

Project Narrative

Sleep Inn and MainStay Suites Dual-Branded Hotel
5351 South Power Road



EQUINOX
H O S P I T A L I T Y

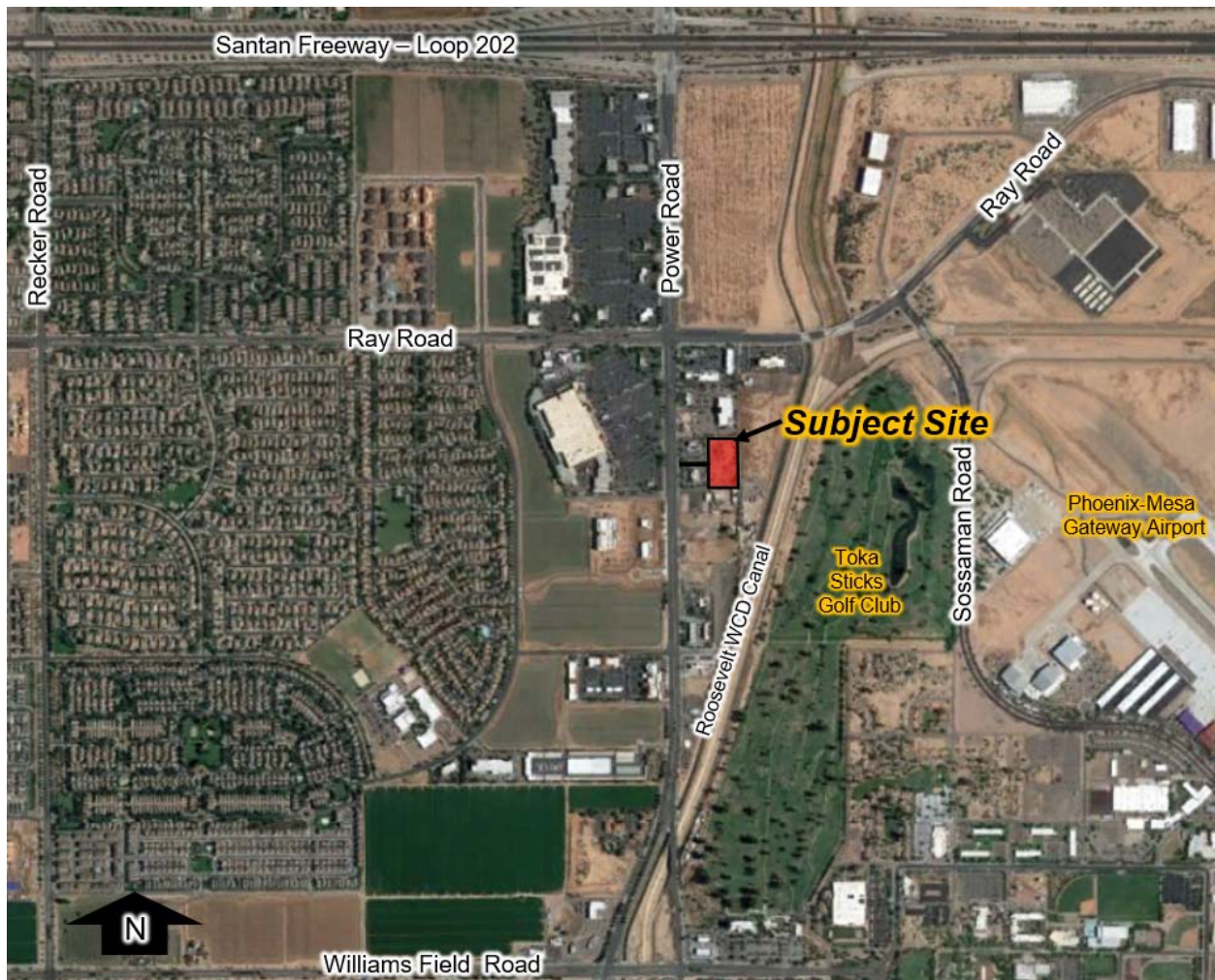
Submitted:
August 18, 2020



Taylor C. Earl, Partner (tearl@earlcurley.com)
Ric Toris, Principal Planner (rtoris@earlcurley.com)
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012
602.265.0094

Introduction

On behalf of Equinox Hospitality, we are pleased to submit this narrative and supporting information requesting a Rezoning (PAD Amendment), Subject Site Plan Review/Modification, and Design Review approval to allow a dual-branded hotel (the “Project”) on an infill parcel south of the southeast corner of Power and Ray Roads (map below). This Project will finally bring needed development to this +/- 2.5 acre site (“Subject Site”) that has remained vacant for decades despite adjacent commercial development. This new hotel project will also generate substantial taxes and jobs for the City of Mesa.



Background

The subject property is zoned Limited Commercial (LC) PAD and is located south of the southeast corner of Power Road and Ray Road (APN 304-37-035) (see above Aerial photo). The Subject Site is a rectangularly shaped parcel with a finger that extends west and connects to Power Road.

The Subject Site is part of a larger 4.74-acre area consisting of three parcels – the Subject Site and two smaller parcels situated along Power Road. These two smaller parcels have been developed with a fast-food restaurant (Popeyes) and a small inline commercial building that includes two restaurants, a haircut establishment, and a nail salon (these three parcels, collectively, the “Commercial Center”). This Commercial Center was the subject of Zoning Case Z13-048, approved on September 18, 2013 by the Planning and Zoning Board. This case approved a Subject Site Plan Modification for the Commercial Center. During that site plan process, a hotel use was listed as the proposed use for the Subject Site. However, because a hotel use had not been secured at that time, staff stipulated that any future site plan for the Subject Site would require a separate site plan review. Hence our current request for Site Plan Review.

Context

The Subject Site is located approximately 3/4ths of a mile southeast of the Power Road and Loop 202 intersection. Across Power Road to the west is the Town of Gilbert and a large retail center on 80 acres. The Subject Site is mostly vacant and undeveloped, except for a sidewalk and driveway that curve through the lot to connect retail and restaurant lots west of the Subject Site to more commercial development to the north. The Project will retain this access between the adjacent parcels.



As explained above, the Subject Site sits on the southeastern portion of an approximately 14-acre property of retail development and is the last undeveloped land in that area. Recent signage to the southwest also indicates an Alamo Drafthouse will soon be constructed along with additional retail space.

General Plan Consistency

The Subject Site is designated on the Mesa 2040 General Plan for “Mixed Use Activity District, Community Scale.” The proposed hotel is consistent with this designation. Additionally, the hotel use is compatible with the hotel, retail, restaurants, office, and other uses in this immediate area.

Request

Three requests are being filed concurrently. The first request seeks an amendment to the Subject Site's current PAD zoning to allow additional height for the hotel. Currently, the site allows 33' for the base building height and an additional 9' of height for architectural embellishments. For the proposed three-story hotel to fit here, given our architecturally enhanced roof design, we need to increase the allowable building height to 50' 6", which includes architectural embellishments.

The second companion request seeks Site Plan Review/Modification approval. As proposed, the hotel will feature +/- 91 hotel rooms and provide amenities such as a fitness room, a sundries market, wireless internet, complimentary breakfast, guest laundry, a business center, (with full in-room kitchens in the MainStay Suites units), and an outdoor pool with a tree-shaded outdoor seating area.

The third companion request seeks Design Review of the Project's site plan, landscaping plan, and elevations.

Narrative

Equinox's market research reveals the business and leisure travel markets are strong in the areas surrounding the Subject Site (southeast Mesa, Gilbert, and Queen Creek) and will grow in the future, making this a good location for hotel development. Equinox has also found the extended-stay segment of the hotel market is underserved in the area, which is why it is dual-branding the hotel with both Sleep Inn and MainStay Suites.



Although the current pandemic has heavily hit the hospitality industry, Equinox is confident that the market will return by the time this hotel is constructed and opened for guests and is therefore pushing forward at full speed.

The area has seen explosive commercial and residential growth while the city of Mesa has developed a reputation for being a well-run and business friendly environment. Equinox's due diligence indicates that these and other strong demand generators will continue to drive companies to Mesa, creating demand for both the short-term-stay and long-term-stay capacity of the proposed hotel. We believe the Project's excellent access to the now expanded 202 freeway and the Mesa Gateway Airport will allow it to harness this dynamic area growth and secure it a prosperous future.

The Project is in a commercial area along Power Road and next to restaurants and retail properties. The property is strategically located near the Mesa Gateway Airport and has good street access to arterial roads. When completed, the Project will fill in the last undeveloped parcel of a nearly 97-acre L-shaped retail development, where the long, upright portion of the L spans from the 202 Freeway down to Walmart and Carl's Jr., and the base of the L continues from there east to the Project's site.



The proposed hotel Project will benefit the City of Mesa and the surrounding businesses in several ways. First, this development will greatly enhance this stretch of Power Road's streetscape by converting a vacant dirt lot to a well-designed three-story hotel that will be visible from Power Road along with its porte-cochere and lush landscaping.



Second, this hotel will generate customers for the restaurants and retail users on this corner of Power Road and Ray Road, which will both support existing businesses on this corner and help attract quality future tenants.

Third, this support for adjacent businesses translates into both an increase in sales tax to the City and an increase in property values for adjacent properties.

Fourth, increasing the City's hotel capacity will help to support business activity in the City, such as business conventions at the Mesa Convention Center, and leisure activity, such as spring training, the Mesa Arts Center, and many others.



The proposed Sleep Inn and MainStay Suites Dual-Branded Hotel is designed to be three stories in height with an overall maximum building height of 50-feet 6-inches. As mentioned above, the original PAD (Z08-031) allows for a building height of 33-feet and up to 42-feet for architectural embellishments. This rezoning request seeks to increase the overall building height to 50' 6" to accommodate the hotel's proposed sloping roof design.

When staff reviewed the previous zoning case, they stated in their staff report/analysis "...Staff does agree that an office or hotel development in the rear would typically be taller...." (see Staff Report, P&Z Hearing, Sept. 18, 2013). We agree with staff's analysis that a taller building at the back parcel is appropriate, particularly due to its distance from Power Road.

This is a challenging parcel to develop because it lacks visibility from Power Road. The proposed height increase would help to overcome the Subject Site's lack of street visibility. The proposed 3-story building height is fully compatible with the area and consistent with the Marriott Courtyard Hotel just north of the Subject Site. For a hotel to flourish on the Subject Site, we believe the proposed height is absolutely *necessary*.

The Subject Site has remained vacant for decades and developing it with a three-story hotel is a quality solution for a site that is tucked behind two developed commercial buildings and lacks direct street frontage.



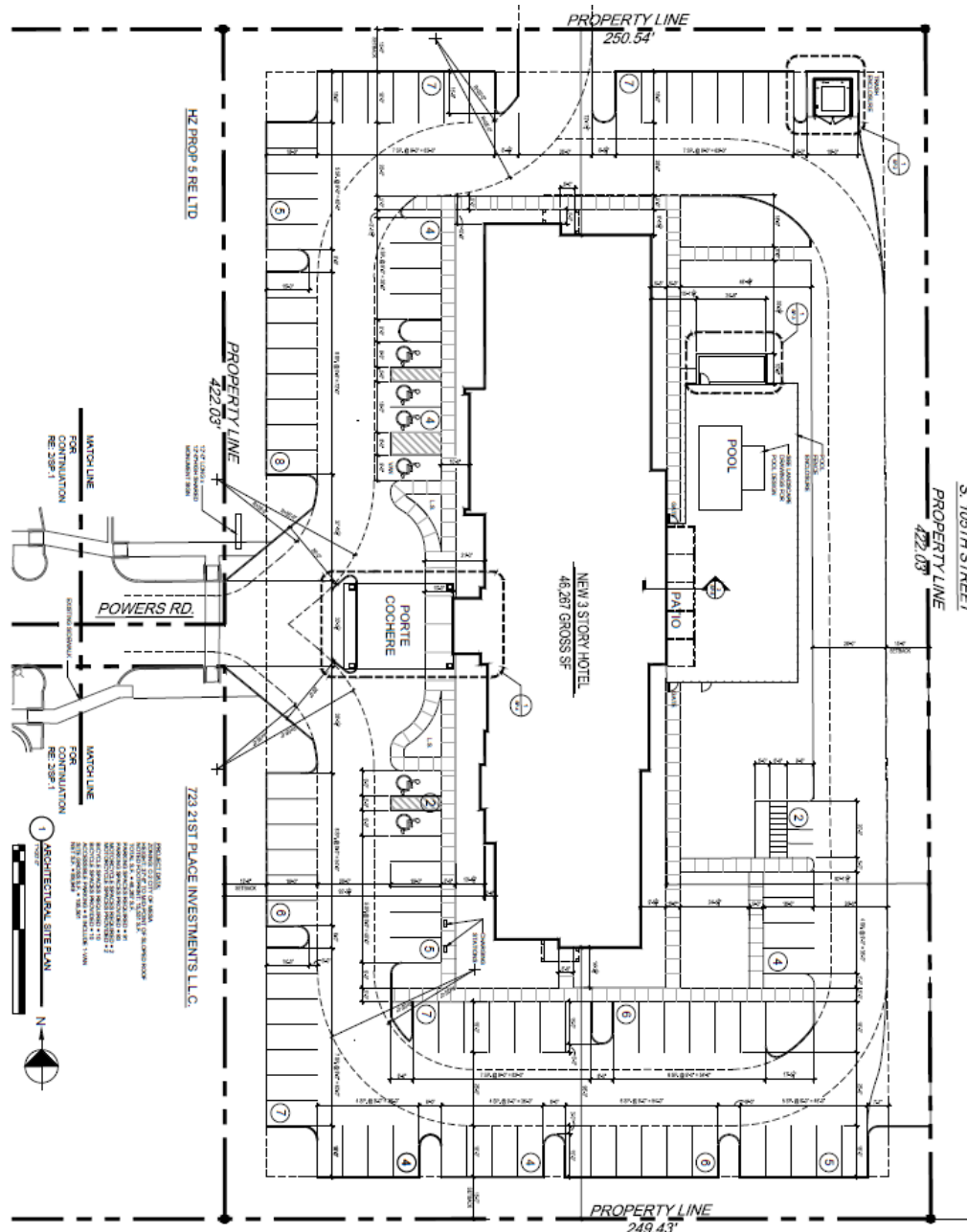
The main entrance to the hotel has been oriented toward Power Road and special attention has been given to the entrance's porte-cochere design, which will give the hotel an inviting and quality feel from Power Road.



The hotel's design is complementary to the retail buildings within the Commercial Center but also achieves a unique statement of its own. The hotel facade is largely symmetrical and incorporates a variety of upscale elements such as architectural features at the human scale, enhanced roof line details, horizontal banding, stone and stucco, and good use of window glazing to stimulate visual interest and offset the building background. The proposed building design is largely based on Choice Hotel's prototypical hotel design.

As guests arrive, they will first experience an attractive, quality welcome experience. This begins with an entrance drive from Power Road that provides a direct view to the hotel's entry porte-cochere. This entry porte-cochere and the hotel's 3-story height are important features for drawing guests into the Subject Site from Power Road, as the features stand in contrast to the retail developments on either side of the entry drive. The total square footage for the hotel is 46,267 square feet. This new hotel and building height are fully consistent with the mix of commercial and hospitality uses in the area and will add to the vibrancy Mesa has created in this area.

Access to the property will remain as previously approved with one entrance onto Power Road and a secondary entrance from the existing shopping center to the north. Sufficient internal circulation is provided to accommodate fire department requirements. The hotel is situated in the center of the Subject Site to allow complete circulation around the entire Subject Site. A total of 93 surface parking spaces are provided along the north, west, and south sides of the Subject Site.



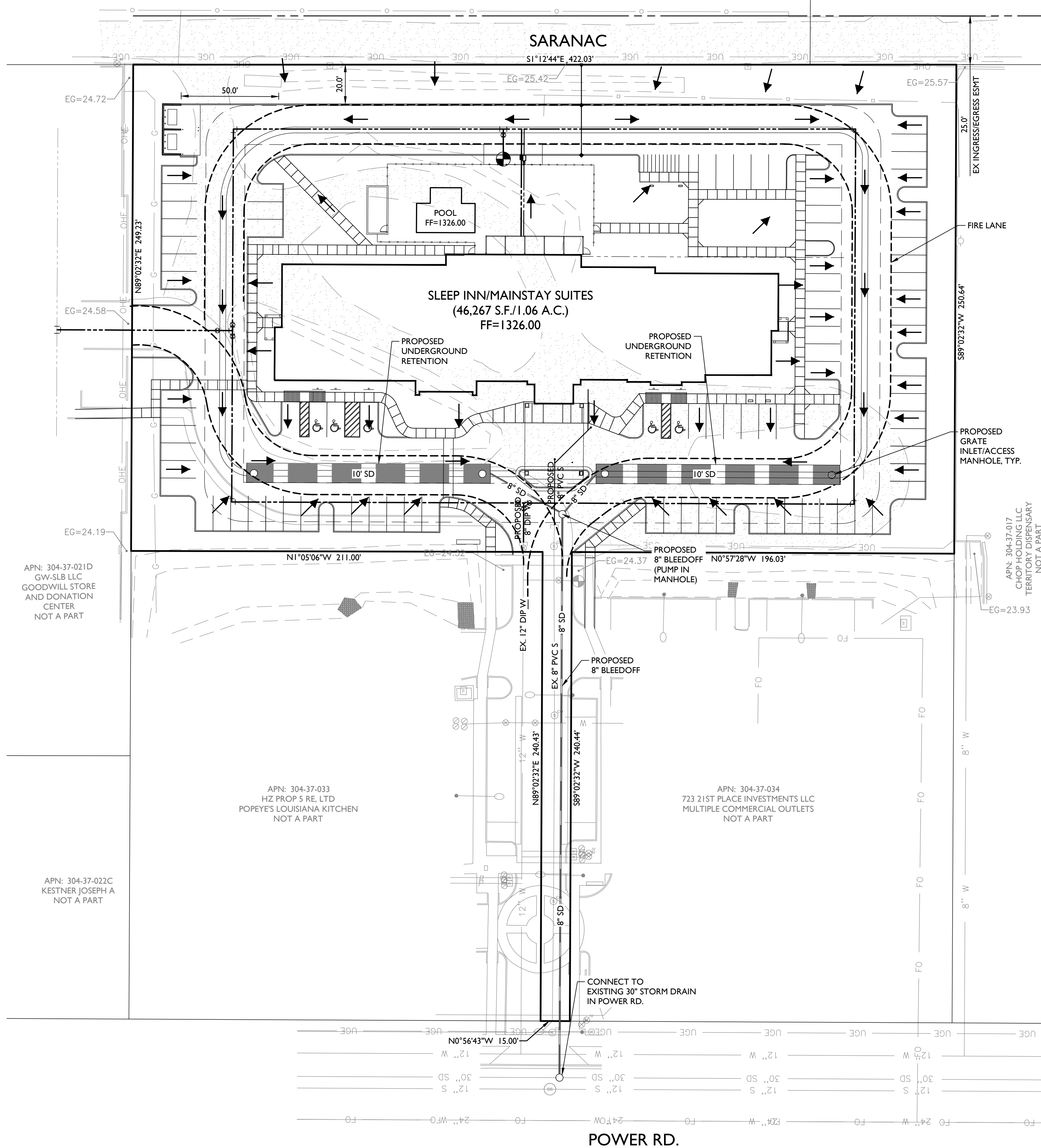
For reason stated within this narrative, the proposed hotel will provide a boost to the livability and character of this area. We see no possible negative impact on the adjacent properties to the north, west, and south or vacant property to the east. The proposed character and use of the Project are consistent with the two commercial developments

LEGEND

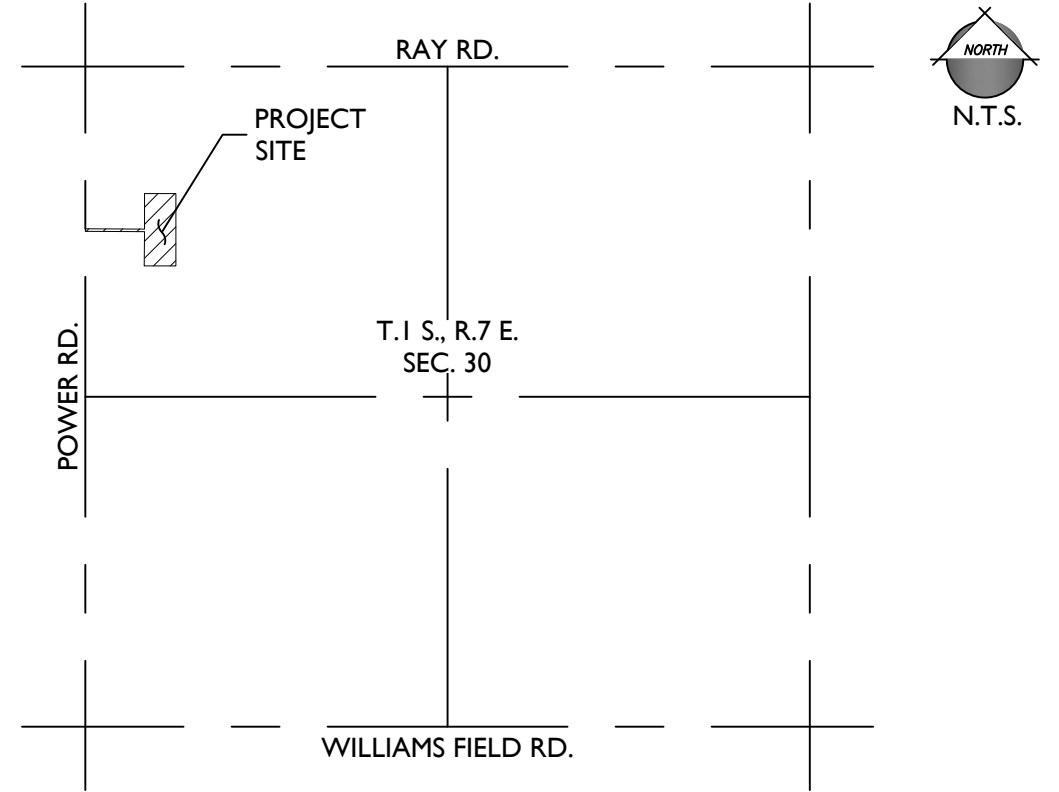
- TC TOP OF CURB ELEVATION
FF FINISH FLOOR ELEVATION
HW HIGH WATER ELEVATION
BTM BOTTOM ELEVATION
CATCH BASIN MAG 535
LANDSCAPE DRAINAGE FLOW
STORM DRAIN PIPE FLOW
HARDSCAPE DRAINAGE FLOW
PROPOSED STORM DRAIN
AREA DRAIN BASIN
SIDEWALK SCUPPER
MANHOLE/NYLOPLAST DRAIN BASIN
DRYWELL
RIPRAP

PRELIMINARY GRADING AND DRAINAGE
FOR
SLEEP INN/MAINSTAY SUITES
MESA, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



OWNER/DEVELOPER:

MESA HOTEL PARTNERS, LLC
2520 EAST UNIVERSITY DRIVE, SUITE 103
TEMPE, AZ 85281
PHONE: (714) 256-2078
CELL: (951) 383-0948
CONTACT: TIMOTHY A. BERG
EMAIL: tberg@westcal.cc

CIVIL ENGINEER:

EPS GROUP, INC.
125 S. AVONDALE BLVD., SUITE 115
AVONDALE, AZ 85323
PHONE: (623) 547-4661
CELL: (586)420-8545
CONTACT: TODD LESLIE
EMAIL: todd.leslie@epsgroupinc.com

BASIS OF BEARING:

POWER RD. ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, T1S, R7E, MARICOPA COUNTY PER ALTA SURVEY DONE BY SURVEY INNOVATION GROUP, INC. DATED 4-23-2019.

BEARING = (NORTH 00°56'43" WEST)

BENCHMARK:

CITY OF MESA BRASS TAG ON TOP OF CURB AT THE N.E. CORNER OF THE INTERSECTION OF POWER RD. & HWY 202 FREEWAY.

ELEVATION = 1324.10' (NAVD 88' DATUM)

PROJECT DATA

APN: 304-37-035
ZONING: C-2 CITY OF MESA
HEIGHT: 37'-6" AT MID-POINT OF SLOPED ROOF
NOTED FOOTPRINT: 15,551 S.F.
TOTAL S.F.: 46,267 S.F.
PARKING SPACES REQUIRED: 91
CAR PARKING SPACES PROVIDED: 90
MOTORCYCLE SPACES PRO.: 2
TOTAL PARKING SPACES PRO.: 92
BICYCLE SPACES PROVIDED: 10
ACCESSIBLE PARKING: 4 INCLUDE 1-VAN
SITE GROSS S.F.: 105,501
NET S.F.: 89,949

Retention Calculations

Project: Mainstay Sleep Inn Mesa
Storm Event: 100-yr 2-hr
Prepared by: EPS Group

$V = C \cdot A \cdot P \cdot 12^{(1)}$
Where:
V = Runoff Volume
C = Runoff Coefficient
A = Drainage Area
P = 2.00 in

Underground Retention Pipe Volume Calculations

Basin ID	Diameter (ft)	Area (ft ²)	Length (ft)	Volume Provided, V _p (ft ³)
U1	10	78.54	250	19,635
TOTAL				19,635

Volume Required and Summary

Basin ID	Sub-Basin ID	Sub-Basin Area Description	Contributing Area (ft ²)	C	Volume Required, V _r (ft ³)	Volume Provided, V _p (ft ³)	Estimated Water Depth (ft)
U1	A1	1/2 site area + S. 185th half street	116,028	0.91	19,357	19,635	
Total			116,028	0.91	19,357	19,635	

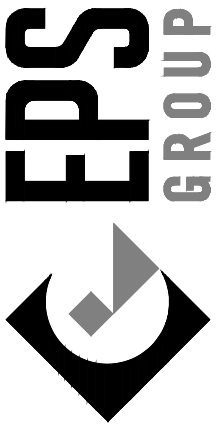
Basin Dewatering

Basin ID	Drained Surface Percolation Rate (in/hr)	Percolation Area (Surface only) (sq ft)	Volume not drained in 36 hours (ft ³)	Assumed Drift Percolation Rate (in/hr)	Drywells Required	Drywells Provided	Drains in Less Than 36 Hours?
B1	0.000	N/A	19,357	0.10	2	2	Yes

Notes:
-The drainage area includes the adjacent half street of the future Saranac right-of-way to the east of the property

Hardscape	0.95	104,425
Landscape	0.50	11,603
Total Area	---	116,028
100 YR Weighted "C"		0.91

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



SLEEP INN/MAINSTAY SUITES

Project:

Revisions:

PLAN SET DATE: 11/03/20



Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
20-0330

GD01

Sheet No.
1
of 1

adjacent to the west and with the other existing mix of uses in the area, including the hotel to the north.

Conclusion

The proposed hotel will be complementary to and compatible with the established uses, pattern of development, and architectural styling in the area. When the City reviewed and granted approval for the Commercial Center of which the Subject Site is a part, the Subject Site was labeled as "Hotel." We are now bringing that development. At that time, staff noted that additional height would be expected on the Subject Site. We are now bringing that request for additional height to facilitate a three-story design with an attractive sloped roof.

Stylish exterior architectural detailing, quality construction, lush exterior landscaping, and common area amenities will transform this vacant parcel into a beautiful and productive addition to the area. Equinox is confident that based on its extensive demographic research for this area and the presence of the nearby airport, this hotel will be very successful at this location.

We respectfully request approval of the three requests.

Sincerely,

A handwritten signature in black ink that reads "Taylor C. Earl". The signature is fluid and cursive, with the first name "Taylor" being the most prominent.

Taylor C. Earl, Partner
Ric Toris, Principal Planner

• (602) 265-0094
tearl@earlcurley.com
rtoris@earlcurley.com

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FOUNDATION BASE DATA

AVERAGE OF TOTAL DISTANCE FROM BUILDING TO FACE OF CURB	
WEST (PUBLIC ENTRANCE SIDE)	18.71 LF
NORTH	16 LF
EAST	52 LF
SOUTH	15 LF

OPEN SPACE LIVE PLANT COVERAGE

REQUIRED OPEN SPACE	232 S.F
PROVIDED OPEN SPACE	914 S.F
LIVE PLANT COVERAGE	510 S.F
- (1) SHADE TREE	
- (1) COLUMNAR EVERGREEN TREE	
- (13) MEDIUM SHRUB	
- (11) SMALL SHRUB	
REQUIRED LIVE PLANT COVERAGE	50%
PROVIDED LIVE PLANT COVERAGE	56%

LANDSCAPE DATA

GROSS SITE AREA	105,469 S.F
LANDSCAPE AREA	31,887 S.F
LANDSCAPE COVERAGE	30.9%

OPEN SPACE DATA

LANDSCAPE AREA	31,887 S.F
DECORATIVE VEHICULAR PAVING AREA	1,000 S.F

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia anuera	Mulga	24" Box	3
	Acacia salicina	Willow Acacia	24" Box	15
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box	4
	Pistacia 'Red Push'	Red Push Pistache	36" Box	18
	Phoenix dactylifera	Date Palm	15' in height (15 Gal)	10
	Pinus eldarica	Mondel Pine	24" Box	17
	Ulmus parvifolia	Chinese Evergreen Elm	36" Box	2

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Agave americana	Century Plant	5 Gal 6
	Agave desmettiana	Smooth Agave	5 Gal 21
	Caesalpinia cacalaco 'Smoothies'	Smooth Cascalote	5 Gal 9
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal 28
	Dasylirion quadrangulum	Mexican Grass Tree	5 Gal 28
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal 35
	Justicia spicigera	Mexican Honeysuckle	5 Gal 59
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal 32
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal 42
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal 78
	Portulacaria afra minima	Dwarf Elephant Food	5 Gal 6
	Ruella peninsularis	Desert Ruellia	5 Gal 21
	Russelia equisetiformis	Coral Fountain	5 Gal 27
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal 34
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal 48
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal 25

GROUNDCOVERS	COMMON NAME	SIZE	QTY
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal 24
	Lantana x 'Dallas Red'	Dallas Red Lantana	1 Gal 49
	Lantana x 'New Gold'	New Gold Lantana	1 Gal 63

VINE	COMMON NAME	SIZE	QTY
	Bougainvillea species	Bougainvillea Vine	5 Gal 10

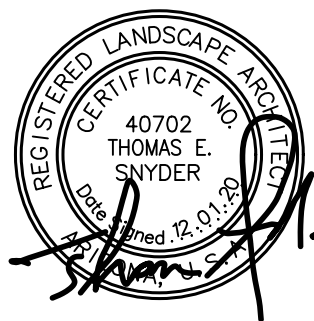
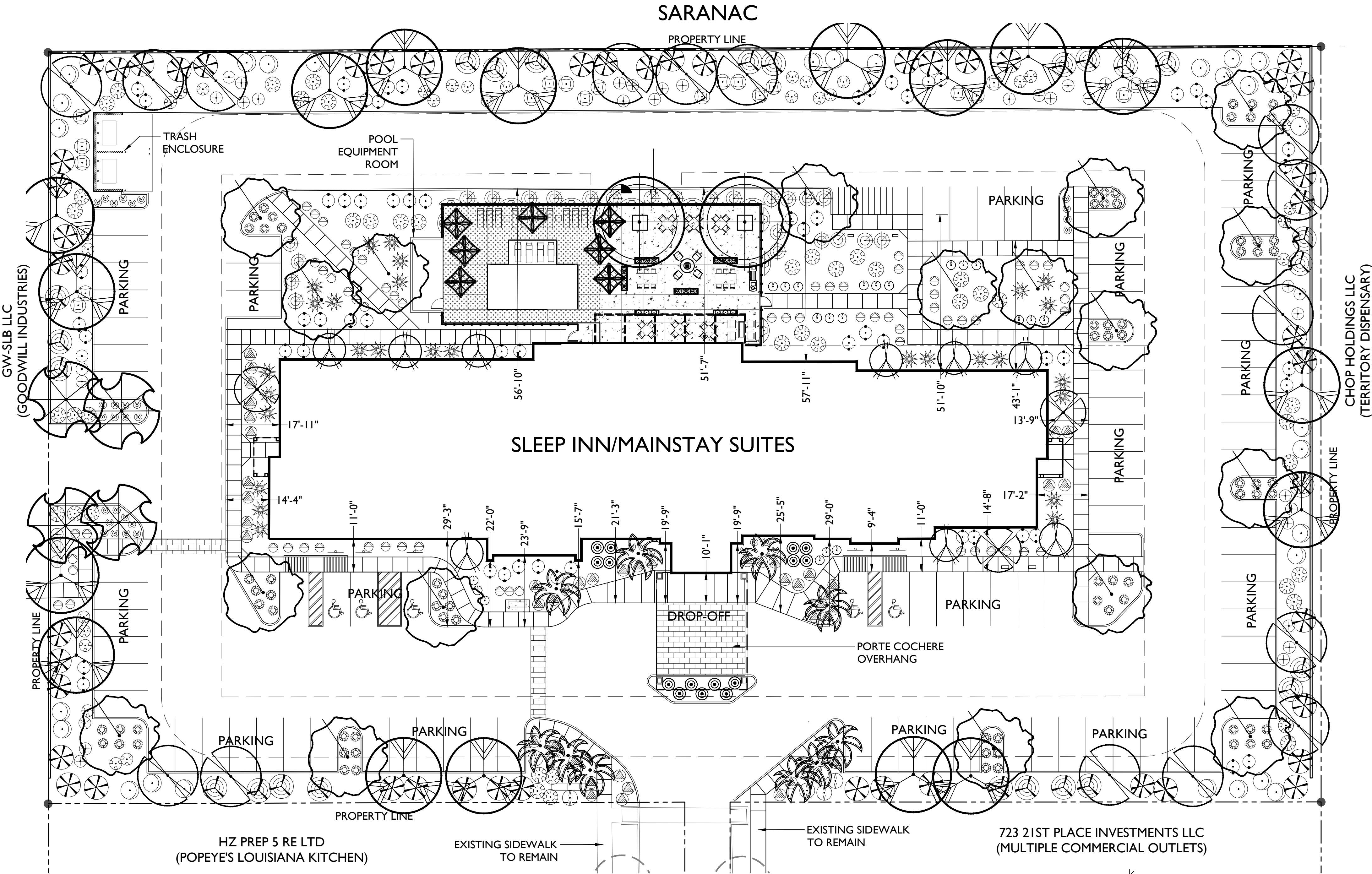
MATERIAL		
	Decomposed Granite 'Santa Fe Gold'	31,887 S.F.
	Decorative Vehicular Paving Stamped Concrete, Pattern: Ashlar Slate, Color: Taupe	1,000 S.F.
	Standard Concrete Paving	2,464 S.F.
	Pool Deck Paving Kool Deck Finish, Color: Sand Buff	1,443 S.F.

CITY OF MESA PLANT DATA

PROPERTY PERIMETER (1,314 L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREES AND 20 SHRUBS PER 100 L.F. OF ADJACENT PROPERTY LINE	40 TREES 263 SHRUBS	40 TREES 263 SHRUBS

FOUNDATION BASE (688 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	14 TREES	14 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	2 TREES	2 TREES

TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	18 TREES	20 TREES
24" BOX (50% MIN.)	35 TREES	35 TREES

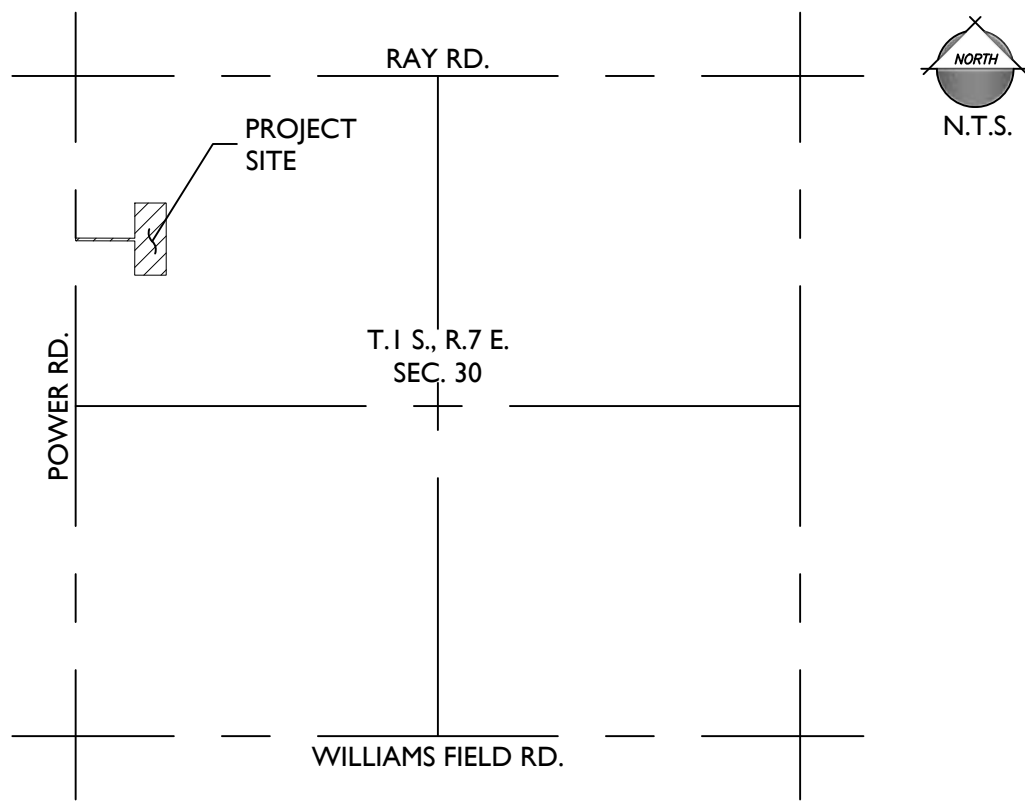


KEYNOTES

- 1 PERIMETER PLANTING
- 2 PARKING
- 3 POOL
- 4 DECORATIVE VEHICULAR PAVING
- 5 SIDEWALK
- 6 6' POOL FENCING
- 7 6' DOOLEY WALL, PAINTED TO MATCH ARCHITECTURE
- 8 PEDESTRIAN LANDSCAPE BENCH



VICINITY MAP



PLANT LEGEND

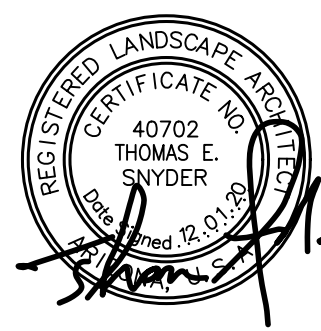
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia anuera	Mulga	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Pistacia 'Red Push'	Red Push Pistache	36" Box
	Phoenix dactylifera	Date Palm	15' in height (15 Gal)
	Pinus eldarica	Mondel Pine	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	36" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
Agave americana	Century Plant	5 Gal
Agave desmettiana	Smooth Agave	5 Gal
Caesalpinia cacalaco 'Smoothies'	Smooth Cascalote	5 Gal
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
Dasylirotr quadrangularum	Mexican Grass Tree	5 Gal
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
Justicia spicigera	Mexican Honeysuckle	5 Gal
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
Portulacaria afra minima	Dwarf Elephant Food	5 Gal
Ruellia peninsularis	Desert Ruellia	5 Gal
Russelia equisetiformis	Coral Fountain	5 Gal
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal
Tecoma stans 'Gold Star'	Yellow Bells	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
Lantana x 'Dallas Red'	Dallas Red Lantana	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal

VINE	COMMON NAME	SIZE
Bougainvillea species	Bougainvillea Vine	5 Gal

MATERIAL	
	Decomposed Granite 'Santa Fe Gold'
	Decorative Vehicular Paving Stamped Concrete, Pattern: Ashlar Slate, Color: Taupe
	Standard Concrete Paving
	Pool Deck Paving Kool Deck Finish, Color: Sand Buff



L-1.01
12.01.2020



KEYNOTES

- 1

SHADED OUTDOOR DINING
- 2

PLANTER BOX
- 3

POOL
- 4

POOL DECK
- 5

CHAISSE LOUNGE CHAIRS
- 6

TABLE AND CHAIRS WITH UMBRELLA
- 7

FIRE PLACE WITH LOUNGE CHAIRS
- 8

6' POOL FENCING
- 9

SIDEWALK
- 10

SHADED COURT WITH HIGH TOP TABLES
- 11

FIRE PIT WITH ADIRONDACK CHAIRS
- 12

OUTDOOR KITCHEN
- 13








COMMUNITY DINING TABLE
- 14


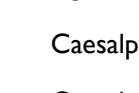

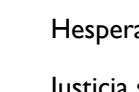

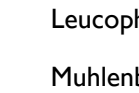

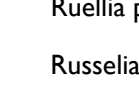

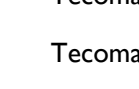

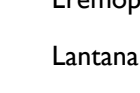

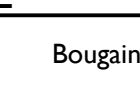
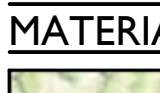

SUN DECK







SLEEP INN/MAINSTAY SUITES



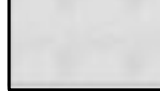

PLANT LEGEND

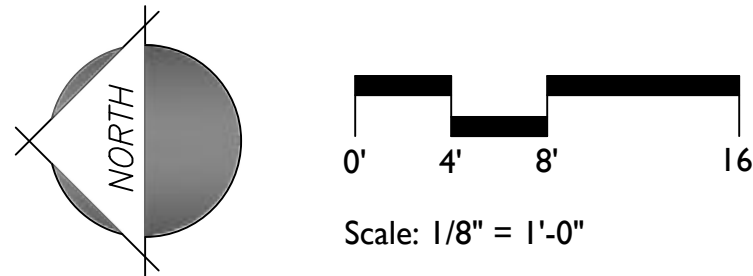
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	Pinus eldarica	Mondel Pine	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	36" Box

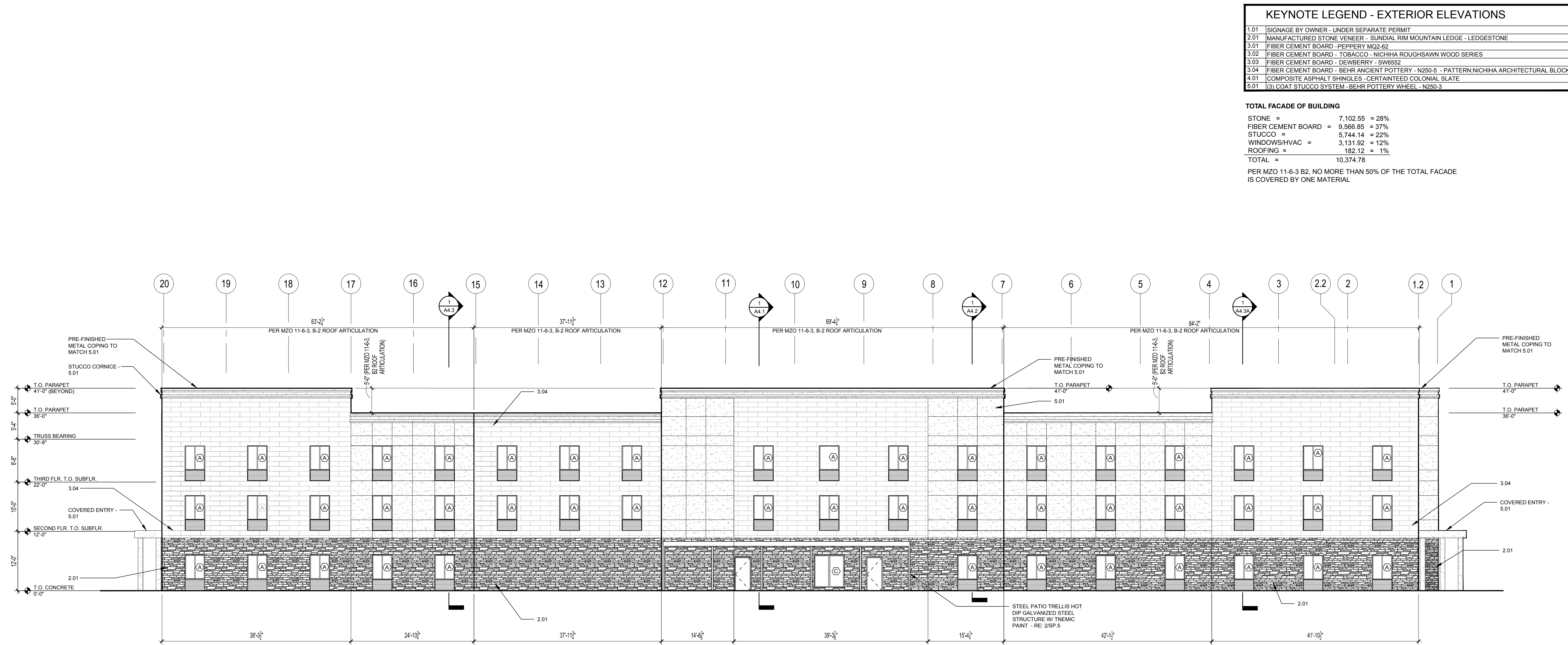
SHRUBS/ACCENTS	COMMON NAME	SIZE
	Agave americana	Century Plant
	Agave desmettiana	Smooth Agave
	Caesalpinia cacalaco 'Smoothies'	Smooth Cascalote
	Caesalpinia pulcherrima	Red Bird of Paradise
	Dasylirion quadrangulum	Mexican Grass Tree
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca
	Justicia spicigera	Mexican Honeysuckle
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly
	Portulacaria afra minima	Dwarf Elephant Food
	Ruellia peninsularis	Desert Ruellia
	Russelia equisetiformis	Coral Fountain
	Simmondsia chinensis 'Vista'	Compact Jojoba
	Tecoma x 'Orange Jubilee'	Orange Jubilee
	Tecoma stans 'Gold Star'	Yellow Bells

GROUNDCOVERS	COMMON NAME	SIZE
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'
	Lantana x 'Dallas Red'	Dallas Red Lantana
	Lantana x 'New Gold'	New Gold Lantana

VINE	COMMON NAME	SIZE
	Bougainvillea species	Bougainvillea Vine

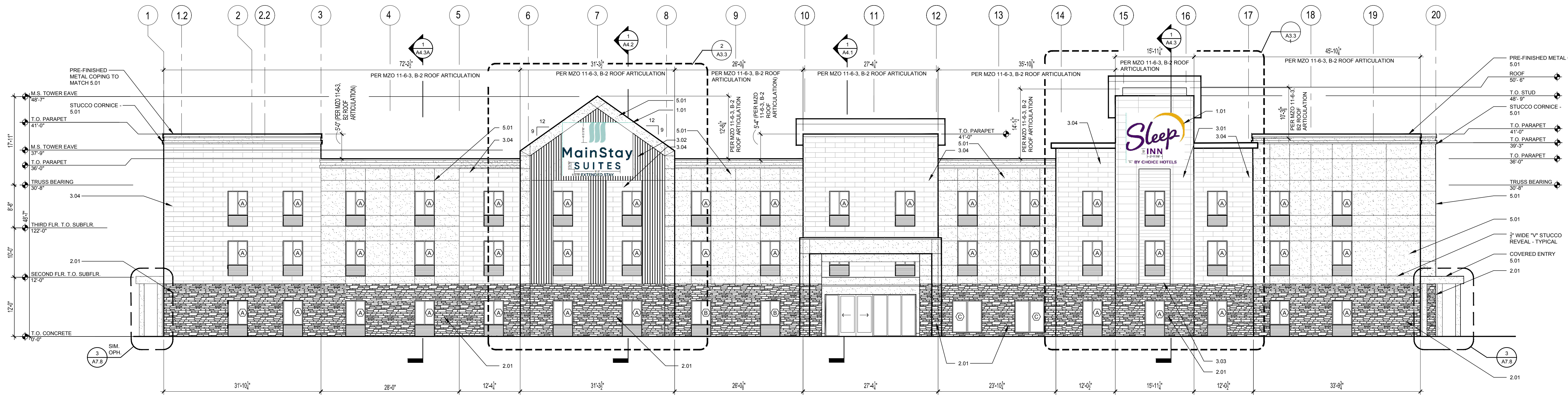
MATERIAL	
	Decomposed Granite 'Santa Fe Gold'
	Decorative Vehicular Paving Stamped Concrete, Pattern: Ashlar Slate, Color: Taupe
	Standard Concrete Paving
	Pool Deck Paving Kool Deck Finish, Color: Sand Buff





1 EAST ELEVATION
3/32" = 1'-0"

STONE = 2,769.73 = 29%
FIBER CEMENT BOARD = 3,940.82 = 42%
STUCCO = 1,327.41 = 14%
WINDOWS/HVAC = 1,374.09 = 15%
TOTAL = 9,412.05
PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE IS COVERED BY ONE MATERIAL



2 WEST ELEVATION
3/32" = 1'-0"

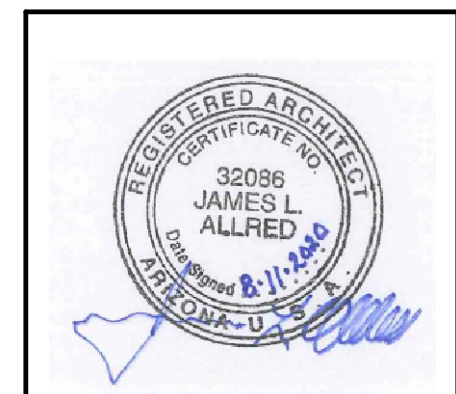
STONE = 2,521.41 = 24%
FIBER CEMENT BOARD = 3,955.88 = 38%
STUCCO = 2,347.49 = 23%
WINDOWS/HVAC = 1,550.00 = 15%
TOTAL = 10,374.78
PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE IS COVERED BY ONE MATERIAL

Mesa Choice Hotel Dual Brand Sleep Inn/Main Suites
5351 South Power Rd.
Mesa, Arizona 85212

TAAG
ARCHITECTS

6021 S. Syracuse Way,
Suite 214
Greenwood Village, CO 80111

303-824-2799
www.taagdenver.com

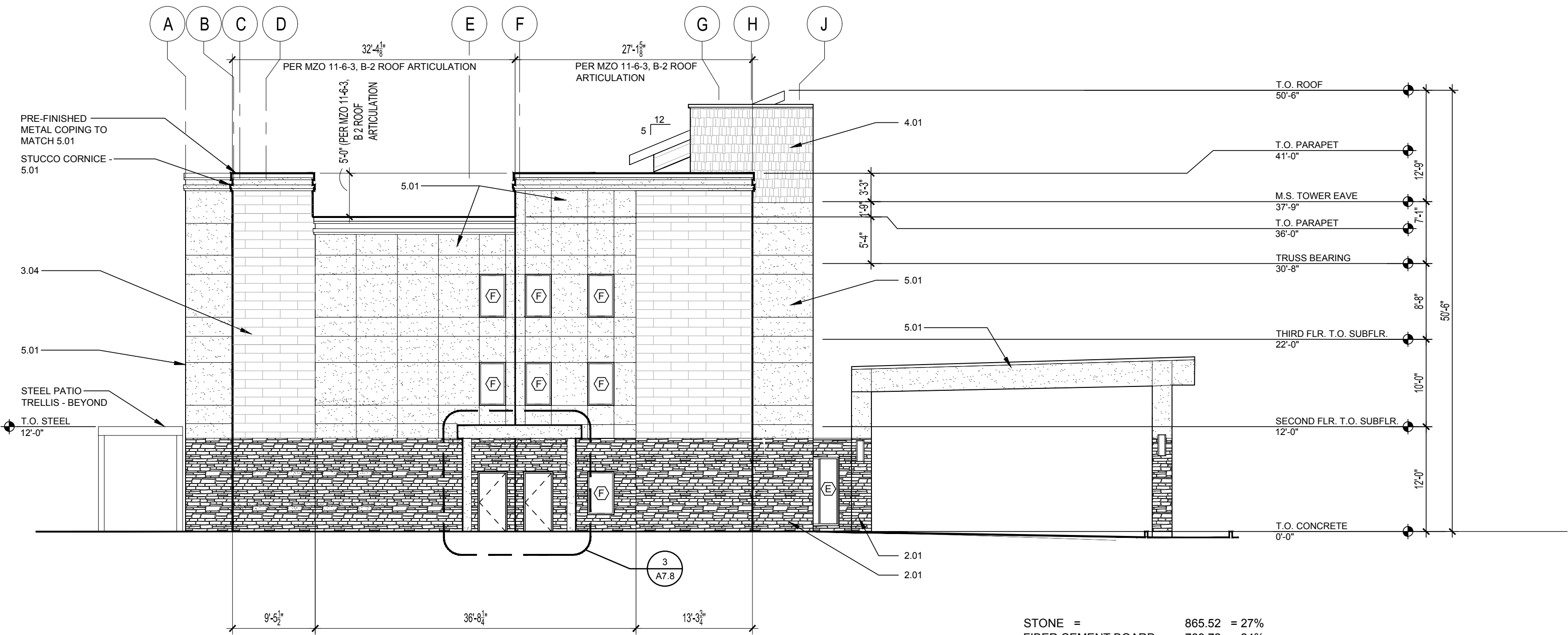


Issue Record	
Issue	Date
Choice Sub. #1	6-24-20
City Submittal	8-11-20
City Submittal	10-30-20
City Submittal Comments	11-11-20
City Submittal Comments	12-7-20
Project No: 19004.00 Date: 12-7-20 Drawn: J.N. Checked: J.A. Drawing Title: EXTERIOR ELEVATIONS	

Sheet No.
A3.1

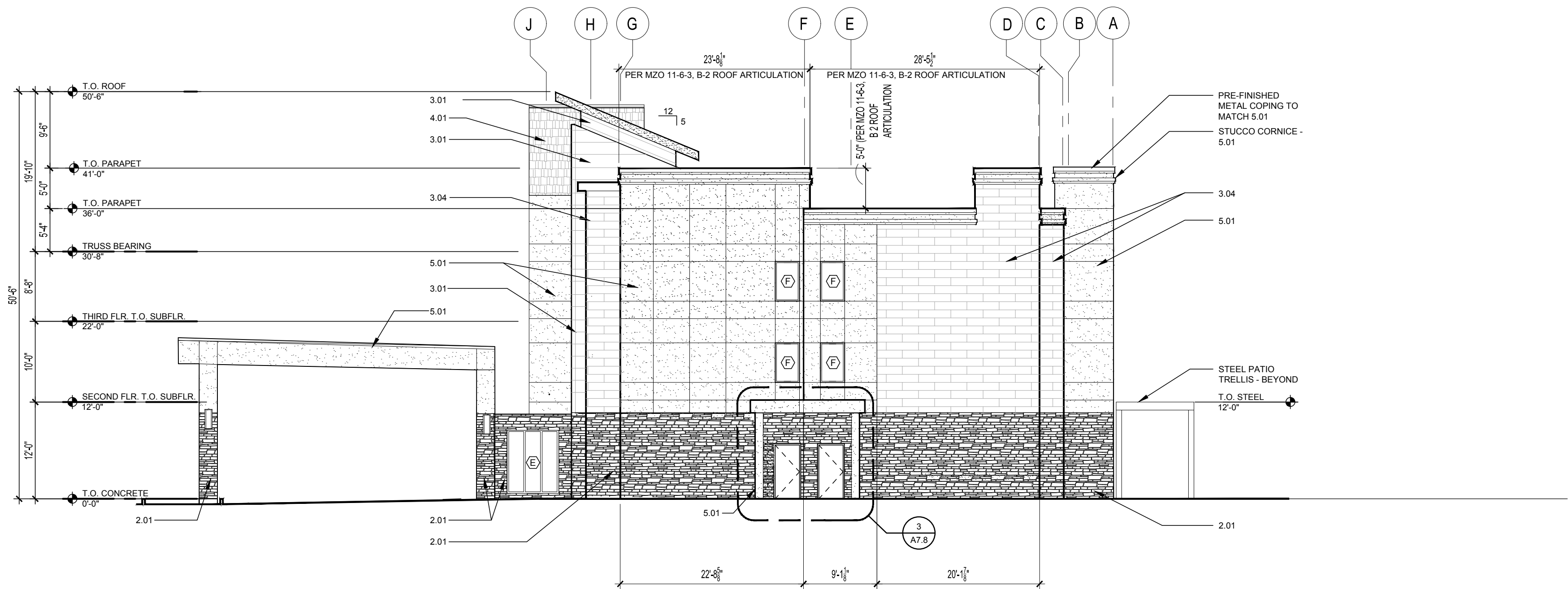
KEYNOTE LEGEND - EXTERIOR ELEVATIONS

1.01	SIGNAGE BY OWNER - UNDER SEPARATE PERMIT
2.01	MANUFACTURED STONE VENEER - SUNDIAL RIM MOUNTAIN LEDGE - LEDGESTONE
3.01	FIBER CEMENT BOARD - PEPPERY M32-62
3.02	FIBER CEMENT BOARD - TOSACCO - NICHHA ROUGHSAWN WOOD SERIES
3.03	FIBER CEMENT BOARD - DEWBERRY - SW6552
3.04	FIBER CEMENT BOARD - BEHR ANCIENT POTTERY - N250-5 - PATTERN:NICHHA ARCHITECTURAL BLOCK
4.01	COMPOSITE ASPHALT SHINGLES - CERTAINTEED COLONIAL SLATE
5.01	(3) COAT STUCCO SYSTEM - BEHR POTTERY WHEEL - N250-3



1 NORTH ELEVATION

STONE	=	865.52	=	27%
FIBER CEMENT BOARD	=	769.72	=	24%
STUCCO	=	1,261.63	=	40%
WINDOWS/HVAC	=	148.82	=	5%
ROOF	=	130.83	=	4%
TOTAL	=	3,176.52		
PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE IS COVERED BY ONE MATERIAL				



2 SOUTH ELEVATION

STONE	=	945.89	=	34%
FIBER CEMENT BOARD	=	900.43	=	33%
STUCCO	=	807.60	=	29%
WINDOWS/HVAC	=	59.02	=	2%
ROOF	=	51.29	=	2%
TOTAL	=	2,764.23		
PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE IS COVERED BY ONE MATERIAL				

Mesa Choice Hotel Dual Brand Sleep Inn/Main Suites
5351 South Power Rd.
Mesa, Arizona 85212

TAAG
ARCHITECTS

6021 S. Syracuse Way,
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Issue Record

Issue	Date
Choice Sub. #1	6-24-20
City Submittal	8-11-20
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City Submittal Comments	11-11-20
City Submittal Comments	12-7-20

Project No: 19004.00
Date: 12-7-20
Drawn: J.N.
Checked: J.A.
Drawing Title:
EXTERIOR
ELEVATIONS

Sheet No.

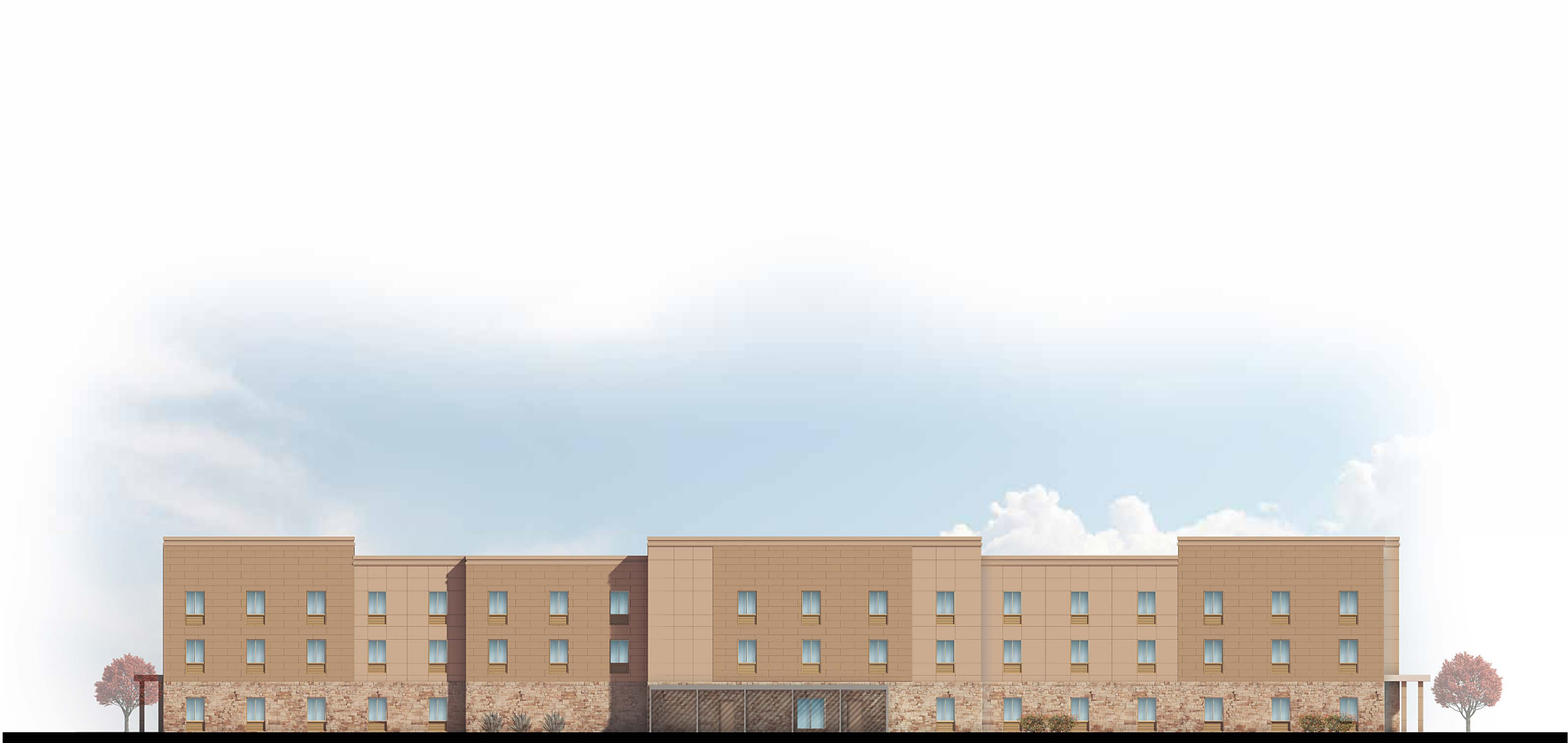
A3.2



West Elevation

STONE =	2,521.41	= 24%
FIBER CEMENT BOARD =	3,955.88	= 38%
STUCCO =	2,347.49	= 23%
WINDOWS/HVAC =	1,550.00	= 15%
TOTAL =	10,374.78	

PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE
IS COVERED BY ONE MATERIAL



East Elevation

STONE	=	2,769.73	= 29%
FIBER CEMENT BOARD	=	3,940.82	= 42%
STUCCO	=	1,327.41	= 14%
WINDOWS/HVAC	=	1,374.09	= 15%
<hr/>			
TOTAL	=	9,412.05	

PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE
IS COVERED BY ONE MATERIAL



North Elevation

STONE =	865.52	= 27%
FIBER CEMENT BOARD =	769.72	= 24%
STUCCO =	1,261.63	= 40%
WINDOWS/HVAC =	148.82	= 5%
ROOF =	130.83	= 4%
<hr/>		
TOTAL =	3,176.52	

PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE
IS COVERED BY ONE MATERIAL



South Elevation

STONE =	945.89	= 34%
FIBER CEMENT BOARD =	900.43	= 33%
STUCCO =	807.60	= 29%
WINDOWS/HVAC =	59.02	= 2%
ROOF =	51.29	= 2%
TOTAL =	2,764.23	

PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE
IS COVERED BY ONE MATERIAL

**Citizen Participation Plan
for Equinox Hospitality
Sleep Inn and MainStay Suites Dual-Branded Hotel
5351 South Power Road (APN: 304-37-035)
Rezoning (PAD Amendment), Site Plan Review/Modification and
Design Review Board Applications**

Date: August 8, 2020

Purpose:

The Citizen Participation Plan was prepared in accordance with the City of Mesa Citizen Participation requirements. As prepared, the Plan meets the City's Citizen Participation requirements and the recommended notification area as identified by the Planning Department. The purpose of this plan is two-fold: (1) to identify citizens, property owners, and businesses in the vicinity who may be directly affected by the proposed Rezoning (PAD Amendment), Site Plan Review/Modification and Design Review Board applications and (2) to provide those same individuals and businesses an opportunity to provide comments on the proposed applications prior to public hearings.

Contact:

Taylor C. Earl
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
(602) 265-0094; (602) 265-2195 (FAX)
Email: tearl@earlcurley.com

Action Plan:

To allow for early and effective citizen participation, the following actions are proposed to allow the opportunity for citizens, property owners, and businesses in the vicinity to learn, participate and comment on the three requests.

1. Create a contact list, including:
 - All property owners within 1,000 feet of the subject site (as provided by Maricopa County Assessor's data base).
 - Homeowners Associations within on half mile of the project (if any as provided by the City of Mesa).
 - Mayor and Councilmember of this district.

2. Send out notification letters informing those listed in the above contact list of the proposed Rezoning (PAD Amendment), Site Plan Review/Modification, and Design Review Board requests.
 - The notification letter will inform the property owners/residents, citizens, and businesses in the vicinity of the Rezoning (PAD Amendment), Site Plan Review/Modification, and Design Review Board requests filing.
 - The notification letter will contain the following information: Purpose and description of requests, brief description of requests, aerial exhibit showing the property location, applicant contact person, and applicant contact information such as address, phone, e-mail, and fax number, and a conceptual site plan.
 - The letters will urge citizens, property owners, and businesses in the vicinity to learn, participate and comment on the three requests and contact the applicant's team with questions, comments or input.
3. If necessary, the applicant's development team will hold a meeting to present the proposals to groups of citizen or neighborhood associations upon request.
4. Submit the Citizen Participation Final Report to the Planning Department.

Schedule:

ACTION	DATE
Pre-submittal meeting	February 4, 2020
Citizen Participation Plan Submittal.	August 2020
Send out Notification letters.	August 2020
If necessary, hold Neighborhood Meeting.	August/September 2020
If necessary, meet with the Planning Department on follow-up issues if needed.	September 2020
Submit Citizen Participation Final Report.	September/October 2020
Planning and Zoning Board Hearing	TBD

O:\INDEX\Mesa Hotel Partners\Docs\Citizen Participation Plan.docx

**Citizen Participation Final Report
for Equinox Hospitality
Sleep Inn/MainStay Suites
5341 South Power Road (APN: 304-37-035)
Rezoning (PAD Amendment), Site Plan Review/Modification and
Design Review Board Applications
Application Numbers ZON20-000562/DRB20-00563**

The Citizen Participation Final Report was prepared in accordance with the City of Mesa Citizen Participation process. As prepared, the Citizen Participation Final Report meets the City's Citizen Participation requirements and the recommended notification area as identified by the Planning Department.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

- A Neighborhood Notification/Virtual meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners and/or interested parties of the requests.
- On November 2, 2020, Earl and Curley, P.C. mailed the required Neighborhood Notification/Virtual meeting letters. There was a total of 51 letters mailed to: property owners (within 1,000 feet of the subject site), the Mayor's and Council office, and the Planner handling the case, to advise them of the proposed applications and invite them to the virtual meeting. According to the City there are no HOAs or registered neighborhoods within a mile of this site. A copy of the list of property owners within 1,000-feet of the subject site, the Mayor's and Council office, along with an assessor's map showing which property owners were notified, is provided in the Appendix.
- The letter invited property owners and interested parties to attend a virtual neighborhood meeting on November 17, 2020. The letter also provided a brief explanation of the proposed applications and explained the proposed requests and included an aerial photograph showing the site's location and a conceptual site plan of the proposed Sleep Inn/MainStay Suites Hotel. The letter also invited those interested to attend a scheduled virtual meeting to learn more about the applications and ask questions they may have. A copy of the Neighborhood Meeting Notification/Virtual invitation letter and exhibits are provided in the Appendix.
- The notification letter also included the applicant's contact information, such as address, phone number, and e-mail address, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, or emailing the applicant. The letter also provided the City of Mesa's Planning Division address, the City's project manager's name, phone number and email so anyone could reach out to the City of Mesa for additional information.

- A virtual neighborhood meeting was held on November 17, 2020 at 6:00 PM to inform those in attendance of the proposed applications. No one attended the virtual meeting except Evan Balmer, Planner handling the case, and five members of the development team.
- On December 22, 2020, Earl and Curley, P.C. mailed the required Design Review Board Hearing Notification letters. There was a total of 51 letters mailed to: property owners (within 1,000 feet of the subject site), the Mayor's and Council office, and the Planner handling the case, to advise them of the proposed application and to inform them of the Design Review Board hearing. A copy of the list of property owners within 1,000-feet of the subject site, the Mayor's and Council office, along with an assessor's map showing which property owners were notified, is provided in the Appendix.
- The letter informed the property owners and interested parties of the Design Review Board hearing on January 12, 2021. The letter also provided a brief explanation of the proposed applications and explained the proposed requests and included an aerial photograph showing the site's location and a conceptual site plan of the proposed Sleep Inn/MainStay Suites Hotel.
- On January 12, 2021, Earl and Curley, P.C. mailed the required Planning and Zoning Board Hearing Notification letters. There was a total of 51 letters mailed to: property owners (within 1,000 feet of the subject site), the Mayor's and Council office, and the Planner handling the case, to advise them of the proposed applications and to inform them of the Planning and Zoning Board hearing. A copy of the list of property owners within 1,000-feet of the subject site, the Mayor's and Council office, along with an assessor's map showing which property owners were notified, is provided in the Appendix.
- The letter informed the property owners and interested parties of the Planning and Zoning Board hearing on January 27, 2021. The letter also provided a brief explanation of the proposed applications and explained the proposed requests and included an aerial photograph showing the site's location and a conceptual site plan of the proposed Sleep Inn/MainStay Suites Hotel.

Summary of Input from Outreach

- On January 7, 2021, Earl and Curley's office received a phone call from Mr. Monty Hogle, an adjacent property owner to the east of our site. He asked if our site provides direct access to Saranec (the adjacent private drive to the east of our site). Earl and Curley responded that there is no direct access to Saranec from our site. Mr. Hogle was satisfied and said he is supportive of our request.
- Between November 2, 2020 and today's date, January 12, 2021, there have been no phone calls or inquiries (other than the one mentioned above). There have been no concerns, issues or problems expressed by any of the participating individuals mentioned

above. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold another meeting to address public concerns.

Should any adjacent property owners and/or other interested individuals raise any concerns between now and the date of the hearings, the Project Team will make every effort to address those concern in the appropriate manner, such as, but not limited, to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Mesa, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed Sleep Inn/MainStay Suites Hotel property located at 5341 S. Power Road.

O:\INDEX\Mesa Hotel Partners\Docs\Citizen Participation Final Report_1.12.2021.docx

APPENDIX

1. Neighborhood Meeting Notification Letter
2. Design Review Board Hearing Notification Letter
3. Planning and Zoning Board Hearing Notification Letter
4. 1,000 Feet Property Ownership Map
5. 1,000 Feet Notification List
6. Sign Posting Photos
7. Affidavit of Public Posting

APPENDIX

Neighborhood Meeting Notification Letter

November 2, 2020

**RE: Mesa Hotel Partners
5341 South Power Road
Rezoning (PAD Amendment), Site Plan Review/Modification, and Design
Review Applications (Case numbers ZON20-00562/DRB20-00563)**

Dear Neighbor or Interested Party:

Our office represents Equinox Hospitality, which owns through Mesa Hotel Partners, LLC, the approximate +/- 2.5-acre property located at 5341 South Power Road (APN 304-37-035) (aerial below). Equinox Hospitality is seeking to develop this parcel with dual-branded hotel. As part of this process, we have submitted applications for Rezoning (PAD Amendment), Site Plan Review/Modification, and Design Review. Below you will find information regarding a virtual neighborhood meeting that we are holding to provide members of the community more information regarding these applications. Please feel free to attend.

The subject property is zoned Limited Commercial (LC) PAD and is located south of the southeast corner of Power Road and Ray Road (APN 304-37-035) (see below Aerial photo). The Subject Site is a rectangularly shaped parcel with a finger that extends west and connects to Power Road. This Project will finally bring needed development to this +/- 2.5-acre site that has remained vacant for decades despite adjacent commercial development. It will also bring more people to the area, which would have the benefit of bringing additional customers to the surrounding restaurants and retail.



Three requests are being filed concurrently. The first request seeks an amendment to the Subject Site's current PAD zoning to allow a three-story hotel with architectural embellishments. The second request seeks Site Plan Review/Modification approval. As proposed, the hotel will feature +/- 91 hotel rooms and provide amenities such as a fitness room, a sundries market, wireless internet, complimentary breakfast, guest laundry, a business center, (with full in-room kitchens in the MainStay Suites units), and an outdoor pool with a tree-shaded outdoor seating area. The third companion request seeks Design Review of the Project's site plan, landscaping plan, and elevations.

We are hosting a virtual neighborhood meeting to provide information and answer questions regarding these requests on **Tuesday, November 17, 2020 at 6:00 p.m.** Below are the Webinar/Virtual meeting instructions.

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join. https://us02web.zoom.us/j/89219224300?pwd=N1p2OXIzTElmN1VVd2lwOFBGM3Zzd09
Passcode: 12345
Description: This webinar will provide information related to Mesa Hotel Partners proposed PAD Amendment, Site Plan Review/Modification and Design Review Applications.
Or join by phone:
Dial (for higher quality, dial a number based on your current location): US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799
Webinar ID: 892 1922 4300
Passcode: 12345
International numbers available: https://us02web.zoom.us/j/89219224300?pwd=N1p2OXIzTElmN1VVd2lwOFBGM3Zzd09

We have included a conceptual site plan with this letter for your review. If you are unable to attend the virtual meeting or have any other questions or comments, you may contact me (Taylor Earl) at (602) 265-0094 or our principal planner at the same number. Please call with any questions or concerns you may have regarding these proposals.

Our City Project Manager at the City of Mesa who is handling the case is Evan Balmer. If you have any questions regarding these applications or on the process feel free to reach out him. Evan's contact information is as follows: 55 N. Center Street, Mesa, AZ 85201; (480) 644-3654; and evan.balmer@mesaaz.gov.

Sincerely,

Taylor C. Earl

Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com



Aerial Photo



Conceptual Site Plan

APPENDIX

Design Review Board Hearing Notification Letter

December 22, 2020

**RE: *Design Review Board Hearing
Mesa Hotel Partners
5341 South Power Road
Rezoning (PAD Amendment), Site Plan Review/Modification, and Design
Review Applications (Case numbers ZON20-00562/DRB20-00563)***

Dear Neighbor,

We have applied for Design Review (and companion PAD Amendment and Site Plan Modification applications) for the property located at 5341 S. Power Road. This request is for development of a three-story hotel. The case number assigned to this project is ZON20-00562/DRB20-00563.

There are three companion requests being filed concurrently. The first request seeks an amendment to the Subject Site's current PAD zoning to allow a three-story hotel with architectural embellishments. The second request seeks Site Plan Review/Modification approval. As proposed, the hotel will feature +/- 91 hotel rooms and provide amenities such as a fitness room, a sundries market, wireless internet, complimentary breakfast, guest laundry, a business center, (with full in-room kitchens in the MainStay Suites units), and an outdoor pool with a tree-shaded outdoor seating area. The third companion request seeks Design Review of the Project's site plan, landscaping plan, and elevations.

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 me at (602) 265-0094 or e-mail me at tearl@earlcurley.com

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on January 12, 2021 in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 p.m.

Because of the current public health emergency, the Lower Level of the City Council Chambers is closed for Design Review Board Meetings. However, the live meeting may be 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 and telephonically. 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/board-of-adjustment/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 Evan Balmer of their Planning Division staff. He can be reached at 480-644-3654 or evan.balmer@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,



For Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com

Attachments: Aerial
Site/Landscape Plan
Elevations

O:\INDEX\Mesa Hotel Partners/Notification (Citizen Participation 1,000 feet)/Notification Letter (DRB Hearing)_12.22.2020.docx





Site/Landscape Plan

West Elevation



East Elevation



North Elevation



South Elevation



APPENDIX

Planning and Zoning Board Hearing Notification Letter

January 12, 2021

**RE: *Planning and Zoning Board Hearing
Mesa Hotel Partners
5341 South Power Road
Rezoning (PAD Amendment) and Site Plan Review
Case Number ZON20-00562***

Dear Neighbor,

We have applied for modification of an existing PAD and Site Plan Review for the property located at 5341 S. Power Road. This request is for development of a three-story hotel on a vacant +/- 2.43 acre parcel. The case number assigned to this project is ZON20-00562. This request seeks an amendment to the Subject Site's current PAD zoning to allow a three-story hotel with architectural embellishments. This request also seeks Site Plan Review approval. As proposed, the hotel will feature +/- 91 hotel rooms and provide amenities such as a fitness room, a sundries market, wireless internet, complimentary breakfast, guest laundry, a business center, (with full in-room kitchens in the MainStay Suites units), and an outdoor pool with a tree-shaded outdoor seating area.

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 me at (602) 265-0094 or e-mail me at tearl@earlcurley.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 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 Evan Balmer of their Planning Division staff. He can be reached at 480-644-3654 or evan.balmer@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,



Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com

Attachments: Aerial
Site/Landscape Plan
Elevations

O:\INDEX\Mesa Hotel Partners\Notification (Citizen Participation 1,000 feet)\Notification Letter (P&Z Hearing)_1.12.2021.docx



Vicinity Map



Landscape/Site Plan

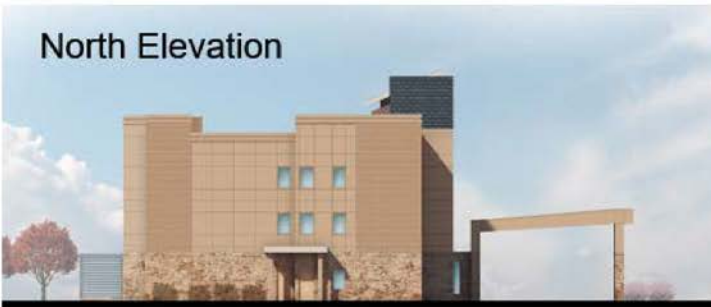
West Elevation



East Elevation



North Elevation



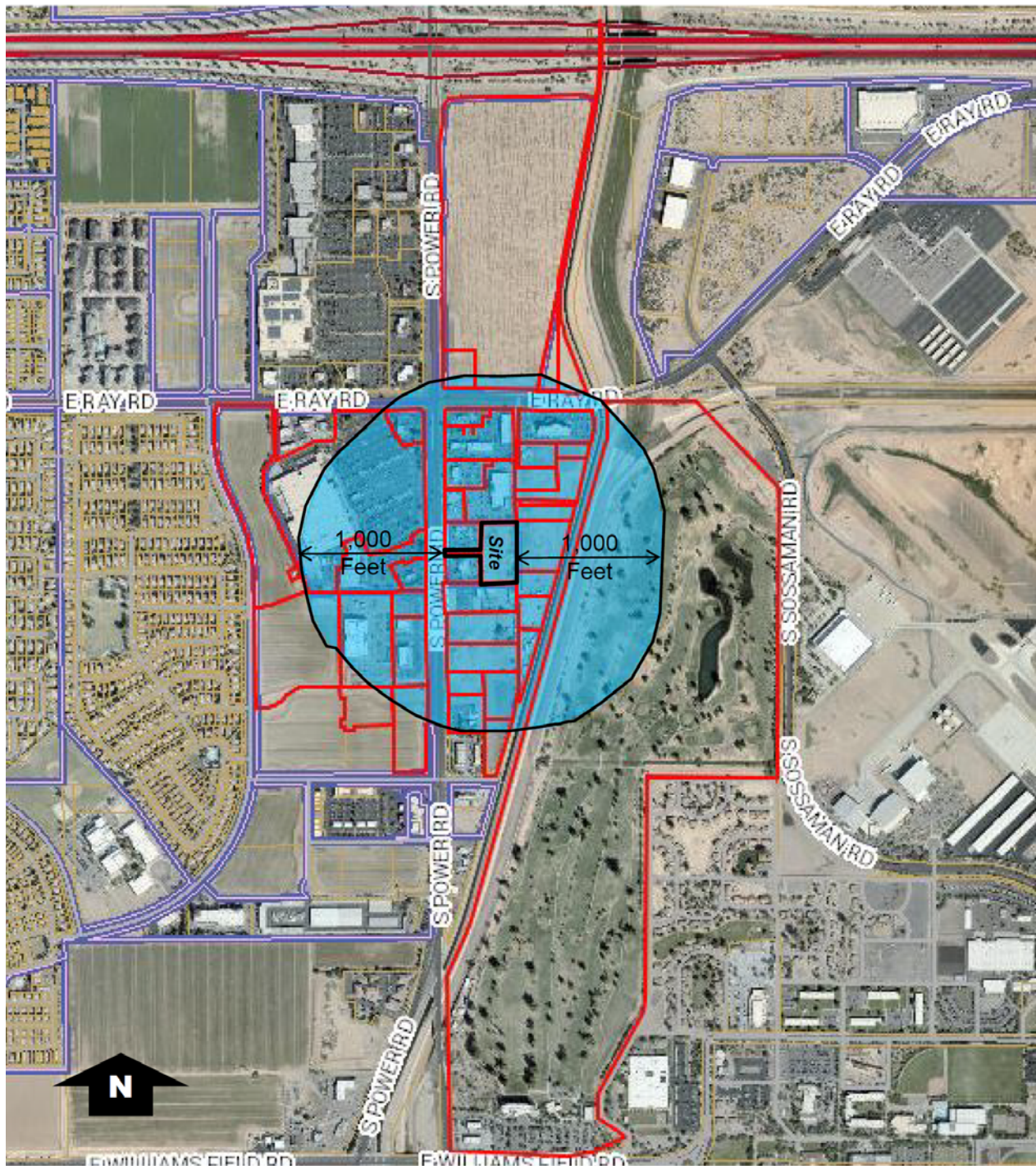
South Elevation



APPENDIX

1,000 Feet Property Ownership Map

Maricopa County



Mesa Hotel Partners
Rezoning, Site Plan Modification and Design Review applications
(Application No(s): ZON20-000562/DRB20-00563)
5341 S. Power Road
1,000 Feet Property Ownership

<http://maps.mcassessor.maricopa.gov/>

Date: August 13, 2020

APPENDIX

1,000 Feet Notification List

PO's (1,000 feet) – 43
IP's – 8
TOTAL – 51

O:\INDEX\Mesa Hotel Partners\Notification (Citizen Participation 1,000 feet)\Labels
 (Citizen Participation 1,000 feet) 8.13.20.docx

PARCEL 304-30-063
 POWER ROAD GP STV LLC
 525 W 21ST ST
 TEMPE, AZ 85282

PARCEL 304-30-026J
 POWER 202 MIXED-USE LLC
 4650 E COTTON CENTER BLVD SUITE 200
 PHOENIX, AZ 85040

PARCEL 304-30-026K
 ROOSEVELT WATER CONS DIST 5239
 PO BOX 100
 HIGLEY, AZ 85236

PARCEL 304-30-064
 POWER 202 MIXED-USE LLC
 4650 E COTTON CENTER BLVD SUITE 200
 PHOENIX, AZ 85040

PARCEL 304-37-001C
 UNITED STATES OF AMERICA
 3707 N 7TH ST
 PHOENIX, AZ 85017

PARCEL 304-37-007
 GRANITE FIELD INVESTMENTS LLC
 PO BOX 151
 QUEEN CREEK, AZ 85142

PARCEL 304-37-011
 GRANITE FIELD INVESTMENTS LLC
 PO BOX 151
 QUEEN CREEK, AZ 85142

PARCEL 304-37-012B
 DICKERSON ZACHARY
 32624 N RUGOSA RD
 QUEEN CREEK, AZ 85142

PARCEL 304-37-013A
 GRANITE FIELD INVESTMENTS LLC
 PO BOX 151
 QUEEN CREEK, AZ 85142

PARCEL 304-37-013C
 GRANITE FIELD INVESTMENTS LLC
 PO BOX 151
 QUEEN CREEK, AZ 85142

PARCEL 304-37-013D
 CACTUS GROVE PROPERTIES LLC
 1701 S MILL AVE
 TEMPE, AZ 85281

PARCEL 304-37-015B
 CACTUS GROVE PROPERTIES LLC
 1701 S MILL AVE
 TEMPE, AZ 85281

PARCEL 304-37-015C
 RM2 LLC
 3747 E SOUTHERN AVE
 PHOENIX, AZ 85040

PARCEL 304-37-015D
 APACHE SUN PROPERTIES LLC
 1421 S CRESTON CIR
 MESA, AZ 85204

PARCEL 304-37-016
 1973 AC PROPERTIES LLC
 2043 S CONSTELLATION CT
 GILBERT, AZ 85295

PARCEL 304-37-017
 CHOP HOLDINGS LLC
 107 S SOUTHGATE DR
 CHANDLER, AZ 85226

PARCEL 304-37-018C
 GS TRUST/5427 S POWER LLC
 5427 S SETON
 GILBERT, AZ 85295

PARCEL 304-37-021D
 GW-SLB LLC
 333 N WILMONT RD NO 227
 TUCSON, AZ 85711

PARCEL 304-37-021E
 WILLIAM E CLARK JR AND EVELYN J CLARK FAM
 TR
 P O BOX 182571
 COLUMBUS, OH 43218

PARCEL 304-37-022C
 KESTNER JOSEPH A
 PO BOX 67523
 PHOENIX, AZ 85082

PARCEL 304-37-023L
 CITY OF MESA
 20 E MAIN ST
 MESA, AZ 85201

PARCEL 304-37-023N
 CITY OF MESA
 20 E MAIN ST
 MESA, AZ 85201

PARCEL 304-37-023P
 HORNE REAL ESTATE INVESTMENTS LLC
 9 N BULLMOOSE CIR
 CHANDLER, AZ 85224

PARCEL 304-37-023R
 AVALON POWER LLC
 10611 N HAYDEN RD SUITE D-103
 SCOTTSDALE, AZ 85260

PARCEL 304-37-026A
 CHO FREDERICK Y TR
 5449 S POWER RD
 MESA, AZ 85212

PARCEL 304-37-030C
 GATEWAY HOSPITALITY GROUP LLC
 7255 E HAMPTON AVE NO 122
 MESA, AZ 85209

PARCEL 304-37-032D
 TRIANGLE TRUST/STROSCHER INVESTMENTS
 LLC
 32101 COOK LN
 SAN JUAN CAPISTRANO, CA 92675

PARCEL 304-37-032E
 MESA 18 LP
 720 3RD ST NO E
 SASKATOON, SK S7H1M3
 CANADA

PARCEL 304-37-033
 HZ PROPS RE LTD
 4415 HIGHWAY 6
 SUGAR LAND, TX 77478

PARCEL 304-37-034
723 21ST PLACE INVESTMENTS LLC
230 BONNIE LN
SANTA BARBARA, CA 93108

PARCEL 304-37-035
MESA HOTEL PARTNERS LLC
2520 E UNIVERSITY DR STE 103
TEMPE, AZ 85281

PARCEL 304-39-912
WAL MART STORES INC
1301 SE 10TH ST
BENTONVILLE, AR 0

PARCEL 304-39-914
GILBERT CHANDLER HEIGHTS 1 LLC
PO BOX 1919
WICHITA FALLS, TX 76307

PARCEL 304-39-915
GILBERT CHANDLER HEIGHTS 1 LLC
2425 E CAMELBACK RD STE 750
PHOENIX, AZ 85016

PARCEL 304-39-916
GILBERT CHANDLER HEIGHTS 1 LLC
2425 E CAMELBACK RD STE 750
PHOENIX, AZ 85016

PARCEL 304-39-964
ALAMO GILBERT HOLDINGS LLC
1870 W BITTERS RD NO 103
SAN ANTONIO, TX 78248

PARCEL 304-39-965
POWER ROAD RETAIL PROPERTIES LLC
4915 E BASELINE RD SUITE 105
GILBERT, AZ 85234

PARCEL 304-39-966
POWER ROAD RETAIL PROPERTIES LLC
4915 E BASELINE RD SUITE 105
GILBERT, AZ 85234

PARCEL 304-39-967
GATEWAY HOTEL PARTNERS LLC
4915 E BASELINE RD NO 105
GILBERT, AZ 85234

PARCEL 304-39-968
LANDMARK LAND INVESTMENTS LLC
4915 E BASELINE RD NO 105
GILBERT, AZ 85234

PARCEL 304-39-971
DRAGONFLY CAPITAL HOLDINGS LLC
4915 E BASELINE RD SUITE 105
GILBERT, AZ 85234

PARCEL 304-39-972
POWER ROAD INDUSTRIAL PROPERTIES LLC
4915 E BASELINE RD SUITE 105
GILBERT, AZ 85234

PARCEL 304-30-026G
POWER 202 MIXED-USE LLC
4650 E COTTON CENTER BLVD SUITE 200
PHOENIX, AZ 85040

Evan Balmer, AICP
Planner II, Development Services
City of Mesa
55 N. Center St.
Mesa, AZ 85201

Mayor John Giles
P.O. Box 1466
Mesa, AZ 85211

Vice Mayor Mark Freeman
P.O. Box 1466
Mesa, AZ 85211

Office Of Councilmember Jeremy Whittaker
P.O. Box 1466
Mesa, AZ 85211

Office Of Councilmember Francisco Heredia
P.O. Box 1466
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Office Of Councilmember Jen Duff
P.O. Box 1466
Mesa, AZ 85211

Office Of Councilmember David Luna
P.O. Box 1466
Mesa, AZ 85211

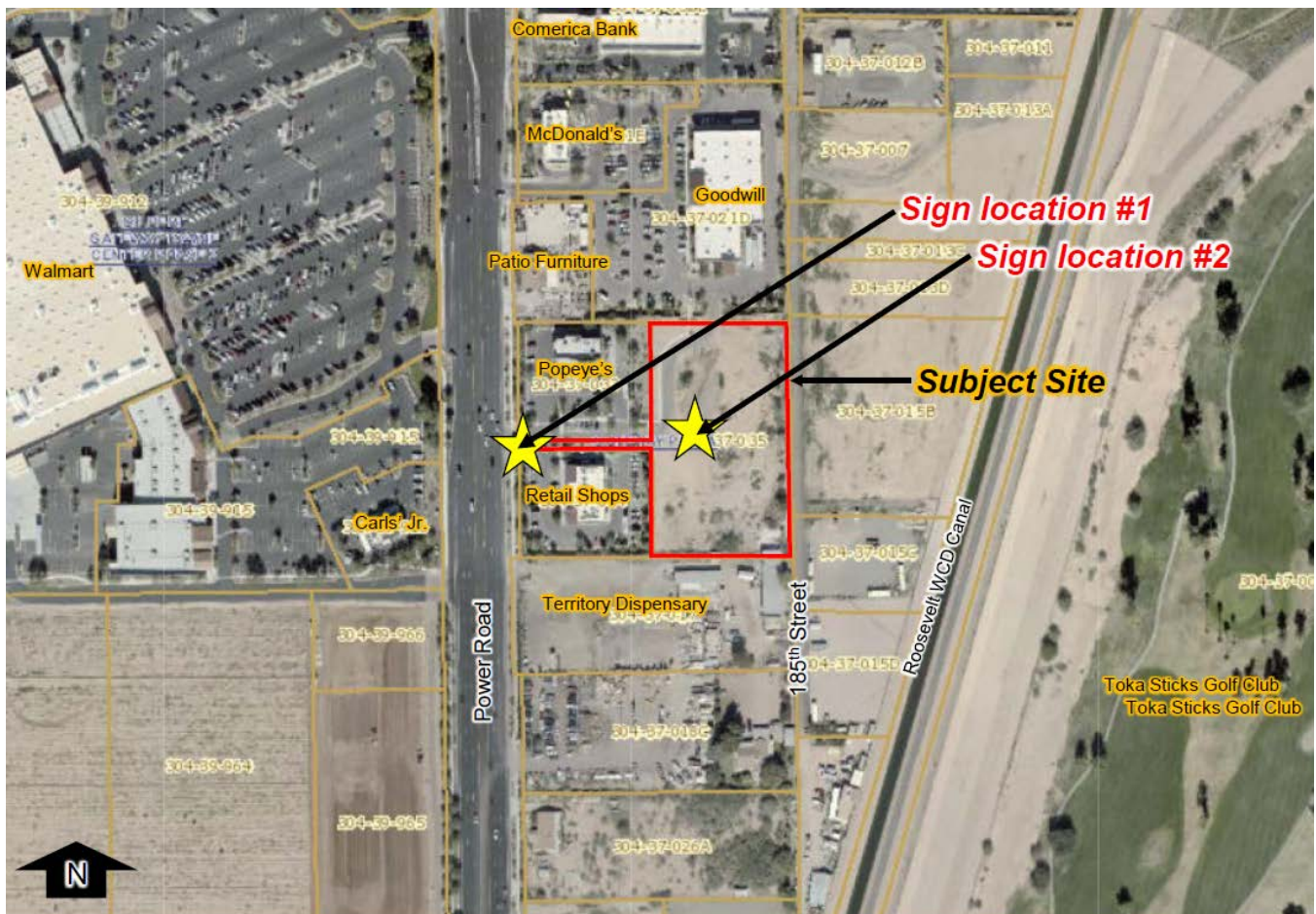
Office Of Councilmember Kevin Thompson
P.O. Box 1466
Mesa, AZ 85211

APPENDIX

Sign Posting Location Map

Sign Posting Photos

Affidavit of Public Posting



Sign Location Map
APN: 304-37-035



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by January 13, 2021

Date: January 12th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON20-00562 (case number), on the 12th day of January, 2021. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: Maria Hitt

SUBSCRIBED AND SWORN before me this 12th day of January, 2021

Marybeth Conrad
Notary Public



Case Number: ZON20-00562
Project Name: Mesa Hotel Partners