
Cannon Beach Mixed Use Development

East of SEC Power Road & Warner Road

Project Narrative – PAD Modification & Site Plan Review

**Submitted to:**

City of Mesa
Planning Division
55 N. Center Street
Mesa, AZ 85201

Submitted by:

Pew & Lake, PLC
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1744 S. Val Vista Dr., Ste. 217
Mesa, AZ 85204

On Behalf of:

Action Zone Business, LLC

January 17, 2023

I. Introduction

Pew & Lake, PLC, on behalf of Action Zone Business, LLC, is pleased to submit this Project Narrative and related exhibits for development requests to allow for a 1.6-net acre addition to the approved 37-acre Cannon Beach Mixed Use PAD. Cannon Beach is a regional commercial-entertainment mixed use development located at the southeast corner of Power Road and Warner Road in Mesa. The subject property is east of the intersection and further identified on the Maricopa County Assessor's Map as a portion of parcel number 304-30-011B (the "Property," see Site Aerial below). This proposal completes the project area adjacent to the canal on Warner Road at the project's back door. This minor modification continues to apply the same approved design in the Cannon Beach PAD and its related DRB cases. These plans represent the more finalized version for construction of this highly unique project that has been the first of its kind in Mesa and the Metro-Phoenix area.

Figure 1 – Site Aerial



Requests:

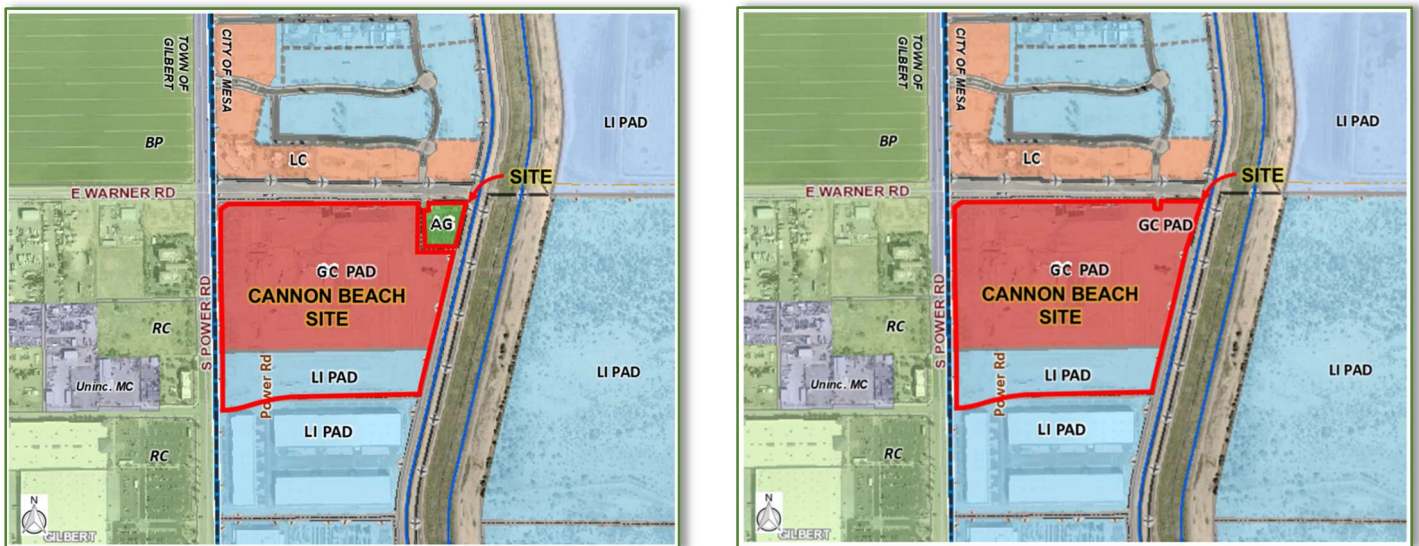
The specific requests are City of Mesa approval of the following:

- Rezoning from AG to GC PAD
- Site Plan Amendment
- Minor Amendment to the Preliminary Plat

II. General Plan and Zoning Designations

The Property is designated in the Mesa General Plan as the Mixed Use Activity District/Employment Character Area. Figure 2 below indicates the existing and proposed zoning.

Figure 2 – Existing and Proposed Zoning



This proposal is consistent with the General Plan for the same reasons as approved in the original PAD, as follows:

- GC zoning is a primary zoning in the Mixed Use Activity District.
- The retail, restaurants, offices, hotels, commercial recreation uses on the site plan are primary land uses in the General Plan category.
- No changes are proposed to building heights, which were approved in the original PAD and are appropriate for the regional destination that describes Cannon Beach.
- Cannon Beach's proposed addition is part of an approved regional-scale development, which addresses the objective of the General Plan.
- This request supports the same uses in the original application that are intended in this General Plan character area, which are a mixture of recreational, office, hotel, commercial, and flex uses.
- The proposed amended site plan and additional area will form a more complete site plan that is designed to attract people to Mesa from the larger region.
- The additional land is located in a Growth Area where Growth is expected to locate.
- Parking located on the new parcel is compatible with the surrounding uses.

III. Background, Guidance from Approved PAD and Guidelines

A PAD-rezone is required in this case because an additional 1.6 acres of land are being added to the Cannon Beach. Consistent with the original intent, this PAD modification keeps in the spirit with the original plan and does not significantly modify the approved conceptual site plan, landscaping or architectural design. This application includes all minor changes necessary to accommodate adding the additional land and relocating the parking structure to the corner of the site. This application preserves the same mixed uses on the approved site plan.

The following summarizes the history of the Cannon Beach zoning:

- The overall Cannon Beach mixed use project was approved on September 21, 2020, which included Rezoning-PAD, Site Plan Review, and PAD Design Guidelines (ZON20-00253). This received unanimous approval from the City Council. Design Review documents for the overall Cannon Beach and phase 2 retail pads (DRB20-00607, ADM20-00853) were approved and received glowing remarks from the Design Review Board. Phase 1 and the parking areas were included in the initial building permit that is currently under construction.
- A Phase 2 amendment to the PAD was approved for enhanced retail buildings along Power Road (ZON21-00892 and DRB21-00884), which updated the overall site plan. Phase 3 for the flex building was approved for the recreational uses in ADM22-01126.
- Regarding the latest master site plan, in 2022, a site plan amendment was approved that adjusted the phase 1 permitting plans for the wave lagoon beach (ADM 22-00251). This is the current approved site plan for Cannon Beach that this application proposes to modify.

When the original Cannon Beach PAD and DRB cases were approved, the size and quality of the project was considered and the positive impact on the community. The submittal included special PAD Design Guidelines to guide future phases of development for each kind of building shown on the site plan. The intent was to avoid unnecessary repetition of rezoning and DRB submittals for minor adjustments that were expected to come during the phased development process, as long as each phase was found to be in compliance with the PAD and the quality that would bring the intended visibility and economic development to the City. The City and applicant anticipated each subsequent phase to be consistent with the approved site plan and guidelines without having to restart the full public rezoning or DRB process for each minor change to save city resources for design conditions already vetted.

IV. Existing Site Conditions and Relationship to Surrounding Properties

The subject site is a former low-key nursery site without public access. It has minimal improvements other than a perimeter fence and temporary greenhouse that are ancillary to the plants. Abutting the north property line is Warner Road, followed by vacant land planned for

commercial uses in the Gateway Norte approved site plan. To the east is a canal and canal access road, then vacant land zoned for employment uses. Cannon Beach surrounds the property to the south and west, with the exception of a small, City of Mesa well site that is approximately 4,900 square feet.

Table 1 – Existing and Surrounding Land Use Context

Direction	General Plan Character Area/Land Use	Existing Zoning	Existing Use
Project Site	Mixed Use Activity/Employment	AG	Nursery
North	Mixed Use Activity/Employment	LC	Warner Road, Vacant
East	Mixed Use Activity/Employment	LI	Canal
South	Mixed Use Activity/Employment	GC PAD	Vacant, Cannon Beach site plan
West	Mixed Use Activity/Employment	GC PAD AG	Vacant, Cannon Beach site plan, well site

V. PAD Zoning

A. Description

The purpose of this request is to rezone to GI and a PAD overlay to add this 1.6-acre Property to the Cannon Beach PAD. An amendment to the site plan and preliminary plat are also requested to integrate this additional land into Cannon Beach. All of the proposed design character and site features of the previous PAD will be applied to the Property, as modified and updated in this request. The following summarizes the proposed changes:

- Expand the total site area by 1.6 acres at the northeast corner of Cannon Beach.
- Move the approved second parking structure east of the wave lagoon to that new acreage. This modification improves upon the approved plan by opening up the space behind the wave lagoon and improving upon the layout of the two parking structures. More surface parking surrounds the wave lagoon area and first hotel, which will increase access to the main recreation facility.
- One of the north office buildings was changed to a hotel building, which is an allowed use anticipated in the original plan. A row of parking was moved from the north to the south side of Hotel A and Office A to increase the amount of shared parking near the wave lagoon area and the hotel. This will free-up the area north of the Hotel A building for a fire code access.
- Modifications were made to 3 of the buildings onsite (Hotel A, Office A, and Flex buildings), which are consistent with the original approval. Hotel A and Office A are

proposed to be increased from 3 to 4 stories, which is fully consistent within the parameters of the approved zoning and mixed uses planned for Cannon Beach and 65-foot allowed building height. Final plans for these buildings will be approved during their future phase of development, which are estimated to be phases 4 and 10. The table below summarizes the total changes, which are 12%.

Table 2 – Summary of Building Area

	Existing (SF)	Proposed (SF)	Difference (SF)	% change
Commercial	362,140	408,232	46,092	10%
Flex	113,506	122,295	8,789	0.7%
Total	475,646	530,527	54,357	11.5%

Parking Structure Timing

Proposed is a parking plan with structured parking that complies with the PAD height requirement and PAD guidelines. The site plan and additional exhibits in this application indicate the location and phased construction of the structures.

Approved Structured Parking: The approved Canon Beach PAD and Site Plan contemplated the following:

- Originally, a maximum allowed 75-ft. building height was adopted for a maximum 7-story parking structure. Design guidelines were reviewed by the Planning Commission and Design Review Board and adopted in the Cannon Beach PAD to enable the parking to be consistent with the proposed layout and nature of the project.
- PAD Site Plan – The proposed plan maintains the approved 75-foot height allowance and is lower than that height. It is also consistent with the PAD site plan, which included 2 parking structures on the northeastern portion of the site the furthest distance from Power Road. It was always the intent to avoid constructing the parking structures until necessary and only to the minimum size of the structures needed. This is part of the overall objective to address parking requirements as each phase was ready, and submit for review during the phased unfolding of the permitting process.
- Permitting Phases – Like typical master site plans, phasing of construction is submitted to the City during permitting to coordinate permit review and phased development for new tenants that join the project over time. As a courtesy, a phasing plan has been included with this submittal. Based on the approved standards in the PAD case, the structured parking would only need to be constructed when the phased construction of the buildings would trigger the parking demand.

Proposed Structured Parking: The proposed minor amendment complies with the above PAD provisions, as follows:

- Structured parking is located in the northeastern part of the site plan furthest from Power Road and substantially complies with the original layout.
- Like all the other phases of development, the detailed design of the structured parking will be submitted for planning review when it is needed. The parking structures will comply with PAD Guidelines and the zoning code, thus fulfilling the expectations of the PAD zoning for Cannon Beach.
- A phasing drawing has been submitted with this application to illustrate Phasing of the project and associated parking areas. To date, the parking structure has not been needed in Phases 1 - 3 because surface parking has been adequate. At some point during the last phases of construction – starting with Phase 5 – the site plan will eventually generate the need for the 1st parking garage and Phase 9 for the second parking garage, which will implement the planned, effective parking plan for Cannon Beach.
- This parking plan will support the ongoing development of the phased Cannon Beach surf park.

B. Development Standards

The development standards for this request incorporate the same development standards as in the underlying zoning-PAD, with the exception of a few modifications shown in **bold** in the right column of Table 3 below (Next Page). The original PAD standards are attached as Exhibit A.

Table 3 – Modifications to PAD Development Standards

Mesa Zoning Ordinance Table 11-6-3, et seq.	Mesa ZO Required GC	Cannon Beach Existing PAD	Cannon Beach PAD Amendment Proposed Standards
Min. Building Setbacks Interior side and Rear adjacent AG zoning	15 ft./story at Parking Garage	20 ft. adjacent to AG zoned property at NEC corner of Property	10 ft. adjacent to abutting AG zoned well site on Warner Rd. 14 ft. adjacent to the canal
Min. Perimeter landscape setback Interior side, and Rear adjacent non single- residence zoning, § 11-33-3.B.2.a	15 ft.	15 ft. min.	North Parking Garage 10 ft. adjacent to abutting AG zoned well site on Warner Rd. 14 ft. adjacent to canal South Parking Garage 0 ft. adjacent to canal
Min. Building Separation	4-story parking structure	30-35 ft.	50 ft.
Perimeter landscape buffer plants	Trees and shrubs required		Only shrubs provided adjacent to well site if required.

Office A and Hotels:	Ground floor transparency	Ground floor transparency limited to entry.
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The requested PAD overlay is a tool designed to protect a project's quality design and to encourage creativity and flexibility in design that will implement the General Plan objectives and purposes of Zoning Ordinance. Cannon Beach will adhere to these policies and objectives and will offer many benefits to the City of Mesa and its residents, which meet the criteria for PADs.

Inasmuch as this request formulates additional property that ties into the overall site plan, the same justification that applied to the overall site applies to this request. Section 11-22-3.B of the Zoning Ordinance allows for the modification of "specific development standards" modified under a PAD overlay such as those provided in the above Table 4. Special care has been taken to craft the modified standards in a way that is limited where possible and tailored to this highly unique and attractive mixed use development. As envisioned, the standards will enable the Cannon Beach overall development plan to succeed and provide and cohesively designed mix of amenities, attractions, and land uses.

Many of the Cannon Beach project features exceed zoning standards for open space, landscaping, building setbacks, and other standards. The proposed mix of commercial, retail, recreation, and employment/industrial uses help justify the standards indicated above. The proposed standards are tantamount to providing for a sustainable, mixed use development plan that is effectively designed within the fabric of integrated open space amenities and a pedestrian-friendly environment.

Justification for Modified Development Standards

1. Building and Landscape Setbacks

Adjacent Well Site: Like the previous site plan, the north portion of the Property wraps around a small, 4,900 sq. ft. well site parcel that is zoned AG. Where the proposed development abuts this small area, proposed is a building setback and perimeter landscape setback of 10 feet.

Adjacent to Canal to East: To the east, a 14-foot building and landscape setback are proposed adjacent to the canal that is adjacent to LI zoned property for the north garage building. 0 feet landscape setback for a small portion of the fire access for the south garage building. This will accommodate the proposed north parking garage building and perimeter landscaping at the project's eastern-most access to Warner Road. For the south garage building, this will accommodate a fire access requirement for a small portion of the access adjacent to the canal.

It is noted that the adjacent canal is 400 feet wide, followed by LI zoning, which proposes industrial uses that are compatible with these proposed standards. In this request, all other perimeter landscaping and building setback requirements meet or exceed zoning requirements for LI zoning, except as modified by the PAD. In many instances, landscape buffers exceed standards greatly. For example, the proposed building setback is 24-feet to 74 feet in areas that will be landscaped more than the minimum requirements. Also, building separation exceeds

standards, which opens up the site and balances the massing with the site landscaping. While the parking garage is somewhat close to the adjacent property's boundaries, it will not have a detrimental impact on the abutting use because of the compatible adjacent industrial uses and the additional width of the canal buffer area. Also, the parking garages are screened from the public streets.

In further support of the proposed setbacks, it was noted in the previous PAD that this project will result in improvements to Warner Road. Parking access and connectivity will improve for the abutting parcels northeast of the Property, thus enhancing their value. The subject property is located in the same Mixed Use Activity/Employment General Plan category, which points to the eventuality of this rezoning change to something more consistent with the surrounding LI zoning. Furthermore, the proposed development locates less intense activities on the property line, including landscaping, driveways, and parking, which will have minimal impact compared to what might otherwise be expected in GC zoning.

This modification is supported by the proposed site layout with its parking fields that are broken up by the building form, landscaping, and shaded pedestrian paths. The proposed structured parking, which may include partial underground parking, will reduce the development's footprint and promote efficiency of land uses and parking.

2. Landscape adjacent to well site

A 10-foot separation is proposed to the adjacent well site, which is 4,900 sq. ft. Within this landscaped area, the landscape architect selected plant materials that are appropriate for this area that will be mostly shaded and will promote effective maintenance where trees would otherwise likely grow over into the small well site area. While trees are proposed, this modified standards is requested in the event that the trees are not permitted. The small size of that parcel justifies this minor modification, and the adjacent parking structure, driveway, and Warner Road orientation will have openings that permit visibility into this area.

3. Ground Floor Transparency

This standard is not provided in detail and might not apply, however, for clarity, this requested modification is included in in this PAD. Office A and the hotel buildings are proposed to have ground floor transparency consistent with industry standard by requiring glazing and windows focused near the primary entries, not the backs of the buildings where sometimes internal maintenance, kitchens and spaces are planned for offices and hotels. Exterior elevations will meet or exceed the City's guidelines and PAD Guidelines. The buildings exceed building setback distances, and enhanced design for the overall Cannon Beach project will ensure these buildings are designed consistent with the distinct qualities of the overall project.

VI. Conclusion

Cannon Beach continues to meet and exceed expectations for the planned regional attraction it was designed to be in the approved PAD. The quality of design and effective site planning have

been demonstrated with each phase. Investment in the permitting process is evidence of the developer's commitment and the implementation of this unique project. This amendment reconfigures the parking and adds 12% of total building area to allow for enhanced and more final layout for the Hotel, Office, and Flex buildings. These are reasonable updates that will allow the site plan to be fine-tuned to become the destination it was designed for. This request is substantially consistent with the site plan and will with the approved Design Guidelines and will contribute to the effective execution of the Cannon Beach mixed use development.

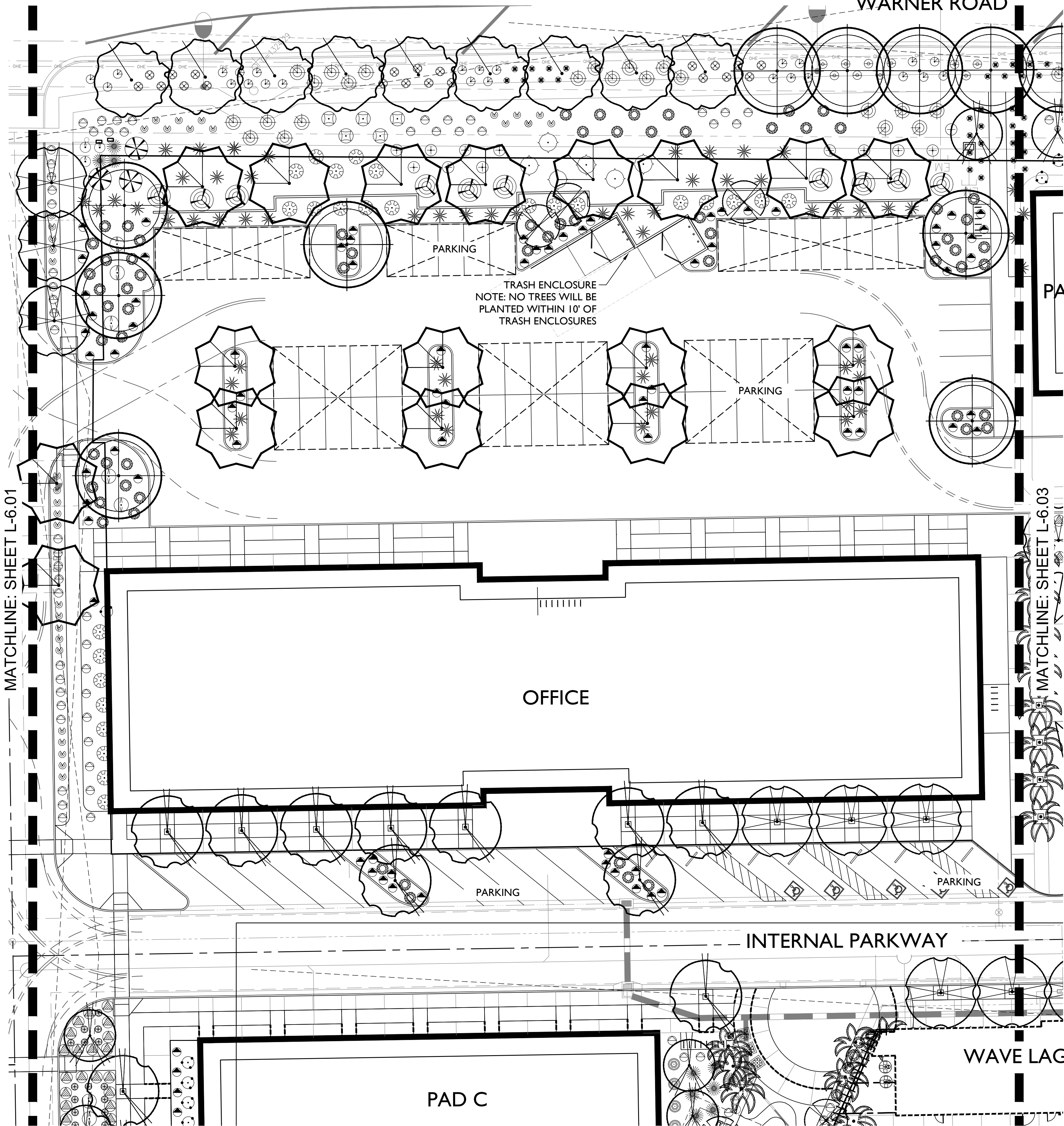
Exhibit A**Original Approved PAD Development Standards for Cannon Beach****GC Zoning**

Mesa Zoning Ordinance Table 11-6-3, et seq.	Mesa ZO Required GC	Cannon Beach Approved PAD Standards
Maximum Building Height	30 ft.	65 ft. Hotel 65 ft. Office 75 ft. Parking Structures 55 ft. Remaining buildings, except for commercial pads 40 ft. Commercial pads
Building Setbacks, Interior side, and Rear adjacent AG zoning	15 ft. min. up to 60 ft. near Parking Garage	20 ft. adjacent to abutting AG zoned property at northeast corner of Property
Perimeter landscape setback, Interior side, and Rear adjacent AG zoning, § 11-33-3.B.2.a	15 ft. min. up to 60 ft. near Parking Garage	10 ft. adjacent to abutting AG zoned property at northeast corner of Property
Public Open Space in Large Commercial Development, § 11-6-3.B.1.d	Min. 5 SF/1,000 SF of GFA, ≤ 15,000 SF, public view	Min. 5 SF/1,000 SF of GFA with no maximum, some not visible to public
Parking Spaces, Recreational Use § 11-32-3	1 space per 500 sq. ft. (87.12 spaces /acre)	1 space per 671 sq. Ft. (65 spaces/acre)
Landscaping at visitor's entry to buildings, § 11-31-16 (large commercial, drop- off area) § 11-33-5 (foundation base)	20 ft. foundation base landscaping/customer drop-off, min. 900 SF	Buildings and pads to provide hardscape and shared landscape drop-off points as provided on the site plan
Pedestrian Connections to ROW, § 11-30-8.A	Straight access to ROW from each building entry	Access to ROW will be provided. Entries may face onto pedestrian network as proposed on the site plan, landscape plan, and pedestrian plan.
Parking Landscape Islands, § 11-33-4.B	Staggered if 16+ parking spaces	Comply with landscape island size and plant counts, but no staggering is required subject to the submitted plans.

Original Approved PAD Development Standards for Cannon Beach

LI Zoning

Mesa Zoning Ordinance Table 11-7-3, et seq.	Mesa ZO Required LI	Cannon Beach Proposed Standards
Maximum Building Height	40 ft.	55 ft. All buildings, except for commercial pads 40 ft. Commercial pads
Landscaping at visitor's entry to buildings, § 11-31-16 (large commercial, drop-off area) § 11-33-5 (foundation base)	20 ft. foundation base landscaping/customer drop-off, min. 900 SF	Buildings and pads to provide hardscape and shared landscape drop-off points as provided on the site plan
Pedestrian Connections to ROW, § 11-30-8.A	Straight access to ROW from each building entry	Access to ROW will be provided. Entries may face onto pedestrian network as proposed on the site plan, landscape plan, and pedestrian plan.
Parking Landscape Islands, § 11-33-4.B	Staggered if 16+ parking spaces	Comply with landscape island size and plant counts, but no staggering is required subject to the submitted plans.



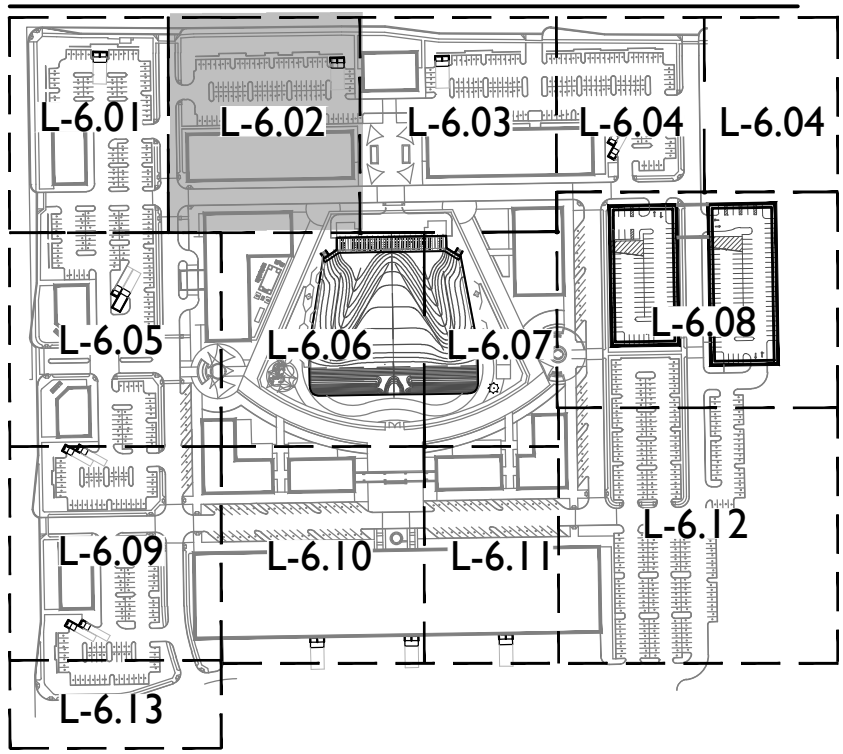
LANDSCAPE DATA

GROSS SITE AREA	39.56 ACRES
LANDSCAPE AREA	316,650 S.F
LANDSCAPE COVERAGE	18%

CITY OF MESA PLANT DATA

POWER ROAD FRONTAGE (998.5 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F. OF STREET FRONTAGE	40 TREES	40 TREES
WARNER ROAD FRONTAGE (1074 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F. OF STREET FRONTAGE	43 TREES	43 TREES
PROPERTY PERIMETER (1432 L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREE PER 100 L.F. OF ADJACENT PROPERTY LINE	43 TREES	43 TREES
FOUNDATION BASE (8772 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	176 TREES	267 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	17 TREES	27 TREES
TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	250 TREES	250 TREES
24" BOX (50% MIN.)	500 TREES	753 TREES

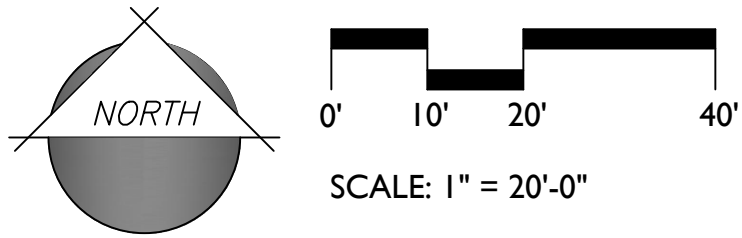
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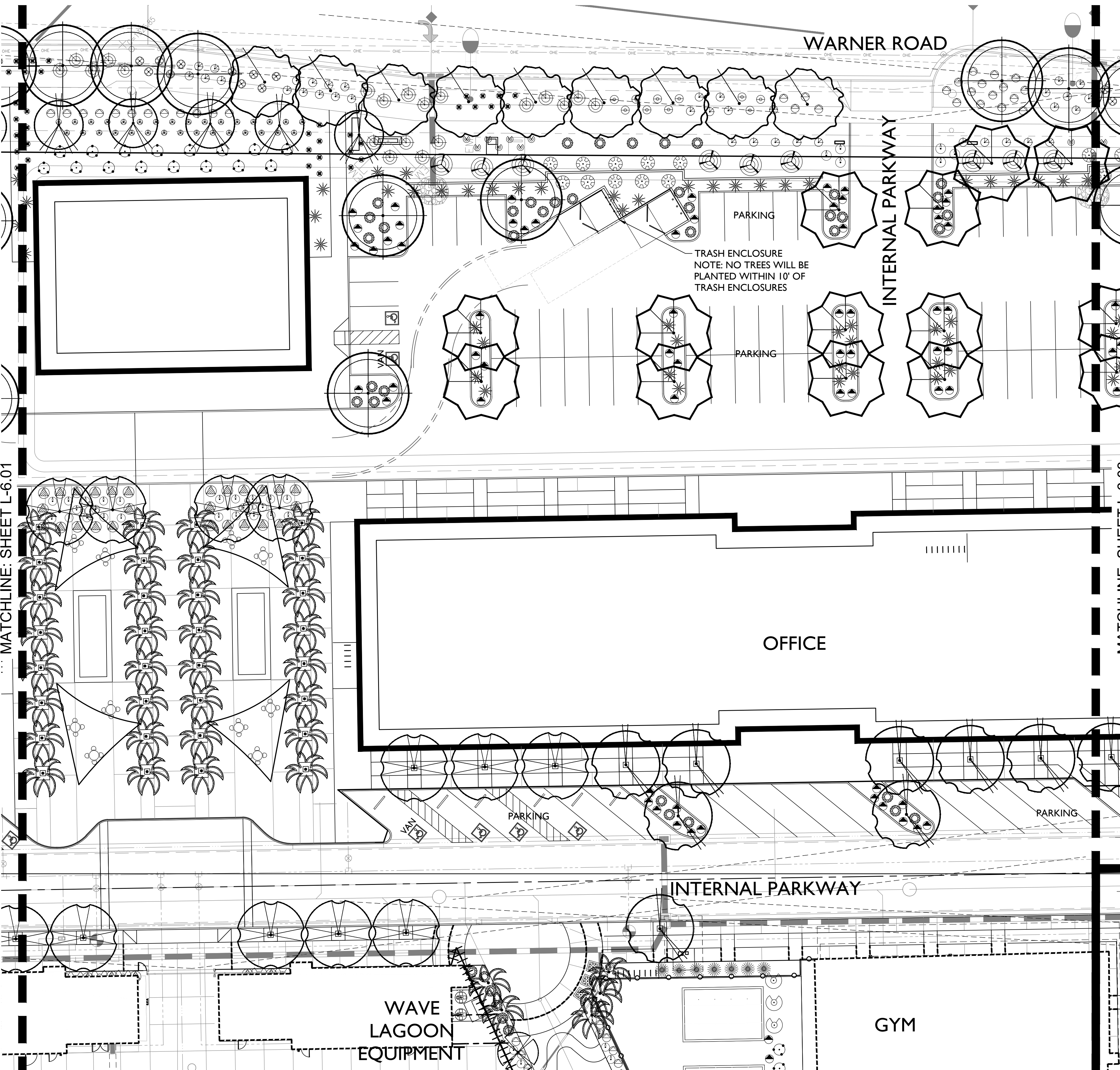


PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia aneura	Mulga	24" Box	42
	Acacia farnesiana	Sweet Acacia	24" Box	33
	Caesalpinia cacalaco	Cascalote 'Smoothie'	24" Box	97
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box	18
	Quercus virginiana	Cathedral Live Oak	24" Box	73
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	90
	Phoenix dactylifera	Date Palm	18" Tall	104
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	24" Box	18
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	213
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	191
	Vitex agnus-castus	Chaste Tree	24" Box	22
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	126
	Agave desmettiana	Smooth Agave	1 Gal	390
	Agave parryi v. truncata	Artichoke Agave	5 Gal	35
	Aloe barbadensis	Medicinal Aloe	5 Gal	10
	Aristida purpurea	Purple Three Awn	5 Gal	90
	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5 Gal	40
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	56
	Calliandra eriophylla	Pink Fairy Duster	5 Gal	85
	Convolvulus cneorum	Bush Morning Glory	1 Gal	78
	Dasylirion wheeleri	Desert Spoon	5 Gal	558
	Echinocactus grusonii	Golden Barrel	5 Gal	153
	Euphorbia lomeli	Slipper Plant	5 Gal	63
	Euphorbia rigida	Gopher Plant	5 Gal	105
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	179
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	202
	Justicia californica	Chuparosa	5 Gal	155
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	157
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	430
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	342
	Muhlenbergia rigens	Deer Grass	5 Gal	798
	Pachycereus schottii forma monstrosa	Totem Pole Cactus	5 Gal	32
	Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal	62
	Russelia equisetiformis	Coral Fountain	5 Gal	36
	Ruellia peninsularis	Desert Ruellia	5 Gal	18
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	32
	Senna artemisioides	Feathery Cassia	5 Gal	34
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal	27
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal	27
	Yucca pallida	Pale Leaf Yucca	1 Gal	67
GROUNDCOVERS				
	Callistemon x 'Little John'	Dwarf Callistemon	1 Gal	53
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	289
	Lantana x 'Dallas Red'	Dallas Red Lantana	1 Gal	510
	Lantana montevidensis	Trailing Purple Lantana	1 Gal	833
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	721
	Sphagneticola trilobata	Yellow Dot	1 Gal	245
VINE				
	Bougainvillea spectabilis	Bougainvillea Vine	5 Gal	32
TURF				
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod	- S.F.

*QUANTITIES NOTED ARE TOTAL PROJECT QUANTITIES





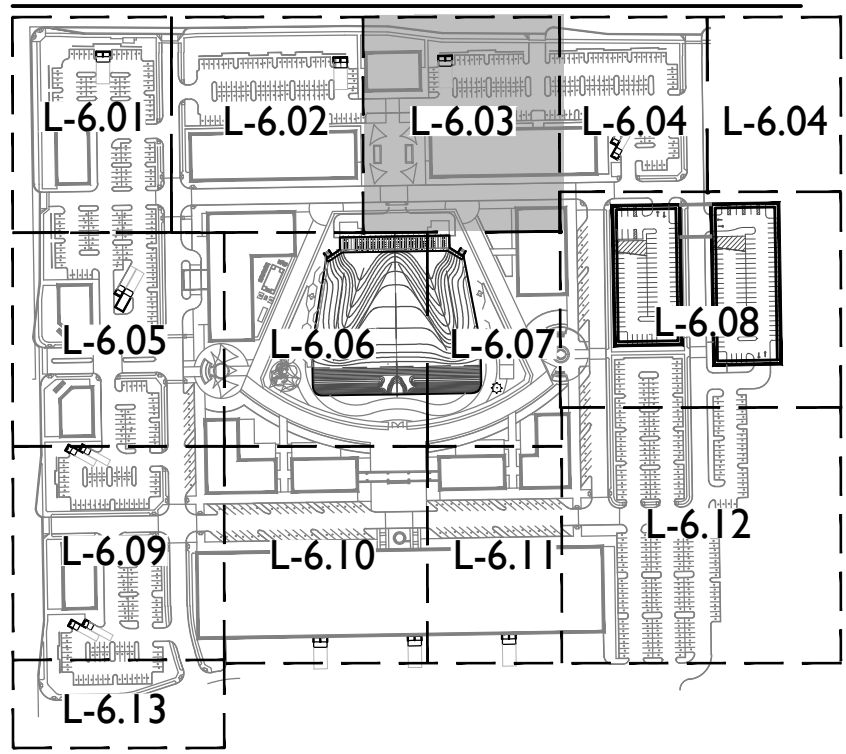
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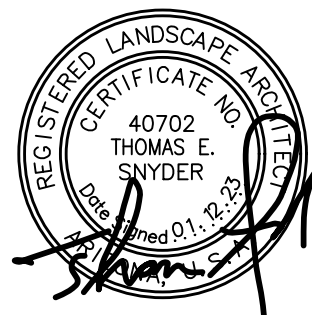
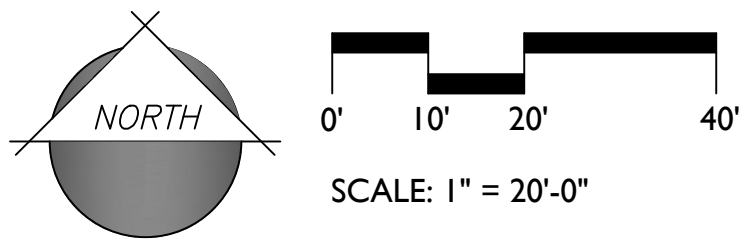
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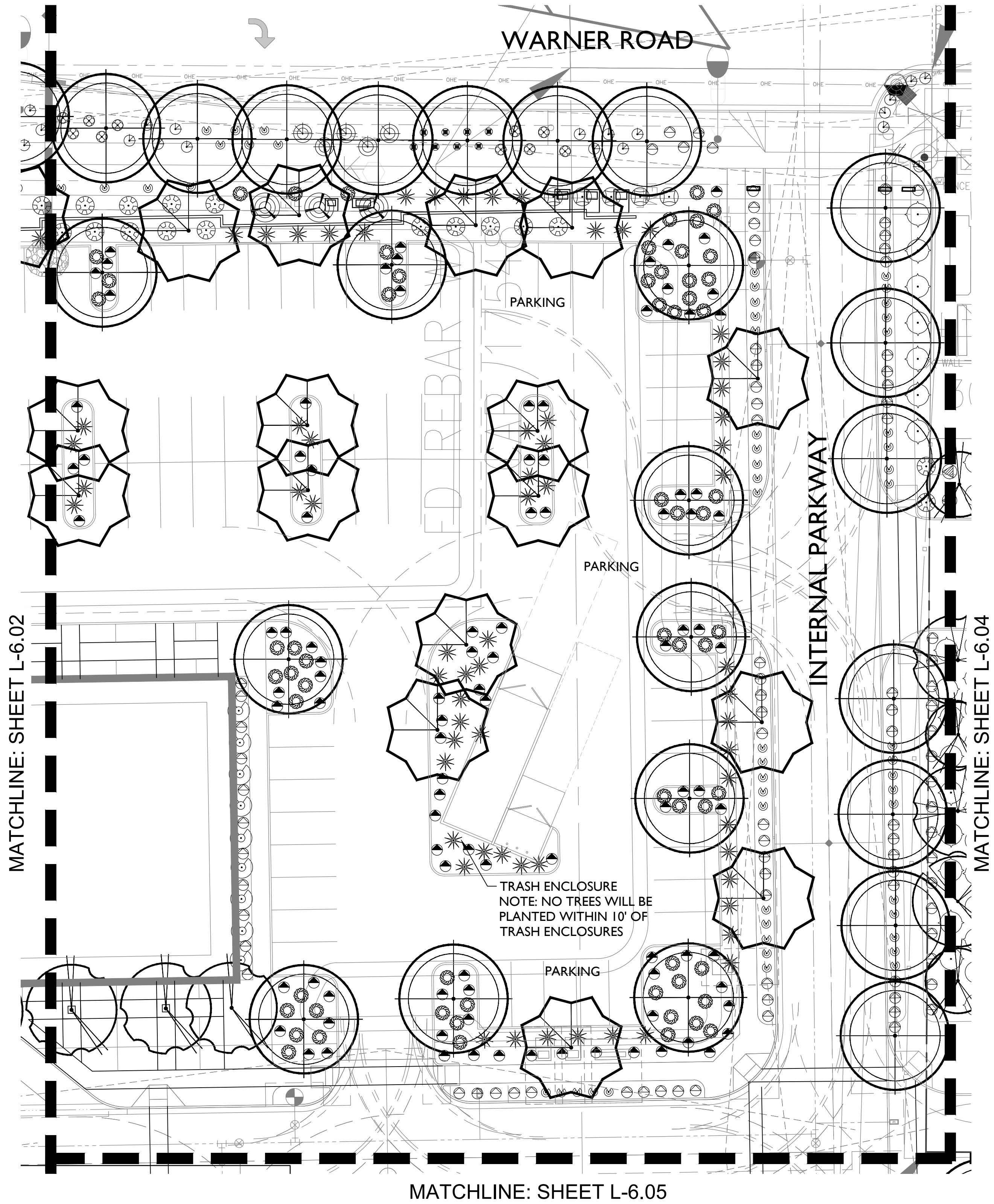


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	Aloe barbadensis	Medicinal Aloe	5 Gal	10
	Aristida purpurea	Purple Three Awn	5 Gal	90
	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5 Gal	40
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	56
	Calliandra eriophylla	Pink Fairy Duster	5 Gal	85
	Convolvulus cneorum	Bush Morning Glory	1 Gal	78
	Dasylirion wheeleri	Desert Spoon	5 Gal	558
	Echinocactus grusonii	Golden Barrel	5 Gal	153
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	Euphorbia rigida	Gopher Plant	5 Gal	105
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	179
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	202
	Justicia californica	Chuparosa	5 Gal	155
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	157
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	430
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	342
	Muhlenbergia rigens	Deer Grass	5 Gal	798
	Pachycereus schottii forma monstrosa	Totem Pole Cactus	5 Gal	32
	Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal	62
	Russelia equisetiformis	Coral Fountain	5 Gal	36
	Ruellia peninsularis	Desert Ruellia	5 Gal	18
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	32
	Senna artemisioides	Feathery Cassia	5 Gal	34
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal	27
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal	27
	Yucca pallida	Pale Leaf Yucca	1 Gal	67
GROUNDCOVERS		COMMON NAME	SIZE	QTY
	Callistemon x 'Little John'	Dwarf Callistemon	1 Gal	53
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	289
	Lantana x 'Dallas Red'	Dallas Red Lantana	1 Gal	510
	Lantana montevidensis	Trailing Purple Lantana	1 Gal	833
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	721
	Sphagneticola trilobata	Yellow Dot	1 Gal	245
VINE		COMMON NAME	SIZE	QTY
	Bougainvillea spectabilis	Bougainvillea Vine	5 Gal	32
TURF				
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod	- S.F.

*QUANTITIES NOTED ARE TOTAL PROJECT QUANTITIES





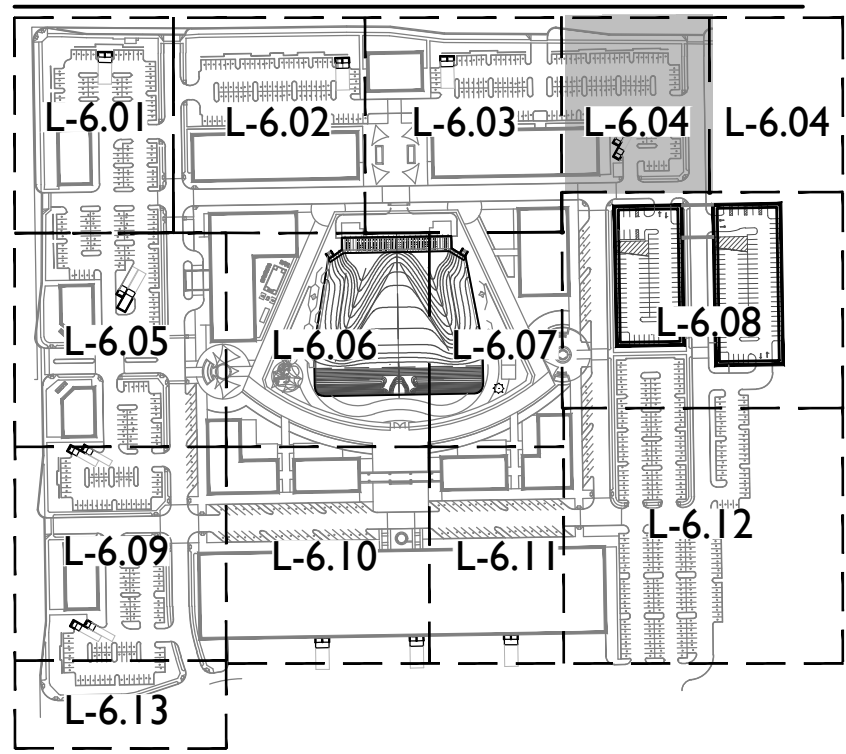
LANDSCAPE DATA

GROSS SITE AREA	39.56 ACRES
LANDSCAPE AREA	316,650 S.F.
LANDSCAPE COVERAGE	18%

CITY OF MESA PLANT DATA

POWER ROAD FRONTAGE (998.5 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F. OF STREET FRONTAGE	40 TREES	40 TREES
WARNER ROAD FRONTAGE (1074 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F. OF STREET FRONTAGE	43 TREES	43 TREES
PROPERTY PERIMETER (1432 L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREE PER 100 L.F. OF ADJACENT PROPERTY LINE	43 TREES	43 TREES
FOUNDATION BASE (8772 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	176 TREES	267 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	17 TREES	27 TREES
TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	250 TREES	250 TREES
24" BOX (50% MIN.)	500 TREES	753 TREES

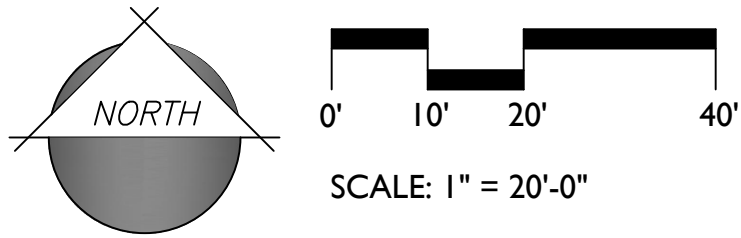
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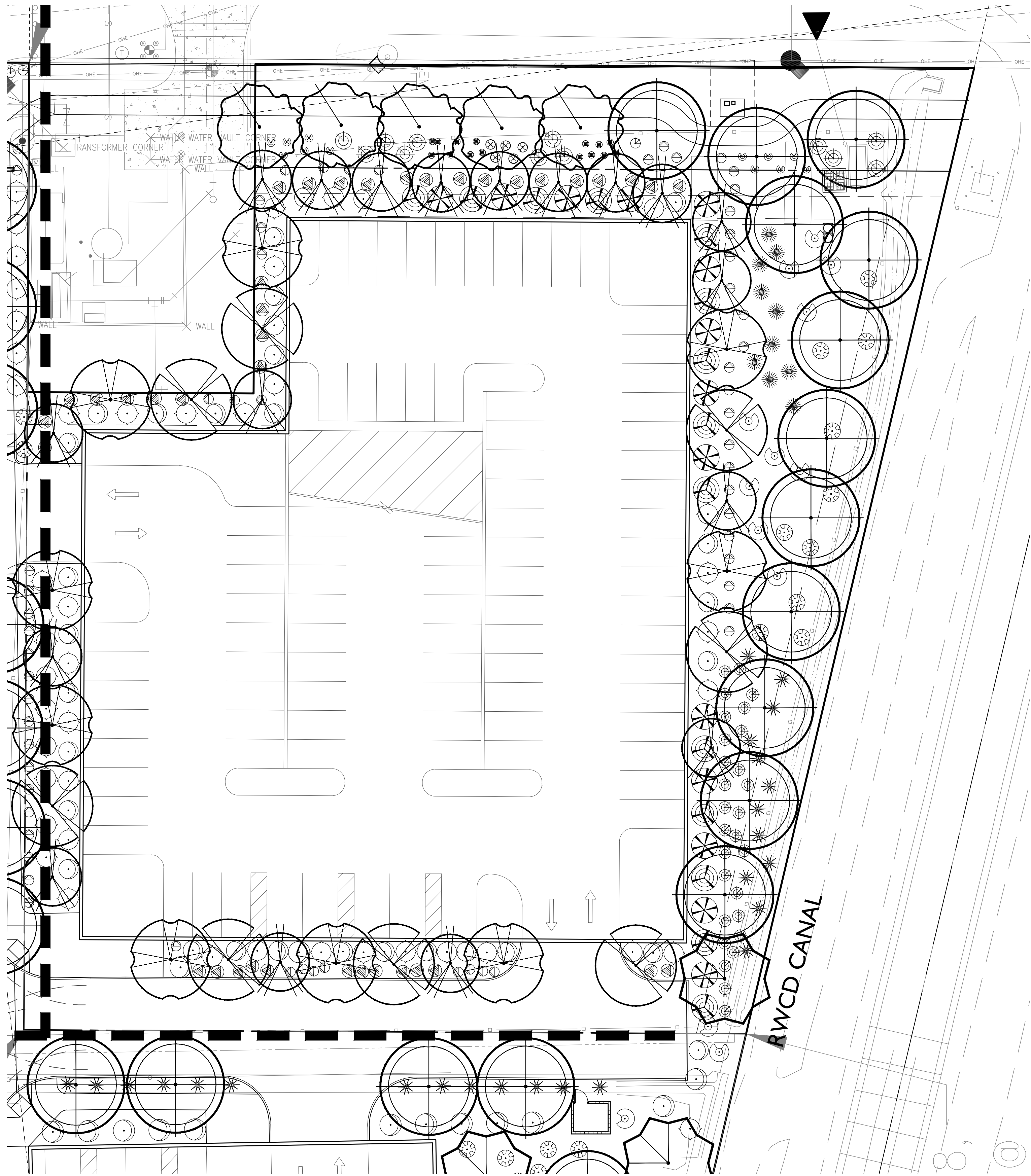
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia aneura	Mulga	24" Box	42
	Acacia farnesiana	Sweet Acacia	24" Box	33
	Caesalpinia cacalaco	Cascalote 'Smoothie'	24" Box	97
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box	18
	Quercus virginiana	Cathedral Live Oak	24" Box	73
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	90
	Phoenix dactylifera	Date Palm	18' Tall	104
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	24" Box	18
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	213
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	191
	Vitex agnus-castus	Chaste Tree	24" Box	22
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	126
	Agave desmettiana	Smooth Agave	1 Gal	390
	Agave parryi v. truncata	Artichoke Agave	5 Gal	35
	Aloe barbadensis	Medicinal Aloe	5 Gal	10
	Aristida purpurea	Purple Three Awn	5 Gal	90
	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5 Gal	40
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	56
	Calliandra eriophylla	Pink Fairy Duster	5 Gal	85
	Convolvulus cneorum	Bush Morning Glory	1 Gal	78
	Dasylirion wheeleri	Desert Spoon	5 Gal	558
	Echinocactus grusonii	Golden Barrel	5 Gal	153
	Euphorbia lomeli	Slipper Plant	5 Gal	63
	Euphorbia rigida	Gopher Plant	5 Gal	105
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	179
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	Lantana montevidensis	Trailing Purple Lantana	1 Gal	833
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	721
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	Bougainvillea spectabilis	Bougainvillea Vine	5 Gal	32
TURF				
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod	- S.F.

*QUANTITIES NOTED ARE TOTAL PROJECT QUANTITIES



MATCHLINE: SHEET L-6.03



LANDSCAPE DATA

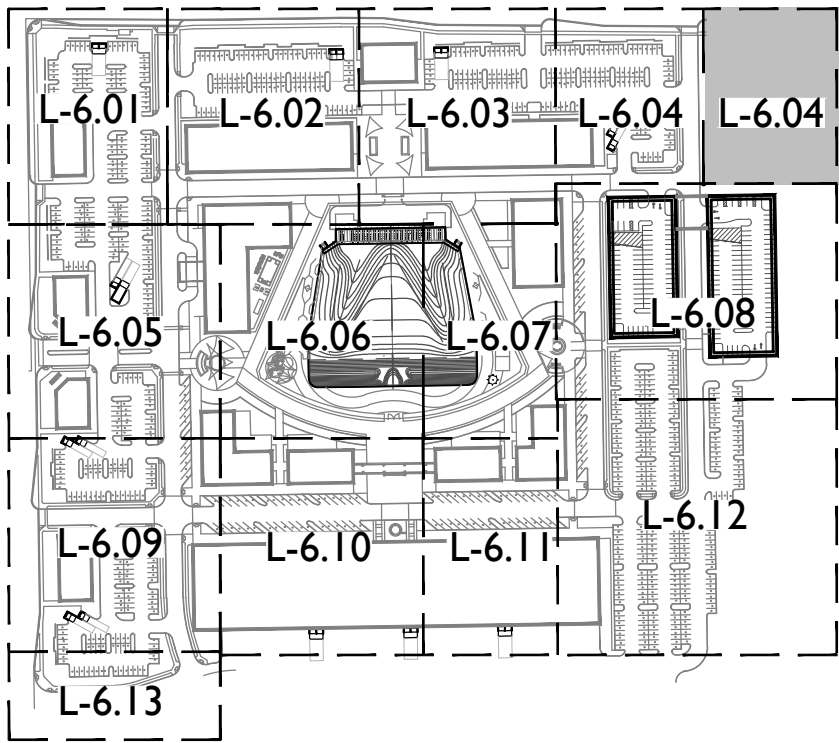
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10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	17 TREES	27 TREES
TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	250 TREES	250 TREES
24" BOX (50% MIN.)	500 TREES	753 TREES

AMENDMENT- WARNER ROAD FRONTAGE (190 L.F.)	REQUIRED	PROVIDED
	7 TREES	7 TREES
AMENDMENT - PROPERTY PERIMETER (308 L.F.)	REQUIRED	PROVIDED
	9 TREES	9 TREES

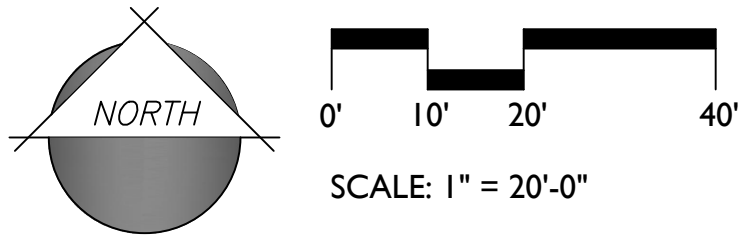
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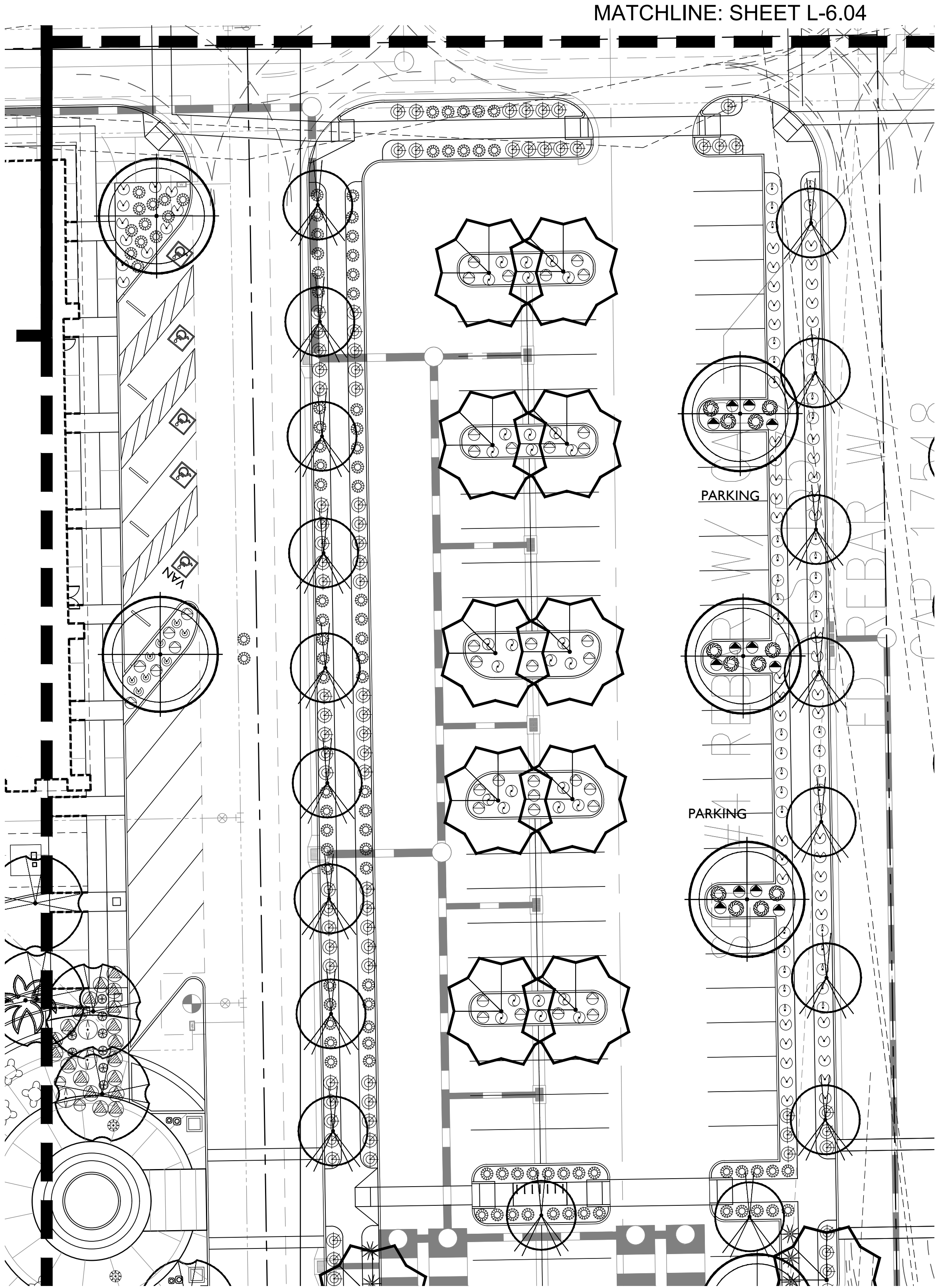


PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia aneura	Mulga	24" Box	42
	Acacia farnesiana	Sweet Acacia	24" Box	33
	Caesalpinia cacalaco	Cascalote 'Smoothie'	24" Box	97
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box	18
	Quercus virginiana	Cathedral Live Oak	24" Box	73
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	90
	Phoenix dactylifera	Date Palm	18' Tall	104
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	24" Box	18
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	213
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	191
	Vitex agnus-castus	Chaste Tree	24" Box	22
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	126
	Agave desmettiana	Smooth Agave	1 Gal	390
	Agave parryi v. truncata	Artichoke Agave	5 Gal	35
	Aloe barbadensis	Medicinal Aloe	5 Gal	10
	Aristida purpurea	Purple Three Awn	5 Gal	90
	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5 Gal	40
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	56
	Calliandra eriophylla	Pink Fairy Duster	5 Gal	85
	Convolvulus cneorum	Bush Morning Glory	1 Gal	78
	Dasylirion wheeleri	Desert Spoon	5 Gal	558
	Echinocactus grusonii	Golden Barrel	5 Gal	153
	Euphorbia lomeli	Slipper Plant	5 Gal	63
	Euphorbia rigida	Gopher Plant	5 Gal	105
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	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	202
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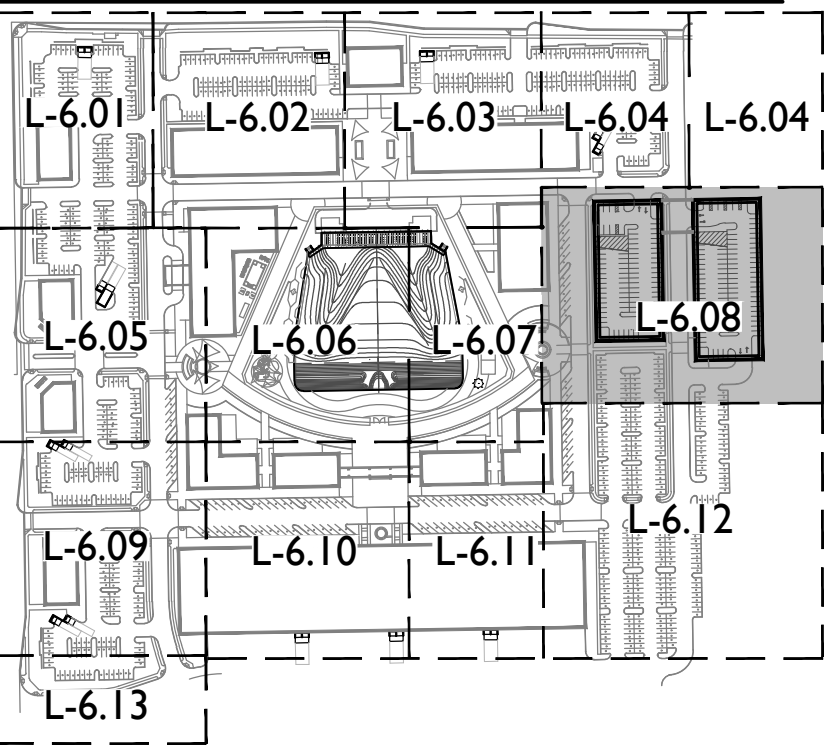
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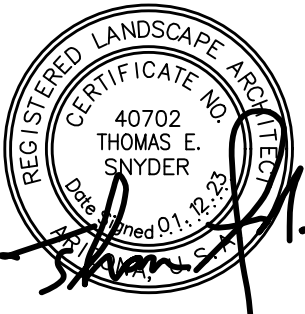
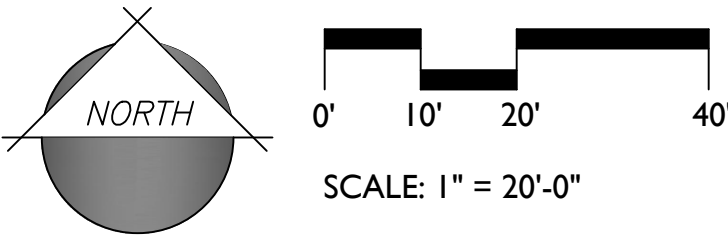
KEY MAP



PLANT LEGEND

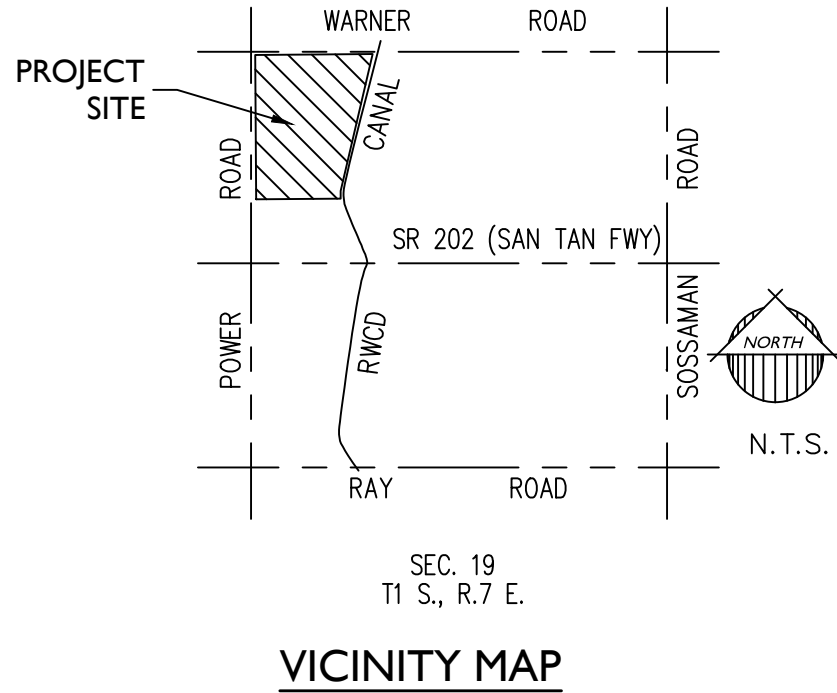
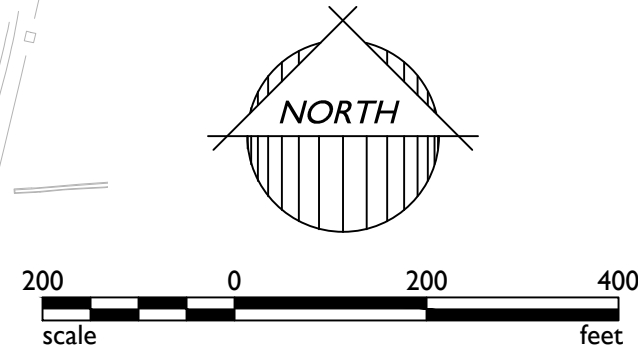
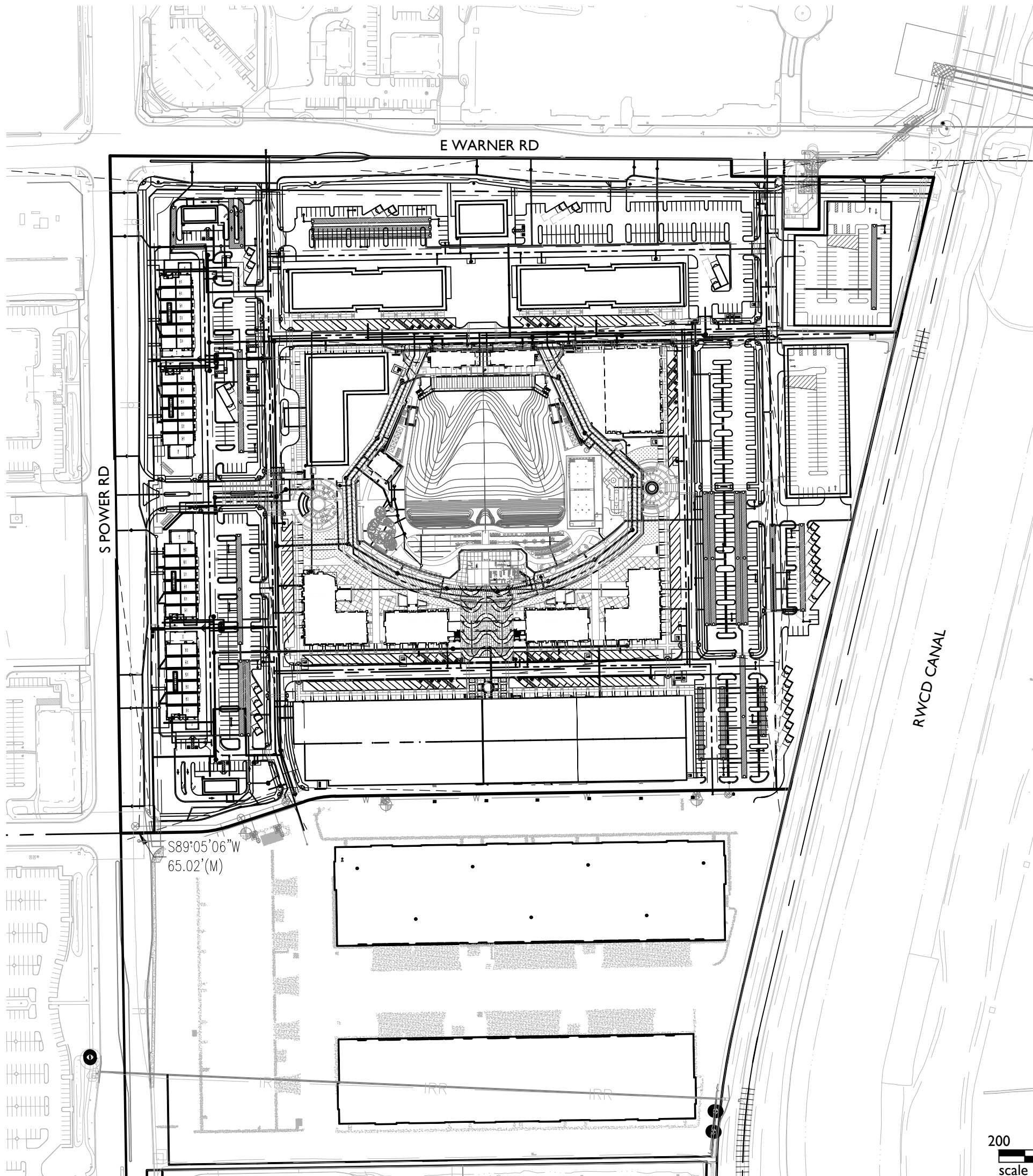
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PRELIMINARY GRADING & DRAINAGE PLANS FOR CANNON BEACH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROJECT TEAM

DEVELOPER:
ACTION ZONE BUSINESS 17, LLC
COLE S. CANNON
124 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
TEL: 801-363-2999
CEL: 714-362-1087
E-MAIL: COLE@CANNONLAWGROUP.COM

PLANNER, ENGINEER, AND LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD,
SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER
dan.auxier@epsgroupinc.com

PROJECT DATA

A.P.N.: 304-30-009U; 009V
CURRENT LAND USE: AGRICULTURAL
EXISTING GENERAL PLAN: MIXED USE ACTIVITY / EMPLOYMENT
EXISTING ZONING: AG

GROSS AREA: ± 59.71 ACRES
NET AREA: ± 54.42 ACRES
TOTAL PARCEL AREA: 35.6131

FLOOR AREAS:
COMMERCIAL 677,475 SQ. FT.
WAREHOUSE 113,100 SQ. FT.
TOTAL 790,575 SQ. FT.

FLOOD ZONE INFORMATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP #04013C2760L, DATED OCT. 16 2013. ZONE X IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX:

DESCRIPTION		SHEET NO
COVER SHEET	CS01	1
PRELIMINARY GRADING & DRAINAGE PLAN	PG01- PG02	2 - 3

LEGEND

- XX

LOT NUMBER
- GRADE BREAK
- GRADE CHANGE
- DRYWELL
- PROPOSED STRUCTURAL RETAINING WALL
- PROPOSED VERTICAL CURB
- PROPOSED ROLL CURB
- PROPOSED CENTERLINE
- PROPOSED MULTI USE EASEMENT
- PROPOSED SWALE
- EXISTING TELEPHONE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER
- EXISTING SEWER
- EXISTING STREET LIGHT
- EXISTING JUNCTION BOX
- EXISTING GUY WIRE
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- PROPOSED SIDEWALK RAMP
- PROPOSED SURVEY MONUMENT
- PROPOSED WATER SERVICE
- PROPOSED WATERLINE
- PROPOSED WATER CAP W/FLUSHING PIPE
- PROPOSED DRIVEWAY
- PROPOSED STREET SIGN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWERLINE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED SCUPPER
- PROPOSED CATCH BASIN
- PROPOSED RIPRAP
- EXISTING VERTICAL CURB
- EXISTING ROLL CURB
- EXISTING STREET SIGN
- SLOPE DIRECTION

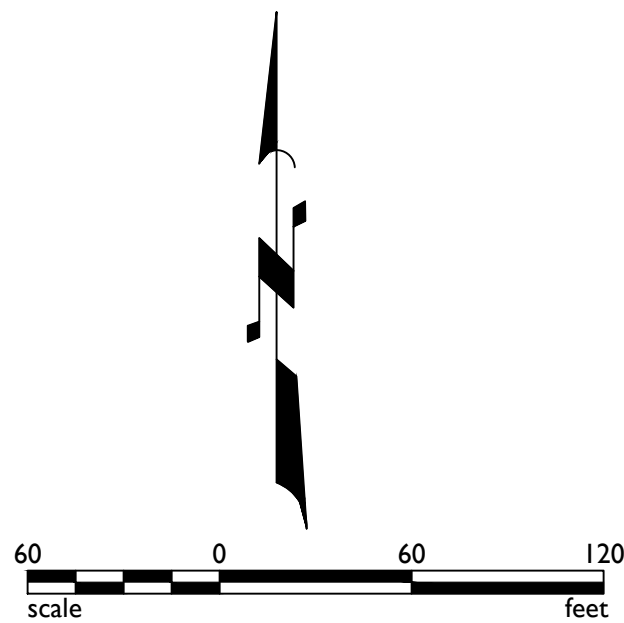
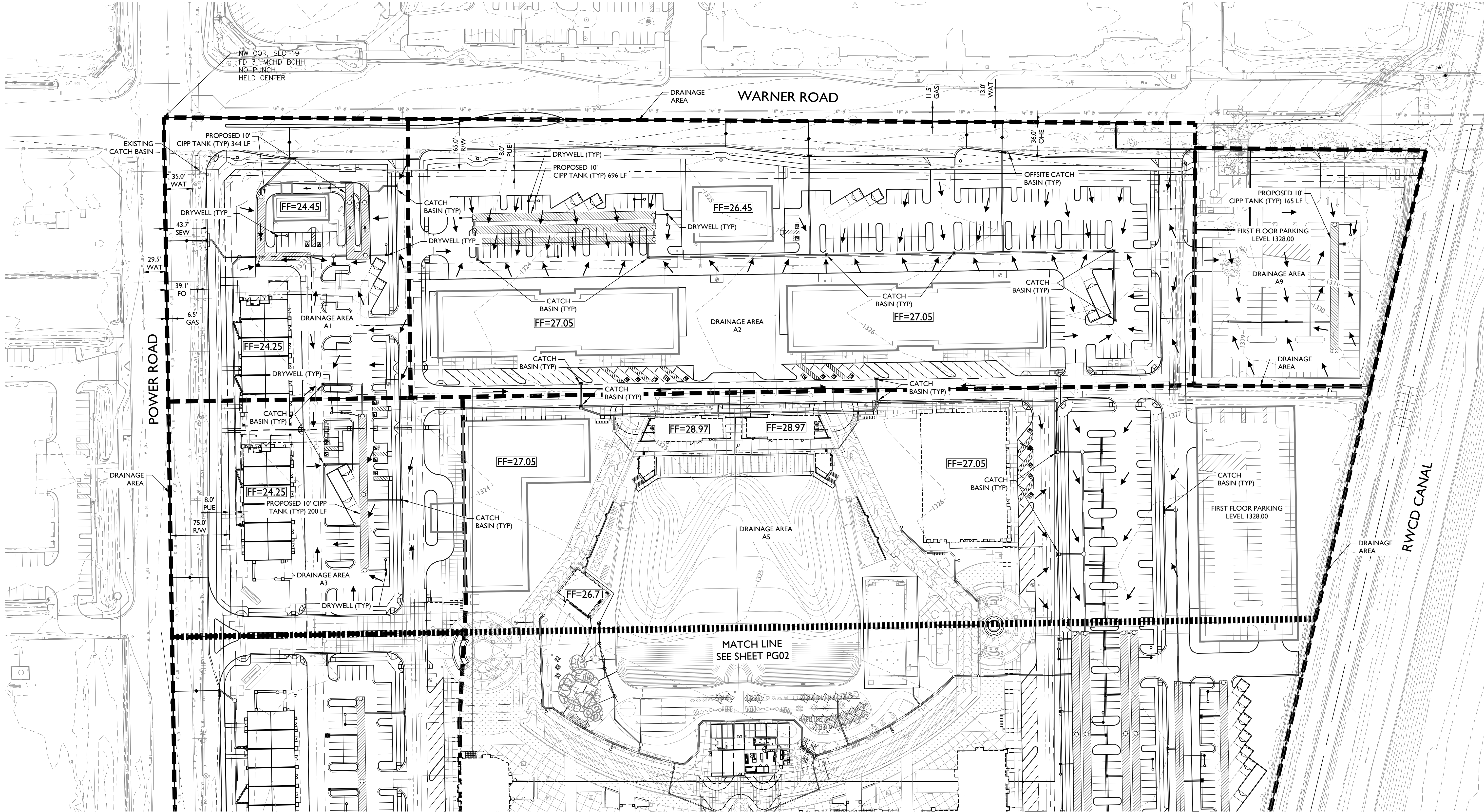
100-YR RUNOFF & RETENTION CALCULATIONS:

VOLUME REQUIRED:
 $V_{REQ} = C * D * A / 12$
WHERE: V_{REQ} = RUNOFF VOLUME (SF)
C = WEIGHTED RUNOFF COEFFICIENT = 0.90
D = 100-YR. 2-HR RAINFALL DEPTH (IN) = 2.20-IN
A = AREA OF PROJECT SITE IN ACRES (43.21 AC)

$V_R = 310,568$ CF
 $V_P = 349,177$ CF

19-1090 - Cannon Beach - Preliminary

Aug 15, 2022 12:47pm S:\Projects\2019\19-1090\Civil\ Preliminary Design\ Preliminary Grading & Drainage\19-1090 - PG01.dwg s.deng



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

Project:
Cannon Beach
Mesa, Arizona

Revisions:

Call at least 48 hours before starting day's work.
ARIZONA
State of Arizona
Professional Engineer
No. 50291
DANIEL B. AUXIER
Exp. 08/25/27
ARIZONA U.S.A.

Job No.
19-1090

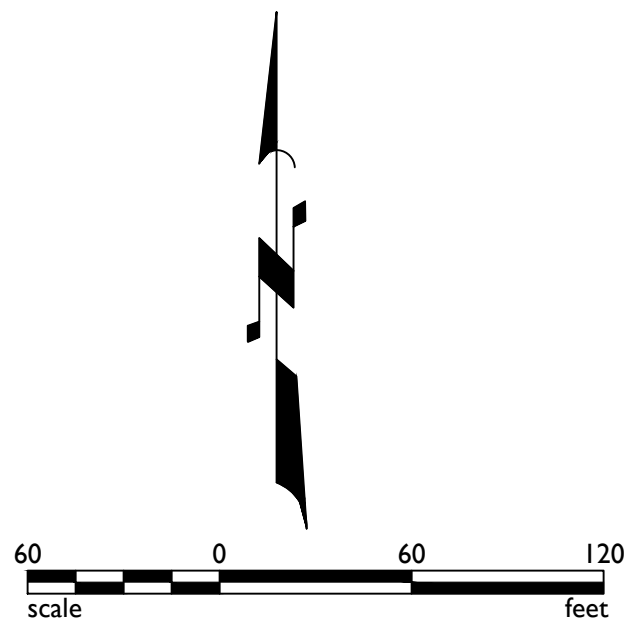
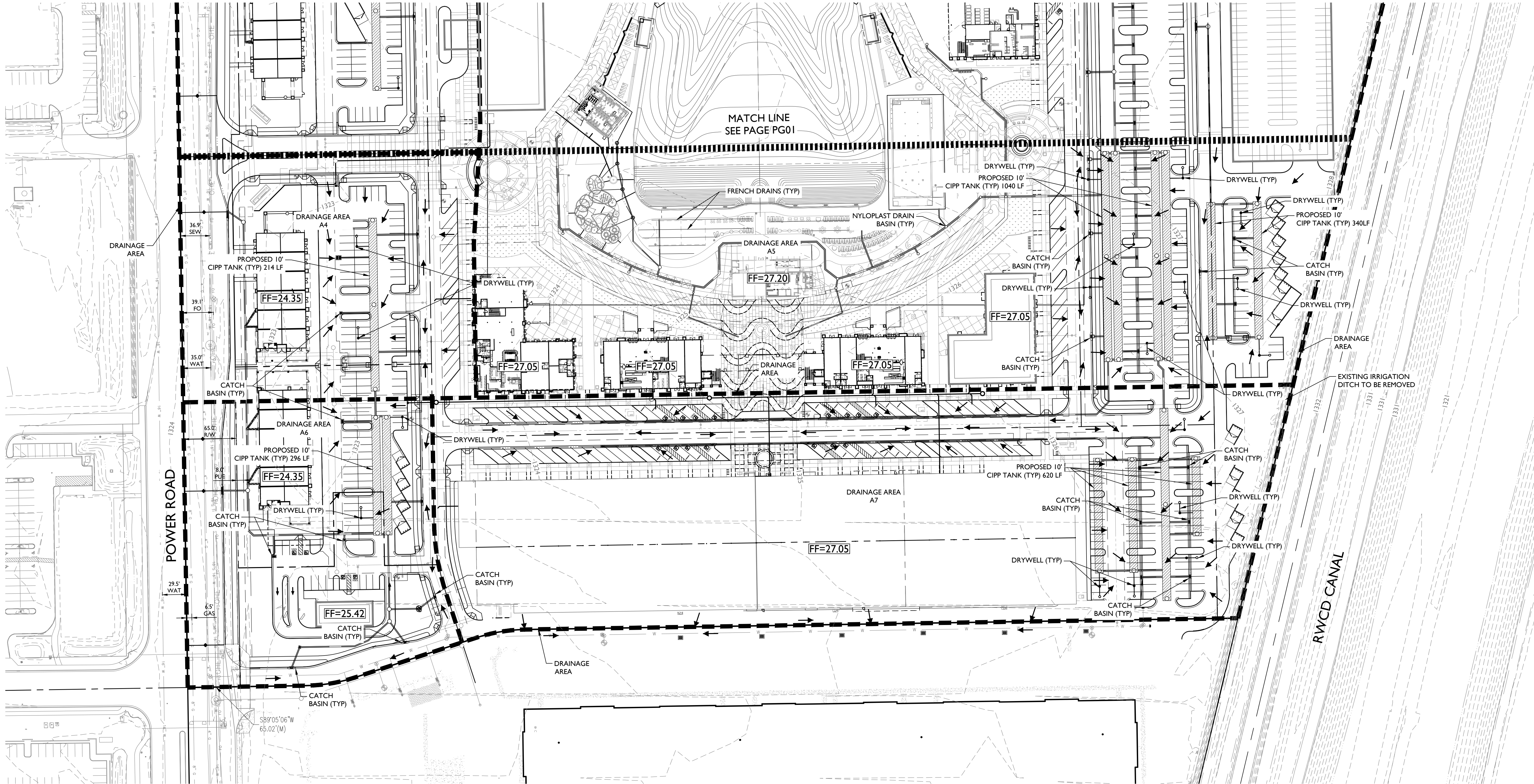
Sheet No.
2 of 3

PG01

19-1090 - Cannon Beach - Preliminary

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sdeng



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EPS
GROUP

Project:
Cannon Beach
Mesa, Arizona

Preliminary Grading & Drainage

Revisions:

Call at least one full working day
before work begins excavation.

ARIZONA
REGISTERED PROFESSIONAL ENGINEER
No. 50291
DANIEL B. AUXIER
Exp. 08/25/29
U.S.A.

Job No.
19-1090

PG02

Sheet No.
3
of **3**

Citizen Participation Plan

Cannon Beach PAD Modification

East of SEC Power Road & Warner Road

January 17, 2023

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a minor amendment to a PAD Rezoning, Site Plan Review, and Preliminary Plat. These requests are for the proposed development on the approximately 1.5 acres located east of the southeast corner of Power Road and Warner Road in Mesa. This is a proposed addition to a larger, approximately 40-acre approved development known as Cannon Beach, which is a mixed use development approved in 2020.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for an online neighborhood meeting and future public hearings. The format proposed is consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Action Plan:

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

1. A contact list will be developed for citizens and agencies in this area including:

- a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more (provided by the City);
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (list of any associations to be provided by the City).
2. An online neighborhood meeting will be held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It will be held using Zoom’s online meeting technology, which complies with City policies. An attendance/participation list and a summary of the meeting will be submitted to the Planning Division.
3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property , HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
4. The notice letter will list the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the neighbors to view the project details and contact the applicant regarding the project.
5. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
6. Presentations will be made to groups of citizens or neighborhood associations upon request.
7. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4’ x 4’ sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Estimated Schedule:

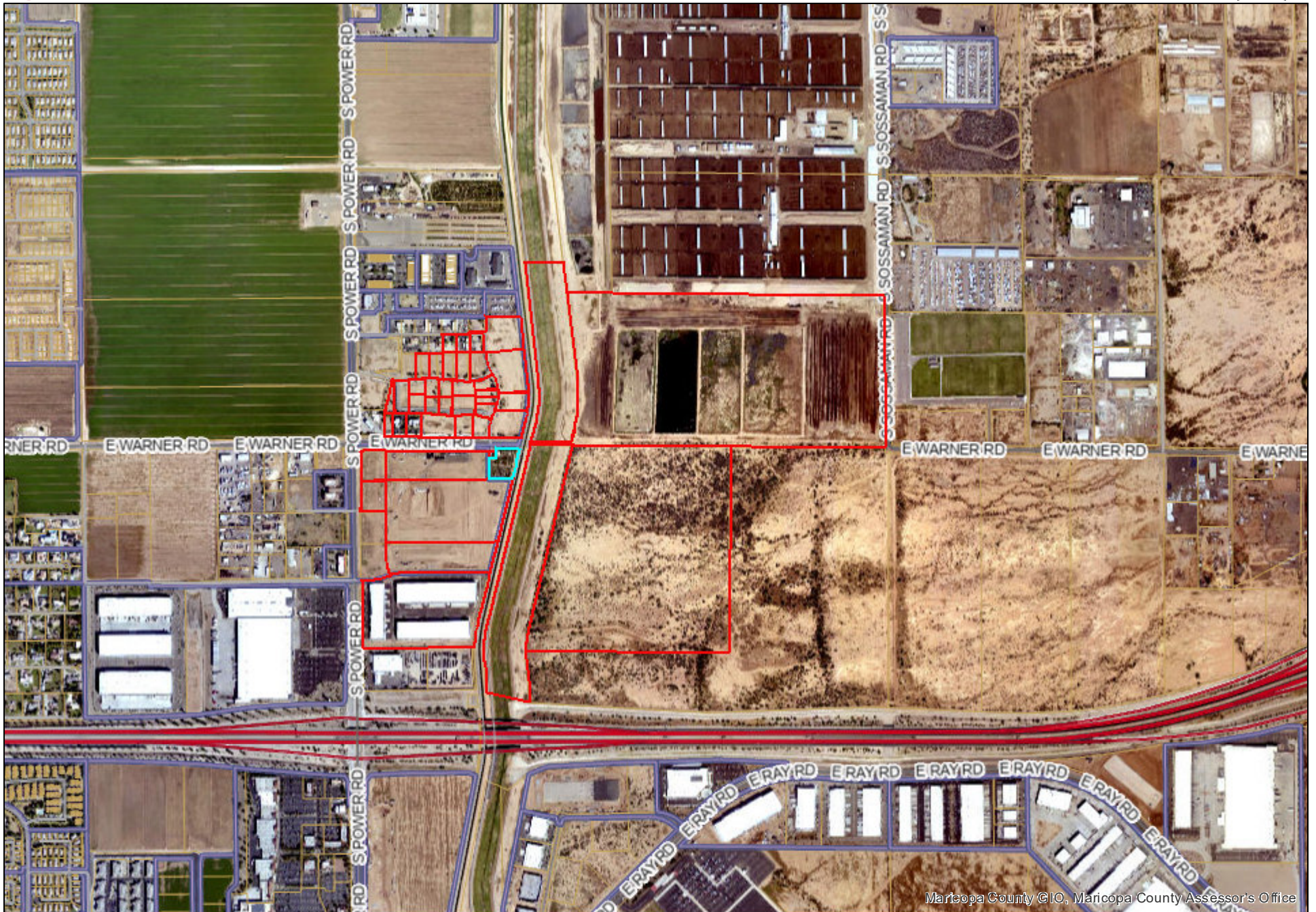
Formal Submittal to City	September 19, 2022
<i>Follow-Up Submittal</i>	January 17, 2023
<i>Planning & Zoning Public Hearing</i>	March 8, 2023

Attached Exhibits:

- 1) Notification map of surrounding property owners
- 2) List of property owners within 1000 ft. of the subject property, HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (The city noted there are no registered neighborhoods in the surrounding area).



1000' Map



Property Owners, 1,000+ Feet
SEC Power Road and Warner Road

Owner	Address	City	State	Zip
ACTION ZONE BUSINESS 17 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
ALI ADVISOR INC (PROB. DEED/LEGAL)	2999 N 44TH ST STE 100	PHOENIX	AZ	85018
AMERICAN FIRST CREDIT UNION	4774 S 1300 W BLDG 3	RIVERDALE	UT	84405
ARIZONA MATERIALS LLC	16215 S 24TH PL	PHOENIX	AZ	85048
ARMACO LLC	6900 E INDIAN SCHOOL RD UNIT 20C	SCOTTSDALE	AZ	85251
BENSON GATE WAY/BENSON SHAWN KARL/ANDREA	7533 N 70TH ST	PARADISE VALLEY	AZ	85253
BREEN CHILDREN 2012 IRREVOCABLE TRUST III	3 CHARTER OAK PL	HARTFORD	CT	6106
BRUCE A BURR AND LORI L BURR LIVING TRUST	4019 E DEL RIO ST	GILBERT	AZ	85295
CUSTOM HOMES BY VIA LLC/HEEKIN FAMILY TRUST	6903 E PARKWAY NORTE	MESA	AZ	85212
ELECTRIC INVEST LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
ENTRUST ARIZONA	6903 E PARKWAY NORTE	MESA	AZ	85212
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
GATEWAY COMMERCIAL BANK	6915 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY NORTE Q3 LLC	2323 W UNIVERSITY DR	TEMPE	AZ	85281
HUB AT 202 OWNCO LLC	4950 S YOSEMITE ST NO F2238	GREENWOOD VILLAGE	CO	80111
LOWESTMORTGAGE COM INC	1640 S STAPLEY DR STE 130	MESA	AZ	85204
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MMM LANDSCAPE MAINTENANCE LLC	577 E PARK AVE	GILBERT	AZ	85234
NORTHGATE MANAGEMENT LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
OCANAS FAMILY TRUST/CUSTOM HOMES BY VIA LLC	534 E HACKAMORE ST	MESA	AZ	85203
PARKWAY NORTE HOLDINGS LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242
PORTON QOZB LLC	4135 S POWER RD STE 118	MESA	NM	85212
POWER 40 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
RR HEADQUARTERS LLC	2105 N NEVADA ST	CHANDLER	AZ	85225
SAGEWOOD QOZB LLC	4135 S POWER RD STE 118	MESA	AZ	85212
SARSAR KHAMIS GEORGE	333 S DOBSON RD STE 103	MESA	AZ	85202
SARSAR KHAMIS GEORGE	333 S DOBSON RD NO 103	MESA	AZ	85202
SHAWN BENSON IRREVOCABLE TRUST/DEAN AND TAYLOR GR	2065 W OBISPO AVE	GILBERT	AZ	85233
ULF POWER 202 LLC	14241 DALLAS PKWY SUITE 650	DALLAS	TX	75254

Citizen Participation Report

Cannon Beach PAD Modification

SEC Power Road & Warner Road

October 12, 2022

Purpose:

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for the applicant's requests to the City of Mesa for a PAD Modification, Site Plan Amendment, and Rezone. These requests are for the proposed Cannon Beach development on the approximately 1.5 acres located at the southeast corner of Power Road and Warner Road in Mesa. This is part of a larger, approximately 37-acre development known as Cannon Beach, which is a mixed-use development approved in 2020. The subject property for this application is further identified on the Maricopa County Assessor's Map as parcel number 304-30-009X (the "Property").

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the the City of Mesa's guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Actions taken:

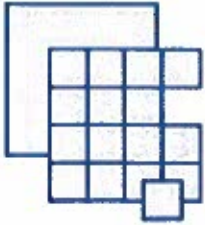
To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project. Contacts from the City of Mesa said there were no Mesa Registered Neighborhoods or HOAs within 1 mile of the project
2. Formal Neighborhood meeting – An online neighborhood meeting that complied with Mesa’s citizen participation requirements was held by the applicant on October 24, 2022 at 6:00 PM to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom’s online meeting technology, which complies with the City’s revised policies in response to the COVID-19 public health crisis. No neighbors attended this meeting, which is indicated in the summary attached to this report.
3. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile. Instructions for the zoom meeting were included. A copy of the notification letter for the neighborhood meeting and contact list are attached.
4. The notice letter listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. Enclosed in the notice was a color copy of the development plan and requests proposed. It also included drawings and information on the Freeway Landmark Monument and signage, a concurrent process. This notice procedure allowed neighbors to view the project details and contact the applicant regarding the project.
5. Those who provide contact information to the applicant will be added to the public hearing notification list. A summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff as a supplement to the Citizen Participation Report for this case.
6. The applicant is willing to continue to respond to further inquiries and comments during the rezoning process. Presentations will be made to groups of citizens or neighborhood associations upon request.
7. For public hearing notice, applicant has complied with City requirements, which requires posting a minimum of one (1) 4’ x 4’ sign(s) on the property. Two signs were placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) were submitted to the Planning Staff to be kept in the case file.

Attached Exhibits:

- 1) Copy of the neighborhood meeting notice letter
- 2) Notification map and list of surrounding property owners
- 3) Neighborhood Meeting Summary



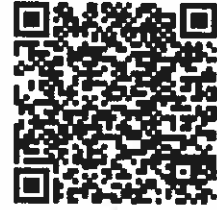
Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson



Notice of Planning & Zoning Board Hearing

Dear Neighbor,

We have applied for a Site Plan Amendment for the property located at the southeast corner of Power Road & Warner Road. This request is for development of a 1.6-acre addition to the approved 37-acre Cannon Beach Mixed Use PAD. The case number assigned to this project is ZON22-01015.

This letter is being sent to all property owners within 1000 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 of the proposed development. If you have any questions regarding this proposal, please call me at 480-461-4670 or e-mail at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 22, 2023 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](https://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 by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 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 Sean Pesek of their Planning Division staff. He/she can be reached at 480-644-6716 or sean.pesek@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,

Sean B. Lake
PEW & LAKE, PLC

<p style="text-align: center;">Neighborhood Meeting Summary <i>Cannon Beach Mixed Use</i> <i>PAD Modification, Site Plan Review, Pre-Plat Amendment</i> <i>SEC Power Rd. and Warner Rd.</i> <i>ZON22-01015</i></p>
<p style="text-align: right;">October 24, 2022 at 6:00 pm</p>
<p style="text-align: right;">Online Zoom Neighborhood Meeting www.zoom.us</p>

The neighborhood meeting began at 6:00 pm, and the online meeting link was left open from approximately 5:40 to 6:20 pm. No citizens attended the meeting.

Present for the applicant were the following: Joseph Cottle (representative of the property owner/developer), D.J. Stapley (Pew & Lake, PLC), Tom Snyder (EPS Group), and Alexander Salmins (EPS Group, Landscape Architect). Sean Pesek attended from the City of Mesa Planning Division.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING


Date: 03/02/23

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 # ZON22-01015, on SEC Warner & Power. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on 03/02/23


Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 22, 2023

CASE: ZON22-01015

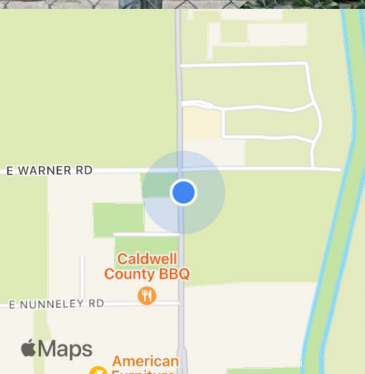
REQUEST: Rezone 1.6± acres from Agricultural (AG) to General Commercial with a Planned Area Development overlay (GC-PAD); modification of an existing Planned Area Development on the entire 44± acres and Site Plan Modification. This request will allow for a commercial development.

APPLICANT: Pew & Lake

PHONE: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 3/01/2023



Mar 02, 2023 08:31AM
4434-4438 S Power Rd
Maricopa County

CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

TIME: 4:00 PM DATE: March 22, 2023

CASE: ZON22-01015

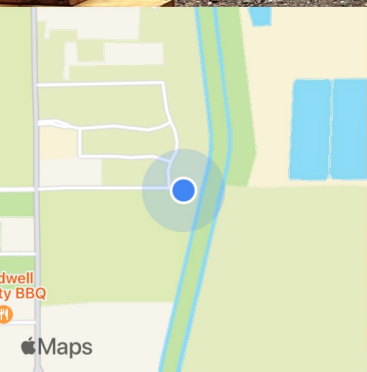
REQUEST: Rezone 1.6± acres from Agricultural (AG) to General Commercial with a Planned Area Development overlay (GC-PAD); modification of an existing Planned Area Development on the entire 44± acres and Site Plan Modification. This request will allow for a commercial development.

APPLICANT: Pew & Lake

PHONE: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 3/01/2023

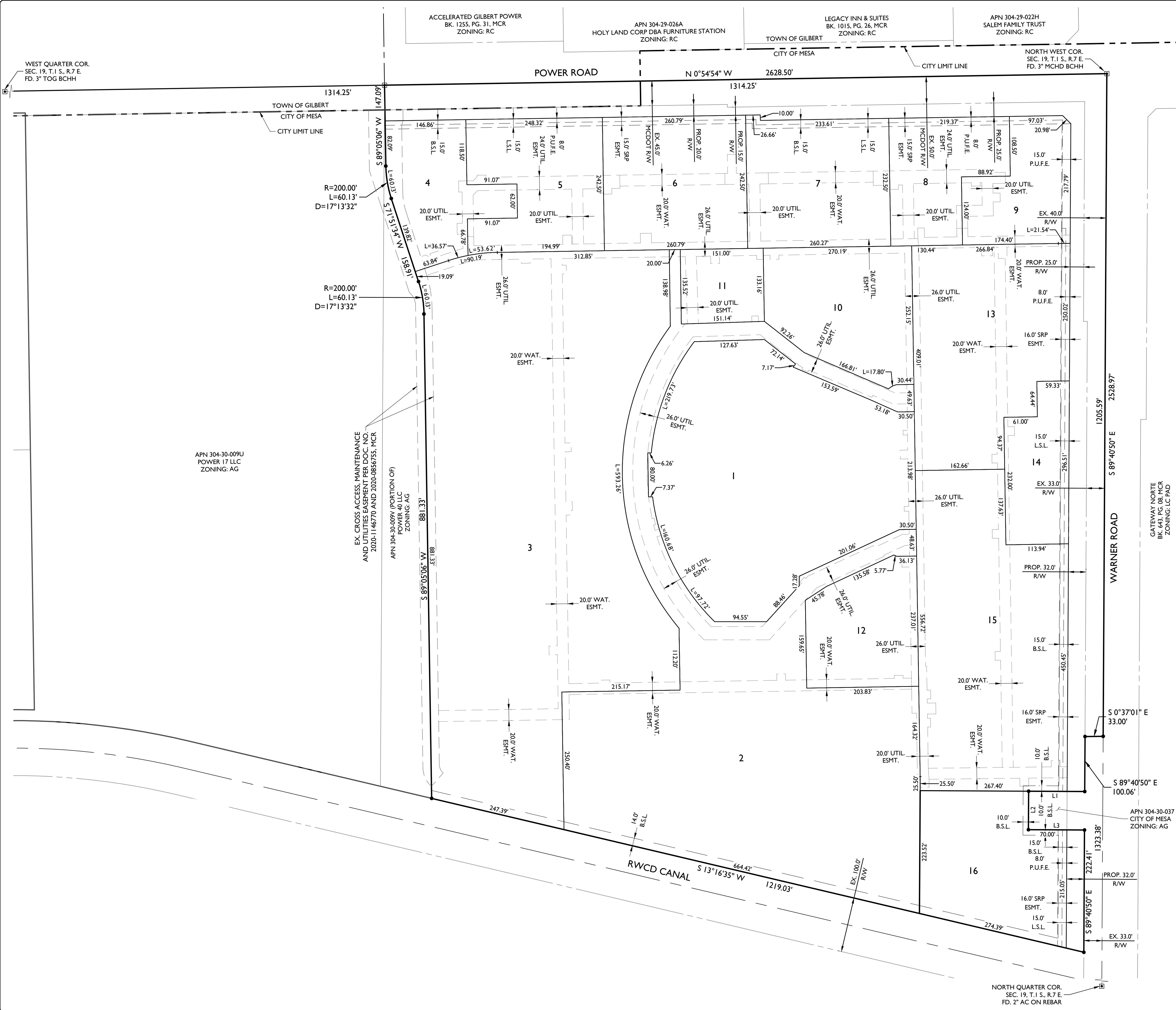


Mar 02, 2023 07:41AM
7013 E Warner Rd
Maricopa County

19-1090 - Cannon Beach

Sep 19, 2022 3:44pm S:\Projects\2019\19-1090\Planning\Drawings\Site Plan Amendment (NE Garage)\19-1090 - Pre-Plot Amend.dwg

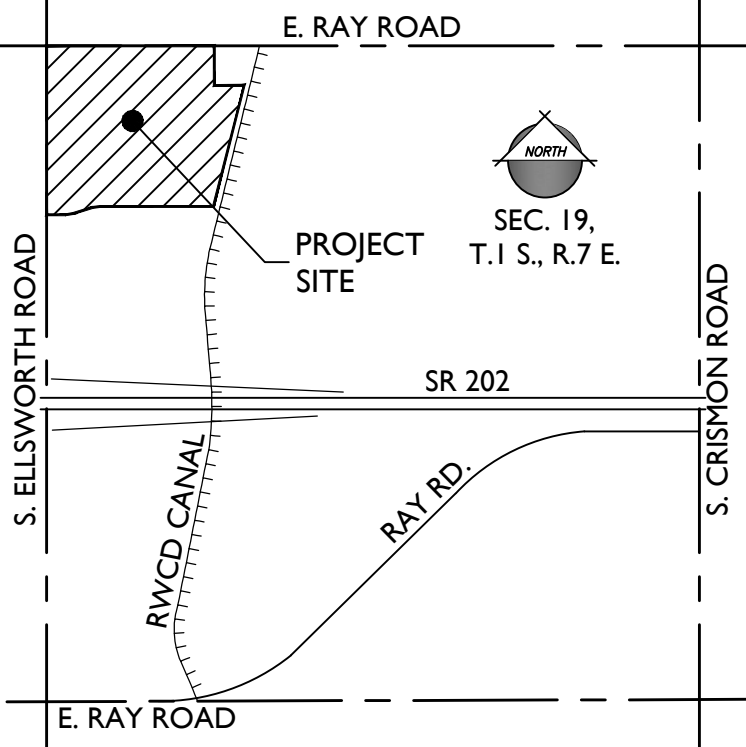
dhughes



PRELIMINARY PLAT
AMENDMENT
FOR
CANNON BEACH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP
N.T.S.



PROJECT TEAM

DEVELOPER:
CANNON LAW GROUP, PLLC
124 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
TEL: (801)-363-2999
FAX: (801)-606-7341
CONTACT: COLE CANNON, ESQ.
cole@cannonlawgroup.com

PLANNER AND LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: TOM SNYDER, RLA
tom.snyder@epsgruoinc.com

ATTORNEY:
PEW & LAKE, PLC
1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
TEL: (480)-461-4670
FAX: (480)-461-4676
CONTACT: SEAN LAKE
sean.lake@pewandlake.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, P.E.
dan.auxier@epsgruoinc.com

PROJECT DATA

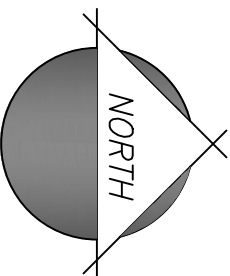
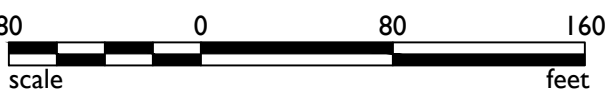
A.P.N.: 304-30-0118; 076: 077; 078; 079; 080; 081; 082
EXISTING GENERAL PLAN: MIXED USE ACTIVITY / EMPLOYMENT
EXISTING ZONING: GC-PAD-CUP-AOA2 / LI-PAD-CUP-AOA2

GROSS AREA: 44.34 ACRES
NET AREA: 37.06 ACRES

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS SHALL BE PRIVATE AND SHALL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- A MASTER PROPERTY OWNERS ASSOCIATION SHALL BE FORMED FOR THE PROPOSED DEVELOPMENT FOR OWNERSHIP AND MAINTENANCE OF ALL PRIVATE STREETS, LANDSCAPED AREAS, RECREATION AMENITIES, AND MAINTENANCE OF STREETLIGHTS AND SIDEWALKS ALONG PRIVATE STREETS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.

LOT AREA TABLE					
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	178,958	4.1083	10	57,648	1.3234
2	302,406	6.9423	11	20,293	0.4659
3	377,800	8.6731	12	42,671	0.9796
4	40,458	0.9288	13	101,239	2.3241
5	54,657	1.2547	14	30,794	0.7069
6	63,241	1.4518	15	144,007	3.3059
7	60,779	1.3953	16	63,095	1.4485
8	39,976	0.9177	TOTAL	1,614,401	37.0615
9	36,379	0.8352			



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

EPS GROUP

Cannon Beach
Mesa, AZ

Preliminary Plat

Project: SEPTEMBER 19, 2022 - 1ST AMENDMENT SUB.

Revisions:

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Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
19-1090

PP01

Sheet No.
1 of 1