

Vertuccio Farms

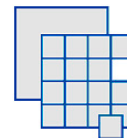
Northeast Corner of Power Road and Rembrandt Avenue, Mesa, AZ

PAD Rezoning Narrative

February 20, 2020



Submitted by:



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

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On behalf of:

Mr. Cono Vertuccio and
The Vertuccio Family Limited Partnership

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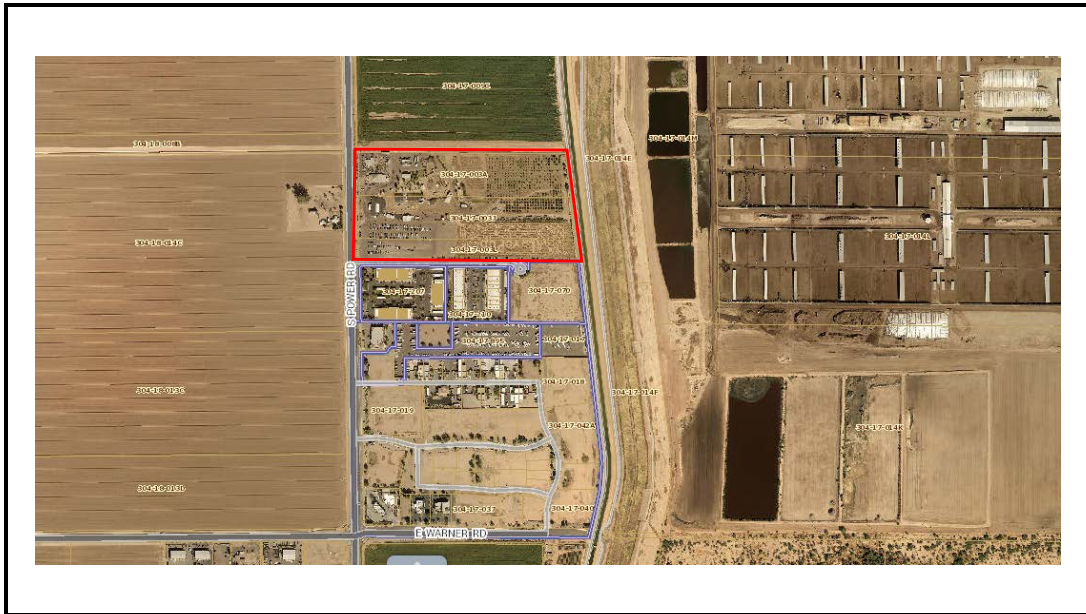
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Introduction

Pew & Lake, PLC, on behalf of Mr. Cono Vertuccio and the Vertuccio Family Limited Partnership, is pleased to present this PAD Rezoning narrative and related materials to the City of Mesa. Vertuccio Farms, is one of the East Valley's premier destinations for agriculturally-based family entertainment. The approximately 25-acre site is located at 4011 South Power Road in Mesa. It is shown in Figure 1, below, and is comprised of five Maricopa County Assessor parcel numbers: 304-17-003A, 304-17-003H, 304-17-003J, 304-17-003K, and 304-17-003L.

The intent of this submittal is to provide for improved landscape areas along the property's Power Road and Rembrandt Avenue frontage and create a pad space north of the Farm Stand which can be used for parking or future retail. Additionally, rezoning to Light Industrial (LI) will prevent Vertuccio Farms from having to apply for annual Special Use Permits. The applicant intends to incorporate all improvements during one phase in 2020.

Figure 1 - Aerial Map



Request

Our request to the City of Mesa is as follows:

1. Rezone of the entire 25-acre property from LI and LC to LI-PAD.
2. Site Plan Review and approval.

If approved, these requests will create consistency between the current use of the property and its zoning, as well as codify some of the "agritainment" uses on the property. Moreover, the Site Plan review will illustrate the planned installation of landscaping along Power Road and proposed treatment of the parking areas.

Existing Land Use Designation and Zoning Classification

As shown in Figures 2 and 3 on the next page, the property is currently designated in the City of Mesa General Plan as Mixed Use Activity/Employment, and classified for zoning purposes as both Limited Commercial (LC) (for the first 300' from the property line adjacent to Power Road), and Light Industrial (LI).

Figure 2 - City of Mesa General Plan Land Use Map



Figure 3 - City of Mesa Zoning Map



Surrounding Land Uses and Zoning

As shown in Figure 4 on the next page, the property is bound on the east by a RWCD canal, on the north and west by vacant agricultural property and on the south by office condominiums.

Figure 4 – Surrounding Uses

DIRECTION	EXISTING USE	ZONING	GENERAL PLAN DESIGNATION
North	Agricultural	LI/GI	Mixed Use Activity/Employment
South	Office Condominiums	LI	Mixed Use Activity/Employment
East	Canal; East Maricopa Floodway	RU-43 (Maricopa County)	None
West	Agricultural	General Commercial (Town of Gilbert)	General Commercial (Town of Gilbert)
Subject Property	Vertuccio Farms	LC/LI	Mixed Use Activity/Employment

Compliance with Mesa 2040 General Plan

As noted previously, the site is designated as Mixed Use Activity/Employment District in the General Plan. The Mixed Use Activity designation typically applies to sites that are over 25 acres and contain retail components. Entertainment uses are also included in this district and the stated goal is that they be applied to “strong and viable centers of activity that attract people to unique shopping and entertainment experiences.” The size of Vertuccio Farms and its unique retail, recreation and entertainment offerings make it consistent with this General Plan designation and a component of a larger mixed use activity area that will eventually evolve in this vicinity.

The site is also located within the Gateway Economic Activity Area and District. Vertuccio Farms contributes to a high quality of life for Mesa residents by providing a unique agricultural entertainment experience. Providing unique entertainment options contributes to attracting a skilled workforce and retaining existing residents. Vertuccio Farms directly fulfills Economic Development Strategy S3 by creating an interesting and exciting cultural amenity (see Page 5-15 Mesa 2040 General Plan).

Vertuccio Farms is in the Inner Loop District under the Mesa Gateway Strategic Development Plan. The uses at Vertuccio Farms meet Goal 1 of the Strategic Plan because they do not impede the growth and development of the Airport. They are low impact uses with a small building footprint. Additionally, agricultural uses can be transformed into other uses easier than brick and mortar type uses. The site is within the AOA 3 area which doesn’t require use limitations beyond those in the base district. Vertuccio Farms also fulfills Goal 4 Sustainable Development by the very nature of the outdoor recreation use which interlays agricultural pursuits with recreation as detailed in the About Vertuccio Farms section below (see Page 27 Mesa Gateway Strategic Development Plan).

Planned Area Development Overlay

A PAD is being sought for the site to deviate from certain development standards while ensuring high-quality design. The PAD is proposed to deviate from standards which conflict with the proposed site plan. On the next page, is a table which details certain known development standards which are adjusted under the PAD.

Figure 5 – LI Development Standards Proposed Deviations

Development Standards	MZO Requirements	Proposed PAD Deviations
Landscape	Landscape Island required every 8 contiguous parking spaces a minimum of 15' in length and 8' in width (11-33-4)	Landscape Islands are not proposed based on the need to preserve the agricultural nature of the site and given the seasonal use of the site.
Drive-thru Standards	Provide 2-foot foundation base along exterior building where adjacent to drive-thru lane (11-31-18(B))	No foundation base is proposed for this 13'x20' structure but a 13 foot wide landscape median is proposed per Section 11-31-18(A)
	Physically separate drive-thru traffic lane from the non- drive-thru traffic area with a five foot (5') wide raised landscape median (11-31-18(A))	No median is proposed in order to minimize use of concrete and maintain the agricultural feel.
	Pick-up windows to be architecturally integrated into the building it serves. Provide awnings or architecturally integrated structures for weather protection (11-31-18(C))	No weather protection structure is proposed except for a slight overhang is provided with the existing fascia along the front of the structure.
	Provide 40-inch high screen walls adjacent to the public right-of-way (11-31-18(D))	No screen wall is proposed because screening is provided as alternative screening is provided elsewhere and additional walls will erode the agricultural design of the site.
Parking	Parking Area Screening (11-30-9(H))	Removal of the requirement that walls/berms screen parking and that only 40% of screening be densely planted landscape.
	Exceed the Maximum allowed parking spaces of 125% of the required number of parking spaces (11-32-3(C))	Allowance for up parking spaces above 125% of the required number is necessary to park the site during Fall and Holiday Festivals.
	Modification to parking lot layout of more than 200 spaces and pedestrian access (11-32-4(G)(2) & (3))	Approximately 300 spaces are located together in one cluster primarily as utilized during seasonal festivals. Walking paths are not provided based on the preservation of agricultural theming and seasonal use of the parking lot.
	Required parking spaces determined by use and area of building (11-32-3(A))	Agriculture based commercial entertainment parking Section 11-4-5 was utilized to determine parking requirements.
	Parking areas to be paved with asphalt or other material to withstand repeated vehicular traffic (11-32-2(C))	Areas used for garbage, fire, or regular vehicular circulation will be paved with asphalt including entry points to the site while the remaining areas will feature an all-weather/dust controlled driving surface such as ABC or an equivalent approved by the Mesa Engineering Department.
Building Form Standards	Standards as stated in Section 11-7-3(A) of the MZO	Open agriculture themed structures won't meet the building form standard. Any new enclosed structure would be required to meet the building form standards.

Design Guidelines

The intent of this PAD is to create a district that provides creative, high-quality development and incorporates elements such as building design, site design, and amenities that create a unique and more sustainable alternative to conventional development. As part of the PAD application there are Design Guidelines included to demonstrate how the PAD will create an innovative and unique development for the Agriculture-based commercial entertainment development. The Design Guidelines are submitted to be reviewed by the City's Design Review Board (DRB) with a recommendation for City Council's consideration to be included as part of the PAD. For this development, as long as the buildings and structures comply with the Design Guidelines approved with the PAD as determined by the Planning Director, a separate design review by the City's DRB will not be required for each structure.

At this time, there is no proposal to add new buildings to the site but Design Guidelines have been attached to this proposal in order to guide future development. Future buildings and features are proposed to be designed consistent with the agricultural themes of the property. See the Design Guidelines included in this submittal for reference to proposed colors and materials palette if expansion of Vertuccio Farms ever occurred. The design guidelines are intended to provide a reference for Mesa planning staff to utilize in order to administratively approve future buildings constructed onsite.

While there are no new buildings or additions proposed at this time it is important to note the Farm Stand complies with the building form standards of MZO Section 11-7-3 (A). The Farm Stand is the only publically accessible building on site and it maintains a primary public entrance with signage and porch features that focus the public's attention on the entrance and the large porch incorporates a desirable shade element. The form of the farm stand includes columns and window trim detailing which provide for architectural interest and complement the covered porch.

Vertuccio Farms Uses

Upon review of the Use Tables in the City of Mesa Zoning Ordinance, the current uses that have been historically established on the property and for which Special Use Permits have already been approved, in their particular locations on the property, are allowed in the LI Zoning District.

The existing uses on the property that are permitted in the LI district are: small-scale commercial recreation uses, coffee shops and cafes with drive-thru facilities, a general market, and general retail sales. The coffee shop and farm stand are allowed in this category, and the former home of the pottery shed (proposed for demolition) may be used ultimately as a small retail location.

As previously noted, the balance of the property is zoned in the LI district. The LI district provides for a full range of commercial activities including high-impact commercial uses, outdoor display and outdoor sale. As shown in *Table 11-7-2: Employment Districts*, some of the existing uses on the property that are permitted in the LI zoning district are: small and large scale commercial and recreation uses and general retail sales. The other uses in the LI portion of the property qualify as Outdoor Entertainment or Outdoor Activities as an accessory use and are also allowed in the LI district. Outdoor activities are defined in the Mesa Zoning Ordinance as "any type of live entertainment or recreational activity taking place in a location visible to public view and not within an enclosed building." At Vertuccio Farms, the outdoor activities are seasonal, and are accessory to the historical agricultural operations.

Proposed Site Improvements

As shown on the Landscape Plan provided with this application, the Property Owner is proposing to update landscaping on the property along the Power Road frontage. The goal of the landscaping is to provide a finished edge treatment to the property and provide a more welcoming experience for visitors to the property. In addition to the number of trees and shrubs required by the zoning ordinance, a new post-and-rail fence will be installed that will advance the rural, agricultural theme of the farm. All other existing fencing on the site will remain including chain link fencing and limited areas with barbed wire which protects the farm from intrusion and is placed in safe locations away from patron movement. The improvements along the frontage will also be installed to provide required retention for the property as shown on the provided Preliminary Grading and Drainage Plan.

Landscape

Dense landscaping is proposed along Power Road highlighted by use of the fan west ash tree and grass. Standard landscape setbacks are met on both Power Road (15' to arterial road) and Rembrandt Avenue (20' to local street). Additional landscape is provided on Power Road creating an attractive landscape strip along the property frontage. See Landscape Plan for further detail.

Parking

There are two primary parking areas on the site as illustrated in red on Figure 6 below. The smaller area is on the north side of the property and accommodates 52 cars. This area is largely used for daily employee parking and for visitors to the Farm Stand retail. The retail area requires 13 spaces (4,862 SF retail divided by 375 SF). The north side parking is also available for overflow parking.

The larger parking area is on the southwest corner of the property and can accommodate approximately 300 vehicles. There is approximately 52,789 SF of designated entertainment areas including sun shade pavilions, animal corrals, garden areas, play equipment areas and associated storage buildings on-site. Square footage of these areas was used to calculate the parking requirement for the agricultural entertainment use at 1 stall per 1,000 SF. The 1 per 1,000 SF of designated entertainment areas requirement is the same as required for Agriculture-based Entertainment in MZO Section 11-4-5. Vertuccio Farms is the prototypical agricultural entertainment option and classifying it as agritainment for parking purposes is more appropriate than treating it as a typical outdoor recreation area. Therefore a parking requirement of 53 stalls is required with over 300 spaces provided.

Combining the excess parking on the north with the southwest parking, there are approximately 352 parking spaces which meets the Vertuccio Farms need even at peak Fall Festival times. The provided parking also exceeds the MZO requirement of 66 total spaces for the site.

Parking surfaces around the year round Farm Stand will be asphalt while the seasonally used entertainment areas will contain an all-weather/dust controlled driving surface such as ABC or an equivalent approved by the Mesa Engineering Department. This surface in combination with the asphalt curtains at driveways will prevent track out of materials. The site seeks to maintain a unique agricultural composition which would be eroded if asphalt parking and concrete driveways were provided throughout the parking areas.

Figure 6 – Parking Areas



Signage

Signage on site will comply with City of Mesa standards. According to MCDOT, Power Road at this section is maintained by Maricopa County and the City of Mesa limit begins 55 feet east of the Power Road section line. It is anticipated that some manner of signage will be provided to advertise the various prices of the produce for sale at the indoor Farmer's Market. These signs would be similar to those found at most farm stands in rural areas, an example being illustrated in Figure 7 below. City of Mesa sign approvals will be sought at a later date.

Figure 7 - Signage



Lighting and Illumination Design

During the Fall and Holiday Festivals, events will continue until as late as 10 pm. Buildings and parking lots will comply with MZO Section 11-30-5. Parking lot lighting is provided during the Fall and Holiday Festivals using a

Figure 9 – Vertuccio Farms Context Photos



The operational details of the Vertuccio Farms are discussed below:

Historical Agricultural Use

The property began and continues to be used for agricultural purposes. As shown on the Site Plan and Landscape Plans provided, large portions of the property remain dedicated to the planting and cultivation of seasonal crops.

Seasonal U-Pick Crops

Much of the property is devoted to fruit bearing trees, mostly different varieties of peaches. The orchard is shown on the Site Plan provided with the submittal. When the fruit is in season, customers are invited to the property to pick fruit and pay a by-the-pound price for their fruit. The U-Pick operation typically runs from Mid-May through June. The hours are from 6am to 2pm, Monday through Sunday and there are two employees required to run this activity on the property.

Farm Stand

The Farm Stand is the primary retail operation on the property. It is shown in yellow at the front of the property, within the portion of the property currently zoned LC. This farm stand sells produce grown on the property, or brought in from other local growers. The Farm Stand is open year-round, from 9am to 6pm, Monday through Saturday, and from 10am to 4pm on Sundays. During the week, five employees work at the stand in various shifts. Previously, there was a retail space on the northwestern corner of the property devoted to pottery and plant sales. This temporary structure is proposed to be removed from the property. There is a small Coffee Stand that has been placed near Power Road.

Fall Festival

In 1998, Vertuccio Farms planted their first corn maze. Operated in conjunction with a Fall Festival, the Corn Maze/Fall Festival is an outdoor activity that runs for five weeks from the beginning of October to the first part of November, depending on the weather. This event has become quite popular with the public. The Vertuccio Farms motto is "Affordable, Family Fun". Every year the corn maze features a different theme, and the Fall Festival has grown to feature a wagon ride that circles the orchard, a barrel train that circles the garden, an inflatable jump pad and air pillow, a big slide and tube rollers, and a mini zip line. There are also pumpkins and kettle corn for sale, and a couple of food trucks serve food on site. The Fall Festival runs from 9am to 9pm, Monday through Friday, from 9am to 10pm on Friday and Saturdays, and from 10am to 6pm on Sundays. Twenty employees are on the property at any given time during the Fall Festival.

Holiday Festival

Christmas trees have been sold on the site since 1998. Beginning with the 2018 Christmas season, the farm features a large, lighted Christmas tree, and a farm-themed walk through Christmas Light display. Similar to the light display at the Phoenix Zoo, the property was decorated with large cutouts, a nativity scene, and brightly lit displays featuring thousands of LED, computer-controlled lights that were choreographed to holiday music. In keeping with the “affordable family fun” motto, the farm provided families with a wonderful holiday experience in a wholesome, affordable venue. The holiday season at Vertuccio Farms opens immediately after Thanksgiving and runs until just after the New Year. The light display is open daily from 5:30pm to 10pm, weather-permitting, and six employees are on the premises each night.

Educational Field Trips and Birthday Parties

Since 2007, Vertuccio Farms has been hosting periodic elementary school field trips. The focus of these field trips is to educate children on where their food comes from. The “pizza farm” on the property is circular and divided into 8 sections, or slices, just like a pizza. Each slice features a different crop that is commonly found in pizza like wheat, basil, tomatoes, etc. From October through November, school children visit the site and they often report that it is one of their favorite field trips of the school year. Similarly, children can have their birthday parties at Vertuccio Farms and bring small groups to hear the same presentation made for the field trips. These events are contained in the garden area of the property. Field trips and birthday parties are conducted between February and April and are held between the hours of 9am to Noon, Monday through Friday. Two employees are required for these events.

Operational Plan

Vertuccio Farms operates a use which is compatible with the surrounding area and ownership desires to ensure ongoing compatibility with adjacent uses by providing measures to control deleterious levels of dust, vectors, litter, noise, light, etc. The measures detailed below, add to the justifications for PAD modifications to development standards.

Control Measures

Dust will be controlled on-site by utilizing a combination of asphalt paving, an all-weather/dust controlled driving surface such as ABC or an equivalent approved by the Mesa Engineering Department., and vegetation. Asphalt paving is being added to retail parking areas, garbage collection routes, fire department access routes, the coffee stand drive-thru, and driveway egress points. An all-weather/dust controlled driving surface such as ABC or an equivalent approved by the Mesa Engineering Department will be provided in other parking and walking areas. Vegetation including landscaping grass and crop fields make up the balance of the site. Water trucks can be utilized to control dust if necessary.

Garbage cans are provided throughout the entertainment area, in retail areas, and at the coffee stand. Private garbage collection through Republic Services is regularly serviced via the garbage collection route identified on the site plan.

The large 25 acre site ensures that noise made from music speakers and patrons dissipates. Use of music is aligned with City of Mesa noise ordinance standards.

Light effects from the farm are minimal. Lighting is placed in the entertainment areas to ensure safe navigation of patrons. Use of light is aligned with City of Mesa light ordinance standards. Including MZO Section 11-30-5.

Building height and light tower heights do not deviate from standards allowed in the LI zoning district and Airport Overflight Area 3. Sight vectors including sight visibility triangles for driveways are to Mesa standards as shown on the site plan. No new buildings are proposed at this time therefore any other vector changes are not anticipated but if additional buildings are added in the future then they will need to comply with City of Mesa building and zoning standards.

Complaint Response Procedures

The following Complaint Response Procedures will be followed if violation of the Control Measures outlined in the Operational Plan occur. Contact should first be made to the Vertuccio Farms manager who is responsible for the operation of the facility:

Contact

Mr. Cono Vertuccio

Phone: 480-650-6606

Email: conov42@gmail.com).

Contact with the City of Mesa Code Compliance department can also be made:

Contact

Ryan Russell, Code Compliance Administrator

55 N. Center St.

Phone: 480-644-2061

Investigation into the subject matter of the complaint will be made by the Vertuccio Farms manager and City of Mesa Code Compliance Administrator or their assignee. Action to remedy found violations should be made and follow-up with the complainant will be made within a reasonable time period.

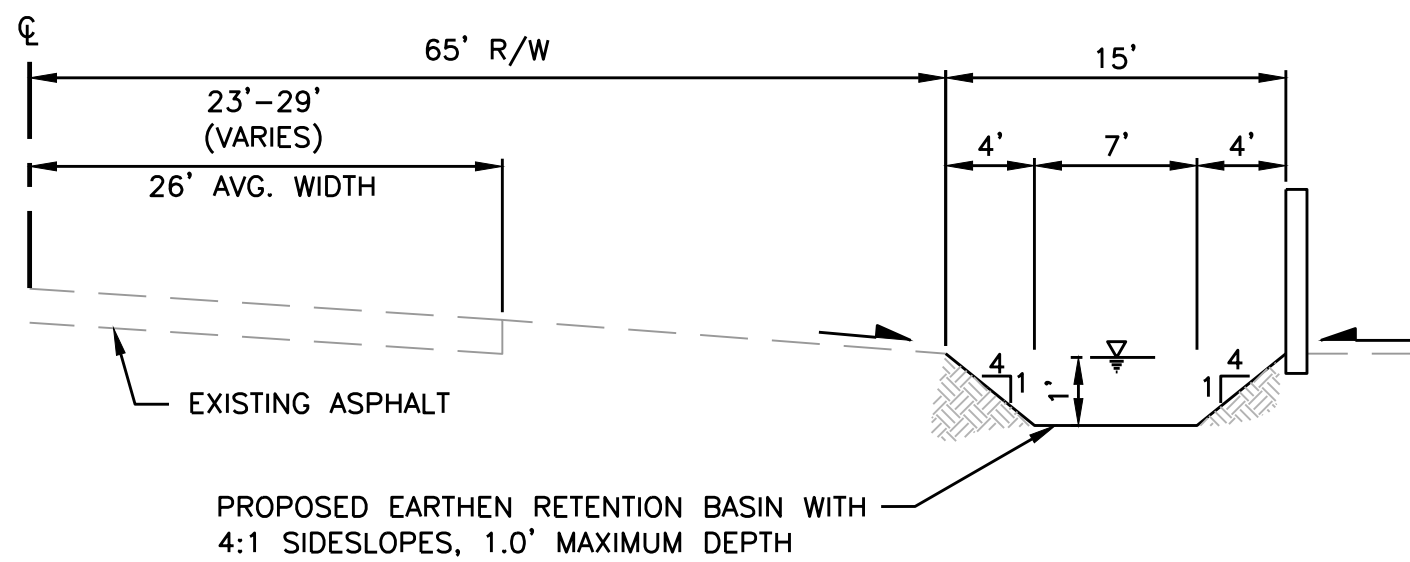
Conclusion

Vertuccio Farms has been providing wholesome, affordable, family fun at this location for nearly 20 years in the City of Mesa. With this application for Rezoning and Site Plan approval, the Property Owner will be allowed to continue the operation of Vertuccio Farms, including the seasonal events and activities, without the need for multiple and successive Use Permits. The property owner is looking forward to working with City of Mesa staff to codify the uses already established on the property.

Appendix

A) Vertuccio Farms Design Guidelines

Z:\18-029-114 VERTUCCIO FARMS GD\DWG\PRELIMINARY\TABS-PRELIM.DWG PG-1 (02-10-20 2:48:35PM) CRAIG



SECTION A
(NTS)

FLOOD INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C2760L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS. 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

BASIS OF BEARING

SOUTH 88°42'43" EAST ALONG THE NORTH BOUNDARY LINE OF THE SUBJECT PARCEL AS MEASURED BETWEEN MONUMENTS SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO SHOWN ON THE RECORD DEED FOR THIS PARCEL.

BENCH MARK

CITY OF MESA BENCHMARK-- NAIL AND TAG IN TOP OF IRRIGATION STRUCTURE AT NORTHWEST CORNER OF PARCEL. ELEVATION=1325.67 (NAVD 88)

AREA

NET SITE AREA = ±429,622.38 S.F. / ±9.86ACRES

REFERENCE DOCUMENTS

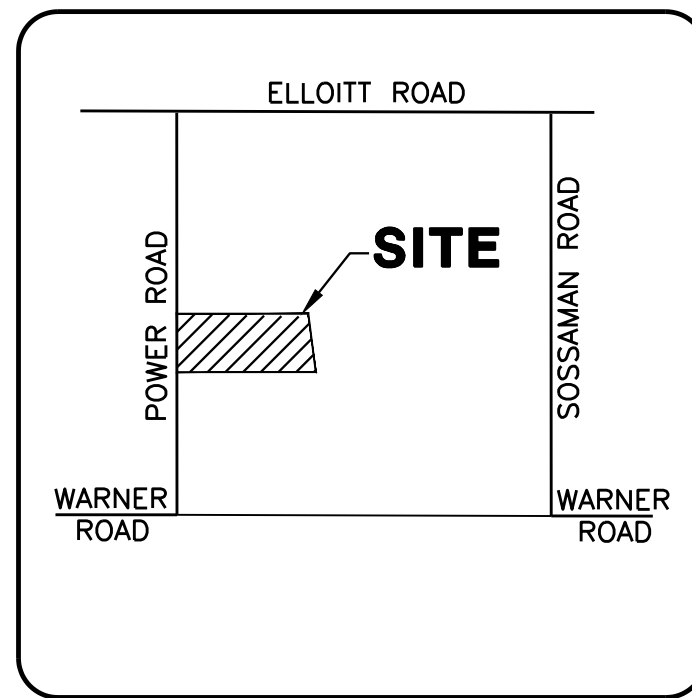
- (R1) DOCKET 2010-0027616, MCR (RECORD DEED)
- (R2) TITLE COMMITMENT BY CHICAGO TITLE AGENCY (ORDER NO. C1809210-317-AC-SW, DATED 11-29-2018)
- (R3) DOCKET 2016-0358039 (CELL TOWER SITE BOUNDARY)

ZONING PARCEL

LI
LI
LI
APN 304-17-003A
APN 304-17-003J
APN 304-17-003L

KEYED CONSTRUCTION NOTES:

- EXISTING STRUCTURE TO BE REMOVED.
- EXISTING FARM STAND.
- EXISTING SUNSHADE/PAVILION.
- EXISTING TICKET BOOTH.
- EXISTING SUNSHADE.
- EXISTING CONCESSIONS.
- RELOCATED COFFEE STAND.
- EXISTING RESTROOMS.
- EXISTING PAVILION.
- EXISTING FARM EQUIPMENT BUILDING.
- EXISTING SHADE CANOPY.
- EXISTING STORAGE BUILDING WITH SHADE COVER.
- EXISTING ANIMAL CORRAL.
- EXISTING PAY EQUIPMENT.
- EXISTING GARDEN AREA.
- REFUSE BIN.
- EXISTING CELL TOWER.
- RELOCATED WATER TANK.
- ALL-WEATHER/DUST CONTROLLED DRIVING SURFACE (ABC OR MESA ENG. DEPT. APPROVED EQUIVALENT) OVERFLOW PARKING.
- EXISTING ORCHARD.
- EXISTING CORN MAZE AND GARDEN.
- 20' FIRE DEPARTMENT ACCESS ROUTE.
- DUST PROOFED SERVICE DRIVE.
- ASPHALT VEHICLE ACCESS DRIVE.
- EXISTING OVERHEAD UTILITY LINES.
- EARTHEN RETENTION BASIN WITH 4:1 SIDESLOPES, 1.0' MAXIMUM DEPTH.
- C.O.M. M-42 DRIVEWAY PER WIDTH SHOWN.
- ASPHALT DRIVE AND PARKING.



VICINITY MAP
(NOT TO SCALE)

ENGINEERING

KSE DESIGN GROUP, PLC.
2525 W. GREENWAY RD., STE. 306
PHOENIX, ARIZONA 85023
P: (602) 347-7007
CONTACT: CRAIG SMITH

ARCHITECT

YOUNG DESIGN GROUP
7234 EAST SHOEMAN LANE, STE 8
SCOTTSDALE, AZ 85251
P: (480) 257-3312
CONTACT: JOE YOUNG

OWNER

VERTUCCIO FAMILY LIMITED PARTNERSHIP
30800 N GARY RD
QUEEN CREEK, AZ 85142

PRELIMINARY GRADING AND DRAINAGE PLAN FOR VERTUCCIO FARMS 4011 SOUTH POWER ROAD MESA, ARIZONA 85212

LEGEND

← INDICATION SURFACE RUNOFF FLOW DIRECTION. EXISTING DRAINAGE PATTERNS ARE UNALTERED.

RETENTION BASIN TABLE

(X) BASIN	VOLUME	DEPTH
A	2,200 CF	1.0'
B	3,245 CF	1.0'
C	990 CF	1.0'
TOTAL		6,435 CF PROVIDED

DRAINAGE STATEMENT

VERTUCCIO FARMS

PRELIMINARY GRADING AND DRAINAGE
RETENTION CALCULATIONS FOR POWER ROAD

RETENTION CALCULATIONS ARE FOR THE HALF STREET RIGHT-OF-WAY
RUNOFF COEFFICIENT = 0.95
RAINFALL = 2.17 INCHES (NOAA ATLAS 14 100-YEAR, 2-HOUR STORM EVENT)
AREA IS 65 FEET BY 736 FEET = 47,840 SQUARE FEET

WIEGHTED RUNOFF COEFFICIENT

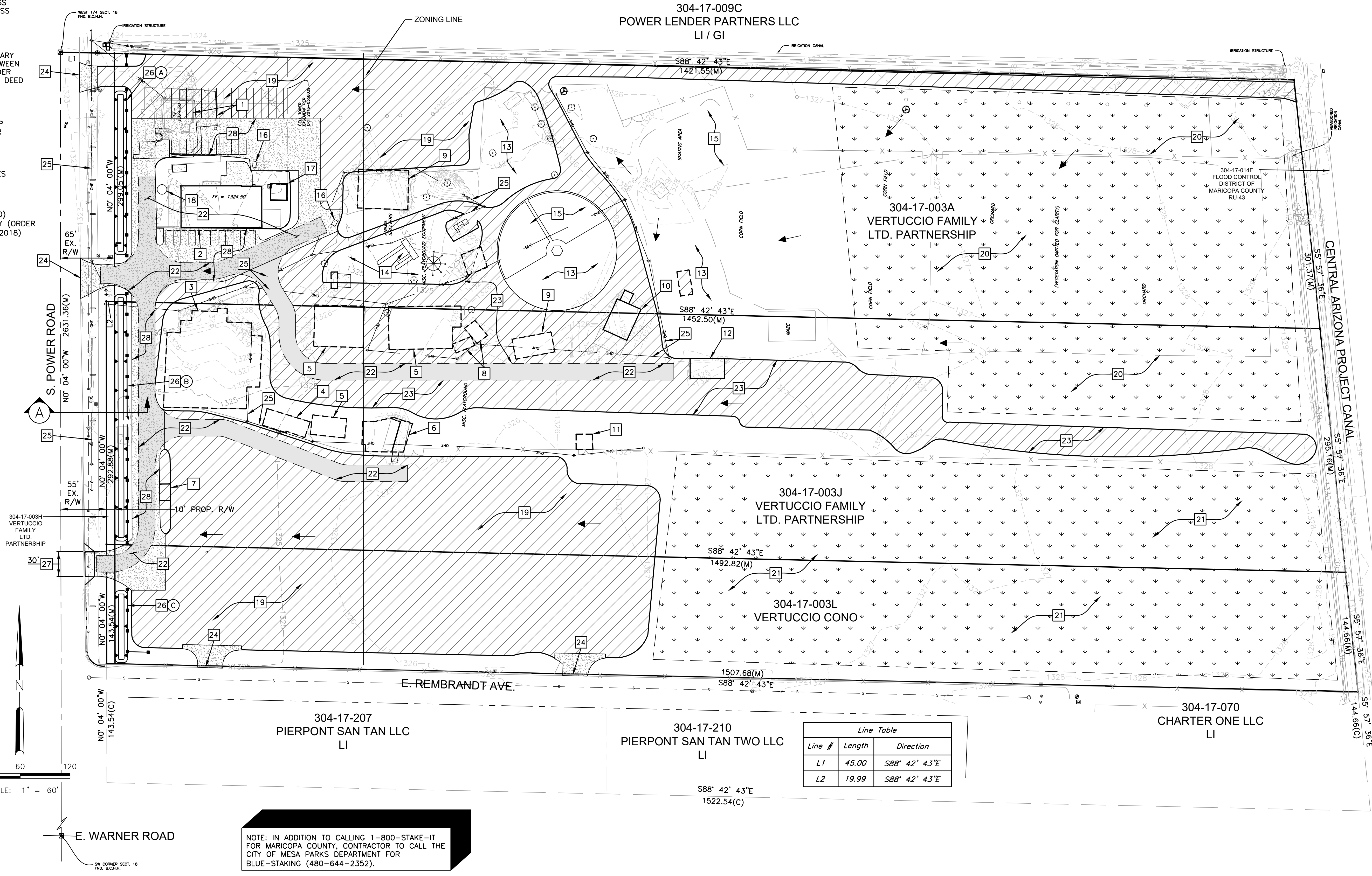
PAVEMENT = 0.95 26' X 736' = 19,136 SF
LANDSCAPE = 0.50 39' X 736' = 28,704 SF

0.95 19,136 0.38
0.50 28,704 0.30
0.68

$V_R = C(1/12)A$

$V_R = 0.68(2.17/12) 47,840$

$VR = 5,882$ CUBIC FEET



Line Table		
Line #	Length	Direction
L1	45.00	S88° 42' 43"E
L2	19.99	S88° 42' 43"E

NOTE: IN ADDITION TO CALLING 1-800-STAKE-IT FOR MARICOPA COUNTY, CONTRACTOR TO CALL THE CITY OF MESA PARKS DEPARTMENT FOR BLUE-STAKING (480-644-2352).

REVISIONS
NO. DESCRIPTION/DATE

SEAL OF THE STATE OF ARIZONA
DENNIS C. KNUDSEN
19154
03-13-19
EXPIRES 03-13-2021

KSE DESIGN GROUP, PLC
2525 West Greenway Road, Suite 306
Phoenix, Arizona 85023
PH (602) 347-7007 FAX (602) 249-1310

PRELIMINARY GRADING AND DRAINAGE PLAN

VERTUCCIO FARMS
4011 SOUTH POWER ROAD
MESA, ARIZONA 85212

Job No. 18-029-114
DESIGNED CLS
DRAWN LAS
COMP.
CHECKED DCK
DATE 03-13-2019

PG-1

1 OF 1 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
VERTUCCIO FARMS

4011 SOUTH POWER ROAD | MESA, AZ | 85212

GENERAL LANDSCAPE NOTES:

- 1. ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- 2. NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- 3. ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- 4. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- 5. TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- 6. AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- 7. TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.

IRRIGATION NOTES

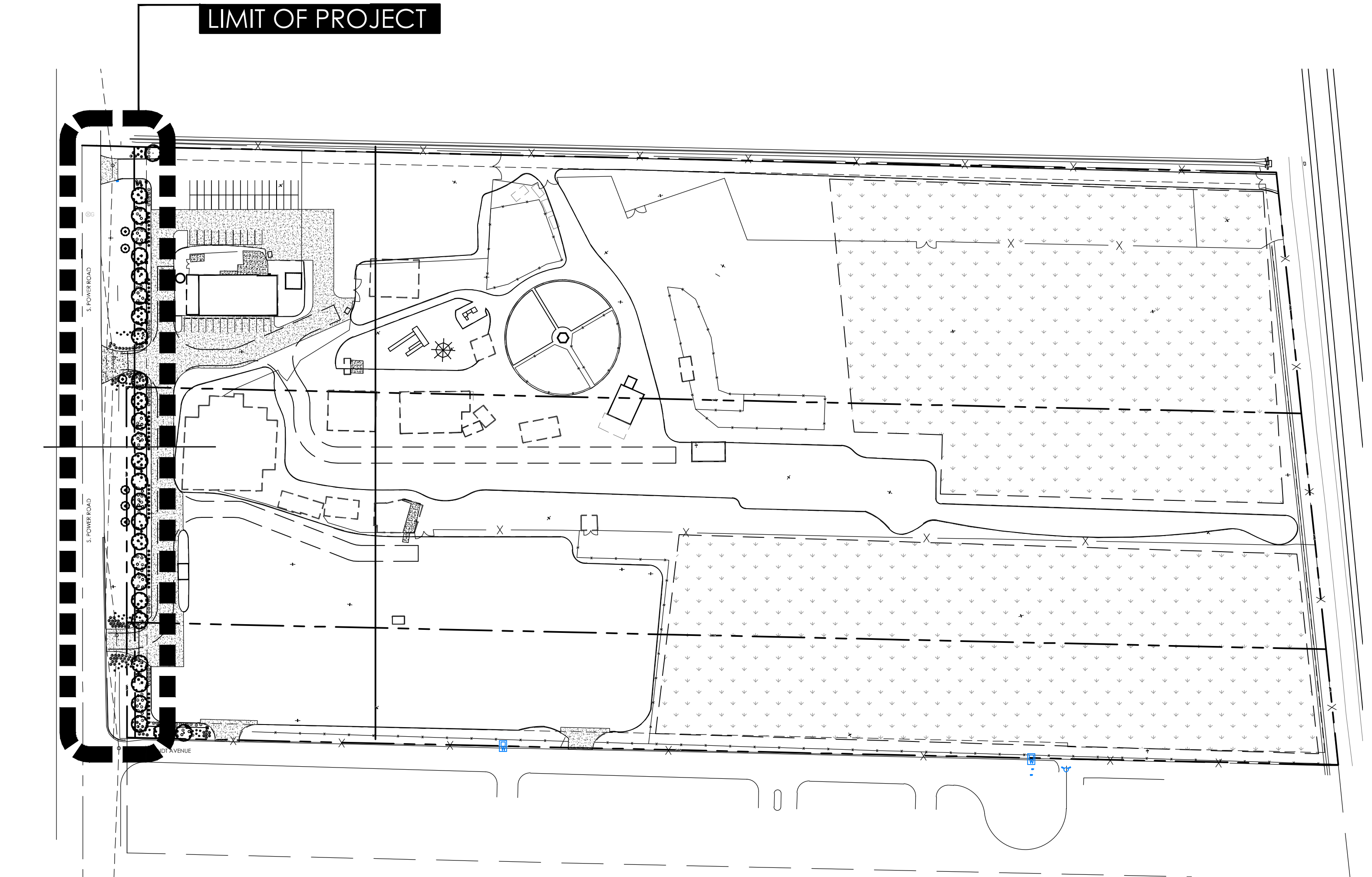
- 1. ALL LANDSCAPE AREAS ARE TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

NATIVE PLANT INFORMATION

TREES ON SITE INCLUDE AN EXISTING CITRUS ORCHARD AND VARIOUS OTHER TREE SPECIES WHICH ARE ALL TO REMAIN IN PLACE.

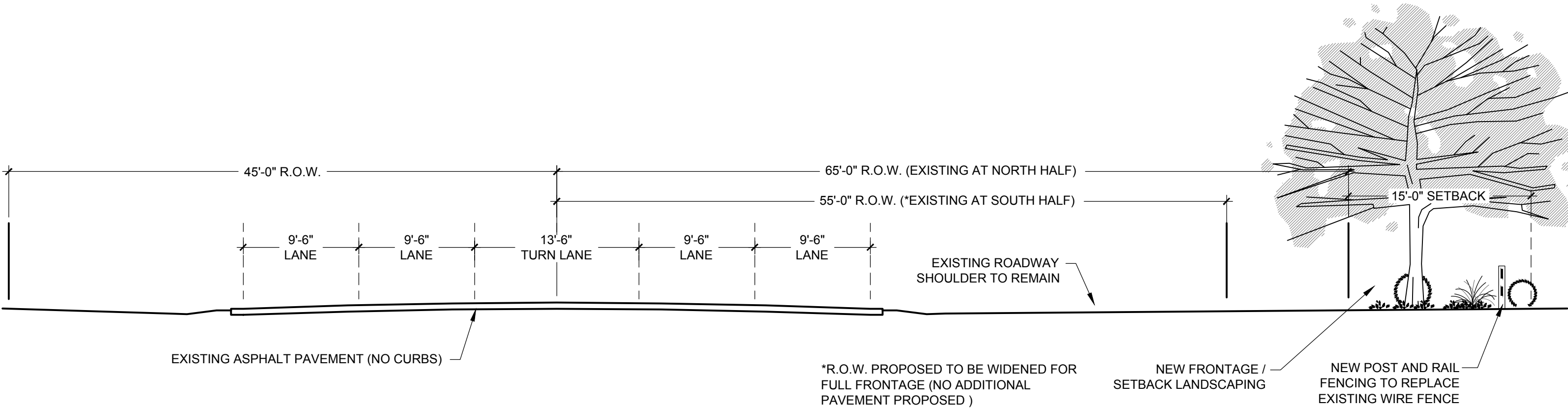
A.D.A./FAIR HOUSING REQUIREMENTS

- 1. THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- 2. THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- 3. FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.



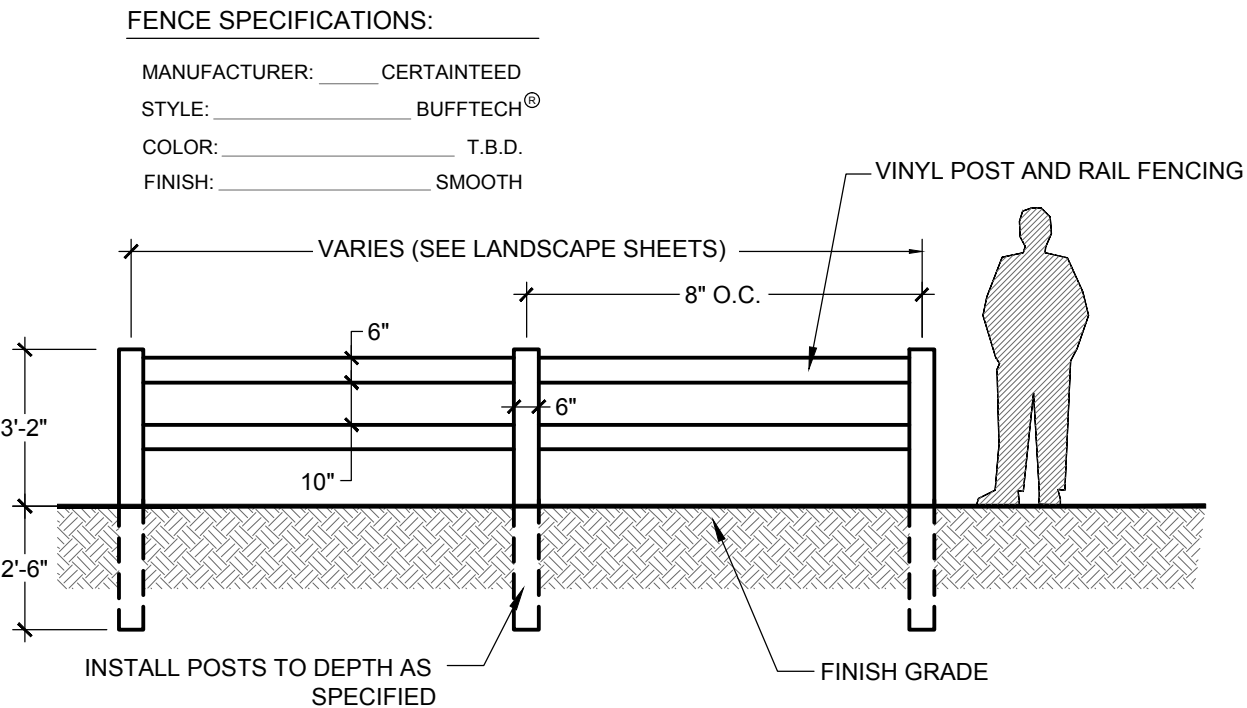
OVERALL SITE PLAN

NOT TO SCALE



A POWER ROAD CROSS SECTION (LOOKING NORTH)

NOT TO SCALE



B POST + RAIL FENCE (TYP)

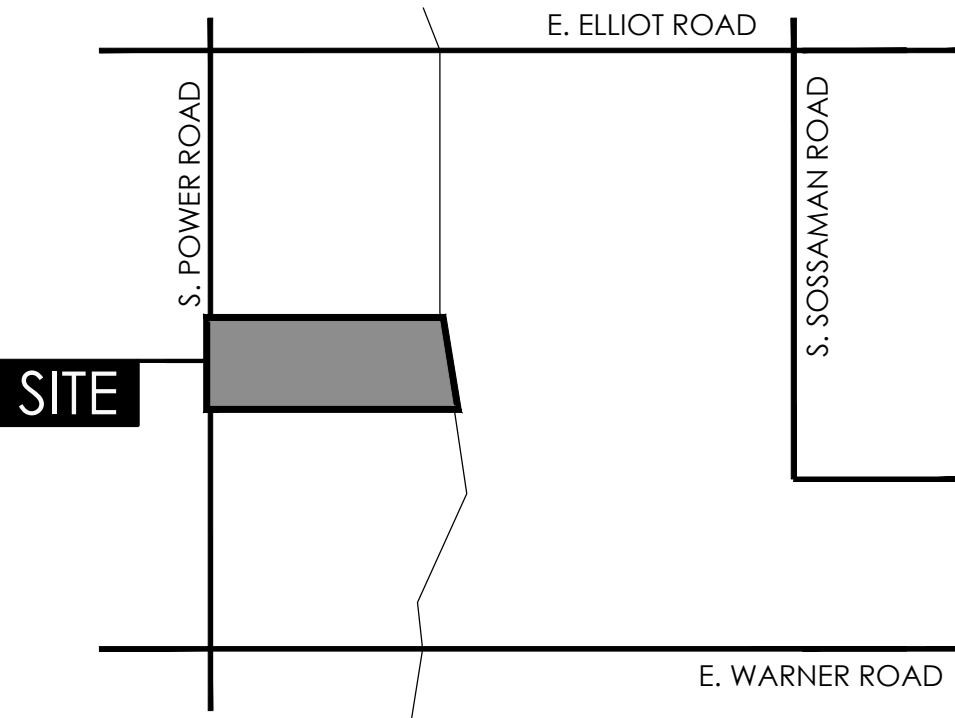
NOT TO SCALE

PROJECT TEAM

OWNER :	APPLICANT / LAND USE CONSULTANT:
VERTUCCIO FAMILY LIMITED PARTNERSHIP TRUST 4045 SOUTH POWER ROAD MESA, AZ 85142 PH: (480) 882-1482 CONTACT: CONO VERTUCCIO conov42@gmail.com	PEW AND LAKE, PLC 71744 S. VAL VISTA DRIVE SUITE # 217 MESA, ARIZONA 85204 PH: (480) 461-4670 CONTACT: RALPH PEW Ralph.pew@azbar.org
LAND PLANNER / LS ARCH:	CIVIL ENGINEER:
YOUNG DESIGN GROUP 7234 EAST SHOEMAN LN. SUITE # 8 SCOTTSDALE, AZ 85251 PH: (480) 257-3312 CONTACT: JOE YOUNG jyoung@youngdg.com	KSE DESIGN GROUP, PLC 2525 WEST GREENWAY SUITE # 306 PHOENIX, AZ 85023 PH: (602) 347-7007 CONTACT: CRAIG SMITH craig@kseaz.com

VICINITY MAP

NOT TO SCALE

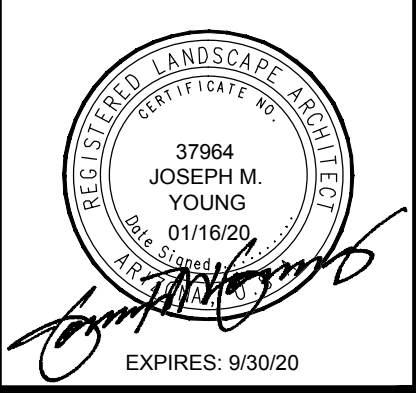
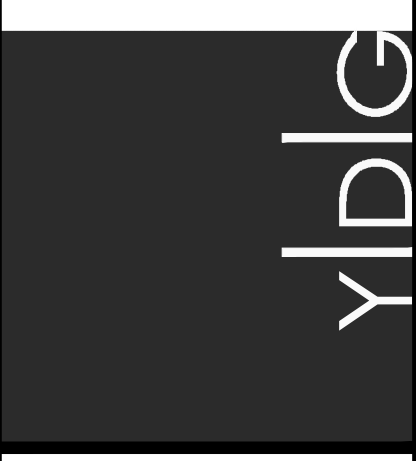


SHEET INDEX

L0.1	COVER SHEET + NOTES
L1.1	PRELIMINARY LANDSCAPE PLAN

APPROVAL

young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
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scottsdale, arizona 85251
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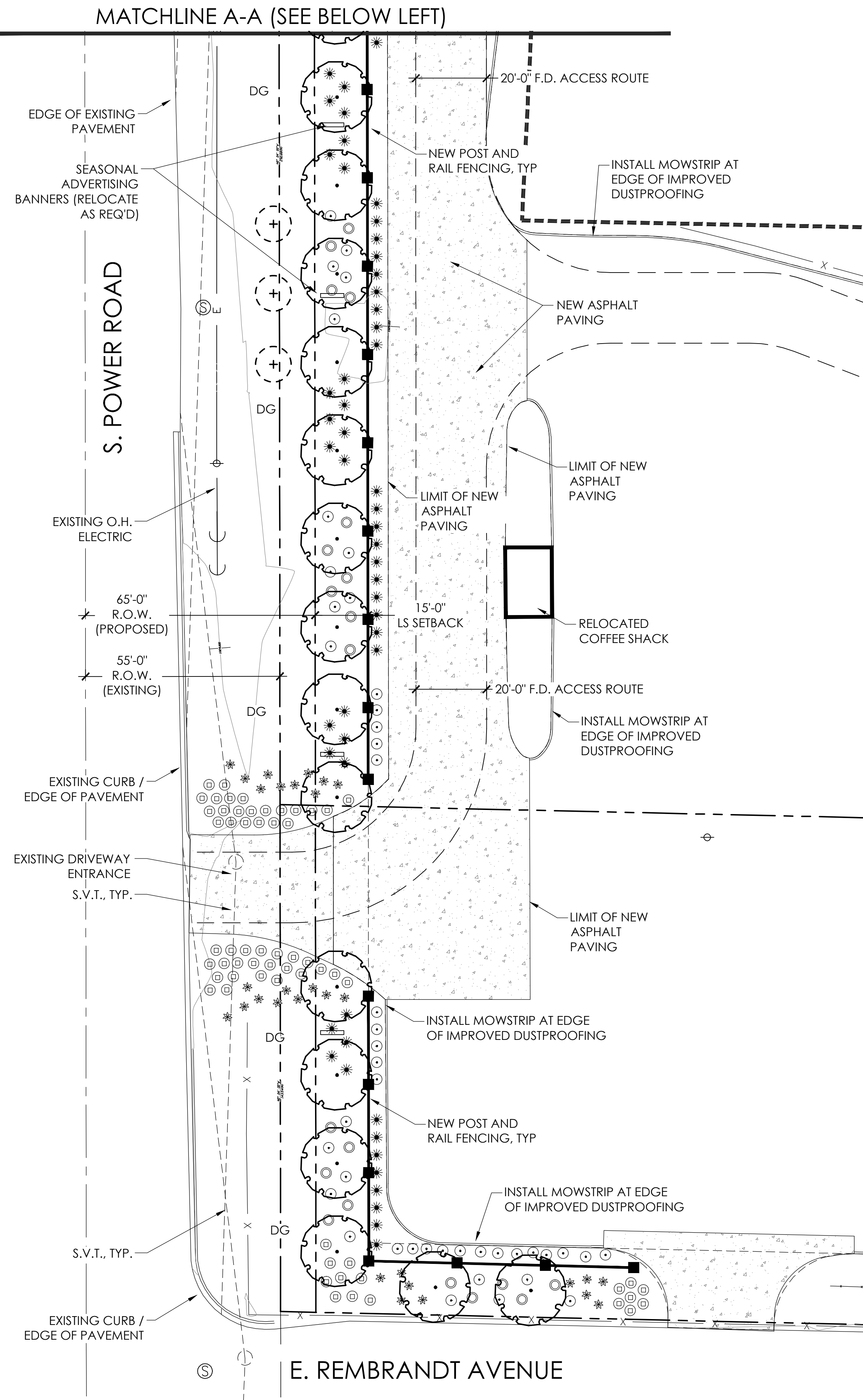
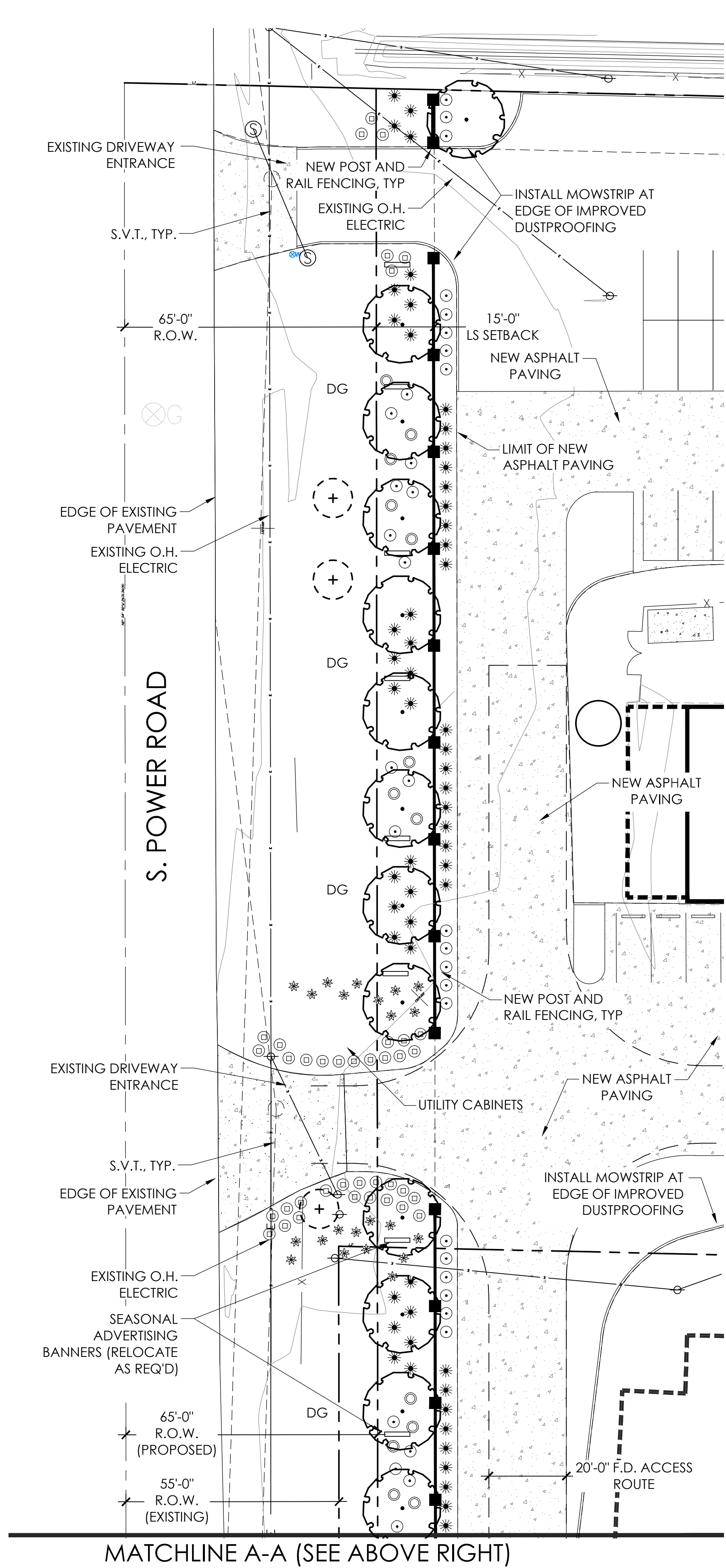
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JOB NO:	1820
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	11/01/19
CITY	01/16/19

SUBMITTED FOR:
PRELIMINARY
LANDSCAPE PLAN

SHEET NO.
L0.1
1 OF 2

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THIS DOCUMENT IS THE SOLE PROPERTY OF YOUNG | DESIGN | GROUP | LLC.



PLANT SCHEDULE

TREES	SIZE / REMARKS	QTY.
EXISTING TREE TO REMAIN CITRUS SPECIES	N/A	7
FRAXINUS HYBRID 'FAN WEST' FAN WEST ASH	PER ZONING STANDARDS	26
SHRUBS		
LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL	33
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	77
ACCENTS		
HESPERALOE PARVIFLORA HESPERALOE	5 GAL	52
MUHLENBERGIA LINDHEIMERI AUTUMN GLOW DEER GRASS	1 GAL	109
GROUND COVER		
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	100
INERT MATERIALS		
D.G. DECOMPOSED GRANITE 'DESERT BROWN' (PIONEER MATERIALS)	1/2" MINUS 2" MIN DEPTH	ALL LS AREAS
CONCRETE MOW STRIP (EXTRUDED)	4"x6" STD. GRAY	AT ALL LS AREAS WHERE ADJACENT TO DUSTPROOFED DRIVE SURFACE

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING	
(1) TREE AND (6) SHRUBS PER 25' LINEAR FEET	
FRONTAGE LENGTH (POWER ROAD)	
735'-0"	
REQUIRED TREES	PROVIDED TREES
30 QTY	33 QTY (INCLUDES EXISTING TREES TO REMAIN)
REQUIRED SHRUBS	PROVIDED SHRUBS
177	247

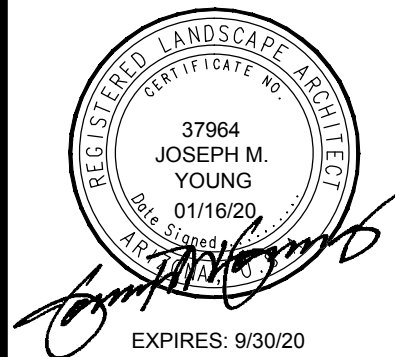
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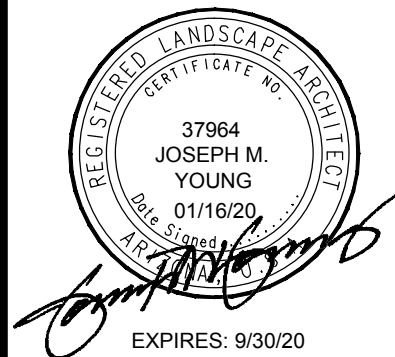
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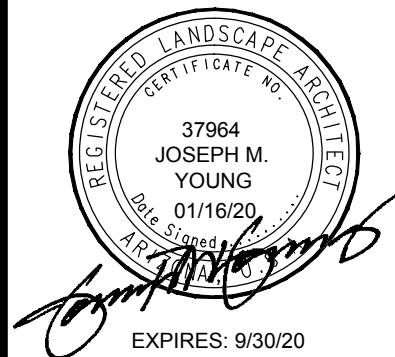
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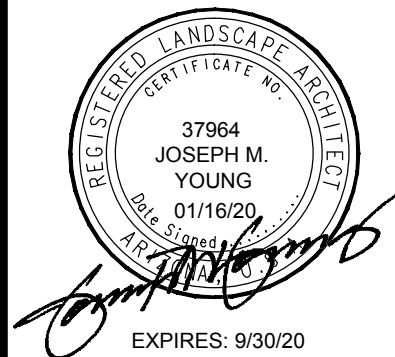
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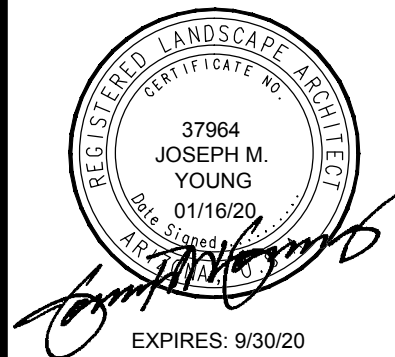
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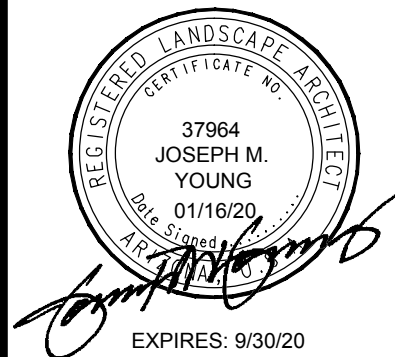
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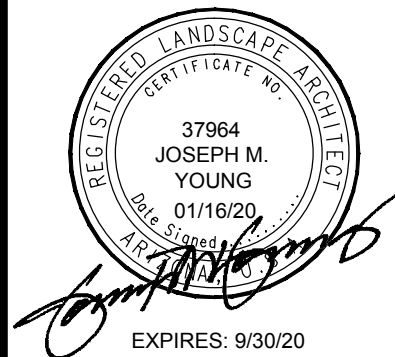
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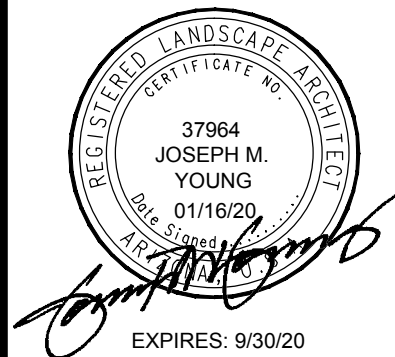
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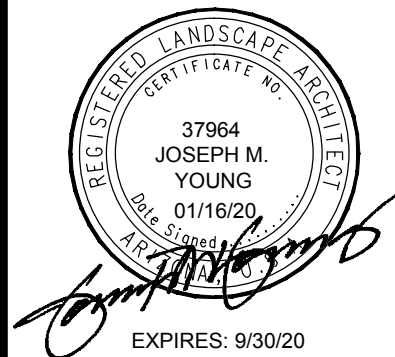
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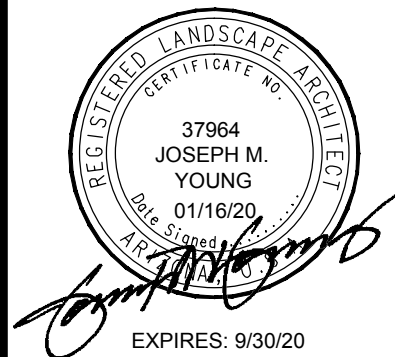
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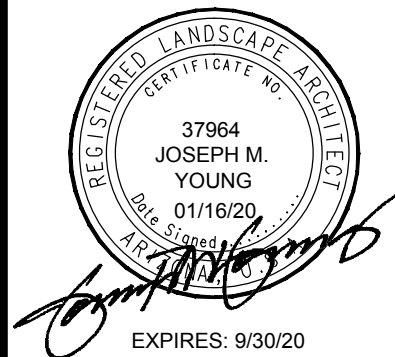
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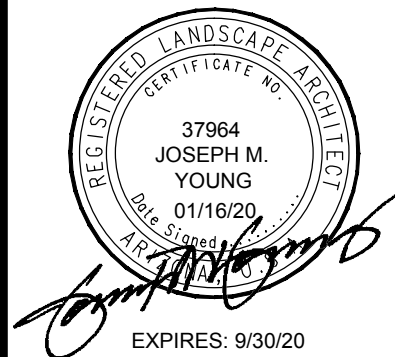
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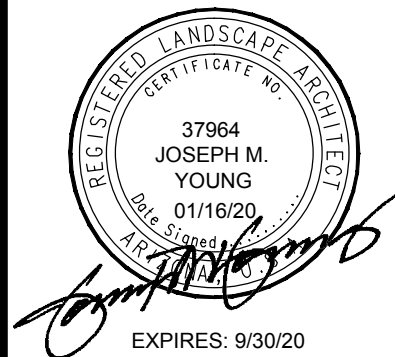
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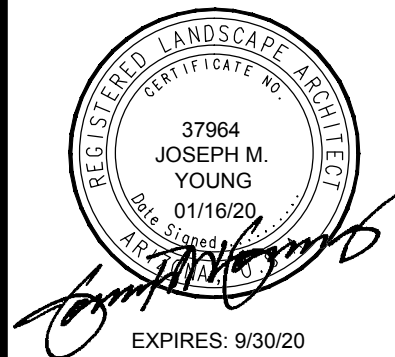
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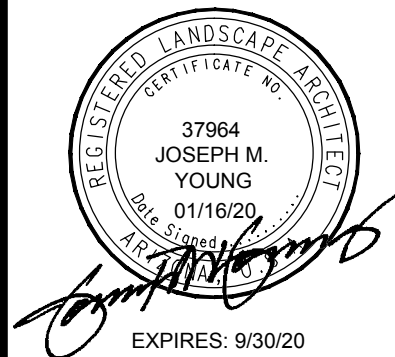
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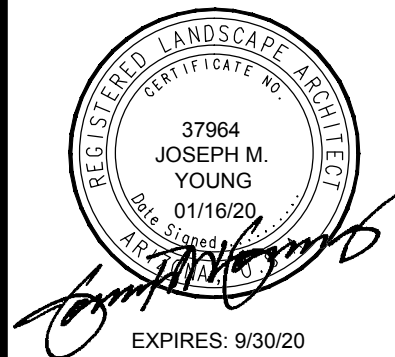
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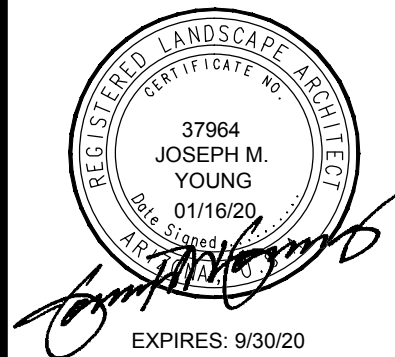
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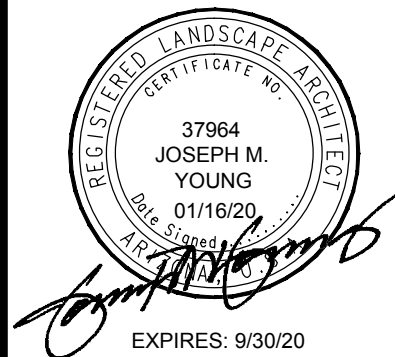
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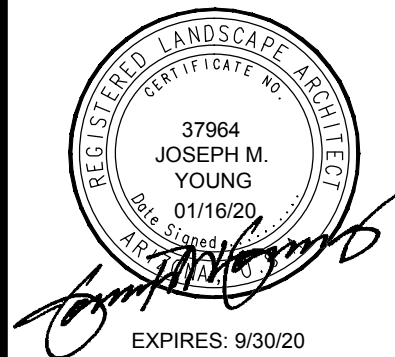
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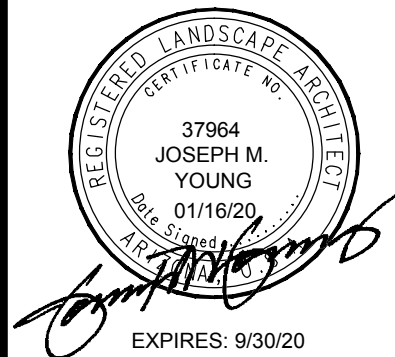
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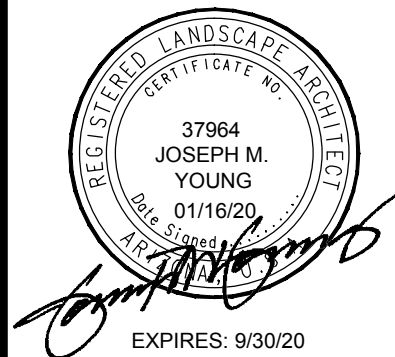
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Vertuccio Farms

4011 South Power Road, Mesa AZ

Citizen Participation Report

ZON19-00507

March 25, 2020

Purpose

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform residents, property owners and neighborhood associations concerning the development requests being made under ZON19-00507 and DRB20-00081 for the above-referenced property.

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact

Those coordinating the Citizen Participation activities are listed as follows:

Ralph Pew and Jon Gillespie
Pew & Lake, PLC
1744 South Val Vista Drive
Mesa, AZ 85204
480-461-4670
ralph.pew@pewandlake.com
jon.gillespie@pewandlake.com

Action Taken

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 the development may have with members of the community:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Property Owners within 1,000 feet from the parent parcels
 - b. All registered neighborhood associations within 1 mile of the project
 - c. Homeowners Associations within ½ mile of the project

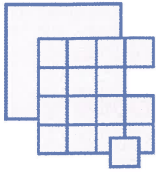
2. A neighborhood meeting was held on November 6, 2019 at the Best Western Legacy Inn & Suites (SWC Warner & Power) regarding the development request. A sign-in sheets for the meeting is included with this Citizen Participation Report.
3. The notification list for the neighborhood meeting included all property owners within 1,000 ft. of the subject property. Additionally, registered neighborhood contacts within 1 mile and HOAs within ½ mile of the property were included. A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report.
4. A written letter was sent to property owners within 500 ft. of the subject property on February 24, 2020 regarding the design review meeting for the project. Additionally, registered neighborhood contacts within 1 mile and HOAs within ½ mile of the property were included. A copy of the notification letter for the public hearing is included with this Citizen Participation Report.
5. A written letter was sent to property owners within 500 ft. of the subject property on March 25, 2020. Additionally, registered neighborhood contacts within 1 mile and HOAs within ½ mile of the property will be included. A copy of the notification letter for the public hearings is included with this Citizen Participation Report.
6. For public hearing notice, the applicant posted a 4' x 4' sign on the property on March 25, 2020, over two weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign is attached.

Summary of Problems and Resolutions

There have been no citizen concerns voiced throughout the process and support for the Vertuccio Farms project appears unanimous.

Schedule

Pre-Submittal Conference	May 21, 2018
Formal Application	July, 11, 2019
Neighborhood Meeting	November 6, 2019
Planning & Zoning Public Hearing	April 8, 2020
City Council Introduction	May 4, 2020
City Council Final Action	May 18, 2020



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

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

October 17, 2019

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Cono Vertuccio, we are pleased to invite you to a neighborhood meeting regarding a proposed rezoning in your area. Under the rezoning, minor improvements are proposed to Vertuccio Farms, one of the East Valley's premier destinations for agriculturally-based family entertainment.

This rezoning will not change the uses at Vertuccio Farms and intends to conform the zoning district to the historic and current uses on site. The Vertuccio Farms site is currently zoned Limited Commercial (LC) along Power Road with Light Industrial (LI) encompassing the majority of the site. The rezoning will unify the site under one LI Zoning District with a Planned Area Development Overlay (PAD). Additional landscaping and development improvements are proposed as a part of the rezoning request.

Vertuccio Farms is located on an approximately 25-acre site located at the NEC of Power Road and Rembrandt Avenue. Please see the proposed site plan attached to this letter which details the current and proposed operations.

A neighborhood meeting will be held at the time and place listed below to discuss the project and to answer any questions you may have.

Date:	November 6, 2019
Time:	6:00 p.m.
Place:	Best Western Legacy Inn & Suites – Gateway Boardroom 4470 S. Power Rd. Mesa, AZ 85212

At this time, no public hearing before the City of Mesa Planning and Zoning Board has been scheduled. When any meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information on the sign-in sheet will also be notified.

If you have any questions regarding this matter prior to this Pre-Application Neighborhood Meeting, please contact me or Jon Gillespie by phone at our office at (480) 461-4670 or by email at jon.gillespie@pewandlake.com.

Sincerely,

W. Ralph Pew
PEW & LAKE, PLC

VERTUCCIO FARM
NEIGHBORHOOD MEETING
Sign-In Sheet

Applicant:

VERTUCCIO FARM

Property Location:

NEC of Power Road and Rembrandt Avenue

Date:

November 6, 2019

Meeting Location:

Best Western Legacy Inn & Suites
4470 S Power Rd, Mesa, AZ 85212

Time:

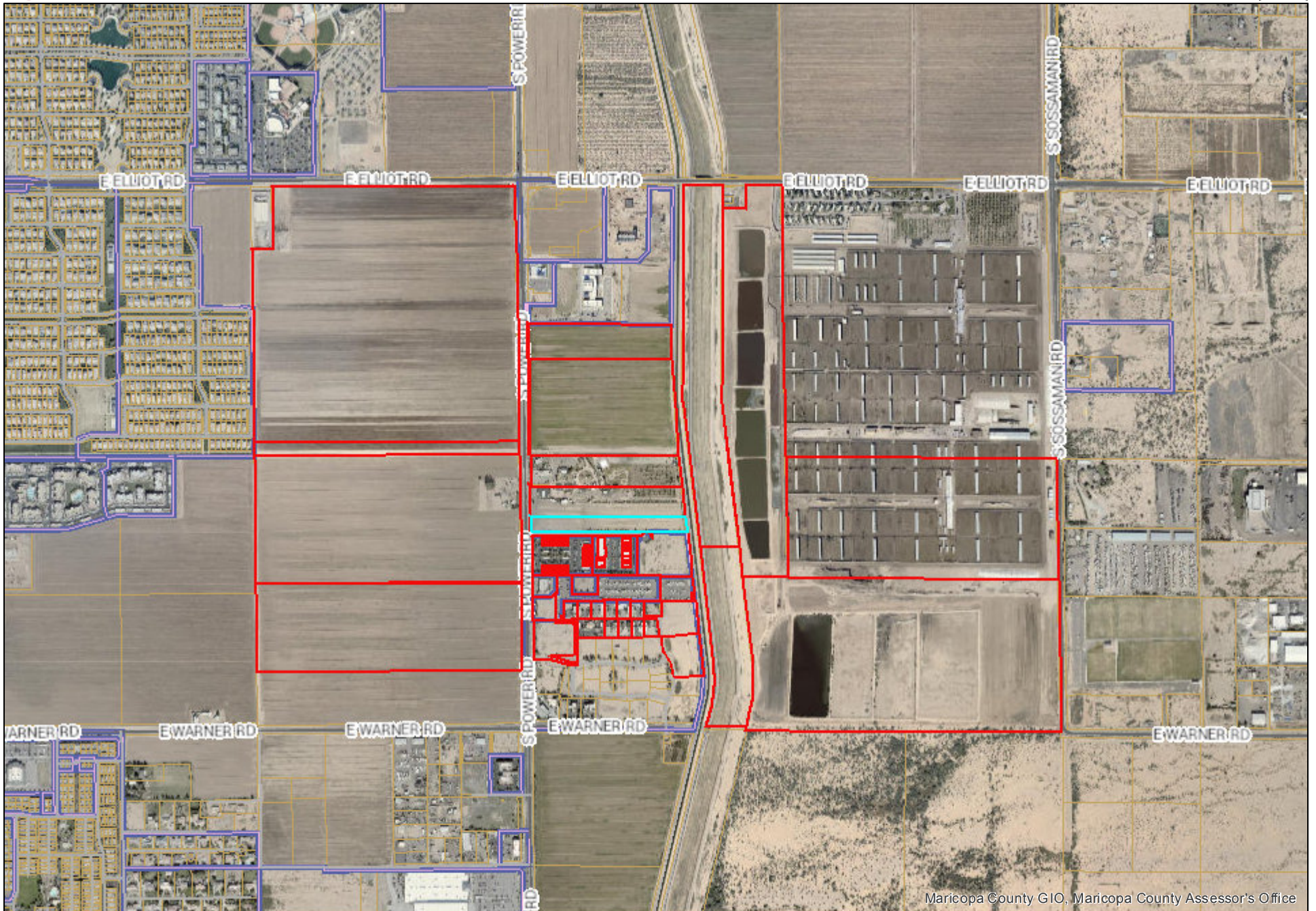
6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Cono Vertuccio	32451 N. Vertuccio Trl. Queen Creek	85142	ConoV42@gmail.com	480-650-6606
2	Jon Gillespie	1744 S VAL VISTA #217	85204	jon.gillespie@pewaudla/rp.com	480-461-4670
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					



Map



Owner

6859 E REMBRANDT LLC
AIRPARK SOUTH DEVELOPMENT 9 LLC
AIRPARK SOUTH DEVELOPMENT 9 LLC
ALARA SPRINGFORD TRUST
ARIZONA BOARD OF REGENTS (ASU)
ARMADILLO REAL PROPERTIES LLC
B & K LAND & INV CO
BENSON GATE WAY/BENSON SHAWN KARL/ANDREA
BILL & BELL LLC
BLAIR T BUTTERFIELD PROPERTIES LLC
BRODERICK PROPERTY ONE LLC
CARTER PROPERTIES OF ARIZONA LLC
CHARTER ONE LLC
CQ HOLDINGS LLC
D1 GATEWAY NORTE LLC
D2 GATEWAY NORTE PARKWAY LLC
ELECTRIC INVEST LLC
ENTRUST ARIZONA LLC ETAL
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
FOCUS 401K TRUST
GATEWAY NORTE D7 LLC
GBSP LLC
HASTINGS PIERPONT CONDO LLC
HATCH SHAYLAR MARCAL
KUBACKI MANAGEMENT LLC
MAPLE LEAF MEDICAL LLC
MMM LANDSCAPE MAINTENANCE LLC
NORTHGATE LLC
NORTHGATE MANAGEMENT LLC
PARKWAY NORTE HOLDINGS LLC
PCI INVESTMENTS LLC
PIERPONT 128 LLC
PIERPONT SAN TAN LLC
PIERPONT SAN TAN TWO LLC
POWER LENDER PARTNERS LLC
POWERGATE INVESTMENTS LLC
REMBRANDT HOLDINGS LLC
SARSAR KHAMIS GEORGE
SARSAR KHAMIS GEORGE
SEYMORE CRAIG A/S CAMILLE
SNOW PROPERTY SERVICES LLC
SOUTH POWER LLC
SUN POWER ELECTRIC II LLC
THE DALE C MORRISON TRUST
THE DALE C MORRISON TRUST
TRAN TIEN

MAIL_ADDR1

6859 E REMBRANDT AVE BLDG 1 STE 111
6859 E REMBRANDT AVE UNIT 115
6859 E REMBRANDT AVE NO 122
PO BOX 83
PO BOX 877405
2558 S RIATA CIR
11611 S HIGLEY RD
8535 S STANLEY PL
6600 SOUTH HIGHWAY 89
1156 S FERN CT
3621 E KIMBALL CT
611 ROUNDSTONE DR
2450 S GILBERT RD STE 100
PO BOX 459
6903 E PARKWAY NORTE
6903 E PARKWAY NORTE
6903 E PARKWAY NORTE
4135 S POWELL RD SUITE 108
2801W DURANGO ST
2824 N POWER RD SUITE 113-122
2793 E PARK AVE
6903 E PARKWAY NORTE
5505 W CHANDLER BLVD NO 15
4135 S POWER RD SUITE 101
16226 E TWIN ACRES DR
6859 E REMBRANDT AVE BLDG 1-111
577 E PARK AVE
6903 E PARKWAY NORTE
6903 E PARKWAY NORTE
21738 E ORION WY
4135 S POWER RD STE 131
PO BOX 8911
7255 E HAMPTON AVE STE 101
4852 E BASELINE RD STE 105
39000 COUNTRY CLUB DR
6903 E PARKWAY NORTE
843 N DATE PALM DR
333 S DOBSON RD STE 103
1745 S DON LUIS CIR
1355 N ACACIA DR
843 N DATE PALM DR
4135 S POWER RD SUITE 110
6903 E PARKWAY NORTE
11201 TATUM BLVD STE 330
1733 N GREENFIELD RD STE 101
7187 MIDNIGHT ROSE CIR

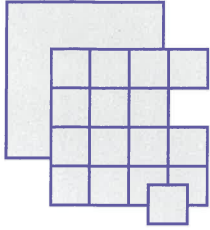
TRILOGY PSYCHOLOGICAL SERVICES LLC
VERTUCCIO CONO
VERTUCCIO FAMILY LIMITED PARTNERSHIP
VERTUCCIO FAMILY LIMITED PARTNERSHIP/ETAL
WAILEA INVESTMENTS LP
WEECH VENTURES LLC
Z AND Z REAL ESTATE INVESTMENTS LLC
ZL SQUARED LLC
HOA's
CASCADE COMMUNITY ASSOCIATION
DAHLIA POINTE COMMUNITY ASSOCIATION
DESERT PLACE AT MORRISON RANCH HOA
GILBERT UNIFIED SCHOOL DISTRICT NO 41
LA ALDEA COMMUNITY ASSOCIATION
MORRISON RANCH COMMUNITY COUNCIL

4135 S POWER RD SUITE 118
32451 N VERTUCCIO TRL
30800 N GARY RD
30800 N GARY RD
2240 W SHANGRI-LA RD
4135 S POWER RD STE 124
2737 E TAURUS PL
6903 E PARKWAY NORTE

4554 E CAMPBELL CT
450 N DOBSON RD STE 201
8360 E VIA DE VENTURA BLDG L STE 100
140 S GILBERT RD
1600 W BROADWAY RD STE 200
8360 E VIA DE VENTURA STE 100 BLDG L

MAIL_CITY	MAIL_STATE	MAIL_ZIP
MESA	AZ	85212
MESA	AZ	85212
MESA	AZ	85212
PATAGONIA	AZ	85624
TEMPE	AZ	85287
GILBERT	AZ	85296
HIGLEY	AZ	85236
TEMPE	AZ	85284
OGDEN	UT	84405
GILBERT	AZ	85296
GILBERT	AZ	85297
WELDON SPRING	MO	63304
CHANDLER	AZ	85286-1594
HIGLEY	AZ	85236
MESA	AZ	85212
MESA	AZ	85212
MESA	AZ	85212
MESA	AZ	85212
PHOENIX	AZ	85009
MESA	AZ	85215
GILBERT	AZ	85234
MESA	AZ	85212
CHANDLER	AZ	85226
MESA	AZ	85212
GILBERT	AZ	85298
MESA	AZ	85212
GILBERT	AZ	85234
MESA	AZ	85212
MESA	AZ	85212
QUEEN CREEK	AZ	85242
MESA	AZ	85212
MESA	AZ	85214
MESA	AZ	85209
MESA	AZ	85206
FARMINGTON HILLS	MI	48331
MESA	AZ	85212
GILBERT	AZ	85234
MESA	AZ	85202
MESA	AZ	85202
GILBERT	AZ	85233
GILBERT	AZ	85234
MESA	AZ	85212
MESA	AZ	85212
PHOENIX	AZ	85028
MESA	AZ	85205
CORONA	CA	92880

MESA	AZ	85212
QUEEN CREEK	AZ	85142
QUEEN CREEK	AZ	85142
QUEEN CREEK	AZ	85142
PHOENIX	AZ	85029
MESA	AZ	85212
CHANDLER	AZ	85249
MESA	AZ	85212
GILBERT	AZ	85234
MESA	AZ	85201
SCOTTSDALE	AZ	85258
GILBERT	AZ	85296
TEMPE	AZ	85282
SCOTTSDALE	AZ	85258-3183



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

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

Notice of Public Meeting
City of Mesa Design Review Board

Meeting Date: March 10, 2020

Time: 4:30 p.m.

Location: Lower Level City Council Chambers - 57 E. 1st Street

Proposed development: Vertuccio Farms

Parcel Numbers: 304-17-003A, 304-17-003H, 304-17-003J, 304-17-003K, and 304-17-003L

*Call Planning Division to verify date and time (480) 644-2385

Dear Neighbor,

We have applied for City of Mesa Design Review approval for development at the above-referenced location. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site as required by the City of Mesa Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan and landscape plan. No new buildings are proposed at this time but the Design Review Board will consider the proposed design guidelines to guide future development.

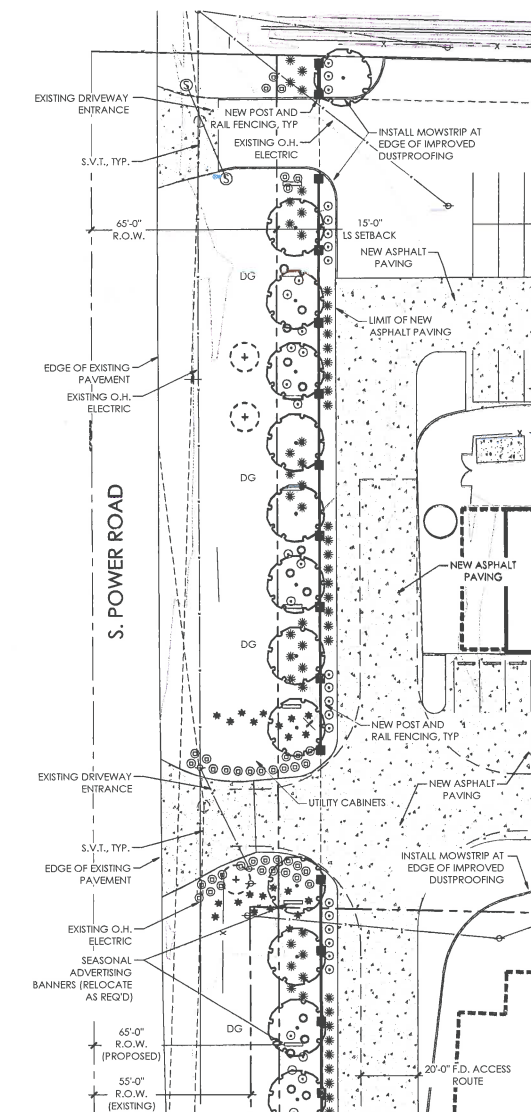
The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as commercial, office or residential). Those issues are addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review process, please contact the Mesa Planning Division at 55 North Center, or call the Mesa Planning Division Office at 480-644-2385. You may also call myself or Jon Gillespie in my office at 480-461-4670.

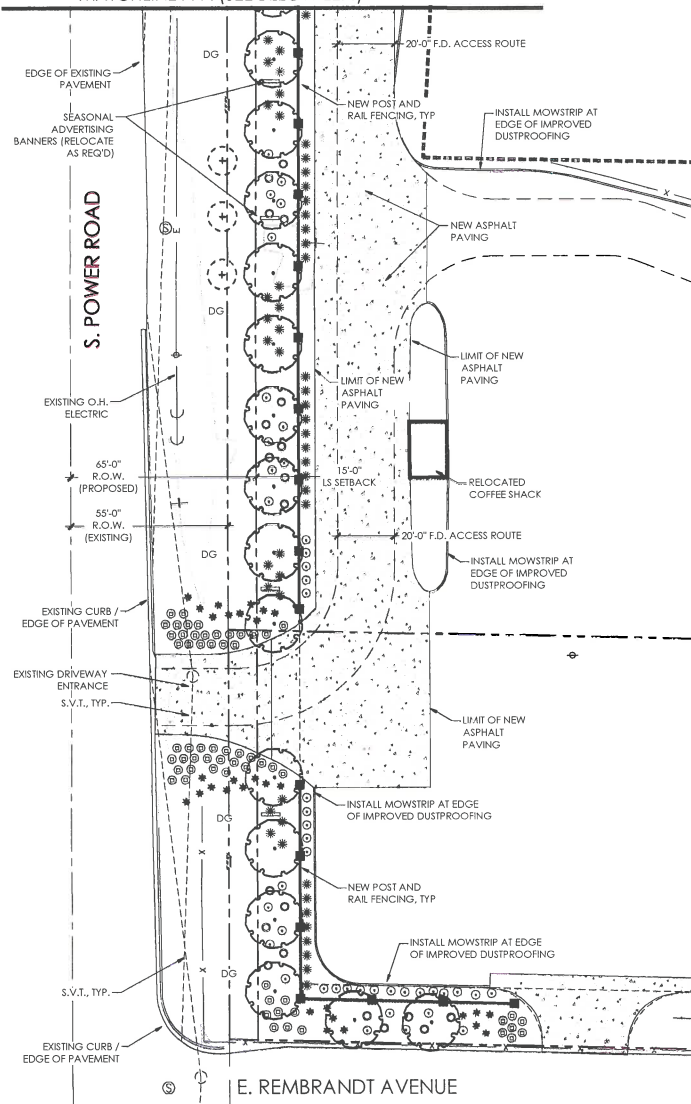
Sincerely,

Ralph Pew
(56)

W. Ralph Pew
Pew & Lake, P.L.C.



MATCHLINE A-A (SEE BELOW LEFT)



MATCHLINE A-A (SEE ABOVE RIGHT)

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PLANT SCHEDULE

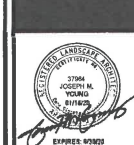
TREES	SIZE / REMARKS	QTY.
EXISTING TREE TO REMAIN CITRUS SPECIES	N/A	7
FRAXINUS HYBRID 'FAN WEST' FAN WEST ASH	PER ZONING STANDARDS	26
SHRUBS		
LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL	33
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	77
ACCENTS		
HESPERALOE PARVIFLORA HESPERALOE	5 GAL	52
MUEHLENBERGIA LINDHEIMERI AUTUMN GLOW DEER GRASS	1 GAL	109
GROUND COVER		
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	100
INERT MATERIALS		
D.G. DECOMPOSED GRANITE 'DESERT BROWN' (PIONEER MATERIALS)	1/2" MINUS 2" MIN DEPTH	ALL LS AREAS
CONCRETE MOW STRIP (EXTRUDED)	4"x6" STD. GRAY	AT ALL LS AREAS WHERE ADJACENT TO DUSTPROOFED DRIVE SURFACE

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING	
(1) TREE AND (6) SHRUBS PER 25' LINEAR FEET	
FRONTAGE LENGTH (POWER ROAD)	
735'-0"	
REQUIRED TREES	PROVIDED TREES
30 QTY	33 QTY (INCLUDES EXISTING TREES TO REMAIN)
REQUIRED SHRUBS	PROVIDED SHRUBS
177	247

Young Design Group
Landscape Architecture
Land Planning
7234 East Shoshone Lane
Suite 8
Scottsdale, Arizona 85251
Tel: 480.257.1312

YDIG



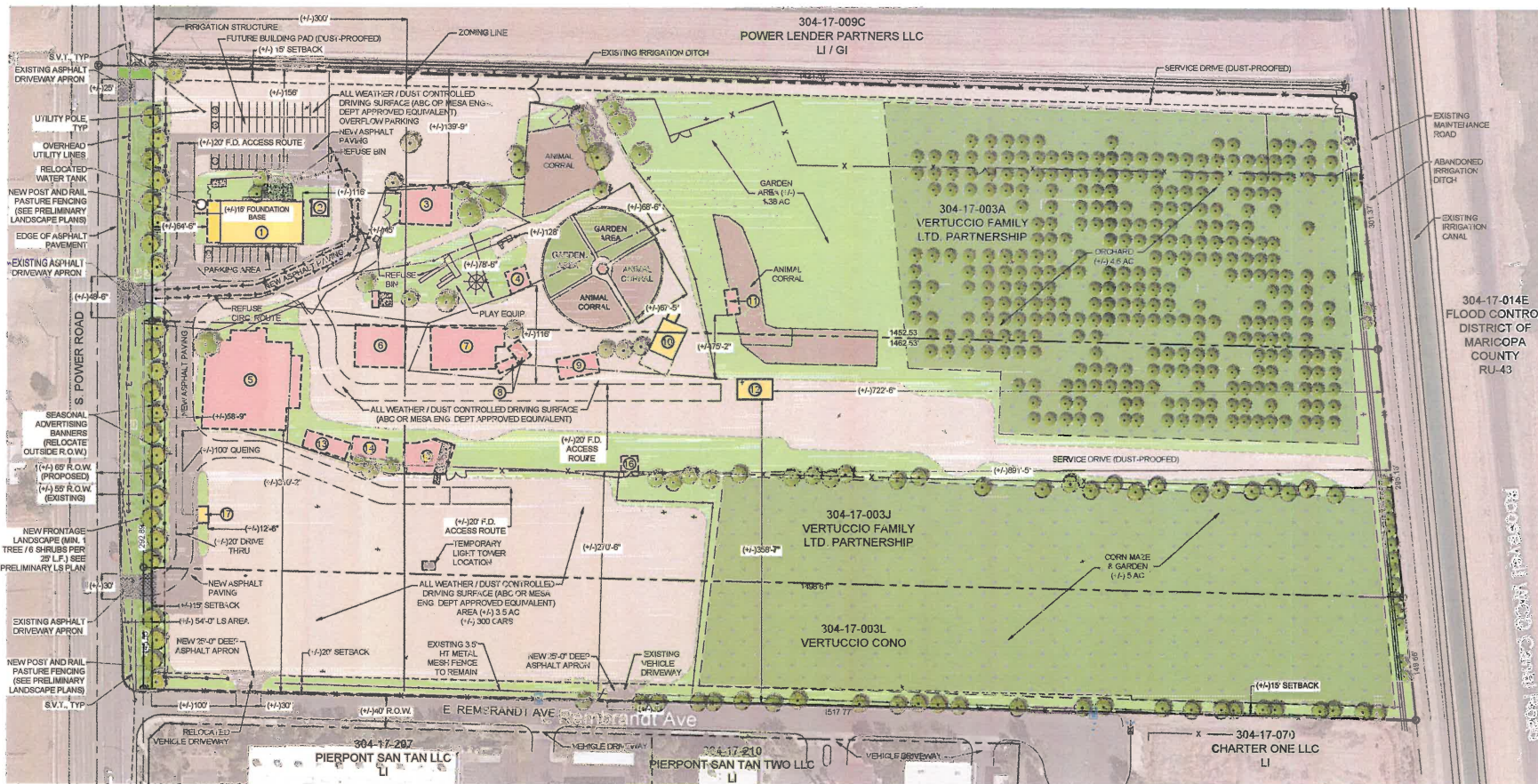
VERTUCCIO FARMS
4011 SOUTH POWER ROAD | MESA, AZ | 85212

DATE:	03/08/19
DRAWN BY:	1820
DESIGNED BY:	YDG
CHECKED BY:	JMY
REVISION:	DATE:
CITY:	11/01/19
CITY:	01/16/19

PRELIMINARY
LANDSCAPE PLAN

SHEET NO.
L1.1
2 OF 2

TRACKING NUMBERS:



SITE PLAN

CITY OF MESA FIRE CODE NOTES

- Compliance is required with all provisions and requirements of IBC Chapter 33, Safeguards During Construction, and; IFC Chapter 33 and NFPA 241, Fire Safety During Construction and Demolition.
- There shall be a 20 feet wide fire apparatus access road during construction or demolition. This road shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (74,000 lbs./24,000 lbs per axle) when roads are wet. The access road shall be extended to within 100' of temporary or permanent fire department connections. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.
- Approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. There are times when hydrants and valves must be closed temporarily for repair work or construction. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.

BUILDING / STRUCTURE KEY

- FARM STAND (+/-) 54'x100'
- CELL TOWER
- PAVILLION (+/-) 32'x62'
- SHADE STRUCTURE (+/-) 25'x25'
- SUN SHADE / PAVILLION (+/-) 86'x104'
- SUN SHADE (+/-) 50'x60'
- SUN SHADE (+/-) 52'x78'
- RESTROOMS (+/-) 14'x20'
- PAVILLION (+/-) 24'x48'
- FARM EQUIP. BUILDING (+/-) 30'x40'
- ANIMAL SHADE STRUCTURE (+/-) 15'x30'
- STORAGE BLDG WITH SHADE CANOPY (+/-) 36'x45'
- ENTRANCE AND TICKET BOOTHS (+/-) 20'x52'
- SUN SHADE (+/-) 24'x50'
- CONCESSIONS (+/-) 32'x56'
- SHADE CANOPY (+/-) 18'x18'
- RELOCATED COFFEE STAND (+/-) 13'x20'

LEGEND

---	PARCEL BOUNDARY	---	EXISTING FENCE
---	PROPERTY LINE	---	EDGE OF IMPROVED DUST PROOFING
---	ROAD CENTER LINE	---	O.H. UTILITY LINE
---	ALL WEATHER FIRE ACCESS ROUTE (20' WIDTH)	+	UTILITY POLE
---	REFUSE COLLECTION ROUTE		

PARKING DATA

BUILDING / STRUCTURE	AREA (S.F.)	PARKING REQUIRED	PARKING PROVIDED
SUN SHADE BUILDINGS	(+/-) 52,780	1 STALL / 1,000 S.F. (53 STALLS)	(+/-) 300 STALLS
ANIMAL CORRALS			
GARDEN AREA			
PLAY EQUIPMENT AREA			
STORAGE BUILDINGS			
FARM STAND	(+/-) 4,862	1 STALL / 375 S.F. (13 STALLS)	52 STALLS

Young | design | group
Landscape Architecture
+ Land Planning
7234 east shoemaker lane
suite 6
scottsdale, arizona 85251
tel. 480.257.3312

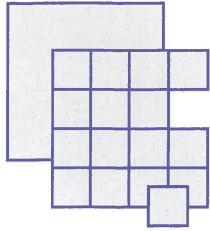


VERTUCCIO FARMS
4011 SOUTH POWER ROAD | MESA, AZ | 85212

DATE:	03/08/19
12% REV:	1820
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY:	11/01/19
CITY:	01/15/20
CITY:	02/10/20

SUBMITTED FOR:	SITE PLAN
SHEET NO.	SP1.2
	2 OF 2

TRACKING NUMBERS.



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

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

March 25, 2020

Notice of Public Hearing

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client, Cono Vertuccio, has applied to the City of Mesa for approval of a rezoning in order to preserve Vertuccio Farms as one of the East Valley's premier destinations for agricultural-based family entertainment. Vertuccio Farms is located at 4011 South Power Road in Mesa, Arizona. In conjunction with the rezoning, landscaping improvements and establishment of design guidelines will be developed for the site.

The specific requests are detailed below:

- 1) Rezoning from Light Industrial (LI) and Limited Commercial (LC) to LI with a Planned Area Development Overlay (PAD).
- 2) Site Plan Approval

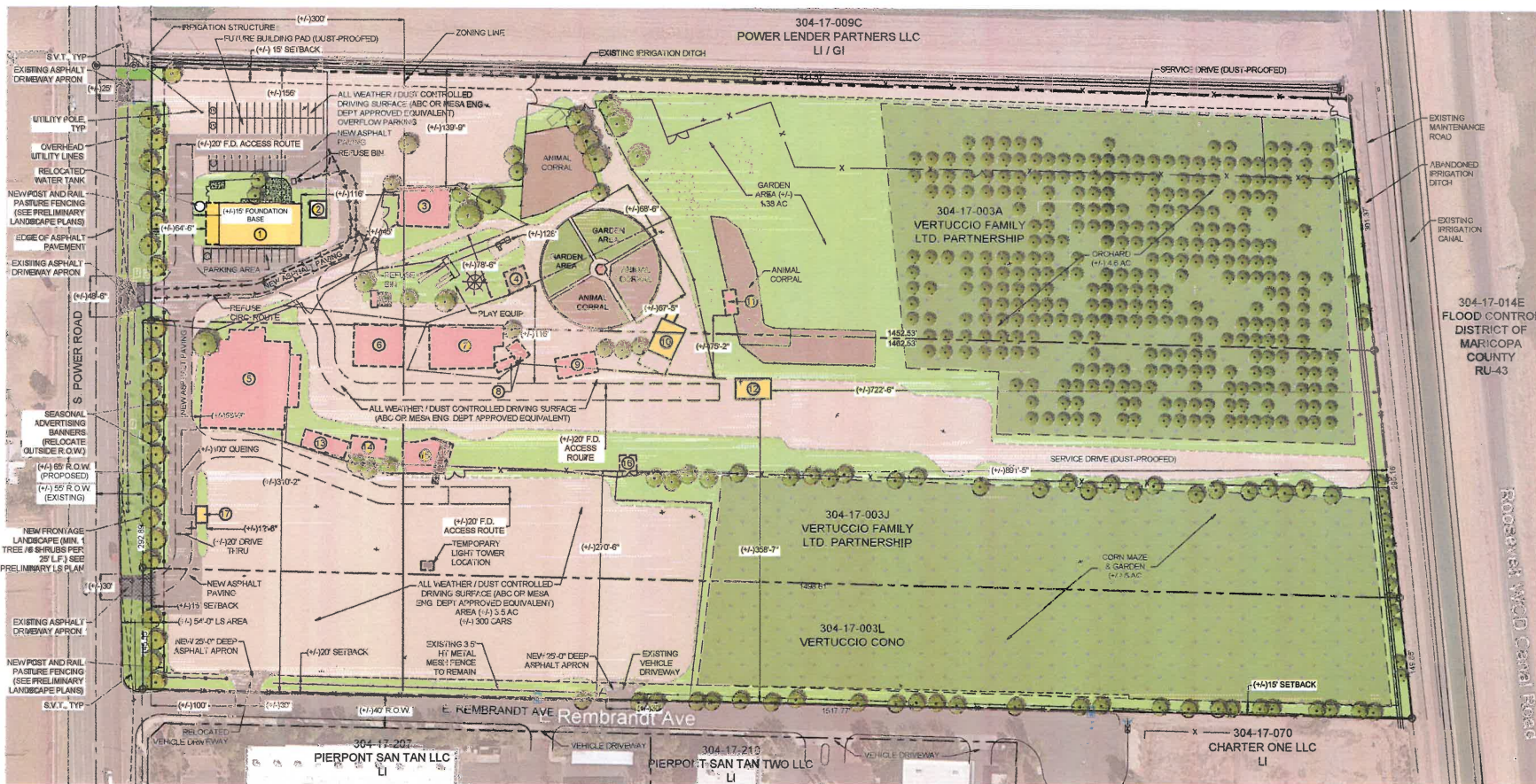
A copy of the proposed site plan, which largely conforms to the existing Vertuccio Farm, is on the back of this letter.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 8, 2020, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal. The application will then be heard at subsequent City Council hearings.

If you have any questions regarding this proposal, please contact either Ralph Pew or myself by phone at 480-461-4670 or by email at jon.gillespie@pewandlake.com. The City of Mesa has assigned this case to Mr. Tom Ellsworth of their Planning Division staff. He can be reached at 480-644-2182 should you have any questions regarding the public hearing process.

Sincerely,

Jon Gillespie
Pew & Lake, PLC



SITE PLAN

CITY OF MESA FIRE CODE NOTES

- Compliance is required with all provisions and requirements of IBC Chapter 33, Safeguards During Construction, and; IFC Chapter 33 and NFPA 241, Fire Safety During Construction and Demolition.
- There shall be a 20 feet wide fire apparatus access road during construction or demolition. This road shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (74,000 lbs./24,000lbs per axle) when roads are wet. The access road shall be extended to within 100 of temporary or permanent fire department connections. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.
- Approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. There are times when hydrants and valves must be closed temporarily for repair work or construction. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.

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- SUN SHADE (+/-) 52'x78'
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- STORAGE BLDG WITH SHADE CANOPY (+/-) 35'x45'
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- CONCESSIONS (+/-) 32'x56'
- SHADE CANOPY (+/-) 18'x18'
- RELOCATED COFFEE STAND (+/-) 13'x20'

LEGEND

- PARCEL BOUNDARY
- PROPERTY LINE
- ROAD CENTER LINE
- ALL WEATHER FIRE ACCESS ROUTE (20' WIDTH)
- REFUSE COLLECTION ROUTE
- EXISTING FENCE
- EDGE OF IMPROVED DUST PROOFING
- O.H. UTILITY LINE
- UTILITY POLE

PARKING DATA

JULY 19	TOTAL	PERMITTED	REMAINING
<ul style="list-style-type: none"> SUN SHADE BUILDINGS ANIMAL CORRALS GARDEN AREA PLAY EQUIPMENT AREA STORAGE BUILDING 	(+/-) 52,789	1 STALL / 1,000 S.F. (53 STALLS)	(+/-) 300 STALLS
FARM STAND	(+/-) 4,862	1 STALL / 375 S.F. (13 STALLS)	52 STALLS

Young | design | group
Landscape Architecture
+ Land Planning
7234 east thompson lane
scottsdale, arizona 85251
tel. 480.257.3312



VERTUCCIO FARMS
4011 SOUTH POWER ROAD | MESA, AZ | 85212

DATE:	03/08/19
CD NO:	1820
DESIGNED BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE
CITY:	11/01/19
CITY:	01/16/20
CITY:	02/10/20

SITE PLAN

SHEET NO.

SP1.2

2 OF 2

TRACKING NUMBERS:

6859 E REMBRANDT LLC
6859 E REMBRANDT AVE
BLDG 1 , STE 111
MESA, AZ 85212

AIRPARK SOUTH DEVELOPMENT 9 LLC
6859 E REMBRANDT AVE UNIT 115
MESA, AZ 85212

AIRPARK SOUTH DEVELOPMENT 9 LLC
6859 E REMBRANDT AVE NO 122
MESA, AZ 85212

ALARA SPRINGFORD TRUST
PO BOX 83
PATAGONIA, AZ 85624

ARIZONA BOARD OF REGENTS (ASU)
PO BOX 877405
TEMPE, AZ 85287

ARMADILLO REAL PROPERTIES LLC
2558 S RIATA CIR
GILBERT, AZ 85296

B & K LAND & INV CO
11611 S HIGLEY RD
HIGLEY, AZ 85236

BILL & BELL LLC
6600 SOUTH HIGHWAY 89
OGDEN, UT 84405

BLAIR T BUTTERFIELD PROPERTIES LLC
1156 S FERN CT
GILBERT, AZ 85296

BRODERICK PROPERTY ONE LLC
3621 E KIMBALL CT
GILBERT, AZ 85297

CARTER PROPERTIES OF ARIZONA LLC
611 ROUNDSTONE DR
WELDON SPRING, MO 63304

CHARTER ONE LLC
2450 S GILBERT RD STE 100
CHANDLER, AZ 85286-1594

CQ HOLDINGS LLC
PO BOX 459
HIGLEY, AZ 85236

ENTRUST ARIZONA LLC ETAL
4135 S POWELL RD SUITE 108
MESA, AZ 85212

FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
2801W DURANGO ST
PHOENIX, AZ 85009

FOCUS 401K TRUST
2824 N POWER RD SUITE 113-122
MESA, AZ 85215

GBSP LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

HASTINGS PIERPONT CONDO LLC
5505 W CHANDLER BLVD NO 15
CHANDLER, AZ 85226

HATCH SHAYLAR MARCAL
4135 S POWER RD SUITE 101
MESA, AZ 85212

MAPLE LEAF MEDICAL LLC
6859 E REMBRANDT AVE
BLDG 1-111
MESA, AZ 85212

NORTHGATE MANAGEMENT LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

PIERPONT 128 LLC
PO BOX 8911
MESA, AZ 85214

PIERPONT SAN TAN LLC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

PIERPONT SAN TAN TWO LLC
4852 E BASELINE RD STE 105
MESA, AZ 85206

POWER LENDER PARTNERS LLC
39000 COUNTRY CLUB DR
FARMINGTON HILLS, MI 48331

POWERGATE INVESTMENTS LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

REMBRANDT HOLDINGS LLC
843 N DATE PALM DR
GILBERT, AZ 85234

SNOW PROPERTY SERVICES LLC
843 N DATE PALM DR
GILBERT, AZ 85234

SOUTH POWER LLC
4135 S POWER RD SUITE 110
MESA, AZ 85212

THE DALE C MORRISON TRUST
1733 N GREENFIELD RD STE 101
MESA, AZ 85205

TRAN TIEN
7187 MIDNIGHT ROSE CIR
CORONA, CA 92880

TRILOGY PSYCHOLOGICAL
SERVICES LLC
4135 S POWER RD SUITE 118
MESA, AZ 85212

VERTUCCIO CONO
32451 N VERTUCCIO TRL
QUEEN CREEK, AZ 85142

VERTUCCIO FAMILY LIMITED
PARTNERSHIP
30800 N GARY RD
QUEEN CREEK, AZ 85142

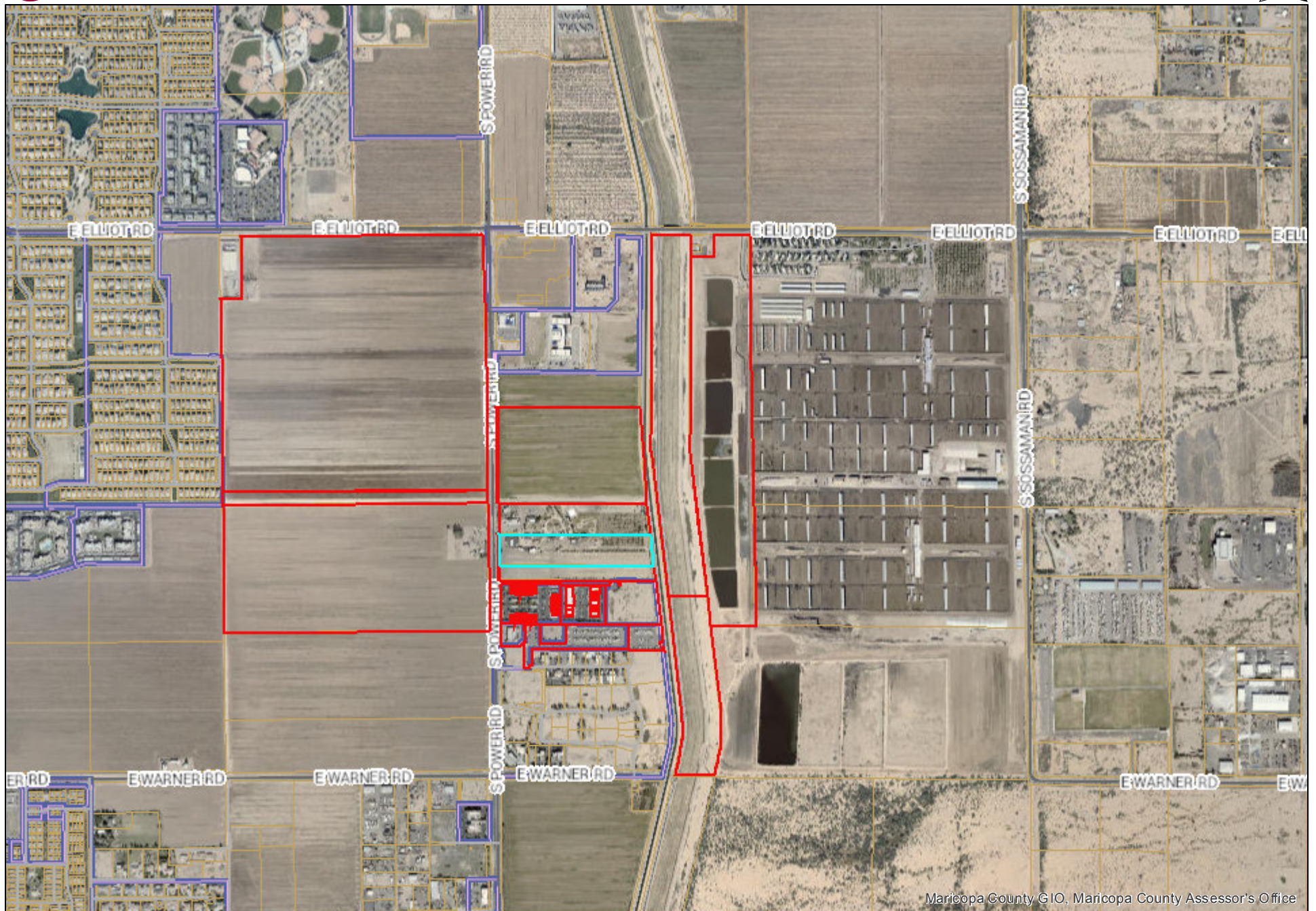
VERTUCCIO FAMILY LIMITED
PARTNERSHIP/ETAL
30800 N GARY RD
QUEEN CREEK, AZ 85142

WEECH VENTURES LLC
4135 S POWER RD STE 124
MESA, AZ 85212

Z AND Z REAL ESTATE
INVESTMENTS LLC
2737 E TAURUS PL
CHANDLER, AZ 85249



Map



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: April 8, 2020

CASE: ZON19-00507

Request: Rezoning from LC and LI to LI-PAD.
This request will allow for the development of a
large-scale commercial recreation development.

APPLICANT: W. Ralph Pew, Pew & Lake, PLC

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/25/2020

3/25/20 09:43:52

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PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/25/2020

3/25/20 09:46:51

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2020

Date: March 25th, 2020

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 ZON19-00507 (case number), on the 25th day of MARCH, 2020. 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 25th day of MARCH, 2020

Marybeth Conrad
Notary Public

