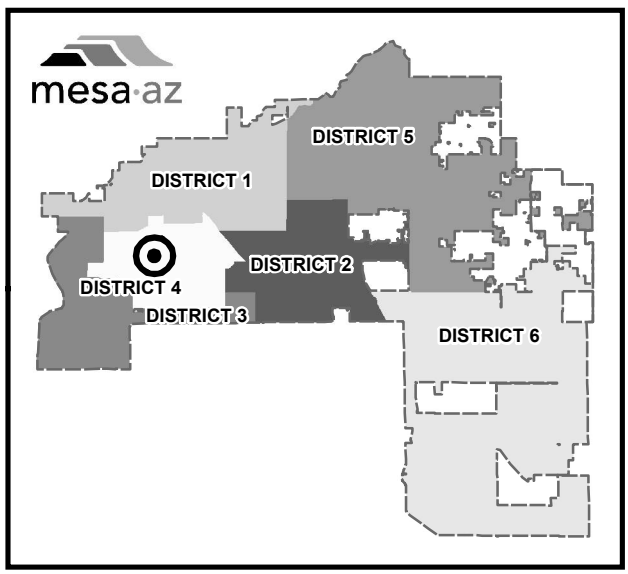

PLANNING AND ZONING VICINITY MAP

CASE:
Z15-007

PROJECT:
THE RIVER SOURCE

ADDRESS:
108 E 2ND AVE & 161 S SIRRINE (DISTRICT 4)

REQUEST:
REQUESTING: 1) TO REZONE FROM DR-2 TO DB-1-BIZ; 2) A COUNCIL USE PERMIT FOR A SOCIAL SERVICE FACILITY; AND 3) SITE PLAN MODIFICATION. THIS REQUEST WOULD AUTHORIZE A LIMITED EXPANSION OF AN EXISTING SUBSTANCE ABUSE AND DETOXIFICATION TREATMENT CENTER.

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Planning and Zoning Board

Case Information

CASE NUMBER:	**Z15-007 (PLN2014-00336)**
LOCATION:	108 East 2nd Avenue & 161 South Sirrine
GENERAL VICINITY:	Located south of Main Street on the east side of Sirrine.
REQUEST:	1) To rezone from DR-2 to DB-1-BIZ; 2) A Council Use Permit for a social service facility; and 3) Site Plan Modification.
PURPOSE:	This request would authorize a limited expansion of an existing substance abuse and detoxification treatment center.
COUNCIL DISTRICT:	District 4
APPLICANT:	Mark Bowker, Architect, The Pixolux Laboratory, LLC
STAFF PLANNER:	Wahid Alam, AICP

SITE DATA

PARCEL NO.:	138-46-027E
EXISTING ZONING:	Downtown Residence Districts (DR-2)
GENERAL PLAN DESIGNATION:	Character Areas: Downtown Character Types
CURRENT LAND USE:	Vacant 84 years old 735 SF former single story home and existing River Source social services.
LOT SIZE:	42,257 SF (.97± acres)

SITE CONTEXT

NORTH:	Existing house – zoned DR-2
EAST:	Existing house, currently for sale – zoned DR-2
SOUTH:	(across 2nd Avenue) Existing houses – zoned DR-2
WEST:	(across Sirrine) Existing houses – zoned DR-2-DE

ZONING HISTORY

July 15, 1883:	Incorporated as the City of Mesa (Ord. #1)

STAFF RECOMMENDATION: Denial
PLANNING & ZONING BOARD DECISION: ☐ Approval with conditions. ☐ Denial
PROP-207 WAIVER: ☒ Signed. ☐ Not Signed

PROJECT DESCRIPTION

This proposal is for an expansion of the existing social service facility located at the northeast corner of Sirrine and 2nd Avenue. If approved, a new one-story building of approximately 2,899 square-feet will be constructed to replace the existing single-story home of 735 square-feet at 161 South Sirrine. The existing land use has been operating at 108 East 2nd Avenue for over twenty years. Prior to that it was used as a nursing home.

The proposed building will accommodate 12 patients in six bedrooms with living, dinning and laundry facilities. The proposed building is a single-story structure designed to be compatible with the surrounding houses with a front porch facing Sirrine. The addition will not require any new driveways; rather it will use the existing driveway for service access only. The other driveway on Sirrine will be closed with a landscape median. The proposed building will be served by the existing facility on 108 East 2nd Avenue.

The proposed site plan shows 11 on-site parking spaces and an additional 15 on-street parking spaces along 2nd Avenue and Sirrine for a total of 26 available spaces for the entire 21-bedroom (15 existing bed+6 proposed) facility. An Assisted Living facility requires one space for each room plus two additional spaces. The total parking required for this proposal is 23 spaces.

The current use is considered legal non-conforming (i.e. it was existing at this location prior to the current zoning requirements, but does not meet those requirements). Now that the business is seeking to expand the entire operation needs to be brought into conformance. The entire property is currently zoned DR-2, essentially a medium density residential district. Social service uses are not permitted in this district. The district needed to accommodate the use is the DB-1, Downtown Business District, plus approval of a Council Use Permit.

Because of concerns about changing the zoning on this property from residential to business, the applicant has also included a request for a BIZ overlay along with the request for the change in the base zoning. The purpose of the BIZ is to allow a modification of the DB-1 development standards to make them consistent with the DR-2 development standards and to allow for modification of the uses allowed in the DB-1 district to eliminate any that are not allowed in the DR-2 district, except for the ability to apply for the CUP for the social service use. The applicant will also be drafting a Development Agreement for Council approval to limit the uses.

HISTORICAL BACKGROUND

According to the Maricopa County Assessor's Office, the existing buildings on the property addressed as 108 East 2nd Avenue contain12,360 square-feet and have been on the property approximately 56 years. The property at 161 South Sirrine has been a single-residence located at lot 13 of the L.B. Johnson Subdivision, Orchard Place for 84 years. The current deed shows that in 1997 the property at 161 South Sirrine was purchased by the owner of 108 East 2nd Avenue (Sara Care, Inc.). The property at 108 East 2nd Avenue (Parcel # 138-46-027D) and the property to the north at 161 South Sirrine (Parcel# 138-46-013) were both combined to create a single lot (Parcel# 138-46-027E) in 2013.

The project narrative indicates that the current owner of the River Source facility located at 108 East 2nd Avenue used the former single residence home at 161 South Sirrine for kitchen staff housing (2003-2007), patient housing (2008-2009), and staff on-site housing (2010-2013). These were all non-conforming uses of this property.

The current zoning regulations that allow the social service facilities only in the DB zoning districts were established in 1988.

CITIZEN PARTICIPATION

The applicant submitted a Citizen Participation Report dated December 24, 2014. The report identified various outreach efforts by the applicant. These efforts included a neighborhood meeting held on December 11, 2014, which was attended by eight neighbors and three representatives of the applicant. The applicant has notified all surrounding property owners within 500-feet of the subject site and registered neighborhoods within 1/2 mile. Staff has received one phone call from a resident of the area and three inquiries. All of them expressed their concern over the proposed expansion of the existing social service facility by rezoning the site. The neighbors are okay with the existing facility; however they do not support the rezoning from DR-2 to DB-1 for the fear of potential development from the whole range of non-residential land uses allowed within the DB-1 zoning district. On the other hand, most of them support the proposed site plan and design of the building.

The applicant has submitted 12 letters of support and staff has received one letter from Mr. Augie Gastelum expressing his concerns. All letters are attached.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

State statutes require that all adopted zoning and rezoning ordinances be consistent with the adopted General Plan. Determining consistency with the General Plan requires a review of the proposal against the character area requirements and the other goals and policies of the Plan and any adopted sub-area plans.

General Plan

The Mesa 2040 General Plan was built around the need to use the ongoing growth and development in the city to evolve into a more holistic, sustainable, and recognizable city. The focus of the plan is on creating and maintaining great neighborhoods, growing and maintaining diverse jobs, and providing rich public spaces and cultural resources. The plan also takes a flexible approach to land use and, instead, focuses on the character of development in different areas.

Chapter 4 of the Plan describes the value of strong neighborhoods to the City. This chapter includes six key elements that need to be considered and followed to help create and maintain such neighborhoods. With regards to this particular application, many do not apply or are not affected by the requested legitimization and expansion of the social service facility. Three that do apply are:

- Safe, clean, and have a healthy living environment. Related to this it is important that we avoid incompatible land uses and avoid an over concentration of uses that require a conditional use permit. In this case the use has been here for many years and does not seem to be a significant detriment to the neighborhood. There are no other uses in the immediate area that have or require a conditional use permit to operate.
- Build community and foster social interaction. For neighborhoods to remain strong and maintain over time they need residents who take an active role in working together and building social networks. The nature of the social service facility is that its residents come and go over relatively short periods of time and do not have the time or opportunity to be active members of the neighborhood.
- Neighborhood character and personality. New development and redevelopment needs to add to the community and the sense of place. While this is a valuable and

needed business in our community, it does not serve the needs of the nearby residents or help make it a more viable neighborhood. The house at 108 E 2nd is a unique structure that does add value to the architecture of the neighborhood. The new structure will need to do the same.

One of the policies related to this section of the Plan states: "Neighborhood P1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development." The use has been in the neighborhood for many years and the proposed expansion is relatively minor. However, a decision was made many years ago to structure the zoning ordinance so that this would be a non-conforming use that would, one day, move to a more suitable location and leave this property for reuse with a more neighborhood oriented use.

Chapter 4 of the Plan also reviews the importance of historic preservation as a means of maintaining older neighborhoods. In 1984 the City conducted the first historic reconnaissance study of the community to identify those areas where historic districts may be appropriate. That survey identified that there are several houses in this immediate area with historic significance. There is a current effort underway to update the earlier survey and determine whether or not a historic district is viable for this area. Removal of the existing structure will further alter the historic fabric of this area; any new structure should be designed to fit the historic context.

Another significant chapter of the Plan to review for this request is Chapter 7, Community Character. This request is in the area with the Downtown character type. "The focus of this character type is the creation of a pedestrian-oriented, transit rich environment with a lot of activity. The goal for this area is to make it a people-friendly area that is alive with options for housing, employment, shopping, entertainment, and event."

As an urban area there is an expectation that there will be a wide variety of uses and that changes in uses will occur within close proximity to each other. The mix of uses is demonstrated in the area surrounding this request. The properties a block north along 1st Avenue include a mix of offices in one and two story structures; some new and some reuses of residential structures. A block to the south are some industrial uses. Within the block that encompasses this property there is a mix of single-residence lots and those that have redeveloped with duplexes and triplexes.

While a mix of uses is expected, and even desired to provide for a dynamic urban living environment, there still needs to be order to the location of the various land uses. This particular request is in the middle of the area designated for residential uses and there are no other non-residential uses in the immediate vicinity. Changing the zoning on this property to a commercial district, even one that is modified to act like a residential district, could cause concern and confusion about the real future of this area.

<u>Central Main Plan</u>
This property is within the Downtown sub-district of the Central Main Plan. The overall goal for this area is to take advantage of the extension of light rail to create an urban environment that becomes Mesa's City Center. The vision for this area includes the statement: "Care will be taken to ensure the maintenance and preservation of the character of stable residential neighborhoods and historic assets."

There is an emphasis in the Plan to improve Sirrine as a pedestrian street to help move people from the neighborhood to Main Street. The area that contains this application is part of an area designated for neighborhood maintenance. The "Neighborhood Maintenance" label was given to areas where there are strong residential cores that should be maintained over time, even though there may be some changes or improvements to the neighborhood. The specific policy statement for this area is to "limit the intrusion of non-residential uses that break up the residential fabric of the neighborhood."

Another criteria for review listed in the General Plan is to evaluate whether or not the proposed development will serve to strengthen the character of the area by:

- **Providing appropriate infill development**;

  In this case, the answer is not clear. The building that is now being proposed for the property fits the surroundings and context and could be considered appropriate infill. The question is whether or not the use is appropriate. While it is a minor expansion of a use that has operated in the area for many years with little to no negative impact, it is not a use that will tend to support the building of a stronger neighborhood.

- **Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;**

  This request will allow the redevelopment of the site from an older abandoned home to a new building that is being designed to fit the neighborhood.

- **Adding to the mix of uses to further enhance the intended character of the area;**

  The proposed addition will allow a mixture of uses on the site appropriate to the larger Downtown character type, but is somewhat questionable for the specific neighborhood maintenance area.

- **Improving the streetscape and connectivity within the area;**

  The proposed building with its single-story height and front porch facing the street will enhance the existing streetscape and connectivity in the Downtown area. The overall bulk of the proposed structure may be a little large for the area. Continued work is needed on the specifics of the design.

- **Improving safety within the area**;

  Development consistent with current development standards and codes will increase safety in the area.

- **Adding to the sense of place;**

  The building is being designed to fit the scale of the area with an orientation to the street. When finished, the final design needs to add to the quality of the street scene. What may be lacking is the activity of a permanent resident living in the building and the things that go with permanent residents that add to the sense of place.

- **Meeting or exceeding the development quality of the surrounding area?**

  The proposed additional development on the site will exceed the quality of the surrounding area.

In summary, the primary goals of both the General Plan and the Central Main Street Plan are to maintain this area as a residential neighborhood. With the extension of light rail into the downtown area there is increasing interest in this area as a place to live. In order to accommodate the wide variety of people who will want to live downtown we need to provide a

wide range of living environments. Maintaining the existing neighborhoods is a key to providing the variety of environments. While the proposal has taken many steps, as will be covered below, to mitigate the negative impacts of the zoning necessary to allow the use to expand and meet the goals for neighborhood maintenance, on balance, staff believes that facilitating the continuance of this use will be a detriment to the long term welfare of this area.

STAFF ANALYSIS:

The applicant is requesting to rezone the property from DR-2 to DB-1-BIZ with a Council Use Permit for a Social Service facility and site plan modification. The rezoning request is to authorize a limited expansion of an existing substance abuse and detoxification treatment center.

City staff has been working with the property owner for several months to address the issues associated with this request, understand the impacts, and determine what the best options are for allowing the expansion of this use. This work and discussion have resulted in the current form of the application that includes the BIZ and development agreement as ways to address concerns from staff and citizens. Even with these efforts to address the issues, staff has concerns with the request. These concerns are outlined below.

The existing River Source facility, as a social service, is a legal non-conforming use in DR-2. Our understanding of the zoning history for this areas indicates that when the current downtown zoning districts were developed and established a conscious decision was made to put in place a zoning district that would make this a non-conforming use. The goal at the time was to allow the use to continue as long is it did not expand, but with the hope that it would eventually be moved to some other, more suitable location. Rezoning now and taking extreme steps to make the zoning work would be contrary to that previous policy decision.

As described above, the recent planning efforts for this area have identified the value to the overall growth and development of the downtown area of maintaining this pocket of single-residence development to provide a mix of residential options in the downtown area. Further, there is current effort underway by some of the property owners to establish this area as a historic district. The City's Historic Preservation Board is actively supporting this effort. In response to this, the applicant has worked with staff to improve the proposed design of the new structure to more closely fit with the context of the surrounding neighborhood. While this has been very helpful, and in staff's opinion the proposed new structure is well on its way to fitting into the neighborhood, approving the new building and expanding use is not the same as preserving the current structure and further erodes the historic context and uses of the area.

<u>Rezoning</u>

Staff's main concerns are with the zoning itself. The location for this requested rezoning is in the middle of an area zoned DR-2 with General and sub-area plan designations that support maintaining this area as a predominantly single-residence neighborhood in support of the larger downtown area. On the surface, this proposal to rezone this property to DB-1 is not consistent with the established plans.

To address these concerns, the applicant has proposed to also apply for a BIZ. This overlay allows for modification of the development standards and allows Council (in conjunction with a development agreement) to exclude uses from the base zoning district. The application of the BIZ district also carries with it the requirement to “encourage unique, innovative designs of superior quality; further the goals of the general plan and any sub area plans, and provide social and economic benefit to the City.

The project narrative states that the BIZ will be used to modify the development standards of the requested DB-1 district to be the same as the DR-2 district. This would help ensure that any buildings would be of the same scale and intensity as what is allowed in the existing neighborhood. The main impact of this will be to increase the minimum front setback from 10 feet to 15 feet and the interior side setback from 10 feet to at least 15 feet and decrease the maximum building height from 50 feet to 30 feet.

The BIZ will also be used to limit the uses allowed in the DB-1 zoned area by excluding any uses that are not allowed in the DR-2 zoning, except for the allowance for Social Service Facilities. The uses that will be allowed within this area are:

Attached single residence	Parks and recreation, public
Multiple residence	Places of worship
Small day care homes	Private school with a CUP
Large day care homes with a SUP	Social service facility with a CUP
Group homes for the handicapped up to 10	Live work unit
Home occupations	Business or professional office with a SUP
Community center with a SUP	Transportation passenger terminals
Community garden	Utilities, minor
Day care center with a SUP	

To limit these uses, the City Council will also have to approve a development agreement. With the BIZ overlay and the development agreement, the actual impact will be to just legitimize and slightly expand the existing use of the property.

As stated above, the use of the BIZ overlay carries with it requirements for superior design quality and to meet higher-level environmental site design standards. The existing property contains an older residential structure that shows the signs of aging and may have reached its useful life. The proposed new structure has been designed to fit with the character of the existing neighborhood. Should this request be approved staff will continue to work with the applicant to ensure the criteria for this zoning overlay are achieved.

While this zoning option can work, staff has concerns. One is that by looking at the zoning map it will appear that DB zoning is appropriate for the area, thus creating some destabilization and confusion about the future of the area. Once approved for this location there are no significant distinguishing features to suggest the zoning could not be extended to adjacent lots. A second concern is the long-term impact on staff to understand and monitor the fact that this “DB” zoned property is really “DR” zoned.

<u>Council Use Permit</u>
In order to operate a social service facility in the DB-1 zoning district Council must approve a Council Use Permit (CUP). A CUP is a discretionary permit issued by the City Council after

review and recommendation by the Planning and Zoning Board. CUP's have been established for several different uses because they may not always be appropriate within the given zoning district. The CUP process allows for specific focus on the use in a specific context to see if it should be allowed or not.

The City of Mesa Zoning code describes the standards for reviewing and approving CUP's in Sec. 11-70-6 of the Zoning Ordinance. The Ordinance also contains specific requirements for the location of a Social Service Facility as follows:

Section 11-31-26: Social Service Facilities
Social Service Facilities, as described in Section 11-86-3 shall be located, developed, and operated in compliance with the land use regulations in Article 2 and the following standards:

A. ***Location****. Social Service Facilities are not allowed on Main Street, within the designated Town Center Redevelopment Area.*
B. ***Minimum Standards****. All Social Service Facilities shall provide: adequate and accessible sanitary facilities, including lavatories, rest rooms and refuse containers; sufficient patron seating facilities for dining, whether indoor or outdoor; effective screening devices such as landscaping and masonry fences in conjunction with outdoor activity areas; a plan of operation, including but not limited to, patron access requirements, hours of operation, measures used to control potential client congregation on the site during non-operating hours, security measures, litter control, and noise attenuation. Further, evidence of compliance with all Building and Fire Safety regulations and any other measures determined by the City Council to be necessary and appropriate to ensure compatibility of the proposed use or uses with the surrounding area shall be provided with permit applications.*
C. ***Applicable Guidelines****. All Social Service Facilities are subject to the Social Service Facilities Guidelines adopted by the City.*
D. ***Criteria for Review of Council Use Permit****: When required, the review of the Council Use Permit shall include a review and determination regarding the following items:*
   1. *The use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, including the Social Service Facility Guidelines and will be compatible with surrounding uses; and*
   2. *A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and*
   3. *A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent use. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and*
   4. *Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.*

Approval of a CUP is conditional on the use being compatible with the given location and the

general plan and any sub area plans. Social service facilities must meet the same criteria. As described above in the review of compatibility with the general plan, there is some concern that legitimizing this use and its expansion would not be consistent with these plans. At the same time, it should be noted that the current operation has been functioning at this location for many years with little to no direct negative impact on the surrounding neighborhood. Staff worked with the applicant to make the proposed site plan, landscape plan and building design compatible to the surrounding neighborhood in context, scale and character.

A significant portion of the review for this type of CUP is the plan of operation for the facility. In order to assess the potential impact on the neighborhood we need information on: 1) how clients are referred to the facility; 2) the security steps taken at the facility to ensure clients do not become a danger to the surrounding neighborhood; 3) an understanding of what clients do during the treatment process; and, 4) what the release procedures are. None of this information has been provided in the statement supplied with this application. This information is needed before action can be taken to approve this request.

Site Plan Modification

The proposed site plan, landscape plan and building design will definitely enhance the current condition at the northeast corner of Sirrine and 2nd Avenue. As stated before the existing structure on the property is older and in need of upgrading or removal. There are other current site issues with driveways and the dumpster located along the street that have been addressed in the site plan. Staff still has some minor concerns about the proposed building in terms of its massing as compared to the other buildings in the area, but these are design issues that can still be worked out between the applicant and staff.

CONCLUSION:

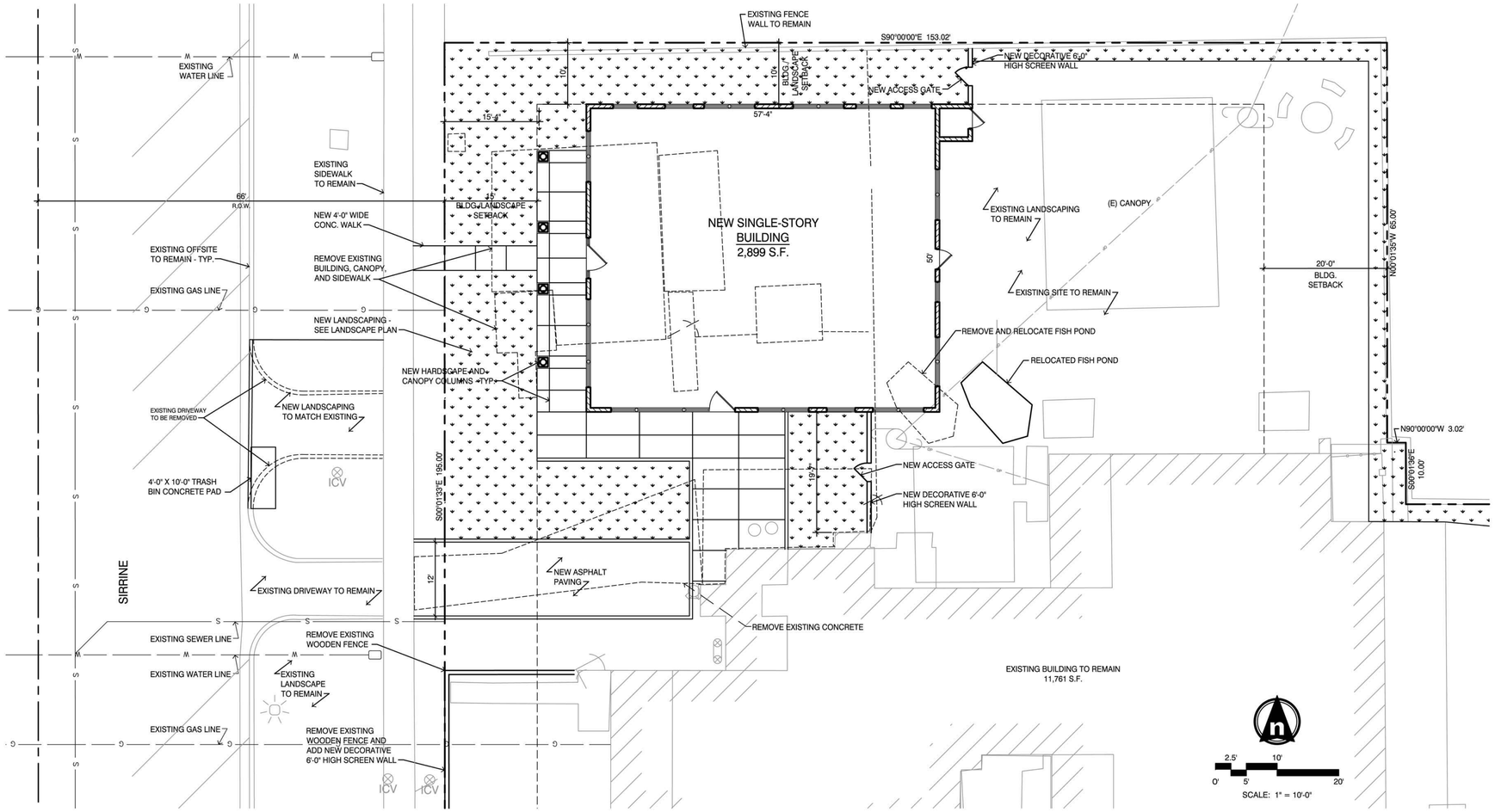
Review of this request has been challenging. The existing operation has not created any identified problems for the neighborhood and the requested increase to the operation is minimal. The visual appearance of the property will be improved based on the site plan and building elevations that have been submitted. One of the main concerns from the neighbors was the possibility of other DB-1 uses occurring on the property should the request be approved. This issue is being addressed through the BIZ and the proposed development agreement.

Staff has concerns, however, from both a general plan and sub area plan perspective and from a zoning perspective. The zoning that is in place specifically made the existing use non-conforming with the intent the use would eventually revert back to a more traditional residential use. Expanding the current use for a commercial purpose could have a negative impact on the Plan goals to maintain and strengthen this area as a residential neighborhood. Further, taking the extreme steps necessary to make a business zoning district function as a residential zoning district to allow this use to continue in the neighborhood seems to be too much of an abuse of the zoning process for staff to be comfortable. Therefore, staff is recommending denial of the rezoning, council use permit and site plan modification.

Should the Board determine that, given the controls put in place with the rezoning and development agreement, this minor expansion of the use will not be a detriment to the neighborhood, action cannot be taken to make a positive recommendation to the City Council until a complete plan of operation has been supplied and reviewed by staff. Should such a plan be supplied and found acceptable prior to the Board meeting, staff would recommend the following conditions:

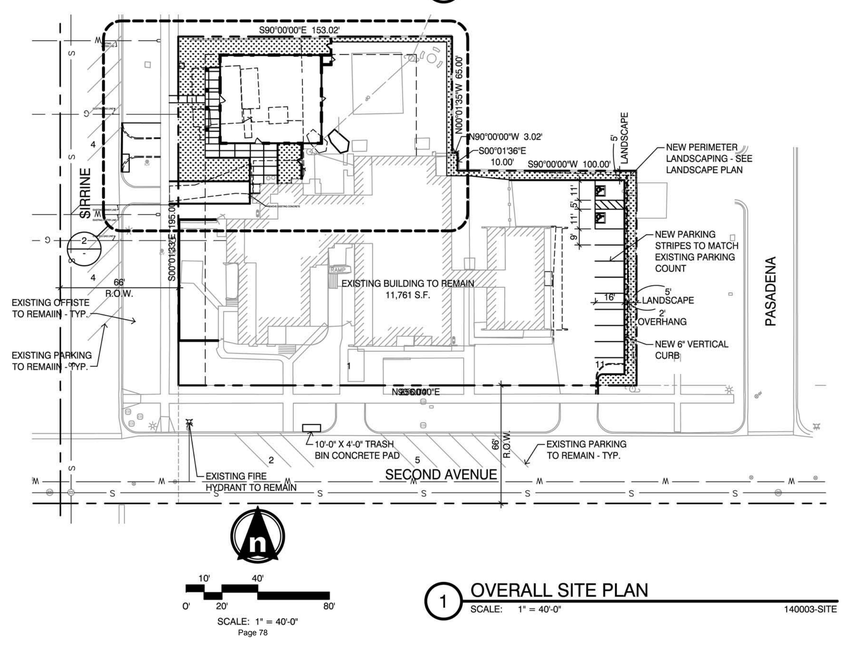
CONDITIONS OF APPROVAL:

1. Compliance with the development as described in the project narrative, plan of operation, good neighbor policy, and as shown on the site plan, landscape plan and preliminary elevations approved for this project except as may be modified to meet the conditions below.
2. Compliance with all City development codes and regulations.
3. **Compliance with the Council approved Development Agreement.**
4. **Planning staff approval required prior to building permit to replace the existing noncompliant wooden fences along Sirrine and 2nd Avenue with an enhanced see-thru fence material.**
5. **Administrative design review approval required prior to obtaining a building permit.**
6. **All site improvements, including landscaping, shall be completed per the approved site plan prior to obtaining the certificate of occupancy.**



2 ENLARGED SITE PLAN

SCALE: 1" = 10'-0" 140003-SITE



1 OVERALL SITE PLAN

SCALE: 1" = 40'-0" 140003-SITE

PROJECT TEAM

OWNER/DEVELOPER
THE RIVER SOURCE
108 E. 2ND AVE.
MESA, AZ 85210
PHONE: 480.206.3999
E-MAIL: pwestbrooks@cox.net
CONTACT: PHILLIP WESTBROOKS

ARCHITECT
THE PIXOLUX LABORATORY, LLC
3317 E. BELL RD.
SUITE 101-444
PHOENIX, AZ 85032
PHONE: 602.820.4421
E-MAIL: bowks@thepixoluxlab.com
CONTACT: MARK A. BOWKER

PROJECT DATA

CASE NO.:	PS14-027 (PLN2014-00205)
ADDRESS:	108 E. 2ND AVENUE MESA, ARIZONA 85210
EXISTING USE:	SOCIAL SERVICES FACILITY
EXISTING ZONING:	DR-2
PROPOSED ZONING:	DB-1

- SITE DATA

NET SITE AREA:	42,231 S.F. (0.97 AC.)
% COVERAGE:	28.6%
BUILDINGS	
EXISTING BUILDING (NOT A PART)	9,180 S.F.
NEW BUILDING ADDITION	2,899 S.F.
TOTAL:	12,079 S.F.
PARKING	
EXISTING BUILDING (4,882 S.F. @ 1/400):	12 SPACES
EXISTING BUILDING (15 BEDROOMS @ 1/BEDROOM):	15 SPACES
NEW BUILDING ADDITION (1,323 S.F. @ 1/400):	4 SPACES
NEW BUILDING ADDITION (6 BEDROOMS @ 1/BEDROOM):	6 SPACES
TOTAL REQUIRED:	37 SPACES
PROVIDED (EXISTING):	27 SPACES
ACCESSIBLE REQUIRED:	2 SPACES
ACCCESSIBLE PROVIDED:	2 SPACES

LANDSCAPING
THIS PROJECT IS AN ADDITION TO AN EXISTING SITE OF BUILDINGS AND THE EXISTING LANDSCAPING WILL REMAIN. THE RIGHT-OF-WAY LANDSCAPING IS EXISTING AND WILL REMAIN. NEW LANDSCAPING HAS BEEN ADDED TO COMPLIMENT THE EXISTING CONDITIONS. SEE LANDSCAPE PLAN.

- BUILDING DATA

OCCUPANCY TYPE	R-4 PER SECTION 308.2 (MORE THAN 16 PERSONS)
CONSTRUCTION TYPE	V-B FULLY SPRINKLERED
AREA SEPARATION	NONE REQUIRED PER SECTION 508.3.2 (FULLY SPRINKLERED OCCUPANCY TYPE R-4)

ALLOWABLE AREA (SECTION 506.2)
A_a = 7,000 s.f. (BASIC) + [7,000 s.f. x 3] (AFES) = 28,000 s.f.

LEGAL DESCRIPTION

PARCEL CONSISTS OF THE FOLLOWING:

LOT 13 AND THE SOUTH 15 FEET OF LOT 12, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 13 AND THE SOUTH 15 FEET OF LOT 12, TRACT "A", BLOCK 16, MESA;

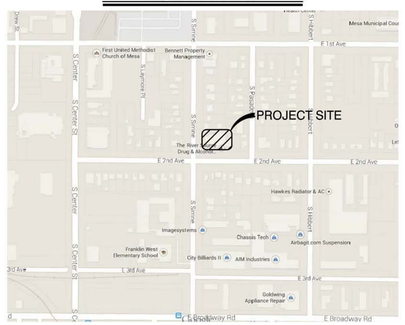
ALSO INCLUDING LOT 22, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 22, TRACT "A", BLOCK 16, MESA;

ALSO INCLUDING LOT 23, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 23, TRACT "A", BLOCK 16, MESA;

ALSO INCLUDING LOTS 24, 25 AND 26, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOTS 24, 25 AND 26, TRACT "A", BLOCK 16, MESA.

CONTAINING 0.9695 ACRES [42,231 SQUARE FEET] MORE OR LESS.

VICINITY MAP



the PIXOLUX LABORATORY
3317 e. bell rd. | 101-444 | phx | az | 85032
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REGISTERED ARCHITECT CERTIFICATE NO. 50692 PATRICK D. HALLMAN Date Signed 6-2-14 ARIZONA, U.S.A. Expires 3-31-16

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, computer files, field data, notes, and other documents and instruments prepared by the design professional as instruments of service, shall remain the property of the design professional. The design professional shall retain all common law, statutory, and other reserved rights, including the copyright thereto.

The River Source

The River Source (Additional New Building)

108 East 2nd Avenue
Mesa, Arizona 85210

Revisions:

No.	Description	Date

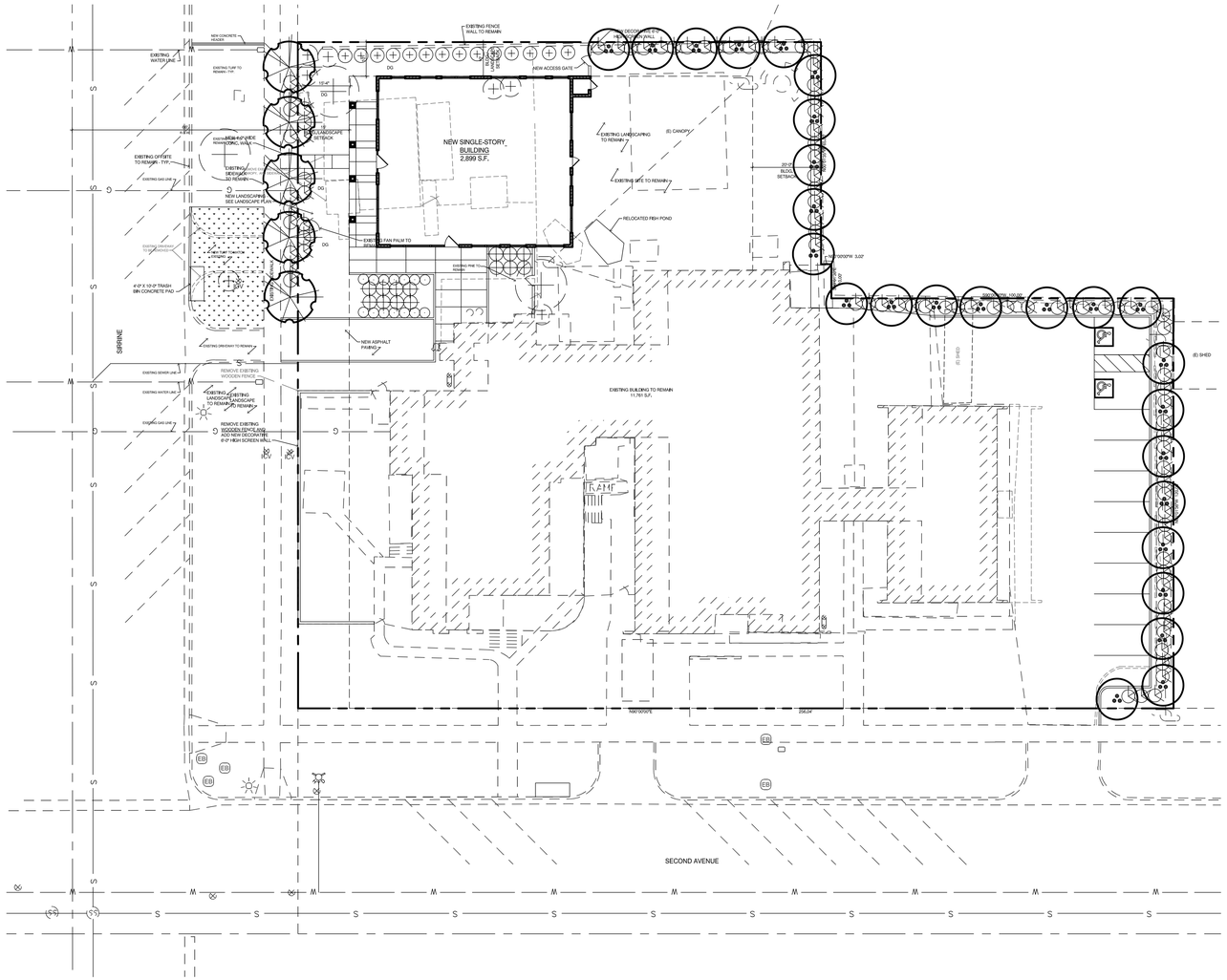
Title: SITE PLAN
Date: 12.11.14
Project No.: 140003
Drawn By: PL
Checked By: PL
Submittal:

- ☐ Design Development
- ☐ Construction Documents
- ☐ Bid Package

Sheet Number:

SP1.1

PLAN CHECK NO.: PLN2014-00205
CASE NO.: PS14-027



2 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
140003-SITE

0' 10' 20' 40'
SCALE: 1" = 20'-0"

CITY OF MESA LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE

2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.

4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.

5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.

6.PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

ARTERIAL STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

MAJOR, MIDSECTION COLLECTOR STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

COLLECTOR/INDUSTRAIL/COMMERICAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:

TREES: (TOTAL REQUIRED TREES:)
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS:)
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES

9. FOUNDATION LANDSCAPING:LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

PROJECT DATA

CASE NO.:	PS14-027 (PLN2014-00205)
ADDRESS:	108 E. 2ND AVENUE MESA, ARIZONA 85210
EXISTING USE:	SOCIAL SERVICES FACILITY
EXISTING ZONING:	DR-2
PROPOSED ZONING:	DB-1

- SITE DATA

NET SITE AREA:	42,231 S.F. (0.97 AC.)
% COVERAGE:	28.6%
BUILDINGS	
EXISTING BUILDING (NOT A PART)	9,180 S.F.
NEW BUILDING ADDITION	2,899 S.F.
TOTAL:	12,079 S.F.
PARKING	
EXISTING BUILDING (4,882 S.F. @ 1/400):	12 SPACES
EXISTING BUILDING (15 BEDROOMS @ 1/BEDROOM):	15 SPACES
NEW BUILDING ADDITION (1,323 S.F. @ 1/400):	4 SPACES
NEW BUILDING ADDITION (6 BEDROOMS @ 1/BEDROOM):	6 SPACES
TOTAL REQUIRED:	37 SPACES
PROVIDED (EXISTING):	27 SPACES
ACCESSIBLE REQUIRED:	2 SPACES
ACCCESSIBLE PROVIDED:	2 SPACES

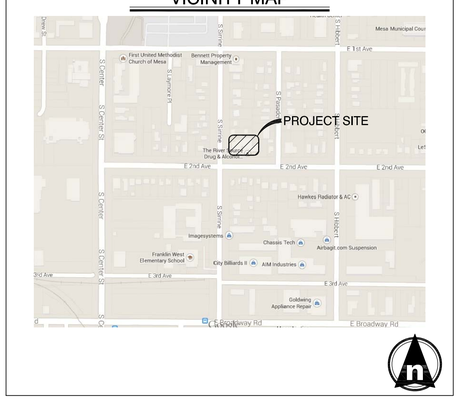
- BUILDING DATA

OCCUPANCY TYPE	R-4 PER SECTION 308.2 (MORE THAN 16 PERSONS)
CONSTRUCTION TYPE	V-B FULLY SPRINKLERED
AREA SEPARATION	NONE REQUIRED PER SECTION 508.3.2 (FULLY SPRINKLERED OCCUPANCY TYPE R-4)

ALLOWABLE AREA (SECTION 506.2)

A_a = 7,000 s.f. (BASIC) + [7,000 s.f. x 3] (AFES) = 28,000 s.f.

VICINITY MAP



LANDSCAPE LEGEND

ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING)

EXISTING TREE
PROTECT FROM CONSTRUCTION

SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
15 GALLON
APS/SRP APPROVED TREE

NERIUM OLEANDER
FULL SIZE WHITE
5 GALLON

RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

MATCH EXISTING
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 27166
TIMOTHY J. McQUEEN
Date Signed 11.19.14
ARIZONA, U.S.A.
EXPIRES 06/30/2015

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjmla.net

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the PIXOLUX LABORATORY
15603 n. 33rd pl. | phoenix | az | 85032
(p)602.625.9424 | thepixoluxlab.com

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The River Source

The River Source (Additional New Building)
108 East 2nd Avenue
Mesa, Arizona 85210

Revisions:

No.	Description	Date

Title: LANDSCAPE PLAN

Date:	10.24.14
Project No.:	140003
Drawn By:	PL
Checked By:	PL

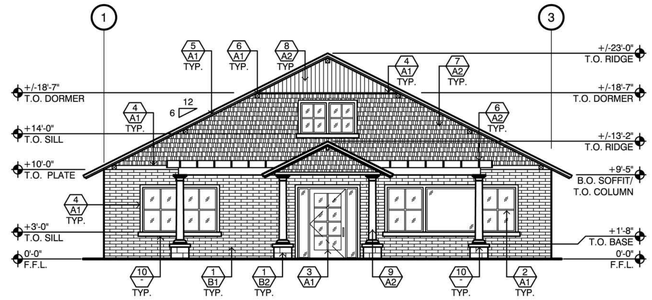
Submittal:

- ☐ Design Development
- ☐ Construction Documents
- ☐ Bid Package

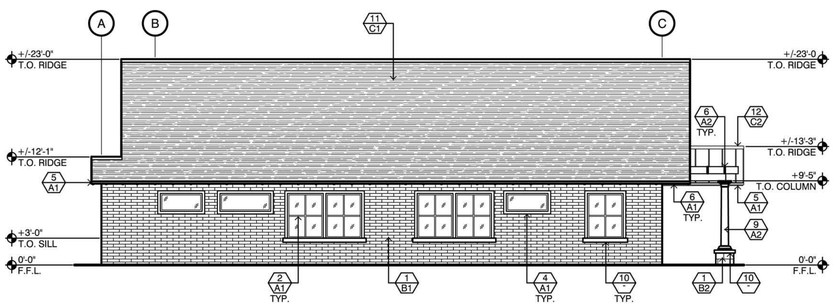
Sheet Number:

La.01

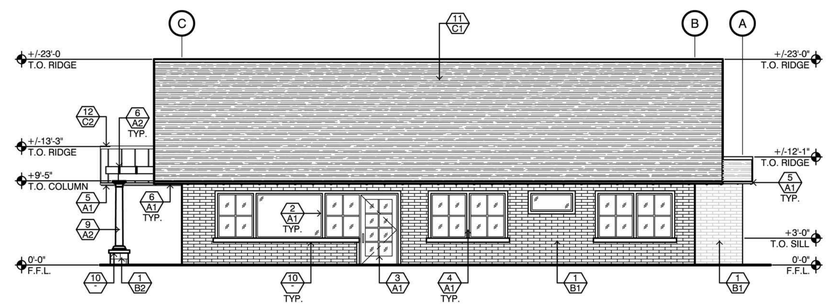
CASE NO.: PS14-027
PLAN CHECK NO.: PLN2014-00205



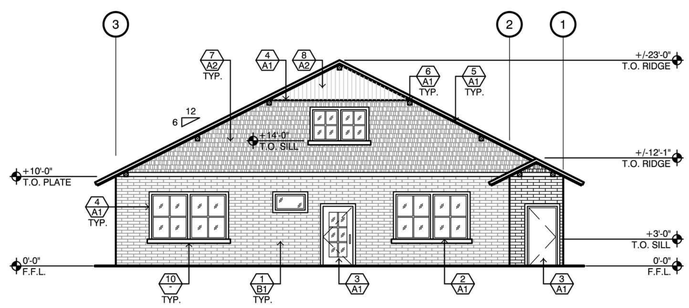
1 WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0" (STREET SIDE) 14003-EXH-03



2 NORTH ELEVATION (LEFT)
SCALE: 1/8" = 1'-0" 14003-EXH-06



3 SOUTH ELEVATION (RIGHT)
SCALE: 1/8" = 1'-0" 14003-EXH-06



4 EAST ELEVATION (BACK)
SCALE: 1/8" = 1'-0" 14003-EXH-03

MATERIAL/COLOR SCHEDULE

MATERIAL → X
COLOR → XX

MATERIALS	COLORS
1. EXPOSED MASONRY/BRICK TO MATCH EXISTING 2. WOOD CASEMENT WINDOW - PAINTED 3. WOOD DOOR - PAINTED 4. WOOD TRIM - PAINTED 5. WOOD FASCIA - PAINTED 6. WOOD RAFTER - PAINTED 7. WOOD SIDING - SCALLOPED TO MATCH EXISTING - PAINTED 8. VERTICAL WOOD SIDING TO MATCH EXISTING - PAINTED 9. WOOD COLUMN TO MATCH EXISTING 10. EXPOSED CONCRETE 11. ASPHALT ROOFING MATERIAL TO MATCH EXISTING 12. METAL SEAM ROOF	- PAINT (DUNN EDWARDS) A1. DE5153 - 'IRON ORE' A2. DE6260 - 'WISHFUL WHITE' - BRICK VENEER (BELDEN)/MASONRY (BELGARD) B1. THIN BRICK C1088 - VELOUR - 'MADRID BLEND' B2. 6X16X8 BELAIR WALL - 'GREY' - ROOFING C1. OWENS CORNING - 'DESERT TAN' C2. ATAS 1 1/2" FIELD-LOK - PAINT TO MATCH DUNN EDWARD DE5153 - 'IRON ORE'

the PIXOLUX LABORATORY
3317 e. bell rd. | 101-444 | phx | az | 85032
(p)602.820.4421 | thepixoluxlab.com

REGISTERED ARCHITECT
CERTIFICATE NO. 50692
PATRICK D. HALLMAN
Date Signed 6-27-14
ARIZONA, U.S.A.
expires 3-31-16

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The River Source

The River Source (Additional New Building)

108 East 2nd Avenue
Mesa, Arizona 85210

Revisions:

No.	Description	Date

Title: EXTERIOR ELEVATIONS

Date: 12.11.14

Project No.: 140003

Drawn By: PL

Checked By: PL

Submittal:

- ☐ Design Development
- ☐ Construction Documents
- ☐ Bid Package

Sheet Number:

A2.1

PLAN CHECK NO.: PLN2014-00205

CASE NO.: PS14-027

WEST ELEVATION (FRONT)

NORTH ELEVATION (LEFT)

SOUTH ELEVATION (RIGHT)

EAST ELEVATION (REAR)

the PiXOLUX LABORATORY

REGISTERED ARCHITECT
CERTIFICATE NO. 50692
PATRICK D. HALLMAN
Date Signed 6-23-14
ARIZONA, U.S.A.
Expires 3-31-16

THE RIVER SOURCE
108 EAST 2ND AVENUE
MESA, ARIZONA 85210
12.11.14

THE RIVER SOURCE

The River Source

|Project Narrative|

Date: February 2, 2015

Project: The River Source
A.P.N. 138-46-027E
108 E. 2nd Ave.
Mesa, AZ 85210

Client: The River Source
108 E. 2nd Ave.
Mesa, AZ 85210

Project Narrative:

This project will consist of one (1) single-story house (approximately 2,899 s.f.) located on the N.E.C. of 2nd Avenue and Sirrine. The existing property use is a Social Services Facility and is currently zoned DR-2 and is a legal, non-conforming use. Due to the property modifications we are proposing, described in further detail below, the City is requiring the property to be rezoned from DR-2 to DB-1.

The existing property, building, and business type have been operating on this property for over two (2) decades. Previously by a nursing home type of establishment and currently as The River Source. All of the buildings on the property, and more specifically the existing building on the N.W.C. of the site (which is the purpose of this proposal/submittal) have been part of, and used in many different facets and capacities, of the business operation of The River Source. A letter stating the uses and time periods for those uses is attached.

With our submittal, we request a stipulation that this specific site/property be governed by requirements/limitations of the DR-2 zoning ordinance. We feel that by adding and having the DR-2 zoning requirements, the city will be able to get their rezoning request (due to the amount of work we are requesting for this site), but we can also give the neighbors and the area what they request by keeping the property governed by a residential, DR-2, zoning. As with any previous, current, and future projects in Mesa, stipulations have been added to projects/properties to help maintain the integrity of the surrounding area and/or development. We feel that our request for a DR-2 stipulation on the rezoned DB-1 zoning is similar.

We are proposing to replace the existing unusable building with the proposed 2,899 s.f. house. The rest of the buildings currently on site will remain undisturbed.

Parts of those buildings currently provide use of small offices that are shared by three to four employees. This proposal will enable The River Source to gain necessary office space by moving bedrooms in the existing building to the proposed house. We will not be adding more bedrooms to the property's use.

Care has been taken to ensure the proposed building's architecture look and feel keep with the integrity of the 'historical' attributes of the existing building on the hard N.W.C. of the property. We will also be adding concrete pads along 2nd Ave. and Sirrine for refuse and recycling container for use on those assigned days thereby eliminating the large refuse container along Sirrine. The existing parking lot on the S.E.C. of the site will be restriped and perimeter landscaping has been added to the entire property. We have eliminated the northern driveway along Sirrine and have also enhanced the street elevation with additional landscaping.

Please feel free to contact me with any questions.

Sincerely,

Mark A. Bowker
The Pixolux Laboratory, LLC
(Architect)

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

February 2nd, 2015

City of Mesa
Planning Division
P. O. Box 1466
Mesa, AZ 85211-1466

SUB: Use of property at 161 S Sirrine

To whom it may concern,

The following is the The River Source business use of the property listed above:

1. Kitchen staff housing years 2003 through 2007
2. Patient transition housing years 2008 through 2009
3. Executive Director on-site housing years 2010 through July 2013
4. Business property storage from July 2013 through current

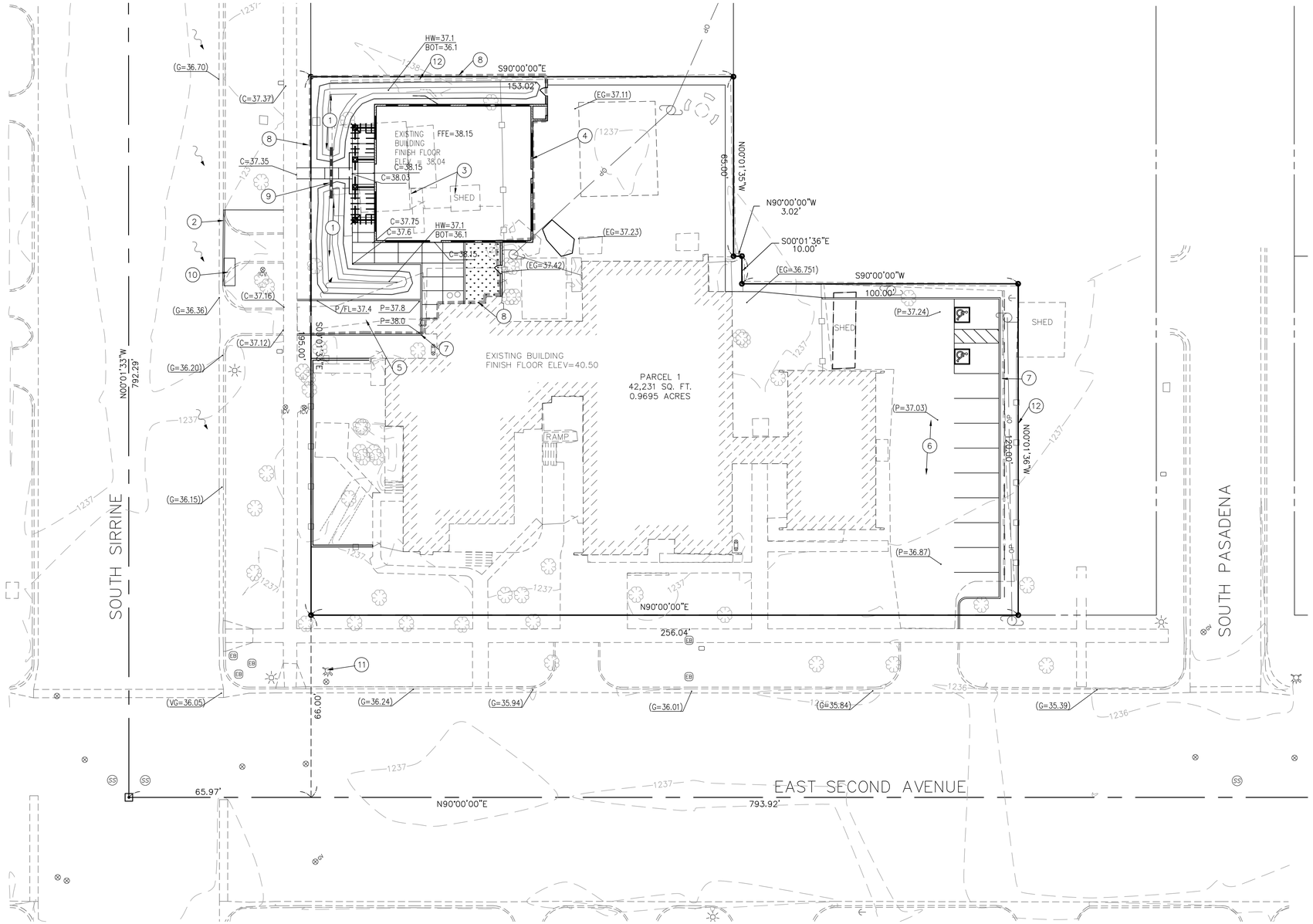
Please let us know if there's any additional information required.

Regards,

Phillip Westbrooks

888.687.7332 • www.theriversource.org

PRELIMINARY GRADING AND DRAINAGE PLAN



LEGAL DESCRIPTION

PARCEL CONSISTS OF THE FOLLOWING:

LOT 13 AND THE SOUTH 15 FEET OF LOT 12, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 13 AND THE SOUTH 15 FEET OF LOT 12, TRACT "A", BLOCK 16, MESA;

ALSO INCLUDING LOT 22, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 22, TRACT "A", BLOCK 16, MESA;

ALSO INCLUDING LOT 23, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 23, TRACT "A", BLOCK 16, MESA;

ALSO INCLUDING LOTS 24, 25 AND 26, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOTS 24, 25 AND 26, TRACT "A", BLOCK 16, MESA.

CONTAINING 0.9695 ACRES [42,231 SQUARE FEET] MORE OR LESS.

REFERENCE DOCUMENTS

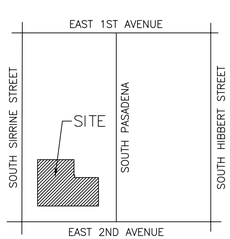
(R1) – BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA

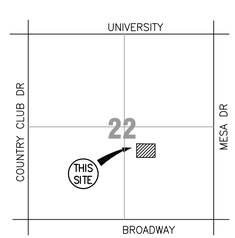
BASIS OF BEARING

THE SOUTH LINE OF THE SOUTH HALF OF BLOCK 16, TOWN OF MESA CITY, MARICOPA COUNTY, ARIZONA BEARING N90°00'00"E. (ASSUMED BEARING)

BENCHMARK

BRASS TAG FOUND AT THE INTERSECTION OF MESA DRIVE & BROADWAY ROAD, ALSO BEING THE SOUTHEAST CORNER OF SECTION 22 TOWNSHIP 1 NORTH RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1233.52' (CITY OF MESA DATUM)

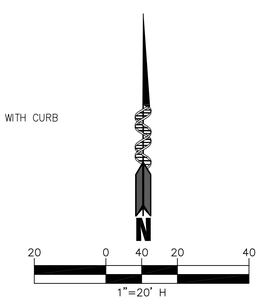




VICINITY MAP
N.T.S.
TOWNSHIP 1N RANGE 5E

KEYED NOTES

1. NEW SURFACE BASIN
2. MOVE EXISTING DRIVEWAY AND REPLACE WITH CURB
3. DEMO EXISTING BUILDING
4. NEW BUILDING
5. NEW PAVED AREA
6. EXISTING PAVED AREA
7. NEW CURB
8. DRAINAGE CONTRIBUTING AREA
9. NEW EQUALIZER PIPE
10. NEW REFUSE CONCRETE PAD
11. HYDRANT TO REMAIN
12. EXISTING WALL TO REMAIN



NARRATIVE:
PROJECT IS THE DEVELOPMENT OF ONE BUILDING. DISTURBED AREA IS DELINEATED AND WILL ALSO BE THE CONTRIBUTING AREA OF THE NEW BASINS. THIS SITE IS LOCATED IN THE DOWNTOWN AREA AND VOLUME REQUIRED IS REDUCED TO ⅔ OF THE CALCULATED VOLUME. C FACTOR IS WEIGHTED WITH 0.50 FOR LANDSCAPE AREA AND 0.95 FOR ROOFS AND CONCRETE.

A SINGLE DRAINAGE AREA WAS CALCULATED WITH TWO BASINS AT 1' DEEP EQUALIZED.

LOW OUTFALL IS THE SOUTHWEST CORNER OF THE SITE.

SITE CURRENTLY HAS ZERO RETENTION AND NO OFFSITE FLOWS CONTRIBUTE TO THE SITE.

VOL REQUIRED = C X D X A X 2/3

D=2.16 INCHES PER NOAA 14 MAP FOR THIS AREA

FRONT BASIN
C_W=0.80
A=6900 SF
V_A=665 CF
V_F=675 CF

CLIENT:
THE PIXOLUX LABORATORY
602-820-4421
bowks@thepixoluxlab.com
thepixoluxlab.com

PRELIMINARY
Registered Professional Engineer (Civil)
CERTIFICATE NO. 30489
STEVEN R. BOWSER
12-15
ARIZONA U.S.A.
Expires 09/30/2017

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 112
Phoenix AZ 85050
ph 602-788-2616
www.hxeng.com

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TWO WORKING DAYS BEFORE YOU DIG.
CALL FOR THE BLUE STAKES
1–800–782–5348
BLUE STAKE CENTER

RELEASE	
DATE	
12–15–14	PRELIM ENGR

REVISIONS		
NO.	DATE	
1		
2	.	.
3	.	.

PROJECT NAME
RIVER SOURCE

PROJECT LOCATION
108 E. 2ND AVE
MESA, AZ 85210

PROJECT

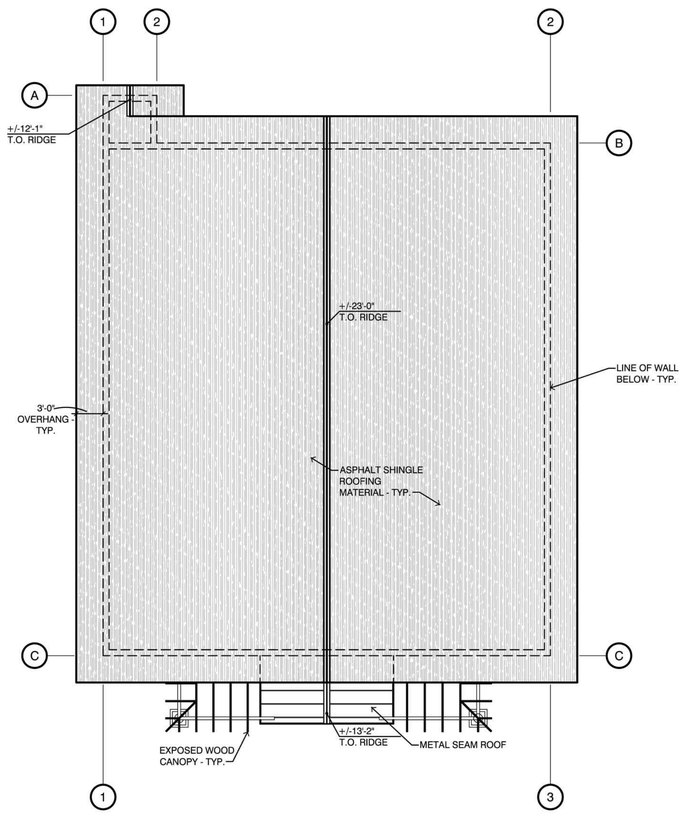
HELIX JOB NUMBER: 165
IN HOUSE — DRAWN BY: MT — CHECKED BY: SB

SHEET TITLE
PRELIM G-D AND UTIL PLAN

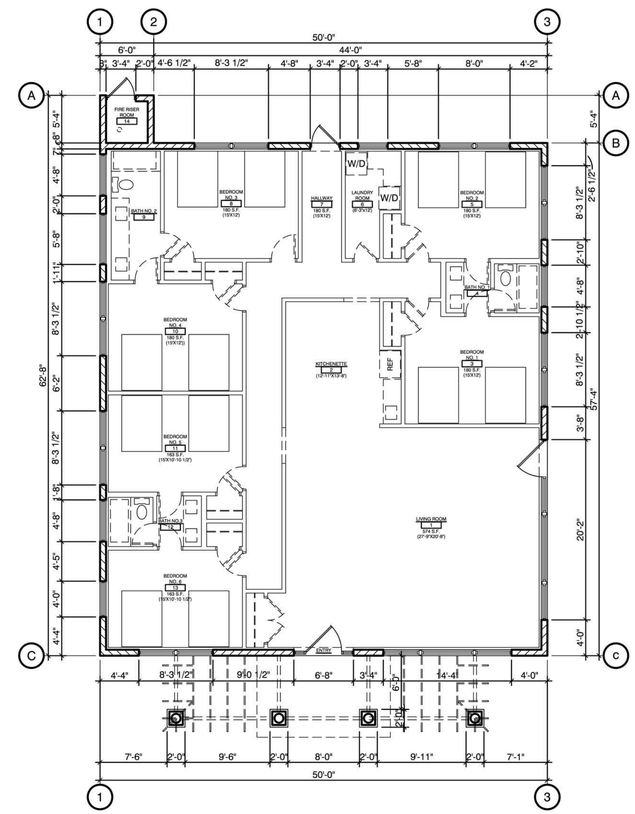
SHEET: GD-1
PAGE: 1 OF 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

Dec 15, 2014 – 1:51pm
C:\Users\Steve\Documents\Business\Transfer\165 2nd –Sirrine\DWGS\PRE G&D\165 pre gd.dwg



3 ROOF PLAN
SCALE: 1/8" = 1'-0"
14003-EXH-03



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
14003-EXH-03

the PIXOLUX LABORATORY
3317 e. bell rd. | 101-444 | phx | az | 85032
(p)602.820.4421 | thepixoluxlab.com

REGISTERED ARCHITECT
CERTIFICATE NO. 50692
PATRICK D. HALLMAN
Date Signed 6-27-14
ARIZONA, U.S.A.
Expires 3-31-16

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, computer files, field data, notes, and other documents and instruments prepared by the design professional as instruments of service, shall remain the property of the design professional. The design professional shall retain all common law, statutory, and other reserved rights, including the copyright thereto.

The River Source

The River Source (Additional New Building)

108 East 2nd Avenue
Mesa, Arizona 85210

Revisions:

No.	Description	Date

Title: FLOOR PLAN

Date: 12.11.14

Project No.: 140003

Drawn By: PL

Checked By: PL

Submittal:

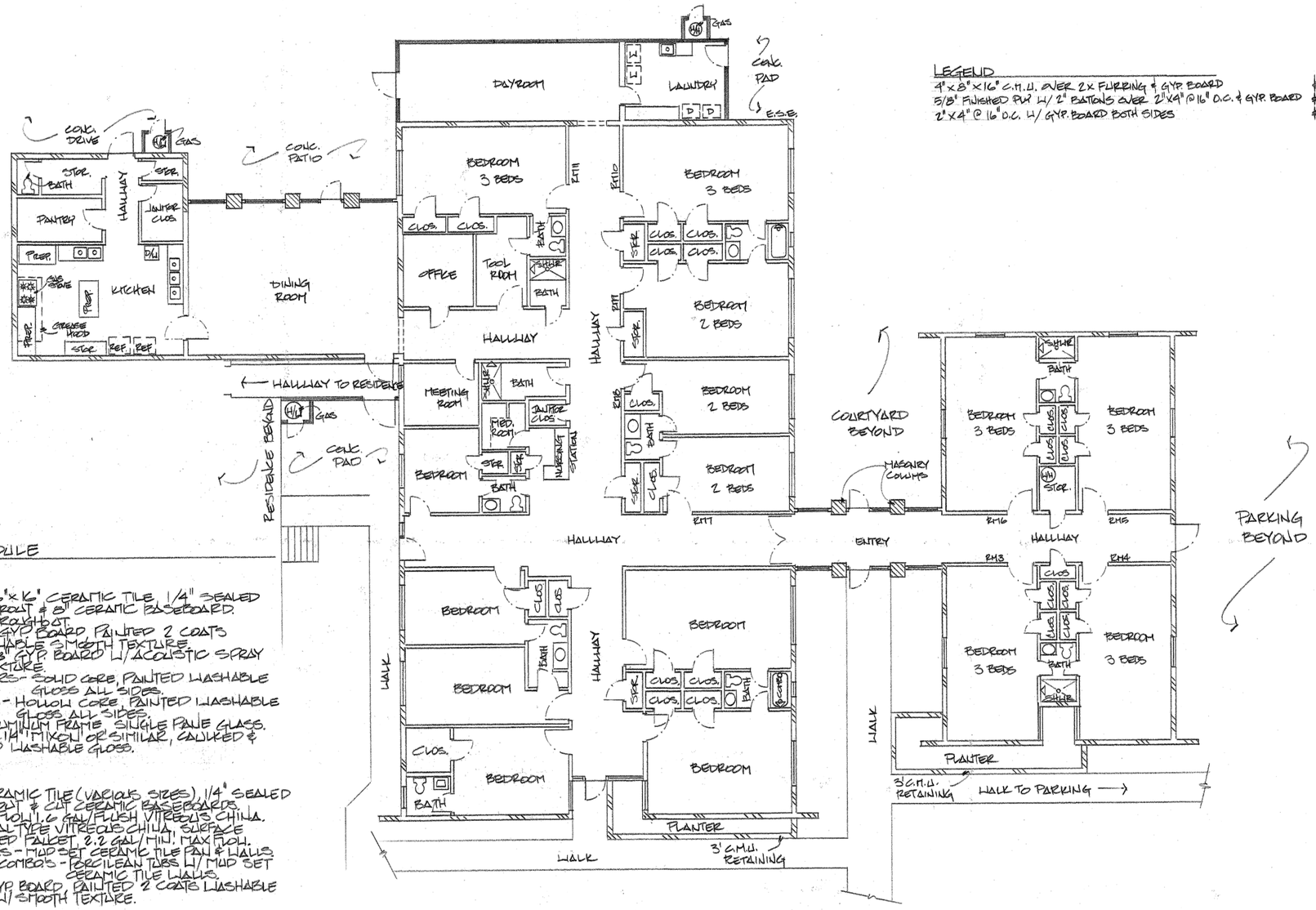
- ☐ Design Development
- ☐ Construction Documents
- ☐ Bid Package

Sheet Number:

A1.1

PLAN CHECK NO.: PLN2014-00205

CASE NO.: PS14-027



FLOOR PLAN 1/8" = 1'-0"

LEGEND

4" x 8" x 16" C.M.U. OVER 2X FURRING & GYP. BOARD
5/8" FINISHED PLY W/ 2" BATTONS OVER 2" X 4" @ 16" O.C. & GYP. BOARD
2" X 4" @ 16" O.C. W/ GYP. BOARD BOTH SIDES

FINISH SCHEDULE

ROOMS:

FLOORING - 16" x 16" CERAMIC TILE, 1/4" SEALED GROUT & 8" CERAMIC BASEBOARD. THROUGHOUT.
WALLS - 5/8" GYP. BOARD, PAINTED 2 COATS WASHABLE SMOOTH TEXTURE.
CEILING - 5/8" GYP. BOARD W/ ACOUSTIC SPRAY TEXTURE.
PASSAGE DOORS - SOLID CORE, PAINTED WASHABLE GLOSS ALL SIDES.
CLOSET DOORS - HOLLOW CORE, PAINTED WASHABLE GLOSS ALL SIDES.
WINDOWS - ALUMINUM FRAME, SINGLE PANE GLASS.
TRIM - 5/8" x 2 1/4" MIXCO OR SIMILAR, CAULKED & PAINTED WASHABLE GLOSS.

BATHS:

FLOORING - CERAMIC TILE (VARIOUS SIZES), 1/4" SEALED GROUT & CUT CERAMIC BASEBOARDS.
TOILETS - LOW FLOW 1.6 GAL/FLUSH VITREOUS CHINA.
SINKS - PEDESTAL TYPE VITREOUS CHINA, SURFACE MOUNTED FAUCET, 2.2 GAL/MIN. MAX FLOW.
SHOWER STALLS - MUD SET CERAMIC TILE PAN & WALLS.
TUB & SHOWER COMBO'S - PORCELAIN TUBS W/ MUD SET CERAMIC TILE WALLS.
WALLS - 5/8" GYP. BOARD, PAINTED 2 COATS WASHABLE GLOSS W/ SMOOTH TEXTURE.

PREPARED BY
T. & C. DESIGNS
3349 W. THOPE DR.
CHANDLER, AZ. 85226 480.917.9385

EXISTING CONDITIONS FOR
THE RIVER SOURCE
108 E. 2ND AVENUE
MESA, AZ. 85210

2 OF 2

DEC. 7TH, 2010

The River Source of Arizona

108 E 2nd Ave

Mesa AZ 85210

4 January 2015

City of Mesa

Mesa City Planning

20 E Main Street #150

Mesa AZ 8520

Greetings:

The River Source of Arizona has been in business for more than 10 years at 108 E 2nd Avenue, Mesa AZ. During the last 10 years we have made it a priority to act as a "good neighbor" and remain in compliance of all of the rules and regulations as outlined in Section 11-31-26 of the Mesa zoning code. We have had minimal interaction with Mesa Fire or Police in that time frame, having at most 3 incidents that requires a city response.

As an organization we not only strive to meet the minimum standards as required by code, but make it a point to go above the requirements.

For example:

- We provide all of the necessary sanitary facilities and strive to maintain high levels of cleanliness and repair.
- We have more than adequate dining space for our clients and other amenities to assist with their needs.
- We have the necessary landscaping and masonry fencing that is not only an enhancement of the facility but also provides adequate safety and privacy needs.
- We pay close attention to patron access requirements and hours of operations.
- One of the important areas that we pay close attention to is the Building and Fire Safety regulations as determined by the Mesa City Council. We make it a priority to comply with all security and safety measures that are mandated.

We plan to continue being in compliance with all of the required criteria as established by the Social Service Facilities Guidelines as adopted by the City of Mesa. We also believe that by updating our facility building, while remaining within the established guidelines we will enhance the look of the area and contribute to the continued enhancement and beatification of the neighborhood.

It is our policy to be a "good neighbor".

the PIXOLUX LABORATORY

|Citizen Participation Plan for The River Source|

Date: December 11, 2014

Purpose: The purpose of this Citizen 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 River Source. This site is located at 108 E. 2nd Avenue on the North East Corner of 2nd Avenue and Sirrine and is an application for Rezoning from DR-2 to DB-1, site plan review and modification along with Council Use Permit for the +/-0.99 acre parcel. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:
Mark A. Bowker
3317 E. Bell Rd.
Suite 101-444
Phoenix, Arizona 85032
602.820.4421
Email: bowks@thepixoluxlab.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on July 31, 2014. Staff reviewed the application and recommended that adjacent residents, nearby businesses, and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts this development may have with members of the community.

1. The property owner will go door-to-door to nearby neighbors and introduce the project prior to submitting formal documents.
2. 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. Interested neighbors within 500 feet from site
    c. Nearby businesses within 500 feet from site
3. All persons listed on the contact list will receive a letter describing the project and an invitation to a neighborhood meeting to be held at The River Source.
    a. The meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment

forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

4. A River Source representative will go door-to-door to nearby neighbors and introduce the project. They will have letters of support with them for neighbors who will be in support of the project and who may or may not be able to attend the Neighborhood Meeting
5. A Neighborhood Meeting will be held and a presentation will be given to groups of citizens, neighborhood associations, and nearby businesses at The River Source on Thursday December 11, 2014.

All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa

Schedule:
Pre-application meeting - July 31, 2014 (DONE)
Initial Application Submittal for Administrative Review – June 24, 2014 (DONE)
Follow-up Application Submittal - October 28, 2014 (DONE)
Follow-up Meeting with City Planner Wahid Alam – November 12, 2014 (DONE)
Initial door to door visits done - August 8, 2014 (DONE)
Second door-to-door visits with support letters – December 9 and 10, 2014 (DONE)
Neighborhood Meeting – December 11, 2014 (DONE)
Second Application Submittal – December 24, 2014 (Per Wahid A. email 12.08.14) or December 24, 2014 (Wahid A. e-mail dated December 8, 2014)
Submittal of updated Citizen Participation Plan and Report - January 6, 2014
Submittal of Notification materials – January 7, 2014
Planning and Zoning Board Hearing – January 21, 2014
Introduction of Ordinance – February 23, 2014
City Council Hearing – March 9, 2014

|Citizen Participation Report for The River Source|

Case No.: PS14-027
Plan Check No.: PLN2014-00205
A.P.N.: 138-46-027E

Date of Report: December 24, 2014

Overview: This report provides results of the implementation of the Citizen Participation Plan for The River Source. This site is located at 108 E. 2nd Avenue on the North East Corner of 2nd Avenue and Sirrine and is an application for Rezoning from DR-2 to DB-1, site plan review and modification along with Council Use Permit for the +/-0.99 acre parcel. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plan and actions addressed in the application. Comments, sign-in lists, letters, and other materials are attached.

Contact:
Mark A. Bowker
3317 E. Bell Rd.
Suite 101-444
Phoenix, Arizona 85032
602.820.4421
Email: bowks@thepixoluxlab.com

Neighborhood Meetings: The following are dates and locations of all interactions and meetings where citizens were invited to discuss the application. Comments, sign-in lists, and other feedback are attached:

1. December 11, 2014 – The River Source – Eight (8) neighbors, owner, two (2) River Source site managers, and architect in attendance.

Correspondence and Telephone Calls:

1. August 8, 2014 - Initial door to door visits to ten (10) neighbors introducing the project prior to formal document submittal to the city.
2. December 2, 2014 – Mailed Neighborhood Meeting letters (see attached contact list). Per city's request, five-hundred foot (500') radius for neighbors and one (1) mile radius for surrounding neighborhood leaders.
3. December 5, 2014 – Spoke with Arlene McCabe on the phone. Arlene M. is the owner and property manager of thirteen (13) properties around The River Source. Arlene M. works for Ponderosa/Blue Ridge Management. She stated

that the she will be 'fighting' the expansion and doesn't want more rehabilitation in the neighborhood. She also stated that she wants to get rid of the rehabilitation center.

4. December 5, 2014 – Spoke with Alison Kinyon on the phone. She thought is was another project/property. She was already aware of the proposal and had no opposition to the project.
5. December 8, 2014 – Received an email from Wahid Alam with the City of Mesa that Marilyn Lambert owns a couple of houses in the neighborhood and is opposing the proposal.
6. December 8, 2014 – Spoke with Skip Carney on the phone. Skip C. is the representative for the Christian Sciences Church located a block north of the property. Skip C. did not have questions and is supportive of the project.
7. December 9 and 10, 2014 - Second door-to-door visits to surrounding neighbors. Received twelve (12) signed support letters (see attached). Attached also is the list of neighbors that were visited and the outcome of the visit.
8. December 9, 2014 – Received 'return to sender' mailer for Rebecca Helen Thomas at 154 S. Sirrine, Mesa, AZ, 85210
9. December 12, 2014 – Received 'return to sender' mailer for Jaime Gardea at P.O. Box 5174, Mesa, AZ, 85211

Results:

There are one-hundred fourteen (114) persons on the contact list as of the date of this Citizen Participation Report (See attached).

1. **Summary of concerns, issues, and problems:**
    - Rezoning to DB-1 will allow the use of other business types in the neighborhood
    - Opposition by Arlene McCabe who does not want any more rehabilitation facilities in the neighborhood and wants to get rid of the existing rehabilitation facility (The River Source).
    - Opposition by Marilyn Lambert for the expansion of the existing facility.
    - Refuse container size on Sirrine is too large.
    - The existing building on the N.W.C. of the site, the portion of the site for this proposal, is an 'eye sore' and the neighbors would like to see it remodeled/replaced.
    - 1 neighbor suggested adding an entire front canopy to the proposed building, as opposed to the proposed open trellis canopy.

2. **How concerns, issues, and problems were addressed:**
    - Neighbors were informed that rezoning the property from DR-2 to DB-1 was implemented by the City of Mesa because of the amount of modifications requested in the proposal.

- Neighbors proposed keeping the zoning to DR-2 and allow the proposed house to take the place of the current house.
- Neighbors also asked if there was any other way to allow the proposal to go through without rezoning the property to DB-1.
- December 17, 2014 - Architect and owner met with Wahid Alam, City of Mesa Planner, to discuss other options for the site. Wahid A. was not aware that the existing building we are replacing was used, and currently is used, as part of The River Source business operations. Wahid A. requested we add the additional information into the revised Project Narrative (see attached).
- Per City's suggestion, to eliminate the large refuse container along Sirrine, we will be installing concrete pads along 2nd Ave. and Sirrine for placing residential size refuse and recycling containers during those assigned days.
- The neighbors are pleased with the proposed buidling's look.
- The client will consider adding a completely covered canopy to the Sirrine front elevation, but is currently inclined to keeping the elevations as proposed since the majority of neighbors are happy with the proposed elevations.

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 128 S Sirrine

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 154 S. Sirrine

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 130 E 2ND AVE

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 108 S Pasadena / Mesa

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 128 S Pasadena

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Izzi Summers

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 44 2nd Ave

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 41 2nd Ave

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Mitsue T. Moser
Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 141 E. 2nd Ave Mesa AZ 85210

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 131 E. 2nd Ave Mesa AZ. 85210

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 105 E 2nd Ave

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 101 E. 2nd Ave.

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

THE
RIVER SOURCE
12-STEP HOLISTIC
Drug & Alcohol Treatment Center

12/10/14

To Whom It May Concern:

I am an occupant of 141 S. Sirrine

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

The River Source Representative

From: Augie Gastelum
To: Wahid Alam
Subject: The River Source
Date: Sunday, November 23, 2014 8:40:41 PM

Hi Wahid,

Thanks so much for meeting with me last week regarding the proposed expansion of River Source. As I mentioned in our meeting, I have spoken with multiple neighbors and there is some strong opposition to this proposal moving forward. Many of the neighbors feel that this expansion would be a step in the wrong direction for the neighborhood. There has been a lot of work done over the last 6 to 7 years to make sure that this neighborhood and surrounding neighborhoods develop in the right way. Between the Central Main Plan, Form Based Code, and a possible historic designation for this neighborhood, there are too many positive things happening to allow a zoning change for this property. It's not that River Source has been a bad neighbor, it's just that this would be a step in the wrong direction for the neighborhood. Some of the neighbors are organizing to oppose the expansion. Thank you for your time.

Thanks,

Augie Gastelum
Larry John Wright Inc./City Media
Vice-President of Sales/Account Executive
480-464-3004 - Office Direct
602-321-0998 - Mobil/Text (SMS)
800-821-5068 - Toll Free
augie.gastelum - Skype
augie@larryjohnwright.com

From: Robert McCabe
To: Wahid Alam
Cc: shelly.allen@mesaaz.gov; John Wesley; john.giles@mesaaz.gov
Subject: re-zoning Z15-007
Date: Monday, February 09, 2015 7:35:24 PM

Mr. Alam,

Thank you for taking the time to visit with me concerning the re-zoning of the property at 161 S. Sirrine, zoning case number Z15-007. I am adamantly opposed to any rezoning for and expansion of the substance abuse and detoxification treatment center at 108 E. 2nd Ave. and 161 S. Sirrine. I currently own 12 houses on Sirrine and 2nd Ave, which are directly across from the River Source facility. I feel an obligation to keep the neighborhood safe and continue the trend to improve the area. Please do not allow any further substance abuse facilities to expand or allow any further special use permits for half-way houses. There are people who have a desire to live in the center of Mesa and we need to all work together to improve and attract the positive trends. We would like to see more homes being improved and renovated to single family homes. We do not need to have negative elements expanded.

If you have any questions, please feel free to call any time. I will try to make it to the meeting February 18.

Thanks You

Arlene McCabe
Overland Management
602-448-6448

From: Mark A. Bowker
To: Wahid Alam
Cc: John Wesley; Tom Ellsworth; Gordon Sheffield
Subject: RE: Voice message from: <+14806444273> 118 seconds (MID=2718613)
Date: Monday, December 15, 2014 10:52:37 AM

Wahid,

Arlene McCabe
Arlene McCabe called me and I spoke with her on the phone Friday 12.05.14. During that phone conversation she let me know that she wasn't going to be able to attend the Neighborhood meeting and I informed her of the project extents and described what we are proposing. She also told me on the same phone conversation that she represented Ponderosa/Blue Ridge management and owns 13 houses around River Source. She notes 12 on this voice mail.

She also mentioned several times on that phone conversation that she will be opposing the proposal and wants to get rid of River Source in the neighborhood. A comment she clearly states in this voice message.

She will obviously be opposing the proposal, regardless of what she is told or informed. Her goal is to get rid of River Source. I feel the phone conversation I had with her on the 5th explaining the project and addressing her questions, which are in line with the questions in the attached voice mail, satisfies the questions she is asking on this voice message.

Neighborhood Meeting
The Neighborhood Meeting went fine. With the people who attended, we seemed to have found some common ground between the neighbors and the proposal. I will be speaking with my client to find a day to meet with you. Please let me know your availability this week and next week.

Thanks,
Bowks

Mark A. Bowker (thePROFESSOR)
thePIXOLUXLABORATORY
3317 e bell road | suite 101-444 | phoenix | az | 85032
(p)602.820.4421 | (m)602.625.9424 | thepixoluxlab.com | pixoluxink.com

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From: Wahid Alam [mailto:Wahid.Alam@mesaaz.gov]
Sent: Monday, December 15, 2014 7:58 AM
To: M Bowks (bowks@thepixoluxlab.com)
Cc: John Wesley; Tom Ellsworth; Gordon Sheffield
Subject: FW: Voice message from: <+14806444273> 118 seconds (MID=2718613)

Hi Mark,
How was the neighborhood meeting? Here is a voice mail we have received from own of the property owners in the neighborhood. Please call her and provide information to answer her questions. I have talked with her before Thursday's voice mail . Thanks

Wahid Alam, AICP
Planner II, Planning Division
Development and Sustainability Department

55 N. Center Street, Mesa, AZ 85201
480-644-4933 T
480-644-2757 F

From: <+14806444273>
Sent: Thursday, December 11, 2014 4:16 PM
To: Wahid Alam
Subject: Voice message from: <+14806444273> 118 seconds (MID=2718613)