	MESA	AZ	85212
312-18-732	ATKINS JAMES DAVID IV/REBECA LEITE DE ALENCAR	5947 S COBALT	MESA	AZ	85212
312-18-741	KELLEY DIANE/WESLEY DEAN	5936 S COBALT	MESA	AZ	85212
312-18-747	MICKELSON RYAN/HOLLAND TAYLOR	5923 S ALICIA	MESA	AZ	85212
312-18-725	SADLER BILL	9757 E TIBURON AVE	MESA	AZ	85212
312-18-715	GONG WEI/QING YALING	9747 E TILLMAN AVE	MESA	AZ	85212
312-18-713	GILLESPIE ANNETTE/JESSE I III	9739 E TILLMAN AVE	MESA	AZ	85212
312-18-704	PASTRANA ENOS DANIEL/ROLLINS SARA LYNN	9736 E TILLMAN AVE	MESA	AZ	85212
312-18-706	PABALAN CHRISTIAN/MALONEY BETTY	9728 E TILLMAN AVE	MESA	AZ	85212
312-18-690	HORAK THOMAS MICHAEL/CHRISTINE JOLIE	9721 E TAHOE AVE	MESA	AZ	85212
312-18-689	BALFOUR KERRY/MICHELE DENISE	9717 E TAHOE AVE	MESA	AZ	85212
312-18-590	VEGA ERLINDA	607 MARINE ST APT 2	SANTA MONICA	CA	90405
312-18-766	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-731	BENNETT DEBORAH A	9813 E TEA AVE	MESA	AZ	85212
312-18-742	LENNAR ARIZONA INC	1665 W ALAMEDA DR STE 130	TEMPE	AZ	85282
312-18-743	NICK WELCH FAMILY TRUST	5939 S ALICIA	MESA	AZ	85212
312-18-745	MEJIA ARACELI F/JEFERSON ANTONIO	5931 S ALICIA	MESA	AZ	85212
312-18-746	GARCIA ANNABELLE	5927 S ALICIA	MESA	AZ	85212
312-18-723	PONNURANGAM HARIKRISHNAN	9749 E TIBURON AVE	MESA	AZ	85212
312-18-722	MOHIDDIN LIVING TRUST	9745 E TIBURON AVE	MESA	AZ	85212
312-18-714	LAKE DEBRA/DAVID J	9743 E TILLMAN AVE	MESA	AZ	85212
312-18-592	PATTERSON CHARLES W III/MALLISON HALEY M	5838 S DREXEL	MESA	AZ	85212
312-18-589	HOORNEMAN BRENDON/ALISA KAITLYN	9661 E TAHOE CIR	MESA	AZ	85212
312-18-587	SORENSEN SCOTT P	9646 E TAHOE CIR	MESA	AZ	85212
312-18-767	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-726	ESCARPETA HUBERT EARL JR/JENNIFER J	5924 S ALICIA	MESA	AZ	85212
312-18-724	GRANT TYLER/KELSEY	9753 E TIBURON AVE	MESA	AZ	85212
312-18-716	CHU THACH NGOC/DUONG HUONG THI	9750 E TIBURON AVE	MESA	AZ	85212
312-18-708	PECOR MELANIE/ADAM	9720 E TILLMAN AVE	MESA	AZ	85212
304-35-977F	KIW MESA SILVER VALLEY VENTURE LLC	6710 E CAMELBACK RD SUITE 100	SCOTTSDALE	AZ	85251
312-18-730	GILBERT SAMANTHA	9809 E TEA AVE	MESA	AZ	85212
312-18-734	SCHULZE ELIZABETH S	5939 S COBALT	MESA	AZ	85212
312-18-764	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-705	ALBERT AND MARLENE GUALTIERI REVOCABLE TRUST	9732 E TILLMAN AVE	MESA	AZ	85212

Registered Neighborhoods and City of Mesa

Neighborhood Name	NAME	ADDRESS	CITY	STATE	ZIP
Eastmark	Suzanne Walden- Wells	10100 E Ray Rad	Mesa	AZ	85212

TAB B

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4486

December 22, 2022

**RE: Notice of Hearing (City of Mesa Case Number ZON22-01010)
Mesa BA Land, LLC –Council Use Permit, Site Plan Review, & Special Use Permit
Legacy Gateway Hotels- Northwest Corner of Williams Field Road and SR 24**

Dear Property Owner or City Registered Neighborhood Organization:

This firm represents Mesa BA Land, LLC, the owner, and proposed developer of the approximate 10-acre property located at the northwest corner of Williams Field Road and State Route 24 (the "Property") as shown on the aerial to the right. You are receiving this letter because the recently filed application for a Council Use Permit, Site Plan Review and Special Use Permit is now scheduled for consideration by the Mesa Planning and Zoning Board.

Mesa BA Land, LLC has applied for these entitlements (ZON22-01010) to allow the currently vacant Property to be developed into a hospitality campus to support the adjacent Legacy Sports Park, including three hotels and related retail and restaurant uses. The Property is currently located within the jurisdiction of Maricopa County and is zoned General Industrial. In conjunction with this application, the Property will be annexed into the City of Mesa, with a similar zoning designation of Light Industrial. The proposed development is the first phase of the larger 195-acre "Legacy Gateway" project. The remainder the Legacy Gateway property will be subject to future annexation and rezoning into the City of Mesa.



This notice is being sent to you to inform you that the project will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on January 11, 2023, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00pm.

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](https://www.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 530 123 2921 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 530 123 2921 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 Planner assigned to this application is Joshua Grandlienard. He can be reached at (480) 644-4691 or Joshua.Grandlienard@mesaaz.gov. If you have sold this property in the interim, please forward this correspondence to the new owner. Should you have any questions or comments regarding the Project, please feel free to contact me directly at (602) 256-4486 or msantoro@gbllaw.com.



Attachments: Site Plan
Elevations

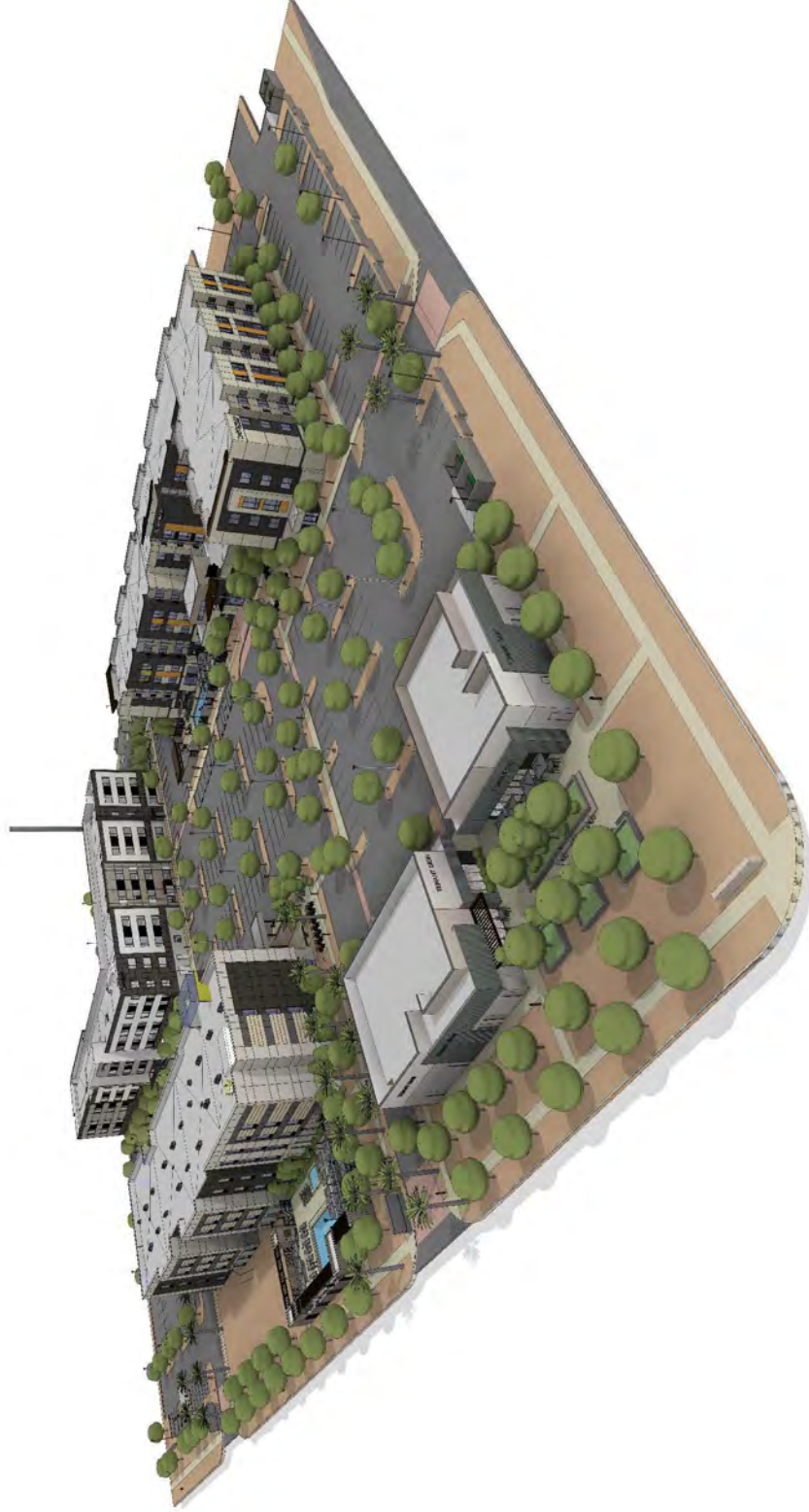
Sincerely,
GAMMAGE & BURNHAM, PLC

A handwritten signature in blue ink, appearing to read "msantoro", located below the typed name.

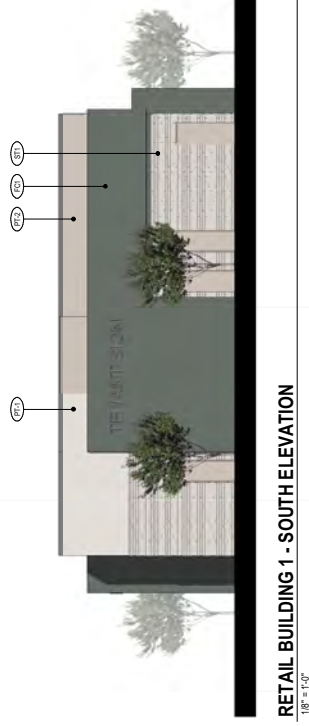
By Michelle Santoro
Senior Land Use Planner

LEGACY GATEWAY HOTELS

9630 E WILLIAMS FIELD ROAD, MESA AZ



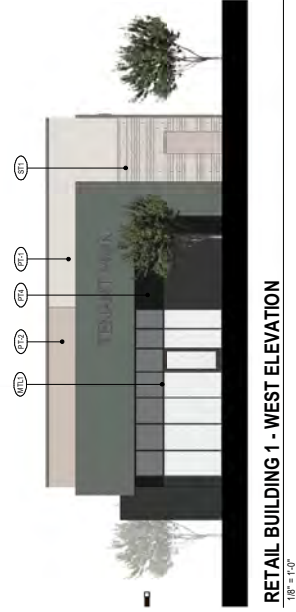
EXTERIOR FINISH LEGEND	
SYMBOL ID	DESCRIPTION
ET-1	STUCCO PAINT COLOR: SHERMAN WALLS - 70% COLONNAGE GRAY
ET-2	STUCCO PAINT COLOR: SHERMAN WALLS - 70% INTELLECTUAL GRAY
ET-3	SEE METEORIC CO. OR SHERMAN WALLS - 70% URBAN BRONZE
ET-4	SEE METEORIC CO. OR SHERMAN WALLS - 70% URBAN BRONZE
ET-5	STONE VENEER
ET-6	STOREFRONT ALUMINUM DOORS - DARK BRONZE
ET-7	WOOD MANOSRY PAINT FACE: OIL LIME STONE
ET-8	WOOD FOR OUTDOOR SEATING



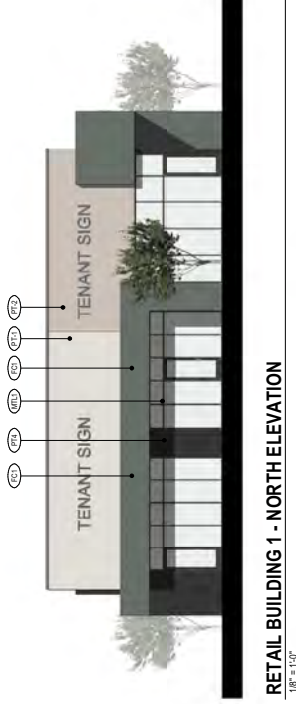
RETAIL BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"



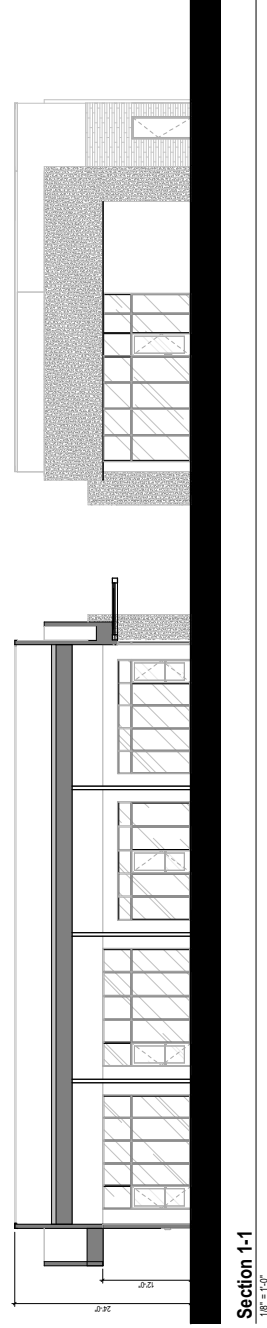
RETAIL BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



RETAIL BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"

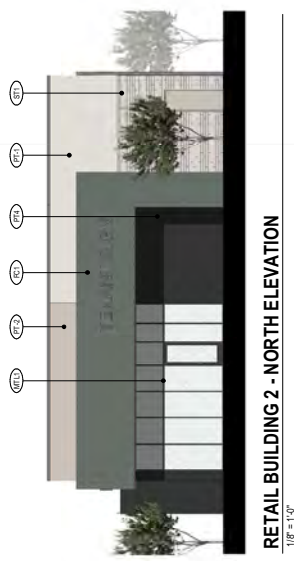


RETAIL BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"



Section 1-1
1/8" = 1'-0"

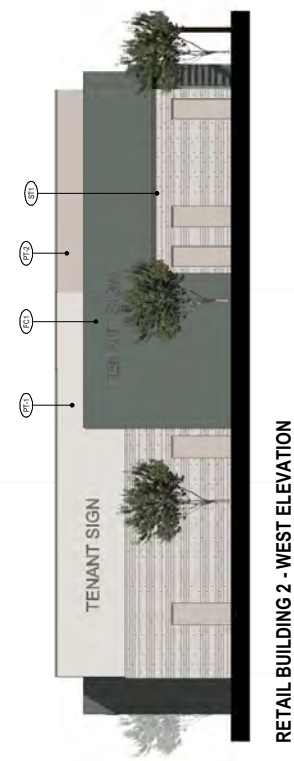
EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
(F1)	STUCCO PAINT COLOR SERRANA WILLIAMS - TRAIL COLOUMNE GRAY
(F2)	WOOD PAINT COLOR SERRANA WILLIAMS - TRAIL INTELLECTUAL GRAY
(F3)	BISS INTERIOR COLOR SERRANA WILLIAMS - TRAIL URBANE BRONZE
(F4)	ARTISAN SHIP LAP EXTERIOR FIBER CEMENT PANEL PAINTED SERRANA WILLIAMS - TRAIL EVERGREEN FOG
(F5)	STONE VENEER
(F6)	PERENNIAL ALUMINA ALUMINUM CASTING WINDOW FRAMES, PAINTED DOORS - URBAN BRONZE
(F7)	EXHOLONA SONYR GRIT FACE CMU
(F8)	LIMESTONE
(F9)	WOOD GRAY OUTDOOR SEATING



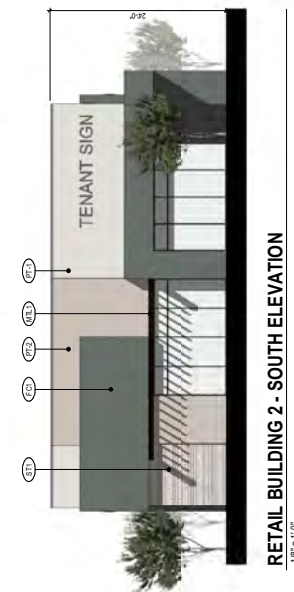
RETAIL BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



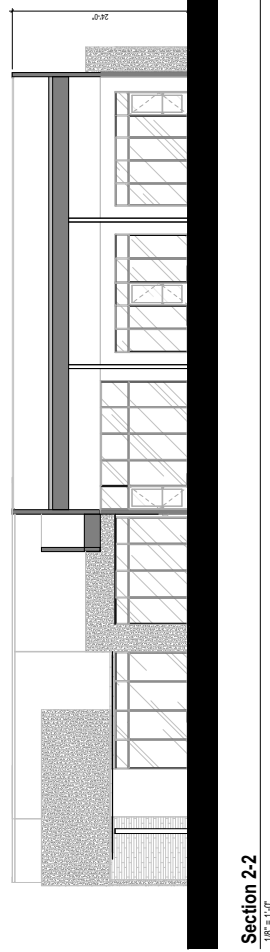
RETAIL BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



RETAIL BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"

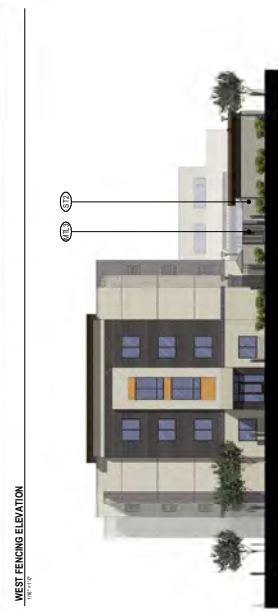
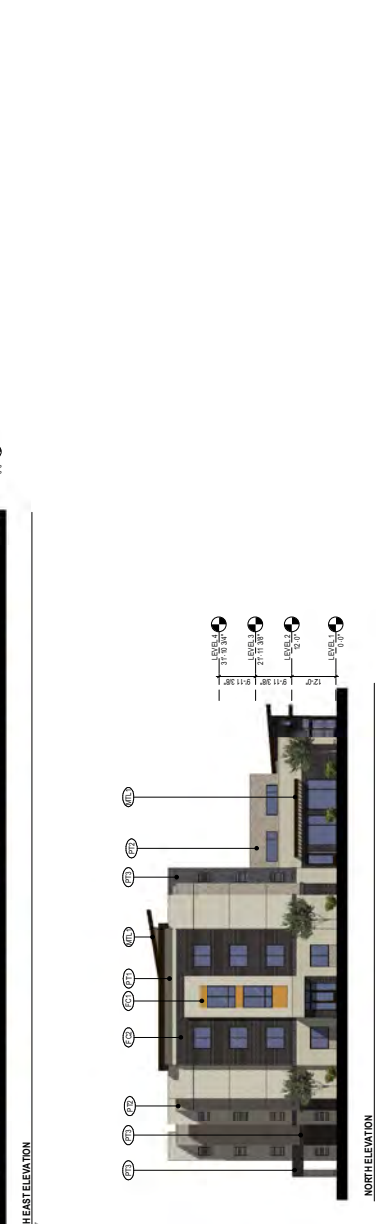


RETAIL BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"



Section 2-2
1/8" = 1'-0"

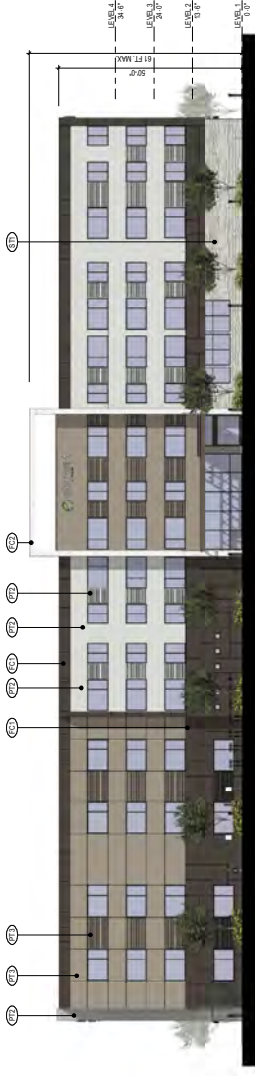
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
[Symbol]	EF1	EPS INTEGRAL COLOR SHERWILLIAMS - COLOUNNE GRAY SW 741	[Symbol]	EF2	POLYASH EXTERIOR SIDING ACTION - CHANNEL SIDING PAINTED TASEL SW 639
[Symbol]	EF2	EPS INTEGRAL COLOR SHERWILLIAMS - REFLECTAL GRAY SW 748	[Symbol]	EF3	FRS GRABT SIDING
[Symbol]	EF3	EPS INTEGRAL COLOR SHERWILLIAMS - URBANE BRONZE SW 748	[Symbol]	EF4	RYNCHAS REPAIR KIT, CASING DARK BRONZE ANODIZED ALUMINUM
[Symbol]	EF4	EPS INTEGRAL COLOR SHERWILLIAMS - URBANE BRONZE SW 748	[Symbol]	EF5	ALUMINUM STOREFRONT & WINDOW FRAME S/1 FINISHES - RED OUP PASKA
[Symbol]	EF5	EPS ON INSOWNS 5/8" FACE ONLY - LIMESTONE	[Symbol]	EF6	ALUMINUM STOREFRONT & WINDOW FRAME S/1 FINISHES - RED OUP PASKA



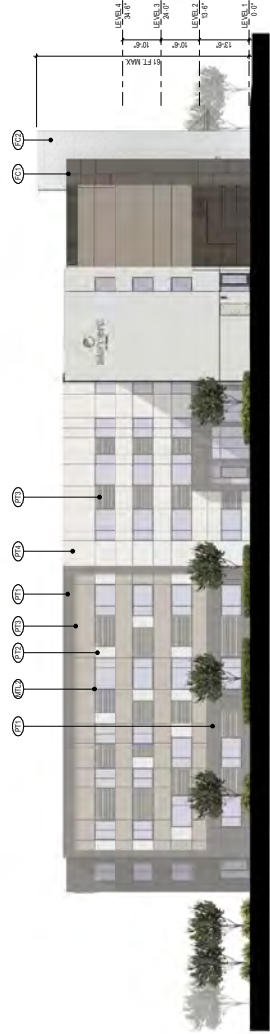
EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
(F1)	EPS & METAL PAINTED SHERWIN WILLIAMS SW 7032 BLACK FOIL
(F2)	EPS & METAL PAINTED SHERWIN WILLIAMS SW 9614 COGNAC GRAY
(F3)	EPS & METAL PAINTED SHERWIN WILLIAMS SW 7041 LIGHT GRAY
(F4)	STONE VENEER BLOWMOOD ZENITH SOFT LIGHT
(F5)	EGRE COMMISSION SPILT FACE OML LIMESTONE
(F6)	ARTISAN SHIP LAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS RETICONE SW 1254
(F7)	ARTISAN SHIP LAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS SW 9141 COGNAC GRAY
(F8)	ARTISAN SHIP LAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS SW 7041 LIGHT GRAY
(F9)	METAL FINISHING TO MATCH STOREFRONT AND WINDOW FRAMES TRILUBUS DARK BRONZE ANODIZED



EAST ELEVATION
1/8" = 1'-0"

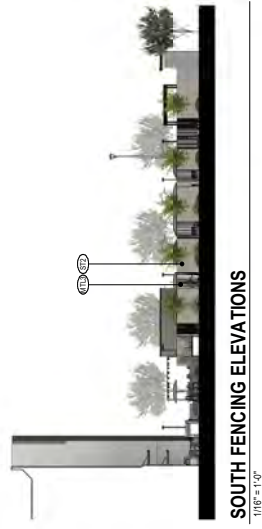
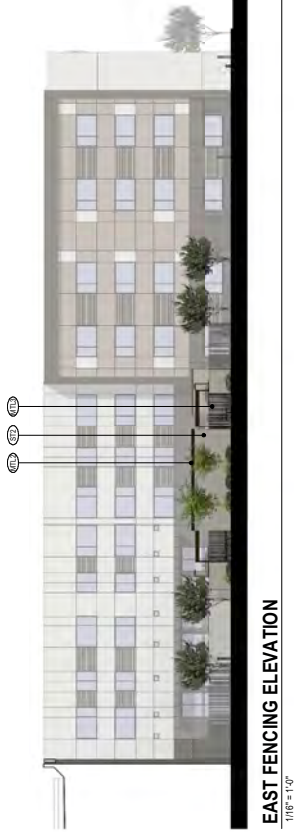


WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
	EPS & METAL PAINTED SHERWIN WILLIAMS SW 702 BLACK FOIL
	EPS & METAL PAINTED SHERWIN WILLIAMS SW 941 CONCRETE GRAY
	EPS & METAL PAINTED SHERWIN WILLIAMS SW 704 LIGHT GRAY
	STONE VENEER BLOWN MUD
	EDGE ON MASONRY SPLIT FACE CMU - LIMESTONE
	ARTISAN SHIPLAP EXTERIOR FIBRE CEMENT PANEL PAINTED SHERWIN WILLIAMS RETROSPECT SW 1254
	ARTISAN SHIPLAP EXTERIOR FIBRE CEMENT PANEL PAINTED SHERWIN WILLIAMS SYNTHI COLUMNNE GRAY
	WINDOW SILL AND SOFFIT WINDOW FRAMES
	METAL FINISHING TO MATCH HOMEFRONT AND WINDOW FRAMES TRUSSLESS DARK BRONZE ANODIZED



APN	OWNER	ADDRESS	CITY	STATE	ZIP
312-18-593	KAY TYLER JOSEPH/KAVANNA L	5842 S DREXEL	MESA	AZ	85212
312-18-740	FERNANDEZ DANIEL/MARTHA	5932 S COBALT	MESA	AZ	85212
312-18-749	OHM SAMIA WADIE	5915 S ALICIA	MESA	AZ	85212
312-18-717	JENNINGS MATTHEW STEPHEN/ADRIANNE	9746 E TIBURON AVE	MESA	AZ	85212
312-18-761	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-709	REED NATHANIEL/BRITTANY	9719 E TILLMAN AVE	MESA	AZ	85212
312-18-594	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-758	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
313-25-859S	PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016
312-18-601	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-728	MARLOWE LAURIE JANE	2713 E ODESSA ST	MESA	AZ	85213
312-18-744	IAEGER FAMILY LIVING TRUST	5935 S ALICIA	MESA	AZ	85212
312-18-721	SANTANA WILLIAM H/PAIVA PRISCILLA	9741 E TIBURON AVE	MESA	AZ	85212
312-18-720	GABAI YAEL/SHAMIR AYAL	9734 E TIBURON AVE	MESA	AZ	85212
312-18-711	CURTIS MICHAELA TERESE/WILLIAM JOHN	9731 E TILLMAN AVE	MESA	AZ	85212
312-18-710	RUBIO MICHAEL/LILIA	9723 E TILLMAN AVE	MESA	AZ	85212
312-18-703	ROPER JOHN P/KATRINA A	9740 E TILLMAN AVE	MESA	AZ	85212
312-18-691	THATIKONDA RAKESH REDDY/PALLA KRANTHI REDDY	9725 E TAHOE AVE	MESA	AZ	85212
312-18-727	KING MELISSA A	5928 S ALICIA	MESA	AZ	85212
312-18-738	HUNT LARRY/PAYTEN MAY	5924 S COBALT	MESA	AZ	85212
312-18-733	ROSELLI MICHAEL V JR/THOMAS GINA	5943 S COBALT	MESA	AZ	85212
312-18-712	STRZELCZYK THOMAS FRANCIS/YOLANDA POPOCA	9735 E TILLMAN AVE	MESA	AZ	85212
313-25-859P	PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016
312-18-602	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-588	GARDUNO CYNTHIA M/TITUS APRIL L	9657 E TAHOE CIR	MESA	AZ	85212
312-18-729	GALINDO JESSICA D	9805 E TEA AVE	MESA	AZ	85212
312-18-739	WILSON STEVEN/LINDSAY MAURINE	5928 S COBALT	MESA	AZ	85212
312-18-748	BANKS GAVIN/HANNAH	5919 S ALICIA	MESA	AZ	85212
312-18-718	GARCIA TIFFANY L/CHRISTOPHER G	9742 E TIBURON AVE	MESA	AZ	85212
312-18-719	TURIETTA JAMES PAUL/ALICE	9738 E TIBURON AVE	MESA	AZ	85212
312-18-762	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-707	COLLINS ANTHONY/OLIVIA	9724 E TILLMAN AVE	MESA	AZ	85212
312-18-591	WHEELER DEE R	9705 E TAHOE CIR	MESA	AZ	85212
312-18-732	ATKINS JAMES DAVID IV/REBECA LEITE DE ALENCAR	5947 S COBALT	MESA	AZ	85212
312-18-741	KELLEY DIANE/WESLEY DEAN	5936 S COBALT	MESA	AZ	85212
312-18-747	MICKELSON RYAN/HOLLAND TAYLOR	5923 S ALICIA	MESA	AZ	85212
312-18-725	SADLER BILL	9757 E TIBURON AVE	MESA	AZ	85212
312-18-715	GONG WEI/QING YALING	9747 E TILLMAN AVE	MESA	AZ	85212
312-18-713	GILLESPIE ANNETTE/JESSE I III	9739 E TILLMAN AVE	MESA	AZ	85212
312-18-704	PASTRANA ENOS DANIEL/ROLLINS SARA LYNN	9736 E TILLMAN AVE	MESA	AZ	85212
312-18-706	PABALAN CHRISTIAN/MALONEY BETTY	9728 E TILLMAN AVE	MESA	AZ	85212
312-18-690	HORAK THOMAS MICHAEL/CHRISTINE JOLIE	9721 E TAHOE AVE	MESA	AZ	85212
312-18-689	BALFOUR KERRY/MICHELE DENISE	9717 E TAHOE AVE	MESA	AZ	85212
312-18-590	VEGA ERLINDA	607 MARINE ST APT 2	SANTA MONICA	CA	90405
312-18-766	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-731	BENNETT DEBORAH A	9813 E TEA AVE	MESA	AZ	85212
312-18-742	LENNAR ARIZONA INC	1665 W ALAMEDA DR STE 130	TEMPE	AZ	85282
312-18-743	NICK WELCH FAMILY TRUST	5939 S ALICIA	MESA	AZ	85212
312-18-745	MEJIA ARACELI F/JEFERSON ANTONIO	5931 S ALICIA	MESA	AZ	85212
312-18-746	GARCIA ANNABELLE	5927 S ALICIA	MESA	AZ	85212
312-18-723	PONNURANGAM HARIKRISHNAN	9749 E TIBURON AVE	MESA	AZ	85212
312-18-722	MOHIDDIN LIVING TRUST	9745 E TIBURON AVE	MESA	AZ	85212
312-18-714	LAKE DEBRA/DAVID J	9743 E TILLMAN AVE	MESA	AZ	85212
312-18-592	PATTERSON CHARLES W III/MALLISON HALEY M	5838 S DREXEL	MESA	AZ	85212
312-18-589	HOORNEMAN BRENDON/ALISA KAITLYN	9661 E TAHOE CIR	MESA	AZ	85212
312-18-587	SORENSEN SCOTT P	9646 E TAHOE CIR	MESA	AZ	85212
312-18-767	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-726	ESCARPETA HUBERT EARL JR/JENNIFER J	5924 S ALICIA	MESA	AZ	85212
312-18-724	GRANT TYLER/KELSEY	9753 E TIBURON AVE	MESA	AZ	85212
312-18-716	CHU THACH NGOC/DUONG HUONG THI	9750 E TIBURON AVE	MESA	AZ	85212
312-18-708	PECOR MELANIE/ADAM	9720 E TILLMAN AVE	MESA	AZ	85212
304-35-977F	KIW MESA SILVER VALLEY VENTURE LLC	6710 E CAMELBACK RD SUITE 100	SCOTTSDALE	AZ	85251
312-18-730	GILBERT SAMANTHA	9809 E TEA AVE	MESA	AZ	85212
312-18-734	SCHULZE ELIZABETH S	5939 S COBALT	MESA	AZ	85212
312-18-764	CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255
312-18-705	ALBERT AND MARLENE GUALTIERI REVOCABLE TRUST	9732 E TILLMAN AVE	MESA	AZ	85212

Registered Neighborhoods and City of Mesa

Neighborhood Name	NAME	ADDRESS	CITY	STATE	ZIP
Eastmark	Suzanne Walden- Wells	10100 E Ray Rad	Mesa	AZ	85212

TAB C

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 12/22/22

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-01010, on SWC SR 24 & Williams Field Rd. 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: Meaghan Liggett

SUBSCRIBED AND SWORN before me on 12/22/22

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: January 11, 2023

CASE: ZON22-01010

REQUEST: Council Use Permit, Site Plan Review; and
Special Use Permit. This request will allow for
the development of multiple hotels and a retail pad.

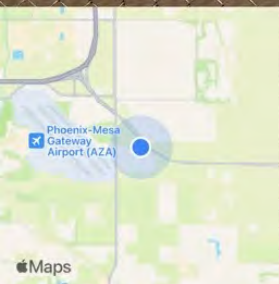
APPLICANT: Gammage & Burnham

PHONE: (602) 256-0566

Planning Division: (480) 644-2385

Posting date: 12/22/2022

Dec 22, 2022 at 10:16:01 AM
Williams Field Rd
Mesa AZ 85212



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

TIME: 4:00 PM DATE: January 11, 2023

CASE: ZON22-01010

REQUEST: Council Use Permit, Site Plan Review; and
Special Use Permit. This request will allow for
the development of multiple hotels and a retail pad.

APPLICANT: Gammage & Burnham

PHONE: (602) 256-0566

Planning Division: (480) 644-2385

Posting date: 12/22/2022

Dec 22, 2022 at 10:00:27 AM

SR-24 E

Mesa AZ 85212

