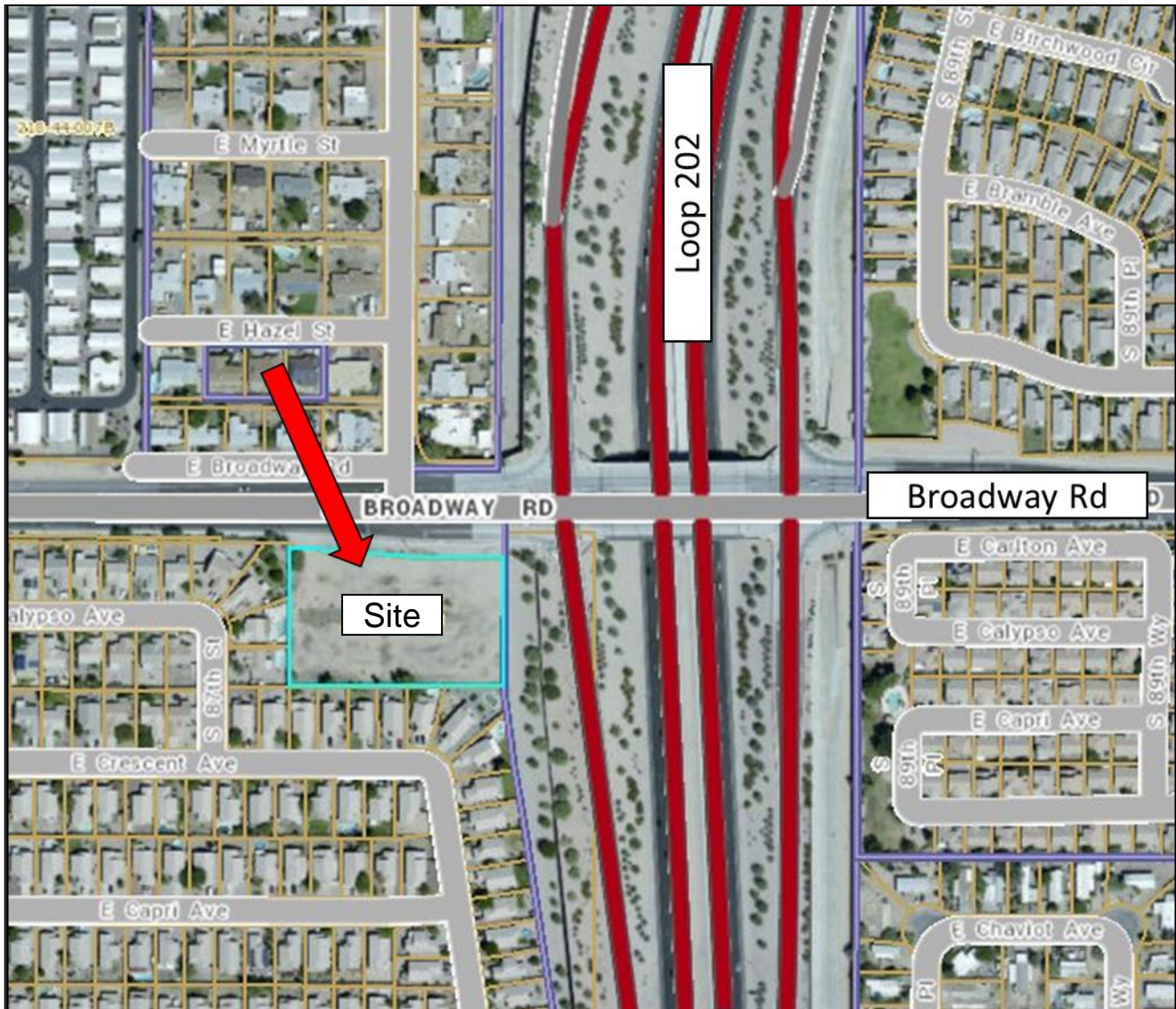


Project Description

Broadway Self Storage
8751 East Broadway Road, Mesa
PRS17-00281



Prepared By:
Withey Morris PLC / George Pasquel III
2525 E Arizona Biltmore Circle - Suite A-212
Phoenix, Arizona 85016

Updated: February 6, 2018
Original Submittal: November 22, 2017

**Rezoning from RM-3, PAD to LC, BIZ
to allow for the Development of a Self-Storage Facility**

A. Purpose of Request

The purpose of this request is to enable the development of a new, Class-A, climate controlled self-storage facility on an otherwise vacant and awkward infill lot. The project will provide convenient and high-quality storage options for nearby residents and businesses while providing an appropriate buffer from the adjacent freeway.

B. The Property

The subject property (the “**Property**”) is a roughly 3-acre site located at the southwest corner of Broadway Road and the Loop 202 Freeway, Assessor Parcel No. 218-53-466B, as seen on the attached aerial map. The Property has a General Plan designation of Neighborhood Suburban and is currently zoned Multiple Family Residential-3, Planned Area Development (RM-3, PAD).

The Property is currently vacant and is a leftover, remnant parcel from the construction of the Loop 202 Freeway. As such, the Property has severe limitations to development. With the freeway access turn lane bordering the north edge of the property, access to the site is limited to a single drive aisle on Broadway. The location of this drive aisle is pre-determined by ADOT easements. Ingress / egress through this single drive aisle is only possible through right-in / right-out turn movements to and from the eastbound half of Broadway Road. Additionally, a series of utility lines run east-west along the north property line and a large, overhead freeway sign is directly in the front of the Property.

C. Description of Proposal

The proposed project consists of a 2-story, Class-A self-storage facility totaling roughly 87,000 square feet. The building is setback 40 feet from both the south and west property lines and includes 10 feet of landscape and retention buffers within that setback. New landscaping will also be provided along the north property line and along the north building elevation. A new, 6-foot tall solid perimeter wall will be built along the east property line to match the existing walls along the south and west property lines.

A roughly 1,000 square feet office/lobby will face Broadway Road and is located near the visitor parking spaces. A 30-foot wide drive aisle and fire access lane encircles the building; however

vehicular access to the majority of the site is limited to only returning customers with secured access codes for the drive-aisle security gates.

The facility will also feature a unique, “drive-up” aisle through the center of the building to provide clientele with a convenient, internal and air-conditioned unloading area. All of the storage units will be indoor and climate controlled and the project will incorporate 24hr video surveillance.

D. Relationship to Surrounding Properties

To the south and west of the Property is RS-6, PAD zoned property developed with single family homes. To the north is the major arterial of Broadway Road, followed by County island properties. To the east is the Loop 202 freeway. As such, the Property is ideally located for the proposed self-storage facility. The Property has freeway frontage, which typically encourages intense land uses, however the site is also adjacent to an existing residential community.

Self-storage is a low-intensity commercial use with minimal traffic generation. The site has no vehicular connection to the adjacent neighborhood and therefore does not encourage cut-through traffic. The use has predictable hours of operation and high levels of security to ensure protection of clientele belongings. The 2-story building height is in-line with surrounding uses and less than permitted under the current zoning. A taller, multifamily project, as permitted under the existing zoning, would likely provide much more noise and traffic to the detriment of the adjacent single-family homes.

E. Conformance with the General Plan

As previously noted, the Property has a General Plan designation of Neighborhood Suburban. As part of a total neighborhood area, this designation encourages commercial uses along arterial frontages and at major intersections. The predominate building height is 1-story and 2-story, although 3-story and 4-story is permitted where appropriate. The proposed project adheres to these standards. Additionally, the proposal meets or exceeds several General Plan policies and strategies including:

Redevelopment P2: Encourage and facilitate infill development that improves the quality of the neighborhood.

- A vacant property adds no value to a neighborhood and is often a beacon for undesirable activity. The proposed projects will develop an awkward, vacant lot

with a successful project that will improve the quality of the neighborhood while providing a convenient amenity for its residents and businesses.

Neighborhood S5: Investigate strategies and incentives to encourage appropriate infill and property reuse consistent with neighborhood goals and values.

- The City's adopted Bonus Intensity Zone (BIZ) Overlay District provides some flexibility to enable and encourage the development of otherwise difficult infill sites like the subject Property.

F. Bonus Intensity Zone (BIZ) Conformance

City Council may approve modifications to the underlying district development standard provided the project provides distinctive, superior quality design and addresses environmental performance standards.

Distinctive, superior quality design application:

Typical baseline self-storage facilities tend to consist of rather monotonous building facades constructed with painted CMU, metal paneling or a combination of both. Multi-level buildings will frequently range from 3-4 stories tall with little articulation or fenestration on the upper levels, full perimeter parapet walls and little or no roof variation. The rental office entry is mostly non-descript, not relating to the customer approach, and offers few basic customer amenities. Entry doors on random building sides provide customer loading areas, only occasionally with some shade or cover.

This proposed facility will greatly exceed those baseline facility characteristics in all areas. This facility, while allowed up to 3-stories, is proposed to be only 2-stories tall with a maximum height of 30'-0'. The street side building façade (north side) will include many articulations within the façade and include combinations of integral colored CMU, stucco, storefront glazing, steel accents with varied parapet wall and roof elements. The main customer entry to the rental office will be clearly identified and distinguished with storefront glazing, colorful façade treatments and distinctive roof/shade elements. There will also be an outdoor pedestrian courtyard area of approximately 1,100 s.f. in the area between the customer parking and the main rental office. This courtyard area will be mostly shaded with a combination of canopy trees, roof overhangs and other building integrated shade elements. Combined with the new landscaping enhancements along Broadway Road and the project will provide a greatly enhances aesthetic to this otherwise barren corner.

The remaining building facades (west, south and east sides) while less articulated, will all include combinations of integral colored CMU, stucco and some minimal glazing fenestration at the upper level strategically located to provide some natural lighting into the customer access

hallways in the storage areas. Additional steel accent shade elements will be provided at the window fenestration to temper the solar impact and diffuse the natural lighting affect.

All storage space, exterior and interior accessed units, will be fully air-conditioned space. This is the most superior level of storage space provided. All exterior accessed units are provided with an insulated roll-up door which has the added benefit of smooth operation and mitigated sound. Perhaps the most unique and superior aspect of this facility will be the accommodations for loading access for the majority of the storage space. This facility will be constructed with an interior, fully air-conditioned, drive-thru loading area that provides direct drive-up access to interior storage units, interior hallways and elevators providing access to upper level space. This will ensure the most convenient and comfortable loading environment for all customers, while also containing the majority of loading activity to occur within the building envelop.

Environmental Performance Standards:

One of the foremost factors in environmental performance is site selection. The selection of a site which does not require the destruction of raw, natural desert or the addition of new infrastructure (streets, utilities, etc.) to reach the site is key to smart growth and proper development. The property is a small, infill site, fully surrounded by developed land for either residential, commercial or transportation-related uses. No new streets or long utility runs are required to serve the Property. In short, the infill nature assures and efficient use of land.

While not a “greyfield” or “brownfield” site, the property is no less economically distressed and damaged. The construction of the Loop 202 freeway insured this leftover, remnant property would have difficulty being developed for a viable use. While the property is technical adjacent to the freeway, the freeway is recessed at this location, depriving the property of visibility typically afforded to freeway frontage land. The existing transportation system also creates limited access for the site, further damaging its economic prospects.

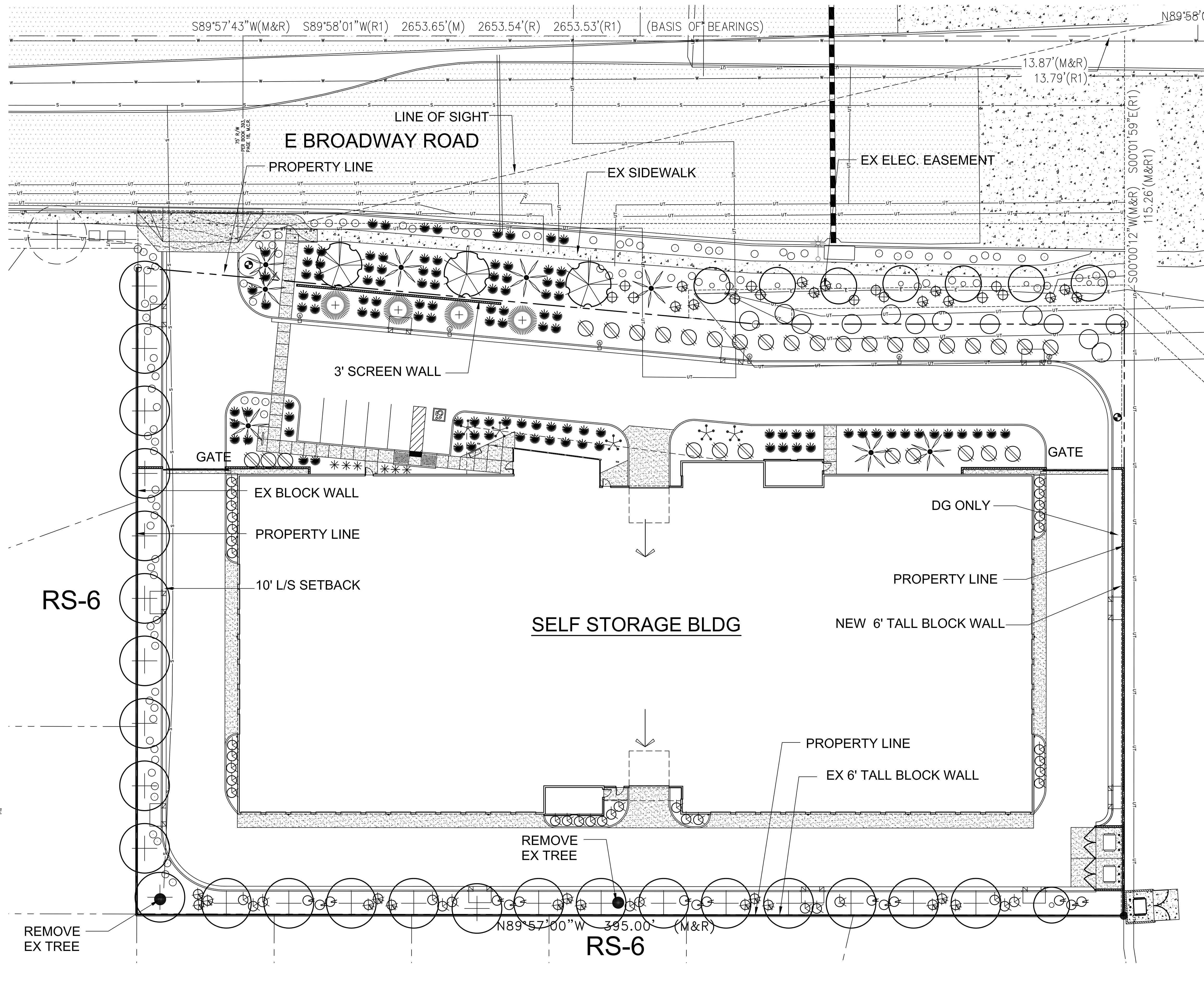
From an environmental design standpoint, the project recognizes the need to relate to the unique climatic and environmental factors associated with this proposed development. In response to these climatic conditions, a number of specific building elements will be chosen to specifically reduce the environmental impact of this project. Examples include the implementation of motion-activated LED interior lighting which will only rise to full illumination when clientele enter an area. Other items include LED exterior lighting, high efficiency air conditioning units, enhanced wall and roof insulation and high performing glazing systems, the incorporation of native, low-water consumption landscaping; these elements will greatly reduce our energy use and allow this facility to operate with superior efficiency.

This proposed development is an improvement to the on-site and surrounding environment. It is naturally compatible with the adjacent and surrounding uses and will provide needed storage space for residents and businesses in the area.

Requested Deviations:

The vast majority of the project adheres to the development standards of the LC district. Only the following deviations are requested, as permitted by the BIZ overlay:

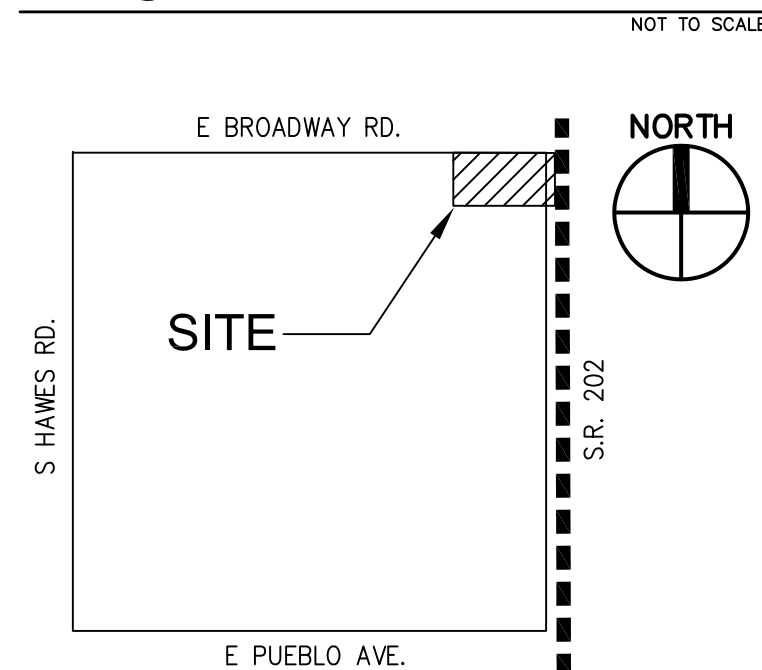
Standard	LC District	BIZ Proposal
Building Setback for 2-story building adjacent to residential	50 feet	40 feet
Landscape Setback adjacent to single family residential (south and west)	20 feet	10 feet
Landscape Setback adjacent to non- single family residential (east)	30 feet	5 feet



LANDSCAPE LEGEND

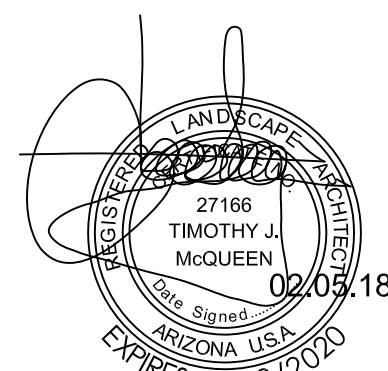
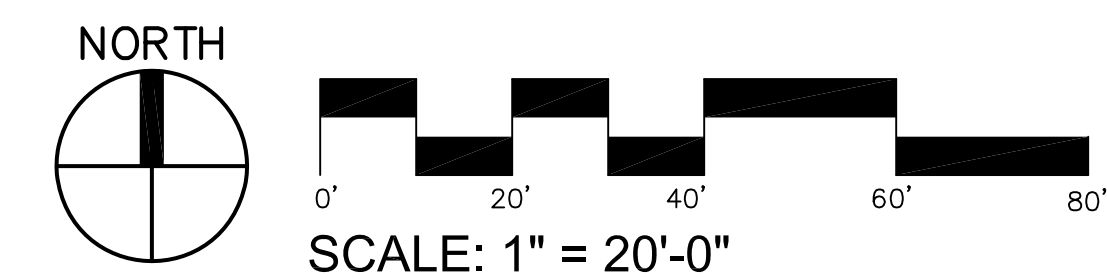
- PISTACIA X RED PUSH
RED PUSH PISTACHE
24" BOX
- CAESALPINIA CACALACO
CASCALOTE
24" BOX
- PITHECELOBIUM FLEXICAULE
TEXAS EBONY
24" BOX
- CHIOPSIS LINEARIS
DESERT WILLOW
24" BOX
- WASHINGTONIA ROBUSTA
MEXICAN FAN PALM
18' tf, SKINNED, MATCHING
- CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM
15 GALLON
- LEUCOPHYLLUM FRUTESCENS
SILVER CLOUD
5 GALLON
- CASSIA PHYLODENIA
DESERT CASSIA
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- TECOMA STANS
YELLOW BELLS
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- ALOE 'BLUE ELF'
BLUE ELF ALOE
5 GALLON
- MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON
- ACACIA REDOLENS
'DESERT CARPET' tm
1 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- CONVOLVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON
- 1/2" SCREENED EXPRESS ARMOR
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

VICINITY MAP



DATE: 12.12.17
SITE LOCATION: MESA, AZ
RBA PROJECT NO.: 17028

PRELIMINARY LANDSCAPE PLAN



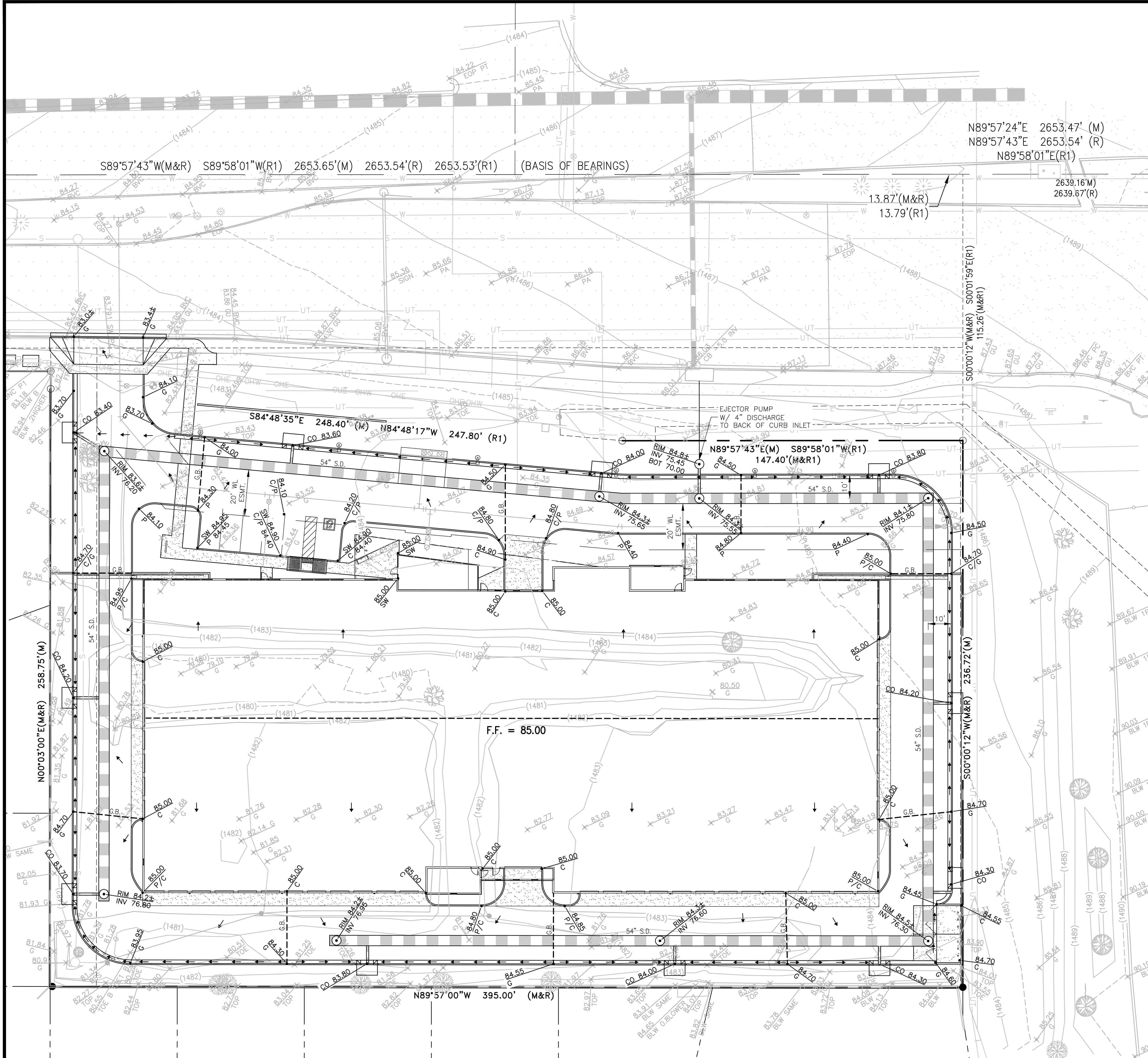
BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.
MESA, ARIZONA 85208

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

NOTE: ALL SYMBOLS AND ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN	BC	BACK OF CURB
	NEW STORM DRAIN	BW	BACK OF WALK
	CENTERLINE	CATV	CABLE TV
	PROPERTY LINE	C	CONCRETE
	EXISTING LINE	CB	CATCH BASIN
	EXISTING MANHOLES, VAULTS AND BOXES	CC	CANOPY CLEARANCE
	EXISTING ELEVATION	CL	CENTERLINE
	BACKFLOW PREVENTER	CO	CURB OPENING
	CATCH BASIN	DWV	DRAIN, WASTE AND VENT
	CLEANOUT	E	ELECTRIC
	FIRE HYDRANT	ESMT	EASEMENT
	FLOW ARROW	FC	FACE OF CURB
	ROOF DRAIN ARROW	FG	FINISH GRADE
	FLOWLINE ARROW	FF	FINISH FLOOR
	FOUND BRASS CAP	FL	FLOW LINE
	FOUND MONUMENT	FM	FORCE MAIN
	FOUND REBAR	FO	FIBER OPTICS
	LIGHT POLE	FW	FACE OF WALK
	PROPOSED ELEVATION	G	GUTTER
	POWER POLE	GB	GRADE BREAK
	SET BRASS CAP	GR	GRATE
	SET MONUMENT	INV	INVERT
	SET REBAR	IRR	IRRIG. CONTROL VALVE
	SIGN	ML	MONUMENT LINE
	TAPPING SLEEVE	NG	NATURAL GRADE
	WATER VALVE	OHE	OVERHEAD ELECTRIC
	WATER METER	P	PAVEMENT
	DRYWELL	PC	POINT OF CURVE
		PT	POINT OF TANGENCY
		RD	ROOF DRAIN
		ROW	RIGHT OF WAY
		SCO	SEWER CLEANOUT
		SD	STORM DRAIN
		SL	STREET LIGHT
		SS	SANITARY SEWER
		SW	SIDEWALK
		T	TELEPHONE
		TC	TOP OF CURB
		TF	TOP OF FOOTING
		TW	TOP OF WALL
		TS	TRAFFIC SIGNAL
		UGE	UNDERGROUND ELEC
		VG	VALLEY GUTTER
		W	WATER
		WLE	WATER LINE EASEMENT
	NEW CONCRETE		
	NEW RIP-RAP		
	EXISTING CONCRETE		
	EXISTING BRICK		

RETENTION CALCULATIONS

100-YEAR, 2-HOUR EVENT

$$V_{REQ} = \frac{(C)(P)(A)}{12}$$

C = 0.9
P = 2.2"
A = 96,158 S.F.

$$V_{REQ} = 15,866 \text{ C.F.}$$

VOLUME PROVIDED IN 1,000 L.F. 54" DIAMETER PIPE:

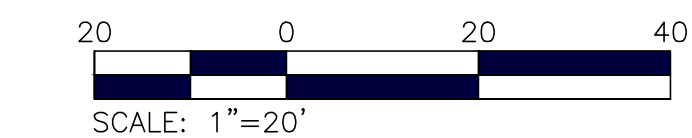
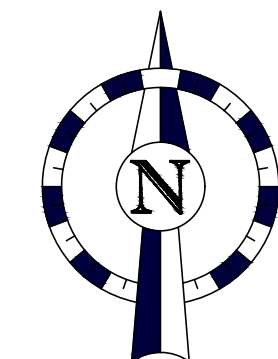
$$V_{PROV} = (\pi)(R^2)(L)$$

R = 2.25'
L = 1,000'

$$V_{PROV} = 15,904 \text{ C.F.}$$

DRY-UP CALCULATION
(BASED ON 0.15-CFS DISCHARGE RATE)

$$\begin{aligned} \text{TIME} &= \frac{15,866}{(0.15 \text{ CFS})(3600)} \\ &= 29.4 \text{ HRS} \end{aligned}$$



ABBREVIATIONS

BC	BACK OF CURB
BW	BACK OF WALK
CATV	CABLE TV
C	CONCRETE
CB	CATCH BASIN
CC	CANOPY CLEARANCE
CL	CENTERLINE
CO	CURB OPENING
DWV	DRAIN, WASTE AND VENT
E	ELECTRIC
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INV	INVERT
IRR	IRRIG. CONTROL VALVE
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TF	TOP OF FOOTING
TW	TOP OF WALL
TS	TRAFFIC SIGNAL
UGE	UNDERGROUND ELEC
VG	VALLEY GUTTER
W	WATER
WLE	WATER LINE EASEMENT

PROJECT BROADWAY SELF-STORAGE		LOCATION MESA, ARIZONA	
DRAWN BY JB	DESIGNED BY KZ	REVIEWED BY KZ	DATE 2017
TITLE CONCEPTUAL GRADING & DRAINAGE PLAN		SITE ADDRESS SWC OF BROADWAY RD & LOOP 202	
SCALE: 1:20		JOB NO.: 17-061	
SHEET 2 OF 2			

3400 N. Desert Road
Suite 130
Mesa, Arizona 85202
Phone: 602-544-2501
Fax: 602-544-2501

ZELL COMPANY, LLC
Professional Engineer
No. 24449
Kenneth W. Zell
Arizona, U.S.A.
Expires 12-31-19

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WEST ELEVATION
SCALE: 3/32"=1'-0"



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

Metal Doors Dunn Edwards Color: DE6090 'Western Red'	
Aluminum Storefront System Color: Black	
Stucco & Metal Panel Dunn Edwards Color: DE5118 'BBQ'	
Stucco Dunn Edwards Color: DE6277 'Pebble Walk'	
Smooth-Face CMU Block SuperLite Color: 'Bone'	
Split Face CMU SuperLite Color: 'Cocoa Brown'	



NORTH ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

CONCEPTUAL ELEVATIONS

DATE: 02.06.18
SITE LOCATION: MESA, AZ
RBA PROJECT NO. : 17028

BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.
MESA, ARIZONA 85208



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V:\1 RBA PROJECTS\17 Projects\17028 Broadway Self-Storage\Drawings\17028 AZ.01 Exterior Elevations.dwg
Feb 05, 2018 - 3:10pm

Citizen Participation Plan

PRS17-00281
8751 E. Broadway Road
SWC of Broadway and Loop 202, Mesa AZ

Date:

October 24, 2017

Purpose:

The purpose of this Citizen Participation Plan is to provide a framework from which to guide the outreach to citizens, property owners, businesses and neighborhood associations in the vicinity of the site regarding the proposed project and application. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal. The site is roughly 2.2 acres located at 8751 E. Broadway Road at the southwest corner of Loop 202 and Broadway Road.

Request:

The application is a request for a rezoning from Multifamily RESidential-3, Planned Area Development (RM-3, PAD) to Limited Commercial, Bonus Intensity Zone overlay (LC, BIZ) to allow for the development of a Class-A, climate controlled self-storage facility.

Contact:

George Pasquel III
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602.230.0600 / George@WitheyMorris.com

Pre-submittal Meeting:

The pre-submittal meeting with City of Mesa planning staff was held on September 25, 2017. Staff reviewed the application and recommended that property owners within 1,000 feet be notified as well as registered neighborhood associations within 1 mile and HOA's within 1/2 mile.

Action Plan:

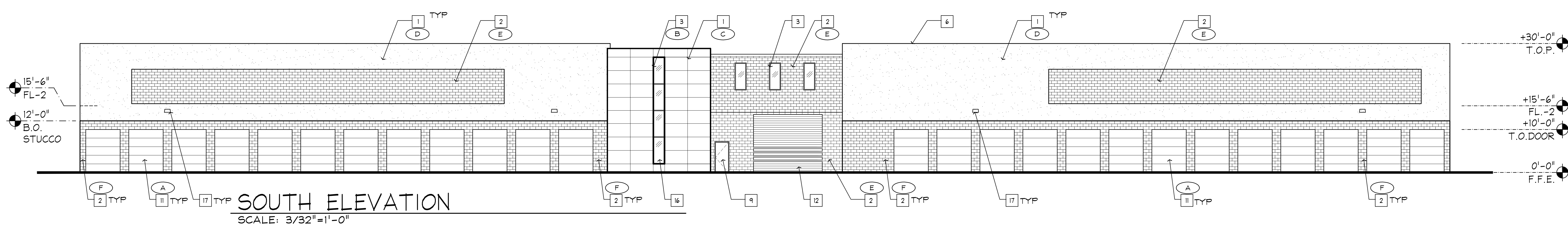
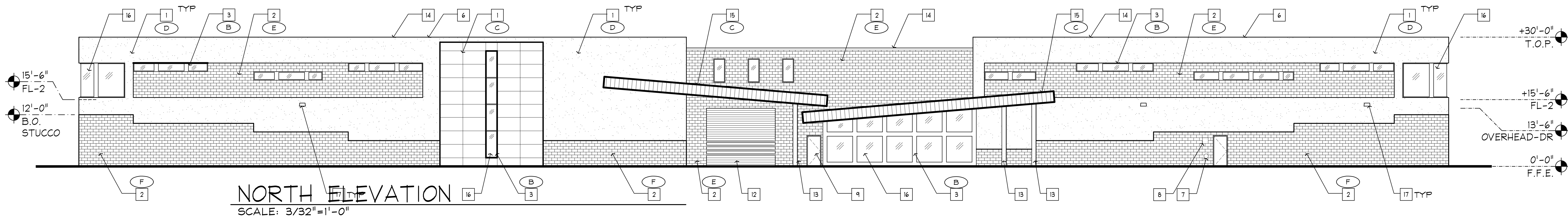
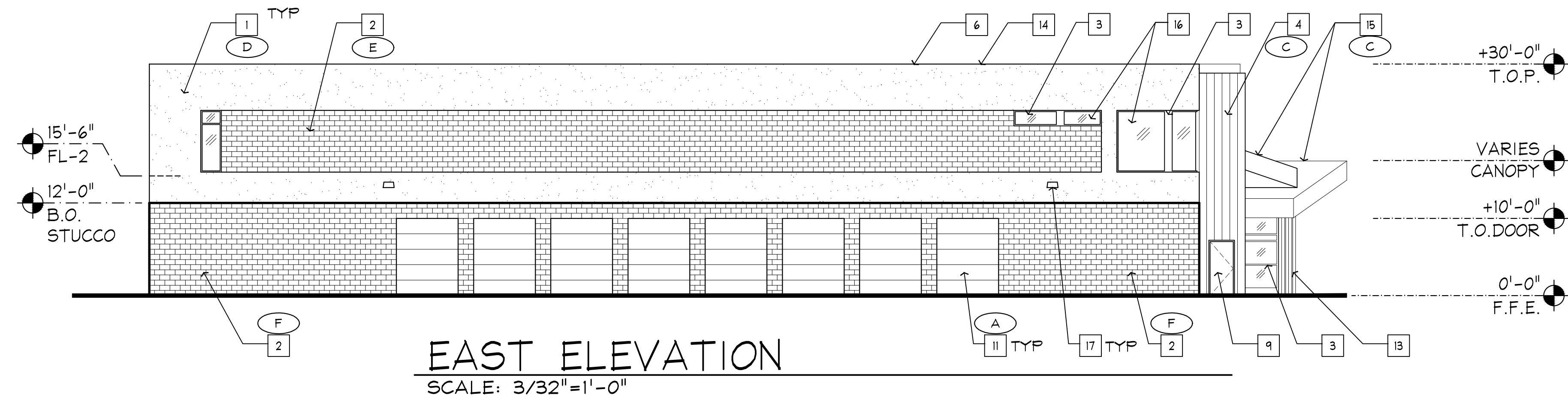
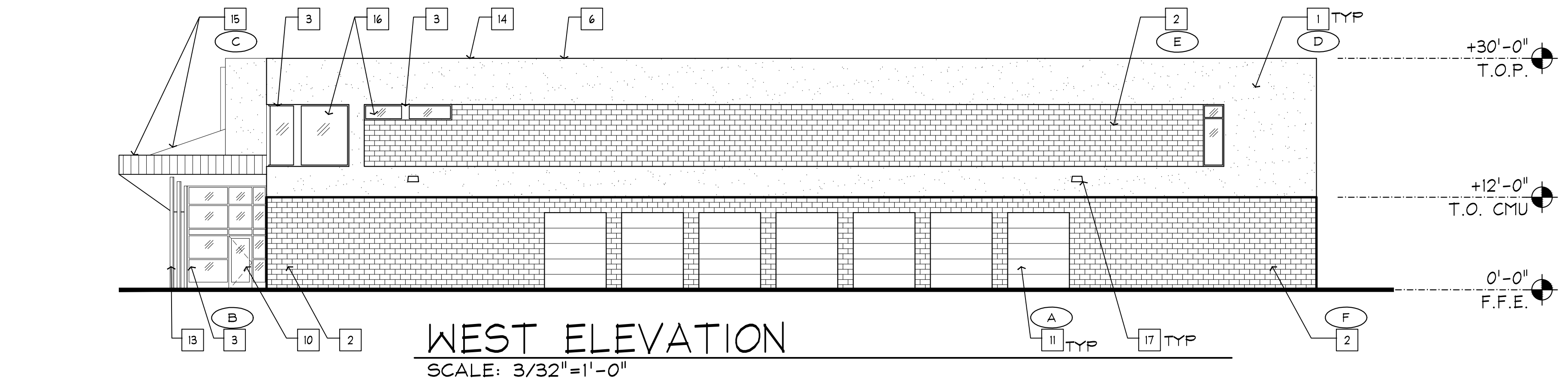
In order to provide effective citizen participation in conjunction with the application, the following actions have been and/or will be taken to provide opportunities for public notice and input.

1. Preliminary outreach will be done to those homes immediately abutting the property
2. A contact list will be developed for citizens and agencies in the area including
 - a. All property owners within 1,000 feet

- b. All registered Neighborhood Associations within 1 mile
 - c. All registered Homeowners Associations within 1/2 mile
- 3. A notification letter will be sent to all those listed on the outreach list informing them of proposal and property location and inviting them to attend a neighborhood open house meeting to further discuss or ask questions regarding the project.
- 4. A neighborhood open house meeting will be held at a convenient location. Project exhibits and members of the development team will be present to answer questions and discuss the project.
- 5. The applicant will be available to discuss the project with any interested parties.

Schedule:

- | | |
|---|--------------------|
| • Initial outreach to adjacent neighbors (ongoing and) | September, 2017 |
| • Pre-submittal meeting | September 25, 2017 |
| • Neighborhood notification letters | October 2017 |
| • Neighborhood open house meeting | November 2017 |
| • Application submittal | November 2017 |
| • Submit Citizen Participation Report and Notification materials: | December 2017 |
| • Planning & Zoning Board Hearing: | January 2018 |



KEYNOTES

1. INTEGRAL COLORED STUCCO
2. C.M.U.
3. ALUMINUM STOREFRONT SYSTEM
4. METAL PANEL/PLANKS W/ FLUSH REVEALS
5. RIBBED METAL PANEL SYSTEM, PRE-FINISHED
6. TPO ROOF SYSTEM
7. F.D.C. (FIRE DEPARTMENT CONNECTION)
8. 12"X12" FIRE DEPT. RISER ROOM SIGN
9. DOOR: PAINTED
10. DOOR IN STOREFRONT
11. INSULATED SECTIONAL DOOR
12. INSULATED OVERHEAD DOOR W/ VISION PANELS
13. COLUMN, PAINTED
14. PRE-FINISHED METAL PARAPET CAP
15. METAL CANOPY ROOF
16. CLEAR INSULATED GLAZING
17. WALL MOUNTED LIGHT FIXTURE W/ HOUSE SIDE SHIELD MOUNTED @ 14'-0" A.F.F.

SCHEDULE of EXTERIOR FINISHES

MARK	MATERIAL/COLOR
(A)	METAL DOOR PAINT COLOR: DUNN EDWARDS: DE 6082 'HICKORY BRANCH'
(B)	ALUMINUM STOREFRONT SYSTEM COLOR: BLACK
(C)	INTEGRAL COLOR STUCCO FINISH & METAL CANOPY PANELS COLOR: DUNN EDWARDS: DE 5118 'BBQ'
(D)	INTEGRAL COLOR STUCCO FINISH COLOR: DUNN EDWARDS: DE6277 'PEBBLE WALK'
(E)	INTEGRAL COLOR SMOOTH-FACE CMU BY: SUPERLITE BLOCK COLOR: 'BONE'
(F)	INTEGRAL COLOR SPLIT-FACE CMU BY: SUPERLITE BLOCK COLOR: 'COCOA BROWN'

CONCEPTUAL ELEVATIONS

DATE: 02.06.18
SITE LOCATION: MESA, AZ
RBA PROJECT NO. : 17028

BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.
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Citizen Participation Report

PRS17-00281
8751 E. Broadway Road
SWC of Broadway and Loop 202, Mesa AZ

Date:

March 5, 2018 - Final Citizen Participation Report Submitted

February 5, 2018 - Citizen Participation Report Submitted

October 24, 2017 - Citizen Participation Plan Submitted

Purpose:

The purpose of this Citizen Participation Report is to summarize the implementation of the Citizen Participation Plan and outreach efforts to date. The site is roughly 2.2 acres located at 8751 E. Broadway Road at the southwest corner of Loop 202 and Broadway Road. See aerial map attached at **TAB A**.

Request:

The application is a request for a rezoning from Multifamily Residential-3, Planned Area Development (RM-3, PAD) to Limited Commercial, Bonus Intensity Zone overlay (LC, BIZ) to allow for the development of a Class-A, climate controlled self-storage facility.

Contact:

George Pasquel III
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602.230.0600 / George@WitheyMorris.com

Pre-submittal Meeting:

The pre-submittal meeting with City of Mesa planning staff was held on September 25, 2017. Staff reviewed the application and recommended that property owners with 1,000 feet be notified as well as registered neighborhood associations within 1 mile and HOA's within 1/2 mile.

Action Plan:

To notify and provide the opportunity for citizen input, the following actions have been taken to date and are planned for the future as this project proceeds.

1. Preliminary outreach to the immediately adjacent homes and community was undertaken prior to the pre-submittal meeting with the City.
2. A contact list was developed for citizens and agencies in the area including
 - a. All property owners with 1,000 feet

- b. All registered Neighborhood Associations within 1 mile
 - c. All registered Homeowners Associations within 1/2 mile
- 3. On November 2, 2017, notification letters were mailed out to property owners and registered associations. See notification letter, notification map and list attached at **TAB B**. The letter informed recipients of the proposal and property location and invited them to attend a neighborhood open house meeting to further discuss or ask questions regarding the project. Contact information was also provided
- 4. On November 16, 2017, a neighborhood open house meeting was conducted at the nearby Red Mountain Multigenerational Center. Exhibits depicting the property and proposed project were on display. Members of the development team and ownership were on hand to answer questions. Contact information was also provided for any follow-up questions. Two neighbors chose to attend the meeting (only one signed in). See sign-in sheet attached at **TAB C**. Attendees had general questions about the project, hours of operation and potential view corridors.
- 5. As of the date of this Report, one email and one phone call have been received from the above stated notification letter. The phone call was supportive of the application. The email did not state support or opposition but had questions about design and noted a concern about U-turns that currently occur on Broadway and the potential of the project to increase those turns. Questions were answered and the neighbor noted that they would keep an eye on the project as it proceeds.
- 6. On January 29, 2018, Design Review notification letters were delivered to the City of Mesa for distribution. The letters include preliminary site plan and colored elevations and are intended for property owners within 1,000 feet as well as nearby associations and HOA's. See letters attached at **TAB D**.
- 7. On March 6, 2018, a notification sign will be posted on site detailing information regarding the upcoming Planning & Zoning hearing.
- 8. On March 6, 2018, public hearing notification letters will be delivered to the Planning Department for distribution. The letters included information regarding the project, the upcoming Planning & Zoning hearing and contact information for the applicant and City. The letters are intended for property owners within 500 feet as well as nearby associations and HOA's. See letters and mailing map attached at **TAB E**.
- 9. The applicant will continue to be available to discuss the project with any interested parties.

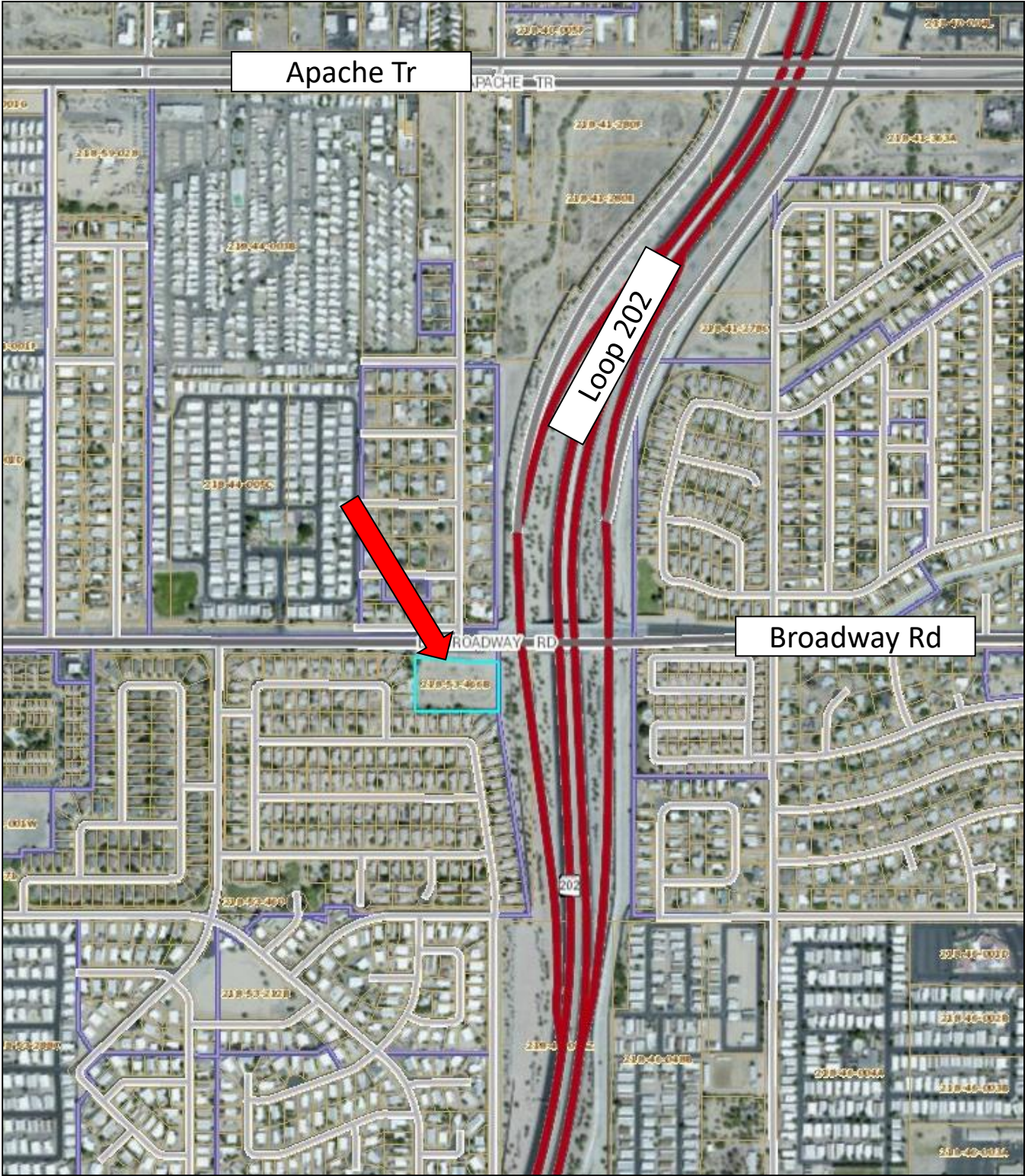
Schedule:

- | | |
|--|--------------------|
| • Initial outreach to adjacent neighbors (ongoing and) | September, 2017 |
| • Pre-submittal meeting | September 25, 2017 |
| • Neighborhood notification letters sent out | November 2, 2017 |
| • Neighborhood open house meeting conducted | November 16, 2017 |
| • Rezoning Application submitted | December 20, 2017 |
| • 1 st Review Comments received | January 11, 2018 |
| • Design Review Application submitted | January 12, 2018 |

- | | |
|--|-------------------|
| • Design Review letters delivered to City | January 29, 2018 |
| • Application resubmittal addressing 1 st Review Comments | February 6, 2018 |
| • Citizen Participation Report Submitted | February 6, 2018 |
| • Design Review Work Session | February 13, 2018 |
| • Planning & Zoning notification letters submitted to City | March 6, 2018 |
| • Planning & Zoning sign posting | March 6, 2018 |
| • Planning & Zoning Board Hearing (Tentative) | March 21, 2018 |

Tab A

Aerial Map



Tab B



November 2, 2017

Re: 8751 East Broadway Road, Mesa (Southwest Corner of Loop 202 Freeway and Broadway Road)

Dear Neighbor:

Our office represents 202 Red Mountain Storage, LLC with regard to the roughly 3-acre site located adjacent to the Loop 202 Freeway, south of Broadway Road in Mesa, Assessor Parcel No. 218-53-466B (the "Property") as seen on the attached aerial map. The purpose of this letter is to introduce ourselves and to let you know we recently filed a rezoning application (PRS17-00281) with the City of Mesa to rezone the Property from Multiple Family Residential-3, Planned Area Development (RM-3, PAD) to Limited Commercial with a BIZ overlay (LC, BIZ). This application will enable the development of a new, Class-A, climate controlled self-storage facility.

As you probably know, this Property has been vacant for some time and is a leftover remnant from the construction of the Loop 202 freeway. The Property has severed hindrances to development including limited, right-turn-only access to and from Broadway Road. The Property has freeway frontage, which typically encourages intense land uses, however the site is also adjacent to an existing residential community.

Given the current situation, we are very excited to announce plans for redevelopment of the Property. Attached is a copy of the preliminary site plan. The project is 2-stories in height and setback from the adjacent residential community. Self-storage is a low-intensity, low-traffic generating use with predictable hours of operation. Given that the existing zoning would permit a multifamily project of up to 20 units per acre and 40 feet of building height, the proposed project is a much less intense and much more compatible use for this freeway-adjacent site.

In the coming months, meetings and hearings before the Planning and Zoning Board and City Council will be scheduled to review this case. Specific dates have not yet been set, but you should receive subsequent information regarding the date and location of those meeting when they have been scheduled. A sign will also be posted on site with hearing information. In the meantime, in order to discuss this application and any questions you may have, we have scheduled an open house meeting on **Thursday, November 16, 2017, from 6:00pm to 7:00pm at Red Mountain Center – Room 03 located at 7550 E. Adobe Rd, Mesa, AZ 85207.**

Feel free to stop by at any time between 6:00 and 7:00pm. If this date and time are not convenient, we would be happy to speak with you individually. **Please feel free to contact me at 602.230.0600 or George@WitheyMorris.com.** If you have any questions regarding the

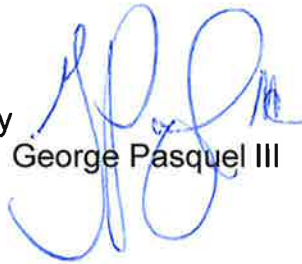
public hearing process, you may also contact the City staff member assigned to this case, Veronica Gonzales, who can be reached at 480.644.4450 or Veronica.Gonzales@mesaaz.gov.

Again, I would be happy to answer any questions you may have regarding this application. You can reach me at 602.230.0600 or George@WitheyMorris.com. Thank you for your courtesy and consideration.

Sincerely,
Withey Morris P.L.C.

By

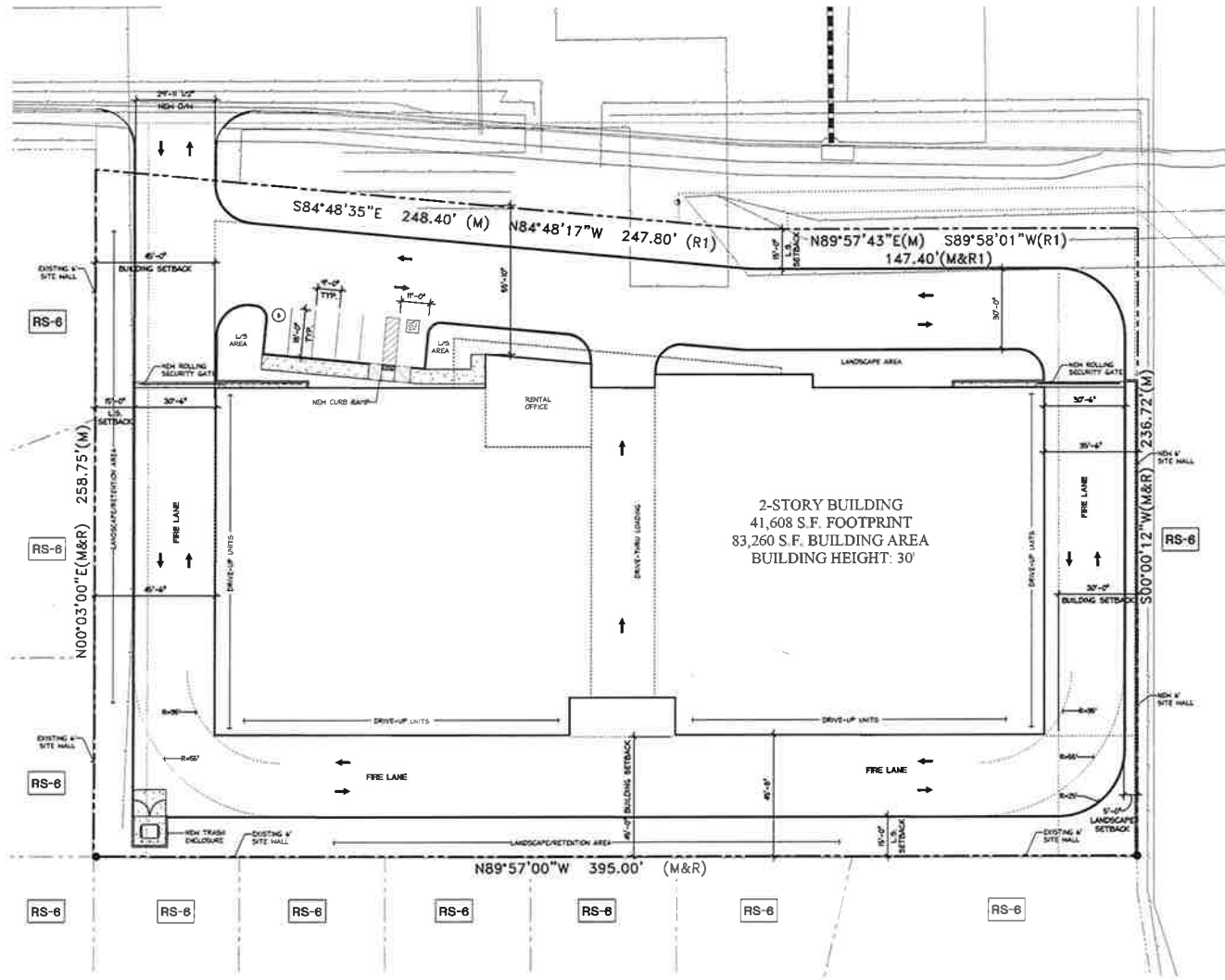
George Pasquel III

A handwritten signature in blue ink, appearing to read 'GP III', is written over the printed name 'George Pasquel III'.

Attachments: aerial, preliminary site plan

Aerial Map

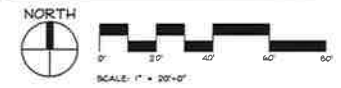




PROJECT DESCRIPTION

THIS SITE IS APPROXIMATELY 2.2 ACRES, LOCATED ON THE SWC OF BROADWAY RD. AND LOOP 202 RED MOUNTAIN FREEWAY. THE DEVELOPMENT WILL INCLUDE ONE TWO - STORY BUILDING AND SITE IMPROVEMENTS NECESSARY FOR THE OPERATION OF A NEW SELF-STORAGE FACILITY. AS REFERENCE ON THE SITE PLAN, THE BUILDING WILL INCLUDE: A RENTAL OFFICE, EXTERIOR AND INTERIOR ACCESSIBLE CLIMATE CONTROLLED STORAGE UNITS, SITE IMPROVEMENTS INCLUDE PERIMETER SCREEN WALLS, ACCESS GATES, PARKING AND LANDSCAPING AS SHOWN WITH THE DESIGN DRAWINGS, AS PART OF THIS DEVELOPMENT WE ARE REQUESTING A ZONING CHANGE OF THIS PARCEL FROM RS-3 TO C-2 FOR THIS SPECIAL USE, AS A PART OF THE SPECIFIC USE APPROVAL WE ARE REQUESTING A REDUCED BUILDING SETBACK ADJACENT TO THE RESIDENTIAL PROPERTIES FROM 10'-0" REQUIRED TO 45'-0" PROVIDED, THE REQUIRED 5'-0" LANDSCAPE BUFFER WILL BE MAINTAINED. ADDITIONALLY WE ARE REQUESTING A REDUCED LANDSCAPE SETBACK ADJACENT TO THE LOOP 202 FREEWAY FROM 15'-0" REQUIRED TO 5'-0" PROVIDED, THE REQUIRED 30'-0" BUILDING SETBACK WILL BE MAINTAINED.

PRELIMINARY SITE PLAN



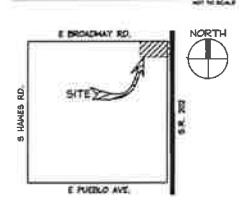
GENERAL INFORMATION

DEVELOPER: AMERICAN ALLSTAR FINANCIAL LLC CONTACT: PAUL HENTLE
 EMAIL: paul.hentle@allstarfinancial.com
 ARCHITECT: ROBERT BROWN ARCHITECTS CONTACT: KELLY FERGUSON
 ADDRESS: 549 S. 48TH ST., SUITE 108, TEMPE, AZ 85281
 TELEPHONE: (480) 770-4800 FAX: (480) 377-2222
 BUILDING CODE: 202 I.B.C. ELECTRICAL CODE: 201 N.E.C.
 MECHANICAL CODE: 202 I.P.C. FIRE CODE: 202 P.F.C.
 PLUMBING CODE: 202 I.P.C. ENERGY CODE: 202 I.E.C.

SITE INFORMATION

PROJECT ADDRESS: SWC E BROADWAY RD. & LOOP 202 FREEWAY, MESA, ARIZONA 85208
 PARCEL: 28-53-4440
 EXISTING ZONING: RS-3
 PROPOSED ZONING: C-2
 BUILDING HEIGHT: 30'-0" (2-STORY)
 PROJECT AREAS:
 GROSS SITE AREA: 186,882 S.F. (3.2 ACRES)
 NET SITE AREA: 96,688 S.F. (2.2 ACRES)
 BUILDING FOOTPRINT: 4,600 S.F.
 GROSS FLOOR AREA: 83,260 S.F.
 LOT COVERAGE: 4.66%/158-0.43 (43%) MAX. 50% ALLOWED
 PARKING ANALYSIS:
 STORAGE: 4 SPACES + 2 FOR MANAGERS QUARTERS/OFFICE
 PARKING REQUIRED: 6 SPACES
 PARKING PROVIDED: 6 SPACES
 ACCESSIBLE PARKING: 1 SPACE
 *NO MANAGERS QUARTERS PROPOSED

VICINITY MAP



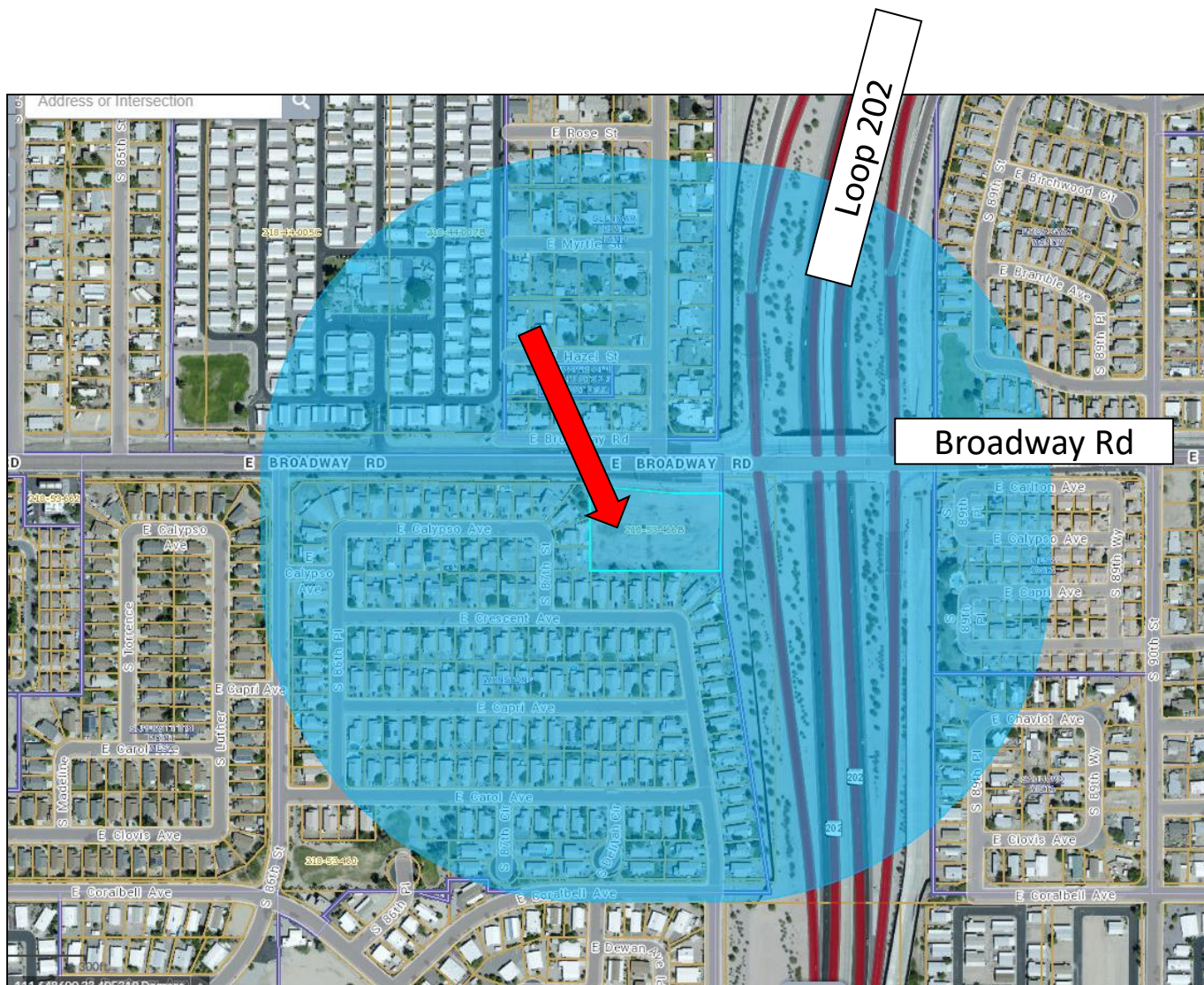
DATE: 09.07.17
 SITE LOCATION: MESA, AZ
 RBA PROJECT NO.: 17028

BROADWAY SELF-STORAGE

E. BROADWAY ROAD & RED MOUNTAIN FREEWAY
 SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.
 MESA, ARIZONA 85208

robert brown architects
 549 south 48th street • suite 108
 tempe • arizona • 85281
 p.480.377.2222 f.480.377.2230

1000 ft Notification Map



SWC Broadway & Loop 202 - Mesa



Audrey Burfiend
Fountain of the Sun
440 S 76th Pl
Mesa, AZ 85208

Julia Norton
United Neighborhoods of Mesa East
713 S Canfield
Mesa, AZ 85208

Betty Bradley
Fountain of the Sun
850 S 79th Way
Mesa, AZ 85208
Scott Jeske
University Manor HOA (County)
9732 E Baltimore Cir
Mesa, AZ 85207

Ed Fuss
Fountain of the Sun
451 S 80th Pl
Mesa, AZ 85208

2017-1 IH BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

ADAM AND KELSIE WEBSTER
REVOCABLE TRUST
8740 E CRESCENT AVE
MESA, AZ 85208

ADROVER MIGUEL/JACQUELINE M TR
1741 S CLEARVIEW AVE NO 75
MESA, AZ 85209

ALLRED ELIZABETH D
8714 E CAPRI AVE
MESA, AZ 85208

AMH 2014-1 BORROWER LLC
30601 AGOURA RD STE-200
AGOURA HILLS, CA 91301

ANDERSON HOUSE TRUST
7165 E UNIVERSITY DR LOT 171
MESA, AZ 85207

ARIZONA STATE DEPT OF TRANS
205 S 17TH AVE
PHOENIX, AZ 85007

BAGBY INVESTMENT PROPERTIES LLC
34554 N BELL RD
QUEEN CREEK, AZ 85142

BANUELOS SILVIA/MONTANEZ
ROSENDO
8635 E CALYPSO AVE
MESA, AZ 85208

BEDOE BRANDON S/BRITTANY J
8918 E CAPRI AVE
MESA, AZ 85208

ABRAMOSKA BARRY N
455 S 88TH ST
MESA, AZ 85208

ADAMS WILLIAM J/VICKY L
8753 E CAPRI AVE
MESA, AZ 85208

ALICE ALTHEA SMITH FAMILY TRUST
PO BOX 13131
MESA, AZ 85216

AMATO BRIAN R
316 S 89TH ST
MESA, AZ 85208

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

ANDRADE ENRIQUE/ROSA
8757 E CAROL AVE
MESA, AZ 85208

ARP 2014-1 BORROWER LLC
30601 AGOURA RD STE 200PT
AGOURA HILLS, CA 91301

BALDWIN ARTHUR/LAUREL
8707 E CRESCENT AVE
MESA, AZ 85208

BECK DAVID L II/NORMAN TIMOTHY W
8763 E CAROL AVE
MESA, AZ 85208

BEECHMONT L L C
14949 LACUMBRE DR
PACIFIC PALASADES, CA 90272

ACKERMAN MYRNA
8639 E CALYPSO AVE
MESA, AZ 85208

ADKINS STEPHEN E
1437 S ST PAUL
MESA, AZ 85206

ALLEN JILL
561 S 87TH CIR
MESA, AZ 85208

AMH 2014 3 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

AMLL MOUNTAIN VIEW ESTATES LLC
27777 FRANKLIN RD STE 200 SLOT
MAR133
SOUTHFIELD, MI 48034

ARIZONA DEPARTMENT OF
TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007

ATCHISON HARRY D
8724 E BROADWAY
MESA, AZ 85208

BANUELOS RICARDO/LUCIA
8721 E CAPRI AVE
MESA, AZ 85208

BECK KEITH E/BELINDA
310 S 89TH ST
MESA, AZ 85208

BELKNAP RYAN/ANGELA
515 S 88TH ST
MESA, AZ 85208

BEN FATTO LP
1223 S CLEARVIEW AVE STE 105
MESA, AZ 85209

BERRELLEZA BERNADETTE
8648 E CALYPSO AVE
MESA, AZ 85208

BOTTLER JUDITH D
524 S 89TH PL
MESA, AZ 85208

BRANIN KEITH
2529 W PORTOBELLO AVE
MESA, AZ 85202

BROADWAY MANOR HOMEOWNERS
ASSOCIATION
PO BOX 12170
GLENDALE, AZ 85318

BROWN STEWART W/LUCILLE TR
8723 E ROSE ST
MESA, AZ 85208

CARLSON DOUGLAS/KEYSHA
304 S 89TH ST
MESA, AZ 85208

CAZARES ROY A/MARTHA A
8625 E CAPRI AVE
MESA, AZ 85208

CHAVEZ GUSTAVO JR/ROSALIE
8927 E BUTTERNUT AVE
MESA, AZ 85208

CLARK DONALD
9501 E BROADWAY RD LOT 244
MESA, AZ 85208

BERG ROBERT D
1588 S 229TH CT
BUCKEYE, AZ 85326

BLEDSON BOBBI L/JOHNSON PHILIP A
8732 E CRESENT AVE
MESA, AZ 85208

BOWAN WILLIAM K & LORNA L
8729 E HAZEL
MESA, AZ 85208

BRANUM GARY/IVELEN
8629 E CRESCENT AVE
MESA, AZ 85208

BROWN DANNY L/DUFOUR DEBORAH
A
347 S GLENMAR RD
MESA, AZ 85208

BURNHAM CLINTON/SHEALEN M
8921 E CARLTON AVE
MESA, AZ 85208

CARTER PHILIP/VALYNN
8703 E CAROL AVE
MESA, AZ 85208

CHAMPLIN WALTER L/DONNA R
421 S 87TH ST
MESA, AZ 85208

CHRYSTA M FERRIGNO TRUST
8622 E CAROL AVE
MESA, AZ 85208

CLAUSEN PROPERTIES LLC
1261 W CHILTON
GILBERT, AZ 85233

BERMUDEZ JESSICA JIMENEZ
8634 E CALYPSO AVE
MESA, AZ 85208

BOSECK PENNY L
337 S GLENMAR
MESA, AZ 85201

BRADLEY TRUST
1555 E GLADE AVE
MESA, AZ 85204

BROADWAY AND 202 LLC
6642 E BASELINE RD STE 101
MESA, AZ 85206

BROWN ROBIN M
8710 E CAROL AVE
MESA, AZ 85208

CAPTRI8746 LLC
2917 E LELAND ST
MESA, AZ 85213

CATES JOSEPH
518 S 88TH ST
MESA, AZ 85208

CHASTEEN GREGORY/ARLENE
319 S GLENMAR RD
MESA, AZ 85208

CISNEROS SYLVIA/SANCHEZ DUSTIN M
8625 E CALYPSO AVE
MESA, AZ 85208

COCCO ALFIO
8638 E CALYPSO AVE
MESA, AZ 85208

COOMBS SETH D
541 S 88TH ST
MESA, AZ 85208

CORDON DAVID
551 S DELILAH CIR
MESA, AZ 85208

CULBERSON PAUL
8710 E MYRTLE ST
MESA, AZ 85208

DEFT BROTHERS INVESTMENTS LLC
3740 E SOUTHERN AVE NO 212
MESA, AZ 85206

DSJM ENTERPRISES LLC/MOODY DAVID
L/SANDRA/JON
9912 E LAGUNA AZUL AVE
MESA, AZ 85209

DUKLETH MATTHEW L/KRISTINE E
3530 CAMINO CEREZA
CARLSBAD, CA 92009

ELSHEIKH RASHAD/SHARON A TR
983 CORTE MARIA AVE
CHULA VISTA, CA 91911

FABIANI JEFFREY
453 S LUTHER
MESA, AZ 85208

FLESHNER STEVEN LEE
429 S LUTHER
MESA, AZ 85208

FRISBY TIMOTHY B
8739 E CRESCENT AVE
MESA, AZ 85208

CORBETT GERALD R/PATRICIA A
8928 E CRESCENT AVE
MESA, AZ 85208

COWAN WILLIAM IAN/DIANA LYNN
553 S 87TH CIR
MESA, AZ 85208

DARR SHAWN CHRISTOPHER
8719 E CAROL AVE
MESA, AZ 85208

DELGADILLO RAUL L
532 S 86TH PL
MESA, AZ 85208

DUARTE BRIANNA N/SANTOS
CHRISTOPHER
8635 E CRESCENT AVE
MESA, AZ 85208

EIEN NI YONNIN LLC
3416 E ENROSE ST
MESA, AZ 85213

ERDMANN CATHY M
35140 N 52ND PL
CAVE CREEK, AZ 85331

FERRELL NORMAN K
8663 E CALYPSO AVE
MESA, AZ 85208

FOWLER FAMILY LIVING TRUST
2478 S WELCH PL
CHANDLER, AZ 85286

FULLER CARL D/EVELYN
8709 E HAZEL
MESA, AZ 85208

CORDIER ELIZABETH
P O BOX 57
ANDOVER, OH 44003

CUDDINGTON LARRY L/LINDA L
237 S GLENMAR RD
MESA, AZ 85208

DEERING WESTON/TATIANA
8715 E CRESCENT AVE
MESA, AZ 85208

DEMITH BARBARA K
1657 W WICKIEUP LN
PHOENIX, AZ 85027

DUDLEY TAYLOR K
8644 E CAPRI AVE
MESA, AZ 85208

ELAQAD SABER H A/MAKBOULA S
8936 E CAPRI AVE
MESA, AZ 85208

ERIC I LLC
3749 S ADELLE
MESA, AZ 85212

FLANIGAN JAMES P
8731 E CRESCENT AVE
MESA, AZ 85208

FRIEDL WAYNE M/QUEENAN MONICA
M
525 S 88TH ST
MESA, AZ 85208

FULLER JANET
8701 E MYRTLE ST
MESA, AZ 85208

FUSS CHARLES
8640 E CRESENT AVE
MESA, AZ 85208

GARR SUSAN/REBEKAH
2335 W CATALINA AVE
MESA, AZ 85202

GILBERT MARY A
542 S 89TH PL
MESA, AZ 85208

GONZALEZ VICTOR M
8916 E BUTTERNUT AVE
MESA, AZ 85208

GREINER CHARLES
8733 E CAROL AVE
MESA, AZ 85208

GRIFFITH ROBERT W
8927 E CARLTON AVE
MESA, AZ 85208

GUNDERSON JENNIFER
8612 E CALYPSO AVE
MESA, AZ 85208

HAAB LLC
8710 E HAZEL ST
MESA, AZ 85208

HANKS JUDY A
8616 E CRESENT AVE
MESA, AZ 85208

HATFIELD ADAM RAY
4344 W IRWIN AVE
LAVEEN, AZ 85339

GABALDON JOHN F
8761 E PAMPA AVE
MESA, AZ 85212

GARRETT BRITTANY
8662 E CALYPSO AVE
MESA, AZ 85208

GLUD ERIC M IRREVOCABLE TRUST
10958 N BLACK CANYON CT
ORO VALLEY, AZ 85737

GRAHAM GARY G
7745 E DOVER ST
MESA, AZ 85207

GRESH DAVID M/CLAIRE A
8658 E CAROL AVE
MESA, AZ 85208

GRUGEL FRED T
8649 E CALYPSO AVENUE
MESA, AZ 85208

GURRIERI JOHN PAUL/GLENDA G TR
6849 E MINTON ST
MESA, AZ 85207

HAGAN MIKA J/MARY J
8615 E CAROL AVE
MESA, AZ 85208

HARRIMAN JAMES T
8620 E CAPRI AVE
MESA, AZ 85208

HEALY DEBRA K
508 S 86TH PL
MESA, AZ 85208

GARCIA ANTHONY T/THERESA A
4114 N 57TH AVE
PHOENIX, AZ 85031

GEISER FAMILY TRUST
24971 FAIRTIME CIR
LAGUNA NIGUEL, CA 92677

GONZALES YOLANDA
8925 E CALYPSO AVE
MESA, AZ 85208

GRAVES BARBARA
8661 E CRESCENT ST
MESA, AZ 85208

GRIFFITH JERRY A/LINDA L
8733 E HAZEL ST
MESA, AZ 85028

GULDNER CHARLOTTE
8931 E CRESCENT AVE
MESA, AZ 85208

GUZMAN TAMARA
8929 E CAPRI AVE
MESA, AZ 85208

HALL KEITH B
8626 E CRESCENT AVE
MESA, AZ 85208

HATCH KRESTON S/KAREN M
1410 S CRESTON CIR
MESA, AZ 85204

HERNANDEZ JACOB RICHARD
8616 E CALYPSO AVE
MESA, AZ 85208

HOLLY VANESSA

8921 E BUTTERNUT AVE

MESA, AZ 85208

IH6 PROPERTY PHOENIX LP

1325 N FIESTA BLVD SUITE 103

GILBERT, AZ 85233

JOANN GIONTA FAMILY LIVING TRUST

8764 E CRESCENT AVE

MESA, AZ 85208

JOHNSON LEE/CHARMEN

PO BOX 13512

MESA, AZ 85216

JWR PROPERTY INVESTMENTS LLC

8716 E CRESCENT AVE

MESA, AZ 85208

KAWULOK KEVIN

234 S GLENMAR RD

MESA, AZ 85208

KEVIN T SR AND SHARON L CAMPBELL
TRUST

422 S 89TH PL

MESA, AZ 85208

KING ROBERT J

8933 E BUTTERNUT AVE

MESA, AZ 85208

KOHLESTEDT GARY

418 S 86TH PL

MESA, AZ 85208

LA COUNTE CARRIE ANN TR

8624 E CALYPSO AVE

MESA, AZ 85208

HONE MARY A

8730 E CAPRI AVE

MESA, AZ 85208

INVENTURED LLC/PANELLI ROBIN A

8540 E MCDOWELL RD NO 112

MESA, AZ 85207

JOHN C FLICK FAMILY TRUST

2447 S BRISTOL

MESA, AZ 85209

JOHNSON MICHAEL C

234 LIVERMORE TER

LOS ANGELES, CA 90042

KAISER BERNARD J & BURNADENE

517 S BLOSSOM

MESA, AZ 85206

KEELING MATTHEW SCOTT/AMBER
MARIE

447 S 88TH ST

MESA, AZ 85208

KIBBY JOHN

9398 N CLARKVIEW PL

HAYDEN, ID 83835

KJB PROPERTY HOLDINGS LLC

8922 E CHEVIOT AVE

MESA, AZ 85208

KUNTZ DANNY JAMES/GAEL I

8937 E CALYPSO AVE

MESA, AZ 85208

LANG KEILGH

8650 E CRESCENT AVE

MESA, AZ 85208

IDEAL HOMES AZ LLC

1891 W APACHE TRL

APACHE JUNCTION, AZ 85120

JDF TRUST

8616 E CAROL AVE

MESA, AZ 85208

JOHNE MAE SHELABARGER LIVING
TRUST

8655 E CALYPSO AVE

MESA, AZ 85208

JOHNSON ROBERT GENE

III/BAUMGARDNER TING TING

8762 E CAROL AVE

MESA, AZ 85208

KASTELIC NUBIAN/AVIRMED
SARANTUYA

8932 E CALYPSO AVE

MESA, AZ 85206

KETTERLING TYLER/MELISSA

8615 E CALYPSO AVE

MESA, AZ 85208

KILLEEN SHEA M

8664 E CAROL AVE

MESA, AZ 85208

KOHLEMEYER KURT P

154 S 74TH ST

MESA, AZ 85208

KWON SUN

8614 E CAPRI AVE

MESA, AZ 85208

LARRY E AND MELVA LEE REEVES
FAMILY TRUST

26085 W 141ST CT

OLATHE, KS 66061

LARSON ROBERT R
8938 E CALYPSO AVE
MESA, AZ 85208

LEIPART WILLIAM F II/MARY ANN
560 S 87TH CIR
MESA, AZ 85208

LOEWENHAGEN NICHOLAS W
8706 E BROADWAY RD
MESA, AZ 85208

LOUBERT MARYELLEN
519 S 89TH PL
MESA, AZ 85208

MANCILLA CLAUDIA L RAMIREZ
8736 E CAROL AVE
MESA, AZ 85208

MARITT JULIE
413 S LUTHER
MESA, AZ 85208

MCGUIRE ROY G & VIRGINIA A
8716 E HAZEL
MESA, AZ 85208

MICHLICH TARYN E
8723 E HAZEL ST
MESA, AZ 85208

MILLER TARA
8723 E MYRTLE ST
MESA, AZ 85208

NATIVIDAD IRENE
8645 E CALYPSO AVE
MESA, AZ 85208

LEBLANC JEAN
8931 E CALYPSO AVE
MESA, AZ 85208

LEONARD THOMAS/CRISTINA LEE
8624 E CAPRI AVE
MESA, AZ 85208

LOGSDON ANTHONY MANUEL/SHERRY M
564 S 88TH ST
MESA, AZ 85208

LU YANG/ZHOU XU
2956 E BLUE SAGE RD
GILBERT, AZ 85297

MANNIE PEARL A
8922 E CRESCENT
MESA, AZ 85208

MAXWELL JOSH/NIKI P
8939 CARLTON AVE
MESA, AZ 85208

MEADE DORIS J/TERRY A
50 N CRISMON
MESA, AZ 85207

MILLER NORMAN L/DONNA L TR
8724 E HAZEL ST
MESA, AZ 85208

MITCHELL DANIELLE
8650 E CAPRI
MESA, AZ 85208

NEIL JAMES R/LAURA A
1311 W BENTRUP ST
CHANDLER, AZ 85224

LEE CUI HUA
4434 CASTANOS ST
FREMONT, CA 94536

LINSELL RICHARD L/LOUISA A
8621 E CAPRI AVE
MESA, AZ 85208

LOO SAMSON
429 S 87TH ST
MESA, AZ 85208

LWW1 PROPERTY LLC
6960 E BALANCING ROCK RD
SCOTTSDALE, AZ 85266

MARIN LOUIS EDDIE/ANDREA
8729 E CAPRI AVE
MESA, AZ 85208

MAYNARD GARY R/SHELIA A
8646 E CORALBELL AVE
MESA, AZ 85208

MEADE HOWARD D/DOROTHY M/GARY C/D J/T A
50 N CRISMON RD
MESA, AZ 85207

MILLER ROBERT N/FRIEDA
5534 55TH ST
WETASKIWIN, AB T9A 1A7

MITCHELL MATTHEW R/BREANA W
8665 E CRESCENT AVE
MESA, AZ 85208

NICHOLS KENNETH J/KAREN E
8701 E ROSE CT
MESA, AZ 85208

NINO MIGUEL JR
441 S LUTHER
MESA, AZ 85208

OLIVER ANGELA K
8742 E CAROL AVE
MESA, AZ 85208

PACHECO FELIPE
348 S GLENMAR RD
MESA, AZ 85208

PATRICK JOANN/JACLYN
8645 E CRESCENT AVE
MESA, AZ 85208

PERRY KEVIN G/KATHY
552 S 87TH CIR
MESA, AZ 85208

PIKUL DENNIS
8730 E CAROL AVE
MESA, AZ 85208

POGGENSEE KEN TR
7549 E NIDO AVE
MESA, AZ 85208

PORTER MARY M
8630 E CRESCENT
MESA, AZ 85208

POUNDERS VICKI L
8715 E MYRTLE AVE
MESA, AZ 85208

QUEZADA MARISSA
8620 E CALYPSO AVE
MESA, AZ 85208

NJR INVESTMENT PROPERTIES LLC
27745 HIDDEN TRL
LAGUNA HILLS, CA 92653

OLSEN JOHN/LUCRETIA
8634 E CAROL AVE
MESA, AZ 85208

PALMER JAMES L
8924 E CAPRI AVE
MESA, AZ 85208

PEARSON FAMILY LIVING TRUST
537 S 88TH ST
MESA, AZ 85208

PETERSON ANDREW/AMBER
8915 E CARLTON AVE
MESA, AZ 85208

PIRES PAUL
8652 E CAROL AVE
MESA, AZ 85208

POINTER RICHARD E
8621 E CAROL AVE
MESA, AZ 85208

POUNDERS DUDLEY
8734 E HAZEL ST
MESA, AZ 85208

POWAS PAUL M/MICHELLE D
8702 E HAZEL ST
MESA, AZ 85208

RAINANSHINE LLC
1341 W 18TH AVE
APACHE JUNCTION, AZ 85120

OD ARIZONA D LLC
116 NEW MONTGOMERY ST SUITE 820
SAN FRANCISCO, CA 94105

OWNER MANAGED PROPERTIES LLC
6168 E TEPEE ST
APACHE JUNCTION, AZ 85119

PARSONS DEAN A/ANGIE L
311 S GLENMAR
MESA, AZ 85208

PEART DENNIS M/JAN S
1201 TRIMBLE LN
WEST JORDAN, UT 84088

PETERSON MICHAEL J
3127 E 650 N
MENAN, ID 83434

PLOUGH LOIS DENNIS
8615 E CAPRI AVE
MESA, AZ 85208

POMAVILLE KERRI L
8615 E CRESCENT AVE
MESA, AZ 85208

POUNDERS STEVEN W/APRIL L
255 S GLENMAR RD
MESA, AZ 85208

PURI HARI C
1 PURI CT
PLEASANTON, CA 94588

RALPH E CHRISTIE LIVING TRUST
8649 EAST CRESCENT AVE
MESA, AZ 85208

RAMIREZ JOSE C/MARTINA C
8934 E CHAVIOT AVE
MESA, AZ 85208

RATHGEB TERRY/AMY
PO BOX 853
HEREFORD, AZ 85615

RICHMOND RIVER CONSULTING US LLP
33 FOXWARREN DR
TORONTO, ON M2K 1L1

ROBERSON GERALD A/BARBARA
8756 E CRESCENT AVE
MESA, AZ 85208

RODGERS PATRICIA
8628 E CALYPSO AVE
MESA, AZ 85281

ROUNSAVALL JARED M
8930 E CAPRI AVE
MESA, AZ 85208

SANCHEZ JOHN
8702 E CAROL AVE
MESA, AZ 85208

SARE TROY L/BARBARA M
8733 E MYRTLE
MESA, AZ 85208

SCOTT DANIEL T/BINI CINDA R
8701 E HAZEL ST
MESA, AZ 85208

SKOUSEN TRACY O/DIANE
509 S 88TH ST
MESA, AZ 85208

RAMIREZ MIGUEL
8702 E BROADWAY RD
MESA, AZ 85208

REESE-HOPPER SHAWN/HUGHES
STORMY
503 S 88TH ST
MESA, AZ 85208

RIDING GINGER DEE
8911 E CAPRI AVE
MESA, AZ 85208

ROBERTS LEVI H
8913 E CRECENT AVE
MESA, AZ 85208

RON AND AURELIA ZYDZIK LIVING
TRUST
8745 E CAROL AVENUE
MESA, AZ 85208

RUSIN EDMUND KEITH/DEBORAH ANN
PO BOX 571
PINE, AZ 85544

SANCHEZ TIFFANY
8639 E CRESCENT AVE
MESA, AZ 85208

SCHLECHT KATHLEEN
8646 E CAROL AVE
MESA, AZ 85208

SEE ROBERT THEODORE/KIMBERLY I
8713 EAST CAPRI AVE
MESA, AZ 85208

SPEARMAN DAVID J/JEANETTE
8637 E CAPRI AVE
MESA, AZ 85208

RAPIER MICHAEL F/AMY B
430 S 86TH PL
MESA, AZ 85208

RICHARD CLARK AND JOYCE CLARK
REVOCABLE TRUST
2320 E INDIGO BAY DR
GILBERT, AZ 85234

RIES GARY E/HOFFMAN MARCIA R
559 S 88TH STREET
MESA, AZ 85208

ROBEY CHRISTIAN D/TERESA L
16832 BARRACUDA LN
HUNTINGTON BEACH, CA 92649

RONNEBAUM MATTHEW T
8935 E CAPRI AVE
MESA, AZ 85208

RUSSELL DEBRA A
520 S 86TH PL
MESA, AZ 85208

SANDOVAL DIEGO M
8654 E CAPRI AVE
MESA, AZ 85208

SCOTT BUSH TRUST
18523 68TH AVE NORTH EAST 202
KENMORE, WA 98028

SHERRY RAY D/BONNIE J
322 S 89TH ST
MESA, AZ 85206

STAAB BRANDY A
6658 E RHODES
MESA, AZ 85215

STATE OF ARIZONA DEPT OF
TRANSPORTATION
205 S 17TH AVE
PHOENIX, AZ 85007

STEWART JAMES W JR
329 S GLENMAR RD
MESA, AZ 85208

SUPERSTITION POINT MESA
HOMEOWNERS ASSOC
150 E ALAMO DR STE 3
CHANDLER, AZ 85225

TAYLOR DUANE A
8717 E ROSE ST
MESA, AZ 85208

THREEREASONS LLC
7633 E ROSE GARDEN LN
SCOTTSDALE, AZ 85255

TORREZ MARY
173 FIDDLERS BRIDGE RD
STAATSBURG, NY 12580

TRUJILLO JESUS SALAZAR
8709 E MYRTLE ST
MESA, AZ 85208

UPSHAW BRIANNA
328 S 89TH DR
MESA, AZ 85208

VAN HORN BRIAN
8628 E CAROL AVE
MESA, AZ 85208

VERWIEL JOSEPH W
68 GRACELAND DR
SAN RAFAEL, CA 94901

STEINMETZ SANDRA K
8643 E CAPRI AVE
MESA, AZ 85208

STEWART DAVID A/LINDSAY M
8748 E CRESCENT AVE
MESA, AZ 85208

SUTTON BRANDON/BLAKE
559 S DELILAH CIR
MESA, AZ 85208

TEAGUE RONALD L/BONNIE L
8747 E CRESCENT AVE
MESA, AZ 85208

TILDEN JEROLD E/ANTONETTE M
547 S 88TH ST
MESA, AZ 85208

TRASAMAR SCOTT A
8710 E BROADWAY
MESA, AZ 85208

TUNIS WILLIAM J
447 S LUTHER
MESA, AZ 85208

VAIL DAVID RAOUL/TIFFANY MARIE
526 S 86TH PL
MESA, AZ 85208

VARELA KARINA R
8934 E CRESCENT AVE
MESA, AZ 85208

VISTA MESA HOWEOWNERS
ASSOCIATION
PO BOX 12170
GLENDALE, AZ 85318

STEVEN B JOHNSON AND JUDITH
JOHNSON TRUST
17129 140TH AVE EAST
PUYALLUP, WA 98374

STORINO SPOHN ANGELIA M
8654 E CALYPSO AVE
MESA, AZ 85208

TAFF WILLIAM H JR
425 S LUTHER
MESA, AZ 85208

THR PHOENIX LLC
21001 N TATUM BLVD 1630-630
PHOENIX, AZ 85050

TORRES EVER MUNOZ
8657 E CAPRI AVE
MESA, AZ 85208

TRUESDELL DENNIS F & JUDITH A
247 S GLENMAR
MESA, AZ 85208

UNANGST RICHARD D
832 N KACHINA CIR
MESA, AZ 85203

VALENZUELA ROBERT L/PATRICIA V
7046 E MESETO AVE
MESA, AZ 85209

VARNER HOWARD G JR
8705 E CAPRI AVE
MESA, AZ 85208

WAUGH HELEN/PHIL J
8926 E CALYPSO AVE
MESA, AZ 85208

WAWRO JENNIFER
8923 E CAPRI AVE
MESA, AZ 85208

WILDER RICK B/KARIANNE
PO BOX 702
BAYVIEW, ID 83803

WYNSTONE HOMEOWNERS
ASSOCIATION
9633 S 48TH ST STE 150
PHOENIX, AZ 85044

ZARAGOZA CARLOS
8737 E CAPRI AVE
MESA, AZ 85208

WEST RANDELL B
538 S 86TH PL
MESA, AZ 85208

WILKISON RICHARD
2408 N EVY AVE
SIOUX FALLS, SD 57107

YOUNG JED ALAN
410 S 89TH PL
MESA, AZ 85208

ZUCEK JEFFREY WILLIAM/CAROLEE
HELEN
8912 E CAPRI AVE
MESA, AZ 85208

WHITNEY WILLIAM JR/BETTY
8727 E CAROL AVE
MESA, AZ 85208

WOODRUFF IRENE P
8716 E MYRTLE ST
MESA, AZ 85208

ZAMPOGNA BERNADETT E
588 S DELILAH CIR
MESA, AZ 85208

Tab C

SIGN-IN

BROADWAY AND 202, LLC

BROADWAY AND LOOP 202

NEIGHBORHOOD OPEN HOUSE MEETING

NOVEMBER 16, 2017 – RED MOUNTAIN CENTER – 7550 E. ADOBE RD ROOM 3– 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>	<i>Homeowner Assoc Name</i>
1. BETTY J. COCHIN	8463 CAPRI	928 899 8173		
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

Tab D



**Notice of Public Meeting
Design Review Board**

Meeting Date: February 13, 2018
Time: 4:30 p.m.
Location: Lower Level City Council Chambers - 57 E. 1st Street

Project: Class-A self-storage facility
Property: 8751 E. Broadway Road (Southwest Corner of SR 202 / Broadway Rd.)
Parcel Numbers: 218-53-466B

Dear Property Owner or Resident:

Our firm represents 202 Red Mountain Storage, LLC with regard to the roughly 3-acre site located adjacent to the Loop 202 Freeway, south of Broadway Road in Mesa, Arizona. You may recall receiving previous correspondence from our office regarding this project and inviting you to attend an open house meeting to discuss plans to develop a new, Class-A, climate controlled self-storage facility at this location. The purpose of this follow up letter is simply to inform you that we have applied for the required City of Mesa Design Review (DR) approval for this project.

As previously discussed, the Property has been vacant for some time and is a leftover remnant from the construction of the Loop 202 freeway. The Property has severed hindrances to development including limited, right-turn-only access to and from Broadway Road. The Property has freeway frontage, which typically encourages intense land uses, however the site is also adjacent to an existing residential community. Given the existing conditions, the planned project represents a compatible, low-intensity use of the site. The building is only 2-stories in height and setback from the adjacent residential community. Enclosed is a copy of the site plan, elevations and landscape plan. Self-storage is a low-traffic generating use with predictable hours of operation. Given that the existing zoning would permit a multifamily project and up to 40 feet of building height, the proposed project is a less intense and more compatible use.

The Design Review Board (DRB) reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land. Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes. The City has scheduled a DRB Work Session at the date and time noted above. You are invited to attend this meeting. Please confirm the meeting time and location with the Planning Division (480.644.2385) ahead of time as it is subject to change. Additionally, I would be happy to answer any questions you may have. Please feel free to contact me at 602.230.0600 or George@withey-morris.com.

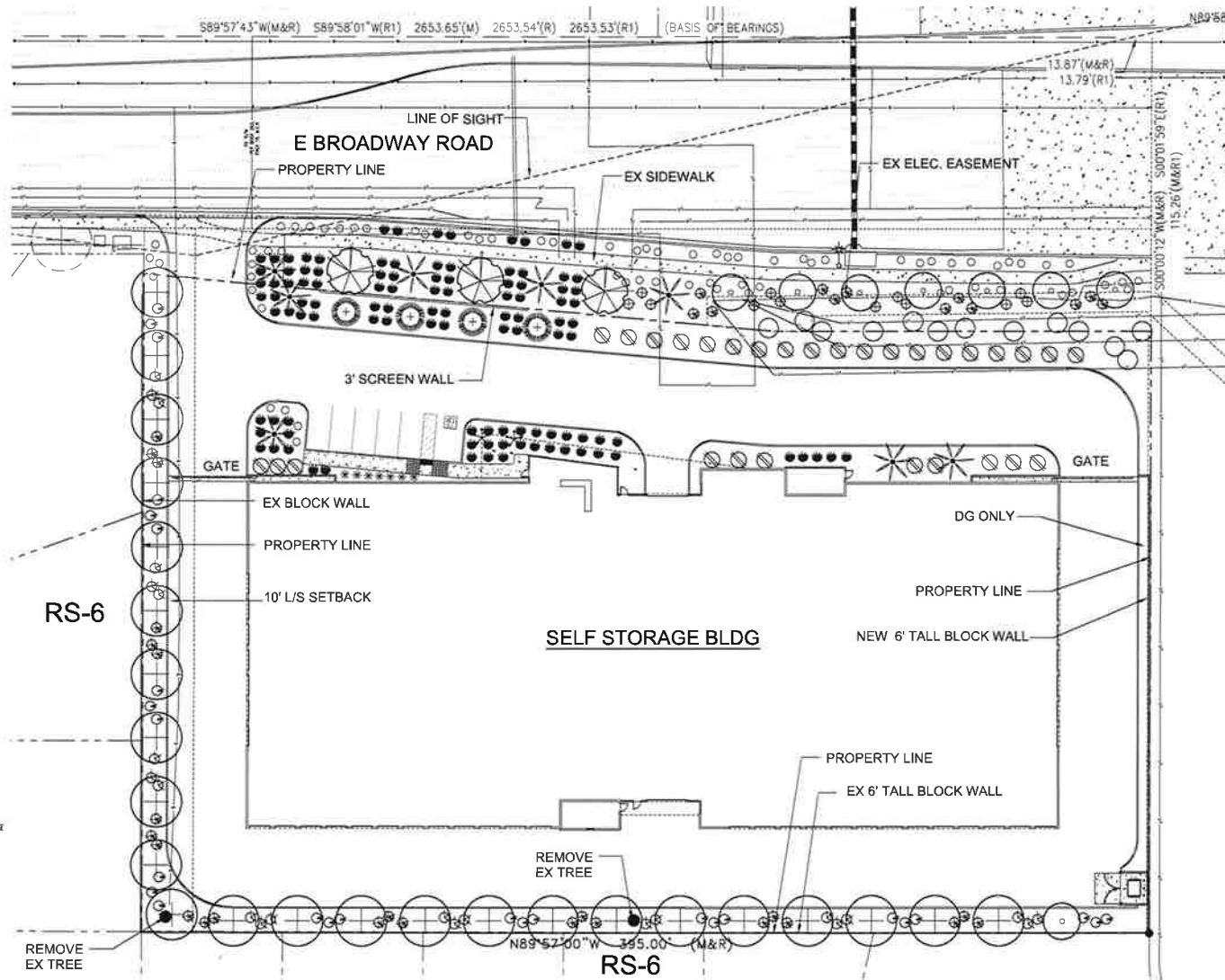
For additional information concerning the design of the proposed development or the DR process, you can also contact the Mesa Planning Division at 55 North Center, or by phone at 480.644.4273.

Thank you for your courtesy and consideration.


















Sincerely,

WITHEY MORRIS P.L.C.

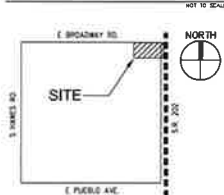
By
George Pasquel III



LANDSCAPE LEGEND

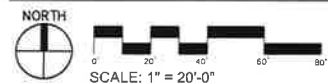
-  PISTACIA X RED PUSH
RED PUSH PISTACHE
24" BOX
-  CAESALPINIA CACALACO
CASALOTE
24" BOX
-  ACACIA SALICINA
WILLOW ACACIA
24" BOX
-  CHILOPSIS LINEARIS
DESERT WILLOW
24" BOX
-  WASHINGTONIA ROBUSTA
MEXICAN FAN PALM
18" H, SKINNED, MATCHING
-  CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM
15 GALLON
-  LEUCOPHYLLUM FRUTESCENS
SILVER CLOUD
5 GALLON
-  CASSIA PHYLODENTIA
DESERT CASSIA
5 GALLON
-  LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
-  TECOMA STANS
YELLOW BELLS
5 GALLON
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
-  ALOE 'BLUE ELF'
BLUE ELF ALOE
5 GALLON
-  MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON
-  ACACIA REDOLENS
'DESERT CARPET' im
1 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
-  CONVOLVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON
-  1/2" SCREENED EXPRESS ARMOR
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

VICINITY MAP



DATE: 12.12.17
SITE LOCATION: MESA, AZ
RBA PROJECT NO.: 17026

PRELIMINARY LANDSCAPE PLAN



BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY,
MESA, ARIZONA 85208

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

10400 N. TANK STREET, SUITE 100

SCOTTSDALE, ARIZONA 85258

TEL: 480.377.2222

EMAIL: info@tjmca.com

WWW.TJMCA.COM



88 south san marcos place
chandler - arizona - 85225
p. 480.377.2222
www.robertbrownarchitects.com

PRELIMINARY SITE PLAN



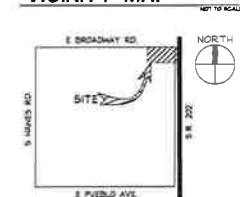
GENERAL INFORMATION

DEVELOPER: AMERICAN ALLSTAR FINANCIAL, LLC CONTACT: PAUL HARTLE
ADDRESS: 4642 E. BASELINE ROAD, SUITE 110, MESA, AZ 85206
TELEPHONE: (480) 377-4830 EMAIL: paulh@allstarfin.com
ARCHITECT: ROBERT BROWN ARCHITECTS CONTACT: KELLY FERUGSON
ADDRESS: 88 South San Marcos Place, Chandler, AZ 85225
TELEPHONE: (480) 377-2222 FAX: (480) 377-2230
BUILDING CODE: 202 I.B.C. ELECTRICAL CODE: 201 N.E.C.
MECHANICAL CODE: 202 I.P.C. FIRE CODE: 202 P.F.C.
PLUMBING CODE: 202 I.P.C. ENERGY CODE: 202 I.E.C.C.

SITE INFORMATION

PROJECT ADDRESS: SWC E. BROADWAY RD. & LOOP 202 FRNT, MESA, ARIZONA 85208
PARCEL: 28-8-4648
EXISTING ZONING: R1-3
PROPOSED ZONING: LC, B2
RELATED CASES: 28-04
30'-0" (2-STORY)
BUILDING HEIGHT:
PROJECT AREAS:
GROSS SITE AREA: 136,812 S.F. (3.2 ACRES)
NET SITE AREA: 94,158 S.F. (2.2 ACRES)
BUILDING FOOTPRINT: 43,650 S.F.
GROSS FLOOR AREA: 87,300 S.F.
LOT COVERAGE: 43.650% (58-45 (FES) MAX, 50% ALLOWED
PARKING ANALYSIS:
STORAGE: 4 SPACES + 2 FOR MANAGER'S QUARTERS/OFFICE
PARKING REQUIRED: 4 SPACES
PARKING PROVIDED: 4 SPACES
ACCESSIBLE PARKING: 1 SPACE
* NO MANAGER'S QUARTERS PROPOSED

VICINITY MAP



PROJECT DESCRIPTION

THIS SITE IS APPROXIMATELY 2.2 ACRES, LOCATED ON THE SWC OF BROADWAY RD. AND LOOP 202 FREEWAY. THIS DEVELOPMENT WILL INCLUDE ONE, TWO - STORY BUILDING AND SITE IMPROVEMENTS NECESSARY FOR THE OPERATION OF A NEW SELF-STORAGE FACILITY. AS REFERENCE ON THE SITE PLAN.
THE BUILDING WILL INCLUDE A RENTAL OFFICE, EXTERIOR AND INTERIOR ACCESSORY CONTROLLED STORAGE UNITS, SITE IMPROVEMENTS INCLUDE PERIMETER SCREEN WALLS, ACCESS GATES, PARKING AND LANDSCAPING AS SHOWN WITH THE DESIGN DRAWINGS.
AS PART OF THIS DEVELOPMENT WE ARE PROPOSING A ZONING CHANGE OF THIS PARCEL FROM R1-3 TO C-2 FOR THIS SPECIAL USE. AS A PART OF THE SPECIFIC USE APPROVAL, WE ARE REQUESTING A REDUCED BUILDING SETBACK ADJACENT TO THE RESIDENTIAL PROPERTIES FROM 50'-0" REQUIRED TO 40'-0" PROVIDED 10'-0" LANDSCAPE BUFFERS WILL BE MAINTAINED ADDITIONALLY, WE ARE REQUESTING A REDUCED LANDSCAPE SETBACK ADJACENT TO THE LOOP 202 FREEWAY FROM 15'-0" REQUIRED TO 5'-0" PROVIDED THE REQUIRED 30'-0" BUILDING SETBACK WILL BE MAINTAINED.

SCALE 1" = 20'

SP-1

DATE: 12/19/17
SITE LOCATION: MESA, AZ
RBA PROJECT NO.: 17028

BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.
MESA, ARIZONA 85208



88 South San Marcos place
Chandler - Arizona - 85225
p. 480.377.2222
www.robertbrownarchitects.com



WEST ELEVATION
SCALE: 3/32"=1'-0"



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



NORTH ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

ATAS Metal Accents Color: Titanium 35	
Kawneer Anodized Finishes Color: Black 29	
Dunn Edwards Metal Panel Color: DE3118 'BBQ'	
Dunn Edwards Stucco Color: DE6277 'Pebble Walk'	
SuperLite Smooth-Face CMU Block Color: 'Bone'	
SuperLite Split-face CMU Color: 'Cocoa Brown'	

CONCEPTUAL ELEVATIONS

DATE: 12.12.17
SITE LOCATION: MESA, AZ
RBA PROJECT NO.: 17025

BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY,
MESA, ARIZONA 85208

rba
robert brown architects - planning
88 south san marcos place
chandler - arizona - 85225
p. 480.377.2222
www.robertbrownarchitects.com

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2017-1 IH BORROWER LP
 1121 W WARNER RD
 TEMPE, AZ 85284

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ALICE ALTHEA SMITH FAMILY TRUST
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AMATO BRIAN R
 316 S 89TH ST
 MESA, AZ 85208

AMH 2014-2 BORROWER LLC
 30601 AGOURA RD SUITE 200
 AGOURA HILLS, CA 91301

ARIZONA DEPARTMENT OF
 TRANSPORTATION
 205 S 17TH AVE STE 612E
 PHOENIX, AZ 85007

ATCHISON HARRY D
 8724 E BROADWAY
 MESA, AZ 85208

BANUELOS RICARDO/LUCIA
 8721 E CAPRI AVE
 MESA, AZ 85208

BECK KEITH E/BELINDA
 310 S 89TH ST
 MESA, AZ 85208

BELKNAP RYAN/ANGELA
 515 S 88TH ST
 MESA, AZ 85208

ABRAMOSKA BARRY N
 455 S 88TH ST
 MESA, AZ 85208

ADAMS WILLIAM J/VICKY L
 8753 E CAPRI AVE
 MESA, AZ 85208

ALLEN JILL
 561 S 87TH CIR
 MESA, AZ 85208

AMH 2014 3 BORROWER LLC
 30601 AGOURA RD SUITE 200
 AGOURA HILLS, CA 91301

AMLL MOUNTAIN VIEW ESTATES LLC
 27777 FRANKLIN RD STE 200 SLOT
 MAR133
 SOUTHFIELD, MI 48034

ARIZONA STATE DEPT OF TRANS
 205 S 17TH AVE
 PHOENIX, AZ 85007

BAGBY INVESTMENT PROPERTIES LLC
 34554 N BELL RD
 QUEEN CREEK, AZ 85142

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 ROSENDO
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 MESA, AZ 85208

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 MESA, AZ 85208

BEN FATTO LP
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ACKERMAN MYRNA
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ADKINS STEPHEN E
 1437 S ST PAUL
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ALLRED ELIZABETH D
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 MESA, AZ 85208

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 30601 AGOURA RD STE-200
 AGOURA HILLS, CA 91301

ANDRADE ENRIQUE/ROSA
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 MESA, AZ 85208

ARP 2014-1 BORROWER LLC
 30601 AGOURA RD STE 200PT
 AGOURA HILLS, CA 91301

BALDWIN ARTHUR/LAUREL
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 MESA, AZ 85208

BECK DAVID L II/NORMAN TIMOTHY W
 8763 E CAROL AVE
 MESA, AZ 85208

BEECHMONT L L C
 14949 LACUMBRE DR
 PACIFIC PALASADES, CA 90272

BERG ROBERT D
 1588 S 229TH CT
 BUCKEYE, AZ 85326



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BOSECK PENNY L

337 S GLENMAR

MESA, AZ 85201

BRADLEY TRUST

1555 E GLADE AVE

MESA, AZ 85204

BROADWAY AND 202 LLC

6642 E BASELINE RD STE 101

MESA, AZ 85206

BROWN STEWART W/LUCILLE TR

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MESA, AZ 85208

CAPTRI8746 LLC

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CATES JOSEPH

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MESA, AZ 85208

CHASTEEN GREGORY/ARLENE

319 S GLENMAR RD

MESA, AZ 85208

CISNEROS SYLVIA/SANCHEZ DUSTIN M

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MESA, AZ 85208

COCCO ALFIO

8638 E CALYPSO AVE

MESA, AZ 85208

BERRELLEZA BERNADETTE

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MESA, AZ 85208

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ASSOCIATION

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MESA, AZ 85208

CAZARES ROY A/MARTHA A

8625 E CAPRI AVE

MESA, AZ 85208

CHAVEZ GUSTAVO JR/ROSALIE

8927 E BUTTERNUT AVE

MESA, AZ 85208

CLARK DONALD

9501 E BROADWAY RD LOT 244

MESA, AZ 85208

COOMBS SETH D

541 S 88TH ST

MESA, AZ 85208

BLEDSOE BOBBI L/JOHNSON PHILIP A

8732 E CRESENT AVE

MESA, AZ 85208

BOWAN WILLIAM K & LORNA L

8729 E HAZEL

MESA, AZ 85208

BRANUM GARY/IVELEN

8629 E CRESCENT AVE

MESA, AZ 85208

BROWN DANNY L/DUFOUR DEBORAH
A

347 S GLENMAR RD

MESA, AZ 85208

CALDWELL JOSEPH L

150 S ROOSEVELT UNIT 3021

MESA, AZ 85202

CARTER PHILIP/VALYNN

8703 E CAROL AVE

MESA, AZ 85208

CHAMPLIN WALTER L/DONNA R

421 S 87TH ST

MESA, AZ 85208

CHRYSTA M FERRIGNO TRUST

8622 E CAROL AVE

MESA, AZ 85208

CLAUSEN PROPERTIES LLC

1261 W CHILTON

GILBERT, AZ 85233

CORBETT GERALD R/PATRICIA A

8928 E CRESCENT AVE

MESA, AZ 85208

CORDIER ELIZABETH
P O BOX 57
ANDOVER, OH 44003

CUDDINGTON LARRY L/LINDA L
237 S GLENMAR RD
MESA, AZ 85208

DEERING WESTON/TATIANA
8715 E CRESCENT AVE
MESA, AZ 85208

DEMITH BARBARA K/ROBIN M
8914 E CALYPSO AVE
MESA, AZ 85208

DUDLEY TAYLOR K
8644 E CAPRI AVE
MESA, AZ 85208

ELSHEIKH RASHAD/SHARON A TR
983 CORTE MARIA AVE
CHULA VISTA, CA 91911

FABIANI JEFFREY
453 S LUTHER
MESA, AZ 85208

FLESHNER STEVEN LEE
429 S LUTHER
MESA, AZ 85208

FRIEDL WAYNE M/QUEENAN MONICA
M
525 S 88TH ST
MESA, AZ 85208

FULLER JANET
8701 E MYRTLE ST
MESA, AZ 85208

CORDON DAVID
551 S DELILAH CIR
MESA, AZ 85208

CULBERSON PAUL
8710 E MYRTLE ST
MESA, AZ 85208

DEFT BROTHERS INVESTMENTS LLC
3740 E SOUTHERN AVE NO 212
MESA, AZ 85206

DSJM ENTERPRISES LLC/MOODY DAVID
L/SANDRA/JON
9912 E LAGUNA AZUL AVE
MESA, AZ 85209

DUKLETH MATTHEW L/KRISTINE E
3530 CAMINO CEREZA
CARLSBAD, CA 92009

ERDMANN CATHY M
35140 N 52ND PL
CAVE CREEK, AZ 85331

FERRELL NORMAN K
8663 E CALYPSO AVE
MESA, AZ 85208

FOLLIN LARRY A/JOY L
440 S 86TH PL
MESA, AZ 85208

FRISBY TIMOTHY B
8739 E CRESCENT AVE
MESA, AZ 85208

FUSS CHARLES
8640 E CRESENT AVE
MESA, AZ 85208

COWAN WILLIAM IAN/DIANA LYNN
553 S 87TH CIR
MESA, AZ 85208

DARR SHAWN CHRISTOPHER
8719 E CAROL AVE
MESA, AZ 85208

DELGADILLO RAUL L
532 S 86TH PL
MESA, AZ 85208

DUARTE BRIANNA N/SANTOS
CHRISTOPHER
8635 E CRESCENT AVE
MESA, AZ 85208

EIEN NI YONNIN LLC
3416 E ENROSE ST
MESA, AZ 85213

ERIC I LLC
3749 S ADELLE
MESA, AZ 85212

FLANIGAN JAMES P
8731 E CRESCENT AVE
MESA, AZ 85208

FOWLER FAMILY LIVING TRUST
2478 S WELCH PL
CHANDLER, AZ 85286

FULLER CARL D/EVELYN
8709 E HAZEL
MESA, AZ 85208

GABALDON JOHN F
8761 E PAMPA AVE
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PHOENIX, AZ 85031

GARR SUSAN/REBEKAH
2335 W CATALINA AVE
MESA, AZ 85202

GARRETT BRITTANY
8662 E CALYPSO AVE
MESA, AZ 85208

GEISER FAMILY TRUST
24971 FAIRTIME CIR
LAGUNA NIGUEL, CA 92677

GILBERT MARY A
542 S 89TH PL
MESA, AZ 85208

GLUD ERIC M IRREVOCABLE TRUST
10958 N BLACK CANYON CT
ORO VALLEY, AZ 85737

GONZALES YOLANDA
8925 E CALYPSO AVE
MESA, AZ 85208

GONZALEZ VICTOR M
8916 E BUTTERNUT AVE
MESA, AZ 85208

GRAHAM GARY G
7745 E DOVER ST
MESA, AZ 85207

GRAVES BARBARA
8661 E CRESCENT ST
MESA, AZ 85208

GREINER CHARLES
8733 E CAROL AVE
MESA, AZ 85208

GRESH DAVID M/CLAIRE A
8658 E CAROL AVE
MESA, AZ 85208

GRIFFITH JERRY A/LINDA L
8733 E HAZEL ST
MESA, AZ 85028

GRIFFITH ROBERT W
8927 E CARLTON AVE
MESA, AZ 85208

GRUGEL FRED T
8649 E CALYPSO AVENUE
MESA, AZ 85208

GULDNER CHARLOTTE
8931 E CRESCENT AVE
MESA, AZ 85208

GUNDERSON JENNIFER
8612 E CALYPSO AVE
MESA, AZ 85208

GURRIERI JOHN PAUL/GLENDA G TR
6849 E MINTON ST
MESA, AZ 85207

GUZMAN TAMARA
8929 E CAPRI AVE
MESA, AZ 85208

HAAB LLC
8710 E HAZEL ST
MESA, AZ 85208

HAGAN MIKA J/MARY J
8615 E CAROL AVE
MESA, AZ 85208

HALL KEITH B
8626 E CRESCENT AVE
MESA, AZ 85208

HANKS JUDY A
8616 E CRESENT AVE
MESA, AZ 85208

HARRIMAN JAMES T
8620 E CAPRI AVE
MESA, AZ 85208

HATCH KRESTON S/KAREN M
1410 S CRESTON CIR
MESA, AZ 85204

HATFIELD ADAM RAY
4344 W IRWIN AVE
LAVEEN, AZ 85339

HEALY DEBRA K
508 S 86TH PL
MESA, AZ 85208

HERNANDEZ JACOB RICHARD
8616 E CALYPSO AVE
MESA, AZ 85208

HOLLY VANESSA
8921 E BUTTERNUT AVE
MESA, AZ 85208

HONE MARY A
8730 E CAPRI AVE
MESA, AZ 85208



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IDEAL HOMES AZ LLC
1891 W APACHE TRL
APACHE JUNCTION, AZ 85120

IH6 PROPERTY PHOENIX LP
1325 N FIESTA BLVD SUITE 103
GILBERT, AZ 85233

INVENTURED LLC/PANELLI ROBIN A
8540 E MCDOWELL RD NO 112
MESA, AZ 85207

JDF TRUST
8616 E CAROL AVE
MESA, AZ 85208

JOANN GIONTA FAMILY LIVING TRUST
8764 E CRESCENT AVE
MESA, AZ 85208

JOHN C FLICK FAMILY TRUST
2447 S BRISTOL
MESA, AZ 85209

JOHNE MAE SHELABARGER LIVING
TRUST
8655 E CALYPSO AVE
MESA, AZ 85208

JOHNSON LEE/CHARMEN
PO BOX 13512
MESA, AZ 85216

JOHNSON MICHAEL C
234 LIVERMORE TER
LOS ANGELES, CA 90042

JOHNSON ROBERT GENE
III/BAUMGARDNER TING TING
8762 E CAROL AVE
MESA, AZ 85208

JWR PROPERTY INVESTMENTS LLC
8716 E CRESCENT AVE
MESA, AZ 85208

KAISER BERNARD J & BURNADENE
517 S BLOSSOM
MESA, AZ 85206

KASTELIC NUBIAN/AVIRMED
SARANTUYA
8932 E CALYPSO AVE
MESA, AZ 85206

KAWULOK KEVIN
234 S GLENMAR RD
MESA, AZ 85208

KEELING MATTHEW SCOTT/AMBER
MARIE
447 S 88TH ST
MESA, AZ 85208

KERICH THOMAS LESLIE III
8723 E HAZEL ST
MESA, AZ 85208

KETTERLING TYLER/MELISSA
8615 E CALYPSO AVE
MESA, AZ 85208

KEVIN T SR AND SHARON L CAMPBELL
TRUST
422 S 89TH PL
MESA, AZ 85208

KIBBY JOHN
9398 N CLARKVIEW PL
HAYDEN, ID 83835

KILLEEN SHEA M
8664 E CAROL AVE
MESA, AZ 85208

KING ROBERT J
8933 E BUTTERNUT AVE
MESA, AZ 85208

KJB PROPERTY HOLDINGS LLC
8922 E CHEVIOT AVE
MESA, AZ 85208

KOHLMEYER KURT P
154 S 74TH ST
MESA, AZ 85208

KOHLSTEDT GARY
418 S 86TH PL
MESA, AZ 85208

KUNTZ DANNY JAMES/GAEL I
8937 E CALYPSO AVE
MESA, AZ 85208

KWON SUN
8614 E CAPRI AVE
MESA, AZ 85208

LA COUNTE CARRIE ANN TR
8624 E CALYPSO AVE
MESA, AZ 85208

LANG KEILGH
8650 E CRESCENT AVE
MESA, AZ 85208

LARRY E AND MELVA LEE REEVES
FAMILY TRUST
26085 W 141ST CT
OLATHE, KS 66061

LARSON ROBERT R
8938 E CALYPSO AVE
MESA, AZ 85208



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8624 E CAPRI AVE
MESA, AZ 85208

LOGSDON ANTHONY MANUEL/SHERRY
M
564 S 88TH ST
MESA, AZ 85208

LU YANG/ZHOU XU
2956 E BLUE SAGE RD
GILBERT, AZ 85297

MARIN LOUIS EDDIE/ANDREA
8729 E CAPRI AVE
MESA, AZ 85208

MAYNARD GARY R/SHELIA A
8646 E CORALBELL AVE
MESA, AZ 85208

MEADE HOWARD D/DOROTHY
M/GARY C/D J/T A
50 N CRISMON RD
MESA, AZ 85207

MILLER TARA
8723 E MYRTLE ST
MESA, AZ 85208

NATIVIDAD IRENE
8645 E CALYPSO AVE
MESA, AZ 85208

NINO MIGUEL JR
441 S LUTHER
MESA, AZ 85208

LEE CUI HUA
4434 CASTANOS ST
FREMONT, CA 94536

LINSELL RICHARD L/LOUISA A
8621 E CAPRI AVE
MESA, AZ 85208

LOO SAMSON
429 S 87TH ST
MESA, AZ 85208

MANCILLA CLAUDIA L RAMIREZ
8736 E CAROL AVE
MESA, AZ 85208

MARITT JULIE
413 S LUTHER
MESA, AZ 85208

MCGUIRE ROY G & VIRGINIA A
8716 E HAZEL
MESA, AZ 85208

MILLER NORMAN L/DONNA L TR
8724 E HAZEL ST
MESA, AZ 85208

MITCHELL DANIELLE
8650 E CAPRI
MESA, AZ 85208

NEIL JAMES R/LAURA A
1311 W BENTRUP ST
CHANDLER, AZ 85224

NJR INVESTMENT PROPERTIES LLC
27745 HIDDEN TRL
LAGUNA HILLS, CA 92653

LEIPART WILLIAM F II/MARY ANN
560 S 87TH CIR
MESA, AZ 85208

LOEWENHAGEN NICHOLAS W
8706 E BROADWAY RD
MESA, AZ 85208

LOUBERT MARYELLEN
519 S 89TH PL
MESA, AZ 85208

MANNIE PEARL A
8922 E CRESCENT
MESA, AZ 85208

MAXWELL JOSH/NIKI P
8939 CARLTON AVE
MESA, AZ 85208

MEADE DORIS J/TERRY A
50 N CRISMON
MESA, AZ 85207

MILLER ROBERT N/FRIEDA
5534 55TH ST
WETASKIWIN, AB T9A 1A7

MITCHELL MATTHEW R/BREANA W
8665 E CRESCENT AVE
MESA, AZ 85208

NICHOLS KENNETH J/KAREN E
8701 E ROSE CT
MESA, AZ 85208

OD ARIZONA D LLC
116 NEW MONTGOMERY ST SUITE 820
SAN FRANCISCO, CA 94105



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SAN FRANCISCO, CA 94105

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8742 E CAROL AVE
MESA, AZ 85208

OLSEN JOHN/LUCRETIA
8634 E CAROL AVE
MESA, AZ 85208

OWNER MANAGED PROPERTIES LLC
6168 E TEPEE ST
APACHE JUNCTION, AZ 85119

PACHECO FELIPE
348 S GLENMAR RD
MESA, AZ 85208

PALMER JAMES L
8924 E CAPRI AVE
MESA, AZ 85208

PARSONS DEAN A/ANGIE L
311 S GLENMAR
MESA, AZ 85208

PATRICK JOANN/JACLYN
8645 E CRESCENT AVE
MESA, AZ 85208

PEARSON FAMILY LIVING TRUST
537 S 88TH ST
MESA, AZ 85208

PEART DENNIS M/JAN S
1201 TRIMBLE LN
WEST JORDAN, UT 84088

PERRY KEVIN G/KATHY
552 S 87TH CIR
MESA, AZ 85208

PETERSON ANDREW/AMBER
8915 E CARLTON AVE
MESA, AZ 85208

PETERSON MICHAEL J
3127 E 650 N
MENAN, ID 83434

PIKUL DENNIS
8730 E CAROL AVE
MESA, AZ 85208

PIRES PAUL
8652 E CAROL AVE
MESA, AZ 85208

POGGENSEE KEN TR
7549 E NIDO AVE
MESA, AZ 85208

POINTER RICHARD E
8621 E CAROL AVE
MESA, AZ 85208

POMAVILLE KERRI L
8615 E CRESCENT AVE
MESA, AZ 85208

PORTER MARY M
8630 E CRESCENT
MESA, AZ 85208

POUNDERS DUDLEY
8734 E HAZEL ST
MESA, AZ 85208

POUNDERS STEVEN W/APRIL L
255 S GLENMAR RD
MESA, AZ 85208

POUNDERS VICKI L
8715 E MYRTLE AVE
MESA, AZ 85208

POWAS PAUL M/MICHELLE D
8702 E HAZEL ST
MESA, AZ 85208

PROPERTY OWNER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PURI HARI C
1 PURI CT
PLEASANTON, CA 94588

QUEZADA MARISSA
8620 E CALYPSO AVE
MESA, AZ 85208

RAFAH TRUST
8936 E CAPRI AVE
MESA, AZ 85208

RAINANSHINE LLC
1341 W 18TH AVE
APACHE JUNCTION, AZ 85120

RALPH E CHRISTIE LIVING TRUST
8649 EAST CRESCENT AVE
MESA, AZ 85208

RAMIREZ JOSE C/MARTINA C
8934 E CHAVIOT AVE
MESA, AZ 85208



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8702 E BROADWAY RD

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REESE-HOPPER SHAWN/HUGHES
STORMY

503 S 88TH ST

MESA, AZ 85208

RIDING GINGER DEE

8911 E CAPRI AVE

MESA, AZ 85208

ROBERTS LEVI H

8913 E CRECENT AVE

MESA, AZ 85208

RON AND AURELIA ZYDZIK LIVING
TRUST

8745 E CAROL AVENUE

MESA, AZ 85208

RUSIN EDMUND KEITH/DEBORAH ANN

PO BOX 571

PINE, AZ 85544

SANCHEZ TIFFANY

8639 E CRESCENT AVE

MESA, AZ 85208

SCHIAN DARCEY

8615 E CAPRI AVE

MESA, AZ 85208

SCOTT DANIEL T/BINI CINDA R

8701 E HAZEL ST

MESA, AZ 85208

SKOUSEN TRACY O/DIANE

509 S 88TH ST

MESA, AZ 85208

RAPIER MICHAEL F/AMY B

430 S 86TH PL

MESA, AZ 85208

RICHARD CLARK AND JOYCE CLARK
REVOCABLE TRUST

2320 E INDIGO BAY DR

GILBERT, AZ 85234

RIES GARY E/HOFFMAN MARCIA R

559 S 88TH STREET

MESA, AZ 85208

ROBEY CHRISTIAN D/TERESA L

16832 BARRACUDA LN

HUNTINGTON BEACH, CA 92649

RONNEBAUM MATTHEW T

8935 E CAPRI AVE

MESA, AZ 85208

RUSSELL DEBRA A

520 S 86TH PL

MESA, AZ 85208

SANDOVAL DIEGO M

8654 E CAPRI AVE

MESA, AZ 85208

SCHLECHT KATHLEEN

8646 E CAROL AVE

MESA, AZ 85208

SEE ROBERT THEODORE/KIMBERLY I

8713 EAST CAPRI AVE

MESA, AZ 85208

SPEARMAN DAVID J/JEANETTE

8637 E CAPRI AVE

MESA, AZ 85208

RATHGEB TERRY/AMY

PO BOX 853

HEREFORD, AZ 85615

RICHMOND RIVER CONSULTING US LLP

33 FOXWARREN DR

TORONTO, ON M2K 1L1

ROBERSON GERALD A/BARBARA

8756 E CRESCENT AVE

MESA, AZ 85208

RODGERS PATRICIA

8628 E CALYPSO AVE

MESA, AZ 85281

ROUNSAVALL JARED M

8930 E CAPRI AVE

MESA, AZ 85208

SANCHEZ JOHN

8702 E CAROL AVE

MESA, AZ 85208

SARE TROY L/BARBARA M

8733 E MYRTLE

MESA, AZ 85208

SCOTT BUSH TRUST

18523 68TH AVE NORTH EAST 202

KENMORE, WA 98028

SHERRY RAY D/BONNIE J

322 S 89TH ST

MESA, AZ 85206

STAAB BRANDY A

6658 E RHODES

MESA, AZ 85215



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TRANSPORTATION

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STEWART JAMES W JR
329 S GLENMAR RD
MESA, AZ 85208

SUPERSTITION POINT MESA
HOMEOWNERS ASSOC
150 E ALAMO DR STE 3
CHANDLER, AZ 85225

TAYLOR DUANE A
8717 E ROSE ST
MESA, AZ 85208

THREEREASONS LLC
7633 E ROSE GARDEN LN
SCOTTSDALE, AZ 85255

TORREZ MARY
173 FIDDLERS BRIDGE RD
STAATSBURG, NY 12580

TRUJILLO JESUS SALAZAR
8709 E MYRTLE ST
MESA, AZ 85208

UPSHAW BRIANNA
328 S 89TH DR
MESA, AZ 85208

VAN HORN BRIAN
8628 E CAROL AVE
MESA, AZ 85208

VERWIEL JOSEPH W
68 GRACELAND DR
SAN RAFAEL, CA 94901

STEINMETZ SANDRA K
8643 E CAPRI AVE
MESA, AZ 85208

STEWART DAVID A/LINDSAY M
8748 E CRESCENT AVE
MESA, AZ 85208

SUTTON BRANDON/BLAKE
559 S DELILAH CIR
MESA, AZ 85208

TEAGUE RONALD L/BONNIE L
8747 E CRESCENT AVE
MESA, AZ 85208

TILDEN JEROLD E/ANTONETTE M
547 S 88TH ST
MESA, AZ 85208

TRASAMAR SCOTT A
8710 E BROADWAY
MESA, AZ 85208

TUNIS WILLIAM J
447 S LUTHER
MESA, AZ 85208

VAIL DAVID RAOUL/TIFFANY MARIE
526 S 86TH PL
MESA, AZ 85208

VARELA KARINA R
8934 E CRESCENT AVE
MESA, AZ 85208

VISTA MESA HOWEOWNERS
ASSOCIATION
PO BOX 12170
GLENDALE, AZ 85318

STEVEN B JOHNSON AND JUDITH
JOHNSON TRUST
17129 140TH AVE EAST
PUYALLUP, WA 98374

STORINO SPOHN ANGELIA M
8654 E CALYPSO AVE
MESA, AZ 85208

TAFF WILLIAM H JR
425 S LUTHER
MESA, AZ 85208

THR PHOENIX LLC
21001 N TATUM BLVD 1630-630
PHOENIX, AZ 85050

TORRES EVER MUNOZ
8657 E CAPRI AVE
MESA, AZ 85208

TRUESDELL DENNIS F & JUDITH A
247 S GLENMAR
MESA, AZ 85208

UNANGST RICHARD D
832 N KACHINA CIR
MESA, AZ 85203

VALENZUELA ROBERT L/PATRICIA V
7046 E MESETO AVE
MESA, AZ 85209

VARNER HOWARD G JR
8705 E CAPRI AVE
MESA, AZ 85208

WAUGH HELEN/PHIL J
8926 E CALYPSO AVE
MESA, AZ 85208



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MESA, AZ 85208

WILDER RICK B/KARIANNE
PO BOX 702
BAYVIEW, ID 83803

WYNSTONE HOMEOWNERS
ASSOCIATION
9633 S 48TH ST STE 150
PHOENIX, AZ 85044
ZARAGOZA CARLOS
8737 E CAPRI AVE
MESA, AZ 85208

WEST RANDELL B
538 S 86TH PL
MESA, AZ 85208

WILKISON RICHARD
2408 N EVY AVE
SIOUX FALLS, SD 57107

YOUNG JED ALAN
410 S 89TH PL
MESA, AZ 85208
ZUCEK JEFFREY WILLIAM/CAROLEE
HELEN
8912 E CAPRI AVE
MESA, AZ 85208

WHITNEY WILLIAM JR/BETTY
8727 E CAROL AVE
MESA, AZ 85208

WOODRUFF IRENE P
8716 E MYRTLE ST
MESA, AZ 85208

ZAMPOGNA BERNADETT E
588 S DELILAH CIR
MESA, AZ 85208

Audrey Burfiend
Fountain of the Sun
440 S 76th Pl
Mesa, AZ 85208

Julia Norton
United Neighborhoods of Mesa East
713 S Canfield
Mesa, AZ 85208

Betty Bradley
Fountain of the Sun
850 S 79th Way
Mesa, AZ 85208
Scott Jeske
University Manor HOA (County)
9732 E Baltimore Cir
Mesa, AZ 85207

Ed Fuss
Fountain of the Sun
451 S 80th Pl
Mesa, AZ 85208

Tab E



**Notice of Public Meeting
Planning Commission**

Dear Property Owner or Resident:

Our firm represents 202 Red Mountain Storage, LLC with regard to the roughly 3-acre site located at 8751 E. Broadway Road, adjacent to the Loop 202 Freeway, south of Broadway Road in Mesa, Arizona (APN 218-53-466B). You may recall receiving previous correspondence from our office regarding plans to develop a new, Class-A, climate controlled self-storage store at this location and inviting you to attend an open house meeting or a Development Review Board meeting to discuss the project.

The purpose of this follow up letter is simply to inform you the case has been scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 21, 2018 in the City Council Chambers located at 57 East First Street in Mesa. The meeting will begin at 4:00pm. The case number assigned to this project is ZON17-00580. Please confirm the meeting information prior to attending as it is subject to change.

As previously discussed, the Property has been vacant for some time and is a leftover remnant from the construction of the Loop 202 freeway. The Property has severe hindrances to development including limited, right-turn-only access to and from Broadway Road. The Property has freeway frontage, which typically encourages intense land uses, however the site is also adjacent to an existing residential community. Given the existing conditions, the planned project represents a compatible, low-intensity use of the site. Enclosed are the preliminary site plan and elevations. The building is only 2-stories in height and setback from the adjacent residential community. Self-storage is a low-traffic generating use with predictable hours of operation. Given that the existing zoning would permit a multifamily project and up to 40 feet of building height, the proposed project is a less intense and more compatible use.

If you have any questions regarding this proposal, please feel free to contact me at 602.230.0600 or by email at George@WitheyMorris.com. The City of Mesa has assigned this case to Cassidy Welch. She can be reached at 480.644.2591 or at Cassidy.Welch@MesaAZ.gov should you have questions regarding the public hearing process. If you no longer live at this address, please forward this correspondence to the new owner.

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.

By 
George Pasquel III

Enclosure: site plan, elevation



WEST ELEVATION
SCALE: 3/32"=1'-0"



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



NORTH ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

Metal Doors Dunn Edwards Color: DE6090 'Western Red'	
Aluminum Storefront System Color: Black	
Stucco & Metal Panel Dunn Edwards Color: DE5118 'BBQ'	
Stucco Dunn Edwards Color: DE6277 'Pebble Walk'	
Smooth-Face CMU Block SuperLite Color: 'Bouté'	
Split Face CMU SuperLite Color: 'Cocoa Brown'	

CONCEPTUAL ELEVATIONS

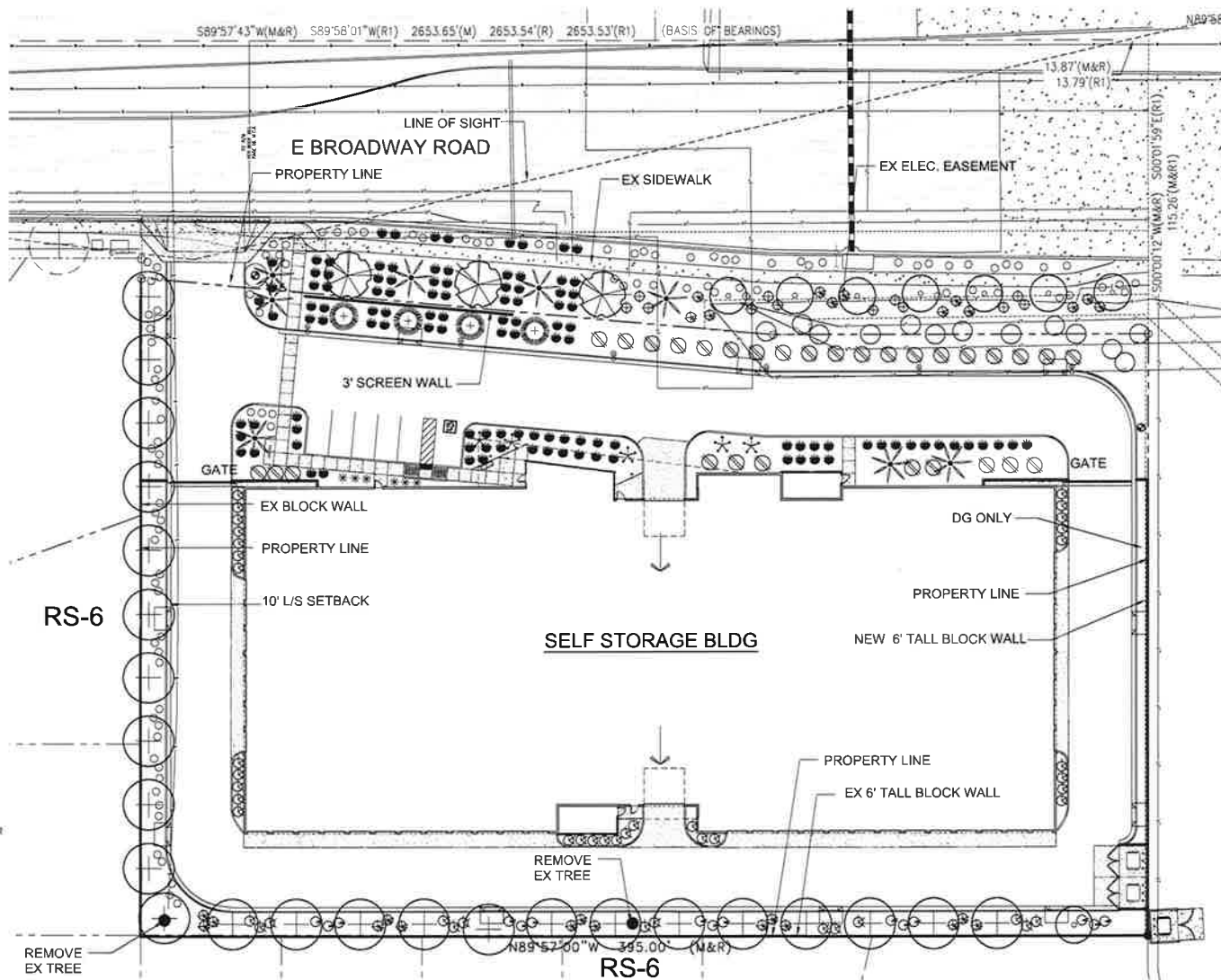
BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.
MESA, ARIZONA 85208

DATE: 02.06.18
SITE LOCATION: MESA, AZ
RBA PROJECT NO.: 17025

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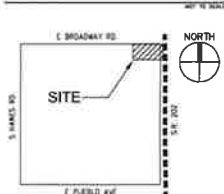
rba
architects + planning
88 south san marcos place
chandler - arizona - 85225
p. 480.377.2222
www.robertbrownarchitects.com



LANDSCAPE LEGEND

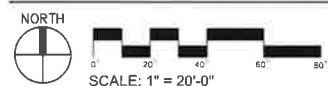
- PISTACIA X RED PUSH
RED PUSH PISTACHE
24" BOX
- CAESALPINIA CACALACO
CASALOTE
24" BOX
- PITHECELOBIUM FLEXICAULE
TEXAS EBONY
24" BOX
- CHIOPSIS LINEARIS
DESERT WILLOW
24" BOX
- WASHINGTONIA ROBUSTA
MEXICAN FAN PALM
18" # SKINNED, MATCHING
- CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM
15 GALLON
- LEUCOPHYLLUM FRUTESCENS
SILVER CLOUD
5 GALLON
- CASSIA PHYLLODENIA
DESERT CASSIA
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- TECOMA STANS
YELLOW BELLS
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- ALOE 'BLUE ELF'
BLUE ELF ALOE
5 GALLON
- MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON
- ACACIA REDOLENS
'DESERT CARPET' lm
1 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- CONVOLVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON
- 1/2" SCREENED EXPRESS ARMOR
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

VICINITY MAP



DATE: 12.12.17
SITE LOCATION: MESA, AZ
RBA PROJECT NO.: 17028

PRELIMINARY LANDSCAPE PLAN



BROADWAY SELF-STORAGE SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY. MESA, ARIZONA 85208

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

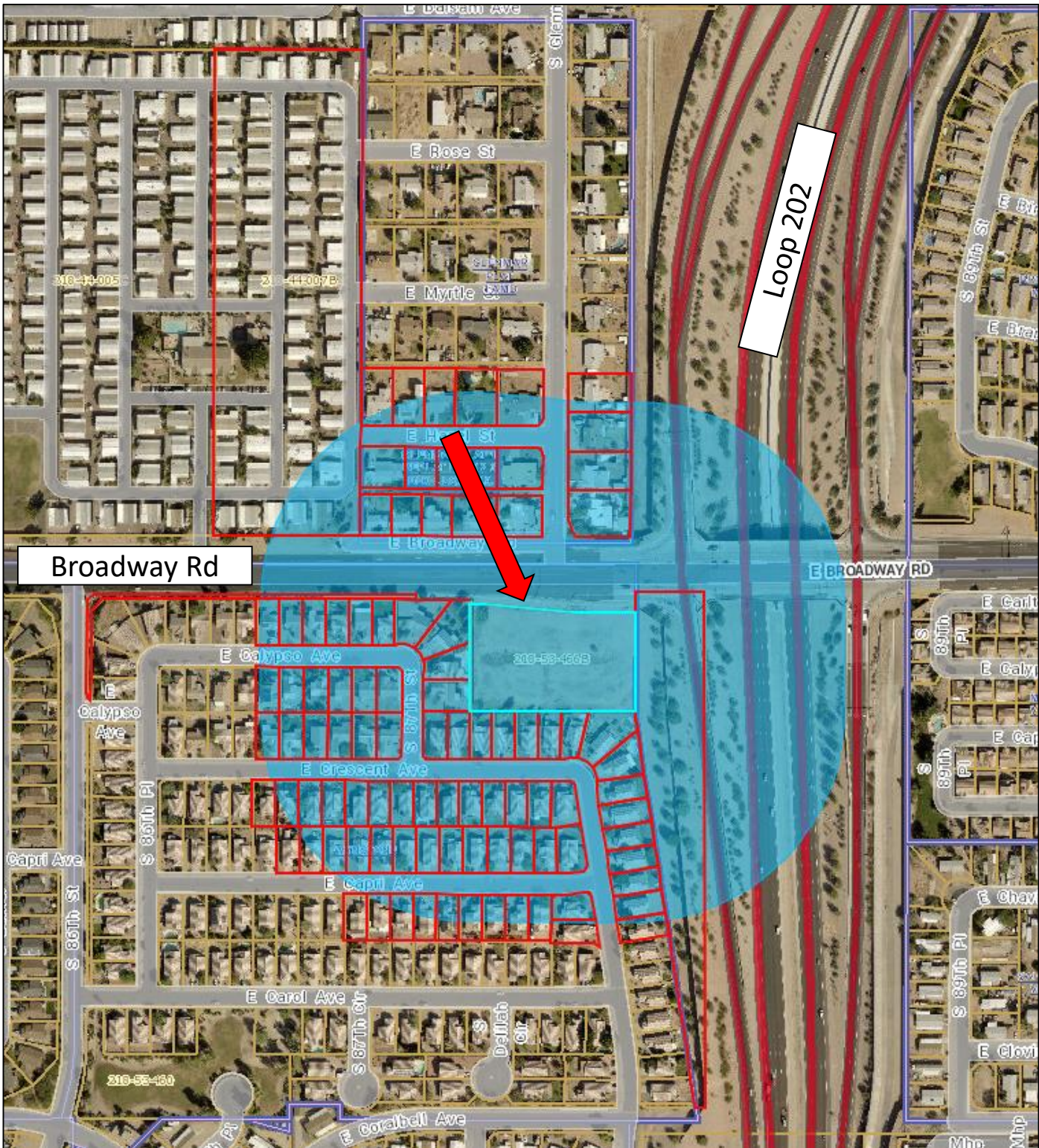


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500 ft Notification Map



SWC Broadway & Loop 202 - Mesa





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8753 E CAPRI AVE
MESA, AZ 85208

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30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

ARP 2014-1 BORROWER LLC
30601 AGOURA RD STE 200PT
AGOURA HILLS, CA 91301

BANUELOS RICARDO/LUCIA
8721 E CAPRI AVE
MESA, AZ 85208

BERG ROBERT D
1588 S 229TH CT
BUCKEYE, AZ 85326

BLEDSON BOBBI L/JOHNSON PHILIP A
8732 E CRESENT AVE
MESA, AZ 85208

BROADWAY AND 202 LLC
6642 E BASELINE RD STE 101
MESA, AZ 85206

CAPTRI8746 LLC
2917 E LELAND ST
MESA, AZ 85213

CHASTEEN GREGORY/ARLENE
319 S GLENMAR RD
MESA, AZ 85208

ACKERMAN MYRNA
8639 E CALYPSO AVE
MESA, AZ 85208

ADKINS STEPHEN E
1437 S ST PAUL
MESA, AZ 85206

AMLL MOUNTAIN VIEW ESTATES LLC
27777 FRANKLIN RD STE 200 SLOT
MAR133
SOUTHFIELD, MI 48034

ATCHISON HARRY D
8724 E BROADWAY
MESA, AZ 85208

BANUELOS SILVIA/MONTANEZ
ROSENDO
8635 E CALYPSO AVE
MESA, AZ 85208

BERMUDEZ JESSICA JIMENEZ
8634 E CALYPSO AVE
MESA, AZ 85208

BOSECK PENNY L
337 S GLENMAR
MESA, AZ 85201

BROWN DANNY L/DUFOUR DEBORAH
A
347 S GLENMAR RD
MESA, AZ 85208

CATES JOSEPH
518 S 88TH ST
MESA, AZ 85208

COCCO ALFIO
8638 E CALYPSO AVE
MESA, AZ 85208

ADAM AND KELSIE WEBSTER
REVOCABLE TRUST
8740 E CRESCENT AVE
MESA, AZ 85208

ALLRED ELIZABETH D
8714 E CAPRI AVE
MESA, AZ 85208

ARIZONA STATE DEPT OF TRANS
205 S 17TH AVE
PHOENIX, AZ 85007

BALDWIN ARTHUR/LAUREL
8707 E CRESCENT AVE
MESA, AZ 85208

BELKNAP RYAN/ANGELA
515 S 88TH ST
MESA, AZ 85208

BERRELLEZA BERNADETTE
8648 E CALYPSO AVE
MESA, AZ 85208

BOWAN WILLIAM K & LORNA L
8729 E HAZEL
MESA, AZ 85208

CAPRI PROPERTY INVESTORS LLC
6849 E MINTON ST
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FERRELL NORMAN K
8663 E CALYPSO AVE
MESA, AZ 85208

FRISBY TIMOTHY B
8739 E CRESCENT AVE
MESA, AZ 85208

GARRETT BRITTANY
8662 E CALYPSO AVE
MESA, AZ 85208

GRAVES BARBARA
8661 E CRESCENT ST
MESA, AZ 85208

HAAB LLC
8710 E HAZEL ST
MESA, AZ 85208

INVENTURED LLC/PANELLI ROBIN A
8540 E MCDOWELL RD NO 112
MESA, AZ 85207

JOHNE MAE SHELABARGER LIVING
TRUST
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MESA, AZ 85208

KEELING MATTHEW SCOTT/AMBER
MARIE
447 S 88TH ST
MESA, AZ 85208

DUARTE BRIANNA N/SANTOS
CHRISTOPHER
8635 E CRESCENT AVE
MESA, AZ 85208

ELSHEIKH RASHAD/SHARON A TR
983 CORTE MARIA AVE
CHULA VISTA, CA 91911

FLANIGAN JAMES P
8731 E CRESCENT AVE
MESA, AZ 85208

FULLER CARL D/EVELYN
8709 E HAZEL
MESA, AZ 85208

GLUD ERIC M IRREVOCABLE TRUST
10958 N BLACK CANYON CT
ORO VALLEY, AZ 85737

GRIFFITH JERRY A/LINDA L
8733 E HAZEL ST
MESA, AZ 85028

HONE MARY A
8730 E CAPRI AVE
MESA, AZ 85208

JOANN GIONTA FAMILY LIVING TRUST
8764 E CRESCENT AVE
MESA, AZ 85208

JOHNSON MICHAEL C
234 LIVERMORE TER
LOS ANGELES, CA 90042

KERICH THOMAS LESLIE III
8723 E HAZEL ST
MESA, AZ 85208

DUDLEY TAYLOR K
8644 E CAPRI AVE
MESA, AZ 85208

ERDMANN CATHY M
35140 N 52ND PL
CAVE CREEK, AZ 85331

FRIEDL WAYNE M/QUEENAN MONICA
M
525 S 88TH ST
MESA, AZ 85208

FUSS CHARLES
8640 E CRESENT AVE
MESA, AZ 85208

GRAHAM GARY G
7745 E DOVER ST
MESA, AZ 85207

GRUGEL FRED T
8649 E CALYPSO AVENUE
MESA, AZ 85208

IH6 PROPERTY PHOENIX LP
1325 N FIESTA BLVD SUITE 103
GILBERT, AZ 85233

JOHN C FLICK FAMILY TRUST
2447 S BRISTOL
MESA, AZ 85209

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LANG KEILGH
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8724 E HAZEL ST
MESA, AZ 85208

NATIVIDAD IRENE
8645 E CALYPSO AVE
MESA, AZ 85208

POUNDERS DUDLEY
8734 E HAZEL ST
MESA, AZ 85208

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8649 EAST CRESCENT AVE
MESA, AZ 85208

RICHARD CLARK AND JOYCE CLARK
REVOCABLE TRUST
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GILBERT, AZ 85234

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PINE, AZ 85544

SCOTT BUSH TRUST
18523 68TH AVE NORTH EAST 202
KENMORE, WA 98028

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MESA, AZ 85208

LEE CUI HUA
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FREMONT, CA 94536

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MESA, AZ 85208

MITCHELL DANIELLE
8650 E CAPRI
MESA, AZ 85208

PACHECO FELIPE
348 S GLENMAR RD
MESA, AZ 85208

POWAS PAUL M/MICHELLE D
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MESA, AZ 85208

RAMIREZ MIGUEL
8702 E BROADWAY RD
MESA, AZ 85208

ROBERSON GERALD A/BARBARA
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MESA, AZ 85208

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MESA, AZ 85208

SCOTT DANIEL T/BINI CINDA R
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MESA, AZ 85208

LOEWENHAGEN NICHOLAS W
8706 E BROADWAY RD
MESA, AZ 85208

MCGUIRE ROY G & VIRGINIA A
8716 E HAZEL
MESA, AZ 85208

MITCHELL MATTHEW R/BREANA W
8665 E CRESCENT AVE
MESA, AZ 85208

PATRICK JOANN/JACLYN
8645 E CRESCENT AVE
MESA, AZ 85208

PROPERTY OWNER 4 LLC
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SCOTTSDALE, AZ 85261

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STORMY
503 S 88TH ST
MESA, AZ 85208

ROBEY CHRISTIAN D/TERESA L
16832 BARRACUDA LN
HUNTINGTON BEACH, CA 92649

SANDOVAL DIEGO M
8654 E CAPRI AVE
MESA, AZ 85208

SEE ROBERT THEODORE/KIMBERLY I
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STEWART DAVID A/LINDSAY M
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MESA, AZ 85208

THR PHOENIX LLC
21001 N TATUM BLVD 1630-630
PHOENIX, AZ 85050

TORRES EVER MUNOZ
8657 E CAPRI AVE
MESA, AZ 85208

TRASAMAR SCOTT A
8710 E BROADWAY
MESA, AZ 85208

VARNER HOWARD G JR
8705 E CAPRI AVE
MESA, AZ 85208

VERWIEL JOSEPH W
68 GRACELAND DR
SAN RAFAEL, CA 94901

WYNSTONE HOMEOWNERS
ASSOCIATION
9633 S 48TH ST STE 150
PHOENIX, AZ 85044

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Betty Bradley
Fountain of the Sun
850 S 79th Way
Mesa, AZ 85208

Ed Fuss
Fountain of the Sun
451 S 80th Pl
Mesa, AZ 85208

Julia Norton
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Mesa, AZ 85208

Scott Jeske
University Manor HOA (County)
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