

SA Recycling

1124 & 1134 S Center Street

Special Use Permit, Site Plan Review, and Design Review
Narrative

Case No. ZON24-00784

1st Submittal: September 2, 2024

2nd Submittal: November 4, 2024



WITHEY
MORRIS
BAUGH

Development Team

Developer:

SA Recycling

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Orange, CA 92865

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Civil Engineer:

3 Engineering

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A. Introduction and Project Overview

On behalf of SA Recycling, LLC, this application is a request for approval of a Special Use Permit (SUP) for a recycling collection facility, Site Plan, and Design Review for the approximately 0.97 net acre property located approximately 215 feet north of the northwest corner of Sothern Avenue and Center Street, otherwise commonly known as Maricopa County Assessor's Parcel Numbers 139-32-019 and 139-32-018 (cumulatively, the "Property"). See **Tab A, Aerial Map**. The Property is currently improved with two small structures and has been utilized for industrial and outdoor storage uses. Based on a review of records available online and those made available via a records requests from the City of Mesa, no approved site plan exists for the Property.

SA Recycling purchased the Property in 2024 and intends to relocate its existing facility currently located in the immediate vicinity at 12 W Southern, to the Property. See **Tab B, Relationship to Existing Facility**. SA Recycling's existing operation fronts Southern Avenue and is encumbered by an SRP well site, which hinders site operations. The Property, which is surrounded by similar GI uses, provides a more appropriate setting for SA Recycling and will allow for more efficient operation of their business.

B. Relationship to Adjacent Properties

The Property is located in an area characterized by industrial uses. To the north, east, and south are properties zoned GI with small industrial offices and outdoor storage uses. The Property's western perimeter is bordered by 100' of right of way owned by Southern Pacific Railroad, beyond which is a residential community zoned RS-6. The Property fronts Center Street.

C. General Plan and Zoning

The City of Mesa General Plan Land Use Map and designates the Property as Employment, the focus of which is to provide large areas devoted primarily to industrial, office, warehousing, and related uses. See **Tab C, General Plan Map**. The Property is zoned General Industrial (GI) which is the zoning applied to the Property at the time of its annexation into the City of Mesa in 1963. See **Tab D, Zoning Map**.

D. Proposed Development

SA Recycling proposes to operate on the Property a metal recycling collection facility, wherein individuals can deliver/sell materials for further processing at a separate facility owned by SA Recycling in the City of Phoenix. No processing will occur on site and truck deliveries from the

Property to the processing facility are not anticipated to exceed one per day. The proposed site plan contemplates two structures for employee offices, customer intake, and indoor storage of collected recyclable material. Additionally, two scales for weighing materials to be recycled and a temporary collection area are proposed. Per the requirements of MZO 11-31-23, the Property exceeds the 100' separation requirement from residential zoning districts.

In redeveloping the Property, SA Recycling proposes to keep the original structure located on APN 139-32-019, which according to historical aerials appeared between 1959 and 1969. See **Tab E, Historical Aerial**. This building comprises approximately 2,078 square feet and will be utilized as an office. Additional structures subsequently added to the original structure on this parcel will be removed. The existing structure on APN 139-32-018 will also be preserved and utilized for storage of collected materials. This building comprises approximately 3,200 square feet. Both buildings are constructed of durable, high-quality materials such as stucco, masonry, and metal. See **Tab F, Site Plan**.

Both remaining structures were initially built on the street-facing property line and are thus legally non-conforming with the 20-foot front setback required by the Mesa Zoning Ordinance today. Because no initial site plan exists, a new site plan approval is requested and a Substantial Conformance Improvement Plan has been submitted under separate cover to accommodate the non-conforming structures.

SA Recycling intends to combine the two parcels comprising the Property. See **Tab G, Lot Combination Exhibit**. Primary access to the site will be via Center Street with customers entering on the east side of the Property through a gated driveway. Customers will maneuver through Scales #1 and #2 to determine the weight of the recyclable material before exiting the Property through the same gated driveway. Secondary access is proposed via a new gate at the existing screen wall along the existing right of way on the west side of the Property, which will be utilized for transport of collected recyclable material. Fire and refuse access will be exclusively from Center Street.

As detailed in the included Drainage Report, the Project will provide for, at a minimum, storm water storage for the runoff volume resulting from a 100-year, 2-hour storm event for the site. The proposed drainage design plan includes underground retention located on site with dry wells to drain the retention basins. The location of the retention basins and dry wells are depicted in Exhibit G of the Drainage Report.

Conformance with Standards for Specific Use

Section 11-31-23 of the MZO provides specific standards for Recycling Collection Facilities. The Project will conform with the following standards:

1. **Location:** The recycling facility will be established in conjunction with SA Recycling's commercial use of the Property and will not obstruct pedestrian or vehicular circulation.

2. **Minimum Distance:** The Property is located in an area characterized by industrial uses. The nearest residential zoning is over 100' away from the Property's western property line and is separated by the Union Pacific rail line.
3. **Maximum Size:** Because the collection facility occupies more than 1,000 square feet and includes permanent structures it qualifies as a Large Collection Facility.
4. **Power-Driven Processing Equipment:** No processing will occur on site. The Property will only be utilized for recycling collection and collected materials will be transported to a separate SA Recycling site in another jurisdiction for processing.
5. **Storage Container:** Collected materials will be deposited in containers and stored in the collection area, which is screened by an 8' high wall, or within the indoor collection area.
6. **Maintenance:** The facility will be properly maintained and kept free of undesirable materials.
7. **Required Container Information:** The facility and all containers will be clearly marked with the required information.
8. **Reduction of Parking:** Sufficient parking is provided pursuant to the applicable parking ratios.

E. Special Use Permit

As detailed below, the proposed development meets the criteria for a Special Use Permit pursuant to MZO 11-70-5.

1. Consistent with the policies of the General Plan

The proposed use is consistent with the Property's General Plan land use designation of Employment, which supports industrial and related uses. It is also consistent with the General Plan's strategic goal of encouraging infill and redevelopment to meet the community's strategic needs. This project will leverage existing resources in an area already characterized by industrial uses. Additionally, the proposed use will also contribute to the resiliency and sustainability of the City, one of the guiding principles of the General Plan. SA Recycling's operations will contribute to a circular economy within the City, collecting recyclable material from the City's waste streams and ultimately returning those materials to productive use through its relationship with CMC Steel, an important employer and economic engine within the City.

2. 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 Property is located in an area that is characterized by industrial uses and is surrounded by GI zoned properties. Moreover, SA Recycling is already operating at its existing facility located just ~200 feet away, which demonstrates its compatibility with the area. The proposed use meets the zoning ordinance criteria for a Recycling Collection

facility with proper screening and separation from residential districts. There are no applicable planning overlays for the Property.

3. Proposed project will not be injurious or detrimental to the adjacent surrounding properties in the area, nor with the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.

The proposed project will not negatively impact the surrounding area. As detailed above, SA Recycling already operates a comparable facility approximately 200 feet away. The new location is removed from Southern Avenue and offers a more compatible context for site operations. The project will also utilize existing structures, further minimizing impact to surrounding properties. Lastly, the proposed use will actually improve the general welfare of the City by offering recycling services that will positively impact the City's waste stream.

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

The Property is located in an established industrial area that includes sufficient infrastructure to support the proposed use.

F. Adherence with Site Plan Review Criteria

The Project has been designed to adhere to the Site Plan Review (SPR) criteria specifically noted in Ordinance Section 11-69-5.A - Review Criteria as follows:

- A. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.

Response: The Project complies with this requirement. The Property has a General Plan designation of *Employment*, which the General Plan describes as "large areas devoted primarily to industrial, office, warehousing and related uses." Employment areas also provide for a wide range of employment opportunities in high-quality settings. The proposed development is a quality industrial use in a context appropriate setting that will provide a valuable service to the City of Mesa.

- B. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.

Response: The Project complies with all applicable requirements of the Zoning Ordinance, except as outlined in the SCIP application, which has been submitted under separate cover. The design also addresses or responds to the review comments provided by the Planning Division in its Pre-Submittal Review, document titled “1st Review Consolidated Comments, dated May 2, 2024.

- C. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.

Response: The Project and its site design and orientation is designed to be compatible with the site design and architecture of the surrounding industrial area while providing superior aesthetics.

- D. The site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The site design allows for efficient operation while providing sufficient screening from public view. Compliance with MZO site and landscape design requirements, except as detailed in the accompanying SCIP application, and City of Mesa Quality Development Design Guidelines provides a professional and suitable environment.

- E. Project details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Response: The Project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic throughout.

- F. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: Utilizing the existing structures, the Project’s site design is compatible with the site design and architecture of the surrounding industrial area while providing superior aesthetics.

- G. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying

context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: As described herein, the Project will utilize existing structures and has a site design and orientation that is consistent and compatible with the surrounding industrial uses.

- H. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts, and nearby residential neighborhoods.

Response: The Project will maintain the existing non-conforming structures located on the street frontage. The Project meets the purpose and intent of the SCIP process, which is to encourage improvements and reinvestment into existing developed, non-conforming sites without requiring comprehensive redevelopment. This allows the Applicant to bring the site into substantial compliance with the City of Mesa Zoning Ordinance, while recognizing existing site constraints. Satisfying the SCIP criteria generally means the proposed improvements reflect the greatest possible degree of compliance for each specific requirement prescribed in the Zoning Ordinance.

- I. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The Project will maintain the existing non-conforming structures located on the street frontage, which will allow for surveillance of the street by people inside the buildings. However, given the GI zoning and industrial characteristics of the surrounding area, minimal pedestrian activity is anticipated.

- J. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: Where applicable, the landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment.

G. Adherence with Design Review Criteria

A. Design Review Criteria

The project has been designed to adhere to the Design Review (DR) criteria specifically noted in Ordinance Section 11-71-6.A - Review Criteria.

- 1) The project is consistent with the applicable goals, objectives and policies of the General Plan and any applicable sub-area or neighborhood area plans; all of the development standards of this ordinance; other adopted Council policies, as may be applicable; and any specific conditions of approval placed on the zoning of the property.

Response: The Property has a General Plan designation of *Employment*, which the General Plan describes as “large areas devoted primarily to industrial, office, warehousing and related uses.” Employment areas also provide for a wide range of employment opportunities in high-quality settings. The proposed development is a quality industrial use in a context appropriate setting that will provide a valuable service to the City of Mesa. The Project complies with all applicable requirements of the Zoning Ordinance, except as outlined in the SCIP application, which has been submitted under separate cover. The design also addresses or responds to the review comments provided by the Planning Division in its Pre-Submittal Review, document titled “1st Review Consolidated Comments, dated May 2, 2024.

- 2) The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site, the street type, and surrounding natural and built environment.

Response: The Project and its site design and orientation is designed to be compatible with the site design and architecture of the surrounding industrial area while providing superior aesthetics.

- 3) The overall design will create a distinctive and appealing community by providing architectural interest in areas visible from streets, sidewalks, and public areas.

Response: The Project will maintain the existing non-conforming structures located on the street frontage. The Project meets the purpose and intent of the SCIP process, which is to encourage improvements and reinvestment into existing developed, non-conforming sites without requiring comprehensive redevelopment. This allows SA Recycling to bring the site into substantial compliance with the City of Mesa Zoning Ordinance, while recognizing existing site constraints. Satisfying the SCIP criteria generally means the proposed improvements reflect the greatest possible degree of compliance for each specific requirement prescribed in the Zoning Ordinance.

- 4) The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: Utilizing the existing structures, the Project's site design is compatible with the site design and architecture of the surrounding industrial area while providing superior aesthetics.

- 5) Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design and creates a safe, attractive and inviting environment at the ground floor of buildings on sides used by the public

Response: The Project will utilize an internally consistent aesthetic that is compatible with the industrial character of the surrounding area.

- 6) The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: As described herein, the Project will utilize existing structures and has a site design and orientation that is consistent and compatible with the surrounding industrial uses.

- 7) The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades on all sides, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: Utilizing the existing structures, the Project's site design is compatible with the site design and architecture of the surrounding industrial area while providing superior aesthetics.

- 8) The project creates visual variety and relief in building and avoids a large-scale, bulky, or box-like appearance.

Response: Utilizing the existing structures, the Project's design is compatible with the small-scale industrial uses in the surrounding area.

- 9) The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

Response: The Project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Quality Development

Design Guidelines, except as outlined herein. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality light industrial business environment.

10) Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The Project will maintain the existing non-conforming structures located on the street frontage, which will allow for surveillance of the street by people inside the buildings. However, given the GI zoning and industrial characteristics of the surrounding area, minimal pedestrian activity is anticipated.

11) The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: The landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment. The plants require minimal irrigation beyond establishment, and as native varieties should thrive with naturally occurring rainfall. Parking areas are screened with patterned masonry walls and landscape trees and shrubs. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development.

12) The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. The project also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that meet environmental standards such as LEED™, Green Globes, or equivalent third-party certification are considered to be energy efficient.

Response: Where applicable, the landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment.

H. Summary

The proposed development by SA Recycling is consistent with the Property's zoning and General Plan land use designation and is compatible with the industrial character of the surrounding area. The proposed use also meets the criteria for a Special Use Permit for operation of a Recycling

Collection Facility, which is the exact same use SA Recycling has been operating just 200 feet away. Lastly, the project has been designed to make efficient use of the site and with the use of existing structures will have minimal impact on the surrounding area.

TAB A

Aerial Map



1124/1134 S Center St, Mesa



TAB B

Aerial Map



1124/1134 S Center St, Mesa



TAB C

General Plan Map



1124/1134 S Center St, Mesa



TAB D

Zoning Map



1124/1134 S Center St, Mesa



TAB E

Historical Aerial

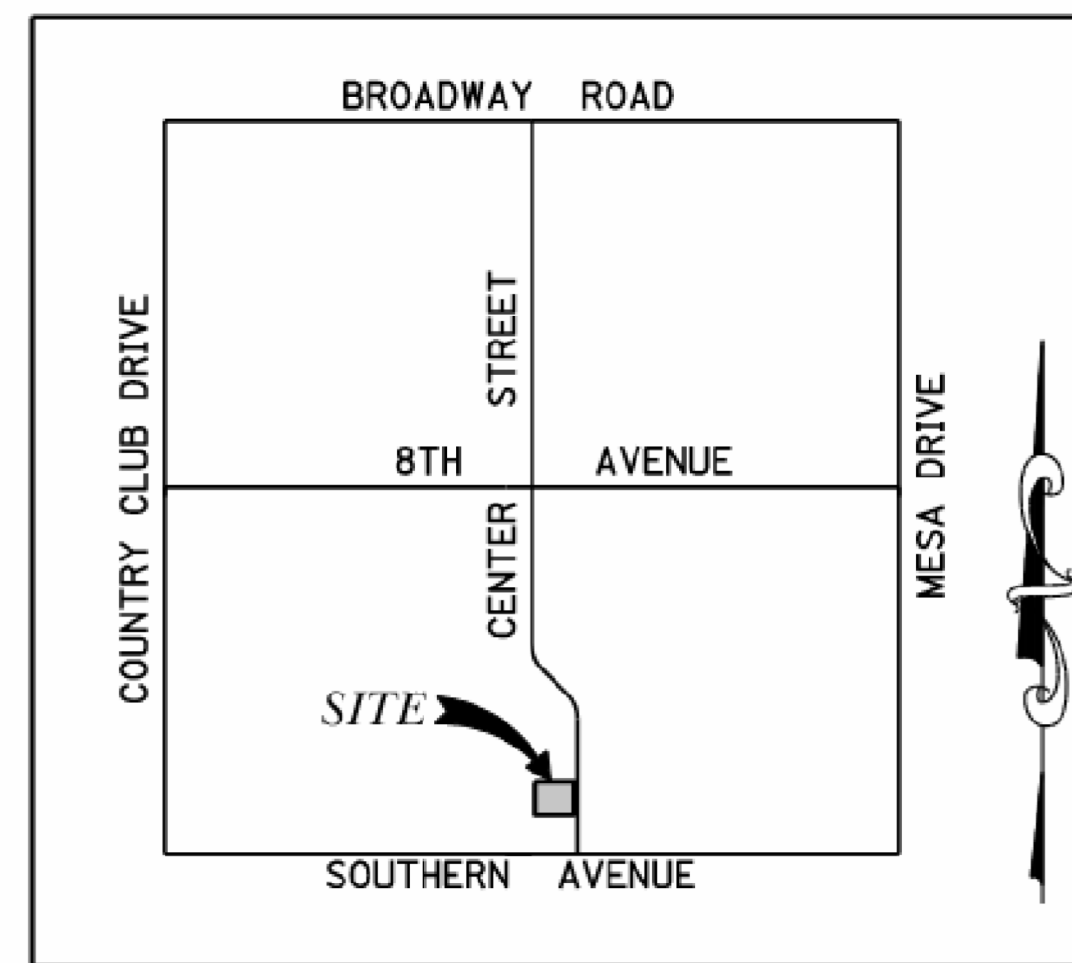


1124/1134 S Center St, Mesa

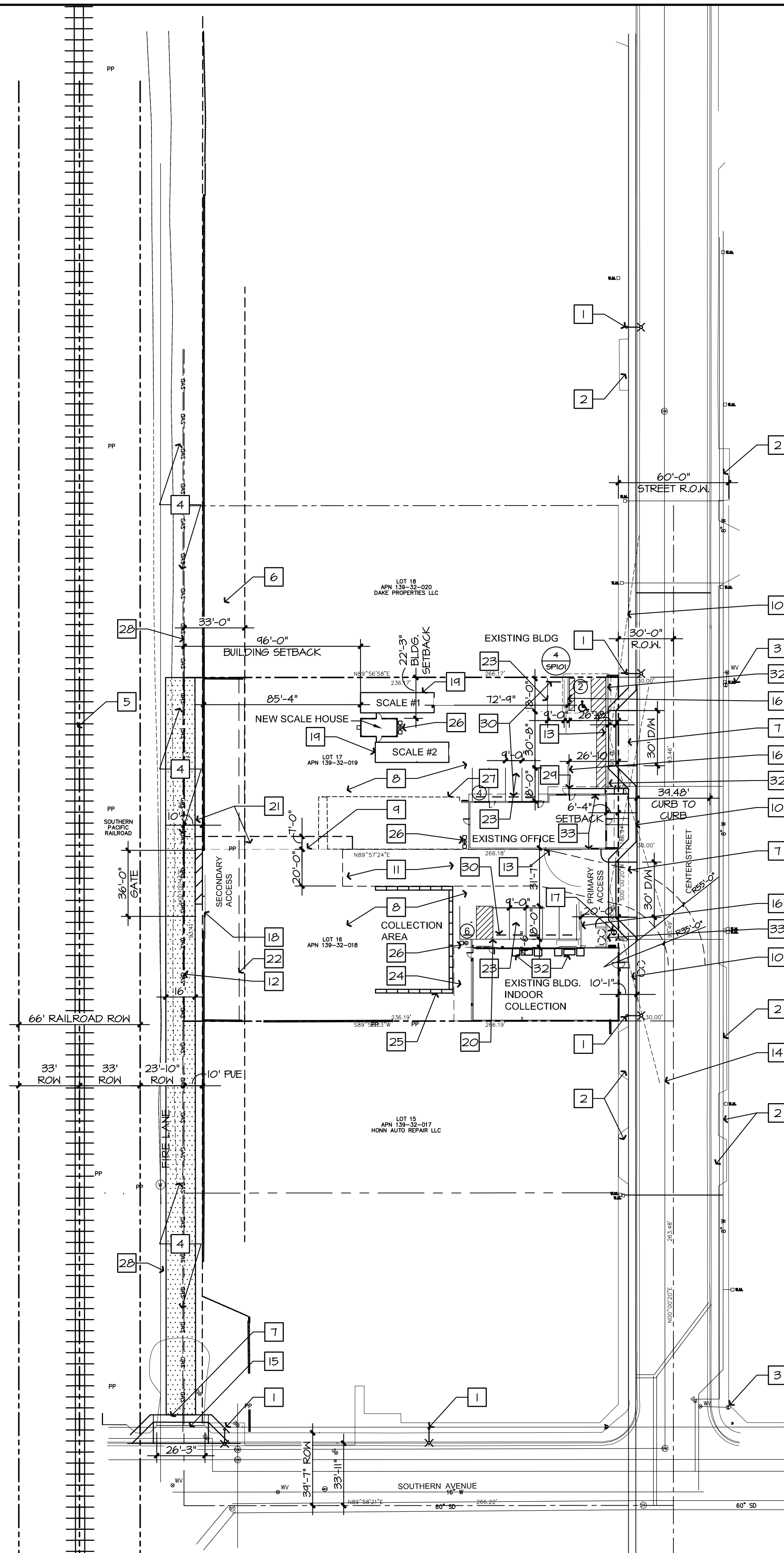


TAB F

10/21/24 H:\2402\ARCH\PRELIM\SP100 SITE PLAN

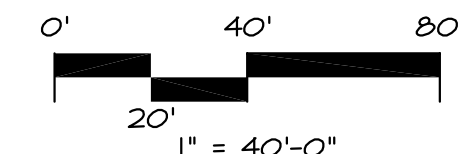


VICINITY MAP
N.T.S.



1 SITE PLAN

SCALE: 1" = 40'-0"



SHEET INDEX

CIVIL	GD01	COVER SHEET
	GD02	GRADING AND DRAINAGE PLAN
	GD03	GRADING AND DRAINAGE PLAN
	GD04	DEMOLITION PLAN
	GD05	GRADING AND DRAINAGE PLAN
	GD06	UNDERGROUND RETENTION PLAN
LANDSCAPE	La.01	LANDSCAPE PLAN
ARCHITECTURAL	SP100	SITE PLAN
	SP101	SITE DETAILS
	A200	OFFICE ELEVATIONS
	A201	COLLECTION BUILDING ELEVATIONS

PROJECT DESCRIPTION

THIS EXISTING INDUSTRIAL SITE BEING RENOVATED FOR A NEW SCRAP METAL RECYCLE CENTER. EXISTING OFFICE BUILDING TO BE REDUCED IN SIZE FOR OFFICE USE. EXISTING INDUSTRIAL USE BUILDING TO BE USED AS AN INDOOR RECYCLE COLLECTION AREA. NO MANUF OR PROCESSING TO TAKE PLACE ON SITE. NEW STRUCTURES INCLUDE A SMALL SCALE GUARD HOUSE AND A SHADE STRUCTURE. SITE IMPROVEMENTS INCLUDE NEW PAVING, SCREENING DRIVEWAYS, LANDSCAPING, UNDERGROUND RETENTION & NEW SITE LIGHTING.

PROJECT DATA

CLIENT/OWNER:
SA RECYCLING

ORANGE, CA
CONTACT: ROBIN ROBINSON
1-714-412-7526

PARCEL DESCRIPTION (1134 S. CENTER ST.):
LOT 16, OF MESA SPUR, ACCORDING TO THE PLAT RECORDED IN BOOK 105 OF MAPS, RECORDS OF THE MARICOPA COUNTY.

PARCEL DESCRIPTION (1124 S. CENTER ST.):
LOT 17, OF MESA SPUR, ACCORDING TO THE PLAT RECORDED IN BOOK 105 OF MAPS, RECORDS OF THE MARICOPA COUNTY.

APPLICATION #: PR524-00333

EXISTING ZONING: GENERAL INDUSTRIAL (GI). EXISTING LAND USE: INDUSTRIAL
PROPOSED LAND USE: RECYCLE CENTER

SITE APN: 139-32-018 & 139-32-019

ADDRESS
1124 & 1134 CENTER ST., MESA AZ. 85210 (LOTS BEING COMBINED)

LOT AREA NET: LOT 16 22,061.08 SF. (APPROX. 0.506 AC)
LOT 17 22,061.08 SF. (APPROX. 0.506 AC)
TOTAL NET LOT AREA: 44,122.16 SF. (APPROX. 1.013 AC)

BUILDING AREA (EXISTING):
SUMMARY: EXISTING
OFFICE TOTAL: 2078 SQFT
COLLECTION BUILDING TOTAL: 3200 SQFT
EX CANOPY TOTAL: 410 SQFT
TOTAL EXISTING STRUCTURES: 5688 SQFT

NEW BUILDING:
SCALE HOUSE: 200 SF
NEW COLLECTION CANOPY: 220 SF
TOTAL NEW STRUCTURES: 420 SF

TOTAL LOT COVERAGE: 6308 SQFT
44,122 SQFT = 14.3%

PARKING CALCULATIONS

REQUIRED PARKING: 4X19' TYP SP. ADA 11x18 with 5' access
STANDARD: 2078 SF OFFICE + 200 SF SCALE OFFICE = 61 SPACES
2278 SF / 375 = 6.1 SPACES
3200 SF STORAGE / 600 = 5.3 SPACES
TOTAL REQUIRED: 12 SPACES

KEYNOTES

- EXISTING STREET LIGHT
- EXISTING DRIVEWAY
- EXISTING FIRE HYDRANT
- EXISTING ALLEY
- EXISTING TRAIN TRACKS
- 33 FOOT ROADWAY EASEMENT TO BE ABANDONED
- NEW 30' M-42 DRIVEWAY
- CONCRETE PAVING, TYPICAL
- PROPERTY LINE TO BE REMOVED BY LOT CONSOLIDATION
- VISIBILITY TRIANGLE PER CITY OF MESA
- 150' DEAD-END FIRE LANE - PAINT AND PROVIDE SIGNAGE PER CITY OF MESA STANDARDS.
- NEW 16' W. ALLEY PAVING TO SOUTHERN AVE.
- NEW GATE - SEE SHEET SPIO1
- EXISTING 8" SEWER LINE
- DEMO EXISTING DRIVEWAY
- NEW 6" HIGH SCREEN WALL - SEE SHEET SPIO1
- NEW FIRE HYDRANT
- NEW 36" WIDE SLIDING GATE - SEE SHEET SPIO1
- NEW SCALES
- NEW 4'-0" WIDE METAL SHADE CANOPY & SIDEWALK
- EXISTING PUE
- EXISTING POWER LINES TO REMAIN.
- NEW PARKING SPACES 9' x 18'
- EXISTING CANOPY TO REMAIN
- 8' HIGH x 18" WIDE CONCRETE WALL
- 25' HIGH LIGHT POLE. SEE ELECTRICAL
- DEMO EXISTING BUILDING
- EXISTING 30" HIGH PRESSURE GAS LINE. VERIFY EXACT LOCATION BEFORE CONSTRUCTION
- 36" PEDESTRIAN GATE
- CONC. PARKING BUMPER
- SCALE
- NEW 3'-6" HIGH MASONRY SCREEN WALL SEE SHEET SPIO1
- BARREL REFUSE AREA WITH 3'-6" HIGH SCREEN WALL PER SPIO1



REVISIONS

SA Recycling
SITE & BUILDING REMODEL PROJECT
DBA: ARIZONA / SA RECYCLING LLC.
1124 & 1125 S. CENTER ST. MESA, AZ 85210

DRAWN	DL
CHECKED	DDP
DATE	09-22-2024
SCALE	AS SHOWN
JOB NO.	24024

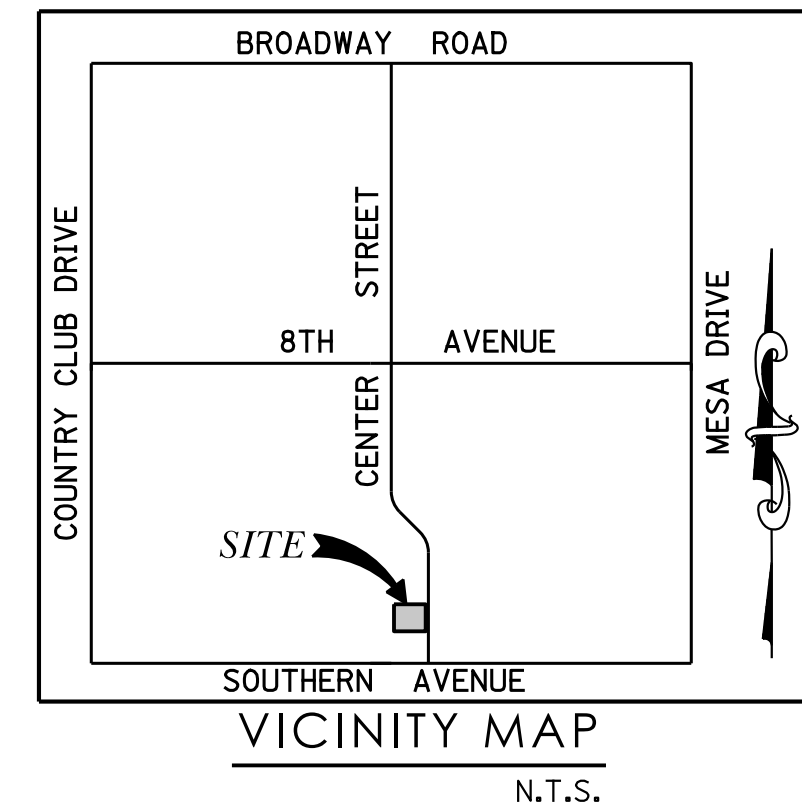


(SITE PLAN)

SP100

DO NOT SCALE DRAWING. FOLLOW DIMENSIONS. THIS DRAWING AND THE DESIGN CONCEPTS SHOWN ARE THE SOLE PROPERTY OF KDF ARCHITECTURAL GROUP, LLC. THE REPRODUCTION, COPY OR USE OF THIS DRAWING WITHOUT THEIR PRIOR WRITTEN CONSENT IS PROHIBITED, AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

TAB G



LOT COMBINATION EXHIBIT FOR ARIZONA MESA RECYCLE

LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD
SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: JAMES LOFTIS, RLS
PHONE: (602) 334-4387
EMAIL: JIM@3ENGINEERING.COM

OWNER:

SA RECYCLING
CONTACT: ROBIN ROBINSON
EMAIL: RROBINSON@SARECYCLING.COM
PHONE: (714) 412-7526

REFERENCE DOCUMENTS:

BK. 105, PG. 41 M.C.R.

OVERALL LEGAL DESCRIPTION:

LOTS 16 & 17, MESA SPUR PER BOOK 105 OF MAPS, PAGE 41, M.C.R.

LOT 16 (APN 139-32-018) DATA:

NET ACREAGE: 21,127 SQ. FT., 0.485 ACRES MORE OR LESS

LOT 17 (AON 139-32-019) DATA:

NET ACREAGE: 21,127 SQ. FT., 0.485 ACRES MORE OR LESS

OVERALL COMBINED PARCEL DATA:

NET ACREAGE: 42,254 SQ. FT., 0.970 ACRES MORE OR LESS

OWNER ACKNOWLEDGEMENT:

BEFORE ME THIS _____ DAY OF _____, 2024, _____ PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED SELF TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

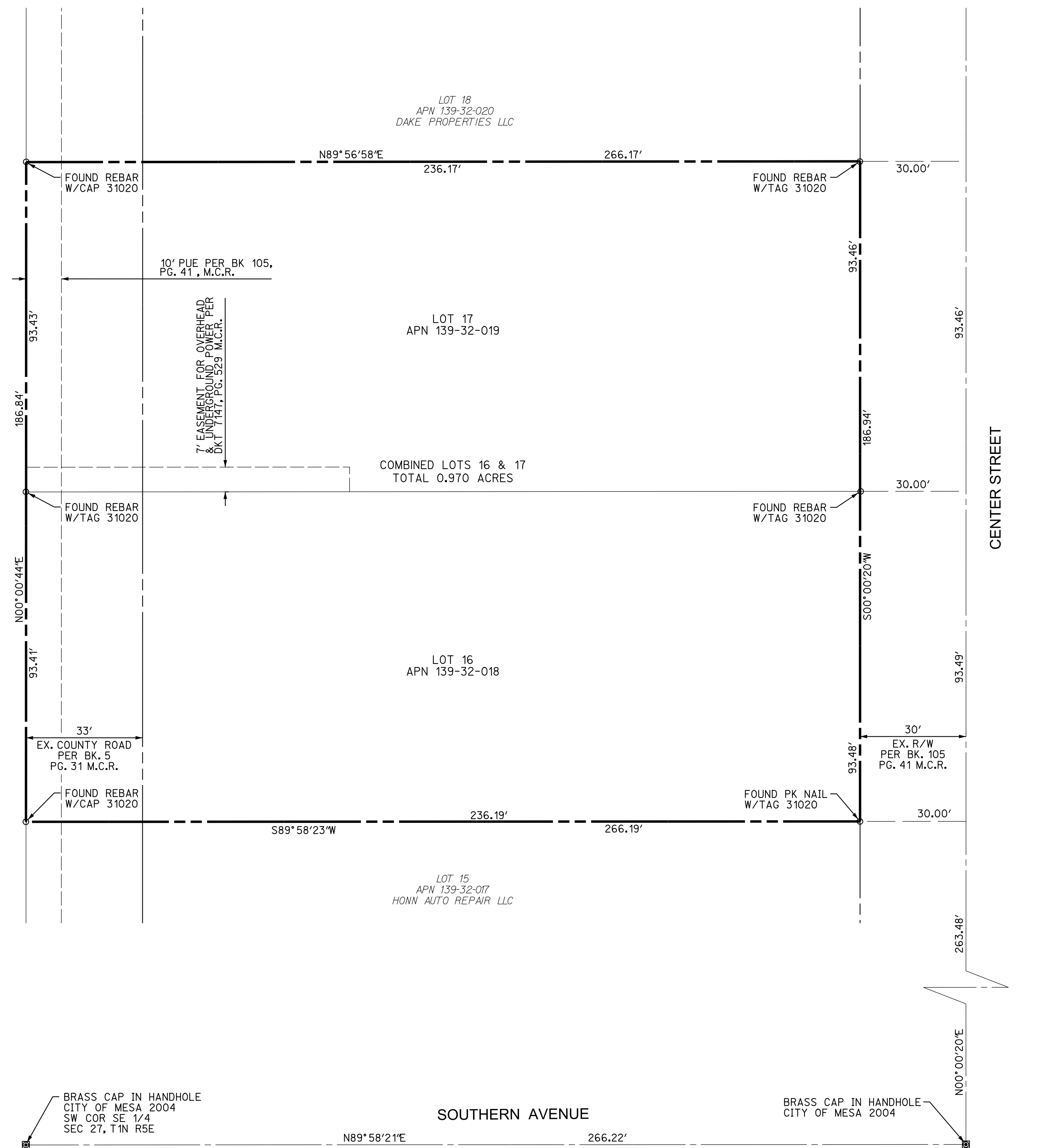
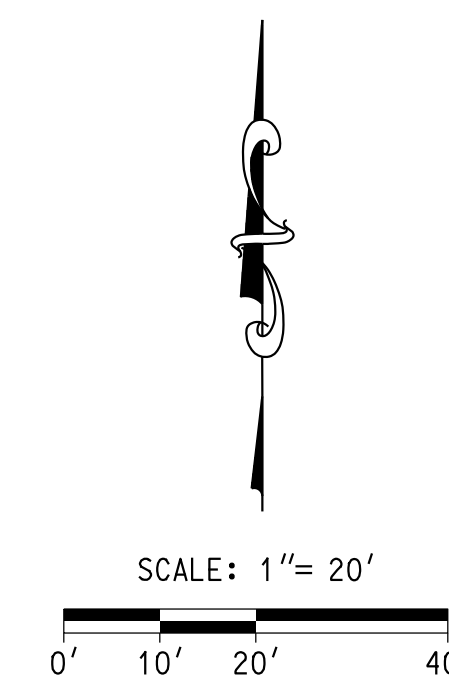
BY: _____
NAME:

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
2024, BY _____, ACTING AS THE MANAGER OF _____, AN ARIZONA
LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



LEGEND:

— — — — —	LOT BOUNDARY	M. C. R.	MARICOPA COUNTY RECORDS
— — — — —	CENTER/ SECTION LINE	A. P. N.	ASSESSOR'S PARCEL NUMBER
- - - - -	EASEMENT LINE	PUE	PUBLIC UTILITY EASEMENT
— — — — —	EX. R/W LINE	o	PROPERTY CORNER - AS NOTED
— — — — —	ADJACENT PARCEL LINE	R/W	RIGHT-OF-WAY
■		■	MONUMENT - AS NOTED

**LOT COMBINATION EXHIBIT
FOR
ARIZONA MESA RECYCLE**

3e engineering
planning civil engineering surveying

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