



January 24, 2022
City of Mesa
Planning & Zoning Department
55 N. Center St.
Mesa, AZ 85201
(480) 644-4273

Re: **Project Narrative for the proposed Commercial-Use Building**
Address: 4460 E Baseline Rd Mesa AZ

Project Narrative

It is proposed to build a 14,563 SF commercial development, consisting of a shell building for retail uses on a 1.24 acres site. This site is located in a Mixed-Use Activity designation. The Mesa 2040 General Plan Character area designation on the property is Mixed-Use Activity. This project fits within the existing zoning standards and will not be rezoned.

As part of the design intent, it is proposed to address the street and entrance to the facility to allow future tenants excellent visibility and frontage while parking and circulation will occur in the northeast interior portion of the site. The building will be a contemporary design that complements the existing surrounding structures and subdivision.

We are requesting alternative compliance to accommodate the design that we proposed. Please see the below images coming from buildings located either across the street or in the same complex.

Our building is set aside from the others in the existing complex and relates more closely to the buildings across the street including the site fence across the street. We tend to follow a similar design pattern so that the street frontage works together in a cohesive way. It is also our goal to make sure the design has a unique characteristic that will draw in patrons as an entry feature to the development.



This structure is located across the street and contains a similar color palette as our building design. It is at our intention to work with not only the design colors of the existing buildings but also those around us.



Or you can see on this car wash building on site some of the awnings and black window frames that we will work with on the structure. We also intend to make sure the landscape pallet follows a similar pattern.



You can see here directly across the street from the proposed building the existing site walls that we tend to match as much as possible. The building pallets across the street also work with what we are proposing on our side.



An example of the contemporary design across the street facing our building.



Another example of the contemporary design across the street facing our building.





Another example of the contemporary design across the street facing our building.



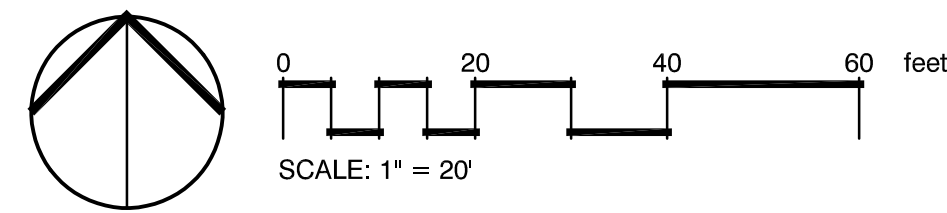
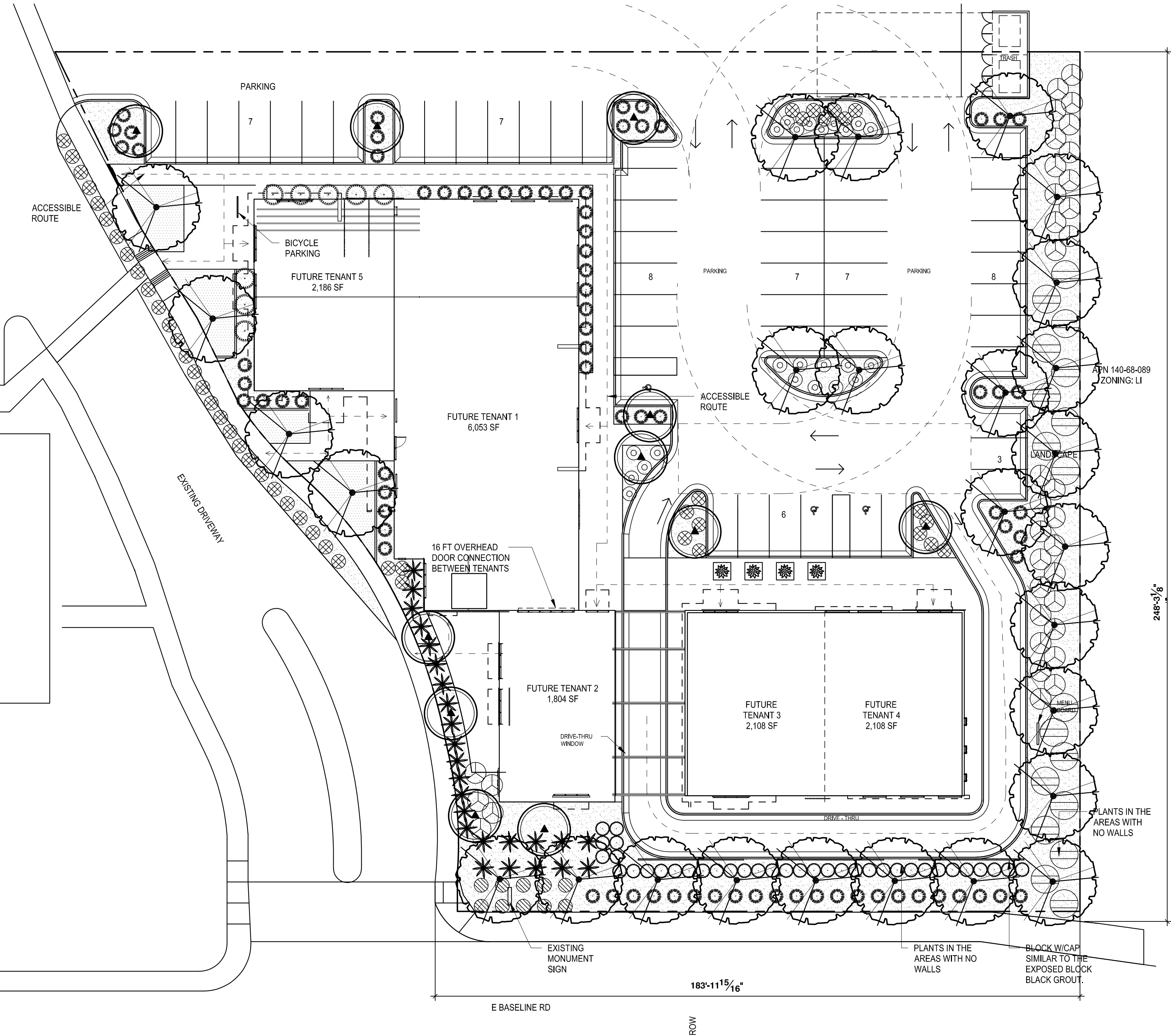
Although there are features in the existing complex that differ from the design that we propose, the color palette and design presence at this corner comfortably fit the surroundings. This building will work as a timeless piece to this development as well as the surrounding community.

We sincerely thank you for your time,

A handwritten signature in black ink, appearing to read "Dane Astle".

Dane Astle
Principal Architect
EDIFICE





LANDSCAPE AREA CALCULATIONS	
Total Open Space Area	12,487 Square Feet
Plant Material Coverage	9,225 Square Feet (74%)

LANDSCAPE CALCULATIONS		
	REQUIRED	PROVIDED
Street frontage landscape (Baseline Rd.) 184 LF divided by 1 tree, 6 shrubs per 25 LF	8 trees, 48 shrubs 2-36" box, 4-24" box, 2-15 gal.	8 trees, 70 shrubs 8-36" box, 0-24" box, 0-15 gal.
Landscape adjacent to east perimeter - 248 LF divided by 3 trees, 20 shrubs per 100 LF	9 trees, 60 shrubs 2-36" box, 4-24" box, 3-15 gal.	12 trees, 60 shrubs 12-36" box, 0-24" box, 0-15 gal.
Landscape per parking spaces One tree, 3 shrubs per island	13 trees, 39 shrubs	13 trees, 63 shrubs
Foundation landscaping for building 815 LF divided by 1 tree per 50 LF	13 trees 3-36" box 9-24" box trees	26 trees 17-36" box 9-24" box trees
Total Number of 24" box trees	29	10
Total number 36" box trees	8	27
Total number of 5 gallon shrubs	74	220

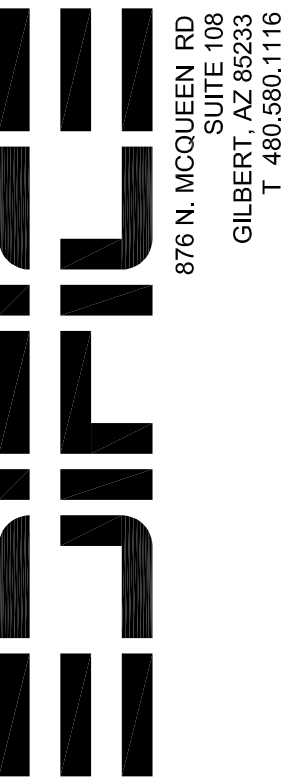
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	NERIUM OLEANDER 'WHITE' WHITE OLEANDER STANDARD	24" BOX	10
	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE	36" BOX	27
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	AGAVE DESMETTIANA DWARF CENTURY PLANT	5 GAL.	4
	CARISSA MACROCARPA 'BOXWOOD BEAUTY' BEAUTY NATAL PLUM	5 GAL.	36
	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	8
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	25
	LANTANA SELLOWIANA 'MONPUR' TM PURPLE POTION TRAILING LANTANA	1 GAL.	10
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	48
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER	5 GAL.	33
	MUHLENBERGIA CAPILLARIS 'LENCA' TM REGAL MIST PINK MUHLY GRASS	5 GAL.	73
	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	23
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	5 GAL.	18
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	CYNODON DACTYLON 'MIDIRON' BERMUDA GRASS	1,042 SF	

REFERENCE NOTES SCHEDULE

SYMBOL	CONCRETE CURB DESCRIPTION
	New 6" Mowstrip
SYMBOL	ROCK DESCRIPTION
	3/4" Screened Express Carmel Decomposed Granite at 2" depth in all planting areas. NOTE: the quantity shown is an estimate. The contractor will be responsible to verify in the field the exact quantity needed.

NOT FOR
CONSTRUCTION



BASELINE 9
OFFICE SPACES
OWNER'S NAME

PROJECT TEAM
EDIFICE
Architect
876 N. MCQUEEN RD
SUITE 108
GILBERT, AZ 85281
T.480.580.1116
Contact: Dane Astle
EVERETT LANDSCAPE
ARCHITECTURE
6628 E. BASELINE RD,
SUITE 102
MESA, AZ 85206
T.480.296.8736
Contact: TOM EVERETT

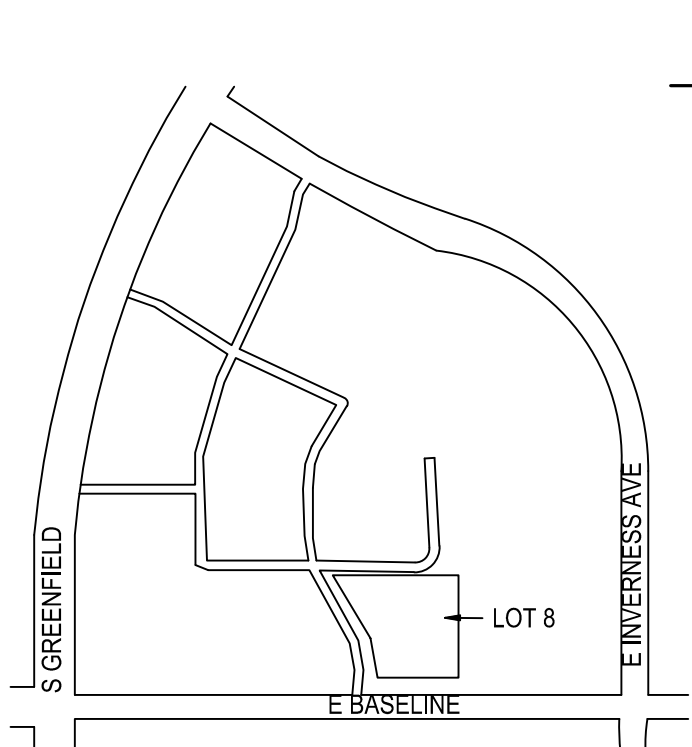
#	DESCRIPTION	DATE

STATUS 9/30/21

PRELIMINARY
LANDSCAPE PLAN

PRELIMINARY GRADING & DRAINAGE PLAN
FOR
BASELINE 9

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 6 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT CONTACTS

OWNER/DEVELOPER:

DEFINED BUILT SOLUTIONS, LLC
CONTACT: RICK RICHMOND
TEL: 480-840-4689

ARCHITECT:

EDIFICE
876 N. MCQUEEN RD, #108
GILBERT, AZ 85233
TEL: 480-580.1116
CONTACT: DANE ASTLE

CIVIL ENGINEER:

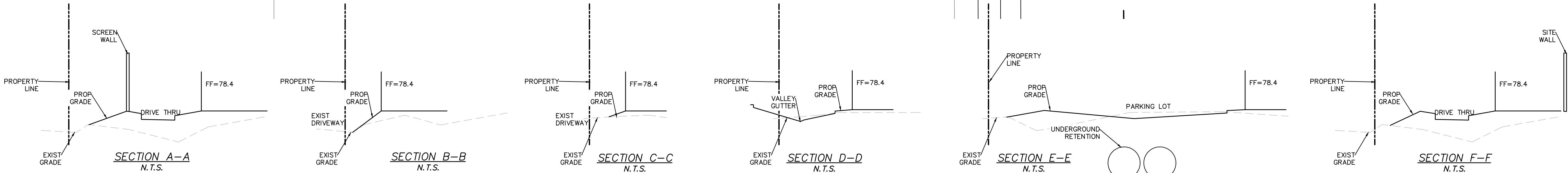
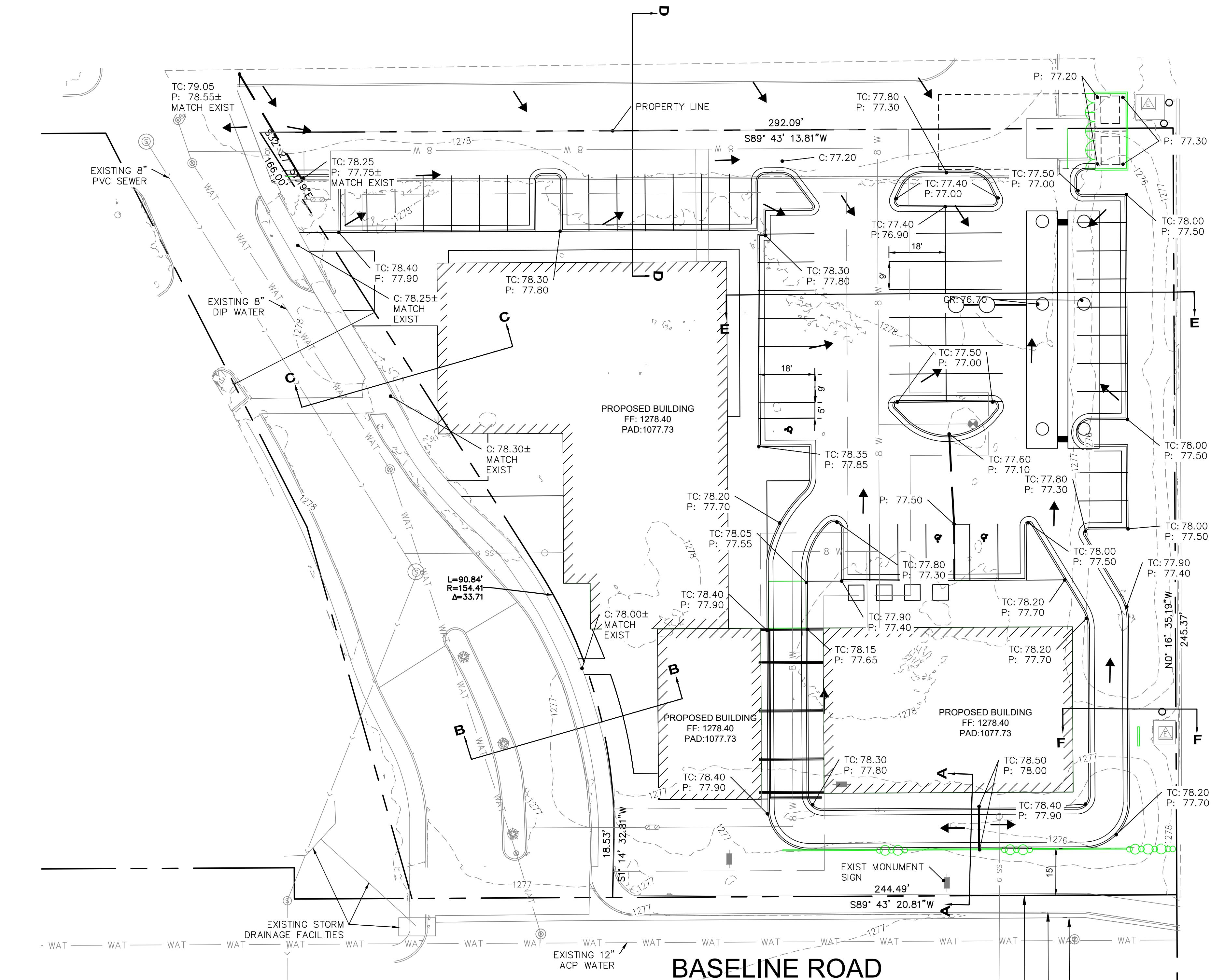
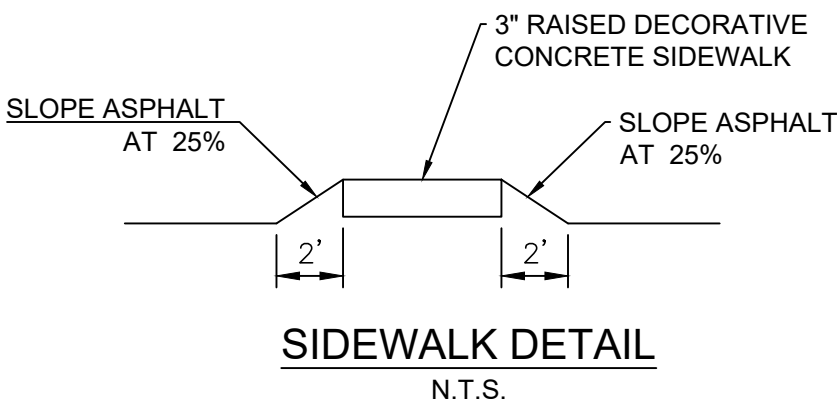
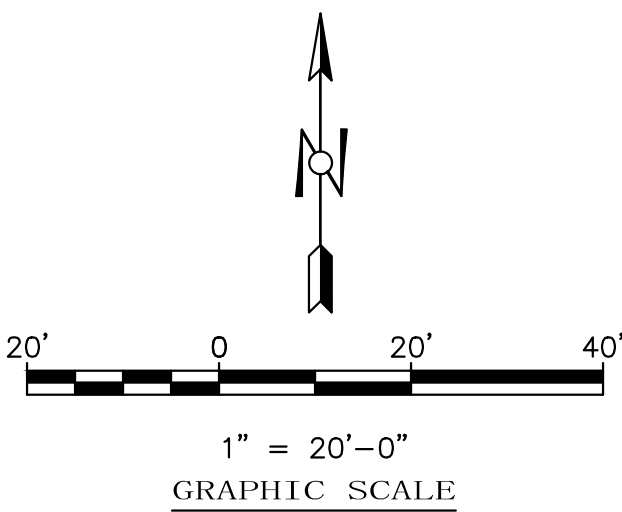
LARSON ENGINEERING, INC.
6380 E. THOMAS ROAD, #300
SCOTTSDALE, AZ 85251
TEL: 480.212.4200
CONTACT: MICHAEL HREHA, P.E.

RETENTION CALCULATIONS:

EXISTING RETENTION BASIN
AREA TOP: 5,497 SF
AREA BOT: 3,409 SF
DEPTH: 1'
EXISTING RETENTION VOL: 4,453 CF

100 YEAR 2 HOUR STORM
DEPTH (IN): 2.16
C FACTOR: 0.90
AREA: 45,365 SF
CALCULATION: C/D/12*A
VOL. REQUIRED: 7,349 CF
EXISTING BASIN VOL: 4,453 CF
RETENTION REQ'D: 11,802 CF
10' DIAMETER UNDERGROUND
PIPE LF: 151 LF
VOL/LF: 78.5 CF
VOL PROV'D: 11,853 CF

DISSIPATION RATE:
DRYWELLS ARE UTILIZED AS NO CITY STORM DRAIN
FACILITIES EXIST IN THE AREA TO BLEED OFF INTO
VOL PROV'D: 11,853 CFS
1 DRYWELL DESIGN RATE: 0.1 CFS
DISSIPATION TIME: 36 HOURS
11,853/(0.1*60*60): 33 HOURS



876 N. MCQUEEN RD, STE 108
GILBERT, AZ 85233
T. 480.580.1116

PLOT DATE

BASELINE 9
OFFICE SPACES

4460 E BASELINE ROAD
MESA, AZ 85206

PROJECT TEAM

EDIFICE
Architect
876 N. McQueen Rd.
STE 108
Gilbert, AZ 85233
T. 480.580.1116
Contact: Dane Astle

Larson
Engineering, Inc.
6380 E. Thomas Road, Suite 300
Scottsdale, AZ 85251
480.212.4200
www.larsonengr.com

DESCRIPTION DATE

12/15/2021
PRELIMINARY
GRADING PLAN

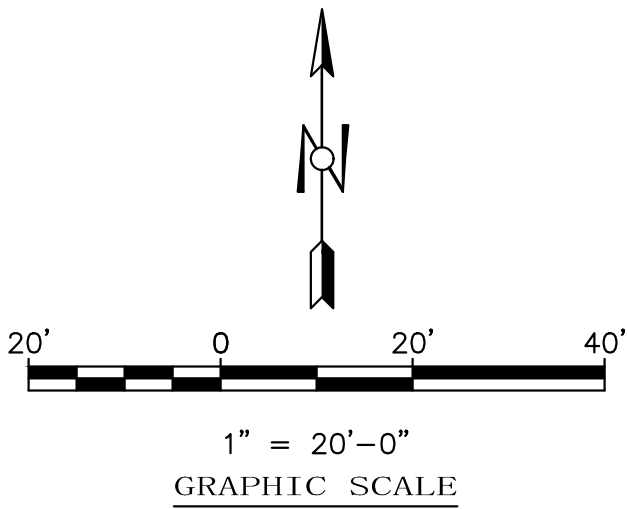
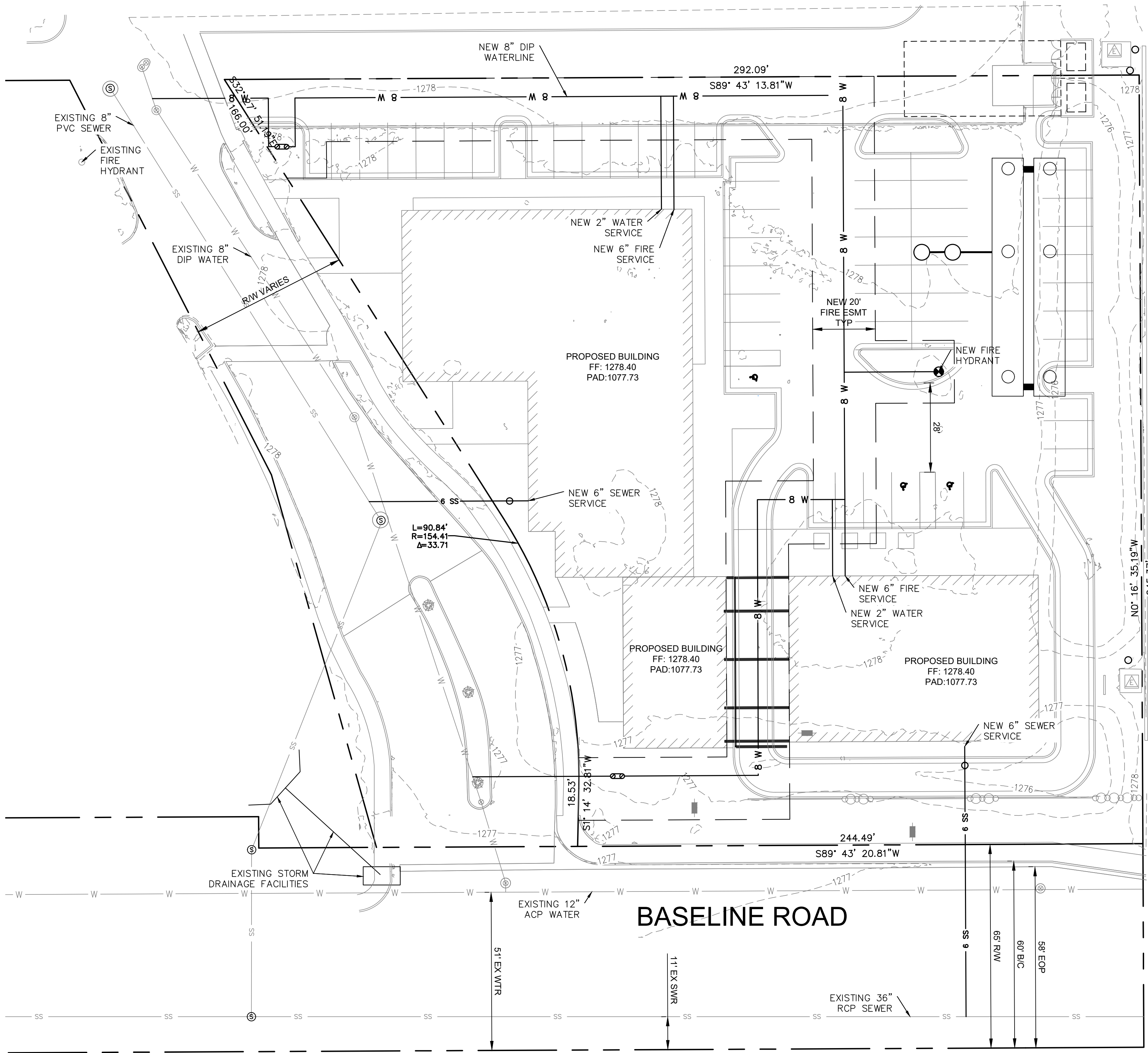
C1

PRELIMINARY UTILITY PLAN
FOR
BASELINE 9

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 6 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF MESA FIRE CODE NOTES:

- a. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 lbs./24,000lbs PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOB SITE. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- b. "WATER SUPPLY FOR FIRE PROTECTION. APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, THE DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.
- c. CHAPTER 33 OF THE INTERNATIONAL FIRE CODE AND INTERNATIONAL BUILDING CODE 2018 ED., FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE FOLLOWED.



876 N. McQueen Rd., STE 108
GILBERT, AZ 85233
T. 480.580.1116

- PLOT DATE

BASELINE 9
OFFICE SPACES

PROJECT TEAM

EDIFICE
Architect
876 N. McQueen Rd.
STE 108
Gilbert, AZ 85233
T. 480.580.1116
Contact: Dane Astle

Larson Engineering, Inc.
6380 E. Thomas Road, Suite 300
Scottsdale, AZ 85251
480.212.4200
www.larsonengr.com

#	DESCRIPTION	DATE

12/15/2021
PRELIMINARY
UTILITY PLAN

CU1



2/7/2022 12:50:09 PM - PLOT DATE

BASELINE 9

OFFICE SPACES
OWNER'S NAME

4460 E BASELINE RD MESA AZ 85206

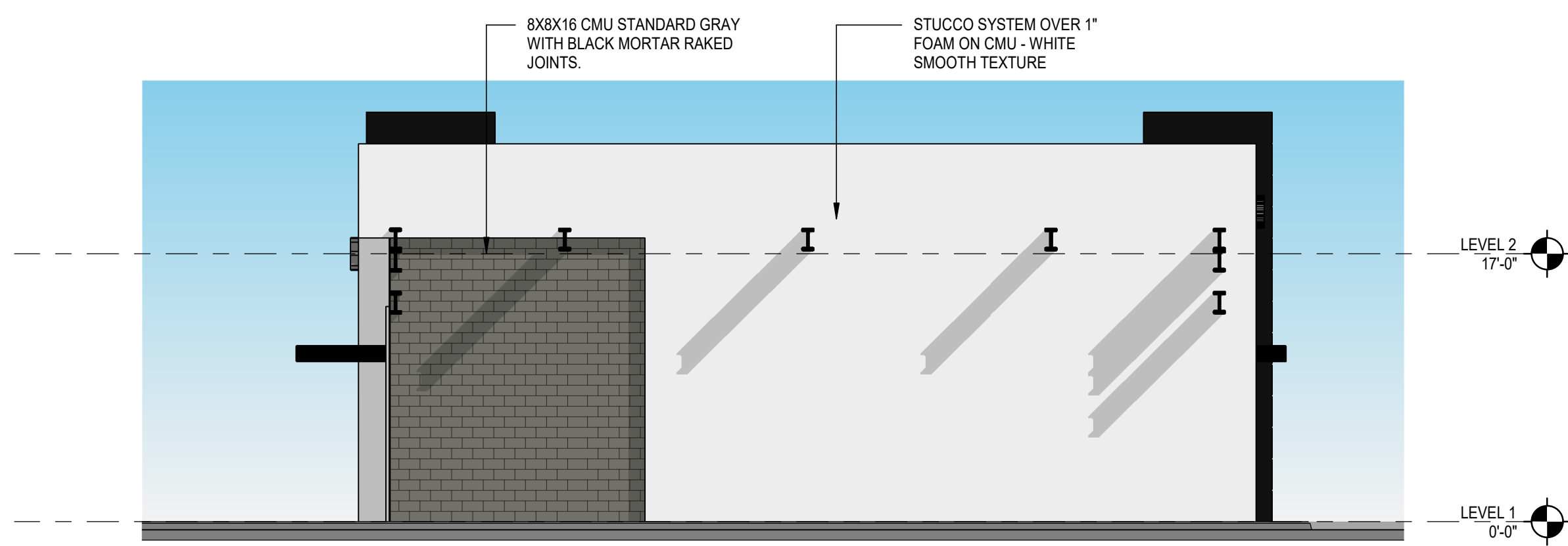
PROJECT TEAM
EDIFICE
Architect
1630 W GUADALUPE RD
GILBERT, AZ 85233
T.480.580.1116
Contact: Dane Astle

#	DESCRIPTION	DATE

4TH SUBMITTAL
02/07/22

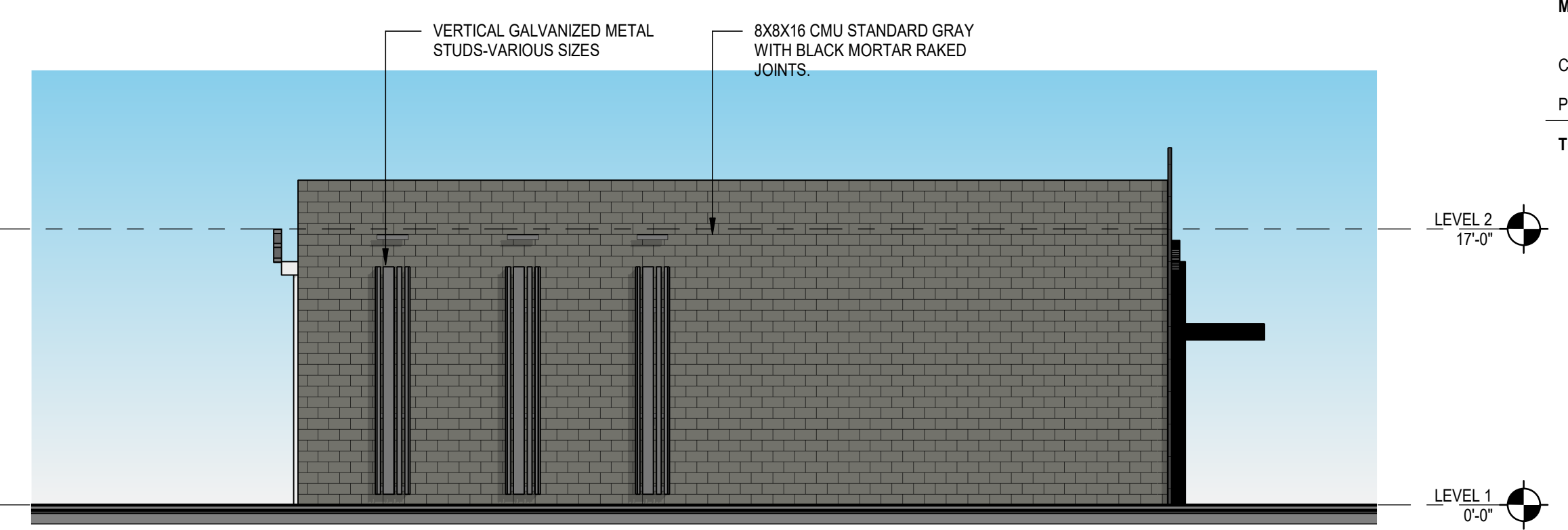
EXTERIOR
ELEVATION COLOR

AE-206



MATERIALS PERCENTAGE CALCULATIONS:	
STUCCO:	78%
CMU:	22%
TOTAL:	100%

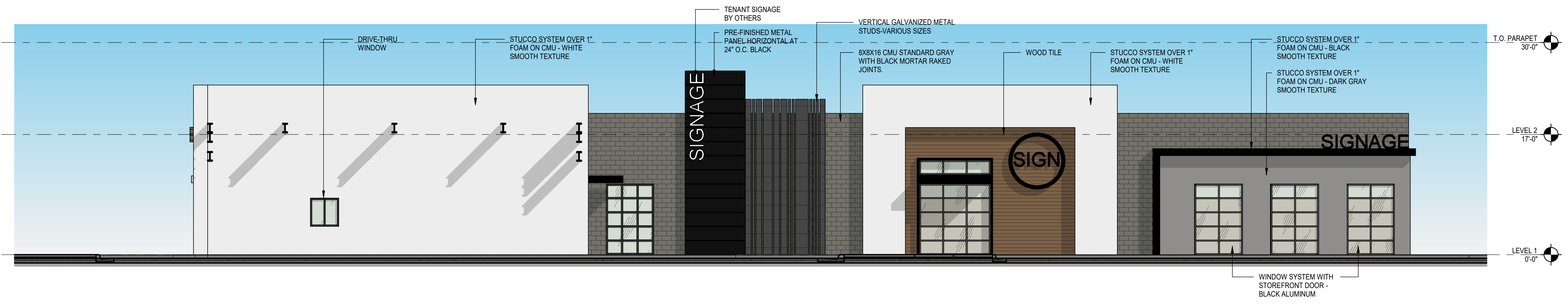
1 BUILDING B EXTERIOR ELEVATION WEST DRIVE-THRU
1/8" = 1'-0"



MATERIALS PERCENTAGE CALCULATIONS:	
CMU:	90%
PRE-FINISHED METAL PANEL:	10%
TOTAL:	100%

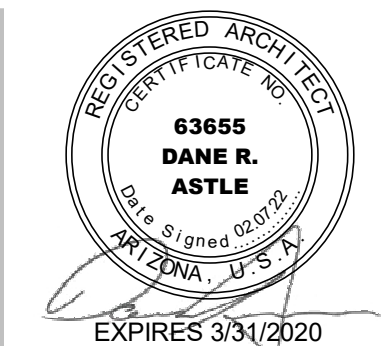
NOTE:
THE DOWN-SPOUTS WILL BE "INTERNALIZED"

4 BUILDING B EXTERIOR ELEVATION EAST
1/8" = 1'-0"



MATERIALS PERCENTAGE CALCULATIONS:	
WOOD TILE:	8%
STUCCO:	52%
VERTICAL GALVANIZED METAL:	6%
CMU:	16%
WINDOW SYSTEM STOREFRONT:	12%
PRE-FINISHED METAL PANEL:	6%
TOTAL:	100%

2 BUILDING A EXTERIOR ELEVATION EAST AND DRIVE-THRU
1/8" = 1'-0"



1630 W. GUADALUPE RD.
GILBERT, AZ 85233
T. 480.580.1116

2/17/2022 12:50:12 PM - PLOT DATE

BASELINE 9
OFFICE SPACES
OWNER'S NAME

4460 E BASELINE RD MESA AZ 85206

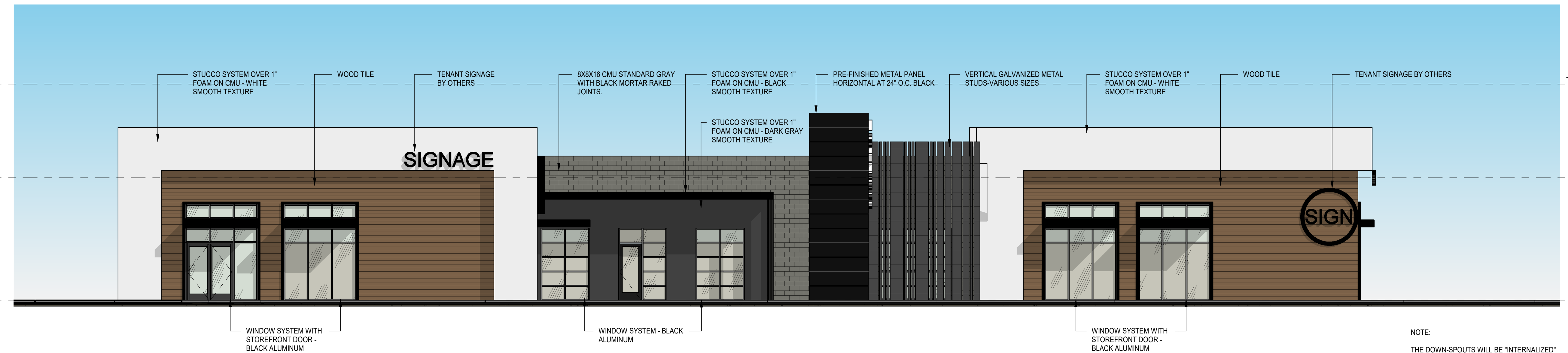
PROJECT TEAM
EDIFICE
Architect
1630 W. GUADALUPE RD
GILBERT, AZ 85233
T. 480.580.1116
Contact: Dane Astle

#	DESCRIPTION	DATE
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4TH SUBMITTAL
02/07/22

EXTERIOR
ELEVATIONS COLOR

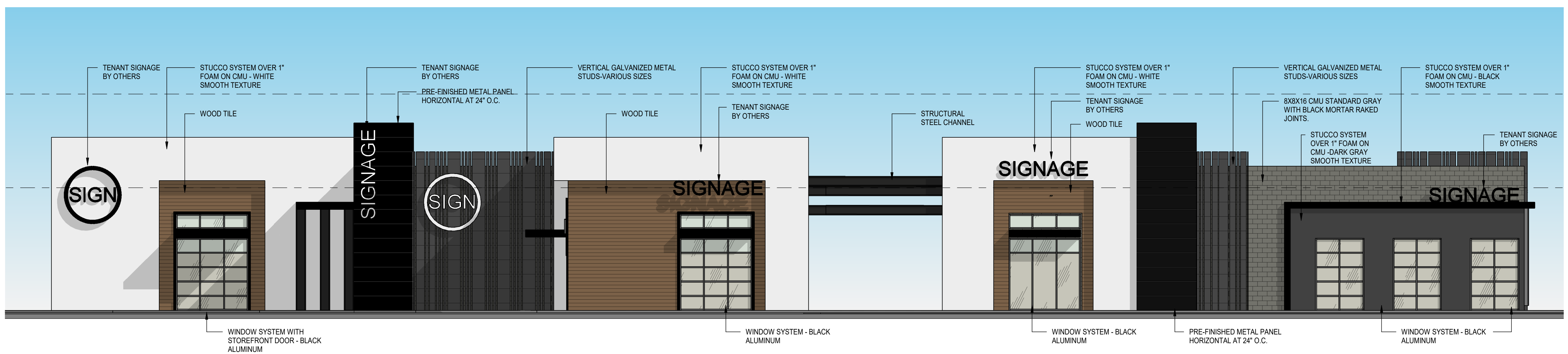
AE-207



MATERIALS PERCENTAGE CALCULATIONS:

WOOD TILE:	28%
STUCCO:	32%
VERTICAL GALVANIZED METAL:	8%
CMU:	7%
WINDOW SYSTEM STOREFRONT:	20%
PRE-FINISHED METAL PANEL:	5%
TOTAL:	100%

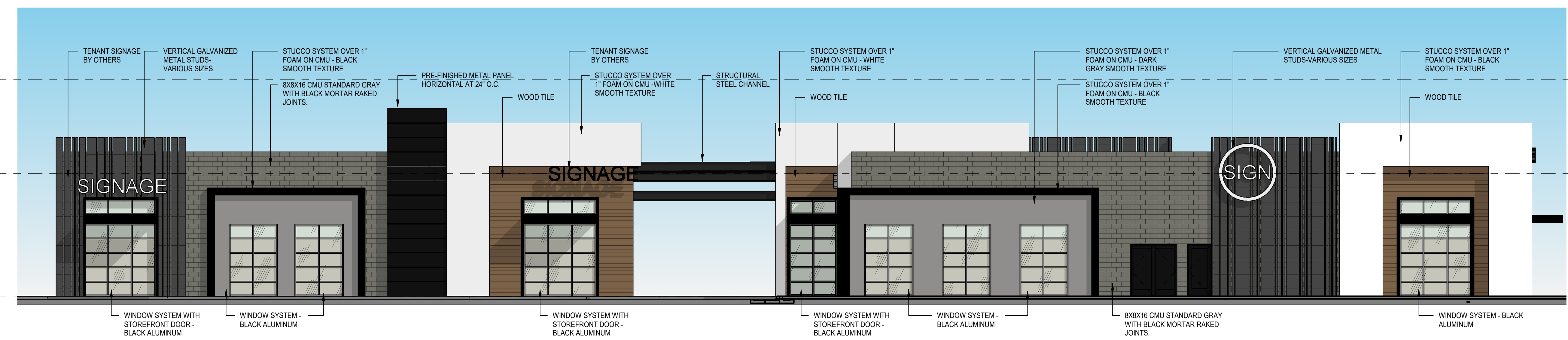
1 PRESENTATION ELEVATION WEST
1/8" = 1'-0"



MATERIALS PERCENTAGE CALCULATIONS:

WOOD TILE:	13%
STUCCO:	42%
VERTICAL GALVANIZED METAL:	15%
CMU:	6%
WINDOW SYSTEM STOREFRONT:	14%
PRE-FINISHED METAL PANEL:	10%
TOTAL:	100%

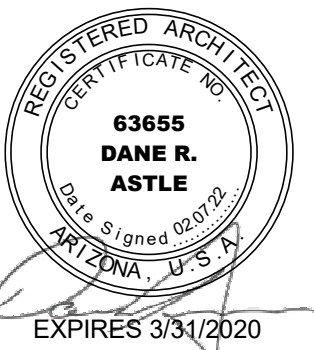
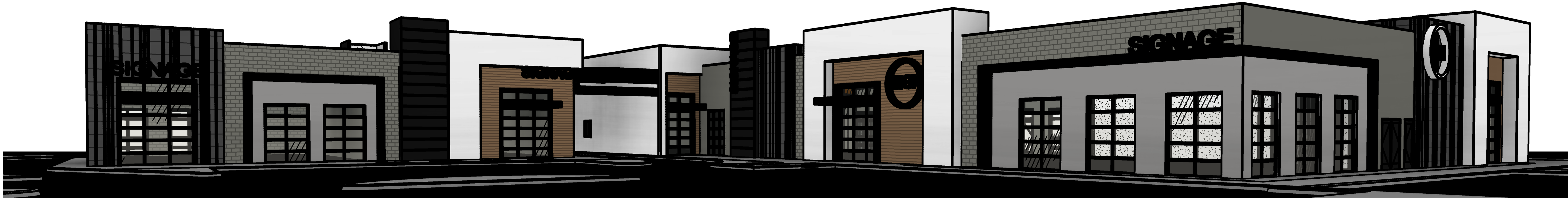
2 PRESENTATION ELEVATION SOUTH
1/8" = 1'-0"



MATERIALS PERCENTAGE CALCULATIONS:

WOOD TILE:	16%
STUCCO:	34%
VERTICAL GALVANIZED METAL:	10%
CMU:	15%
WINDOW SYSTEM STOREFRONT:	20%
PRE-FINISHED METAL PANEL:	5%
TOTAL:	100%

3 EXTERIOR ELEVATION NORTH
1/8" = 1'-0"



1630 W. GUADALUPE RD.
GILBERT, AZ 85233
T. 480.580.1116

12/9/2021 2:23:49 PM - PLOT DATE

BASELINE 9

OFFICE SPACES
OWNER'S NAME

4460 E BASELINE RD MESA AZ 85206

PROJECT TEAM

EDIFICE
Architect
1630 W GUADALUPE RD
GILBERT, AZ 85233
T.480.580.1116
Contact: Dane Astle

19018

#	DESCRIPTION	DATE
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4TH SUBMITTAL	02/07/22
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PERSPECTIVE

AE-208

GENERAL NOTES (BUILDING SECTIONS):



1630 W. GUADALUPE RD.
GILBERT, AZ 85233
T. 480.580.1116

2/7/2022 1:15:00 PM - PLOT DATE

BASELINE 9

OFFICE SPACES
OWNER'S NAME

4460 E BASELINE RD MESA AZ 85206

PROJECT TEAM

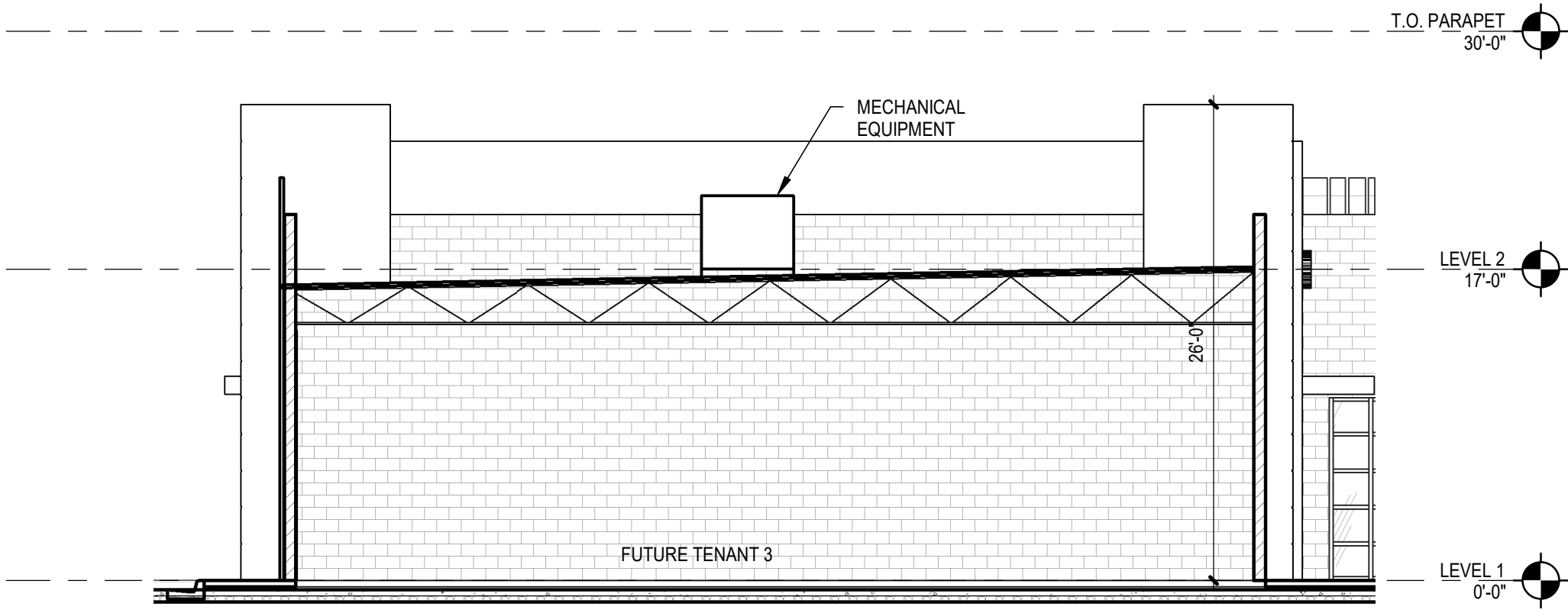
EDIFICE
Architect
1630 W GUADALUPE RD
GILBERT, AZ 85233
T.480.580.1116
Contact: Dane Astle

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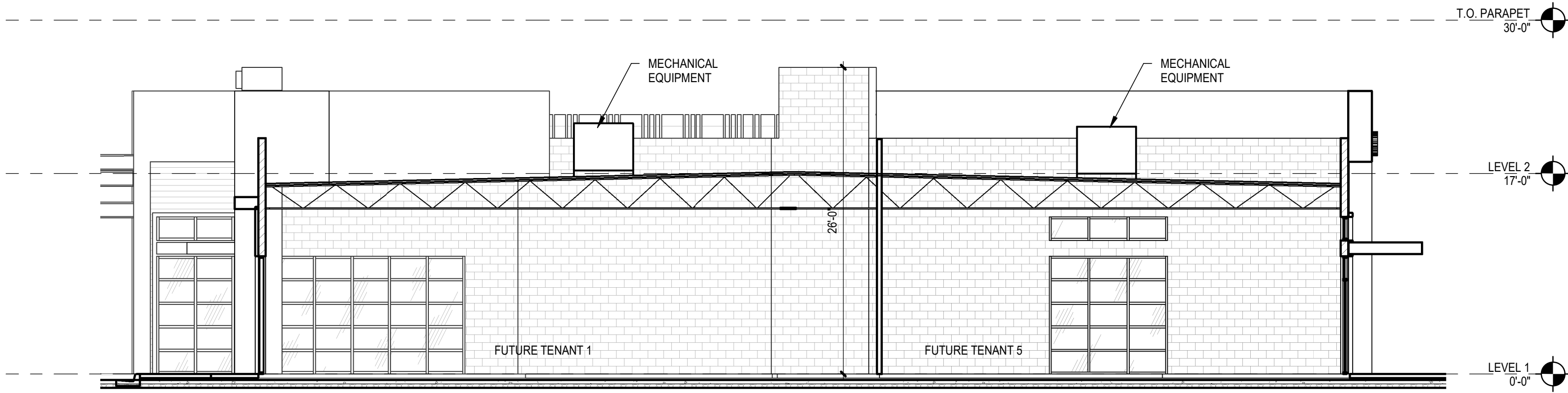
4TH SUBMITTAL
02/07/22

BUILDING SECTIONS

AE-301



1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"



Project Notification Letter

May 25, 2021

Mesa Resident

E Baseline and S Greenfield Rd.

Proposed

Development: Baseline 9, offices space.

Address: Vacant Parcel on 4460 E Baseline Rd, Mesa AZ 85206

Parcel Numbers: 140-68-154

Dear Neighbor or Association President:

Our client, Define Built Solutions, LLC, is developing plans for a 14,385 SF retail center to be built on 1.24 acres of land including prospectively a salon suites spaces, restaurants, fast food, office, and other amenities for the surrounding community.

The Design of the new facility works closely to follow the parameters of the City of Mesa 2040 General Plan character area.

We invite you to join us to learn more about the proposed development and to provide your suggestions prior to our formal submittal to the City of Mesa. Our neighborhood outreach meeting will be taking place on _____, from 5:30PM to 6:30PM at _____

For additional information concerning the proposed development or the City's Site Plan Review process, please contact Dane Astle with EDIFICE at 480.580.1116 or dane@edifice.build.

We sincerely thank you for your time and look forward to sharing this exciting project with you

A handwritten signature in black ink, appearing to read "Dane Astle". The signature is stylized with a large, looped "D" and a sharp, angular "A".

Dane Astle
Principal Architect
EDIFICE

Baseline 9
Citizen Participation Report ZON21-00435
March 08, 2022

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa Planning Staff with information regarding the applicant's efforts to engage citizens and property owners in the vicinity of the subject site concerning the applicant's Site Plan review. This zoning case, identified as ZON2100435, concerns the proposed development located on an approximately 1.24 acres property located at 4460 E. Baseline Road Mesa AZ 85206 (4400 block of East Baseline Road, north side) (APN: 140-68-154) (the "Property" or "Project"). Baseline 9 will result in the development of a commercial retail building with a drive-thru.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Dane Astle
EDIFICE Architecture
1630 W Guadalupe Rd.
Gilbert, Arizona 85233
(480) 580-1116 (office)
dane@edifice.build

Actions Taken:

To provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities to understand and address any real or perceived impacts the development may have with members of the community:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Property Owners within 1,000 feet from the parent parcels
 - b. All registered neighborhood associations within 1 mile of the project
 - c. Homeowners Associations within ½ mile of the project
2. A design review meeting was held on February 8, 2022, regarding the development request. Zero (0) neighboring households attended the meeting.
3. The notification list for the neighborhood meeting included all property owners within 1,000 ft. of the subject property. Additionally, registered neighborhood contacts within 1 mile and

HOAs within ½ mile of the property were included. A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report.

4. Notice for the Planning & Zoning Board hearing was mailed on March 4, 2022. The notice was sent to all property owners within 1000 feet of the subject property, registered neighborhood contacts within 1 mile and HOAs within ½ mile of the property were included in addition to neighbors who attended the neighborhood meeting. A copy of the notification letters for the public meetings is included with this Citizen Participation Report.
5. For the public hearing notice, the applicant posted one 4' x 4' sign on the Property. The sign was placed on the Property on March 8, 2022, two (2) weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign is attached.

Summary of Concerns, Issues and Problems and Resolutions

No Concerns were raised at the meeting.

No additional correspondence or concerns has been received from interested citizens or neighborhood associations.

Schedule:

Formal Submittal to City	September 09, 2021
Design Review Meeting	February 8, 2022
Planning & Zoning Public Hearing	March 23, 2022
City Council Public Hearing	TBD

Attached Exhibits

- 1) Design Review Meeting Notification Materials
 - a. Notification Letter
 - b. Notification Map of surrounding property owners
 - c. List of property owners within 1,000 ft. of the subject property, Neighborhood Associations within 1 mile of the project, and all HOAs within ½ mile of the property.
- 2) Design Review Meeting Summary
- 4) Public Hearing (P&Z) Notification Materials
 - a. Notification Letter
 - b. Notification Map of surrounding property owners
- 5) List of property owners within 500 ft. of the subject property, Neighborhood Associations within 1 mile of the project, HOAs within ½ mile of the property, and all attendees at the neighborhood meeting. Public Notice Sign Posting Affidavit

(Design Review Board Meeting - Sample Notification Letter)

Dear Neighbor,

We have applied for Review by the DESIGN REVIEW BOARD of proposed commercial development for the property located at within the 4400 to 4500 blocks of East Baseline Road (North Side). Located east of Greenfield Road on the north side of Baseline Road. This request is for development of Baseline 9 – commercial development. The case number assigned to this project is DRB21-00973.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (480)580-1116 or e-mail me at dane@edifice.build.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on Tuesday, February 8, 2022 in the Lower Level of the City Council Chambers. 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 a video conferencing platform at <https://mesa11.zoom.us/j/5301232921> or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** [online 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 530 123 2921 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.

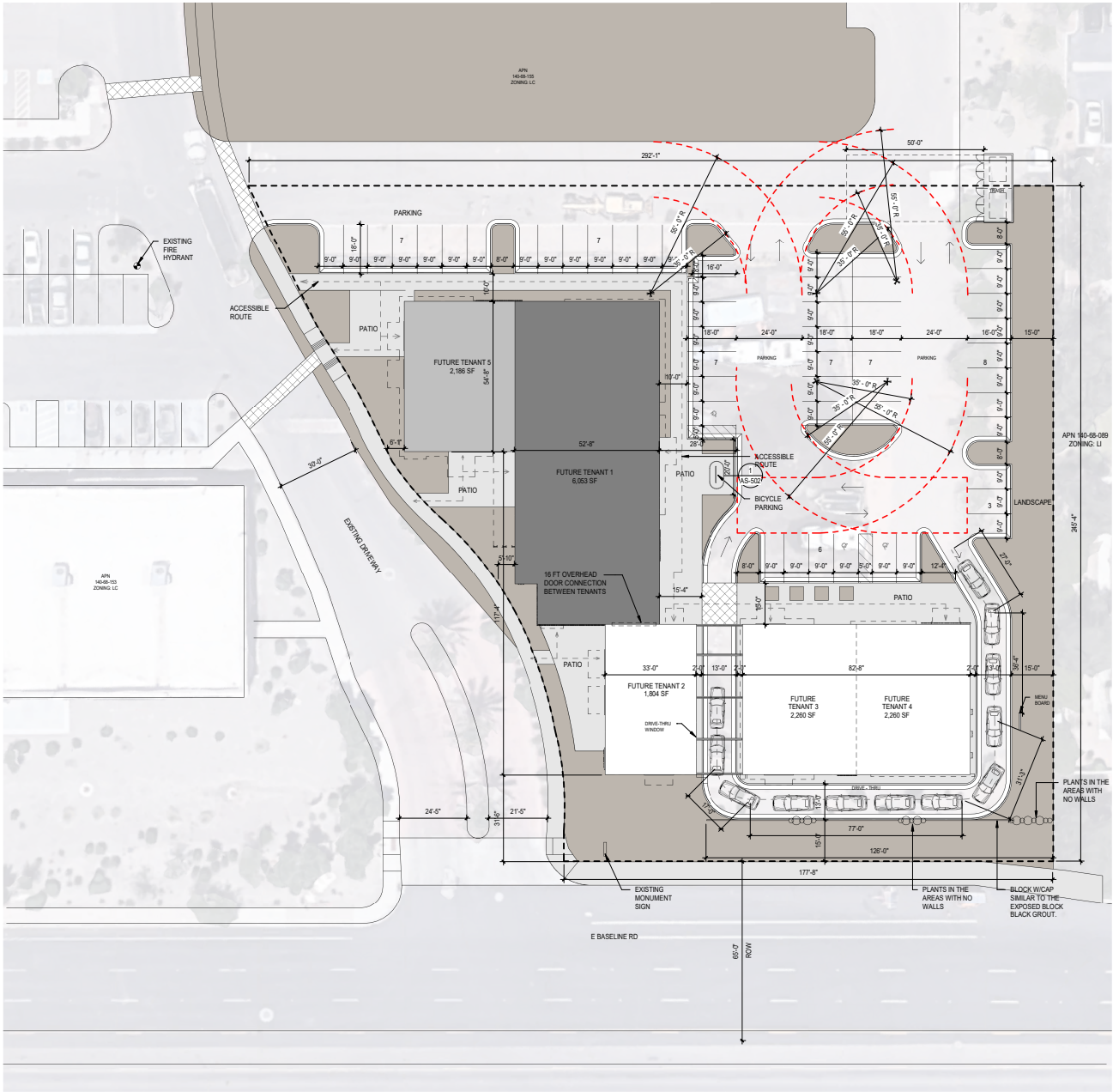
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. He/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.

Sincerely,



Dane Astle
Principal Architect
EDIFICE

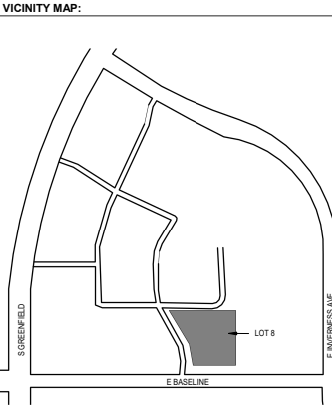


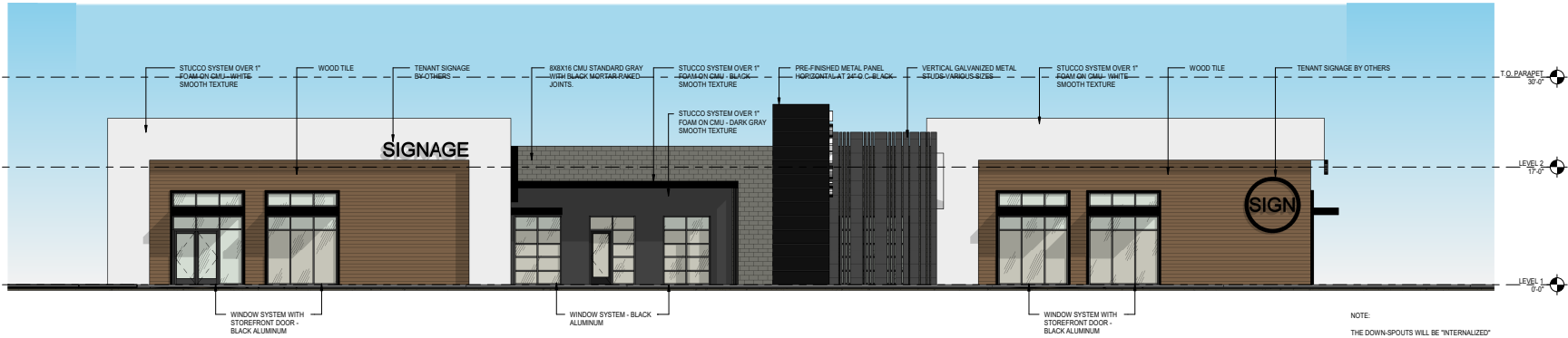
PROJECT INFORMATION	
LOT SIZE (SQ FT):	54,175 SF (1.24 ACRES)
APN:	140-68-154
ZONING:	LC
PROPOSED BUILDING AREA (SQ FT):	14,563
GENERAL PLAN CHARACTER TYPE:	EMPLOYMENT

PARKING CALCULATIONS	
RETAIL PARKING REQUIRED:	1/275 SF
OFFICE PARKING REQUIRED:	1/375 SF
ADA PARKING REQUIRED:	3 SPACES
ADA PARKING PROVIDED:	3 SPACES
TOTAL PARKING REQUIRED:	51 SPACES
TOTAL PARKING PROVIDED:	52 SPACES
BICYCLE PARKING PROVIDED:	9 SPACES

LOT COVERAGE CALCULATIONS	
BUILDING COVERAGE:	14,563 SF
IMPERVIOUS SURFACES:	28,323 SF
TOTAL LOT COVERAGE:	42,886 SF OR 79%

- FIRE CODE NOTES:
- *Required fire apparatus access road during construction or demolition. The access road shall be a minimum of 20 feet wide and shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (74,000 lbs./24,000lbs per axle) when roads are wet. The access road shall be extended to within 200 feet of any combustible materials and/or any location on the job site. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. These access roads may be temporary or permanent. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.
 - *Water supply for fire protection. Approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. In addition, there are times when hydrants and valves must be closed temporarily for repair work or construction of the water system. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.
 - Chapter 33 of the International Fire Code and International Building Code 2018 ed., Fire Safety During Construction and Demolition shall be followed.

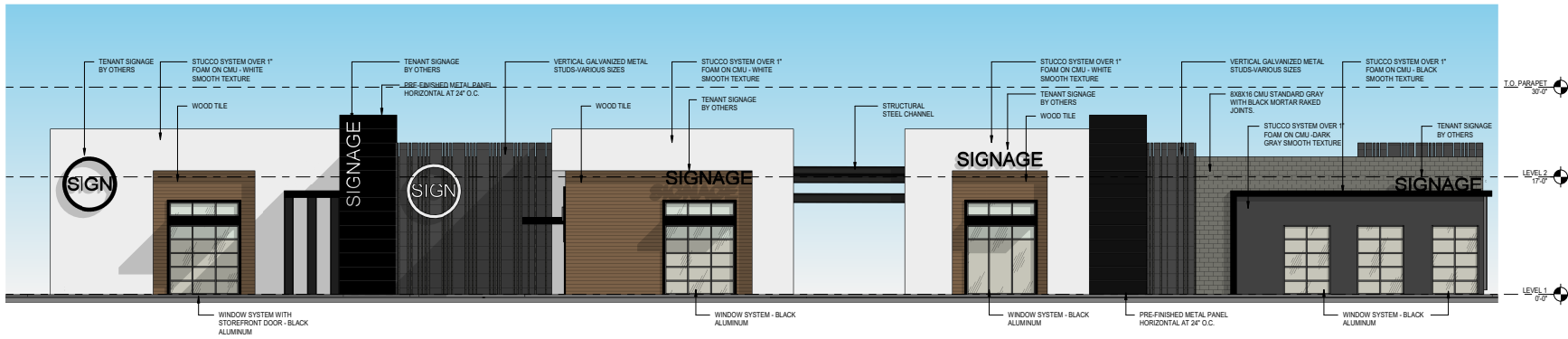




MATERIALS PERCENTAGE CALCULATIONS:

WOOD TILE	28%
STUCCO	32%
VERTICAL GALVANIZED METAL	8%
CMU	7%
WINDOW SYSTEM STOREFRONT	20%
PRE-FINISHED METAL PANEL	5%
TOTAL	100%

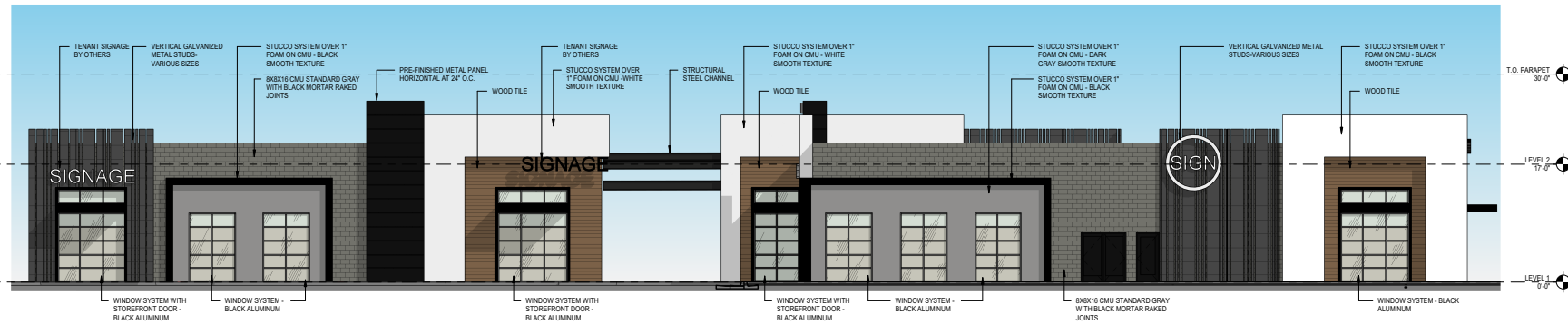
1 PRESENTATION ELEVATION WEST



MATERIALS PERCENTAGE CALCULATIONS:

WOOD TILE	13%
STUCCO	42%
VERTICAL GALVANIZED METAL	15%
CMU	6%
WINDOW SYSTEM STOREFRONT	14%
PRE-FINISHED METAL PANEL	10%
TOTAL	100%

2 PRESENTATION ELEVATION SOUTH



MATERIALS PERCENTAGE CALCULATIONS:

WOOD TILE	16%
STUCCO	34%
VERTICAL GALVANIZED METAL	10%
CMU	15%
WINDOW SYSTEM STOREFRONT	20%
PRE-FINISHED METAL PANEL	5%
TOTAL	100%

3 EXTERIOR ELEVATION NORTH

12/17/2024 12:20 PM PLOT DATE

BASELINE 9

OFFICE SPACES
OWNER'S NAME

4460 E BASELINE RD MESA, AZ 85206

PROJECT TEAM
EDIFICE
Architect
1830 W GUADALUPE RD
GILBERT, AZ 85233
T. 480.260.1116
Contact: Dana Astle

DESCRIPTION DATE

EXTERIOR
ELEVATIONS COLOR

AE-207



Feature Information

(1 of 2)

Clear ?

140-68-154

Owner Information

Owner Name: BASELINE 9 LLC
Property Address: 4460 E BASELINE RD MESA 85206
Mailing Address: 1630 W GUADALUPE RD UNIT 104 GILBERT AZ 85233
Deed Number: 210606795
Sale Date:
Sale Price: \$

Property Information

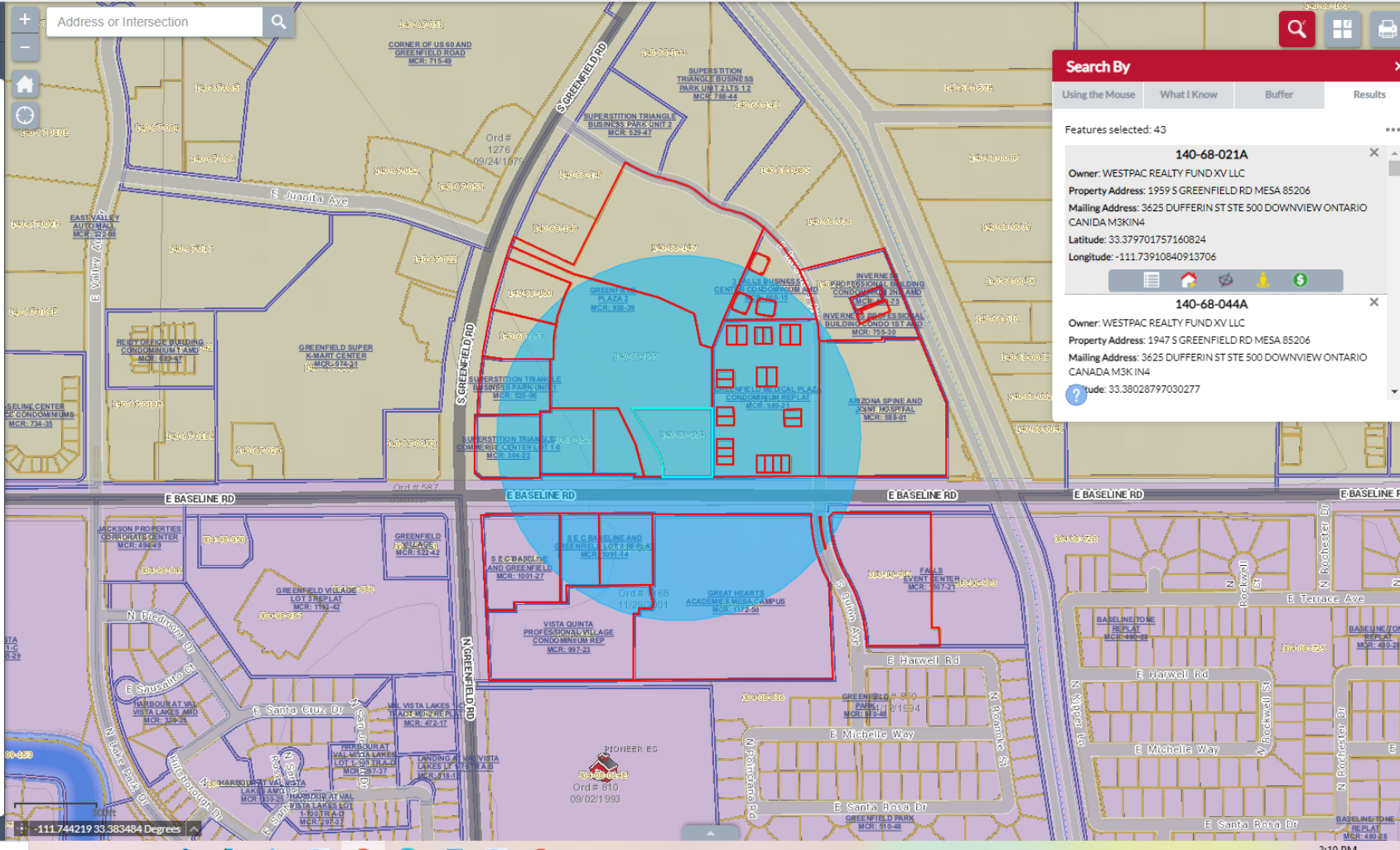
Lat/Long: 33.379771, -111.737062
S/T/R: 33 1N 6E
Jurisdiction: MESA
Zoning: LC
PUC: 0021
Lot Size (sq ft): 54175
MCR #: 938-39
Subdivision: GREENFIELD PLAZA 2
Lot #: 8
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information

Tax Year:	2022	2021
FCV:	\$790,700	\$790,700
LPV:	\$293,806	\$279,815
Legal Class:	2.R	2.R



Zoom to Clear Selected



Search By

Using the Mouse What I Know Buffer Results

Features selected: 43

140-68-021A

Owner: WESTPAC REALTY FUND XV LLC
Property Address: 1959 S GREENFIELD RD MESA 85206
Mailing Address: 3625 DUFFERIN ST STE 500 DOWNVIEW ONTARIO CANADA M3K1N4
Latitude: 33.379701757160824
Longitude: -111.73910840913706

140-68-044A

Owner: WESTPAC REALTY FUND XV LLC
Property Address: 1947 S GREENFIELD RD MESA 85206
Mailing Address: 3625 DUFFERIN ST STE 500 DOWNVIEW ONTARIO CANADA M3K1N4
Latitude: 33.38028797030227

Vista Villages II HOA
Michael Ward
1811 S 39th st Unit 10
Mesa AZ 85206

Concord Village
Nancy Sin
1822 S 39th st
Mesa AZ 85206

BRIGATA HOA
Bob Brown
1901 E. University Dr., #440,
MESA, AZ 85203

CONCORD PLACE HOA
Associa Arizona
7500 N DOBSON RD STE 150,
SCOTTSDALE, AZ 85256

Hunter's Glen
Dustin Snow
4135 S Power Rd Unit 122
Mesa AZ 85212

FULTON PARK HOA
Bob Brown
7255 EAST HAMPTON AVE
SUITE 101, MESA, AZ 85209

HAMPTON PLACE HOA
Patti Garvin
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

HUNTER'S GLEN HOA
Dustin Snow
4135 S. POWER RD., #122
MESA, AZ 85212

QUAIL VISTA VILLAGE HOA
HEYWOOD REALTY&INVESTMENT INC
42 S HAMILTON PL #101
GILBERT, AZ 85233,

SUNNY MESA I HOA
COLBY & POWELL PLC
1535 W HARVARD AVE #101 ,
GILBERT, AZ 85233

VISTA VILLAGES UNIT TWO
Bob Brown
7255 EAST HAMPTON AVE
SUITE 101, MESA, AZ 85209

VISTA VILLAGES, INC.
Bob Brown
7255 E HAMPTON AVE #101 ,
MESA, AZ 85209

City of Mesa Planning
Attention: Charlotte Bridges
PO BOX 1466 mail Stop 9953
MESA, AZ 8211

Dane Astle
2522 E Inglewood St
Mesa, AZ 85213

140-68-070 and 140-68-071
COUSER PROPERTIES LLC
4540 E BASELINE STE 104
MESA AZ 85206

140-68-021A and 140-68-044A
WESTPAC REALTY FUND XV LLC
1959 S GREENFIELD RD
MESA AZ 85206

140-68-068
EAST VALLEY COMMERCIAL LLC
20261 E OCOTILLO RD STE 114
QUEEN CREEK AZ 85142

140-68-072 and 140-68-073
CTB PROPERTY MANAGEMENT LLC
4540 E BASELINE RD UNIT 105
MESA AZ 85206

140-68-088
LEVY PROPERTIES LLC GILBERT
6805 N JOSHUA TREE LN
PARADISE VALLEY AZ 85253

140-68-069
JORB PROPERTIES LLC
3335 E INDIGO BAY CT
GILBERT AZ 85234

140-68-074 and 140-68-075
LG PEDIATRIC PROPERTY LLC
4540 E BASELINE RD STE 108
MESA AZ 85206

140-68-076
YASH REALTY LLC
4540 E BASELINE RD STE 109
MESA AZ 85206

140-68-077
SNOW PAUL REED/MARSHA KAYE
2520 E JASMINE
MESA AZ 85213

140-68-078 and 140-68-079
R KEITH FARR DDS LLC
4540 E BASELINE RD STE 111
MESA AZ 85206

140-68-080
TJBB LLC
4540 E BASELINE RD
MESA AZ 85206

140-68-081
GREENFIELD MED 114 LLC
4337 N DESERT GATE CIR
MESA AZ 85207

140-68-083 and 140-68-083
DVG PROPERTY LLC
4540 E BASELINE RD NO 115
MESA AZ 85206

140-68-085 and 140-68-084
ASPEN GLADE LLC
3418 E ENCANTO ST
MESA AZ 85213

140-68-086
K & L HOLDINGS LLC/K & L - HIGLEY LLC
2527 E JASMINE CIR
MESA AZ 85213

140-68-087
LEVY PROPERTIES LLC GILBERT
6805 N JOSHUA TREE LN
PARADISE VALLEY AZ 85253

140-68-089
GREENFIELD MEDICAL DEVELOPMENT LC
1855 E SOUTHERN AVE #106
MESA AZ 85204

140-68-090B
MESA 4620 APL RKC LLC
800 W MADISON ST STE 400 CHICAGO IL
60607

140-68-092
THREE FALLS SLEEP CENTER LLC
PO BOX 30388
MESA AZ 85275

140-68-093
EAST VALLEY SLEEP CENTER LLC
PO BOX 30388
MESA AZ 85275

140-68-094
MASTER REAL ESTATE DEVELOPMENT LLC
11259 E VIA LINDA STE100-157
SCOTTSDALE AZ 85259

140-68-147
LUMBERJACK CAPITAL - GREENFIELD
PLAZA II LLC
2401 W BELL RD
PHOENIX AZ 85023

140-68-151
MESA VALLEY HOUSING ASSOCIATES
LIMITED PARTNERSHIP
15957 N 81ST ST SUITE 101 SCOTTSDALE
AZ 85260-1851

140-68-152
BLUE GLACIER LLC
4135 S POWER RD STE 122
MESA AZ 85212

140-68-153
AUTOZONE DEVELOPMENT
CORPORATION
PO BOX 2198 3RD FL
MEMPHIS TN 38101

140-68-154
BASELINE 9 LLC
1630 W GUADALUPE RD UNIT 104
GILBERT AZ 85233

140-68-155
LUMBERJACK CAPITAL LLC
2401 W BELL RD
PHOENIX AZ 85023

304-11-971
BENDOT LLC
PO BOX 3062
MANHATTAN BEACH CA 90266

304-11-977
2033-35 W MOUNTAIN VIEW LLC
4461 E BASELINE RD
GILBERT AZ 85234

304-11-978
SACKETT LAND DEVELOPMENT LLC
5450 E MCLELLAN RD UNIT 114
MESA AZ 85205

313-11-850
PS MOUNTAIN WEST LLC
701 WESTERN AVE
GLENDALE CA 91201

313-11-959
GREAT HEARTS ACADEMIES
3102 N 56TH ST
PHOENIX AZ 85018

Design Review Meeting Summary
Baseline 9
ZON21-00435
4460 E. Baseline Road Mesa AZ 85206

February 8, 2022 at 4:30 pm

Lower level of the City Council Chambers

The design review meeting began at approximately 4:15 pm to ensure attendees were able to arrived before beginning a PowerPoint Presentation. Zero (0) neighbor households attended the meeting. Present for the applicant was Dane Astle from EDIFICE Architecture. Also in attendance was Charlotte Bridges from the City of Mesa Planning Department.

The presentation prepared included the following topics:

- Provide information on Site Location, General Plan & Zoning Districts
- Explain the Site Plan layout and details
- Described the building height for the project and the adjacent medical-office
- Address Questions
- Discuss the expected future public hearing process

There are no question or concerns from the neighbors at the meeting, but we received a concern later about the drive through traffic.

(Planning & Zoning Board Hearing - Sample Notification Letter)

Dear Neighbor,

We have applied for a SITE PLAN REVIEW for the property located at 4400 block of East Baseline Road (north side) (4460 East Baseline Rd. Mesa, AZ 85206) This request is for development of a commercial retail building with a drive thru. The case number assigned to this project is ZON21-00435.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-580-1116 or e-mail me at dane@edifice.build

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 23, 2022 in the City Council Chambers located at 57 East First Street. 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 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <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 530 123 2921 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.

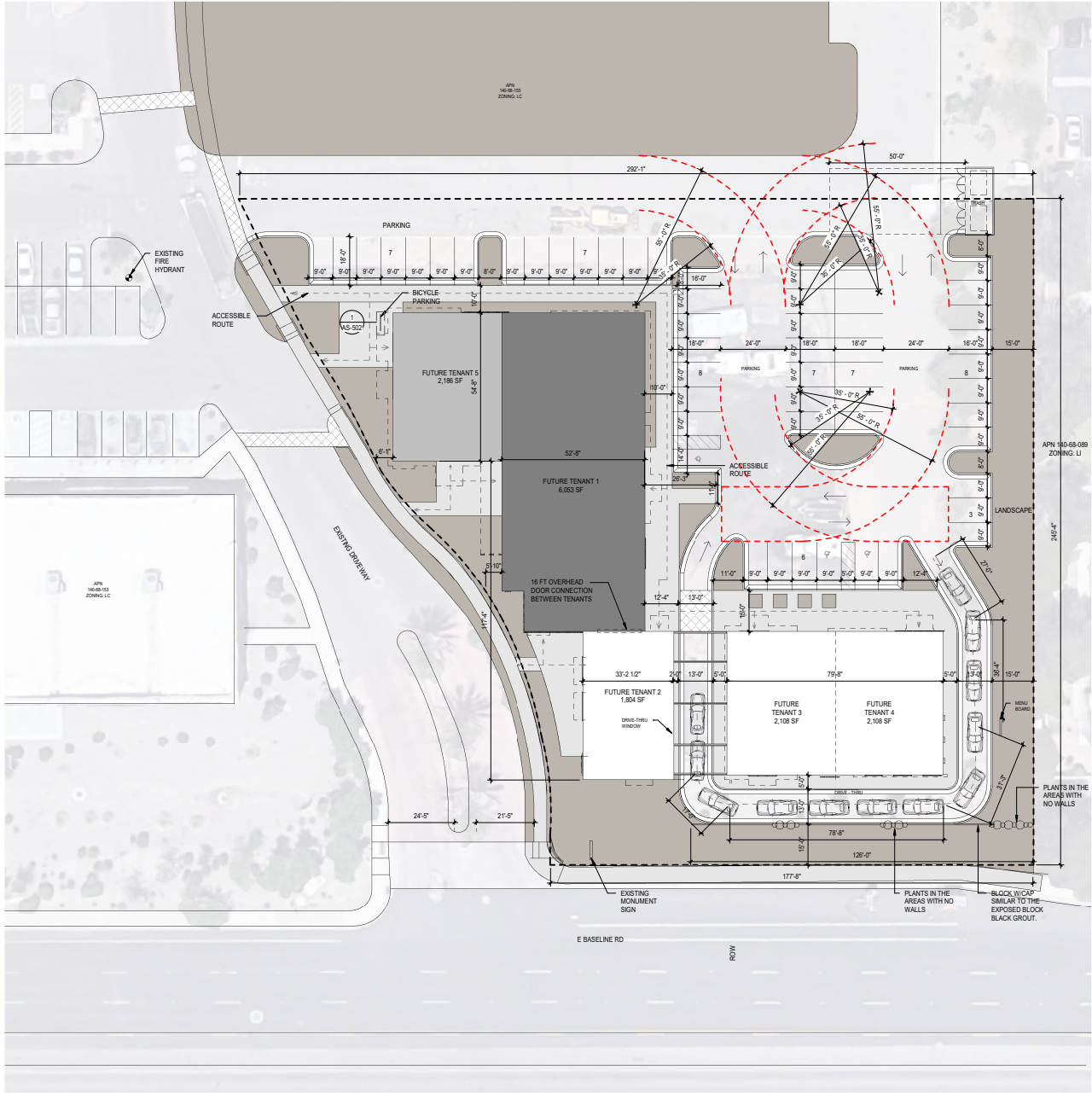
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. He/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.

Sincerely,



Dane Astle
EDIFICE LLC

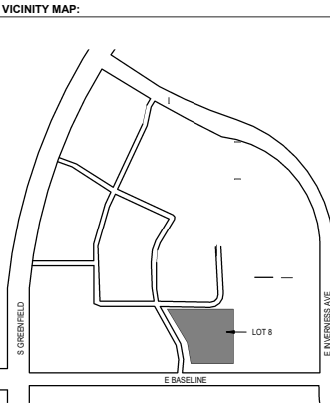


PROJECT INFORMATION	
LOT SIZE (SQ FT):	54,175 SF (1.24 ACRES)
APN:	140-68-154
ZONING:	LC
PROPOSED BUILDING AREA (SQ FT):	14,259
GENERAL PLAN CHARACTER TYPE:	EMPLOYMENT

PARKING CALCULATIONS	
RETAIL PARKING REQUIRED:	1/275 SF - 14,259 SF / 275 = 52 STALLS
ADA PARKING REQUIRED:	3 SPACES
ADA PARKING PROVIDED:	3 SPACES
TOTAL PARKING REQUIRED:	52 SPACES
TOTAL PARKING PROVIDED:	53 SPACES
BICYCLE PARKING PROVIDED:	9 SPACES

LOT COVERAGE CALCULATIONS	
BUILDING COVERAGE:	14,983 SF
IMPERVIOUS SURFACES:	28,323 SF
TOTAL LOT COVERAGE:	42,886 SF OR 79%

- FIRE CODE NOTES:
- "Required fire apparatus access road during construction or demolition. The access road shall be a minimum of 20 feet wide and shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of the apparatus (74,000 lbs (24,000lbs per axle)) when roads are wet. The access road shall be extended to within 200 feet of any combustible materials and/or any location on the job site. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. These access roads may be temporary or permanent. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.
 - "Water supply for fire protection. Approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. In addition, there are times when hydrants and valves must be closed temporarily for repair work or construction of the water system. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.
 - Chapter 33 of the International Fire Code and International Building Code 2018 ed., Fire Safety During Construction and Demolition shall be followed.



1 SITE PLAN

1" = 20'-0"

MATERIALS PERCENTAGE CALCULATIONS:

WOOD TILE:	28%
STUCCO:	32%
VERTICAL GALVANIZED METAL:	8%
CMU:	7%
WINDOW SYSTEM STOREFRONT:	20%
PRE-FINISHED METAL PANEL:	5%
TOTAL:	100%

MATERIALS PERCENTAGE CALCULATIONS:

WOOD TILE:	13%
STUCCO:	42%
VERTICAL GALVANIZED METAL:	15%
CMU:	6%
WINDOW SYSTEM STOREFRONT:	14%
PRE-FINISHED METAL PANEL:	10%
TOTAL:	100%

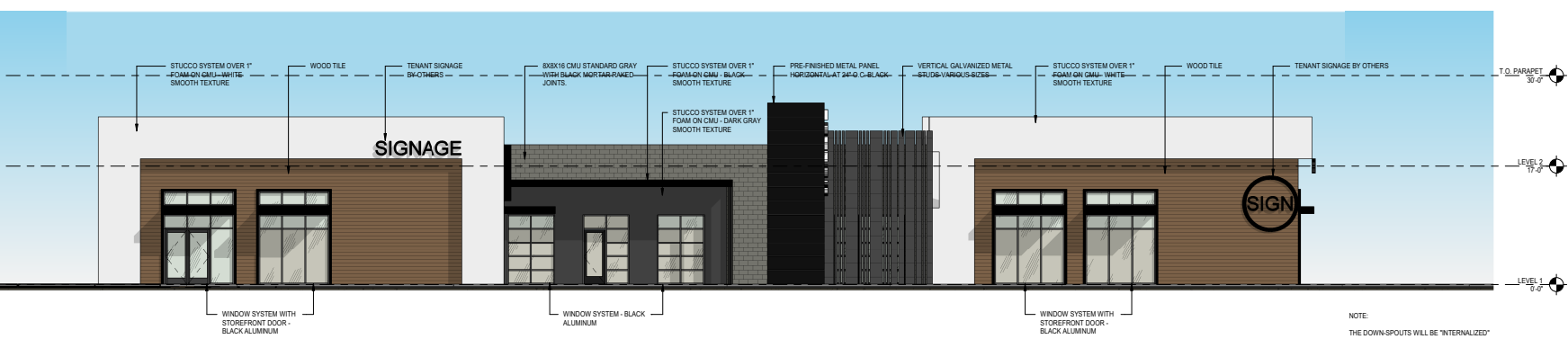
MATERIALS PERCENTAGE CALCULATIONS:

WOOD TILE:	16%
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VERTICAL GALVANIZED METAL:	10%
CMU:	15%
WINDOW SYSTEM STOREFRONT:	20%
PRE-FINISHED METAL PANEL:	5%
TOTAL:	100%

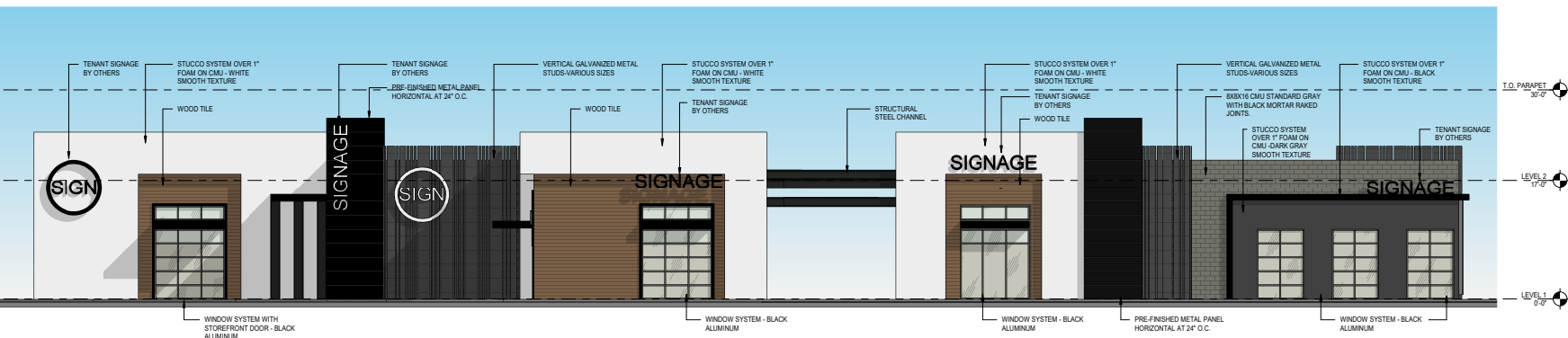
NOTE:
THE DOWN-SPOUTS WILL BE "INTERNALIZED"

NOTE:
THE DOWN-SPOUTS WILL BE "INTERNALIZED"

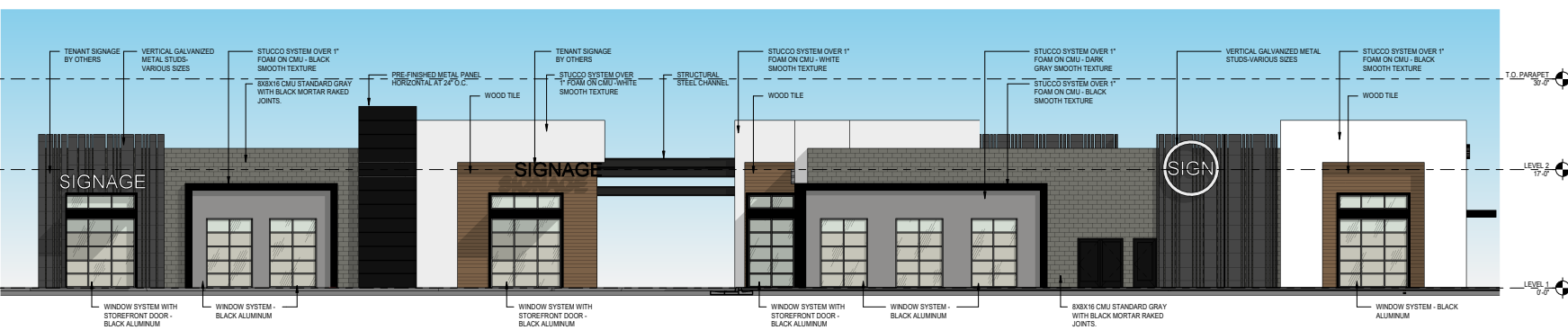
NOTE:
THE DOWN-SPOUTS WILL BE "INTERNALIZED"



1 PRESENTATION ELEVATION WEST
1/8" = 1'-0"

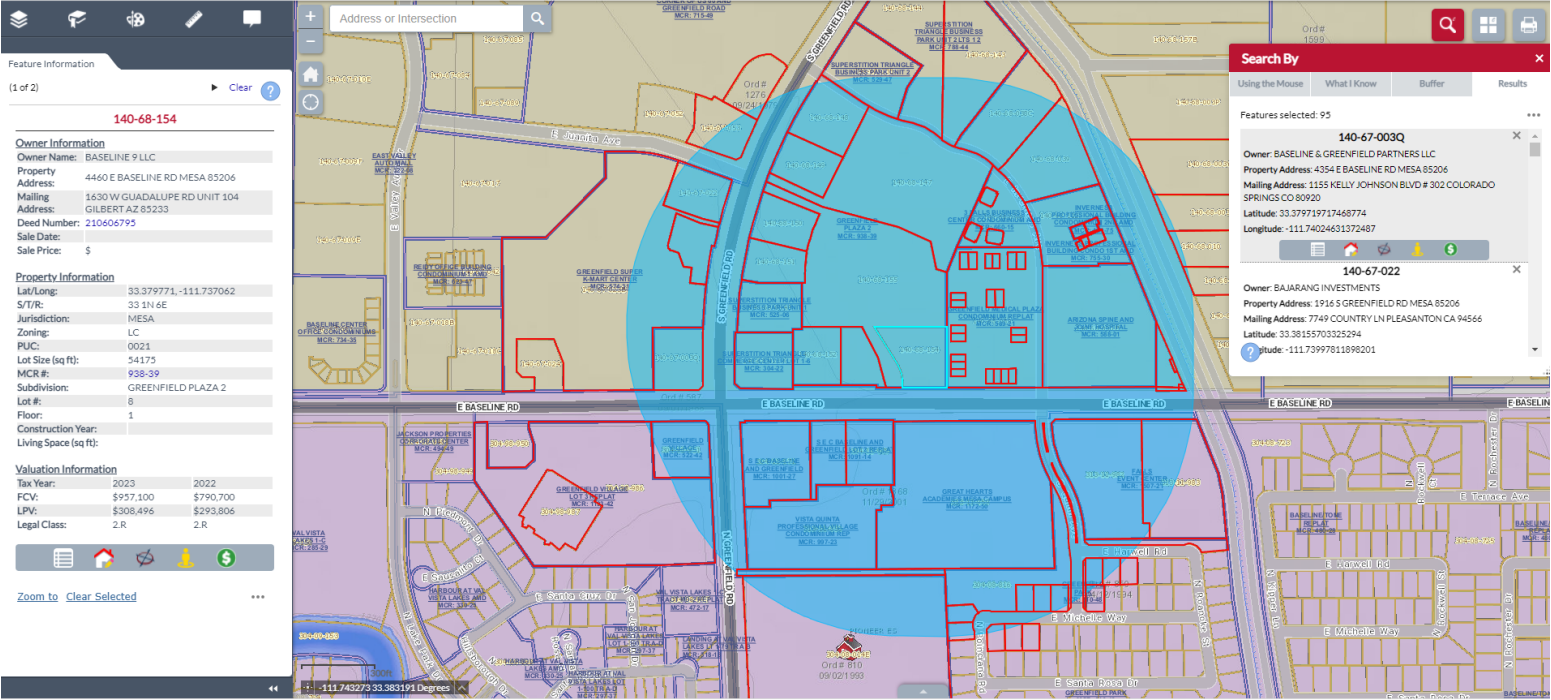


2 PRESENTATION ELEVATION SOUTH
1/8" = 1'-0"



3 EXTERIOR ELEVATION NORTH
1/8" = 1'-0"

BASELINE 9, PROPERTY OWNERS 1000' MAP
ZON21-00435



BASELINE & GREENFIELD PARTNERS LLC 1155 KELLY JOHNSON BLVD # 302 COLORADO SPRINGS, CO 80920	BAJARANG INVESTMENTS 7749 COUNTRY LN PLEASANTON, CA 94566	THORHAUG FAMILY VENTURE I LLC 4311 AVOCADO AVE YORBA LINDA, CA 92886
SPIRIT MASTER FUNDING X LLC 1600 E PLANO PKWY PLANO, TX 75074	ALPHA IV PARTNERS LLC 2401 W BELL RD PHOENIX, AZ 85023	ALPHA IV PARTNERS LLC 2401 W BELL RD PHOENIX, AZ 85023
HERNDON VARREL L/SANDI L 1925 S GREENFIELD RD MESA, AZ 85206	OLD GREENFIELD PROPERTIES LLC 3823 E DECATUR ST MESA, AZ 85205	MONTERO LLC 463 S HAMILTON CT GILBERT, AZ 85233
SRPAI & PD 1521 PROJECT DR TEMPE, AZ 85281	SRPAI & PD 1521 PROJECT DR TEMPE, AZ 85281	S R P A I & P D PO BOX 1980 PHOENIX, AZ 85001
SRPAI & PD 1521 PROJECT DR TEMPE, AZ 85281	SRPAI & PD 1521 PROJECT DR TEMPE, AZ 85281	STATEN LAND 2738 E GUADALUPE RD GILBERT, AZ 85234
WESTPAC REALTY FUND XV LLC 3625 DUFFERIN ST STE 500 ONTARIO CANIDA M3KIN4	EBRAHIM ABE AND SHAHLA KAABIPOUR REVOCABLE LIVING TRUST 12600 SARATOGA AVE SARATOGA, CA 95070-4189	RISE LEGACY DEVELOPMENT LLC 4542 E INVERNESS AVE MESA, AZ 85206
RISE LEGACY DEVELOPMENT LLC 4554 E INVERNESS AVE MESA, AZ 85206	WESTPAC REALTY FUND XV LLC 3625 DUFFERIN ST STE 500 DOWNVIEW ONTARIO CANADA M3K IN4	EAST VALLEY COMMERCIAL LLC 20261 E OCOTILLO RD STE 114 QUEEN CREEK, AZ 85142
JORB PROPERTIES LLC 3335 E INDIGO BAY CT GILBERT, AZ 85234	COUSER PROPERTIES LLC 4540 E BASELINE STE 104 MESA, AZ 85206	COUSER PROPERTIES LLC 4540 E BASELINE STE 104 MESA, AZ 85206
CTB PROPERTY MANAGEMENT LLC 4540 E BASELINE RD UNIT 105 MESA, AZ 85206	CTB PROPERTY MANAGEMENT LLC 4540 E BASELINE RD UNIT 105 MESA, AZ 85206	LG PEDIATRIC PROPERTY LLC 4540 E BASELINE RD STE 108 MESA, AZ 85206
LG PEDIATRIC PROPERTY LLC 4540 E BASELINE RD STE 108 MESA, AZ 85206	YASH REALTY LLC 4540 E BASELINE RD STE 109 MESA, AZ 85206	SNOW PAUL REED/MARSHA KAYE 2520 E JASMINE MESA, AZ 85213

R KEITH FARR DDS LLC
4540 E BASELINE RD STE 111 AND 112
MESA, AZ 85206

GREENFIELD MED 114 LLC
4337 N DESERT GATE CIR
MESA, AZ 85207

ASPEN GLADE LLC
3418 E ENCANTO ST
MESA, AZ 85213

LEVY PROPERTIES LLC GILBERT
6805 N JOSHUA TREE LN
PARADISE VALLEY, AZ 85253

MESA 4620 APL RKC LLC
800 W MADISON ST STE 400
CHICAGO, IL 60607

EAST VALLEY SLEEP CENTER LLC
PO BOX 30388
MESA, AZ 85275

G TO G LLC
240 W MAIN ST
MESA, AZ 85201

ASAP PROPERTIES-SEV LLC
2525 W GREENWAY RD STE 125
PHOENIX, AZ 85023

B C BERGE - GREENFIELD PLAZA LLC
2401 W BELL RD
PHOENIX, AZ 85023

ANVAYA CORP/SATYANARAYANA
MANNEM IRA
1414 GLENMORE WAY
SAN JOSE, CA 95129

R KEITH FARR DDS LLC
4540 E BASELINE RD STE 111 AND 112
MESA, AZ 85206

DVG PROPERTY LLC
4540 E BASELINE RD NO 115
MESA, AZ 85206

ASPEN GLADE LLC
3418 E ENCANTO ST
MESA, AZ 85213

LEVY PROPERTIES LLC GILBERT
6805 N JOSHUA TREE LN
PARADISE VALLEY, AZ 85253

HADDAD MESA PROPERTIES LLC
3358 W MARDON AVE
LAS VEGAS, NV 89139-5964

MASTER REAL ESTATE DEV. LLC
11259 E VIA LINDA STE100-157
SCOTTSDALE, AZ 85259

JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

B C BERGE LLC
2401 W BELL RD
PHOENIX, AZ 85023

LUMBERJACK CAPITAL - GREENFIELD
2401 W BELL RD
PHOENIX, AZ 85023

TJBB LLC
4540 E BASELINE RD
MESA, AZ 85206

DVG PROPERTY LLC
4540 E BASELINE RD NO 115
MESA, AZ 85206

K & L HOLDINGS LLC/K & L - HIGLEY LLC
2527 E JASMINE CIR
MESA, AZ 85213

GREENFIELD MEDICAL DEV. LC
1855 E SOUTHERN AVE #106
MESA, AZ 85204

THREE FALLS SLEEP CENTER LLC
PO BOX 30388
MESA, AZ 85275

GEUPEL FLP INVERNESS LLC
1760 E PECOS RD STE 447
GILBERT, AZ 85295

G TO G LLC
240 W MAIN ST
MESA, AZ 85201

ACC INVERNESS LLC
615 FRONT STREET
SAN FRANCISCO, CA 94111

JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

BIG WIDGET CAPITAL LLC
111 W MONROE ST
CHICAGO, IL 60603

LUMBERJACK CAPITAL LLC 2401 W BELL RD PHOENIX, AZ 85023	MESA CUSTARD LLC PO BOX 10 LAKE DELTON, WI 53940	MESA VALLEY HOUSING ASSOCIATES LP 15957 N 81ST ST SUITE 101 SCOTTSDALE, AZ 85260-1851
BLUE GLACIER LLC 4135 S POWER RD STE 122 MESA, AZ 85212	AUTOZONE DEVELOPMENT CORP. PO BOX 2198 3RD FL MEMPHIS, TN 38101	BASELINE 9 LLC 1630 W GUADALUPE RD UNIT 104 GILBERT, AZ 85233
LUMBERJACK CAPITAL LLC 2401 W BELL RD PHOENIX, AZ 85023	SCHOOL DISTRICT NO 41 PO DRAWER 1 GILBERT, AZ 85234	PUTHUSSERIL V T/ABRAHAM R/P/M 1470 N POINCIANA RD GILBERT, AZ 85234
MOLINAR MANDY/JOSEPH 2559 E MICHELLE WAY GILBERT, AZ 85234	VOSS MICHAEL/JENNIFER 2549 E MICHELLE WAY GILBERT, AZ 85234	JEFFRY & ANDREA REVOCABLE TRUST 50 N LANTANA LN SHOW LOW, AZ 85901
KIMTEE ANKIT/RUCHI 1480 N POINCIANA RD GILBERT, AZ 85234	WILKINSON CLARK D/MARIAN K 2550 E MICHELLE WAY GILBERT, AZ 85234	HASKO SARAH DANIEL/LUCA SIDRID 2560 E MICHELLE WAY GILBERT, AZ 85234
KELLEY TED J/MARTHA J 2570 E MICHELLE WAY GILBERT, AZ 85234	RL HARRIS FAMILY LIVING TRUST 2600 E MICHELLE WAY GILBERT, AZ 85234	HADVAB THUY /JOHNSON SIDNEY LEE 2641 E HARWELL RD GILBERT, AZ 85234
MORGAN ERIC R/ASHLI M 2621 E HARWELL RD GILBERT, AZ 85234	TRAN KIMOANH THI/KIMVAN THI 2601 E HARWELL RD GILBERT, AZ 85234	GREENFIELD PARK AT BASELINE HOMEOWNERS ASSOCI 4645 E COTTON GIN LOOP PHOENIX, AZ 85040
GREENFIELD PARK AT BASELINE HOMEOWNERS ASSOCI 4645 E COTTON GIN LOOP PHOENIX, AZ 85040	GREENFIELD PARK AT BASELINE 4645 E COTTON GIN LOOP PHOENIX, AZ 85040	GREENFIELD PARK AT BASELINE HOMEOWNERS ASSOCI 4645 E COTTON GIN LOOP PHOENIX, AZ 85040
GREENFIELD PARK AT BASELINE HOMEOWNERS ASSOCI 4645 E COTTON GIN LOOP PHOENIX, AZ 85040	GILBERT UNIFIED SCHOOL DISTRICT NUMBER 41 140 S GILBERT RD GILBERT, AZ 85296	BENDOT LLC PO BOX 3062 MANHATTAN BEACH, CA 90266
2033-35 W MOUNTAIN VIEW LLC 4461 E BASELINE RD GILBERT, AZ 85234	SACKETT LAND DEVELOPMENT LLC 5450 E MCLELLAN RD UNIT 114 MESA, AZ 85205	MODESTO CENTRAL LLC 15456 VENTURA BLVD SUITE 300 SHERMAN OAKS, CA 91403

AZG GREENFIELD PLAZA LLC
1129 S OAKLAND STE 101
MESA, AZ 85206

PS MOUNTAIN WEST LLC
701 WESTERN AVE
GLENDALE, CA 91201

GREAT HEARTS ACADEMIES
3102 N 56TH ST
PHOENIX, AZ 85018

TOWER GILBERT LLC
250 W MAIN ST STE 101
WOODLAND, CA 95695

CHURCH THE
4635 E BASELINE RD
GILBERT, AZ 85234

CITY OF MESA- PLANNING DIVISION
ATTENTION CHARLOTTE BRIDGES
PO BOX 1466 MAIL STOP 9953
MESA, AZ 85211

DANE ASTLE
2522 E INGLEWOOD ST
MESA, AZ 85213

BRIGATA HOMEOWNER'S ASSOC. INC.
1901 E UNIVERSITY DR, #440
MESA AZ 85203

CONCORD PLACE HOMEOWNER'S
7373 N SCOTTSDALE RD STE. A102
SCOTTSDALE AZ 85253

FULTON PARK HOMEOWNERS ASSOC
7255 E HAMPTON AVE STE 101
MESA AZ 85209

HAMPTON PLACE HOMEOWNERS
4645 E COTTON GIN LOOP
PHOENIX AZ 85040

HUNTER'S GLEN HOMEOWNERS
4135 S POWER RD #122
MESA AZ 85212

QUAIL VISTA VILLAGE HOMEOWNERS
42 S HAMILTON PL #101
GILBERT AZ 85233

SUNNY MESA I HOMEOWNERS
1535 W HARVARD AVE #101
GILBERT AZ 85233

VISTA VILLAGES UNIT TWO
7255 E HAMPTON AVE STE 101
MESA AZ 85209

VISTA VILLAGES. INC.
7255 E HAMPTON AVE #101
MESA AZ 85209

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 03/08/22

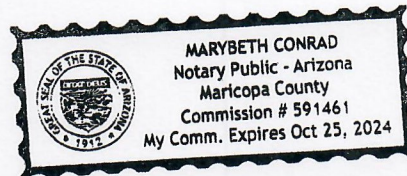
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON21-00435 Baseline 9, on 4460 E Baseline Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way 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: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on 03/08/22

Mary Beth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 23, 2022

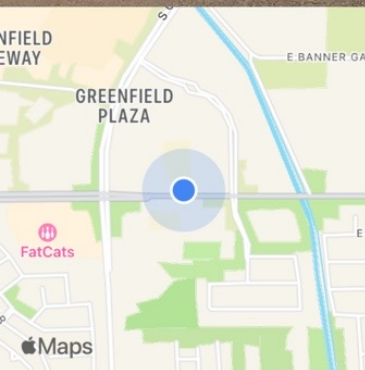
CASE: ZON21-00435

REQUEST: Site Plan Review. This request will
allow for a multi-tenant retail building
with a drive-thru.

APPLICANT: Zach Collins
PHONE: 480-276-9114

Planning Division 480-644-2385

Posting date: 3/8/2022



4460 E Baseline Rd
Mesa AZ 85206

+33.379476,-111.737065

Tuesday, March 8, 2022 at 11:15:53 AM