



May 1, 2017

Citizen Participation Plan

Location: 4.530 acres at the SWC of Signal Butte & Guadalupe Roads also known as 2836 South Signal Butte Road, Mesa AZ 85212 ("Property").

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of the Property of an application for rezoning and site plan approval. The application is for site plan approval and rezoning to Limited Commercial (LC) for development of 3 neighborhood retail pads. This plan will ensure that those affected by this application will have an adequate opportunity to ask questions and provide feedback on the proposed site plan.

Contact:

Tina Heinbach
6900 E Camelback Rd Ste 607
Scottsdale, AZ 85251
480.970.4005
tina@gdc-az.com

Pre-Submittal Conference: The pre-submittal conference with City of Mesa planning staff was held on October 03, 2016. Staff reviewed the application and recommended that all residents and business owners within 500 feet be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities for members of the community to understand the project and address any concerns they may have about the development.

1. A contact list will be developed for all property owners within 500 feet of the Property and all registered neighborhoods within ½ mile of the Property.
2. All persons on the contact list will receive a letter describing the project, a copy of the proposed site plan, an invitation to a neighborhood meeting where the project will be discussed, and contact information to submit questions and/or comments. A sample letter is included with this context plan. A copy of all comments and/or questions received will be provided to the City of Mesa.

Schedule:

Application Submittal – May 1, 2017
Neighborhood Meeting - TBD
Submittal of Citizen Participation Report and Notification Materials – TBD
Planning and Zoning Board Hearing – August 16, 2017

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GARRETT DEVELOPMENT CORPORATION
6900 E CAMELBACK ROAD, SUITE 607, SCOTTSDALE, AZ 85251



SAMPLE LETTER

April 26, 2017

RE: Rezoning of 4.530 acres at the SWC of Signal Butte & Guadalupe Roads also known as 2836 South Signal Butte Road, Mesa AZ 85212.

Dear Neighbor,

We have submitted a request for the rezoning and site plan approval of 4.530 acres at the southwest corner of Signal Butte Road and Guadalupe Road. This letter is being sent to all property owners within 500 feet of the boundaries of the proposed development site and all Registered Neighborhoods within ½ mile as required by the Planning Division.

You are invited to attend a neighborhood meeting to address any comments you may have in regards to this site.

Meeting Date: TBD

Time: TBD

Location: TBD

Enclosed with this letter you will find a copy of the proposed site plan which shows the development of three new retail pads. The current site is zoned Agricultural (AG) and we are requesting a rezoning to Limited Commercial (LC) to allow for a drive through restaurant. The tenants or end users of the site have not been determined at this time.

Should you have any questions or comments regarding this site plan please feel free to contact me at 480-970-4005 or tina@gdc-az.com.

Sincerely,

Tina Heinbach
Garrett Real Estate Development, LLC

www.gdc-az.com

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