



Date: May 28, 2024
Project Number: 22-037.0
Project Name: 8817 Pecos
Project Address: 8817 E Pecos Road
Mesa, AZ 85212
Record ID: DRB23-00689

Kwasi Abebrese
Planner I
Planner
City of Mesa
Planning Division
55 N. Center Street
Mesa, AZ 85201

PROJECT NARRATIVE:

Cavan Commercial is developing a new industrial warehouse/office building located at 8817 E Pecos Rd., approximately ± 750 feet west from the corner of S. 89th Place and E. Pecos Rd. The building will be single-story and consist of approximately $\pm 2,200$ square feet of office and $\pm 22,400$ square feet of warehouse with a screened, exterior storage yard in the rear.

The conceptual site plan complies with the City of Mesa's parking requirements. The current zoning is LI and it is anticipated that a rezone will not be required. The site complies with the approved Rezone Case Z06-06 requirements of a 15'-0" perimeter landscape setback on the eastern property line.

The site is located within the Logistics and Commerce District of Mesa's Gateway Strategic Development Plan. The project intends to comply with the Logistics and Commerce District's focus and goals of growing the light industrial, storage, and warehouse uses within this area with the creation of employment opportunities. The project intends to comply with the Plan's design guidelines by providing a project with superior materials and architectural aesthetics beyond a typical warehouses. The building design encompasses a contemporary design with monochromatic colors, dark metal paneling, and stack bond masonry. The building entry and northern façade fronting Pecos Road utilizes 16'-0"-high storefront glazing, sleek and thin metal composite material canopies, painted stucco, and masonry piers to elevate the design and follow the Logistics and Commerce District's vision of high quality views along public streets.

REQUEST FOR ALTERNATIVE COMPLIANCE #1

Alternative compliance for the City of Mesa's Zoning Ordinance Section 11-7-3(B)(5) is requested for the proposed development. The development standard requires, "no more than fifty percent (50%) of the total façade may be covered with one (1) single material". The submitted building design exceeds the 50% material maximum on its east, west, and south elevations with the use of various concrete block, incorporating split face, smooth face, and stack bond masonry.

The proposed alternative compliance would be to recognize the various concrete masonry patterning (stack bond, running bond, and split face) and paints utilized on the three building elevations as their own distinct materials as a result of an enhanced building entry and front elevation.

The east, west, and south elevations are primarily composed of concrete masonry materials. The elevations exceed the prescribed 50% maximum by 8% and 17% on the east and west sides of the building respectively, and by 34% on the rear south elevation. While the development standards describes them as a single material, the proposed masonry materials are discrete patterns and colors with varying textures. The accent bands use a darker, split-face block with a 1" inset reveal across the facades to delineate and subdivide the surfaces to human proportions. The lighter, smooth-face precision block is given a stack-bond pattern to distinguish it from the gray, running-bond block patterning. Utilizing these masonry block materials as described above is the design intent of the building, and the materials help to enhance and transition into the building entry and northern façade.

The proposed north entry elevation has been developed beyond a typical warehouse or storage building, with the façade utilizing premium finishes and distinct forms for its public presence off Pecos Road. The building entry at the northeast corner gravitates towards the appearance of a high-end showroom space through the use of 16'-0" high storefront and sleek metal paneling to create a large shading canopy across the entry plaza. Painted stucco is used across the entry and corners adding an additional material.

The proposed building takes into account the surrounding built context as well, with colors and materials similar to its neighboring properties. The grayscale and high-contrast colors of the Extra Space Storage (Image 1) located directly adjacent to the site corresponds to the proposed colors and materials of the building. The Pecos 10 Industrial Condos (Image 2) and Redemption Gateway Church (Image 3) further west on Pecos Rd also share similar materials and palette to the proposed project, contributing to a uniform style along the public road while maintaining the proposed building's distinguished identity through its building form and patterning.



REQUEST FOR ALTERNATIVE COMPLIANCE #2

Alternative compliance for the City of Mesa's Zoning Ordinance Section 11-7-3(B)(2)(A) is requested for the proposed development along the south, west, and east elevations. The development standards requires, "publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions."

The proposed alternative compliance would request leniency regarding the "change in plane" noted in Section 11-7-3(B)(2)(A) for the south, west, and east elevations as a result of an enhanced building entry.

This request for the alternate compliance would be to recognize the changes in masonry patterning, changes in parapet heights, and additional accent bands of split face CMU as equivalent elements that subdivide the facades into human scale proportions along the noted elevations. The south, west, and east elevations include changes in parapet height, changes in masonry patterning (stack bond and running bond), paint color changes, and subdividing the facades horizontally through multiple bands of split face accent CMU and wainscot bases. These elements comply with the required maximum length of 50'-0" of uninterrupted wall lengths.

As noted in the request for alternative compliance #1, the accent bands use a darker, split-face block with a 1" inset across the facades to delineate and subdivide the surfaces to human scale proportions. The lighter, smooth-face precision block is given a stack-bond patterning to distinguish it from the darker, running-bond, block patterning with a maximum continuous pattern no more than 50'-0" in length. Utilizing these masonry block materials as described above is the design intent of the building, and the split face banding helps to accentuate and transition into the northern façade: the principal feature of the building.

The north elevation and northern portions of the east and west elevations exceed the requirement for massing and scale and are directly visible from the public right-of-way of Pecos Rd. These northern facades far surpass the minimum requirements of massing and subdividing surfaces in Section 11-7-3(B)(2)(A) through vertical and horizontal material subdivisions, windows, piers, textural changes, and articulation in grade planes. The building entry has various pop-outs of decorative masonry pier walls extending outward from the 16'-0" high storefront glass, with a large metal canopy further subdividing the storefront. Above the storefront glass is an additional form clad in metal paneling and stucco that wraps across the northeast edge of the building, giving the appearance of floating above the entry.

The north elevation includes several changes in planes when transitioning to other materials as well, including inset masonry accent bands, double-wythe CMU walls, and additional metal cladding and canopies. The material changes occur both in vertical and horizontal conditions through multiple textures and patterning from the



four masonry types, aluminum composite paneling and metal canopies, and accent bands break down the large façade and divide the surface to human proportions. These materials are subdivided further with decorative control and panel joints that extend uninterrupted across the façade between materials to align with the adjacent accent bands to create a uniform, continuous appearance. The proposed alternative compliance would be to recognize the publicly viewable and enhanced designs of these northern facades to allow the requested southern facades to remain as they are without additional changes in plane.

Please call if you have any questions or need further clarification.

Respectfully,
Pinnacle Design, Inc.

Ian Mulich, RA
Senior Architectural Designer





Image 1: Extra Space Storage, Williams Gateway Self Storage (APN# 304-62-942). Existing self-storage property located directly west of the proposed development, utilizing similar materials of concrete masonry, metal paneling, and stucco, as well as similar color palette.



Image 2: Pecos 10 Industrial Condos (APN# 304-62-970) Existing office/warehouse condominium property located west of the proposed development, utilizing similar materials of concrete masonry and stucco, as well as similar color palette.





Image 2: Redemption Church Gateway (APN# 304-62-011K).

Existing community church located west of the proposed development on Pecos Road, utilizing similar materials of concrete masonry and metal paneling, as well as similar color palette.



PRELIMINARY GRADING & DRAINAGE PLAN FOR 8817 E. PECOS ROAD INDUSTRIAL MESA, ARIZONA

OWNER

KILLER BULLS LLC
1936 IVY POINT LANE
LAS VEGAS, NV 89134

ARCHITECT

PINNACLE DESIGN, INC.
1048 N. 44TH STREET, SUITE 200
PHOENIX, AZ 85008
PH: 602.952.8585
CONTACT: IAN MULICH, RA
EMAIL: I.MULICH@PDI.AZ.COM

DEVELOPER

CAVAN COMMERCIAL, LLC
16032 NORTH SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, AZ 85254
PH: 602.615.7185
CONTACT: JOSH CAVAN
EMAIL: JOSH@CAVANCOMMERCIAL.COM

ENGINEER

KBELL ENGINEERING LLC
1355 NB6TH PLACE
MESA, ARIZONA 85207
PH: 602.980.8246
CONTACT: KELLY BELL, P.E.
EMAIL: KBELL@KBELLEN.COM



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PRELIMINARY NOT FOR CONSTRUCTION



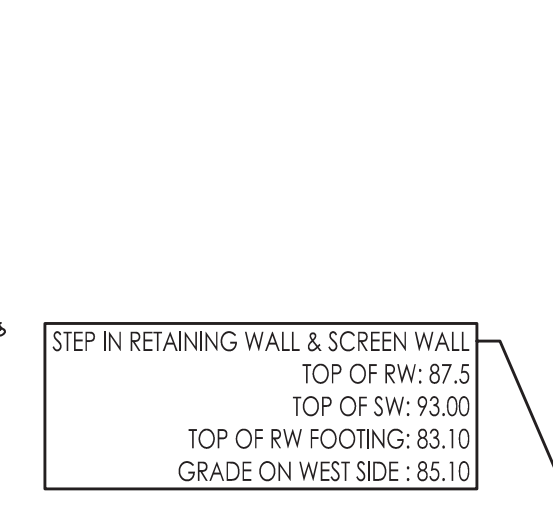
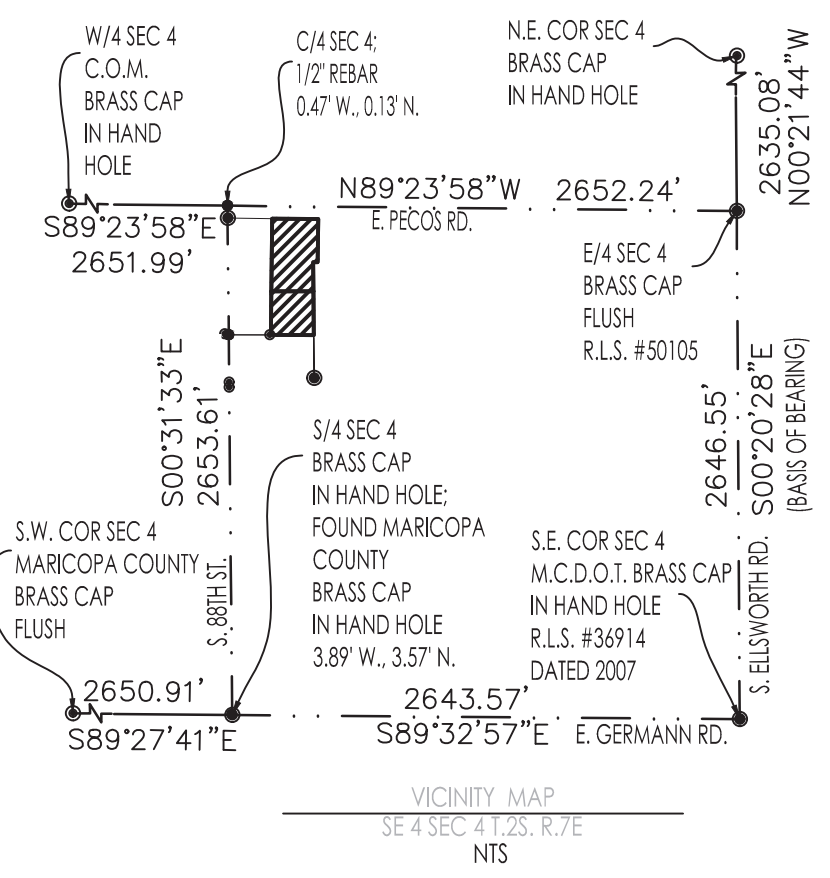
8817 E. PECOS INDUSTRIAL

8817 E. PECOS ROAD
MESA, ARIZONA 85212

PRELIMINARY GRADING AND DRAINAGE PLAN

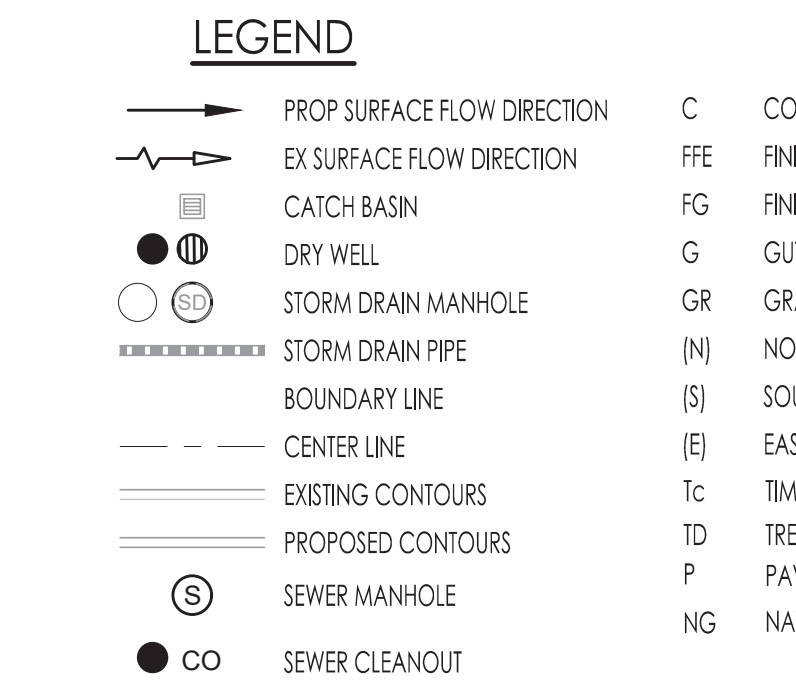
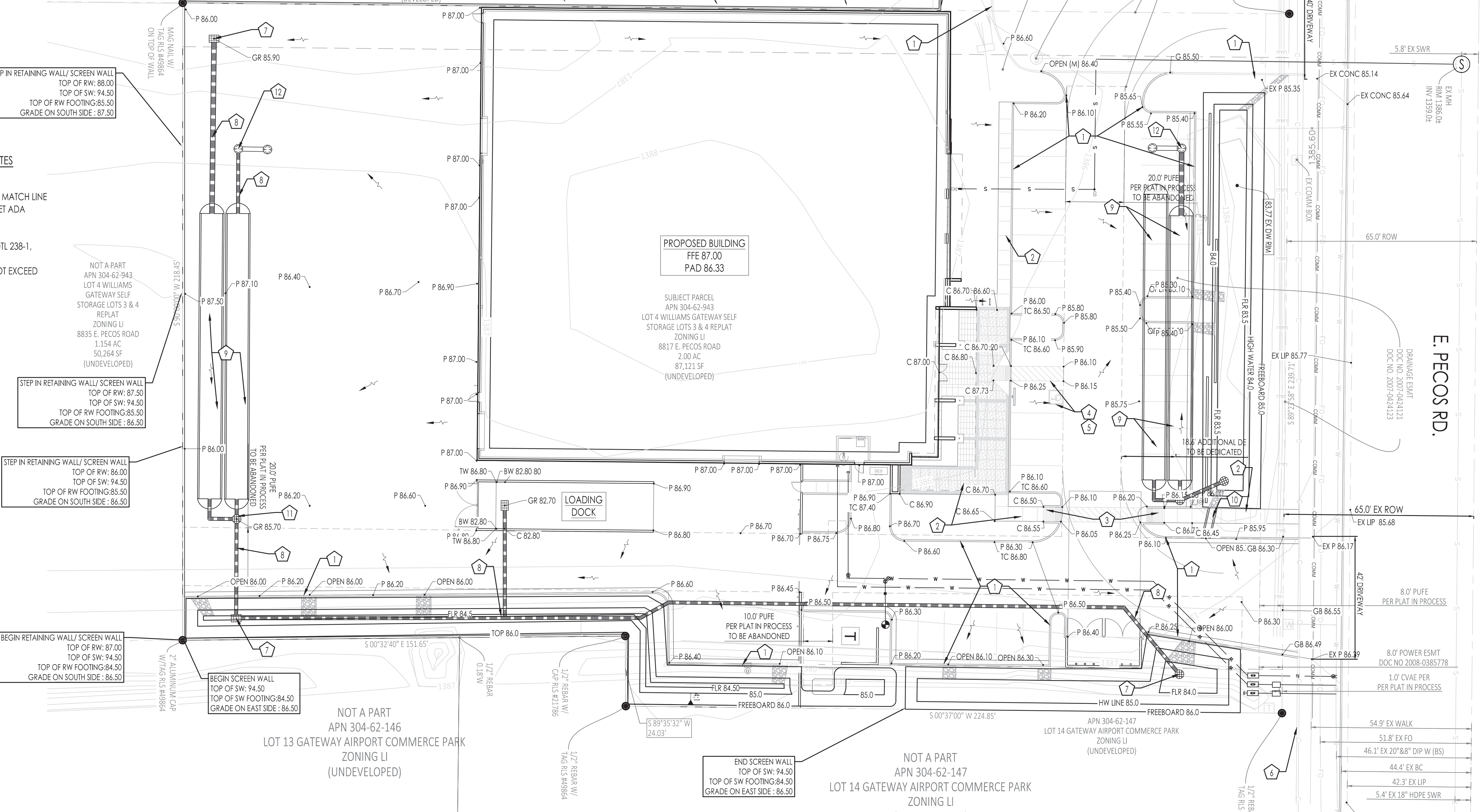
PROJECT #: 104803 KBE
DATE: 7.2.2024
DRAWN BY: KJB/JJB/MG
REV # DATE DESCRIPTION

SHEET
C-1
1 OF 2
PLEASE RECYCLE



PRELIMINARY GRADING AND STORM DRAIN KEYNOTES

- INSTALL SINGLE CURB PER MAG STD DTL 220, TYPE A.
- INSTALL CONCRETE SIDEWALK PER MAG STD DTL 230. MATCH LINE AND GRADE AT CONNECTIONS. SIDEWALK SHALL MEET ADA STANDARDS: 1:50 MAX CROSS SLOPE AND 1:12 MAX LONGITUDINAL SLOPES.
- INSTALL PERPENDICULAR CURB RAMP PER MAG STD DTL 238-1, MODIFIED AS SHOWN.
- ADA PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ALL DIRECTIONS
- INSTALL ADA STRIPING
- EXISTING SIDEWALK; PROTECT IN PLACE.
- INSTALL INLET PER MAG STD DTL 535.
- INSTALL HDPE STORM DRAIN PIPE
- INSTALL ADS MC-7200 CHAMBER STORAGE SYSTEM.
- INSTALL SCUPPER
- INSTALL GRAATED TOP NYOPLAST 24" INLINE DRAIN
- PROPOSED MAXWELL PLUS DRYWELL



ABBREVIATIONS	
C	CONCRETE
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G	GUTTER
GR	GRATE
(N)	NORTH
(S)	SOUTH
(E)	EAST
Tc	TIME OF CONCENTRATION
TD	TRENCH DRAIN
P	PAVEMENT
NG	NATURAL GRADE
(W)	WEST
AC	ACRES
CFS	CUBIC FEET PER SECOND
(DA)	DRAINAGE AREA
(EX)	EXISTING
(PROP)	PROPOSED
Q ₁₀	10 YEAR FLOW
Q ₂₅	25 YEAR FLOW
Q ₁₀₀	100 YEAR FLOW
SD	STORM DRAIN

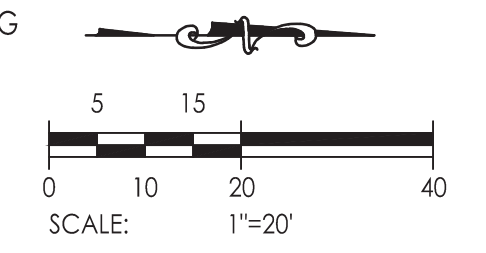
PROJECT DATA
PROJECT NAME:
PROJECT DESCRIPTION:
EXISTING USE:
PROPOSED USE:
PROPERTY:
SIT/R:
CURRENT ZONING:
ADDRESS:
SUBDIVISION AND LOT:
LOT SIZE:
LEGAL DESCRIPTION:

INDUSTRIAL WAREHOUSE/OFFICE
NEW N.NNN SF WAREHOUSE WITH OFFICES
VACANT
INDUSTRIAL WAREHOUSE/OFFICE
APN 304-62-943
SEC 4, TS 2S, RANGE 4E
LI - LIGHT INDUSTRIAL
8817 E PECOS RD
MESA, AZ 85037
GATEWAY SELF STORAGE
LOT 3 AND 4 REPLAT
(A PORTION OF LOT 4)
87,121 SF (2.00 AC)
LOT 4 OF REPLAT OF LOTS 3 AND 4 OF WILLIAMS
GATEWAY SELF STORAGE, ACCORDING TO THE PLAT
OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 1296 OF MAPS, PAGE 32.

RETENTION CALCULATIONS
 $V_p = C \cdot D \cdot A$
WHERE:
 V_p = VOLUME PROVIDED (CF)
 V_r = VOLUME REQUIRED (CF)
 C = RUNOFF COEFFICIENT "C" = 0.95
 D = RAINFALL DEPTH (IN) FOR 100 YR 2 HOUR RAINFALL DEPTH = 2.2"
 A = CONTRIBUTING DRAINAGE AREA = 102,977 SF
 $V_r = 0.95 \cdot 2.2 \cdot 102,977 = 17,935$ CF
 $V_p = 742$ CF NORTH BASIN
 $V_p = 538$ CF NORTHEAST BASIN
 $V_p = 285$ CF SOUTHEAST BASIN
 $V_p = 17,255$ CF ADS MC-7200
 $V_p = 18,819$ CF TOTAL

BENCHMARK
E QUARTER CORNER OF SECTION 4 BRASS CAP FLUSH, STAMPED RLS #50105
ELEVATION 1392.25 FEET, NAVD88.

BASIS OF BEARING
THE BASIS OF BEARING IS THE MONUMENT LINE OF S ELLSWORTH ROAD, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, USING A BEARING OF SOUTH 00 DEGREES 20 MINUTES 28 SECONDS EAST PER RECORD OF SURVEY.



PRELIMINARY UTILITY PLAN FOR 8817 E. PECOS ROAD INDUSTRIAL MESA, ARIZONA

OWNER

KILLER BULLS LLC
1936 IVY POINT LANE
LAS VEGAS, NV 89134

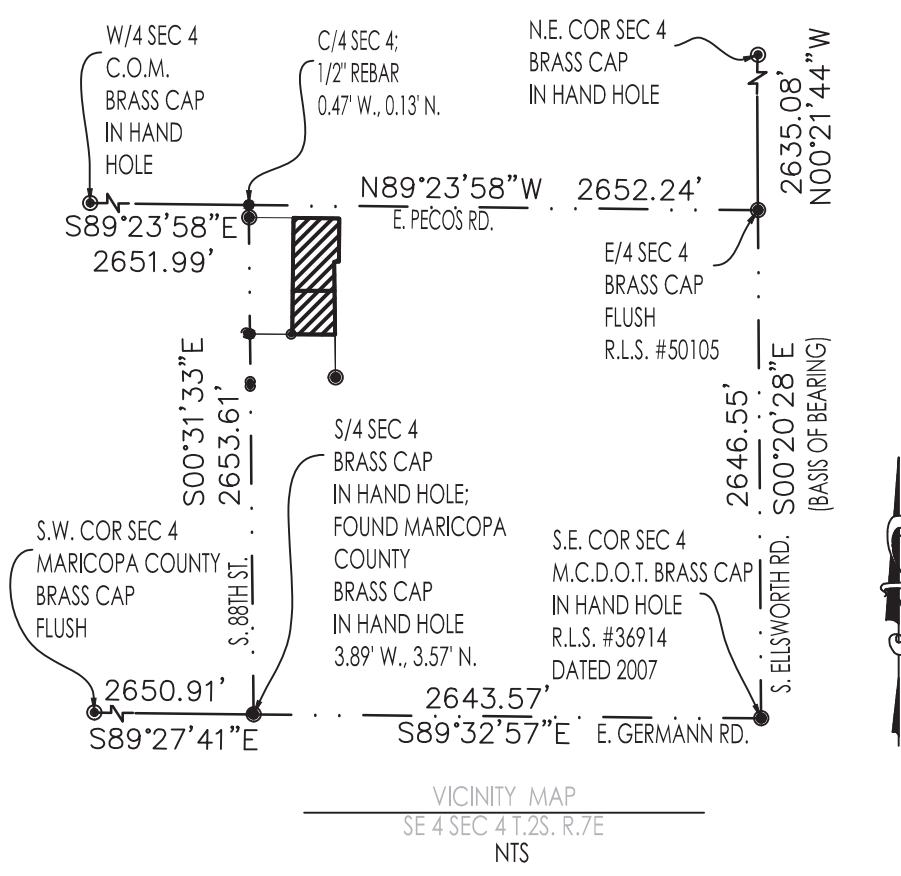
ARCHITECT

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PHOENIX, AZ 85008
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ENGINEER

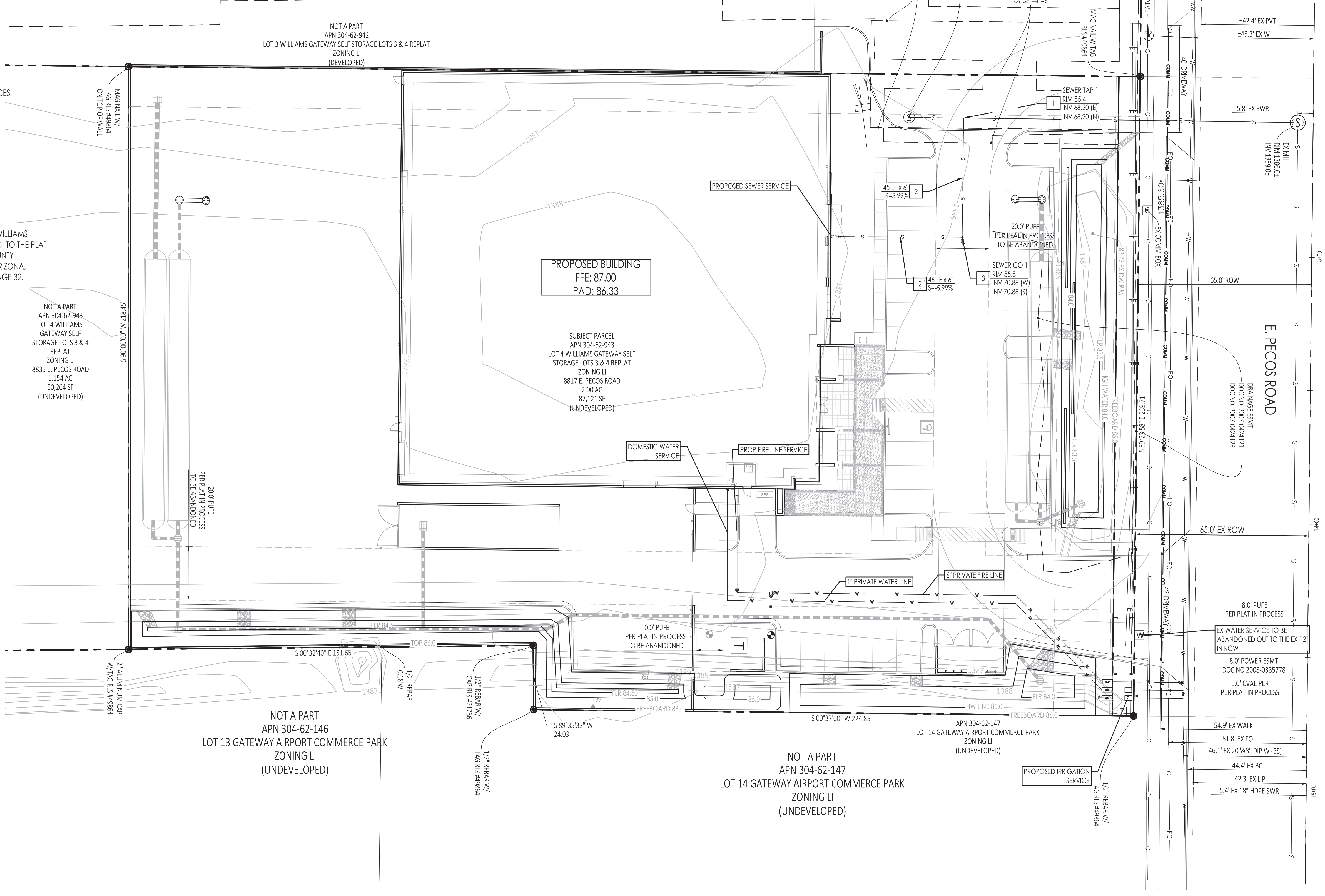


PROJECT DATA

PROJECT NAME: INDUSTRIAL WAREHOUSE/OFFICE
PROJECT DESCRIPTION: NEW N,N,N SF WAREHOUSE WITH OFFICES
EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL WAREHOUSE/OFFICE
PROPERTY: APN 304-62-943
S/I/R: SEC 4, TS 2S, RANGE 4E
CURRENT ZONING: LI - LIGHT INDUSTRIAL
ADDRESS: 8817 E PECOS RD
 MESA, AZ 85037
SUBDIVISION AND LOT: GATEWAY SELF STORAGE
 LOT 3 AND 4 REPLAT
 (A PORTION OF LOT 4)
 87,121 SF (2.00 AC)
LOT SIZE: LOT 4 OF REPLAT OF LOTS 3 AND 4 OF WILLIAMS
LEGAL DESCRIPTION: GATEWAY SELF STORAGE, ACCORDING TO THE PLAT
 OF RECORD IN THE OFFICE OF THE COUNTY
 RECORDER OF MARICOPA COUNTY, ARIZONA,
 RECORDED IN BOOK 1296 OF MAPS, PAGE 32.

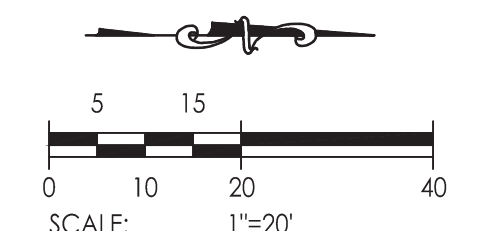
- SEWER KEYNOTES**
1. CONSTRUCT SEWER TAP
 2. INSTALL 6" PVC SEWER LINE
 3. INSTALL SEWER CLEANOUT

LEGEND		ABBREVIATIONS	
	PROP SURFACE FLOW DIRECTION	C	CONCRETE
	EX SURFACE FLOW DIRECTION	FFE	FINISHED FLOOR ELEVATION
	CATCH BASIN	FG	FINISH GRADE
	DRY WELL	G	GUTTER
	STORM DRAIN MANHOLE	GR	GRATE
	STORM DRAIN PIPE	(N)	NORTH
	BOUNDARY LINE	(S)	SOUTH
	CENTER LINE	(E)	EAST
	EXISTING CONTOURS	Tc	TIME OF CONCENTRATION
	PROPOSED CONTOURS	TD	TRENCH DRAIN
	SEWER MANHOLE	P	PAVEMENT
	SEWER CLEANOUT	NG	NATURAL GRADE
		(W)	WEST
		AC	ACRES
		CFS	CUBIC FEET PER SECOND
		(DA)	DRAINAGE AREA
		EX	EXISTING
		PROP	PROPOSED
		Q ₁₀	10 YEAR FLOW
		Q ₂₅	25 YEAR FLOW
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		SD	STORM DRAIN



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BENCHMARK
 E QUARTER CORNER OF SECTION 4 BRASS CAP FLUSH, STAMPED RLS #50105 ELEVATION 1392.25 FEET, NAVD88.



PINNACLE DESIGN INC

1048 N. 44th St. #200
 Phoenix, AZ 85008
 602.952.8585
 www.pdi-az.com

CERTIFICATE OF QUALITY

57116
 KELLY J. BELL
 Registered Professional Engineer (Civil)
 State of Arizona 7.2.2024

PRELIMINARY NOT FOR CONSTRUCTION

CAVAN COMMERCIAL

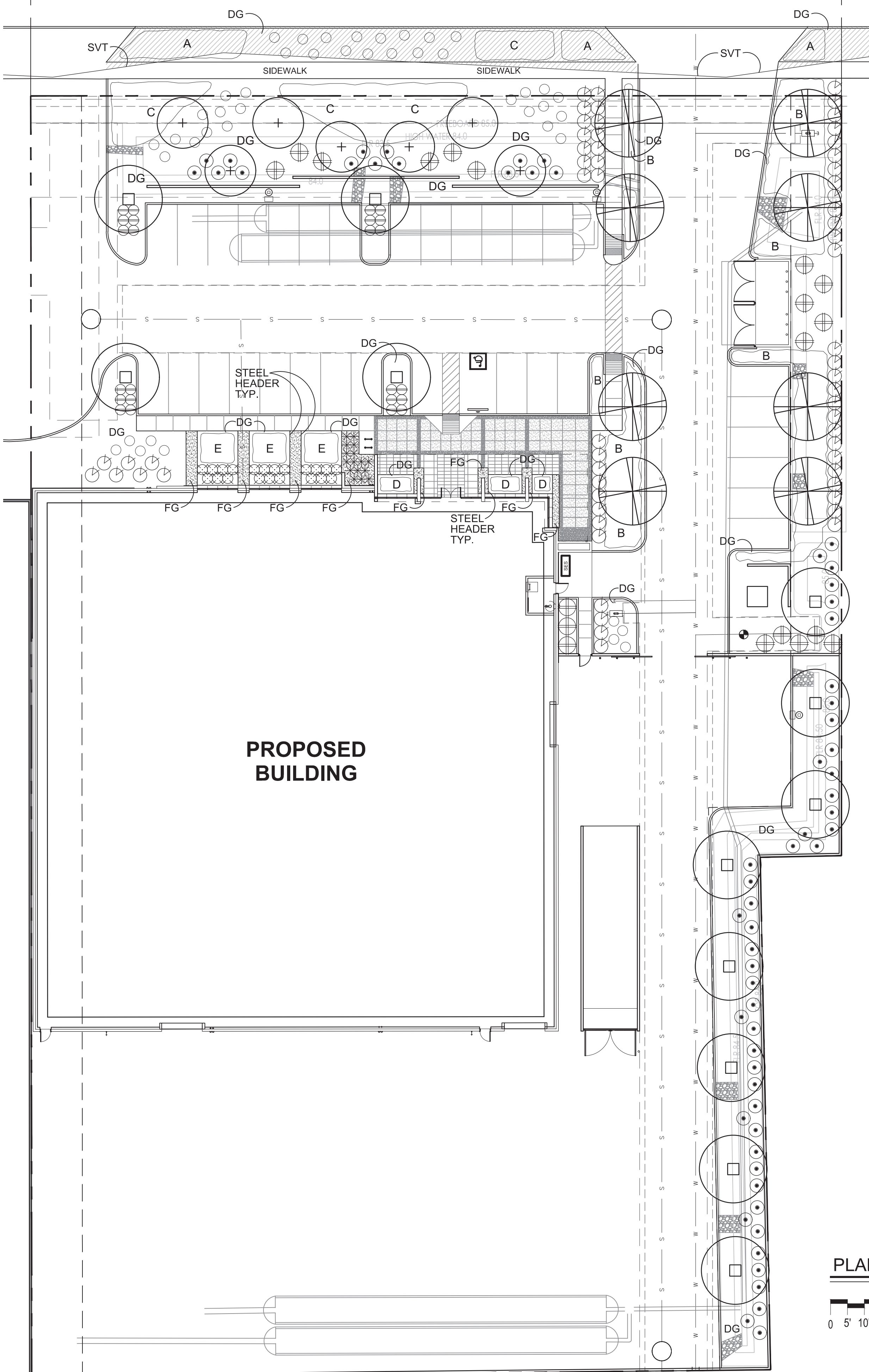
8817 E. PECOS INDUSTRIAL
 8817 E. PECOS ROAD
 MESA, ARIZONA 85212
PRELIMINARY UTILITY PLAN

PROJECT #: 104803 KBE
 DATE: 7.2.2024
 DRAWN BY: KJB/JJB/ MG
 REV # DATE DESCRIPTION

PECOS RD.

SVT NOTE:
SVT HAVE BEEN DRAWN
PER SECTION 211, FIGURE 2.3
SD LINES DRAWN 625' WITH A
DESIGN SPEED OF 50 MPH
FOR A 5 LANE UNDIVIDED ROAD.

SVT NOTE:
SVT HAVE BEEN DRAWN
PER SECTION 211, FIGURE 2.3
SD LINES DRAWN 625' WITH A
DESIGN SPEED OF 50 MPH
FOR A 5 LANE UNDIVIDED ROAD.



MASTER PLANT LIST

TREES	SIZE/ COMMENTS/ QTY
OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX / 8 QTY LOW-BREAKING MATCHED
PISTACIA 'RED PUSH' RED PUSH PISTACHE	24" BOX / 12 QTY STANDARD MATCHED
CHITALPA TASHKENTENSIS CHITALPA	24" BOX / 7 QTY LOW-BREAKING MATCHED
SHRUB	
NERIUM OLEANDER 'WHITE SANDS' DWARF OLEANDER	5 GAL, 62 QTY
OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE	5 GAL, 24 QTY
RUPELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 21 QTY
TECOMA STANS 'LYDIA' LYDIA TECOMA	5 GAL, 60 QTY
BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	5 GAL, 19 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 16 QTY
GROUNDCOVERS	
ERICAMERIA LARICAFOLIA TURPENTINE BUSH	1 GAL @ 3' O.C., 44 QTY
LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL @ 3' O.C., 61 QTY
EREMOPHILA CARNOSA WINTER BLAZE EMU	1 GAL @ 4' O.C., 152 QTY
BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL @ 3' O.C., 256 QTY
ALOE BARBADENSIS YELLOW BLOOMING ALOE	5 GAL @ 2.5' O.C., 16 QTY
EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 3' O.C., 33 QTY
INERT MATERIAL	
DECOMPOSED GRANITE ROCK PROS - MAHOGANY	1/2" MINUS / 2" DEPTH, TYP.
FRACTURED GRANITE ROCK PROS - FROST	1-3" SCREENED / 2" DEPTH, TYP.

GENERAL NOTES:

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE AND COLOR AS NOTED IN LEGEND, 2" DEPTH, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- STEEL HEADER TO SEPARATE ALL DG FROM FG BANDS. STEEL HEADER TO BE 3/16" COLD ROLLED STEEL.

PLANTING PLAN



EXPIRES 12/31/2026
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8817 PECOS
8817 E PECOS ROAD MESA, AZ 85212

CITY NOTES:

- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC., ARE TO BE REMOVED FROM THE PROJECT AREA AND DISPOSED OF PROPERLY OFFSITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN SCARIFY EXISTING SUBGRADE, TO A MINIMUM 8-INCH DEPTH.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE MADE SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE AND INCORPORATE SUCH ADDITIVES PRIOR TO OR AT THE TIME OF PLANTING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT NAME OF PLANT LEGEND ITEM NUMBER FROM PLANS.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION (480-644-2253) 24-HOURS IN ADVANCE FOR APPROVAL OF STAKED PLANT LOCATIONS.
- PLANT PITS MUST BE INSPECTED BY CITY LANDSCAPE INSPECTOR PRIOR TO PLANTING BY CONTRACTOR. CONTRACTOR TO REQUEST INSPECTION 48-HOURS IN ADVANCE.
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY (1/3) ONE-THIRD OVER SPECIFICATION, AND A LIQUID PENETRATE, "AL-KALICHE" OR APPROVED EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL ALSO COMPLY WITH SOIL TEST RECOMMENDATIONS.
- ALL TOP SOIL MIXTURE FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
- PLANT SOIL MIXTURE SHALL CONSIST OF 3 1/2-PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6-INCH LIFTS. EACH LIFT SHALL BE WATER SETTLED, WITHOUT PUDDLING.
- ALL PLANT MATERIAL SHALL CONFORM TO GRADING, TYPE, ETC., AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
- THE CITY OF MESA RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS FOR CONDITIONS WHICH MAY DESTROY ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST.
- 120 VOLT POWER FOR SPRINKLER SYSTEM CONTROLLER IS TO BE ORDERED FROM APPROPRIATE POWER UTILITY BY CONTRACTOR. CONTRACTOR ACTS AS OWNER AND PAYS RELATED COSTS. IF METER IS INSTALLED, METER IS TO BE IN CONTRACTOR'S NAME UNTIL FINAL APPROVAL AND/OR ACCEPTANCE OF THE PROJECT AND THEN TRANSFERRED TO THE MAINTAINING PARTY.
- THE CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM INCLUDING THE WATER SERVICE AND METER. THE CONTRACTOR SHALL ORDER THE WATER METER AND PAY ALL RELATED CHARGES AT THE PUBLIC WORKS SERVICES. THE CITY MAY INSTALL THE WATER SERVICE AND METER AND CHARGE THE CONTRACTOR AT THE CITY'S DISCRETION.
- THE PLANT GUARANTEE AND MAINTENANCE SHALL BE AS PER SECTION 430.8 OF M.A.G. SPECIFICATIONS UNTIL PROJECT APPROVAL AND/OR ACCEPTANCE.
- UNLESS SPECIFIED ON THE PLANS FOR REMOVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.,
 - DAMAGES TO UTILITIES CAUSED AS A RESULT OF HIS WORK.
 - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- THE CONTRACTOR SHALL MAINTAIN UNCOVERED, ALL EXISTING UTILITY COVERS, BOXES, LIDS, AND MANHOLES.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED IN THE PLANS OR IN THE SPECIFICATION WHICH ARE REQUIRED TO COMPLETE THE INSTALLATION, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF HIS CONTRACT WORK.

CITY LANDSCAPE NOTES:

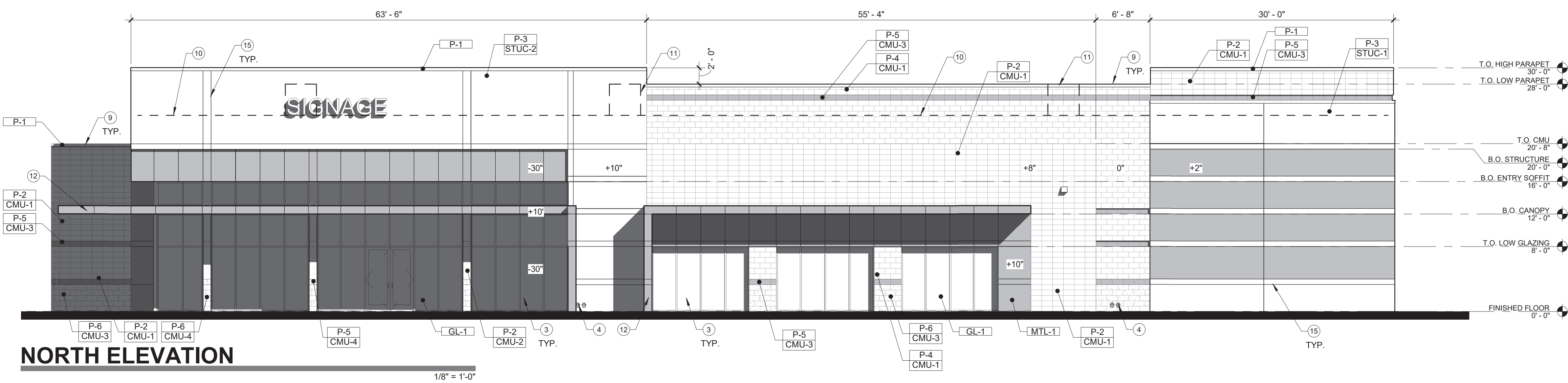
- REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER /OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-2(I)
- A "NATURAL" LANDSCAPE MAINTENANCE PROGRAM IS TO BE UTILIZED AND THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4
- PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.4 TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS.
- REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-2(A)
- BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN. (THE POLICE DEPARTMENT'S CRIME PREVENTION DIVISION HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.) [PAGE 20]

LANDSCAPE / PLANTING CALCULATIONS:

TOTAL OPEN SPACE AREA: 15,073 S.F. = 17% SITE AREA	7,536 S.F. LIVE COVERAGE REQUIRED 8,093 S.F. LIVE COVERAGE PROVIDED				
	TOTAL TREES	36" TREES	24" BOX	15 GALLON TREES	5 GALLON SHRUBS
PECOS RD FRONTAGE REQUIREMENTS 1 TREE / 6 SHRUB PER 25 L.F.	7 TREES REQUIRED 9 TREES PROVIDED	2 TREES REQUIRED 2 TREES PROVIDED	4 TREES REQUIRED 7 TREES PROVIDED	REMAINDER REQ. N / A	42 SHRUBS REQUIRED 45 SHRUBS PROVIDED
PARKING LOT REQUIREMENTS 1 TREE / 3 SHRUB PER ISLAND	8 TREES REQUIRED 8 TREES PROVIDED	1 TREES REQUIRED 4 TREES PROVIDED	REMAINDER REQ. 4 TREES PROVIDED	N / A	24 SHRUBS REQUIRED 24 SHRUBS PROVIDED
EAST PERIMETER REQUIREMENTS 3 TREE / 20 SHRUB PER 100 LF	12 TREES REQUIRED 12 TREES PROVIDED	N / A	12 TREES REQUIRED 12 TREES PROVIDED	N / A	82 SHRUBS REQUIRED 82 SHRUBS PROVIDED
FOUNDATION PLANTING REQUIREMENTS 1 TREE PER 50 L.F.	3 TREES REQUIRED 4 TREES PROVIDED	1 TREES REQUIRED 2 TREES PROVIDED	REMAINDER REQ. 2 TREES PROVIDED	N / A	N / A 59 SHRUBS PROVIDED

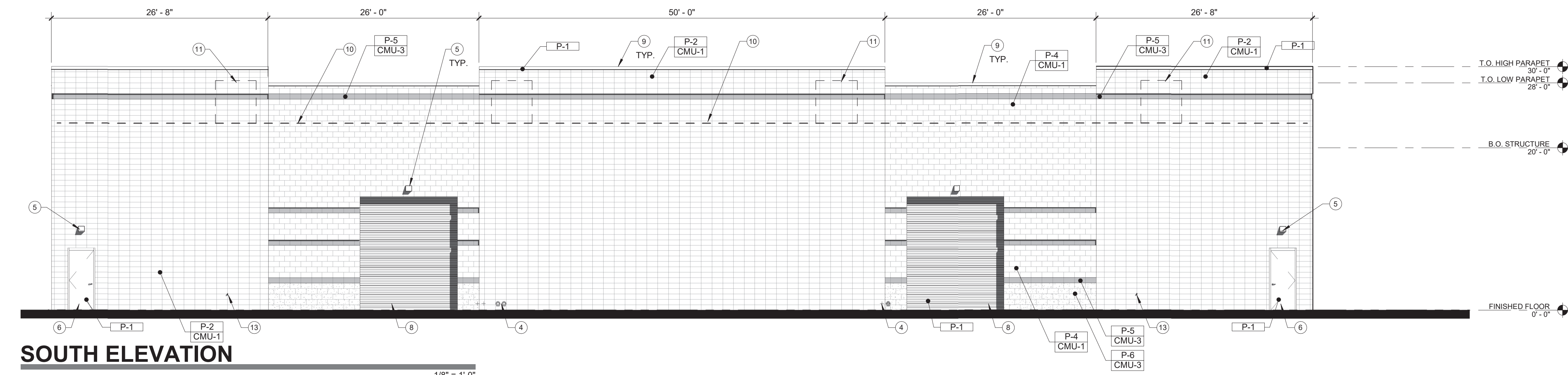
PROJECT #: 22-037.0
DATE: 07.08.2024
DRAWN BY:
REV # DATE DESCRIPTION

PLANTING PLAN



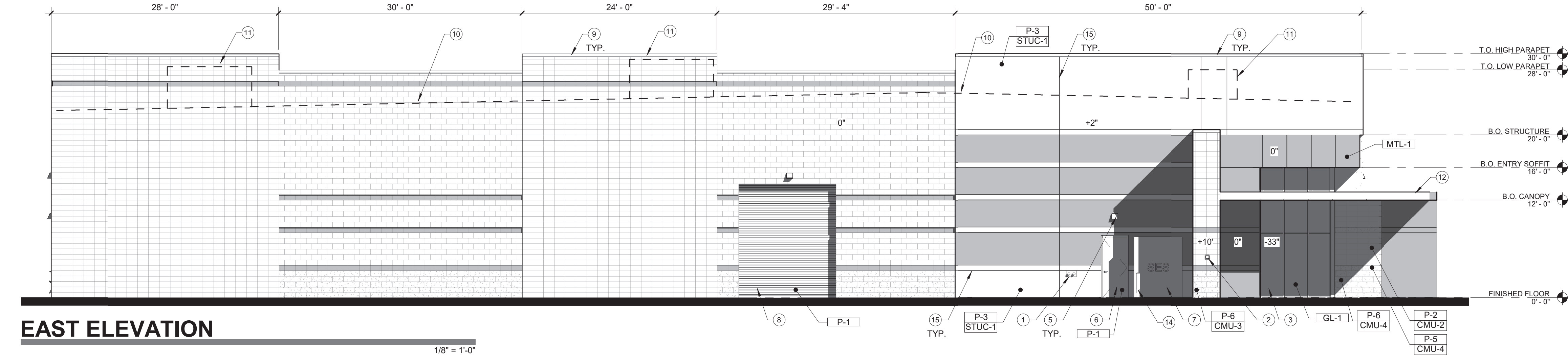
NORTH ELEVATION

1/8" = 1'-0"



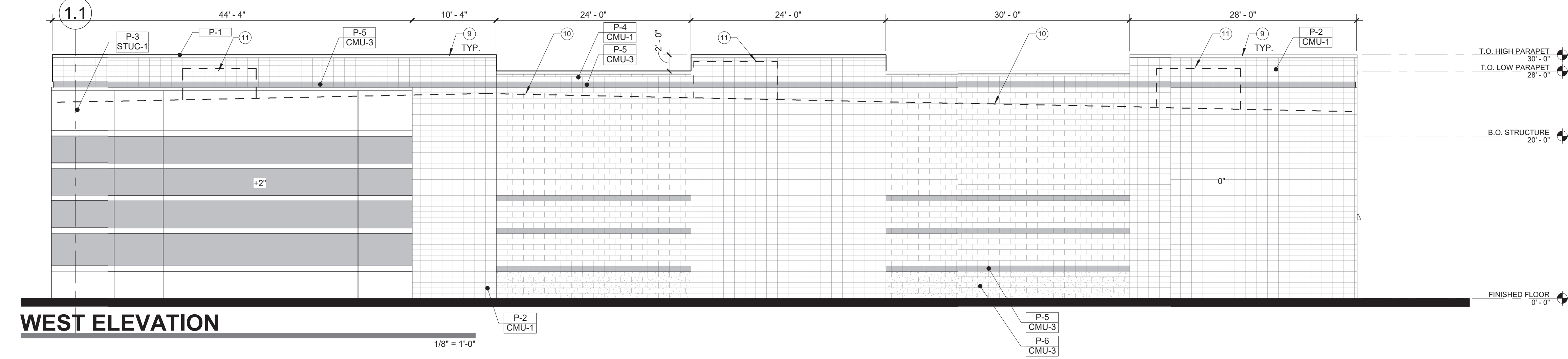
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISHES & MATERIALS SCHEDULE

PAINT	
P-1	BEHR "BLACK"
P-2	BEHR #134-2 "CHIC GRAY"
P-3	BEHR #104-4 "POLAR GRAY"
P-4	BEHR #134-3 "GREIGE"
P-5	BEHR #133-7 "INTELLECTUAL"
P-6	BEHR #114-6 "ANCESTRAL"
MASONRY	
CMU-1	8"x8"x16" SMOOTH FACE CMU STANDARD GRAY
CMU-2	12"x8"x16" SMOOTH FACE CMU STANDARD GRAY
CMU-3	8"x8"x16" SPLIT FACE CMU STANDARD GRAY
CMU-4	12"x8"x16" SPLIT FACE CMU STANDARD GRAY
MORTAR	
M-1	SPEC MIX "SM200 WHITE"
GLASS	
GL-1	1" INSULATED GLAZING UNIT VITRO SOLARBAN 70 (2) CLEAR + CLEAR MULLION FINISH ARCADIA SYSTEMS - BLACK FINISH AB-8
STUCCO	
STUC-1	7/8" STUCCO OVER CMU
STUC-2	7/8" STUCCO OVER METAL STUD FRAMING
METAL	
MTL-1	ALUMINUM COMPOSITE PANEL: REYNOBOND COLORWELD 500 "DEEP BLACK"

EXTERIOR ELEVATION KEYNOTES

- FIRE RISER / FIRE DEPARTMENT CONNECTION
- KNOX BOX PER CITY OF MESA REQUIREMENTS
- ALUMINUM FRAME WINDOW SYSTEM WITH 1" OFFSET INSULATED GLAZING
- ROOF DRAIN AND OVERFLOW DRAIN LEADERS
- LED WALL PACK
- 3'-0"x7'-0" HOLLOW METAL DOOR
- SERVICE ENTRY SECTION
- 12'-0"x14'-0" OVERHEAD COILING DOOR
- PAINTED METAL PARAPET CAP
- DASHED LINE INDICATES LINE OF ROOF BEYOND
- DASHED LINE INDICATES FULLY SCREENED MECHANICAL UNIT
- ENTRY CANOPY
- HOSE BIBB
- 4" DIAMETER x 6'-0" CONCRETE FILLED PIPE BOLLARD- PAINT SAFETY YELLOW
- 3/8" REVEAL

ELEVATION MATERIAL PERCENTAGES

NORTH (FRONT):		EAST (RIGHT):	
RUNNING BOND CMU:		RUNNING BOND CMU:	
CMU-1/P-4		CMU-1/P-4	
RUNNING BOND CMU TOTAL:	518.63 SF 11%	RUNNING BOND CMU TOTAL:	1,077.69 SF 23%
STACK BOND CMU:		STACK BOND CMU:	
CMU-1/P-2		CMU-1/P-2	
CMU-2/P-2		CMU-2/P-2	
STACK BOND TOTAL:	639.74 SF 14%	STACK BOND TOTAL:	1,658.08 SF 35%
SPLIT FACE CMU:		SPLIT FACE CMU:	
CMU-3/P-5	79.33 SF	CMU-3/P-5	173.64 SF
CMU-3/P-6	44.44 SF	CMU-3/P-6	168.75 SF
CMU-4/P-5	10 SF	CMU-4/P-5	342.39 SF
CMU-4/P-6	4 SF	CMU-4/P-6	190 SF
SPLIT FACE CMU TOTAL:	137.77 SF 3%	SPLIT FACE CMU TOTAL:	378.89 SF 8%
MISCELLANEOUS:		MISCELLANEOUS:	
GLASS	1,009.11 SF 22%	GLASS	138.59 SF 3%
METAL	577.93 SF 12%	METAL	167.77 SF 4%
PAINT	74.05 SF 2%	PAINT	259.71 SF 6%
STUCCO	1,559.36 SF 36%	STUCCO	1,040.62 SF 22%
TOTAL:	4,514.27 SF	TOTAL:	4,684.85 SF

SOUTH (REAR):

RUNNING BOND CMU:		RUNNING BOND CMU:	
CMU-1/P-4		CMU-1/P-4	
RUNNING BOND CMU TOTAL:	828.28 SF 20%	RUNNING BOND CMU TOTAL:	1,199.84 SF 25%
STACK BOND CMU:		STACK BOND CMU:	
CMU-1/P-2		CMU-1/P-2	
STACK BOND TOTAL:	2,940.80 SF 64%	STACK BOND TOTAL:	1,935.29 42%
SPLIT FACE CMU:		SPLIT FACE CMU:	
CMU-3/P-5	159.24 SF	CMU-3/P-5	198.89 SF
CMU-3/P-6	93.20 SF	CMU-3/P-6	130 SF
SPLIT FACE CMU TOTAL:	252.44 SF 6%	SPLIT FACE CMU TOTAL:	328.89 SF 8%
MISCELLANEOUS:		MISCELLANEOUS:	
GLASS	0 SF 0%	GLASS	0 SF 0%
METAL	0 SF 0%	METAL	0 SF 0%
PAINT	449.55 SF 10%	PAINT	64.28 SF 1%
STUCCO	0 SF 0%	STUCCO	1,138.96 SF 24%
TOTAL:	4,565.49 SF	TOTAL:	4,717.26 SF

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EXTERIOR FINISHES & MATERIALS SCHEDULE

PAINT	
P-1	BEHR "BLACK"
P-2	BEHR #134-2 "CHIC GRAY"
P-3	BEHR #100-4 "POLAR GRAY"
P-4	BEHR #134-3 "GREIGE"
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MORTAR	
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STUCCO	
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METAL	
MTL-1	ALUMINUM COMPOSITE PANEL: REYNOLBOND COLORWELD 500 "DEEP BLACK"

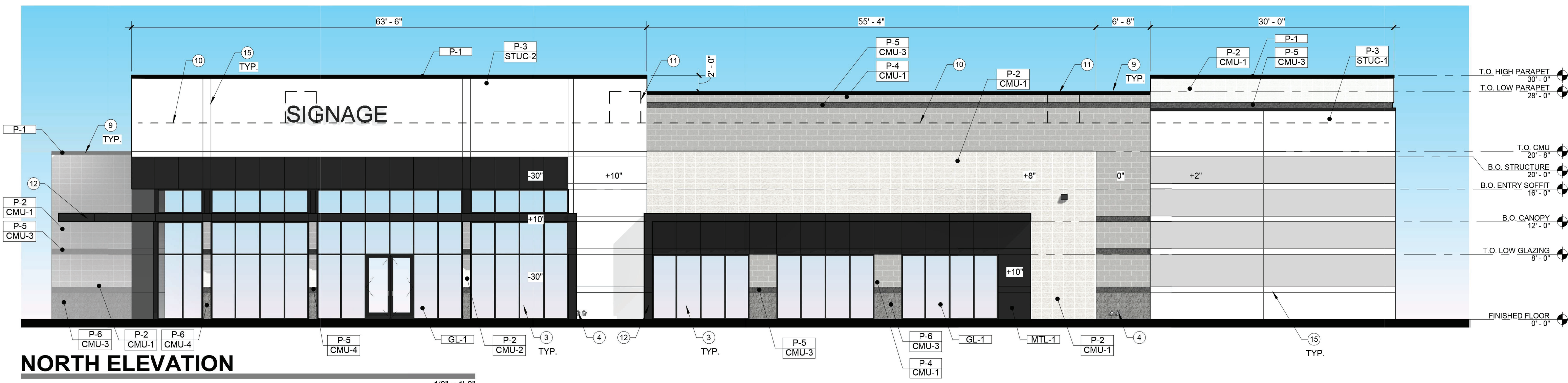
EXTERIOR ELEVATION KEYNOTES

- FIRE RISER / FIRE DEPARTMENT CONNECTION
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- SERVICE ENTRY SECTION
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- 4" DIAMETER x 6'-0" CONCRETE FILLED PIPE BOLLARD- PAINT SAFETY YELLOW
- 3/8" REVEAL

ELEVATION MATERIAL PERCENTAGES

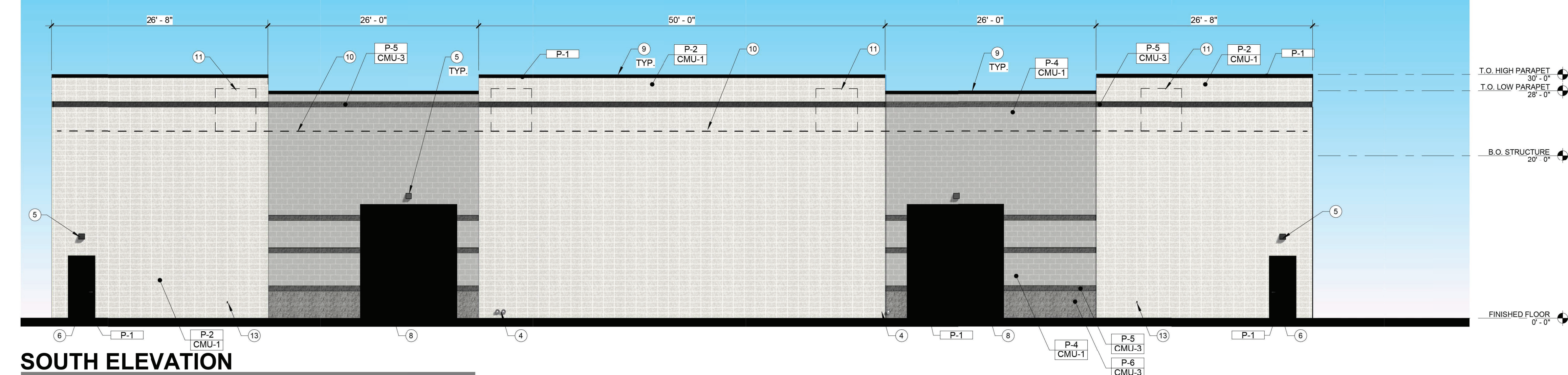
NORTH (FRONT):		EAST (RIGHT):	
RUNNING BOND CMU: CMU-1/P-4	518.63 SF 11%	RUNNING BOND CMU: CMU-1/P-4	1,077.69 SF 23%
STACK BOND CMU: CMU-1/P-2 CMU-2/P-2	639.74 SF 14%	STACK BOND CMU: CMU-1/P-2	1,658.08 SF 35%
SPLIT FACE CMU: CMU-3/P-5 CMU-3/P-6 CMU-4/P-5 CMU-4/P-6	137.77 SF 3%	SPLIT FACE CMU: CMU-3/P-5 CMU-3/P-6	342.39 SF 7%
MISCELLANEOUS: GLASS METAL PAINT STUCCO	1,009.11 SF 22% 577.93 SF 12% 74.05 SF 2% 1,559.36 SF 38%	MISCELLANEOUS: GLASS METAL PAINT STUCCO	138.59 SF 3% 167.77 SF 4% 259.71 SF 6% 1,040.62 SF 22%
TOTAL:	4,514.27 SF	TOTAL:	4,684.86 SF

SOUTH (REAR):		WEST (LEFT):	
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STACK BOND CMU: CMU-1/P-2	2,940.80 SF 64%	STACK BOND CMU: CMU-1/P-2	1,935.29 42%
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MISCELLANEOUS: GLASS METAL PAINT STUCCO	0 SF 0% 0 SF 0% 449.55 SF 10% 0 SF 0%	MISCELLANEOUS: GLASS METAL PAINT STUCCO	0 SF 0% 0 SF 0% 64.28 SF 1% 1,138.96 SF 24%
TOTAL:	4,665.49 SF	TOTAL:	4,717.26 SF



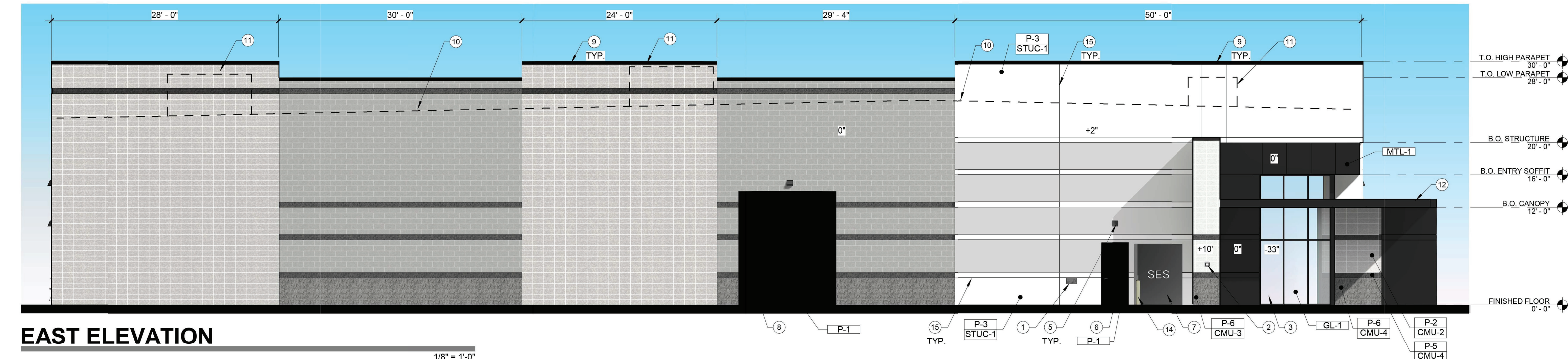
NORTH ELEVATION

1/8" = 1'-0"



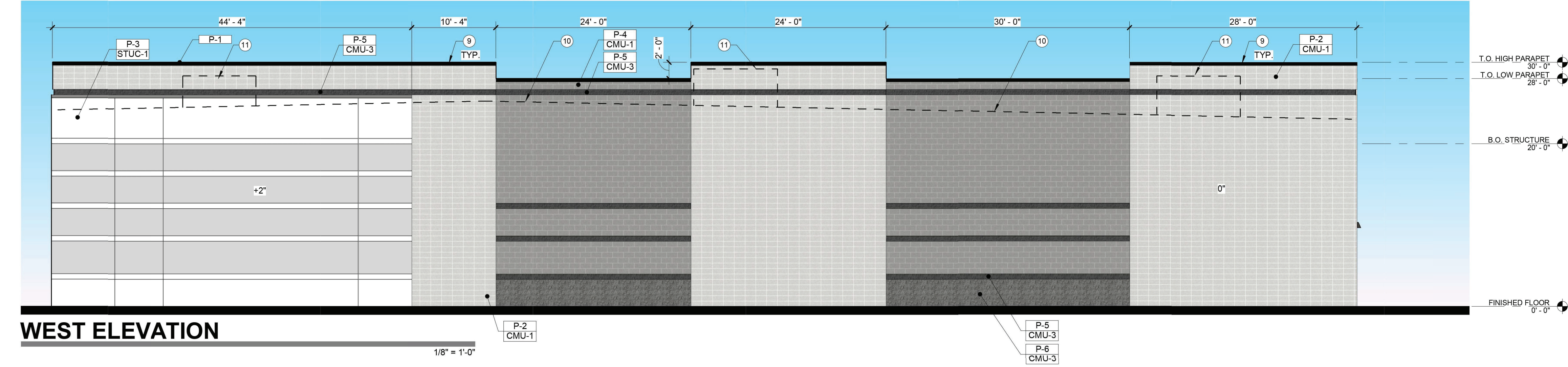
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EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

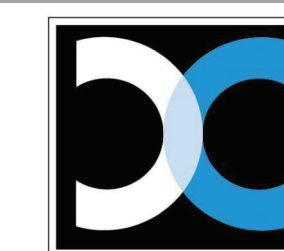
1/8" = 1'-0"



1 CONCEPTUAL PERSPECTIVE NE



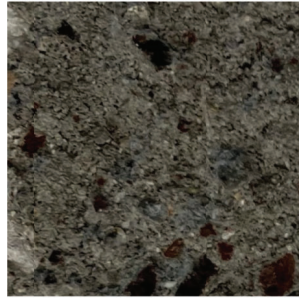
2 CONCEPTUAL PERSPECTIVE NW



CAVAN
COMMERCIAL



FIELD BLOCK
SMOOTH FACE CMU
STANDARD GRAY - PAINTED



ACCENT BLOCK
SPLIT FACE CMU
STANDARD GRAY - PAINTED



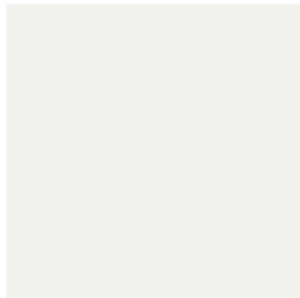
ACCENT COLOR
SPLIT FACE CMU
BEHR
#144-6 "ANCESTRAL"



ACCENT COLOR
SPLIT FACE CMU
BEHR
#133-7 "INTELLECTUAL"



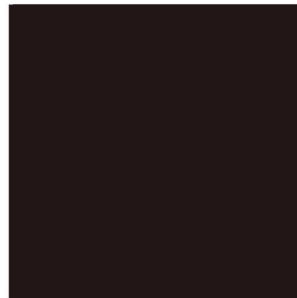
FIELD COLOR
STUCCO/ CMU PAINTED
BEHR
#134-2 "CHIC GRAY"



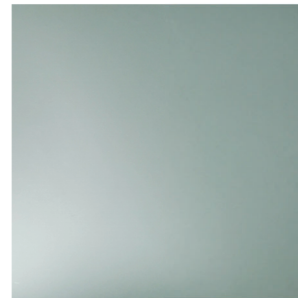
FIELD COLOR
STUCCO/ CMU PAINTED
BEHR
#100-4 "POLAR BEAR"



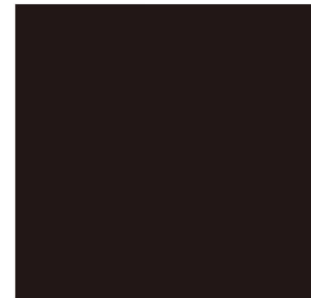
ACCENT COLOR
METAL PAINTED
BEHR
"BLACK"



ANODIZED ALUMINUM
STOREFRONT SYSTEM
ARCADIA
AB-8 BLACK



INSULATED GLASS UNIT
VITRO
SOLARBAN 70 (2) CLEAR GLASS



ACM PANELS
REYNOBOND
COLORWELD 500
"DEEP BLACK" OR
SIMILAR





Date: May 28, 2024
Project Number: 22-037.0
Project Name: 8817 E Pecos Rd
Project Address: Mesa, AZ 85212
Record ID: PRS22-01285

Kwasi Abebrese
Planner I
Planner
City of Mesa
Planning Division
55 N. Center Street
Mesa, AZ 85201

Dear Kwasi,

We have received your comments. The following is our Citizen Participation Plan following the requirements of the Citizen Participation Resource Guide:

Citizen Participation Plan

Interested persons and surrounding property owners within 1,000 feet will be notified of the proposed development via a notification letter. The notification letter will include the scheduled Mesa Review Board meeting date and location, my contact information, if they have questions on the proposed development, as well as the submitted site plan, building elevations, and perspectives of the proposed building.

These notification letters will be provided to you, our planner, after receiving a list of interested parties following our first review. Notification letters will be prepared and submitted to the City of Mesa (2) weeks after receiving the party list and 1st review comments. A neighborhood meeting is not planned, but if it is determined that a neighborhood meeting is necessary for the proposed development, notification letters can include such information.

Contact from citizens, including their concerns or issues with the proposed development, and a summary of the neighborhood meeting (if necessary) will be developed into a Report and provided to our planner prior to 30 days from the scheduled public hearing.

Please call if you have any questions or need further clarification.

Respectfully,
Pinnacle Design, Inc.

Ian Mulich, RA
Senior Architectural Designer



Citizen Participation Report

8817 E Pecos Rd

August 19th, 2024



Purpose:

The Citizen Participation Report provides results of the execution of the Citizen Participation Plan for the 8817 E Pecos Rd Industrial project. The site is located within the 8800 block of East Pecos Road and is approximately two gross acres. The site is scheduled for the Planning & Zoning Hearing on August 28th, 2024.

Contact:

Ian Mulich
Pinnacle Design, Inc.
1048 N. 44th Street #200
Phoenix, AZ 85008
602.952.8585
imulich@pdi-az.com

Neighborhood Meetings: While Planning Staff had asked for a Citizen Participation Plan, they did not request any neighborhood meetings to take place. The subject site is more than 500' from any residential properties and very few, if any, industrial property owners would be inclined to comment on the proposed project.

Correspondence and Telephone Calls: While a neighborhood meeting was not required we went beyond the notification requirements of 500' for property owners and have mailed out letters to all property owners and within a 1,000' radius vicinity of our site (Exhibit A). The letters had included the location of the subject property, scope of project, preliminary elevations, and a perspective rendering that have been submitted to the Design Review and Planning & Zoning Boards (Exhibit C). All received comments will be documented and shared with Staff and our planner.

The letters were sent to the property owners listed within Exhibit B, on the date of July 29th, and the Planning and Zoning Notification Letters are to be submitted on August 13th. Attached is a contact list of all property owners and interested parties within 1,000' feet of the subject site (Exhibit A and B).

Results: No current feedback has been received from any contacted nearby property owners or associations. If received, any future feedback will be delivered to City Staff prior to the Planning and Zoning Hearing scheduled on August 28th, 2024.

Sincerely,

Applicant: Ian Mulich
Phone: 602.952.8585



Exhibit A: 1,000' Radius Vicinity Map of Neighboring Property Owners

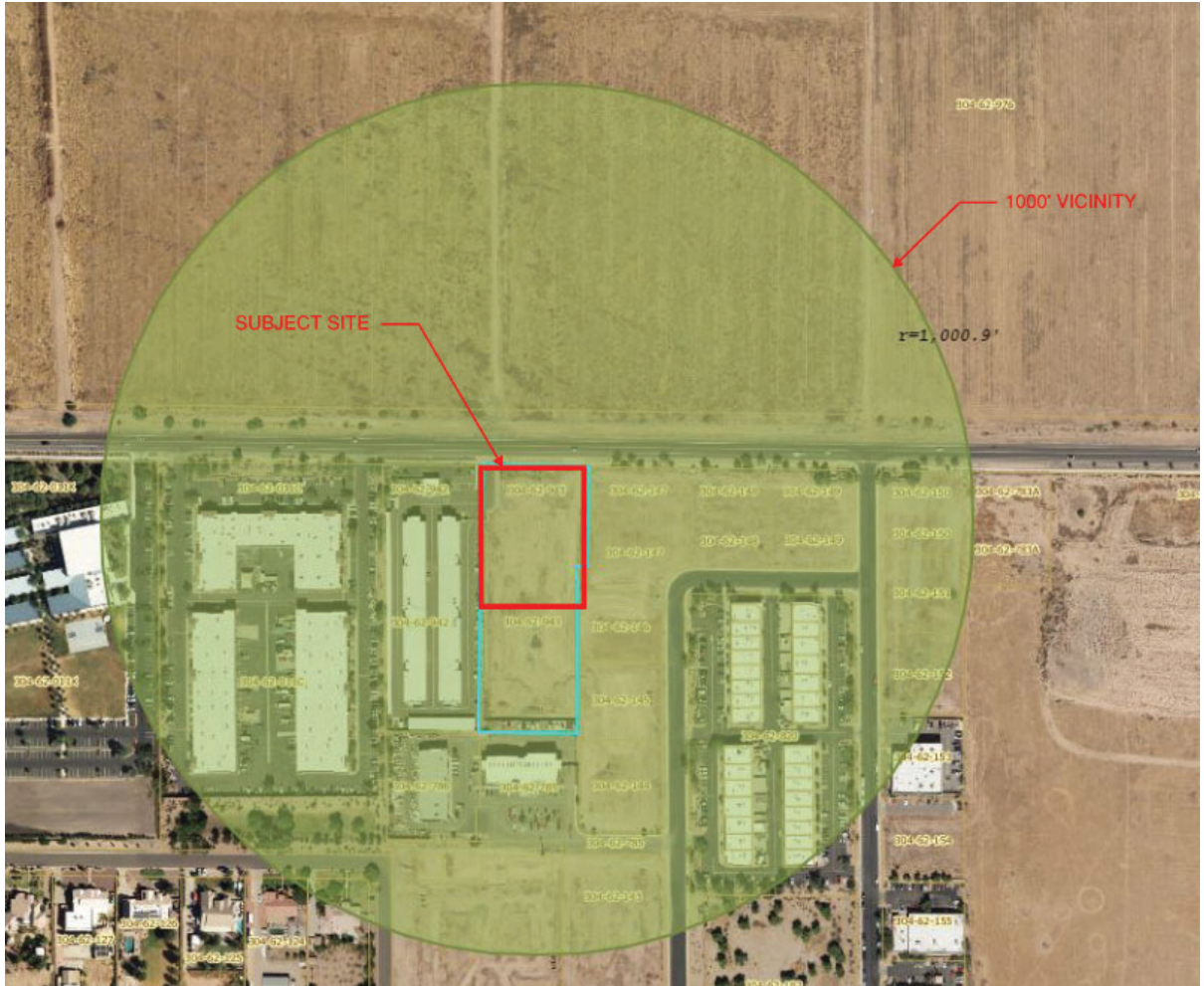


Exhibit B: List of Property Owners Within 1,000' of Subject Site

#	APN	NAME	ADDRESS 1	CITY	STATE	ZIP CODE
1	30462807	7319 HAYWARD LLC	19807 E WILLOW DR	QUEEN CREEK	AZ	85142
2	30462942	8803 E PECOS ROAD OWNER LLC	626 WILSHIRE BLVD STE 200	LOS ANGELES	CA	90017
3	30462793	ARCAS STEVE/TERRI TR	2626 E ENCINAS ST	GILBERT	AZ	85234
4	30462123	ASANTE TRUST	8757 E WOODLAND AVE	MESA	AZ	85212
5	30462797	ASKA RESOURCES LLC	PO BOX 1010	QUEEN CREEK	AZ	85142
6	30462147	BARNES SHARON ANN/SAPRA KRISTEN/VANEET	41739 N 112TH PL	SCOTTSDALE	AZ	85262
7	30462799	BOARDWALK INVESTMENT PROPERTIES LLC	8743 E PECOS RD UNIT 131	MESA	AZ	85212
8	30462803	BRIAN AND VICTORIA LORD LIVING TRUST	30939 36TH AVE SW	FEDERAL WAY	WA	98023
9	30462126	CHAPMAN DOUGLAS K	8715 E WOODLAND AVE	QUEEN CREEK	AZ	85242
10	30462124	COLE JAMES/KELSEY	8743 E WOODLAND AVE	MESA	AZ	85212
11	30462122	CONNELLY JEFFREY	8758 E WATERFIELD CIR	QUEEN CREEK	AZ	85242
12	30462809	CUSTOM TECH SERVICES L L C	7319 S ATWOOD STE 109	MESA	AZ	85212
13	30462808	CUSTOM TECH SERVICES LLC	7319 S ATWOOD STE 109	MESA	AZ	85212
14	30462800	FRANK WEST INVESTMENTS LLC	2457 E PAGE AVE	GILBERT	AZ	85234
15	30462817	FRASCO PROPERTIES LLC	3526 E SPRING WHEAT LN	GILBERT	AZ	85296
16	30462820	GATEWAY AIRPORT BUSINESS CENTER 1 LLC	670 E ENCINAS AVE	GILBERT	AZ	85234
17	30462150	GATEWAY AIRPORT COMMERCE PARK LOT 17 LLC	5055 E WASHINGTON ST 200	PHOENIX	AZ	85034
18	30462151	GATEWAY AIRPORT COMMERCE PARK LOT 18 LLC	5055 E WASHINGTON ST 200	PHOENIX	AZ	85034
19	30462152	GATEWAY AIRPORT COMMERCE PARK LOT NO 19 LLC	5055 E WASHINGTON ST STE 200	PHOENIX	AZ	85034
20	30462182	GATEWAY AIRPORT COMMERCE PARK OWNERS ASSOCIAT	1760 E PECOS RD STE 447	GILBERT	AZ	85295
21	30462145	GLENSCOTT LLC	385 PITTSBURG AVE	RICHMOND	CA	94801
22	30462143	GNDCH INVESTMENTS LLC	7408 S ATWOOD	MESA	AZ	85212
23	30462144	HERITAGE HOLDINGS LLC	1129 S OAKLAND DR STE 101	MESA	AZ	85206
24	30462011K	IRONWOOD CHURCH	8635 E PECOS RD	MESA	AZ	85212
25	30462815	JACS LLC	166 E PASE FINO WY	QUEEN CREEK	AZ	85143
26	30462785	KILLER BULLS LLC	7324 S ATWOOD STE 201	MESA	AZ	85212
27	30462943	KILLER BULLS LLC	5332 E MAIN ST	MESA	AZ	85205
28	30462153	KINGDON GATEWAY LLC	273 W BERGE LN	MURRAY	UT	84107
29	30462790	LEGACY AERO PARTNERS LLC	7256 S 89TH PL STE 101	MESA	AZ	85212
30	30462791	MARLYE PROPERTIES LLC	PO BOX 349	VERNON	AZ	85940
31	30462783A	City of Mesa ATTN: Marc Hershberg	20 E Main St Ste 750	Mesa	AZ	85201
32	30462792	MIKA MONSTER LLC	20622 E SUPERSTITION DR	QUEEN CREEK	AZ	85142
33	30462804	MIRASZEK CHRISTOPHER	20143 E SUNSET DR	QUEEN CREEK	AZ	85142
34	30462802	NORTHSOUND HOLDINGS LLC	6188 PORTAL WAY	FERNDALE	WA	98248
35	30462805	NU WAVZ HOLDINGS LLC	7319 S ATWOOD STE 101	MESA	AZ	85212
36	30462794	OESTREICH RYAN/PICCOLO-OESTREICH MICHELLE ANN	1192 W DESERT VALLEY DR	SAN TAN VALLEY	AZ	85143
37	30462148	OLYMPUS DEVELOPMENT & INVESTMENTS LLC	4365 E PECOS RD STE 120	GILBERT	AZ	85295
38	30462011C	PECOS GATEWAY BUSINESS PARK LLC	1401 17TH ST 700	DENVER	CO	80202
39	30462141A	PENDING	PENDING			
40	30462125	PIERSON SAMUEL D/MARY LYNETTE	8727 E WOODLAND AVE	MESA	AZ	85212
41	30462155	S8 RENTAL SERVICES LLC	7343 S 89TH PL	MESA	AZ	85212
42	30462813	S8 RENTAL SERVICES LLC	8 SAILORS WAY	RED BANK	NJ	07701
43	30462146	SCURRCO INDUSTRIES LLC	4355 S CARBON	MESA	AZ	85212
44	30462782	SOUTHGATE COMMERCE PARK OWN ASSOC OF MESA	8660 E WATERFORD CIR	MESA	AZ	85242
45	30462761	SOUTHGATE NORTH LLC	1401 E WELDON AVE	PHOENIX	AZ	85014
46	30462784E	SUNBELT LAND HOLDINGS L P	8095 OTHELLO AVE	SAN DIEGO	CA	92111
47	30462976	SUNBELT MESA ELLSWORTH LP	8095 OTHELLO AVE	SAN DIEGO	CA	92111-3713
48	30462816	T2 PEST SERVICES INC	7318 S 89TH PL UNIT 108	MESA	AZ	85212
49	30462801	TBAZ LLC	450 N MCCLINTOCK DR STE 102 2ND	CHANDLER	AZ	85226
50	30462812	TK COMMERCIAL LLC	2370 E BROOK FARM RD	GILBERT	AZ	85298
51	30462814	UNIQUE SOLUTIONS AND SALES LLC	952 E SUN VALLEY FARMS LN	SAN TAN VALLEY	AZ	85140
52	30462121	VAUGHN STEVEN M/BONNIE L	8744 E WATERFORD CIR	MESA	AZ	85212
53		Councilmember Scott Somers	PO Box 1466	Mesa	AZ	85211-1466
54		Alicia Martinez	PO Box 1466	Mesa	AZ	85211-1466
55		City of Mesa Development Services Department ATTN: Kwasi Abe	PO Box 1466	Mesa	AZ	85211-1466



Exhibit C: Citizen Participation Notification Letter Example



July 29th, 2024

7319 Hayward LLC
19807 E Willow Dr
Queen Creek, AZ 85142

Proposed Development: 8817 E Pecos Rd
Parcel Number: 304-62-943

Dear Neighbor,

Purpose: The purpose of this Citizen Participation Letter is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the 8817 E Pecos Rd project. The site is located within the 8800 block of East Pecos Road and is approximately two gross acres. This participation letter ensures that those nearby to this application will have an adequate opportunity to learn about and comment on the proposal.

The site is located within the Logistics and Commerce District of Mesa's Gateway Strategic Development Plan. The project intends to comply with the Logistics and Commerce District's focus and goals of growing the light industrial, storage, and warehouse uses within this area with the creation of employment opportunities. The project intends to comply with the Plan's design guidelines by providing a project with superior materials and architectural aesthetics beyond a typical warehouses.

Enclosed for your review is a copy of the site plan and elevations of the proposed development.

The building design encompasses a contemporary design with monochromatic colors, dark metal paneling, and stack bond masonry. The building entry and northern façade fronting Pecos Road utilizes 16'-0"-high storefront glazing, sleek and thin metal composite material canopies, painted stucco, and masonry piers to elevate the design and follow the Logistics and Commerce District's vision of high quality views along public streets.

If you have any questions regarding this proposal or concerns with the proposed design, please call me at 602-952-8585 or e-mail me at imulich@pdi-az.com.

Sincerely,

Ian Mulich, RA



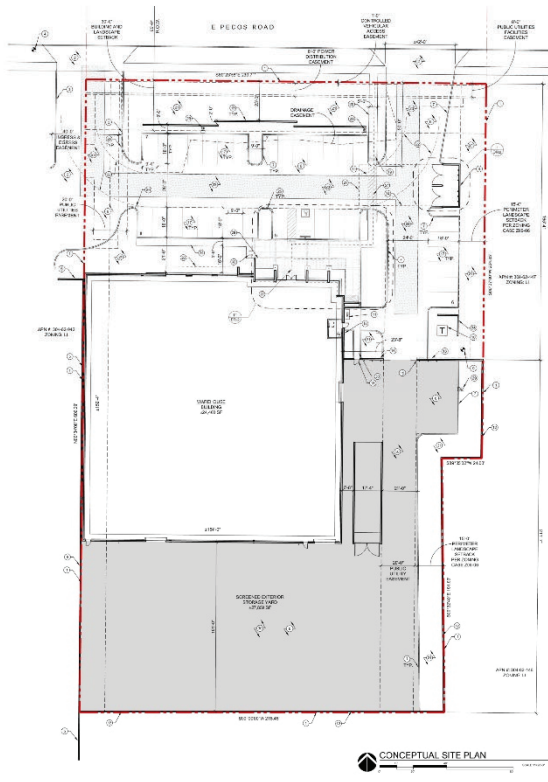
Contact:

Ian Mulich, RA
Pinnacle Design, Inc.
1048 N. 44th Street #200
Phoenix, AZ 85008
602.952.8585
imulich@pdi-az.com

Anticipated Schedule:

Design Review Board Hearing:	August 13th, 2024
Planning and Zoning Board Hearing:	August 28th, 2024





PROJECT INFORMATION

PROJECT NUMBER: 24-0001

PROJECT NAME: 8817 PECOS

CLIENT: PINNACLE DESIGN INC.

DESIGNER: PINNACLE DESIGN INC.

DATE: 5/28/2024

SCALE: AS SHOWN

PROJECT LOCATION: 8817 PECOS, FORT WORTH, TX 76114

PROJECT DESCRIPTION: CONCEPTUAL SITE PLAN

DESIGNER'S RESPONSIBILITY: CONCEPTUAL SITE PLAN

DATE OF DESIGN: 5/28/2024

DATE OF PLOTTING: 5/28/2024

DATE OF PRINTING: 5/28/2024

PROJECT LOCATION: 8817 PECOS, FORT WORTH, TX 76114

PROJECT DESCRIPTION: CONCEPTUAL SITE PLAN

DESIGNER'S RESPONSIBILITY: CONCEPTUAL SITE PLAN

DATE OF DESIGN: 5/28/2024

DATE OF PLOTTING: 5/28/2024

DATE OF PRINTING: 5/28/2024

PINNACLE DESIGN INC.

1508 N. 408 ST. 4000
FORT WORTH, TX 76104
817.333.8888
WWW.PINNACLEDESIGN.COM

DESIGN REVIEW / P&Z
5.28.2024

CAVAN COMMERCIAL

8817 PECOS
8817 PECOS, FORT WORTH, TX 76114

DR-1
AS SHOWN



EXTERIOR FINISHES & MATERIALS SCHEDULE

FINISH

- 1. SMOOTH FACE CONCRETE
- 2. SMOOTH FACE CONCRETE
- 3. SMOOTH FACE CONCRETE
- 4. SMOOTH FACE CONCRETE
- 5. SMOOTH FACE CONCRETE
- 6. SMOOTH FACE CONCRETE
- 7. SMOOTH FACE CONCRETE
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DESCRIPTION

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- 20. SMOOTH FACE CONCRETE

PERCENTAGE

- 1. 85%
- 2. 10%
- 3. 3%
- 4. 2%
- 5. 85%
- 6. 10%
- 7. 3%
- 8. 2%
- 9. 85%
- 10. 10%
- 11. 3%
- 12. 2%
- 13. 85%
- 14. 10%
- 15. 3%
- 16. 2%
- 17. 85%
- 18. 10%
- 19. 3%
- 20. 2%

PINNACLE DESIGN INC.

1508 N. 408 ST. 4000
FORT WORTH, TX 76104
817.333.8888
WWW.PINNACLEDESIGN.COM

DESIGN REVIEW
2/9/2024

CAVAN COMMERCIAL

SIGNAL BITE
8817 PECOS, FORT WORTH, TX 76114

DR-5
AS SHOWN



