

Vending Logistics LLC

7037 E Vernon Ave, Scottsdale AZ 85257
602-327-3858 / dixonates@gmail.com

City of Mesa Planning and Zoning
20 E Main St. STE 150
Mesa, AZ 85201

Re: APN 304-37-015B Medical Marijuana Facility Pre-Submittal Application for the property located at 5413 S. Power Road Mesa, AZ 85212

P&Z Pre-Design Committee,

Accessible from Power Road, the subject parcel currently houses a metal fabrication shop in its back 1/3 of the property. Currently, the remainder of the parcel is used for storage. We plan to cleanup and develop the parcel in several phases, while leaving the existing fabrication shop.

Phase one will include improving the existing frontage along Power Road with landscaping and parking on the front 1/3rd which is zoned LC, and the addition of a 2,400 building on the middle 1/3rd. which will house a medical marijuana dispensary. Phase one development will not impeded access to the welding shop or the residence on the parcel to the south. If work needs to occur on the driveway, we will coordinate with the existing tenants to ensure minimal disruption to their business and minimal inconvenience to the neighboring residents, who are also the property owners. Parking for phase 2 will be built during phase 1, to allow a fire department hammerhead turnaround, access to waste pickup and a loop parking layout

Phase two would involve the continuation of the phase one structure with another, larger shell structure which will be intended for other retail businesses and/or a commercial infusion kitchen. Phase two construction will allow traffic access from the lane directly east of the Phase One building.

Phase three will insert a commercial shell building, likely for retail use. Additional parking will be provided for this phase adjoining the phase 1 parking lot.

Landscape and monument signs will be installed at phase 1.

Public Service:

Firelane access will be available on the west side of the phase one structure and down the north side of the parcel. We propose a hammerhead turnaround midway across the site. We have hired a civil engineer to determine if the existing driveway is per detail M-42

Utilities:

Sewer and Water will come from Power Rd and will be routed down the southern side of the parcel. Phase one electrical service will come from the existing Welding Shop with future phase development pulling power from Power Rd. Natural Gas would need to come from the parcel that is currently under development adjacent to the north. Solid waste service vehicles will have access to the trash containment area provided in phase 1 and will be able to complete a loop to return back to the east / west drive.

Zoning Compliance:

The subject property complies with Mesa City code in that it exceeds all required separation from protected uses.

The dispensary will operate within the permissible hours, with initial hours of 10am to 9pm. The dispensary facility, which shall not exceed 2,500 sq ft, will include 25% of the square footage for a patient waiting room and no more than 500 sq ft for product storage.

The subject facility will not include outdoor seating, will not have a drive-through, and will not include delivery services. It will meet all the requirements the Arizona Statutes and the Department of Health Service rules which govern medical marijuana facilities.

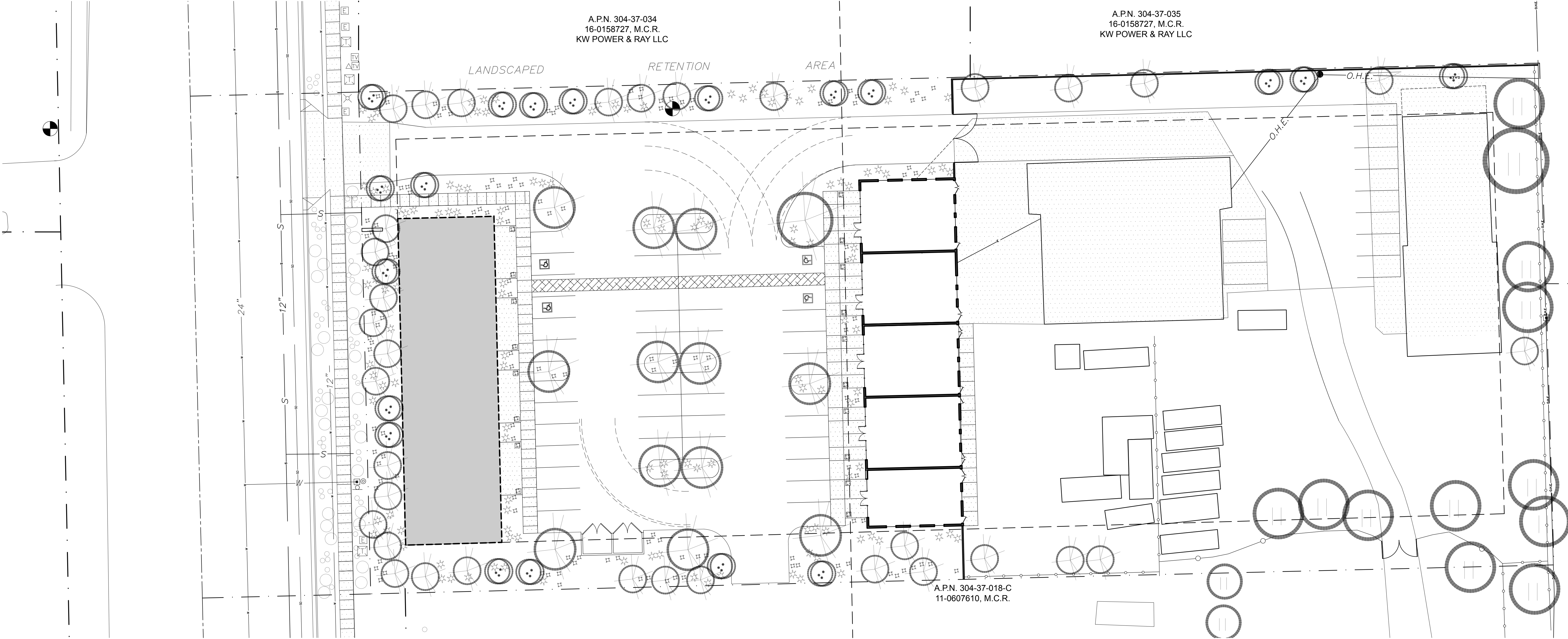
The development will adhere to the LI landscape requirement for street frontage by planting at a minimum of 1 tree and 6 shrubs per 25' linear feet of frontage. The facility will also meet the 20' setback from the frontage road. A civil engineer will design project storm-water retention and bleed-off in accordance with chapter 8 of the 2012 Engineering Procedures Manual.

This submission serves as a show of the applicant's intention to utilize 5405 S Power Road as a medical marijuana dispensary.

Hugo Dixon Oates on behalf of Vending Logistics LLC

Date

Landscape Calculations			36" Box	24" Box	15 Gallon Trees	5 Gallon Shrub	1- Gallon Shrub
West Property Line- Power Rd.	LC- 209'				17 req. 17 provided	26 req. 26 provided	25 req. 25 provided
North Property Line LC against LC	LC- 230'				11 req. 11 provided	24 req. 24 provided	23 req. 23 provided
North Property Line LI against LC	LI- 220'				7 req. 7 provided	0 per 11-33-3-B-2-c	0 per 11-33-3-B-2-c
South Property Line LC against LC	LC- 230'				11 req. 11 provided	24 req. 24 provided	23 req. 23 provided
South Property Line LI against LI	LI- 220'				7 req. 3 provided 4 exist.	10 req. 10 provided	10 req. 10 provided
East Property Line - Serenac	LI- 209'				7 req. 1 provided 6 exist.	10 req. 10 provided	10 req. 10 provided
Foundation Base- Front w Entrance	145'-0"	60' provided				16 Provided	15 provided
Foundation Base- Sides	40' each	40' provided				18 Provided	18 Provided
Foundation Base- Front w Entrance Phase 3	135'-0"	52' provided				11 Provided	10 Provided
Parking Lot-	48 Spaces		2	11		18 req. 18 provided	18 req. 18 provided
Totals			2	11	50	157	152
Existing Planting in R.o.W. on Power Rd to Remain							



A.P.N. 304-37-015-C
07-0927006, M.C.R.
RM2 LLC

A.P.N. 304-37-015-D
14-0853092, M.C.R.
MEFFORD MIKE

Vending Logistics

5405 South Power Road
Mesa, Arizona 85212

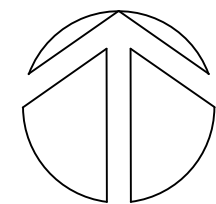
07.March.2017

07-0927006, M.C.R. MEFFORD MIKE



L1.0

LANDSCAPE PLAN



01 Landscape Plan
SCALE: 1" = 20'



Lantana
Verbenaceae
Mix of (126) 5 Gallon
Mix of (124) 1 Gallon



Yellow Dot
Wedelia Trilobata
Mix of (126) 5 Gallon
Mix of (124) 1 Gallon



Lavender
Lavandula
Mix of (126) 5 Gallon
Mix of (124) 1 Gallon



Rio Bravo Sage
Leucophyllum Langmani
Mix of (126) 5 Gallon
Mix of (124) 1 Gallon



Hop Seed
Dodonaea Viscosa
Mix of (126) 5 Gallon
Mix of (124) 1 Gallon



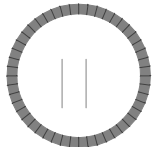
Chilean Mesquite
Prosopis chilensis
(1) 36" Box in Parking Lot
(8) 24" Box in Parking Lot
(47)15 Gallon around perimeter of site



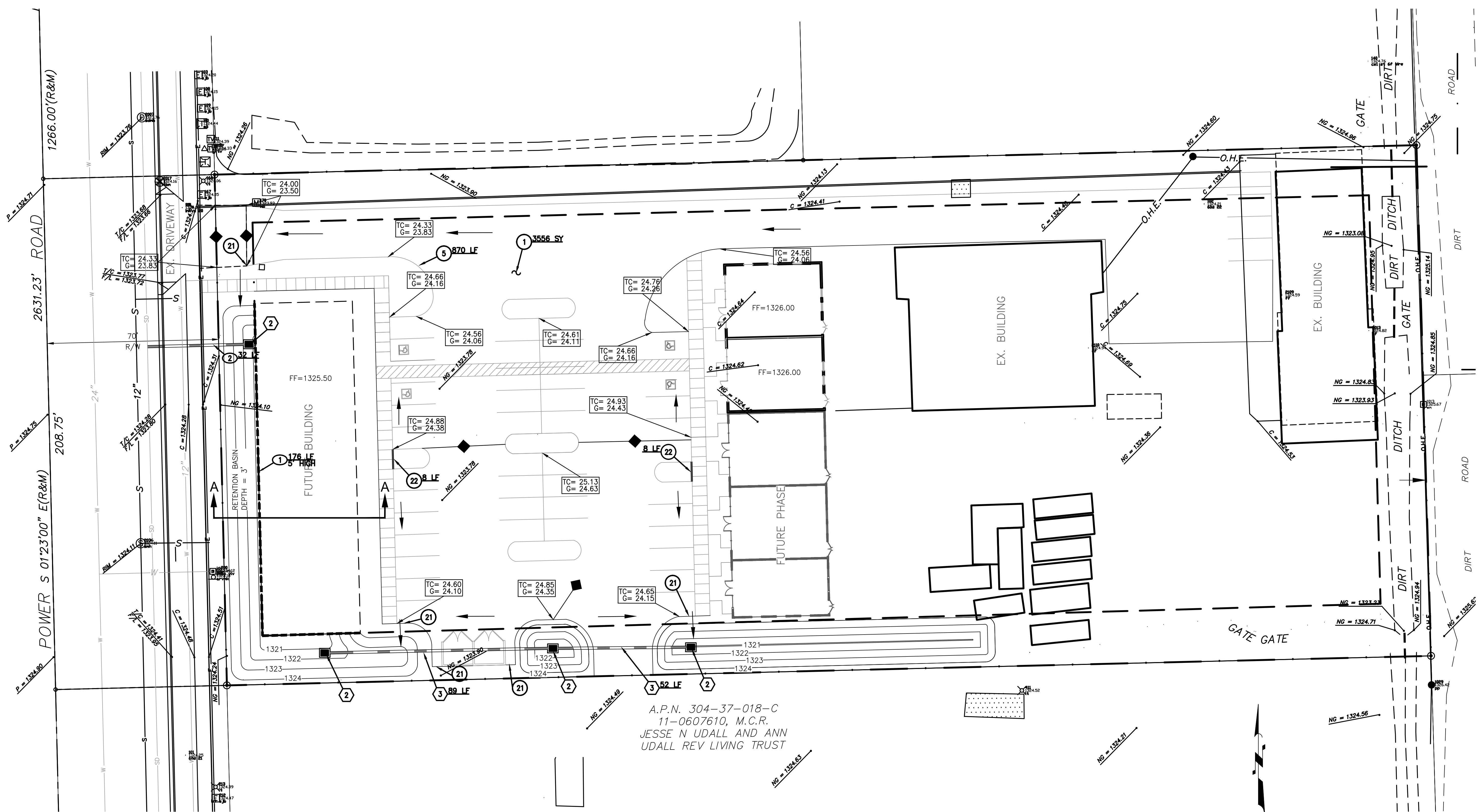
Palo Verde
Parkinsonia aculeata
(47)15 Gallon around perimeter of site

Existing- Verify Type

Existing- Verify Location
Existing- Verify Size



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A.P.N. 304-37-018-C
11-0607610, M.C.R.
JESSE N UDALL AND ANN
UDALL REV LIVING TRUST

VENDING LOGISTICS RETENTION SUMMARY

BASIN NO.	DRAINAGE AREA	RUNOFF COEFFICIENT	AREA (ACRES)	R_R (CF)	D (FT)	A_T (SF)	A_B (SF)	R_P (CF)	Excess (CF)	% excess
CONCRETE/LANDSCAPING	1	0.80	1.29	8,226	3.0	5,880	1,004	10,326	2,100	26%
TOTAL			1.29	8226				10326.00	2,100	26%

100yr-2hr precipitation depth¹ = 2.20 inches = 0.183 ft

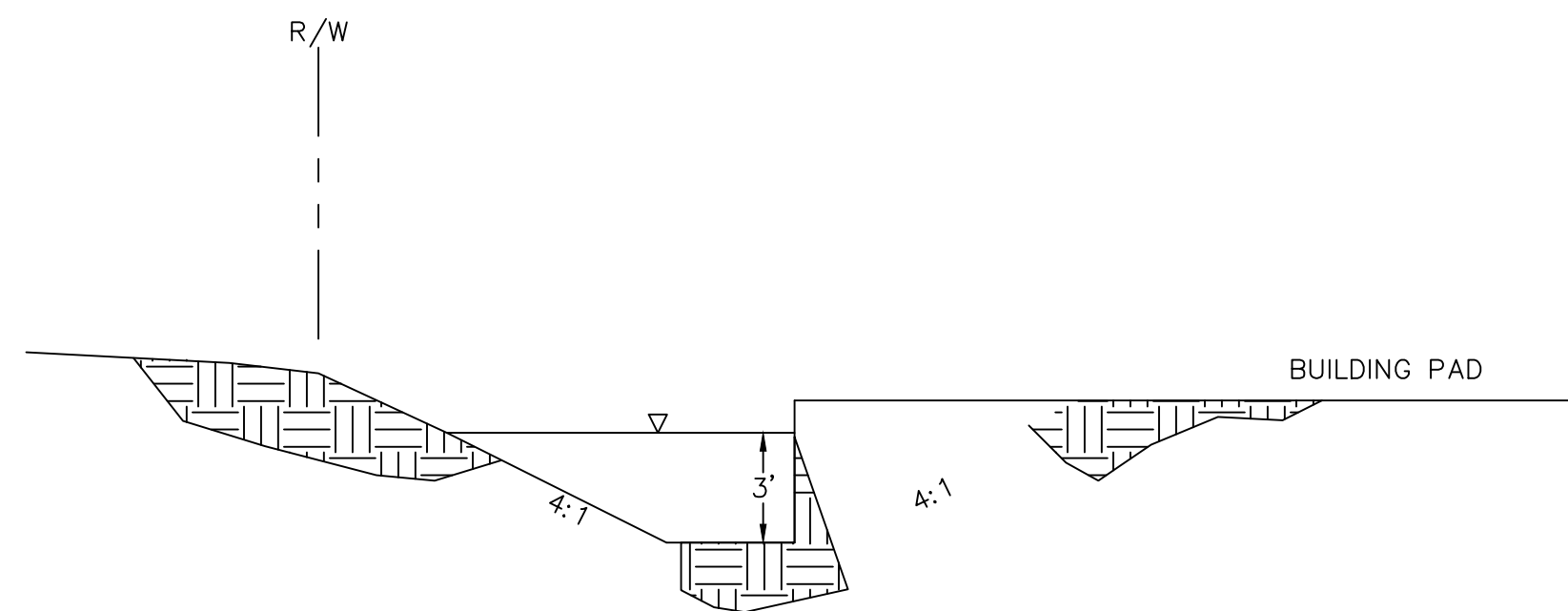
Retention Required (R_R)¹ = $C \times P/12 \times A$

Where: C = Weighted runoff coefficient
P = 100-year 2-hour rainfall depth
A = Contributing Area (SF)

Retention Provided (R_P) = $[(A_T + A_B) / 2] \times D$

Where: A_T = Basin Top Area (SF)
 A_B = Basin Bottom Area (SF)
D = Basin Depth (FT)

¹ City of Mesa Engineering Design Standards, August 2012



SECTION A-A
NTS

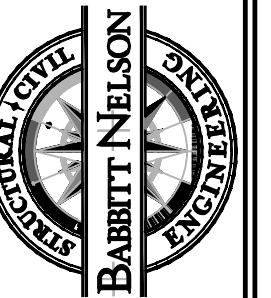
1	PAVEMENT 3" AC/ 6" ABC, SEE SHEET 2 & COM DET M-19.1, M-19.2, M-19.3	3556 SY
5	6" V.C.&G. MAG 220-1 TYPE A	870 LF
21	3' CURB OPENING	5 EA
22	6"X6"X3/8" SQUARE TUBE STEEL TO DRAIN THRU ISLAND	16 LF

2	CATCH BASIN MAG 535 MODIFIED W/OUT BOTTOM. W/ 6" RIPRAP 18" BELOW PIPE OUTLET	4 EA
3	12" HDPE EQUALIZER PIPE	141 LF

1	RETAINING WALL, LENGTH AS NOTED.	176 LF
2	8" PVC (SDR-35) STORM DRAIN (BLEED-OFF) W/ GATE VALVE	32 LF

REVISIONS:

Babbitt Nelson Engineering
1140 E. Greenway St. Suite 2
Mesa, Arizona 85203
tel: (480) 610-1341
fax: (480) 962-9034
cel: (480) 497-0003

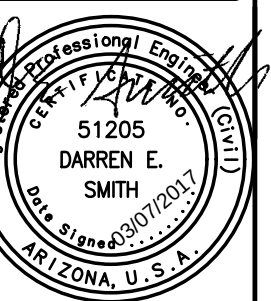


GRADING & PAVING PLAN

VENDING LOGISTICS
MESA, ARIZONA

PROJECT:

CALL TWO WORKING DAYS
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



EXPIRES 09/30/19

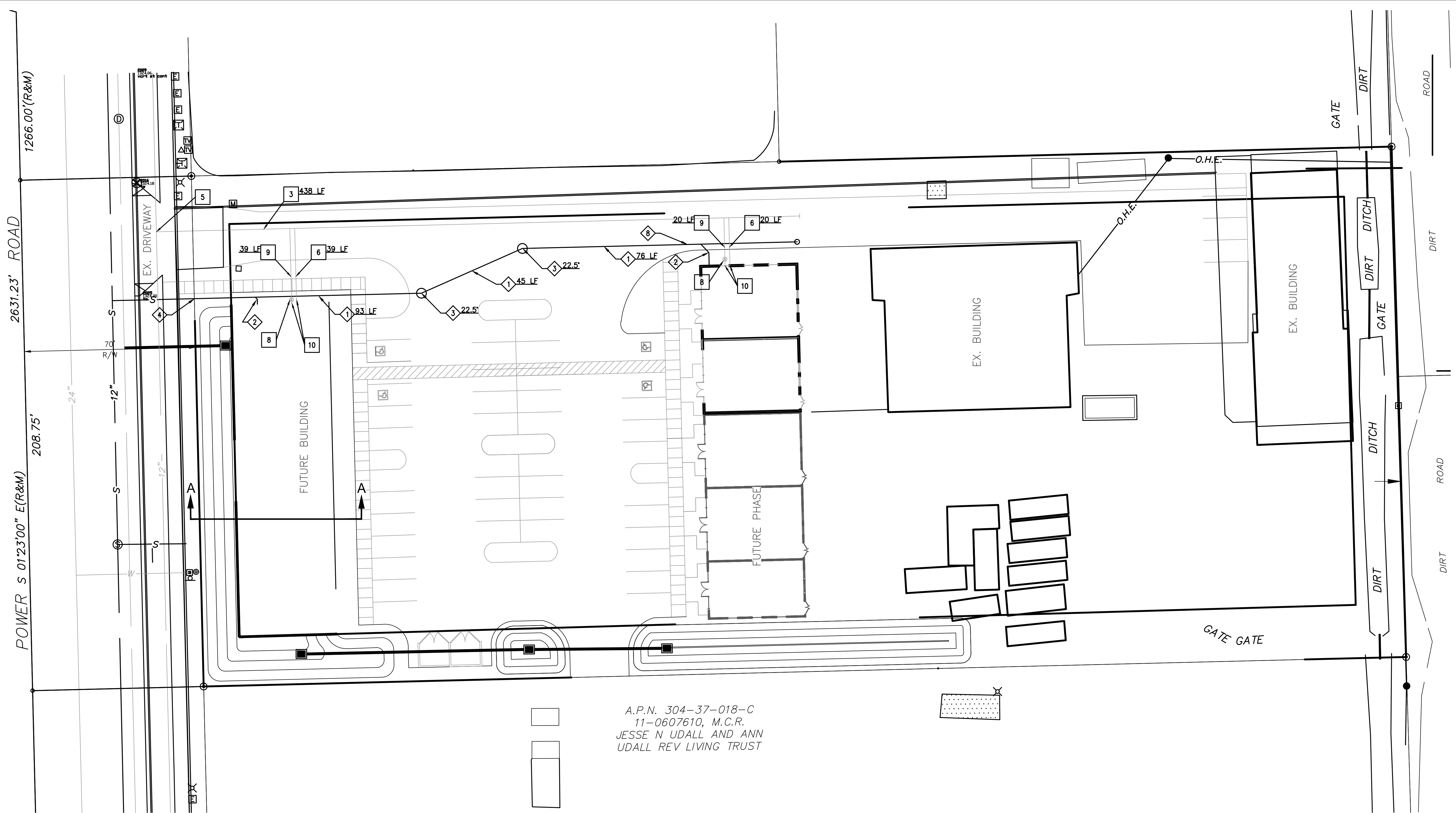
JOB NO.
17-024

SHEET NO.

C1

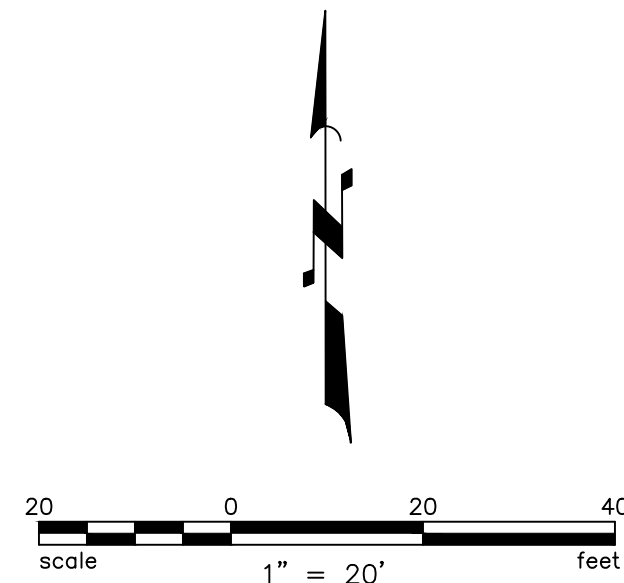
1 OF 2

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A.P.N. 304-37-018-C
11-0607610, M.C.R.
JESSE N UDALL AND ANN
UDALL REV LIVING TRUST

3	8" WATER VALVE WITH THRUST BLOCKS PER MAG 380	1 EA
5	12"x8" TAPPING SLEEVE & VALVE, THRUST BLOCK PER MAG340	1 EA
6	3" SCH 40 PVC DOMESTIC WATER LINE	59 LF
8	DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COP STD DTL P1352	2 EA
9	6" DIP FIRE LINE, CLASS 350 MIN., BACKFILL PER MAG SECT.601	59 LF
10	SEE ARCHITECTURAL PLANS FOR CONNECTION	3 EA
1	8" PVC (SDR-35) SANITARY SEWER, TRENCHING PER COM M-19.04	214 LF
2	6" PVC (SDR-35) SANITARY SEWER BUILDING SERVICE CONNECTION PER MAG STD DTL 440-TYPE C	2 EA
3	48" SEWER MANHOLE MAG W/ 30" WATERTIGHT MH FRAME & COVER PER MAG STD DTL 420 & 424	2 EA
4	TIE NEW SEWERLINE INTO EXISTING SEWER STUB	1 EA
6	SEWER CLEANOUT, MAG STD. DET. 441	1 EA



REVISIONS:	
Babbitt Nelson Engineering 1140 E. Greenway St., Suite 2 Mesa, Arizona 85203 tel: (480) 610-1341 fax: (480) 962-9034 cel: (480) 497-0003	
UTILITY PLAN	PROJECT: VENDING LOGISTICS MESA, ARIZONA
CALL TWO WORKING DAYS 263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)	
EXPIRES 09/30/19	
JOB NO. 17-024	
SHEET NO. C2	
2 OF 2	



01  NorthWest Elevation-Phase 1 & 2
SCALE: N.T.S.



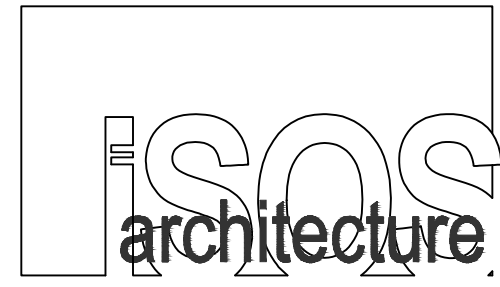
02  NorthEast Elevation-Phase 1 & 2
SCALE: N.T.S.



03  SouthWest Elevation-Phase 1 & 2
SCALE: N.T.S.



04  SouthEast Elevation-Phase 1 & 2
SCALE: N.T.S.



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Phoenix, Arizona 85003
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brent@isosarchitecture.com

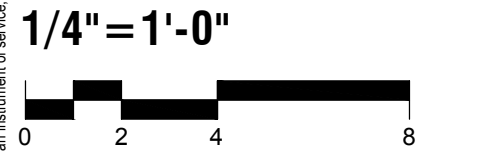
Ray Designano 480 720 3070
ray@isosarchitecture.com



Vending Logistics

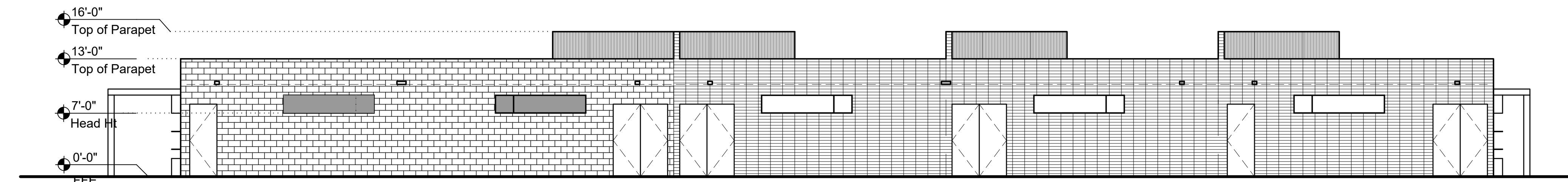
5405 South Power Road
Mesa, Arizona 85212

11.April.2017

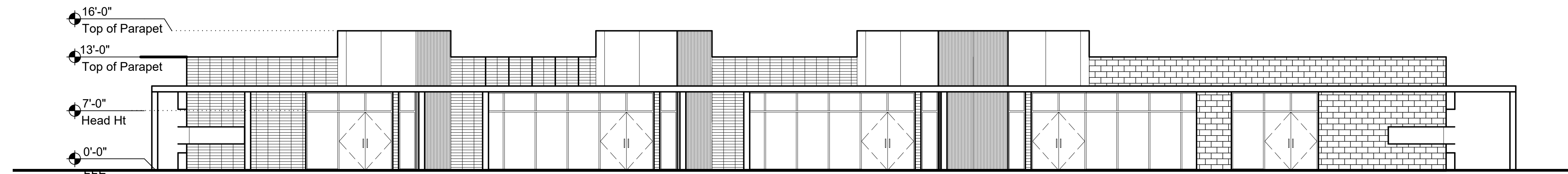


A3.0
ELEVATIONS

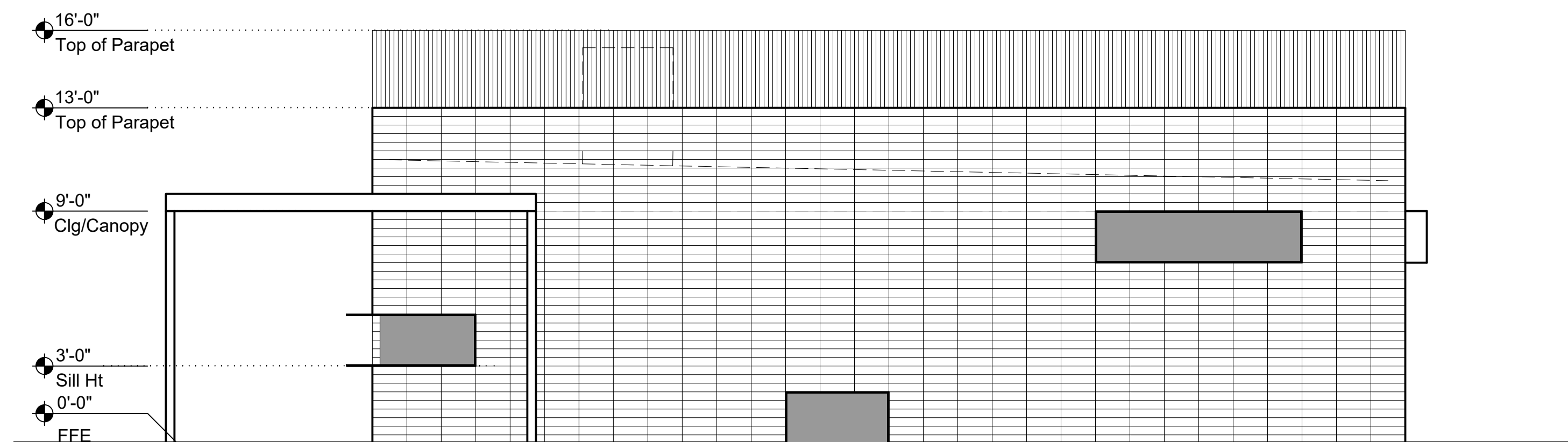
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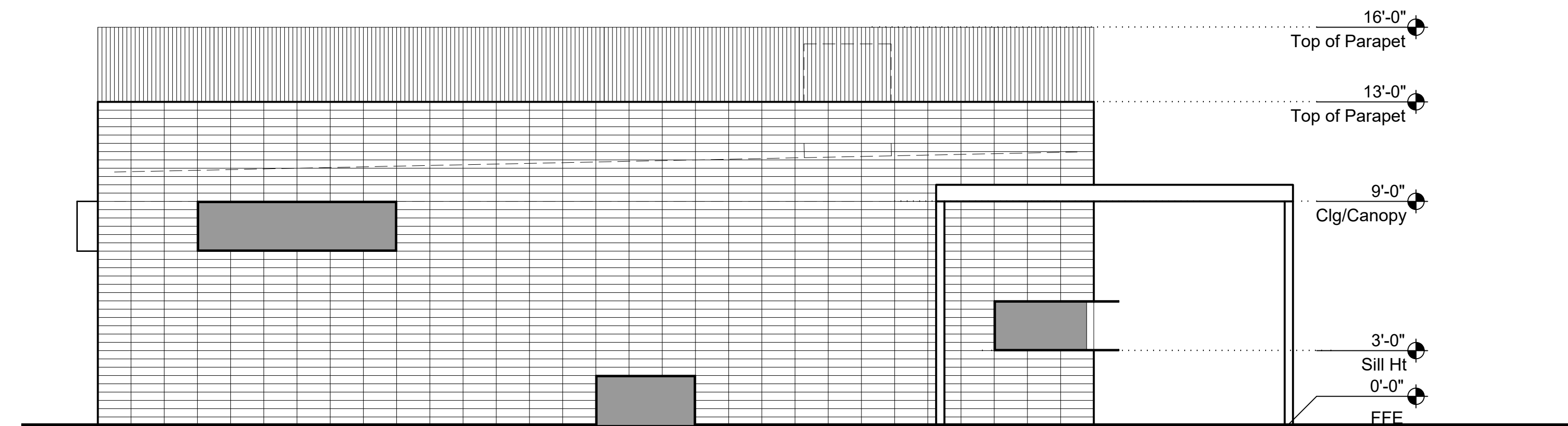
04 East Elevation-Phase 1 & 2
SCALE: 1/8" = 1'-0"



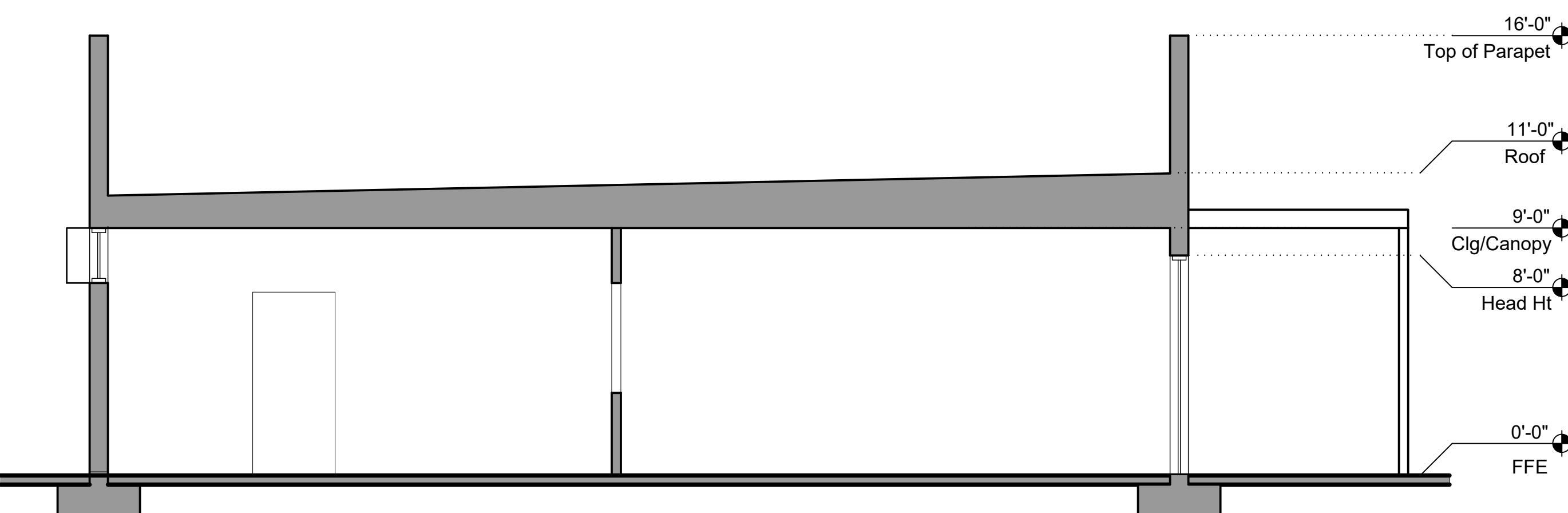
03 West Elevation-Phase 1 & 2
SCALE: 1/8" = 1'-0"



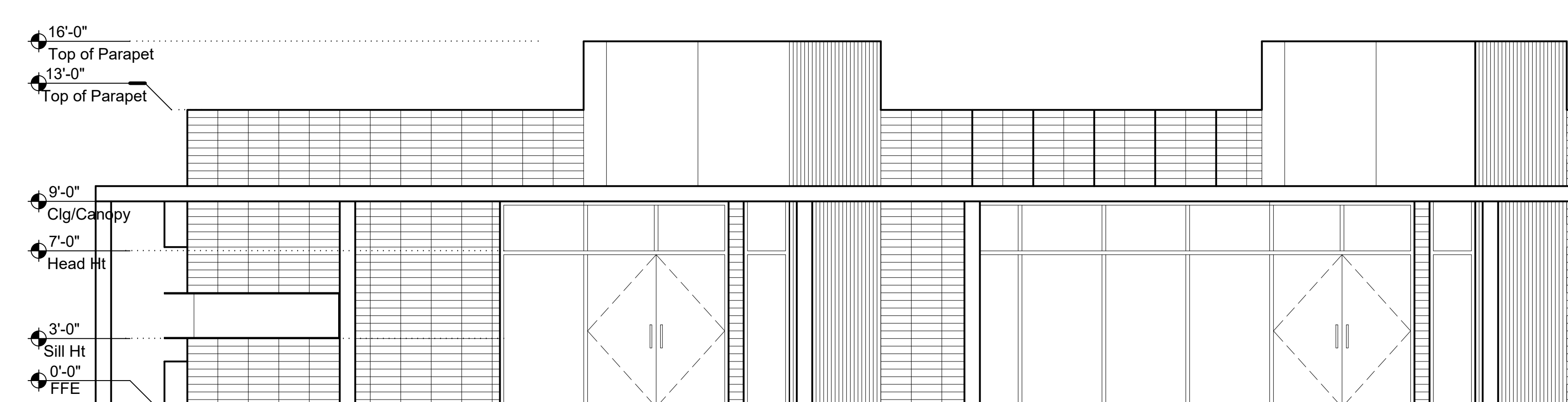
06 South Elevation-Phase 1
SCALE: 1/4" = 1'-0"



02 North Elevation-Phase 1
SCALE: 1/4" = 1'-0"



05 Section A-A
SCALE: 1/4" = 1'-0"



01 West Elevation-Phase 1 Dispensary and Shell Building
SCALE: 1/4" = 1'-0"

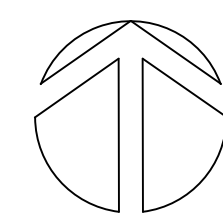
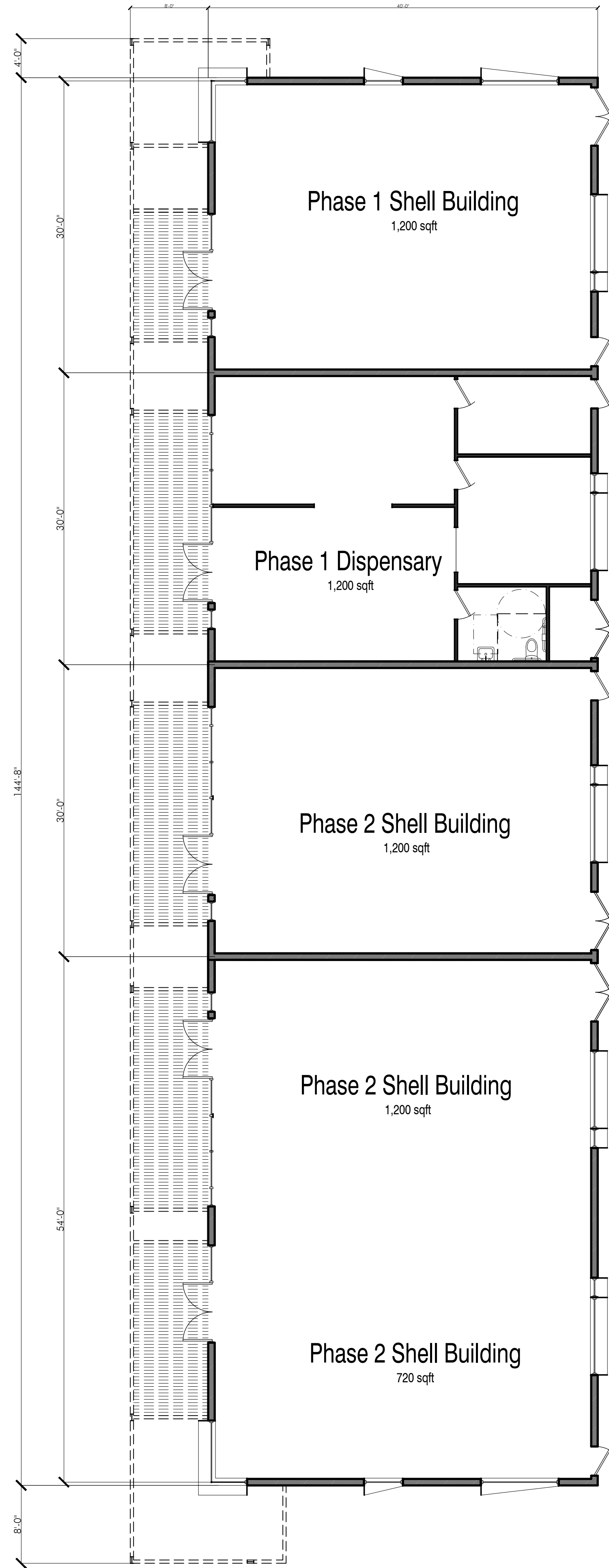
**Vending
Logistics**

5405 South Power Road
Mesa, Arizona 85212

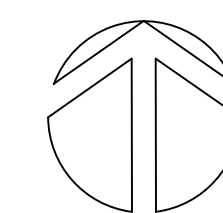
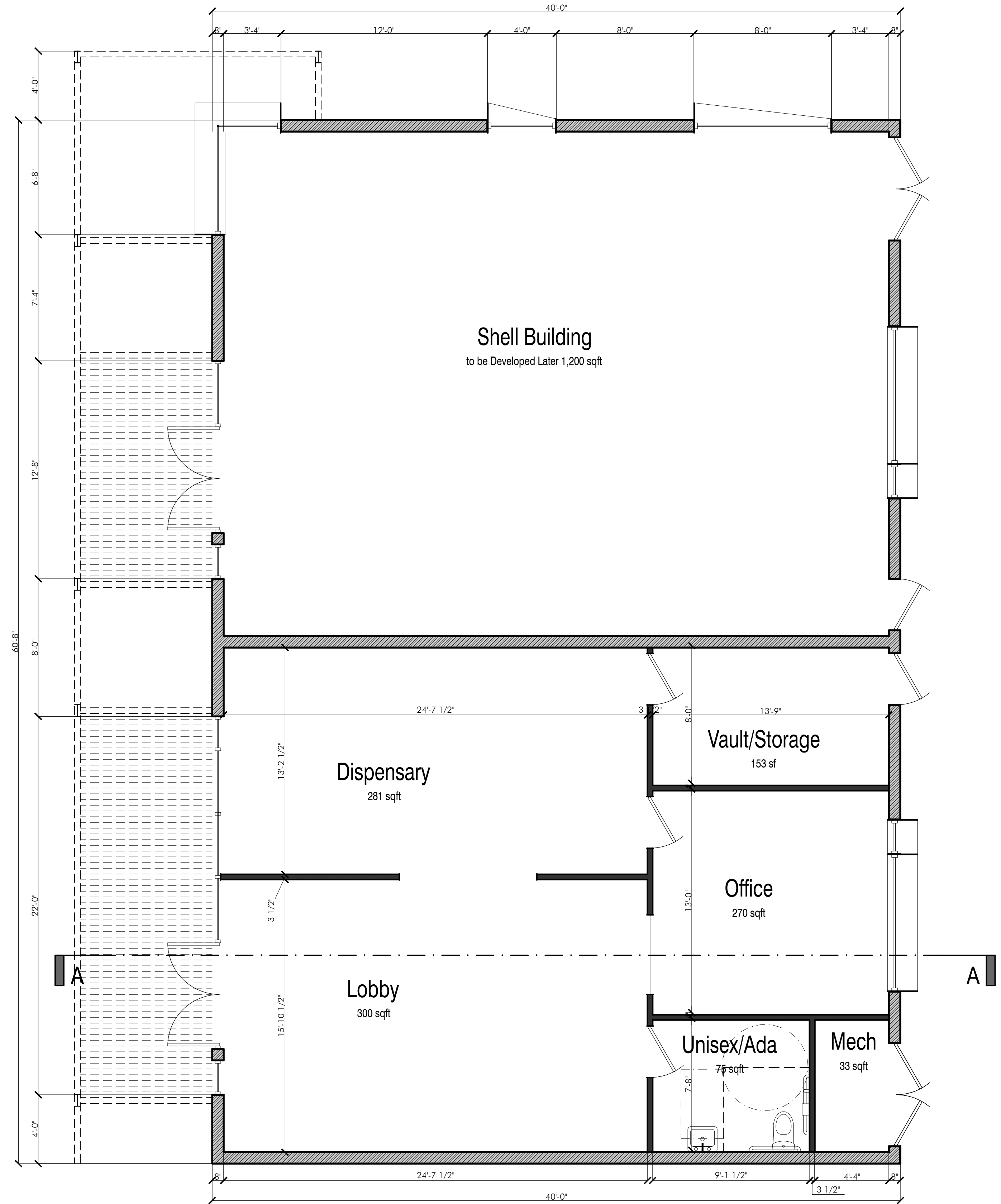
11.April.2017

1/4" = 1'-0"
0 2 4 8

A3.0
ELEVATIONS



02 Floor Plan-Phase 1 & 2
SCALE: 1/8" = 1'-0"



01 Floor Plan Phase 1
SCALE: 1/4" = 1'-0"



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EXPIRES 9/30/2019

Vending Logistics

5405 South Power Road
Mesa, Arizona 85212

11.April.2017



A2.0
FLOOR PLAN
P H A S E 1

ISOS Architecture, LLC
W. Brent Armstrong, Architect, AIA, NCARB
307 W. Latham St. Phoenix, Arizona 85003
480 323 6928 brent@isosarchitecture.com



Vending Logistics, LLC

7037 E Vernon Ave, Scottsdale AZ 85257
602-327- 3858 / dixonnoates@gmail.com

Proposed Development: Vending Logistics
Address: 5405 South Power Road
Mesa, Arizona 85212
Parcel Number: APN 304-37- 015B

Citizen Participation Report

Today's Date: April 4, 2017

Dear City Planning Staff, this letter documents the progress of the Citizen Participation Plan. As part of this plan, the development team recently held a neighborhood Community Meeting. The Meeting was held from 6-8 pm, on Tuesday March 28, 2017 at:

ASU Polytechnic Student Union
ASU Cooley Ballroom B 5999 S.
Backus Mall, Mesa, AZ 85212

Neighborhood meeting notices were sent out Friday, March 17 2017 to registered neighborhood groups, HOA's, and property owners within a 1,000 ft radius of the project site.

Meeting Report, there were no (zero) attendees to the community meeting and no attempts were made to contact the project development team through email, regular mail, or by telephone.

ISOS Architecture, LLC
W. Brent Armstrong, Architect, AIA, NCARB
307 W. Latham St. Phoenix, Arizona 85003
480 323 6928 brent@isosarchitecture.com



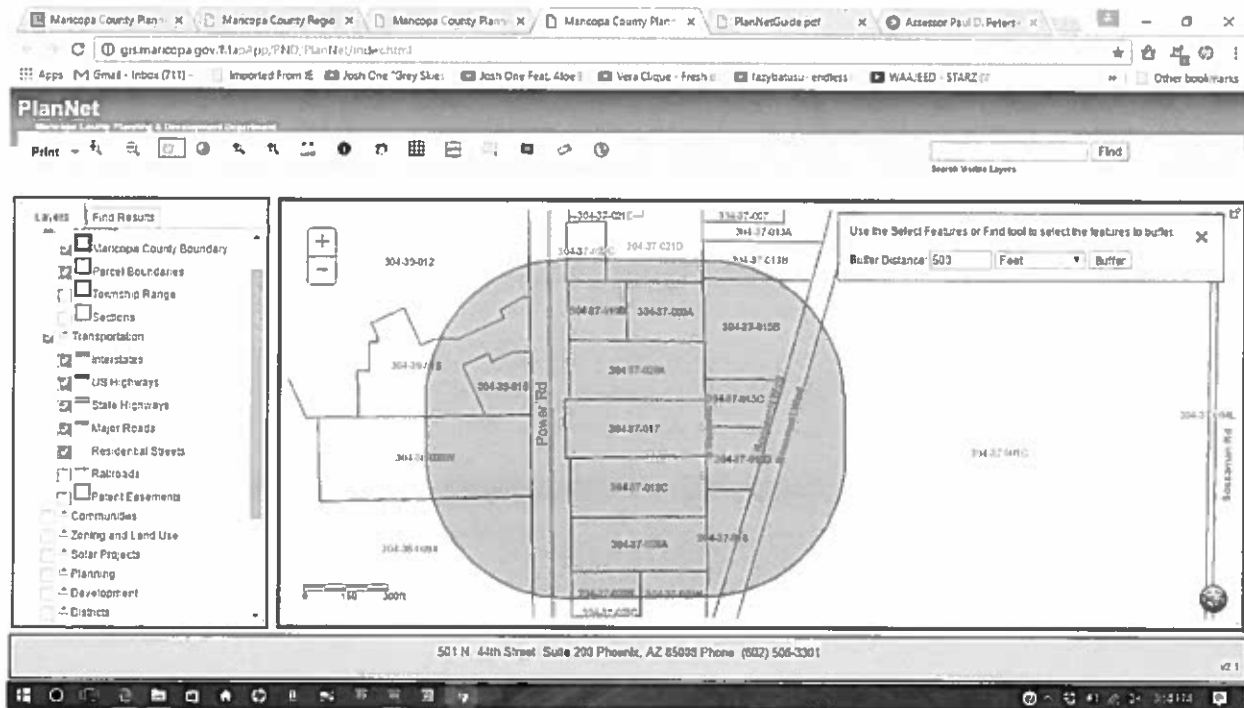
Vending Logistics, LLC

7037 E Vernon Ave, Scottsdale AZ 85257
602-327- 3858 / dixonnoates@gmail.com

Proposed Development: Vending Logistics
Address: 5405 South Power Road
Mesa, Arizona 85212
Parcel Number: APN 304-37- 015B

Date: April 04, 2017

Ownership Maps and Address List Within 500' Radius



APN	Parcel Number	Owner Name	Property Address	Mailing Address
30437001C	304-37-0 01C	UNITED STATES OF AMERICA	6910 E WILLIAMS FIELD RD MESA 85212	3707 N 7TH ST PHOENIX AZ 85017
30437013D	304-37-0 13D	D & L ENTERPRISES	5311 S SARANAC MESA 85212	241 S SIRRINE STE 8 MESA AZ 85210
30437015B	304-37-0 15B	D & L ENTERPRISES	5335 S SARANAC MESA 85212	241 S SIRRINE STE 8 MESA AZ 85210
30437015C	304-37-0 15C	RM2 LLC	5361 S SARANAC MESA 85212	3747 E SOUTHERN AVE PHOENIX AZ 85040
30437015D	304-37-0 15D	MEFFORD MIKE	5417 S SARANAC MESA 85212	1064 N COLE DR GILBERT AZ 85234
30437016	304-37-0 16	1973 AC PROPERTIES LLC	5443 S SARANAC MESA 85212	2043 S CONSTELLATION CT GILBERT AZ 85295
30437017	304-37-0 17	UDALL DWIGHT K/JORI J	5413 S POWER RD MESA 85212	5405 S POWER RD MESA AZ 85212
30437018C	304-37-0 18C	JESSE N UDALL AND ANN UDALL REV LIVING TRUST	5427 S POWER RD MESA 85212	4119 E GROVE CIR MESA AZ 85206
30437021D	304-37-0 21D	GOODWILL INDUSTRIES OF CENTRAL ARIZONA INC	5263 S POWER RD MESA 85212	2626 W BERYL AVE PHOENIX AZ 85021
30437022C	304-37-0 22C	KESTNER JOSEPH A	5307 S POWER RD MESA 85212	PO BOX 47582 PHOENIX AZ 85068
30437023N	304-37-0 23N	CITY OF MESA	5503 S POWER RD MESA 85212	20 E MAIN ST MESA AZ 85201
30437023R	304-37-0 23R	TOMKAT PROPERTIES LLC		10673 E FIRETHORN DR SCOTTSDALE AZ 85259
30437026A	304-37-0 26A	CHO FREDERICK Y TR	5449 S POWER RD MESA 85212	5449 S POWER RD MESA AZ 85212
30437033	304-37-0 33	HZ PROPS RE LTD	5329 S POWER RD MESA 85212	4415 HIGHWAY 6 SUGAR LAND TX 77478
30437034	304-37-0 34	KW POWER & RAY LLC	5351 S POWER RD MESA 85212	166 E 14000 SOUTH STE 210 DRAPER UT 84020
30437035	304-37-0 35	KW POWER & RAY LLC	5351 S POWER RD MESA 85212	166 E 14000 SOUTH STE 210 DRAPER UT 84020

30438009W	304-38-0 09W	CIRCLE G GATEWAY LLC		2152 S VINEYARD STE 105 MESA AZ 85210
30438009X	304-38-0 09X	CIRCLE G AT GATEWAY LLC		2152 S VINEYARD 105 MESA AZ 85210
30439912	304-39-9 12	WAL MART STORES INC	5290 S POWER RD GILBERT 85295	1301 SE 10TH ST BENTONVILLE AR 727160555
30439915	304-39-9 15	GILBERT CHANDLER HEIGHTS 1 LLC	5340 S POWER RD GILBERT 85295	2425 E CAMELBACK RD STE 750 PHOENIX AZ 85016
30439916	304-39-9 16	GILBERT CHANDLER HEIGHTS 1 LLC	5378 S POWER RD GILBERT 85295	2425 E CAMELBACK RD STE 750 PHOENIX AZ 85016