



December 9, 2024

**City of Mesa**

55 N Center St.  
Mesa, AZ 85201

Project Name: 202 RV Valet Storage Expansion

ZON24-00525, DRB24-00524

To Whom it may concern,

The proposed project is to expand the existing RV Storage business onto the northwest portion of the site. This portion of the site is known as APN 218-41-280G and is zoned GC, which matches the zoning of the associated parcels that house the existing 202 RV Valet Storage business. The expansion will include a boat storage building, enclosed RV storage units, and covered RV storage stalls. Existing facilities on site will be shared among the existing building and the expansion buildings.

The site is 100,233 SF (2.30 acres) and will contain approximately 27,000 SF of boat storage, 26,500 SF of enclosed RV storage, and 8,600 SF of covered RV storage. The building coverage is 50% and the lot coverage is 96%. The development of this corner will complete the vision of this collection of properties as a go-to center for boat and RV storage and renovation needs.

Please contact me at (480) 580-1116 should you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dane Astle", with a stylized flourish at the end.

**Dane Astle, AIA, LEED AP BD+C**  
*Principal Architect - Owner*  
EDIFICE LLC

**EDIFICE**

922 N. Gilbert Rd, Suite 103  
Mesa, AZ 85203  
T 480.580.1116

## Alternative Compliance Request:

The alternative compliance requests listed below relating to the site focus on developing a forward-facing, urban approach to the building that provides close proximity to the street.

- Per Section 11-6-3 of the MZO, the maximum lot coverage for the GC zoning district is 80%. Lot coverage is defined in Chapter 87 of the MZO, as the area of a lot that is covered with impervious surfaces, such as buildings, patios or decks with roofs, carports, parking lots or any other type of structure.
- Per Section 11-30-9(H) of the MZO, parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping.
  - Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.
  - Screen walls shall be composed of brick, stone, stucco, or other quality durable material that complements the theme of the project and shall include a decorative cap or top finish as well as edge detail at wall ends.
- Per Section 11-32-4(A) of the MZO, parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be setback at least 50 feet from the property line abutting the street.

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Development Standard:	Proposed:	Comments:
Lot Coverage: 80%	94%	The Phase 3 site comes in at 96% lot coverage (96,316 SF / 100,233 SF) but when combined with Phase 1 and Phase 2, it comes in at a lower 90% lot coverage (608,794 SF / 674,840 SF). With the nature of the business being operated here, there needs to be plenty of paved vehicular movement area for the driving and maneuvering of RVs and boat trailers. Where possible, open space has been provided and has been focused more toward the public side of the projects to offer landscaped areas for passersby.
Drive Aisle Screening: Masonry, Berms, Landscaping	8' tall CMU wall	In order to maintain the existing mature landscaping, the disruption of the site wall along the street frontage is being minimized while still navigating around the existing ADOT culvert.
Drive Aisle Screening: vary in height from 32" - 40" and offset by at least 24" at intervals of no more than 50'	8' tall, minimal offsets	
Drive Aisle Screening: composed of quality durable materials and include top finish and edge detail	8' Tall CMU Fence with 6' tall CMU and 2' Tall Wrought Iron Fence Topper in select locations	
Main Drive Aisle Setback: Minimum 50' from Property Line	15'	The north drive aisle is a secondary aisle and is not intended for regular cross-traffic usage. The intent is that most traffic will enter through the gate access to Phase 1 and then access Phase 3 from the northwest corner of Phase 1 (southwest corner of Phase 3). The other Phase 3 gates being proposed will be used

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		primarily for exiting.
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## Deviation Request:

The deviation requests listed below relating to the building materials focus on developing a forward-facing, urban approach to the building that provides detailing to the street-facing sides of the buildings. Given the limited number of visitors to the back of the site, a more conservative design was provided on the east, south and west elevations. This allowed for more striking design moves on the north facade. The proposed design uses a variety of materials that give this building a nice aesthetic from East Main Street. The vertical articulation of parapet heights and material changes enhances the design.

- Vary building height, providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane and orientation. Flat roofs or facades with a horizontal eave, fascia or parapet in excess of 100 feet in length must provide vertical modulation. The minimum vertical modulation is 2 feet or 1/10 multiplied by the wall height, not to exceed 1/3 of the height of the supporting wall. Please ensure that the proposed elevations meet this requirement.
- Per Section 11-6-3(B)(5) of the MZO, buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, architectural metals, natural and synthetic stone, stucco and synthetic stucco, and glazing.
  - To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.
  - No more than fifty percent (50%) of the total façade may be covered with one (1) single material.

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Development Standard:	Proposed:	Comments:
Varied Building Height (Building A and Building B): at least two (2) changes in height at not less than 2'-0"	Zero (0) changes in height	The North Elevation of Building A varies in parapet by 2'-0" four times across the overall a 238'-10" span. The portion of Building A set back 50' from the front / north elevation does not have any changes in parapet height as to maintain consistency with the Phase 2 Building to the east of this site. Additionally, Building B against the west property line does not have any parapet height changes as to maintain consistency with the Phase 1 building that it abuts to the south.
Different and Distinct Materials (Building B, West Elevation): at least three (3) materials	at least two (2) materials	Most of the building elevations incorporate at least three different and distinct materials. The West Elevation of Building B contains only two materials. Although below the Design Standard, it elevates the material quantity shown on the buildings on the Phase 1 site.
Facade Material Quantity (Building A, West Elevation): <50%	57% (MTL)	<p>The two buildings contain some of the following materials:</p> <ul style="list-style-type: none"> <li>● CMU1 - gray CMU with black tooled grout joints</li> <li>● CMU2 - black CMU with black tooled grout joints</li> <li>● MTL - pre-engineered metal building</li> </ul>
Facade Material Quantity (Building A, South Elevation): <50%	73% (MTL)	
Facade Material Quantity (Building A,	57% (MTL)	

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East Elevation): <50%		cladding <ul style="list-style-type: none"> <li>• CHN - channel cladding</li> <li>• DOORS - metal roll-up and man doors</li> </ul> The quantity of the materials are focused on the North Elevation of Building A as this is the public-facing side of the project. The other elevations, while still containing multiple materials, have one material in excess of the Design Standard. This is similar to the material variance of the building on the Phase 2 site.
Facade Material Quantity (Building B, East Elevation): <50%	54% (DOORS)	
Facade Material Quantity (Building B, North Elevation): <50%	84% (CMU1)	
Facade Material Quantity (Building B, West Elevation): <50%	97% (CMU1)	

## CUP Compliance Conformance:

The project site is zoned General Commercial with a Planned Area Development overlay (GC-PAD). Per Section 11-6-2 of the MZO, a boat and RV storage facility is permitted in the GC district through the approval of a Council Use Permit (CUP).

A CUP is a discretionary permit issued by the City Council after review and recommendation by the Planning and Zoning Board. A CUP shall only be granted if the approving body determines that the proposed project conforms to all of the following criteria:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies.

**Response:** This is the final phase of a three phase project to create a campus for RV and boat storage, renovation, and repair. This project use is consistent with the surrounding uses and conforms with the General Plan and the City Plan and Codes.

2. The 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.

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**Response:** As this project completes this campus concept for the adjoining sites, it will work in conjunction with the portions of the site already in operation.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City.

**Response:** This project will fall into place with its surrounding of vehicular and storage business in the area. It will not bring any new traffic to the area that isn't already in place.

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

**Response:** This project is not adding any additional load to the existing infrastructure already in place. The facilities already on site in the Phase 2 portion of the campus will be serving this phase of the project.

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CITY OF MESA NOTES

1. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)2
2. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER / OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-2(I) 2&3
3. LANDSCAPE SHALL BE MAINTAINED USING A "NATURAL" MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4
4. ALL TREES AND SHRUBS LOCATED IN THE LINE -OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.
5. REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-3(A)
6. BACKFLOW PREVENTER 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTER LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.

PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH AND PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, AND INCIDENTALS NECESSARY TO INSTALL ALL LANDSCAPE MATERIALS AS INDICATED ON PLAN OR AS SPECIFIED.
2. ANY AND ALL SUBSTITUTIONS AND/OR FIELD CHANGES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT. ALL PLANTS SHALL MEET A.N.A. SIZE SPECIFICATIONS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTS AND MATERIALS SHOWN ON PLAN. THE QUANTITIES LISTED ON THE PLANT MATERIAL LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY MATERIAL HE DEEMS UNACCEPTABLE.
6. SUBMIT WRITTEN GUARANTEES, 'AS-BUILTS' DRAWINGS AND COMPLETE MAINTENANCE INSTRUCTIONS ON THE CARE AND FEEDING OF THE PLANTS TO THE OWNER'S REPRESENTATIVE.
7. SUBMIT DECOMPOSED GRANITE SAMPLES TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
8. THE LANDSCAPE CONTRACTOR SHALL REVIEW THIS WORK WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING ANY WORK.
9. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO START OF ANY WORK AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR CLARIFICATION. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE FOR A PERIOD OF 90 CALENDAR DAYS FROM DATE OF APPROVED SUBSTANTIAL COMPLETION OF THE PROJECT BY OWNER'S REPRESENTATIVE..
11. GUARANTEE ALL PLANTS TO BE ALIVE AND IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER'S REPRESENTATIVE.
12. ALL WEEDS AND UNWANTED GRASSES SHALL BE TREATED WITH A NON-TOXIC HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND REMOVED. RE-APPLY AS NECESSARY. REMOVE ALL DEBRIS FROM SITE. HERBICIDE SHALL NOT CONTAIN GLYPHOSATE
13. BACKFILL ALL PLANT PITS WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART NITROGENIZED WOOD MULCH.
14. ADD 'AGRIFORM' FERTILIZER TABLETS (20-10-5), AT THE FOLLOWING RATES:  
BOXED PLANTS - 6 TABLETS  
15 GALLON PLANTS - 4 TABLETS  
5 GALLON PLANTS - 4 TABLETS  
1 GALLON PLANTS - 1 TABLETS
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS GROUND COVER AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND NOT IMPAIRED BY OBSTRUCTIONS.
17. FINISH GRADE OF ALL DECOMPOSED GRANITE AREAS, (TOP OF FINISHED MATERIAL), SHALL BE 3/4" BELOW ADJACENT PAVING / CURB.
18. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED.
19. STAKE ALL TREES OUTSIDE ROOTBALL.
20. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
21. REMOVE ALL WASTE MATERIAL AND LEGALLY DISPOSE OF OFF-SITE.
22. THE OWNER'S REPRESENTATIVE SHALL BE GIVEN 4 DAYS NOTICE PRIOR TO THE FOLLOWING:  
- UPON INSTALLATION OF THE IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES  
- AFTER SPOTTING LOCATIONS, BUT PRIOR TO INSTALLING PLANT MATERIAL  
- UPON COMPLETION OF ALL WORK

PLANT LIST

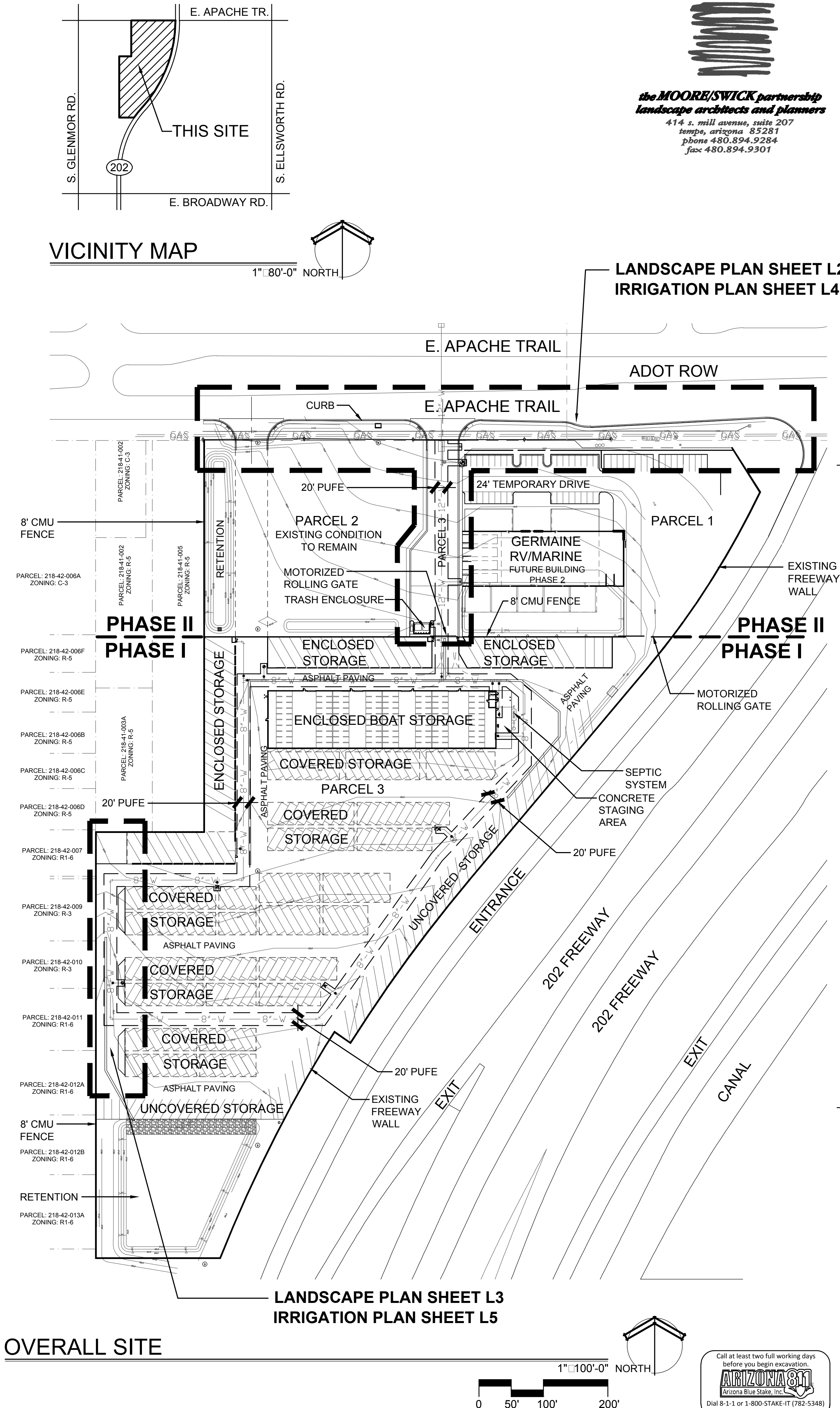
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
	ACACIA SALICINA WILLOW ACACIA	24" BOX	10	7'-8"HX2.5'-3.5"WX1.25"-1.5"CAL.
	CERCIDIUM HYBRID 'AZT' THORNLESS PALO VERDE	36" BOX	9	8'-10"HX5'-7"WX1.75"-2.25"CAL.
	PROSOPIS THORNLESS HYBRID 'AZT' AZT THORNLESS MESQUITE	24" BOX	12	5'-7"HX6'-7"WX1.25"-1.5"CAL.
SHRUBS:				
	AMBROSIA DELTOIDEA TRIANGLE-LEAF BURSAGE	5 GALLON	12	
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	39	
	ENCELIA FARINOSA BRITTLE BUSH	5 GALLON	41	
	JUSTICIA CALIFORNICA CHUPAROSA	5 GALLON	30	
	LARREA TRIDENTATA CREOSOTE	5 GALLON	26	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GALLON	40	
	RUPELLIA PENINSULARIS BAJA RUPELLIA	5 GALLON	80	
ACCENTS / CACTUS:				
	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	5 GALLON	34	3 PAD MIN.
	OPUNTIA FICUS-INDICA INDIAN FIG PRICKLY PEAR	5 GALLON	16	3 PAD MIN.
DECOMPOSED GRANITE:				
AS NOTED	"DATE CREEK GOLD"	3/4" SCREENED		ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE UNLESS OTHERWISE NOTED ON PLAN
	"DATE CREEK GOLD"	1/4" MINUS		AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE FOR DUST CONTROL WHERE SHOWN ON SHEET L3

DUST CONTROL

ALL LANDSCAPE AREAS, RETENTION AREAS, AND 24' TEMPORARY DRIVE SHALL BE TOP DRESSED WITH A 2" MINIMUM LAYER OF 1/4" MINUS 'DATE CREEK GOLD' DECOMPOSED GRANITE FOR DUST CONTROL.

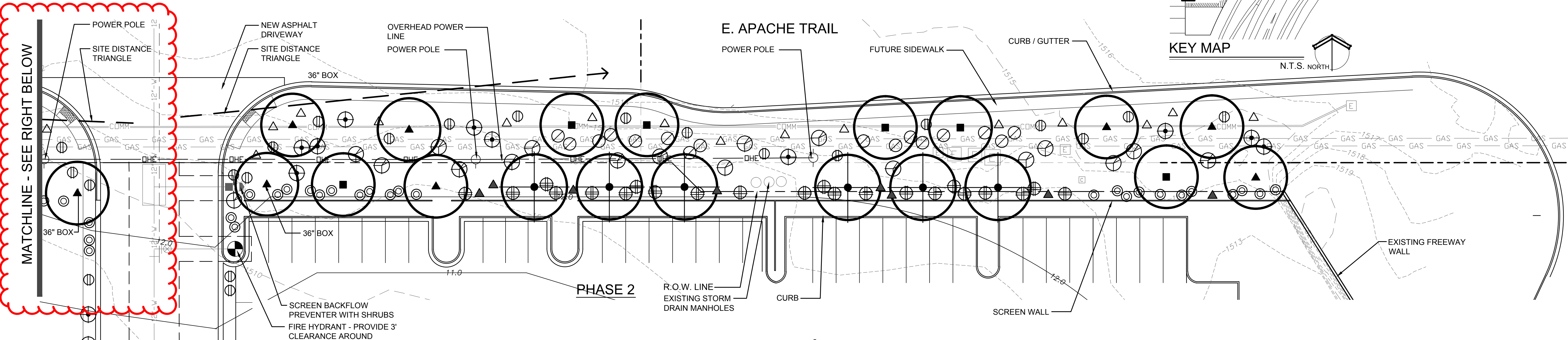
LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
<u>R.O.W.</u>		
TREES: 1 PER 25 L.F. OF STREET FRONTAGE	33	33
SHRUBS: 6 PER 25 L.F. OF STREET FRONTAGE	198	218
<u>PERIMETER LANDSCAPE</u>		
TREES: 3 PER 100 L.F. OF PERIMETER	N/A	N/A
SHRUBS: 20 PER 100 L.F. OF PERIMETER	N/A	N/A
<u>PARKING LOT ISLAND</u>		
TREES: 1 PER PARKING ISLAND	7	9
SHRUBS: 3 PER PARKING ISLAND	21	48
<u>FOUNDATION PLANTING</u>		
TREES: 1 PER 50 L.F. OF BUILDING	N/A	N/A
SHRUBS PROVIDED FOR BUILDING FOUNDATION PLANTING	N/A	N/A
<u>TEMPORARY 5' ENTRY DRIVE LANDSCAPE</u>		
SHRUBS: 1 PER 15 L.F. OF DRIVE	45	52
<u>PLANT SIZES</u>		
TREES 36" BOX (25% STREET FRONTAGE TREES)	9	9
TREES 24" BOX OR LARGER (50% REQUIRED TREES)	20	42
SHRUBS 50% (5 GALLON)	110	318

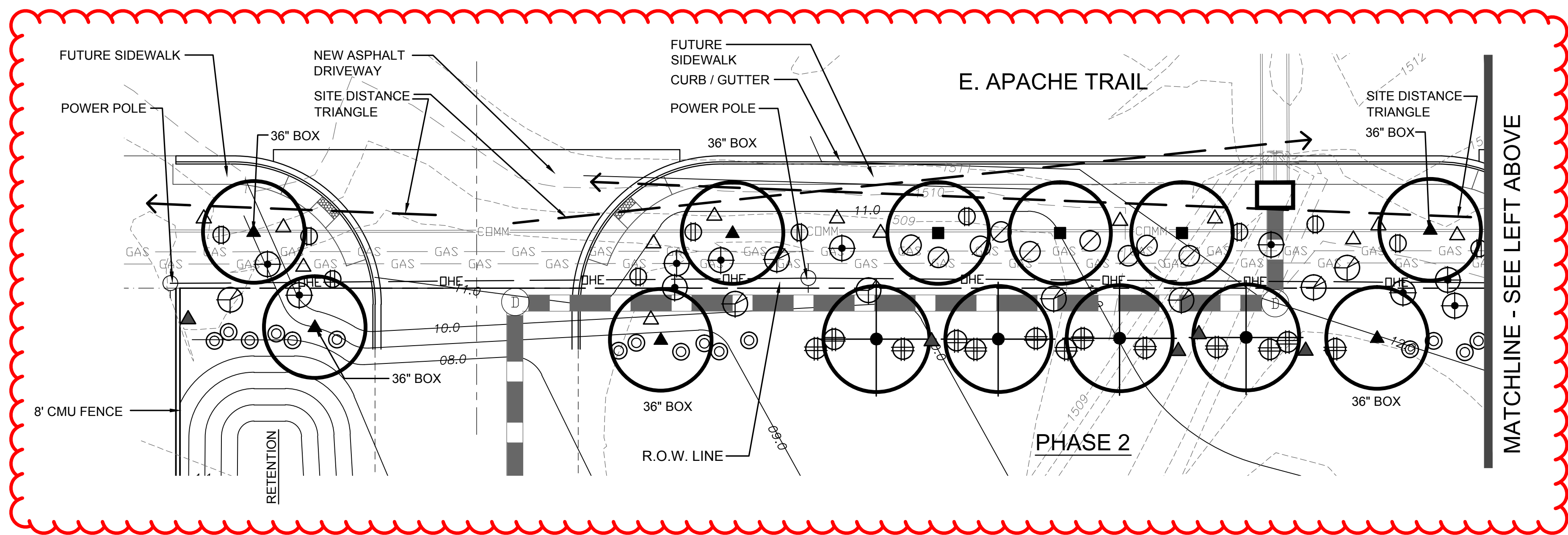




THIS EXISTING MATURE LANDSCAPE SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE



THIS EXISTING MATURE LANDSCAPE SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE



#### PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES:		
	ACACIA SALICINA	WILLOW ACACIA
	CERCIDIUM HYBRID 'AZT'	THORNLESS PALO VERDE
	PROSOPIS THORNLESS HYBRID 'AZT'	AZT THORNLESS MESQUITE
SHRUBS:		
	AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	ENCELIA FARINOSA	BRITTLE BUSH
	JUSTICIA CALIFORNICA	CHUPAROSA
	LARREA TRIDENTATA	CREOSOTE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
	RUELLIA PENINSULARIS	BAJA RUELLIA
ACCENTS / CACTUS:		
	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR
	OPUNTIA FICUS-INDICA	INDIAN FIG PRICKLY PEAR
DECOMPOSED GRANITE:		
	"DATE CREEK GOLD"	
AS NOTED ON SHEET L1	"DATE CREEK GOLD" 1/4" MINUS FOR DUST CONTROL, WHERE SHOWN ON SHEET L3	

#### NOTE

SEE SHEET L3 FOR DUST CONTROL ON PROJECT



2023 E. UNIVERSITY DR.  
TEMPE, ARIZONA 85281  
T: 480.860.1116

RV RENOVATORS  
PHASE 1 - BOAT & RV STORAGE  
MONTY GERMAINE  
8847 E. Main Street, Mesa, AZ

#### PROJECT TEAM

OWNER  
RV Renovators  
2145 E Main St  
Mesa, AZ 85213  
T: 480.962.6789  
Contact: Monty Germaine

EDIFICE  
Architect  
T: 480.580.1116  
Contact: Dane Astle

ALLEN CONSULTING  
Civil Engineer  
T: 480.892.8090  
Contact: Joe Burke, PE

MOORE-SWICK PARTNERSHIP  
Landscape Architect  
T: 480.894.9284  
Contact: Kevin Moore

BDA DESIGN  
Structural Engineer  
T: 480.398.7729  
Contact: Greg Brickey

PIONEER DESIGN  
Mechanical Engineer  
T: 509.833.0367  
Contact: Nathan Pies

SPECTRUM ENGINEERS  
Electrical Engineer  
T: 480.621.3444  
Contact: Aaron Ricks

# DESCRIPTION DATE

PERMIT SET  
4TH SUBMITTAL  
12/10/18

LANDSCAPE PLAN

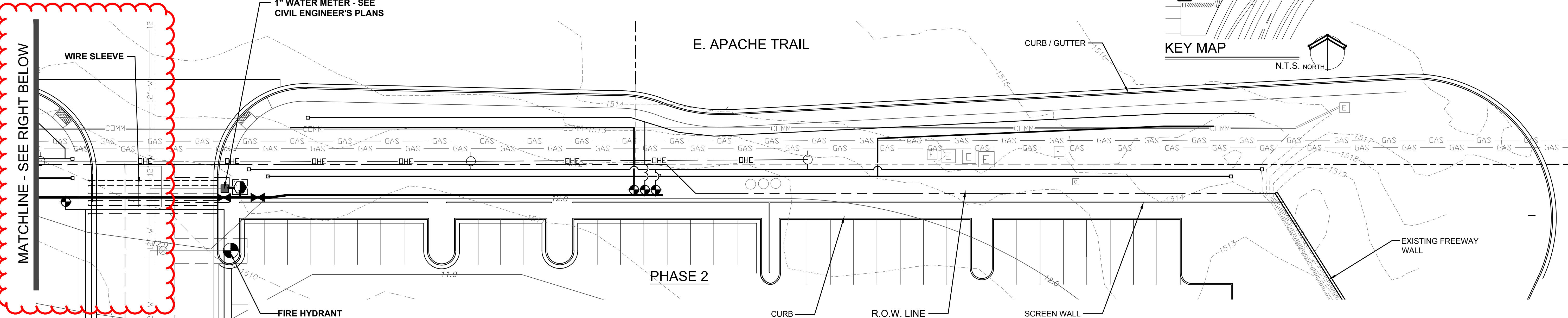
L2

2 OF 6

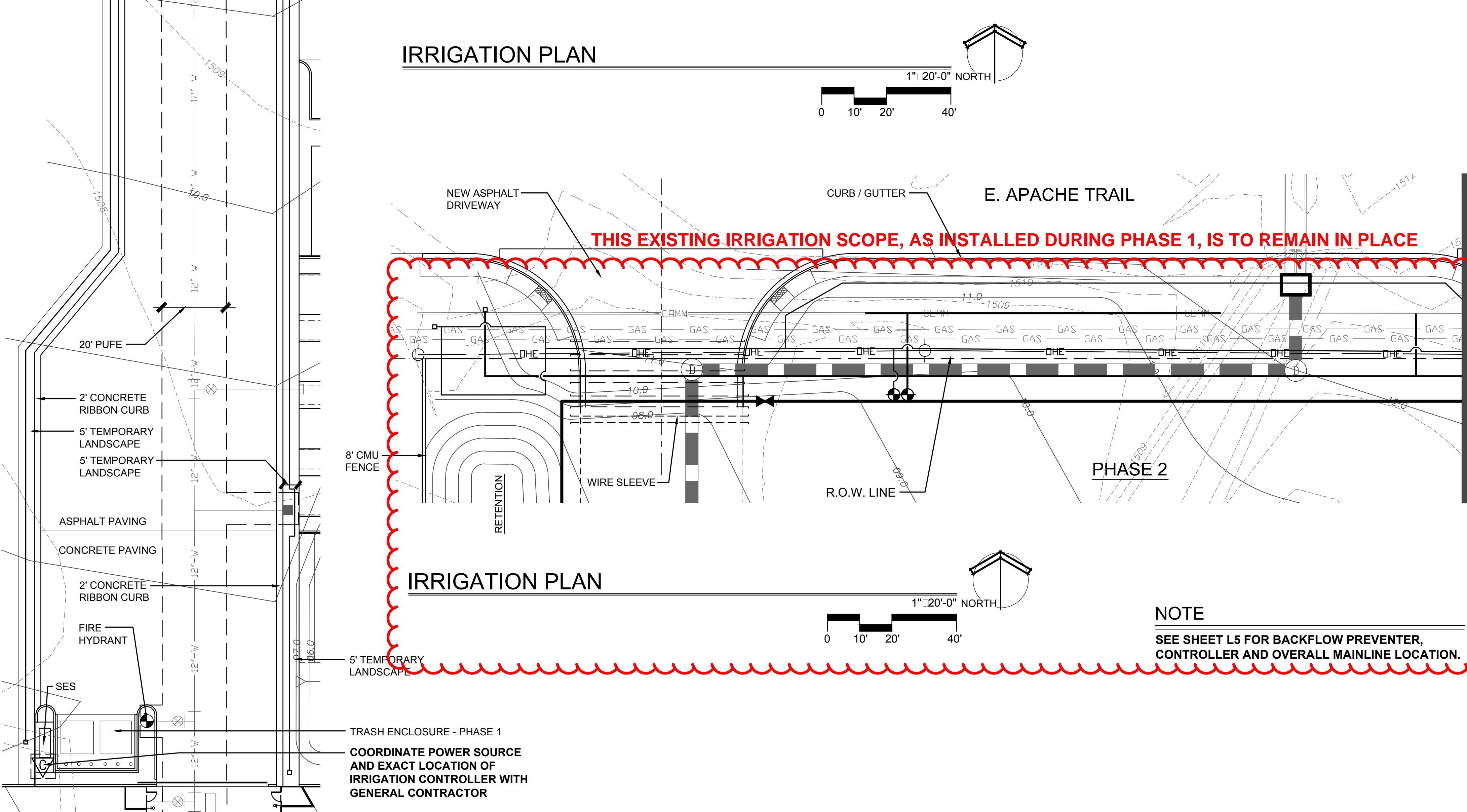
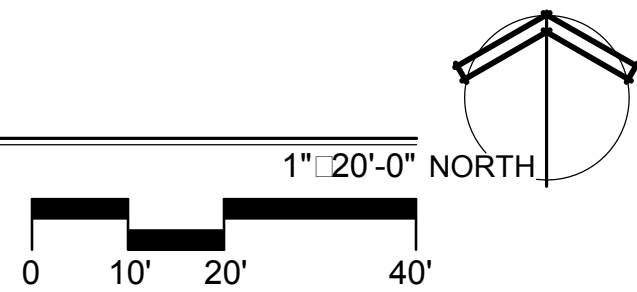
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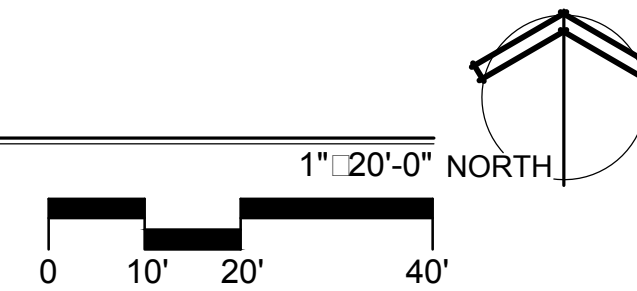
THIS EXISTING IRRIGATION SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE



IRRIGATION PLAN



IRRIGATION PLAN



NOTE

SEE SHEET L5 FOR BACKFLOW PREVENTER, CONTROLLER AND OVERALL MAINLINE LOCATION.

IRRIGATION LEGEND

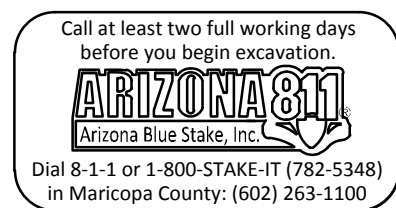
SYMBOL	MODEL NO.	DESCRIPTION
		1" WATER METER - SEE CIVIL ENGINEER'S PLANS
	825Y-1"	FEBCO REDUCED PRESSURE BACKFLOW PREVENTER INSTALLED IN BACKFLOW PREVENTER ENCLOSURE
	IC-600	HUNTER 12 STATION CONTROLLER. INSTALL CONTROLLER IN STAINLESS STEEL ENCLOSURE
	ICV-100 1"	HUNTER ELECTRIC VALVE, 1" Y-FILTER, AND 3/4" SENNINGER PRESSURE REGULATOR
	T113	BRONZE GATE VALVE (SAME SIZE AS MAINLINE)
		PRECAST CONCRETE DRIVEABLE HANDHOLE FOR IRRIGATION CONNECTION
	SCHEDULE 40	PVC WIRE SLEEVE, 1 1/2" DIAMETER
	SCHEDULE 40	PVC SLEEVE, 2X PIPE DIAMETER
	SCHEDULE 40	PVC MAINLINE, 1 1/4"
	CLASS 200	PVC PIPE TO TREE EMITTERS, 3/4"
	CLASS 200	PVC PIPE TO SHRUB EMITTERS, 3/4"
	FLUSHING	INSTALL IN SEPARATE 10" PLASTIC VALVE BOX
	END CAP	

NOTES:

- USE BOWSMITH 1/2" THREADED EMITTERS PER SCHEDULE.
- INSTALL #12 TRACER WIRE ABOVE ALL MAIN LINE PIPING.
- USE #12 UF, DIRECT BURIAL WIRE FOR ALL 24-VOLT WIRING
- INSTALL VALVES IN PLASTIC VALVE BOXES WITH LOCKING LIDS, BY CARSON INDUSTRIES INC. OR APPROVED EQUAL BY OWNER'S REPRESENTATIVE - ONE VALVE PER VALVE BOX. INSTALL TAN COLOR VALVE BOXES IN DECOMPOSED GRANITE AREAS.

EMITTER SCHEDULE

PLANT SIZE	EMITTER TYPE	GPH / OUTLET	OUTLETS / PLANT	TOTAL GPH PER PLANT
3" BOX	1 MULTI-PORT	2	6	12
24" BOX	1 MULTI-PORT	2	4	8
15 GALLON	1 MULTI-PORT	2	3	6
5 GALLON	1 SINGLE-PORT	1	1	1
1 GALLON	1 SINGLE-PORT	1	1	1



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T: 480.580.1116

RV RENOVATORS  
PHASE 1 - BOAT & RV STORAGE  
MONTY GERMAINE  
8847 E. Main Street, Mesa, AZ

PROJECT TEAM

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Contact: Monty Germaine

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Architect  
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Landscape Architect  
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Contact: Kevin Moore

BDA DESIGN  
Structural Engineer  
T: 480.398.7729  
Contact: Greg Brickey

PIONEER DESIGN  
Mechanical Engineer  
T: 509.833.0367  
Contact: Nathan Pies

SPECTRUM ENGINEERS  
Electrical Engineer  
T: 480.621.3444  
Contact: Aaron Ricks

# DESCRIPTION DATE

PERMIT SET  
4TH SUBMITTAL  
12/10/18

IRRIGATION PLAN

L4

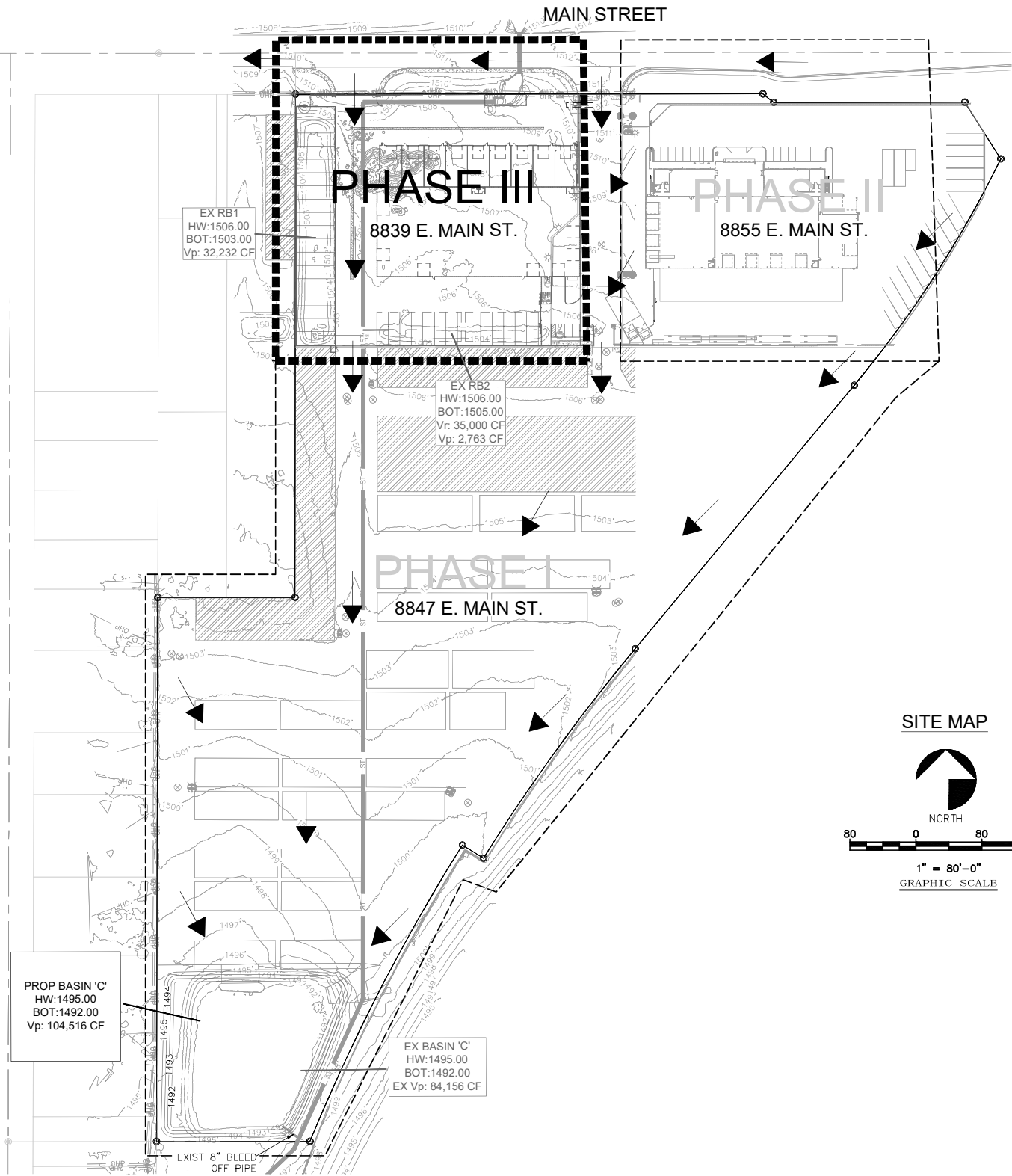
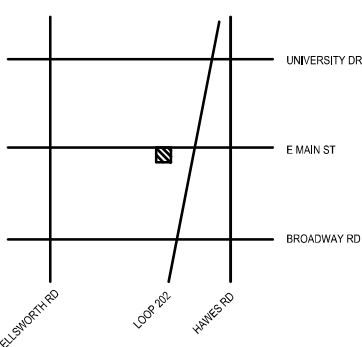
4 OF 6

PMT18-07818



PRELIMINARY GRADING & DRAINAGE PLAN  
FOR  
RV RENOVATORS - PHASE III

A PORTION OF THE SECTION 21, TOWNSHIP 1 NORTH, RANGE 7 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



RV Renovators Phase 3		
Existing Retention Basin Volumes		
BASIN ID	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
A	17,432	32,232
B	17,717	17,859
C	68,299	84,156
TOTAL	103,448	134,247

RV Renovators Phase 3		
Proposed Retention Basin Volumes		
BASIN ID	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
A	17,432	0
B	17,717	0
C	68,299	104,516
TOTAL	103,448	104,516

RV Renovators Phase 3			
BASIN DRAWDOWN TIME			
BASIN ID	VOLUME (CF)	INRLTRATION RATE 8" Pipe (CFS)	Hours
1	104,516	1	29

Bleed off for 8 inch pipe at a depth of 6 inches is 1 cfs

SITE DATA:

PHASE I (LOT 3): 218-41-280J (452,849 SF / 10.39 ACRES)  
PHASE II (LOT 2): 218-41-280H (123,536 SF / 2.84 ACRES)  
PHASE III (LOT 1): 218-41-280G (100,233 SF / 2.30 ACRES)  
TOTAL LOT AREA: 676,618 SF / 15.53 ACRES  
ZONING: GC-PAD (LOTS 1-3)



Larson Design Group  
3000 WESTINGHOUSE DRIVE  
SUITE 400  
CRANBERRY TWP, PA 16066  
(877) 323-6803



SEAL

DATE	COMMENT
0	MARK

EDIFICE  
876 N. McQUEEN ROAD STE. 108  
GILBERT, ARIZONA 85233

RV RENOVATORS - PHASE III  
8839 E. MAIN STREET  
MESA, ARIZONA  
COVER SHEET  
PRELIMINARY GRADING & DRAINAGE PLAN  
PRILIMINARY SUBMITAL

Date: 2024,10,24

Project No.: 13037-016

Sheet No.:

CG1

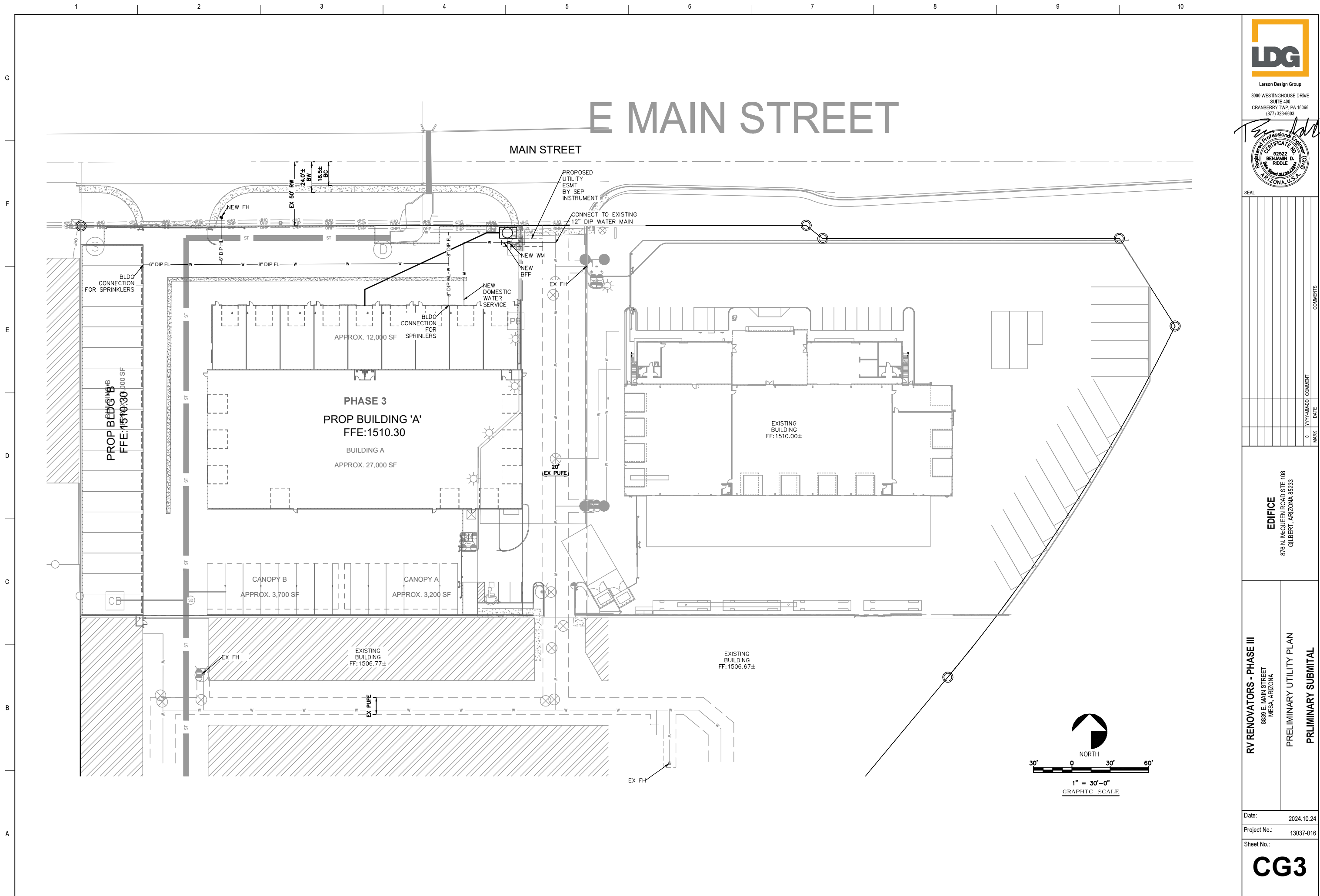
© Larson Design Group 2024


NOT FOR CONSTRUCTION






P:\13037\13037-7\16725\dwg\RV\_RENOVATORS PH3 PRE CG3.dwg, CG3, 10/24/2024 8:05:21 PM, L:\peter.tyler





Larson Design Group  
3000 WESTINGHOUSE DRIVE  
SUITE 400  
CRANBERRY TWP, PA 16066  
(877) 323-5803



SEAL

MARK	DATE	COMMENT	COMMENTS
0	YYYY-MM-DD		

**RV RENOVATORS - PHASE III**  
8830 E. MAIN STREET  
MESA, ARIZONA

**EDIFICE**  
876 N. McQUEEN ROAD STE. 108  
GILBERT, ARIZONA 85233

**PRELIMINARY UTILITY PLAN**

**PRLMINARY SUBMITAL**

Date: 2024.10.24

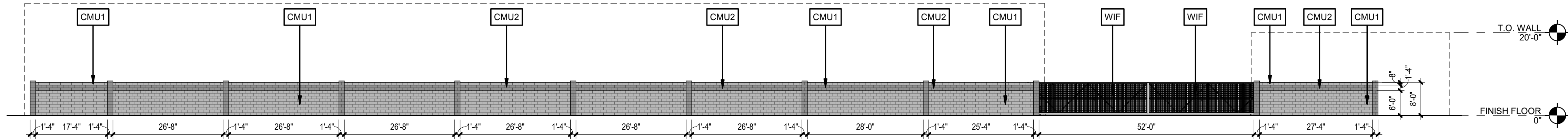
Project No.: 13037-016

Sheet No.:

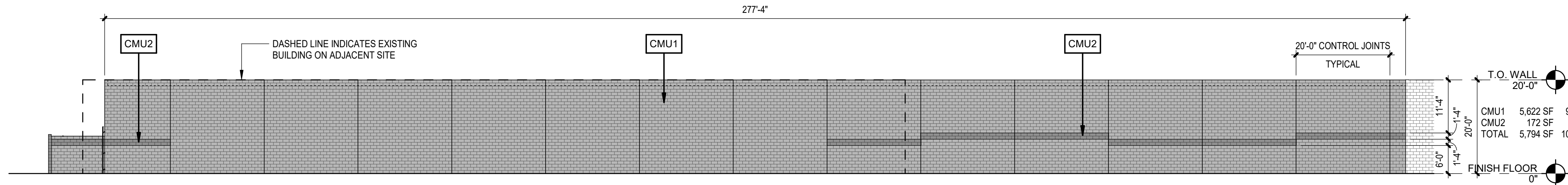
**CG3**

NOT FOR CONSTRUCTION

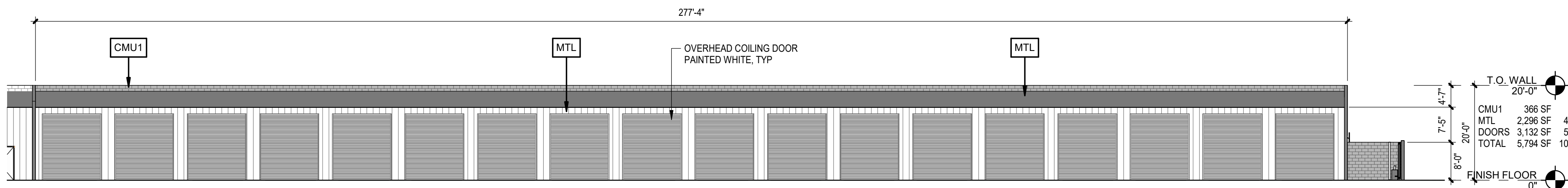
© Larson Design Group 2024



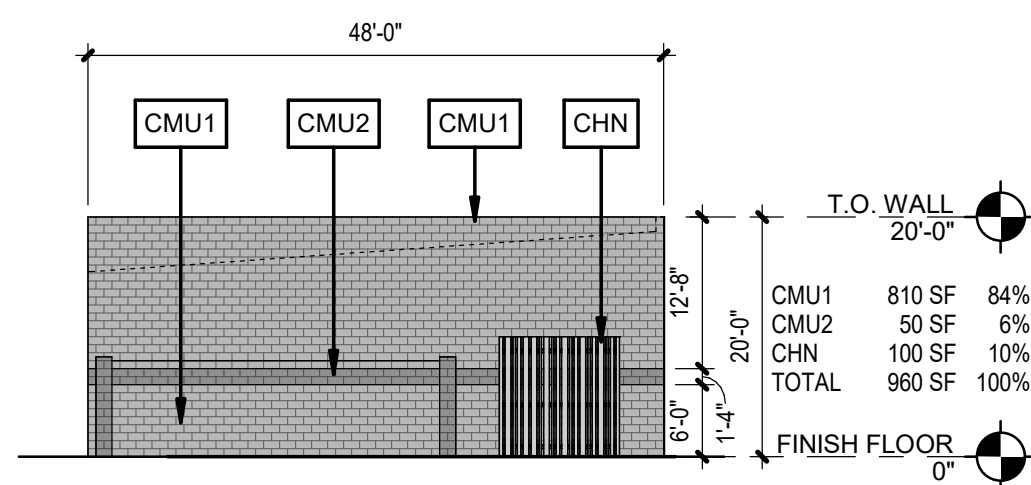
8 STREET FRONTAGE WALL ELEVATION  
1/16" = 1'-0"



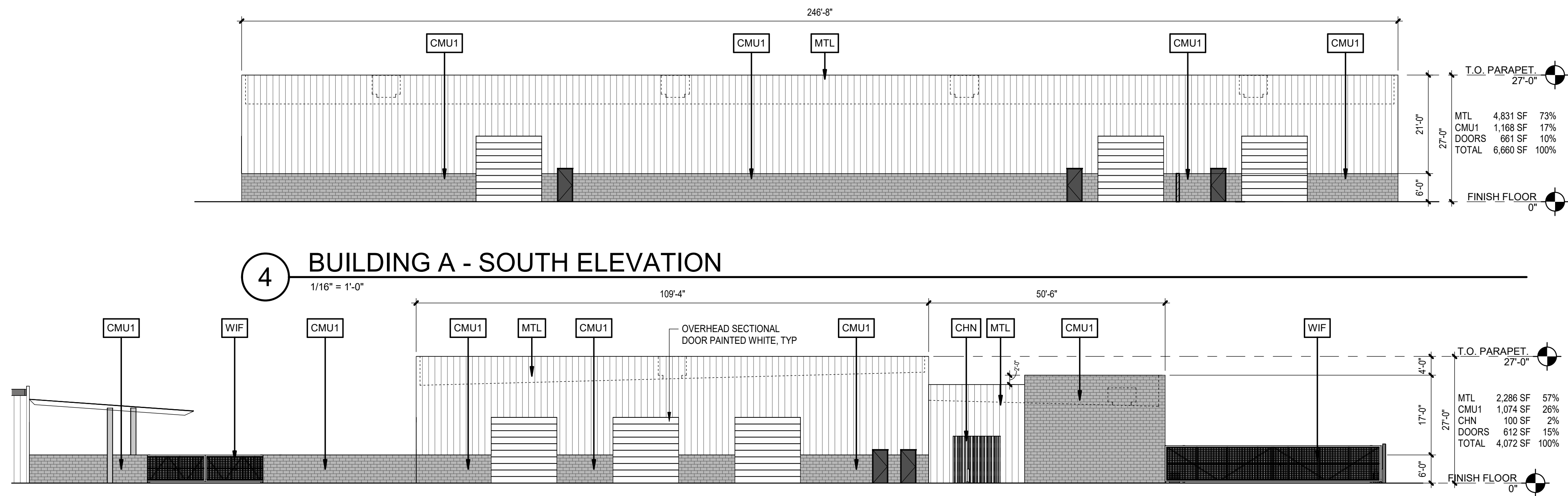
7 BUILDING B - WEST ELEVATION  
1/16" = 1'-0"



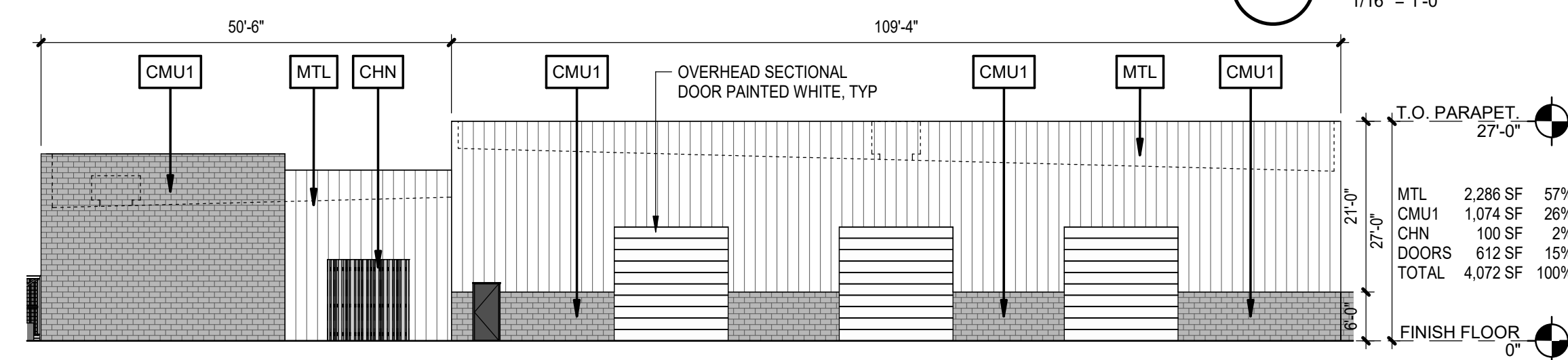
6 BUILDING B - EAST ELEVATION  
1/16" = 1'-0"



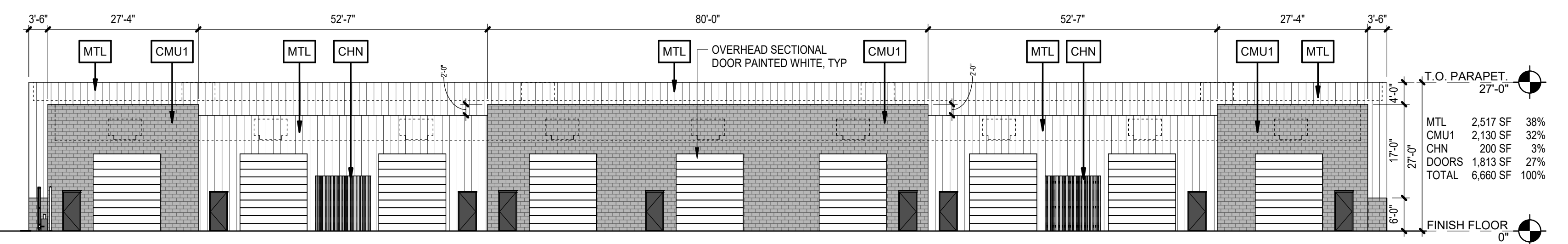
5 BLDG B - NORTH ELEV  
1/16" = 1'-0"



4 BUILDING A - SOUTH ELEVATION  
1/16" = 1'-0"



3 BUILDING A - EAST ELEVATION  
1/16" = 1'-0"



1 BUILDING A - NORTH ELEVATION  
1/16" = 1'-0"

2 BUILDING A - WEST ELEVATION  
1/16" = 1'-0"

MATERIALS BOARD:



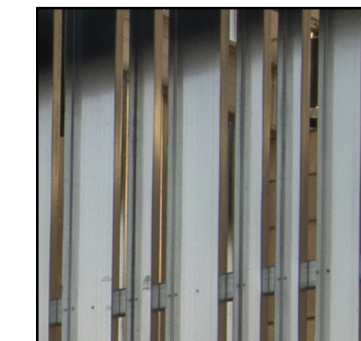
**CMU1**  
**GRAY CMU WITH BLACK TOOLED GROUT JOINTS**  
MATERIAL: 8X8X16 CONCRETE MASONRY UNITS STANDARD COURSING  
FINISH: GRAY WITH BLACK GROUT 1/4" RAKED JOINTS  
LOCATIONS: SITE WALLS AND BUILDING WALLS



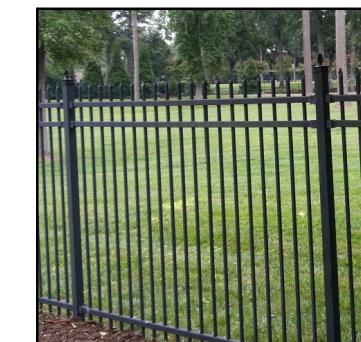
**CMU2**  
**BLACK CMU WITH BLACK TOOLED GROUT JOINTS**  
MATERIAL: 8X8X16 CONCRETE MASONRY UNITS STANDARD COURSING  
FINISH: BLACK WITH BLACK GROUT 1/4" RAKED JOINTS  
LOCATIONS: BUILDING WALLS



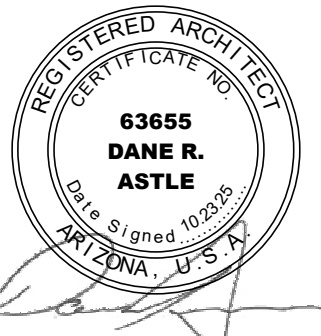
**MTL**  
**PRE-ENGINEERED METAL BUILDING CLADDING**  
MATERIAL: METAL BUILDING CLADDING BY MANUFACTURER  
FINISH: WHITE  
LOCATIONS: PRE-ENGINEERED METAL BUILDING CLADDING



**CHN**  
**CHANNEL CLADDING**  
MATERIAL: GALVANIZED METAL CHANNELS OF VARYING WIDTHS SPACE 2" APART AND MOUNTED VERTICALLY  
FINISH: GALVANIZED  
LOCATIONS: NORTH ELEVATION



**WIF**  
**WROUGHT IRON FENCE**  
MATERIAL: WROUGHT IRON POSTS, BEAMS, AND PICKETS  
FINISH: BLACK  
LOCATIONS: ON TOP OF SELECT SITE WALLS AND ON VEHICULAR SLIDING GATES



922 N GILBERT RD, STE 103  
MESA, AZ 85203  
T. 480.580.1116

10/23/2025 2:54:34 PM - PLOT DATE

202 RV VALET STORAGE  
EXPANSION

MONTY GERMAINE

8839 E. MAIN STREET  
MESA, AZ 85207

PROJECT TEAM

OWNER  
RV Renovators  
8855 E Main St  
Mesa, AZ 85207  
T. 480.962-6789  
Contact: Monty Germaine

ARCHITECT  
EDIFICE  
922 N Gilbert Rd, Ste 103  
Mesa, AZ 85203  
T. 480.580.1116  
Contact: Dane Astle

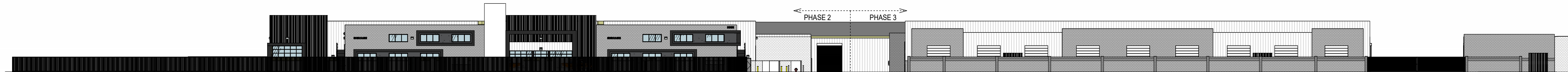
# DESCRIPTION DATE

PZ / DR 5TH SUB  
10.23.2025

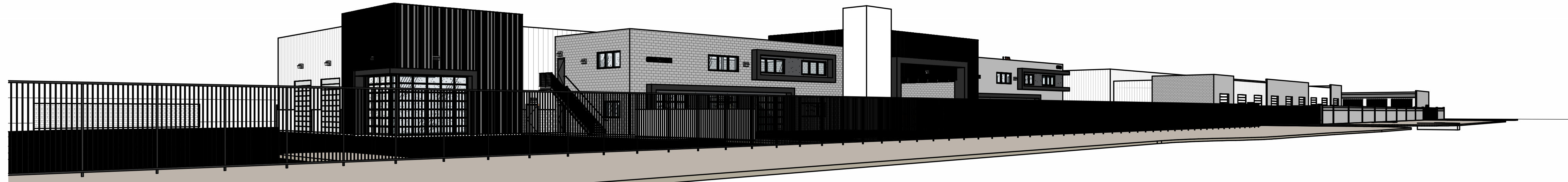
EXTERIOR  
ELEVATIONS

A201

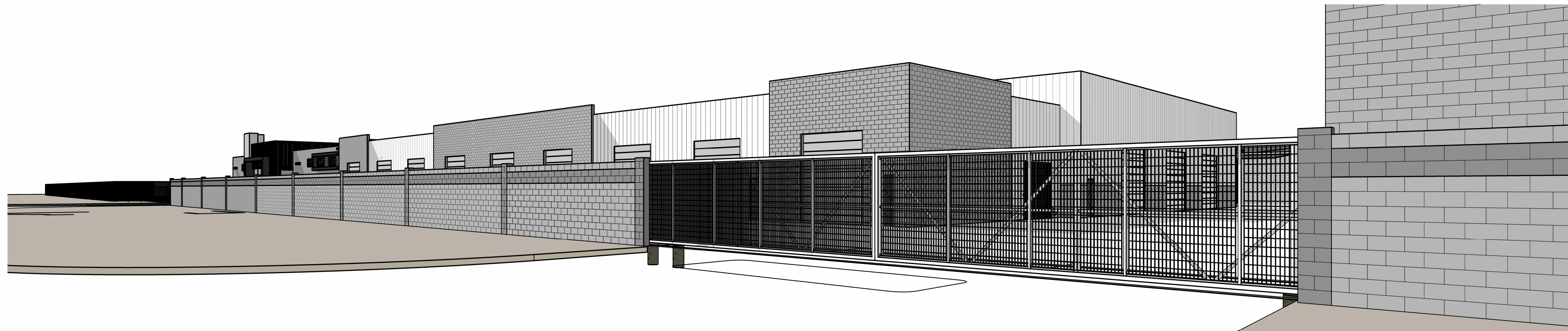




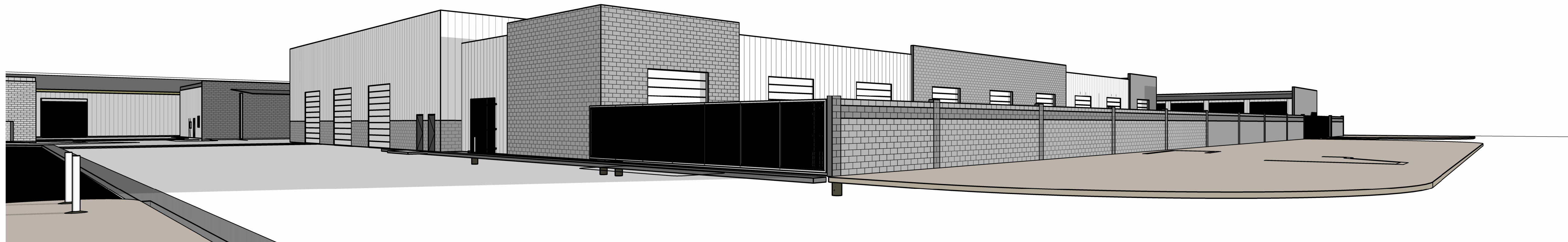
4 PHASE 2 AND PHASE 3 STREETSIDE ELEVATION  
1" = 30'-0"



3 PHASE 2 AND PHASE 3 NORTHEAST PERSPECTIVE



2 PHASE 3 NORTHWEST PERSPECTIVE



1 PHASE 3 NORTHEAST PERSPECTIVE



922 N GILBERT RD, STE 103  
MESA, AZ 85203  
T. 480.580.1116

10/23/2025 2:57:16 PM - PLOT DATE

**202 RV VALET STORAGE  
EXPANSION**  
MONTY GERMAINE  
8839 E. MAIN STREET  
MESA, AZ 85207

PROJECT TEAM

OWNER  
RV Renovators  
8855 E Main St  
Mesa, AZ 85207  
T. 480.962-6789  
Contact: Monty Germaine

ARCHITECT  
EDIFICE  
922 N Gilbert Rd, Ste 103  
Mesa, AZ 85203  
T. 480.580.1116  
Contact: Dane Astle

# DESCRIPTION DATE

PZ / DR 5TH SUB  
10.23.2025

EXTERIOR  
PERSPECTIVES

**A200**



# Citizen Participation Plan for 202 RV Valet Storage Expansion

June 10, 2024

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for 202 RV Valet Storage Expansion. This site is located at 8839 East Main Street, Mesa, Arizona 85207, the south side of East Main Street between South Glenmar Road and Red Mountain Freeway (Loop 202) and is an application for the Council Use Permit (CUP) for a boat and RV storage facility in the GC district. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contacts:**

Architect

Dane Astle  
922 North Gilbert Road, Suite 103  
Mesa, AZ 85203  
(480) 580-1116  
dane @edifice.build

City Planner

Kwasi Abedrese  
20 East Main Street  
Mesa, AZ 85201  
(480) 644-2764  
kwasi.abebrese@mesaaz.gov

**Pre-Submittal Conference:** The Pre-submittal Conference with City of Mesa Development Services staff was held on January 9, 2024. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project.
  - b. Homeowners Associations within one mile of the project.
  - c. Interested neighbors - focused on 1,000 feet from site but may include more.

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Mesa, AZ 85203  
T 480.580.1116

2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held at LOCATION TO BE DETERMINED.
  - a. The meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

**Schedule:**

Pre-Submittal Conference - January 9, 2024

Application Submittal - DATE TBD

Neighborhood Meeting - DATE TBD

Submittal of Citizen Participation Report and Notification Materials - DATE TBD

Design Review Board Hearing - DATE TBD

Planning and Zoning Board Hearing - DATE TBD

Please contact me at (480) 580-1116 should you have questions.

Sincerely,



**Dane Astle**, AIA, LEED AP BD+C  
*Principal Architect - Owner*  
EDIFICE LLC

EDIFICE

922 North Gilbert Road, Suite 103  
Mesa, AZ 85203  
T 480.580.1116

# Citizen Participation Report for 202 RV Valet Storage Expansion

December 2, 2025

## Purpose:

This report provides results of the implementation of the Citizen Participation Plan for 202 RV Valet Storage Expansion. This site is located at 8839 East Main Street, Mesa, Arizona 85207, the south side of East Main Street between South Glenmar Road and Red Mountain Freeway (Loop 202) and is an application for the Council Use Permit (CUP) for a boat and RV storage facility in the GC district. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

## Contacts:

### Architect

Dane Astle  
922 North Gilbert Road, Suite 103  
Mesa, AZ 85203  
(480) 580-1116  
dane @edifice.build

### City Planner

Kwasi Abedrese  
20 East Main Street  
Mesa, AZ 85201  
(480) 644-2764  
kwasi.abebrese@mesaaz.gov

## Meetings:

The following are dates and locations of all meetings where citizens are invited to discuss the proposal:

### Pre-Submittal Conference

The Pre-submittal Conference with City of Mesa Development Services staff was held on January 9, 2024. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

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Mesa, AZ 85203  
T 480.580.1116

Design Review Board Meeting

The meeting was held on November 18, 2025 @ 4:30 p.m. City Council Chambers located at 57 East First Street. The hearing on this case was forwarded to the next meeting as quorum was not met.

Planning and Zoning Board Hearing

The meeting will be held on December 10, 2025 @ 4:00 p.m. City Council Chambers located at 57 East First Street.

**Correspondence:**

A contact list has been developed for citizens and agencies in this area including:

- Property owners within 500 feet from the site (DRB, Citizen Participation)
- Property owners within 1000 feet from the site (P&Z)

All persons listed on the contact list have received a letter describing the project, site plan and elevations, with an invitation to comment and contact information.

- 39 Design Review Board notification letters (500' radius) sent on November 3, 2025
- 123 Planning and Zoning notification letters (1000' radius) sent on November 25, 2025

As of December 2, 2025, we have received no calls or other form of feedback from the neighbors within a 500' or 1000' radius of the proposed development.

Please contact me at (480) 580-1116 should you have questions.

Sincerely,



**Dane Astle, AIA, LEED AP BD+C**  
*Principal Architect - Owner*  
EDIFICE LLC

**EDIFICE**

922 North Gilbert Road, Suite 103  
Mesa, AZ 85203  
T 480.580.1116