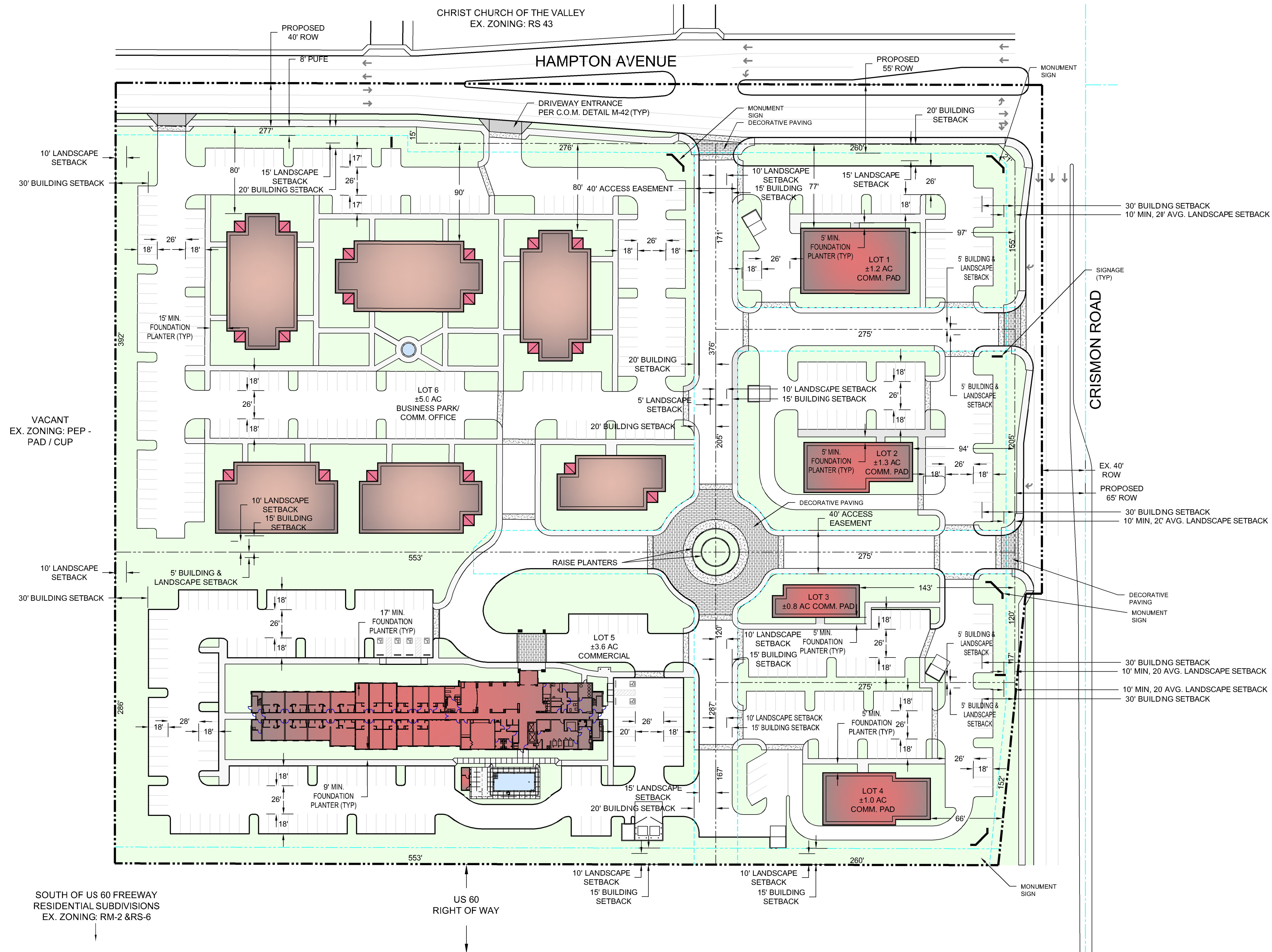




LAND USE SUMMARY							
Lot No.	Use	Lot Area	Building SF	Pkg Req'd	Pkg Prov.	Coverage	FAR
1	Retail	1.2	6,500	18	32	12.4%	0.12
2	Restaurant - FF	1.3	4,200	42	42	7.4%	0.07
3	Restaurant - FF	0.8	2,800	28	28	8.0%	0.1
4	Restaurant - FF	1.0	4,100	41	41	9.4%	0.09
5	Hotel - 125 Units	3.6	70,908	129	145	11.7%	0.46
6	Office	5.0				16.8%	0.27
	Prof. Office		42,750	114	114		
	Medical Office		16,400	82	85		
Totals		12.9	147,658	454	487	12.9%	0.26

Dimension Requirements and Bulk Regulations		
Bulk Regulations:	Current PAD	Proposed PAD:
Minimum Site Area:	2.5 acres	.75 acre
Minimum Lot Width:	100 ft.	100 ft.
Minimum Lot Depth:	100'	100 ft.
Maximum Building Height:		
Commercial Pads	(1)	30 ft.
Hotel	(1)	45 ft.
Office / Medical Office	(1)	30 ft.
Minimum Building Setbacks		
Crismon Road:	30 ft.	30 ft.
Hampton Avenue:	25 ft.	20 ft.
US 60:	15 ft.	15 ft.
Side or Rear adjacent to Res.	NA	30 ft.
Minimum Landscape Setbacks:		
Crismon Road:	30 ft.	10 ft Min 20 ft. Avg.
Hampton Avenue:	25 ft.	15 ft.
US 60:	15 ft.	10 ft.
Interior Side Yard:	15 ft.	5 ft.
Interior Rear Yard:	15 ft.	10 ft.
Side or Rear adjacent to Res.	NA	10 ft.
Site Coverage	19.7% (2)	13-16% (3)
Floor Area Ratio	0.61 (2)	.26 - .30 (3)

- GENERAL NOTES
- ALL STREET IMPROVEMENTS FINAL DESIGN AND CONSTRUCTION TO BE PER ALL CITY OF MESA ENGINEERING & DESIGN STANDARDS, SUBDIVISION REGULATIONS, AND MESA STANDARD DETAILS AND SPECIFICATIONS.
 - THE SOLID WASTE FINAL DESIGN, INSTALLATION, CONSTRUCTION, LOCATION, NUMBER, ACCESS ROUTE AND COLLECTION VEHICLE TURNING RADIUS SHALL COMPLY WITH CITY OF MESA STANDARD DETAIL M-62.01 THROUGH M-62.07

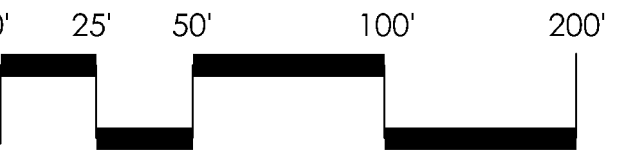
1453 & 1562 S. CRISMON ROAD

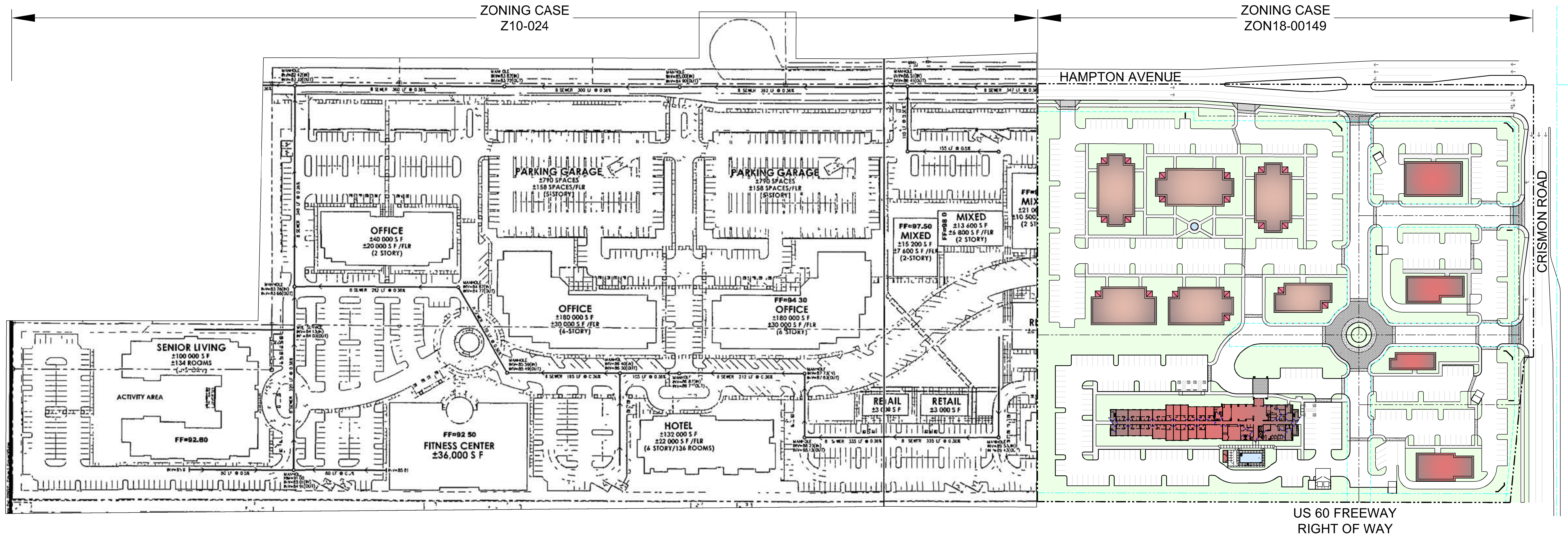
EXHIBIT 4 PRELIMINARY DEVELOPMENT SITE PLAN

MESA, AZ
PREPARED FOR: QUYP DEVELOPMENT SERVICES

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SCALE: 1" = 50'
DATE: 6.8.18
GPLA JOB# 17055





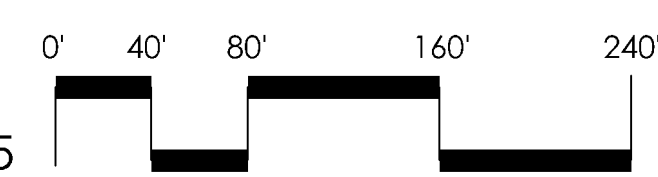
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MESA, AZ

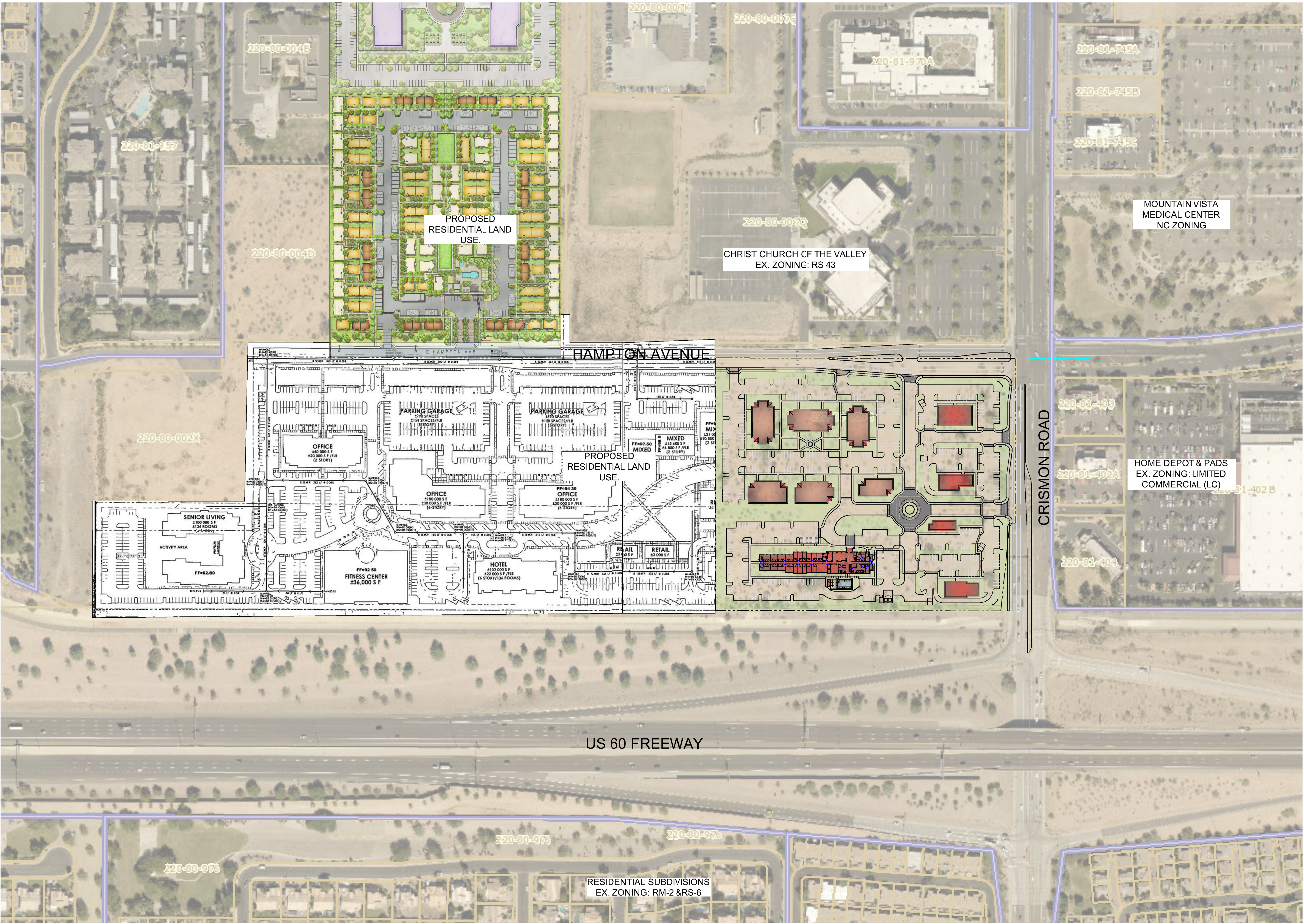
PREPARED FOR: QUYP DEVELOPMENT SERVICES

EXHIBIT 3B CURRENT PAD MASTER PLAN W/ PROPOSED PAD REVISIONS

SCALE: 1" = 80'
DATE: 5.31.18
GPLA JOB# 17055



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1453 & 1562 S. CRISMON ROAD

MESA, AZ

PREPARED FOR: QUYP DEVELOPMENT SERVICES

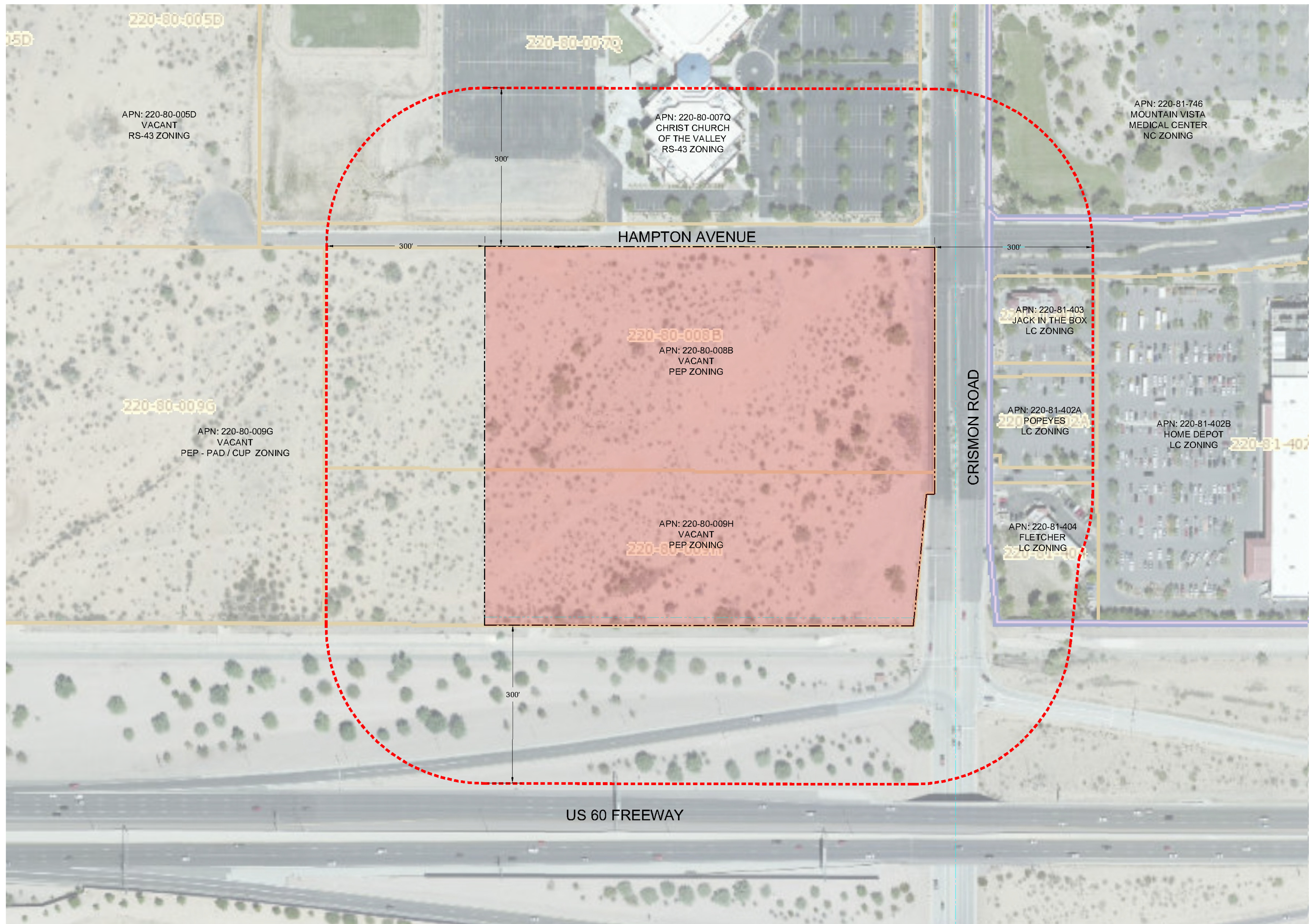
EXHIBIT 5
CONTEXT PLAN WITH ADJACENT PROPOSED LAND USES

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SCALE: 1" = 150'
DATE: 6.5.18
GPLA JOB# 17055



GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
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Phoenix, Az 85006 www.getallmore.com



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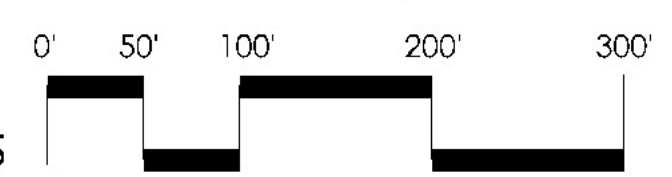
MESA, AZ

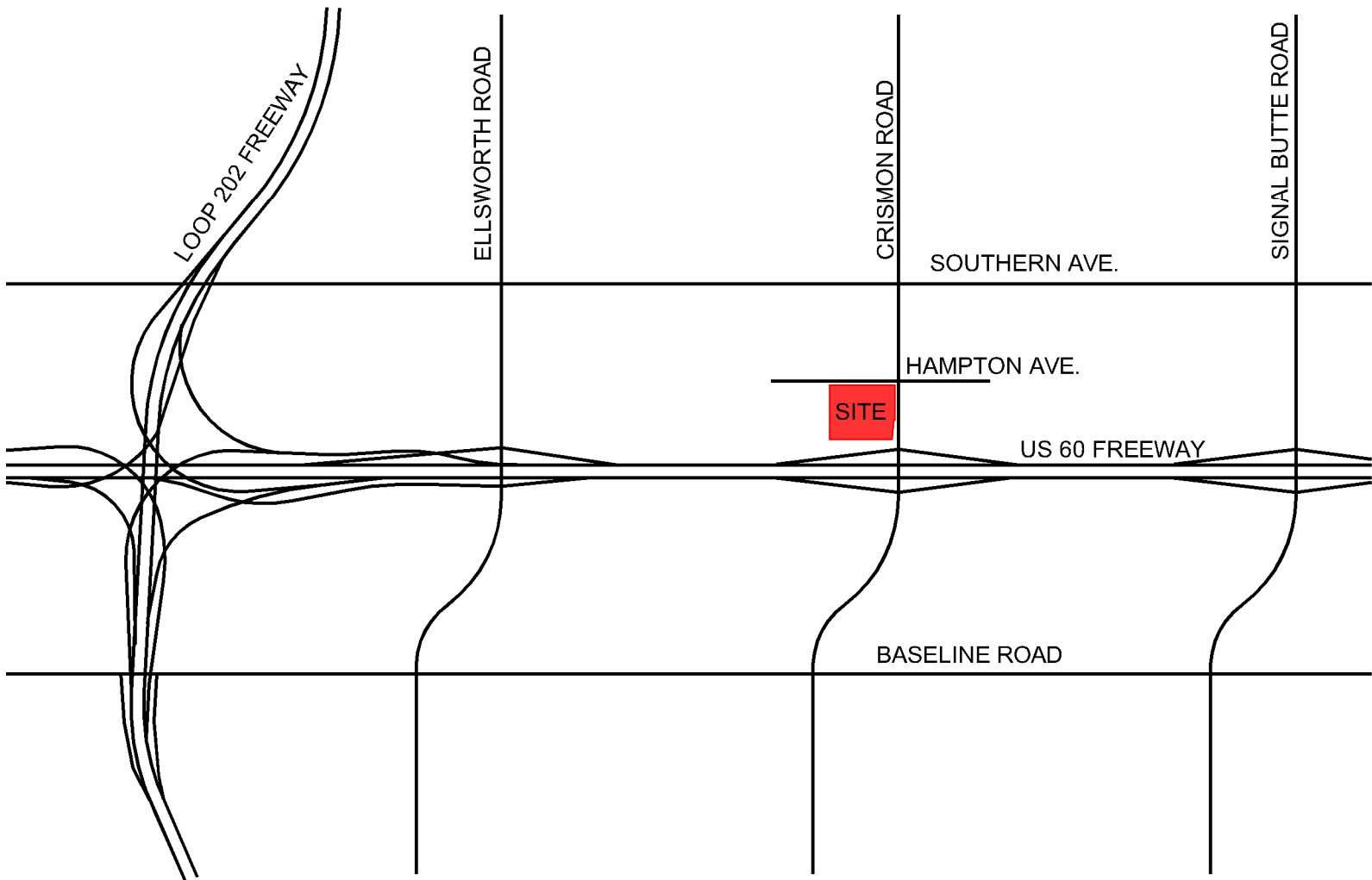
PREPARED FOR: QUYP DEVELOPMENT SERVICES

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EXHIBIT 2 EXISTING LAND USE AND ZONING MAP

SCALE: 1" = 100'
DATE: 5.1.18
GPLA JOB# 17055





1453 & 1562 S. CRISMON ROAD

EXHIBIT 1 VICINITY MAP

MESA, AZ

PREPARED FOR: QUYP DEVELOPMENT SERVICES

SCALE: NTS
DATE: 5.1.18
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