

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: September 11, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Genessee Montes*
Jamie Blakeman
Chase Farnsworth

MEMBERS ABSENT

Troy Peterson
Jayson Carpenter

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Emily Johnson
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Peterson and Carpenter and declared a quorum present, the meeting was called to order at 4:00 pm.

Chair Ayers requested a moment of silence to honor the memory of September 11th.

1 Take action on all consent agenda items.

It was moved by Vice Chair Pitcher, seconded by Boardmember Farnsworth, that the consent agenda items be approved.

Vote (5 – 0; Boardmember Peterson and Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Montes, Blakeman, Farnsworth

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the August 28, 2024 Planning and Zoning meeting.

Items not on the Consent Agenda

3 Discuss and make a recommendation to the City Council on the following zoning cases:

***3-a ZON23-00417 - "Jardinero" (District 1).** Within the 3800 block of East McDowell Road (south side). Located south of East McDowell Road and east of North Val Vista Drive. (19± acres). Rezone from Single-Residence-35 (RS-35) to Single-Residence-35 with a Planned Area Development overlay (RS-35-PAD). This request will allow for a single residence subdivision. EW Gardner Family Limited Partnership No. 2, owner; Sean Lake, Pew & Lake, PLC, applicant. **(Companion case to "Jardinero - Preliminary Plat", associated with item *4-a).**

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Emily Johnson presented case ZON23-00417. See attached presentation.

Applicant Sean Lake presented case ZON23-00417. See attached presentation.

The following citizens offered a series of comments in opposition to ZON23-00417.

- Susan Criswell, a City of Mesa resident
- C. Thomas Budde, a City of Mesa resident
- Justin Peterson, a City of Mesa resident
- Sara Vance, a City of Mesa resident

It was noted that Boardmember Montes had to leave the meeting at 4:30 pm.

Mr. Lake addressed the citizens' concerns by explaining that the valve used for irrigation is located on a neighboring property and is not controlled by the property in question. Additionally, he addressed the proposed lot sizes noting that a significant number of subdivisions in the area have lots smaller than 30,000 square feet.

Mr. Lake answered Vice Chair Pitchers question by stating that there is an existing drainage easement on the west side of the property that will allow access to the three valves located on the applicant's property.

It was moved by Chair Ayers, seconded by Boardmember Farnsworth to approve case ZON23-00417 conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with the Subdivision Regulations.

* * * * *

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

MINUTES OF THE SEPTEMBER 11, 2024 PLANNING & ZONING BOARD MEETING

3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcels.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within two miles of Falcon Field Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved
<u>Lot Frontage on a Public Street</u> – MZO Section 11-30-6(H)	Each lot shall have frontage on a private street
<u>Minimum Lot Area</u> – MZO Table 11-5-3.A.1	20,179 square feet
<u>Minimum Lot Width – Interior Lot</u> – MZO Table 11-5-3 A.1	110 feet
<u>Minimum Lot Depth</u> – MZO Table 11-5-3 A.1	130 feet
<u>Interior Side: Minimum Aggregate of 2 Sides</u> – MZO Table 11-5-3 A.1	20 feet
<u>Maximum Building Coverage</u> – MZO Table 11-5-3 A.1	40 percent
<u>Maximum Building Height</u> – MZO Table 11-5-3.A.1	Single story on perimeter lots
<u>Detached Accessory Buildings Location</u> – MZO Section 11-30-17(B) - Detached Garages	Detached garages may not be located in the required rear yards

* * * * *

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MINUTES OF THE SEPTEMBER 11, 2024 PLANNING & ZONING BOARD MEETING

Vote (4 – 0; Boardmember Peterson, Montes and Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Blakeman, Farnsworth

NAYS – None

* * * * *

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4 Discuss and take action on the following preliminary plats:

***4-a "Jardinero Preliminary Plat" (District 1).** Within the 3800 block of East McDowell Road (south side). Located south of East McDowell Road and east of North Val Vista Drive. (19± acres). Preliminary Plat. EW Gardner Family Limited Partnership No. 2, owner; Sean Lake, Pew & Lake, PLC, applicant. **(Companion case to ZON23-00417, associated with item *3-a)**

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

It was moved by Chair Ayers, seconded by Boardmember Farnsworth to approve Jardinero Preliminary Plat conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with the Subdivision Regulations.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcels.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
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 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within two miles of Falcon Field Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

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MINUTES OF THE SEPTEMBER 11, 2024 PLANNING & ZONING BOARD MEETING

<u>Minimum Lot Width – Interior Lot – MZO Table 11-5-3 A.1</u>	110 feet
<u>Minimum Lot Depth – MZO Table 11-5-3 A.1</u>	130 feet
<u>Interior Side: Minimum Aggregate of 2 Sides – MZO Table 11-5-3 A.1</u>	20 feet
<u>Maximum Building Coverage – MZO Table 11-5-3 A.1</u>	40 percent
<u>Maximum Building Height – MZO Table 11-5-3.A.1</u>	Single story on perimeter lots
<u>Detached Accessory Buildings Location – MZO Section 11-30-17(B)</u> - Detached Garages	Detached garages may not be located in the required rear yards

Vote (4 – 0; Boardmember Peterson, Montes and Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Blakeman, Farnsworth

NAYS – None

* * * * *

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5 Adjournment.

Vice Chair Pitcher motioned to adjourn the meeting. The motion was seconded by Boardmember Farnsworth.

Vote (4 – 0; Boardmember Peterson, Montes and Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Blakeman, Farnsworth

NAYS – None

The public hearing was adjourned at 4:50 pm.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Evan Balmer

Evan Balmer
Principal Planner

* * * * *

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ZON23-00417

Emily Johnson, Planner I

September 11, 2024



Request

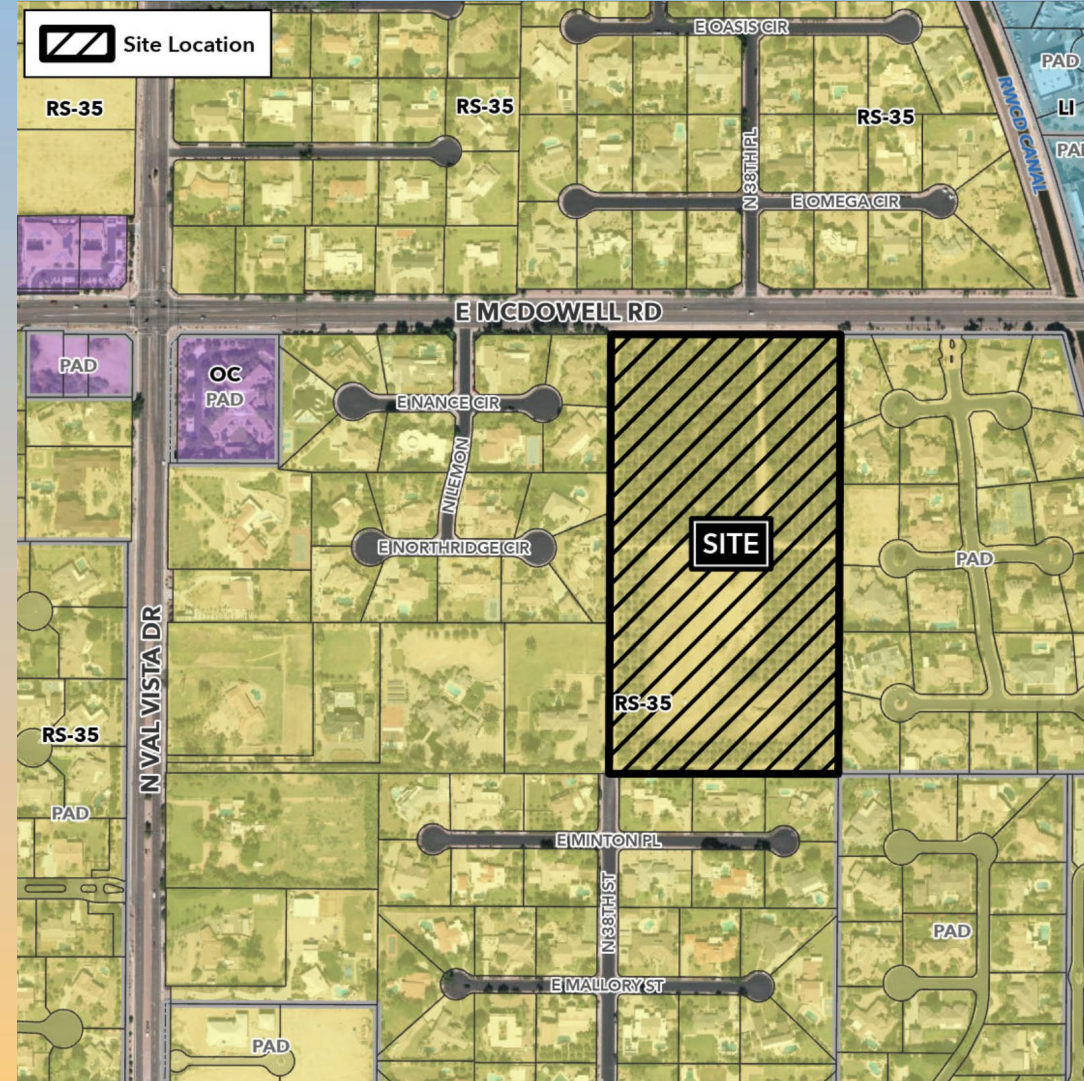
- Rezone from RS-35 to RS-35-PAD
- Preliminary Plat for a 23-lot single residence subdivision





Location

- South side of McDowell Road
- East of Val Vista Drive
- West of Greenfield Road





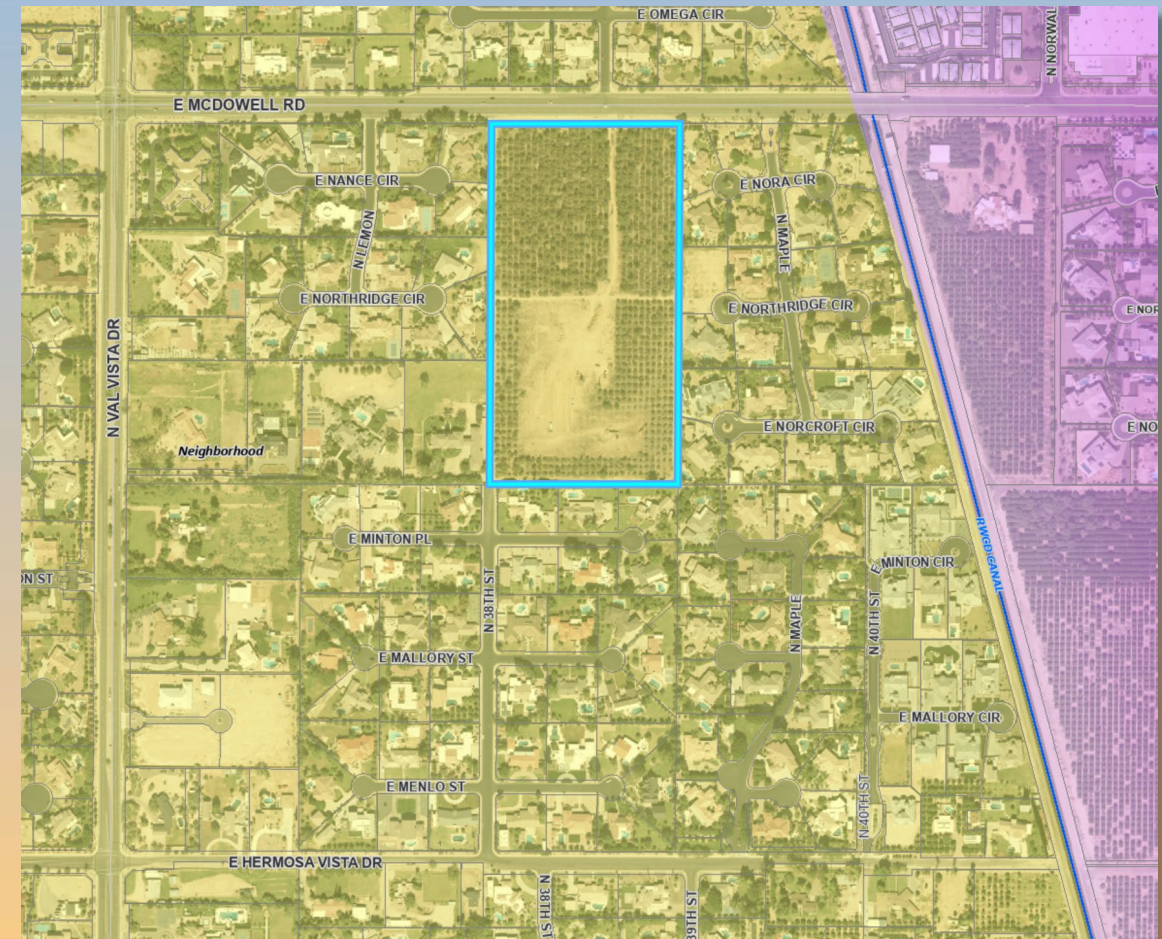
General Plan

Neighborhood - Citrus Sub-Type

- Provide safe places for people to live where they can feel safe
- Characterized by large lots with single-residence homes surrounded by citrus

Citrus Sub-Area Plan

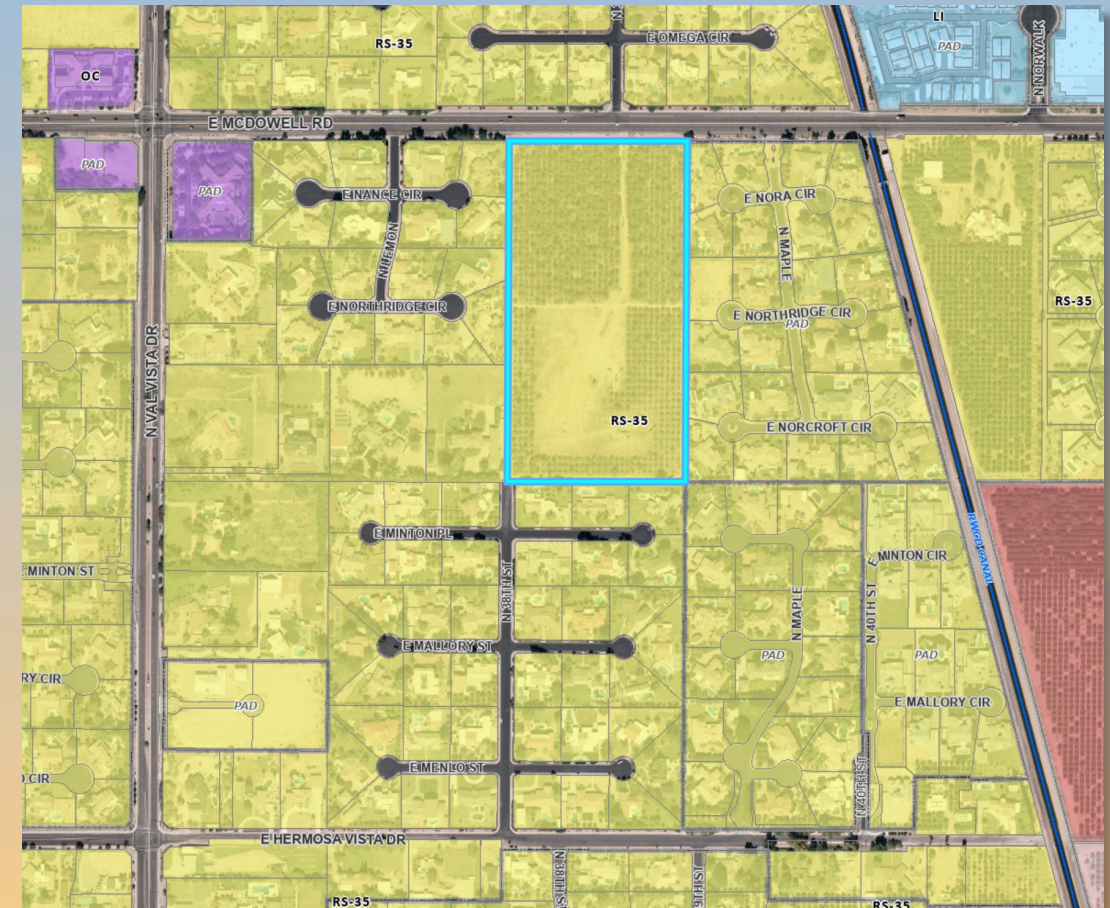
- Low-density developments zoned RS-35 where custom home development is encouraged





Zoning

- Current Zoning: RS-35
- Proposed Zoning: RS-35-PAD
- Single Residence is a permitted use





Site Photo



Looking south from McDowell Road



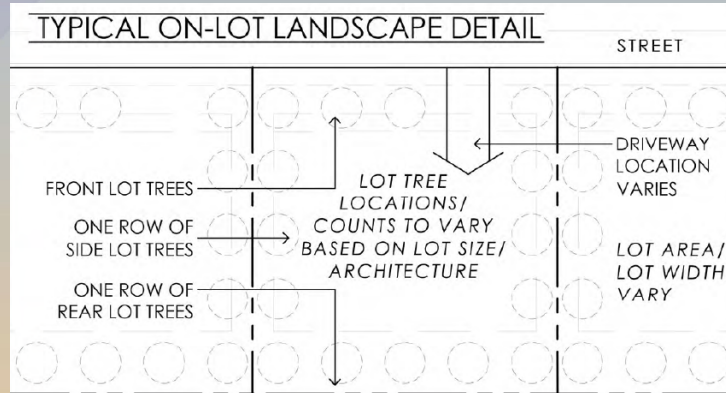
Site Plan

- Currently vacant
- Proposed 23 lots with custom-built, estate-style homes
- Amenity area





Landscape Plan



LANDSCAPE LEGEND

TREES

BOTANICAL NAME / COMMON NAME
Citrus Tree / <i>Varies</i>
<i>Pistacia Chinensis</i> / Chinese Pistache
<i>Pistacia x 'Red Push'</i> / Red Push Pistache
<i>Quercus Virginiana</i> / Texas Live Oak
<i>Chitalpa Tashkentensis</i> / Chitalpa Tree

SHRUBS

BOTANICAL NAME / COMMON NAME
<i>Bougainvillea 'Rosenka'</i> / Pink Shrub
<i>Bougainvillea</i>
<i>Caesalpinia Pulcherima</i> / Red Bird of Paradise
<i>Cassia Artemisiodes</i> / Feathery Cassia
<i>Encelia Farinosa</i> / Brittlebush
<i>Dasyliroton Wheeleri</i> / Desert Spoon
<i>Eremophila Maculata</i> / Valentine Bush
<i>Tecoma Alata</i> / Orange Jubilee
<i>Lantana 'Gold Mound'</i> / Yellow Lantana
<i>Leucophyllum Frutescens</i> / Texas Sage

ACCENTS

BOTANICAL NAME / COMMON NAME
<i>Agave Vilmoreniana</i> / Octopus Agave
<i>Hesperaloe Parviflora</i> / Red Yucca
<i>Pennisetum setaceum 'rubrum'</i> / Purple Fountain Grass

VINES

BOTANICAL NAME / COMMON NAME
<i>Maccladyena Unguis-Cati</i> / Cat Claw Vine

GROUND COVER

BOTANICAL NAME / COMMON NAME
Annual Color

MATERIALS

DESCRIPTION
Pool Deck
Concrete Sidewalk
Color: Natural
Decomposed Granite (All Planting Areas)
¾" Screened, Apache Brown, 2" Depth Min.
Grass
Artificial Turf

NOTE: RURAL CITRUS CHARACTER OF THE AREA TO BE MAINTAINED. AS PRACTICABLE, COMPATIBLE WITH EXISTING CITRUS STYLE LANDSCAPING. THE DEVELOPER SHALL PLANT TWO ROWS OF CITRUS STYLE TREES ALONG THE MCDOWELL ROAD FRONTAGE TO MATCH THE EXISTING CHARACTER. ONE ROW OF CITRUS STYLE TREES SHOULD BE PLANTED ALONG THE SIDE AND REAR LOT LINES OF EACH LOT. FRONT LOT CITRUS STYLE TREES TO BE PLANTED, AS FEASIBLE, BASED ON VARYING WIDTHS OF LOT FRONTAGES.





PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Lot Frontage on a Public Street –</u> <i>MZO Section 11-30-6(H)</i>	Each lot shall have frontage on a dedicated public street	Each lot shall have frontage on a private street
<u>Minimum Lot Area –</u> <i>MZO Table 11-5-3.A.1</i>	35,000 square feet	20,000 square feet
<u>Minimum Lot Width – Interior Lot –</u> <i>MZO Table 11-5-3.A.1</i>	130 feet	110 feet
<u>Minimum Lot Depth –</u> <i>MZO Table 11-5-3.A.1</i>	150 feet	130 feet



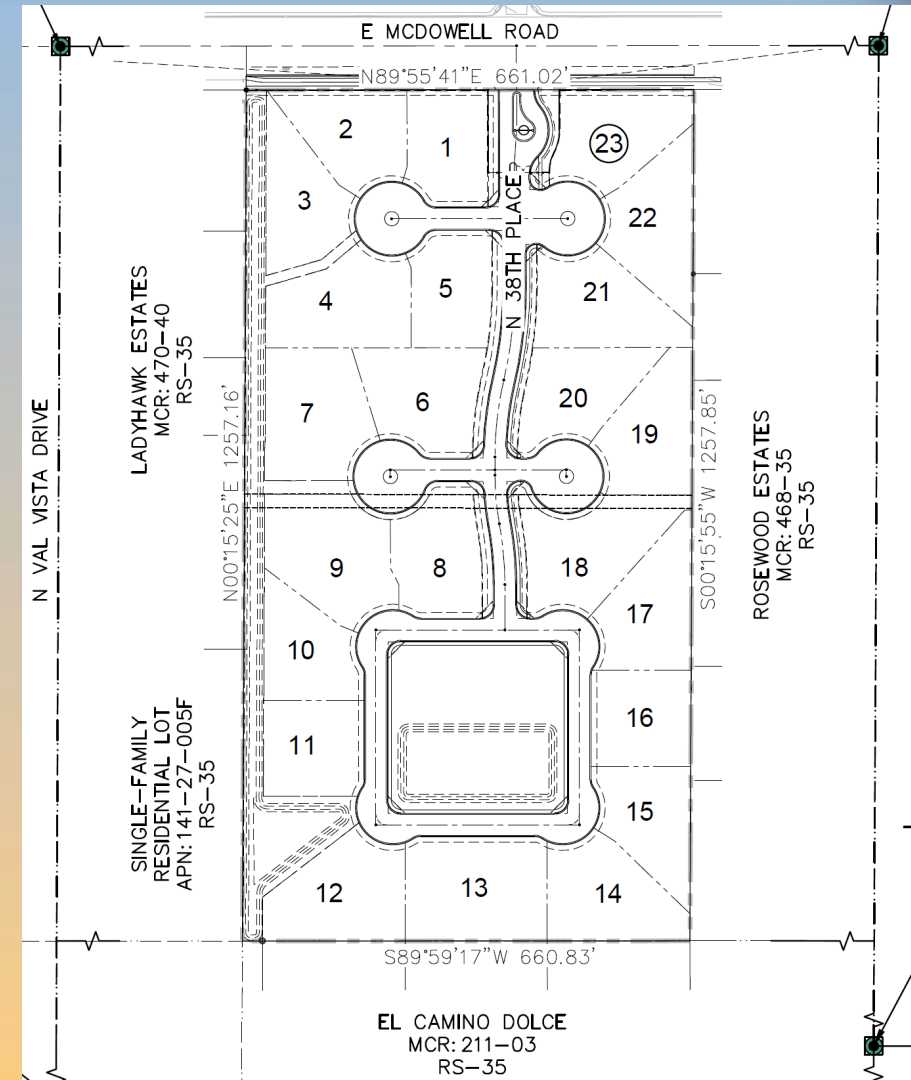
PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Interior Side: Minimum Aggregate of 2 Sides –</u> <i>MZO Table 11-5-3.A.1</i>	30 feet	20 feet
<u>Maximum Building Coverage –</u> <i>MZO Table 11-5-3.A.1</i>	35 percent	40 percent
<u>Maximum Building Height –</u> <i>MZO Table 11-5-3.A.1</i>	30 feet	Single story on perimeter lots
<u>Detached Accessory Buildings Location –</u> <i>MZO Section 11-30-17(B)</i>	May be located in required rear yards	Detached garages may not be located in the required rear yards



Preliminary Plat

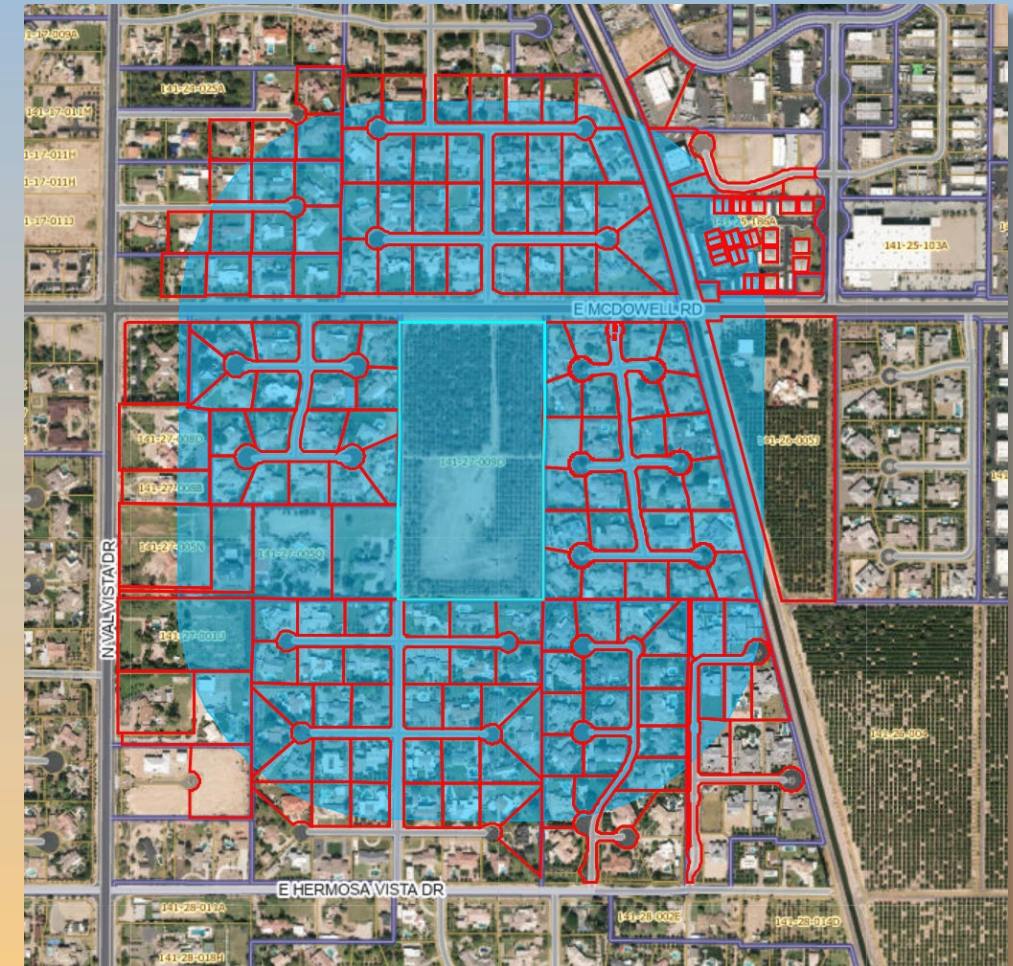
- 19 acres in size
- 23 single residence lots; 8 tracts dedicated to landscaping, private streets, and public utilities
- Access from McDowell Road
- Density of 1.2 du/ac





Citizen Participation

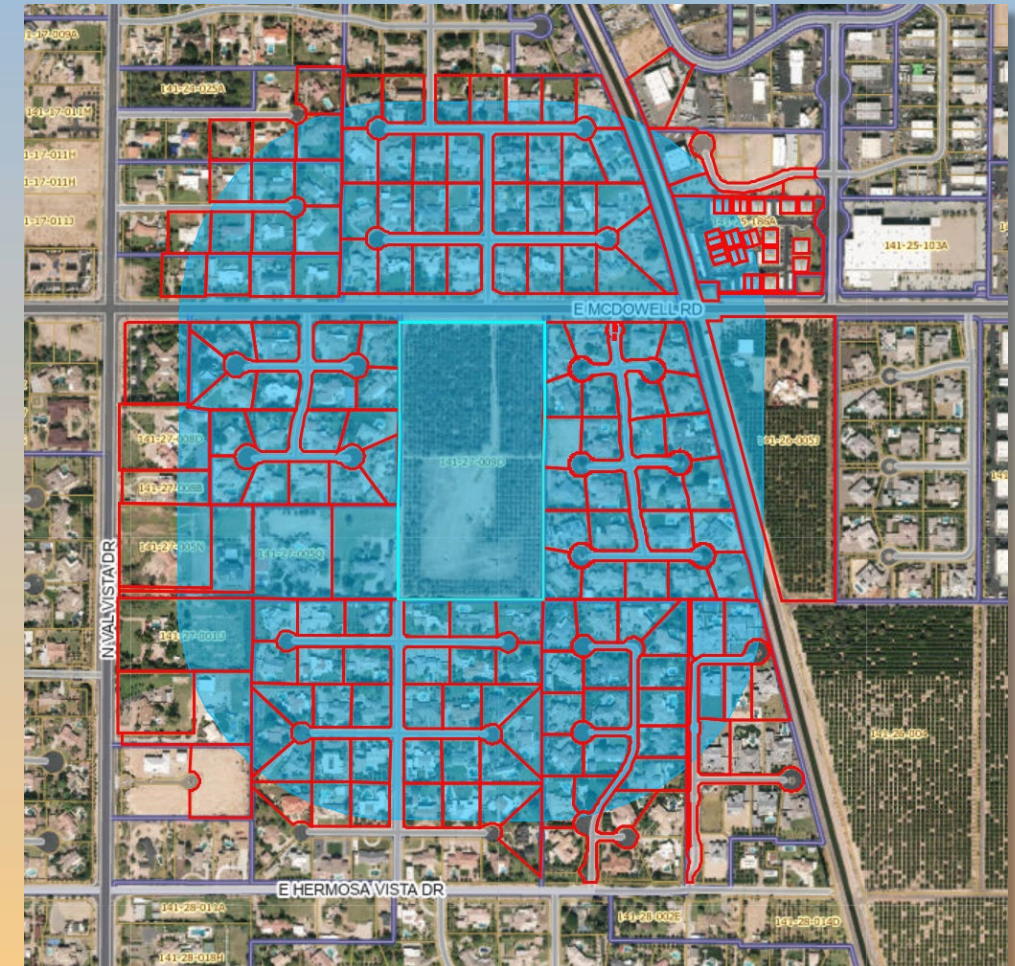
- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meetings held June 13 and September 6, 2022, and August 22, 2023
- Topics discussed included home and lot sizes, landscaping, and drainage
- PAD modifications included





Citizen Participation

- Addition neighbors have reached out to staff and the applicants concerned with irrigation and lot sizes





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Criteria in Subdivision Regulations Section 9-6-2

Staff recommend Approval with Conditions

Jardinero

ZON23-00417

Planning & Zoning Meeting

September 11, 2024

Site Details

Parcel: 141-27-009D

Approximately 20.06 ACRES

Density 1.2 (RS35 allows 1.24)

Requests to City of Mesa:

1. Rezone from RS-35 to RS-35 PAD

2. Preliminary Plat Approval



Site Plan

Custom Lots/For Sale



SITE PLAN SUMMARY	
EXISTING LAND USE:	LDR 1-2 DU/AC (CITRUS SUB-AREA)
EXISTING ZONING:	RS-35
PROPOSED ZONING:	RS-35 PAD
TOTAL GROSS AREA:	± 20.06 AC.
TOTAL NET AREA:	± 19.08 AC.
PROPOSED LOT COUNT:	23
NET DENSITY (DU/AC):	1.20
MIN. LOT AREA/AVG.:	MIN: 20,000 S.F./AVG: ± 24,235 S.F.
MIN. LOT WIDTH/DEPTH:	110'/120'
MIN. INTERIOR LOT S/B'S:	22' FRONT (LIVABLE/PORCHES), 30' GARAGES, 10' SIDE, 30' REAR
MAX. LOT COVERAGE:	50%
MAX. BLDG. COVERAGE:	40%
OPEN SPACE:	± 2.9 AC. (± 15%)

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING AND CITY APPROVALS.

LOT SIZE SUMMARY					
LOT #	LOT AREA	8	21,646 s.f.	16	20,901 s.f.
1	20,193 s.f.	9	29,862 s.f.	17	23,854 s.f.
2	21,821 s.f.	10	20,357 s.f.	18	28,328 s.f.
3	21,886 s.f.	11	20,964 s.f.	19	23,647 s.f.
4	26,702 s.f.	12	27,050 s.f.	20	22,513 s.f.
5	20,179 s.f.	13	32,188 s.f.	21	25,756 s.f.
6	25,137 s.f.	14	25,401 s.f.	22	24,876 s.f.
7	28,627 s.f.	15	21,223 s.f.	23	24,293 s.f.

NOTES: •THE PROJECT IS REQUIRED TO PROVIDE A ROUTE TO MEET MINIMUM FIRE TURNING RADIUS OF 35'/55' AND 20 FEET OF UNOBSTRUCTED WIDTH AND A VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET WITHIN THE COMMUNITY RIGHT-OF-WAY/TRACT.

•PRIVATE STREETS WITH CUL-DE-SACS MUST BE DESIGNED WITH AN IMPROVED TRAFFIC TURNING CIRCLE TO MEET CITY OF MESA STANDARDS FOR CUL-DE-SAC TURNING RADI (ORD. TITLE 9, CH. 6.9-6-1) OR AS OTHERWISE APPROVED.

•PROJECT TO COMPLY WITH C.O.M. SOLID WASTE STANDARDS M-62.01 - 62.09 (REV. 03/04/21) AT THE TIME OF SUBMITTAL. TWO (2) BARRELS TO BE PROVIDED PER HOME.

•PROPERTY OWNER AGREES TO LIMIT SINGLE-STORY HOMES ON ALL PERIMETER LOTS.

•PROPERTY OWNER AGREES TO LIMIT THE PRIMARY RESIDENCE OR DETACHED GARAGE TO 30 FEET FROM THE REAR PROPERTY LINE.

•PROPERTY OWNER SHALL ESTABLISH DEED RESTRICTIONS TO PROVIDE A MINIMUM OF 3,000 SQUARE FOOT MAIN LEVEL.

•PROPERTY OWNER SHALL ESTABLISH AN ARCHITECTURAL REVIEW COMMITTEE TO REVIEW AND APPROVE THE ARCHITECTURE FOR EACH NEW HOME.

Previous Site Plans



SITE PLAN SUMMARY	
EXISTING LAND USE:	LDR 1-2 DU/AC (CITRUS SUB-AREA)
EXISTING ZONING:	RS-35
PROPOSED ZONING:	RS-35 PAD
TOTAL GROSS AREA:	± 20.06 AC.
TOTAL NET AREA:	± 19.08 AC.
PROPOSED LOT COUNT:	23
MINIMUM LOT AREA:	21,000 S.F.
NET DENSITY (DU/AC):	1.20
INTERIOR LOT S/B'S:	22' FRONT (LIVABLE/PORCHES), 30' GARAGES, 10' SIDE, 30' REAR
OPEN SPACE:	± 2.9 AC. (± 15%)

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LOT SIZE SUMMARY					
LOT #	LOT AREA	8	23,512 s.f.	16	21,341 s.f.
1	21,046 s.f.	9	32,124 s.f.	17	23,708 s.f.
2	22,968 s.f.	10	26,458 s.f.	18	30,276 s.f.
3	29,420 s.f.	11	25,776 s.f.	19	23,208 s.f.
4	28,791 s.f.	12	29,034 s.f.	20	23,423 s.f.
5	21,126 s.f.	13	32,188 s.f.	21	29,847 s.f.
6	25,238 s.f.	14	24,905 s.f.	22	23,699 s.f.
7	34,800 s.f.	15	21,425 s.f.	23	24,435 s.f.

NOTE: THE PROJECT IS REQUIRED TO PROVIDE A ROUTE TO MEET MIN. FIRE TURNING RADIUS OF 35'/55' AND 20 FEET OF UNOBSTRUCTED WIDTH AND A VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET WITHIN THE COMMUNITY RIGHT-OF-WAY.

PRIVATE STREETS WITH CUL-DE-SACS MUST BE DESIGNED WITH AN IMPROVED TRAFFIC TURNING CIRCLE (MIN. 42') TO MEET CITY OF MESA STANDARDS FOR CUL-DE-SAC TURNING RADII (ORD.TITLE 9.CH.6.9-6-1).

PROJECT TO COMPLY WITH C.O.M. SOLID WASTE STANDARDS M-62.01 THRU 62.09 AT THE TIME OF SUBMITTAL. TWO BARRELS TO BE PROVIDED PER HOME.



SITE PLAN SUMMARY	
EXISTING LAND USE:	LDR 1-2 DU/AC (CITRUS SUB-AREA)
EXISTING ZONING:	RS-35
PROPOSED ZONING:	RS-35 PAD
TOTAL GROSS AREA:	± 20.06 AC.
TOTAL NET AREA:	± 19.08 AC.
PROPOSED LOT COUNT:	23
NET DENSITY (DU/AC):	1.20
MIN. LOT AREA/AVG.:	MIN: 20,000 S.F./AVG: ± 24,235 S.F.
MIN. LOT WIDTH/DEPTH:	110'/120'
MIN. INTERIOR LOT S/B'S:	22' FRONT (LIVABLE/PORCHES), 30' GARAGES, 10' SIDE, 30' REAR
MAX. LOT COVERAGE:	50%
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OPEN SPACE:	± 2.9 AC. (± 15%)

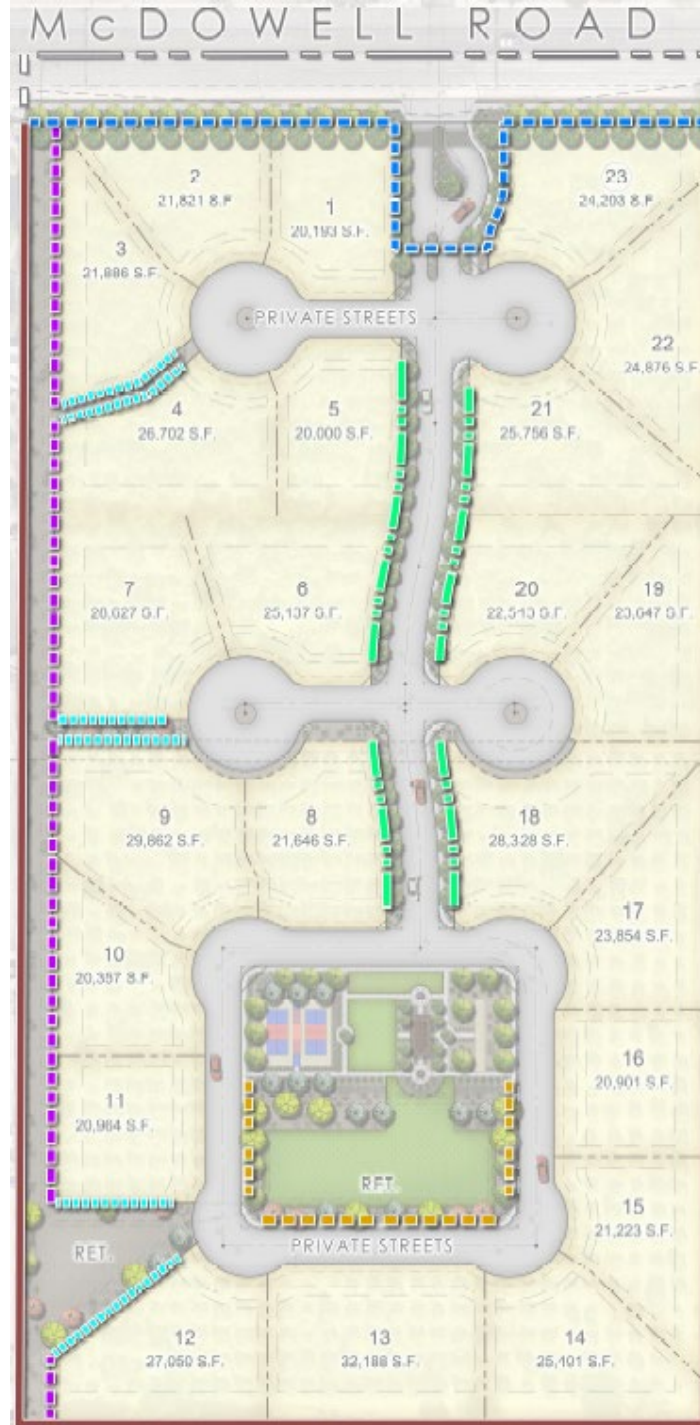
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NOTES:

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- PRIVATE STREETS WITH CUL-DE-SACS MUST BE DESIGNED WITH AN IMPROVED TRAFFIC TURNING CIRCLE TO MEET CITY OF MESA STANDARDS FOR CUL-DE-SAC TURNING RADII (ORD.TITLE 9.CH.6.9-6-1) OR AS OTHERWISE APPROVED.
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Wall Plans



LANDSCAPE LEGEND

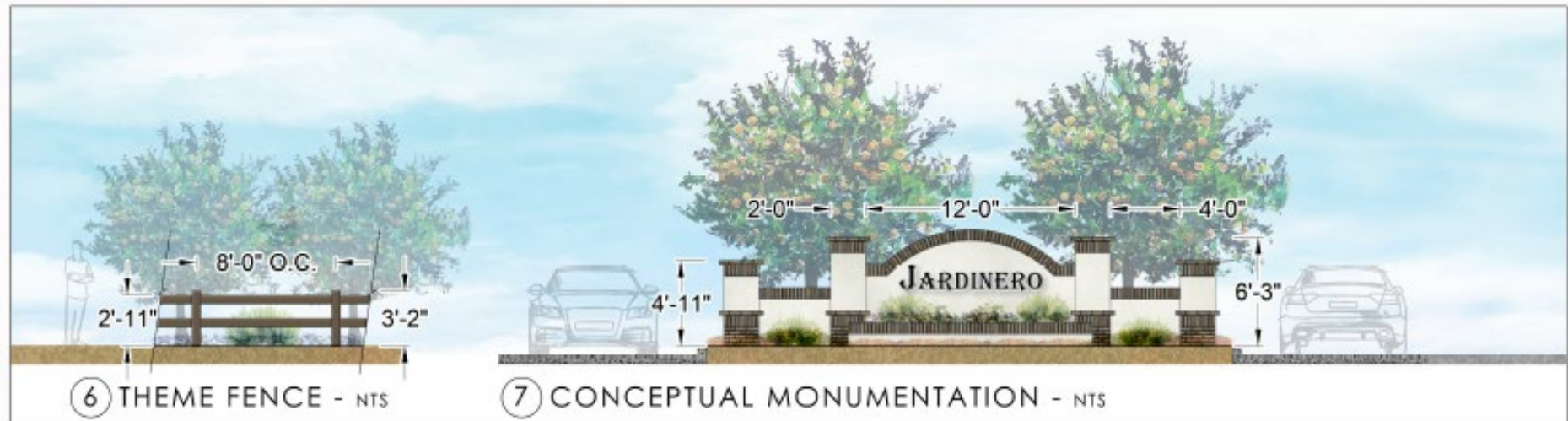
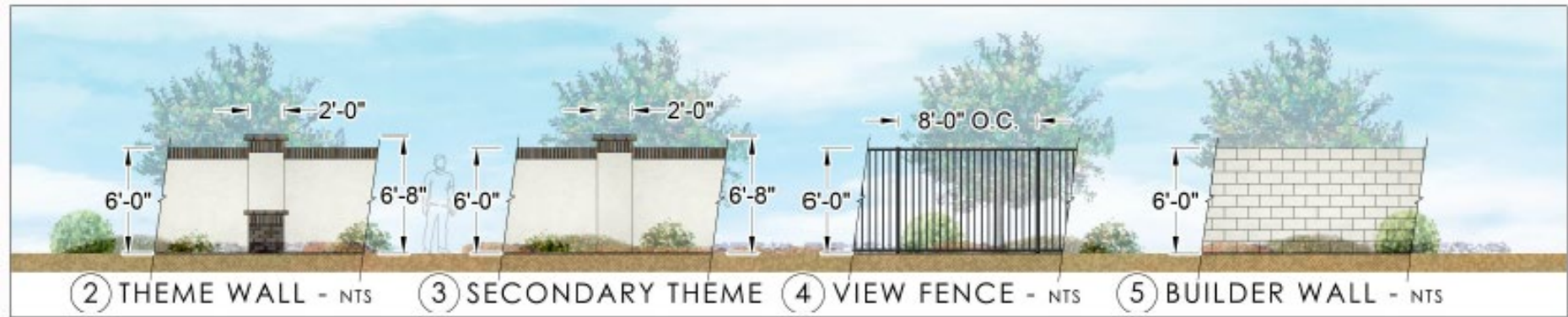
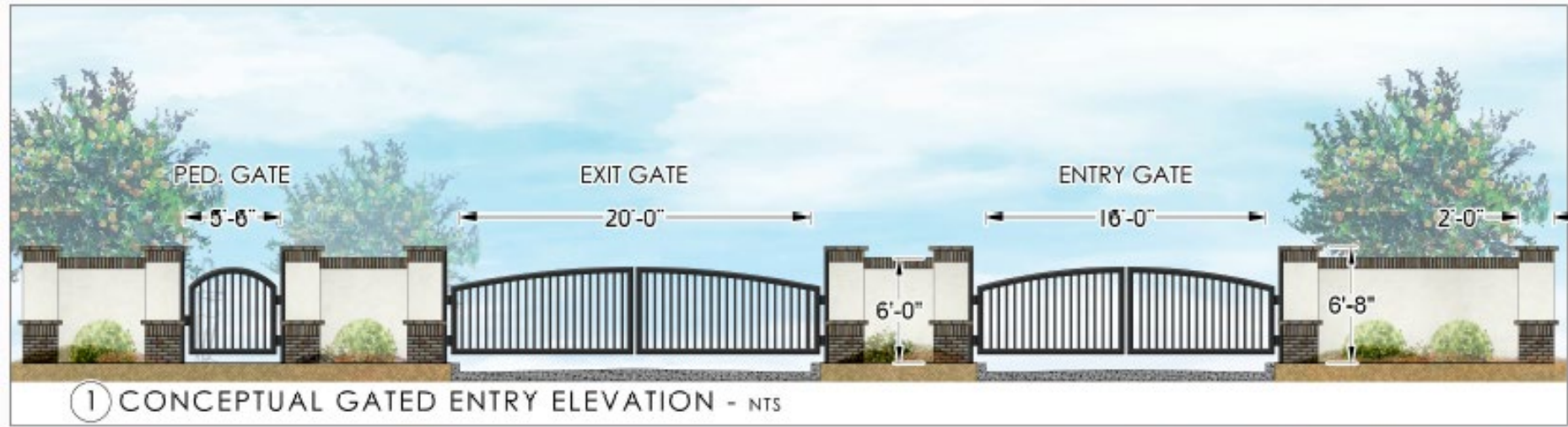
- EXISTING WALLS
- PRIMARY THEME WALL
- SECONDARY THEME WALL
- BUILDER WALL
- VIEW FENCE
- THEME FENCE

NOTE: THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED PLANNING, ENGINEERING AND CITY APPROVALS.

Community Amenity Area



Wall Elevations



Questions or Comments?

Pew & Lake, PLC.

480-461-4670

Sean B Lake

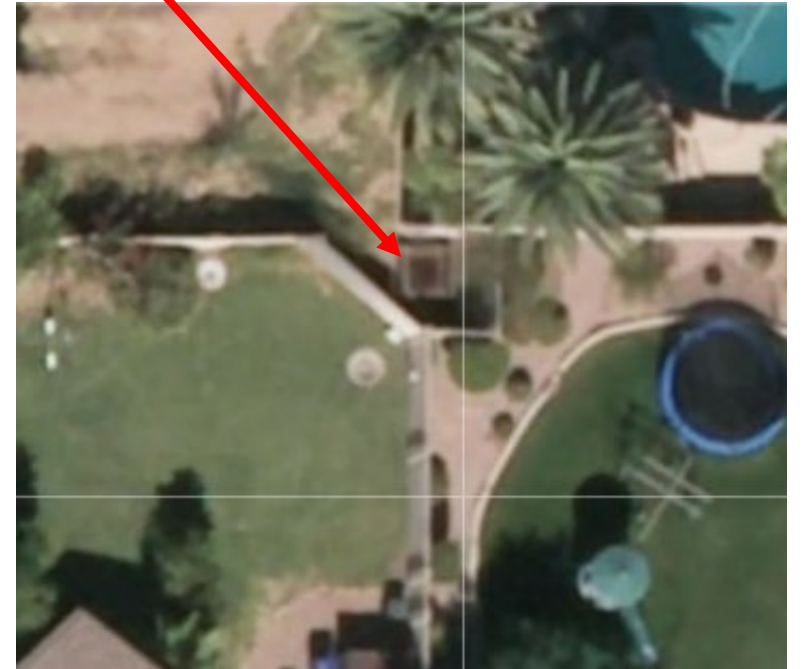
sean.lake@pewandlake.com

Sarah Prince

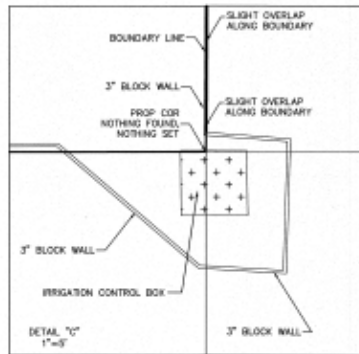
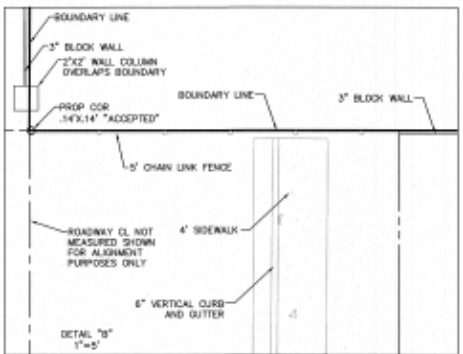
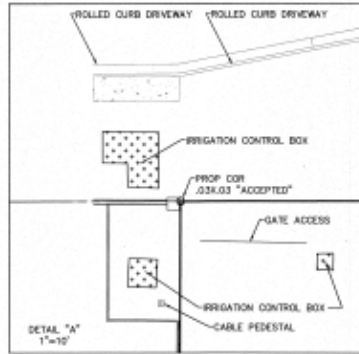
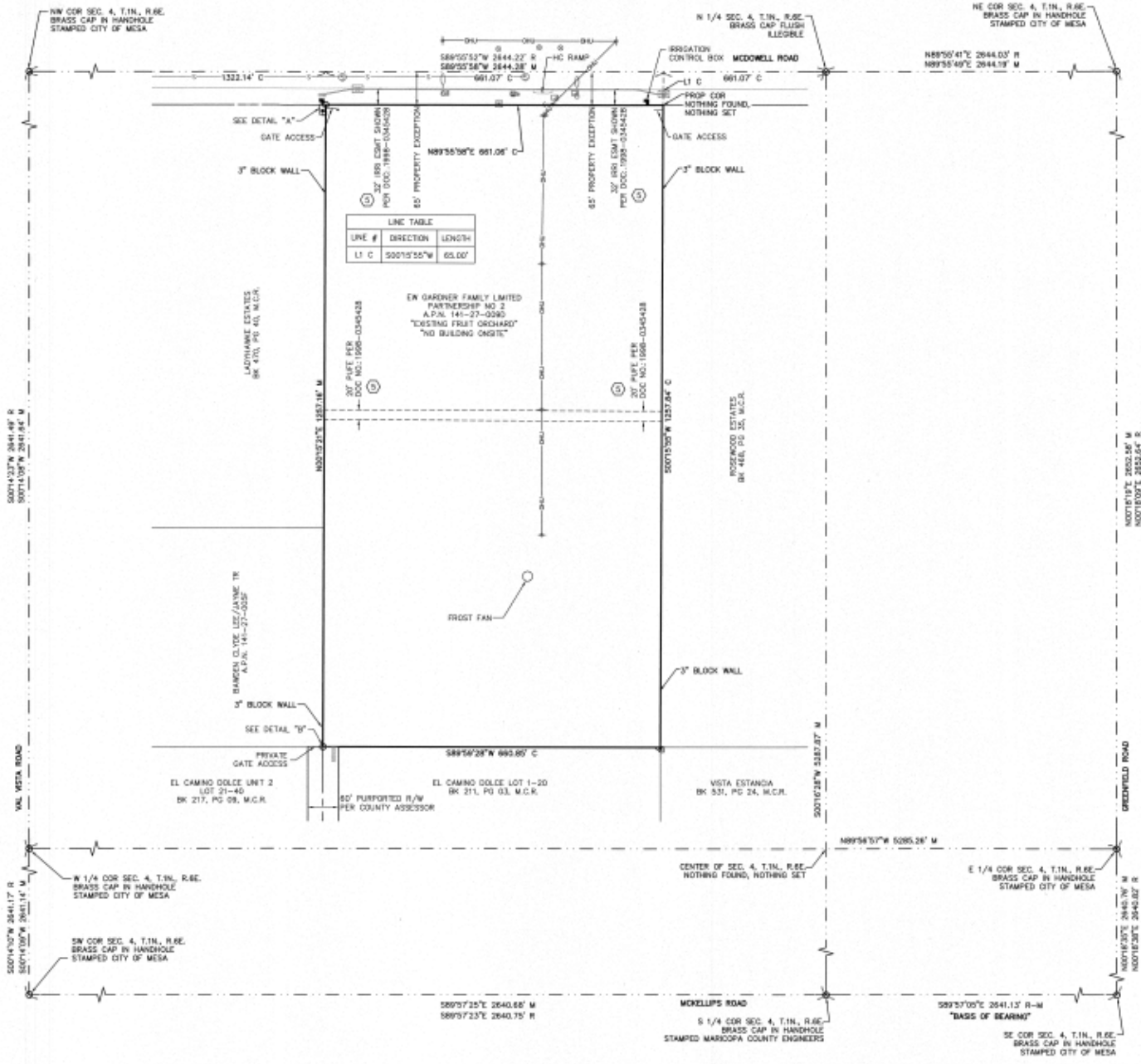
sarah.prince@pewandlake.com



Irrigation valve south of the development.



Enlarged



ATWELL
 602.850.4200 www.atwell-llc.com
 2100 N. WILLOW AVE.
 SUITE 100
 MESA, AZ 85203

COUNTY: MARICOPA
 SECTION: 4
 TOWNSHIP: 1 NORTH
 RANGE: 6 EAST

ALTA/NP'S LAND TITLE SURVEY
 TOLL BROTHERS-MCDOWELL ROAD
 CITY OF MESA
 MARICOPA COUNTY, ARIZONA

MARCH 2019

REVISIONS

ATWELL
 PM: J. SPRING
 DR: R. DEES
 JOB NO: 15000902

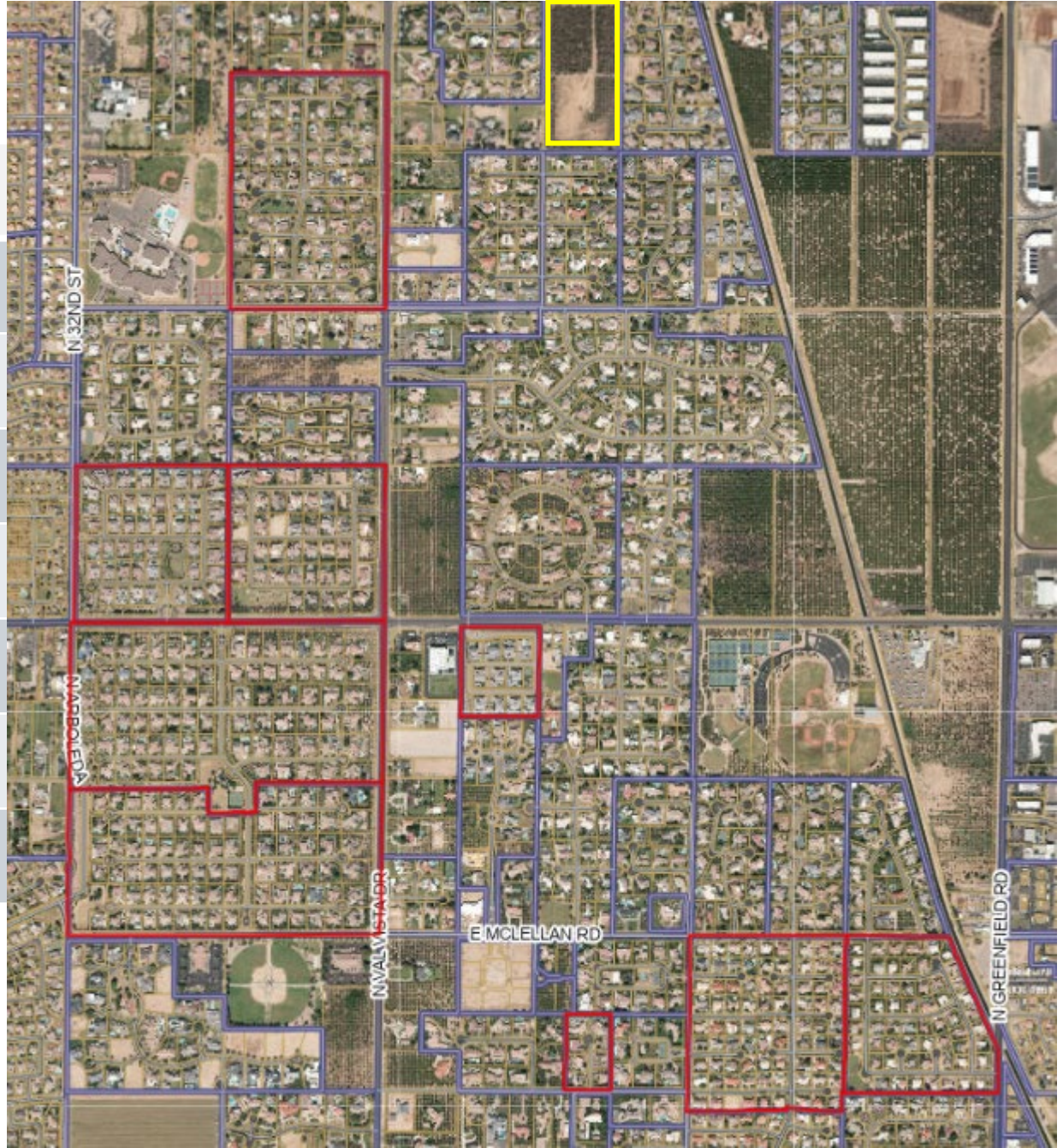
SCALE: 1" = 100 FEET

DATE OF RELEASE

SEAL NO.

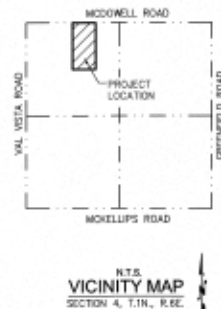
2 OF 2

Hermosa Groves North	24,606 sf minimum lot size
Hermosa Groves South	26,326 sf minimum lot size
Estates at 32nd Street	21,851 sf minimum lot size
Estates at Mandarin Grove	26,516 sf minimum lot size
Day Springs	24,929 sf minimum lot size
Arboleda Unit 1	24,626 sf minimum lot size
Valencia Park Estates	17,462 sf minimum lot size
The Estate Groves Unit 2	Approx. 14,400 sf minimum lot size



ALTA/NSPS LAND TITLE SURVEY TOLL BROTHERS-MCDOWELL ROAD

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



TITLE REFERENCE

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, ORDER NO. D1905998-823-LSR DATED FEBRUARY 25TH, 2019.

ATWELL LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE COMMITMENT OF TITLE REPORT AND SCHEDULE B DOCUMENTS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION AS LISTED HEREON. ATWELL LLC AND JAMES G. SPRING (PLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 65.00 FEET THEREOF.

ALTA/NSPS TABLE "A" ITEMS

- SUBJECT PROPERTY LIES IN ZONE "V" OTHER FLOOD AREAS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 500,000 SQ. FT. AND AREAR PROTECTED BY LEAKS FROM THE ANNUAL CHANCE FLOOD PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04015C2200L, COMMUNITY - MESA, CITY OF, NUMBER 040037, PANEL 2293 SUFFIX L, EFFECTIVE DATE OCTOBER 16, 2013.
 - GROSS LAND AREA = 19,090 ACRES AND/OR 831,139 SQUARE FEET.
 - (A) AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES (CLIENT TO OBTAIN NECESSARY PERMISSIONS).
 - THE LOCATION OF THE UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WERE DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.6.F.
- NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.F. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN ADDITION, IN SOME JURISDICTIONS, BLUE STAINS OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS SHOWN HEREON.

SCHEDULE B DOCUMENTS

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2019. (NOT SURVEY RELATED)
- ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF ROOSEVELT WATER CONSERVATION DISTRICT. (BLANKET IN NATURE)
- RESERVATIONS CONTAINED IN THE PATENT

FROM: THE UNITED STATES OF AMERICA
TO: L. S. HITCHCOCK
RECORDING DATE: APRIL 20, 1929
RECORDING NO: BOOK 232 OF DEEDS, PAGE 393

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

- ANY AND ALL RIGHTS ACQUIRED BY AND ATTACHING TO THE PERMIT OF THE ROOSEVELT WATER CONSERVATION DISTRICT GRANTED PURSUANT TO THE PROVISIONS OF AN ACT OF CONGRESS APPROVED MARCH 3, 1891 (26 STAT., 1090), AND SECTION 2 OF ACT OF CONGRESS APPROVED MAY 11, 1908 (30 STAT., 404) AND APPROVED BY THE DEPARTMENT OF THE INTERIOR UNDER DATE OF APRIL 24, 1926, TO CONSTRUCT AN IRRIGATION CANAL AND LATERAL ON SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, ARIZONA. (BLANKET IN NATURE)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (BLANKET IN NATURE)
 - EXEMPTION(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 29, 1998
RECORDING NO: 88-03428 (PLOTTED HEREON)

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: FALCON FIELD AIRPORT SOUND CONTOURS AND PRIMARY FLIGHT TRACK

RECORDING DATE: APRIL 30, 2001
RECORDING NO: 2001-026388 (BLANKET IN NATURE)
(SITE FALLS WITHIN AREA B-GENERAL OVERLAP AREA)
(SITE BORDERS AREA A-60 OR. NOISE CONTOUR)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- A DEED OF TRUST TO SECURE AN INDENTURE IN THE AMOUNT SHOWN BELOW.

AMOUNT: \$1,500,000.00
DATED: APRIL 8, 2005
TRUSTOR/TRUSTOR: MCDOWELL ORCHARDS, INC., A U.S. CORPORATION
TRUSTEES: CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION
BENEFICIARY: SAYON FINANCIAL LLC, AN ARIZONA LIMITED LIABILITY COMPANY
RECORDING DATE: APRIL 8, 2005
RECORDING NO: 2005-045053

NOTE: THE ABOVE EXCEPTION IS SHOWN FOR DISCLOSURE PURPOSES ONLY. IT WILL BE DELETED AND WILL NOT BE SHOWN AS AN EXCEPTION UPON ISSUANCE OF THE FINAL TITLE POLICY. (BLANKET IN NATURE)

- ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PENNSYLVANIA AGRICULTURAL COMMODITIES ACT OF 1932, AS AMENDED; 7 USC 466A ET SEQ.; THE PACKERS AND STOCKYARDS ACT OF 1921, AS AMENDED; 7 USC 191 ET SEQ.; OR ANY SIMILAR STATE LAWS. (BLANKET IN NATURE)
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY AND/OR BY INSURY OF THE PARTIES IN POSSESSION THEREOF. (ALL SUBJECT MATTERS SHOWN HEREON)
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (BLANKET IN NATURE)
- WE THE SURVEYORS HEREBY SHOW AN IRRIGATION EASEMENT ON THE FACE OF THIS SURVEY THAT IS SHOWN PER SCHEDULE B ITEM 5. THE LEGAL DESCRIPTION PROVIDED DOES NOT DELINEATE THIS EASEMENT, BUT THE EXHIBIT AS A PART OF THIS DOCUMENT DOES SHOW SAID EASEMENT. PARCELS FALLS WITHIN THE CURRENT PROPERTY EXCEPTION OF THIS SUBJECT PARCEL. THIS EASEMENT MAY EFFECT, BENEFIT OR BURDEN THIS SUBJECT PROPERTY. ATWELL HAS MADE NO DETERMINATION TO SAID CLAIMS AS THIS IS A MATTER OF TITLE.

GENERAL NOTES

- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY, AND TO THOSE PARTIES LISTED IN THE SURVEYOR'S CERTIFICATION.
- THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED BY ATWELL DURING MARCH OF 2019. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- BEARINGS, DISTANCES AND CURVATURE DATA SHOWN HEREON ARE MEASURED VALUES UNLESS SPECIFIED OTHERWISE.

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SECTION 4, T.1N., R.6E. BEING S89°57'00"E WITH A DISTANCE OF 3641.13 FEET.

REFERENCE DOCUMENTS

- MONUMENT INVENTORY SURVEY "GG425" PER BK 611, PG 17, RECORDS OF MARICOPA COUNTY. B

SURVEYOR'S CERTIFICATION:

- TO:
- TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA LIMITED LIABILITY COMPANY.
 - E.W. GARDNER FAMILY LIMITED PARTNERSHIP NO. 2, AN ARIZONA LIMITED PARTNERSHIP.
 - COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 10A, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 20TH OF 2019.



NOTE:

A.R.S. § 32-101 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

LEGEND	
--- --	SECTION LINE
---	CENTERLINE
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	PARCEL LINE
---	EXISTING EASEMENT
---	CHAIN LINK FENCE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND SEWER LINE
0	MONUMENT AS NOTED
BB	ELECTRIC CABINET
T	ELECTRIC PEDESTAL
+	POWER POLE
G	GUY ANCHOR
+	TRAFFIC SIGNAL
+	STREET LIGHT
+	FIRE HYDRANT
+	WATER VALVE
+	WATER METER
W	WATER MARKER
SM	SEWER MANHOLE
CP	CABLE PEDESTAL
TP	TELEPHONE PEDESTAL
CP	CURB INLET
B	BOLLARD
CC	CONCRETE
T	TOWNSHIP
R	RANGE
R	RECORD BEARING AND OR DISTANCE
M	MEASURED BEARING AND OR DISTANCE
C	CALCULATED BEARING AND OR DISTANCE
PLS/LS	PROFESSIONAL LAND SURVEYOR
A.P.N.	ASSESSOR PARCEL NUMBER

COUNTY: MARICOPA
SECTION: 4
TOWNSHIP: 1 NORTH
RANGE: 6 EAST
ALTA/NSPS LAND TITLE SURVEY
TOLL BROTHERS-MCDOWELL ROAD
CITY OF MESA
MARICOPA COUNTY, ARIZONA

MARCH 2019

REVISIONS



PL J. SPRING

DR. R. SALES

JOB NO.

19000902

N.T.S.

DATE OF ISSUE

SHEET

NO.

1 OF 2

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:b49b709a-f3be-4be7-8e7d-2e1cf6228007>

