

**ZON22-00479 District 6.** Within the 7200 to 7400 blocks of the South Crismon Road alignment (east side). Located north of Germann Road on the east side of the Crismon Road alignment. (63± acres). Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Adam Baugh, Withey Morris, PLC, applicant; The Cubes at Mesa Gateway, LLC, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed separate individual item.

Boardmember Allen motioned to approve the consent agenda. The motion was seconded by Boardmember Villanueva- Saucedo.

**That: The Board recommends approve the case ZON22-00023 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with all conditions of approval of Case No. Z96-67 (Ordinance No. 3245).
5. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance, including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport.
7. Prior to submitting an application for any building permit, provide written authorization from Salt River Project (SRP) authorizing the proposed development within the existing SRP easement.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, Villanueva-Saucedo, Peterson, Pitcher

NAYS – None