



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-052 (PLN2014-00473)
LOCATION: 2628 West Birchwood Circle
GENERAL VICINITY: Located north of Broadway Road and East of the Loop 101 Freeway
REQUEST: Rezone from LI and LI PAD to LI PAD and modification of the PAD overlay. Also consider the Preliminary Plat for "Birchwood Circle Business Center"
PURPOSE: This request will allow the subdivision of an existing business park.
COUNCIL DISTRICT: District 3
OWNER: Danny Jones, Birchwood Circle Investors
APPLICANT: Vernon P. Anderson, Architect
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NO.: 134-36-016, 136-36-017, 134-36-018, 134-36-019, 134-36-020 and 136-36-012B
EXISTING ZONING: LI and LI PAD
GENERAL PLAN DESIGNATION: Employment
CURRENT LAND USE: Existing Business Park
LOT SIZE: 1.7± acres

SITE CONTEXT

NORTH: Existing Industrial development – zoned LI
EAST: Existing Industrial development – zoned LI
SOUTH: Existing Industrial development – zoned LI
WEST: (across the Tempe Canal) Existing Office/Industrial development – zoned in Tempe

STAFF RECOMMENDATION:

Approval with conditions

PLANNING & ZONING BOARD DECISION:

Approval with conditions. Denial

PROP-207 WAIVER:

Signed Not Signed

ZONING HISTORY

February 22, 1966:

Annexed (Ord. 501) and subsequently zoned LI

June 20, 1983:

Council approved rezoning from LI to LI PAD to accommodate individual ownership of buildings in an existing industrial development platted as "CCI Business Center". (Z83-048) This rezoning applied to parcels 134-36-016, 136-36-017, 134-36-018, 134-36-019, 134-36-020.

PROJECT DESCRIPTION

This request is to rezone an existing development to accommodate the expansion of an existing PAD for an existing industrial office project. In 1983, the City Council approved a PAD overlay for 3 existing buildings to allow for individual ownership of each building through a subdivision plat with common ownership of the parking and landscape areas. These lots are identified as lots 2, 3 and 4 on the preliminary plat document submitted. The previous plat was titled "CCI Business Center". The current proposal would expand that PAD overlay to include a fourth existing building (at the northwest corner of the site), which is identified on the proposed preliminary plat as Lot 1. The expansion of the PAD overlay is simply to accommodate the inclusion of this building. The new proposed plat is titled "Birchwood Circle Business Center".

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 1,000 feet of the subject site and registered neighborhoods within 1 mile. The applicant submitted a Citizen Participation Report. The applicant has reported that they have not received any inquiries, comments or concerns. Staff has also not been contacted by any property owner's or citizens regarding this proposal.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

This request is within the Character Type of *Employment* as identified on the Character Area map in the Mesa 2040 General Plan.

Focus: The Employment Districts is a character type used for land uses that are at least 20 acres and have minimal connection to the surrounding areas. Employment districts may include some supporting retail and office but rarely any residential uses. The goal for the Employment District is to provide for a wide range of employment opportunities in high quality settings.

Sub-type:

Industrial:

The Industrial character type signifies locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have larger lots and require provision of access and circulation by large vehicles. These industries typically provide quality jobs and require protection from encroachment of non-compatible uses.

The General Plan identifies key elements to community development that are important elements of continuing to grow and develop a healthy, sustainable City. The five elements include High quality

development, Changing demographics, Public health, Urban design and place-making, and Desert environment. One of these key elements that will need to be addressed through the review of the project design:

These key elements have been considered in the development of the vision statements, guiding principles, goals, policies and strategies contained in the General Plan. This project has been reviewed and appears to have the potential to promote the following goals, policies, and strategies:

Goal: Grow and maintain diverse and stable jobs
Economic Development S3: Preserve designated commercial and industrial areas for future job growth.

Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces.
Character Areas P6: In areas with the Employment District character type, development will be reviewed for the opportunity to maintain and enhance employment options within the City of Mesa; areas with this character type are important to the long term vitality of the community and need to be protected from incompatible development types. Review shall also consider compliance with any approved sub-area or neighborhood plan for the specific area.
Land Use P1: Develop a land use pattern throughout the City that helps create and maintain diverse neighborhoods, maintains locations for employment uses, provides for dynamic and inviting locations for shopping and recreation, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed project, this request is consistent with the goals of the General Plan to preserve existing industrial areas for jobs by allowing flexibility for owner's to be able to sell buildings and keep existing projects viable.

STAFF ANALYSIS:

This proposal is simply to expand a PAD to allow for the re-plat and inclusion of a fourth existing building into an existing PAD. The lot that will now be included in the PAD overlay shares parking and landscape areas with the overall development. It is sited at the northwest corner of the site with shared driveways as well. It naturally functions as part of the overall site.

CONCLUSIONS:

Staff is in support of this proposal and recommends approval of this case subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the platting process as outlined in the City of Mesa Subdivision Regulations.
4. Landscape areas along perimeter and within the parking fields, must be re-vegetated consistent with the number of plant materials approved within the shopping center when it was constructed. (SPR83-048)

VArchitects

ARCHITECTURE • PLANNING • INTERIORS

VERNON P. ANDERSON ARCHITECT

14424 North 13th Street • Phoenix, Arizona 85022

Tel. (602) 993-8798 Fax. (602) 993-2804

September 2, 2014

City of Mesa
Development & Sustainability Dept.
55 North Center Street
Mesa, Arizona 85201

Attention : Preliminary Plat Review Team

"Proposed Re-Plat of Lot B of Broadway
Business Park and CCI Business Center"
2628 West Birchwood Circle, Mesa, AZ
Birchwood Circle Business Center

RE:

VPA #14-12

SUBJECT: Project Narrative

The location of the Proposed Replat is north of Broadway Road and west of El Dorado Circle. The entire site (1.725 acres) was Lot #8 of "Broadway Business Park" as recorded 1981. In 1984 Consumer Construction Inc., the owner at that time, recorded a subdivision of the site to "CCI Business Center". The north portion and a strip along the east boundary of the site remained as Lot #8 of Broadway Business Park (APN 134-36-012B) with one structure Building 'D'. The south portion of the lot was subdivided and has three structures:

1. Building 'A' Lots #1 (APN 134-36-016) & #2 (APN 134-36-017) a condominium
2. Building 'B' Lot #3 (APN 134-36-018)
3. Building 'C' Lot #4 (APN 134-36-019)
4. Tract 'A' Common Area (APN 134-36-20)

Previous owner(s) developed the site with the (4) four buildings that are existing. Birchwood Circle Investors purchased the entire property in 1990 and currently maintains ownership. In March of this year we contacted the City of Mesa regarding replatting the entire site into a single subdivision with each building on a separate lot with the remainder of the site as common area. Based upon information received at that time, a Final Plat "Birchwood Circle Business Center" (BCBC) was completed and submitted for approval (PLN 2014-00275). Review of the proposed plat by Mesa staff has identified the that :

1. The existing site is recorded in two separate subdivisions
2. The PAD Overlay on the south portion of lot must be expanded to entire site.

These two items required the project to follow a more comprehensive verification process and a Zoning change prior to completion of the plat.

This existing site and the properties to the north, east and south are Zoned Limited Industrial. West of the Property is the Tempe Canal and the City of Tempe. The south portion of the site current has a PAD Overlay as well. Buildings on the site currently have Warehouse/ Manufacturing/ Office uses (see proposed BCBC plat) as follows:

4. Lot #1 BCBC Building 'D' - 2,569 s.f. Warehouse & 1,881 s.f. Offices
2. Lot #2 BCBC Building 'B' - 4,682 s.f. Warehouse & 1,519 s.f. Offices
3. Lot #3 BCBC Building 'C' - 4,102 s.f. Manufacturing/Warehouse & 1,352 s.f. Offices
1. Lot #4 BCBC Building 'A' - 4,492 s.f. Warehouse & 3,341 s.f. Offices (vacant)

Page 2

Proposed Re-Plat for
Birchwood Circle Business Center

Existing buildings on site are constructed with masonry exterior walls with wood framed roof structures. Buildings A, B, D & the Offices of C are not sprinklered. The Warehouse/ Manufacturing portion of Building C is sprinklered. The buildings are approximately 22' to top of the parapet walls. There are six foot high CMU walls between the buildings on the west property line and along the north & east property lines. A trash dumpster is provided on a concrete pad adjacent to the parking in the middle of Parcel No. 1. and is serviced by a private company. See the ATA Survey for existing site development.

All water, sewer and power utilities to the buildings are existing to remain. There is (1) one on site fire hydrant located near the southwest corner of Building A and (1) one fire hydrant adjacent to the east side driveway, at the southeast corner of the site.

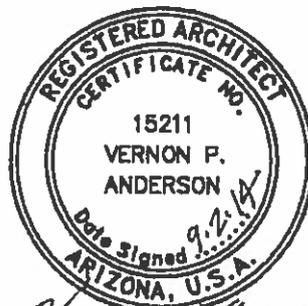
This Preliminary submittal includes an ALTA Survey of existing development and the Proposed Plat for "Birchwood Circle Business Center" as previously submitted (PLN 2014-00275 for final review). No new development or change of occupancy are proposed with this re-plat and PAD expansion. Property owners, businesses and neighborhood associations in the area will be notified per the attached Citizens Participation Plan to solicit feedback regarding "Birchwood Circle Business Center"

A Pre-Submittal Conference was held on August 4, 2014 to complete Step 1 of the plat process. The Planning Department indicated that the proposed "Birchwood Circle Business Center" Plat is compatible with the General Plan and Zoning. Expansion of the PAD to the entire site is required in addition to the preliminary plat. Comments from Development Coordination, Building Construction Codes and Fire Codes reviewers identified General Codes that would apply if any new development were proposed. The Development Coordination team indicated that the existing driveway entrances in the Right-of-Way would need to be modified to current ADA requirements with permit prior to final plat approval.

If you need any additional information regarding this project, please call me 602-568-0573 or email vpaarchitects@q.com

Respectfully,

Vernon P. Anderson Architect



Vernon P. Anderson
EXPIRES 3/31/2017

**PRELIMINARY PLAT OF "BIRCHWOOD CIRCLE BUSINESS CENTER"
A RE-PLAT OF LOT 8 OF BROADWAY BUSINESS PARK, BOOK 229
OF MAPS, PAGE 24, AND CCI BUSINESS CENTER, BOOK 289 OF MAPS,
PAGE 34, MARICOPA COUNTY RECORDS**

**A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS, BIRCHWOOD CIRCLE INVESTORS, INC., AS OWNER, HAS SUBMITTED UNDER THE NAME OF "BIRCHWOOD CIRCLE BUSINESS CENTER" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATED HEREON AND HEREBY PUBLICLY AND PRIVATELY RE-PLATED THE "BIRCHWOOD CIRCLE BUSINESS CENTER" A COMMON SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONVEYING SAME, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT BIRCHWOOD CIRCLE INVESTORS, INC., AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SETS TO BE DEDICATED ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PRESENTS.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED AS SHOWN ON, OVER AND UNDER THE AREAS DEDICATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF NECESSARY UTILITIES, PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY OF MESA, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF SAID UTILITY FACILITIES.

TRACT "A" IS HEREBY DECLARED AS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED UNDER TRACT "A".

OWNER WARRANTS AND REPRESENTS TO THE CITY OF MESA TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LEASE, EASEMENT, MORTGAGE OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND SUBJECT TO OF RECORD HEREON WITH THE RECORDS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO THE PLAT AS EVIDENCED BY INSTRUMENTS SHOWING RECORDS WITHIN THE MARICOPA COUNTY RECORDER'S OFFICE, ON WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF,
BIRCHWOOD CIRCLE INVESTORS, INC.

BY:

TITLE

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____ 2014 BY _____ IN THEIR CAPACITIES AS INDICATED ON SAID INSTRUMENTS, INC. BY COMMISSION EXPRESSES

NOTARY PUBLIC

DESCRIPTION

THAT PORTION OF LOT 8 BROADWAY BUSINESS PARK, ACCORDING TO BOOK 229 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 225.50 FEET, ALONG THE EAST LINE OF SAID LOT 8 TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 8, THENCE SOUTHWEST ALONG A CURVE TO THE LEFT 127.17 FEET, SAID CURVE HAVING A RADIUS OF 2820 FEET, CENTRAL ANGLE OF 28 DEGREES 31 MINUTES 47 SECONDS AND LONG CHORD BEARING SOUTH 70 DEGREES 11 MINUTES 02 SECONDS WEST, 36.62 FEET ALONG SAID NORTHERLY BOUNDARY OF SAID LOT 8, THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, 141.61 FEET, THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, 225.10 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8, THENCE THE FOLLOWING TWO COURSES BEING ALONG SAID WEST LINE OF LOT 8: 1) NORTH 03 DEGREES 00 MINUTES 00 SECONDS EAST 75.75 FEET, AND 2) NORTH 14 DEGREES 17 MINUTES 30 SECONDS EAST, 48.53 FEET, THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 225.87 FEET ALONG THE NORTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

AND:
LOT 1 BROADWAY BUSINESS PARK, AND TRACT A, CCI BUSINESS CENTER, ACCORDING TO BOOK 229 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

BIRCHWOOD CIRCLE INVESTORS, INC.,
3145 N. 23RD AVENUE, SUITE 1
CHANDLER, ARIZONA 85226

NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MESA. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- A PROPERTY OWNER'S ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 24-HOUR STORM WITHIN 36 HOURS. OWNERS OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN THE SURFACE WATER BY A 30 MINUTE PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SETTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- A VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT IS HEREBY CREATED AND GRANTED LOTS 1-4 AND TRACT "A", AND ANY FUTURE SUBDIVISIONS THERE OF.

SURVEYORS NOTES

- THE BASES OF BEARINGS IS THE SOUTHWEST CORNER OF SECTION 19 USING A BEARING OF SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST FOR THE FINAL PLAT OF BROADWAY BUSINESS PARK, RECORDED IN BOOK 229 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS.
- ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AGENTS, ISSUING AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 2000051-022-491, DATED MARCH 24, 2014.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
SUBDIVISION OF "BROADWAY BUSINESS PARK" RECORDED IN BOOK 229 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS
SUBDIVISION OF "CCI BUSINESS CENTER" RECORDED IN BOOK 289 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

SURVEYOR

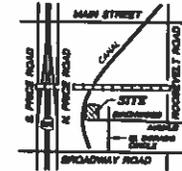
SUPERIOR SURVEYING SERVICES, INC.
21415 N. 23RD AVENUE
PHOENIX, AZ 85027
PHONE: (602) 969-0923
FAX: (602) 969-0928
CONTACT: DAVID S. GLENN

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 0803024R, DATED OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 1% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOODS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT ON NON-DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODS."

AREA

LOT NO.	AREA
LOT 1	0.625 SQ. FT. 0.018 ACRES
LOT 2	0.216 SQ. FT. 0.145 ACRES
LOT 3	5.580 SQ. FT. 0.127 ACRES
LOT 4	0.820 SQ. FT. 0.190 ACRES
TRACT "A"	0.625 SQ. FT. 1.163 ACRES
TOTAL	73,751 SQ. FT. 1.725 ACRES



VICINITY MAP
NOT TO SCALE

APPROVALS

THIS IS TO CERTIFY THAT THE AREA RELATED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, ARIZONA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PLUMBING TO SECTION 19-57E, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE

PLANNING MANAGER DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE INFORMATION DESCRIBED HEREON HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 2014
DAVID S. GLENN
P.L.S. 00137
21415 N. 23RD AVENUE
PHOENIX, AZ 85027



PRELIMINARY PLAT OF
BIRCHWOOD CIRCLE BUSINESS CENTER
MESA, ARIZONA

21415 N. 23rd Avenue, Phoenix, AZ 85027
602-969-0923
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DATE: 7/8/14
BY: DAVID S. GLENN

**PRELIMINARY PLAT OF
BIRCHWOOD CIRCLE BUSINESS CENTER**
 MESA, ARIZONA

2110 N. 31st Avenue, Phoenix, AZ 85017
 602-944-0223 (office) 602-944-0728 (fax)
 www.superiorgraphics.com
 info@superiorgraphics.com

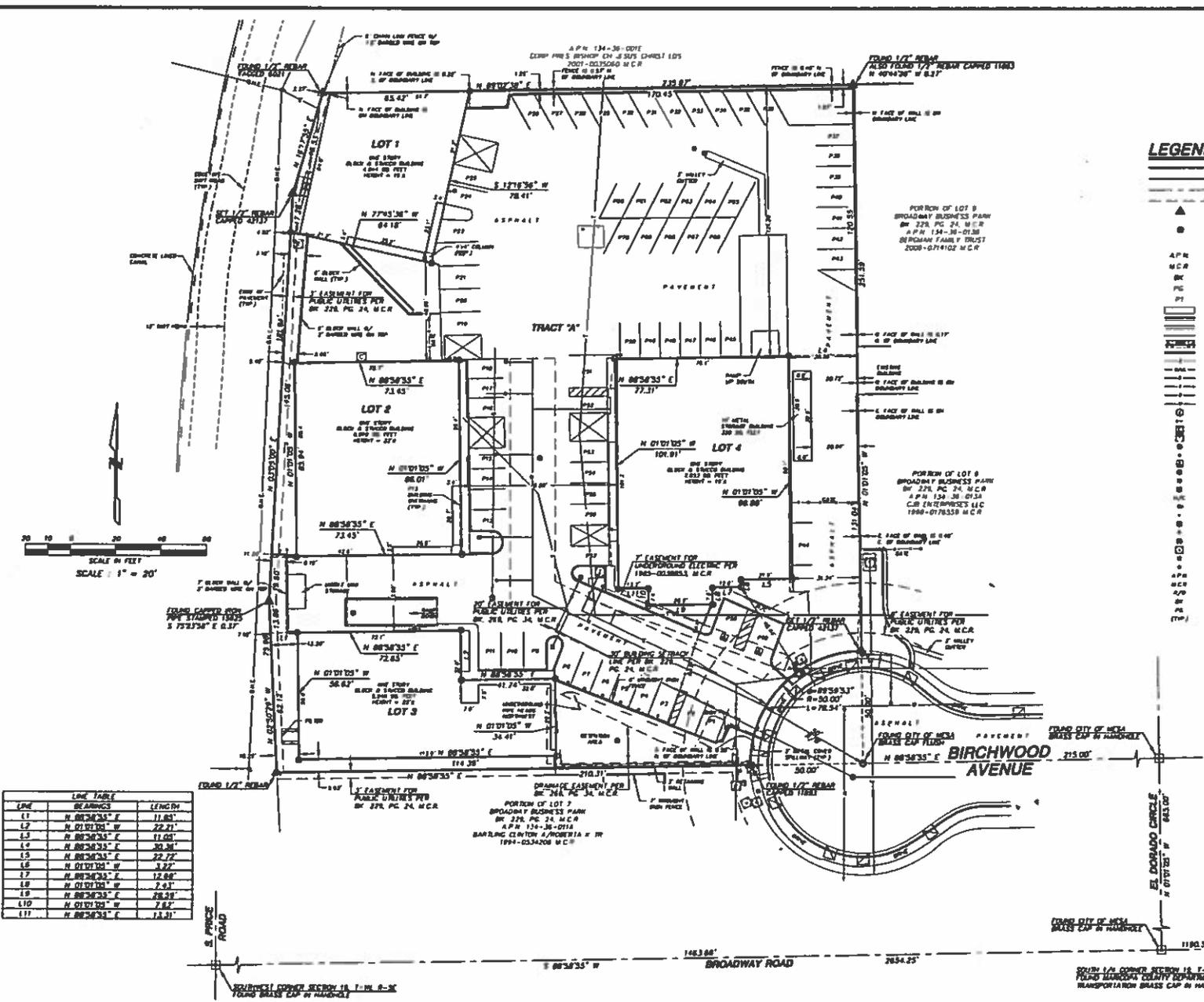
SUPERIOR
 SURVEYING GRAPHICS, INC.

PREP BY: CHD/BR
 CHECKED BY: B/JP
 DATE: 7/26/11
 JOB NO.: 102894



LEGEND

- SUBDIVISION LINE
- LOT LINE
- MONUMENT LINE
- EXISTING EASEMENT LINE
- ▲ INDICATES CORNER OF THIS SUBDIVISION (MONUMENTS FOUND OR SET AS MOVED)
- INDICATES LOT CORNER
- MONUMENT FOUND OR SET (BUILDINGS ENCLOSED LOTS OF LOTS)
- APN ASSESSOR'S PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDS
- BC BOOK
- PC PAGE
- PT PLATTING SPACE
- CONCRETE SURFACE
- 24 INCH METALLIC CLUMP & OUTLET
- 24 INCH ROLLED CLUMP
- 8 INCH CONCRETE CLUMP
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- FENCE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- SCHEDULE 80 IRON DOWN OUTLET
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FINE HYDRANT
- GUARD POST OR GATE POST
- HANDICAPPED SPACE
- METAL GRATE (RECTANGULAR)
- METAL GRATE (RECTANGULAR)
- MAIL BOX
- PEDESTRIAN ACCESS RAMP
- POWER POLE 1/2 UNDERGROUND ELECTRIC
- STREET CLEAN CUT
- STREET MANHOLE
- TELEPHONE RESES
- CABLE TELEVISION RISER
- UNDERGROUND WALK
- WATER METER
- WATER VALVE
- APN ASSESSOR'S PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDS
- BC BOOK
- PC PAGE
- PT TYPICAL



LINE	LINE TABLE	LENGTH
L1	N 88°24'25" E	11.82'
L2	N 01°01'03" W	22.21'
L3	N 88°24'25" E	11.04'
L4	N 88°24'25" E	36.36'
L5	N 88°24'25" E	22.72'
L6	N 01°01'03" W	3.22'
L7	N 88°24'25" E	12.86'
L8	N 01°01'03" W	2.21'
L9	N 88°24'25" E	28.51'
L10	N 01°01'03" W	2.62'
L11	N 88°24'25" E	13.41'

SOUTH 1/4 CORNER SECTION 16, T-1N, R-2E
 PULAD MARICOPA COUNTY DEPARTMENT OF
 TRANSPORTATION BRASS CAP IN HANDSHELF

ALTA / ACSM LAND TITLE SURVEY

OF
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

NOTES

- The basis of bearing is the monument line of Broadway Road, also being the South line of the Southwest Quarter of Section 18, using a bearing of South 88 degrees 00 minutes 55 seconds West, per the Final Plat of BROADWAY BUSINESS PARK, recorded in Book 276 of Maps, Page 24, records of Maricopa County, Arizona.
- All site information and the description shown is based on a Certification for this Survey issued by Florida National Title Insurance Company, Order Number 27002951-023-181, dated March 26, 2014.
- The number of striped parking spaces on the subject property are as follows:
Regular: 60
Handicapped: 70
Total: 130
- The building size and dimensions shown depict the exterior building footprint of ground level based on their measurements. This information is intended to depict the general configuration of the building or ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or accessible area of any building. The building offset dimensions shown are to critical building corners. Building heights shown are the measurement between the adjacent natural ground in the highest part on the building under that the ground.
- According to FEMA Flood Insurance Rate Map, Map Number 50123C243, dated October 16, 2013, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."
- The survey was not provided with zoning information by the owner pursuant to Title 4, Article 6(B). According to City of Mesa Zoning Map, the subject property is zoned I1, light industrial district. The following zoning related information is based solely on the surveyor's interpretation of the City of Mesa Zoning Ordinance. No certification on this survey can be given or provided in any way that the subject property is in compliance with the zoning regulations, laws or this survey or any other zoning regulation that applies to the subject property.
Subject, Setback, Restrictions:
Front: 20 feet from adjacent street, according to the case, Transportation Plan.
Side: 10 feet.
Rear: 10 feet.
Height: 35 feet for buildings; 15 feet for parking structures.
Subject, Front, Restrictions:
40 feet.
Other, Setback, Restrictions:
15 feet.
Other, Restrictions:
Open industrial buildings and uses: 750 sq ft space per 500 square feet plot; 250 sq ft space per 375 square feet plot.
Industrial: 1 space per 600 square feet.
- The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be completely ascertained and reliability is limited. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "811" at 800-485-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- This ALTA / ACSM Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.



SCHEDULE "B" ITEMS

1. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 276 of Maps, Page 24.
2. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 219 of Maps, Page 38.
3. Easements, conditions, restrictions and easements but affecting any easements or restrictions, if any, including but not limited to those based upon right, color, religion, sex, racial discrimination, familial status, handicap, handicap, marital status, ancestry, source of income, gender, gender identity gender expression, medical condition or genetic information, or set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
Recording for: Deed # 1680, Page 1000
Modification(s) of said easements, conditions and restrictions.
Recording for: 02-05597
Affects: All Parties
(AFFECTS SUBJECT PROPERTY - NOT PLATABLE)
4. Matters contained in that certain document (entire) Covenants Running With the Land.
Dated: December 28, 1993.
Recording Date: January 13, 1994.
Recording for: Deed # 1920, Page 1026
Affects: All Parties
(AFFECTS SUBJECT PROPERTY - NOT PLATABLE)
5. Easements, conditions, restrictions, party walls and easements but affecting any easements or restrictions, if any including but not limited to those based upon right, color, religion, sex, racial discrimination, familial status, marital status, handicap, handicap, marital status, ancestry, source of income, gender, gender identity gender expression, medical condition or genetic information, or set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
Recording for: 04-298201
Issue and changes as set forth in the above mentioned declaration.
Recording for: C2 Business Center Association
Affects: Parcel 2
(AFFECTS SUBJECT PROPERTY - NOT PLATABLE)
6. Matters contained in that certain document (entire) Covenants Running With the Land.
Dated: July 05, 1994.
Recording Date: July 05, 1994.
Recording for: 04-198204
Affects: Parcel 2
(AFFECTS SUBJECT PROPERTY - PERTAINS TO RETENTION BASIN CONSTRUCTED TO RETAIN STREET RUNOFF FROM BROADWOOD CIRCLE - NOT PLATABLE)

DESCRIPTION

PARCEL NO. 1:
That portion of Lot 4, BROADWAY BUSINESS PARK, according to Book 276 of Maps, page 24, records of Maricopa County, Arizona, described as follows:
BEGINNING at the northeast corner of said Lot 4;
thence South 03 degrees 02 minutes 02 seconds East, 231.90 feet, along the East line of said Lot 4 to a point on the boundary right of way line of East Broadway Drive;
thence along a curve to the left, 32.17 feet, said curve having a radius of 343.00 feet, a central angle of 30 degrees 37 minutes 47 seconds and tang chord bearing South 70 degrees 33 minutes 02 seconds West, 21.62 feet along said boundary right of way line;
thence South 00 degrees 02 minutes 00 seconds West, 1411.61 feet, along the West line of said Lot 4;
thence the following (any curves being along said West line of Lot 4:
1) North 03 degrees 02 minutes 00 seconds East, 73.79 feet; and
2) North 16 degrees 17 minutes 35 seconds East, 46.53 feet;
thence North 00 degrees 02 minutes 36 seconds East, 230.87 feet along the North line of said Lot 4 to the POINT OF BEGINNING.

PARCEL NO. 2:
Lots 1 through 4, inclusive, and Parcel A, C2 BUSINESS CENTER, according to Book 269 of Maps, page 34, records of Maricopa County, Arizona.

AREA = 1725 ACRES
78,197 SQ. FT.

CERTIFICATION

BY: BROADWOOD CIRCLE SERVICES, INC. an Arizona corporation, FIDELITY NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 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572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Date of Plat or Map: July 5, 2014
David S. Clark
RLS 42137



REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
SUBDIVISION OF "BROADWAY BUSINESS PARK" RECORDED IN BOOK 276 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS
SUBDIVISION OF "C2 BUSINESS CENTER" RECORDED IN BOOK 269 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

ALTA / ACSM LAND TITLE SURVEY
2628 W. BROADWOOD CIRCLE DRIVE
MESA, AZ 85202

71415 W. 23rd Avenue, Phoenix, AZ 85027
423-861-0233 (office) 423-861-0728 (fax)
www.superioraz.com
info@superioraz.com

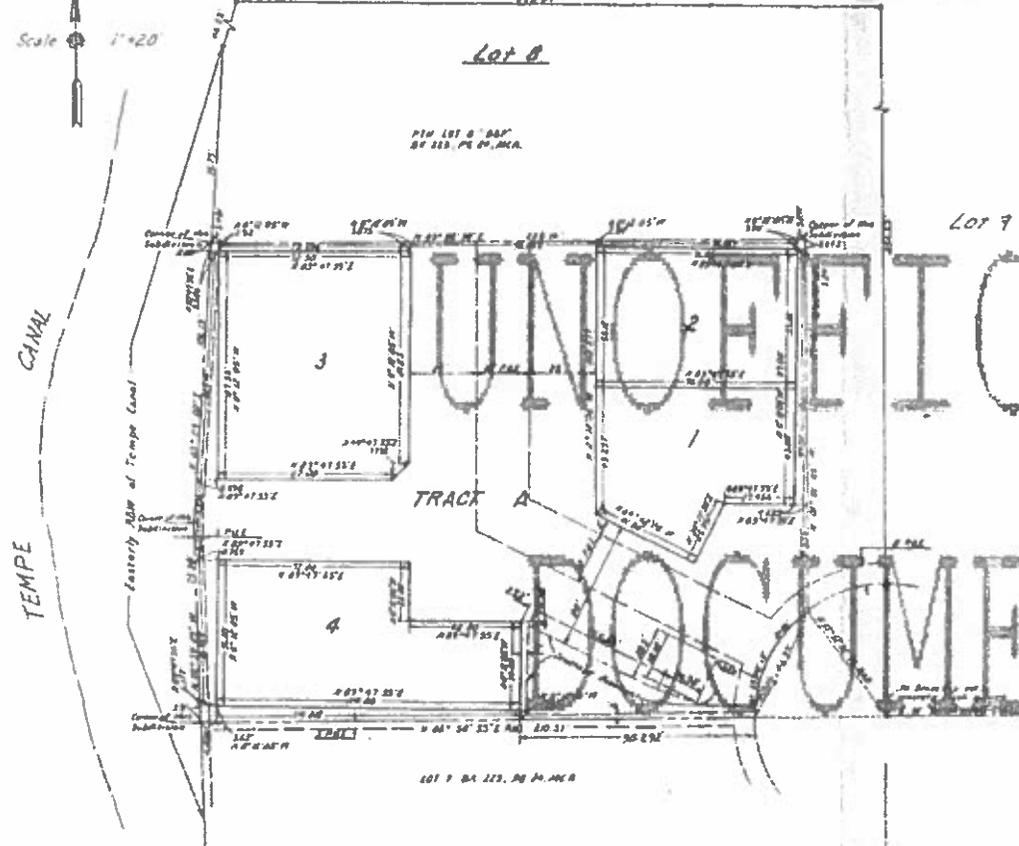
SUPERIOR
SURVEYING & CONSULTING, INC.

DATE: 7/5/14
JOB NO.: 140284

CCI BUSINESS CENTER

A SUBDIVISION OF A PORTION OF LOT 8 OF "BROADWAY BUSINESS PARK", AS RECORDED IN BOOK 229 OF MAPS, PAGE 24, MARICOPA COUNTY, ARIZONA.

269-34
7-9-84



DEDICATION:

State of Arizona
County of Maricopa } ss
Know all men by these presents that Consumers Construction Inc., an Arizona Corporation, as owner, has subdivided under the name of CCI Business Center, a portion of lot 8 of Broadway Business Park, as recorded in Book 229 of Maps, Page 24, Maricopa County, Arizona, shown hereon, and hereby publishes this plat of said CCI Business Center and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tract and easements, constituting the same, that each lot and tract shall be shown by the number or name that it bears on each of said plat, and that Consumers Construction Inc., an Arizona Corporation, as owner, hereby dedicates Public Utility Drainage Easements over the above described premises. We are hereby dedicating for the purposes shown hereon.

Arthur D. Seiler, President

ACKNOWLEDGEMENT:

State of Arizona
County of Maricopa } ss
Do hereby acknowledge that on the 7th day of July, 1984, before me the undersigned officer, personally appeared Arthur D. Seiler, who acknowledged himself to be President of Consumers Construction Inc., an Arizona Corporation, and that, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as owner and President, by himself as said officer in witness whereof, I hereunto set my hand and official seal.

Note: Public Utility Drainage Easement Commission expires _____

APPROVALS:

Approved by the City Council of the City of Mesa, Arizona this _____ day of _____, 1988.
Mayor _____
City Clerk _____
I do hereby certify the area plattee hereon is situated and lies within the limits of the water service area of the City of Mesa which is and shall remain hereafter provided water supply in accordance with A.S.C. City Engineer _____ Date 7 July 1984

NOTES:

The City of Mesa is not responsible for and will not accept maintenance of any private utilities, streets, facilities, landscaped areas etc. within this project.

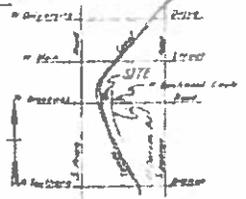
Construction within easements shall be limited to utilities, and wood, wire or removable section type fencing.

Number of Lots: 4

Gross Area: 0.9468 Acres

LEGEND

- Existing Lot 8 Boundary
- New Subdivision Boundary
- Easements
- Radial Lines (RAD)
- Set & Rebar
- Found & Rebar



VICINITY MAP
Not to scale

BASIS OF BEARINGS:

The bearing N 88° 58' 55" E of the south line of lot 8 as shown on map of Broadway Business Park, recorded in book 229 of Maps, Page 24, Records of Maricopa County, Arizona, was taken as the basis of bearings for this map.

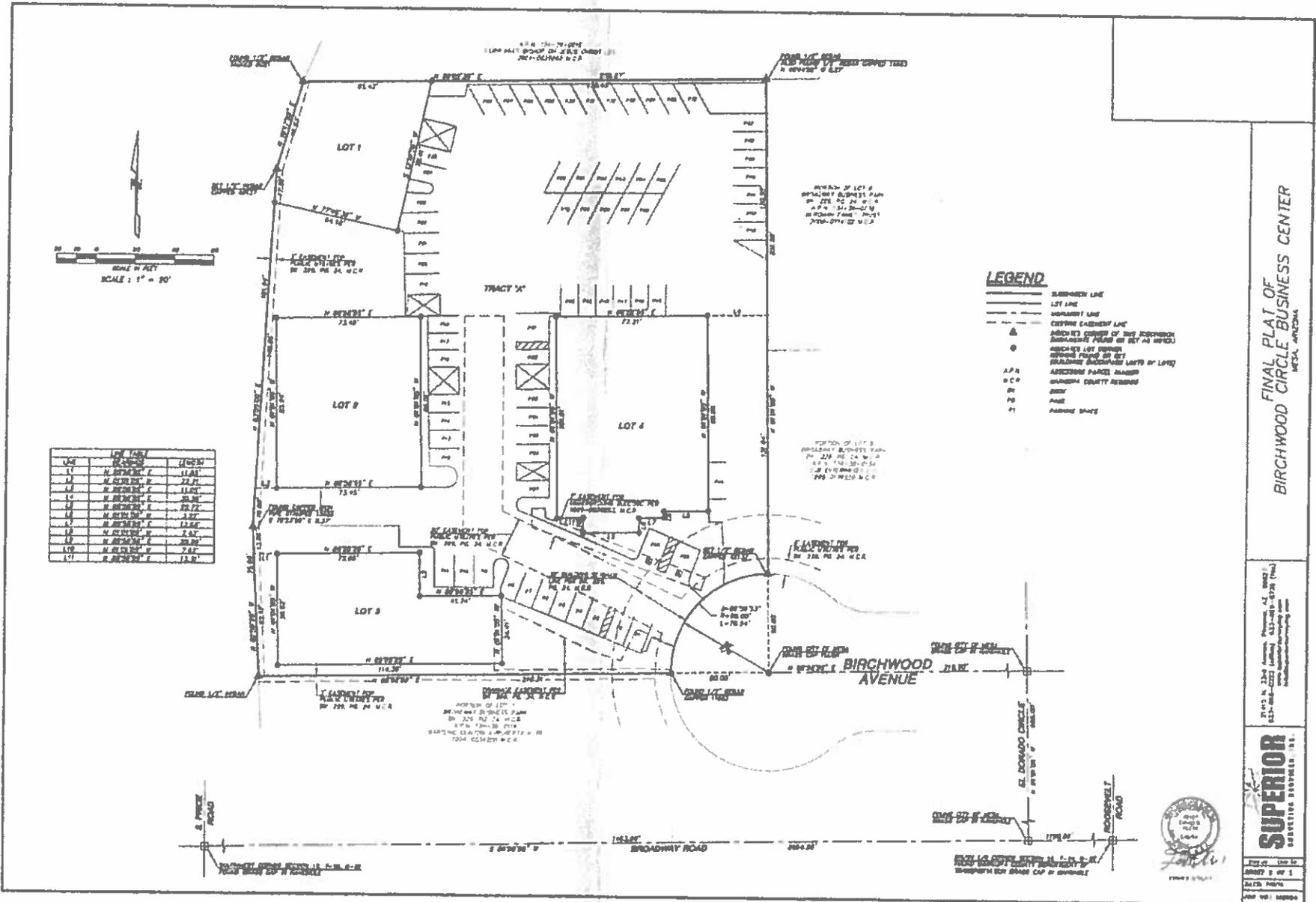
ENGINEER'S CERTIFICATE:

I, Dale W. Johnson, hereby certify that I am a Registered Professional Engineer in the State of Arizona, that this map, consisting of one sheet, correctly represents a survey made under my supervision during the month of July, 1983, that the survey is true and complete as shown, that all monuments shown actually exist, that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Dale W. Johnson
720

DALE W. JOHNSON - ENGINEER, INC.
REGISTERED PROFESSIONAL & CIVIL ENGINEER
PHOENIX, ARIZONA





LOT	AREA (SQ. FT.)	AREA (SQ. YD.)
1	11,000	1250
2	11,000	1250
3	11,000	1250
4	11,000	1250
5	11,000	1250
6	11,000	1250
7	11,000	1250
8	11,000	1250
9	11,000	1250
10	11,000	1250
11	11,000	1250
12	11,000	1250
13	11,000	1250
14	11,000	1250
15	11,000	1250
16	11,000	1250
17	11,000	1250

- LEGEND**
- SUBMITTER LINE
 - LOT LINE
 - EASEMENT LINE
 - EASEMENT CALIBER LINE
 - ▲ ADJACENT CORNER OF THE JOINDER
 - ADJACENT CORNER OF LOT 4
 - ADJACENT CORNER OF LOT 2
 - ADJACENT CORNER OF LOT 3
 - ADJACENT CORNER OF LOT 4
 - ADJACENT CORNER OF LOT 5
 - ADJACENT CORNER OF LOT 6
 - ADJACENT CORNER OF LOT 7
 - ADJACENT CORNER OF LOT 8
 - ADJACENT CORNER OF LOT 9
 - ADJACENT CORNER OF LOT 10
 - ADJACENT CORNER OF LOT 11
 - ADJACENT CORNER OF LOT 12
 - ADJACENT CORNER OF LOT 13
 - ADJACENT CORNER OF LOT 14
 - ADJACENT CORNER OF LOT 15
 - ADJACENT CORNER OF LOT 16
 - ADJACENT CORNER OF LOT 17

FINAL PLAT OF
 BIRCHWOOD CIRCLE BUSINESS CENTER
 MCDONALD, ARIZONA

SUPERIOR
 MARKETING PROPERTIES, INC.
 1111 N. 24th Avenue, Phoenix, AZ 85016
 602-944-1111
 www.superiormarketing.com



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Citizen Participation Plan for Birchwood Circle Business Center

Date: August 27, 2014

Purpose: The purpose of this Citizens Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Birchwood Circle Business Center Plat. Located at 2628 West Birchwood Circle, the site is north of Broadway Road and west of El Dorado. The application is for expansion of the existing PAD overlay (lots 1-4 & Tract 'A' of CCI Business Center) to include all of the proposed Birchwood Circle Business Center Plat. This plan will ensure that those affected by this application will have adequate opportunity to learn about and comment on the proposed zoning expansion.

Contact:

Vernon P. Anderson Architect
14424 North 13th Street
Phoenix, AZ 85022
(602) 586-0573 (cell), (602) 993-8798 (office)
email: vpaarchitects@a.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on August 4, 2014. The staff reviewed the application and recommended that adjacent owners, businesses and registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts re-zoning may have on the community.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project
 - b. Homeowners Associations within one half mile of the project
 - c. Interested neighbors within 1,000 feet of the site.
2. All persons listed on the contact list will receive a letter describing the application, project schedule, site plan and contact information for inquiries.
 - a. If inquiries require additional communication the interested parties will be contacted.
 - b. If there is a large number of inquiries, a meeting will be held for the community to ask questions and state concerns. A sign-in list and comment forms will be provided. Copies of the sign-in list and comments will be given to the City of Mesa Planner assigned to the project.
3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site will be informed personally of the project and asked for comments.
4. All material such as sign-in sheets, comments and petitions received will be copied to the City of Mesa Planning Department.

Page 2
Citizens Participation Plan
Birchwood Circle Business Center

Schedule:

- Pre-application meeting - August 4, 2014
- Initial Letters and Neighborhood contacts - August 29, 2014
- Application Submittal - September 2, 2014
- Neighborhood meeting if needed - September 26, 2014
- Submittal of Citizens Participation Report and Notification Materials - October 3, 2014
- Planning and Zoning Board Hearing - November 9, 2014

If you need any additional information regarding this project, please call me 602-568-0573 or email vpaarchitects@q.com

Respectfully,

Vernon P. Anderson Architect



Citizen Participation Report for Birchwood Circle Business Center

Date: October 14, 2014

Purpose: This report provides results of the implementation of the Citizens Participation Plan for the Birchwood Circle Business Center Re-Plat and Zoning Expansion. Located at 2628 West Birchwood Circle, the site is north of Broadway Road and west of El Dorado. The application is for expansion of the existing PAD overlay (lots 1-4 & Tract 'A' of CCI Business Center) to include all of the proposed Birchwood Circle Business Center Plat. This report provides evidence that citizens, neighbors and interested persons have had adequate opportunity to learn about and comment on the proposed replat and zoning expansion proposed in the application. A copy of the neighbor notification information is attached.

Contact:

Vernon P. Anderson Architect
14424 North 13th Street
Phoenix, AZ 85022
(602) 586-0573 (cell), (602) 993-8798 (office)
email: vpaarchitects@a.com

Correspondence:

Letters containing a description of the proposed application with copies of the existing plat & proposed plat (see attached) were sent to neighbors within 1,000 feet of the project and to Neighborhood Homeowners Association located within a mile (as identified by the City of Mesa)

The correspondence was sent to 39 contacts(see attached). Five letters came back that had incorrect addresses. The addresses were revised and the letter were sent out again.

Results:

As of October 14, 2014 there have been no inquiries, comments or concerns from the neighbors to the architect and no indication from Angelica Guevara regarding any comments to the City of Mesa Planning Department.

If you need any additional information regarding this project, please call or email me.

Respectfully,


Vernon P. Anderson Architect



EXPIRES 3/31/2017