

Sun Devil Auto

Site Plan and Design Review

Case No. ZON25-00256

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TABLE OF CONTENTS

| | |
|---|----|
| A. PROJECT OVERVIEW | 4 |
| B. RELATIONSHIP TO ADJACENT PROPERTIES | 4 |
| C. GENERAL PLAN AND ZONING | 4 |
| D. PROJECT AND SITE LAYOUT | 5 |
| E. AUTO REPAIR STANDARDS | 6 |
| F. SCREENING | 6 |
| G. ADHERENCE WITH SITE PLAN REVIEW CRITERIA | 7 |
| H. ADHERENCE WITH DESIGN REVIEW CRITERIA..... | 9 |
| I. ADHERENCE TO QUALITY DEVELOPMENT DESIGN GUIDELINES | 13 |
| J. SUMMARY..... | 15 |

LIST OF EXHIBITS

| | |
|---------------------------------|---|
| AERIAL CONTEXT MAP | 1 |
| ZONING MAP | 2 |
| GENERAL PLAN MAP | 3 |
| PRELIMINARY PLAT | 4 |
| SITE PLAN | 5 |
| CONCEPTUAL LANDSCAPE PLAN | 6 |
| ARCHITECTURAL PLANS | 6 |

A. Introduction and Project Overview

On behalf of Sun Devil Auto, we submit this application for Site Plan, Design Review, and Preliminary Plat for the approximate 5.87-acre property located east of the northeast corner of Signal Butte Road and Southern Ave, otherwise commonly known as Maricopa County Assessor's Parcel Number 220-76-002X (the "Property") (**See Tab 1, Aerial Map**). The Property is currently undeveloped but has been planned for commercial development since it was originally zoned C-2 in 1998 (and today it is zoned LC). (**See Tab 2, Zoning Map**). The property has been vacant ever since.

The Property is located at the corner of an intensive commercial intersection. When this area was planned 30 years ago, it was always expected to have commercial services and retail offerings to support the surrounding community. Hence, its original zoning and accompanying site plan showed a grocer and retail uses the site.

As commercial development has filled in, this remaining portion has yet to build. While a grocer has not materialized, the opportunity to provide a 3-lot commercial plan will attract new uses. With this application, Lot 1 is planned for Sun Devil Auto. Lots 2 & 3 are planned for future retail uses. By approving this application, the property can be positioned in a way to attract uses and complete this final development.

B. Zoning & Relationship to Adjacent Properties

The Property is located on land zoned LC. To the west, southwest, and south are lands zoned LC. To the north and east is zoned land RS-6 PAD. This LC zoning (previously C-2) was established as part of the adjacent PAD.

C. General Plan Designation

The Proposed Project is consistent with vision, guiding principles and strategies of the 2050 General Plan. The Property is located in the Urban Center placetype of the 2050 General Plan and has a Growth Strategy of "Evolve." (**See Tab 3, General Plan Maps**). The proposed development is consistent with these designations.

Per the General Plan, the *Urban Center* placetype is typically located adjacent to transit or major arterials and provides a variety of uses including retail, personal services, and convenience services. The LC district is included in the recommended zoning districts for *Urban Center* designations. The *Evolve* Growth Strategy designation encourages improvements to "...vacant,

transitioning, or underdeveloped land that supports new development..." The proposed development of the site with commercial / retail pads is in conformance with these designations.

D. Project & Site Layout

The development proposes three (3) commercial parcels. **(See Tab 4, Preliminary Plat)**. Lot 1 will be Sun Devil Auto. Lot 2 will be a future retail pad. Lot 3 was originally planned for a big box tenant. No user is planned at this time but hopefully the creation of this plat and the installation of the necessary site work will spur new development interest for Lots 2 and 3.

The project is thoughtfully designed for compatibility with the surrounding commercial context of the Property. Sun Devil Auto will be approximately 7,689 sf and 20-foot tall. The building is oriented so its narrow side faces the street, and its bay doors face internal to the project. The building complies with all the Mesa LC zoning district development standards and no deviations are requested. **(See Tab 5, Site Plan)**.

Access & Circulation

Access to the Property is provided via an access driveway on Southern Avenue. A secondary access exists via a cross access easement to the west. Internal drive aisles will enable vehicle circulation between the parcels, which will be facilitated by a cross-access agreement. Each parcel provides the required parking spaces based on the applicable parking ratios. Parking spaces are bookended by landscaped parking islands. Bicycle parking is also provided at a ratio of 1 per 10 parking spaces consistent with the requirements of the Mesa Zoning Ordinance.

Refuse

The project will be served by refuse enclosures on each respective parcel, which will be located between, and behind, the commercial buildings. The enclosures will be screened from the street by either buildings and/or masonry screen walls.

Landscape and Open Space

Site landscaping will comply with Mesa's development standards for perimeter landscaping, foundation base landscaping, parking area landscaping, planting plans, and landscaped pedestrian pathways. Average foundation base landscaping at the perimeter of buildings is provided per City of Mesa standards and coordinated with the Cities fire department for arial access roads, arial access points and design guidelines. Foundation base landscaping for retail buildings on lots 2 & 3 will be provided with individual site plan submissions as the project develops.

Design Theme

The architectural approach prioritizes a clean aesthetic and quality materials, resulting in a timeless design that maintains visual interest. The combination of simple geometry and quality materials results in a timeless design that maintains visual interest without excessive ornamentation. Site circulation, signage integration, and compliance with standards regulation have all been considered to ensure compatibility with a community context.

The color palette is consistent with Sun Auto's branding and provides a clean, neutral look. Materials like CMU walls and metallics tones provide varied visual interest.

The structure presents as a large, single-story volume, design for efficiency and ease of navigation for both customers and staff. The straightforward geometry enhances visibility and creates a bold street presence, contributing to the urban fabric with clarity and purpose.

This architectural theme aligns with the brand's identity and operational needs with a contemporary form, emphasizing horizontal line and strong massing embraces simplicity, functionality and durability.

E. Automotive/Vehicle Repair Code Standards

The auto repair use is consistent with the standards in Section 11-31-6 "Automobile/Vehicle Repair, Major and Minor".

Section 11-31-6:

- A. The project is part of a larger group commercial center.
- B. The service and storage areas are screened as required by Section 11-30-9(f).
- C. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles will be stored outside of the main building.
- D. All work will be performed indoors. Additionally, air compressors and similar devices are housed in enclosed rooms designed to attenuate sound a minimum of 25 db.

F. Additional Screening Standards

The auto repair use requires additional screening as noted in Section 11-30-9(f)(2-4). The following demonstrates how that standard is met.

2. Screening

- a. The building is oriented so that the bay doors are perpendicular to the centerline of the adjacent street. Also, the placement of building on Lot 2 will have an intervening building such that the bays doors will be screened.

- b. While the bay doors are not setback from the street a distance of 200 feet, subsection (d) below allows the current location as explained further below.
- c. The building is oriented such that the bay doors are perpendicular to the centerline axis of the abutting street.
- d. Since the bay doors are less than 200 feet from an adjacent street, City code permits berming in addition to canopy trees to provide screening.

3. **Landscape Screening.** Berming and large-canopy trees and shrubs are used to provide screening to the bay doors when the bays are visible from the adjacent street.

4. **Noise Reduction.** Sun Auto locations are designed with enclosed service bays and non-service interior spaces at the front of the building to reduce noise. In addition, air compressors and air dryers are housed in an enclosed room at the back of the shop. Sun Auto, and the industry in general, have shifted to electric tools, which drastically reduced shop noise (louder pneumatic tools operated by air or gas under pressure were used in the past). This is especially true of above-ground hoists (now electric versus pneumatic & above-ground versus in-ground) and impact guns, which have greatly reduced noise.

G. 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 - 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 Property is designated as “Urban Center placetype” by the City of Mesa 2050 General Plan. Per the General Plan, the *Urban Center* placetype is typically located adjacent to transit or major arterials and provides a variety of uses including retail, personal services, and convenience services. The LC district is included in the recommended zoning districts for *Urban Center* designations. The *Evolve* Growth Strategy designation encourages improvements to “...vacant, transitioning, or underdeveloped land that supports new development...” The proposed development of the site with commercial / retail pads is in conformance with these designations.

- 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 conditions imposed on the Property via Ordinance No. 3436

- 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 is designed to be compatible with the site design and architecture of the surrounding commercial area as originally contemplated by the 2001 DR approval for the shopping center. Building facades include multiple materials and colors, changes in plane and height, and entry features to create visual interest.

- 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 project is designed to be compatible with the site design and architecture of the surrounding commercial area as originally contemplated by the 2001 DR approval for the shopping center.

- 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 while also providing differentiation for the specific users.

- 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: With building heights of only 20' (which is well below the maximum standards of the LC district), and increased building setbacks greater than the minimum required, the project is thoughtfully designed for compatibility with the context of the Property. The existing residential communities to the east will be separated from this building by another intervening commercial building to be evaluated under a future separate DR case.

- 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 provides a high level of design that will contribute visual interest to the built environment in the surrounding area. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, and material. Buildings are well articulated and presented at a compatible scale.

- 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 design presents a streetscape that is fully compliant with the landscaping and development standards. 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 commercial project.

- 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 building orientation promotes pedestrian access to the adjacent street, with the office interacting with human scale. The facade features varied scale, colors, textures and patterns, and lighting.

- 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: 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. (See Tab 6, Conceptual Landscape Plan).

H. Adherence with Design Review Criteria

The project has been designed to adhere to the Site Plan Review (SPR) criteria specifically noted in Ordinance Section 11-71-5.A - Review Criteria as follows:

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 project is consistent with the Urban Center placetype. Per the General Plan, the *Urban Center* placetype is typically located adjacent to transit or major arterials and provides a variety of uses including retail, personal services, and convenience services. The LC district is included in the recommended zoning districts for *Urban Center* designations. The *Evolve* Growth Strategy designation encourages improvements to “...vacant, transitioning, or underdeveloped land that supports new development...” The proposed development of the site with commercial / retail pads is in conformance with these designations.

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: In this design, elements have been incorporated to highlight the volumes on the building’s façades, avoiding large, unbroken surfaces lacking variation or movement among their components. The addition of a new material and surface is intended to introduce visual diversity to the building’s appearance, aligning with the rest of the design as well as with the surrounding buildings design language. The use of warm tones/colors and materials such as stone, CMU, and brick is consistent with the guidelines set forth in the MZO and with the neighboring structures.

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: With the variety of material and shapes, the overall design provides a fresh view to the neighborhood without exceeding the visual consistency of overall panorama, the criteria applied has in mind to compensate the existing buildings, matching colors, materials, and tones. With this approach, we intend to provide the first steps for a new architectural language to the zone without leaving aside the existing conditions.

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: The project is designed to be compatible with the site design and architecture of the surrounding commercial area as originally contemplated by the 2001 DR approval for the shopping center. 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 while also providing differentiation for the specific users.

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: See item 3 above in this section. 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 while also providing differentiation for the specific users.

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: With building heights of only 20' (which is well below the maximum standards of the LC district), and increased building setbacks greater than the minimum required, the project is thoughtfully designed for compatibility with the context of the Property. The existing residential communities to the east will be separated from this building by another intervening commercial building to be evaluated under a future separate DR case.

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: 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 while also providing differentiation for the specific users. With building heights of only 20' (which is well below the maximum standards of the LC district), and increased building setbacks greater than the minimum required, the project is thoughtfully designed for compatibility with the context of the Property. The existing residential communities to the east will be separated from this building by another intervening commercial building to be evaluated under a future separate DR case. As described herein, the project provides a high level of design that will contribute visual interest to the built environment in the surrounding area. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, and material. Buildings are well articulated and presented at a compatible scale.

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

Response: The diversity in volume and height allows us to break with an austere and linear style to align with MZO's requirements.

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. 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 commercial project.

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: See Sections I.D.(5) and III.J preceding.

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: See Section III.J preceding.

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: The building is designed to meet or exceed the requirements of the International Energy Conservation Code. Solar exposure for building occupants and visitors is managed through landscape shading, shade canopies, eyebrow canopies at building entries, and site furnishings featuring shade umbrellas. Also, the 12-foot-high base of the façade is designed using darker materials and colors which limits reflected sunlight and glare for approaching pedestrians and passersby. Insulated glazing is dark grey tinted and does not feature any reflective coating on the outer pane. This reduces glare from glass surfaces and adds to the shading coefficient provided to openings in the building exterior.

I. Adherence with Quality Development Design Guidelines

This application has been prepared to be consistent with the goals and objectives of the City of Mesa Quality Development Design Guidelines dated December 2019 pertaining to Industrial developments:

1. Site Design:

Building Placement & Orientation

The site is designed, and buildings are placed, to most efficiently use the site while providing a strong relationship to the street and visual interest in areas visible from public view. Site infrastructure includes a complementary landscape palette, hardscape paving, site screen walls, and site lighting.

Parking, Loading, & Vehicular Access

Each parcel provides sufficient parking, exceeding the minimum number of required spaces. Such spaces are bookended by landscaped parking islands and are necessary to achieve each parcel's required parking.

Access to the Property is provided via an access driveway on Southern Avenue. A secondary access exists via a cross access easement to the west. Internal drive aisles will enable vehicle circulation between the parcels, which will be facilitated by a cross-access agreement. Each parcel provides the required parking spaces based on the applicable parking ratios. Parking spaces are bookended by landscaped parking islands. Bicycle parking is also provided at a ratio of 1 per 10 parking spaces consistent with the requirements of the Mesa Zoning Ordinance.

Bicycle Parking

Bicycle parking areas are shown on the site plan and are conveniently located to allow for safe storage. Per Section 11-32-8 of the MZO, bicycle parking is provided at 1 bicycle space per 10 on-site vehicle parking spaces.

Landscaping & Shading

Landscape design of streetscapes along Southern Avenue consists of native vegetation found in dry desert climates meeting Mesa landscape design standards. Proposed landscape concepts are consistent throughout the development which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation systems to minimize excess overwatering and wasting of precious resources.

Screening

Service bays are oriented away from the street and comply with the additional screening criteria.

Refuse

The project will be served by refuse enclosures on each respective parcel, which will be located between, and behind, the commercial buildings. The enclosures will be screened from the street by either buildings and/or masonry screen walls.

Exterior Lighting

Lighting fixtures have been chosen to be harmonious with the overall building design and architectural theme of the project. Exterior lighting consists of energy efficient LED lighting for parking and service yard areas on sustainable timed control systems. Accent lighting is provided at main entry points of the industrial buildings. Lighting is used to accent focal features such as building entries.

2. Architectural Design:

General Design

The proposed Sun Auto project is a single-story, rectangular-form automotive service facility designed with a functional layout that balances operational efficiency and customer comfort. The building includes 10 service bays, administrative areas, customer amenities, and support spaces. It integrates modern architectural elements with durable materials and warm, inviting colors. The project prioritizes both visual appeal and code compliance, including features like screened rooftop HVAC units and clearly designated service and public areas.

Entrances

The primary customer entrance is oriented towards the front façade and designed to be easily identifiable with a transparent storefront system and canopy that signals the main point of access. Staff and service personnel have separate, clearly marked entrances to ensure smooth operational flow and privacy. The entrances are ADA-compliant and appropriately illuminated for safety and visibility.

Massing & Scale

The massing of the building is straightforward and proportional to its function. As a one-story structure, the height is kept modest and in scale with the surrounding commercial context. The rectangular form ensures an efficient footprint while metal screening above the roofline offers additional vertical articulation and conceals mechanical units in accordance with local ordinances.

Façade Articulation

The façade incorporates rhythm and variation through the strategic placement of CMU (split face and smooth), horizontal metal panels, and recessed service bay doors. The interplay between textured masonry, colors, and sleek metal creates a modern aesthetic. Color blocking and trim details further animate the elevation, emphasizing entry points and branding elements.

Materials & Colors

Exterior materials include split-face and smooth concrete masonry units (CMU), metal wall panels, and aluminum storefront systems. The color palette embraces warm, earthy tones consistent with Sun Auto's brand identity, including Sherwin-Williams SW7025 "Backdrop" and SW9173 "Shiitake". These tones add depth and warmth to the façade, enhancing curb appeal while maintaining durability.

Signage

Building signage will be placed prominently above the main entrance and along key façades, designed in accordance with city signage codes. The signage utilizes Sun Auto's logo and corporate typeface, appropriately scaled to complement the building massing without overwhelming the architectural design.

Service Areas & Utilities

All service-related functions, including 10 fully enclosed service bays, a tire storage room, and a mechanical room, are located toward the rear and sides of the building for operational efficiency and reduced visual impact. Utilities, including HVAC equipment, are roof-mounted and fully screened by a metal enclosure to comply with local ordinances. Waste and recycling facilities are positioned at an enclosed area to ensure minimal visibility and easy access for servicing.

J. Summary

The proposed site plan for the Property is precisely the type of use that has been contemplated for this area of the City. The development will create new commercial opportunities and positively contribute to the economic growth in the area. The use is consistent with the general plan and underlying zoning. The site will be developed to be compatible with existing and future commercial uses as this development achieves the goals and objectives of its original zoning and design review plan.

Tab 1

Aerial Map



NEC Signal Butte and Southern - Mesa



Aerial Map

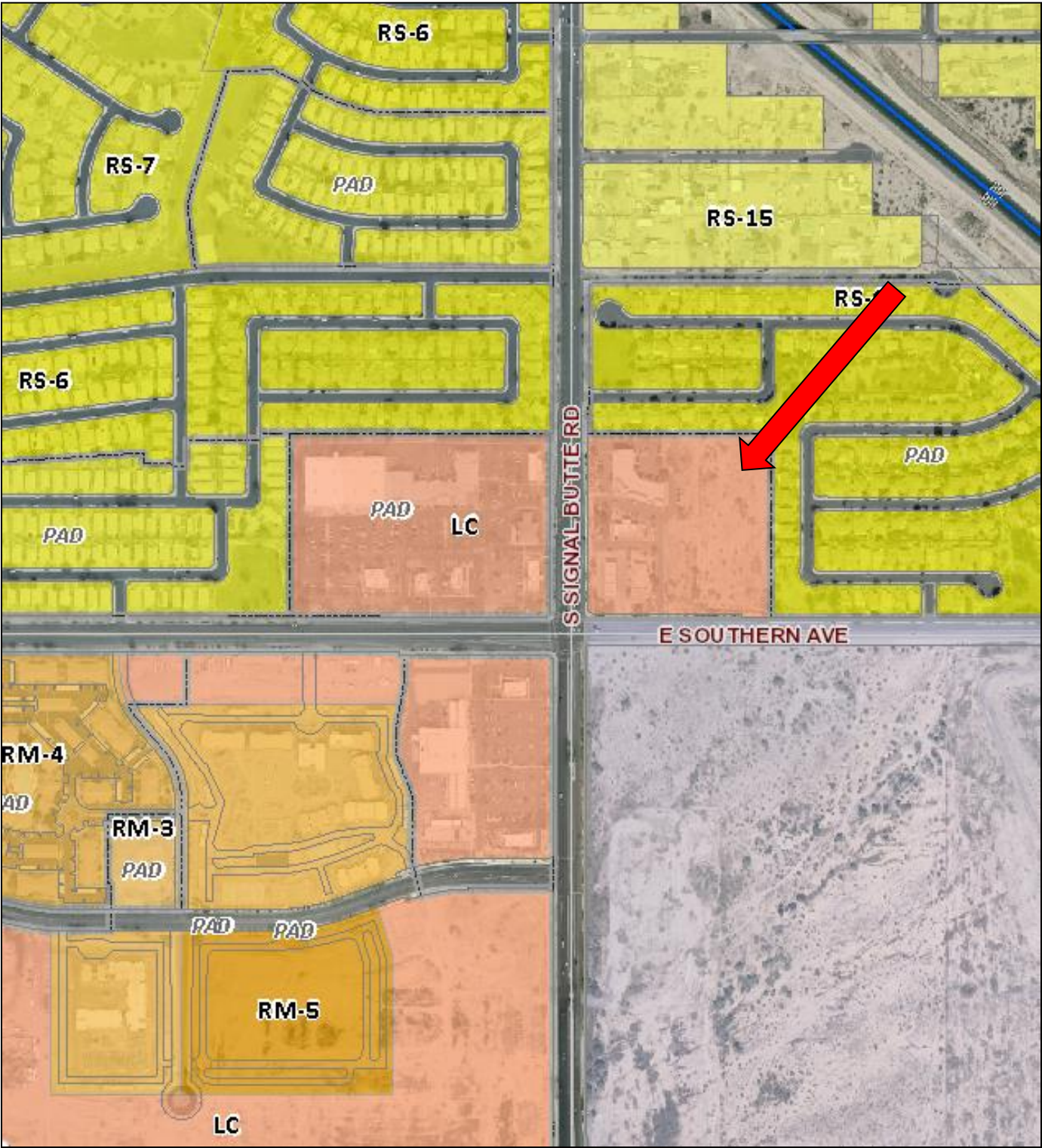


NEC Signal Butte and Southern - Mesa



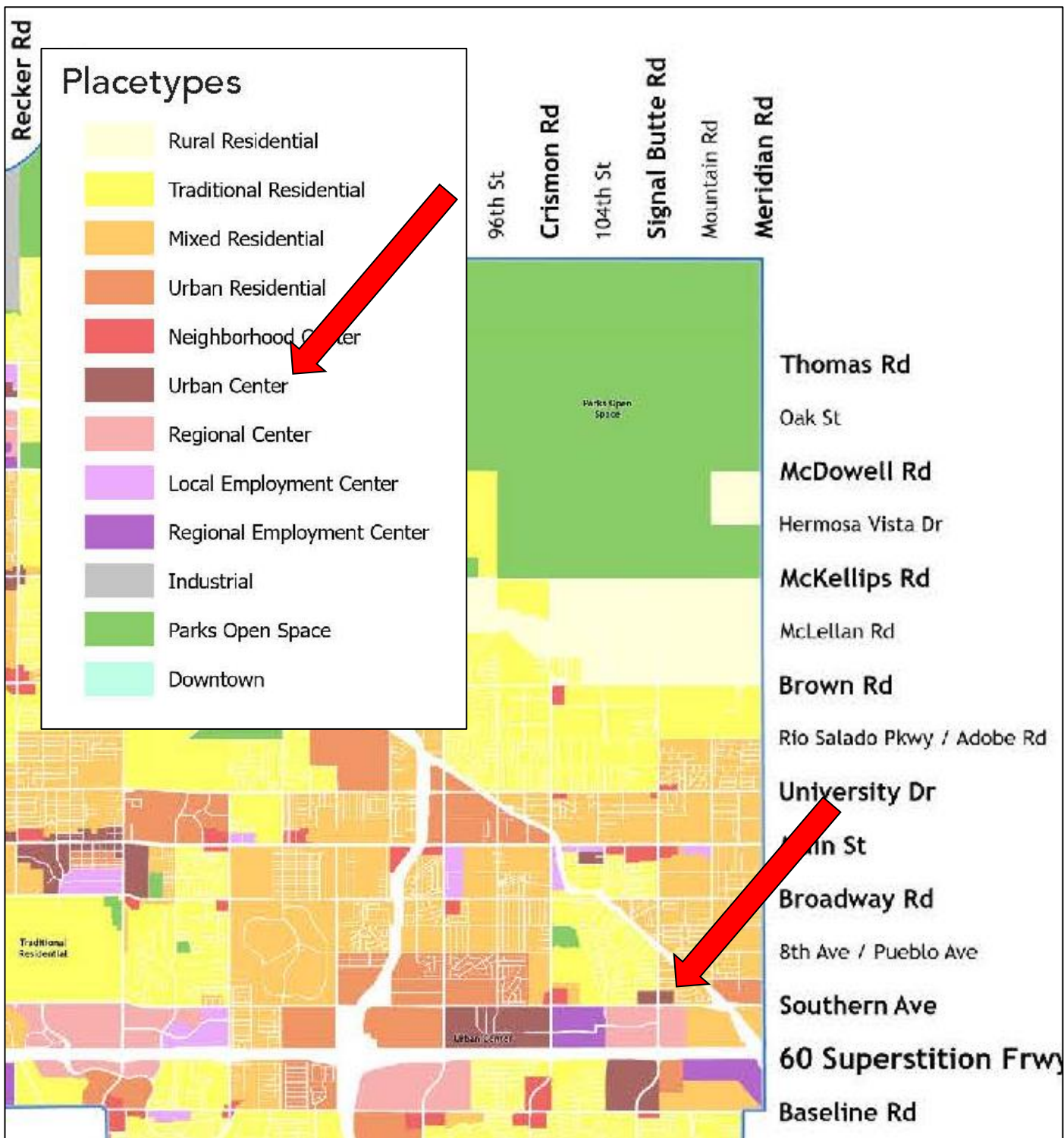
Tab 2

Zoning Map = LC

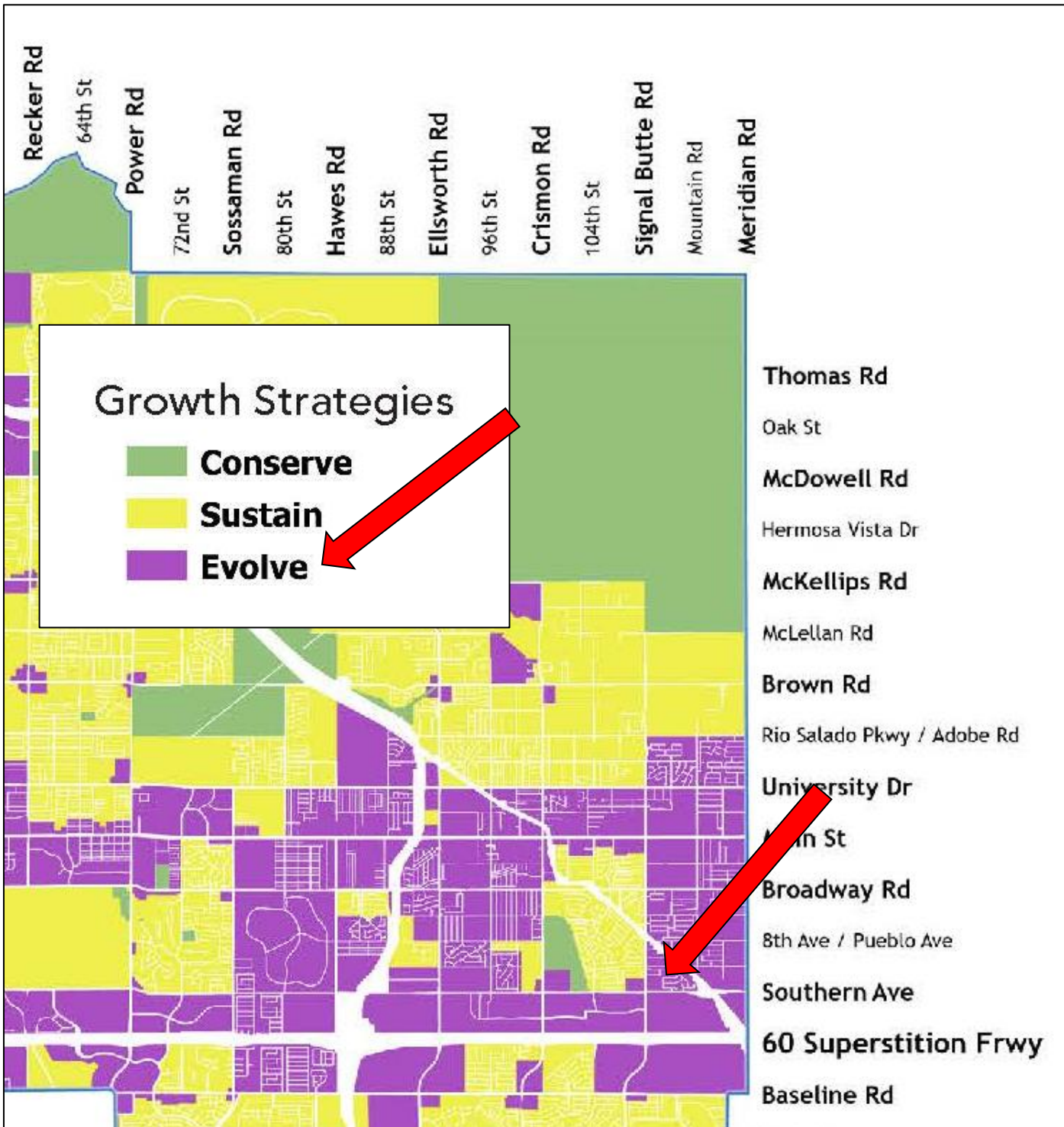


Tab 3

Placetype Map = Urban Center



Growth Strategy Map = Evolve



Tab 4

PRELIMINARY PLAT FOR "MASS MARKET"

A REPLAT OF PARCEL 1 OF PARCEL LINE ADJUSTMENT "10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOWN ALL MEN BY THESE PRESENTS:
WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MASS MARKET", A REPLAT OF PARCEL 1 OF PARCEL LINE ADJUSTMENT "10834 E SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:
WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 20____.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, IN THEIR AFOREMENTIONED CAPACITY ON BEHALF OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DESCRIPTION

PARCEL NO. 1:
THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST 2640.62 FEET; SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST 740.71 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 339.60 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 400.32 FEET TO A NAIL IN WASHER STAMPED "KLEIN 42137" ON THE WEST LINE OF "ARIZONA RENAISSANCE" A SUBDIVISION RECORDED IN BOOK 484 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00 DEGREES 01 MINUTE 25 SECONDS WEST 675.21 FEET ALONG SAID WEST LINE TO A 1/2-INCH CAPPED REBAR WITH ILLEGIBLE STAMP ON THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 110.47 FEET ALONG SAID NORTH LINE TO A 1/2-INCH REBAR WITH NO IDENTIFICATION;
THENCE NORTH 00 DEGREES 01 MINUTE 25 SECONDS EAST 10.00 FEET TO A 1/2-INCH REBAR WITH NO IDENTIFICATION ON THE NORTH LINE OF THE SOUTH 75.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 261.50 FEET ALONG SAID NORTH LINE;
THENCE NORTH 00 DEGREES 04 MINUTES 15 SECONDS EAST 43.98 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 21.23 FEET;
THENCE NORTH 08 DEGREES 15 MINUTES 56 SECONDS WEST 40.82 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 31 SECONDS EAST 245.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 16.51 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 35 MINUTES 20 SECONDS EAST 22.96 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 06 MINUTES 36 SECONDS AN ARC LENGTH OF 25.39 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 43.15 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 59 MINUTES 41 SECONDS EAST 54.83 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78 DEGREES 53 MINUTES 27 SECONDS AN ARC LENGTH OF 59.41 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 16 MINUTES 23 SECONDS EAST 2.89 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98 DEGREES 31 MINUTES 14 SECONDS AN ARC LENGTH OF 3.28 FEET;
THENCE NORTH 89 DEGREES 49 MINUTES 21 SECONDS EAST 15.90 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 72.88 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 46 SECONDS WEST 15.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3.12 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 02 MINUTES 48 SECONDS WEST 4.12 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82 DEGREES 45 MINUTES 15 SECONDS AN ARC LENGTH OF 4.50 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 140.69 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 49 MINUTES 09 SECONDS WEST 28.80 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 04 SECONDS AN ARC LENGTH OF 28.85 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 67.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 09 MINUTES 51 SECONDS WEST 60.67 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 13 MINUTES 58 SECONDS AN ARC LENGTH OF 62.91 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 123.03 FEET TO THE POINT OF BEGINNING.
ALSO KNOWN AS:
PARCEL 1, OF PARCEL LINE ADJUSTMENT 10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD, RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
PERPETUAL NON-EXCLUSIVE EASEMENTS FOR (A) VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS AND PASSAGE UPON, OVER AND ACROSS DRIVEWAYS AND THE ACCESS DRIVE, (B) PEDESTRIAN ACCESS, INGRESS AND EGRESS AND PASSAGE UPON, OVER AND ACROSS PARKING AREAS, DRIVEWAYS AND SIDEWALKS, (C) PARKING IN COMMON AREA PARKING SPACES, (D) INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF COMMON UTILITY LINES AND SEPARATE UTILITY LINES UPON, OVER, UNDER AND ACROSS COMMON AREA, (E) THE DISCHARGE OF SURFACE STORM DRAINAGE AND/OR RUNOFF OVER, UPON AND ACROSS THE COMMON AREA, (F) THE ENCROACHMENTS OF BUILDINGS INTO THE COMMON AREA, AND (G) THE PLACEMENT OF UNDERGROUND PIERS, FOOTINGS AND FOUNDATIONS UNDER THE COMMON AREA, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (WITH JOINDER) RECORDED JANUARY 25, 2001 IN RECORDING NO. 2001-0055550, AND FIRST AMENDMENT RECORDED MARCH 30, 2010 IN RECORDING NO. 2010-263073, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

1. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A)

2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.

3. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.

4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

5. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

6. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG SOUTHERN AVENUE.

7. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.

8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

11. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS

SURVEYORS NOTES

1) THE BASIS OF BEARING IS THE MONUMENT LINE OF SOUTHERN AVENUE, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, USING A BEARING OF NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, PER "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY," IN BOOK 657 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CT349240393, DATED JANUARY 13, 2025,

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2315L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "SIGNAL BUTTE & SOUTHERN RETAIL CENTER" RECORDED IN BOOK 644 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

FINAL PLAT OF "ARIZONA RENAISSANCE" RECORDED IN BOOK 484 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 575 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 657 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 694 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 932 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

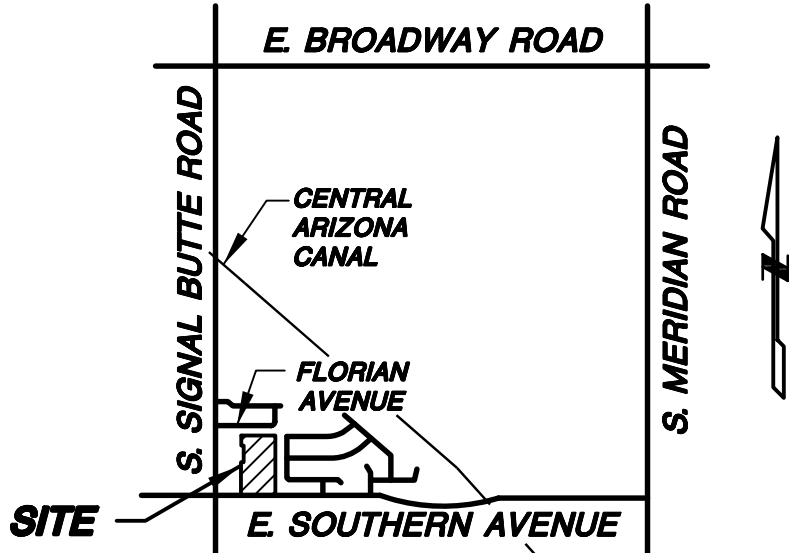
RESULTS OF SURVEY IN BOOK 1350 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS

PARCEL LINE ADJUSTMENT OF "10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2000-0728823, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2008-0335033, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2014-0196678, MARICOPA COUNTY RECORDS



VICINITY MAP

NOT TO SCALE

OWNER

WS HOLDINGS I, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
4215 N. WINFIELD SCOTT PLAZA
SCOTTSDALE, AZ 85251
PHONE: (480)545-5000
CONTACT: TOM HIGGINBOTHAM

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PLAT MAP
SHEET 3 ACCESS AND UTILITIES EASEMENT
SHEET 4 WATER AND SEWER EASEMENT

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 20____.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED: _____ CITY ENGINEER _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARCH 14, 2025
JAMES M. WILLIAMSON
R.L.S. #76041
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027

FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORD



PRELIMINARY PLAT FOR
"MASS MARKET"

E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHR: JW

SHEET 1 OF 4

DATE: 3/14/25

JOB: 202502061

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
PAUL JANET
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRADBURN SEAN R/
HEATHER M
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

LOT 133
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-136
STORY ELIZABETH JEAN
2014-0812881 M.C.R.

LOT 132
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-135
ADAMS MARKWOOD A/MOIRA K
2019-0342497 M.C.R.

LOT 131
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

8' EASEMENT FOR
TRANSMISSION &
DISTRIBUTION OF
ELECTRICITY PER
2006-0057975, M.C.R.

A.P.N. 220-76-002W
ANTHEM IAG LLC
2023-0325956 M.C.R.

30' EASEMENT FOR
INGRESS & EGRESS PER
DOC. 20050801991 M.C.R.

A.P.N. 220-76-002V
CASA DE JIM LLC
2021-0050576 M.C.R.

20' EASEMENT FOR
PUBLIC UTILITY &
FACILITY PER
2005-0801992, M.C.R.

20' EASEMENT FOR
SEWER
(DEDICATED HEREON)
SEE SHEET 4

30' ACCESS AND
UTILITIES
(DEDICATED HEREON)
SEE SHEET 3

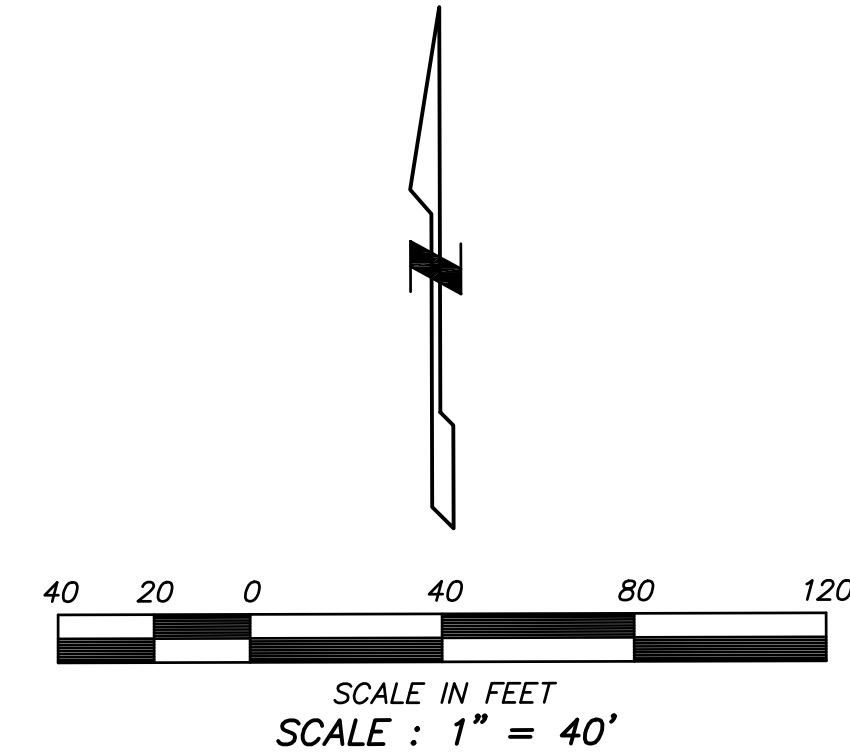
8' PUBLIC UTILITY &
FACILITIES EASEMENT
PER 2002-0242397,
M.C.R.

APPROXIMATE LOCATION
OF COMMON DRIVEWAY
PER 2001-005550,
2010-00263073,
2024-0143437, AND
2025-0031028, M.C.R.

8' PUBLIC UTILITY &
FACILITIES EASEMENT
PER 1999-0232465,
M.C.R.

WATER EASEMENT
(DEDICATED HEREON)
SEE SHEET 4

FOR NEW
CONSTRUCTION
OR RECONSTRUCTION



| LINE TABLE | | |
|------------|--|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 00°01'25" E (R) N 00°07'47" W (M) | 10.00' |
| L2 | N 00°04'15" E (R) N 00°04'57" W (M) | 43.98' |
| L3 | N 89°58'35" W (R) S 89°52'13" W (M) | 21.23' |
| L4 | N 08°15'56" W (R) N 08°25'08" W (M) | 40.82' |
| L5 | N 89°49'21" E (R) N 89°40'09" E (M) | 15.90' |
| L6 | N 00°08'37" W (R) N 00°17'49" W (M) | 72.88' |
| L7 | S 89°24'46" W (R) S 89°15'34" W (M) | 15.30' |
| L8 | N 89°58'35" W (R) S 89°52'13" W (M) | 110.47' |

| CURVE TABLE | | | | | |
|-------------|---------|--------|-----------|--|----------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 16.51' | 25.39' | 88°06'36" | N 38°35'20" E (R) N 38°26'08" E (M) | 22.96' |
| C2 | 43.15' | 59.41' | 78°53'27" | N 36°39'41" E (R) N 36°30'29" E (M) | 54.83' |
| C3 | 1.91' | 3.28' | 98°31'14" | N 46°16'23" E (R) N 46°07'11" E (M) | 2.89' |
| C4 | 3.12' | 4.50' | 82°45'15" | N 38°02'48" W (R) N 38°12'00" W (M) | 4.12' |
| C5 | 140.69' | 28.85' | 11°45'04" | N 06°49'09" W (R) N 06°58'21" W (M) | 28.80' |
| C6 | 67.71' | 62.91' | 53°13'58" | N 48°09'51" W (R) N 48°19'03" W (M) | 60.67' |

PRELIMINARY PLAT FOR
"MASS MARKET"

E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 2 OF 4
DATE: 3/14/25
JOB: 202502061

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
BRAD BURN SEAN R/
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRAD BURN SEAN R/
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

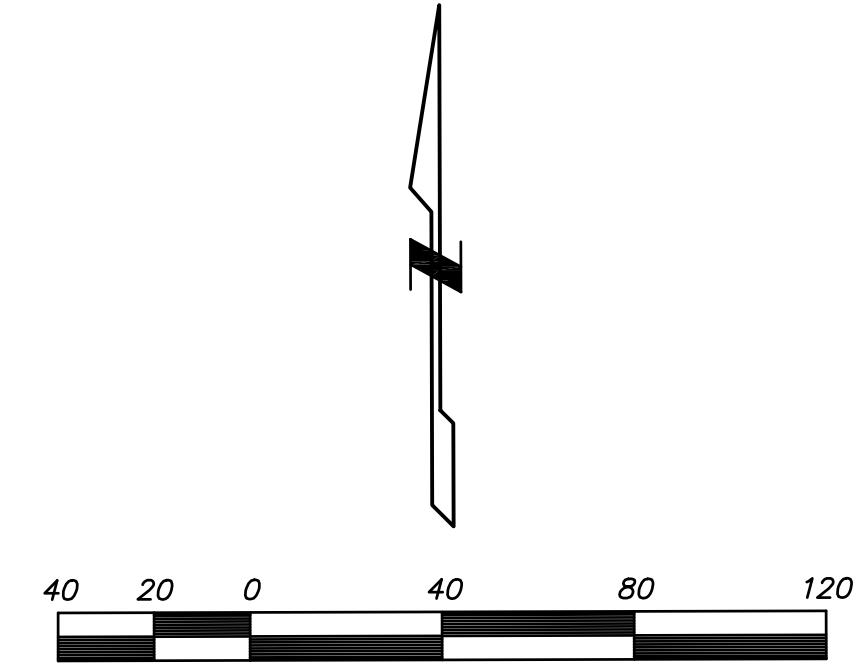
LOT 133
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-136
STORY ELIZABETH JEAN
2014-0812881 M.C.R.

LOT 132
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-135
ADAMS MARKWOOD A/MOIRA K
2019-0342497 M.C.R.

LOT 131
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

ACCESS AND UTILITIES EASEMENT

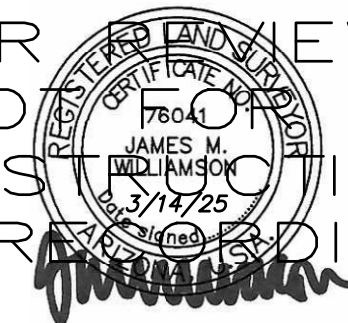


| TIE LINE TABLE | | |
|----------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| TL1 | N 89°52'13" E | 30.00' |
| TL2 | N 89°52'13" E | 24.00' |
| TL3 | N 89°52'13" E | 30.00' |
| TL4 | N 00°07'47" W | 24.00' |

| ACCESS & UTILITIES EASEMENT LINE TABLE | | |
|--|---------------|----------|
| LINE | BEARING | DISTANCE |
| AL1 | N 00°07'47" W | 9.04' |
| AL2 | S 89°52'13" W | 34.30' |
| AL3 | N 89°52'13" E | 30.00' |

| ACCESS & UTILITIES EASEMENT CURVE TABLE | | | | | |
|---|--------|--------|-----------|---------------|----------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DISTANCE |
| AC1 | 25.00' | 6.02' | 13°47'41" | N 06°46'03" E | 6.00' |
| AC2 | 25.00' | 39.27' | 90°00'00" | N 45°07'47" W | 35.36' |
| AC3 | 20.00' | 31.42' | 90°00'00" | N 45°07'47" W | 28.28' |
| AC4 | 25.00' | 39.27' | 90°00'00" | N 45°07'47" W | 35.36' |
| AC5 | 25.00' | 33.90' | 77°41'22" | S 51°01'32" W | 31.36' |
| AC6 | 25.00' | 33.97' | 77°51'37" | S 51°11'59" E | 31.42' |
| AC7 | 25.00' | 39.27' | 90°00'00" | N 44°52'13" E | 35.36' |
| AC8 | 25.00' | 18.02' | 41°18'20" | S 20°46'57" E | 17.64' |
| AC9 | 25.00' | 40.94' | 93°49'21" | N 46°46'54" E | 36.51' |
| AC10 | 10.00' | 15.04' | 86°10'39" | S 43°13'06" E | 13.66' |
| AC11 | 10.00' | 15.04' | 86°10'39" | S 42°57'32" W | 13.66' |
| AC12 | 25.00' | 40.94' | 93°49'21" | N 47°02'28" W | 36.51' |
| AC13 | 20.00' | 31.42' | 90°00'00" | N 44°52'13" E | 28.28' |
| AC14 | 25.00' | 39.27' | 90°00'00" | S 45°07'47" E | 35.36' |
| AC15 | 25.00' | 39.27' | 90°00'00" | S 44°52'13" W | 35.36' |
| AC16 | 20.00' | 31.42' | 90°00'00" | N 45°07'47" W | 28.28' |

FOR NEW
CONSTRUCTION
OR REVISION



PRELIMINARY PLAT FOR
"MASS MARKET"
E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

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SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 3 OF 4
DATE: 3/14/25
JOB: 202502061

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- ASSESSORS PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

A.P.N. 220-76-002V
CASA DE JUM LLC
2021-0050576 M.C.R.

A.P.N. 220-76-002R
CIRCLE K STORES INC
2009-0497675 M.C.R.

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

E. SOUTHERN AVENUE
(BASIS OF BEARINGS)

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
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BK. 484, PG. 47, M.C.R.
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BRAD BURN SEAN R/
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COMMUNITY ASSOC
2000-0754192A M.C.R.

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A.P.N. 220-76-140
LORENZO PERCIVAL M/
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A.P.N. 220-76-139
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A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

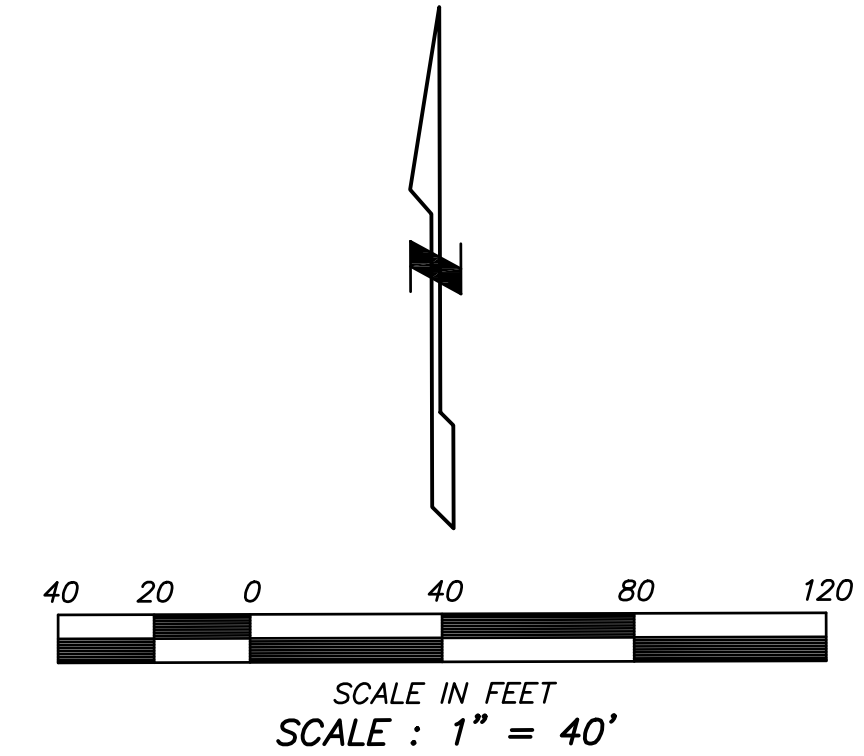
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BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

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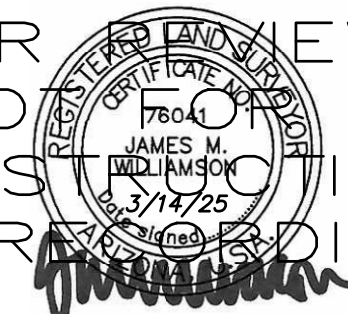
WATER AND SEWER EASEMENT

| TIE LINE TABLE | | |
|----------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| TL1 | N 00°07'47" W | 8.00' |
| TL2 | N 89°52'13" E | 24.93' |

| WATER EASEMENT LINE TABLE | | |
|---------------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| WL1 | N 00°07'47" W | 13.50' |
| WL2 | S 89°52'13" W | 7.51' |
| WL3 | N 00°07'47" W | 8.50' |
| WL4 | N 89°52'13" E | 22.51' |
| WL5 | S 00°07'47" E | 22.00' |
| WL6 | S 89°52'13" W | 15.00' |

| SEWER EASEMENT LINE TABLE | | |
|---------------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| SL1 | N 00°09'12" W | 67.91' |
| SL2 | N 89°50'48" E | 20.00' |
| SL3 | S 00°09'12" E | 67.91' |
| SL4 | S 89°52'13" W | 20.00' |

— FOR NEW —
NO CONSTRUCTION OR REPAIRS
— FOR EXISTING —



PRELIMINARY PLAT FOR
"MASS MARKET"
E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

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www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 4 OF 4
DATE: 3/14/25
JOB: 202502061

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP
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- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

S. SIGNAL BUTTE ROAD

A.P.N. 220-76-002V
CASA DE JIM LLC
2021-0050576 M.C.R.

A.P.N. 220-76-002R
CIRCLE K STORES INC
2009-0497675 M.C.R.

A.P.N. 220-76-002W
ANTHEM IAC LLC
2023-0325956 M.C.R.

LOT 1
43,285 SQ. FT.
0.994 ACRES

LOT 2
49,009 SQ. FT.
1.125 ACRES

LOT 3
163,822 SQ. FT.
3.761 ACRES

20' EASEMENT FOR
SEWER
(DEDICATED HEREON)

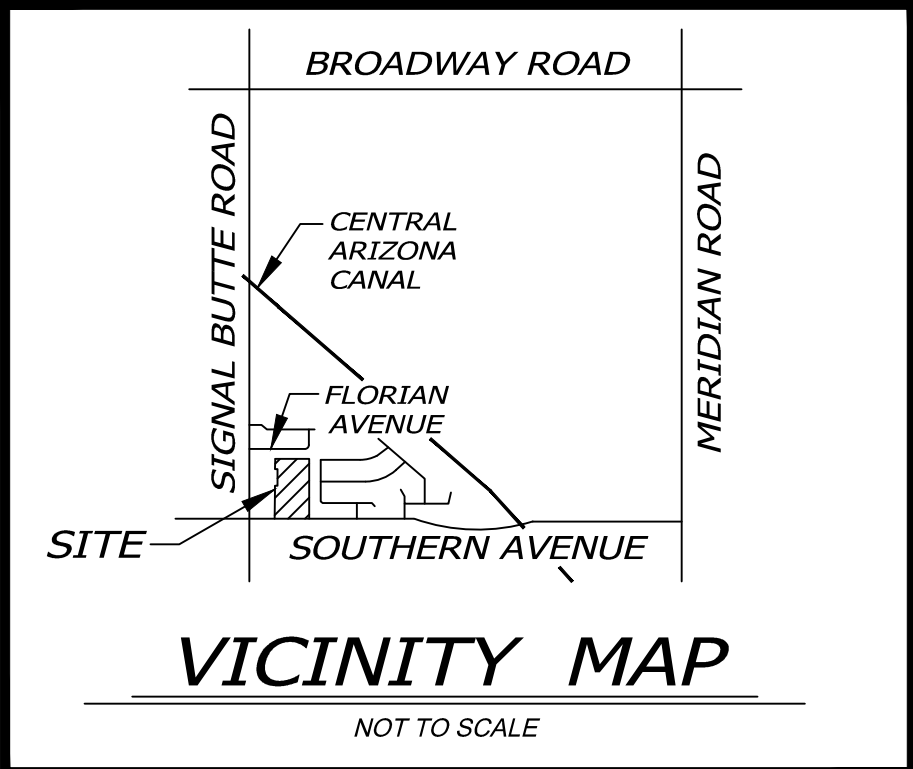
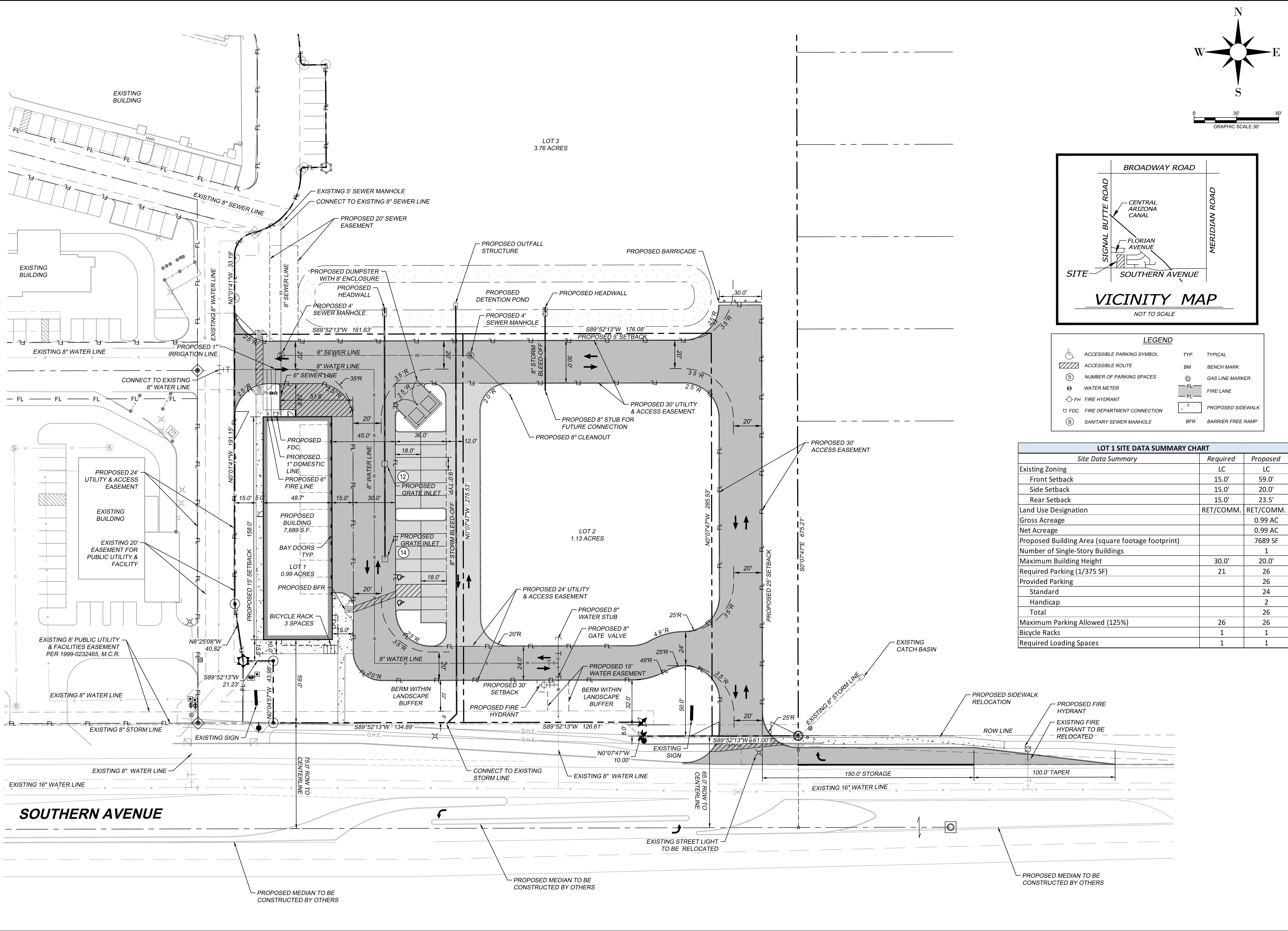
WATER EASEMENT
(DEDICATED HEREON)











E. SOUTHERN AVENUE
(BASIS OF BEARINGS)

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

Tab 5

G:\Shared drives\Projects\01201_Sun Auto AZ - Mesa - Southern Signal Butte\CAD\Plan Sheets\Site Plan.dwg
Wednesday, April 30, 2025 5:13:39 PM



| <u>LEGEND</u> | | | |
|---|--------------------------------|---|-------------------|
|  | ACCESSIBLE PARKING SYMBOL | TYP. | TYPICAL |
|  | ACCESSIBLE ROUTE | BM | BENCH MARK |
|  | NUMBER OF PARKING SPACES |  | GAS LINE MARKER |
|  | WATER METER |  | FIRE LANE |
|  | FH FIRE HYDRANT |  | PROPOSED SIDEWALK |
|  | FDC FIRE DEPARTMENT CONNECTION | | |
|  | SANITARY SEWER MANHOLE | BFR | BARRIER FREE RAMP |

| LOT 1 SITE DATA SUMMARY CHART | | |
|---|-----------|-----------|
| Site Data Summary | Required | Proposed |
| Existing Zoning | LC | LC |
| Front Setback | 15.0' | 59.0' |
| Side Setback | 15.0' | 20.0' |
| Rear Setback | 15.0' | 23.5' |
| Land Use Designation | RET/COMM. | RET/COMM. |
| Gross Acreage | | 0.99 AC |
| Net Acreage | | 0.99 AC |
| Proposed Building Area (square footage footprint) | | 7689 SF |
| Number of Single-Story Buildings | | 1 |
| Maximum Building Height | 30.0' | 20.0' |
| Required Parking (1/375 SF) | 21 | 26 |
| Provided Parking | | 26 |
| Standard | | 24 |
| Handicap | | 2 |
| Total | | 26 |
| Maximum Parking Allowed (125%) | 26 | 26 |
| Bicycle Racks | 1 | 1 |
| Required Loading Spaces | 1 | 1 |

BY
DATE
REVISIONS
NO.

© 2025 ANIMAS CIVIL ENGINEERING, LLC
PHONE: 214-803-1099
AZ 25881

PROJECT NAME:
SUN AUTO
NEC SOUTHERN AVE. &
SIGNAL BUTTE RD.
MESA, ARIZONA

SHEET TITLE:
SITE PLAN

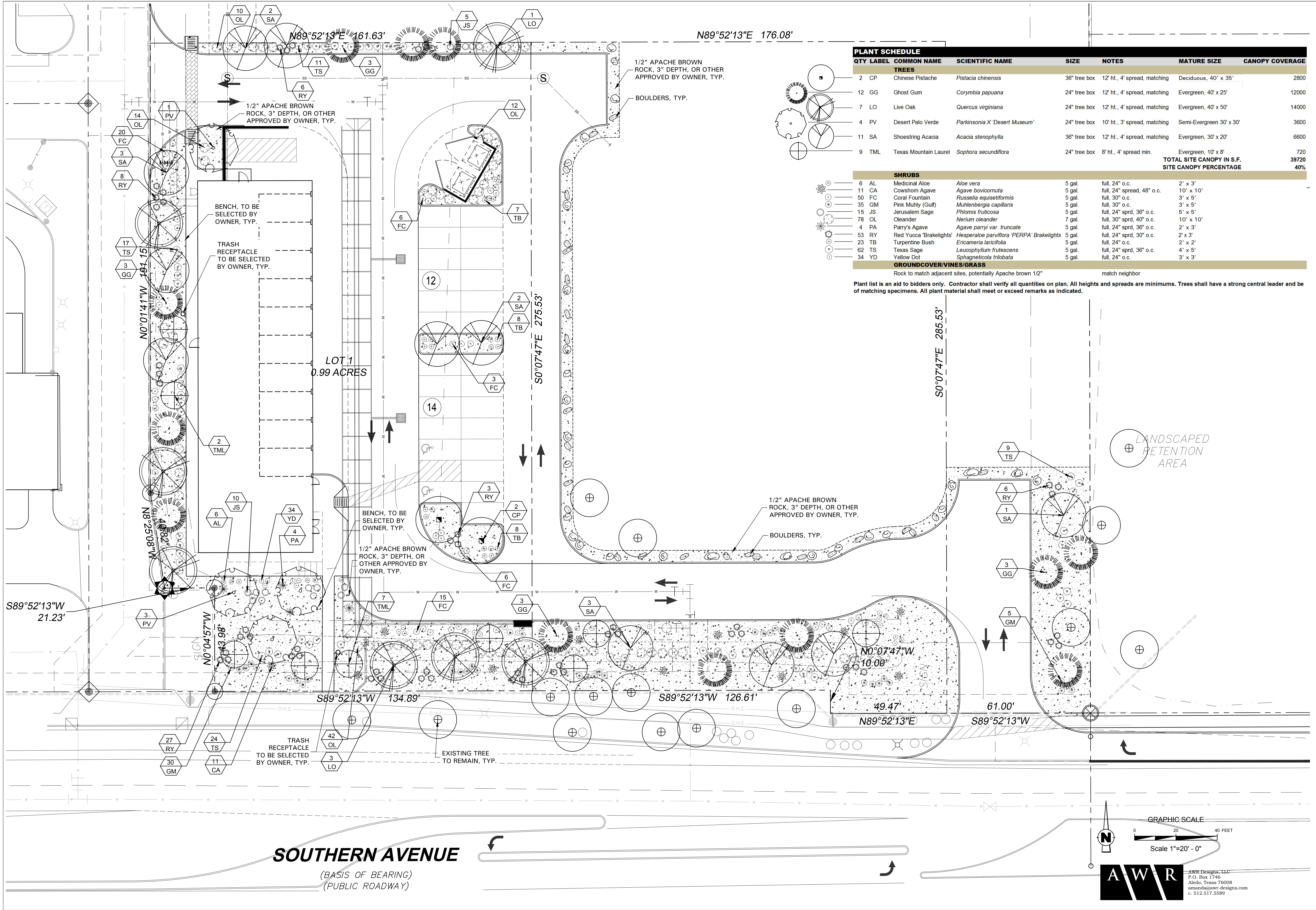
ACE PROJECT:
01201

DATE
MARCH 2025

SCALE
AS SHOWN

DRAWN BY:
MD

C-2.01



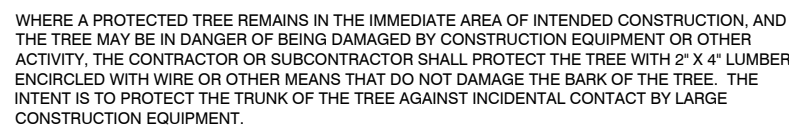
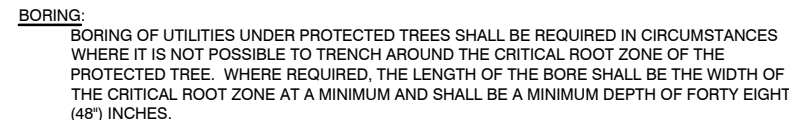
REGISTERED LANDSCAPE ARCHITECT
75119
AMANDA W. RICHARDSON
03/31/25
ARIZONA U.S.A.

ANIMAS
CIVIL ENGINEERING

NEC SOUTHERN AVE. &
SIGNAL BUTTE RD.
MESA, ARIZONA

LANDSCAPE PLAN

L1.02



TREE PRESERVATION NOTES

CONSTRUCTION METHODS

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:

THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

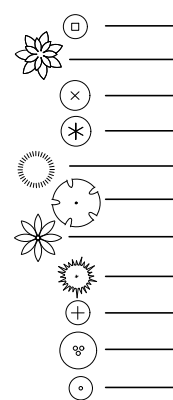
VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:

PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.



Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

1. Million Trees Initiative: 15% fo the tree canopy shall be provided for the city on project total.

LANDSCAPE NOTES

3. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT CHANGES OR ANY DISCREPANCIES OR OMISSIONS. VERIFY ALL INFORMATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
4. CONTRACTOR SHALL CALL 911 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ALL DISCREPANCIES. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
5. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AROUND FROM ALL STRUCTURES AND CURBS. SLOPE SHALL BE PROVIDED TO THE TOP OF THE SLOPE. ALL SLOPES SHALL INCLUDE LEAVE AREAS TO RECEIVE TOPSOIL, 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
6. ALL PLANTING AREAS SHALL BE SEPARATED FROM DRIVEWAYS AND SIDEWALKS OF THE SITE. PLANTING AREAS AND SOIL TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. CURBS SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. MULCH SHALL BE INSTALLED AT 2" BELOW THE TOPS OF SIDEWALKS AND CURBS.
9. ALL PLANTING AREAS SHALL BE REFERENCED ONLY TO THE SPACING OF PLANTS. MULCH SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. ALL PLANTING AREAS SHALL BE REFERENCED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED WITH 18" MINIMUM SPACING. SIDEWALK AND CURB TREES SHALL ALSO BE 10" CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR EQUIVALENT. EQUAL, FINE, OR COARSE MULCH IS NOT ALLOWED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND CURB. SHALL BE MIRAF 1400 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE ALL MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHED PROPERLY AND REMAINS IN HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

7. ROUGH SHRELL: LOOKLEY AVERAGE 3/4" DIAMETER. ROUGH SHRELL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

PRUNING AND TRIMMING NOTES

2. ALL TREES SHALL BE MAINTAINED AS EXISTING TREES UNLESS USING STANDARD GUIDELINES IN THE INDUSTRY.
3. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
4. DO NOT "TOP" OR "HEAD" TREES.
5. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
6. CONTRACTORS SHALL BE REQUIRED TO REMOVE ALL DEAD, DISEASED, OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
7. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT REMOVE THE PLATEAU.
8. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE BRANCHES THAT CROSS THE CANOPY OR THOSE BRANCHES THAT EXCESSIVELY EXTEND BEYOND THE NATURAL GROWN OF THE TREE.
9. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF DEVELOPMENT.
10. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.



SECTION 32.0305 - LANDSCAPE
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT, AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
2. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSEYMEN, 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z90.1), PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES
- C. TEXAS ASSOCIATION OF NURSEYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOD SOIL.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.
- C. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED

1.8 MAINTENANCE AND GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
- C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED

2.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

2.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

2.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT, AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

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2.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
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2.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
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4.2 REFERENCE DOCUMENTS

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4.3 SCOPE OF WORK / DESCRIPTION OF WORK

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- C. TEXAS ASSOCIATION OF NURSEYMEN, GRADES AND STANDARDS

6.5 SUBMITTALS

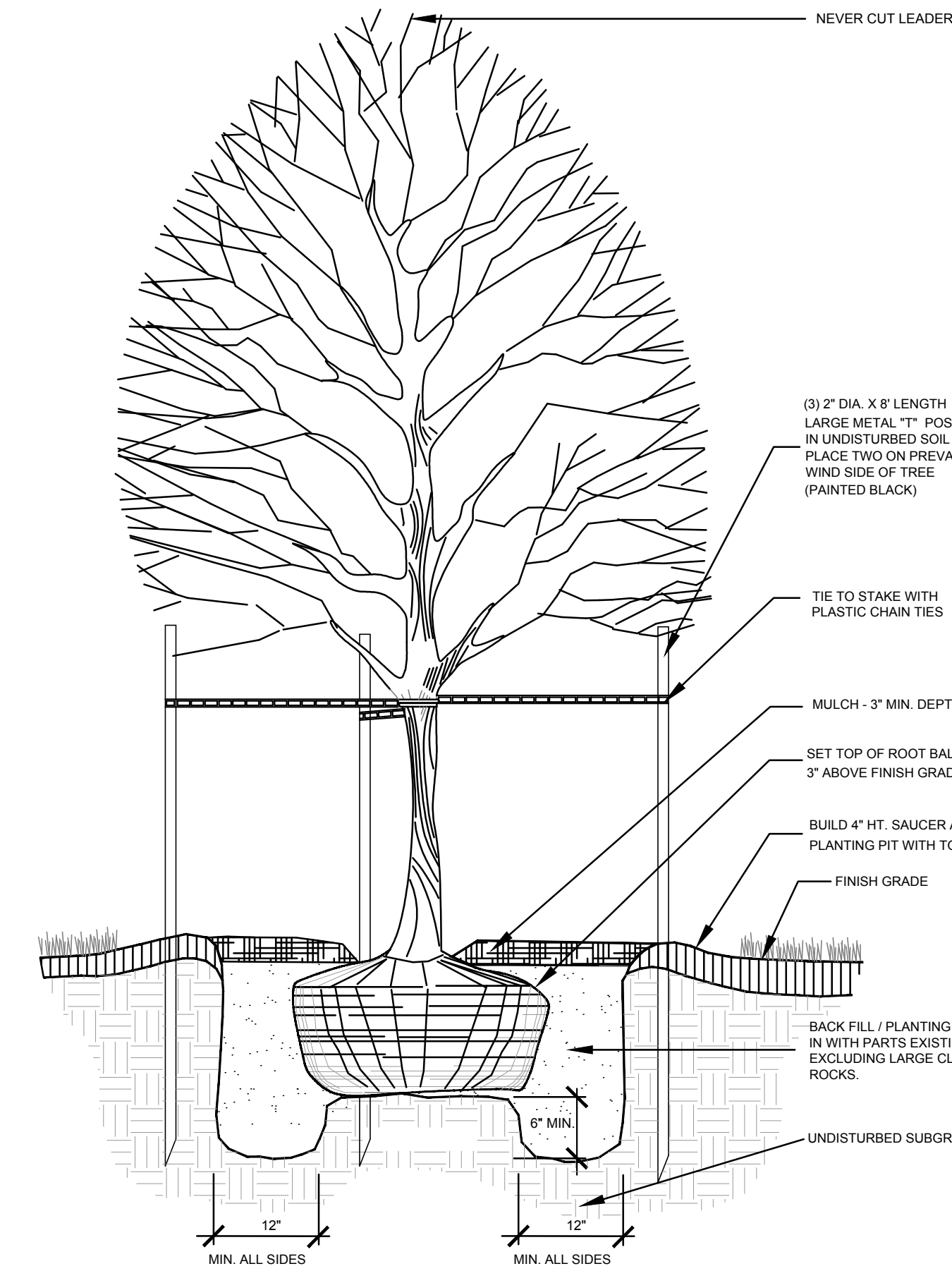
- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

6.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

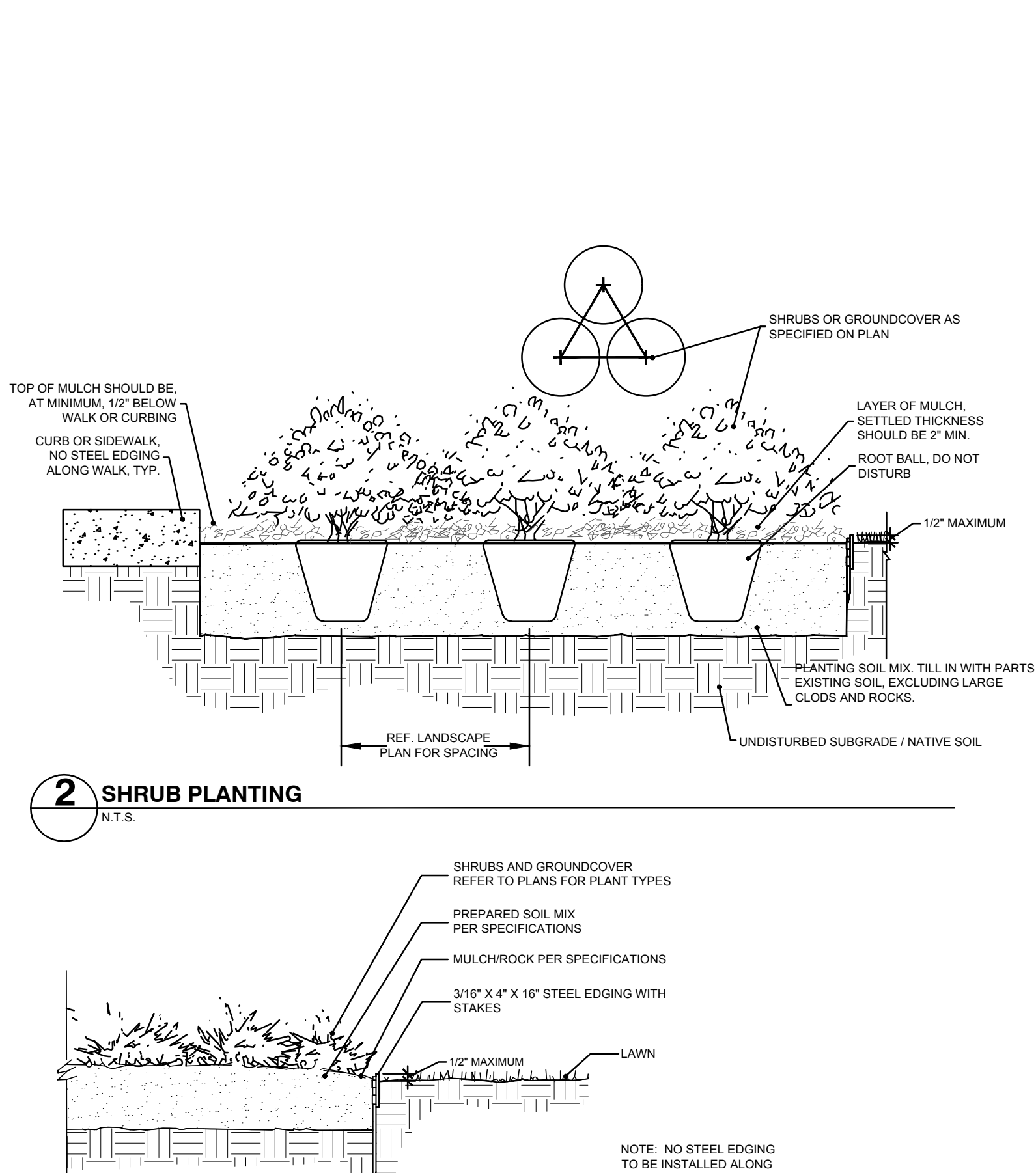
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

6.7 SEQUENCING

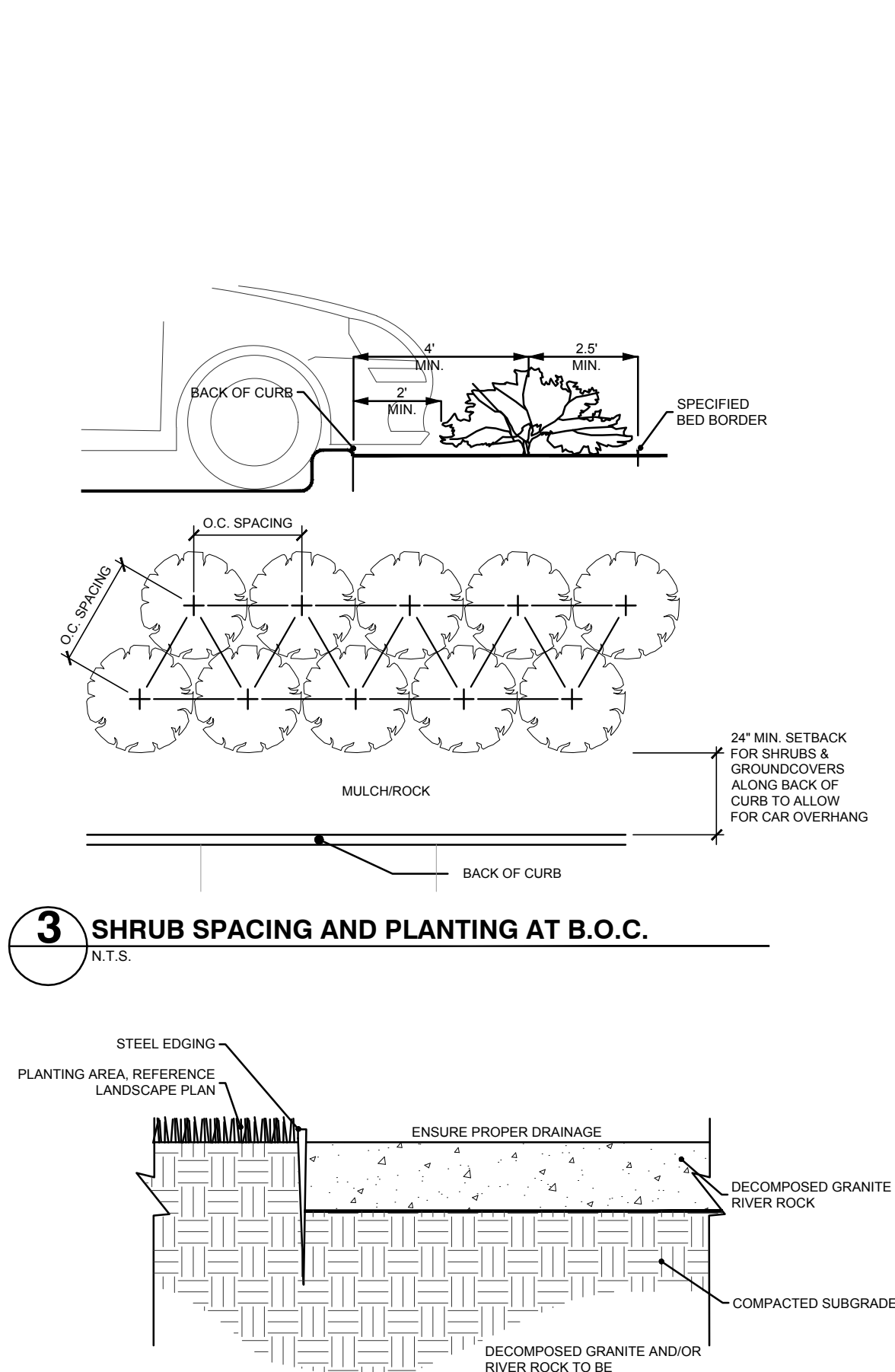
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOD SOIL.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.
- C. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED



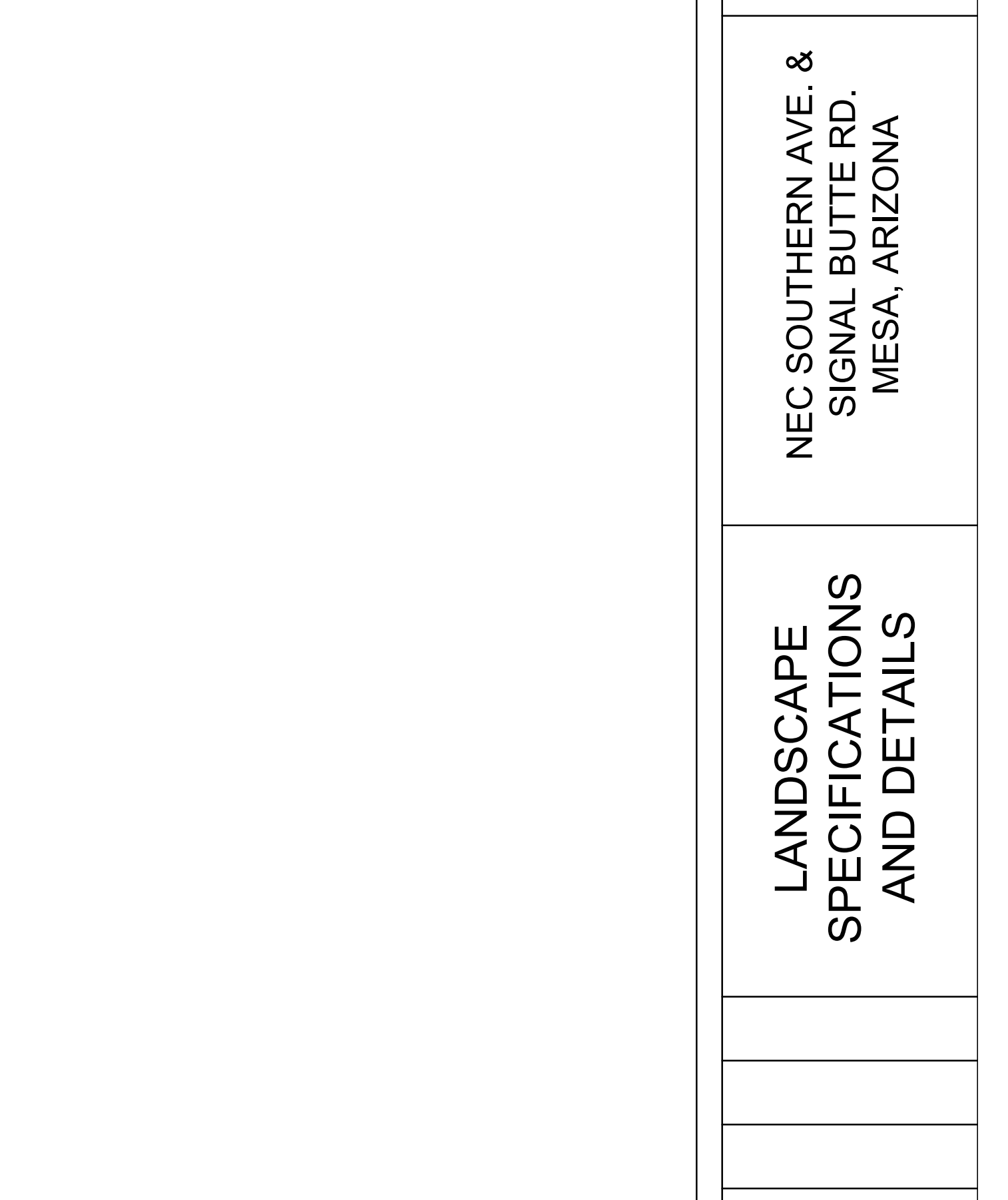
1 TREE PLANTING
N.T.S.



2 SHRUB PLANTING
N.T.S.



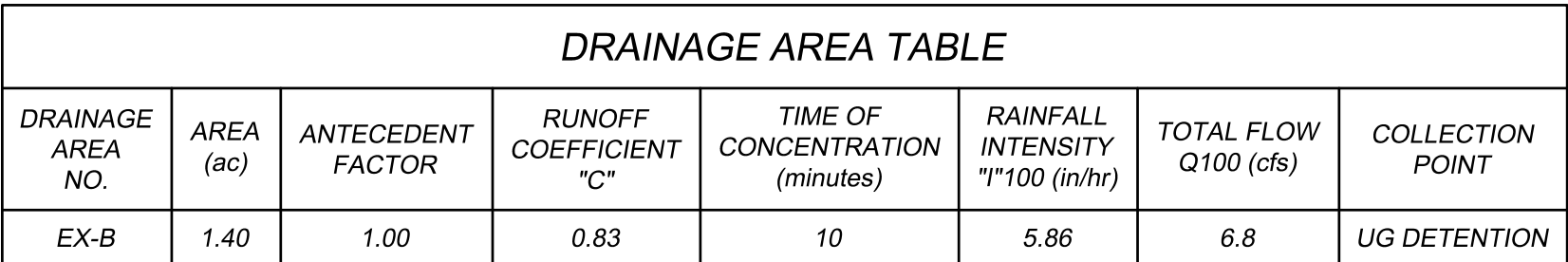
3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



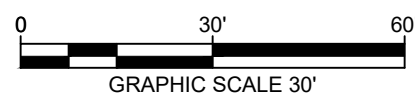
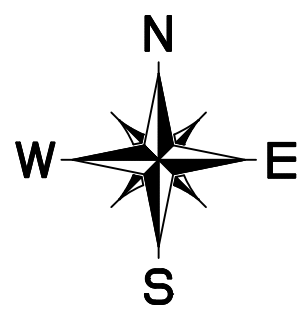
4 STEEL EDGING DETAIL
N.T.S.



5 DECOMPOSED GRANITE / RIVER ROCK
N.T.S.



| | |
|--|---|
| | PROPERTY LINE |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | PROPOSED TOP OF CURB ELEVATION |
| | PROPOSED TOP OF PAVEMENT ELEVATION |
| | MATCH EXISTING |
| | <p>BASIN NAME</p> <p>ACRES</p> <p>100 YR FLOW (CFS)</p> |
| | DRAINAGE AREA |
| | FLOW ARROW |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | PROPOSED STORM SEWER LINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING WATER LINE |
| | PROPERTY LINE |
| | EXISTING STORM LINE |



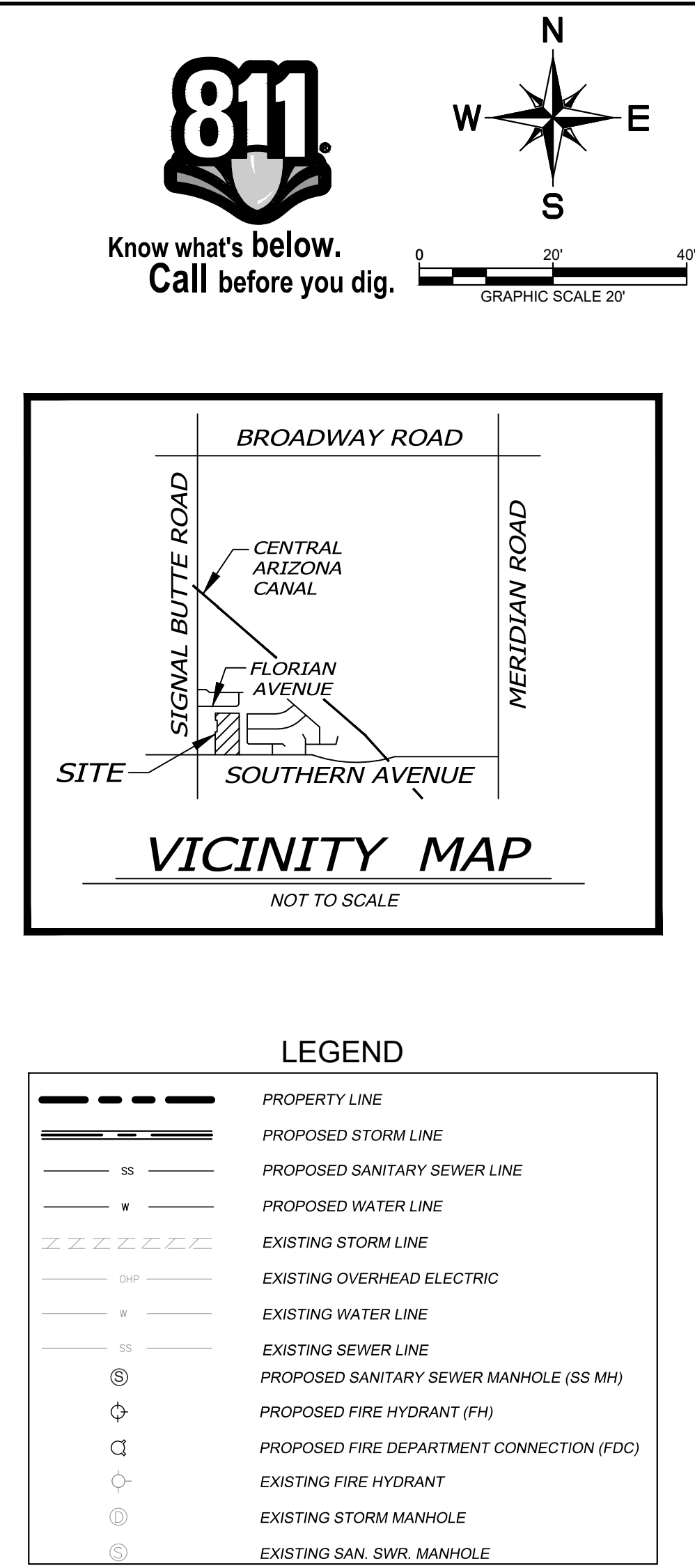
| | | | |
|--|-----------------|-------------------------------|--|
| RETENTION REQUIRED | | | |
| V(REQ) = CDA | | | |
| Cw | 0.83 (Weighted) | | |
| D | 0.18 Ft | 2.2/12 (100-year, 2-hr event) | |
| A | 5594.3 SF | | |
| Vreq | 8524 CF | | |
| Vprov | 8541 CF | | |
| RETENTION DRY CALCULATIONS | | | |
| MIN. PUMP OUTPUT (Q) = 100 GPM = 100 * 0.002228 = 0.2228 CFS | | | |
| T(sec) = V/Q | | | |
| Vreq | 8524 CF | | |
| Q | 0.2228 CFS | | |
| T(sec) | 3826.1 SEC | | |
| T(hour) | 10.6 HOURS | | |
| HW | 1550.30 FT | | |
| 14" | 1.7 FT | | |
| MIN FFE | 1551.47 FT | | |

| Pipe Storage | | | | | |
|----------------|-----------------|-----------|--------------|-----------------|--|
| Elevation (ft) | Pipe Depth (in) | Area (sf) | Storage (cf) | Storage (ac-ft) | |
| 1545.50 | 0 | 0.00 | 0.00 | 0.00 | |
| 1545.58 | 1 | 0.07 | 31.40 | 0.00 | |
| 1545.67 | 2 | 0.20 | 88.36 | 0.00 | |
| 1545.75 | 3 | 0.37 | 161.50 | 0.00 | |
| 1545.83 | 4 | 0.56 | 247.35 | 0.01 | |
| 1545.92 | 5 | 0.78 | 343.87 | 0.01 | |
| 1546.00 | 6 | 1.02 | 449.63 | 0.01 | |
| 1546.08 | 7 | 1.28 | 563.55 | 0.01 | |
| 1546.17 | 8 | 1.56 | 684.79 | 0.02 | |
| 1546.25 | 9 | 1.85 | 812.62 | 0.02 | |
| 1546.33 | 10 | 2.15 | 946.45 | 0.02 | |
| 1546.42 | 11 | 2.47 | 1085.75 | 0.02 | |
| 1546.50 | 12 | 2.80 | 1230.06 | 0.03 | |
| 1546.58 | 13 | 3.13 | 1378.96 | 0.03 | |
| 1546.67 | 14 | 3.48 | 1532.05 | 0.04 | |
| 1546.75 | 15 | 3.84 | 1689.01 | 0.04 | |
| 1546.83 | 16 | 4.20 | 1849.49 | 0.04 | |
| 1546.92 | 17 | 4.58 | 2013.20 | 0.05 | |
| 1547.00 | 18 | 4.95 | 2179.85 | 0.05 | |
| 1547.08 | 19 | 5.34 | 2349.17 | 0.06 | |
| 1547.17 | 20 | 5.73 | 2520.90 | 0.07 | |
| 1547.25 | 21 | 6.12 | 2694.79 | 0.06 | |
| 1547.33 | 22 | 6.52 | 2870.60 | 0.07 | |
| 1547.42 | 23 | 6.93 | 3048.10 | 0.07 | |
| 1547.50 | 24 | 7.33 | 3227.07 | 0.07 | |
| 1547.58 | 25 | 7.74 | 3407.28 | 0.08 | |
| 1547.67 | 26 | 8.16 | 3588.54 | 0.08 | |
| 1547.75 | 27 | 8.57 | 3770.61 | 0.09 | |
| 1547.83 | 28 | 8.98 | 3953.30 | 0.09 | |
| 1547.92 | 29 | 9.40 | 4136.39 | 0.09 | |
| 1548.00 | 30 | 9.82 | 4319.69 | 0.10 | |
| 1548.08 | 31 | 10.23 | 4502.99 | 0.10 | |
| 1548.17 | 32 | 10.65 | 4686.08 | 0.11 | |
| 1548.25 | 33 | 11.07 | 4868.77 | 0.11 | |
| 1548.33 | 34 | 11.48 | 5050.84 | 0.12 | |
| 1548.42 | 35 | 11.89 | 5232.09 | 0.12 | |
| 1548.50 | 36 | 12.30 | 5412.31 | 0.12 | |
| 1548.58 | 37 | 12.71 | 5591.28 | 0.13 | |
| 1548.67 | 38 | 13.11 | 5768.78 | 0.13 | |
| 1548.75 | 39 | 13.51 | 5944.59 | 0.14 | |
| 1548.83 | 40 | 13.91 | 6118.48 | 0.14 | |
| 1548.92 | 41 | 14.30 | 6290.21 | 0.14 | |
| 1549.00 | 42 | 14.68 | 6459.53 | 0.15 | |
| 1549.08 | 43 | 15.06 | 6626.18 | 0.15 | |
| 1549.17 | 44 | 15.43 | 6789.89 | 0.16 | |
| 1549.25 | 45 | 15.80 | 6950.37 | 0.16 | |
| 1549.33 | 46 | 16.15 | 7107.33 | 0.16 | |
| 1549.42 | 47 | 16.50 | 7260.42 | 0.17 | |
| 1549.50 | 48 | 16.84 | 7409.32 | 0.17 | |
| 1549.58 | 49 | 17.17 | 7553.63 | 0.17 | |
| 1549.67 | 50 | 17.48 | 7692.93 | 0.18 | |
| 1549.75 | 51 | 17.79 | 7826.76 | 0.18 | |
| 1549.83 | 52 | 18.08 | 7954.59 | 0.18 | |
| 1549.92 | 53 | 18.35 | 8075.83 | 0.19 | |
| 1550.00 | 54 | 18.61 | 8189.75 | 0.19 | |
| 1550.08 | 55 | 18.85 | 8295.51 | 0.19 | |
| 1550.17 | 56 | 19.07 | 8392.03 | 0.19 | |
| 1550.25 | 57 | 19.27 | 8477.88 | 0.19 | |
| 1550.33 | 58 | 19.43 | 8551.02 | 0.20 | |
| 1550.42 | 59 | 19.56 | 8607.98 | 0.20 | |
| 1550.50 | 60 | 19.63 | 8639.38 | 0.20 | |

Profile view of the proposed fire lane showing elevation versus stationing. The vertical axis represents elevation in feet, ranging from 1545 to 1565. The horizontal axis represents stationing, ranging from -0+30 to 1+20. A dashed vertical line indicates the Right of Way (R.O.W.) Line. The profile shows the existing fire lane (solid line) and the proposed grade at the blem (dashed line). Key points include STA 0+29.10 at 1551.00, STA 0+45.60 at 1555.46, and STA 0+56.40 at 1552.40. Southern Ave is shown at the bottom left.

1. SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SUBGRADE PREPARATIONS SPECIFICATIONS FOR ALL PROPOSED BUILDINGS.
3. ALL FILL MATERIAL SHALL BE COMPACTED PER GEOTECH RECOMMENDATION. REFER TO PAVING SECTION DETAILS FOR SUBGRADE PREPARATION REQUIREMENTS UNDER ALL PAVED AREAS. (REFER TO GEOTECH REPORT)
4. CONTRACTOR SHALL VERIFY ALL SIDEWALKS HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. IF THE CONTRACTOR IDENTIFIES SLOPES GREATER, CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
5. SPOT ELEVATIONS IDENTIFIED AS "MATCH EXISTING" SHALL BE FIELD VERIFIED. CONTRACTOR SHALL NOTIFY CIVIL ENGINEERING CONSULTANT (CEC) OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH GRADING ACTIVITIES.

[illegible]



- ## STORM DRAINAGE NOTES:
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN BY THE CONTRACTOR. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 2. CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 3. ALL EXISTING AND PROPOSED PIPES AND STRUCTURES ARE TO BE CLEANED OUT AT THE COMPLETION OF CONSTRUCTION TO REMOVE ALL SILT AND DEBRIS.
 4. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
 5. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.



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ENGINEERING, LLC
PHONE: 214-803-1099
AZ 25881

PROJECT NAME:
SUN AUTO
NEC SOUTHERN AVE. &
SIGNAL BUTTE RD.
MESA, ARIZONA

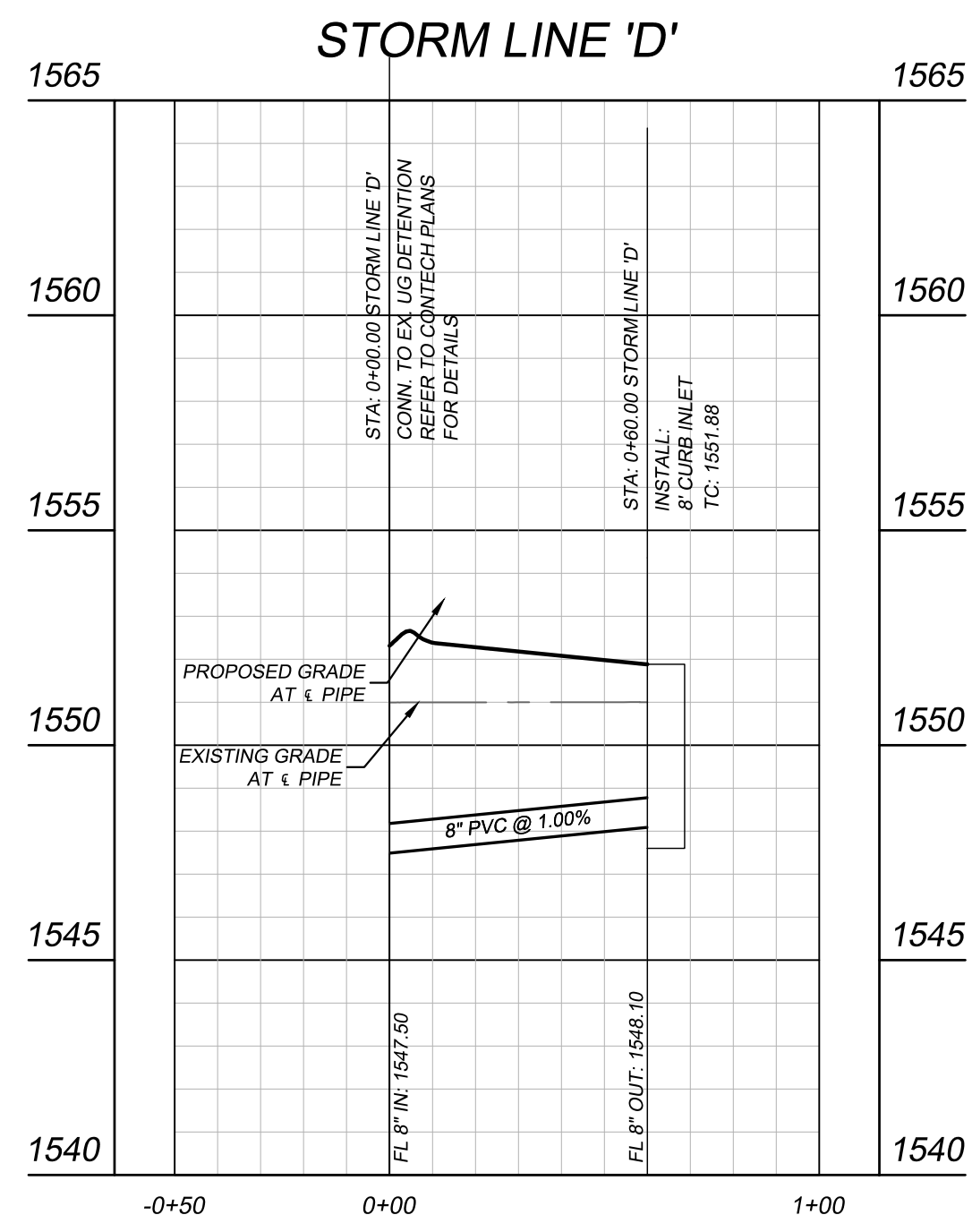
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STORM PLAN

| |
|-----------------------|
| ACE PROJECT: 01201 |
| DATE MARCH 2025 |
| SCALE AS SHOWN |
| DRAWN BY: MD |

C-4.01

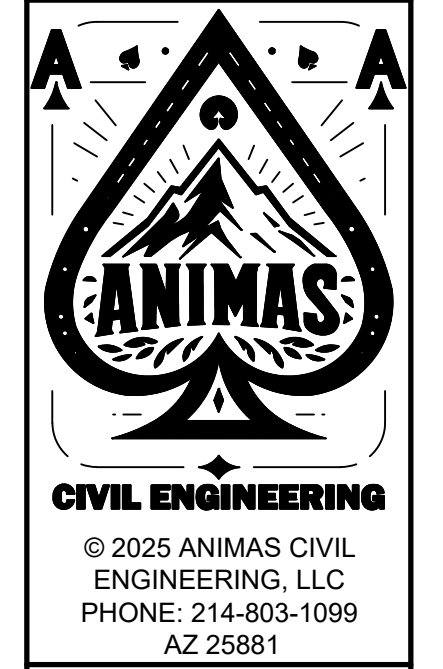
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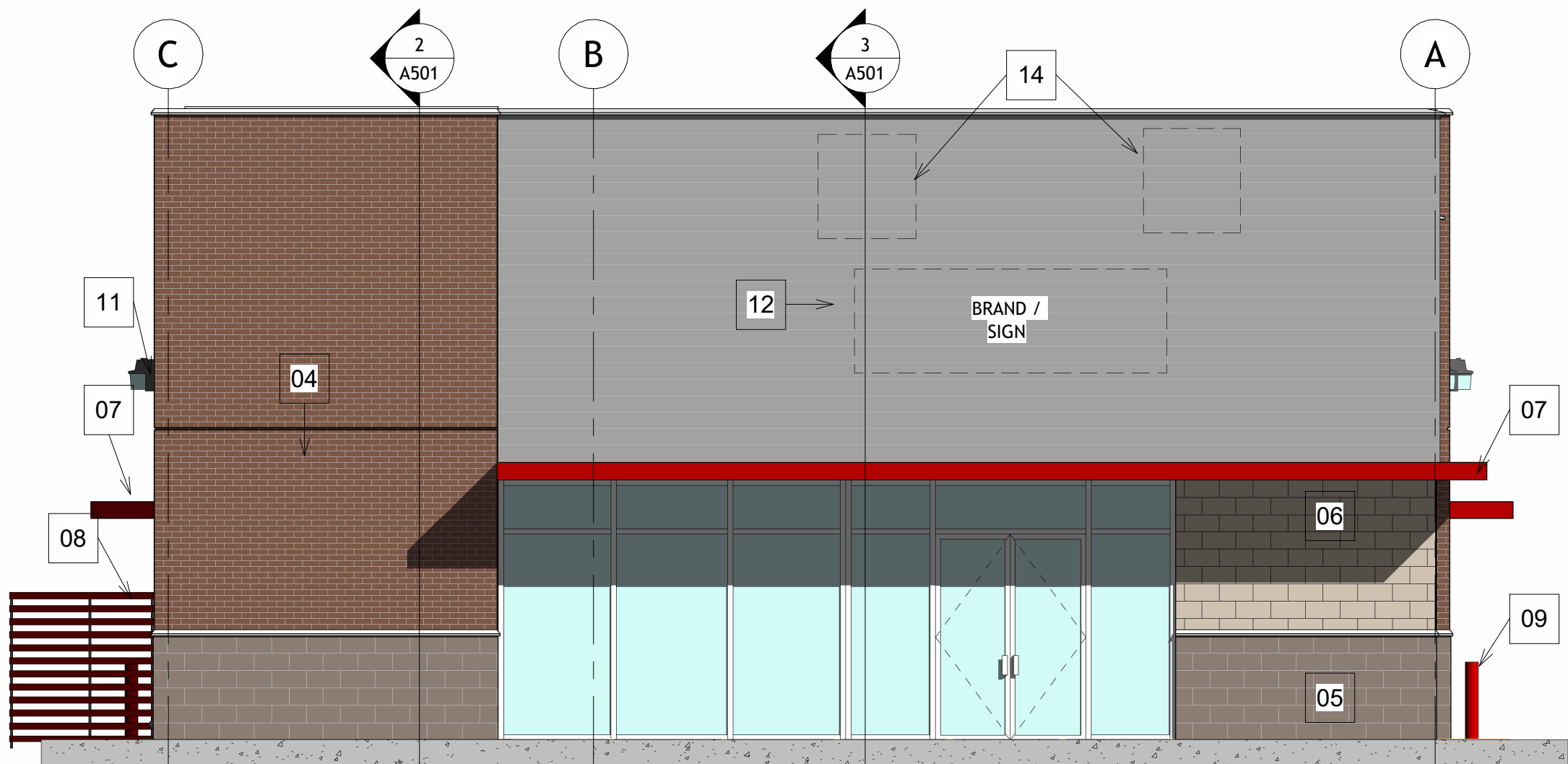
STORM PROFILES

PROJECT NAME: SUN AUTO
NEC SOUTHERN AVE. &
SIGNAL BUTTE RD.
MESA, ARIZONA

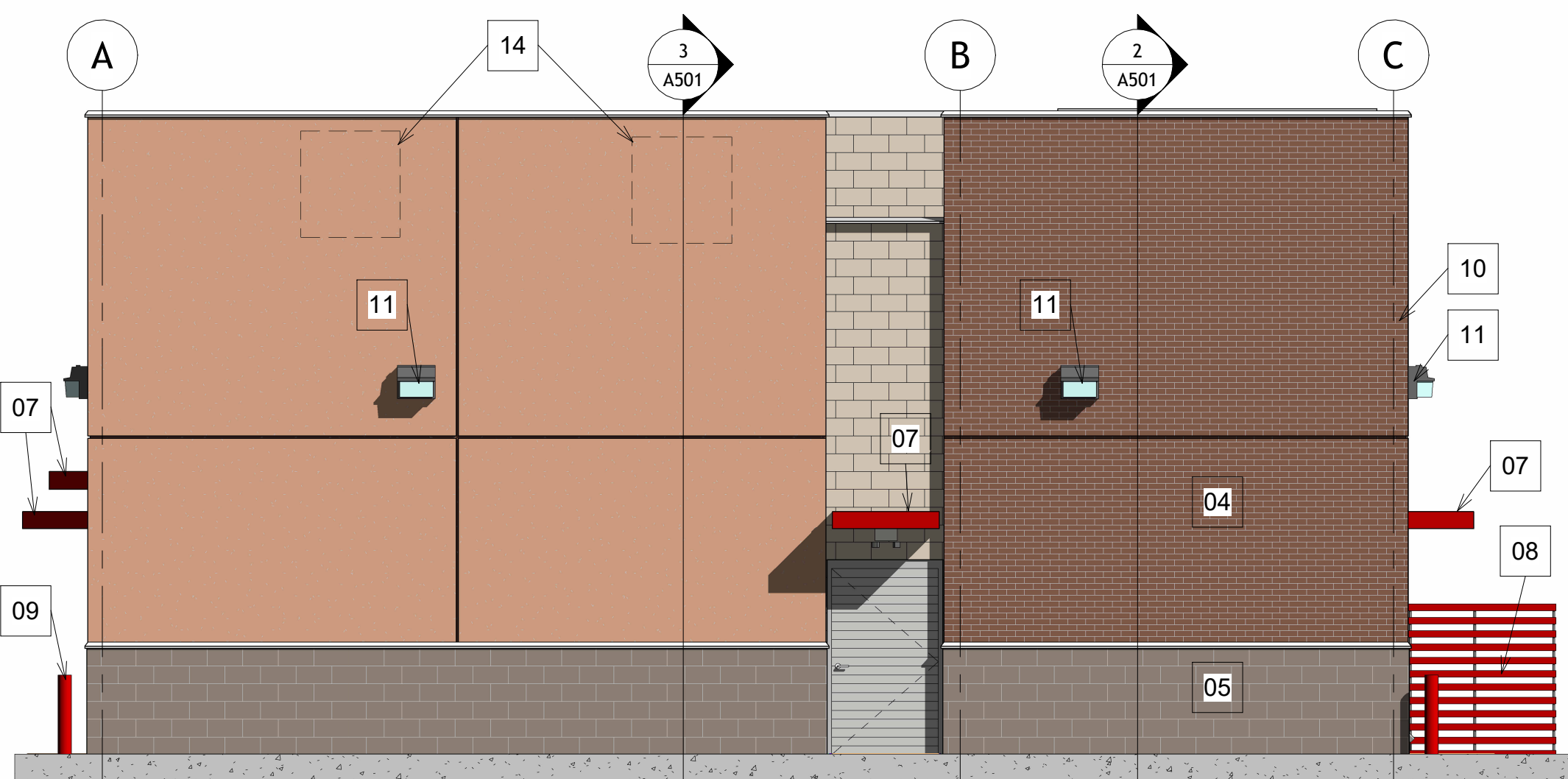
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C-4.02

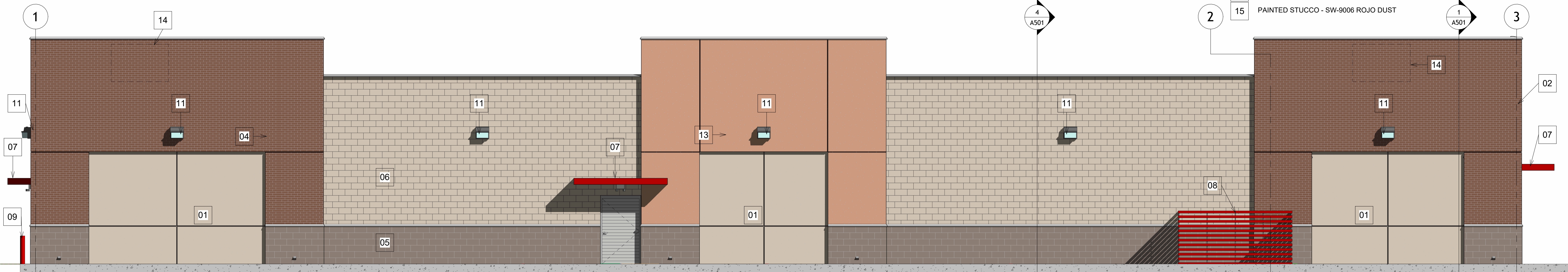




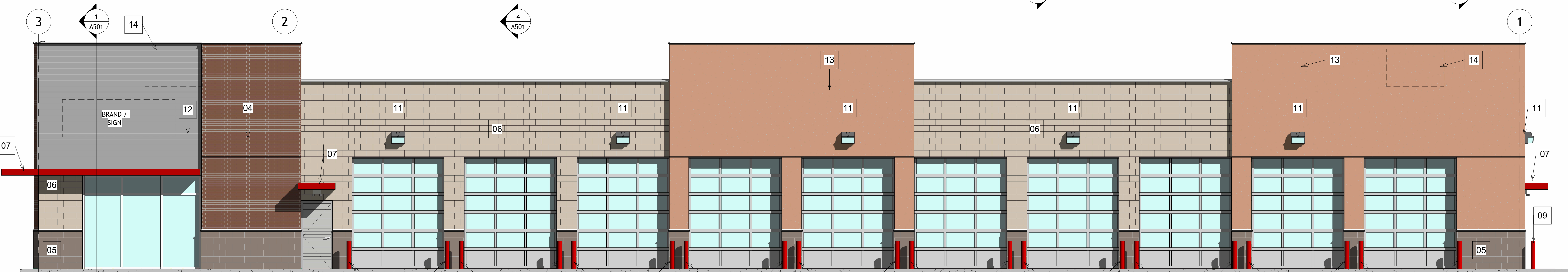
1 South Architectural Building Elevation
3/16" = 1'-0"



2 North Architectural Building Elevation
3/16" = 1'-0"



4 West Architectural Building Elevation
3/16" = 1'-0"



3 East Architectural Building Elevation
3/16" = 1'-0"

| LEGEND - FINISHES / SURFACES | | | | | |
|------------------------------|-------------------------|-------------------|-------------------|-------------------|---------------------|
| LEGEND | DESCRIPTION | N | S | E | W |
| | | 1,176.5 s.f. | 1,183.4 s.f. | 3,514.6 s.f. | 3,525.5 s.f. |
| | METAL (SIGN) | 0 SF 0% | 482.2 SF 40.7% | 233.3 SF 6.6% | 0 SF 0% |
| | BRICK - VENEER | 345.8 SF 29.3% | 260.9 SF 22.0% | 209.2 SF 5.9% | 909.8 SF 25.8% |
| | CMU, SPLITFACE, SW-9173 | 55.9 SF 4.7% | 57.6 SF 4.8% | 716.8 SF 20.3% | 1,140.4 SF 32.3% |
| | CMU, SPLITFACE, SW-7025 | 182.0 SF 15.4% | 93.0 SF 7.8% | 177.1 SF 5.0% | 424.4 SF 12.0% |
| | PAINTED STUCCO | 550.3 SF 46.7% | 0 SF 0% | 228.6 SF 6.5% | 996.5 SF 28.2% |

NOTES:
- OPENINGS, GLAZING AND DOORS AREAS ARE NOT INCLUDED AS PART OF FINISHES.

KEYNOTES - ELEVATIONS

- 01 PAINTED STUCCO - SW9173 SHITAKE OR SIMILAR
- 02 PAINTED STUCCO - SW7025 BACKDROP OR SIMILAR
- 03 PAINTED STUCCO - SHERWIN WILLIAMS: CUSTOM BRAND COLOR
- 04 WALL PANEL - BRICK
- 05 CONCRETE MASONRY UNIT (CMU) - SPLITFACE, COLOR SW7025 OR SIMILAR
- 06 CONCRETE MASONRY UNIT (CMU) - SPLITFACE, COLOR SW9173 OR SIMILAR
- 07 AWNING
- 08 METAL SCREEN
- 09 BOLLARD
- 10 DOWNSPOUT (INSIDE WALL)
- 11 LIGHTING FIXTURE
- 12 METAL PANEL - BRAND AND LOGO PER OWNER
- 13 PAINTED STUCCO - SW-0039 MELLOW MAUVE
- 14 HVAC UNITS PROJECTION
- 15 PAINTED STUCCO - SW-9006 ROJO DUST



Consultant ID

Sun Devil Auto
Mesa, AZ 85208

Revision

Project Number

2025.05

Date

Issue Date

Drawn By

RM

Reviewed By

NP

Sheet Title

Colored
Elevations

A402

Scale

As indicated



2 3D View 2



1 3D View 1

Consultant ID

Sun Devil Auto

Mesa, AZ 85208

Revision

Project Number
2025.05

Date
Issue Date

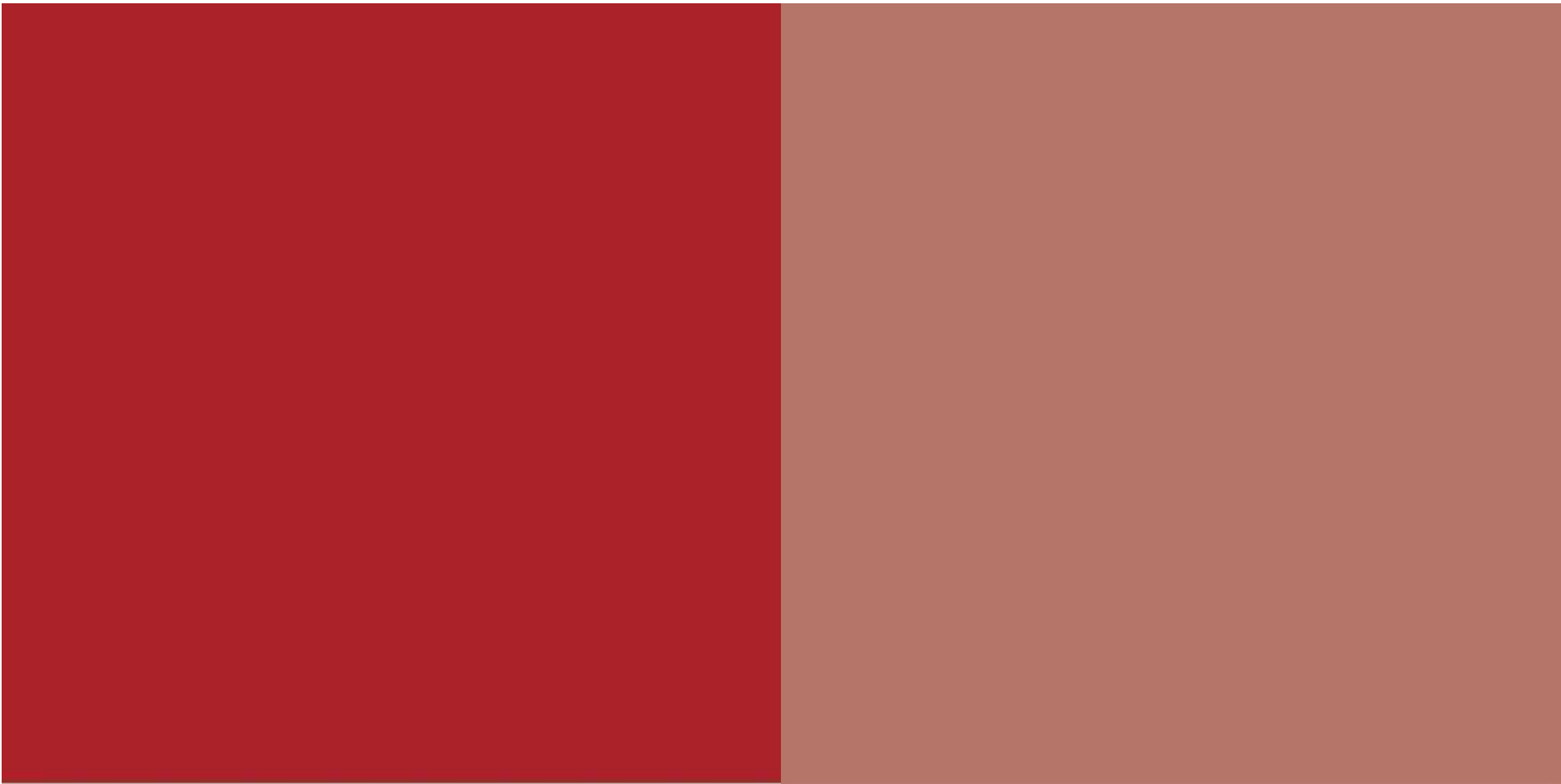
Drawn By
RM

Reviewed By
NP

Sheet Title
3D Image -
Concept

A001

Scale



PANTONE®
7621 C

SW 9006

Rojo Dust

CUSTOM BRAND COLOR - PER OWNER



SW 7025

Backdrop

SW 9173

Shiitake

SW 0039

Mellow Mauve

EXTERIOR COLORS AND FINISHES, REFER TO A401

GENERAL NOTES - ELEVATIONS

- A EXTERIOR SEALANT SHALL MATCH COLOR OF CMU
- B INSTALL CONTROL JOINTS PER MFR RECOMMENDATIONS.
- C ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
- D COORDINATE ANY REQUIRED KNOX BOXES WITH SHJ/FIRE MARSHALL FOR TYPE AND LOCATION.
- E PRIME ALL CMU BEFORE PAINTING OR INSULATION OF OTHER FINISHES WITH LOXON BLOCK SURFACE LX01 SERIES, (50-100 SQ FT/GAL)
- 1ST COAT: S-W LOXON SELF CLEANING ACRYLIC COATING-SATIN, LX14-50 SERIES.
2ND COAT: S-W LOXON SELF CLEANING ACRYLIC COATING-SATIN, LX14-50 SEIRES (530-7.0 MILS WET, 2.0-2.8 DRY PER COAT).
- F ALL EXTERIOR METALWORK, NOT GALVANIZED, SHALL BE PRIMED AND PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT. (LINTELS, BOLLARDS, ETC.)
- G GC SHALL VERIFY LOCAL JURISDICTION AND WIND SPEED REQUIREMENTS TO DETERMINE IF HURRICANE RATED HIGH IMPACT STOREFRONT OR SIGNAGE IS REQUIRED. FURNISH AS REQUIRED.



METAL -
WALL PANEL



CMU -
SPLIT FACE

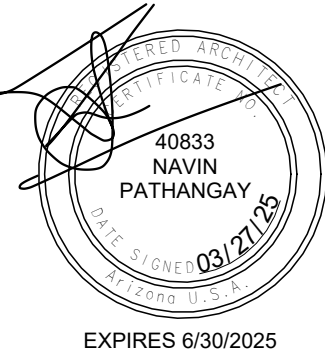
CMU -
SMOOTH

BRICK -
NATURAL



727 E BETHANY HOME RD
SUITE D225, PHOENIX
ARIZONA, 85014

(P) 602-368-9375,
(F) 602-368-9380



Consultant ID

Sun Devil Auto

Mesa, AZ 85208



Revision

Project Number

2025.05

Date

Issue Date

Drawn By

RM

Reviewed By

NP

Sheet Title

Material Board

A403

Scale

1/4" = 1'-0"

7/25/2025 3:17:39 PM



GENERAL NOTES - FINISHES & MATERIALS

1. COLOR PALETTE CONSISTENCY
THE PROPOSED BUILDING'S EXTERIOR COLORS ARE SELECTED TO HARMONIZE WITH THE PREDOMINANT HUES OF NEIGHBORING STRUCTURES. THIS APPROACH ALIGNS WITH THE CITY OF MESA'S RECOMMENDATION THAT "EXTERIOR BUILDING COLORS SHOULD BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD SETTING AND SHOULD BE IN KEEPING WITH THE GEOGRAPHIC AND CLIMATIC CONDITIONS SPECIFIC TO MESA."
2. USE OF EARTH TONES AND ACCENTS
IN ACCORDANCE WITH MESA'S GUIDELINES, THE DESIGN INCORPORATES EARTH TONE COLORS TRADITIONALLY USED IN THE DESERT SOUTHWEST. DEEP, RICH ACCENT COLORS ARE UTILIZED SPARINGLY TO ENHANCE ARCHITECTURAL DETAILS, AVOIDING THE USE OF PALE OR OVERLY BRIGHT PALETTES.
3. MATERIAL AND FINISH SELECTION
EXTERIOR MATERIALS AND FINISHES ARE CHOSEN FOR THEIR DURABILITY IN EXTREME HEAT AND HIGH SUN EXPOSURE, AS ADVISED BY THE CITY'S STANDARDS. THIS ENSURES LONGEVITY AND MAINTAINS AESTHETIC CONSISTENCY WITH EXISTING BUILDINGS.
4. ARCHITECTURAL DETAILING AND COLOR TRANSITIONS
CHANGES IN COLOR ON THE BUILDING FACADE ARE ACCOMPANIED BY CHANGES IN PLANE OR SEPARATED BY ARCHITECTURAL ELEMENTS, SUCH AS ENHANCED DETAILS OR FACADE ELEMENTS, TO CREATE VISUAL INTEREST AND COMPLY WITH MESA'S DESIGN RECOMMENDATIONS.
5. VISUAL IMPACT AND NEIGHBORHOOD CHARACTER
THE PROPOSED BUILDING'S COLOR SCHEME AND MATERIALS WERE SELECTED TO INTEGRATE SEAMLESSLY WITH THE EXISTING ENVIRONMENT, PRESERVING THE AREA'S CHARACTER AND ADHERING TO THE CITY'S EMPHASIS ON COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD SETTING.



Consultant ID

Sun Devil Auto

Mesa, AZ 85208

Revision

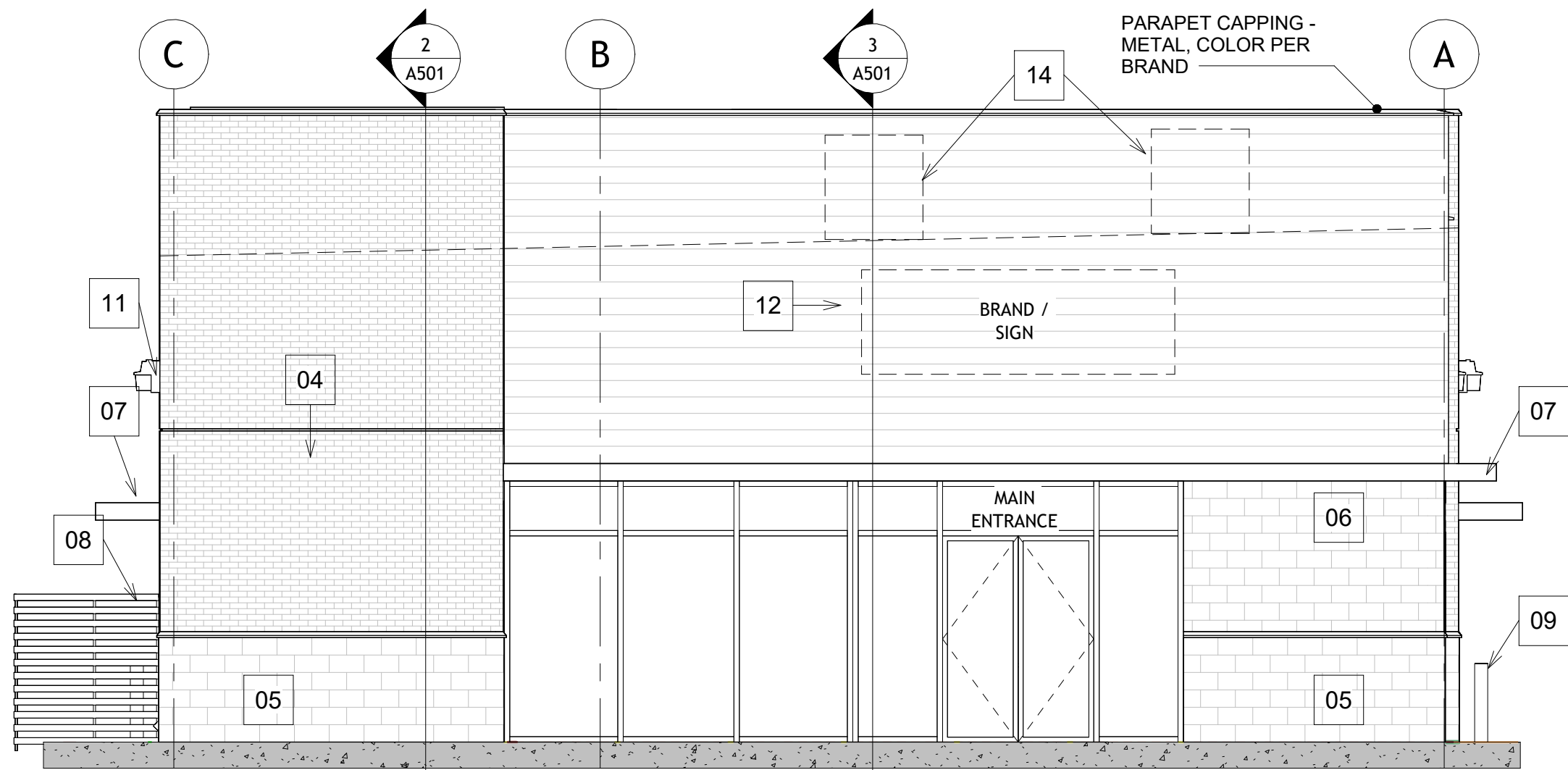
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2025.05
Date
Issue Date
Drawn By
RM
Reviewed By
NP
Sheet Title
Context Plan

A002

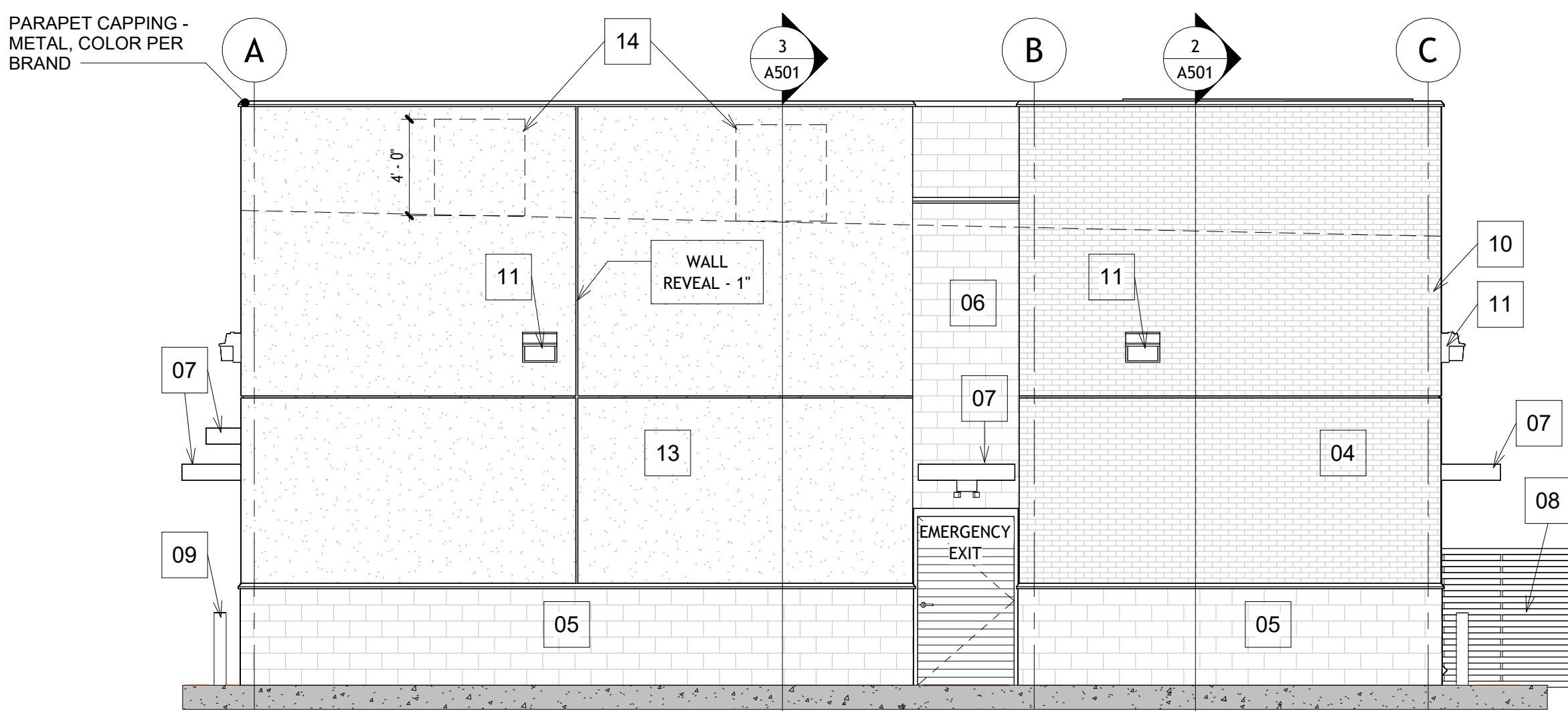
Scale
1/4" = 1'-0"

1 3D View 3

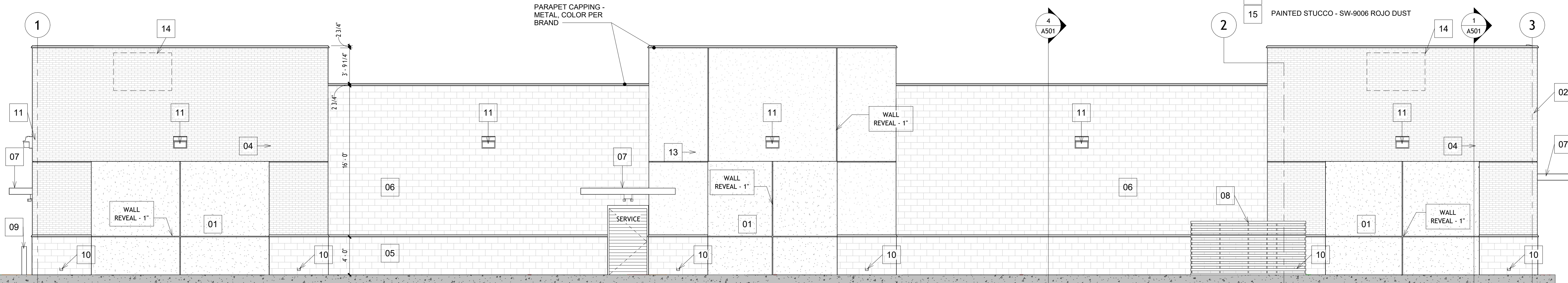




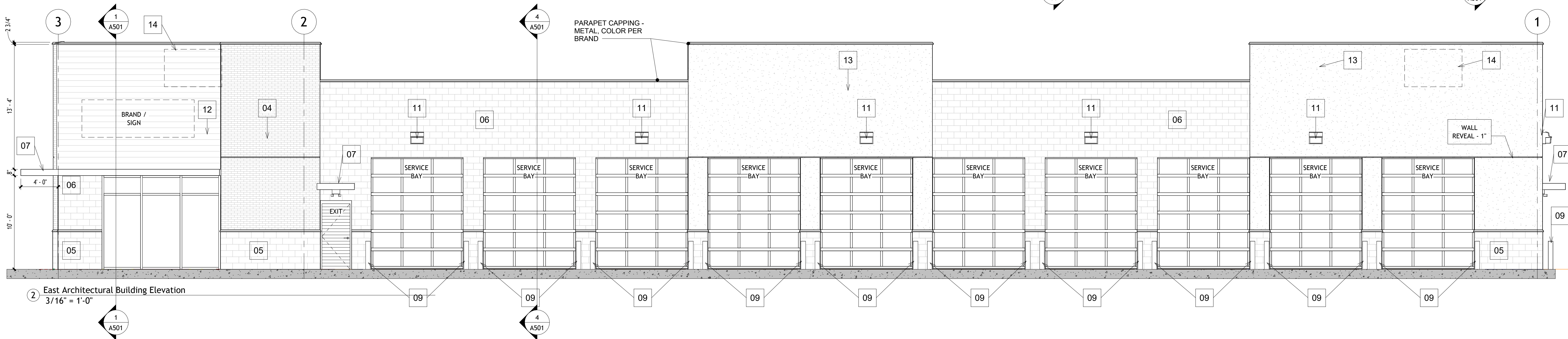
1 South Architectural Building Elevation
3/16" = 1'-0"



4 North Architectural Building Elevation
3/16" = 1'-0"



3 West Architectural Building Elevation
3/16" = 1'-0"



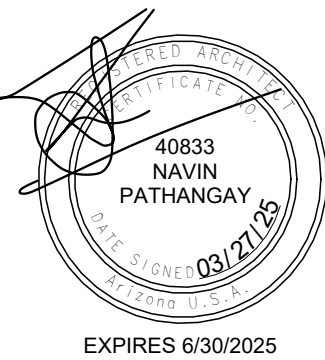
2 East Architectural Building Elevation
3/16" = 1'-0"

GENERAL NOTES - ELEVATIONS

- A EXTERIOR SEALANT SHALL MATCH COLOR OF CMU
- B INSTALL CONTROL JOINTS PER MFR RECOMMENDATIONS.
- C ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
- D COORDINATE ANY REQUIRED KNOX BOXES WITH SHJ/FIRE MARSHALL FOR TYPE AND LOCATION.
- E PRIME ALL CMU BEFORE PAINTING OR INSULATION OF OTHER FINISHES WITH LOXON BLOCK SURFACE LX01 SERIES, (50-100 SQ FT/GAL)
- F ALL EXTERIOR METALWORK, NOT GALVANIZED, SHALL BE PRIMED AND PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT. (LINTELS, BOLLARDS, ETC.)
- G GC SHALL VERIFY LOCAL JURISDICTION AND WIND SPEED REQUIREMENTS TO DETERMINE IF HURRICANE RATED HIGH IMPACT STOREFRONT OR SIGNAGE IS REQUIRED. FURNISH AS REQUIRED.

KEYNOTES - ELEVATIONS

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- 13 PAINTED STUCCO - SW-0039 MELLOW MAUVE
- 14 HVAC UNITS PROJECTION
- 15 PAINTED STUCCO - SW-9006 ROJO DUST



Consultant ID

Sun Devil Auto

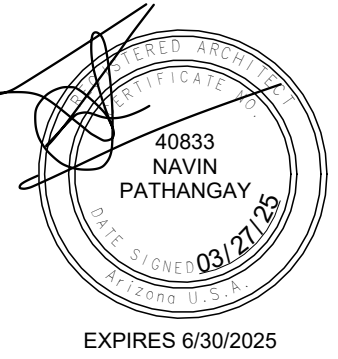
Mesa, AZ 85208

Revision

Project Number
2025.05
Date
Issue Date
Drawn By
RM
Reviewed By
NP
Sheet Title
Elevations

A401

Scale
As indicated



Consultant ID

Sun Devil Auto

Mesa, AZ 85208

Revision

Project Number

2025.05

Date

Issue Date

Drawn By

RM

Reviewed By

NP

Sheet Title

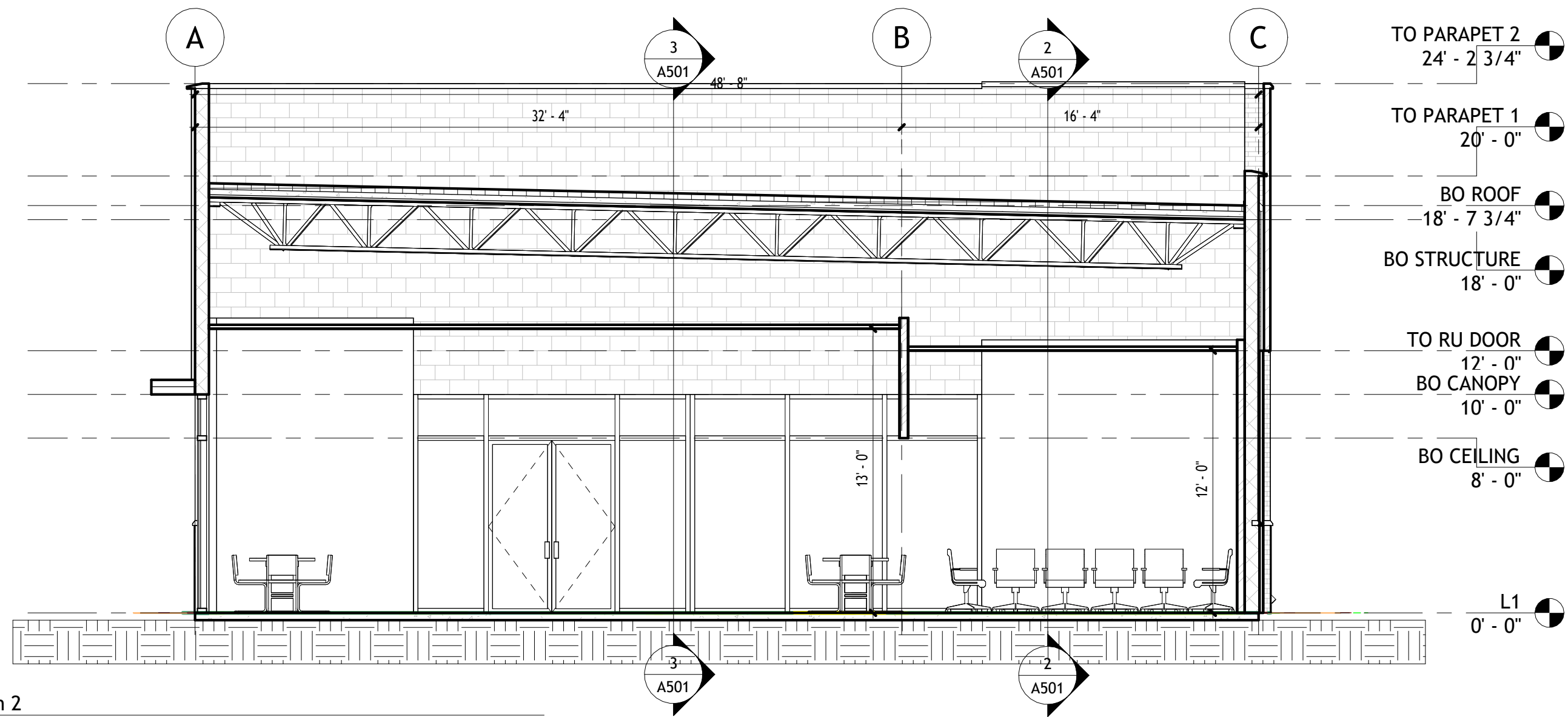
Sections

A501

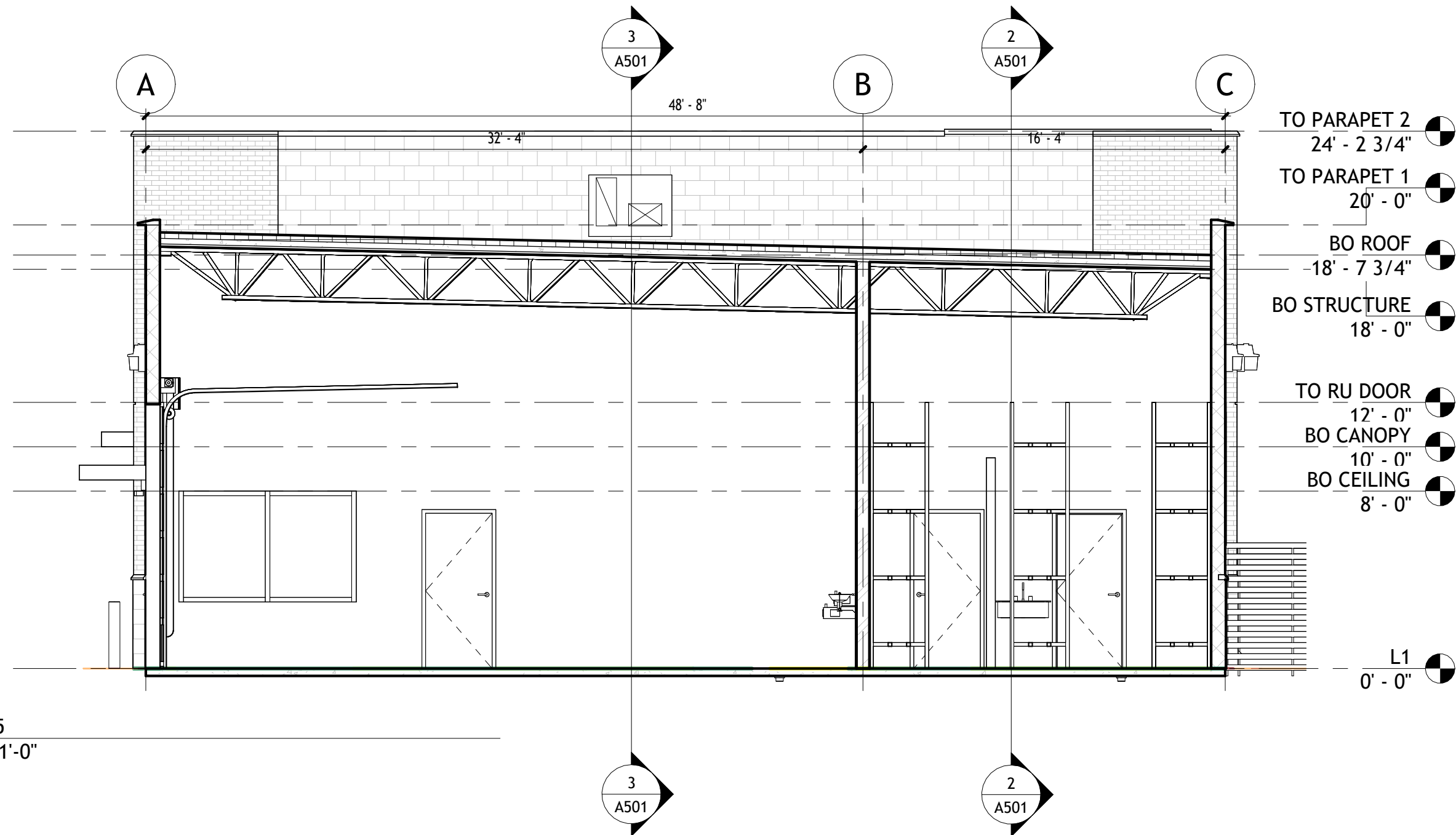
Scale

3/16" = 1'-0"

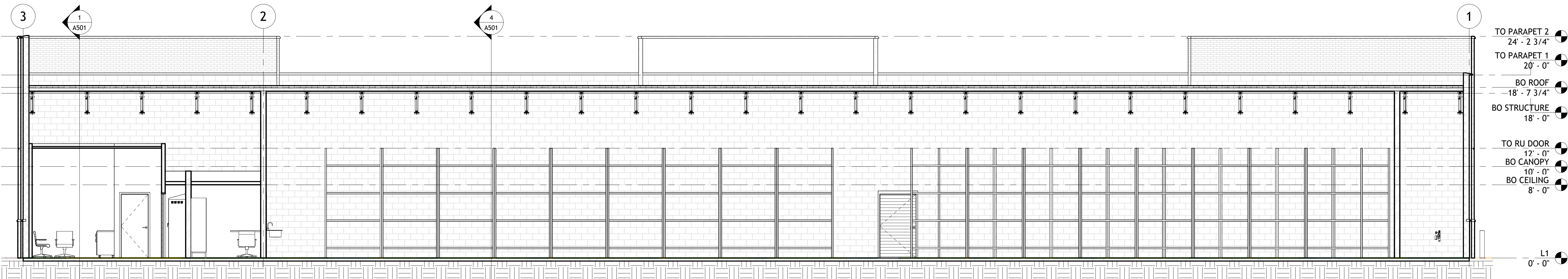
7/25/2025 3:17:39 PM



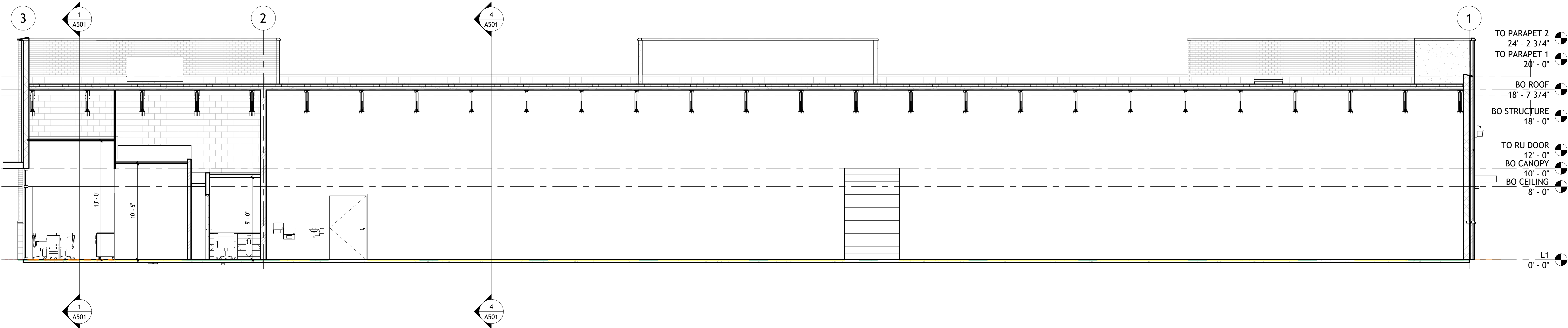
1 Section 2
3/16" = 1'-0"



4 Section 5
3/16" = 1'-0"



2 Section 3
3/16" = 1'-0"



3 Section 4
3/16" = 1'-0"

PRELIMINARY PLAT FOR "MASS MARKET"

A REPLAT OF PARCEL 1 OF PARCEL LINE ADJUSTMENT "10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOWN ALL MEN BY THESE PRESENTS: WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MASS MARKET", A REPLAT OF PARCEL 1 OF PARCEL LINE ADJUSTMENT "10834 E SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF: WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 20____.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, IN THEIR AFOREMENTIONED CAPACITY ON BEHALF OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DESCRIPTION

PARCEL NO. 1:
THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST 2640.62 FEET; SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST 740.71 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 339.60 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 400.32 FEET TO A NAIL IN WASHER STAMPED "KLEIN 42137" ON THE WEST LINE OF "ARIZONA RENAISSANCE" A SUBDIVISION RECORDED IN BOOK 484 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00 DEGREES 01 MINUTE 25 SECONDS WEST 675.21 FEET ALONG SAID WEST LINE TO A 1/2-INCH CAPPED REBAR WITH ILLEGIBLE STAMP ON THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 110.47 FEET ALONG SAID NORTH LINE TO A 1/2-INCH REBAR WITH NO IDENTIFICATION;
THENCE NORTH 00 DEGREES 01 MINUTE 25 SECONDS EAST 10.00 FEET TO A 1/2-INCH REBAR WITH NO IDENTIFICATION ON THE NORTH LINE OF THE SOUTH 75.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 261.50 FEET ALONG SAID NORTH LINE;
THENCE NORTH 00 DEGREES 04 MINUTES 15 SECONDS EAST 43.98 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 21.23 FEET;
THENCE NORTH 08 DEGREES 15 MINUTES 56 SECONDS WEST 40.82 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 31 SECONDS WEST 245.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 16.51 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 35 MINUTES 20 SECONDS EAST 22.96 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 06 MINUTES 36 SECONDS AN ARC LENGTH OF 25.39 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 43.15 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 59 MINUTES 41 SECONDS EAST 54.83 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78 DEGREES 53 MINUTES 27 SECONDS AN ARC LENGTH OF 59.41 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 16 MINUTES 23 SECONDS EAST 2.89 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98 DEGREES 31 MINUTES 14 SECONDS AN ARC LENGTH OF 3.28 FEET;
THENCE NORTH 89 DEGREES 49 MINUTES 21 SECONDS EAST 15.90 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 72.88 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 46 SECONDS WEST 15.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3.12 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 02 MINUTES 48 SECONDS WEST 4.12 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82 DEGREES 45 MINUTES 15 SECONDS AN ARC LENGTH OF 4.50 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 140.69 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 49 MINUTES 09 SECONDS WEST 28.80 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 04 SECONDS AN ARC LENGTH OF 28.85 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 67.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 09 MINUTES 51 SECONDS WEST 60.67 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 13 MINUTES 58 SECONDS AN ARC LENGTH OF 62.91 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 123.03 FEET TO THE POINT OF BEGINNING.
ALSO KNOWN AS:
PARCEL 1, OF PARCEL LINE ADJUSTMENT 10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD, RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
PERPETUAL NON-EXCLUSIVE EASEMENTS FOR (A) VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS AND PASSAGE UPON, OVER AND ACROSS DRIVEWAYS AND THE ACCESS DRIVE, (B) PEDESTRIAN ACCESS, INGRESS AND EGRESS AND PASSAGE UPON, OVER AND ACROSS PARKING AREAS, DRIVEWAYS AND SIDEWALKS, (C) PARKING IN COMMON AREA PARKING SPACES, (D) INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF COMMON UTILITY LINES AND SEPARATE UTILITY LINES UPON, OVER, UNDER AND ACROSS COMMON AREA, (E) THE DISCHARGE OF SURFACE STORM DRAINAGE AND/OR RUNOFF OVER, UPON AND ACROSS THE COMMON AREA, (F) THE ENCROACHMENTS OF BUILDINGS INTO THE COMMON AREA, AND (G) THE PLACEMENT OF UNDERGROUND PIERS, FOOTINGS AND FOUNDATIONS UNDER THE COMMON AREA, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (WITH JOINDER) RECORDED JANUARY 25, 2001 IN RECORDING NO. 2001-0055550, AND FIRST AMENDMENT RECORDED MARCH 30, 2010 IN RECORDING NO. 2010-263073, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

1. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A)

2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.

3. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.

4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

5. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

6. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG SOUTHERN AVENUE.

7. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.

8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

11. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS

SURVEYORS NOTES

1) THE BASIS OF BEARING IS THE MONUMENT LINE OF SOUTHERN AVENUE, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, USING A BEARING OF NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, PER "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY," IN BOOK 657 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CT349240393, DATED JANUARY 13, 2025,

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2315L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "SIGNAL BUTTE & SOUTHERN RETAIL CENTER" RECORDED IN BOOK 644 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

FINAL PLAT OF "ARIZONA RENAISSANCE" RECORDED IN BOOK 484 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 575 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 657 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 694 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 932 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

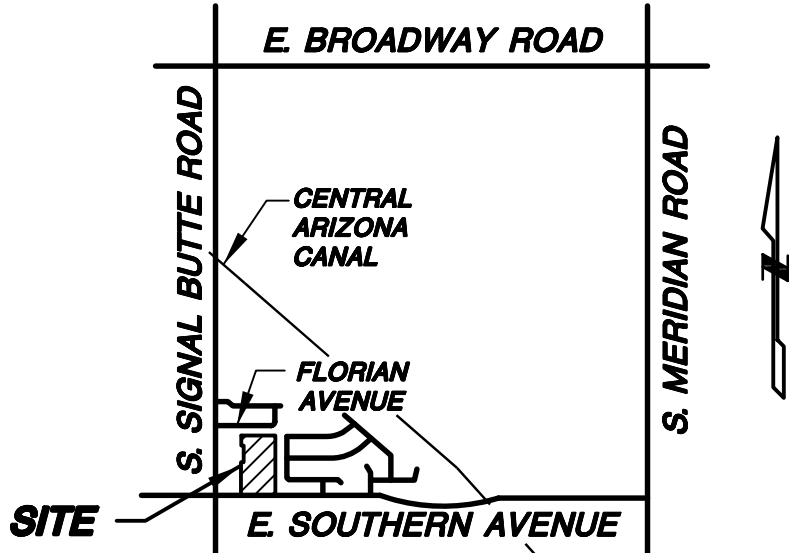
RESULTS OF SURVEY IN BOOK 1350 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS

PARCEL LINE ADJUSTMENT OF "10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2000-0728823, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2008-0335033, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2014-0196678, MARICOPA COUNTY RECORDS



VICINITY MAP

NOT TO SCALE

OWNER

WS HOLDINGS I, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
4215 N. WINFIELD SCOTT PLAZA
SCOTTSDALE, AZ 85251
PHONE: (480)545-5000
CONTACT: TOM HIGGINBOTHAM

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PLAT MAP
SHEET 3 ACCESS AND UTILITIES EASEMENT
SHEET 4 WATER AND SEWER EASEMENT

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 20____.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED: _____ CITY ENGINEER _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARCH 14, 2025
JAMES M. WILLIAMSON
R.L.S. #76041
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027

FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING



PRELIMINARY PLAT FOR
"MASS MARKET"

E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHR: JW

SHEET 1 OF 4

DATE: 3/14/25

JOB: 202502061

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
PAUL JANET
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRADBURN SEAN R/
HEATHER M
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

LOT 133
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-136
STORY ELIZABETH JEAN
2014-0812881 M.C.R.

LOT 132
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-135
ADAMS MARKWOOD A/MOIRA K
2019-0342497 M.C.R.

LOT 131
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
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IN WALL FOOTING
STAMPED "KLEIN 42137"
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- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

8' EASEMENT FOR
TRANSMISSION &
DISTRIBUTION OF
ELECTRICITY PER
2006-0057975, M.C.R.

A.P.N. 220-76-002W
ANTHEM IAG LLC
2023-0325956 M.C.R.

30' EASEMENT FOR
INGRESS & EGRESS PER
DOC. 20050801991 M.C.R.

A.P.N. 220-76-002V
CASA DE JIM LLC
2021-0050576 M.C.R.

20' EASEMENT FOR
PUBLIC UTILITY &
FACILITY PER
2005-0801992, M.C.R.

20' EASEMENT FOR
SEWER
(DEDICATED HEREON)
SEE SHEET 4

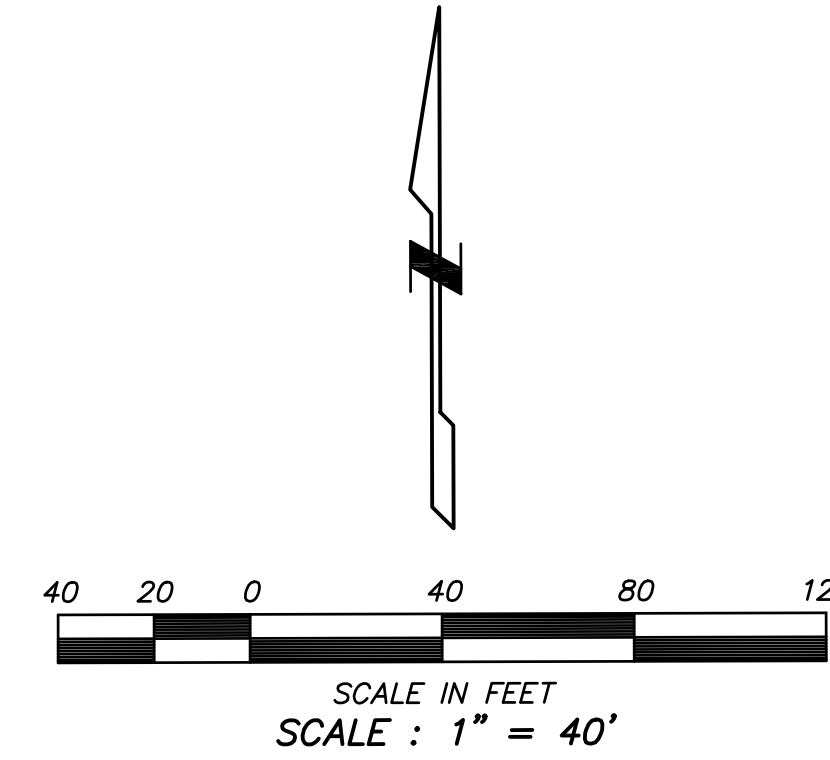
30' ACCESS AND
UTILITIES
(DEDICATED HEREON)
SEE SHEET 3

8' PUBLIC UTILITY &
FACILITIES EASEMENT
PER 2002-0242397,
M.C.R.

APPROXIMATE LOCATION
OF COMMON DRIVEWAY
PER 2001-005550,
2010-00263073,
2024-0143437, AND
2025-0031028, M.C.R.

8' PUBLIC UTILITY &
FACILITIES EASEMENT
PER 1999-0232465,
M.C.R.

WATER EASEMENT
(DEDICATED HEREON)
SEE SHEET 4



| LINE TABLE | | |
|------------|--|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 00°01'25" E (R) N 00°07'47" W (M) | 10.00' |
| L2 | N 00°04'15" E (R) N 00°04'57" W (M) | 43.98' |
| L3 | N 89°58'35" W (R) S 89°52'13" W (M) | 21.23' |
| L4 | N 08°15'56" W (R) N 08°25'08" W (M) | 40.82' |
| L5 | N 89°49'21" E (R) N 89°40'09" E (M) | 15.90' |
| L6 | N 00°08'37" W (R) N 00°17'49" W (M) | 72.88' |
| L7 | S 89°24'46" W (R) S 89°15'34" W (M) | 15.30' |
| L8 | N 89°58'35" W (R) S 89°52'13" W (M) | 110.47' |

| CURVE TABLE | | | | | |
|-------------|---------|--------|-----------|--|----------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 16.51' | 25.39' | 88°06'36" | N 38°35'20" E (R) N 38°26'08" E (M) | 22.96' |
| C2 | 43.15' | 59.41' | 78°53'27" | N 36°39'41" E (R) N 36°30'29" E (M) | 54.83' |
| C3 | 1.91' | 3.28' | 98°31'14" | N 46°16'23" E (R) N 46°07'11" E (M) | 2.89' |
| C4 | 3.12' | 4.50' | 82°45'15" | N 38°02'48" W (R) N 38°12'00" W (M) | 4.12' |
| C5 | 140.69' | 28.85' | 11°45'04" | N 06°49'09" W (R) N 06°58'21" W (M) | 28.80' |
| C6 | 67.71' | 62.91' | 53°13'58" | N 48°09'51" W (R) N 48°19'03" W (M) | 60.67' |

FOR NEW
CONSTRUCTION
OR RECONSTRUCTION

PRELIMINARY PLAT FOR
"MASS MARKET"
E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 2 OF 4
DATE: 3/14/25
JOB: 202502061

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
BRAD BURN SEAN R/
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRAD BURN SEAN R/
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

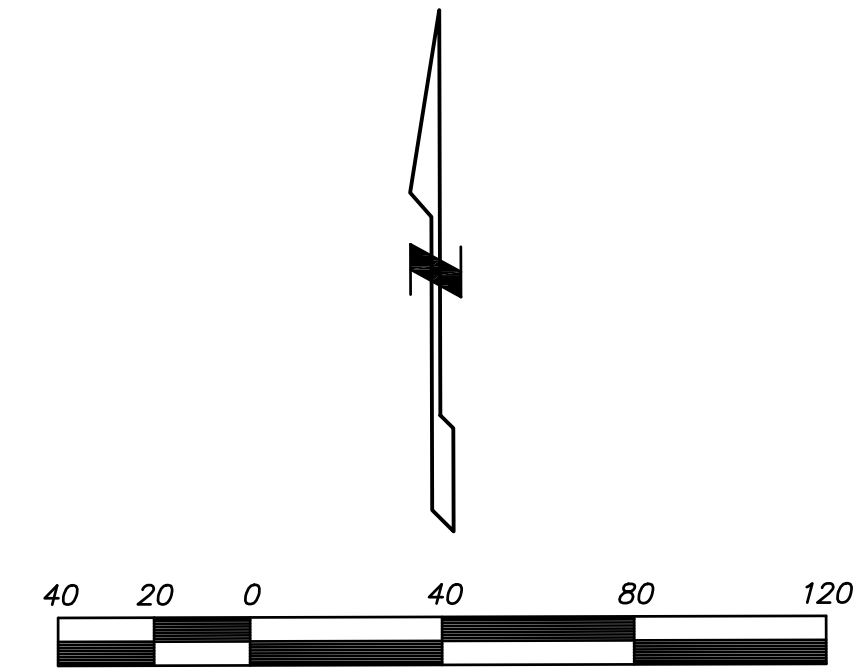
LOT 133
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-136
STORY ELIZABETH JEAN
2014-0812881 M.C.R.

LOT 132
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-135
ADAMS MARKWOOD A/MOIRA K
2019-0342497 M.C.R.

LOT 131
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

ACCESS AND UTILITIES EASEMENT

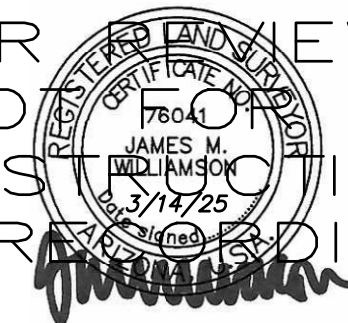


| TIE LINE TABLE | | |
|----------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| TL1 | N 89°52'13" E | 30.00' |
| TL2 | N 89°52'13" E | 24.00' |
| TL3 | N 89°52'13" E | 30.00' |
| TL4 | N 00°07'47" W | 24.00' |

| ACCESS & UTILITIES EASEMENT LINE TABLE | | |
|--|---------------|----------|
| LINE | BEARING | DISTANCE |
| AL1 | N 00°07'47" W | 9.04' |
| AL2 | S 89°52'13" W | 34.30' |
| AL3 | N 89°52'13" E | 30.00' |

| ACCESS & UTILITIES EASEMENT CURVE TABLE | | | | | |
|---|--------|--------|-----------|---------------|----------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DISTANCE |
| AC1 | 25.00' | 6.02' | 13°47'41" | N 06°46'03" E | 6.00' |
| AC2 | 25.00' | 39.27' | 90°00'00" | N 45°07'47" W | 35.36' |
| AC3 | 20.00' | 31.42' | 90°00'00" | N 45°07'47" W | 28.28' |
| AC4 | 25.00' | 39.27' | 90°00'00" | N 45°07'47" W | 35.36' |
| AC5 | 25.00' | 33.90' | 77°41'22" | S 51°01'32" W | 31.36' |
| AC6 | 25.00' | 33.97' | 77°51'37" | S 51°11'59" E | 31.42' |
| AC7 | 25.00' | 39.27' | 90°00'00" | N 44°52'13" E | 35.36' |
| AC8 | 25.00' | 18.02' | 41°18'20" | S 20°46'57" E | 17.64' |
| AC9 | 25.00' | 40.94' | 93°49'21" | N 46°46'54" E | 36.51' |
| AC10 | 10.00' | 15.04' | 86°10'39" | S 43°13'06" E | 13.66' |
| AC11 | 10.00' | 15.04' | 86°10'39" | S 42°57'32" W | 13.66' |
| AC12 | 25.00' | 40.94' | 93°49'21" | N 47°02'28" W | 36.51' |
| AC13 | 20.00' | 31.42' | 90°00'00" | N 44°52'13" E | 28.28' |
| AC14 | 25.00' | 39.27' | 90°00'00" | S 45°07'47" E | 35.36' |
| AC15 | 25.00' | 39.27' | 90°00'00" | S 44°52'13" W | 35.36' |
| AC16 | 20.00' | 31.42' | 90°00'00" | N 45°07'47" W | 28.28' |

FOR NEW
CONSTRUCTION
OR REVISION



PRELIMINARY PLAT FOR
"MASS MARKET"
E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

2122 W. Lone Cactus Drive, Suite 11
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info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 3 OF 4
DATE: 3/14/25
JOB: 202502061

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
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- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

A.P.N. 220-76-002W
ANTHEM IAC LLC
2023-0325956 M.C.R.

A.P.N. 220-76-002V
CASA DE JUM LLC
2021-0050576 M.C.R.

A.P.N. 220-76-002R
CIRCLE K STORES INC
2009-0497675 M.C.R.

30' ACCESS AND
UTILITIES
(DEDICATED HEREON)

E. SOUTHERN AVENUE
(BASIS OF BEARINGS)

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
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LOT 179
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PAUL JANET
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A.P.N. 220-76-181
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LOT 177
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BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRAD BURN SEAN R/
HEATHER M
2015-0803441 M.C.R.

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A.P.N. 220-76-179
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LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
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ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
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COMMUNITY ASSOC
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MARILOU L
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A.P.N. 220-76-139
THOMPSON WALKER CY/
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BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

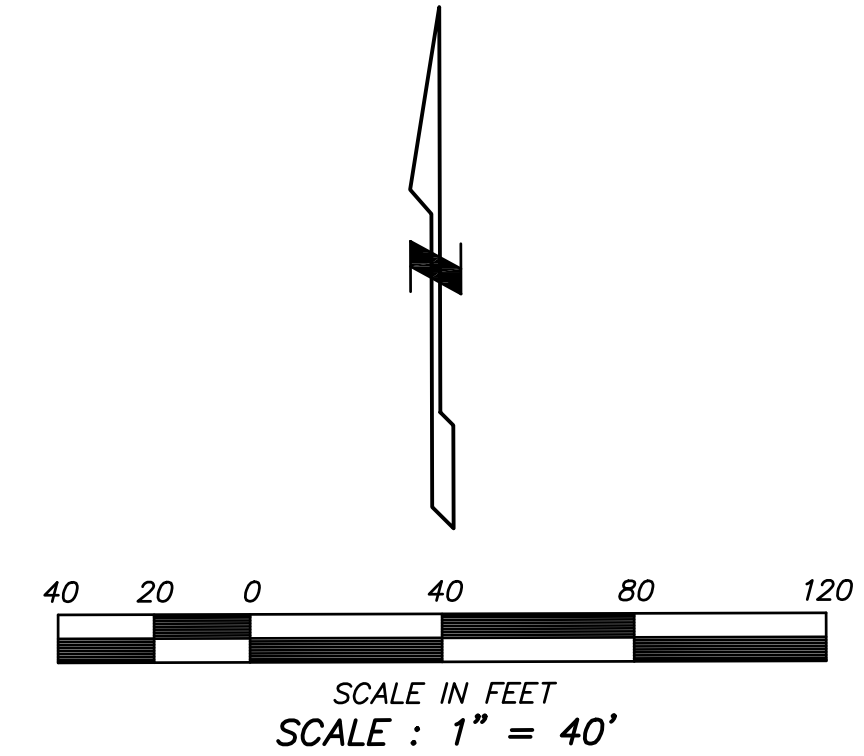
LOT 134
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A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

LOT 133
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STORY ELIZABETH JEAN
2014-0812881 M.C.R.

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A.P.N. 220-76-135
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2019-0342497 M.C.R.

LOT 131
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A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.



WATER AND SEWER EASEMENT

| TIE LINE TABLE | | |
|----------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| TL1 | N 00°07'47" W | 8.00' |
| TL2 | N 89°52'13" E | 24.93' |

| WATER EASEMENT LINE TABLE | | |
|---------------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| WL1 | N 00°07'47" W | 13.50' |
| WL2 | S 89°52'13" W | 7.51' |
| WL3 | N 00°07'47" W | 8.50' |
| WL4 | N 89°52'13" E | 22.51' |
| WL5 | S 00°07'47" E | 22.00' |
| WL6 | S 89°52'13" W | 15.00' |

| SEWER EASEMENT LINE TABLE | | |
|---------------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| SL1 | N 00°09'12" W | 67.91' |
| SL2 | N 89°50'48" E | 20.00' |
| SL3 | S 00°09'12" E | 67.91' |
| SL4 | S 89°52'13" W | 20.00' |

FOR NEW
CONSTRUCTION
OR REVISION

PRELIMINARY PLAT FOR
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SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 4 OF 4
DATE: 3/14/25
JOB: 202502061

LEGEND

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- EXISTING EASEMENT LINE
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(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

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2021-0050576 M.C.R.

A.P.N. 220-76-002R
CIRCLE K STORES INC
2009-0497675 M.C.R.

A.P.N. 220-76-002W
ANTHEM IAC LLC
2023-0325956 M.C.R.

LOT 1
43,285 SQ. FT.
0.994 ACRES

LOT 2
49,009 SQ. FT.
1.125 ACRES

LOT 3
163,822 SQ. FT.
3.761 ACRES

20' EASEMENT FOR
SEWER
(DEDICATED HEREON)

WATER EASEMENT
(DEDICATED HEREON)

E. SOUTHERN AVENUE
(BASIS OF BEARINGS)

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

Sun Devil Auto
3-lot Commercial Development
Citizen Participation Plan

Southern & Signal Butte
Case # ZON25-00256

SITE PLAN REVIEW (SPR)
DESIGN REVIEW (DR)
AND PRELIMINARY PLAT

Application Contact:
Withey Morris Baugh, PLC
2525 East Arizona Biltmore Circle, Suite A212
Phoenix, Arizona 85016
Phone. 602.230.0600 / Email: George@wmbattorneys.com

On behalf of
Vertical Development

I. Introduction

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. The Property is currently zoned Limited Commercial (LC). The application requests Site Plan Review (SPR), Design Review (DR), and a Preliminary Plat (PP) to develop a 3-lot commercial development, one of which is ready to proceed with Sun Devil Auto .

II. Contact

George Pasquel III
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600 / Email: George@wmbattorneyss.com

III. Contact List

Parties affected by such an application typically include properties owners within 800-feet of the Property (as identified by the Maricopa County Assessor's Map), residents, registered neighborhoods, homeowners' associations, and/or other interested parties as identified by the City of Mesa. A copy of the contact list, which will include any registered associations from the City, will be created and used for initial contact.

IV. Notification Technique / Notice of Meetings

Property owners and Interested parties affected by the applications will be notified of the requests through an informational mailing. Additional mailings with hearing dates will also occur in the future as well as sign postings on site if applicable. Given the isolated nature of the site, conformance with long-anticipated development within the area, and utilization of the existing zoning district, the Applicant anticipates foregoing an open house meeting in lieu of

direct correspondence (emails / phone calls / etc.) with any interested parties that reach out to the Applicant or City.

V. Response Procedures

The Applicant shall respond to citizens that express interest. Individual meetings will be conducted upon specific request. The City of Mesa will be available to answer questions regarding the review and public hearing process. Parties affected by the applications may also share their feelings about the project by writing to the City of Mesa, at 55 East Center Street, Mesa, Arizona 85211.

VI. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VII. Inquiries

Inquiries will be documented in the Citizen Participation Report

VIII. Tentative Schedule for Implementation

| | |
|--|----------------------|
| 1. Initial Submittal | March 31, 2025 |
| 2. First Comments: | April 15 |
| 3. City / Applicant Meeting | April 21 |
| 4. Resubmittal: | May 19 |
| 5. Project Notification letters | May |
| 6. Second Comments: | June (if applicable) |
| 7. Resubmittal: | June |
| 8. Citizen Participation Report submitted: | June |
| 9. Site Posting for Planning and Zoning Board: | June / July |
| 10. Planning and Zoning Board hearing: | Aug |

Sun Devil Auto
3-lot Commercial Development
Citizen Participation Report (Final)

Southern & Signal Butte
Case # ZON25-00256
Case # DRB25-00399

SITE PLAN REVIEW (SPR)
DESIGN REVIEW (DR)
AND PRELIMINARY PLAT

Application Contact:
Withey Morris Baugh, PLC
2525 East Arizona Biltmore Circle, Suite A212
Phoenix, Arizona 85016
Phone. 602.230.0600 / Email: George@wmbattorneys.com

On behalf of
Vertical Development

I. Introduction

The purpose of this Citizen Participation Report is to provide information and results from the implementation of the Citizen Participation Plan. The application entails a Site Plan Review (SPR), Design Review (DR), and Preliminary Plat (PP) for an approximate 5.87-acre property located east of the northeast corner of Signal Butte Road and Southern Ave, otherwise commonly known as Maricopa County Assessor's Parcel Number 220-76-002X. The request will enable a 3-lot commercial development, one of which is ready to proceed at this time with a Sun Devil Auto end user. The Property is currently undeveloped but has been planned for commercial development since it was originally zoned C-2 in 1998 (and today it is zoned LC). No change to the existing zoning is required.

II. Contact

George Pasquel III
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600 / Email: George@wmbattorneyss.com

III. Contact List

Parties affected by such an application are typically those in closest proximity (+/- 500 feet). In an effort to go beyond standard notifications, a list of property owners within 1,000-feet (as identified by the Maricopa County Assessor's Map) was created. Registered neighborhoods, homeowner's associations and/or other interested parties identified by the City of Mesa were also included in this contact list. A copy of the contact list is enclosed at **TAB A**.

IV. Notification Technique / Notice of Meetings

On June 2, 2025, first class letters were mailed to the Contact List. The letter introduced the Applicant, alerted the recipient of the submitted applications on

the property, provided information and exhibits on the project, provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. See letter and exhibits enclosed at **TAB B**.

On September 26, 2025, first class letters were again mailed to the Contact List. The letter again introduced the Applicant and provided information and exhibits on the project as well as contact information for the City and the Applicant. The letter also alerted the recipient of the scheduled Design Review Board meeting and methods of participating in the process. See affidavit, letter and exhibits enclosed at **TAB C**.

On October 6, 2025, first class letters were again mailed to the Contact List. The letter again introduced the Applicant and provided information and exhibits on the project as well as contact information for the City and the Applicant. The letter also alerted the recipient of the scheduled Planning and Zoning Board meeting. See affidavit, letter and exhibits enclosed at **TAB D**. Also on October 6, 2025, the site was posted with two (2) Zoning Hearing signs detailing the request and upcoming meeting before the Planning and Zoning Board. See affidavit and information enclosed at **TAB E**.

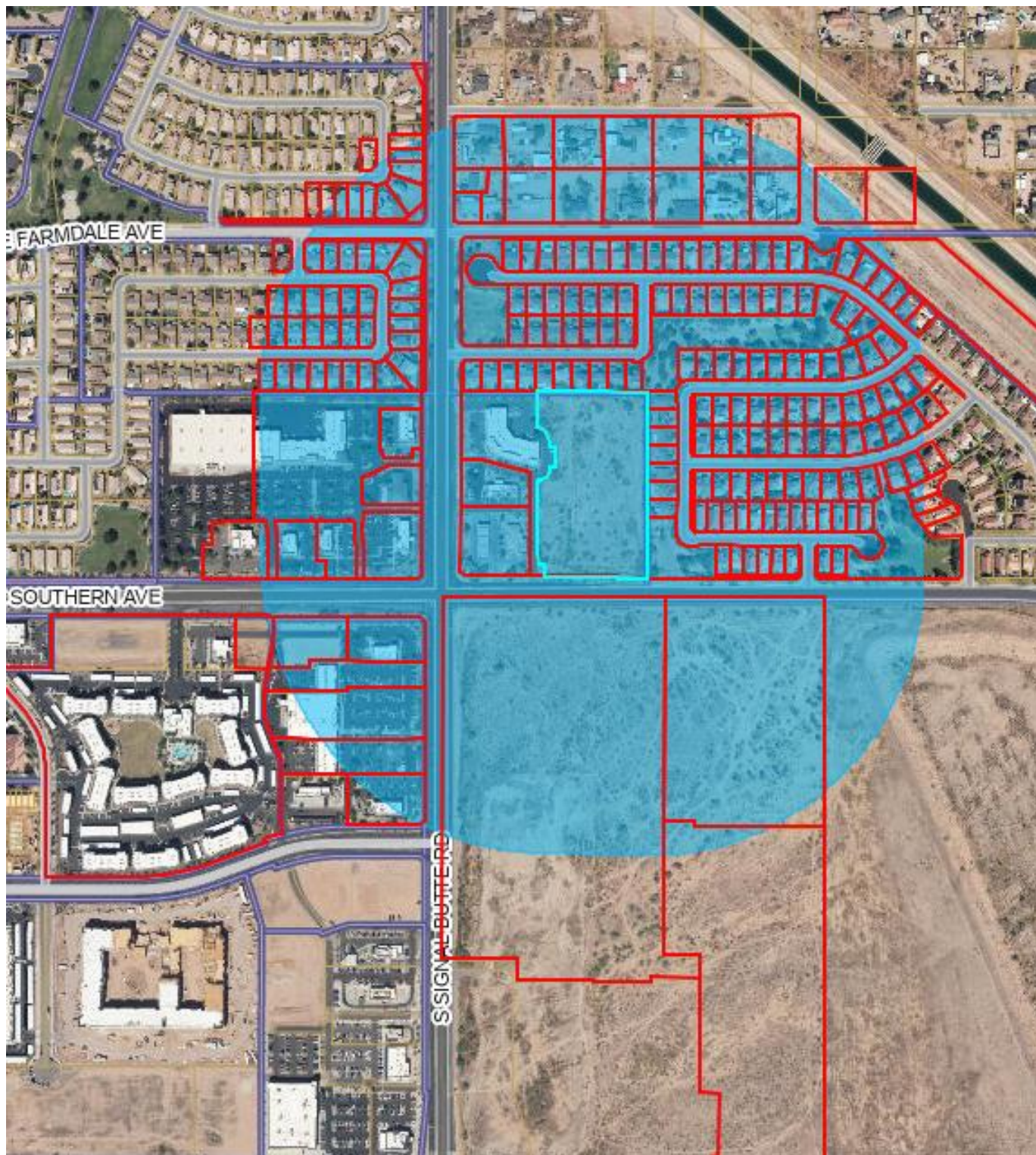
V. Inquiries

To date, the Applicant is yet to receive any inquiries regarding the project and/or applications. This is likely due to the long anticipated commercial development of this property and the low scale nature of the planned development.

The Applicant will continue to be available to discuss the project with any interested parties and will keep the City of Mesa informed as needed of any new interactions.

Tab A

1,000 ft Mailing Map



NEC Signal Butte and Southern - Mesa



10844 E FORGE LLC
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121

2017-1 IH BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

2018-1 1H BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

ABDEH SAMER
10950 E FLORIAN AVE
MESA, AZ 85208

ACEDO JULIE/TIMOTHY
10726 E FORGE AVE
MESA, AZ 85208

ACEVEDO BERNIE T/MOSQUEDA DAYCE
510 N ALMA SCHOOL RD STE 200
MESA, AZ 85201

ADAMS MARKWOOD A/MOIRA K
1122 S 109TH PL
MESA, AZ 85208

ADAMS TYLER A/GUY A/SUSAN K
2531 E NORA ST
MESA, AZ 85213

AGUAYO MARIA L/LAURIAN JAIME
AGUAYO/QUINONEZ KRISTAL AGUAYO
1128 S 111TH CIR
MESA, AZ 85208

ALASKA USA FEDERAL CREDIT UNION
4000 CREDIT UNION DR
ANCHORAGE, AK 99503

ALLEN JOSEPH/LISA
10847 E FLORIAN AVE
MESA, AZ 85208

ALVARADO GEORGE/ROSITA S
10828 E FLORIAN AVE
MESA, AZ 85208

AMH 2014 3 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

AMH 2014-1 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

ANDERMAN ALBERT P
10837 E LA SALLE ST
MESA, AZ 85208

ANFINSON SCOTT
10902 E FORGE CIR
MESA, AZ 85208

ANTHEM IAG LLC
4000 MACARTHUR BLVD STE 600
NEWPORT BEACH, CA 92660

ARCHIE AND BETH MALONE REVOCABLE
LIVING TRUST
10719 E FLORIAN AVE
MESA, AZ 85208

ARIZONA RENAISSANCE COMMUNITY
ASSOC
633 E RAY RD 122
GILBERT, AZ 85296

ARIZONA STATE OF
205 S 17TH AVE RM 370
PHOENIX, AZ 85007

BACA JAMES M/JUDY A
10926 E FORGE AVE
MESA, AZ 85208

BALOGH BETH A
1035 S DEL RANCHO
MESA, AZ 85208

BELA FLOR HOLDINGS LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

BEN FATTO LIMITED PARTNERSHIP/BEN
FATTO LLC/SEVEN HILLS LIMITED
PARTNERSHIP
1223 S CLEARVIEW AVE STE 103
MESA, AZ 85209

BENGE ROBERT R/LINDA M
10746 E EMERALD AVE
MESA, AZ 85208

BIDDLE DONALD W II/ANGELA C
11038 E FLORIAN AVE
MESA, AZ 85208

BIES JUDE THADDEUS
10850 E FORGE CIR
MESA, AZ 85208

BIRCH DUSTIN/TESS ELIZABETH
10841 E FORGE CIR
MESA, AZ 85208

BLAIR JONATHAN J/JANINE N
10965 E FLORIAN AVE
MESA, AZ 85208

BLANCO LESLIE/ACUNA EDGAR LORENZO
BLANCO
11020 E FLOSSMOOR CIR
MESA, AZ 85208

BRADBURN SEAN R/HEATHER M
10853 E FLORIAN AVE
MESA, AZ 85208

BRADLEY S ESTRIDGE TRUST
10822 E FLORIAN AVE
MESA, AZ 85208

BROWN KIMBERLY/WESTON
10931 E FLOWER AVE
MESA, AZ 85208

BRUTON WALTER R/SANDY J
10813 E FLORIAN AVE
MESA, AZ 85208

BTR SCATTERED SITE OWNER 2 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

BULLEN ERYN LUCILLE/JOHN ELIAS
1033 S GRENOBLE
MESA, AZ 85208

BURRAGE ROBERT D JR/SABRINA
10819 E FLORIAN AVE
MESA, AZ 85208

BYONE TIMOTHY/AMELIA
10836 E FORGE CIR
MESA, AZ 85208

CARUSO VICTORIA V
10715 E FORGE AVE
MESA, AZ 85208

CASA DE JJM LLC
2465 S FINCH ST
CHANDLER, AZ 85248

CASILLAS ROBERT C
10725 E FLORIAN AVE
MESA, AZ 85208

CASS CHRISTOPHER/HANNAH
10707 E FLORIAN AVE
MESA, AZ 85208

CASSMAN KEVIN
10937 E FLOSSMOOR AVE
MESA, AZ 85208

CHARLES H AND CHERENE S WATKIN
REVOCABLE TRUST
1104 S 109TH PL
MESA, AZ 85208

CHEUNG MAI HUA
14236 W BANFF LN
SURPRISE, AZ 85379

CHILDS DIANA JANE/RYAN TRACI LYNN
10744 E FLORIAN AVE
MESA, AZ 85208

CIRCLE K STORES INC
PO BOX 52085
PHOENIX, AZ 85072

CLARKSON DAVID J/KARINA M
11036 E FLOWER AVE
MESA, AZ 85208

CLEAVES HOWARD S/JEANNE A
10949 E FLORIAN AVE
MESA, AZ 85208

CLEAVES HOWARD S/JEANNE A
NO MAILING ADDRESS PROVIDED
KESHENA, WI 54135

COHRAN KRISTIN
10847 E FORGE CIR
MESA, AZ 85208

COLON LUIS R/AMARO MARIA DE LOS
ANGELES G
10926 E FLORIAN AVE
MESA, AZ 85208

CONNIE L SILLEN FAMILY TRUST
1142 S SIGNAL BUTTE RD
MESA, AZ 85208

CONNIE L SILLEN FAMILY TRUST
NO MAILING ADDRESS PROVIDED
DEL MAR, CA 92014

CONNIE L SILLEN FAMILY TRUST
1705 VALLEY HIGH DR
CEDAR FALLS, IA 50613

CONTRERAS JULIO CESAR/SHELBY ANN
10706 E FLORIAN AVE
MESA, AZ 85208

COOPER LUELLA
11041 E FLORIAN AVE
MESA, AZ 85208

D & T HOLDINGS
10826 E RENATA CIR
MESA, AZ 85212

D&T HOLDINGS LLC
3735 E HUBER ST
MESA, AZ 85205

DAVIS GEORGE/JANE
224 E SPUR AVE
GILBERT, AZ 85296

DEL ROSARIO CHRISTINA SANTA CRUZ
10964 E FLOWER AVE
MESA, AZ 85208

DENNEY KEITH LAVELL
2451 N AUGUSTA DR
MESA, AZ 85215

DENZER SUSAN J/DAVID E
10714 E FLORIAN AVE
MESA, AZ 85208

DEWITT ABIGAIL/GABRIEL
11014 E FLOSSMOOR CIR
MESA, AZ 85208

DOUSETTE TIMOTHY/CARRIE S
10848 E FLORIAN AVE
MESA, AZ 85208

DRH ENERGY INC
301 COMMERCE ST STE 500
FORT WORTH, TX 76102

DULLUM DAVID C
10920 E FORGE CIR
MESA, AZ 85208

DUNN THELMA J
947 S DEL RANCHO
MESA, AZ 85208

DUONG QUANG TU/THI TRINH H
10943 E FORGE AVE
MESA, AZ 85208

DUVO JANET
10744 E FORGE AVE
MESA, AZ 85208

EAMIGUEL ARTEMIO T III
10950 E FORGE AVE
MESA, AZ 85208

EDENFIELD VICKI
10731 E FLORIAN AVE
MESA, AZ 85208

EQUITY TRUST COMPANY CUSTODIAN/ETAL
1740 N ACACIA
MESA, AZ 85213

FLOSSMOOR 11007 LLC
8448 E TETON CIR
MESA, AZ 85207

FORT LIVING TRUST
10901 E LA SALLE ST
MESA, AZ 85208

FREEMAN JEFFREY J/JENNIFER M
10709 E FORGE AVE
MESA, AZ 85208

GAYTAN-RAMOS DAVID/RAMOS-GAYTAN
CELESTE
949 S SIGNAL BUTTE RD
MESA, AZ 85208

GEIGER TROY J/NICOLE
NO MAILING ADDRESS PROVIDED
MESA, AZ 85208

GEIGER TROY J/NICOLE
10903 E FORGE AVE
MESA, AZ 85208

GIANG NGOC LE/TIFFANY TUYEN DONG
LIVING TRUST
9436 E JACOB AVE
MESA, AZ 85209

GOLEMAN GEORGE V IV/LYNN A/CHELSEI
ANN
10801 E LA SALLE ST
MESA, AZ 85208

GONNERING THERESA A
10932 E FORGE AVE
MESA, AZ 85208

GRACE AARON/SHAWN
11044 E FLOWER AVE
MESA, AZ 85208

GRANILLO XAVIER R/CHRISTINE D
11026 E FLOSSMOOR CIR
MESA, AZ 85210

GRANTHAM REBECCA ANNE
10838 E SUNLAND AVE
MESA, AZ 85208

GRITZ TRAVIS/CAREY
10833 E FLORIAN AVE
MESA, AZ 85208

GROCKE MARINA
10933 E FLORIAN AVE
MESA, AZ 85208

HALE SKYLER L/HEATHER M
1027 S GRENOBLE
MESA, AZ 85208

HALLAWAY JAIME/CARUSO JENNIFER
10727 E FORGE AVE
MESA, AZ 85208

HANSEN STACIE ATWOOD/VELTMAN
MONTE
10957 E FLORIAN AVE
MESA, AZ 85208

HERNANDEZ GEORGE A S/MERCI J
10966 E FLORIAN AVE
MESA, AZ 85208

HIGGINS-VALENZUELA
NATASHA/VALENZUELA CHRIS
10822 E FORGE CIR
MESA, AZ 85208

HOFFMANN KURT W/PETERSON FRANCES
MARIE
10941 E FLORIAN AVE
MESA, AZ 85208

HOLMES MATTHEW/REBECCA
1021 S GRENOBLE
MESA, AZ 85208

HOLMES STEPHANIE/MICHAEL
10830 E FORGE CIR
MESA, AZ 85208

HUGHES DOYLE WAYNE
10821 E FORGE CIR
MESA, AZ 85208

HUNT JARED M/JULIE A
10827 E FORGE CIR
MESA, AZ 85208

I&G SFR I BORROWER LLC
1887 WHITNEY MESA DR 3380
HENDERSON, NV 89014

IH6 PROPERTY PHOENIX L P
1717 MAIN ST STE 2000
DALLAS, TX 75201

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

JENKINS VALERIE R
10944 E FLOSSMOOR AVE
MESA, AZ 85220

JENSEN KRISTOPHER M
10932 E FLOSSMOOR AVE
MESA, AZ 85208

JILL TRIAS LIVING TRUST
10923 E FORGE AVE
MESA, AZ 85208

JOHNSON DAVID/MICHELLE
1041 S DEL RANCHO
MESA, AZ 85208

JONAS DAVID CHARLES JR
10932 E FLOWER AVE
MESA, AZ 85208

JUDD TERRY L
10944 E FORGE AVE
MESA, AZ 85208

K B G K FAMILY LIVING TRUST
10938 E SUNLAND AVE
MESA, AZ 85208

KAMP TRACI
10743 E FLORIAN AVE
MESA, AZ 85208

KARR DENNIS/KIMBERLY
1015 S GRENOBLE
MESA, AZ 85208

KD LOSEY LIVING TRUST
10819 E LA SALLE ST
MESA, AZ 85208

KEIL SONOMA CORPORATION
4131 N 36TH ST
PHOENIX, AZ 85018

KELLEY PATRICK/JODI
10963 E FLOWER ST
MESA, AZ 85208

KELLY LIVING TRUST
11020 E FLOWER AVE
MESA, AZ 85208

KPCP LLC
PO BOX 27647
SCOTTSDALE, AZ 85255

KULAK JENNIFER M
1136 S 111TH CIR
MESA, AZ 85208

LAULETTA MARIEL E/DELRAHIM JOSHUA
10939 E FLOWER AVE
MESA, AZ 85208

LEATHER JACQUELINE MARIE
10949 E FLOSSMOOR AVE
MESA, AZ 85208

LEE CHRISTIAN JAMES HENRY
10739 E EMERALD AVE
MESA, AZ 85208

LIHOU-KELSEN KARA LEE
10923 E FLOWER AVE
MESA, AZ 85208

LILLY MARTIN JR/RENEE L
10919 E LA SALLE ST
MESA, AZ 85208

LOCASCIO JEAN
10931 E FLOSSMOOR AVE
MESA, AZ 85208

LORENZO PERCIVAL M/MARILOU L
1058 S 109TH PL
MESA, AZ 85208

MARTINEZ MARIO A/DUENAS MARIA
VILMA ROSAS
10865 E FLORIAN AVE
MESA, AZ 85208

MATHER JOHN P/COLLEEN L
10958 E FLORIAN AVE
MESA, AZ 85208

MAU DAVID T/ MARIE C
10962 E FLOSSMOOR AVE
MESA, AZ 85208

MAUPIN LIVING TRUST
10025 E FENIMORE RD
MESA, AZ 85207

MCNIEL TIMOTHY/HOFFMAN JANELLE
10745 E EMERALD AVE
MESA, AZ 85208

MD PROPERTY 1128 LLC
7136 E PERALTA CIR
MESA, AZ 85212

MEDINA JOSE FRANCISCO REYNA
10955 E FORGE AVE
MESA, AZ 85208

MG INVESTMENT II LLC
12017 N 62ND PL
SCOTTSDALE, AZ 85254

MG INVESTMENT LLC
12017 N 62ND PL
SCOTTSDALE, AZ 85254

MICHAEL AND VICKI NUDELL FAMILY TRUST
1011 S DEL RANCHO
MESA, AZ 85208

MICHAELS JEFFREY/VICTORIA G
10864 E FLORIAN AVE
MESA, AZ 85208

MICHELETTO-MUNK KYRIE A
11045 E FLOWER AVE
MESA, AZ 85208

MILLS JUSTIN/KELSEY
1029 S DEL RANCHO
MESA, AZ 85208

MONACO MATTHEW/COURTNEY
10855 E LA SALLE ST
MESA, AZ 85208

MORENO ROY/JOSEFINA L
11005 E FLORIAN AVE
MESA, AZ 85208

MURO JOSE CARMEN GODOY
10732 E FORGE AVE
MESA, AZ 85208

NANNI WILLIAM T JR
11030 E FLORIAN AVE
MESA, AZ 85208

NATALIE RUTH YUMIKO EYMAN REVOCABLE
LIVING TRUST
3467 S BANDIT RD
GILBERT, AZ 85297

NAVARRO GABRIELLE/LUIS
10949 E FORGE AVE
MESA, AZ 85208

NEWKIRK MARY R
10856 E SUNLAND AVE
MESA, AZ 85208

NICKERSON RICHARD C/GIL CHRISTY L
10805 E FLORIAN AVE
MESA, AZ 85208

OEUR CHANSOPHORN
11014 E FLORIAN AVE
MESA, AZ 85208

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

ORTNER KEVIN
7007 SANDY HOOK CIR
CHANHASSEN, MN 55317

OSTERMAN STEVE/BONNIE
10713 E FLORIAN AVE
MESA, AZ 85208

PAMELA WRIGHT TRUST
10720 E FLORIAN AVE
MESA, AZ 85208

PARKWOOD RANCH COMMUNITY MASTER
ASSOCIATION
633 E RAY RD STE 122
GILBERT, AZ 85296

PAUL JANET
10841 E FLORIAN AVE
MESA, AZ 85208

PAYNE TORREY/MATTHEWS CRYSTAL RENEE
10714 E FORGE AVE
MESA, AZ 85208

PEREZ MICHAEL/KELLY
935 S DEL RANCHO
MESA, AZ 85208

PETILLO LAWRENCE
10950 E FLOSSMOOR AVE
MESA, AZ 85208

PEW HAYDEN M/SARAH J
11052 E FLOWER AVE
MESA, AZ 85208

PHILLIPS JASON R/JOSEPHINA
11023 E FLORIAN AVE
MESA, AZ 85208

PORCHIA ANTHONY/VANESSA
1336 VILLAGE GREEN DR
JEFFERSON HILLS, PA 15025

PROGRESS RESIDENTIAL BORROWER 18 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 19 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

RAMSEY KELSEY M/MICHAEL J
11012 E FLOWER AVE
MESA, AZ 85208

REBER LYNN M/BRENDA J
1017 S DEL RANCHO
MESA, AZ 85208

REGNELL JEFFERY/DEERAY
10934 E FLORIAN AVE
MESA, AZ 85208

REZA ELIEZER A
10827 E FLORIAN AVE
MESA, AZ 85208

RICE FAMILY LIVING TRUST
10924 E FLOWER AVE
MESA, AZ 85208

RICHEY ROBERT/HEIDI
1018 S GRENOBLE
MESA, AZ 85208

RIGDON JAMES/SCHERRY
10720 E FORGE AVE
MESA, AZ 85208

RIGGS DAVID K/LINDA L
10942 E FLORIAN AVE
MESA, AZ 85208

RIGGS RUSSELL K/SUNDY S
1012 S GRENOBLE
MESA, AZ 85209

RIGGS SHAWN
10733 E FORGE AVE
MESA, AZ 85208

RIX RUSSELL/PATRICIA
10820 E SUNLAND AVE
MESA, AZ 85208

ROBERTS TANNER/ELICIA
11035 E FLORIAN AVE
MESA, AZ 85208

ROSS JOHN
11002 E FLOSSMOOR CIR
MESA, AZ 85208

ROSS WILLIAM EB/ASHLEY
10834 E FLORIAN AVE
MESA, AZ 85208

RS XII PHOENIX OWNER 2 L P
1131 W WARNER RD STE 102
TEMPE, AZ 85284

RUBALCAVA KEVIN
11003 E FLOWER AVE
MESA, AZ 85208

RUSSON BRENT H/COURTNEY E
1457 OLD PHILADELPHIA RD
ABERDEEN, MD 21001

RYAN JOHN J/BROOKE A TR
11029 E FLORIAN AVE
MESA, AZ 85208

SALMON JOHN E/JUDITH L
10956 E FLOSSMOOR AVE
MESA, AZ 85208

SANCHEZ JOHNATHAN A PEREZ
10925 E FLORIAN AVE
MESA, AZ 85208

SARNICKI DAVID J/ANITA B TR
11004 E FLOWER AVE
MESA, AZ 85208

SAUL ERICKA D/ROBERT
10733 E EMERALD AVE
MESA, AZ 85208

SCHWIEKARDT DEBORAH A TR
10737 E FLORIAN AVE
MESA, AZ 85208

SHAREEF SARKAW
10947 E FLOWER
MESA, AZ 85208

SIMONCRE BUDDY LLC
6900 E 2ND ST
SCOTTSDALE, AZ 85251

SKIDMORE ROBERT M/CHERRI C
10856 E FLORIAN AVE
MESA, AZ 85208

SOLIS CECILIA/JUAN
10961 E FLOSSMOOR AVE
MESA, AZ 85208

SPHINX REAL ESTATE LLC
19230 FLINT ST
SPRING HILL, KS 66083

STAR 2022-SFR3 BORROWER L P
1131 W WARNER RD STE 102
TEMPE, AZ 85284

STARKS BENJAMIN L/SARA M
10920 E SUNLAND AVE
MESA, AZ 85208

STORY ELIZABETH JEAN
1116 S 109TH PL
MESA, AZ 85208

STRAHAN LIVING TRUST
15710 E TELEGRAPH DR
FOUNTAIN HILLS, AZ 85268

SUPERSTITION EQUITIES LLC
11167 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

SWFC SOUTHERN LLC
6940 E RED BIRD RD
SCOTTSDALE, AZ 85266

T & L TRUST
10721 E FORGE AVE
MESA, AZ 85208

TALTENO VICTORINO CANO
10948 E FLOWER AVE
MESA, AZ 85208

THACH HEMARA
10918 E FLORIAN AVE
MESA, AZ 85208

THOMPSON WALKER CY/MCKENZIE
1064 S 109TH PL
MESA, AZ 85208

TIBBS LINDSAY
11006 E FLORIAN AVE
MESA, AZ 85208

TIMOTHY F GREEN SR AND LINDA F GREEN
REVOCABLE TRUST
3158 N HAWES RD
MESA, AZ 85207

TODD DAVID & ROXANE
912 N 111TH ST
MESA, AZ 85207

TODD DAVID/RENEE
11028 E FLOWER AVE
MESA, AZ 85208

TODD RUTH R
842 N 111TH ST
MESA, AZ 85207

TOLBERT PAUL A/BANKLE AMY G
941 S DEL RANCHO
MESA, AZ 85208

TRENT DARWIN R/JILL S
10909 E FORGE AVE
MESA, AZ 85220

USA BUREAU OF RECLAMATION
23636 N 7TH ST
PHOENIX, AZ 85024

VALENCIA SILVANO/ACDAELA
1054 E BENBOW ST
COVINA, CA 91724

VERDUGO IMELDA
948 S ALMA SCHOOL 58
MESA, AZ 85210

WAHL TYLER STEPHEN/TRACY C
10727 E EMERALD AVE
MESA, AZ 85208

WALDA FAMILY TRUST
10738 E FORGE AVE
MESA, AZ 85208

WALKER THERESA C/PATTON NICHOLAS
10732 E FLORIAN AVE
MESA, AZ 85208

WEYENBERG JOLI I/STEPHEN
10749 E FLORIAN AVE
MESA, AZ 85208

WHEELER NICHOLAS
10956 E FLOWER AVE
MESA, AZ 85208

WHERRITT CHARLES D/SOPHIE KIEN
23921 SOFIA ST
MISSION VIEJO, CA 92691

WILSON RUSSELL L/BONITA J
10751 E EMERALD AVE
MESA, AZ 85208

WOOD ANDREW J/KATIE M
10902 E SUNLAND AVE
MESA, AZ 85208

WS HOLDINGS I LLC
4215 N WINFIELD SCOTT PLZ
SCOTTSDALE, AZ 85251

XAYSALEUMSACK KEA
11008 E FLOSSMOOR CIR
MESA, AZ 85208

YOUKHANA MICHAEL A
10842 E FLORIAN AVE
MESA, AZ 85208

ZARAGOZA BLADIMIR ESPINO/ESPINO
MARIA F
11033 E FLOWER AVE
MESA, AZ 85208

ZARATE JAVIER/DOLORES
11027 E FLOWER AVE
MESA, AZ 85208

ZEPEDA RIGOBERTO/CRIS L
4632 E GOLDFINCH GATE LN
PHOENIX, AZ 85044

Councilmember Alicia Goforth
PO Box 1466
Mesa, AZ 85211

John Zielonka
PO Box 1466
Mesa, AZ 85211

City of Mesa Development Services
Department ATTN: Nana Appiah
PO Box 1466
Mesa, AZ 85211

City of Mesa Development Services
Department ATTN: Charlotte Bridges
PO Box 1466
Mesa, AZ 85211

City of Mesa ATTN: Marc Hershberg
20 E Main St Ste 750
Mesa, AZ 85211

Arizona Renaissance Community Association
1600 W BROADWAY RD, SUITE 200
TEMPE, AZ 85282

AAM, LLC.
1600 W BROADWAY RD, SUITE 200
TEMPE, AZ 85282

Linda Riggs
Arizona Renaissance Community Association
10942 E Florian Ave
Mesa, AZ 85208

Samer Abdeh
Arizona Renaissance Community Association
10950 E Florian Ave
Mesa, AZ 85208

Coyote Landing HOA
7255 EAST HAMPTON AVE SUITE 101
MESA, AZ 85209

Coyote Landing HOA C/O Real Manage
7255 EAST HAMPTON AVE SUITE 101
MESA, AZ 85209

Anthony Childers
Crismon Creek Homeowners Association
10244 E Jerome Ave
Mesa, AZ 85209

Scott Boek
Crismon Creek Homeowners Association
10152 E Jacob
Mesa, AZ 85209

Steve Atkins
Crismon Creek Village
1650 S Crismon Rd
UNIT 28
Mesa, AZ 85209

Jimmy Angell
Desert Village Homeowner's Association
11120 E LaSalle
Mesa, AZ 85208

Dale Wempen
Eastgate Homeowners Association
1102 S 114th St
UNIT 130
Mesa, AZ 85208

Parkwood East Homeowner's Association
3260 E. Indian School Rd
Phoenix, AZ 85018

Melvin Harris
Parkwood East II Community Association
11355 E Elena Ave
Mesa, AZ 85208

Roberta Cullen
Parkwood Ranch Community Master Association
10418 E Diamond Ave
Mesa, AZ 85208

Donnis Plumb
Parkwood Ranch Community Master Association
10458 E El Moro Ave
Mesa, AZ 85208

Misti Rash
Parkwood Ranch Community Master Association
10614 E Carmel Ave
Mesa, AZ 85208

Kristen Reynolds
Parkwood Ranch Community Master Association
10223 E Crescent Ave
Mesa, AZ 85208

Jennifer Sherwood
Parkwood Ranch Community Master Association
10247 E Crescent Ave
Mesa, AZ 85208

Signal Butte Manor Homeowners Association
633 E Ray Rd Suite 122
GILBERT , AZ 85296

Ken Larsen
Signal Butte Ranch Community Ranch
10710 E Ananea
Mesa, AZ 85208

Tina Flynn
Signal Butte Ranch Community Ranch
10665 E Balmoral Ave
Mesa, AZ 85208

Anthony Scopellite
Signal Butte Ranch Community Ranch
115 S Noble
Mesa, AZ 85208

Eli Farias
Silverwood Homeowners' Association
11455 E Flossmoor Ave
Mesa, AZ 85208

Wendy Brown
Silverwood Homeowners' Association
7255 E Hampton Ave
UNIT 101
Mesa, AZ 85209

Scott Jeske
University Manor
9732 E Baltimore Cir
Mesa, AZ 85207

Terri Parklann
University Manor
9736 E Baltimore Cir
Mesa, AZ 85207

Tab B

June 2, 2025

Notice of Application for Site Plan and Design Review

+/-5.9-acre Property Located East of the Northeast Corner of Signal Butte & Southern in Mesa
Case No ZON25-00256 / DRB25-00399

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed applications with the City of Mesa to allow for the development of a new, three lot commercial development including a Sun Devil Auto, on the above referenced property, located east of the northeast corner of Signal Butte Road and Southern Avenue (APN 220-76-002X) as seen on the enclosed aerial. The purpose of this letter is simply to introduce ourselves and the project, and to let you know you should be receiving future notifications regarding the City's planned review of these applications.

The Property is currently undeveloped but has been planned for commercial development since it was originally zoned Commercial (C-2) in 1998. Today, the property is zoned Limited Commercial (LC). While the remainder of this overall commercial corner has been developed with commercial uses, this 5.9-acre site has been passed over and remains vacant and unimproved. With this Site Plan (SPR) and Design Review (DR) application, Lot 1 (which is roughly 1-acre located up against Southern Avenue) will be developed with a Sun Devil Auto. Lots 2, which is also located along Southern Avenue, will be improved with drive aisles and positioned for a future retail use. Lot 3, which is located at the rear of the site, will remain unimproved, but is also planned for future retail users.

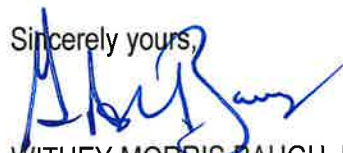
This is not a rezoning application, and the proposed uses are permitted by right in the existing zoning. The project is also in conformance with the City's General Plan, which designates this Property as an *Urban Center* Placetype with an *Evolve* Growth Strategy. Again, the proposal is fully compliant with these designations.

Attached for your reference is the preliminary site plan along with some sample elevations. Sun Devil Auto is pushed up along Southern Avenue and will be approximately 7,689 sf. The building is only 20-foot tall and is oriented so its narrow side faces the street, and its bay doors face internal to the project. The building complies with all the Mesa LC zoning district development standards and no deviations are requested. Access to the Property is provided via an access driveway on Southern Avenue. Secondary access exists via a cross-access easement with the commercial uses to the west.

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications. Feel free to contact me at (602) 230-0600 or e-mail at Adam@wmbattorneys.com. You may also contact the City of Mesa Planner assigned to this case, Charlotte Bridges, at (480) 644-6712 or Charlotte.Bridges@MesaAZ.gov. You will also receive future mailing notifications regarding the City's planned hearing schedule for review of these applications and signs will also be posted on site with hearing information.

Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at Adam@wmbattorneys.com.

Sincerely yours,

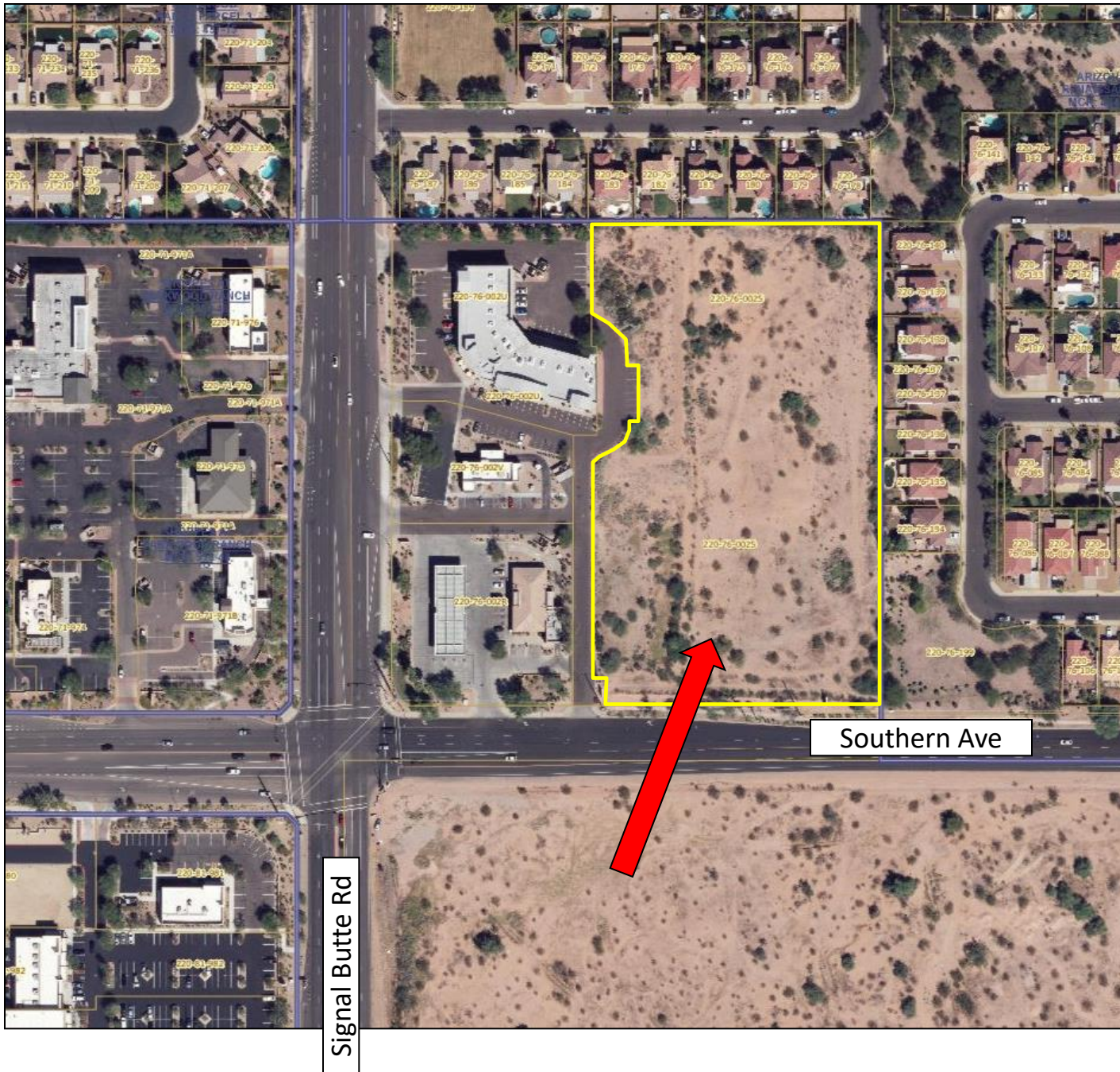


WITHEY MORRIS BAUGH, PLC

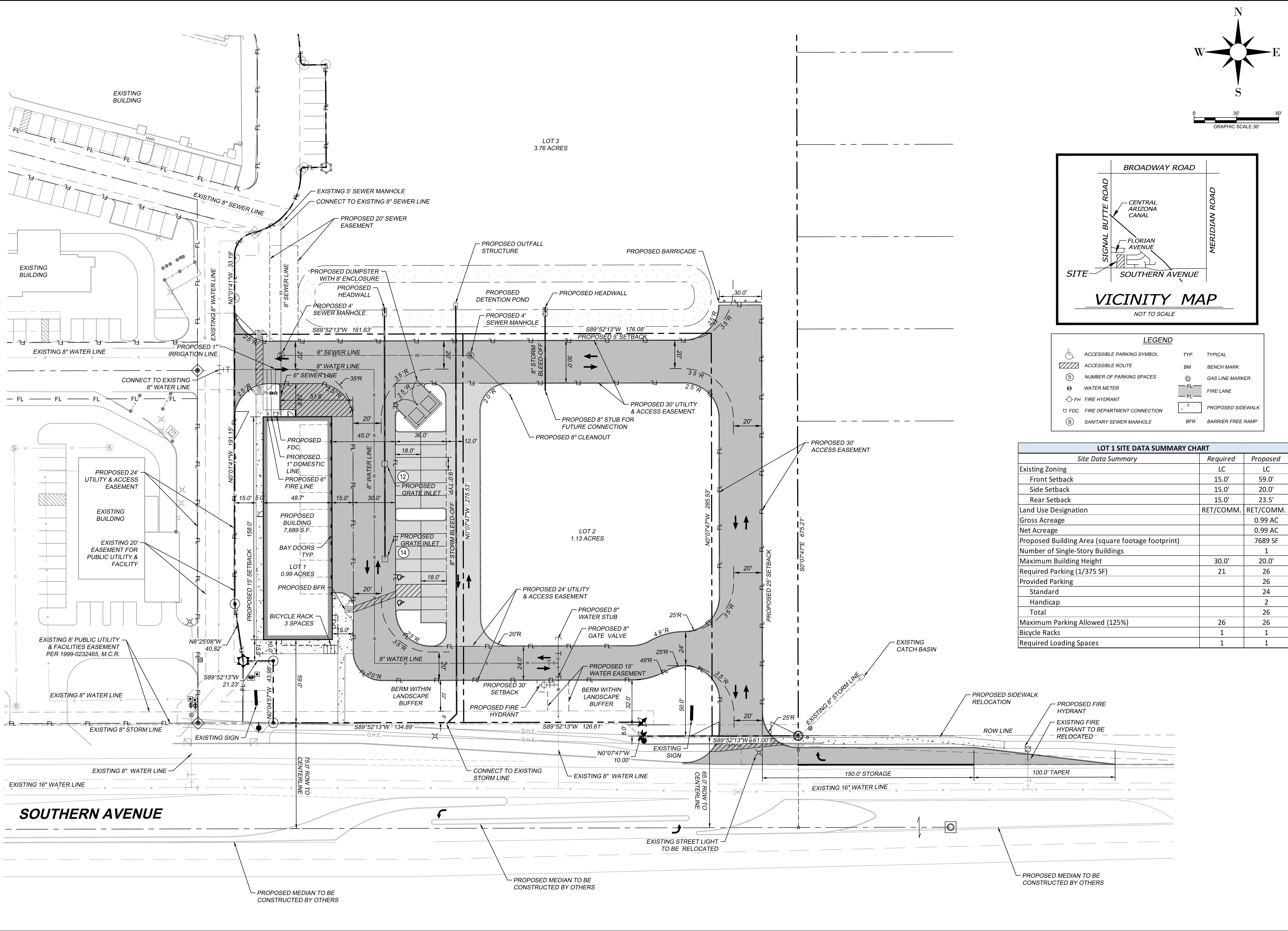
By Adam Baugh

Enclosure(s): aerial, preliminary site plan, sample elevations

Aerial Map



G:\Shared drives\Projects\01201_Sun Auto AZ - Mesa - Southern Signal Butte\CAD\Plan Sheets\Site Plan.dwg
Wednesday, April 30, 2025 5:13:39 PM



| LOT 1 SITE DATA SUMMARY CHART | | |
|---|-----------|-----------|
| Site Data Summary | Required | Proposed |
| Existing Zoning | LC | LC |
| Front Setback | 15.0' | 59.0' |
| Side Setback | 15.0' | 20.0' |
| Rear Setback | 15.0' | 23.5' |
| Land Use Designation | RET/COMM. | RET/COMM. |
| Gross Acreage | | 0.99 AC |
| Net Acreage | | 0.99 AC |
| Proposed Building Area (square footage footprint) | | 7689 SF |
| Number of Single-Story Buildings | | 1 |
| Maximum Building Height | 30.0' | 20.0' |
| Required Parking (1/375 SF) | 21 | 26 |
| Provided Parking | | 26 |
| Standard | | 24 |
| Handicap | | 2 |
| Total | | 26 |
| Maximum Parking Allowed (125%) | 26 | 26 |
| Bicycle Racks | 1 | 1 |
| Required Loading Spaces | 1 | 1 |

BY
DATE
REVISIONS
NO.

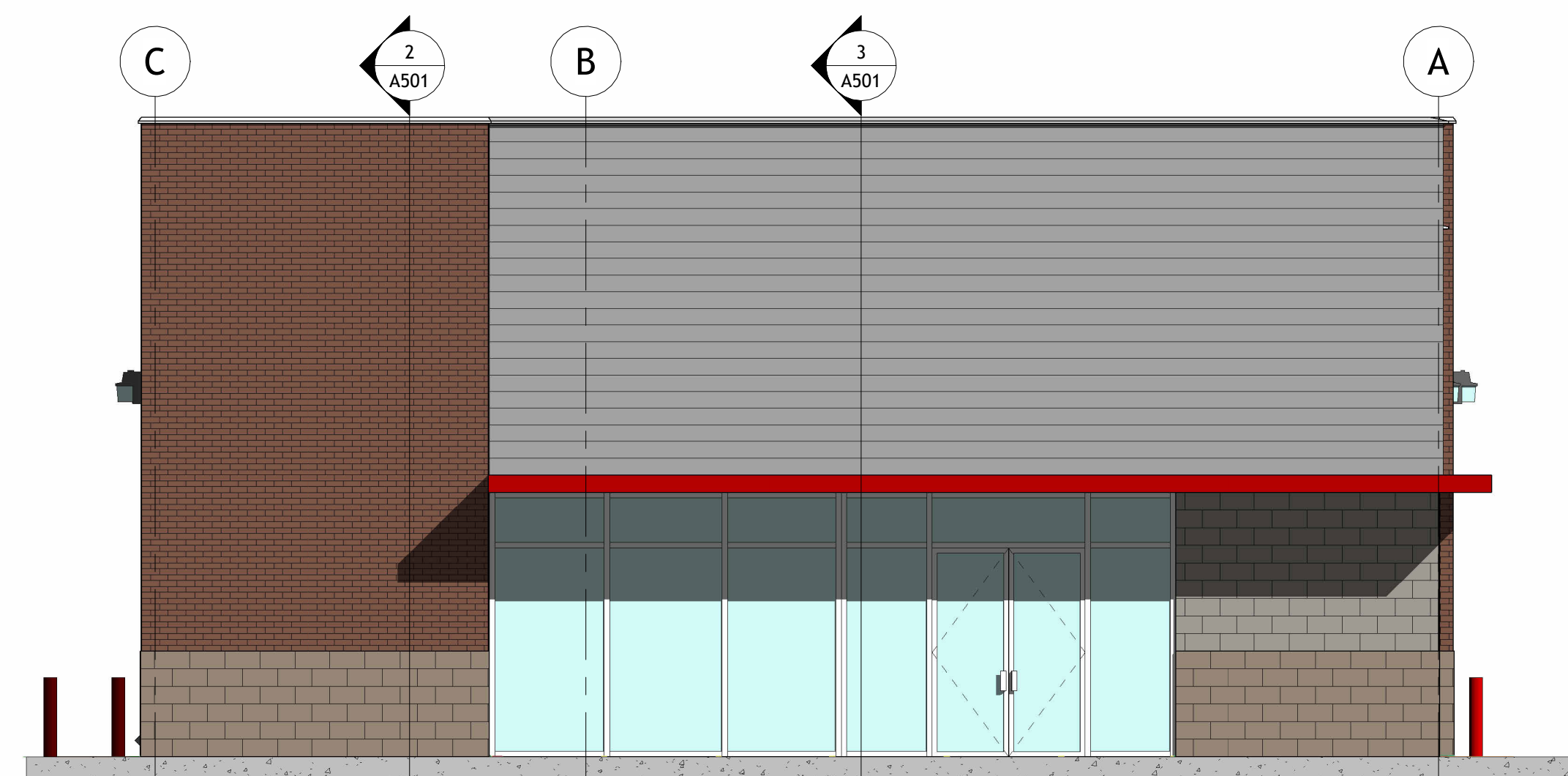
© 2025 ANIMAS CIVIL ENGINEERING, LLC
PHONE: 214-803-1099
AZ 25881

PROJECT NAME:
**SUN AUTO
NEC SOUTHERN AVE. &
SIGNAL BUTTE RD.
MESA, ARIZONA**

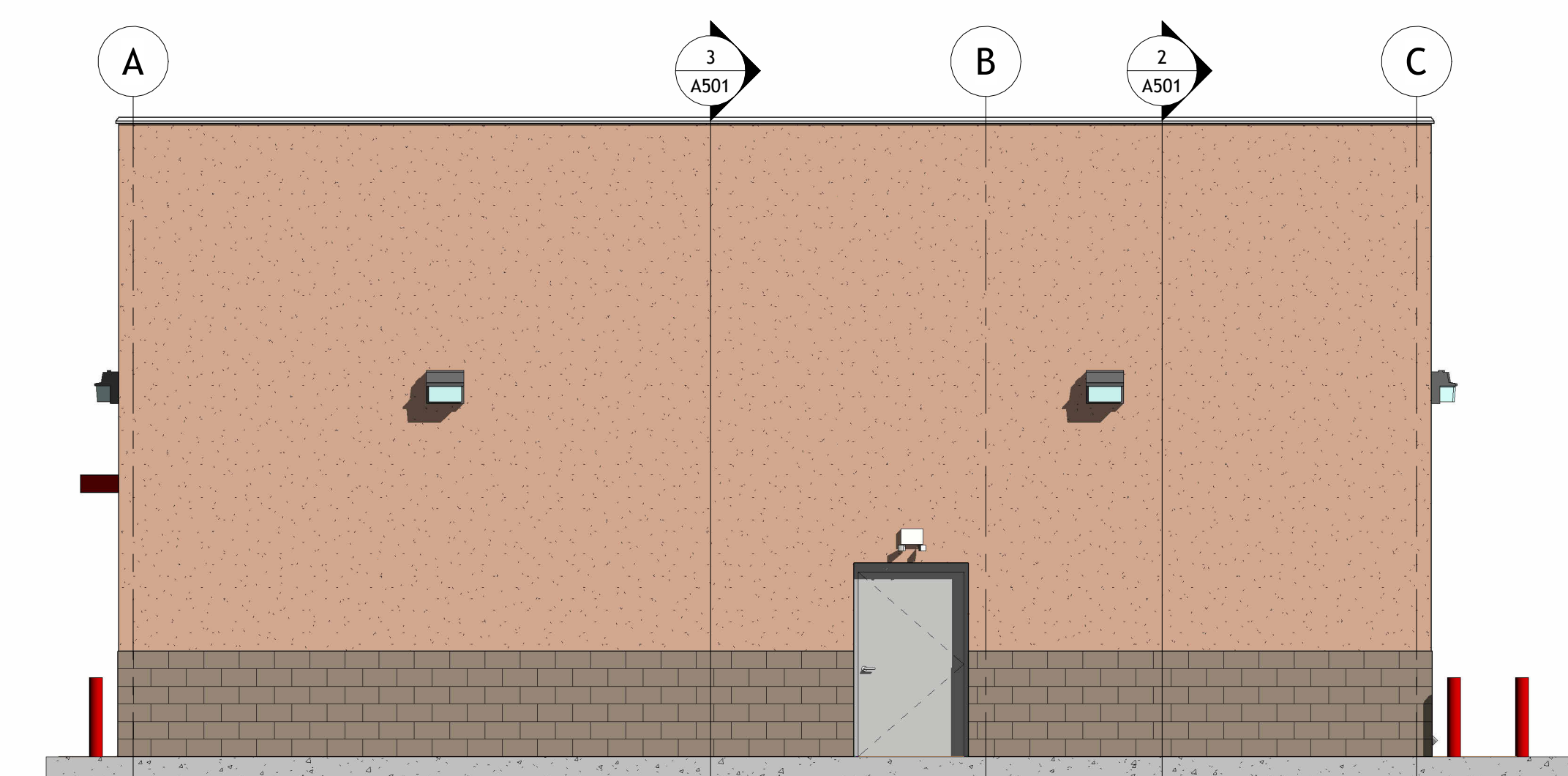
SHEET TITLE:
SITE PLAN

ACE PROJECT:
01201
DATE
MARCH 2025
SCALE
AS SHOWN
DRAWN BY:
MD

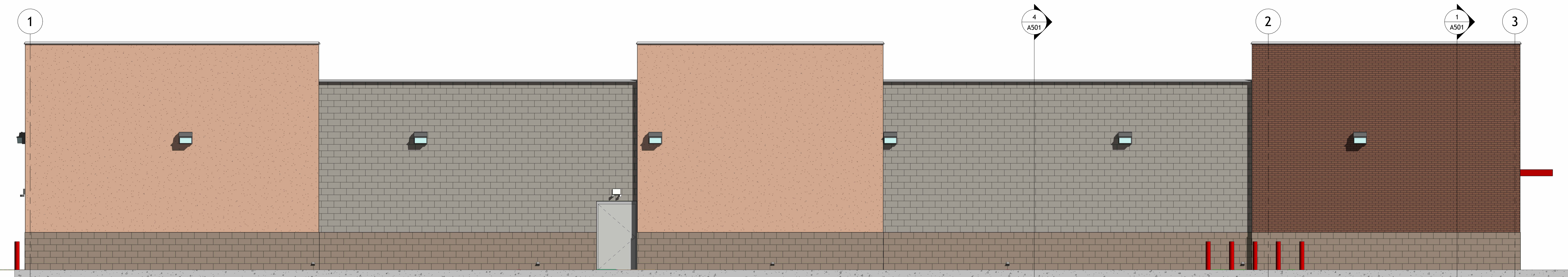
C-2.01



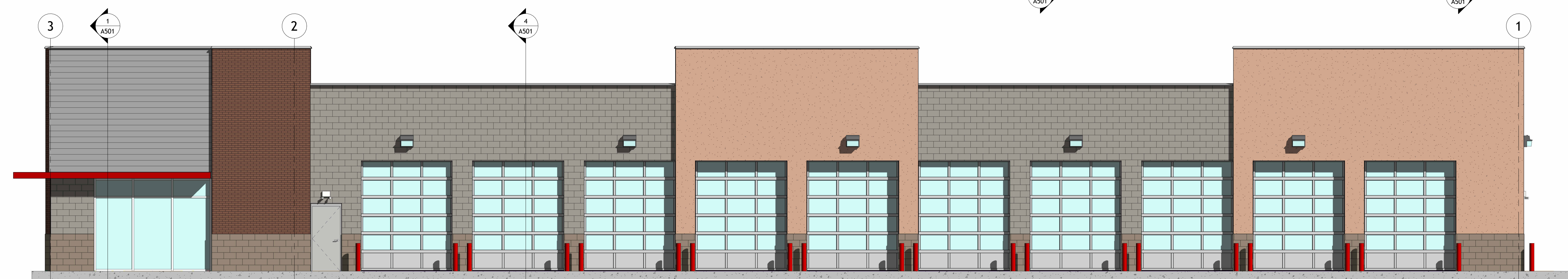
1 South Architectural Building Elevation
3/16" = 1'-0"



2 North Architectural Building Elevation
3/16" = 1'-0"



4 West Architectural Building Elevation
3/16" = 1'-0"



3 East Architectural Building Elevation
3/16" = 1'-0"

GENERAL NOTES - ELEVATIONS

- A EXTERIOR SEALANT SHALL MATCH COLOR OF CMU
- B INSTALL CONTROL JOINTS PER MFR RECOMMENDATIONS.
- C ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
- D COORDINATE ANY REQUIRED KNOX BOXES WITH SHJ/FIRE MARSHALL FOR TYPE AND LOCATION.
- E PRIME ALL CMU BEFORE PAINTING OR INSULATION OF OTHER FINISHES WITH LOXON BLOCK SURFACE LX01 SERIES, (50-100 SQ FT/GAL)
- 1ST COAT: S-W LOXON SELF CLEANING ACRYLIC COATING-SATIN, LX14-50 SERIES.
2ND COAT: S-W LOXON SELF CLEANING ACRYLIC COATING-SATIN, LX14-50 SEIRES (530-7.0 MILS WET, 2.0-2.8 DRY PER COAT).
- F ALL EXTERIOR METALWORK, NOT GALVANIZED, SHALL BE PRIMED AND PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT. (LINTELS, BOLLARDS, ETC.)
- G GC SHALL VERIFY LOCAL JURISDICTION AND WIND SPEED REQUIREMENTS TO DETERMINE IF HURRICANE RATED HIGH IMPACT STOREFRONT OR SIGNAGE IS REQUIRED. FURNISH AS REQUIRED.

KEYNOTES - ELEVATIONS

- 01 FINISH - SHERWIN WILLIAMS: SW9173 SHIITAKE OR SIMILAR
- 02 FINISH - SHERWIN WILLIAMS: SW7025 BACKDROP OR SIMILAR
- 03 FINISH - SHERWIN WILLIAMS: CUSTOM BRAND COLOR
- 04 BRICK
- 05 CONCRETE MASONRY UNIT (CMU) - SPLITFACE
- 06 CONCRETE MASONRY UNIT (CMU) - SMOOTH
- 07 AWNING
- 08 METAL SCREEN - HVAC UNIT / FANS
- 09 BOLLARD
- 10 DOWNSPOUT (INSIDE WALL)
- 11 LIGHTING FIXTURE
- 12 METAL PANEL - BRAND AND LOGO PER OWNER
- 13 PAINTED STUCCO - SW-0039 MELLOW MAUVE



Consultant ID

Sun Devil Auto

Mesa, AZ 85208

Revision

Project Number

2025.05

Date

Issue Date

Drawn By

RM

Reviewed By

NP

Sheet Title

Colored

Elevations

A402

Scale

As indicated

Tab C



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **Monday, September 29, 2025.**

Date: 9/29/25

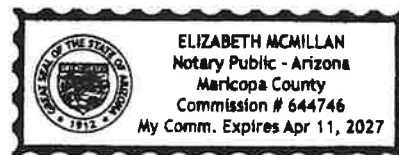
I, George Pasquel, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00256 & DRB25-00399** on the 26th day of September, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 29 day of Sept, 2025.

Elizabeth McMillan
Notary Public



Case Number: **ZON25-00256 & DRB25-00399**

Project Name: SUNDEVIL AUTO



WITHEY
MORRIS
BAUGH

September 26, 2025

**Re: East of the NEC of Southern Avenue & Signal Butte Road – Site Plan & Design Review Applications
(ZON25-00256 & DRB25-00399) – Mesa, Arizona**

Dear Property Owner or Registered Neighborhood Representative:

On behalf of our client, Vertical Development, we have recently filed for Design Review approvals for the rough 5.9-acre property, generally located east of the northeast corner of Signal Butte Road and Southern Avenue, Assessor Parcel No. 220-76-002X (the "Property"), as seen on the enclosed exhibits. This request is for a Minor Automobile / Vehicle Repair building. You may recall receiving previous correspondence from our office about this application. The purpose of this follow-up letter is simply to let you know the application has now been scheduled for consideration by the Mesa Design Review Board.

The City of Mesa Planning Division requests these letters be sent to all property owners within 500 feet of the Property. In an effort to expand outreach, we have increased this distance to 1,000 feet. Enclosed for your review is a copy of the site plan and elevations of the proposed development. The Property is currently undeveloped but has been planned for commercial development since it was originally zoned Commercial (C-2) in 1998. Today, the property is zoned Limited Commercial (LC). While the remainder of this overall commercial corner has been developed with commercial uses, this site has been passed over and remains vacant and unimproved.

With this Site Plan (SPR) and Design Review (DR) application, Lot 1 (which is roughly 1-acre located up against Southern Avenue) will be developed with a Sun Devil Auto. Lots 2, which is also located along Southern Avenue, will be improved with drive aisles and positioned for future retail use. Lot 3, which is located at the rear of the site, will remain unimproved, but is also planned for future retail users. This is not a rezoning application, and the proposed uses are permitted by right in the existing zoning.

The Mesa Design Review Board will review this request at their meeting held on Tuesday, October 14, 2025, in the City Council Chambers located at 20 East Main Street, Mesa, AZ, 85201. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom <https://mesa11.zoom.us/j/82508085605>, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605** and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/Government/Advisory-Boards-Committees/Design-Review-Board> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute, and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or Charlotte.Bridges@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

If you have any questions regarding this proposal, please do not hesitate to contact me at 602-230-0600 or by e-mail at George@wmbattorneys.com. Thank you for your time and consideration.



Sincerely,

WITHEY MORRIS BAUGH P.L.C.

By

George Pasquel III

A handwritten signature in blue ink, appearing to read "George Pasquel III", written over the printed name.

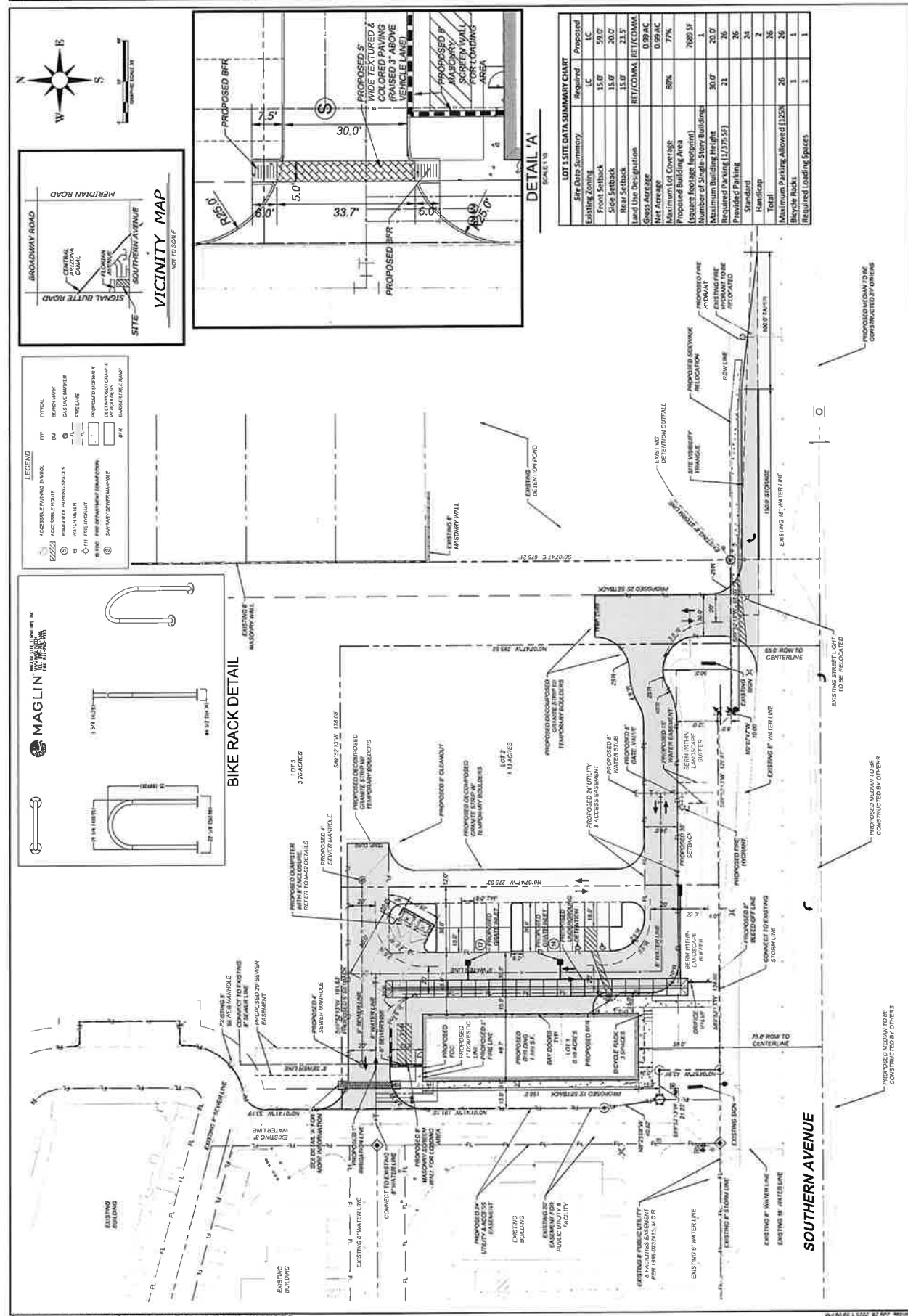
Enclosures: aerial, site plan, elevations

Aerial Map



NEC Signal Butte and Southern - Mesa







Consultant ID
Mesa, AZ 85208

Sun Devil Auto



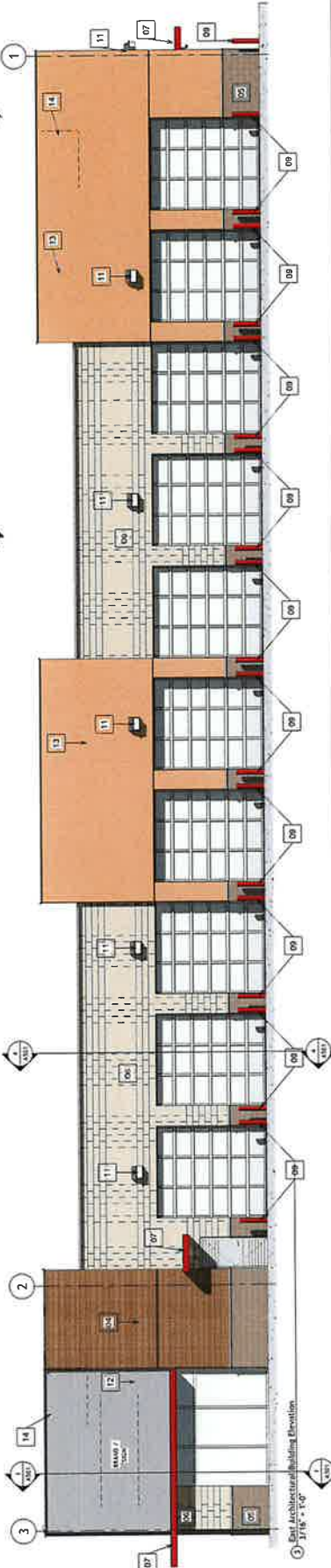
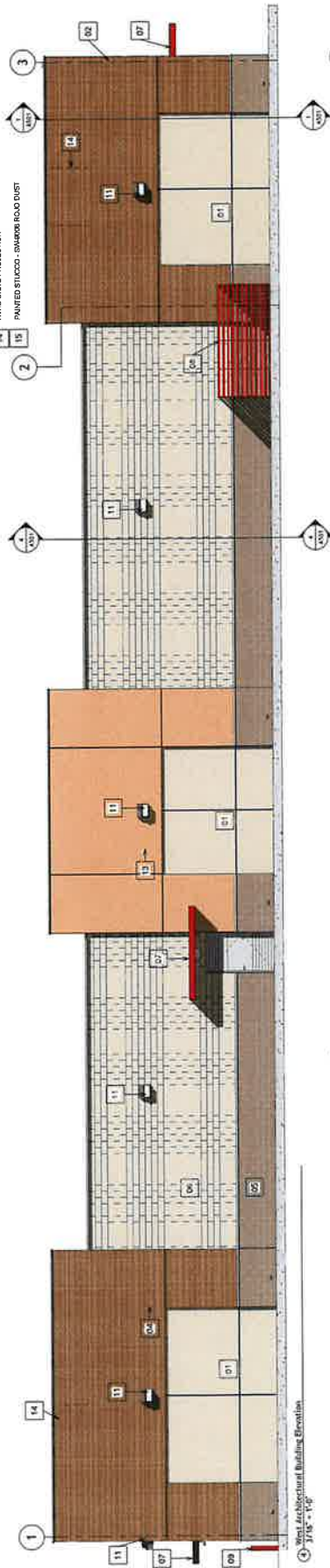
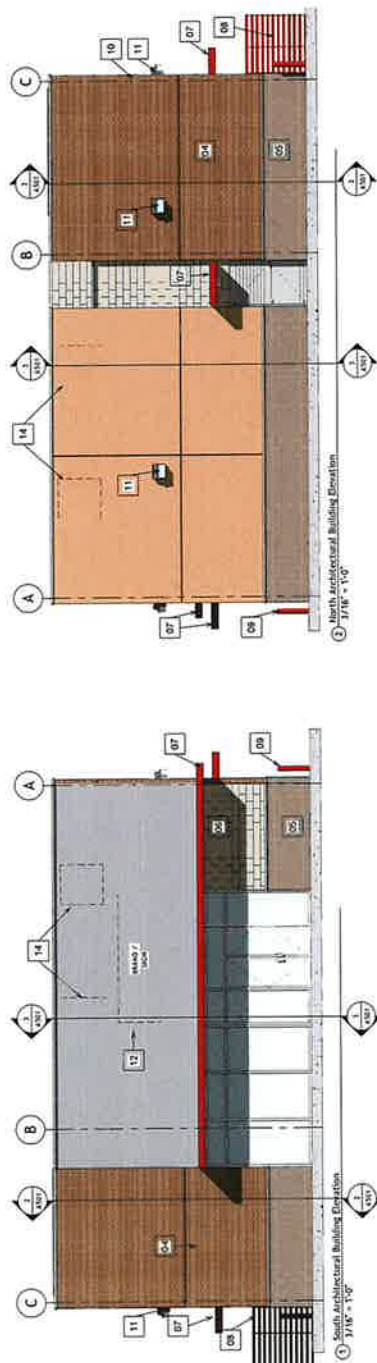
| | |
|----------------|--------------------|
| Project Number | 2025.05 |
| Date | Issue Date |
| Drawn By | RM |
| Reviewed By | NP |
| Sheet Title | Colored Elevations |
| Sheet No. | A402 |
| Scale | As Indicated |

| LEGEND - FINISHES / SURFACES | | | |
|------------------------------|--|---------|---------|
| LEGEND | DESCRIPTION | N | E |
| 01 | METAL (GDN) | 1.00 SF | 1.00 SF |
| 02 | BRICK, VENEER | 20.0 SF | 20.0 SF |
| 03 | CONCRETE MASONRY UNIT (CMU) - SPITFACE | 20.0 SF | 20.0 SF |
| 04 | CONCRETE MASONRY UNIT (CMU) - SPITFACE | 20.0 SF | 20.0 SF |
| 05 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 06 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 07 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 08 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 09 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 10 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 11 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 12 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 13 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 14 | PAINTED STUCCO | 10.0 SF | 10.0 SF |
| 15 | PAINTED STUCCO | 10.0 SF | 10.0 SF |

NOTES: FINISHES, CLADDING AND DOORS ARE NOT INCLUDED AS PART OF FINISHES.

KEYNOTES - ELEVATIONS

- 01 PAINTED STUCCO - SWIFT SPITFACE OR SIMILAR
- 02 PAINTED STUCCO - SWIFT SPITFACE OR SIMILAR
- 03 PAINTED STUCCO - SWIFT SPITFACE OR SIMILAR
- 04 WALL PANEL - BRICK
- 05 CONCRETE MASONRY UNIT (CMU) - SPITFACE COLOR SWIFT OR SIMILAR
- 06 CONCRETE MASONRY UNIT (CMU) - SPITFACE COLOR SWIFT OR SIMILAR
- 07 ANVING
- 08 METAL SCREEN
- 09 BOLLARD
- 10 DOWNPOUT BRIDGE WALL
- 11 LIGHTING FIXTURE
- 12 METAL PANEL - BRAND AND LOGO PER OWNER
- 13 PAINTED STUCCO - ANVING MELLOW VALVE
- 14 HVAC UNITS PROJECTION
- 15 PAINTED STUCCO - ANVING MELLOW VALVE



Tab D



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **October 7, 2025**.

Date: 10/07/2025

I, George Pasquel III, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00256** on the 7th day of October, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 7th day of October, 2025.

Serena Chiaramonte
Notary Public



Case Number: **ZON25-00256**

Project Name: Sun Devil Auto



October 6, 2025

**Re: East of the NEC of Southern Avenue & Signal Butte Road – (ZON25-00256 & DRB25-00399)
Site Plan & Design Review Applications – Mesa, Arizona**

Dear Property Owner or Registered Neighborhood Representative:

On behalf of our client, Vertical Development, we have recently filed applications with the City of Mesa for the roughly 5.9-acre property, generally located east of the northeast corner of Signal Butte Road and Southern Avenue, Assessor Parcel No. 220-76-002X (the "Property"), as seen on the enclosed exhibits. Specifically, the request is for a Major Site Plan Modification and amendment to Conditions of Approval Nos. 1, 6, 7 and 9 of Ordinance No. 3884 for the development of an approximately 7,689± square foot Minor Automobile/Vehicle Service and Repair facility. You may recall receiving previous correspondence from our office regarding these applications and the forthcoming Design Review Board meeting. The purpose of this follow-up letter is simply to let you know the application has now also been scheduled for consideration by the Mesa Planning and Zoning Board.

The City of Mesa Planning Division requests these letters be sent to all property owners within 500 feet of the Property. In an effort to expand outreach, we have increased this distance to 1,000 feet. Enclosed for your review is a copy of the site plan and elevations of the proposed development. The Property is currently undeveloped but has been planned for commercial development since it was originally zoned Commercial (C-2) in 1998. Today, the property is zoned Limited Commercial (LC). While the remainder of this overall commercial corner has been developed with commercial uses, this site has been passed over and remains vacant and unimproved.

With this Site Plan (SPR) and Design Review (DR) application, Lot 1 (which is roughly 1-acre located up against Southern Avenue) will be developed with a Sun Devil Auto. Lots 2, which is also located along Southern Avenue, will be improved with drive aisles and positioned for future retail use. Lot 3, which is located at the rear of the site, will remain unimproved, but is also planned for future retail users. This is not a rezoning application, and the proposed uses are permitted by right in the existing zoning.

The Mesa Planning and Zoning Board will review this request at their meeting held on October 22, 2025, in the City Council Chambers located at 20 East Main Street, Mesa, AZ, 85201. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at **Mesa11.com/live** or **www.youtube.com/user/cityofmesa11/live**, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605** and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting: **<https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card>** at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.


The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or Charlotte.Bridges@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

If you have any questions regarding this proposal, please do not hesitate to contact me at 602-230-0600 or by e-mail at George@wmbattorneys.com. Thank you for your time and consideration.



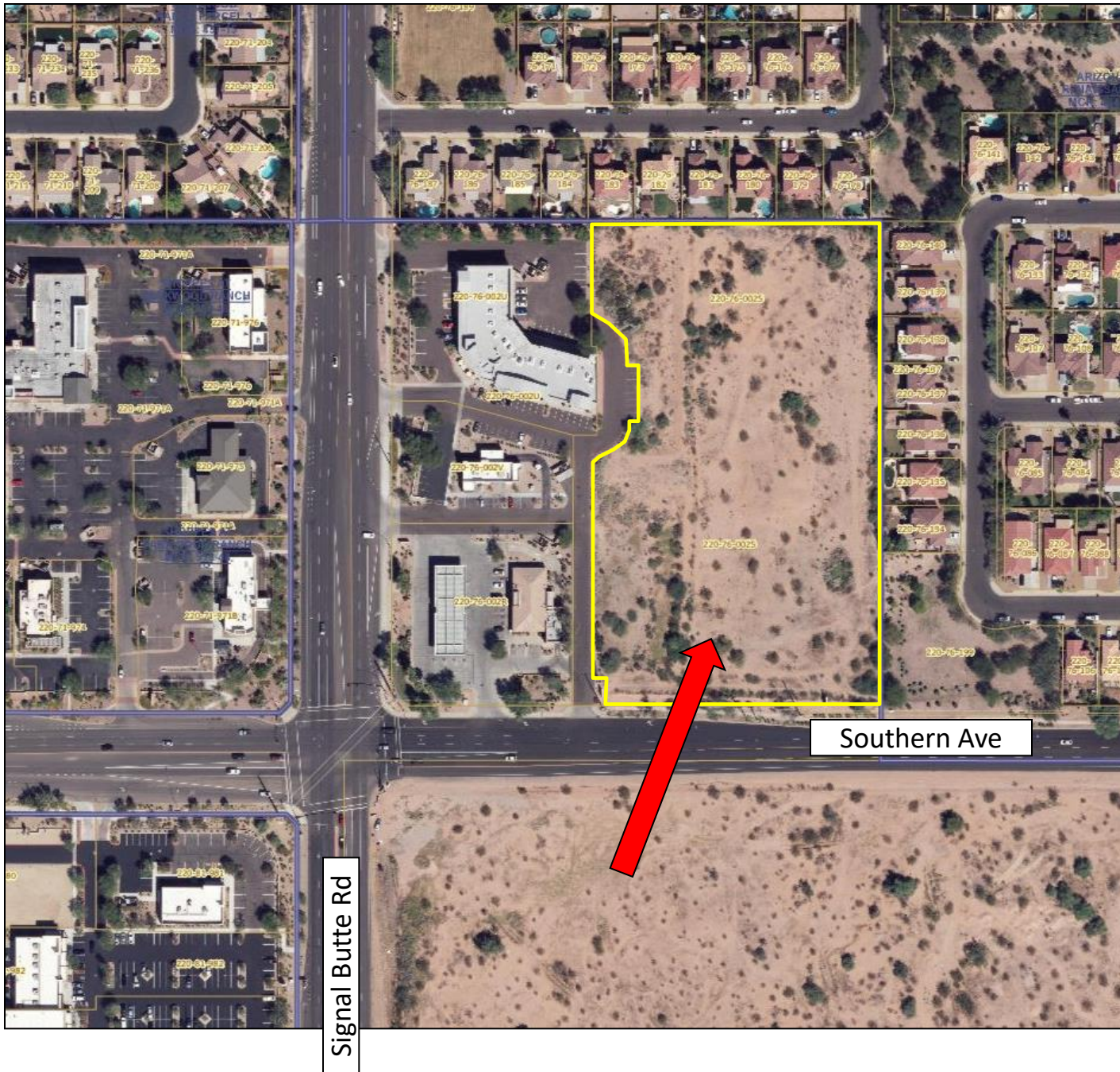
Sincerely,

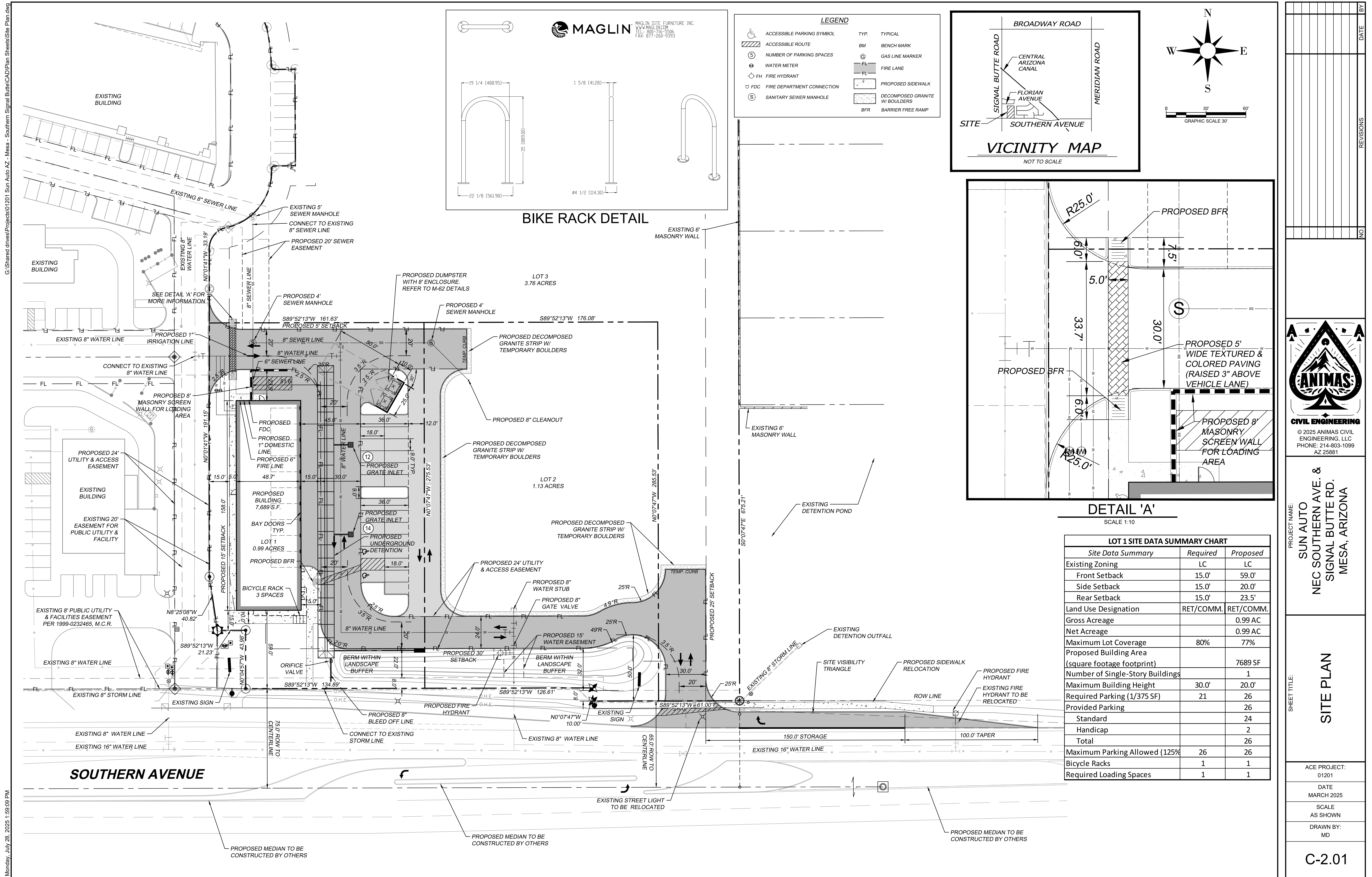
WITHEY MORRIS BAUGH, PLC

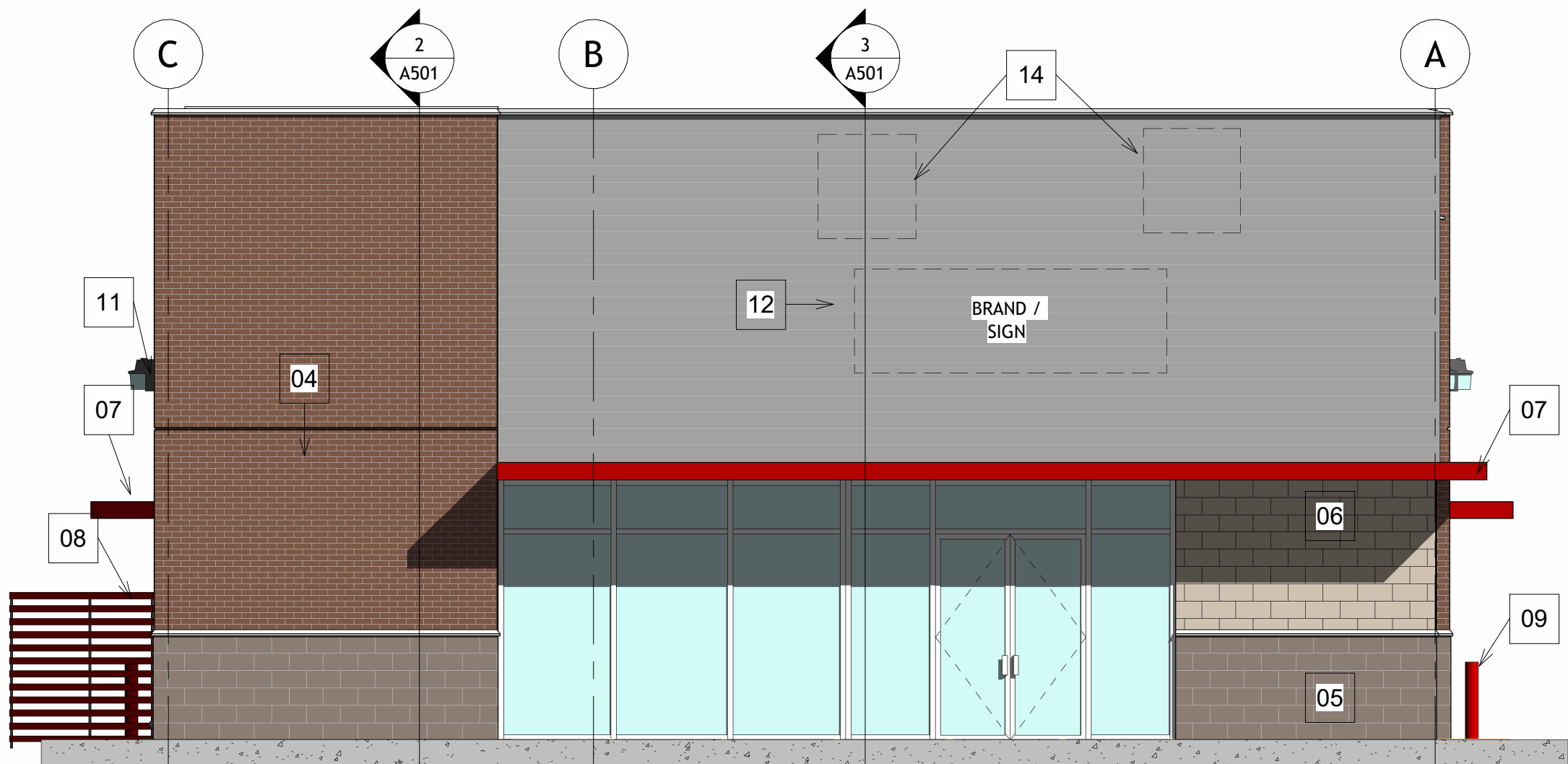
By 
George Pasquel III

Enclosures: aerial, site plan, elevations

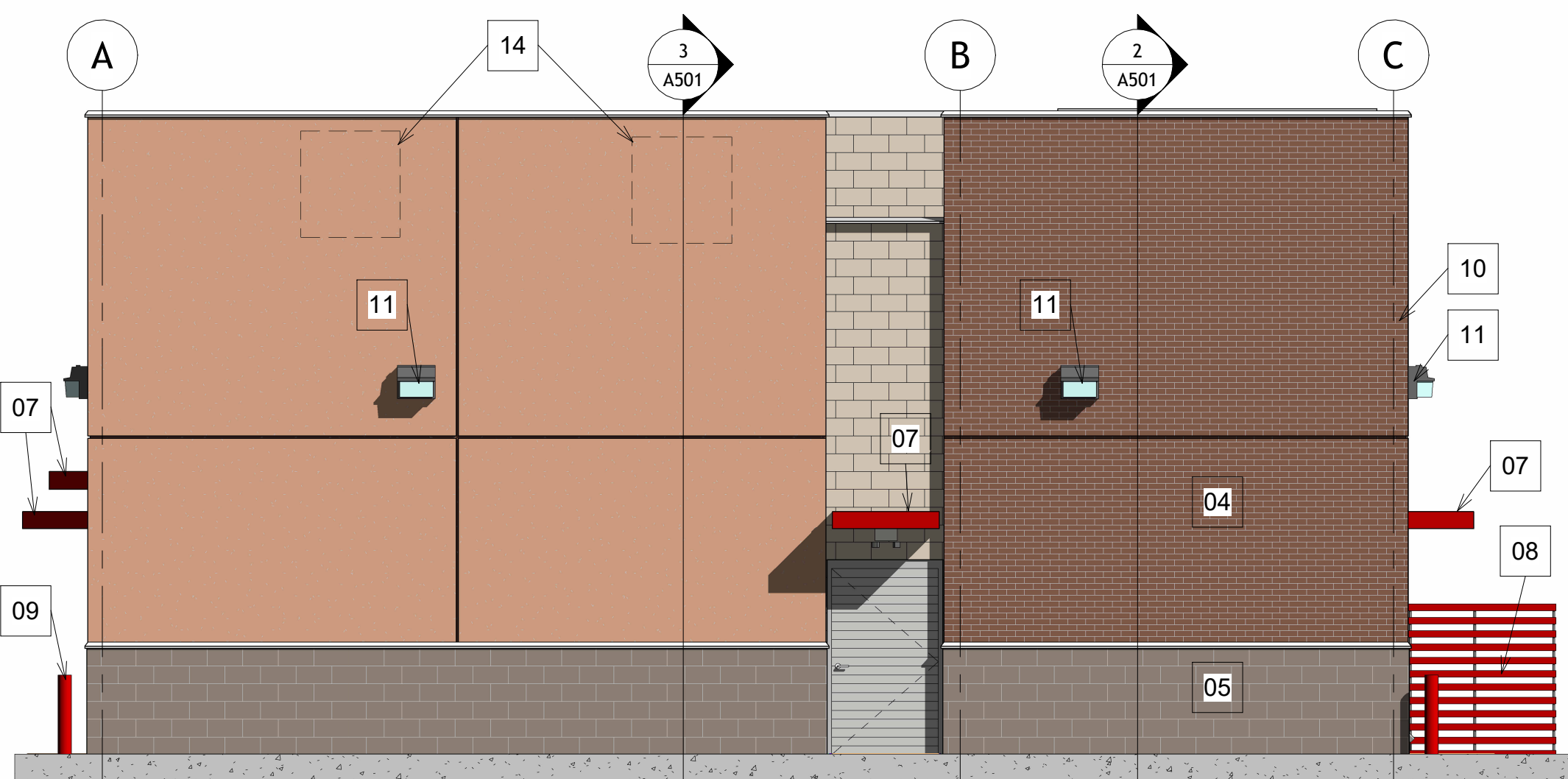
Aerial Map



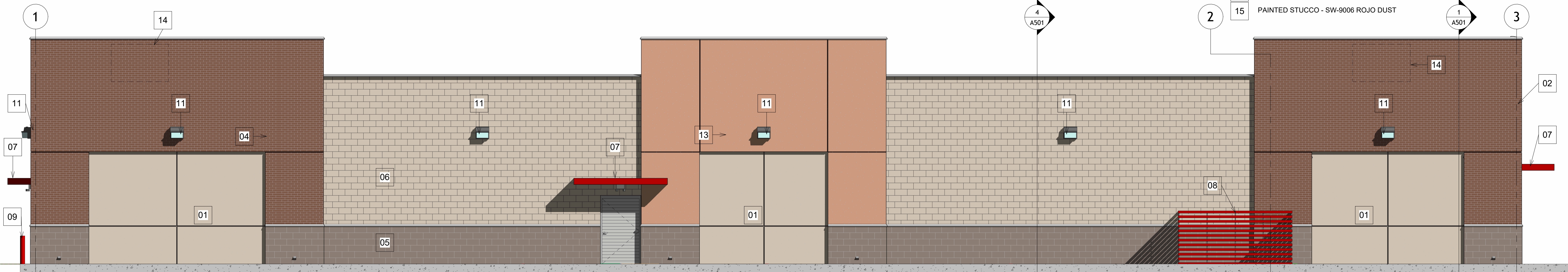
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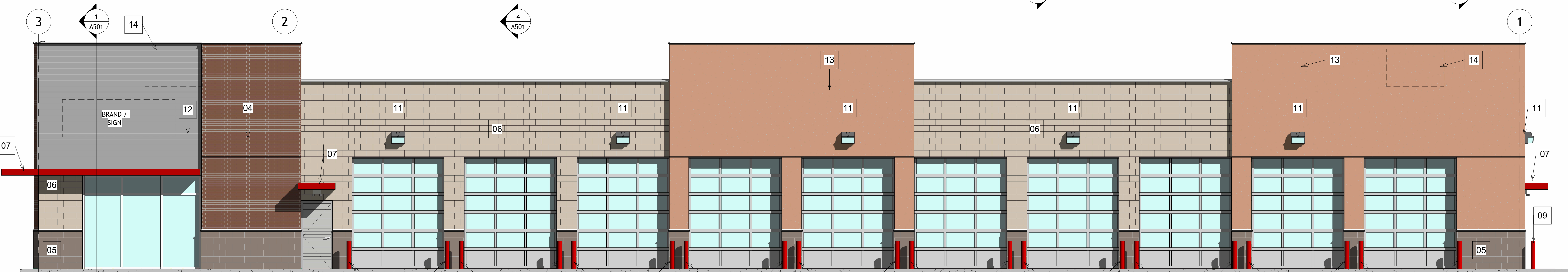
1 South Architectural Building Elevation
3/16" = 1'-0"



2 North Architectural Building Elevation
3/16" = 1'-0"



4 West Architectural Building Elevation
3/16" = 1'-0"



3 East Architectural Building Elevation
3/16" = 1'-0"

| LEGEND - FINISHES / SURFACES | | | | | |
|------------------------------|-------------------------|-------------------|-------------------|-------------------|---------------------|
| LEGEND | DESCRIPTION | N | S | E | W |
| | | 1,176.5 s.f. | 1,183.4 s.f. | 3,514.6 s.f. | 3,525.5 s.f. |
| | METAL (SIGN) | 0 SF 0% | 482.2 SF 40.7% | 233.3 SF 6.6% | 0 SF 0% |
| | BRICK - VENEER | 345.8 SF 29.3% | 260.9 SF 22.0% | 209.2 SF 5.9% | 909.8 SF 25.8% |
| | CMU, SPLITFACE, SW-9173 | 55.9 SF 4.7% | 57.6 SF 4.8% | 716.8 SF 20.3% | 1,140.4 SF 32.3% |
| | CMU, SPLITFACE, SW-7025 | 182.0 SF 15.4% | 93.0 SF 7.8% | 177.1 SF 5.0% | 424.4 SF 12.0% |
| | PAINTED STUCCO | 550.3 SF 46.7% | 0 SF 0% | 228.6 SF 6.5% | 996.5 SF 28.2% |

NOTES:
- OPENINGS, GLAZING AND DOORS AREAS ARE NOT INCLUDED AS PART OF FINISHES.

KEYNOTES - ELEVATIONS

- 01 PAINTED STUCCO - SW9173 SHITAKE OR SIMILAR
- 02 PAINTED STUCCO - SW7025 BACKDROP OR SIMILAR
- 03 PAINTED STUCCO - SHERWIN WILLIAMS: CUSTOM BRAND COLOR
- 04 WALL PANEL - BRICK
- 05 CONCRETE MASONRY UNIT (CMU) - SPLITFACE, COLOR SW7025 OR SIMILAR
- 06 CONCRETE MASONRY UNIT (CMU) - SPLITFACE, COLOR SW9173 OR SIMILAR
- 07 AWNING
- 08 METAL SCREEN
- 09 BOLLARD
- 10 DOWNSPOUT (INSIDE WALL)
- 11 LIGHTING FIXTURE
- 12 METAL PANEL - BRAND AND LOGO PER OWNER
- 13 PAINTED STUCCO - SW-0039 MELLOW MAUVE
- 14 HVAC UNITS PROJECTION
- 15 PAINTED STUCCO - SW-9006 ROJO DUST



Consultant ID

Sun Devil Auto
Mesa, AZ 85208

Revision

Project Number

2025.05

Date

Issue Date

Drawn By

RM

Reviewed By

NP

Sheet Title

Colored
Elevations

A402

Scale

As indicated

Tab E

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 10/06/25

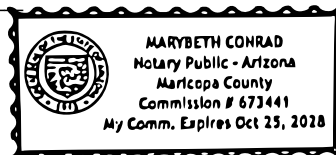
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON25-00256, on NEC Southern Ave and Signal Butte. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on 10/06/25

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 22, 2025
CASE: ZON25-00256

**Request: Major Site Plan Modification and
amending Conditions of Approval Nos. 1, 6, 7
and 9 of Ordinance No. 3884 for the development
of an approximately 7,689± square foot Minor
Automobile/Vehicle Service and Repair facility.**

Applicant: George A. Pasquel III

Phone: (602) 230-0600

Planning Division (480) 644-2385

Posting date: 10/6/25

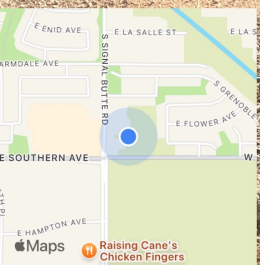
October 6, 2025 at 8:20 AM

+33.394162 -111.596927

1153 S Signal Butte Rd

Mesa AZ 85208

United States



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 22, 2025

CASE: ZON25-00256

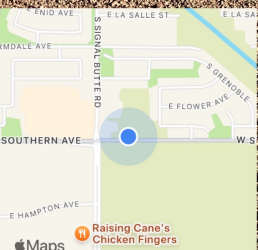
**Request: Major Site Plan Modification and
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and 9 of Ordinance No. 3884 for the development
of an approximately 7,689± square foot Minor
Automobile/Vehicle Service and Repair facility.**

Applicant: George A. Pasquel III

Phone: (602) 230-0600

Planning Division (480) 644-2385

Posting date: 10/6/25



October 6, 2025 at 8:01 AM
+33.393500 -111.596589
1153 S Signal Butte Rd
Mesa AZ 85208
United States