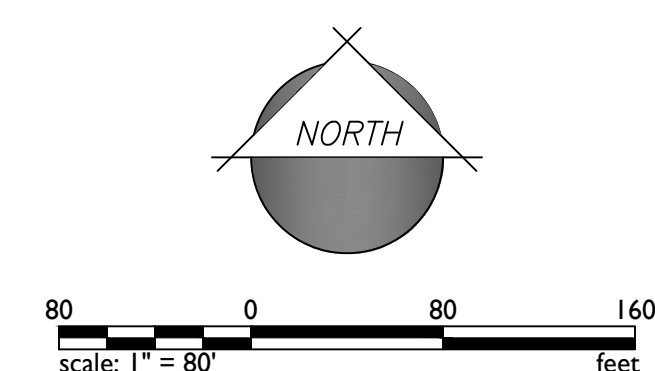
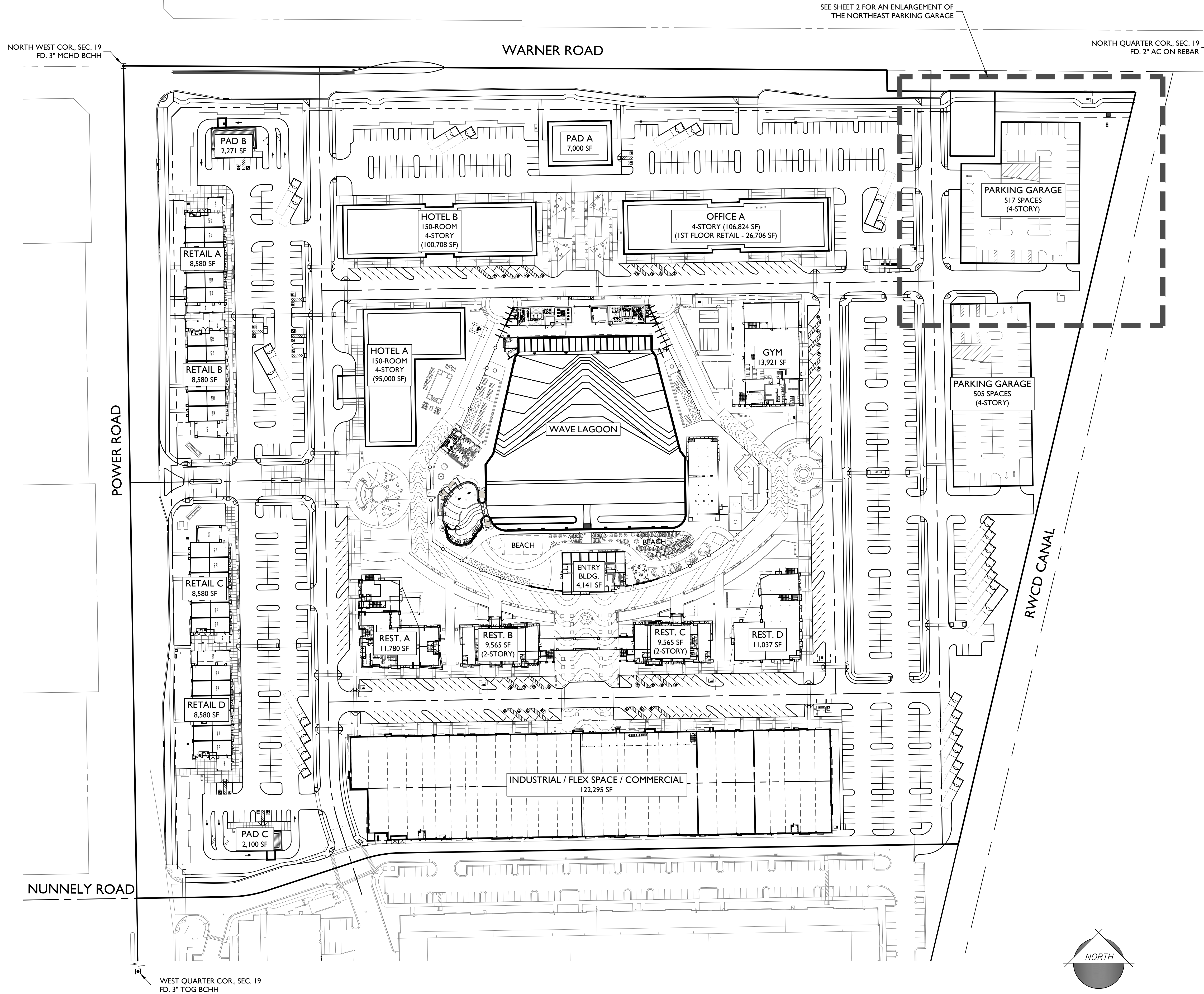


# 19-1090 - Cannon Beach

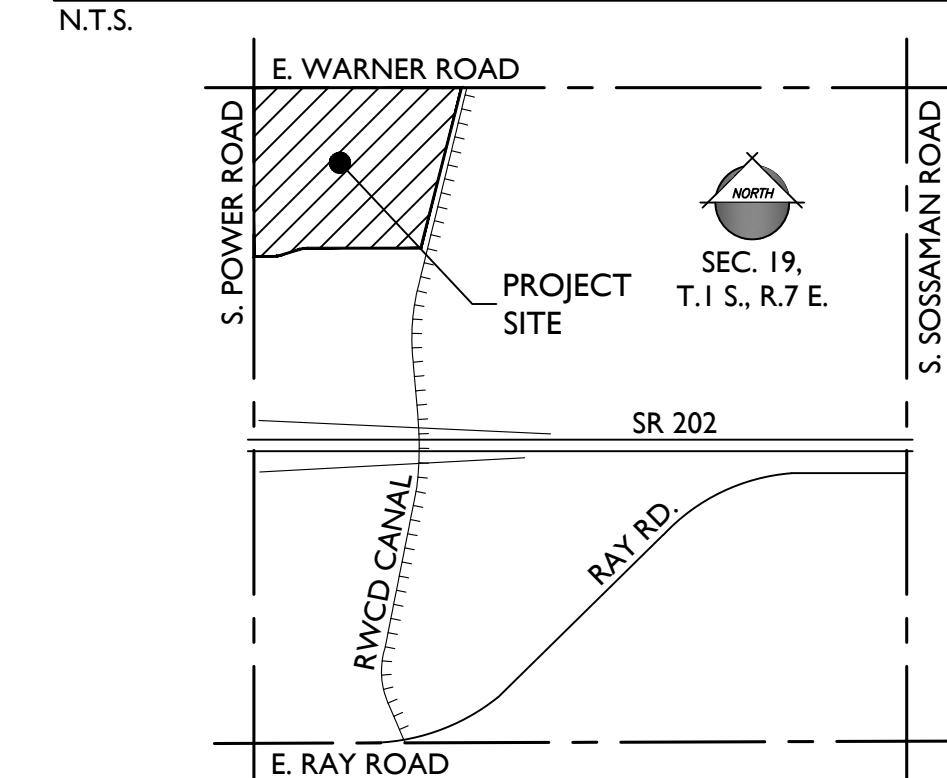
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## SITE PLAN AMENDMENT FOR CANNON BEACH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

### VICINITY MAP



### PROJECT TEAM

**DEVELOPER:**  
CANNON LAW GROUP, PLLC  
124 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
TEL: (801)-363-2999  
FAX: (801)-606-7341  
CONTACT: COLE CANNON, ESQ.  
cole@cannonlawgroup.com

**PLANNER AND LANDSCAPE ARCHITECT:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE120  
MESA, AZ 85201  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: TOM SNYDER, RLA  
tom.snyder@epsgruoinc.com

**ATTORNEY:**  
PEW & LAKE, PLC  
1744 S. VAL VISTA DRIVE, SUITE 217  
MESA, AZ 85204  
TEL: (480)-461-4670  
FAX: (480)-461-4676  
CONTACT: SEAN LAKE  
sean.lake@pewandlake.com

**CIVIL ENGINEER:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE120  
MESA, AZ 85201  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DANIEL AUXIER, P.E.  
dan.auxier@epsgruoinc.com

### PROJECT DATA

A.P.N.: 304-20-011B; 076; 077; 078; 079; 080; 081; 082  
 MIXED USE ACTIVITY / EMPLOYMENT  
 EXISTING GENERAL PLAN: GC-PAD-CUP-AOA2 / LI-PAD-CUP-AOA2  
 EXISTING ZONING: GC-PAD-CUP-AOA2 / LI-PAD-CUP-AOA2

GROSS AREA: 44.34 ACRES (1,931,450 SF)  
 NET AREA: 37.06 ACRES (1,614,401 SF)

GROSS BUILDING AREA: 373,223 SF  
 BUILDING COVERAGE: 23.1% OF NET AREA  
 LOT COVERAGE: 77.5% OF NET AREA

### GROSS FLOOR AREA SUMMARY

COMMERCIAL AREA	SF
PAD A	7,000 SF
PAD B	2,271 SF
PAD C	2,100 SF
RETAIL A	8,580 SF
RETAIL B	8,580 SF
RETAIL C	8,580 SF
RETAIL D	8,580 SF
RESTAURANT A	11,780 SF
RESTAURANT B (2-STORY)	9,565 SF
RESTAURANT C (2-STORY)	9,565 SF
RESTAURANT D	11,037 SF
OFFICE A (4-STORY)	106,824 SF
HOTEL A (4-STORY)	95,000 SF
HOTEL B (4-STORY)	100,708 SF
GYM	13,921 SF
ENTRY BUILDING	4,141 SF
TOTAL	408,232 SF

INDUSTRIAL / FLEX SPACE	122,295 SF
PARKING GARAGES (4-STORY)	297,656 SF
TOTAL GROSS FLOOR AREA	828,183 SF

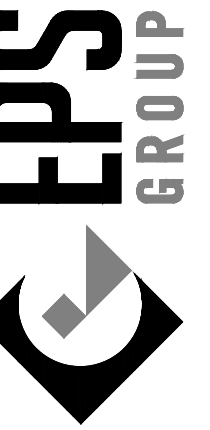
### PARKING SUMMARY

REQUIRED PARKING:	SPACES
GENERAL OFFICE (1 PER 375 SF)	236 SPACES (88,400 SF)
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	247 SPACES (68,026 SF)
HOTEL (1 PER ROOM)	300 SPACES (300 ROOMS)
RESTAURANT	
INDOOR AREA (1 PER 75 SF)	383 SPACES (28,744 SF)
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)
DRIVE-THRU RESTAURANT (1 PER 100 SF)	44 SPACES (4,371 SF)
GYM (1 PER 100 SF)	139 SPACES (13,921 SF)
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,295 SF)
RECREATION AREA (65 PER AC)	234 SPACES (3.60 AC)
TOTAL	1,768 SPACES

PROVIDED PARKING:	
ADA SPACES	44 SPACES (14 VAN)
SURFACE SPACES	721 SPACES
GARAGE SPACES	1,022 SPACES
TOTAL SPACES	1,787 SPACES

BICYCLE PARKING	
REQUIRED SPACES	92 SPACES
(1 PER 10 VEHICLE SPACES 1ST 50 SPACES & 1 PER 20 VEHICLE SPACE FOR THE REMAINDER)	
PROVIDED SPACES	92 SPACES

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Cannon Beach  
Mesa, AZ  
Site Plan Amendment

Project	Revisions:
SEPTEMBER 19, 2022 - 1ST AMENDMENT SUB.	
JANUARY 16, 2023 - 2ND AMENDMENT SUB.	



Designer: TES  
Drawn by: DCH

Preliminary  
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Or  
Recording

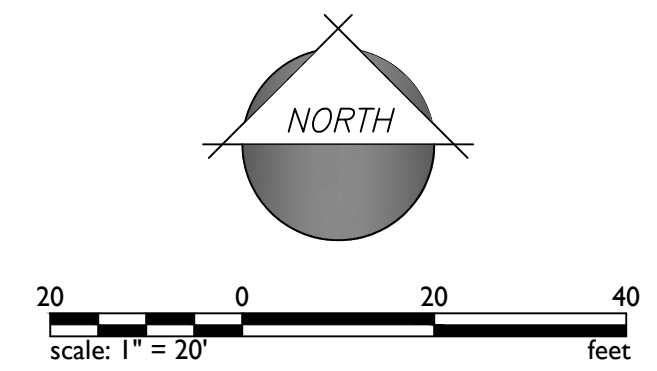
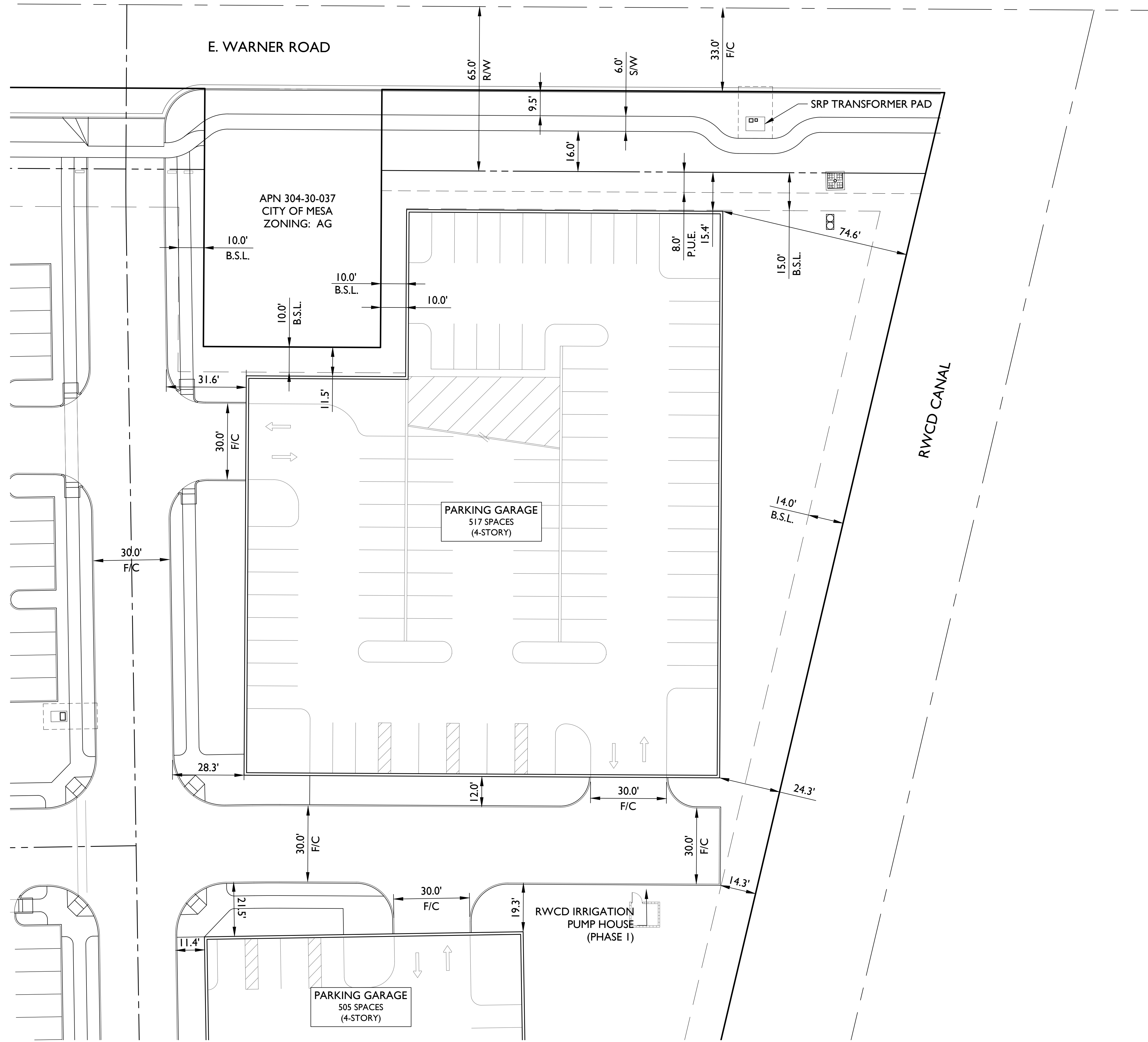
Job No.  
19-1090

SP01

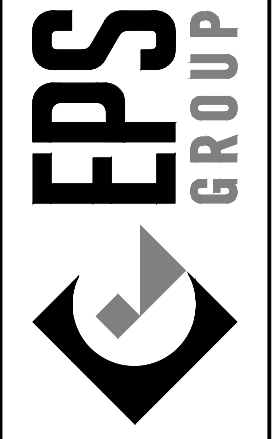
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# 19-1090 - Cannon Beach

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T: 480.503.2250 | F: 480.503.2258  
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Project: Cannon Beach  
Mesa, AZ  
NE Garage Enlargement

Revisions:

DATE	DESCRIPTION
SEPTEMBER 19, 2022	1ST AMENDMENT SUB.
JANUARY 16, 2023	2ND AMENDMENT SUB.

DESIGNER: TES  
DRAWN BY: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

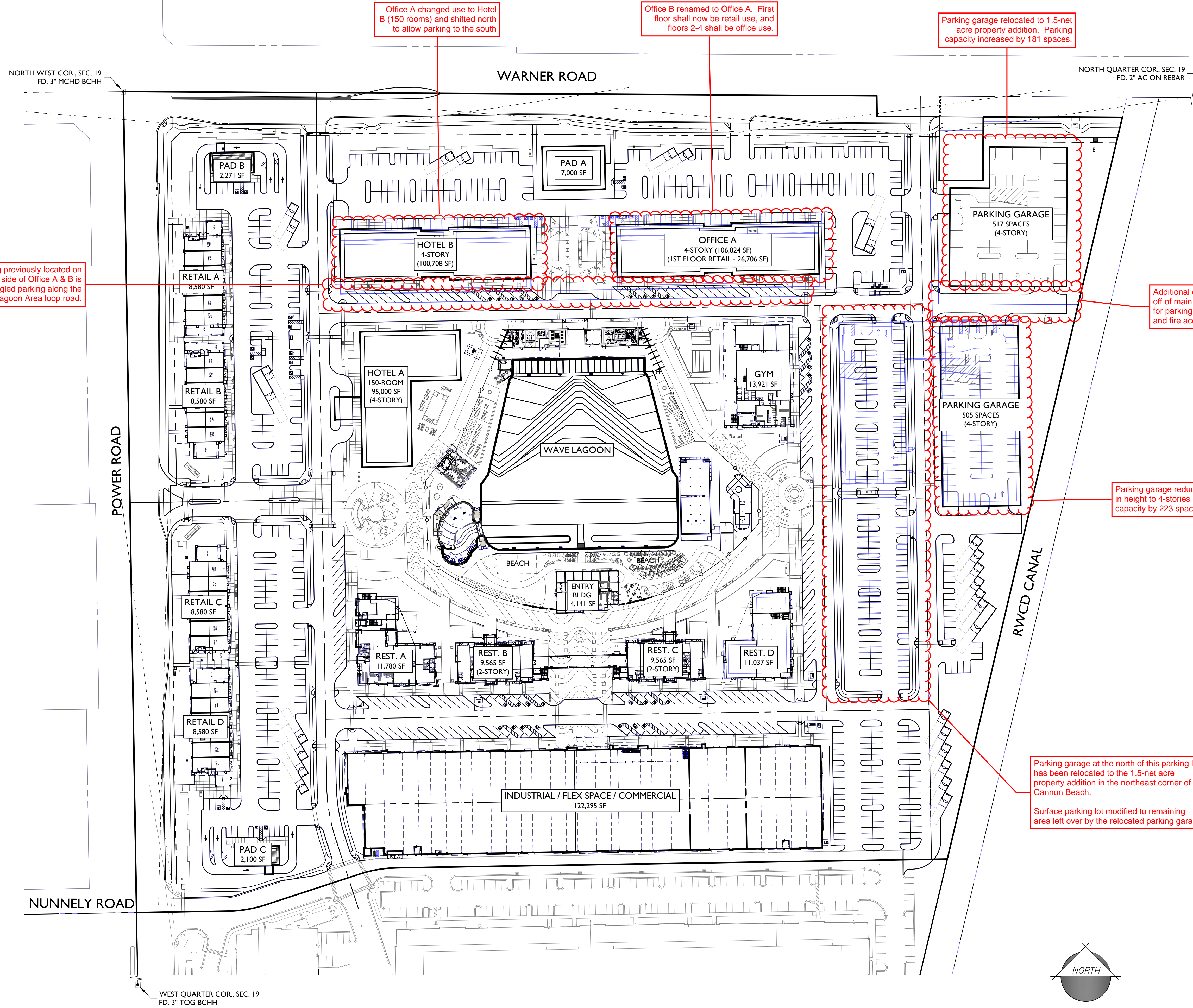
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**19-1090**

SP02

Sheet No.  
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of 2

# 19-1090 - Cannon Beach

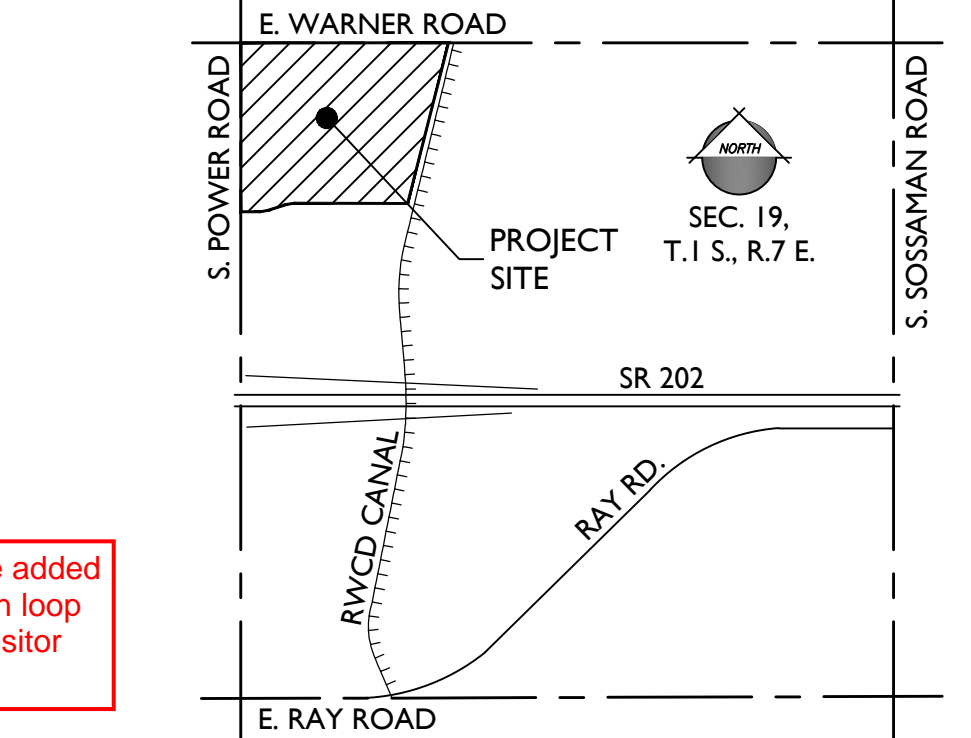
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## SITE PLAN AMENDMENT FOR CANNON BEACH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

### VICINITY MAP



### PROJECT TEAM

**DEVELOPER:**  
CANNON LAW GROUP, PLLC  
124 SOUTH 600 EAST  
SALT LAKE CITY, UT 84102  
TEL: (801)-363-2999  
FAX: (801)-606-7341  
CONTACT: COLE CANNON, ESQ.  
cole@cannonlawgroup.com

**PLANNER AND LANDSCAPE ARCHITECT:**  
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PEW & LAKE, PLC  
1744 S. VAL VISTA DRIVE, SUITE 217  
MESA, AZ 85204  
TEL: (480)-461-4670  
FAX: (480)-461-4676  
CONTACT: SEAN LAKE  
sean.lake@pewandlake.com

**CIVIL ENGINEER:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE120  
MESA, AZ 85201  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DANIEL AUXIER, P.E.  
dan.auxier@epsgruoinc.com

### PROJECT DATA

A.P.N.: 304-20-0118; 076; 077; 078; 079; 080; 081; 082  
 MIXED USE ACTIVITY / EMPLOYMENT  
 EXISTING GENERAL PLAN: GC-PAD-CUP-AOA2 / LI-PAD-CUP-AOA2  
 EXISTING ZONING: GC-PAD-CUP-AOA2 / LI-PAD-CUP-AOA2

GROSS AREA: 44.34 ACRES (1,931,450 SF)  
 NET AREA: 37.06 ACRES (1,614,401 SF)

GROSS BUILDING AREA: 373,223 SF  
 BUILDING COVERAGE: 23.1% OF NET AREA  
 LOT COVERAGE: 77.5% OF NET AREA

### GROSS FLOOR AREA SUMMARY

COMMERCIAL AREA	SQ. FT.
PAD A	7,000 SF
PAD B	2,271 SF
PAD C	2,100 SF
RETAIL A	8,580 SF
RETAIL B	8,580 SF
RETAIL C	8,580 SF
RETAIL D	8,580 SF
RESTAURANT A	11,780 SF
RESTAURANT B (2-STORY)	9,565 SF
RESTAURANT C (2-STORY)	9,565 SF
RESTAURANT D	11,037 SF
OFFICE A (4-STORY)	106,824 SF
HOTEL A (4-STORY)	95,000 SF
HOTEL B (4-STORY)	100,708 SF
GYM	13,921 SF
ENTRY BUILDING	4,141 SF
TOTAL	408,232 SF

INDUSTRIAL / FLEX SPACE 122,295 SF  
 PARKING GARAGES (4-STORY) 297,656 SF

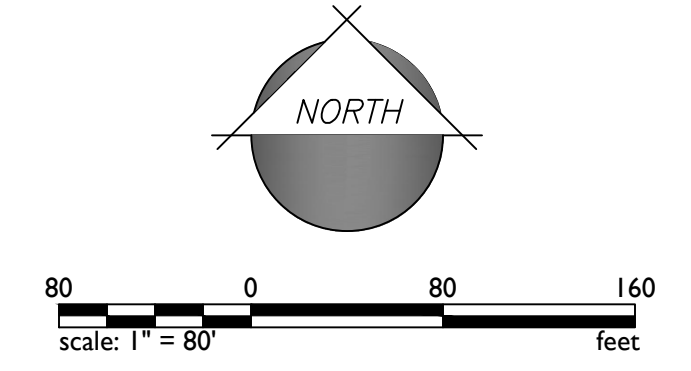
### PARKING SUMMARY

REQUIRED PARKING:	SPACES
GENERAL OFFICE (1 PER 375 SF)	236 SPACES (88,400 SF)
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	247 SPACES (68,026 SF)
HOTEL (1 PER ROOM)	300 SPACES (300 ROOMS)
RESTAURANT	
INDOOR AREA (1 PER 75 SF)	383 SPACES (28,744 SF)
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)
DRIVE-THRU RESTAURANT (1 PER 100 SF)	44 SPACES (4,371 SF)
WAREHOUSE (1 PER 900 SF)	139 SPACES (13,921 SF)
RECREATION AREA (65 PER AC)	136 SPACES (122,295 SF)
TOTAL	234 SPACES (3.60 AC)
TOTAL	1,768 SPACES

PROVIDED PARKING:	SPACES
ADA SPACES	44 SPACES (14 VAN)
SURFACE SPACES	721 SPACES
GARAGE SPACES	1,022 SPACES
TOTAL SPACES	1,787 SPACES

BICYCLE PARKING  
 REQUIRED SPACES (1 PER 10 VEHICLE SPACES 1ST 50 SPACES & 1 PER 20 VEHICLE SPACE FOR THE REMAINDER) 92 SPACES  
 PROVIDED SPACES 92 SPACES



1130 N Alma School Road  
 Suite 120  
 Mesa, AZ 85201  
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**EPS GROUP**

Cannon Beach  
 Mesa, AZ

Site Plan Amendment (Comparison)

Project: 19-1090

Revisions:

DATE	DESCRIPTION
SEPTEMBER 19, 2022	1ST AMENDMENT SUB.
JANUARY 16, 2023	2ND AMENDMENT SUB.

Call or text at least two full working days before your final registration.

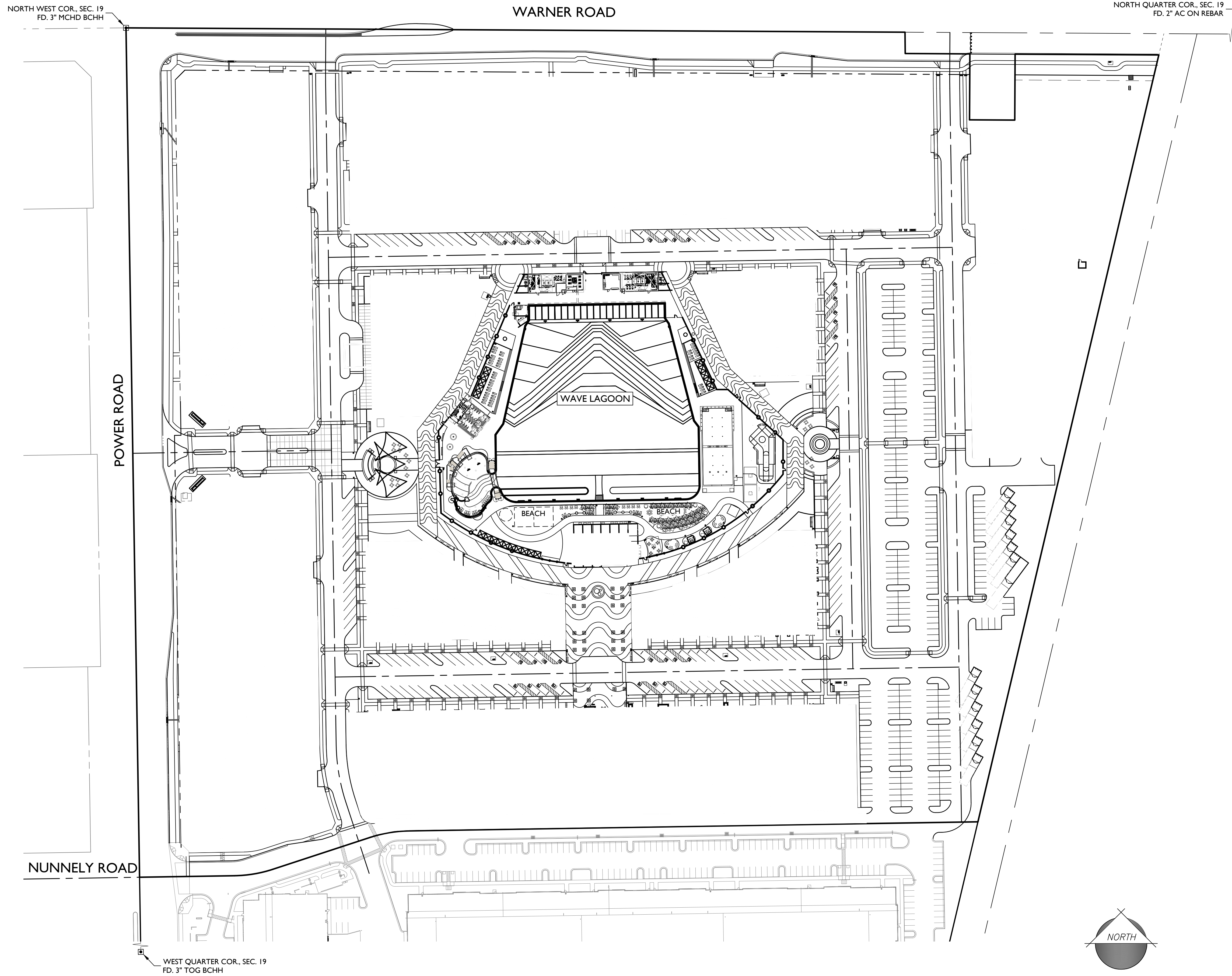
DESIGNER: TES  
 DRAWN BY: DCH

Preliminary  
 Not For Construction  
 Or Recording

Job No. 19-1090  
 SP01  
 Sheet No. 1 of 1

# 19-1090 - Cannon Beach

Jan 13, 2023 9:26am S:\Projects\2019\19-1090\Planning\Drawings\Parking Plan\19-1090 - PE01.dwg



## PARKING SUMMARY

REQUIRED PARKING:	
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)
TOTAL	257 SPACES
PROVIDED PARKING:	
ADA SPACES	29 SPACES (7 VAN)
SURFACE SPACES	366 SPACES
TOTAL SPACES	386 SPACES

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
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Project: Cannon Beach  
Mesa, Arizona  
Phased Parking Plan (Phase I)

Revisions:

SEPTEMBER 19, 2022 - 1ST AMENDMENT SUB.	
JANUARY 16, 2023 - 2ND AMENDMENT SUB.	

ARIZONA 811  
Call or text 811 or 1-800-488-4811 (TDD) or 1-800-488-4811 in Maricopa County, 800-283-1100

Designer: DCH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**19-1090**

PE01

Sheet No.  
**1**  
of 12

# 19-1090 - Cannon Beach

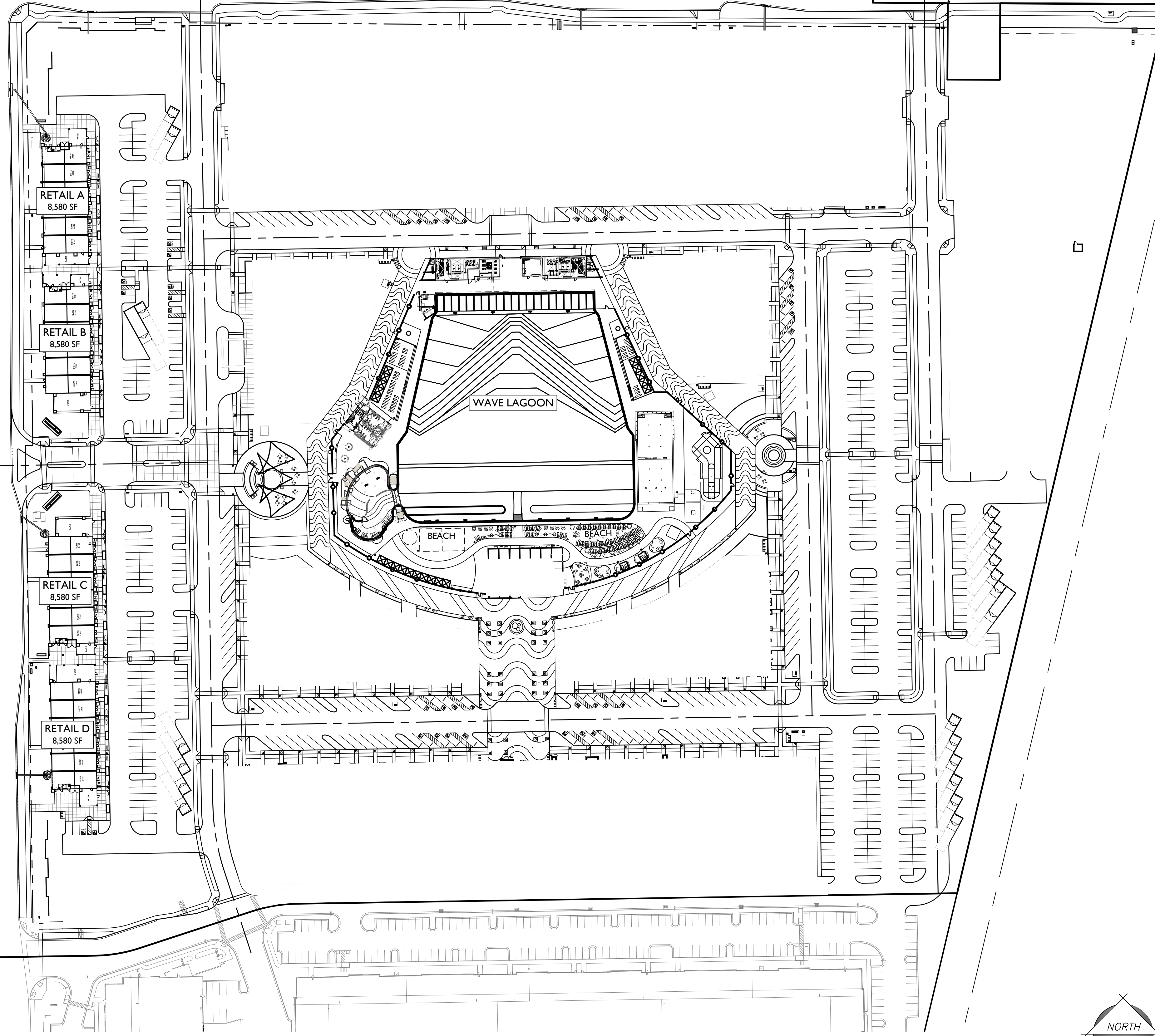
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NORTH WEST COR., SEC. 19  
FD. 3" MCHD BCHH

WARNER ROAD

NORTH QUARTER COR., SEC. 19  
FD. 2" AC ON REBAR

POWER ROAD



RETAIL A  
8,580 SF

RETAIL B  
8,580 SF

RETAIL C  
8,580 SF

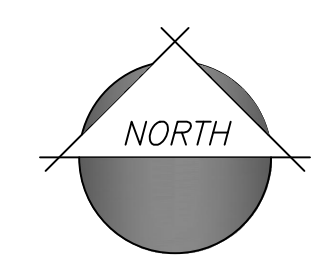
RETAIL D  
8,580 SF

WAVE LAGOON

BEACH

NUNNELY ROAD

WEST QUARTER COR., SEC. 19  
FD. 3" TOG BCHH

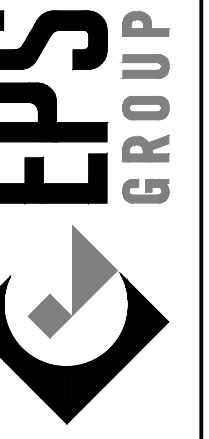


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scale: 1" = 80' feet

### PARKING SUMMARY

REQUIRED PARKING:	
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	125 SPACES (34,320 SF)
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)
<b>TOTAL</b>	<b>382 SPACES</b>
PROVIDED PARKING:	
ADA SPACES	38 SPACES (11 VAN)
SURFACE SPACES	519 SPACES
<b>TOTAL SPACES</b>	<b>557 SPACES</b>

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



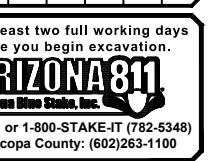
Cannon Beach  
Mesa, Arizona

### Phased Parking Plan (Phase 2)

Project:

Revisions:

SEPTEMBER 19, 2022 - 1ST AMENDMENT SUB.  
JANUARY 16, 2023 - 2ND AMENDMENT SUB.



Designer: DCH  
Drawn by: DCH

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Not For  
Construction  
Or  
Recording

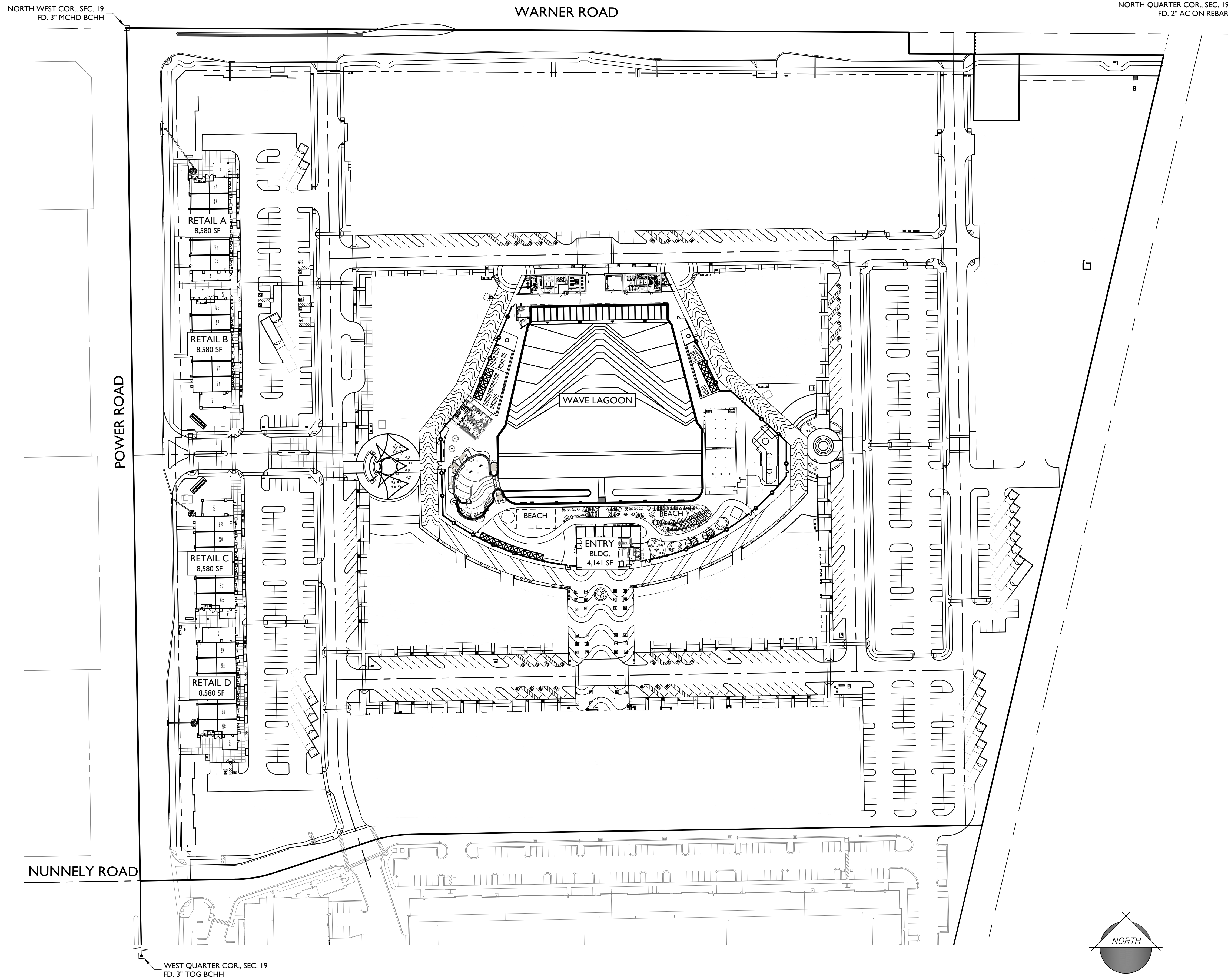
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**19-1090**

**PE02**

Sheet No.  
**2**  
of **12**

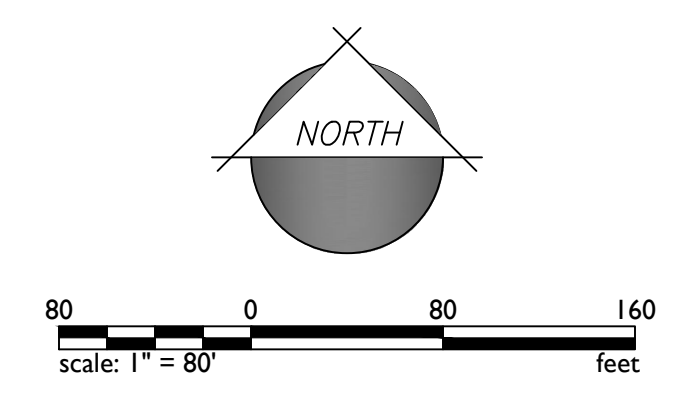
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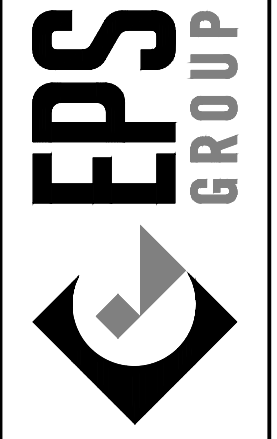


**PARKING SUMMARY**

<b>REQUIRED PARKING:</b>		
GENERAL OFFICE (1 PER 375 SF)	11 SPACES (4,141 SF)	
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	125 SPACES (34,320 SF)	
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)	
<b>TOTAL</b>	<b>393 SPACES</b>	
<b>PROVIDED PARKING:</b>		
ADA SPACES	38 SPACES (11 VAN)	
SURFACE SPACES	519 SPACES	
<b>TOTAL SPACES</b>	<b>557 SPACES</b>	



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



**Cannon Beach**  
Mesa, Arizona  
**Phased Parking Plan (Phase 3)**

Project: \_\_\_\_\_

Revisions:

SEPTEMBER 19, 2023 - 1ST AMENDMENT SUB.	
JANUARY 16, 2023 - 2ND AMENDMENT SUB.	



Designer: DCH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

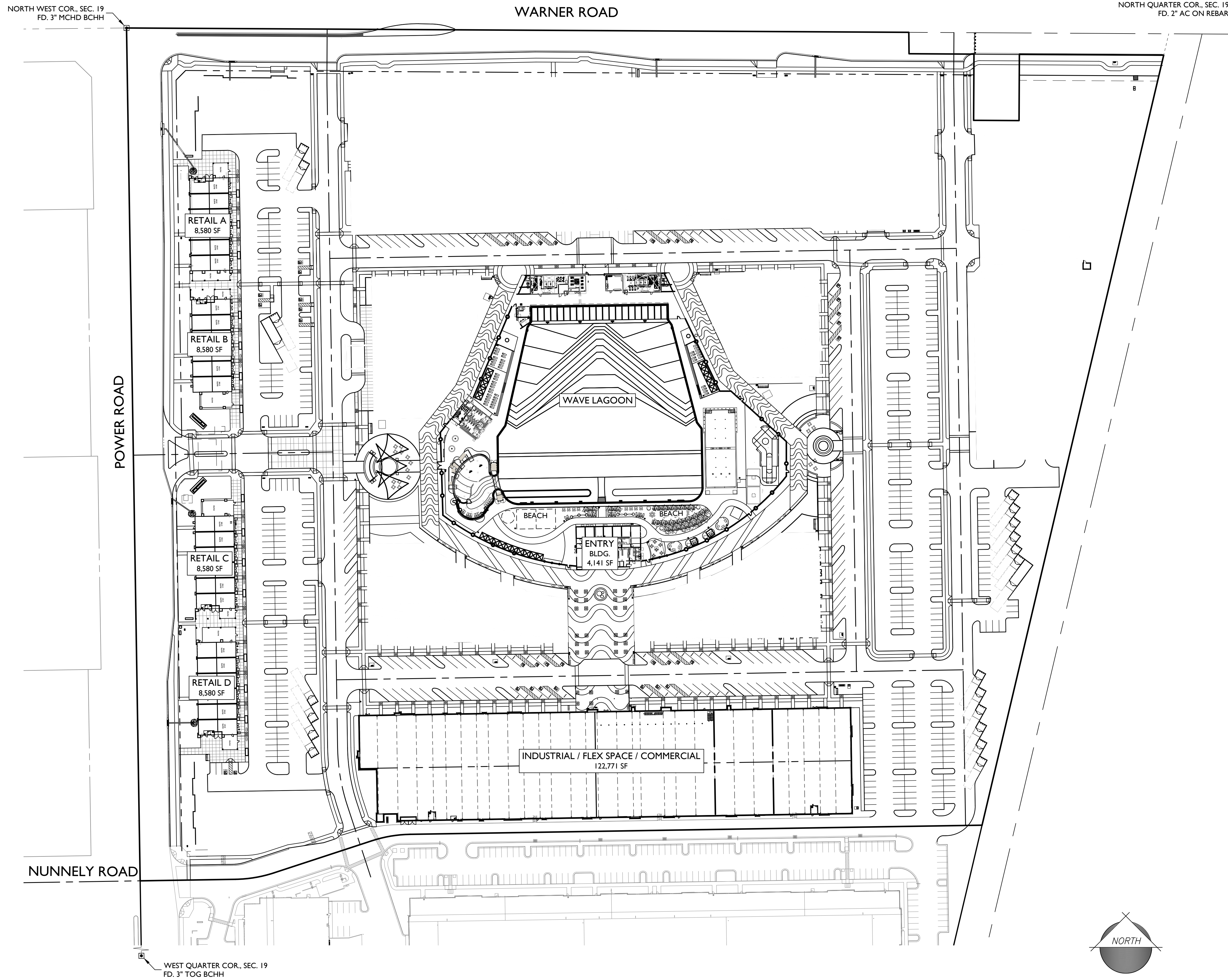
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**19-1090**

**PE03**

Sheet No.  
**3**  
of 12

# 19-1090 - Cannon Beach

Jan 13, 2023 9:30am S:\Projects\2019-1090\Planning\Drawings\Parking Plan\19-1090 - PE04.dwg



NORTH WEST COR., SEC. 19  
FD. 3" MCHD BCHH

WARNER ROAD

NORTH QUARTER COR., SEC. 19  
FD. 2" AC ON REBAR

POWER ROAD

RETAIL A  
8,580 SF

RETAIL B  
8,580 SF

RETAIL C  
8,580 SF

RETAIL D  
8,580 SF

WAVE LAGOON

ENTRY  
BLDG.  
4,141 SF

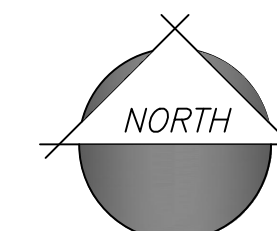
INDUSTRIAL / FLEX SPACE / COMMERCIAL  
122,771 SF

BEACH

BEACH

NUNNELY ROAD

WEST QUARTER COR., SEC. 19  
FD. 3" TOG BCHH



80 0 80 160  
scale: 1" = 80' feet

### PARKING SUMMARY

REQUIRED PARKING:	
GENERAL OFFICE (1 PER 375 SF)	11 SPACES (4,141 SF)
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	125 SPACES (34,320 SF)
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,771 SF)
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)
<b>TOTAL</b>	<b>529 SPACES</b>

PROVIDED PARKING:	
ADA SPACES	38 SPACES (11 VAN)
SURFACE SPACES	519 SPACES
<b>TOTAL SPACES</b>	<b>557 SPACES</b>

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Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
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Project:

**Cannon Beach**  
Mesa, Arizona

Revisions:

DATE	DESCRIPTION	BY
SEPTEMBER 19, 2023	1ST AMENDMENT SUB.	
JANUARY 16, 2023	2ND AMENDMENT SUB.	

Designer:

DCH

Drawn by:

DCH

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Construction  
Or  
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Job No.

19-1090

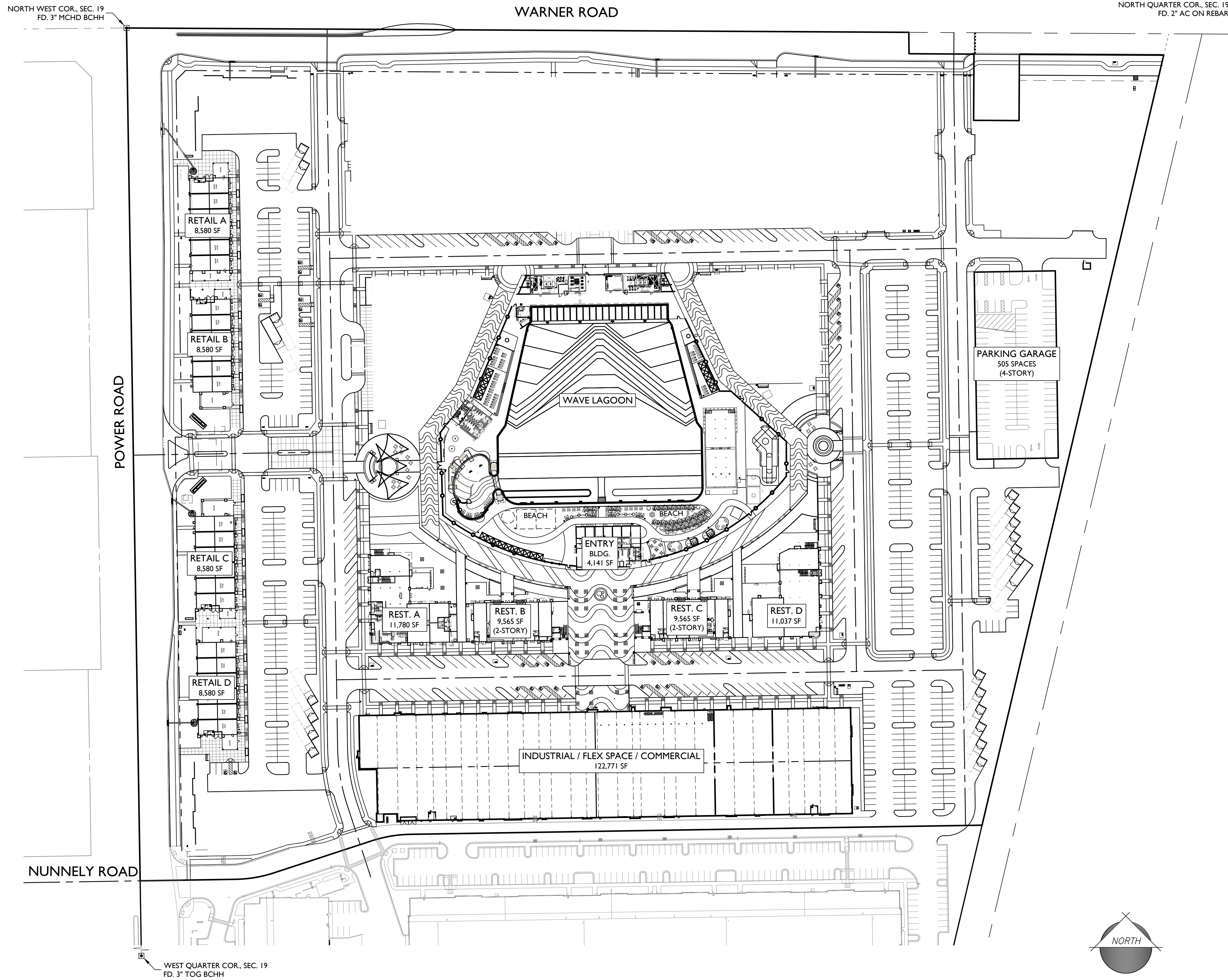
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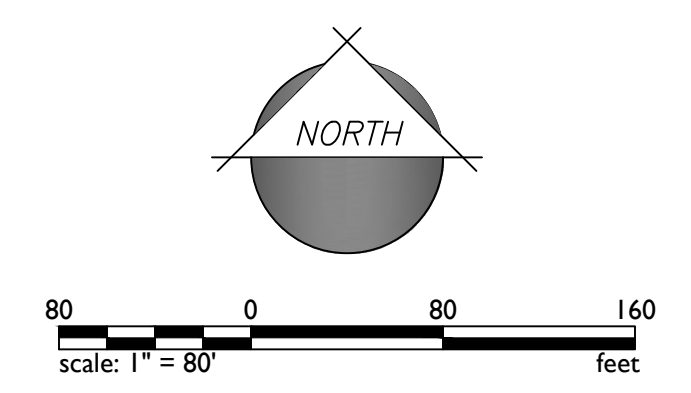
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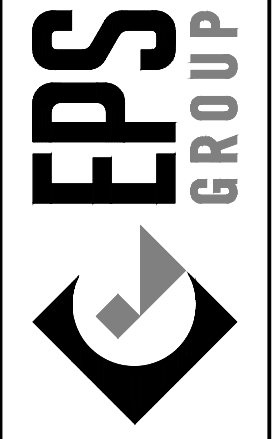


**PARKING SUMMARY**

REQUIRED PARKING:		
GENERAL OFFICE (1 PER 375 SF)	11 SPACES (4,141 SF)	
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	125 SPACES (34,320 SF)	
RESTAURANT		
INDOOR SEATING AREA (1 PER 75 SF)	383 SPACES (28,744 SF)	
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)	
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,771 SF)	
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)	
<b>TOTAL</b>	<b>961 SPACES</b>	
<b>PROVIDED PARKING:</b>		
ADA SPACES	38 SPACES (11 VAN)	
SURFACE SPACES	519 SPACES	
GARAGE SPACES	505 SPACES	
<b>TOTAL SPACES</b>	<b>1,062 SPACES</b>	



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



Cannon Beach  
Mesa, Arizona  
Phased Parking Plan (Phase 5)

Project: \_\_\_\_\_

Revisions:

DATE	DESCRIPTION
SEPTEMBER 19, 2022 - 1ST AMENDMENT SUB.	
JANUARY 16, 2023 - 2ND AMENDMENT SUB.	



Designer: DCH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**19-1090**

**PE05**

Sheet No.  
**5**  
of 12



# 19-1090 - Cannon Beach

Jan 13, 2023 9:32am S:\Projects\2019-1090\Planning\Drawings\Parking Plan\19-1090 - PE06.dwg

NORTH WEST COR., SEC. 19  
FD. 3" MCHD BCHH

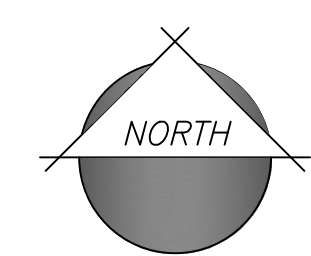
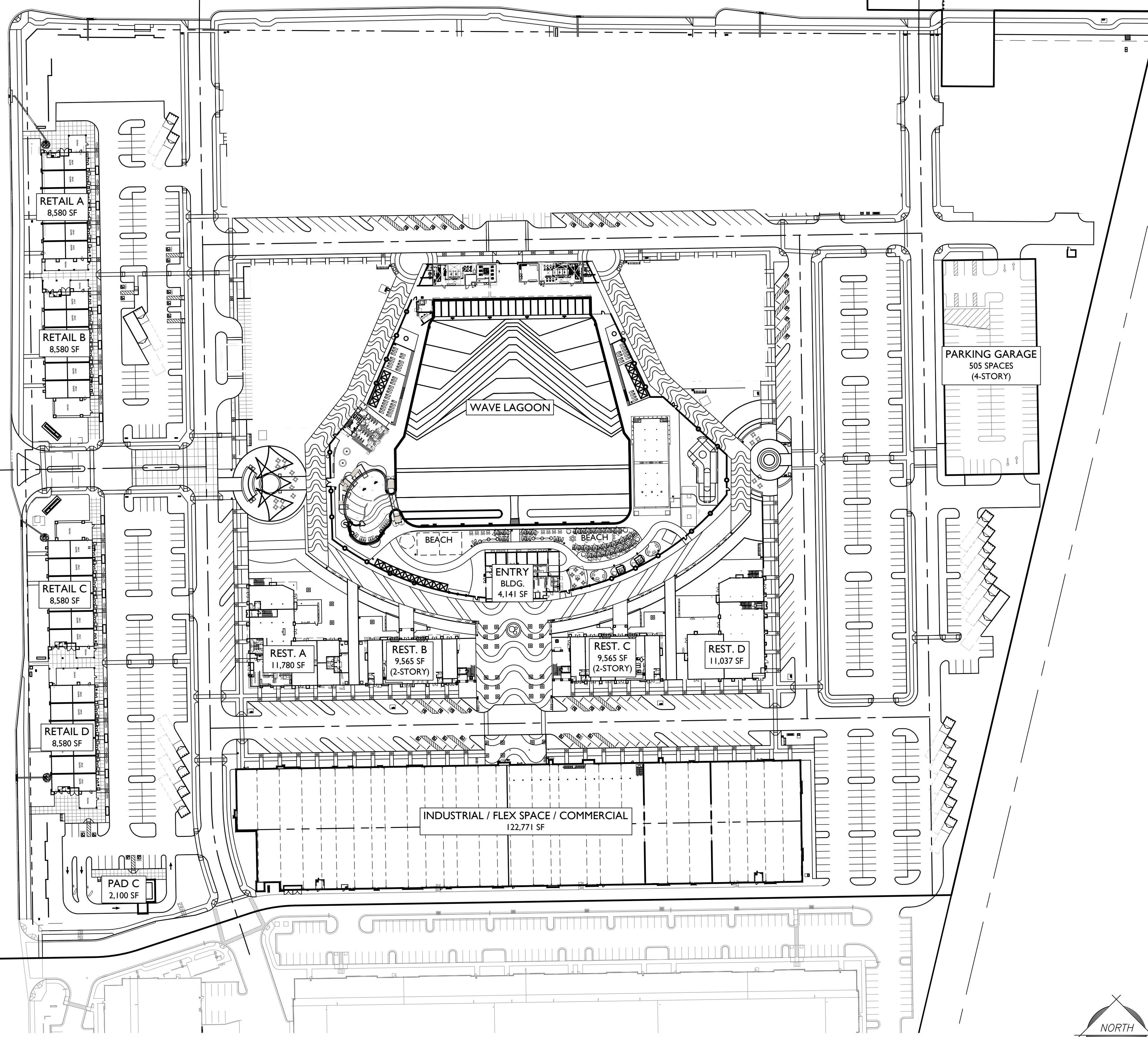
WARNER ROAD

NORTH QUARTER COR., SEC. 19  
FD. 2" AC ON REBAR

POWER ROAD

NUNNELY ROAD

WEST QUARTER COR., SEC. 19  
FD. 3" TOG BCHH

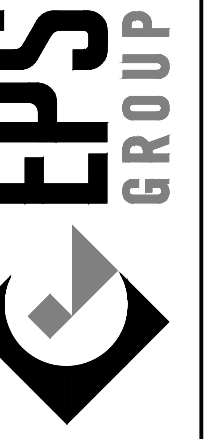


80 0 80 160  
scale: 1" = 80' feet

## PARKING SUMMARY

REQUIRED PARKING:	
GENERAL OFFICE (1 PER 375 SF)	11 SPACES (4,141 SF)
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	125 SPACES (34,320 SF)
RESTAURANT	
INDOOR AREA (1 PER 75 SF)	383 SPACE (28,744 SF)
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)
DRIVE-THRU RESTAURANT (1 PER 100 SF)	21 SPACES (2,100 SF)
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,771 SF)
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)
<b>TOTAL</b>	<b>982 SPACES</b>
PROVIDED PARKING:	
ADA SPACES	40 SPACES (12 VAN)
SURFACE SPACES	526 SPACES
GARAGE SPACES	505 SPACES
<b>TOTAL SPACES</b>	<b>1,071 SPACES</b>

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Cannon Beach  
Mesa, Arizona  
Phased Parking Plan (Phase 6)

Project:  
Revisions:  
SEPTEMBER 19, 2023 - 1ST AMENDMENT SUB.  
JANUARY 16, 2023 - 2ND AMENDMENT SUB.



Designer: DCH  
Drawn by: DCH

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Not For  
Construction  
Or  
Recording

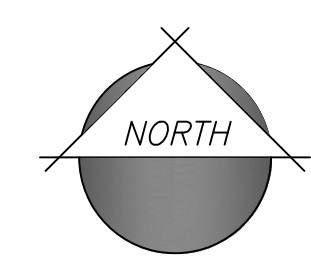
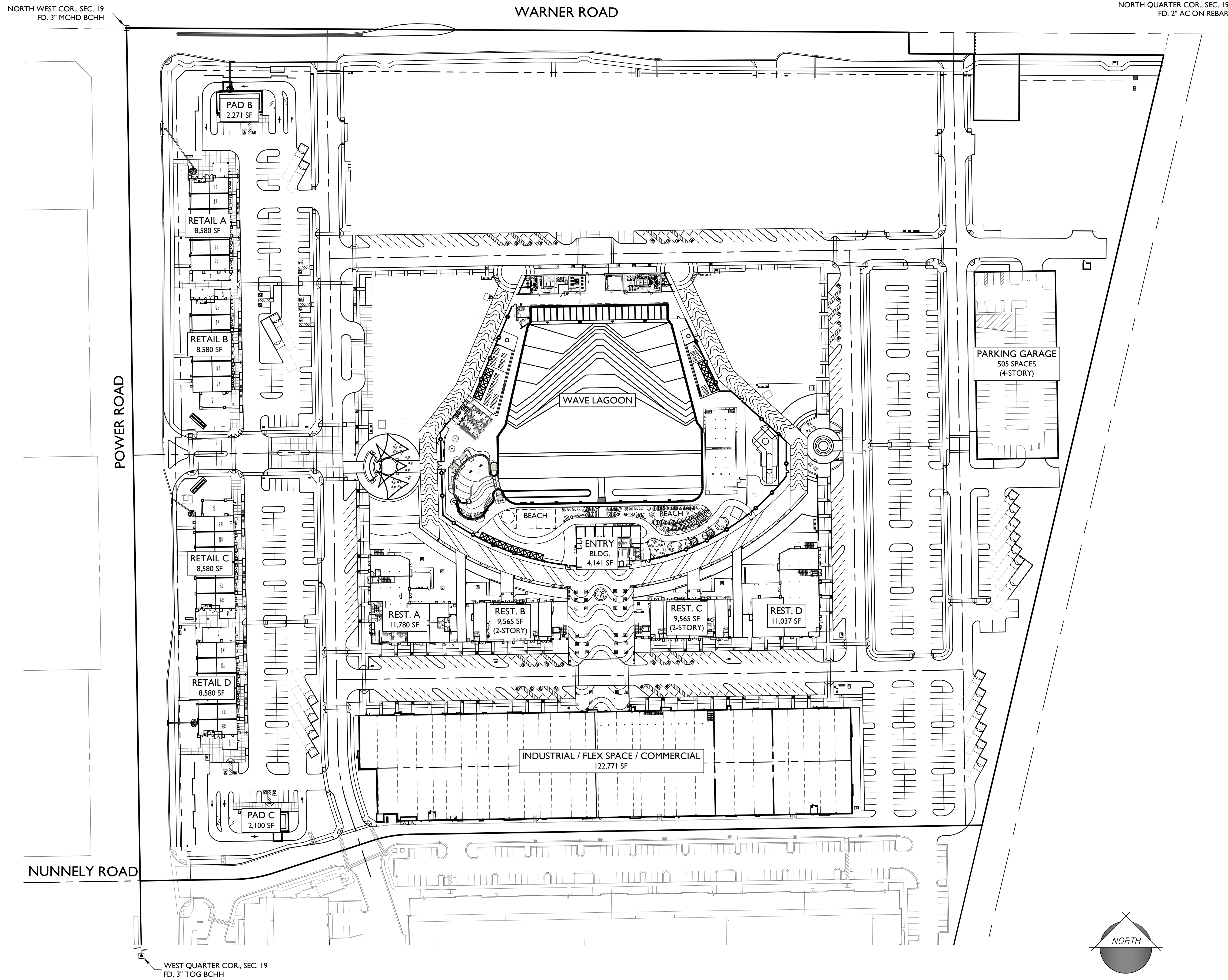
Job No.  
**19-1090**

PE06

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**6**  
of 12

# 19-1090 - Cannon Beach

Jan 13, 2023 9:33am S:\Projects\2019-1090\Planning\Drawings\Parking Plan\19-1090 - PE07.dwg

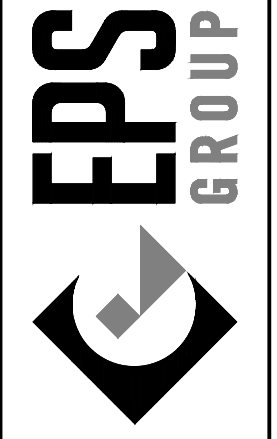


80 0 80 160  
scale: 1" = 80' feet

**PARKING SUMMARY**

REQUIRED PARKING:	
GENERAL OFFICE (1 PER 375 SF)	11 SPACES (4,141 SF)
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	125 SPACES (34,320 SF)
RESTAURANT	
INDOOR AREA (1 PER 75 SF)	383 SPACE (28,744 SF)
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)
DRIVE-THRU RESTAURANT (1 PER 100 SF)	44 SPACES (4,371 SF)
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,771 SF)
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)
<b>TOTAL</b>	<b>1,005 SPACES</b>
PROVIDED PARKING:	
ADA SPACES	42 SPACES (13 VAN)
SURFACE SPACES	532 SPACES
GARAGE SPACES	505 SPACES
<b>TOTAL SPACES</b>	<b>1,079 SPACES</b>

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Cannon Beach  
Mesa, Arizona  
Phased Parking Plan (Phase 7)

Project: \_\_\_\_\_

Revisions:

DATE	DESCRIPTION
SEPTEMBER 19, 2022 - 1ST AMENDMENT SUB.	
JANUARY 16, 2023 - 2ND AMENDMENT SUB.	



Designer: DCH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

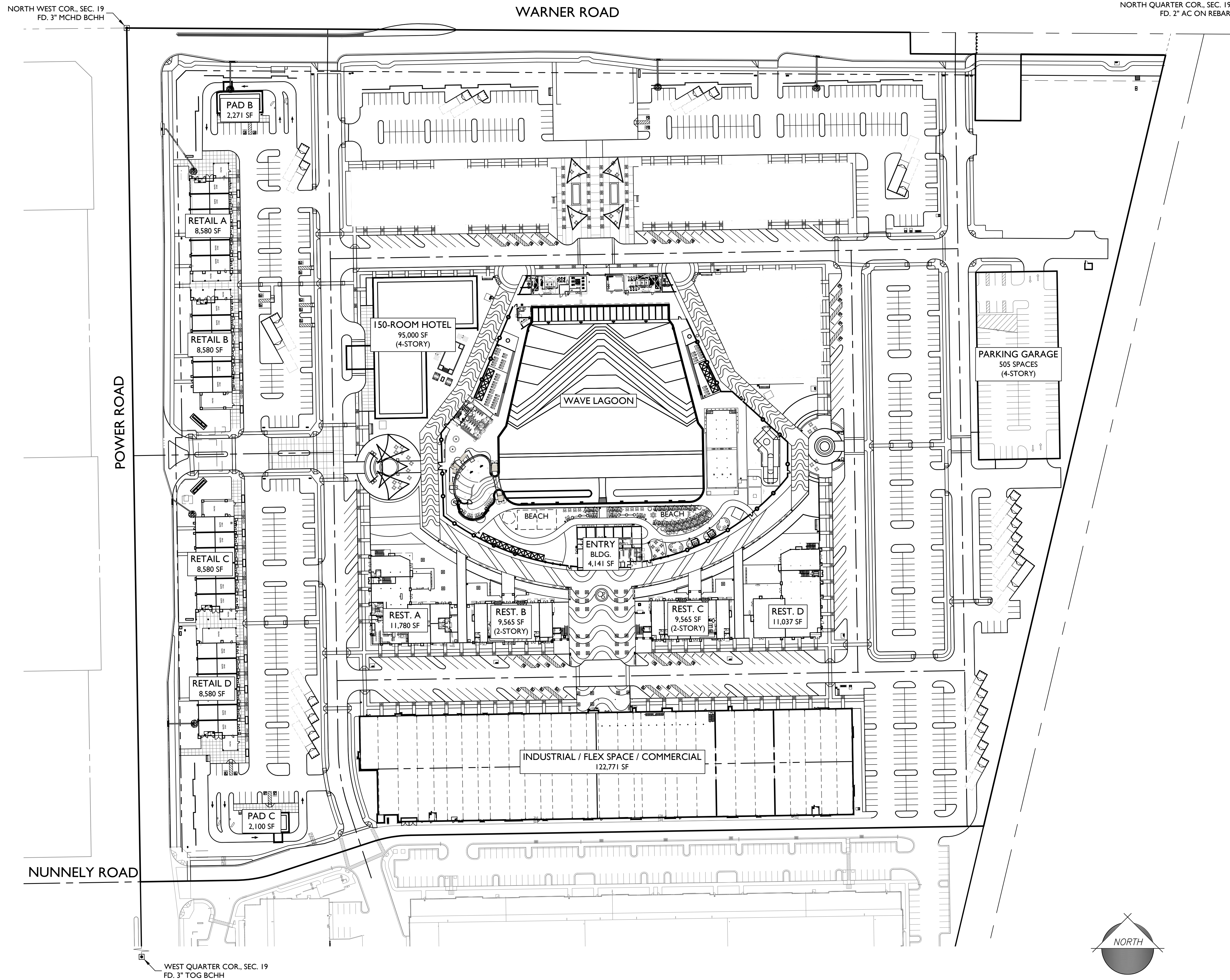
Job No.  
**19-1090**

PE07

Sheet No.  
**7**  
of 12

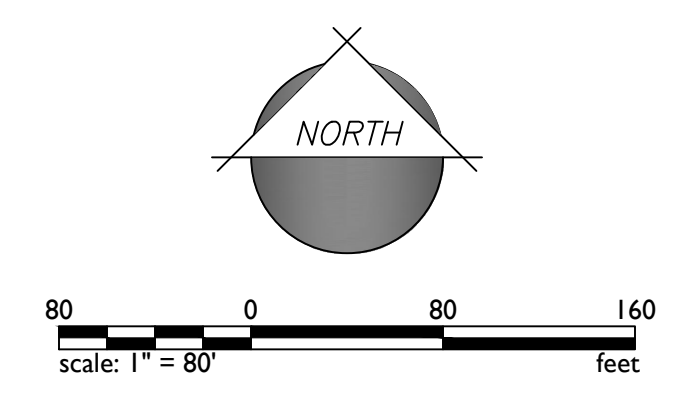
# 19-1090 - Cannon Beach

Jan 13, 2023 9:34am S:\Projects\2019-1090\Planning\Drawings\Parking Plan\19-1090 - PE08.dwg



### PARKING SUMMARY

REQUIRED PARKING:		
GENERAL OFFICE (1 PER 375 SF)	11 SPACES (4,141 SF)	
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	125 SPACES (34,320 SF)	
HOTEL (1 PER ROOM)	150 SPACES (150 ROOMS)	
RESTAURANT		
INDOOR AREA (1 PER 75 SF)	383 SPACE (28,744 SF)	
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)	
DRIVE-THRU RESTAURANT (1 PER 100 SF)	44 SPACES (4,371 SF)	
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,771 SF)	
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)	
<b>TOTAL</b>	<b>1,155 SPACES</b>	
<b>PROVIDED PARKING:</b>		
ADA SPACES	44 SPACES (14 VAN)	
SURFACE SPACES	721 SPACES	
GARAGE SPACES	505 SPACES	
<b>TOTAL SPACES</b>	<b>1,270 SPACES</b>	



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**Cannon Beach**  
Mesa, Arizona

**Phased Parking Plan (Phase 8)**

SEPTEMBER 19, 2023 - 1ST AMENDMENT SUB.  
JANUARY 16, 2023 - 2ND AMENDMENT SUB.

Project:

Revisions:

Call at least two full working days before any modifications.

Design: DCH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**19-1090**

PE08

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**8**  
of 12

# 19-1090 - Cannon Beach

Jan 13, 2023 9:35am S:\Projects\2019-1090\Planning\Drawings\Parking Plan\19-1090 - PE09.dwg

NORTH WEST COR., SEC. 19  
FD. 3" MCHD BCHH

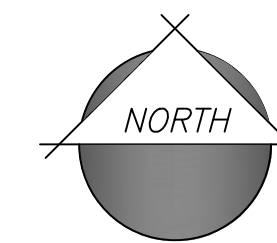
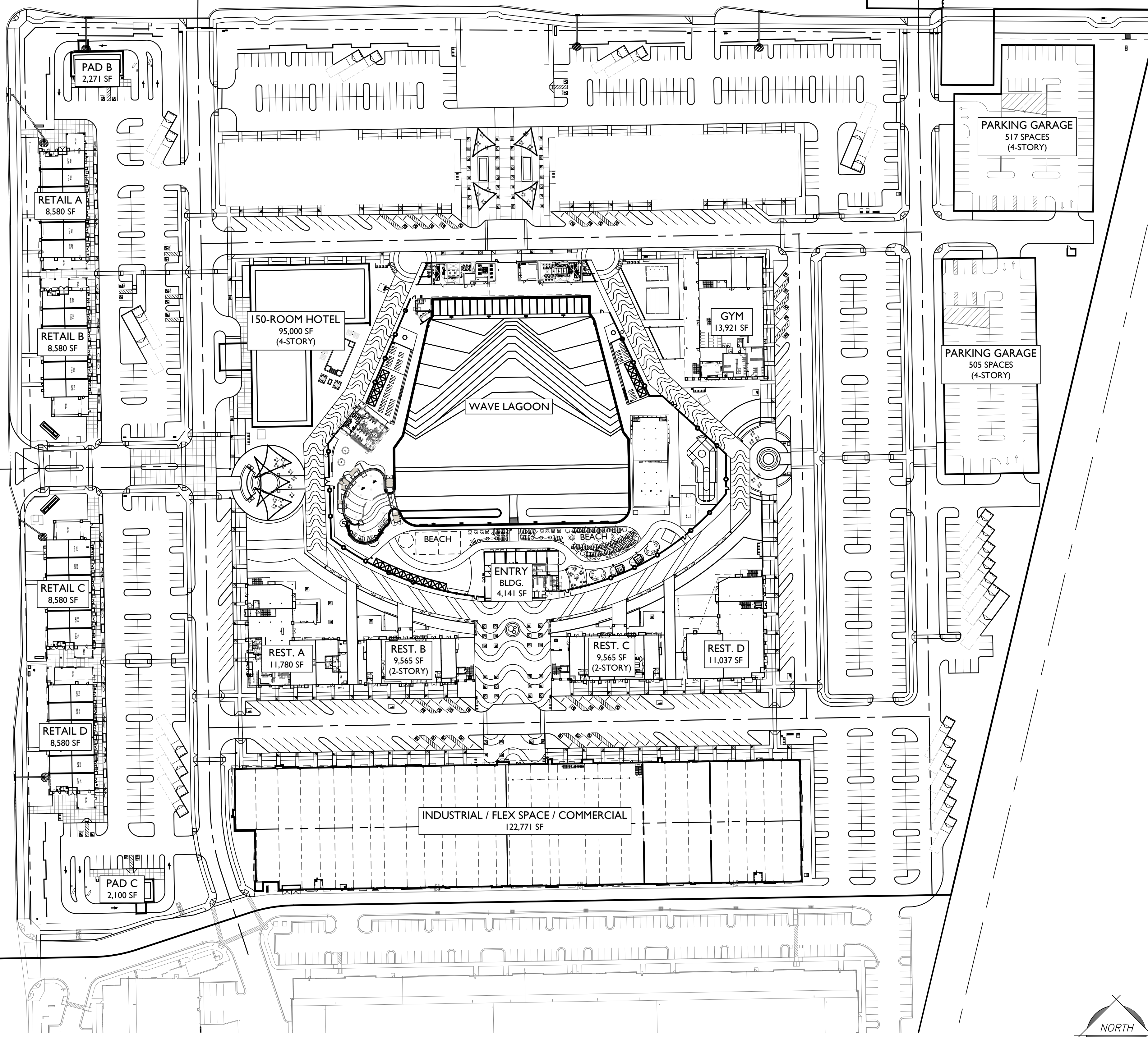
WARNER ROAD

NORTH QUARTER COR., SEC. 19  
FD. 2" AC ON REBAR

POWER ROAD

NUNNELY ROAD

WEST QUARTER COR., SEC. 19  
FD. 3" TOG BCHH



80 0 80 160  
scale: 1" = 80' feet

## PARKING SUMMARY

REQUIRED PARKING:	
GENERAL OFFICE (1 PER 375 SF)	11 SPACES (4,141 SF)
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	125 SPACES (34,320 SF)
HOTEL (1 PER ROOM)	150 SPACES (150 ROOMS)
RESTAURANT	
INDOOR AREA (1 PER 75 SF)	383 SPACE (28,744 SF)
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)
DRIVE-THRU RESTAURANT (1 PER 100 SF)	44 SPACES (4,371 SF)
GYM (1 PER 100 SF)	139 SPACES (13,921 SF)
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,771 SF)
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)
<b>TOTAL</b>	<b>1,294 SPACES</b>
<b>PROVIDED PARKING:</b>	
ADA SPACES	44 SPACES (14 VAN)
SURFACE SPACES	721 SPACES
GARAGE SPACES	1,022 SPACES
<b>TOTAL SPACES</b>	<b>1,787 SPACES</b>

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Cannon Beach  
Mesa, Arizona  
Phased Parking Plan (Phase 9)

Project:   
Revisions:   
SEPTEMBER 19, 2023 - 1ST AMENDMENT SUB.   
JANUARY 16, 2023 - 2ND AMENDMENT SUB.



Designer: DCH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**19-1090**

PE09

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Jan 13, 2023 9:36am S:\Projects\2019-1090\Planning\Drawings\Parking Plan\19-1090 - PE10.dwg

NORTH WEST COR., SEC. 19  
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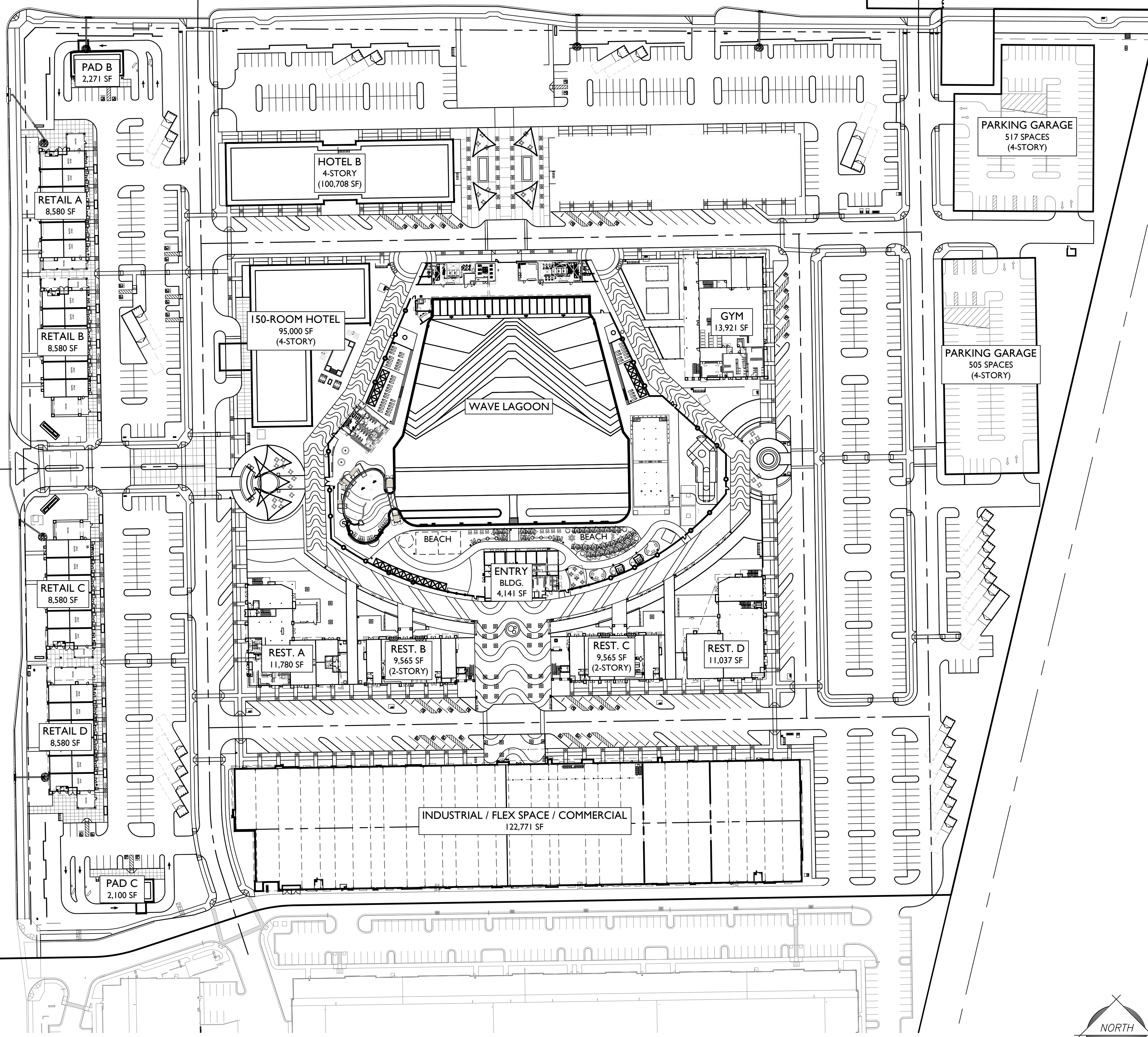
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FD. 2" AC ON REBAR

POWER ROAD

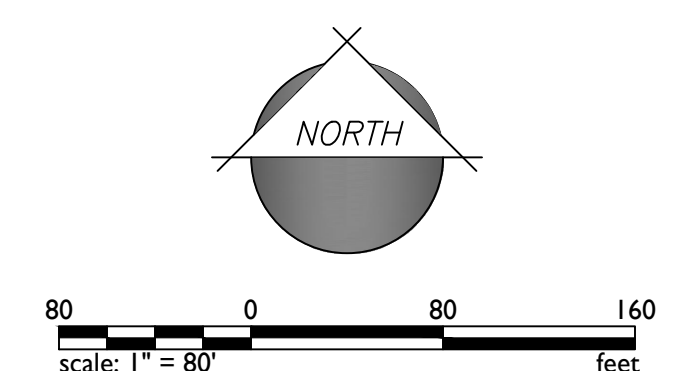
NUNNELY ROAD

WEST QUARTER COR., SEC. 19  
FD. 3" TOG BCHH



## PARKING SUMMARY

REQUIRED PARKING:	
GENERAL OFFICE (1 PER 375 SF)	11 SPACES (4,141 SF)
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	125 SPACES (34,320 SF)
HOTEL (1 PER ROOM)	300 SPACES (300 ROOMS)
RESTAURANT	
INDOOR AREA (1 PER 75 SF)	383 SPACE (28,744 SF)
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)
DRIVE-THRU RESTAURANT (1 PER 100 SF)	44 SPACES (4,371 SF)
GYM (1 PER 100 SF)	139 SPACES (13,921 SF)
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,771 SF)
RECREATION AREA (65 PER AC)	257 SPACES (3,95 AC)
<b>TOTAL</b>	<b>1,444 SPACES</b>
<b>PROVIDED PARKING:</b>	
ADA SPACES	44 SPACES (14 VAN)
SURFACE SPACES	721 SPACES
GARAGE SPACES	1,022 SPACES
<b>TOTAL SPACES</b>	<b>1,787 SPACES</b>



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Cannon Beach  
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Phased Parking Plan (Phase 10)

Project: \_\_\_\_\_

Revisions:

DATE	DESCRIPTION
SEPTEMBER 19, 2023 - 1ST AMENDMENT SUB.	
JANUARY 16, 2023 - 2ND AMENDMENT SUB.	



Designer: DCH  
Drawn by: DCH

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Or  
Recording

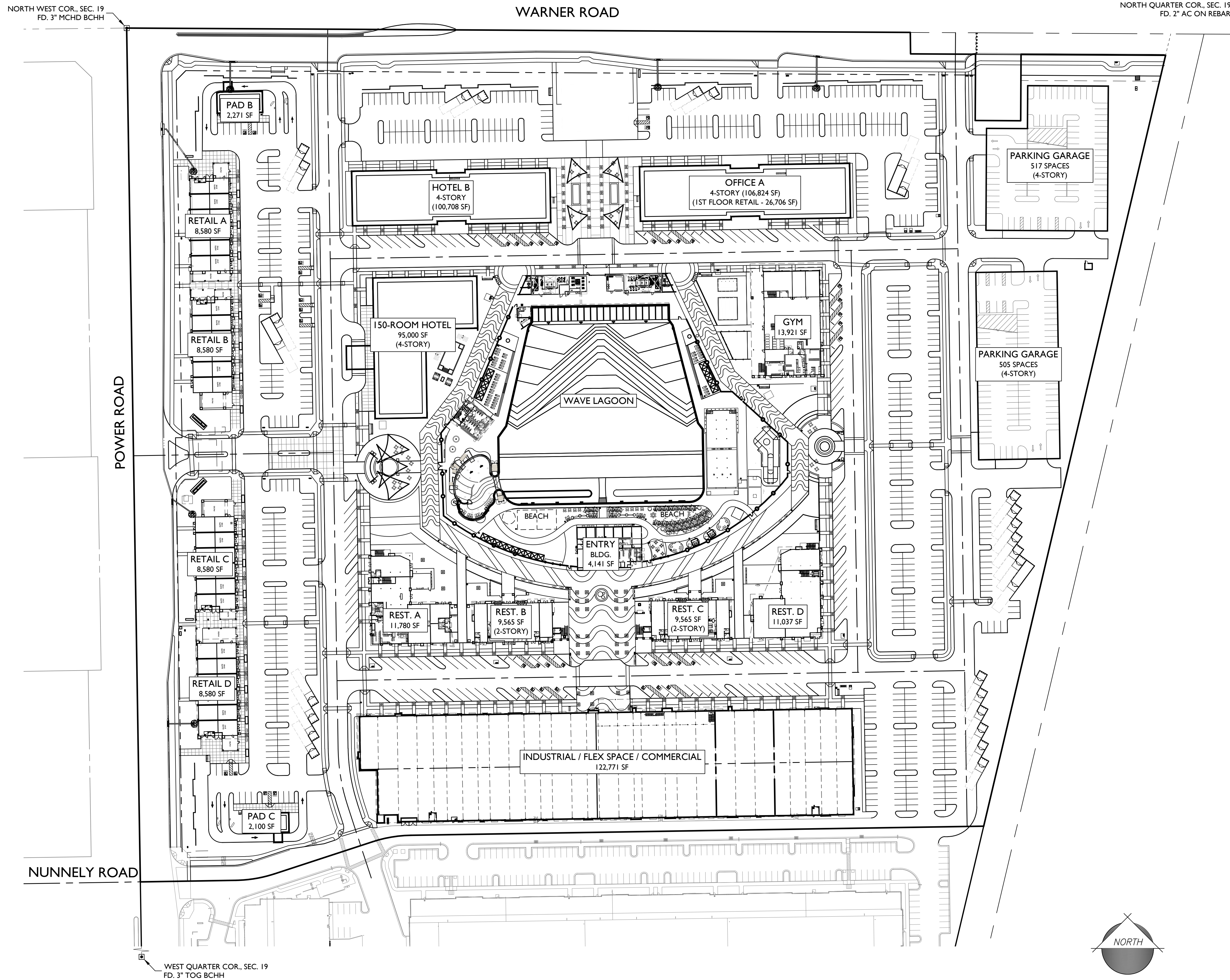
Job No.  
**19-1090**

PE10

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**10**  
of 12

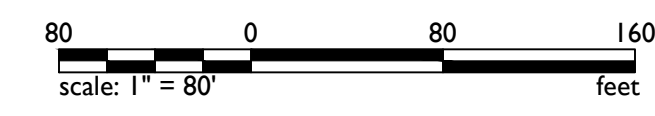
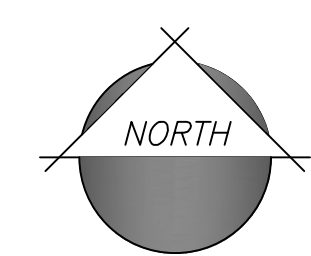
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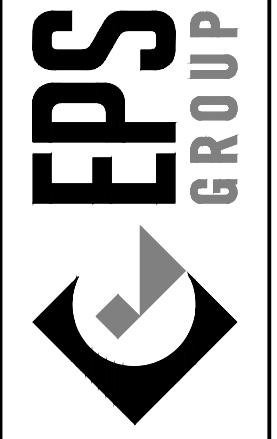


**PARKING SUMMARY**

REQUIRED PARKING:		
GENERAL OFFICE (1 PER 375 SF)	225 SPACES (84,259 SF)	
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	222 SPACES (61,026 SF)	
HOTEL (1 PER ROOM)	300 SPACES (300 ROOMS)	
RESTAURANT		
INDOOR AREA (1 PER 75 SF)	383 SPACE (28,744 SF)	
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)	
DRIVE-THRU RESTAURANT (1 PER 100 SF)	44 SPACES (4,371 SF)	
GYM (1 PER 100 SF)	139 SPACES (13,921 SF)	
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,771 SF)	
RECREATION AREA (65 PER AC)	257 SPACES (3.95 AC)	
<b>TOTAL</b>	<b>1,755 SPACES</b>	
PROVIDED PARKING:		
ADA SPACES	44 SPACES (14 VAN)	
SURFACE SPACES	721 SPACES	
GARAGE SPACES	1,022 SPACES	
<b>TOTAL SPACES</b>	<b>1,787 SPACES</b>	



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Cannon Beach  
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Phased Parking Plan (Phase I I)

Project: \_\_\_\_\_

Revisions:

DATE	DESCRIPTION
SEPTEMBER 19, 2023 - 1ST AMENDMENT SUB.	
JANUARY 16, 2023 - 2ND AMENDMENT SUB.	



Designer: DCH  
Drawn by: DCH

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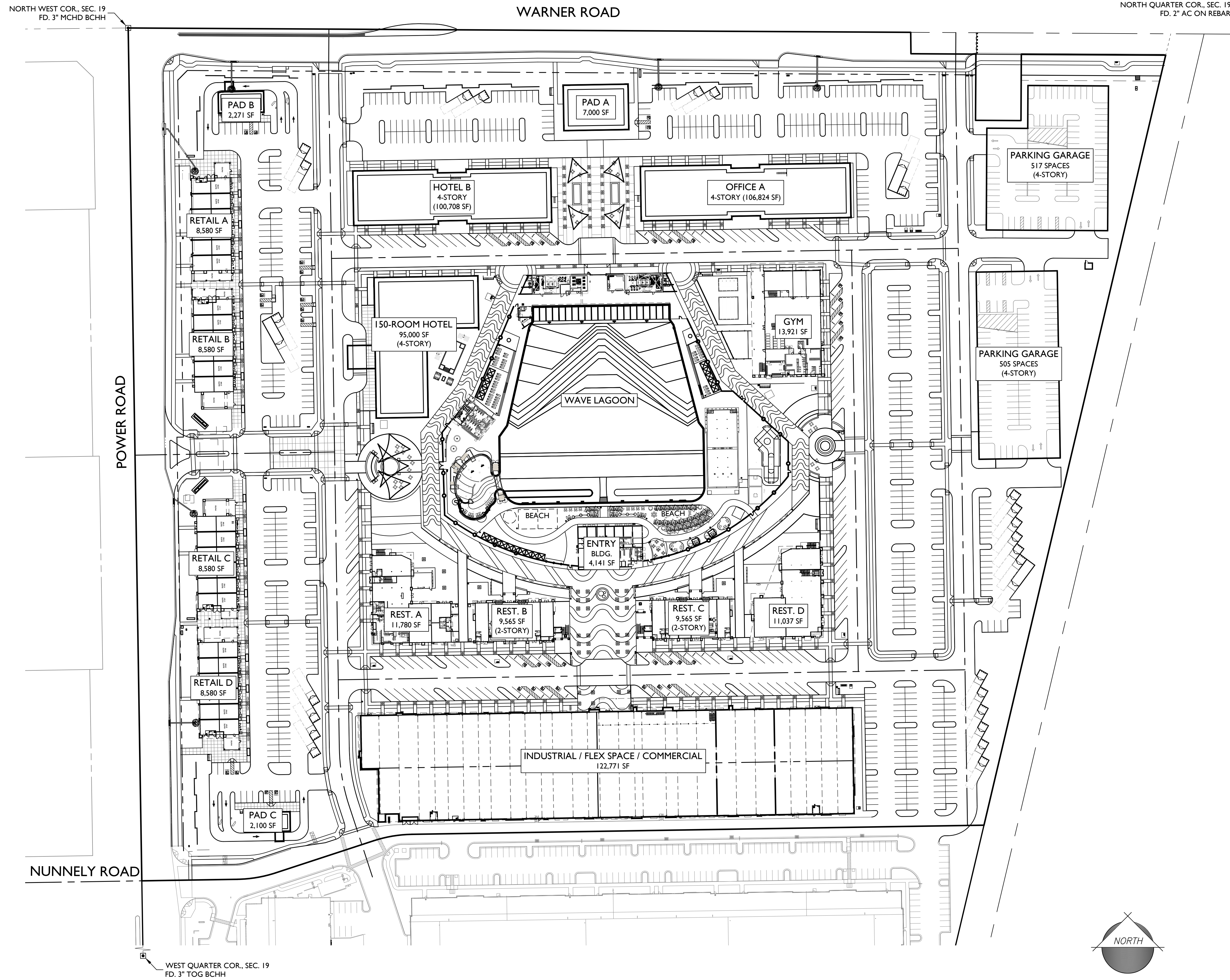
Job No.  
**19-1090**

PE I I

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of **12**

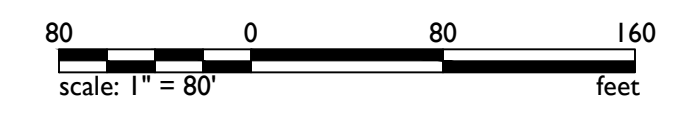
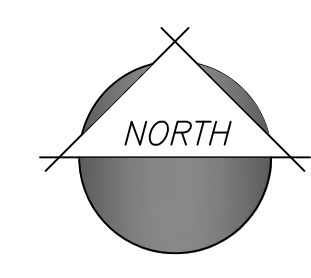
# 19-1090 - Cannon Beach

Jan 13, 2023 9:38am S:\Projects\2019-1090\Planning\Drawings\Parking Plan\19-1090 - PE12.dwg

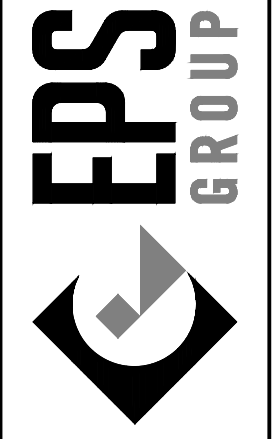


**PARKING SUMMARY**

REQUIRED PARKING:	
GENERAL OFFICE (1 PER 375 SF)	225 SPACES (84,259 SF)
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF)	247 SPACES (68,026 SF)
HOTEL (1 PER ROOM)	300 SPACES (300 ROOMS)
RESTAURANT	
INDOOR AREA (1 PER 75 SF)	383 SPACE (28,744 SF)
OUTDOOR SEATING AREA (1 PER 200 SF)	49 SPACES (9,872 SF)
DRIVE-THRU RESTAURANT (1 PER 100 SF)	44 SPACES (4,371 SF)
GYM (1 PER 100 SF)	139 SPACES (13,921 SF)
WAREHOUSE (1 PER 900 SF)	136 SPACES (122,771 SF)
RECREATION AREA (65 PER AC)	257 SPACES (3,95 AC)
<b>TOTAL</b>	<b>1,780 SPACES</b>
PROVIDED PARKING:	
ADA SPACES:	44 SPACES (14 VAN)
SURFACE SPACES:	721 SPACES
GARAGE SPACES:	1,022 SPACES
<b>TOTAL SPACES:</b>	<b>1,787 SPACES</b>



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Project: \_\_\_\_\_

Revisions:

DATE	DESCRIPTION
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Design: DCH  
Drawn by: DCH

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**19-1090**

**PE12**

Sheet No.  
**12**  
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