

RESOLUTION NO. 11712

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, APPROVING A SITE PLAN OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON20-00447 LOCATED WITHIN THE 10600 BLOCK OF EAST PECOS ROAD (NORTH SIDE) AND WITHIN THE 6700 BLOCK OF SOUTH 222ND STREET (EAST SIDE). LOCATED WEST OF SIGNAL BUTTE ROAD ON THE NORTH SIDE OF PECOS ROAD. (4.7± ACRES). THIS REQUEST WILL ALLOW THE DEVELOPMENT OF AN RV STORAGE FACILITY AND PROVIDE PENALTIES FOR THE VIOLATION THEREOF.

WHEREAS, the City Zoning Ordinance grants the Planning and Zoning Board the authority to hear and take final action on site plan reviews unless there is a condition for review and approval by City Council; and

WHEREAS, a condition of the zoning on this property requires all future site plan reviews go through the Planning and Zoning Board and the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: The site plan for the development of an RV storage facility located within the 10600 block of East Pecos Road (north side) and within the 6700 block of South 222nd Street (east side) attached hereto and made a part hereof and incorporated by reference, is hereby approved subject to compliance with the following conditions:

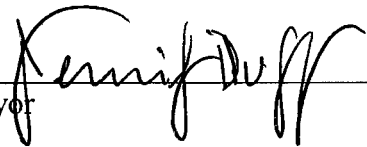
1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
5. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
6. Prior to the issuance of a building permit, provide documentation that a registered Professional Engineer or registered Professional Architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.

Section 2: The various City officers and employees are hereby authorized and directed to perform all acts necessary to give effect to this resolution.


Section 3: PENALTY. Mesa Zoning Ordinance 11-79-1 to 11-79-6 shall apply for any violation of this resolution.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this 8th day of July, 2021.

APPROVED:

Vice Mayor 

ATTEST:


City Clerk



LEGAL DESCRIPTION:

PARCEL NO. 1 (APN 304-34-0162)

A PORTION OF PARCEL A, OF THE LAND SPLIT MAP RECORDED IN BOOK 686, PAGE 8, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED L.S. #36563.

THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1092.00 FEET, TO THE POINT OF BEGINNING.

THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 229.63 FEET, TO A POINT ON THE EXISTING 30 FOOT EAST RIGHT-OF-WAY LINE OF 22ND STREET, AS RECORDED DOCUMENT NO. 03-1096365, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE NORTH 00° 56' 22" WEST, ALONG THE EXISTING 30 FOOT EAST RIGHT OF WAY LINE OF 22ND STREET, A DISTANCE OF 560.00 FEET, THENCE EAST, A DISTANCE OF 231.28 FEET.

THENCE SOUTH 00° 46' 17" EAST, A DISTANCE OF 560.05 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2 (APN 304-34-931)

A PORTION OF PARCEL A, OF THE LAND SPLIT MAP RECORDED IN BOOK 686, PAGE 8, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED L.S. #36563.

THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 862.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 200.00 FEET. THENCE NORTH 00° 49' 17" WEST, A DISTANCE OF 560.05 FEET.

THENCE EAST, A DISTANCE OF 200.00 FEET.

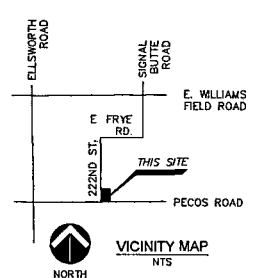
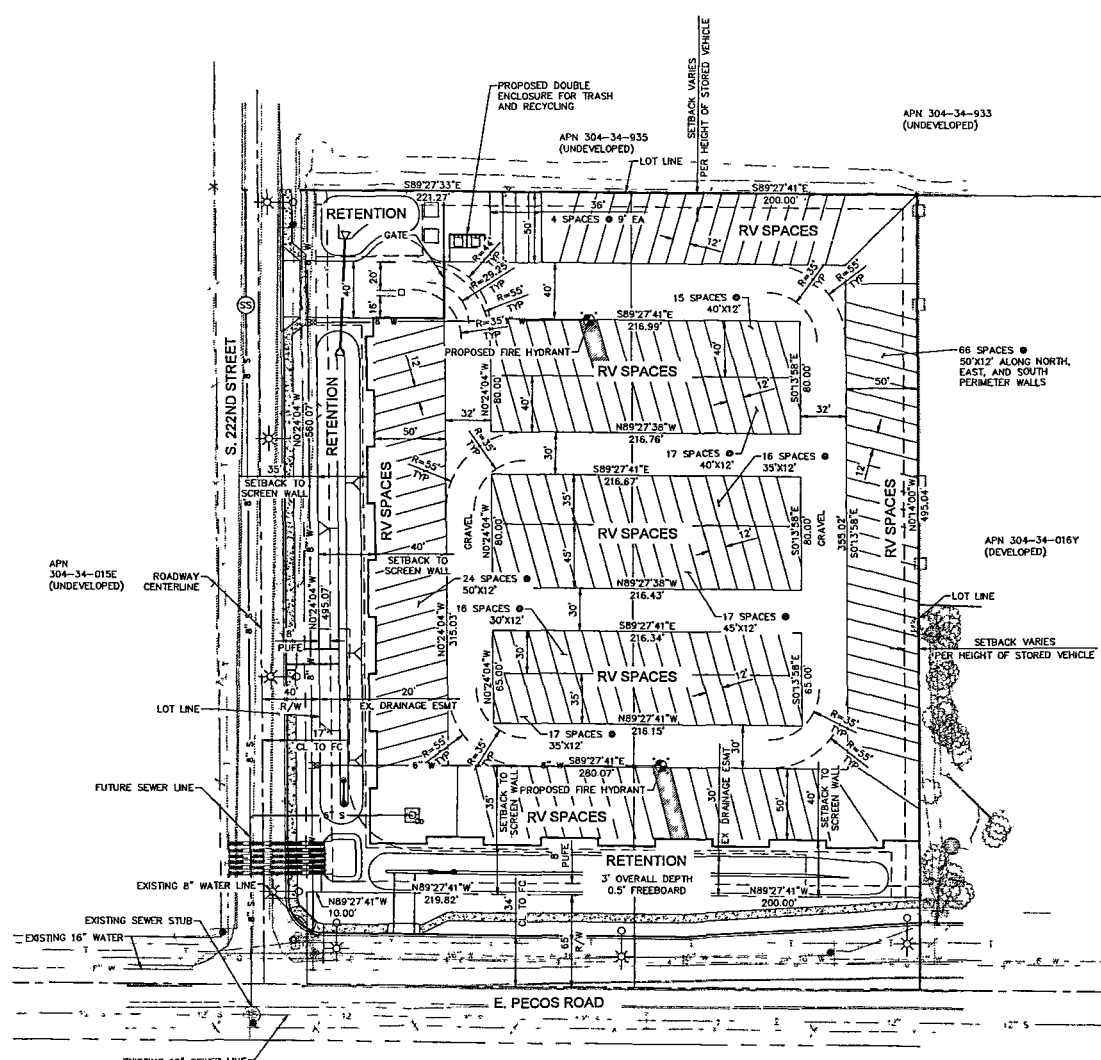
THENCE SOUTH 00° 46' 17" EAST A DISTANCE OF 560.05 FEET TO THE POINT OF BEGINNING.

LEGEND

- SAWCUT LINE
- PROPERTY LINE
- EASEMENT/BUILDING SETBACK LINE
- SECTION LINE
- RIGHT OF WAY
- EXISTING OVER-HEAD ELECTRIC
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING STORM DRAIN
- EXISTING TELEPHONE SERVICE
- EXISTING GAS LINE
- PROPERTY CORNER
- EXISTING WATER METER
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING PEDESTAL
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING OVER-HEAD LIGHT

SITE PLAN FOR EASTMARK RV & BOAT STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER/DEVELOPER:
MAD AM INVESTMENTS, LLC
ATTN: ALISON AVALOS
PO BOX 13006
CHANDLER, AZ 85246
PHONE: 480-510-1494
ALVALOS@GMAIL.COM

CONTRACTOR:
FLEMING COMPLETE
ATTN: ROBERT HAGGARD
1736 S. MEVADA WAY
MESA, ARIZONA 85204
PHONE: 480-237-0765
RHAGGARD@FLEMINGWEST.COM

ENGINEER:
RITCOH-POWELL & ASSOCIATES
ATTN: JOHN BISHOP, PM
63 E. MAIN ST., STE 502
MESA, AZ 85201
PHONE: 480-530-7497
JBISHOP@RPANG.COM

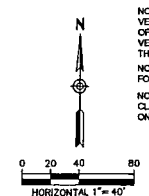
PROJECT DESCRIPTION:
DESIGN BUILD PROJECT TO CONSTRUCT AN RV & BOAT STORAGE FACILITY

SITE INFORMATION AND PROJECT DATA:
ADDRESS: 1050 S. PECOS ROAD, MESA, AZ 85212

ASSESSOR'S NUMBER(S): APN# 304-34-015E (2.963 ACRES)
APN# 304-34-931 (2.571 ACRES)

GROSS AREA: 257,849.26 SF (5.910 ACRES)
NET AREA: 213,120.47 SF (4.833 ACRES)
LOT COVERAGE: 174,953.62 SF (82%)
ZONING: LI (LIGHT INDUSTRIAL)
MINIMUM LOT DEPTH: 100 FEET
MINIMUM LOT WIDTH: 100 FEET
MAXIMUM LOT COVERAGE: 80%
MAXIMUM HEIGHT: 40 FEET

FRONT AND STREET FACING SETBACK: 15 FEET
ARTERIAL COMMERCIAL/INDUSTRIAL/LOCAL: 20 FEET
INTERIOR SIDE AND REAR: 0 (BACK)



NOTE: A SETBACK WILL BE PROVIDED FOR VEHICLES STORED ON THIS SITE AT A RATIO OF 1:1 FROM ALL LOT LINES FOR STORED VEHICLES WITH A HEIGHT GREATER THAN THE 8 FOOT SCREEN WALL.

NOTE: THERE ARE NO BUILDINGS PLANNED FOR THIS SITE.

NOTE: SCALE FACTOR EXAGGERATED FOR CLARITY ON APPURTENANCES IDENTIFIED ON THIS PLAN.

NO.	DATE	BY	REVISION

RITCOH-POWELL & Associates
602-263-1177
www.ritchpowell.com



EASTMARK RV & BOAT STORAGE
SITE PLAN
MESA, ARIZONA
MARICOPA COUNTY

DWG. NO.:	220038
DESIGN BY:	JB
DRAWN BY:	JB
CHECKED:	JC
DATE:	5/25/2021
DWG. NO.:	SPOT
SHEET:	1
OF:	1

