

PRELIMINARY PLAT FOR WEST MAIN STATION VILLAGE

1406 W MAIN STREET

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH,
RANGE 5 EAST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 50 FEET OF LOTS 5 AND 8 AND ALL OF LOTS 6 AND 7, BLOCK 3, OF WEST MESA CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 34 OF MAPS, PAGE 6;

EXCEPT ANY PORTION LYING WITHIN FINAL PLAT FOR WEST MAIN STATION VILLAGE TOWNHOMES, RECORDED IN BOOK 1009 OF PLATS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PORTION OF ABANDONED ROAD, AS ABANDONED BY CITY OF MESA RESOLUTION NO. 3338 AND RESOLUTION NO. 9058 RECORDED AS 2008-24954, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 3, OF WEST MESA CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 34 OF MAPS, PAGE 6;

THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 7 AND 6, BLOCK 3, WEST MESA CENTER TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE WESTERLY 10 FEET PARALLEL TO THE SOUTH LINE OF SAID WEST MESA CENTER;

THENCE SOUTHERLY 240 FEET PARALLEL TO THE WEST LINE OF SAID LOTS 6 AND 7 TO A POINT WHICH IS 10 FEET WEST AND 10 FEET NORTH OF SAID SOUTHWEST CORNER OF SAID LOT 7;

THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN FINAL PLAT FOR WEST MAIN STATION VILLAGE TOWNHOMES, RECORDED IN BOOK 1009 OF PLATS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

LOTS 5, 6, 7 AND 8, BLOCK 4, WEST MESA CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 34 OF MAPS, PAGE 6;

EXCEPT ANY PORTION LYING WITHIN FINAL PLAT FOR WEST MAIN STATION VILLAGE TOWNHOMES, RECORDED IN BOOK 1009 OF PLATS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THAT PORTION OF ABANDONED ROAD, AS ABANDONED BY THE CITY OF MESA RESOLUTION NO. 9058 AND RESOLUTION NO. 9058 RECORDED AS 2008-24954, OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 3, WEST MESA CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 34 OF MAPS, PAGE 6;

THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 7 AND 6, BLOCK 3, WEST MESA CENTER TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE WESTERLY 80 FEET PARALLEL TO THE SOUTH LINE OF SAID WEST MESA CENTER;

THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 6 AND 7, BLOCK 4, WEST MESA CENTER, TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 4;

THENCE EASTERLY 80 FEET BACK TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF ABANDONED ROAD, AS ABANDONED BY THE CITY OF MESA RESOLUTION NO.3338, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 3, WEST MESA CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 34 OF MAPS, PAGE 6;

THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 7 AND 6, BLOCK 3, WEST MESA CENTER TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE WESTERLY 10 FEET PARALLEL TO THE SOUTH LINE OF SAID WEST MESA CENTER;

THENCE SOUTHERLY 240 FEET PARALLEL TO THE WEST LINE OF SAID LOTS 6 AND 7 TO A POINT WHICH IS 10 FEET WEST AND 10 FEET NORTH OF SAID SOUTHWEST CORNER OF SAID LOT 7;

THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING; AND

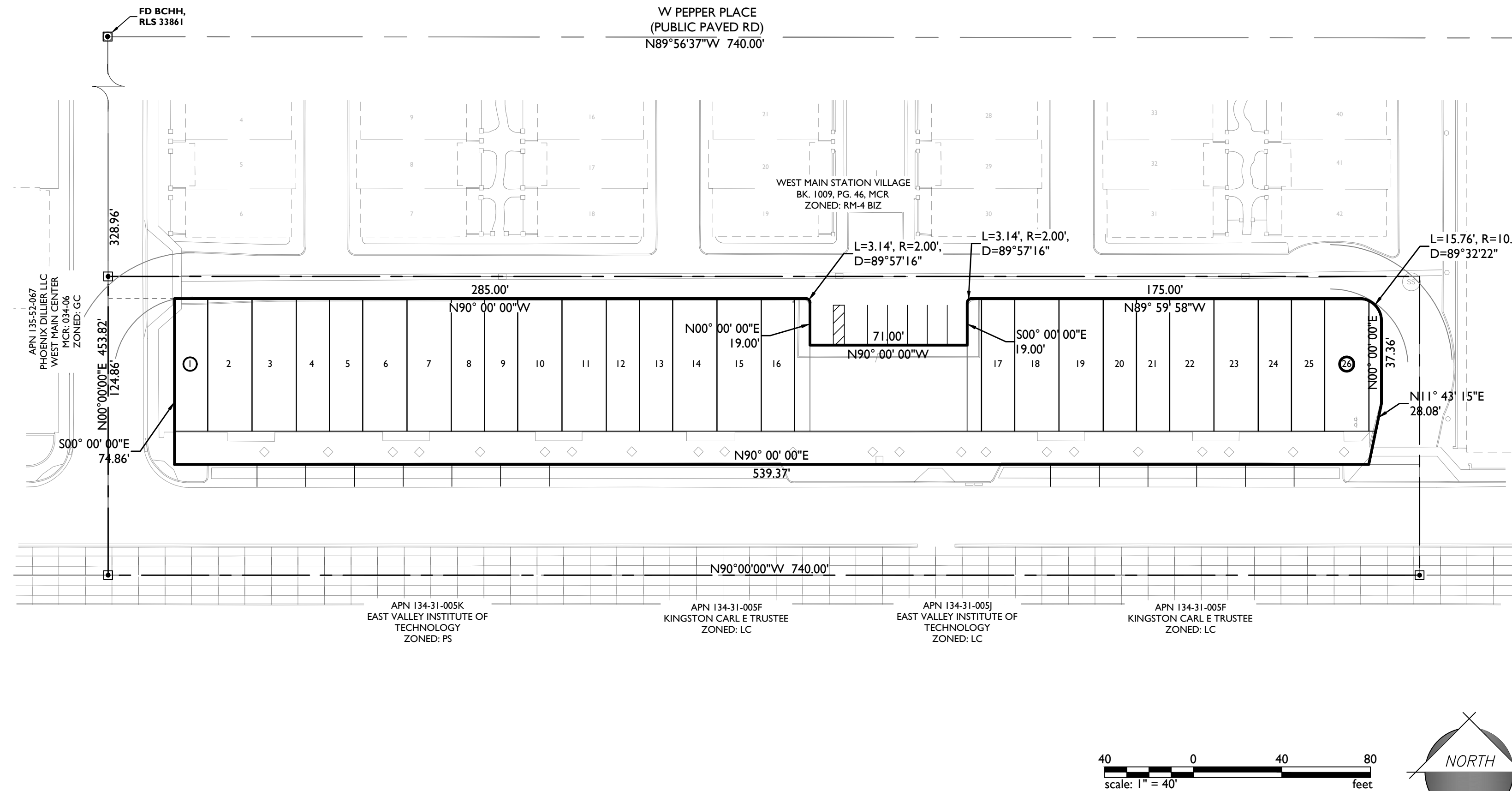
EXCEPT ANY PORTION LYING WITHIN FINAL PLAT FOR WEST MAIN STATION VILLAGE TOWNHOMES, RECORDED IN BOOK 1009 OF PLATS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION PER THE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 12790TAZ, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2023.

BASIS OF BEARING

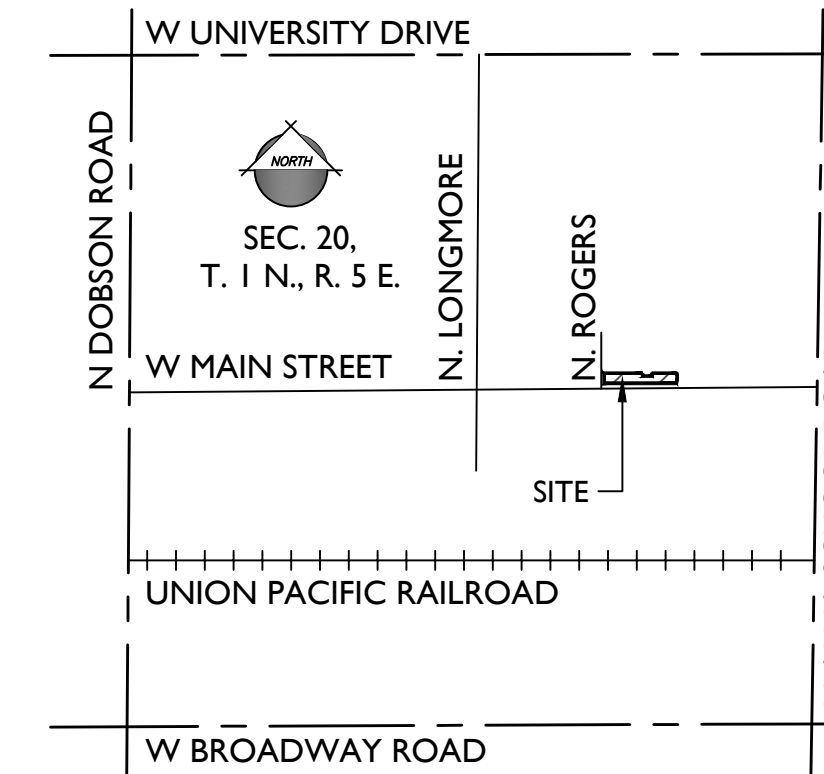
THE MONUMENTED CENTERLINE OF WEST PEPPER PLACE AS SHOWN IN "FINAL PLAT FOR WEST MAIN STATION VILLAGE TOWNHOMES", RECORDED IN BOOK 1009 OF MAPS AND PLATS, PAGE 46, RECORDS OF MARICOPA COUNTY, RECORDED BEARING:

NORTH 89 DEGREES 56 MINUTES 37 SECONDS WESTS



VICINITY MAP

N.T.S.



PROJECT TEAM

PROPERTY OWNER:
WEST MESA CENTER LLC
10245 E VIA LINDA BLVD
SCOTTSDALE, AZ 85258

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgruoinc.com

DEVELOPER:
ASCEND COMMUNITIES
4001 E BROADWAY RD, STE B-7
PHOENIX, AZ 85040
TEL: (602) 418-4155
CONTACT: MIKE HARE
mhare@ashland-companies.com

PROJECT DATA

A.P.N.:	135-52-037A; -038D; -039A; -047B; & -048A
EXISTING LAND USE:	VACANT/ DEVELOPED
PROPOSED USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	NEIGHBORHOOD / TRANSIT CORRIDOR
EXISTING ZONING:	NC-BIZ-CUP
SUBJECT SITE AREA:	0.89 AC
WEST MAIN VILLAGE STATION TOTAL AREA:	3.32 AC
LOT MIX:	
EXISTING:	42 TOWNHOMES
PROPOSED:	26 TOWNHOMES
TOTAL:	68 TOWNHOMES
WEST MAIN VILLAGE STATION DENSITY:	20.48 DU/AC
SIZE OF LOTS:	15' X 60' (900 SQ.FT.) 20' X 60' (1,200 SQ. FT.)

PARKING BREAKDOWN

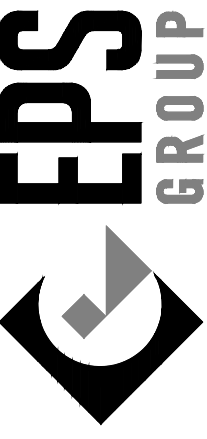
REQUIRED @ 2 PER UNIT:	52 SPACES
PROVIDED:	
TWO GARAGE UNITS:	26 SPACES
SINGLE-GARAGE UNITS:	13 SPACES
OFF-STREET GUEST:	7 SPACES (INCLUDING 2 ADA)
MAIN STREET:	14 SPACES
TOTAL:	60 SPACES

LEGEND

R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
EX	EXISTING
BSL	BUILDING SETBACK LINE
---	PROPERTY BOUNDARY
---	BUILDING SETBACK LINE
---	STREET CENTERLINE
---	STREET RIGHT-OF-WAY
---	PUE
---	LOT LINE
---	SEWER LINE
---	WATER LINE
⊙	FIRE HYDRANT
○	MANHOLE

Approved by the Planning and Zoning Board:
March, 13, 2024
ZON23-01037

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgruoinc.com



West Main Village Station
1406 W MAIN STREET
Mesa, Arizona
PRELIMINARY PLAT

Revisions:

NOVEMBER 27, 2023 - 1ST PRELIMINARY PLAT SUB.	
JANUARY 23, 2024 - 2ND PRELIMINARY PLAT SUB.	



Designer: EPS
Drawn by: NJM



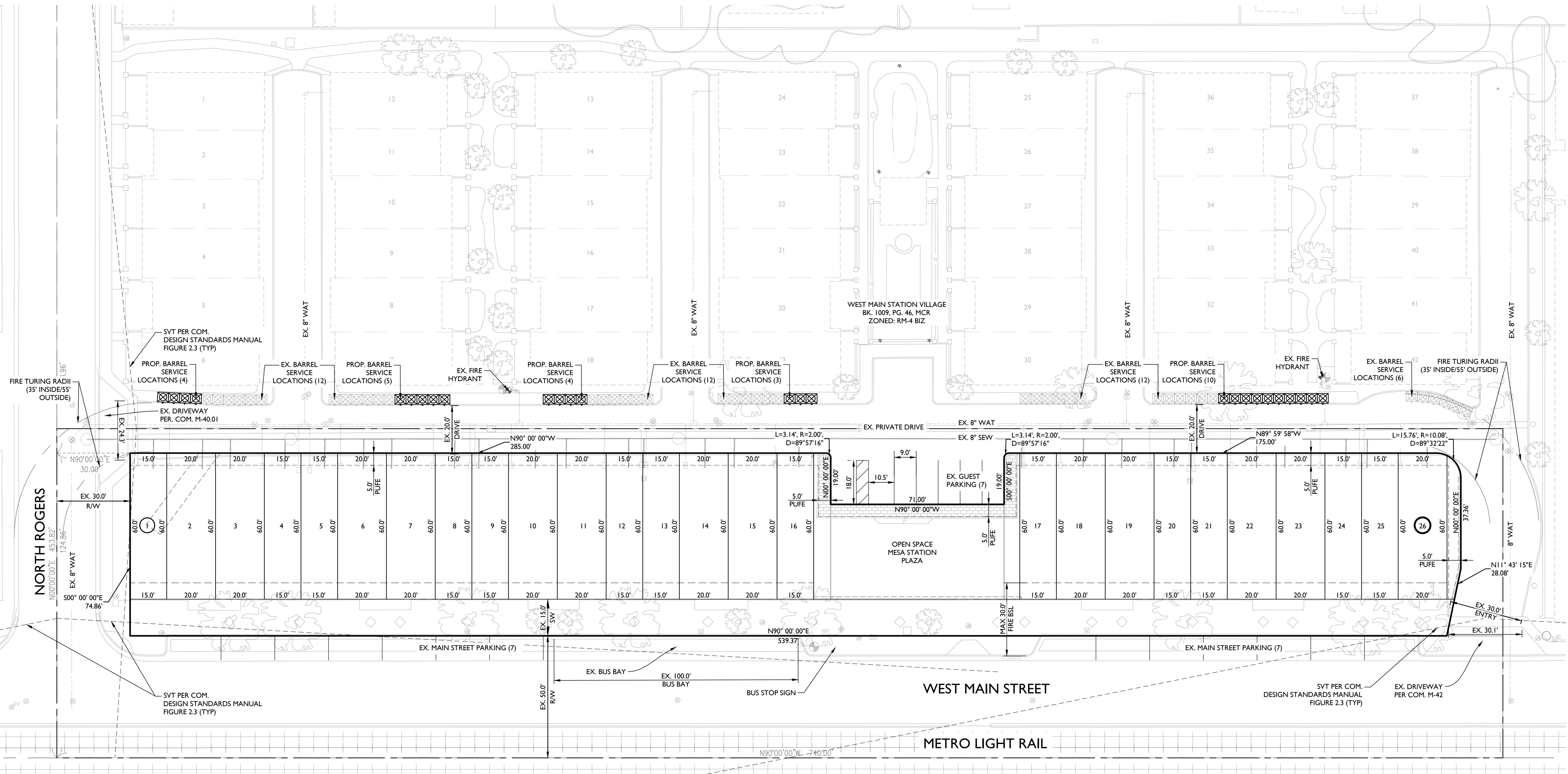
Job No.
23-0541

PP01

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LEGEND

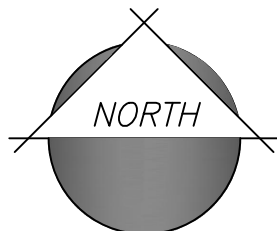
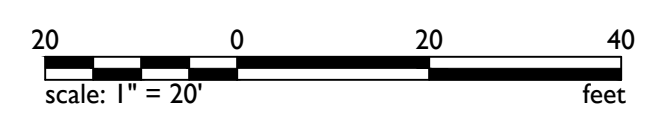
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S/W SIDEWALK
- EX. EXISTING
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- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- FIRE HYDRANT
- MANHOLE

APN 134-31-005K
EAST VALLEY INSTITUTE OF
TECHNOLOGY
ZONED: PS

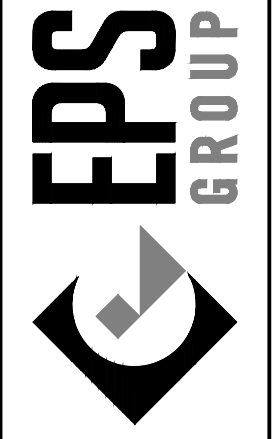
APN 134-31-005F
KINGSTON CARL E TRUSTEE
ZONED: LC

APN 134-31-005J
EAST VALLEY INSTITUTE OF
TECHNOLOGY
ZONED: LC

APN 134-31-005F
KINGSTON CARL E TRUSTEE
ZONED: LC



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Mesa, Arizona
PRELIMINARY PLAT

Revisions:

Date	Description
NOVEMBER 27, 2023	1ST PRELIMINARY PLAT SUB.
JANUARY 23, 2024	2ND PRELIMINARY PLAT SUB.

ARIZONA
Professional Engineer
No. 50291
DANIEL B. AUXIER
Expires 01-29-2026

Designer: EPS
Drawn by: NJM

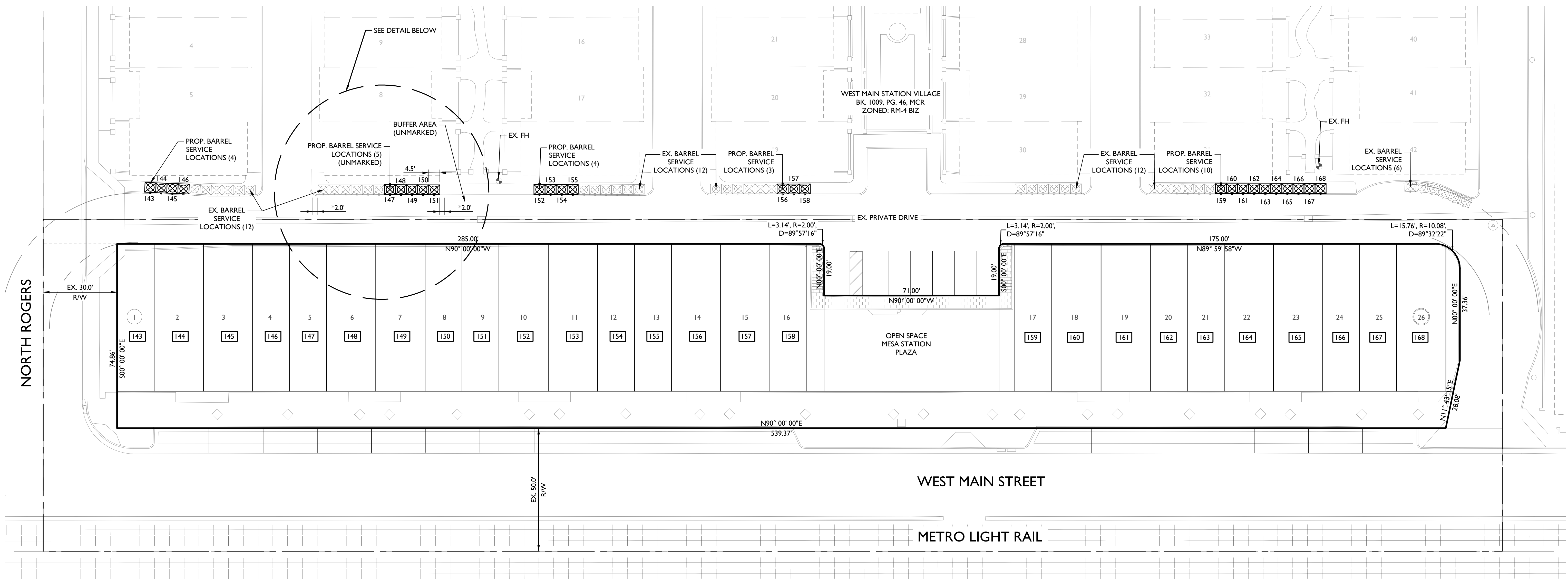
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23-0541

PP01

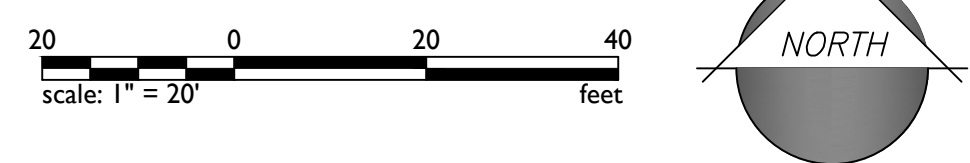
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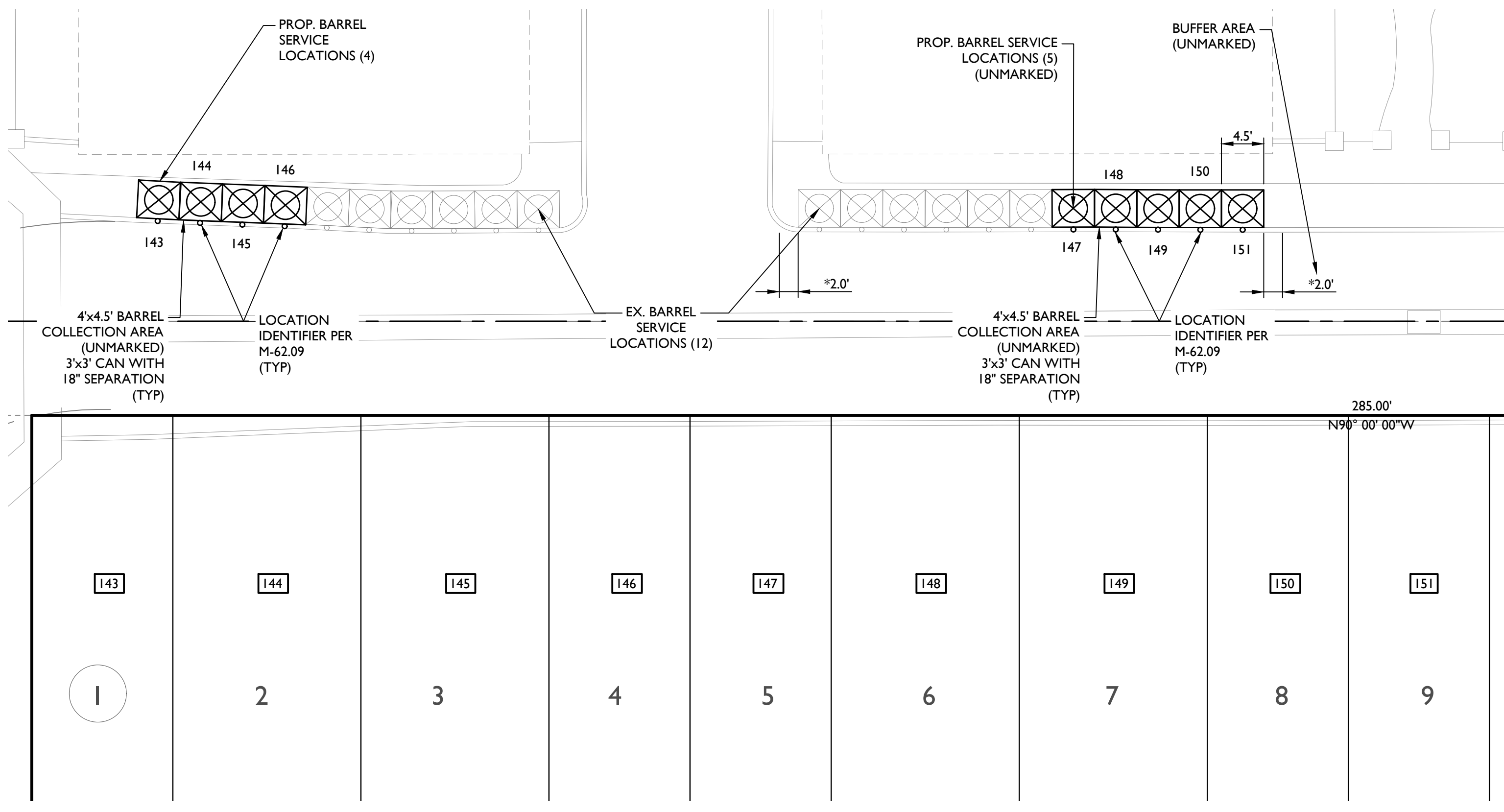
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APN 134-31-005K EAST VALLEY INSTITUTE OF TECHNOLOGY ZONED: PS
 APN 134-31-005F KINGSTON CARL E TRUSTEE ZONED: LC
 APN 134-31-005J EAST VALLEY INSTITUTE OF TECHNOLOGY ZONED: LC
 APN 134-31-005F KINGSTON CARL E TRUSTEE ZONED: LC



DETAIL PER CITY OF MESA STANDARD DETAIL (M-62.08)
 REFUSE COLLECTIONS PADS
 1" = 10' SCALE



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EPS GROUP

West Main Village Station
 1406 W MAIN STREET
 Mesa, Arizona

REFUSE EXHIBIT

Project: 23-0541 - 1ST PRELIMINARY PLAT SUB.
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 JANUARY 23, 2024 - 2ND PRELIMINARY PLAT SUB.

Call at least two full working days before any modifications.

ARIZONA
 State Seal of Arizona
 Seal No. 1 or 1-800-542-8744
 In Maricopa County, 202303-1102

Designer: EPS
 Drawn by: NJM

Professional Engineer
 Registration Certificate No. 50291
 DANIEL B. AUXIER
 Expires 01-29-2026
 ARIZONA, U.S.A.

Job No. 23-0541
 PP02
 Sheet No. 3 of 3