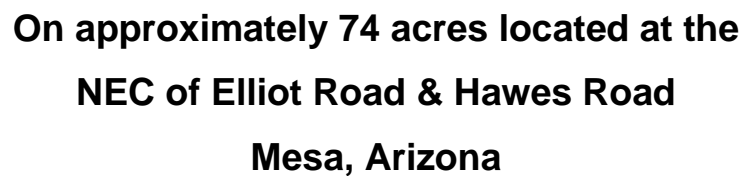


ELLIOT 202
ZON20-00769

2nd Submittal December 11, 2020

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1. PROJECT TEAM

Developer

Marwest Enterprises, LLC.
David Martens
6710 N. Scottsdale Rd.
Suite 140
Scottsdale, AZ 85253
(480) 556-9984
davidmartens@marwest.net

Applicant & Land Planner

Gilmore Planning & Landscape Arch.
Jack Gilmore / Tom Briggs
2211 North 7th Street
Phoenix, Arizona 85006
(602) 266-5622
jgilmore@getgilmore.com
tbriggs@getgilmore.com

Development Manager

Cedar Point Builders, LLC
Jeff Arnold
4140 E. Baseline Road
Suite 101
Mesa, AZ 85206
(480) 740-7407
jarnold@cedarbuild.com

Civil Engineer

Hunter Engineering
Larry Talbot
10450 N. 74th Street
Suite 200
Scottsdale, AZ 85258
(480) 991-3985
ltalbot@hunterengineeringpc.com

Architect

Ware Malcomb
Kevin Evernham / Eric Zitny
2777 E. Camelback Rd.
Suite 325
Phoenix, AZ 85016e
(480) 800-5294
kevernham@waremalcomb.com
ezitny@waremalcomb.com

2. DEFINITIONS

The following words or terms, when used in this Planned Area Development Overlay District, shall have the meanings set forth below:

Applicant: Gilmore Planning & Landscape Architecture, Inc. on behalf of the Property Owners.

City: The City of Mesa, Arizona

Owner/Developer: The Property is under contract by Marwest Enterprises LLC, to acquire approximately 74 acres from the current owner, Loop 202 & Elliot Road Parcel #2 LLC. The final City Resolution approving this application shall extend to any affiliated entities and any successors in title to whom the Owner(s) have assigned the rights and responsibilities of Owner/Developer.

Improvements: "Improvement" or "Improvements" shall mean, with respect to any site area, any building, structure, or construction which may affect the appearance of the site, including by way of illustration, but not limitation, all land preparation or excavation, fill and grading, utilities, landscaping, buildings, parking areas, curbing, walls, poles, towers, antenna, lighting, driveways, and signs.

Outdoor Storage: Storage occurring outside of a building or structure of materials including, but not limited to: supplies, equipment, finished goods, lumber, construction materials, pallets, vehicles, trucks and trailers, etc. Outside Storage does NOT include:

- (i) The storage of trash and refuse within approved dumpster enclosures.
- (ii) Construction materials and equipment for use on the site as part of a permitted construction project.

PAD: The Planned Area Development Overlay District for the Property that is the subject of this document. This Planned Area Development (PAD) is intended to be a stand-alone document of zoning regulations for this light industrial property. Provisions not specifically regulated by the PAD are governed by the Mesa Zoning Ordinance. This PAD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the City of Mesa development review and permit process. The zoning and development standards provided herein amend various provisions provided by the City of Mesa Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Mesa Zoning Ordinance and the PAD, the PAD shall prevail.

PAD Standards: Regulations for lot area, height, and setbacks that are defined within this PAD, and shall govern the development of this Property.

Property: Elliot 202 is approximately 74 acres of land within the City of Mesa under control of the Owner/Developer, as further described within this document.

Zoning Ordinance: The Zoning Ordinance of the City of Mesa with a revision date of August 11, 2020.

3. PROJECT OVERVIEW

On behalf of Loop 202 & Elliot Road Parcel #2 LLC (Current Owner) and Marwest Enterprises LLC the future property owner and developer (Owner/Developer), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this application to rezone approximately 74 acres (Subject Property). The Property is located at the northeast corner of Hawes Road and Elliot Road, and extends east to the Loop 202 frontage, refer to **Exhibit 1** – Location Map. This application will retain the base Light Industrial (LI) zoning, and amend PAD Overlay that is currently associated with Elliot Road Technology Corridor. The proposed zoning will be Light Industrial (LI) with a new Planned Area Development (PAD) Overlay, LI-PAD, and thereby allowing the Subject Property to “opt-out” of the Elliot Road Technology Corridor.

In addition to this new LI-PAD application are joint applications for Design Review Board and Site Plan Approval.

The total current ownership associated with this rezoning application is approximately 74 acres comprising three parcels identified by the Maricopa County Assessor as: 304-03-042A, 304-03-043A, and the third 55’ wide parcel along the Hawes Road centerline as 304-03-012U, which will be completely dedicated as future ROW.

3.1 Existing Site Conditions

The Property is currently vacant and generally in its native condition with scattered creosote and native trees along the braided washes. The site is relatively flat with natural grade generally falling from the northeast to the southwest. Please refer to the Existing Site Conditions & Surrounding Land Uses Map attached as **Exhibit 2**.

3.2 Existing Zoning

This Property is situated within the Elliot Road Technology Corridor that extends 3 miles from Hawes Road east to Signal Butte Road. In 2014, The City Council approved Light Industrial zoning with a PAD Overlay Zoning (Ordinance No. 5255) specifically for the Elliot Road Technology Corridor, Case No. Z14-045. The Elliot Road Technology Corridor and LI-PAD promote a variety of development benefits for employment-oriented users who may elect to “opt-in” to the Technology Corridor. The ability to ‘opt-in’ is based on the particular type of employment activity that has been defined in the Tech Corridor PAD Overlay, which specifically restricts “indoor warehousing and storage” as a qualified use. As the eventual Owner/Developer, Marwest has therefore elected to ‘opt-out’ the Elliot Road Technology Corridor and pursue this LI-PAD application.

3.3 Proposed Zoning

The Owners are requesting to rezone the Subject Property to Light Industrial with a Planned Area Development Overlay (LI-PAD). The following deviations from the Light Industrial development standards are requested:

- 3.3.1 Building Height: the current maximum height is forty feet (40’) as referenced in the MZO Chapter 7, Table 11-7-3. This PAD requests a maximum building height of

sixty (60'). It is the nature for these types of logistics facilities to incorporate higher ceiling heights to improve the efficiency of automated racking systems. With a 40' clear height, the top of roof with HVAC is projected at 56-60'. This higher clear height criteria is evolving in the market as a typical development standard.

In addition to the principal building at a maximum of 60', this PAD will permit a maximum one hundred fifty feet (150') in height for ancillary facilities as reflected in the Elliot Road Technology Corridor PAD that are necessary to support the primary operations of a business within Elliot 202, subject to City of Mesa Approval.

- 3.3.2 Parking Reduction: Per MZO Chapter 32: On-Site Parking, a parking ratio of 1/900 square feet is required for warehousing and storage. This PAD requests a reduction of the required parking ratio applied only to warehouses. The proposed PAD ratio for these warehouses is 1/ 1,350sf. The Office calculation maintains the current code requirement at 1/375sf. The proposed ratio is consistent with similar warehouse structures within Mesa. The attached Site Plan Exhibit 3 includes the following parking:

<u>Parking (11-32-3-A)</u>	<u>Building Area</u>	<u>Parking Ratio Req'd</u>	<u>Total</u>	<u>Parking Ratio - PAD</u>	<u>Total</u>
Warehousing & Stor.	1,051,289sf	1 Space / 900sf	1168	1 Space / 1,350sf	779
Office	28,951sf	1 Space / 375sf	<u>78</u>	1 Space / 375sf	<u>78</u>
	1,080,240sf			Total Per PAD	857
		Total Required	1246	Total Per PAD Plan	873

- 3.3.3 Truck Docks, Loading & Service Areas: Per Section 11-30-13 B. of the MZO and the Quality Development Design Guidelines, truck docks, loading and service areas in the LI District must be located in the rear or side of the building rather than facing a street. This PAD requests that the truck docks and truck courts be located in the front yard oriented towards the Elliot Road frontage. The longer east-west configuration of the property supports a more efficient and sustainable use of these manufacturing and logistics facilities. The industrial market is demanding these cross-dock structures where truck docks and bay doors are placed along both sides of the longer façade to enable user's maximum flexibility for material handling as well as enable manufacturing layout efficiencies. In addition, the sun orientation favors the location of the truck docks on a north-south orientation to avoid the heat impact of the western exposure. An 8' screen wall and enhanced landscape buffer along the Elliot Road frontage effectively screens the truck dock area.

- 3.3.4 Outdoor Storage: Per Section 11-30-7 – A Permitted Locations of the MZO, the onsite storage of goods, materials, machines, equipment and vehicles, or parts outside of a building for more than 24 hours is not permitted in front or street facing side yards. This PAD requests that the onsite storage of goods, materials, machines, equipment, vehicles, including "over-the-road" semitrucks with trailers

or intermodal containers used in the normal course of business also be approved within the front or street facing side yards, subject to screening by a perimeter eight foot (8') decorative CMU wall and landscaping as approved by the Mesa Planning Dept. and Site Plan Approval process.

The Property is within the Airport Overlay Area 3 of the Phoenix Mesa Gateway Airport and subject to the land use restrictions. The compatibility matrix within the Airport Land Use Compatibility Plan – 2017 indicates that the proposed use is not in conflict with those defined restrictions.

The intent of the PAD is to blend with the adjacent zoning with very similar development criteria and design guidelines, all of which enhances the Elliot Road Technology Corridor and the Inner Loop District of the Mesa Gateway Strategic Development Plan. Refer to Item 4 General Development Plan below for a description of the permitted land uses associated with this PAD Overlay.

3.4 General Plan Conformance

The Mesa 2040 General Plan identifies an approximate 30 square miles centered around the Phoenix Mesa Gateway Airport as an Economic Activity Area.

“Gateway Employment Center provides the largest opportunity for new growth in Mesa”.

“Given the large size of the area, a wide range of employment activities are anticipated with an emphasis, on education, aerospace/aviation, and technology industry clusters. Particular emphasis will be placed on preservation and growth of aviation related employment opportunities”.

In August of 2018, the Council approved the Inner Loop District Update. Under the Goals and Objectives, Goal 2 is focused on creating an employment center within the Inner Loop District. Item 2.2 lists General Development Guidelines, which indicates in 2.2.4 that *“freeway frontages will be devoted to employment and retail uses”*.

The location has great exposure to the Loop 202 with very expedient access to the Elliot Road interchange at the Loop 202. For area users and the growing employee base developing within Eastmark, this property provides many long-term employment benefits oriented to the commerce surrounding the PMGA.

Phoenix-Mesa Gateway Strategic Development Plan describes the vision for land uses in the Inner Loop District as containing: *“a wide variety of uses. The District should provide a high-quality, mixed use environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport operations. Since this area will be subject to the most revisions to the airport noise contours, land uses in this area may need to be generally nonresidential and the City should weigh new developments carefully”.* *“Close to the area’s boundary, the Loop 202, higher intensity uses will help to transition the district to meet the adjacent land uses. While the uses will be similar to those found throughout the district, building orientation that presents attractive facades to the freeway and contains high-quality design elements will be of importance”.*

This proposed development will be subject to the land use restrictions of the Airport Overlay and this LI-PAD, but otherwise fully conforms to the current 2040 General Plan designation.

3.5 Surrounding Land Uses

Refer to **Exhibit 2** - Existing Zoning and Surrounding Land Use Plan that illustrates the area's existing zoning and surrounding land uses, described as follows:

North: The property to the north is under the same Current Owner, Loop 202 & Elliot Road Parcel #2 LLC. This property undeveloped, but within the Elliot Road Technology Corridor and is zoned LI – Pad.

East: The land area east is defined on the north by Loop 202/ San Tan Freeway.

South: South of the Subject Property and extending from Hawes Road east to the Loop 202 is State Trust property that is part of Hawes Crossing, a mixed-use master planned community involving approximately 1,650 acres. The immediate area south of Elliot is intended for Limited Commercial adjacent to the Loop 202 and Mixed Use extending west to Hawes Road and beyond. The Mixed-Use designation is primarily a higher density residential with a minimum of 35% that is non-residential.

West: The future Hawes Crossing PAD project represents the major portion of the land area on the west side of Hawes Road. There is a 9.6-acre family farm with 330' of frontage located approximately 750' north of Elliot Road and zoned Agriculture (AG). Hawes Crossing surrounds this farm property.

3.6 Summary

Subject to the approval of this PAD, the Owners intend to begin the final design preparation leading to the construction of these two logistics buildings. Depending on the market demand and user responses, these two buildings may be combined into a single structure. The Owners are prepared to begin the development of the Property under one phase, but depending on the types of users seeking locations in close proximity to the PMGA, these buildings may be phased. The Inner Loop District and the Elliot Road Technology Corridor appear to be next in line to experience a significant expansion of development, as evidenced by the approval of Hawes Crossing. The goal is to deliver more than 1MSF of highly functional and affordable industrial, manufacturing, and distribution space to the Southeast Valley. In addition, the utilities and off-sites along the north side of Elliot Road and the east side of Hawes Road will be installed, including additional lanes of traffic, curb, gutter, and a detached 6' sidewalk.

This project site and proposed uses are ideally suited for this location because of its desirable marketing window and expedient access from the Loop 202. This Project will help meet the City's goal to encourage a diversity of employment types providing increased job opportunities for Mesa residents. The proposed development can enhance the City's sales tax revenue, property tax base, generate employment opportunities and provide an excellent location for destination oriented light industrial uses.

4. GENERAL DEVELOPMENT PLAN

Project Description

Elliot 202 intends to attract a variety of light industrial and logistics users seeking to develop projects in close proximity to the commerce associated with the Elliot Road Technology Corridor and the Inner Loop District associated with the Phoenix-Mesa Gateway Airport (PMGA). The current market growth in and around PMGA is related to the City's commitment for infrastructure expansion, the Loop 202, State Route 24, the expansion of services at the Phoenix Mesa Gateway Airport, and the expanding employee base associated with Eastmark. Marwest Enterprises has recently completed and leased a number of similar light industrial projects along Ray Road immediately north of the PMGA. That experience has exposed the current depth of the industrial market that this project intends to respond to. Similar to the Landing 202, the design for Elliot 202 incorporates a high aesthetic standard, and will set the market standard for other compatible projects within the Elliot Road Technology Corridor and the Inner Loop District of the PMGA.

There is a concurrent application for the Design Review Board for this project that will establish the architectural character and site improvements including the project landscape and screen walls for this entire project.

4.1 Land Use

Elliot 202 will be developed in accordance with all land use regulations and development standards applicable to Section 11-7-2 for the "L-1 Light Industrial" district, and Section 11-19 for Airfield Overflight Area AOA-3 of the Mesa Zoning Ordinance unless modified herein.

4.2 Design Guidelines

Enclosed with this PAD are the Building Elevations, Perspectives, Line of Site exhibits, and a material board that will serve as the Architectural Design Guidelines for Elliot 202.

4.3 Development Regulations

Any use established or conducted within this district shall comply with the City's Design Guidelines and the following standards, except as modified elsewhere in this PAD:

- 4.3.1 Screen walls shall conform to the standards as defined in Chapter 7 Employment Districts and Chapter 30 General Site Development Standards of the MZO including: 11-30-4 Fences and Freestanding Walls, 11-30-7 Outdoor Storage, 11-30-9 Screening, and 11-30-13 Truck Docks, Loading, and Service Areas.
- 4.3.2 Landscaping, walls and screening shall conform to the standards for this district as defined in Chapter 33; Landscaping of the Mesa Zoning Ordinance, except as modified herein.
- 4.3.3 Signage shall be designed in accordance with Chapter 41; Signs of the Mesa Zoning Ordinance. A comprehensive sign plan will be processed with the first phase of development.

5 SITE DEVELOPMENT STANDARDS

5.1 Dimension Requirements and Bulk Regulations

The general site area, building height, building and landscape setbacks for the Project shall be in accordance with the following PAD Standards:

<u>Bulk Regulations</u>	<u>Allowed Per L-1:</u>	<u>PAD Standards:</u>
Minimum Site Area:	1 acre	1 acre
Minimum Lot Width:	100 ft.	100 ft.
Minimum Lot Depth:	100 ft.	100 ft.
Maximum Lot Coverage:	90%	65%
Maximum Building Height ⁽¹⁾⁽²⁾ :	40 ft.	60 ft. / 150 ft.
<u>Minimum Building Setbacks</u>		
Elliot Road (Front):	15 ft.	60 ft.
Hawes Road (Street Side):	15 ft.	60 ft.
Loop 202 (Street Side):	30 ft.	60 ft.
Rear Yard (North PL):	0 ft.	30 ft.
<u>Minimum Landscape Setbacks</u>		
Elliot Road:	15 ft.	25 ft.
Hawes Road (Street Side):	15 ft.	25 ft. Avg.
Loop 202 (Street Side):	30 ft.	30 ft. Avg.
Rear Yard (North PL):	0 ft.	10 ft.
<u>Parking (Table 11-32-3-A)</u>		
Warehousing & Storage	1 Space / 900sf	1 Space / 1,350sf
Office	1 Space / 375sf	1 Space / 375sf

Notes

- (1) Parapet walls, mechanical screening, and architectural embellishments shall be limited to 10' above the roof line. Base reference for building height shall be the midpoint elevation along the adjacent curb of Elliot Road. Building Heights shall also be subject to an FAA filing for review in conformance with CFR Title 14, Part 77.9, (form 1960), to determine any effect to navigable airspace, air navigation facilities.
- (2) Ancillary facilities including mechanical systems and structural enhancements that are necessary to support the primary operations of a business shall not exceed one hundred fifty feet (150') in height.

5.2 Site Lighting

Lighting shall be provided throughout the Project in accordance with Section 11-30-5: Lighting and Illumination of the Mesa Zoning Ordinance. Site lighting shall be provided for security throughout all parking areas, service areas, and building entries and exits.

5.3 Site Design, Grading, and Drainage

- Site Planning/Circulation: The Subject Property fronts onto two arterials, Elliot and Hawes Roads, and the east side shares frontage along the Loop 202 Freeway. The east-west configuration of the site predetermined the orientation of these structures, especially considering the potential to combine the two buildings into one larger structure. The location of the truck docks follows the two buildings longer alignment as a standard function for the internal operations. A site benefit is that the depth of these truck courts increases the setback from the street frontage. For Elliot Road, the closest truck dock as illustrated on the concept site plan will be setback approximately 280' from the closest lane of traffic on Elliot Road. Screen walls that are eight feet (8') in height with a rolling topography and a continuous meandering landscape with trees effectively mitigate the visual impact of these industrial buildings that are setback nearly 240' beyond the screen wall.

Elliot Road will be improved to 6 lanes of traffic and a future raised median. The proposed median break will align with the main access drive off Elliot Road, which will service Elliot 202 as the primary entrance. This median break will provide 4-way full turning movements and will be shared in the future with the Hawes Crossing project immediately south. The location of this median break is approximately 1,109 feet east of the Hawes Road centerline and is a critical design element that is fundamental to the preparation of this Site Plan and the internal circulation. A Traffic Impact Analysis has been prepared and submitted with this application and to ADOT for review and comment. ADOT has already confirmed that this median break is outside their access control.

The Master Site Plan included as **Exhibit 3** illustrates the location of these two light industrial / warehouse buildings along with the interior circulation, employee parking, and the truck courts. In addition to this PAD Application, this Master Site Plan is also being processed as an exhibit for both the Design Review Board and Site Plan Approval Applications.

In accordance with Section 11-7-3.B.d. of the MZO, the Project shall provide common open space that totals one percent (1%) of the gross floor area. The total gross floor area as illustrated on the Site Plan is 1,080,240sf. The required common open space area is 10,803sf. The Landscape Plan, **Exhibit 6** illustrates these areas on site that will be improved as common open space for the benefit of the employees and guests. The defined areas will provide seating and tables for coffee and lunch breaks, and shade trees for additional seasonal comfort.

- Site Grading & Drainage: The site is relatively flat with existing grade falling generally from northeast to southwest. The Project will be responsible for collecting storm water flows from both historic off-site from the north and from on-site runoff. The sizing of new catch basins, storm drains and retention basins will be determined according to the current design criteria in the City of Mesa's Engineering Design Standards.

6 PROJECT LANDSCAPE

6.1 Landscape Theme

A Master Landscape Theme has been designed for both the project's perimeter streetscape and typical conditions on-site. Proposed landscape standards for the project will equal or exceed the size and quantities of plant material referenced in Chapter 11, Section 33 of the Mesa Zoning Ordinance. The proposed landscape theme has been prepared as a Preliminary Landscape Plan that illustrates the layout, quantities, and sizes of plant material. The Preliminary Landscape Plan has been prepared to provide an appropriate level of detail for the Design Review Board illustrating the Common Open Space areas and the required foundation landscape. Placement and massing are intended to show compatibility with the Project's architectural design. The landscape plans and details in the PAD are conceptual only and may be modified as reviewed and approved by the City. The goals for the project landscape include the following:

- Create an attractive low water landscape that presents a lush and distinctive landscape, enhancing the perimeter streetscape and screening the interior truck courts.
- Allow for the spacing and concentration of required quantities to create view corridors into the Property at strategic locations based on the Project's architectural features. Where public viewing needs to be screened, the design will concentrate a mix of deciduous and non-deciduous trees and shrubs.
- Design hardscape features and site furniture that can blend with the proposed architecture in a meaningful and complementary manner.
- Design common area open spaces that enhance the entrance experience, yet extend that theme throughout the Project.
- Design the project landscape within the common area open spaces to make the pedestrian convenient with shade.
- Plant material selected for color, texture, scale, and seasonal flowering placed in a thematic pattern can reinforce the landscape theme throughout the project.

The selection of landscape materials prescribed for trees, shrubs, groundcovers and accents are selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). A Master Plant Schedule has been prepared, please refer to **Exhibit 5**.

6.2 Landscape Area

The amount of landscaped area for the Property shall equal or exceed an overall value of 10% of the total net, developable area of the Property. This landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

6.3 Landscape Design

The size and quantities of plant material shall conform to the landscape standards in Chapter 33 of the Mesa Zoning Ordinance, except as modified herein. Details of the landscape theme and layout with quantities and sizes of plant material will be subject to staff review and resolved with the Design Review Board Approval.

In order to screen the truck bays from Elliot Road, the project landscape incorporates an eight-foot (8') CMU screen wall and an extensive landscape to mitigate the public view. The goal being to create an attractive landscape using berms, groundcovers, and shrub massing with primarily non-deciduous trees and the 8' screen wall as the background. The Hawes Road frontage will be very similar, but without the 8' screen wall. The vehicle parking will be screened by a maximum 3.5' wall per City Code. The Loop 202 frontage will also receive a landscape buffer, with a medium high hedge massed at intervals to help visually absorb ADOT's existing fence.

Along Elliot Road will be two rows of trees. City code requires that street trees be installed at 1 tree and 6 shrubs per 25 linear feet of frontage. These street trees are sized at 24" Box (50%), 36" Box (25%), and 48" Box (25%). In addition, the project will install additional trees spaced along the front of the 8' screen at an average of one tree per 30 linear feet along with a rolling topography of berms and shrub massing to help absorb the scale of the screen wall. In addition, Mesquite trees will be installed throughout the retention basins due to their ability to handle storm flow volumes and standing water. Within 2-3 years as these trees mature, the screening will become much more effective. To reinforce the screening, additional trees and screen walls are also extended around the entrance to the truck courts to block any direct views.

A Conceptual Landscape Plan and Plant Schedule have been prepared and included here as **Exhibit 5**.

7 INFRASTRUCTURE AND UTILITIES

7.1 Access and Circulation

Elliot Road: is partially improved with two lanes of traffic (one each way). The City of Mesa's Transportation Plan calls for Elliot Road to be a Primary Arterial with 6 lanes of traffic and a raised 16' wide median within a 130' wide ROW per Detail M-46.03.2. There is an existing north half ROW of fifty feet (50') that extends from Hawes Road east approximately 1,700'. At this point, the north ROW increases to 65' to begin the pavement taper that approaches the Loop 202 interchange. Additional ROW to a full 65' plus an 8'PUE will be required and dedicated with a Plat for Elliot 202.

Near the midpoint of this frontage, Elliot 202 is requesting a median break with full turning movements for both Elliot 202 and the future Hawes Crossing development on the south side of Elliot Rd. ADOT has indicated by reference and exhibit to Demian Thomas, Mesa Development Coordination, that the proposed location is outside their area of access control. There is a second driveway on Elliot Road for right-in and right-out access located approximately 687 feet east of the median break. This is primarily intended for vehicle traffic for employees. ADOT has accepted this location. A Traffic Impact Analysis has been prepared for this project that references this proposed median break and second driveway access.

Hawes Road: is also partially improved with two lanes of traffic (one each way). The City has designated that this portion of Hawes Road north of Elliot Road is an arterial with 4 lanes of traffic and a striped median per Detail M-46.02. It appears that the east half of Hawes Road has yet to be fully dedicated. The required east half ROW is 65' plus an 8'PUE.

Additional driveways are illustrated on the Master Site Plan, **Exhibit 3**. The proposed locations are necessary to achieve the Property's full development potential in accordance with the City's long-range plans for development around PMGA.

7.2 Street Improvements

Street improvements will be constructed per City of Mesa standards and in conformance with the approved stipulations of this Application. Dedications for additional rights-of-way will occur with a Plat for Elliot 202 or as determined and approved by the City of Mesa Engineering Department.

7.3 Site Drainage / Retention

On-site retention will be provided for the required 100yr-2hr storm event for the site and the adjacent half streets. Surface retention will be utilized in the open areas as much as possible with any remaining volume being stored in an underground retention system. The stored volume will be drained within the required 36 hours. Any offsite flows generated from the adjacent parcel to the north will be passed through the site as sheet flow. The adjacent 202 freeway cuts off flows from the east.

7.4 Water Service

The existing waterline in Elliot is in a separate pressure zone. New public mains are required for both the Elliot and Hawes Road frontage. A water report and detailed utility plan are provided with this site plan submittal which demonstrate the ability to serve the project. The Owner shall install all onsite water improvements required to serve the Property in accordance with Mesa's Engineering Standards in effect at the time of Permit Application. Details of the final layout are referenced on the Preliminary Plans prepared by Hunter Engineering and included with this submittal.

7.5 Sanitary Sewer Service

There is an existing sewer main in Elliot Road. A new public sewer main will be installed within Hawes Road to the north property boundary. The Owner shall install all onsite sanitary sewer improvements required to serve the Property in accordance with Mesa's Engineering Standards in effect at the time of Permit Application. Details of the final layout are referenced on the Preliminary Plans prepared by Hunter Engineering and included with this submittal.

7.6 Electrical, Telephone, and Cable Services

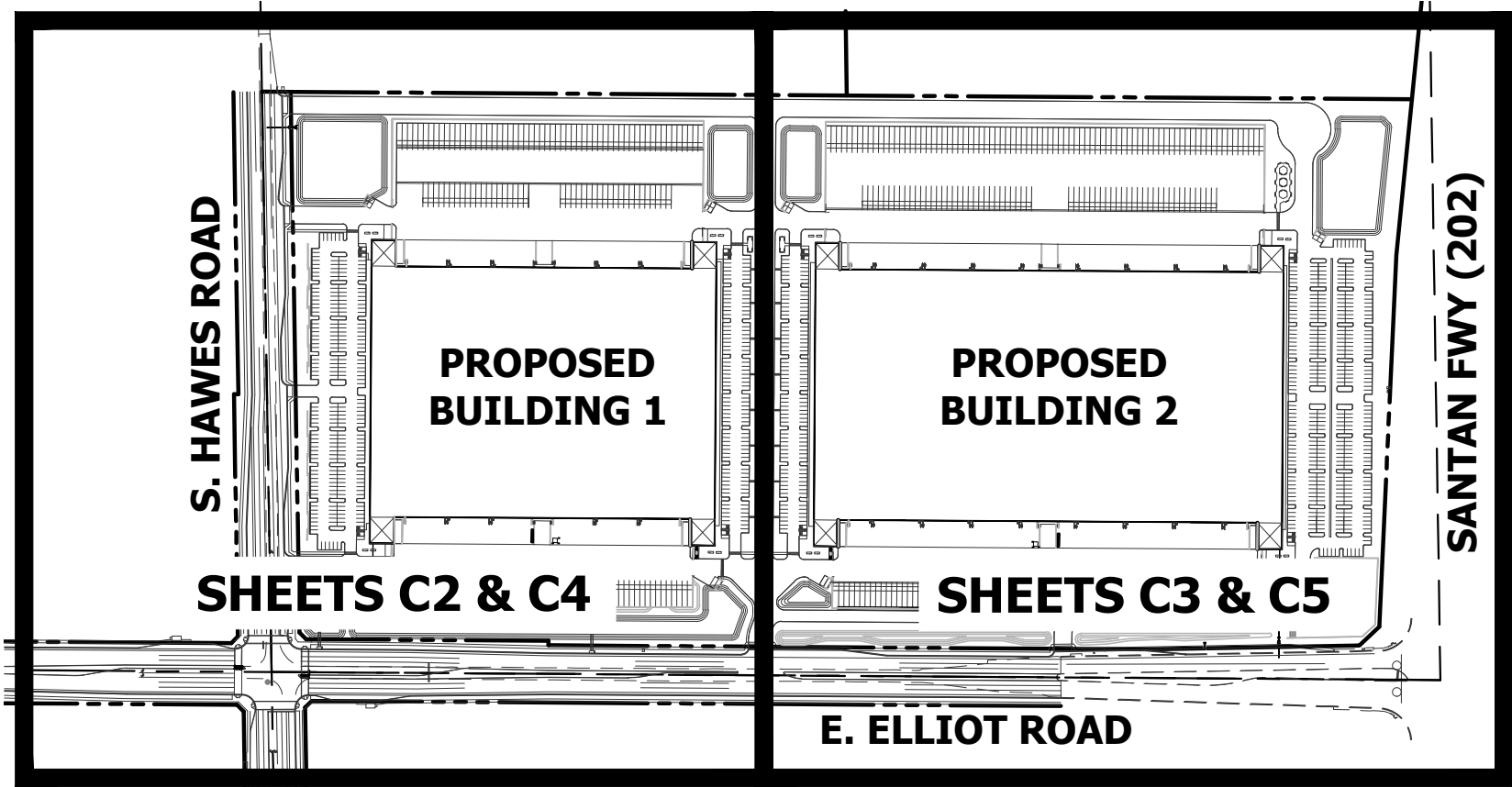
Owner shall install all on-site electrical, telephone and cable improvements required to serve the Property.

EXHIBITS

1. Vicinity Map
2. Context Plan - Existing Conditions / Existing Zoning and Surrounding Land Uses
3. Master Site Plan
4. Architectural Building Elevations
5. Conceptual Landscape Plan

CONCEPTUAL GRADING, DRAINAGE, AND UTILITY PLAN
FOR
E202
202 AND ELLIOT
MESA, ARIZONA 85212

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,



FEMA INFORMATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X
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.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 9; FROM WHICH A BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 00°57'01" WEST, A DISTANCE OF 2635.59 FEET;
THENCE NORTH 00°57'01" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SAECTION 9, A DISTANCE OF 88.50 FEET;
THENCE NORTH 89°02'59" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE NORTH 00°57'01" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1228.02 FEET;
THENCE SOUTH 89°37'32" EAST, A DISTANCE OF 2546.02 FEET TO A POINT ON THE WEST RIGHT OF WAY OF THE SANTAN FREEWAY, AS DEFINED IN CONTROL ACCESS DOCUMENT RECORDED AS 2005-0648908, MCR;
THENCE SOUTH 05°43'54" WEST, A DISTANCE OF 356.04 FEET;
THENCE SOUTH 02°36'41" WEST, A DISTANCE OF 844.63 FEET;
THENCE SOUTH 46°50'16" WEST, A DISTANCE OF 62.31 FEET;
THENCE SOUTH 88°55'48" WEST, A DISTANCE OF 472.08 FEET;
THENCE NORTH 89°36'28" WEST, ALONG A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1368.82 FEET;
THENCE NORTH 00°23'32" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°36'28" WEST, ALONG A LINE PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 550.15 FEET;
THENCE NORTH 45°16'44" WEST, A DISTANCE OF 21.47 FEET TO THE POINT OF BEGINNING.
SAID DESCRIPTION CONTAINING 71.41 ACRES ±.

MAP INDEX

SHEET INDEX

Table with 2 columns: Description and Sheet Reference. Includes Conceptual Cover Sheet, Conceptual Grading and Drainage Plan, Conceptual Utility Plan, and Typical Cross Section.

EXISTING LEGEND

Table listing existing features and their symbols: Right of Way, Property Line, Centerline, Easement Line, Water Line, Sanitary Sewer Line, Spot Elevation, Fire Hydrant, Water Valve, Irrigation Control Valve, Sanitary Sewer Manhole, Sanitary Sewer Cleanout, Sign, Light Pole, Electrical Riser, Electrical Cabinet.

PROPOSED LEGEND

Table listing proposed features and their symbols: Direction of Slope, Sewer Line, Water Line, Fire Line, Easement, Sawcut, Grade Break, Catch Basin, Drywell, Spot Elevation, Section Callout, Flow Line, Backflow Preventor, Tapping Sleeve & Valve, Sanitary Sewer Cleanout, Storm Drain Pipe.

ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Lists various engineering and construction terms and their corresponding symbols or abbreviations.

OWNER

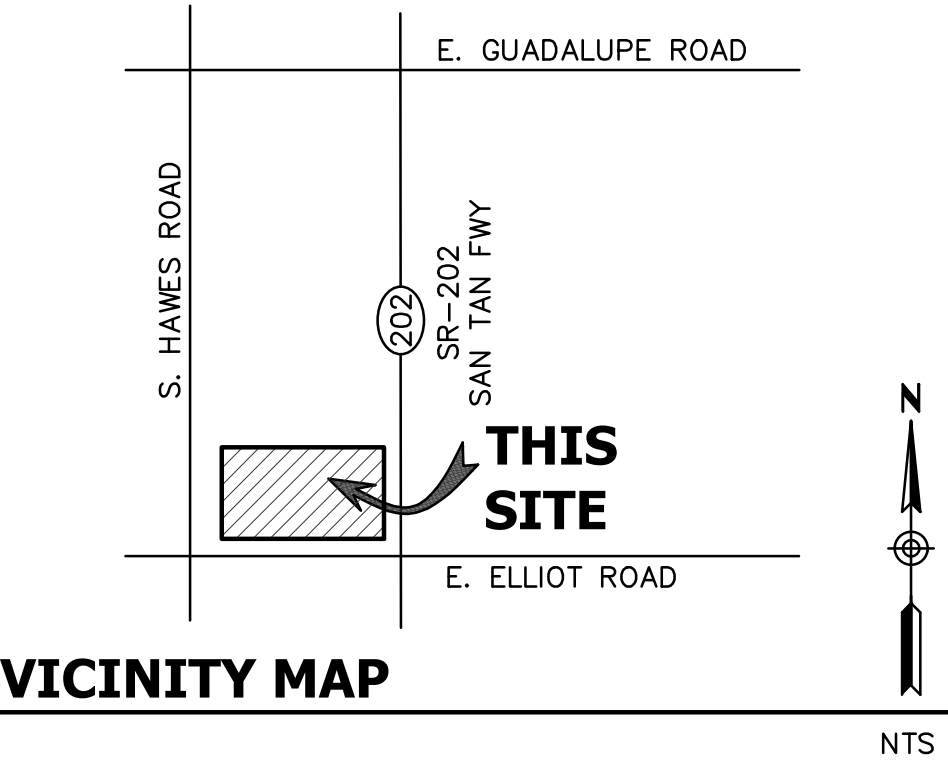
MARWEST ENTERPRISES, LLC
6710 N. SCOTTSDALE RD 140
SCOTTSDALE, ARIZONA 85253
CONTACT: DAVID MARTENS, JD/ MBA
PHONE: (602) 390-5403

ARCHITECT

WARE MALCOMB
8181 N. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 800-5291
PHONE: (480) 767-1001
CONTACT: ERIC ZITNY, AIA
EMAIL: EZITNY@WAREMALCOMB.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: LARRY TALBOTT, V.P.
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM



VICINITY MAP

APN #

304-03-043A AND 304-03-042A

SITE ACREAGE

TOTAL NET AREA = 71.409 ACRES
TOTAL GROSS AREA = 77.264 ACRES

BENCHMARK

CITY OF MESA BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF HWY 202 FREEWAY AND POWER ROAD. ELEVATION= 1324.10 (CITY OF MESA NAVD88 DATUM)
ONSITE BENCHMARK #1: IRON BAR IN MEDIAN OF RAY ROAD, 1600"± WEST OF PROPERTY. ELEVATION= 1346.71.
ONSITE BENCHMARK #2: NORTH BOLT ON FIRE HYDRANT WITH TAG STAMPED "BURY". ELEVATION= 1354.88.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00 DEGREES 57 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST ARIZONA TITLE AGENCY, LLC, COMMITMENT NO.: 11-208450, COMMITMENT DATE: AUGUST 12, 2020 8:00 AM

RETENTION CALCULATIONS

TOTAL ONSITE AREA: 71.409 AC
TOTAL OFFSITE AREA: 5.855 AC
RETENTION REQUIRED:
VR=(C)*(P/12)*(A) P=2.2
VR=(0.90)*(2.2/12)*(71.409)*(43,560) = 513,245 CF ONSITE

VR=(C)*(P/12)*(A) P=2.2
VR=(0.95)*(2.2/12)*(5.855)*(43,560) = 44,420 CF OFFSITE

TOTAL REQUIRED = 557,665 CU.FT.

RETENTION PROVIDED:

Table showing retention provided for various basins (BASIN 1 through BASIN 7) and a total provided amount of 562,249 CU.FT.

RETENTION TOTALS:

TOTAL REQUIRED: .557,665 CF
TOTAL PROVIDED: .562,249 CF
TOTAL EXCESS: .4,584 CF

Table for revision tracking with columns: NO., DATE, REVISION, BY.

DESIGN BY: LT
DRAWN BY: DFK
CHECKED BY: LT

Vertical banner for Hunter Engineering, Inc. including company name, address (10450 NORTH 74TH STREET, SUITE 200, SCOTTSDALE, AZ 85258), phone numbers, and email (F 480 991 3986).



Large vertical banner on the right side of the sheet: CONCEPTUAL COVER SHEET FOR E202 202 AND ELLIOT MESA, ARIZONA 85212

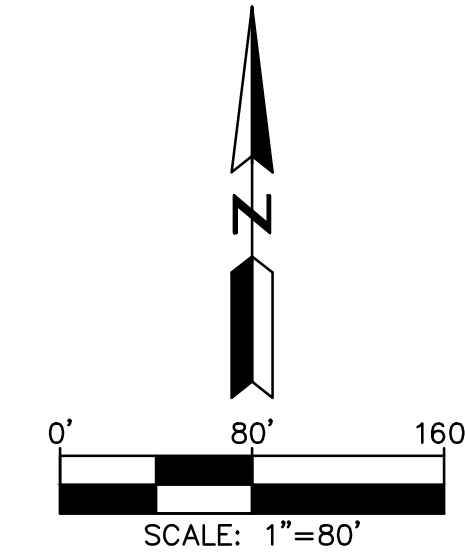
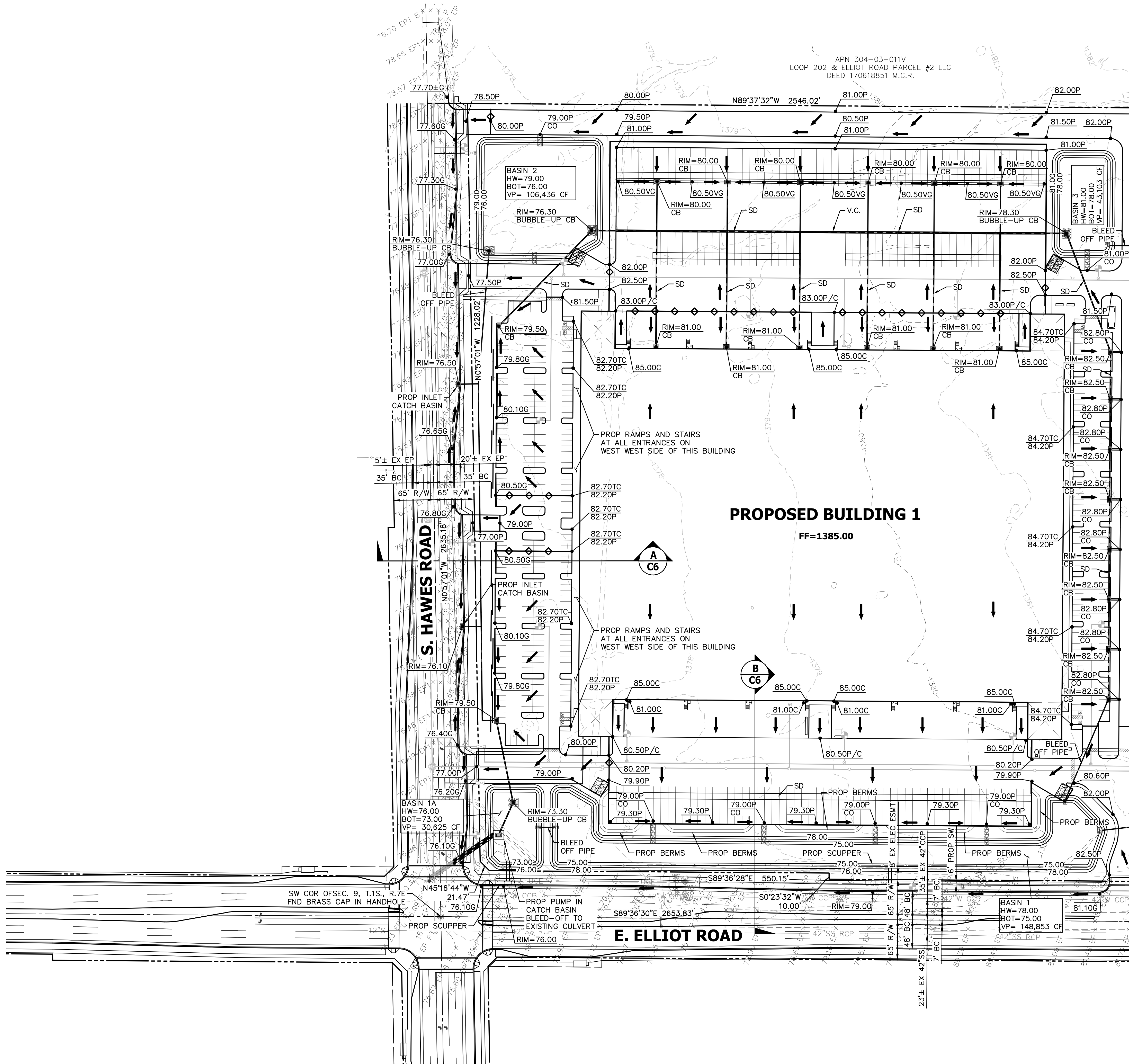


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME: E202

HE NO.: MARWOOB
SCALE: NTS

SHEET: C1

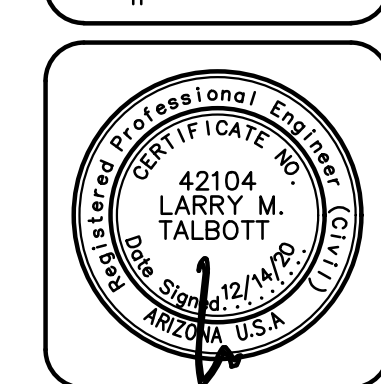


NO.	DATE	REVISION	BY

DESIGN BY: LT
DRAWN BY: DFK
CHECKED BY: LT

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



CONCEPTUAL GRADING & DRAINAGE PLAN
FOR
E202
202 AND ELLIOT
MESA, ARIZONA 85212

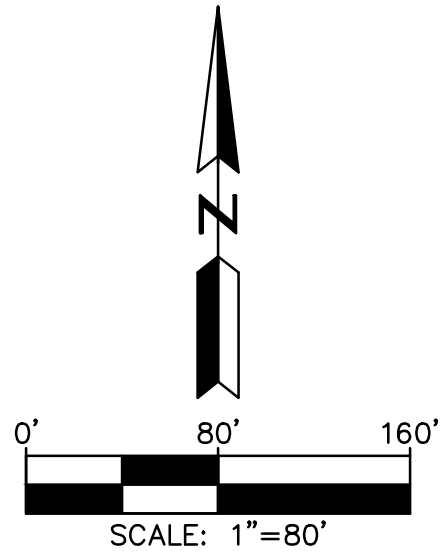
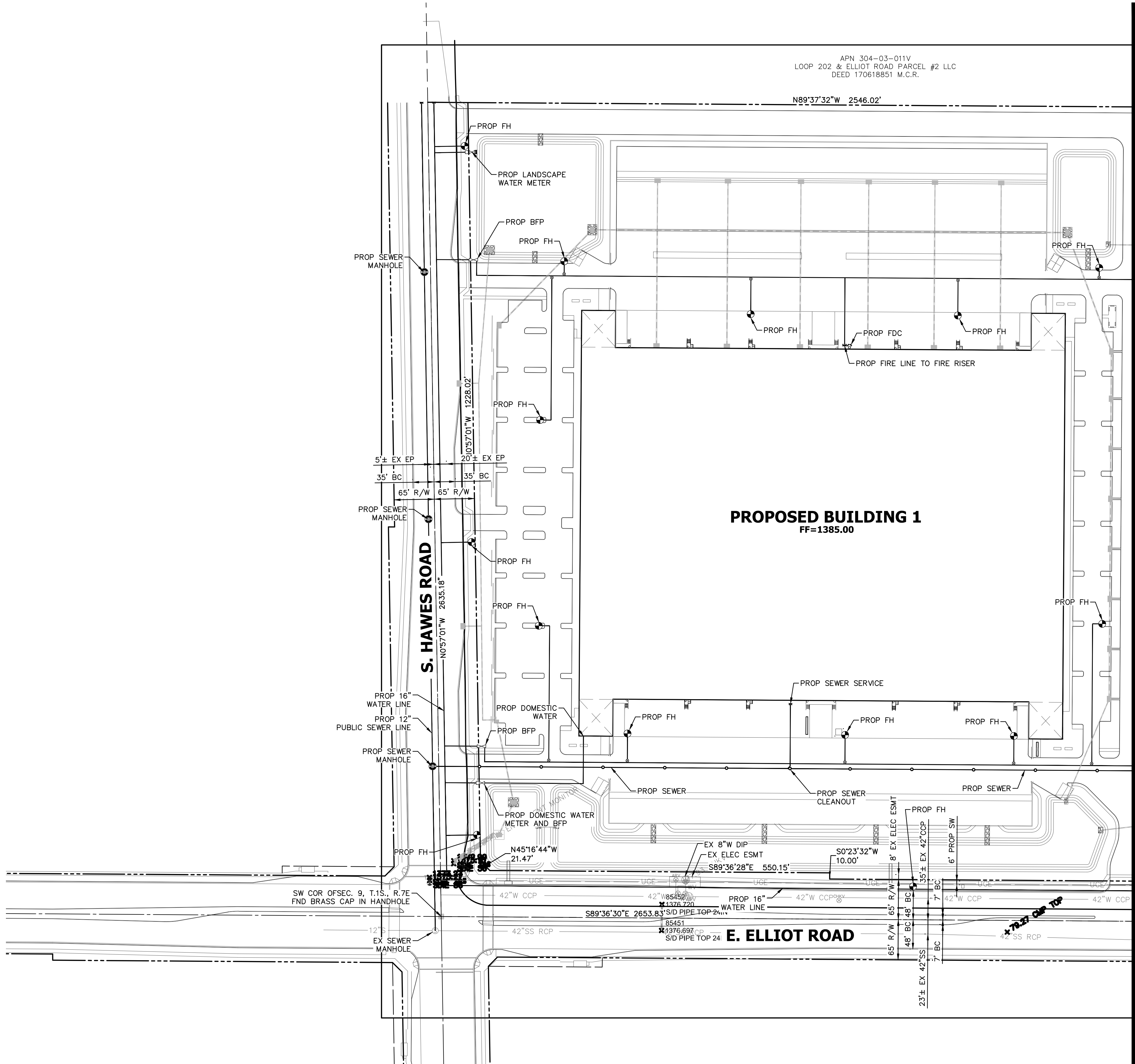


THESE PLANS ARE
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CONSTRUCTION
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APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
E202

HE NO.: MARW008
SCALE: 1"=80'

SHEET:
C2



MATCH LINE - SEE SHEET C5

NO.	DATE	REVISION	BY

DESIGN BY: LT
DRAWN BY: DFK
CHECKED BY: LT

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



CONCEPTUAL UTILITY PLAN
FOR
E202
202 AND ELLIOT
MESA, ARIZONA 85212



THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
E202

HE NO.: MARW008
SCALE: 1"=80'

SHEET:
C4

LANDSCAPE NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.

2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.

3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.

4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.

5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.

6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.

9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.

10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.

12. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES. APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOD ROLLER TO A MINIMUM DEPTH OF 2" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.

13. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.

14. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.

15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMAN; AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

16. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.

17. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:

1 GALLON PLANT - 1 TABLET 15 GALLON PLANT - 4 TABLETS

5 GALLON PLANT - 2 TABLET BOXED TREE - 6 TABLETS (MIN.)

TABLETS TO BE PLACED NO DEEPER THAN 6 INCHES BELOW SOIL SURFACE.

18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.

19. THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON; SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.

20. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.

21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.

CITY NOTES

A. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)2

B. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-3(I) 2 & 3

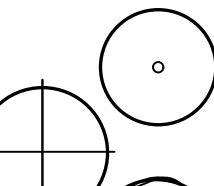
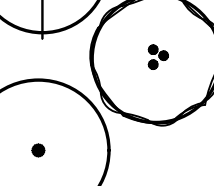
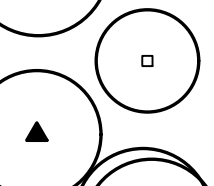
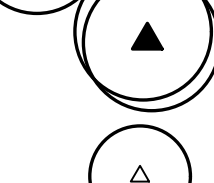
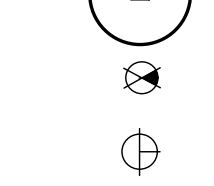
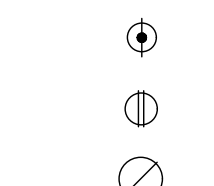
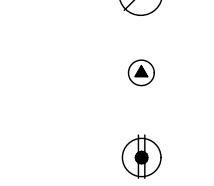
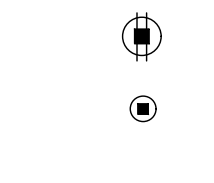
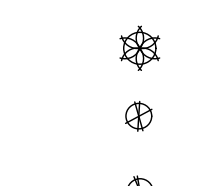
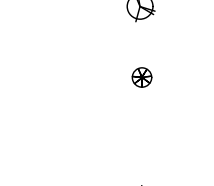

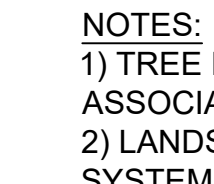
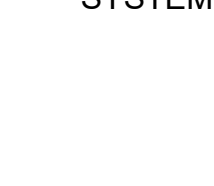

C. NOTE EITHER A "FORMAL" OR "NATURAL" LANDSCAPE MAINTENANCE PROGRAM AND THAT THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4

D. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7' AND SHOW LINE OF SIGHT ON LANDSCAPE PLAN.

E. REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-3(A)

F. BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6'RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
	TREES			
	ACACIA SALICINA WILLOWLEAF ACACIA	15 GAL. 24" BOX	139 28	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX 36" BOX	170 12	STAKE AS REQUIRED
	OLENYA TESTOSA IRONWOOD	24" BOX 36" BOX	8 68	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL.	79	STAKE AS REQUIRED
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL.	85	STAKE AS REQUIRED
	CERCIDIUM PRAECOX PALO BREA	24" BOX	94	STAKE AS REQUIRED
	EUCALYPTUS PAPUANA GHOST GUM	24" BOX 36" BOX	12 2	STAKE AS REQUIRED
	SHRUBS			
	PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE	5 GAL.	16	STAKE AS REQUIRED
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	37	1 GPH EMITTER
	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	293	1 GPH EMITTER
	EREMOPHILA HYDROPHANA 'BLUE BELLS' BLUE BELLS	5 GAL.	180	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	982	1 GPH EMITTER
	ACACIA REDOLENS 'DESERT CARPET' N.C.N.	1 GAL.	457	1 GPH EMITTER
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU	5 GAL.	702	1 GPH EMITTER
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL.	97	1 GPH EMITTER
	TECOMA SPP. 'ORANGE JUBILEE'	5 GAL.	230	1 GPH EMITTER
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'™ CIMARRON SAGE	5 GAL.	1087	1 GPH EMITTER
	ACCENTS			
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	118	1 GPH EMITTER
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	486	1 GPH EMITTER
	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS	1 GAL.	44	1 GPH EMITTER
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	5 GAL.	458	.5 GPH EMITTER
	GROUNDCOVER			
	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	457	1 GPH EMITTER
	DECOMPOSED GRANITE 'EXPRESS GOLD'	3/4" SCREENED		2" DEPTH ALL LANDSCAPE AREAS

NOTES:

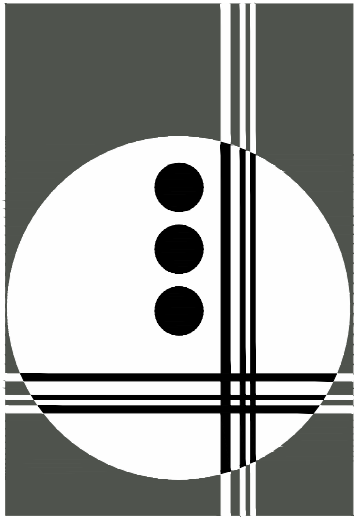
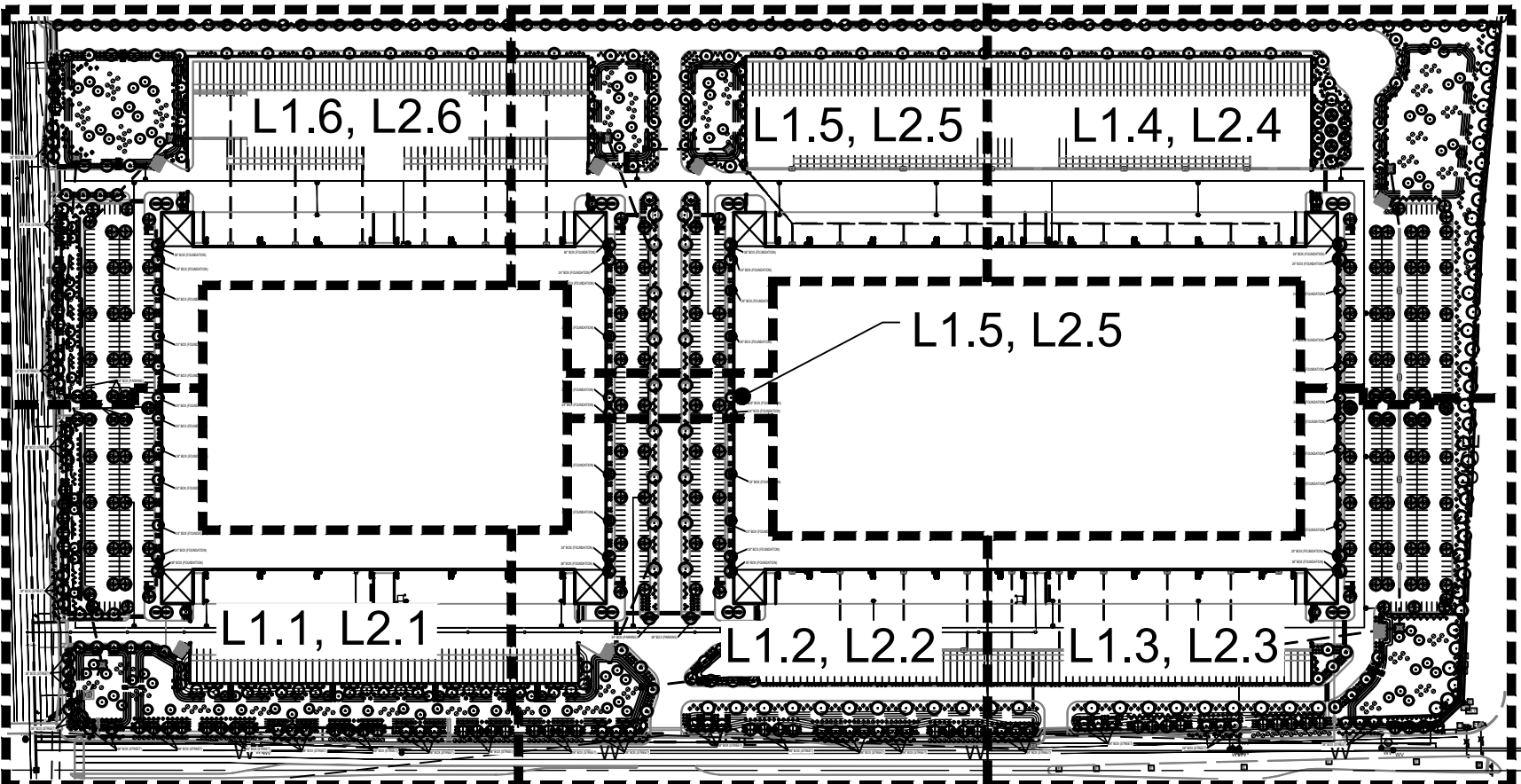
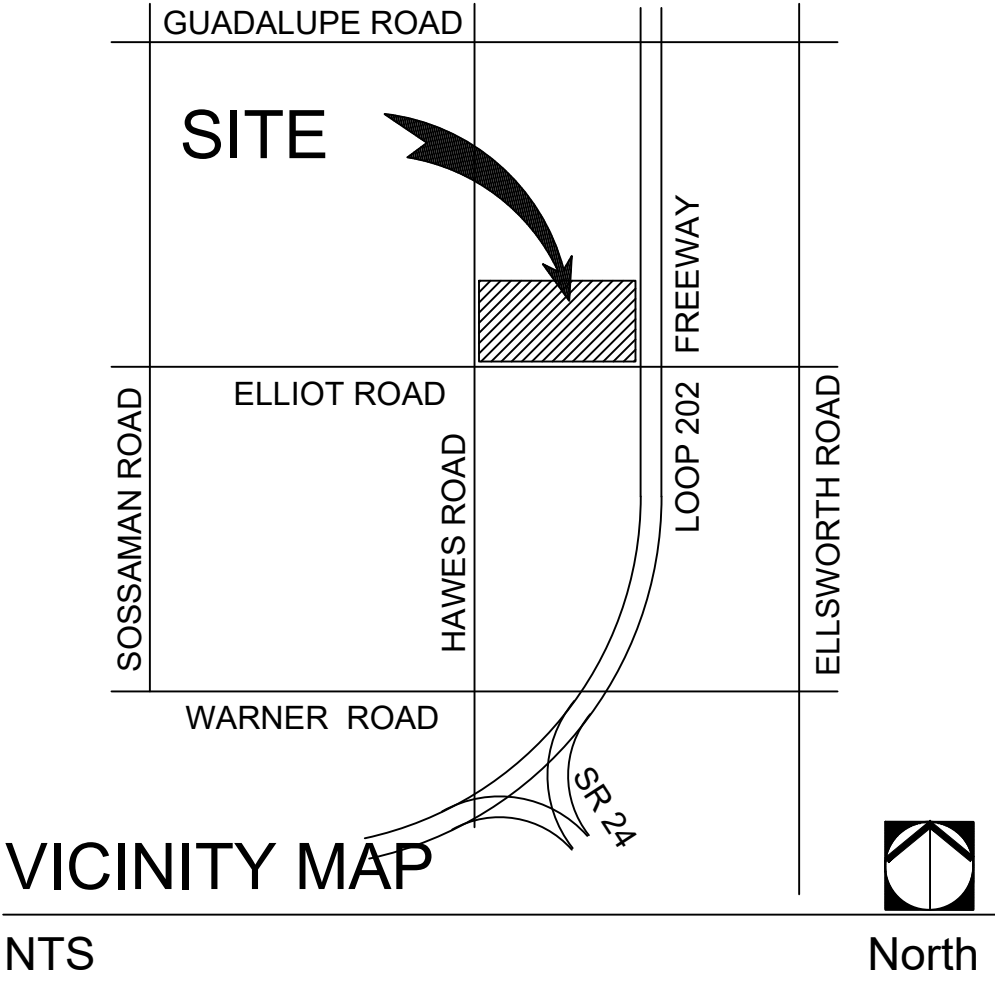
- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
- 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE (ELLIOT) 2,362 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	95 TREES, 472 SHRUBS 23-36" BOX 48-24" BOX 24-15 GAL.	75 TREES, 1,020 SHRUBS 34-36" BOX 24-24" BOX 45-36" BOX = (23-36" BOX + 9-24" BOX + 24-15 GAL.) 30-24" BOX
STREET FRONTAGE LANDSCAPE (HAWES) 1,072 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	43 TREES, 257 SHRUBS 10-36" BOX 22-24" BOX 11-15 GAL. 20-36" BOX = (20-36" BOX), 14-36" BOX + 13-24" BOX = (41-24" BOX), 11-24" BOX = (22-15 GAL.)	33 TREES, 470 SHRUBS 17-36" BOX 16-24" BOX
LANDSCAPE ADJACENT TO NORTH PERIMETER> 2,566 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	77 TREES, 511 SHRUBS 0-24" BOX 77-15 GAL.	77 TREES, 504 SHRUBS 0-24" BOX 77-15 GAL.
LANDSCAPE ADJACENT TO EAST PERIMETER> 1,199 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	36 TREES, 240 SHRUBS 0-24" BOX 36-15 GAL.	38 TREES, 246 SHRUBS 0-24" BOX 36-15 GAL.
LANDSCAPE PER PARKING SPACES 873 PARKING SPACES DIVIDED BY ONE TREE, 3 SHRUBS PER 8 SPACES	110 TREES, 330 SHRUBS 11-36" BOX 99-24" BOX	142 TREES, 426 SHRUBS 11-36" BOX 131-24" BOX
FOUNDATION LANDSCAPING FOR BUILDING 1 > 1,580 LF DIVIDED BY 1 TREE PER 50 LF	32 TREES 3-36" BOX 29-24" BOX	33 TREES 4-36" BOX 29-24" BOX
FOUNDATION LANDSCAPING FOR BUILDING 2 > 1,520 LF DIVIDED BY 1 TREE PER 50 LF	31 TREES 3-36" BOX 29-24" BOX	32 TREES 4-36" BOX 28-24" BOX
TOTAL NUMBER OF 24" BOX	226 TREES	228 TREES
TOTAL NUMBER OF 36" BOX (OR LARGER) TREES	50 TREES	70 TREES
TOTAL NUMBER OF 5 GALLON SHRUBS	1,590 SHRUBS	2,666 SHRUBS

SHEET INDEX

COVER SHEET	L0.1
LANDSCAPE PLANS	L1.1 - L1.6



GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

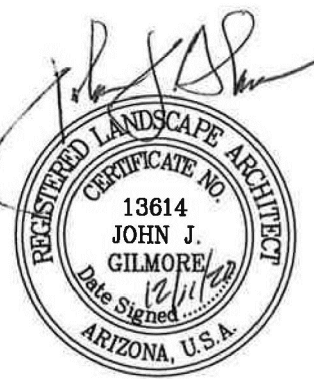
2211 N. 7th Street
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T 602.266.5622
F 602.266.5707
www.getgilmore.com

PLANNING
LANDSCAPE ARCHITECTURE

E202

202 AND ELLIOT
MESA, AZ 85212
PREPARED FOR:

JOB NO. 20038
DRAWN BY. TCB
APPROVED BY. JJG
DATE. 12.11.20



REVISIONS.

1.
2.
3.
4.

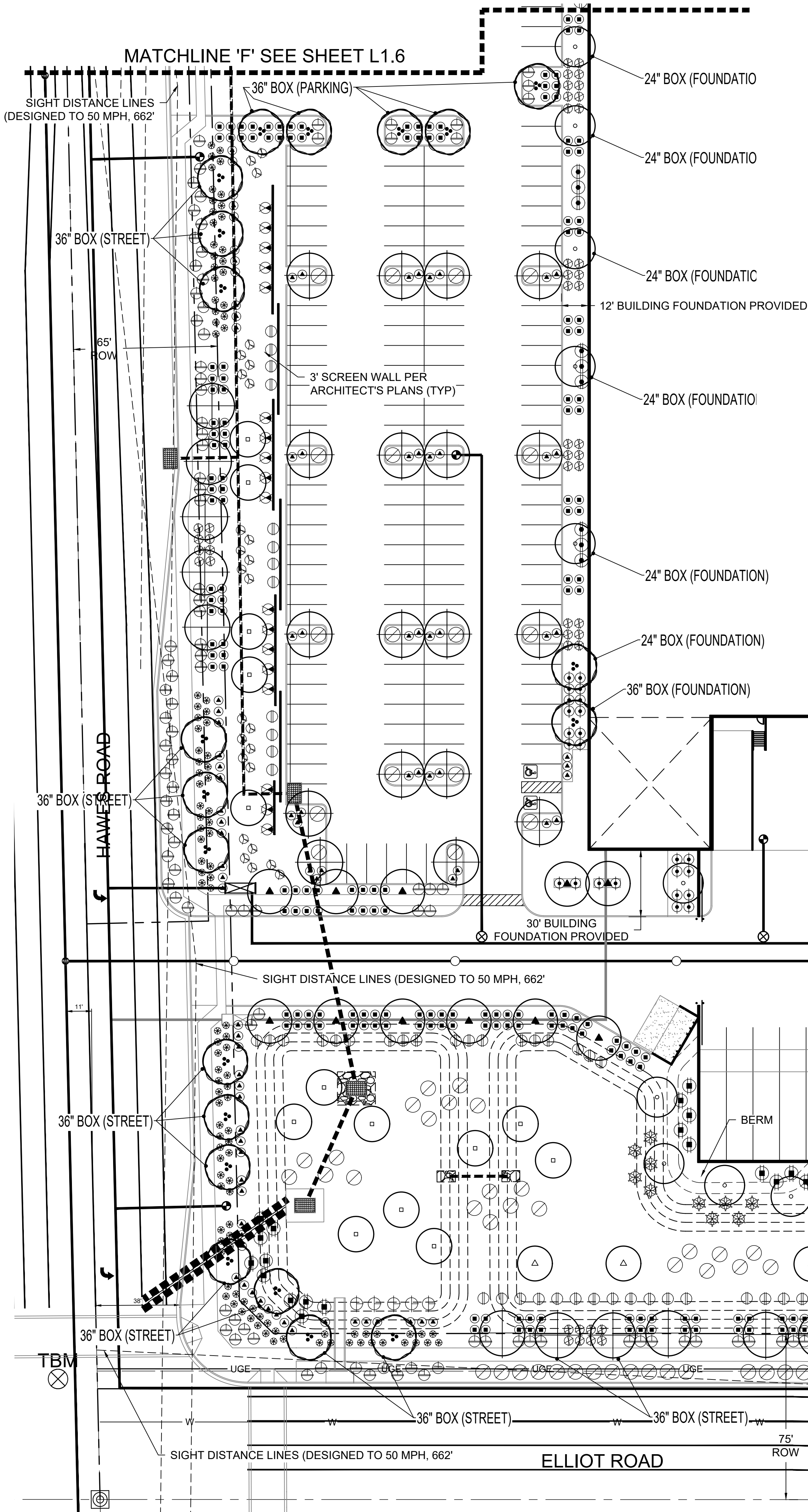
PRELIMINARY
LANDSCAPE COVER

SHEET

L0.1

1 OF 7

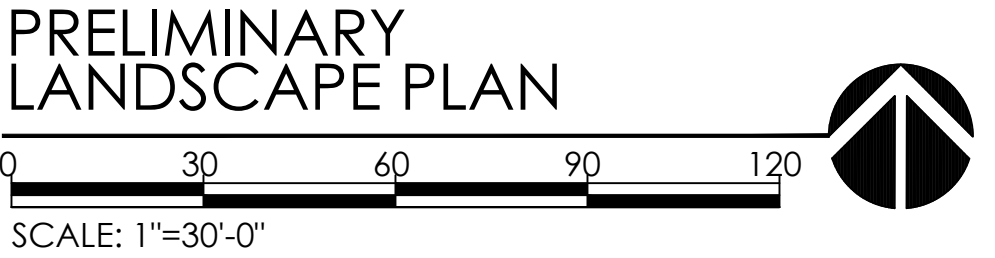
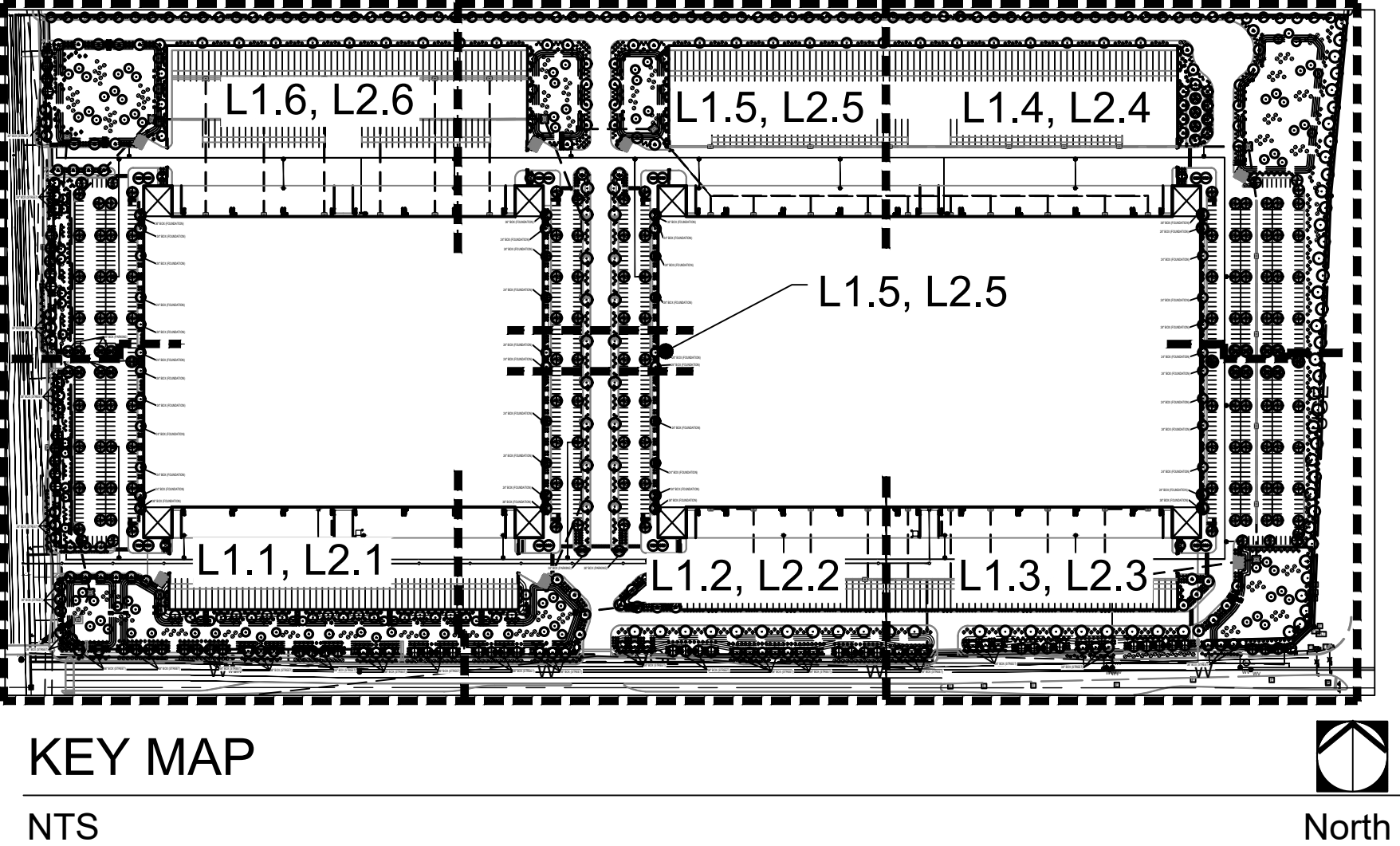
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PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SYMBOL	BOTANICAL/COMMON NAME
TREES			
	ACACIA SALICINA WILLOWLEAF ACACIA		SHRUBS
	PARKINSONIA FLORIDUM BLUE PALO VERDE		PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE
	OLENYA TESTOSA IRONWOOD		CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE		CASSIA NEMOPHILA DESERT CASSIA
	CHILOPSIS LINEARIS DESERT WILLOW		EREMOPHILA HYDROPHANA 'BLUE BELLS' BLUE BELLS
	CERCIDIUM PRAECOX PALO BREA		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
	EUCALYPTUS PAPUANA GHOST GUM		ACACIA REDOLENS 'DESERT CARPET' N.C.N.
ACCENTS			
	HESPERALOE FUNIFERA GIANT HESPERALOE		EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU
	HESPERALOE PARVIFLORA RED YUCCA		CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE
	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS		TECOMA SPP. 'ORANGE JUBILEE'
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE		LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON™' CIMARRON SAGE
GROUNDCOVER			
	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU		
DECOMPOSED GRANITE			
	'EXPRESS GOLD'		

BUILDING 1



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MESA, AZ 85212
PREPARED FOR:

JOB NO. 20038
DRAWN BY. TCB
APPROVED BY. JJG
DATE. 12.11.20

REVISIONS.

-
-
-
-

PRELIMINARY
LANDSCAPE PLAN

SHEET
L1.1
2 OF 7



PLANNING
LANDSCAPE ARCHITECTURE

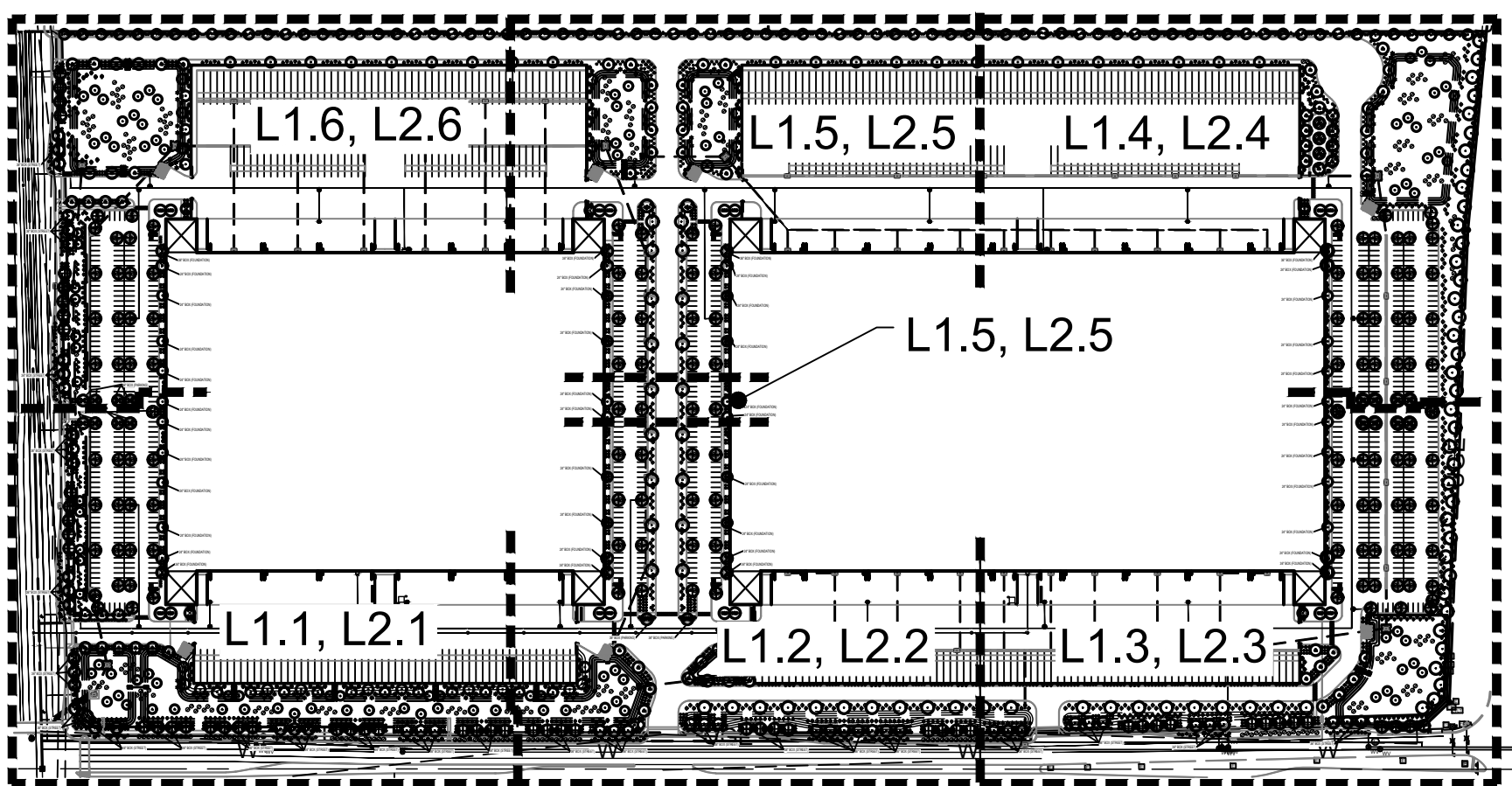
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DRAWN BY.	TCB
APPROVED BY.	JJG
DATE.	12.11.20

PRELIMINARY
LANDSCAPE PLAN

SHEET

L1.2

3 OF 7







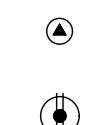
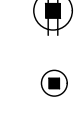
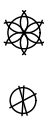













KEY MAP

NTS

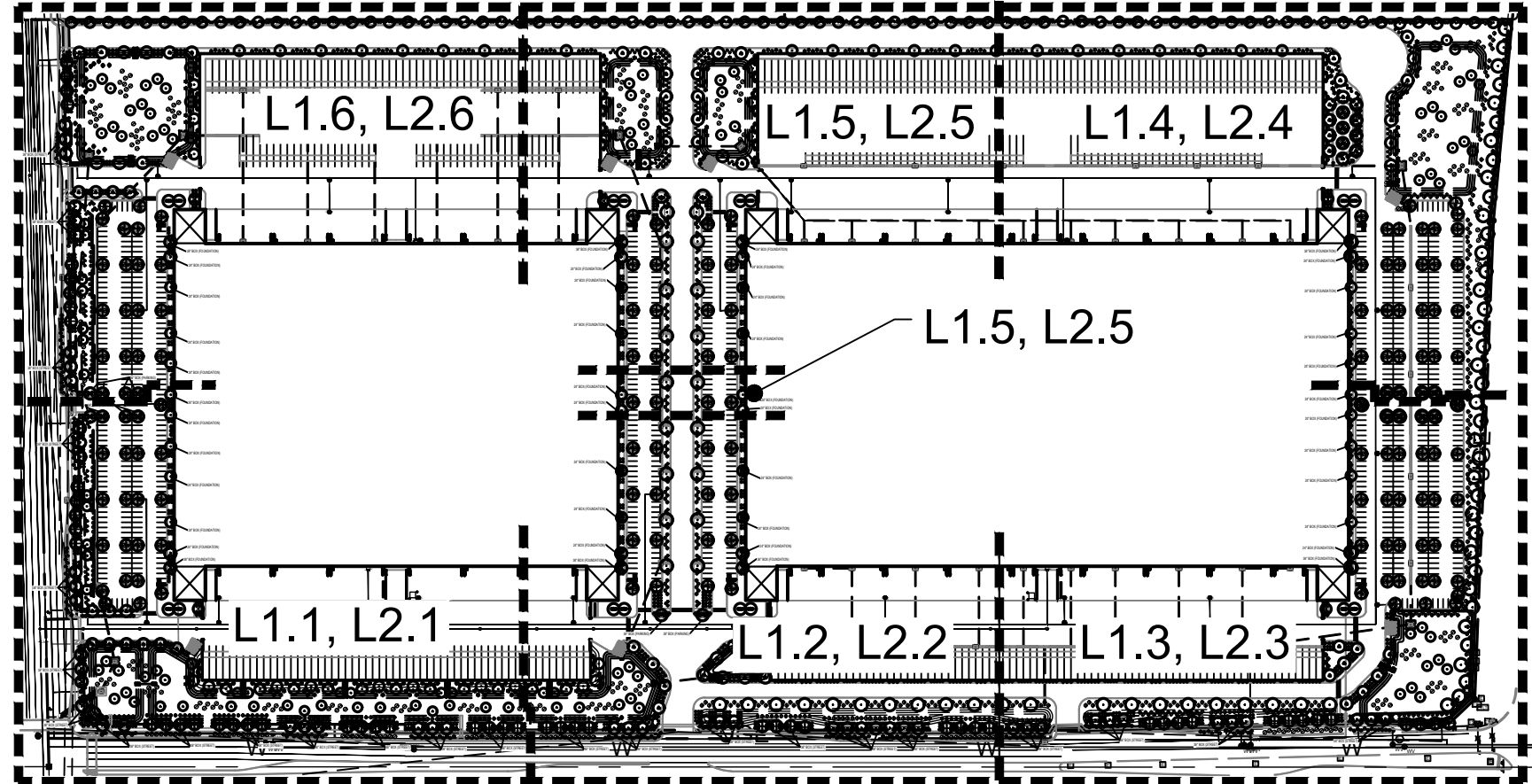
PRELIMINARY
LANDSCAPE PLAN

0 30 60 90
SCALE: 1"=30'-0"

PLANT SCHEDULE	
SYMBOL	BOTANICAL/COMMON NAME
TREES	
	ACACIA SALICINA WILLOWLEAF ACACIA
	PARKINSONIA FLORIDUM BLUE PALO VERDE
	OLENYA TESTOSA IRONWOOD
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
	CHILOPSIS LINEARIS DESERT WILLOW
	CERCIDIUM PRAECOX PALO BREA
	EUCALYPTUS PAPUANA GHOST GUM
SHRUBS	
	PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
	CASSIA NEMOPHILA DESERT CASSIA
	EREMOPHILA HYDROPHANA 'BLUE BELLS' BLUE BELLS
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
	ACACIA REDOLENS 'DESERT CARPET' N.C.N.
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE
	TECOMA SPP. 'ORANGE JUBILEE'
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'™ CIMARRON SAGE
ACCENTS	
	HESPERALOE FUNIFERA GIANT HESPERALOE
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER SAGE
	AGAVE GEMINFLORA TWIN-FLOWERED AGAVE
GROUNDCOVER	
	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
DECOMPOSED GRANITE "EXPRESS GOLD"	

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SYMBOL	BOTANICAL/COMMON NAME
TREES			
○	ACACIA SALICINA WILLOWLEAF ACACIA	△	SHRUBS
●	PARKINSONIA FLORIDUM BLUE PALO VERDE	⊗	PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE
⊙	OLENYA TESTOSA IRONWOOD	⊕	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
⊙	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	⊕	CASSIA NEMOPHILA DESERT CASSIA
⊙	CHILOPSIS LINEARIS DESERT WILLOW	⊕	EREMOPHILA HYDROPHANA 'BLUE BELLS' BLUE BELLS
⊙	CERCIDIUM PRAECOX PALO BREA	⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
⊙	EUCALYPTUS PAPUANA GHOST GUM	⊕	ACACIA REDOLENS 'DESERT CARPET' N.C.N.
ACCENTS			
⊙	HESPERALOE FUNIFERA GIANT HESPERALOE	⊕	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU
⊙	HESPERALOE PARVIFLORA RED YUCCA	⊕	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE
⊙	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS	⊕	TECOMA SPP. 'ORANGE JUBILEE'
⊙	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	⊕	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' CIMARRON SAGE
GROUND COVER			
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU		
⊕	DECOMPOSED GRANITE "EXPRESS GOLD"		

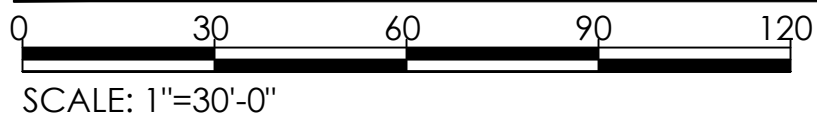


KEY MAP

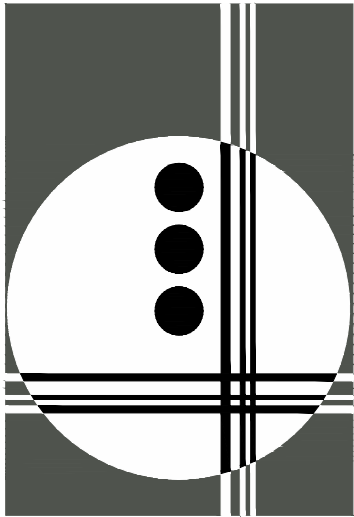
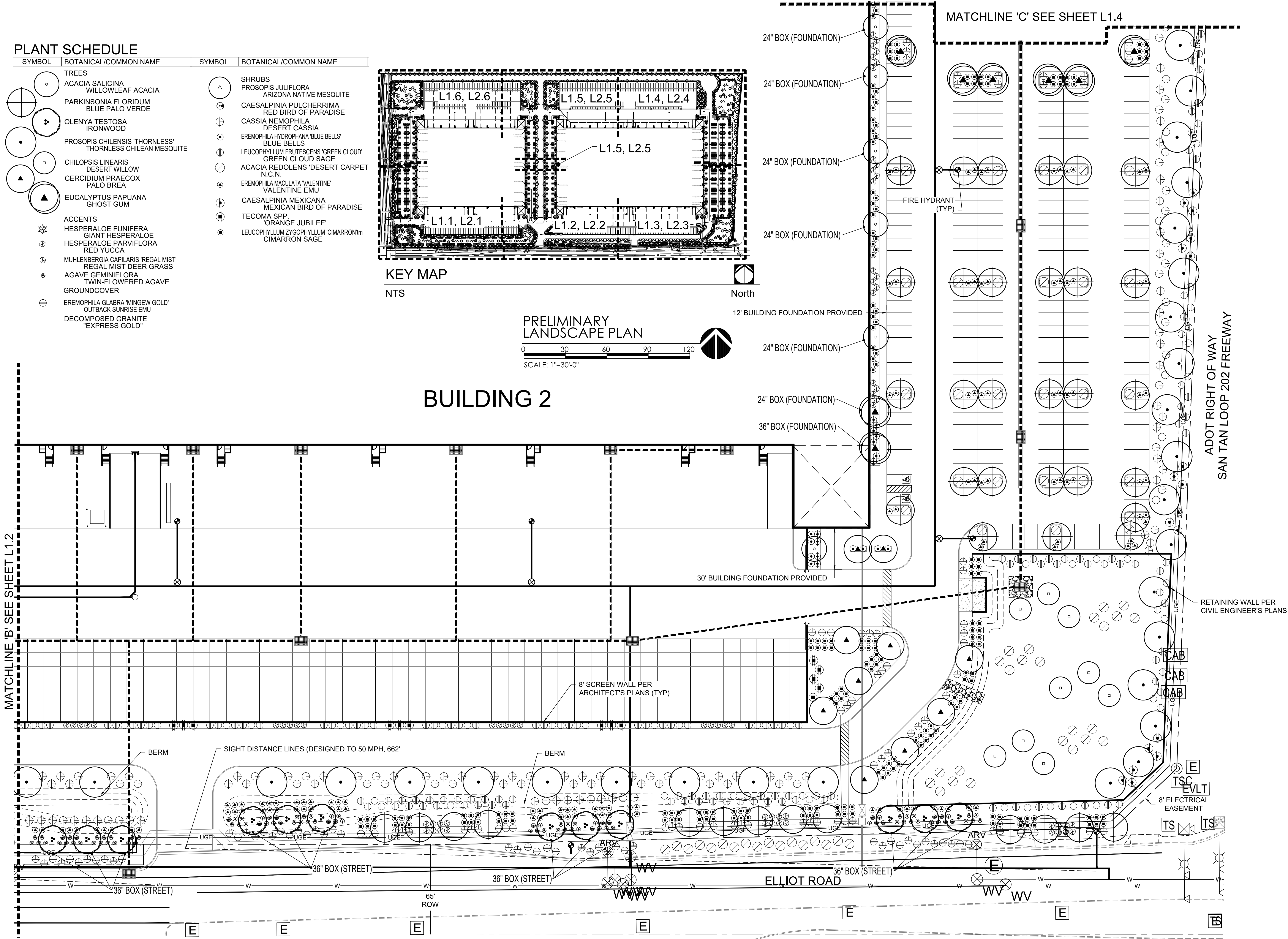
NTS

North

PRELIMINARY
LANDSCAPE PLAN



BUILDING 2



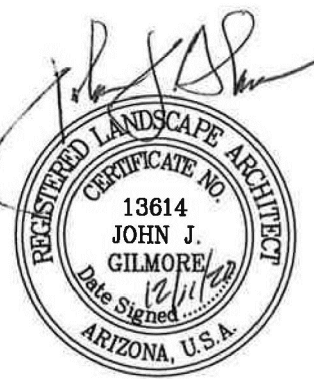
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PREPARED FOR:

JOB NO. 20038
DRAWN BY: TCB
APPROVED BY: JJG
DATE: 12.11.20

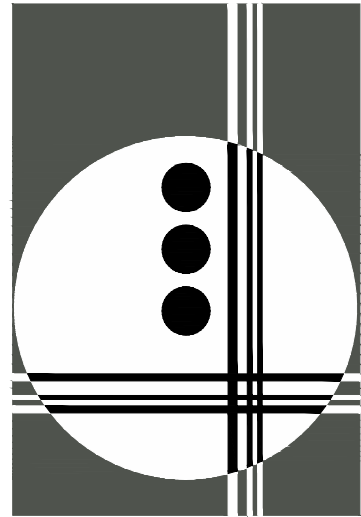
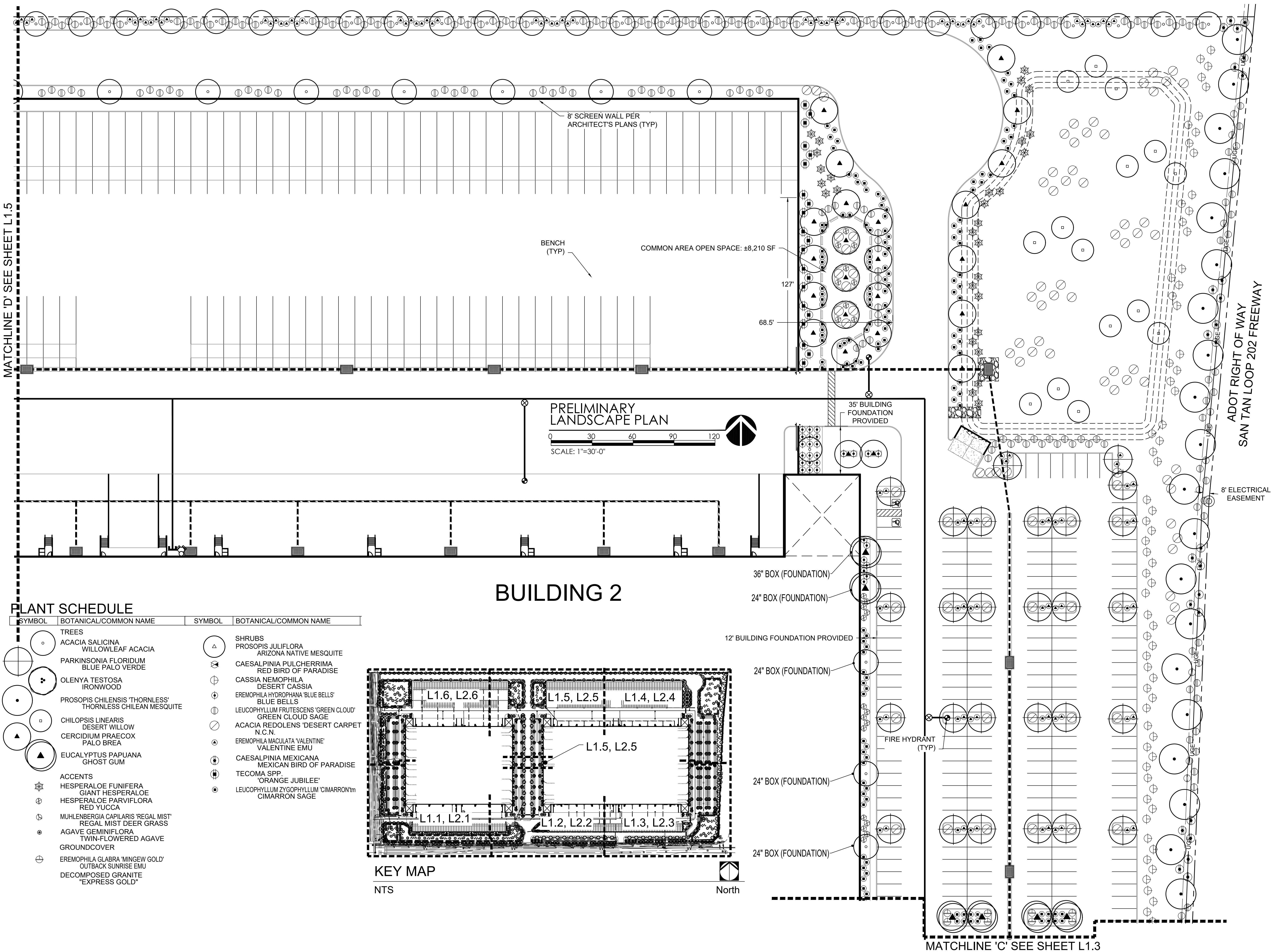


REVISIONS.
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PRELIMINARY
LANDSCAPE PLAN
SHEET

L1.3

4 OF 7



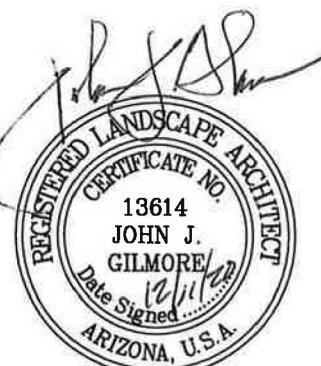
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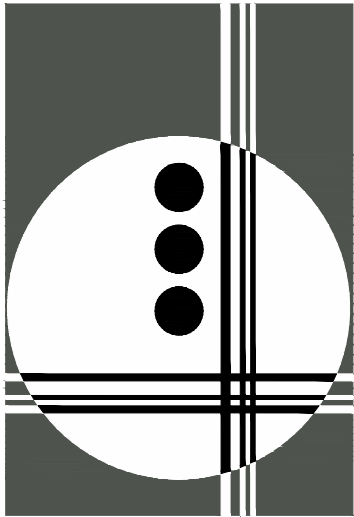
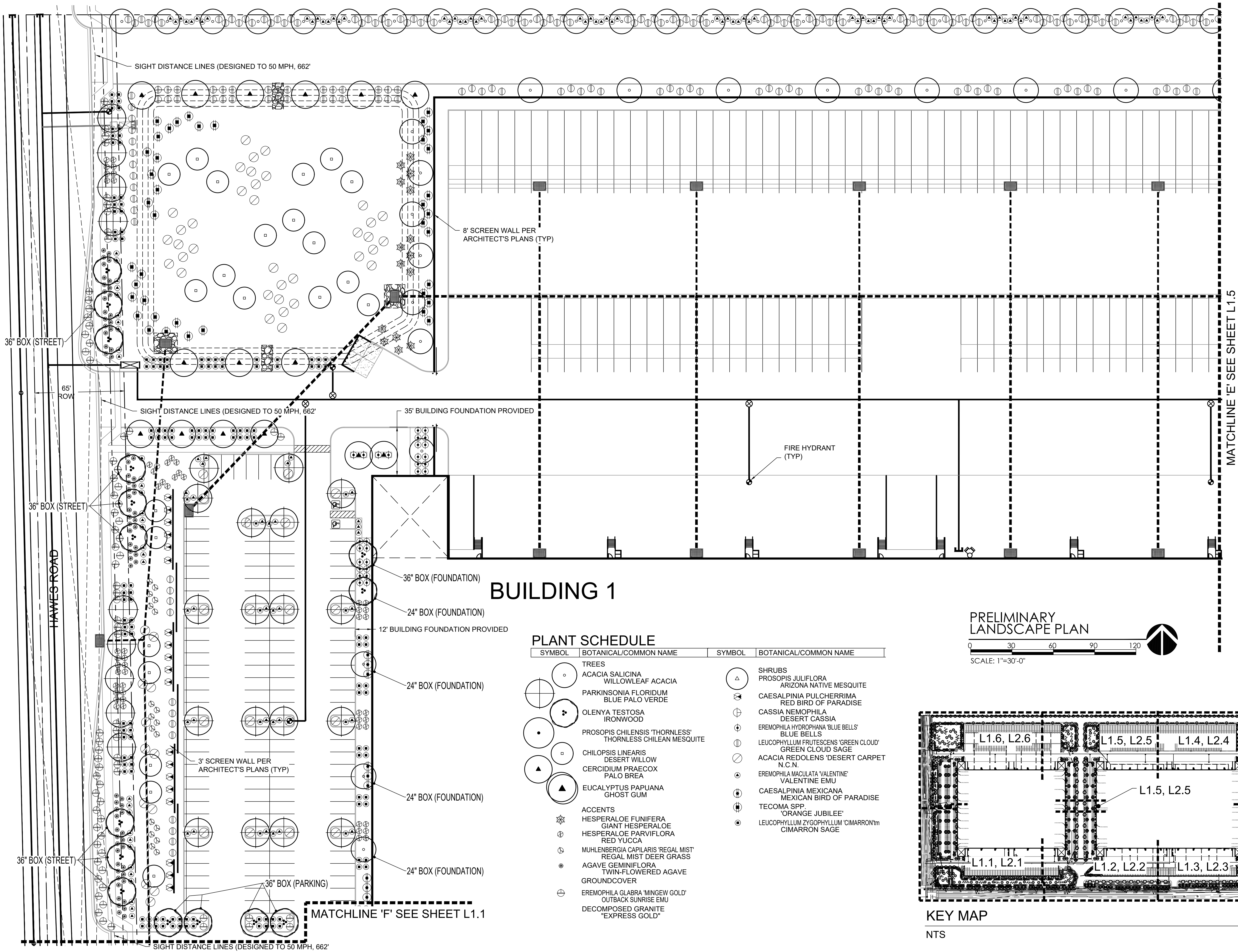
REVISIONS.

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PRELIMINARY
LANDSCAPE PLAN
SHEET

L1.4
5 OF 7

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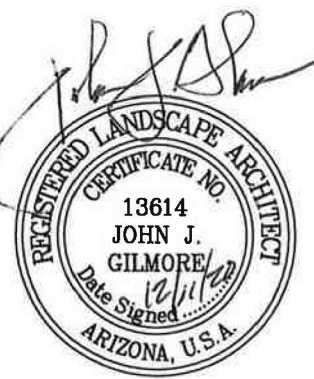
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LANDSCAPE ARCHITECTURE

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202 AND ELLIOT
MESA, AZ 85212
PREPARED FOR:

JOB NO. 20038
DRAWN BY. TCB
APPROVED BY. JJG
DATE. 12.11.20



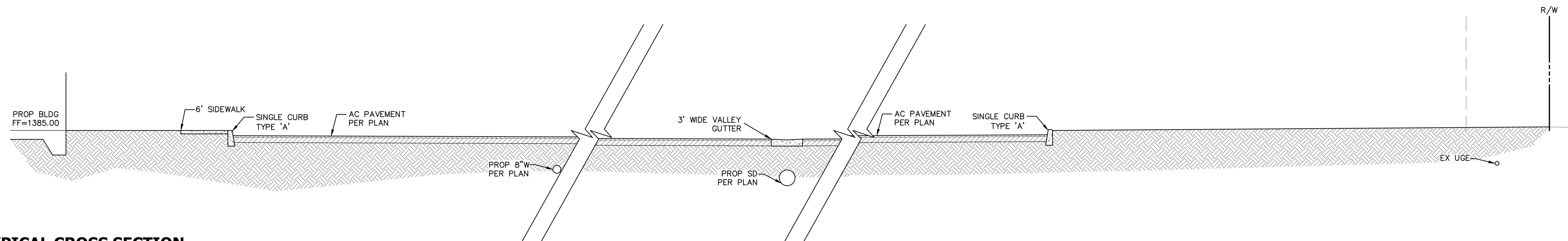
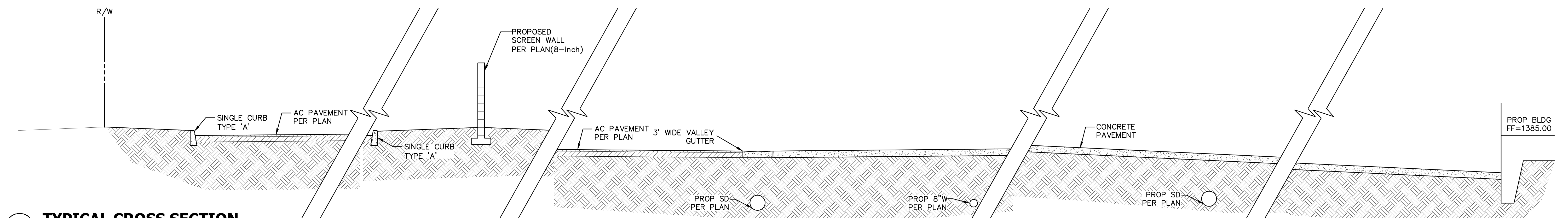
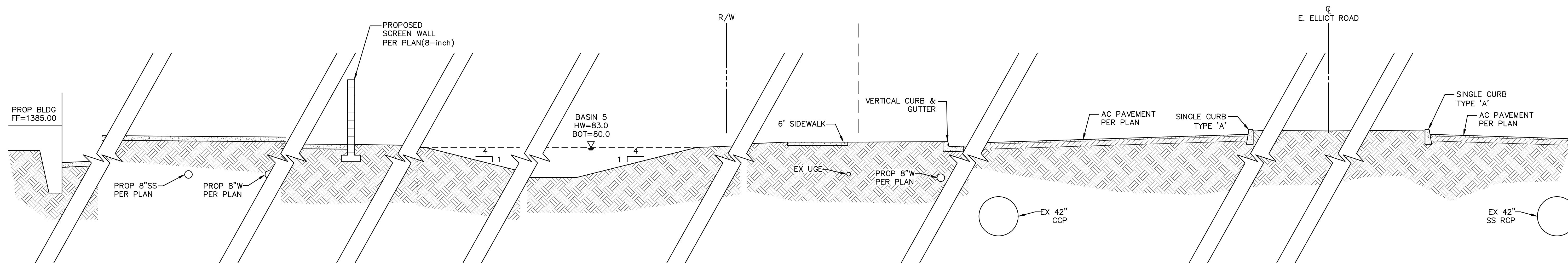
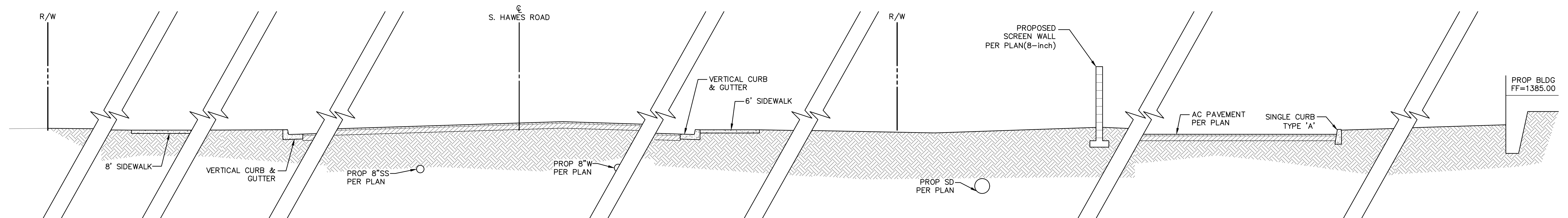
REVISIONS.

- 1.
- 2.
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- 4.

PRELIMINARY
LANDSCAPE PLAN
SHEET

L1.6
7 OF 7

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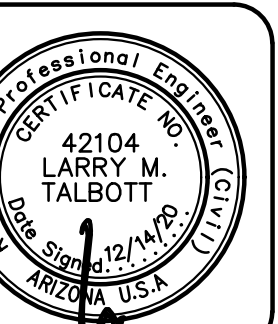
NO.	DATE	REVISION	DI

PURPOSE:
CONCEPT SUBMITTAL

DESIGN BY: LT
DRAWN BY: DFK
CHECKED BY: LT

MAIL AND SURVEY

ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



**TYPICAL CROSS SECTION
FOR
E202
202 AND ELLIOT
MESA, ARIZONA 85212**

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
BLUE STAKE, INC.

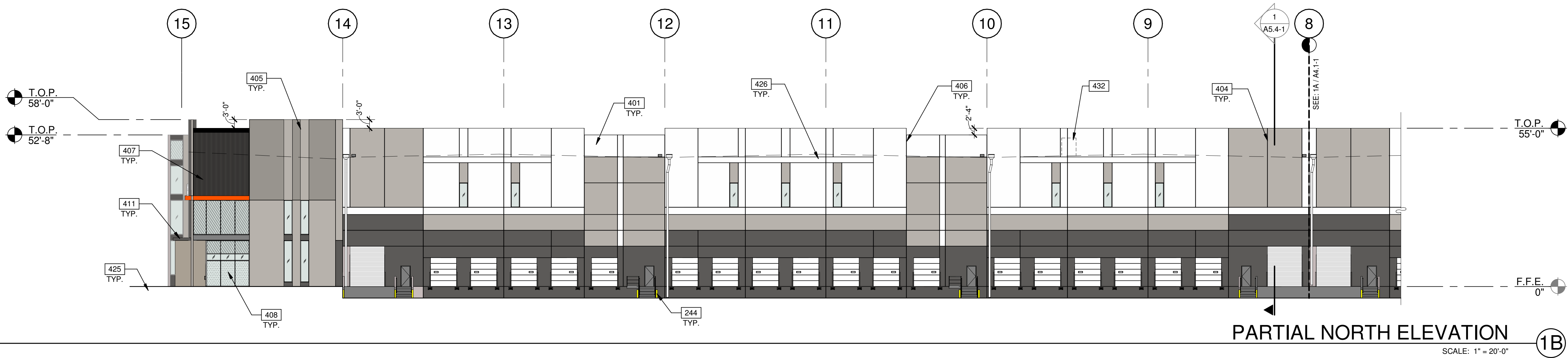
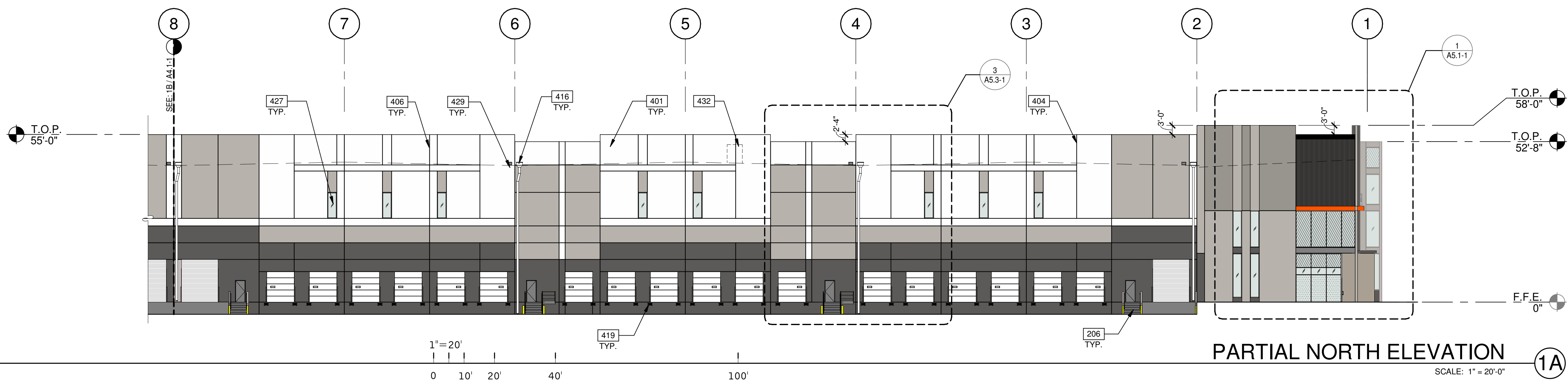
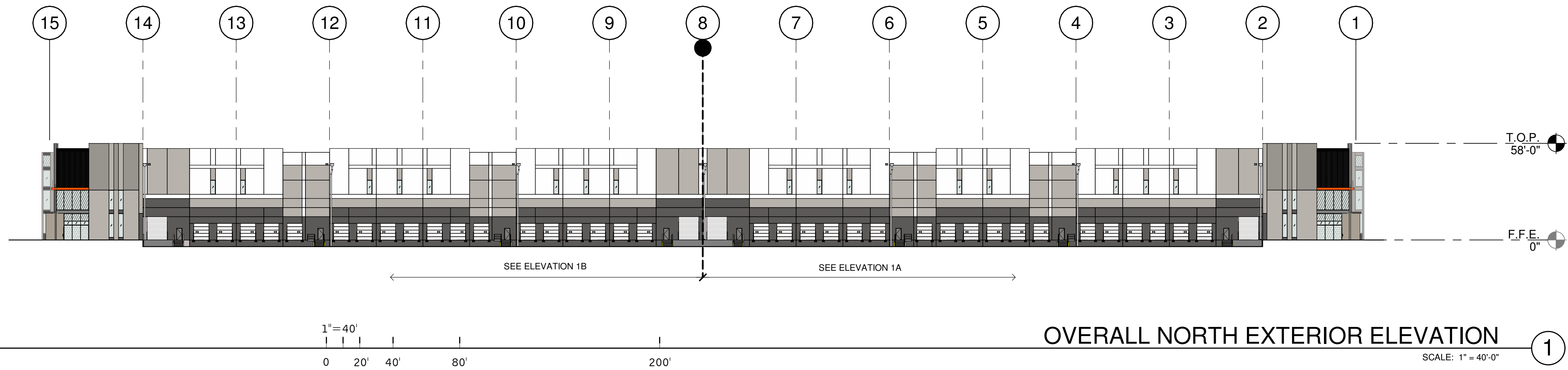
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FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
E202

THE NO.: MARW008
SCALE: NTS

SHEET:
C6



LEGEND

GLASS:

	VISION GLASS
	SPANDREL GLASS
	TEMPERED GLASS

ALL GLASS TO BE PPG AZURIA SOLAR GRAY IN BLACK ANODIZED STOREFRONT FRAME

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	BASE COLOR: NEBULOUS WHITE SW 7063
B	SECONDARY COLOR: GAUNTLET GRAY SW 7019
C	SECONDARY COLOR: PEWTER CAST SW 7673
D	ACCENT COLOR: MINDFUL GRAY SW 7016
E	ACCENT COLOR: SWEET POTATOE DE 5201
F	BOARDFORM CONCRETE

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

206	EXTERIOR STEEL STAIR, BOLTED TO TILT PANEL/GRADE RAMP WALL
244	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
401	CONCRETE WALL, PAINTED.
404	3/4" V-REVEAL
405	3/4" DEEP RECESS.
406	CONCRETE WALL JOINT.
407	CONCRETE FORM LINER.
408	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
411	METAL CANOPY, PAINTED.
416	DRAIN LEADER, PAINTED TO MATCH ADJACENT WALL.
419	DOCK BUMPER.
425	FINISH GRADE VARIES.
426	LINE OF ROOF BEYOND.
427	CLERESTORY WINDOW.
429	OVERFLOW SCUPPER.
432	FULLY SCREENED MECHANICAL UNIT BEYOND PARAPET.

EXTERIOR ELEVATIONS

REMARKS

DATE	CHECK/SET
01.15.2021	

PA/PM:	E. ZITNY
DRAWN BY:	N.A. / V.D.
JOB NO.:	PHX20-0053-00

SHEET
A4.1-1
BUILDING 1

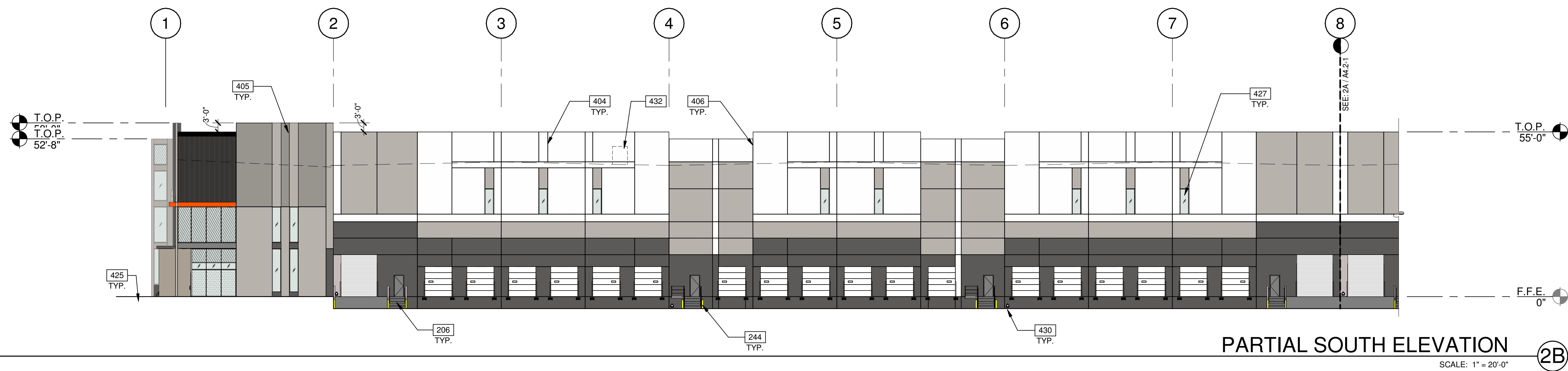
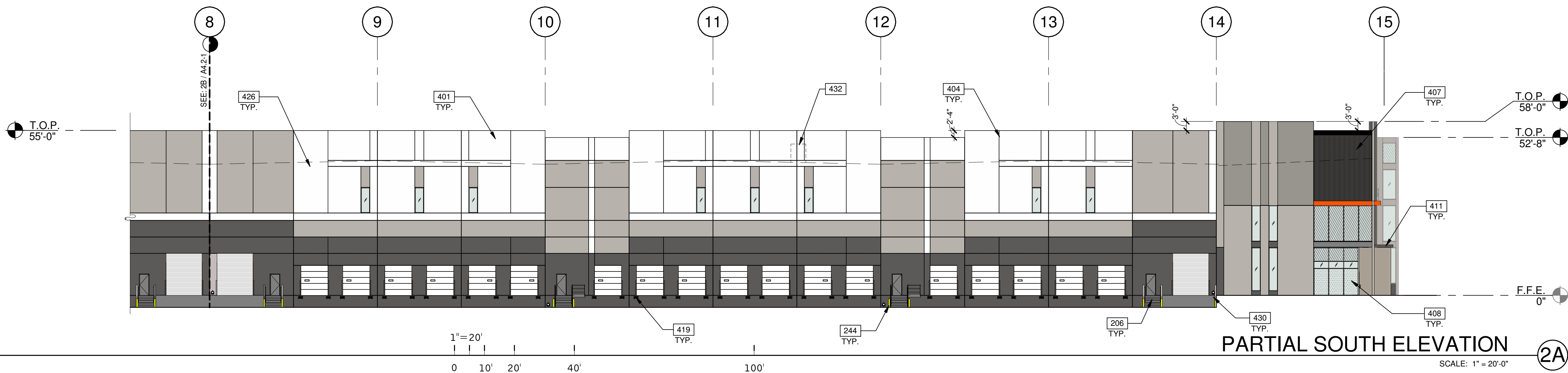
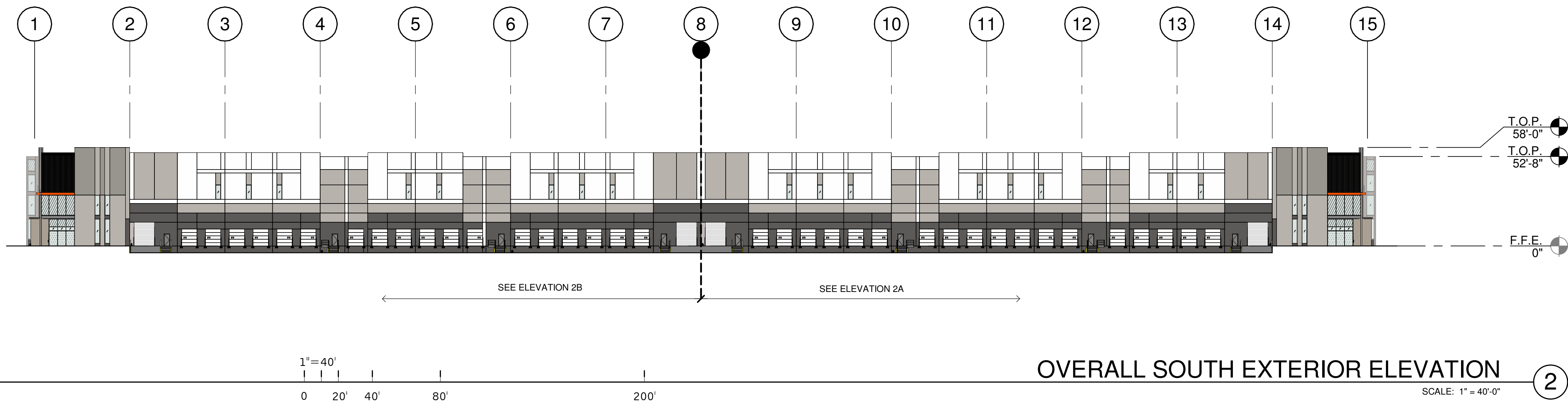
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F: 602.997.2288



LEGEND

GLASS:

	VISION GLASS
	SPANDREL GLASS
	TEMPERED GLASS

ALL GLASS TO BE PPG AZURIA SOLAR GRAY IN BLACK ANODIZED STOREFRONT FRAME

COLORS:

	BASE COLOR: NEBULOUS WHITE SW 7063
	SECONDARY COLOR: GAUNTLET GRAY SW 7019
	SECONDARY COLOR: PEWTER CAST SW 7673
	ACCENT COLOR: MINDFUL GRAY SW 7016
	ACCENT COLOR: SWEET POTATOE DE 5201
	BOARDFORM CONCRETE

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

206	EXTERIOR STEEL STAIR, BOLTED TO TILT PANEL/GRADE RAMP WALL
244	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
401	CONCRETE WALL, PAINTED.
404	3/4" V-REVEAL
405	3/4" DEEP RECESS.
406	CONCRETE WALL JOINT.
407	CONCRETE FORM LINER.
408	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
411	METAL CANOPY, PAINTED.
419	DOCK BUMPER.
425	FINISH GRADE VARIES.
426	LINE OF ROOF BEYOND.
427	CLERESTORY WINDOW.
430	ZURN LAMBS TONGUE.
432	FULLY SCREENED MECHANICAL UNIT BEYOND PARAPET.

EXTERIOR ELEVATIONS

REMARKS

DATE	CHECK/SET
01.15.2021	

PA/PM:

E. ZITNY

DRAWN BY:

N.A. / V.D.

JOB NO.:

PHX20-0053-00

SHEET

A4.2-1

BUILDING 1

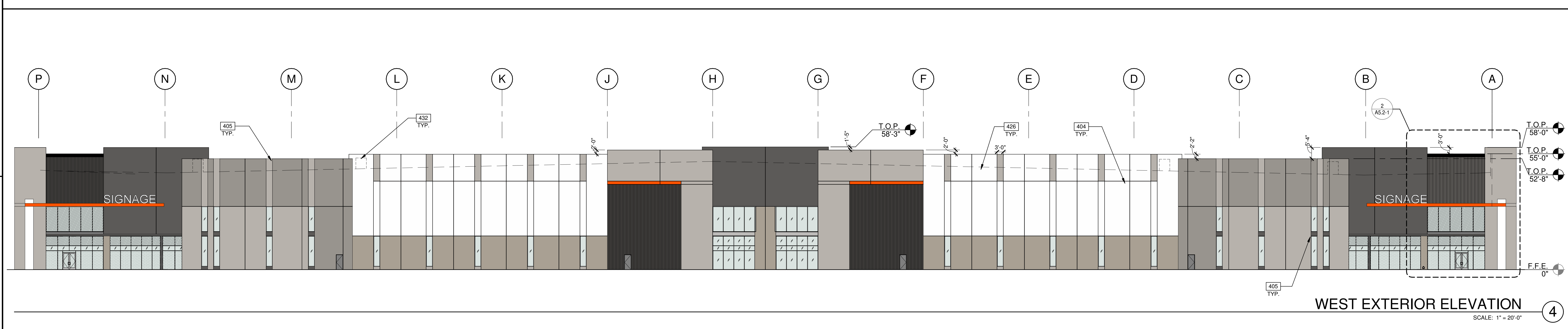
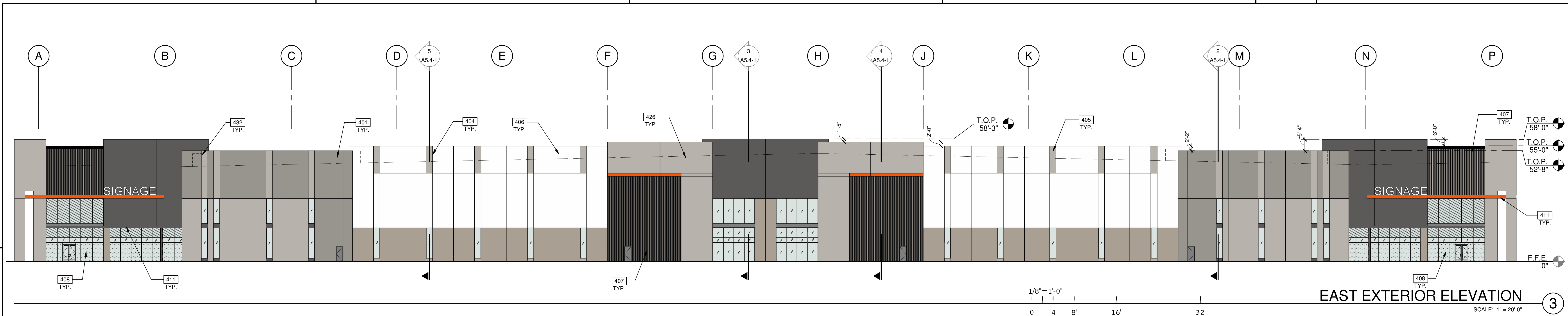
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BUILDING 1
202 AND ELLIOT
MESA, ARIZONA 85212

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Phoenix, AZ 85016
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F: 602.997.2288



LEGEND

GLASS:

	VISION GLASS
	SPANDREL GLASS
	TEMPERED GLASS

ALL GLASS TO BE PPG AZURIA SOLAR GRAY IN BLACK ANODIZED STOREFRONT FRAME

COLORS:

PROVIDE 6"x8" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW

A	BASE COLOR: NEBULOUS WHITE SW 7063
B	SECONDARY COLOR: GAUNTLET GRAY SW 7019
C	SECONDARY COLOR: PEWTER CAST SW 7673
D	ACCENT COLOR: MINDFUL GRAY SW 7016
E	ACCENT COLOR: SWEET POTATOE DE 5201
F	BOARDFORM CONCRETE

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

401	CONCRETE WALL, PAINTED.
404	3/4" V-REVEAL.
405	3/4" DEEP RECESS.
406	CONCRETE WALL JOINT.
407	CONCRETE FORM LINER.
408	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
411	METAL CANOPY, PAINTED.
426	LINE OF ROOF BEYOND.
432	FULLY SCREENED MECHANICAL UNIT BEYOND PARAPET.

EXTERIOR ELEVATIONS

DATE	CHECK/SET	REMARKS
01.15.2021		

PA/PM:	E. ZITNY
DRAWN BY:	N.A. / V.D.
JOB NO.:	PHX20-0053-00

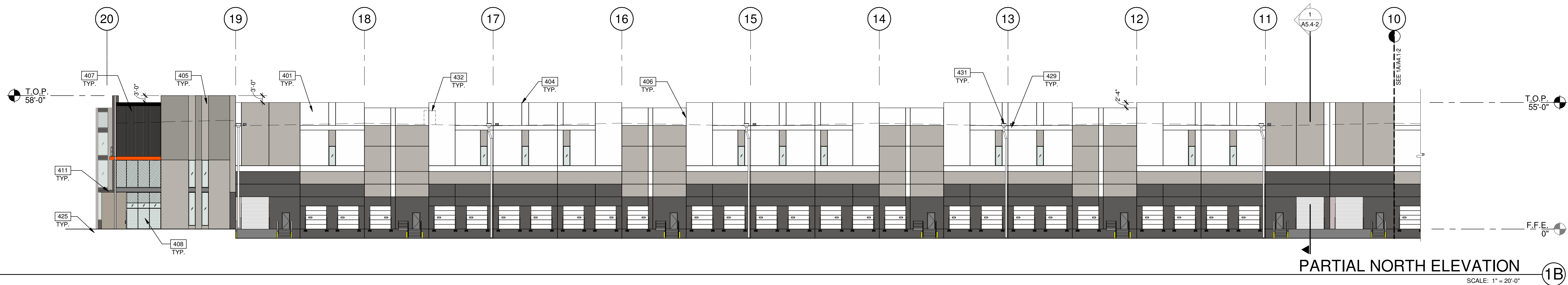
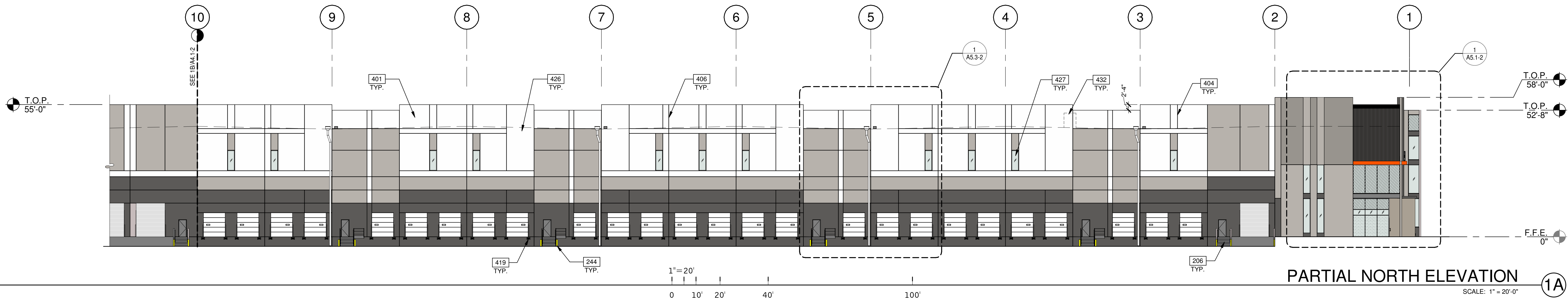
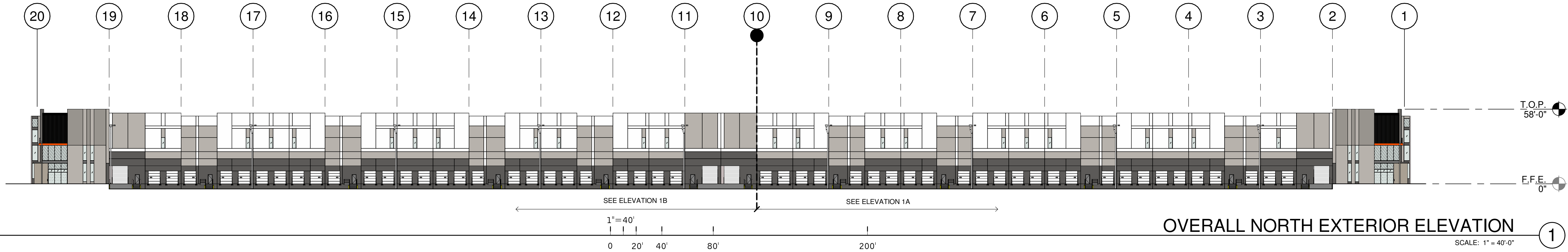
SHEET
A4.3-1
BUILDING 1



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BUILDING 1
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LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS TO BE PPG AZURIA SOLAR GRAY IN BLACK ANODIZED STOREFRONT FRAME

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A BASE COLOR: NEBULOUS WHITE SW 7063
- B SECONDARY COLOR: GAUNTLET GRAY SW 7679
- C SECONDARY COLOR: PEWTER CAST SW 7673
- D ACCENT COLOR: MINDFUL GRAY SW 7016
- E ACCENT COLOR: SWEET POTATOE DE 5201
- F BOARDFORM CONCRETE

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

- 206 EXTERIOR STEEL STAIR, BOLTED TO TILT PANEL/GRADE RAMP WALL
- 244 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 401 CONCRETE WALL, PAINTED.
- 404 3/4" V-REVEAL
- 405 3/4" DEEP RECESS.
- 406 CONCRETE WALL JOINT.
- 407 CONCRETE FORM LINER.
- 408 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 411 METAL CANOPY, PAINTED.
- 419 DOCK BUMPER.
- 425 FINISH GRADE VARIES.
- 426 LINE OF ROOF BEYOND.
- 427 CLERESTORY WINDOW.
- 429 OVERFLOW SCUPPER.
- 431 DOWNSPOUT GAURD. PAINTED TO MATCH ADJACENT WALL, SEE ELEVATIONS.
- 432 FULLY SCREENED MECHANICAL UNIT BEYOND PARAPET.

EXTERIOR ELEVATIONS

DATE	CHECK/SET	REMARKS
01.15.2021		

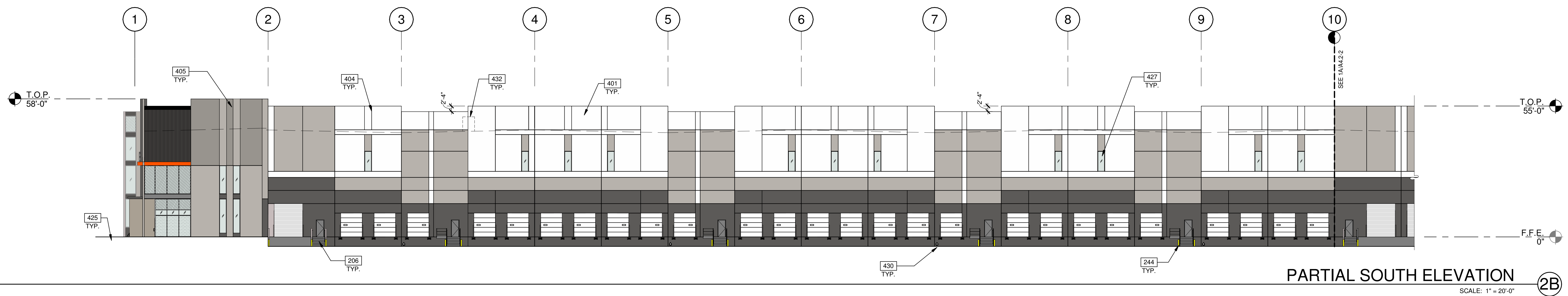
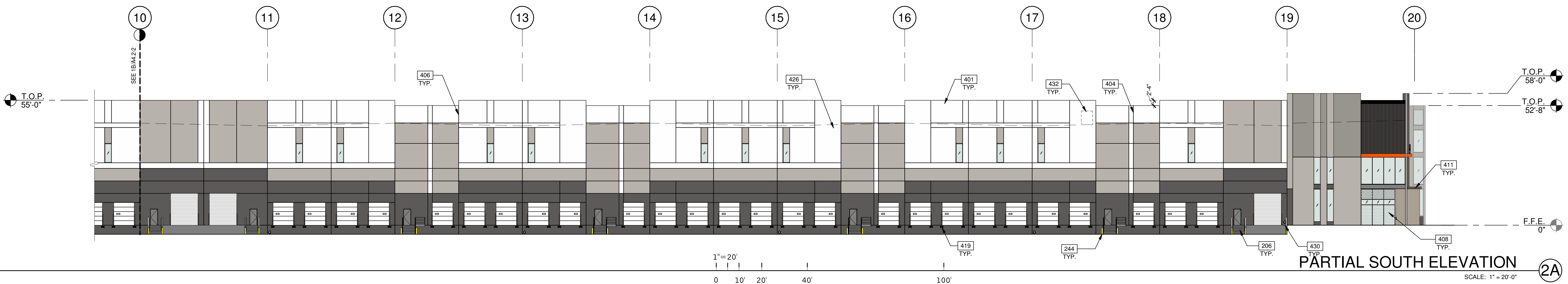
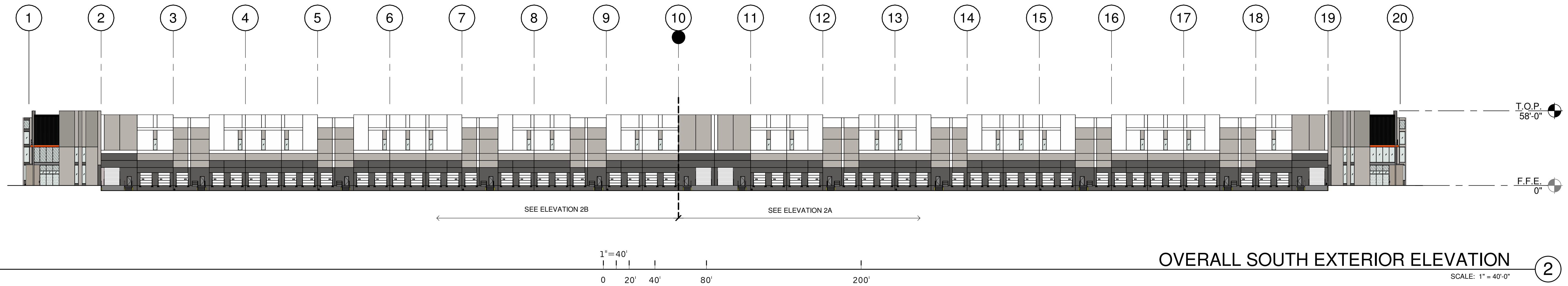
PA/PM:	E. ZITNY
DRAWN BY:	N.A. / V.D.
JOB NO.:	PHX20-0053-00

SHEET
A4.1-2
BUILDING 2

E202
BUILDING 2
202 AND ELLIOT
MESA, ARIZONA 85212



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planning
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Phoenix, AZ 85016
P: 602.997.2288
F: 602.997.2288



LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A BASE COLOR: NEBULOUS WHITE SW 7063
- B SECONDARY COLOR: GAUNTLET GRAY SW 7019
- C SECONDARY COLOR: PEWTER CAST SW 7673
- D ACCENT COLOR: MINDFUL GRAY SW 7016
- E ACCENT COLOR: SWEET POTATOE DE 5201
- F BOARDFORM CONCRETE

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

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- 419 DOCK BUMPER.
- 425 FINISH GRADE VARIES.
- 426 LINE OF ROOF BEYOND.
- 427 CLERESTORY WINDOW.
- 430 ZURN LAMBS TONGUE.
- 432 FULLY SCREENED MECHANICAL UNIT BEYOND PARAPET.

EXTERIOR ELEVATIONS

DATE	CHECK/SET	REMARKS
01.15.2021		

PA/PM:	E. ZITNY
DRAWN BY:	N.A. / V.D.
JOB NO.:	PHX20-0053-00

SHEET
A4.2-2
BUILDING 2

E202
BUILDING 2
202 AND ELLIOT
MESA, ARIZONA 85212

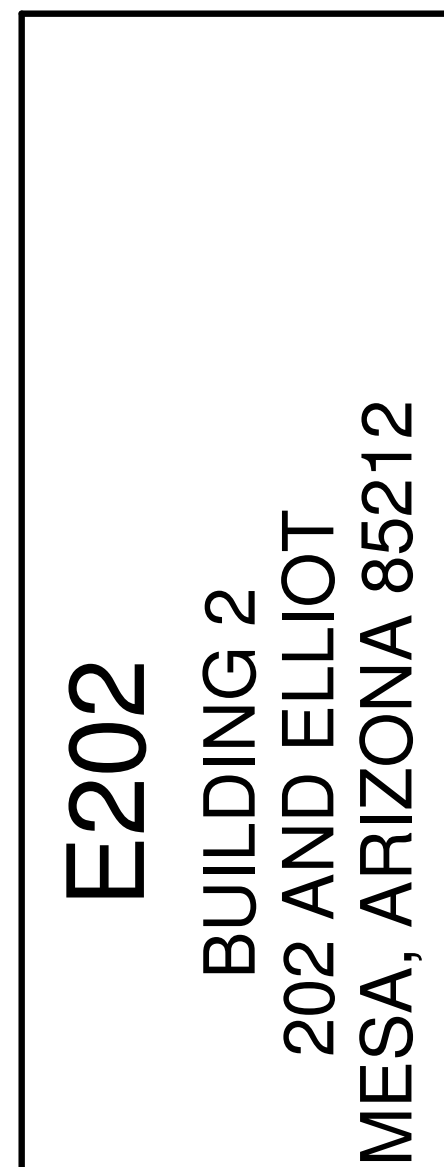


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F: 602.997.2288



architecture
planning
interiors
graphics
civil engineering

2777 E. Camelback
Phoenix, AZ 8501
P 480.767.1001
F 480.907.2288

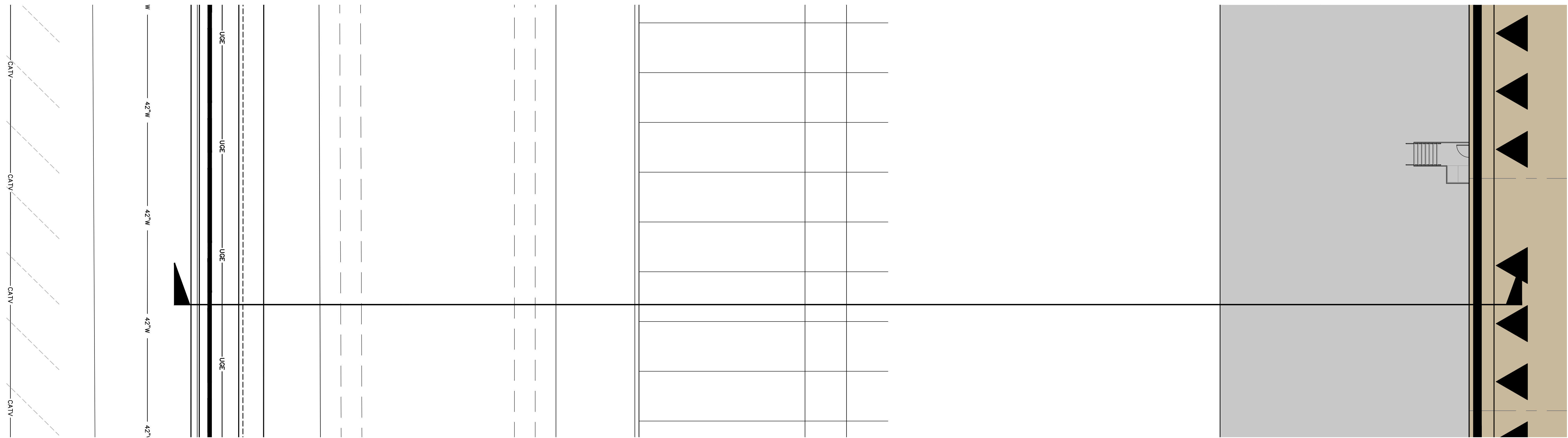


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406 CONCRETE WALL JOINT.
407 CONCRETE FORM LINER.
408 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
411 METAL CANOPY, PAINTED.
426 LINE OF ROOF BEYOND.
432 FULLY SCREENED MECHANICAL UNIT BEYOND PARAPET.

SHEET

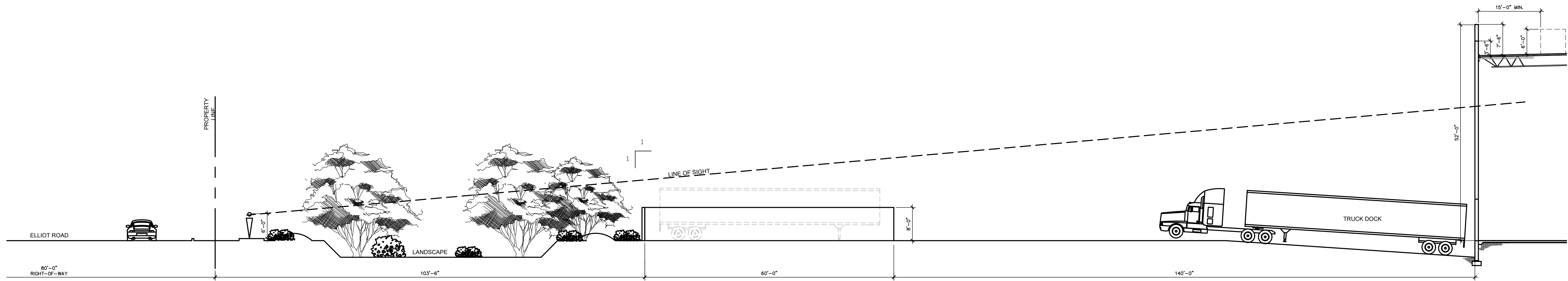
A4.3-2

BUILDING 2



PARTIAL SITE PLAN 1

SCALE: 1"=10'



SITE SECTION 2

SCALE: 1"=10'

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



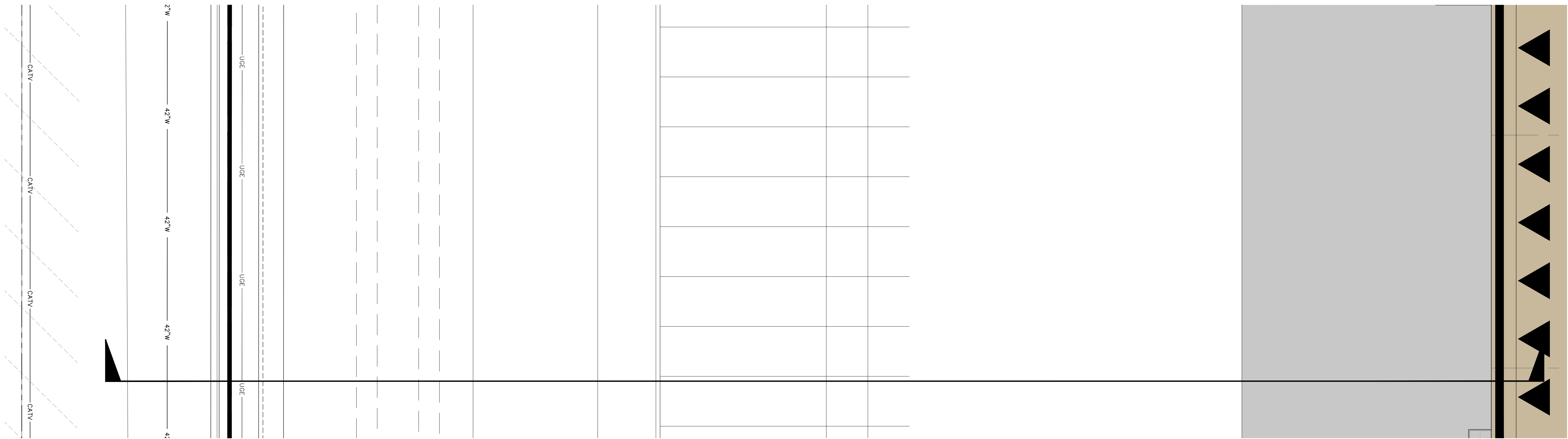
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

SITE SECTION - BLDG #1

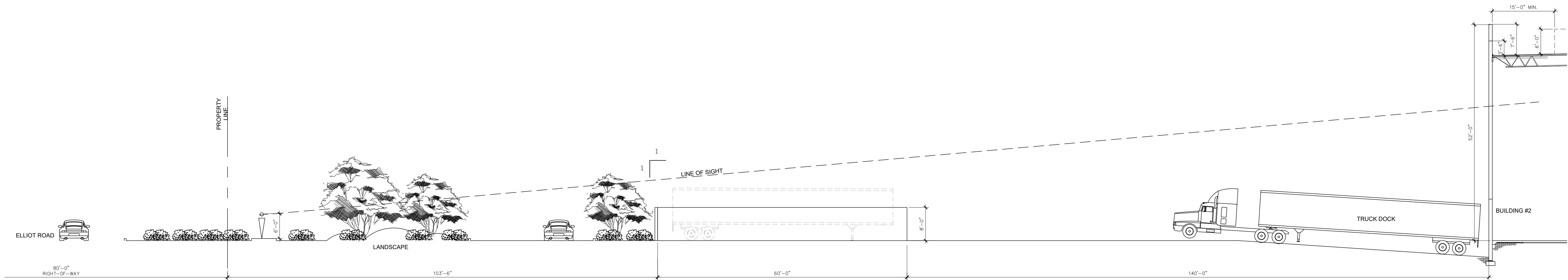
NWC LOOP 202 & ELLIOT ROAD
MESA, AZ - PHX20-0053-00

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PARTIAL SITE PLAN
SCALE: 1"=10' 2



SITE SECTION
SCALE: 1"=10' 3

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SITE SECTION - BLDG #2
NWC LOOP 202 & ELLIOT ROAD
MESA, AZ - PHX20-0053-00

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VIEW FROM ELLIOT - ENTRY CORRIDOR

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MESA, AZ - PHX20-0053-00

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VIEW FROM ELLIOT - STREET VIEW
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6



KEYNOTES

- 1

SPLIT FACE CMU BLOCK
DARK GRAY INTEGRAL COLOR, RUNNING BOND
- 2

PRECISION CUT BLOCK
GRAY INTEGRAL COLOR



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CLOSE UP OF CMU BLOCK WALL
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MESA, AZ - PHX20-0053-00

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7



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VIEW FROM ELLIOT - STREET VIEW
NWC LOOP 202 & ELLIOT ROAD
 MESA, AZ - PHX20-0053-00

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10.30.2020

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8

CITIZEN PARTICIPATION PLAN
to support an
APPLICATION to REZONE
and obtain
SITE PLAN APPROVAL
for



**On approximately 74 acres located at the
NEC of Elliot Road & Hawes Road
Mesa, Arizona**

PURPOSE OF THE CITIZENS PARTICIPATION

On behalf of Marwest Enterprises (Owner/Developer), Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Plan (CPP) in conjunction with a joint application for Rezoning and Site Plan Approval for Elliot 202, an approximate 74-acre industrial, manufacturing and logistics project located at the northeast corner of Elliot Road and Hawes Road. This rezoning will amend the current LI PAD associated with Elliot Road Technology Corridor, to Light Industrial (LI) with a new Planned Area Development Overlay, and thereby allowing the Subject Property to “opt-out” of the Elliot Road Technology Corridor

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, and other registered groups in the vicinity of the Property of this proposed project. This CPP is intended to notify the surrounding property owners and encourage them to participate in the process by providing an opportunity to learn about, comment, and share concerns.

Applicant for the Owner:

Jack Gilmore
Gilmore Planning & Landscape Architecture
2211 N. Seventh Street
Phoenix, Arizona 85006
(602) 266-5622; (602) 266-5707 (FAX)
e-mail: jgilmore@getgilmore.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff occurred on October 13, 2020 (PRS20-00639). In addition to the Staff review comments of the Pre-Submittal documents, Staff discussed the proposed deviations to be included and the supporting exhibits to illustrate and justify the request for the PAD Overlay. Staff also indicated that a neighborhood meeting would not be required due to the limited residential development within the notification boundary. Staff did provide a list of the HOA's and registered neighborhood groups requesting notification. In accordance with the CCP process, notification letters will be sent to residents within 500', as well as to the registered HOA's and neighborhood interest groups encouragement to call and send e-mails with questions.

Action Plan: In order 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 of the development that members of the community may have including:

1. A contact list will be developed for citizens and agencies in this area including all property owners within 500' of the Property, and a second list for property owners within 1,000' of the property. A surrounding 500' ownership map with corresponding mailing labels will also be

prepared and attached with this report. It is understood that the City will issue the letters of notification with related exhibits seeking public comment for consideration prior to any public hearings. Public comments and questions may be directed to the applicant, Jack Gilmore, or to the designated Staff Planner for the City of Mesa, Cassidy Welch. Contacts will be recorded and notes prepared for consideration and inclusion within the Citizen Participation Report.

2. All persons listed on the contact list will receive a letter describing the project, site plan, typical building elevation, and an invitation to call or contact our office to answer any questions regarding the proposed project. As the Applicant, GPLA will prepare a record of calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. This record will be included with the Citizen Participation Report.
3. Depending on the character of responses to the letters of notification, GPLA will review the comments with our clients and determine their appropriate impact. GPLA will include copies of requests and our responses and include those in the Citizens Participation Report.
4. Presentations will be made to groups of citizens or neighborhood associations upon request by virtual meetings. All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa and included in the Citizen Participation Report.

Schedule to Complete the Citizen Participation Plan

	<u>Date</u>
1.) Pre-Application Meeting:	October 13, 2020
2.) Rezone & Site Plan Application Submittal:	November 12, 2020
3.) Submit Citizen Participation Plan:	November 12, 2020
4.) First Review Comments	December 1, 2020
5.) Post Application Meeting:	December 7, 2020
6.) Issue Notification Letter:	3 rd week December 2020
7.) Follow-up Submittal Deadline:	December 21, 2020
8.) Resubmittal Comments Due	December 28, 2020
9.) Comment Resolution Deadline	January 11, 2021
10.) Post Property:	3 rd week January 2021
11.) Submit notification letters to the Planning Dept.	3 rd week January 2021
12.) Submit Citizen Participation Report:	1 st week February 2021
13.) Planning and Zoning Hearing:	February 10, 2021

Communication and Feedback with the Neighbors: With the distribution of the initial Notification Letter, neighbors, registered groups, and any other interested groups or individuals will be encouraged to call, e-mail, or schedule an appointment to meet with the Applicant, Jack Gilmore. Our experience has taught us that open communication that responds quickly to these types of inquiries can be very effective in resolving issues and well as exposing legitimate site planning issues that warrant further consideration within the application. Recording these inquiries and responses is an effective check and balance when these same respondents appear at the public hearings. This first letter will typically include notification that the Property will be posted with signs indicating the dates for the Public Hearings.

Communication with the Mesa Planning Staff: As the Applicant, our office will record all incoming correspondence including: telephone calls (dates, names, and issues), e-mails, and letters received from neighbors and interested groups. Copies will be scanned and forwarded to Cassidy Welch, our designated Staff Planner assigned as the City's liaison for this Rezone and Site Plan Review Application.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CLOSE UP VIEW OF BUILDING 2

NWC LOOP 202 & ELLIOT ROAD
MESA, AZ - PHX20-0053-00

WARE MALCOMB

10.30.2020

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OVERVIEW

On behalf of Loop 202 & Elliot Road Parcel #2 LLC (Current Owner) and Marwest Enterprises LLC the future property owner and developer (Owner/Developer), Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Report (CPR) in conjunction with a joint application for Rezoning and Site Plan Approval and a separate Application for Design Review Board for a proposed Logistics and Manufacturing project. The property includes approximately 74 acres and is located at the northeast corner of Hawes Road and Elliot Road extending east to the Loop 202 frontage. The address for the two-building project is 8450 and 8604 E. Elliot Road.

This report reviews our effort to communicate with our neighbors, with registered interest groups and HOA's.

Applicant for the Owner:

Jack Gilmore
Gilmore Planning & Landscape Architecture
2211 N. Seventh Street
Phoenix, Arizona 85006
(602) 266-5622; (602) 266-5707 (FAX)
e-mail: jgilmore@getgilmore.com

Designated Staff Planner for the City of Mesa

Cassidy Welch
Planner I
City of Mesa Planning Dept.
(480) 644-2591
e-mail: Cassidy.Welch@mesaaz.gov

Action Plan:

In order 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 of the development that members of the community may have including:

1. A contact list was developed for citizens within 500' and 1,000' of the Subject Property. Copies have been included with this submittal along with an area maps for each illustrating the ownership, along with a list of registered groups. In accordance with the City's Rezoning process, three sets of notification letters and supporting exhibits have been sent to the adjacent property owners within 1,000' surrounding the Property inviting them to

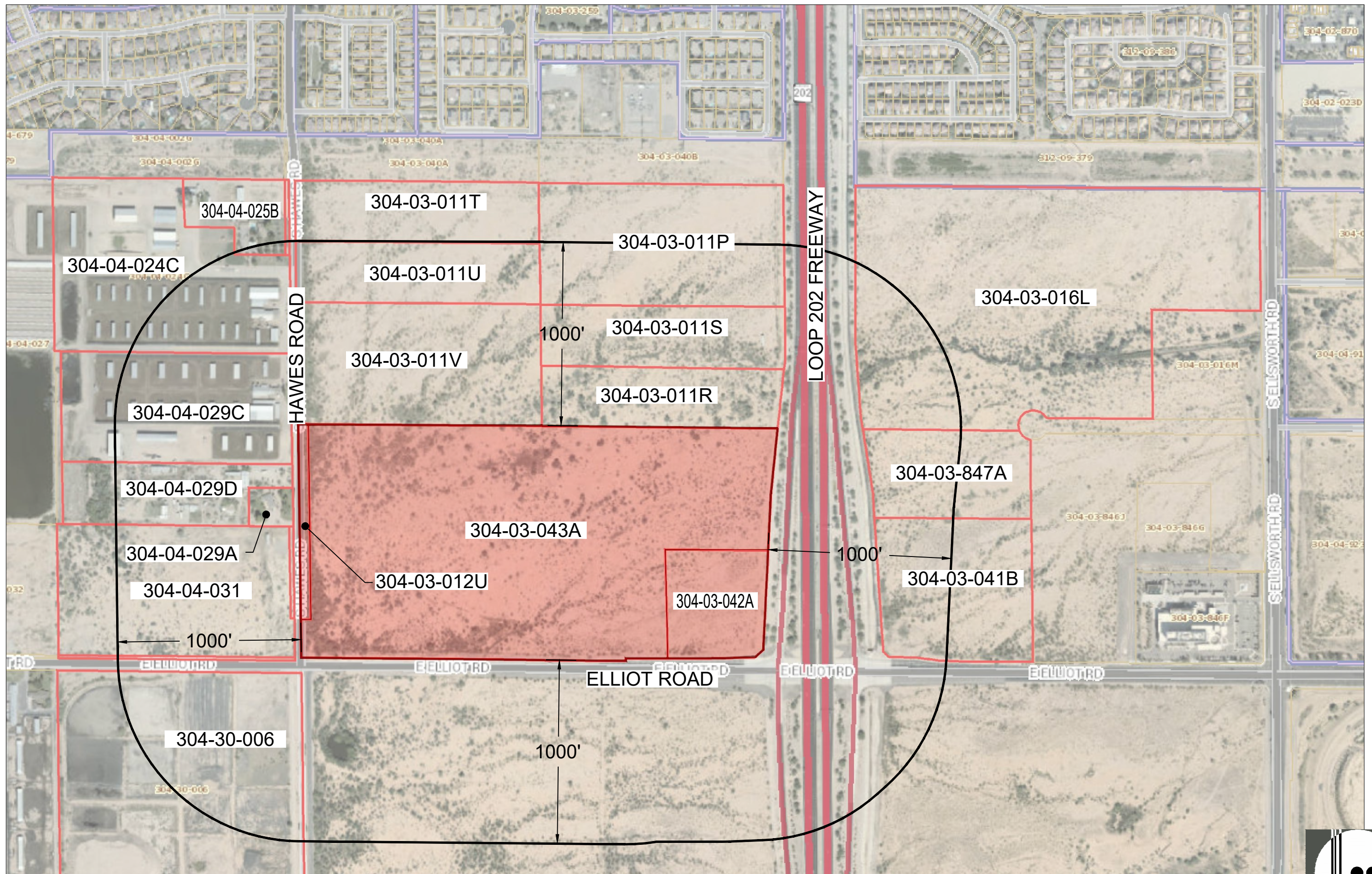
attend call and/or e-mail with any questions or concerns. Copies of the Notification letters are attached. Because of the lack of any proximate residential development with one-quarter mile, Staff did not require a Neighborhood Meeting.

Communication and Feedback with the Neighbors:

1. The first Notification Letter was issued on December 15, 2020 informing area property owners and registered groups that an application for Rezoning and Site Plan Approval, and a separate application for Design Review Board had been filed.
2. The second Notification Letter was issued on December 28, 2020 informing the same area property owners and registered groups that the date for the DRB presentation was scheduled for January 12, 2021 and encouraging interested property owners and registered groups to attend and make their opinions known. We also encouraged those recipients to contact our office with any questions or concerns.
3. The third notification letter was issued on January 11, 2021 informing the property owners within 1,000 feet and the registered groups of the revised Planning & Zoning Board Hearing on January 27, 2021. This letter notified the same property owners, registered interest groups, and HOA's that the date for the P&Z Board Hearing had been scheduled, along with an invitation to call our office for any questions and to attend the hearing on the City's website. This letter included the current Site Plan and revised Building Elevations.
4. As the Co-Applicant with Ware Malcomb, GPLA is responsible to prepare a record of any calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. As of today's date, January 13, 2021, GPLA has not received any calls or e-mails.

Schedule to Complete the Citizen Participation Plan

	<u>Date</u>
1.) Pre-App Site Plan Review – Virtual:	October 13, 2020
2.) Rezone & Site Plan Application Submittal:	November 12, 2020
3.) Submit Citizen Participation Plan:	November 12, 2020
4.) 2 nd Submittal of PAD & Site Plan	December 11, 2020
5.) 1 st Notification Letter for CPP:	December 15, 2020
6.) 2 nd Notification Letter for DRB Hearing date:	December 28, 2020
7.) 3 rd Notification Letter for P&Z Board Hearing	January 11, 2021
8.) Post Property	January 11, 2021
9.) Design Review Board Presentation:	January 12, 2021
10.) Submit Citizen Participation Report:	January 13, 2021
11.) Planning and Zoning Board Hearing:	January 27, 2021
12.) Council Hearings	February



E202

MESA, AZ
PREPARED FOR: MARWEST ENTERPRISES, LLC

PARCELS WITHIN 1,000' PLAN

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SCALE: 1" = 500'
DATE: 12.8.20
GPLA JOB# 20038



ELLIOT 202 Property Owners within 1,000'

Parcel Number	Owner
304-03-042A	LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
304-03-043A	LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
304-03-012U	LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
304-03-011P	LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
304-03-011R	LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
304-03-011S	LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
304-03-011T	LOOP 202 & ELLIOT ROAD LLC
304-03-011U	LOOP 202 & ELLIOT ROAD LLC
304-03-011V	LOOP 202 & ELLIOT ROAD LLC
304-03-012U	LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
304-03-016L	SUNBELT LAND HOLDINGS L P
304-03-041B	EL DORADO ELLIOT 128 LLC
304-03-042A	LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
304-03-043A	LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
304-03-847A	EL DORADO ELLIOT 128 LLC
304-04-007T	STECHNIJ H/GLENDA TR/ETAL
304-04-024C	RIJLAARSDAM FAMILY TRUST
304-04-025A	RIJLAARSDAM DAIRY
304-04-025B	RIJLAARSDAM JACOB/MARY TR
304-04-029A	STECHNIJ HECTOR/GLENDA J
304-04-029C	RIJLAARSDAM FAMILY TRUST
304-04-029D	STECHNIJ LIVING TRUST
304-04-030	STECHNIJ H/GLENDA TR/ETAL
304-04-031	STECHNIJ H/GLENDA TR/ETAL
304-30-006	MESA-CASA GRANDE LAND CO LLC

MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
8095 OTHELLO AVE	SAN DIEGO	CA	92111
8501 N SCOTTSDALE RD SUITE 120	SCOTTSDALE	AZ	85253
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
2201 COOPERATIVE WAY STE 400	HERNDON	VA	20171
8501 N SCOTTSDALE RD SUITE 120	SCOTTSDALE	AZ	85253
3440 S HAWES RD	MESA	AZ	85212
3232 S HAWES RD	MESA	AZ	85212
3232 S HAWES RD	MESA	AZ	85212
3232 S HAWES RD	MESA	AZ	85212
3440 S HAWES RD	MESA	AZ	85212
3232 S HAWES RD	MESA	AZ	85212
3440 S HAWES RD	MESA	AZ	85212
3440 S HAWES RD	MESA	AZ	85212
3440 S HAWES RD	MESA	AZ	85212
19965 E ELLIOT RD	MESA	AZ	85212

January 11, 2021



Notice of Public Meeting

Planning & Zoning Board – Elliot 202

Meeting Date: January 27, 2021

Time: 4:00PM.

Location: Virtual

Dear Neighbor,

We have submitted an application for a new Planned Area Development (PAD) Overlay zoning on 74 acres that is currently zoned Light Industrial (LI) with an existing PAD Overlay. In addition to the zoning application, there are joint applications for Design Review Board and Site Plan Approval for the property located at 8604 E. Elliot Road (northeast corner of Elliot Rd & Hawes Rd). The case number assigned to this project is ZON20-00769.

This letter is being sent to all property owners within 1,000 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 Jack Gilmore, at 602-266-5622 or e-mail me at jjgilmore@getgilmore.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on January 27, 2021 in the City Council Chambers. The meeting will begin at 4:00 p.m.

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at [Mesa11.com/live](https://www.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.**

Public participation will be available electronically. 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 Cassidy Welch, of their Planning Division staff. She can be reached at 480-644-2591 or Cassidy.Welch@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,

A handwritten signature in black ink, appearing to read "Jack Gilmore".

Jack Gilmore, LA

cc: Cassidy Welch, Mesa Planning Dept.
Owner / Developer: Marwest Enterprises
Eric Zitny, Ware Malcomb

attachments: Site Plan
Building Elevations