

Narrative For Council Use Permit

104 N. Val Vista Dr., Mesa, Az 85213

Applicant:

Nathan Palmer

Owner:

Intelliguard Group, LLC

Introduction

The subject property is located on the West side of Val Vista Dr. just North of Main St. The project consists of a 176,784 square foot gross, and 167,804 square foot net, site with a proposed two-story Class A 111,678 gross square foot indoor climate-controlled storage facility with approximately 25,830 square feet of covered RV/Boat parking.

The site is currently approved for the construction of a single-story Class A 51,225 gross square foot indoor climate-controlled storage facility with approximately 31,535 square feet of covered RV/Boat parking under PMT21-04194 (reference Design Review DRB20-00105 and Planning ZON20-00106).

At the time of original submittal and permit, storage was a granted use under the General Commercial zoning district. A Council Use Permit is now required to modify the site from its current approved single-story structure to a new two-story structure. The intent of the modified building is to better serve the anticipated residential growth along the Main St. corridor as well as improve the building aesthetic and structure to support the long-term anticipated growth for the area. We believe this modification better serves the future growth along the Main St. corridor and will add better aesthetic appeal for the area while serving the present and future needs of the surrounding and developing residential communities.

Existing Site Conditions

Subject property is currently vacant land and is essentially graded flat. Val Vista Dr. is fully improved, and as part of the review and approval of PMT21-04194 all dedications have been granted for the Right of Way at the site. There is a partial CMU wall on the south property line, and a chain link fence on the West property line. There are two existing driveways to the site from Val Vista Rd. on the East side of the property, and an existing sidewalk and streetlights run along the East boundary.

Relationship to Surrounding Properties

The site is bordered to the South by both Circle K and a Trailer Sales business, both zoned General Commercial. To the East, across Val Vista Dr., are two parcels, one zoned General Commercial and the other zoned RM-4 but is actually being used as an SRP utility substation for large high power transmission lines along the canal. To the North and West is the Highlands at Brentwood Trailer Park zoned RM-4. Both the North and West boundaries are currently buffered by a road and landscaping with tall oleanders in the Highlands at Brentwood community.

Existing General Plan Designation and Zoning Classification

The site is zoned General Commercial (GC) which is intended to provide indoor retail and service-oriented businesses that serve a large surrounding residential trade area (Section 11-6-1(B) Mesa Zoning Ordinance). This type of storage project has historically been a

permitted use under the GC district, which served as the basis of approval for PMT21-04194, but now requires a Council Use Permit under Section 11-6-2 of the Mesa Zoning Ordinance.

The subject property is in the Neighborhood and Transit District character areas with Station and Corridor sub-types and adjacent to Employment District uses under the current approved General Plan. Light rail does not extend yet to this site and there are no plans for a bus rapid transit route in the area so the primary focus of the site falls under the Neighborhood character type.

Neighborhoods are primarily residential with commercial areas that “border” residential communities. Bordering commercial areas are intended to provide a “mix of uses and integrate better into the surrounding neighborhood” (Mesa General Plan Page 7-8). The vast majority of residential neighborhoods surrounding the site are manufactured or mobile/trailer homes with small homesites and very limited space for storage. This project provides a complimentary amenity to those neighborhoods to better serve and complement surrounding residential needs. Additionally, new high-density multi-family residential developments continue to be proposed in these Mesa in-fill areas and such new and redevelopment will bring an increased need for these type of neighborhood commercial services.

While the property is located is a Neighborhood character type, the Val Vista & Main St. intersection is currently abutted with all GC zoned properties operating the following businesses in the immediate vicinity: i) Circle K, ii) QT, iii) vacant building that used to operate as a small drug store, iv) landscape pot and metal sculpture sales, v) HVAC contractor office and supply, and vi) construction trailer sales. The proposed storage use is intended to directly serve the needs of the nearby residential neighborhoods as a storage amenity that is lacking in the traditional high-density residential zones.

Per the standards of review set forth on Page 15-1 of the Mesa General Plan, this project is consistent with the General Plan and sub-area neighborhood plans and districts. Development standards for this project are Class A and will meet or exceed construction and development standards and guidelines established for its district. Importantly, this is an in-fill development meant to lift, enhance, and contribute to the surrounding area along the Main St. corridor. The Val Vista Dr. streetscape will be greatly improved, and the two-story proposal will also add a vibrant and modern streetscape visible from Main St. as well. Construction class and design materials will far exceed current development quality of the surrounding area and serve as a model for future buildings and development.

It should also be noted that due to the canal and large power lines to the North and East of the site, large open park area to the North of the site, and commercial sites and major arterial roads to the East and South of the Site, there are natural barriers/buffers between this property and most surrounding residential communities.

Subject property is located in Airport Overflight Area Three (AOA 3) which is outside the 60 DNL contour area and does not have any use limitations beyond those in the base districts (see Section 11-19-4 of the Mesa Zoning Ordinance).

Description

This project proposal is intended to enhance, not change, the current permit approved use of the property as well as better serve the growing residential presence in the area. As such, this request is limited to redesign the already permitted structure from a single-story Class A climate-controlled indoor storage facility to a two-story Class A climate-controlled indoor storage facility with effectively the same building footprint as approved under PMT21-04194. This change will carry forward the unique architectural finishes from the single-story design and allow for more artistic elements to improve the overall street presence, appeal, and future residential development needs of the area.

Council Use Permit Review Criteria

Section 11-70-6(D) of the Mesa Zoning Ordinance provides guidance for review and approval of Council Use Permits. Each sub-criterion is addressed below:

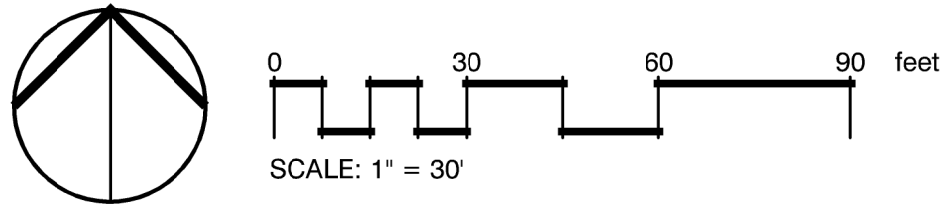
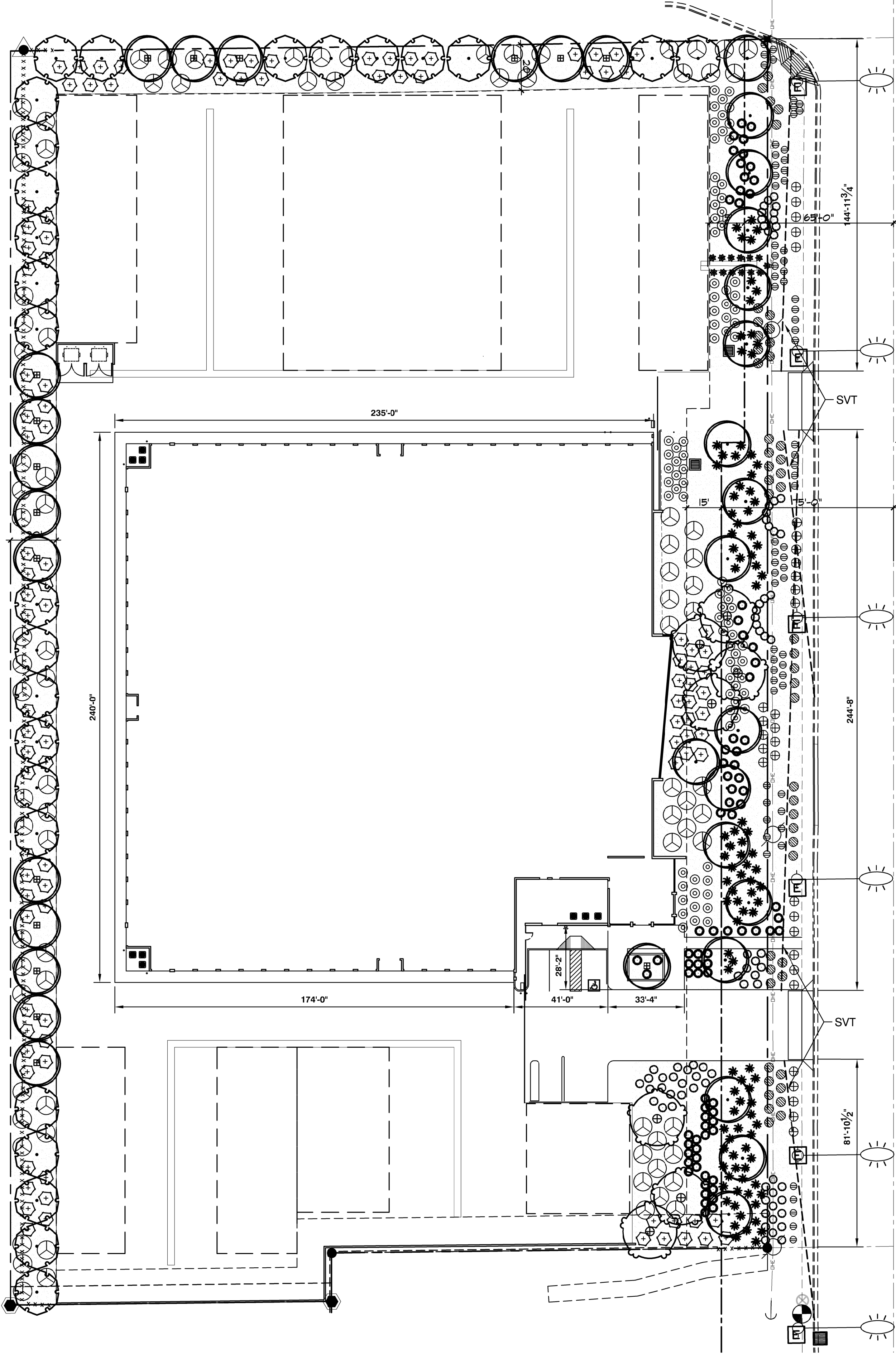
1. Site must advance the goals and objectives of the General Plan and be consistent with the policies of the General Plan:
 - a. Proposed project provides a bordering commercial use for the neighborhood district that enhances and adds necessary storage amenity to surrounding residential communities. As one of the only new and modern buildings within nearly a 1-mile radius, the project is consistent with the policies of the General Plan to not only integrate better into the surrounding neighborhood, but to provide a standard for future development and design along the Main street corridor.
 - b. Additionally, increasing the capacity of this already permit ready project will better serve future needs of the surrounding residential neighborhoods without having to develop additional sites.
2. The location, size, design, and operating characteristics of the proposed project must be consistent with the purpose of the districts where it is located (General Commercial, Neighborhood).
 - a. The project is consistent with the intent of the General Commercial district providing indoor retail and service-oriented business to a large surrounding residential area.
 - b. Project is consistent in promoting supporting business activity for nearby residential neighborhoods in the neighborhood district that are needed for the surrounding demographic. Size of the project is requested to increase in order to adequately meet that need which is why we are asking to increase the building from a single-story to a two-story structure.
3. The proposed project should not be detrimental to the adjacent or surrounding properties or to the General Welfare of the City.

- a. Because of the natural barriers and buffers around the property, this project is not detrimental to surrounding properties. Notably, no negative comments were made with regards to the proposed self-storage and RV/Boat storage use of the site under the original planning and design review processes.
 - b. Additionally, we believe this building will provide an excellent standard for modern building design along the developing Main St. corridor and stand as an example of new in-fill development designed to lift up surrounding property uses and values. Our Class A design is modern and will promote high standards for future developments.
- 4. Adequate public services, facilities, and infrastructure must be available to serve the proposed project.
 - a. This project has already been reviewed by city staff under PMT21-04194 to verify that all public services, facilities, and infrastructure are adequately available for the proposed project.

Conclusion

The proposed project is consistent with the General Plan and is designed to support, be consistent with, and enhance surrounding properties and uses in the immediate vicinity.

Because the site is already permit approved, there will be a Class A indoor climate-controlled self-storage facility on this property with surrounding covered RV/Boat parking in any event. Our hope is that we can make it a better project by improving the design aesthetic and street presence with the new proposed two-story structure as well as more fully prepare for and meet current and future needs of the surrounding and growing residential areas while promoting additional high class future in-fill development throughout central Mesa.



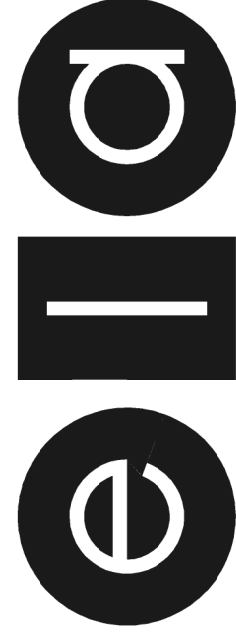
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Parkinsonia praecox Palo Verde	24"box	17
	Parkinsonia praecox Palo Verde	36" Box	18
	Quercus virginiana `Heritage` Southern Live Oak	24"box	33
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave parryi Parry's Agave	Existing	13
	Caesalpinia pulcherrima `Phoenix` Phoenix Bird Of Paradise	5 gal	90
	Convolvulus cneorum Bush Morning Glory	5 gal.	32
	Hesperaloe parviflora `Brakelights` TM Brakelights Red Yucca	Existing	104
	Lantana montevidensis Trailing Lantana	1 gal	48
	Leucophyllum frutescens `Compacta` Compact Texas Ranger	5 gal	107
	Muhlenbergia capillaris `Regal Mist` TM Regal Mist Pink Muhly Grass	5 gal.	82
	Rosmarinus officinalis `Prostratus` Dwarf Rosemary	1 gal	70
	Ruellia penninsularis Baja Ruellia	5 gal	88
	Russelia equisetiformis Firecracker Plant	5 gal	74

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
K-101	1/2" Screened Decomposed Granite Madison Gold	283.82 cy

LANDSCAPE CALCULATIONS			
Total Open Space	41,962 Square Feet		
Type of Plant Material	Credit in Square Feet	Qty	Area
Evergreen tree (at least 25 ft. tall at maturity)	100	68	6800
Shade tree	50	N/A	
Ornamental tree	25	N/A	
Large shrub (more than 8 ft. tall at maturity)	50	N/A	
Medium shrub (4–8 ft. tall at maturity)	25	475	11875
Small shrub (less than 4 ft. tall at maturity)	10	150	1500
Columnar deciduous or evergreen tree	25	N/A	
Columnar evergreen shrub (less than 8 ft. tall at maturity)	10	N/A	
Evergreen ground cover	25	N/A	
Perennial plant and ground cover, bulb/tuber and ornamental grass	5	N/A	
1. Dwarf trees or tree varieties with a mature width of less than 10 feet shall count as 25 square feet.		N/A	
2. Large ornamental grass, over 4 feet tall at maturity, shall count as 10 square feet.	10	82	820
	Required	Provided	
Plant coverage area	20,981	20,995	
Street Frontage Trees	19	19	
Street Frontage Shrubs	114	227	



VAL VISTA SELF STORAGE

104 N. VAL VISTA DR. MESA, AZ 85213

RETENTION CALCULATIONS REQUIRED

VOLUME REQUIRED = 100 YEAR 2 HOURS STORM EVENT

$$VR = C \times P/12 \times A$$

WHERE: AREA 1

VR = VOLUME REQUIRED (CU.FT.)

P = 2.2 (100 YR 2 HR FROM NOAA ATLAS 14)

CW = WEIGHTED RUNOFF COEFFICIENT

A = AREA IN SQUARE FEET (NET)

WEIGHTED RUNOFF COEFFICIENT (CW) (AREA 1 & 2 ONLY):

$CW = ((A1 \times C1) + (A2 \times C2)) / \text{TOTAL AREA}$

TOTAL NET AREA: 66,948 S.F.

A1 40,676 S.F. C1 (CONCRETE/ROOF/ASPHALT)=0.95

A2 26,272 S.F. C2 (LANDSCAPING)=0.50

$CW = ((40,676 \times 0.95) + (26,272 \times 0.50)) / 66,948 = .77$

VOLUME REQUIRED AREA 1:

$VR = 2.2/12 \times 48,343 \times 0.77$

$VR = 6,612 \text{ C.F.}$

VOLUME REQUIRED AREA 2:

$VR = 2.2/12 \times 18,605 \times 0.77$

$VR = 2,622 \text{ C.F.}$

VOLUME REQUIRED AREA 3:

$VR = 2.2/12 \times 99,885 \times 0.95$

$VR = 17,397 \text{ C.F.}$

VOLUME REQUIRED AREA 4:

$VR = 2.2/12 \times 12,246 \times 0.50$

$VR = 1,121 \text{ C.F.}$

TOTAL VOLUME REQUIRED:

$VR = 27,952 \text{ C.F.}$

RETENTION CALCULATIONS PROVIDED

VOLUME PROVIDED = (AREA TOP + AREA BOTTOM) (DEPTH)

AREA 1

RETENTION A1: $(4,372 + 2,982)(1') = 3,684 \text{ C.F.}$

RETENTION A2: $(4,137 + 2,521)(1') = 3,329 \text{ C.F.}$

TOTAL = 3,684 + 3,329 = 7,013 C.F.

(BASINS A1 & A2 ARE INTERCONNECTED WITH AN EQUALIZER PIPE)

AREA 2

RETENTION B: $(3,016 + 1,862)(1.25') = 3,052 \text{ C.F.}$

AREA 3

RETENTION C: $(225' \times 78.5 \text{ S.F.}) = 17,663 \text{ C.F.}$

(UNDERGROUND RETENTION, 10' DIAMETER PIPE)

PUMP TIME TO DRAIN = $(17,663 \text{ C.F.} / (7.48 \text{ GAL/CU.FT.} / 60 \text{ GPM}) / 60 \text{ MIN/HR})$

= 33.9 HOURS

AREA 4

RETENTION D: $(4,673 + 2,281)(.5') = 1,739 \text{ C.F.}$

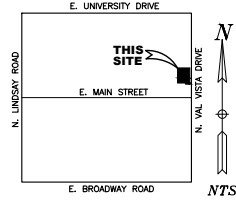
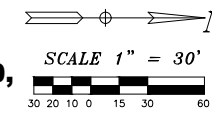
VOLUME PROVIDED = 29,467 C.F.

CONSTRUCTION NOTES

- INSTALL 45 L.F. OF 8" HDPE EQUALIZER PIPE. INVERTS PER PLAN.
- INSTALL 6 S.Y. OF GROUTED D50=4" RIP-RAP 8" IN THICKNESS.
- INSTALL 225 L.F. OF 10" DIA. 10 GAUGE (.7X1") CORRUGATIONS, AND GALVANIZED WALL THICKNESS=1.58" UNDERGROUND RETENTION TANK. INSTALL 1/4" SOLID STEEL PLATE AT EACH END (WELDED). ALL JOINTS IN UNDERGROUND PIPE SHALL BE WATER TIGHT MANUFACTURED JOINTS. UNDERGROUND RETENTION STORAGE TANK SYSTEM TO BE INSTALLED PER MAG SPEC 621, EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH COM STD DTL M-19.04.1, MAG SPEC 601 AND MATERIAL PER MAG SPEC 765. INV-S=70.85, INV-T=71.55
- INSTALL 2'X6' LINTEL OPENING PER DETAIL THIS SHEET.
- INSTALL 2' CURB OPENING PER DETAIL THIS SHEET.
- INSTALL TRASH BIN ENCLOSURE WITH SAFETY POSTS PER COM STD. DTL M-62.01, M-62.02.1, M-62.02.2, M-62.04.1, AND M-62.04.2
- INSTALL 5' SIDEWALK, 5.5" CLASS B PER MAG STD. 230
- INSTALL 3' VALLEY GUTTER PER MAG STD DTL 240.
- INSTALL 6" VERTICAL CURB AND GUTTER PER MAG STD DTL 220-1 TYPE 'A'.
- INSTALL SINGLE CURB PER MAG STD DTL 222 TYPE 'A'.
- INSTALL 3" A.C. ON 6" ABC.
- INSTALL 30" DRIVEWAY PER COM STD DTL M-42, SAWCUT AND REMOVE 50 L.F. OF CURB & GUTTER AND 375 SF OF SIDEWALK
- EXISTING SIDEWALK TO REMAIN.
- EXISTING 35' DRIVEWAY TO BE REMOVED AND REPLACED WITH 6" VERTICAL CURB/GUTTER, & 175 SF SIDEWALK PER MAG STD DTL 220-A AND 230
- INSTALL 30" DRIVEWAY PER COM STD DTL M-42, SAWCUT AND REMOVE 50 L.F. OF CURB & GUTTER AND 375 SF OF SIDEWALK
- INSTALL 14 L.F. OF 24" CMP (14 GA.)
- INSTALL 58 L.F. OF 24" CMP (14 GA.)
- INSTALL CATCH BASIN OVER STORAGE PIPE PER DETAIL ON SHT 4
- INSTALL 512 L.F. OF 2" QUAD DUCT.
- RELOCATE STREET LIGHT 10' TO THE NORTH.
- INSTALL CATCH BASIN TYPE F PER MAG STD DTL 535.
- INSTALL 110 L.F. OF 8" PVC SCH 40 STORM DRAIN AND CONNECT TO EXISTING CATCH BASIN. BLEED OFF LINE FROM BASIN TO BASIN TO BE MAINTAINED BY PROPERTY OWNER.
- INSTALL THICKENED PAVEMENT EDGE PER MAG STD DTL 201 TYPE 'B'

VAL VISTA SELF STORAGE GRADING & DRAINAGE PLAN

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE G&SRB&M,
MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.

LEGEND

- WATER VALVE
- WATER SERVICE
- EX. SEWER MANHOLE
- CABLE TV
- CMU CONCRETE MASONRY UNIT
- BSL BUILDING SETBACK LINE
- +40.17 EXISTING GRADE
- CONCRETE
- GUY WIRE
- DRAINAGE FLOW PATTERN
- PROPOSED SPOT GRADE
- PROPOSED CONTOUR GRADE
- POWER POLE
- PUE PUBLIC UTILITY EASEMENT
- STREET LIGHT
- CATCH BASIN
- BACKFLOW PREVENTER
- SIDEWALK / HANDICAP RAMP
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- EX. STORM DRAIN MANHOLE
- WALL

NOTE

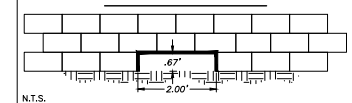
UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE CITY OF MESA, ARIZONA. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

SIGNS THAT ARE REQUIRED TO BE REMOVED OR RELOCATED DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY SIGN THAT IS TO BE RELOCATED OR REMOVED DUE TO CONSTRUCTION SHALL BE REINSTALLED IN ITS FINAL LOCATION PER CITY OF MESA STANDARDS.

CURB OPENING DETAIL

N.T.S.

LINTEL DETAIL



N.T.S.



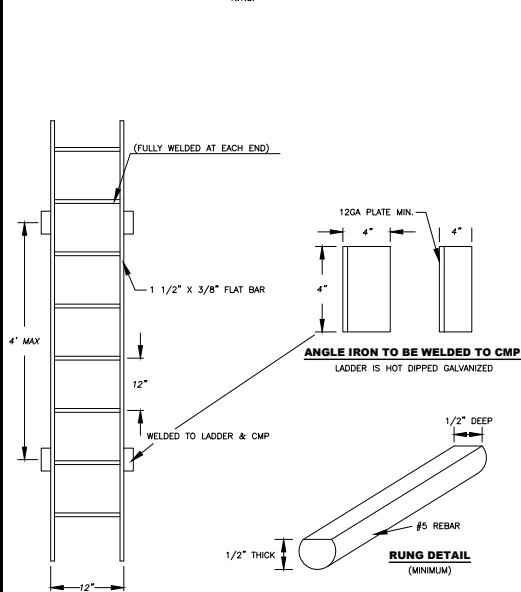
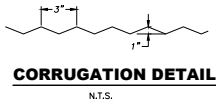
ALLEN CONSULTING ENGINEERS, INC.
4111 E. VALLEY AUTO DRIVE #103
MESA, ARIZONA 85006
PHONE (480) 844-1666
E-MAIL: ace@allenconsultingengr.com

VAL VISTA SELF STORAGE
104 N. VAL VISTA DRIVE
MESA, ARIZONA 85213
GRADING & DRAINAGE PLAN

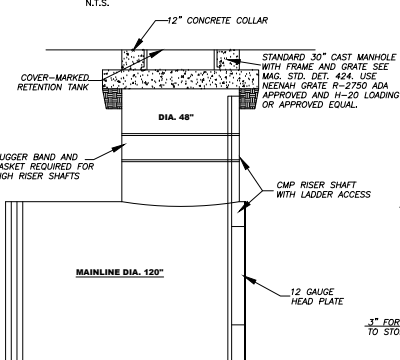
JOB NUMBER: 98304
DRAWING: SHT C2 - G&D
DRAFTSMAN: CHECKED BY: DATE: 10-8-2021

UNDERGROUND STORAGE TANK DETAIL

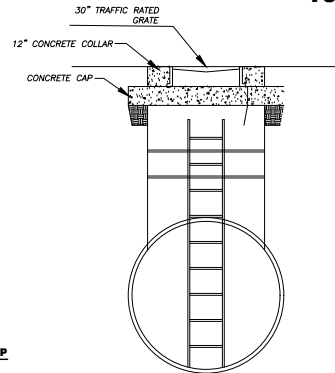
A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4
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OF THE G&SRB&M,
MARICOPA COUNTY, ARIZONA
104 N.VAL VISTA DRIVE



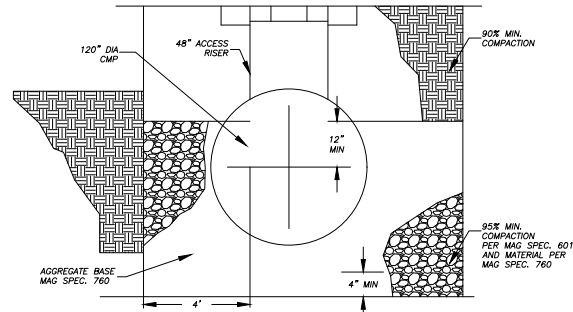
LADDER DETAIL FOR MANHOLES



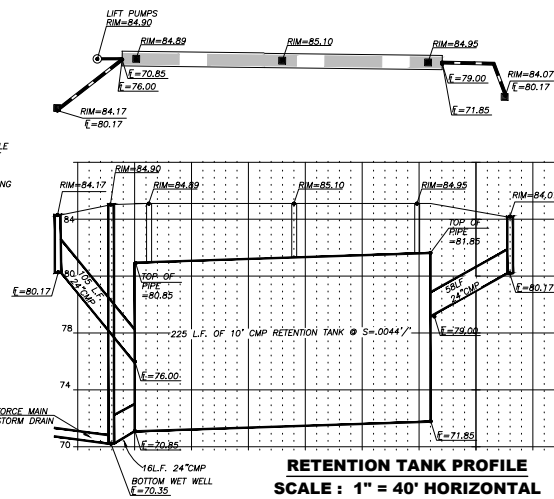
LADDER ACCESS PROFILE & BULKHEAD



LADDER ACCESS CROSS-SECTION



BEDDING DETAIL



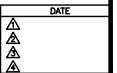
RETENTION TANK PROFILE
SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

UNDERGROUND RETENTION NOTES:

- 48" & SMALLER PIPE SHALL BE 16 GAUGE CMP.
- 120" PIPE SHALL BE 10 GAUGE CMP (.138 THICKNESS) WITH 3"x1" CORRUGATION AND GALVANIZED.
- DRYWELL SYSTEM SHALL BE PER MAYNELL PLUS DRYWELLS.
- 30" MANHOLE COVERS SHALL BE PER MAG. STD. DET. 424. GRATED COVERS TO ALLOW FOR INLET OF SURFACE STORM WATER WILL BE USED ON THIS PROJECT.
- INSTALL PER MANUFACTURERS SPECIFICATION. PIPE INSTALLATION PER MAG. STD. SPEC. 621. EXCAVATION, BEDDING & BACKFILL PER MAG. STD. SPEC. 601, MATERIAL PER MAG. STD. SPEC. 760.
- MANUFACTURER TO PROVIDE ENDPLATE DETAIL FOR APPROVAL. DETAIL SHALL INCLUDE LADDER SYSTEM.
- ACCESS MANHOLES AT EACH END SHALL BE FACTORY PREFABRICATED.
- CONNECTION BETWEEN ENDPLATE AND 24" PIPE SHALL BE FACTORY PREFABRICATED.
- JOINTS ON 120" PIPE SHALL BE WATER TIGHT MANUFACTURER JOINTS.

CONSTRUCTION NOTES:

- DETENTION STRUCTURE TO BE MANUFACTURED BY CONTECH CORRUGATED METAL PRODUCTS OR EQUIVALENT.
- BEDDING AND BACK FILL PER MAG SPECIFICATION SECTION 601, TYPE 1 COMPACTION. USE CONSTRUCTION METHODS AND EQUIPMENT WHICH WILL NOT DAMAGE OR OVERLOAD THE CMP STRUCTURE DURING CONSTRUCTION. CHECK MANUFACTURER FOR MINIMUM COVER REQUIRED FOR EQUIPMENT LOADING DURING CONSTRUCTION.
- INSTALLATION OF CMP SHALL BE IN ACCORDANCE WITH MAG. SPECIFICATION NO. 621.
- MANUFACTURER TO PROVIDE ENDPLATE DETAIL TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- CORRUGATED METAL PIPE TO BE ALUMINUM COATED (ALUMINIZED PIPE II) IN ACCORDANCE WITH ASTM A929.
- ALL JOINTS IN UNDERGROUND RETENTION STORAGE TANK SYSTEM SHALL BE WATER TIGHT(MANUFACTURER JOINTS)
- ALL CONNECTION WELDS PER MANUFACTURER'S SHOP DRAWINGS.

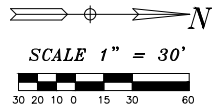


3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1866
E-MAIL: ace@allenconsultengr.com

VAL VISTA SELF STORAGE 1015 S. LEWIS STREET MESA, ARIZONA 85213 UNDERGROUND STORAGE TANK DETAIL				
JOB NUMBER	06304	SHEET	C3	OF C4
DRAWING	STORAGE DET	CHECKED BY	DATE	10-8-2021
DRAFTSMAN				

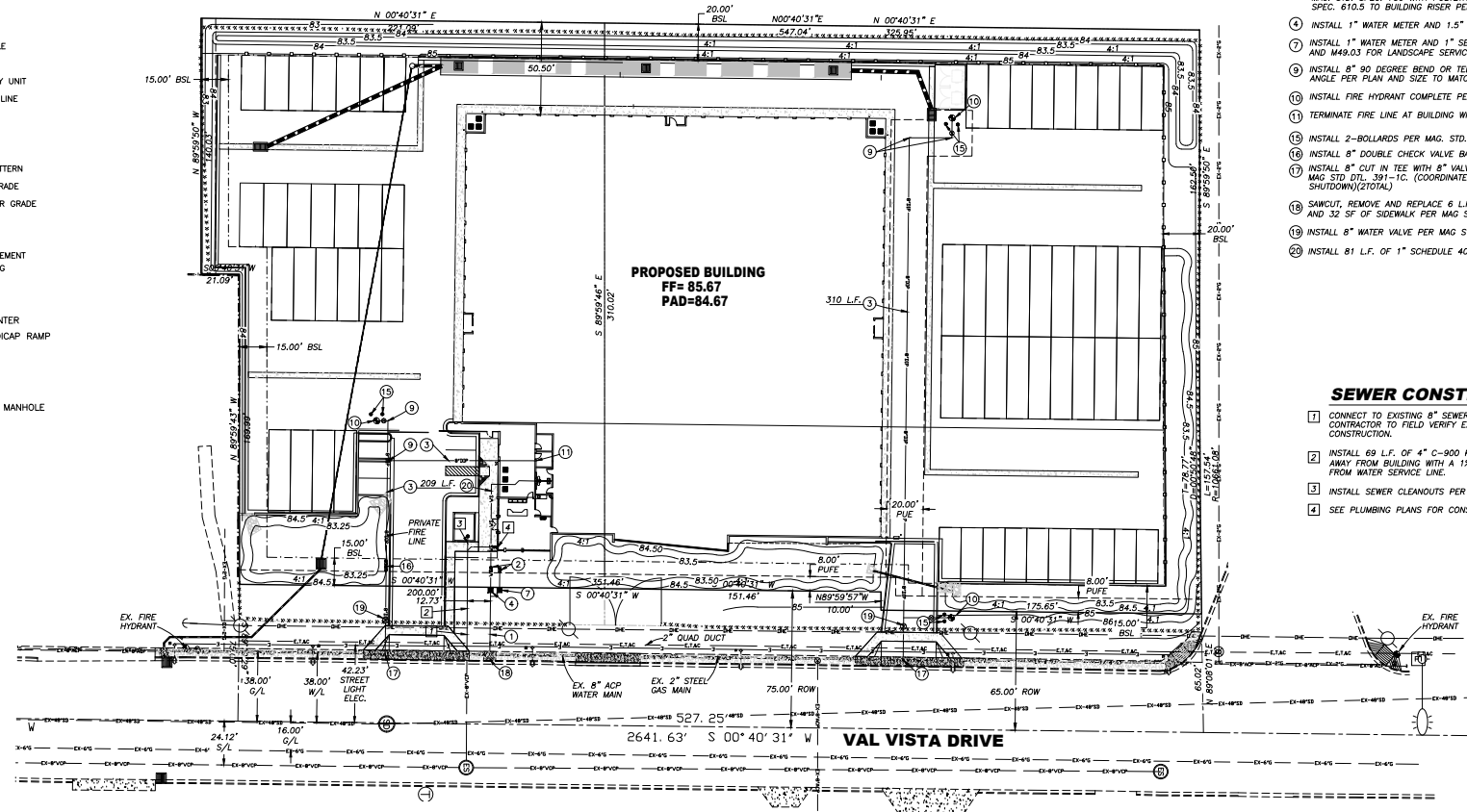
UTILITY PLAN

**A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE G&SRB&M,
MARICOPA COUNTY, ARIZONA**



LEGEND

- SET 1/2" REBAR LS#41076
- ▲ FOUND 1/2" REBAR LS#41076
- SET PK NAIL WITH TAG LS#41076
- WATER VALVE
- WATER SERVICE
- ⊙ EX. SEWER MANHOLE
- CABLE TV
- CMU CONCRETE MASONRY UNIT
- BSL BUILDING SETBACK LINE
- +40.17 EXISTING GRADE
- CONCRETE
- GUY WIRE
- DRAINAGE FLOW PATTERN
- 12.000 PROPOSED SPOT GRADE
- PROPOSED CONTOUR GRADE
- POWER POLE
- LS LANDSCAPE
- PUE PUBLIC UTILITY EASEMENT
- POB POINT OF BEGINNING
- STREET LIGHT
- CATCH BASIN
- BACKFLOW PREVENTER
- SIDEWALK / HANDICAP RAMP
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- ⊙ EX. STORM DRAIN MANHOLE
- WALL



WATER CONSTRUCTION NOTES

- ① INSTALL 48 L.F. OF 1.5" TYPE "K" COPPER LINE WATER SERVICE PER COM STD DTL M49.01
- ② INSTALL 1" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER C.O.M. STD. DTL. M-31.03.
- ③ INSTALL 519 L.F. OF 8" DUCTILE IRON PIPE (D.I.P.) CEMENT MORTAR LINED, PER MAG. STD. SPEC. 750 WITH POLYETHYLENE CORROSION PROTECTION PER M.A.G. STD. SPEC. 610.5 TO BUILDING RISER PER C.O.M. STD. DTL. M-31.07.
- ④ INSTALL 1" WATER METER AND 1.5" SERVICE PER C.O.M. STD. DTL. M-49.01 AND M-49.02.
- ⑤ INSTALL 1" WATER METER AND 1" SERVICE PER C.O.M. STD. DTL. M-49.01, M49.02 AND M49.03 FOR LANDSCAPE SERVICE. SEE LANDSCAPE PLANS FOR CONTINUATION.
- ⑥ INSTALL 8" 90 DEGREE BEND OR TEE WITH RESTRAINED JOINTS, C.O.M. STD. SECTION 316.23 ANGLE PER PLAN AND SIZE TO MATCH PIPE
- ⑦ INSTALL FIRE HYDRANT COMPLETE PER MAG DTL. 360-1 & MAG DTL 362.(3-TOTAL)
- ⑧ TERMINATE FIRE LINE AT BUILDING WITH 8" CAP
- ⑨ INSTALL 2-BOLLARDS PER MAG. STD. DTL. 140, TYPE 1 PERMANENT.
- ⑩ INSTALL 8" DOUBLE CHECK VALVE BACKFLOW C.O.M. STD. DTL. M31.02.
- ⑪ INSTALL 8" CUT IN TEE WITH 8" VALVE PER COM STD DTL M-52, AND MAG STD DTL. 391-1C. (COORDINATE WITH WATER DEPARTMENT FOR SHUTDOWN(TOTAL))
- ⑫ SAWCUT, REMOVE AND REPLACE 6 L.F. OF CURB & GUTTER AND 32 SF OF SIDEWALK PER MAG STD DTL. 220-A AND 230
- ⑬ INSTALL 8" WATER VALVE PER MAG STD DTL. 391-1.(2-TOTAL)
- ⑭ INSTALL 81 L.F. OF 1" SCHEDULE 40 WATERLINE TO BUILDING.

SEWER CONSTRUCTION NOTES

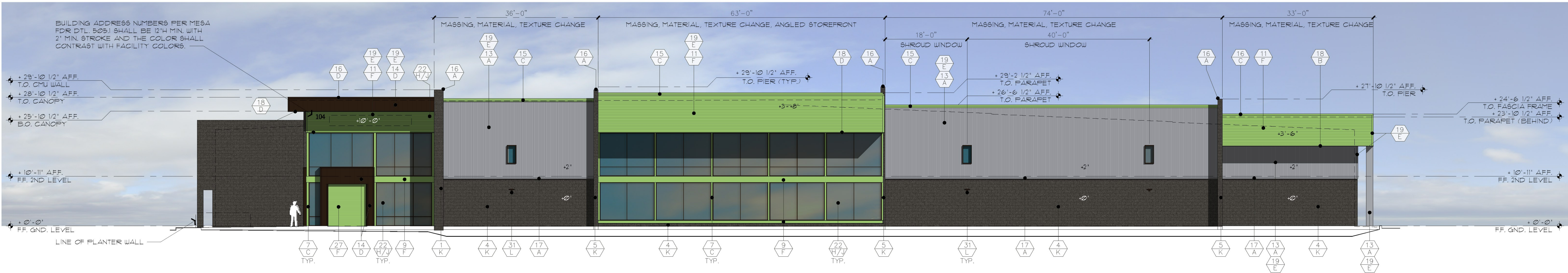
- ① CONNECT TO EXISTING 8" SEWER STUB WITH NECESSARY AND APPROPRIATE FITTINGS. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ② INSTALL 69 L.F. OF 4" C-900 P.V.C. SEWERLINE LENGTH PER PLAN AND SLOPE PIPE AWAY FROM BUILDING WITH A 1% MIN. SLOPE. MAINTAIN 2" OF VERTICAL SEPARATION FROM WATER SERVICE LINE.
- ③ INSTALL SEWER CLEANOUTS PER M.A.G. STD DTL. 441.(3-TOTAL)
- ④ SEE PLUMBING PLANS FOR CONSTRUCTION.



ALLEN CONSULTING ENGINEERS, INC.
4111 E. VALLEY AUTO DRIVE #103
MESA, ARIZONA 85206
PHONE (480) 844-1866
E-MAIL: ace@allenconsultengr.com

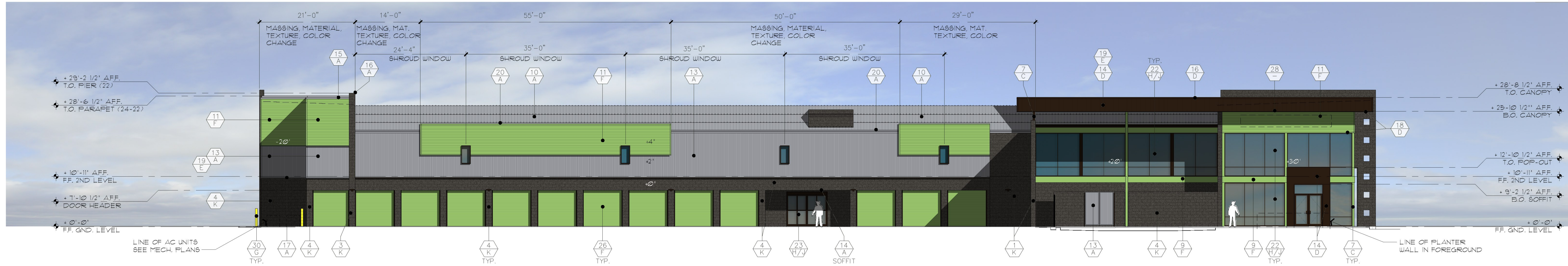
VAL VISTA SELF STORAGE
104 N. VAL VISTA DRIVE
MESA, ARIZONA 85213

UTILITY PLAN			
JOB NUMBER	98304	SHEET	C4 OF C4
DRAWING	UTILITY PLAN	CHECKED BY	DATE 10-08-2021
DRAFTSMAN			



EASTSIDE ELEVATION

SCALE: 3/32" = 1'-0"



SOUTHSIDE ELEVATION

SCALE: 3/32" = 1'-0"

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revisions

34312
WILLIAM J. SCHROEDER
ARCHITECT
ARIZONA - U.S.A.
EXP. 12.31.22

VAL VISTA
SELF STORAGE
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

Title:
EXTERIOR ELEVATIONS

Date:
05/18/22

Project number:
VVS20

Drawn by:
RL

Checked by:
PAG

CAD file:
VVS2-base-A5.1

☒ Design Development

☐ Progress Const. Docs.

☐ City Submittal

☐ Bid Package

☐ Construction Issue

☐ Record Drawings

Sheet Number:
DD1

MATERIAL SCHEDULE

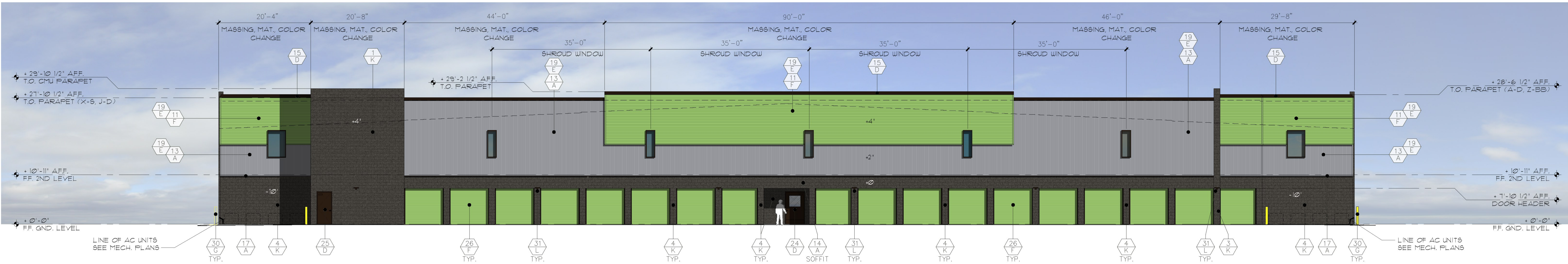
MATERIALS

- 12x24x16 SMOOTH CMU W/ 12x4x16 ACCENT BANDS (RUNNING BOND)
- 8x24x16 SMOOTH CMU W/ 8x4x16 ACCENT BANDS (RUNNING BOND)
- 12x24x16 SOLID-GROUTED, SMOOTH CMU (RUNNING BOND)
- 8x24x16 SOLID-GROUTED, SMOOTH CMU (RUNNING BOND)
- 12x24x16 SOLID-GROUTED, SCORED CMU (STACK BOND)
- 8x4x16 CMU CAP BLOCK (RUNNING BOND)
- TUBE STEEL COLUMN
- TUBE STEEL CANOPY FRAME
- 8" STEEL BEAM
- 'AEP SPAN' DESIGN SPAN STANDING BEAM 24GA. ROOF PANELS
- 'AEP SPAN' REVERSED BOX RIB WALL PANEL (HORIZONTAL)
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- 'AEP SPAN' STANDARD PARAPET COPING
- 'AEP SPAN' CONT. DRIP FLASHING, #D016
- 'AEP SPAN' DRIP FLASHING
- 'AEP SPAN' CORNER TRIM FLASHING (PRODUCT-SUITABLE)
- CONTINUOUS METAL BOX GUTTER
- 3-SIDED, ANGLED METAL SHROUD
- ALUMINUM AND GLASS STOREFRONT SYSTEM
- 'HORTON' AUTOMATIC SLIDING DOOR
- 4'-0" x 7'-0" H.M. DOOR
- 3'-0" x 7'-0" H.M. DOOR
- 'JANUS' STEEL COILING OVERHEAD DOOR
- 'JANUS' STEEL COILING OVERHEAD DOOR (STATIONARY)
- SURFACE-MOUNTED SIGNAGE
- CONCRETE-FILLED STEEL KEYPAD BOLLARD
- CONCRETE-FILLED STEEL BOLLARD
- WALL PACK LIGHT FIXTURE

FINISH/COLORS

- ZINCALUME PLUS (AEP SPAN)
- REGAL WHITE (AEP SPAN)
- PAIN TO MATCH (JANUS) EXR WASABI
- DARK BRONZE (AEP SPAN) or PAIN TO MATCH
- MATCH ADJACENT PANEL COLOR (AEP SPAN)
- EXR WASABI (JANUS)
- VIN-L-STRIFE YELLOW (DUNN EDWARDS)
- DARK BRONZE (ARCADIA)
- BLACK CANYON (ECCHELON)
- UNFINISHED CLEAR COAT SEAL
- FACTORY BLACK

ALL PAINTS AND FINISHES PER MANUFACTURER UNLESS NOTED OTHERWISE
ALL EXTERIOR PAINT TO BE ELASTOMERIC
EXTERIOR PAINT TO INCLUDE:
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WESTSIDE ELEVATION

SCALE: 3/32" = 1'-0"



NORTHSIDE ELEVATION

SCALE: 3/32" = 1'-0"

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SELF STORAGE
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

Title:
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☐ Record Drawings

Sheet Number:

DD2

MATERIAL SCHEDULE

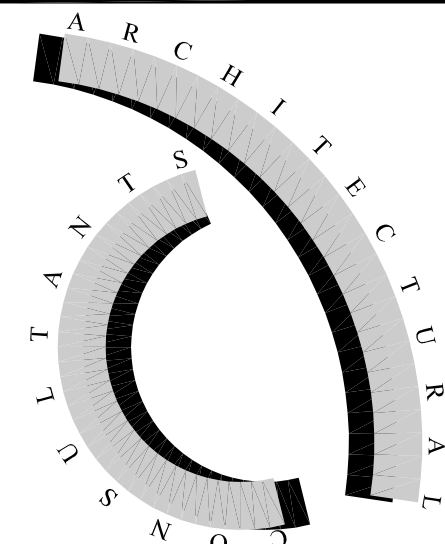
MATERIALS

1. 12x8x16 SMOOTH CMU W/ 8x4x16 ACCENT BANDS (RUNNING BOND)	17. 'AEP SPAN' CONT. DRIP FLASHING, #DØ1/6
2. 8x8x16 SMOOTH CMU W/ 8x4x16 ACCENT BANDS (RUNNING BOND)	18. 'AEP SPAN' DRIP FLASHING
3. 12x8x16 SOLID-GROUTED, SMOOTH CMU (RUNNING BOND)	19. 'AEP SPAN' CORNER TRIM/FLASHING (PRODUCT-SUITABLE)
4. 8x8x16 SOLID-GROUTED, SMOOTH CMU (RUNNING BOND)	20. CONTINUOUS METAL BOX GUTTER
5. 12x8x16 SOLID-GROUTED, SCORED CMU (STACK BOND)	21. 3-SIDED, ANGLED METAL SHROUD
6. 8x4x16 CMU CAP BLOCK (RUNNING BOND)	22. ALUMINUM AND GLASS STOREFRONT SYSTEM
7. TUBE STEEL COLUMN	23. 'HORTON' AUTOMATIC SLIDING DOOR
8. TUBE STEEL CANOPY FRAME	24. 4'-Ø' x 7'-Ø' H.M. DOOR
9. 8" STEEL BEAM	25. 3'-Ø' x 7'-Ø' H.M. DOOR
10. 'AEP SPAN' DESIGN SPAN STANDING BEAM 24GA, ROOF PANELS	26. 'JANUS' STEEL COILING OVERHEAD DOOR
11. 'AEP SPAN' REVERSED BOX RIB WALL PANEL (HORIZONTAL)	27. 'JANUS' STEEL COILING OVERHEAD DOOR (STATIONARY)
12. 'AEP SPAN' REVERSED BOX RIB CLOSER PANEL (HORIZONTAL)	28. SURFACE-MOUNTED SIGNAGE
13. 'AEP SPAN' NU-WAVE CORRUGATED WALL PANEL (VERTICAL)	29. CONCRETE-FILLED STEEL KEYPAD BOLLARD
14. 'AEP SPAN' FLUSH PANEL SIDING	30. CONCRETE-FILLED STEEL BOLLARD
15. 'AEP SPAN' CUSTOM PARAPET COPING	31. WALL PACK LIGHT FIXTURE
16. 'AEP SPAN' STANDARD PARAPET COPING	

FINISH/COLORS

A. ZINCALUME PLUS ('AEP SPAN')
B. REGAL WHITE ('AEP SPAN')
C. PAINT TO MATCH ('JANUS') EXR WASABI
D. DARK BRONZE ('AEP SPAN') or PAINT TO MATCH
E. MATCH ADJACENT PANEL COLOR ('AEP SPAN')
F. EXR WASABI ('JANUS')
G. VIN-L-STRIFE YELLOW (DUNN EDWARDS)
H. DARK BRONZE (ARCADIA)
J. BLACK CANYON (ECHELON)
K. UNFINISHED CLEAR COAT SEAL
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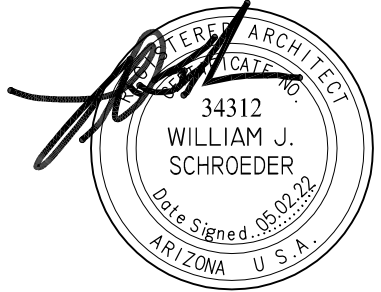
ARC Services Inc.
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EXP. 12.31.22

VAL VISTA
SELF STORAGE
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

Title:

EXTERIOR ELEVATIONS

Date: 05/02/22

Project number: VVS20

Drawn by: RL

Checked by: PAG

CAD file: VVS2-base-A5.1

☒ Design Development

☐ Progress Const. Docs.

☐ City Submittal

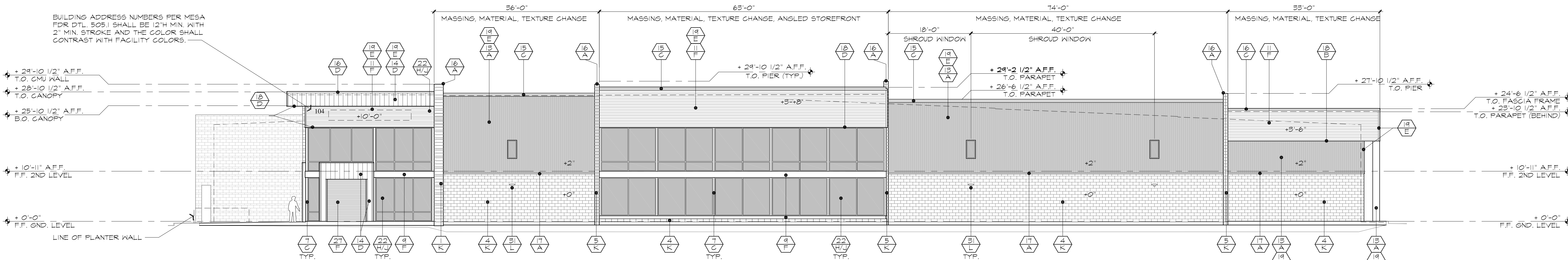
☐ Bid Package

☐ Construction Issue

☐ Record Drawings

Sheet Number:

DD1



EASTSIDE ELEVATION

SCALE: 3/32" = 1'-0"

EAST SIDE MATERIAL PERCENTAGES

TOTAL AREA 6,941 S.F.

ACCENT BAND CMU = 548 S.F. = 7.89%

CMU = 1,409 S.F. = 20.31%

SCORED CMU 90 S.F. = 1.3%

BOX RIB PANEL = 856 S.F. = 12%

NU-WAVE CORRUGATED PANEL = 1,937 S.F. = 28%

FLUSH METAL PANEL = 253 S.F. = 3.6%

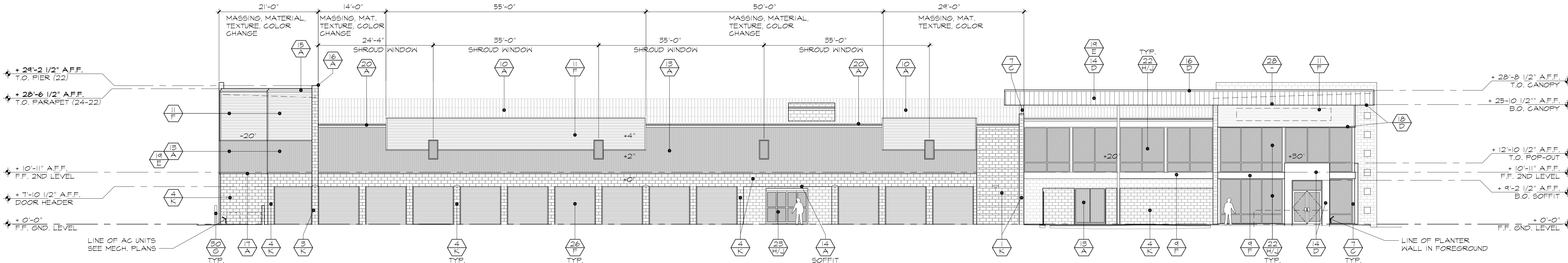
METAL FASICA = 105 S.F. = 1.7%

GLAZING = 1,540 S.F. = 22%

EXPOSED ACCENT BEAMS = 107 S.F. = 1.5%

METAL COPING 118 S.F. = 1.7%

NOTE: 1. THERE IS NO ROOF TOP EQUIPMENT
2. ALL ROOF DRAINS ARE INTERNAL



SOUTHSIDE ELEVATION

SCALE: 3/32" = 1'-0"

SOUTH SIDE MATERIAL PERCENTAGES

TOTAL AREA 6,063 s.f.

ACCENT BAND CMU = 370 S.F. = 6%

CMU = 1,116 S.F. = 18.4%

BOX RIB PANEL = 1,031 S.F. = 17%

NU-WAVE CORRUGATED PANEL = 1,143 S.F. = 18.8%

JANUS STEEL DOORS 871 S.F. = 14.3%

FLUSH METAL PANEL = 314 S.F. = 5%

GLAZING = 875 S.F. = 14.4%

EXPOSED ACCENT BEAMS = 83 S.F. = 1.3%

METAL COPING 260 S.F. = 4.2%

NOTE: 1. THERE IS NO ROOF TOP EQUIPMENT
2. ALL ROOF DRAINS ARE INTERNAL

MATERIAL SCHEDULE



MATERIALS

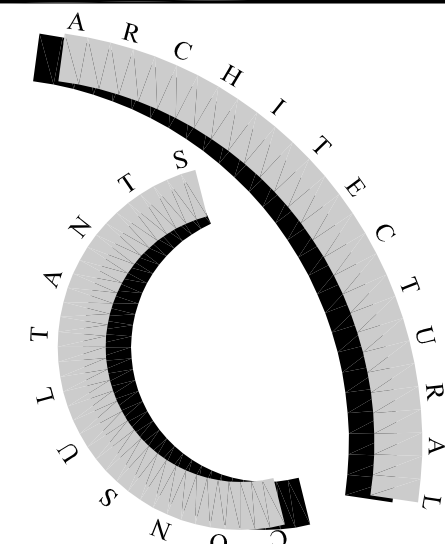
- 12x8x16 SMOOTH CMU w/ 12x4x16 ACCENT BANDS (RUNNING BOND)
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- 'AEP SPAN' FLUSH PANEL SIDING
- 'AEP SPAN' CUSTOM PARAPET COPING
- 'AEP SPAN' STANDARD PARAPET COPING

- 'AEP SPAN' CONT. DRIP FLASHING, "DFO"16
- 'AEP SPAN' DRIP FLASHING
- 'AEP SPAN' CORNER TRIM/FLASHING (PRODUCT-SUITABLE)
- CONTINUOUS METAL BOX GUTTER
- 3-SIDED, ANGLED METAL SHROUD
- ALUMINUM AND GLASS STOREFRONT SYSTEM
- 'HORTON' AUTOMATIC SLIDING DOOR
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- 3'-0" x 7'-0" H.M. DOOR
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- 'JANUS' STEEL COILING OVERHEAD DOOR (STATIONARY)
- SURFACE-MOUNTED SIGNAGE
- CONCRETE-FILLED STEEL KEYPAD BOLLARD
- CONCRETE-FILLED STEEL BOLLARD
- WALL PACK LIGHT FIXTURE

FINISH/COLORS

- A. ZINCALUME PLUS ('AEP SPAN')
- B. REGAL WHITE ('AEP SPAN')
- C. PAINT TO MATCH ('JANUS') EXR WASABI
- D. DARK BRONZE ('AEP SPAN') or PAINT TO MATCH
- E. MATCH ADJACENT PANEL COLOR ('AEP SPAN')
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- G. VIN-L-STRIPE YELLOW (DUNN EDWARDS)
- H. DARK BRONZE (ARCADIA)
- J. BLACK CANYON (ECHELON)
- K. UNFINISHED CLEAR COAT SEAL
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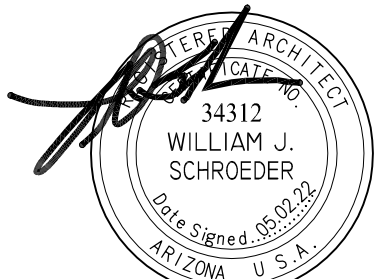
ARC Services Inc.
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revisions



EXP. 12.31.22

VAL VISTA
SELF STORAGE
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

Title:

EXTERIOR ELEVATIONS

Date: 05/02/22

Project number: VVS20

Drawn by: RL

Checked by: PAG

CAD file: VVS2-base-A5.1

☒ Design Development

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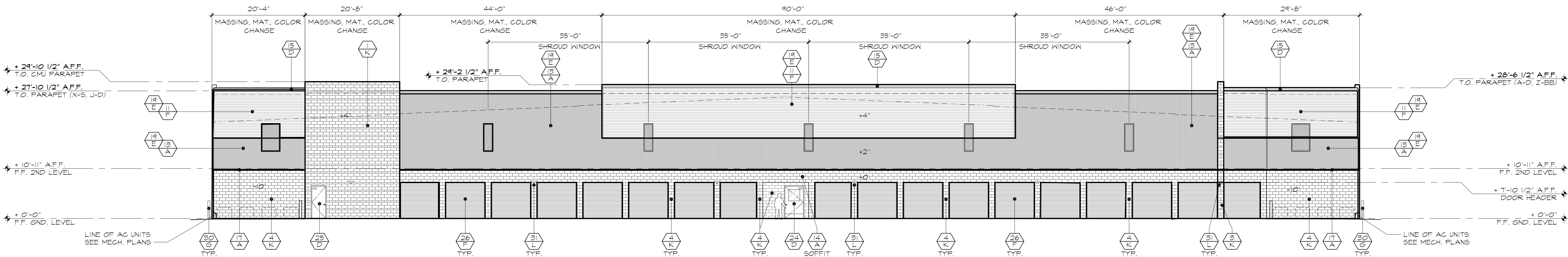
☐ Bid Package

☐ Construction Issue

☐ Record Drawings

Sheet Number:

DD2



WESTSIDE ELEVATION

SCALE: 3/32" = 1'-0"

WEST SIDE MATERIAL PERCENTAGES

TOTAL AREA 7,187 S.F.

ACCENT BAND CMU = 657 S.F. = 9%

CMU = 1,194 S.F. = 16.6%

BOX RIB PANEL = 1,492 S.F. = 20%

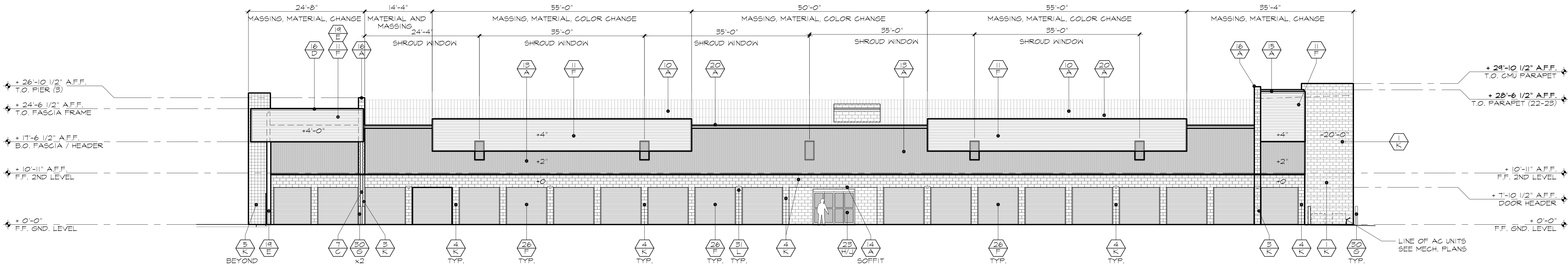
NU-WAVE CORRUGATED PANEL = 2,374 S.F. = 33%

JANUS STEEL DOORS = 1,170 S.F. = 16.2%

METAL COPING 118 S.F. = 1.7%

METAL SHROUD WINDOWS = 182 S.F. = 2%

NOTE: 1. THERE IS NO ROOF TOP EQUIPMENT
2. ALL ROOF DRAINS ARE INTERNAL



NORTHSIDE ELEVATION

SCALE: 3/32" = 1'-0"

NORTH SIDE MATERIAL PERCENTAGES

TOTAL AREA 5,361 S.F.

ACCENT BAND CMU = 385 S.F. = 7%

CMU = 1,027 S.F. = 19%

SCORED CMU = 88 S.F. = 1.6%

BOX RIB PANEL = 992 S.F. = 18.5%

NU-WAVE CORRUGATED PANEL = 1,467 S.F. = 27.3%

JANUS STEEL DOORS = 1,280 S.F. = 23.8%

METAL COPING 90 S.F. = 1.6%

METAL SHROUD WINDOWS = 32 S.F. = .6%

NOTE: 1. THERE IS NO ROOF TOP EQUIPMENT
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MATERIAL SCHEDULE



MATERIALS

- 12x8x16 SMOOTH CMU W/ 12x4x16 ACCENT BANDS (RUNNING BOND)
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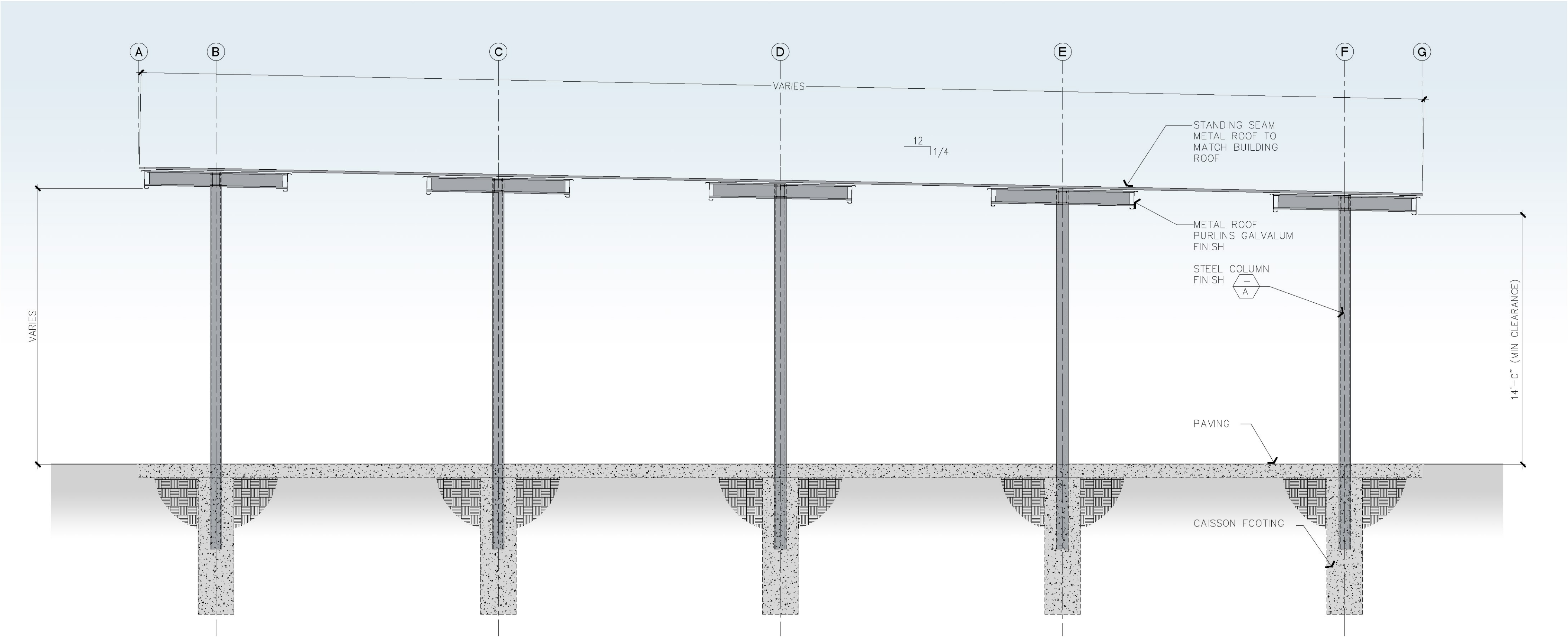
- 'AEP SPAN' CONT. DRIP FLASHING, *DF016
- 'AEP SPAN' DRIP FLASHING
- 'AEP SPAN' CORNER TRIM FLASHING (PRODUCT-SUITABLE)
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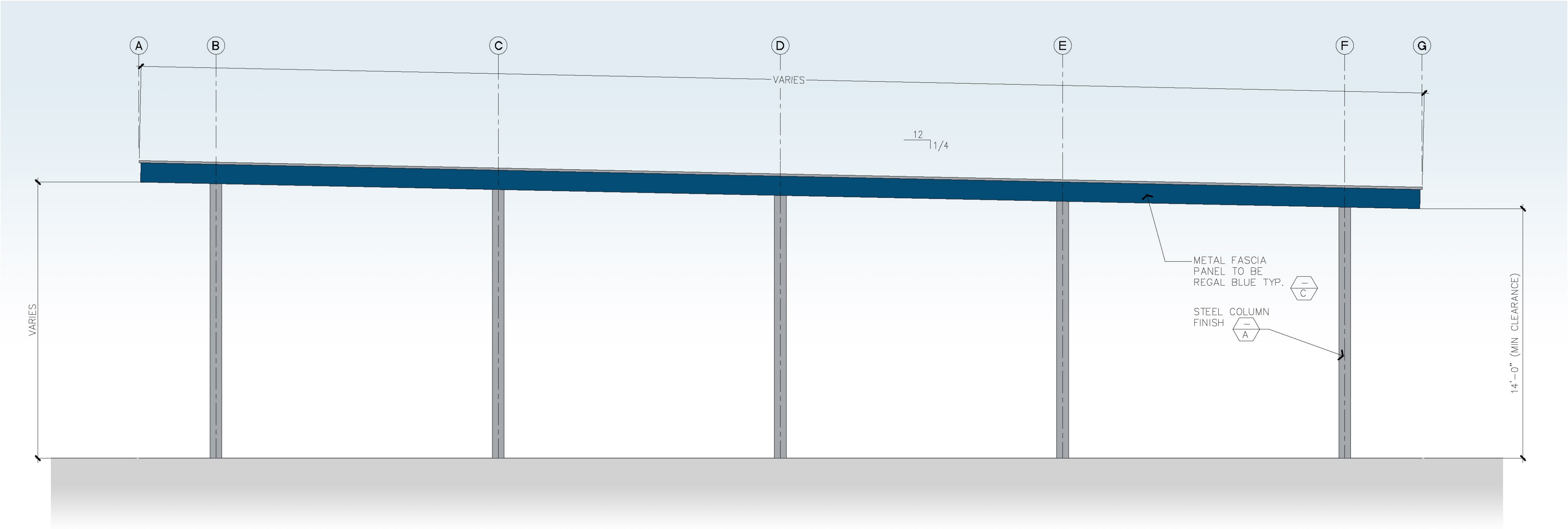
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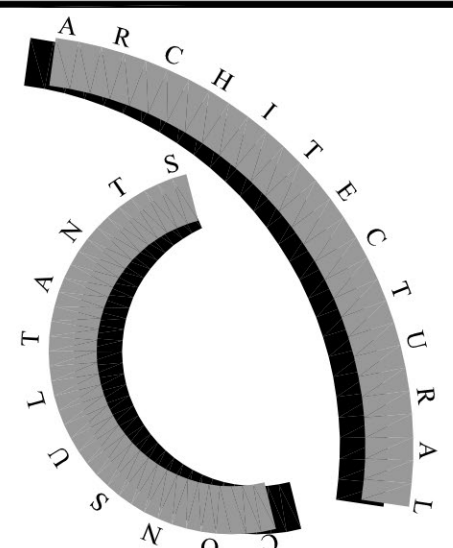
CANOPY SECTION

SCALE: 1/4" = 1'-0"



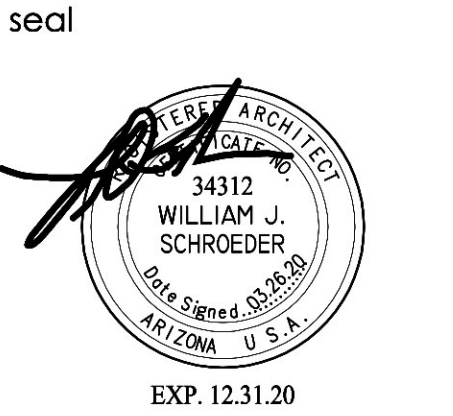
CANOPY ELEVATION

SCALE: 1/4" = 1'-0"



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revisions

VAL VISTA
SELF STORAGE
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

Title: RV CANOPIES
Date: 03/26/2020
Project number:
Drawn by: RL
Checked by: BS
CAD file: VVS

- Design Development
☐ Progress Const. Docs.
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Sheet Number:

DD3





Citizen Participation Plan

Date: April 4, 2022

Purpose: The Purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, and business in the vicinity of the site of an application for the Climate Controlled IntelliGuard Self Storage facility and RV/Boat Storage facility located at 104 N. Val Vista Dr., Mesa Az 85213 located just North of Main Street on the West side of Val Vista Drive. The application and consideration requires a Council Use Permit but does not require modification of the general plan. Outreach is primarily to engage discussion about modified design and construction elements from the currently approve permit PMT21-04194 so that any within proximity of the plan have ample opportunity to learn about and comment on the proposal.

Contact:
Nathan Palmer, Manager / IntelliGuard Group, LLC
2929 N. Power Rd. #101-C20, Mesa, Az, 85215
480-522-7898 / reoptions@me.com

Meetings: The initial Pre-application meeting was held in December of 2020, prior Planing and Zoning ZON20-00106 was approved in May of 2020, prior Design Review Board application DRB20-00105 was approved in April of 2020, and building permit for the storage unit and associated RV/Boat storage was approved December 23, 2021. As part of this review to modify the currently approved storage building to a two-story structure, staff recommended that the participants named in this plan be notified of the proposed development and be kept informed of any upcoming Design Review Board meetings and Planning & Zoning hearings.

Action Plan: The following plan is designed to accommodate the surrounding properties and comply with the request for neighbor and neighborhood involvement by the City of Mesa:

1. Contact and invite all property owners by mail within 1,000' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site regarding any Design Review Board meeting, Planning & Zoning hearings, and neighborhood meetings.
2. Hold a neighborhood meeting with the parties identified above on May 3, 2022.
3. Post all required Design Review Board and Planning/Zoning Notices on the Property as required by City planning staff.
4. Submit a Citizen participation Report with the results of all outreach and meetings to the City of Mesa at least 10 business days prior to the Planning and Zoning public hearing.
5. All persons listed will receive a letter, project description, conceptual site plan, concept elevations, and invitations and information regarding the design review process and how to participate/comment on the proposed development at any relevant neighborhood meeting or planning and zoning hearing. Exhibits and mailing lists for all property owners, registered neighborhoods, and HOA's will be submitted to the City of Mesa for verification and review.



Citizen Participation Report

Date: May 24, 2022

Purpose: The Purpose of this Citizen Participation Report is to inform the City of Mesa of the neighborhood outreach efforts and any received correspondence from concerned neighbors.

Contact:

Nathan Palmer, Manager / Intelliguard Group, LLC
2929 N. Power Rd. #101-C20, Mesa, Az, 85215
480-522-7898 / reoptions@me.com

Meetings: A Pre-application meeting was held for the initial project in December 2019. Subsequently Design Review Board Meetings and Planning & Zoning Meetings were held and approved in February of 2020. Pursuant to the revision of the storage building from a single-story to a two-story structure, additional Planning & Zoning Design Review and Meetings have been applied and are tentatively scheduled for June 8 and June 14 of 2022 respectively. As part of the initial design and planning review, staff recommended that the participants named in this plan be notified of the proposed development.

Action Plan: The following plan was designed to accommodate the surrounding properties and comply with the request for neighbor and neighborhood involvement by the City of Mesa:

1. Contact and invite all property owners by mail within 1,000' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site regarding any Design Review Board meeting, Planning & Zoning hearings, and neighborhood meetings.
2. Hold a neighborhood meeting with the parties identified above on May 3, 2022.
3. Post any required Design Review Board or Planning/Zoning Notices on the Property as required by City planning staff.
4. Mail all interested parties a letter, project description, conceptual site plan, concept elevations, and any invitations and information regarding the planning and design review process and how to participate/comment on the proposed development at any relevant neighborhood meeting, design review, or planning and zoning hearing. Exhibits and mailing lists for all property owners, registered neighborhoods, and HOA's will be submitted to the City of Mesa for verification and review.
5. Submit a Citizen participation Report with the results of all outreach and meetings to the City of Mesa at least 10 business days prior to the Planning and Zoning public hearing.

Plan and Activity Report: As of 5/24/2022 the following actions have occurred:

1. As a general note, all required Notices and Letters were mailed, or in the case of Design Review will be mailed in accordance with City of Mesa deadlines, to all property owners within 1,000' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile

of the site regarding the scheduled Design Review Board meeting, Planning and Zoning hearing, and in-person Neighborhood Meeting at least 2 weeks prior to the actual hearing or meeting dates.

2. Applicant created and submitted to the City of Mesa a list of all owners within 1,000' of the site, along with a corresponding exhibit map, as well as a list of all registered neighborhoods within 1 mile of the site and HOA's within 1/2 mile of the site, along with sample notices which were to be mailed to such parties.
3. Applicant met personally with the Association management for the Highlands at Brentwood, the trailer park community directly bordering the proposed project on the North and West. Association management was agreeable to allow use of their community center to hold a public meeting for interested parties, however their legal team later advised against it. Instead, the Association requested an in person meeting with management staff and local residents within the community only and not open to outside participants. To that end, applicant met with Association management and local residents on April 13, 2022 to discuss the project and answer any questions. Management gave positive feedback about the storage project and was excited about having the additional storage amenity for their residents. Management did request that a wrought iron fence be added on the north side of the project between the proposed block wall and Brentwood's existing chain link fence to restrict access to and around the landscape buffer. Accordingly, a wrought iron fence has been added to the site plan and drawings to accommodate their request.
4. Mailings to all owners within 1,000' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site were prepared and mailed on April 8th, 2022 providing notice and invitation to an in-person public meeting to be held at 3929 E. Main St. Suite 12, Mesa, Az 85205 on May 3, 2022 from 1-2pm. Meeting location is within 1/2 mile of the site. The notice included contact information for the applicant along with proposed site plans, elevations, and a project description for the intended change from a single-story to two-story storage structure.
5. An in-person neighborhood meeting was held on May 3, 2022 from 1-2pm at 3929 E. Main St. Suite 12, Mesa, Az 85205. No property owners or representatives of any registered neighborhoods or HOA's attended the event. The only individuals in attendance were representatives for the applicant, and the business tenant for the premises where the meeting was held. No return correspondence was received from any notified party and no questions or concerns were raised.
6. On May 19, 2022, applicant installed a sign-post on property notifying the public of the application for Council Use Permit and Site Plan Review with all meeting details and contact information for applicant. Applicant further submitted all required affidavits and consent/waiver forms related to such posting.
7. Letters to all owners within 1,000' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site were prepared and mailed on May 19, 2022 advising them of the application for Council Use Permit and Site Plan Review together with notice of the Planning and Zoning hearing on June 8, 2022 and their opportunity to participate and comment. Contact information for the applicant as well as City staff was included in the notice together with the Case # and description of the proposed project. Exhibits including a site plan and elevations were also included in the mailing as well as instructions on how to participate remotely and telephonically.
8. Letters to all owners within 1,000' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site were mailed on May 24, 2022 advising them of the Design

Review Board meeting on June 14, 2022 and their opportunity to participate and comment in person or electronically. Contact information for the applicant as well as City staff was included in the notice together with the Case # and description of the proposed project. Exhibits including a site plan, landscape plan, and elevations were provided in the mailing.

9. As of the date of this Citizen Participation Report there have been **0 responses** to all of the mailings. No other responses have been received from any neighbor as a result of the mailings, and no other feedback has been received as a result of either the in-person neighborhood meeting or in-person management and resident meeting with the Highlands at Brentwood.

I certify that the above information is true and correct to the best of my knowledge.

May 24, 2022

Nathan Palmer, Manager

Intelliguard Group, LLC



Notice of Neighborhood Meeting
Notice Date: April 8, 2022

Meeting Date: May 3, 2022

Time: 1:00-2:00pm

Location: 3929 E. Main St. Suite 12, Mesa, Az 85205

Proposed Development: Modify a currently approved enclosed climate-controlled self-storage and RV/Boat Storage facility from a single-story structure to a two-story structure.

Address: 104 N. Val Vista Dr., Mesa, Az 85213

Case #: ZON22-00237

Dear Neighbor,

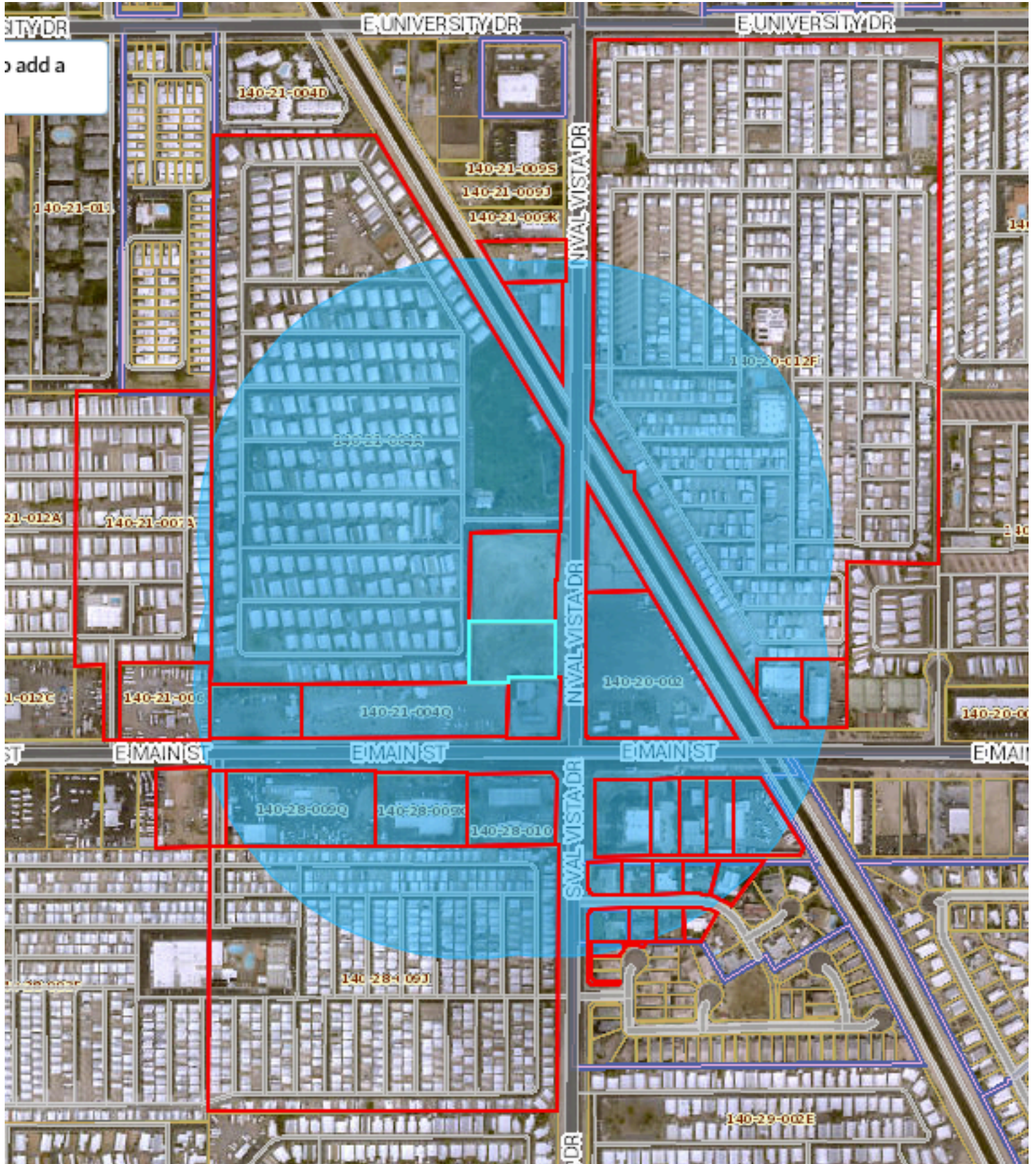
We have applied for City of Mesa Planning & Zoning Board review for the above project in order to obtain a Council Use Permit. This letter is being sent to all neighboring property owners within 1,000 feet of the boundaries of the proposed development site, all Registered Neighborhoods within 1 mile of the site, and all Homeowners Associations within 1/2 mile of the site as required by the Planning Division. An enclosed climate-controlled self-storage and RV/Boat Storage facility is already approved on this site, the present proposal is to modify the currently approved single-story structure to a two-story structure.

You are invited to attend a Neighborhood Meeting and ask any questions or provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan, landscape plan and elevations.

For additional information concerning the design of the proposed development or the Planning & Zoning review process, please contact the applicant named below or the Mesa Planning Division at 55 North Center, or call the Mesa Planning Division Office at 480-644-2385.

Sincerely,

Nathan Palmer, Manager
Intellguard Group, LLC
480-522-7898



Parcel Number	Owner	Property Address	Mailing Address
140-20-002	WIERZGACZ WAYNE	3636 E MAIN ST MESA 85205	3655 E HALIFAX CIR MESA AZ 85205
140-20-007K	MULQUEEN PATRICK J TR	3716 E MAIN ST MESA 85205	109 S DIAMOND KEY CT GILBERT AZ 85233
140-20-007L	ROCH SUSAN S TR	3716 E MAIN ST 1 MESA 85205	5818 E LEONORA ST MESA AZ 85215
140-20-010	S R P A I & P D	115 N VAL VISTA DR MESA 85213	PO BOX 1980 PHOENIX AZ 85001
140-20-012F	VAL VISTA RVR ASSOC LLC	233 N VAL VISTA DR MESA 85213	16255 VENTURA BLVD #200 ENCINO CA 91436
140-21-004A	MHC HIGHLANDS/BRENTWOOD LLC	120 N VAL VISTA DR MESA 85213	PO BOX 617847 CHICAGO IL 60661
140-21-004M	CIRCLE K PROPERTIES INC	3550 E MAIN ST MESA 85213	PO BOX 52085 DC-17 PHOENIX AZ 85072
140-21-004P	ARLAN LLC	3450 E MAIN ST MESA 85213	2550 N 87TH ST MESA AZ 85207
140-21-004Q	ARLAN LLC	3520 E MAIN ST MESA 85213	2550 N 87TH ST MESA AZ 85207
140-21-006	HYZDU ADAM/JULIE	3350 E MAIN ST MESA 85213	3530 N HAWES RD STE-2 MESA AZ 85207
140-21-007A	CYPRESS FUND 7 MHP LLC	3330 E MAIN ST MESA 85213	4675 MACARTHUR CT STE 500 NEWPORT CA 92660
140-21-009D	WIERZGACZ WAYNE	250 N VAL VISTA DR MESA 85213	3643 E MAIN ST MESA AZ 85205
140-21-009E	VAL VISTA GARAGE PROPERTY LLC	240 N VAL VISTA DR MESA 85213	7415 E MONTE AVE MESA AZ 85209
140-28-001	KEMPTON A BRYCE/LETA RAE TR/MILLER K TR	3355 E MAIN ST MESA 85213	3649 E QUENTON DR MESA AZ 85215
140-28-009J	GOOD LIFE RVR LLC	3403 E MAIN ST 3251 MESA 85213	16255 VENTURA BLVD STE 1200 ENCINO CA 91436
140-28-009Q	DIVERSIFIED DIRT LLC	3431 E MAIN ST MESA 85213	2500 DESERT LN GILBERT AZ 85234
140-28-009R	GOOD LIFE RVR LLC	3403 E MAIN ST MESA 85213	16255 VENTURA BLVD STE 1200 ENCINO CA 91436
140-28-009X	WEBB DISTRIBUTORS INC	3457 E MAIN ST MESA 85213	12500 JEFFERSON AVE NEWPORT NEWS VA 23602
140-28-010	QUIKTRIP CORPORATION	3563 E MAIN ST MESA 85213	P O BOX 3475 TULSA OK 74101
140-29-002C	WEISENBERGER GLADYS TR	55 S VAL VISTA DR MESA 85204	55 S VAL VISTA DR MESA AZ 85204
140-29-004A	WIERZGACZ WAYNE E	3619 E MAIN ST MESA 85204	3643 E MAIN ST MESA AZ 85205
140-29-005	WIERZGACZ WAYNE E	25 S VAL VISTA DR MESA 85204	3643 E MAIN ST MESA AZ 85205
140-29-006	WIERZGACZ WAYNE E	3643 E MAIN ST MESA 85205	2042 E QUINCE ST MESA AZ 85213
140-29-007	WIERZGACZ WAYNE	3653 E MAIN ST MESA 85205	3643 E MAIN ST MESA AZ 85205
140-29-008	WIERZGACZ WAYNE	3655 E MAIN ST MESA 85205	3643 E MAIN ST MESA AZ 85205
140-29-025	VALENZUELA ARLAE	3616 E ARCADIA AVE MESA 85206	3616 E ARCADIA AVE MESA AZ 85206
140-29-026	ROBERTA D HALL SURVIVORS TRUST	3626 E ARCADIA AVE MESA 85206	3626 E ARCADIA AVE MESA AZ 85206-1015
140-29-027	WEAVER DANIELLE MARIE/WILL MICHAEL BRIAN	3636 E ARCADIA AVE MESA 85206	3636 E ARCADIA AVE MESA AZ USA 85206
140-29-028	DAVID EDDIE JOHN JR	3646 E ARCADIA AVE MESA 85206	3646 E ARCADIA AVE MESA AZ 85206
140-29-029	MCCLEVE GARY L/DEANNA P	3656 E ARCADIA AVE MESA 85206	3656 E ARCADIA AVE MESA AZ 85206
140-29-038	THALE EUGENE SR	3645 E ARCADIA AVE MESA 85206	7016 N 173RD AVE WADDELL AZ 85355-9764
140-29-039	NAY MATTHEW/AMY	3635 E ARCADIA AVE MESA 85206	3635 E ARCADIA AVE MESA AZ 85206
140-29-040	ORTEGA NORMAN/CAROLINE	3625 E ARCADIA AVE MESA 85206	3625 E ARCADIA AVE MESA AZ 85203
140-29-305	DINH TRUONG P/HO NHI V	106 S BERMUDA CIR MESA 85206	106 S BERMUDA CIR MESA AZ USA 85206

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
El Mirage Mobile Home Community	Mac	Sheppard	305	S	Val Vista	Dr	295	Mesa	AZ	85204
Windsor Shadows	Rick	McDaniel	441	S	Maple		6	Mesa	AZ	85206
Windsor Shadows	Mary	Hawkins	441	S	Maple		13	Mesa	AZ	85206
Windsor Shadows	Lisa	Valente	441	S	Maple		85	Mesa	AZ	85206
Meadowgreen	Lance	Hull	2903	E	Concho	Ave		Mesa	AZ	85204
Sunland Village	Marla	Burns	525	S	Nassau			Mesa	AZ	85206
Meadowgreen	Fayella	Hatch	3061	E	Diamond	Ave		Mesa	AZ	85204
Meadowgreen	Amy	Hatch	561	S	31st	St		Mesa	AZ	85204
Meadowgreen	Vicki	Peterson	3152	E	Carol	Cir		Mesa	AZ	85204
Meadowgreen	Tyler	Reynolds	3040	E	Dolphin	Ave		Mesa	AZ	85204
Meadowgreen	Calvin	Fife	452	S	30th	St		Mesa	AZ	85204
Meadowgreen	David	Cummard	651	S	Alba	Cir		Mesa	AZ	85204
Meadowgreen	Ina	Schwartz-Picket	2838	E	El Moro	Ave		Mesa	AZ	85204
Meadowgreen	Jeanie	Sutton	3149	E	Pueblo	Ave		Mesa	AZ	85204
Meadowgreen	Kanoe	Cummard	3048	E	Dolphin	Ave		Mesa	AZ	85204
Meadowgreen	Linda	Hoene	536	S	31st	St		Mesa	AZ	85204
Meadowgreen	Norm	King	2707	E	El Moro	Ave		Mesa	AZ	85204
Meadowgreen	Saul	Solorzano	3156	E	Dolphin	Ave		Mesa	AZ	85204
Sunland Village	Loretta	Knudsvig	5063	E	Escondido			Mesa	AZ	85206
Taylor Park	Sara	Arnett	3358	E	Coralbell	Ave		Mesa	AZ	85204
Taylor Park	Patti	Pelle	3333	E	Carmel	Ave		Mesa	AZ	85204
Taylor Park	Megan	Dunn	632	S	34	St		Mesa	AZ	85204
University Hills	Ashley	Todd	2727	W	Frye	Rd	230	Chandler	AZ	85224
Sunland Village	Freda	Morescki	4029	E	Carmel	Cir		Mesa	AZ	85206
Val Vista Village	Kaydia	Gross	3755	E	Broadway	Rd	25	Mesa	AZ	
Val Vista Village	James	Sobotka	3755	E	Broadway	Rd		Mesa	AZ	

HOA Name	Corp Comm Link
Hidden Groves	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08438173
Highland Park Manor	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07130376
Hunters Pointe Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02032960
Las Alegres Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01302209
Mobilehome Owners Association of Cypress Estates	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01637422
Suntrails III	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01580198
The Groves	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07412811
University Square	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08748807
Val Vista Villas	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01910260
Verde Groves Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08715900
Vista Santa Fe	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08411676
Windsor Shadows	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01972824
Greenfield Park	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01555033
Village Grove	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00982141
University Hills	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01804841
Valencia Heights	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=19442332



Notice of Public Meeting - Planning & Zoning Board Hearing

Dear Neighbor,

We have applied for a Council Use Permit (CUP) and Site Plan Review through the City of Mesa Planning & Zoning Board for the property located at 104 N. Val Vista Dr., Mesa, Az 85213. This request is for the development of a mini-storage facility with RV and boat storage. The case number assigned to this project is ZON22-00237.

This letter is being sent to all neighboring property owners within 1,000 feet of the boundaries of the proposed development site and all Registered Neighborhoods and Homeowners Associations within 1 mile of the site as requested by the Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-522-7898, or e-mail me at reoptions@me.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **June 8, 2022** in the City Council Chambers located at 57 East First Street. The meeting will begin at **4:00 p.m.** You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listed to be 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 at <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 any other technical difficulties, please call **480-644-2099**.

The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at **480-644-6712** or charlotte.bridges@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Nathan Palmer, Manager
IntelliGuard Group, LLC



Notice of Public Meeting - Design Review Board

Dear Neighbor,

We have applied for City of Mesa Design Review approval for the property located at 104 N. Val Vista Dr., Mesa, Az 85213. This request is for the development of a mini-storage facility with RV and boat storage. The case number assigned to this project is DRB22-00158.

This letter is being sent to all neighboring property owners within 1,000 feet of the boundaries of the proposed development site and all Registered Neighborhoods and Homeowners Associations within 1 mile of the site as requested by the Planning Division. Enclosed for your review is a copy of the site plan, landscape plan, and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-522-7898, or e-mail me at reoptions@me.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **June 14, 2022** in the Lower Level of the City Council Chambers. The meeting will begin at **4:30 p.m.** You are invited to attend this meeting and provide any input you may have regarding this proposal.

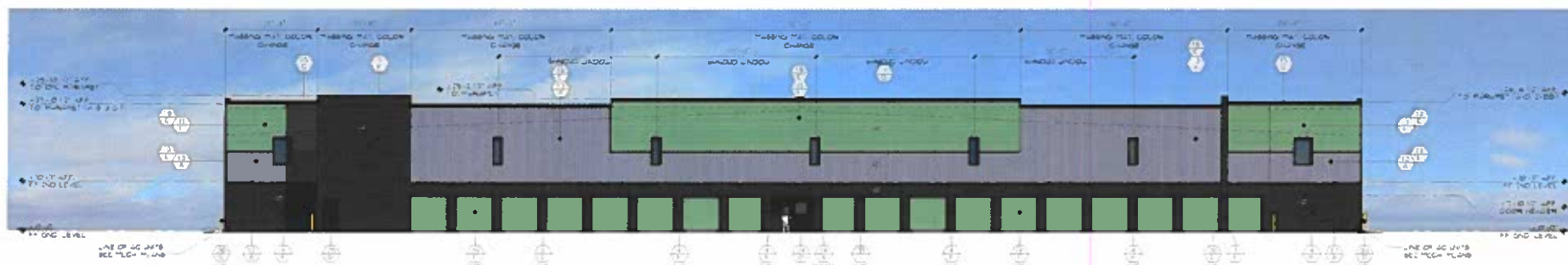
The public can attend the meeting either in person or electronically and telephonically. The live meeting may be watched via a video conferencing platform at <https://mesa11.zoom.us/j/5301232921> or listened to by calling **888-788-0099** or **877-853-5247** (toll free) using meeting ID **530 123 2921** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card 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 about 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 any other technical difficulties, please call **480-644-2099**.

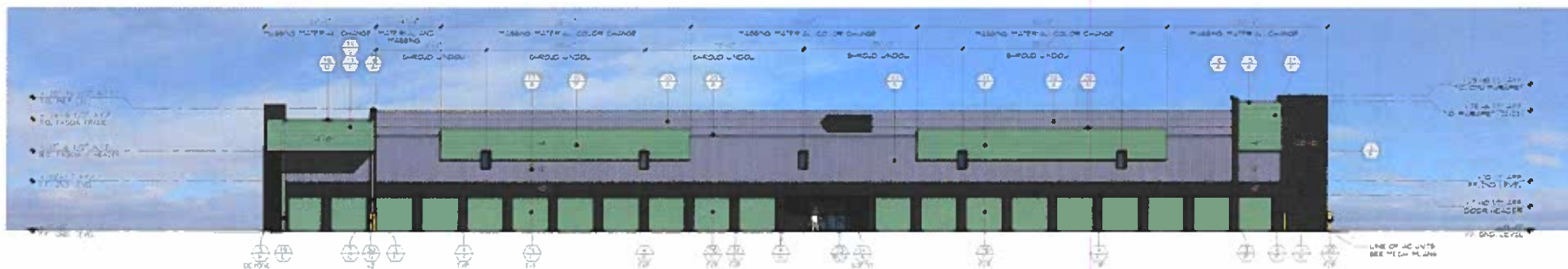
The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at **480-644-6712** or charlotte.bridges@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Nathan Palmer, Manager
Intelliguard Group, LLC



WESTSIDE ELEVATION



NORTHSIDE ELEVATION



ARC Services Inc.
14010 N. SUBSEX PLACE
Fountain Hills, Arizona 86208
phone 480-827-0781
fax 480-807-1136

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revisiting



**VAL VISTA
SELF STORAGE**
1004 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

Title	Author	Date	Page
1. Introduction	John Doe	2023-10-27	10
2. Methodology	John Doe	2023-10-27	15
3. Results	John Doe	2023-10-27	20
4. Discussion	John Doe	2023-10-27	25
5. Conclusion	John Doe	2023-10-27	30

EXTENSION ELEVATIONS
Date 05/18/22

Project number: 1511020

Drawn by

RL

PAG

VVS2-Data-A5.1

■ Design Development

Progress Const. Docs.

City Submitted

☐ Std Package☐ Construction Issue☐ Record Drawings

Input Number

150

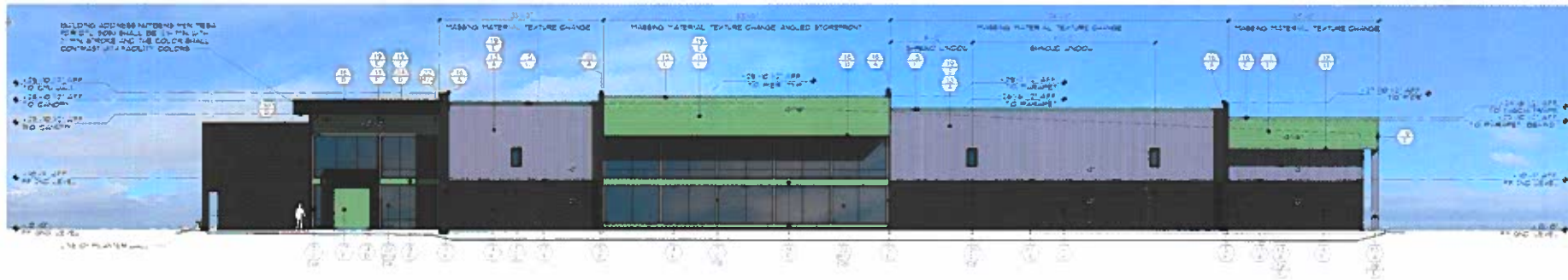
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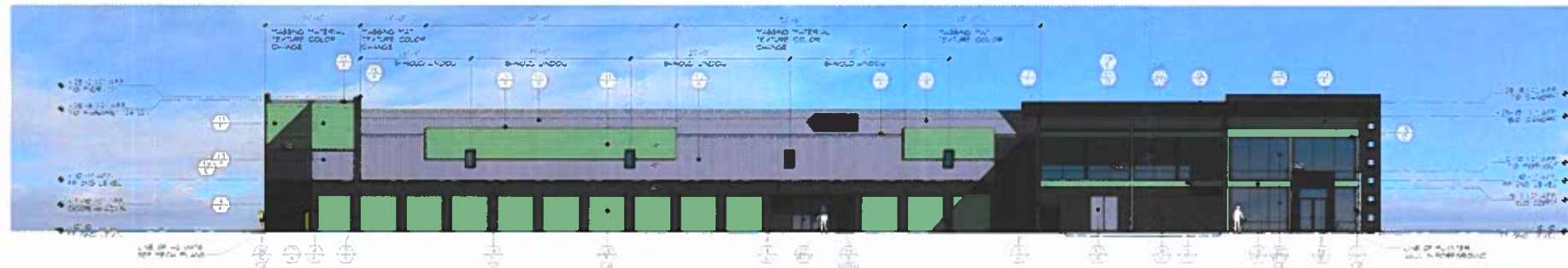
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EASTSIDE ELEVATION



SOUTHSIDE ELEVATION



ARC Services Inc.
1400 N. BUSSEX PLACE
FOUNTAIN HILLS, ARIZONA 86208

phone 480-837-0781
fax 480-807-1326

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MATERIAL SCHEDULE		
MATERIALS		FINISH/COLORS
1. CONCRETE	2. BRICK	3. STONE
4. GLASS	5. METAL	6. WOOD
7. PLASTER	8. PAINT	9. TILE
10. ROOFING	11. FLOORING	12. LIGHTING
13. SIGNAGE	14. FURNITURE	15. LANDSCAPE
16. SECURITY	17. ACCESSIBILITY	18. SUSTAINABILITY
19. ENERGY	20. WATER	21. AIR
22. SOUND	23. VIBRATION	24. CLIMATE
25. QUALITY	26. SAFETY	27. COMFORT
28. HEALTH	29. WELLNESS	30. PRODUCTIVITY
31. INNOVATION	32. FLEXIBILITY	33. ADAPTABILITY
34. RESILIENCE	35. DURABILITY	36. LONGEVITY
37. EFFICIENCY	38. EFFECTIVENESS	39. PERFORMANCE
40. RELIABILITY	41. CONSISTENCY	42. STABILITY
43. PREDICTABILITY	44. TRANSPARENCY	45. ACCOUNTABILITY
46. INTEGRITY	47. ETHICS	48. HONESTY
49. FAITHFULNESS	50. LOYALTY	51. COMMITMENT
52. DEDICATION	53. PASSION	54. ENTHUSIASM
55. INITIATIVE	56. CREATIVITY	57. IMAGINATION
58. INNOVATION	59. DISCOVERY	60. KNOWLEDGE
61. WISDOM	62. UNDERSTANDING	63. CLARITY
64. FOCUS	65. DETERMINATION	66. PERSEVERANCE
67. COURAGE	68. BRAVERY	69. COURAGE
70. CONFIDENCE	71. TRUST	72. BELIEF
73. FAITH	74. HOPE	75. LOVE
76. KINDNESS	77. COMPASSION	78. MERCY
79. GRACE	80. GENTLENESS	81. PATIENCE
82. MEANNESS	83. SELF-CONTROL	84. TEMPERANCE
85. MODERATION	86. RESTRAINT	87. DISCIPLINE
88. ORDER	89. ORGANIZATION	90. SYSTEMS
91. STRUCTURE	92. FRAMEWORK	93. FOUNDATION
94. SUPPORT	95. BACKUP	96. REINFORCEMENT
97. STRENGTH	98. POWER	99. FORCE
100. INFLUENCE	101. IMPACT	102. EFFECT

EXTERIOR ELEVATIONS

Date 05/18/22

Project Number VVS20

Drawn by RL

Checked by PAG

CAD No VVS2-0486 A5.1

Design Development

Program Const Docs

City Submit

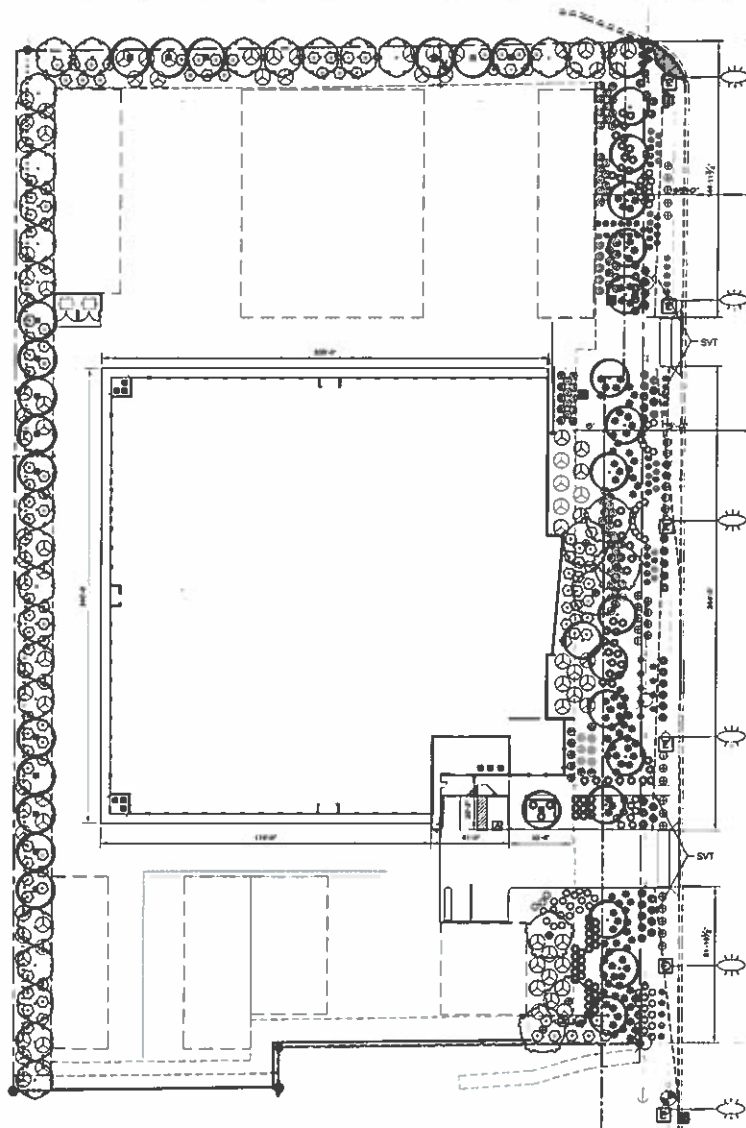
Bld Package

Construction Issue

Record Drawings

Sheet Number

DD1



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
II	Pink neema grass- Palo Verde	24 box	17
III	Pink neema grass- Palo Verde	30" Box	18
IV	Quercus virginiana Heritage Southern Live Oak	24 box	33
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
V	Agave berry Party e Agave	6 gal	10
VI	Callisotoma confertiflora Phoenix Phoenix Red Of Paradise	5 gal	80
VII	Coronilla allodora Blue Morning Glory	5 gal	32
VIII	Hesperaloe parviflora Desert Lights Red-orange Red Yucca	6 gal	104
IX	Larrea mexicanensis Trailing Larrea	1 gal	48
X	Leucophyllum frutescens Compacta Compact Texas Ranger	5 gal	107
XI	Muhlenbergia capillaris Range Star TM Range Star Pink Shady Grass	5 gal	80
XII	Reynoldsia officinalis Prostrate Desert Rosemary	1 gal	80
XIII	Rhus microcarpa Sage Rumba	5 gal	88
XIV	Rhus microcarpa Prostrate Sage Rumba	5 gal	74

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
1	1" Sphagnum Decomposed Granite Medium Gold	263.87 cy

ITEM	DESCRIPTION	QTY	UNIT
1	1" Sphagnum Decomposed Granite Medium Gold	263.87	cy
2	2" Sphagnum Decomposed Granite Medium Gold	263.87	cy
3	3" Sphagnum Decomposed Granite Medium Gold	263.87	cy
4	4" Sphagnum Decomposed Granite Medium Gold	263.87	cy
5	5" Sphagnum Decomposed Granite Medium Gold	263.87	cy
6	6" Sphagnum Decomposed Granite Medium Gold	263.87	cy
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VAL VISTA SELF STORAGE
104 N. VAL VISTA DR. MESA, AZ 85213

DATE
4/1/20
2020
Sheet 1 of 1
PRELIMINARY
LANDSCAPE
PLAN

L1

