

Project Red Hawk

Employment Opportunity District Project Narrative

Submitted by:
W. Ralph Pew, Applicant
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204

Submitted to:

The City of Mesa Planning Division
Mesa, Arizona

Revised February 19, 2019

Contents

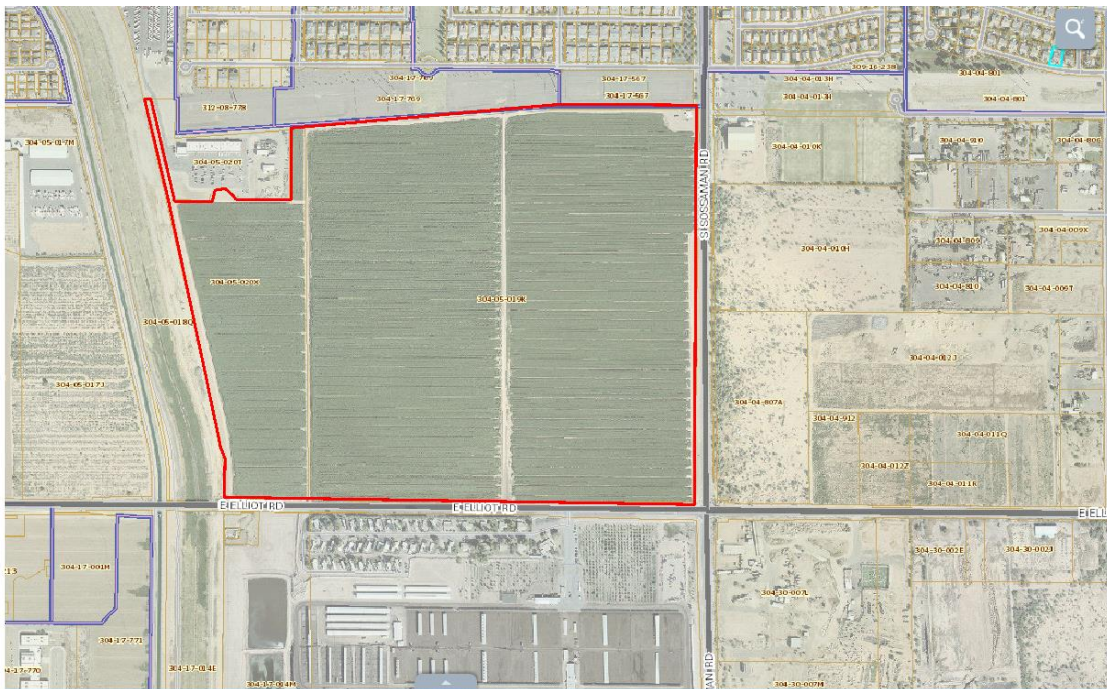
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Introduction

Pew & Lake, PLC is pleased to provide this project narrative and related materials to the City of Mesa in support of the proposed Red Hawk Employment Opportunity District (RHEOD). This Narrative is provided pursuant to Section 11-14-5(B) of the City of Mesa Zoning Ordinance (MZO) and is provided in addition to an RHEOD Development Plan and RHEOD Development Plan Map. This document will establish how the proposed RHEOD complies with the purpose, intent and requirements of the City of Mesa 2040 General Plan as well as Chapter 14 of the MZO relating to the Employment Opportunity (EO) District.

Location

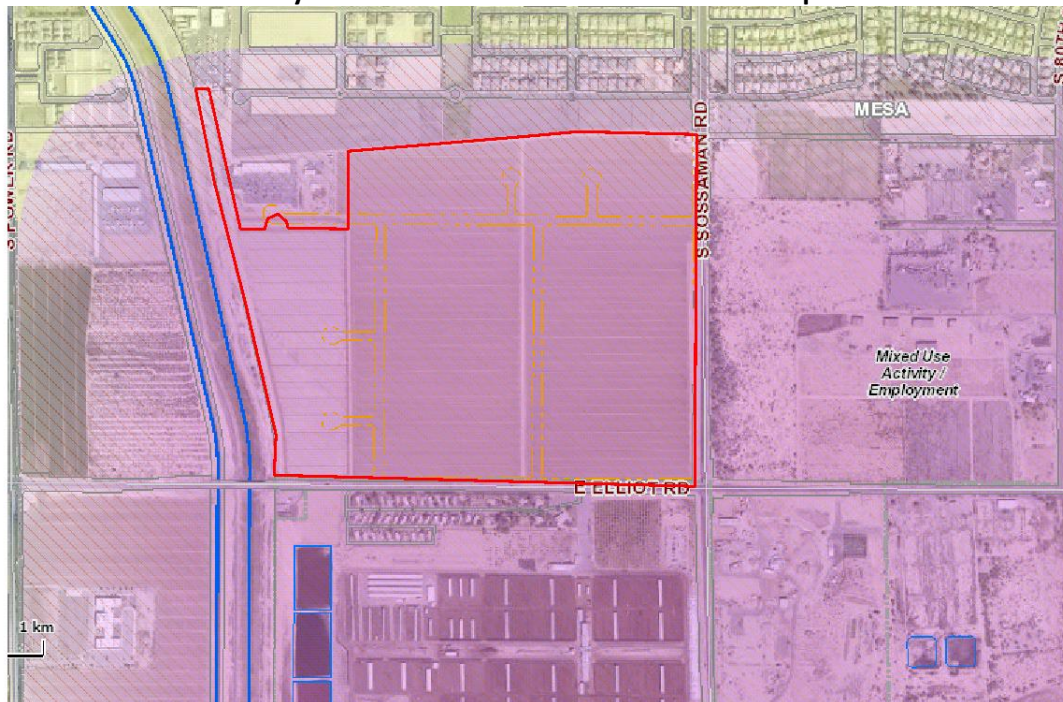
The 187-acre, Project Red Hawk site is located at the northwest corner of Elliot and Sossaman Roads in the City of Mesa. The property is identified by Maricopa County Assessor's Parcel numbers: 304-05-018K, 304-05-018L, 304-05-019F, 304-05-019G, 304-05-019K, 304-05-020X, 304-05-022G and 304-05-022K, and is shown in the graphic below.



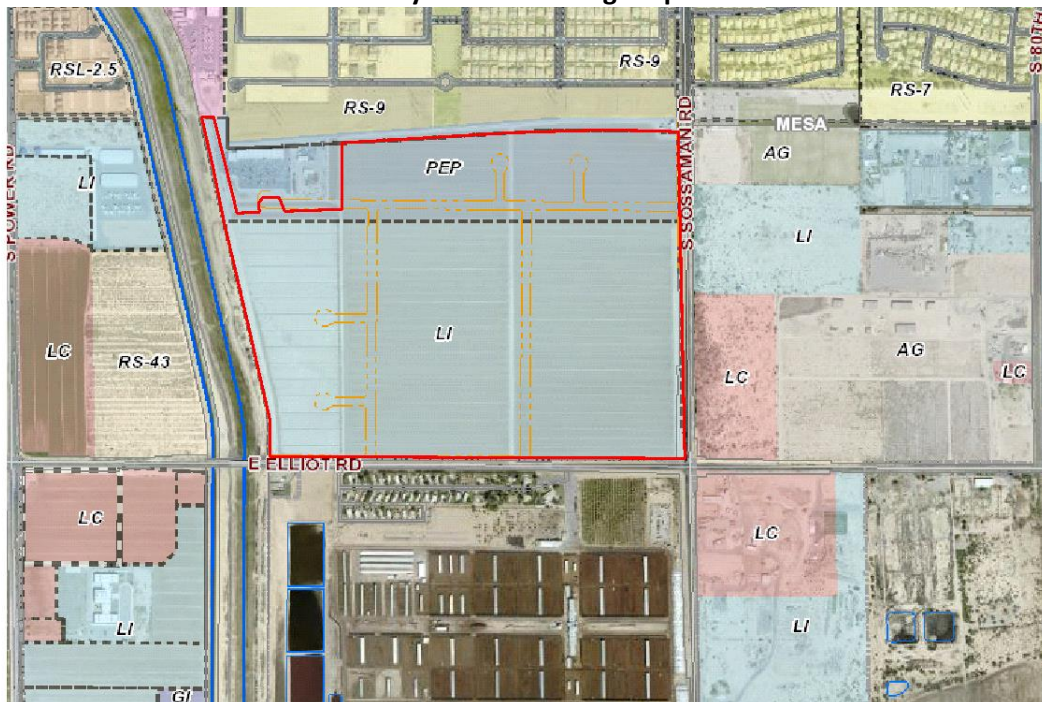
Existing General Plan Designation and Zoning Classification

As shown below, the project site is currently designated in the City of Mesa General Plan as a Mixed Use Activity/Employment District and is designated as Light Industrial and Planned Employment Park on the City of Mesa Zoning map.

City of Mesa 2040 General Plan Land Use Map



City of Mesa Zoning Map



According to the City of Mesa Zoning Ordinance, the Light Industrial (LI) and Planned Employment (PEP) zoning classifications on the property provide for “a full range of industrial and employment activities including: research and development facilities, light manufacturing, data and information processing centers, wholesaling, warehousing and distributing.” Similarly, the existing Mixed Use

Activity/Employment General Plan designation also provides for “large users such as large manufacturing facilities, warehousing and business parks.”

Relationship to Surrounding Properties

As shown in the graphic below, the site is bound on the north by a 250-foot wide electrical transmission line easement corridor, including multiple 69 kV, 230 kV and 500 kV SRP transmission lines. Beyond the easement corridor are single-family residential homes. The site is also bound on the east by Sossaman Road, vacant agricultural property and a house of worship, on the south by Elliott Road and agricultural property that is still in Maricopa County and on the west by the RWCD canal and vacant agricultural property. At the far northwest corner of the site is the Gilbert Public Schools transportation operations center.

	General Plan Designation	Zoning	Existing Use
North	Mixed Use Activity/Employment	RS-9	SRP Transmission Lines, Residential
South	Mixed Use Activity/Employment	RU-43 Maricopa County	Arizona Dairy
East	Mixed Use Activity/Employment	LC, LI and AG	Vacant/House of Worship
West	Mixed Use Activity/Employment	RS-43 (across canal)	(NW) Gilbert Schools Operations Center and RWCD Canal
Project Site	Mixed Use Activity/Employment	LI and PEP	Vacant/Agricultural

Existing Site Conditions/Topography

The site is presently vacant, having previously been used for agricultural purposes. It is mostly flat and unremarkable in its topography.

Utilities and Services

Utilities are provided to the site by the providers as shown below:

Utility	Provider
Electric	Salt River Project
Natural Gas	City of Mesa
Water	City of Mesa
Sewer	City of Mesa
Solid Waste	City of Mesa or Other
Telephone	CenturyLink or Other
Internet	Cox Communications
Law Enforcement	City of Mesa
Emergency Services	City of Mesa

Purpose of Request

The applicant is requesting a rezone of the approximately 187-acre property from Light Industrial (LI) and Planned Employment Park (PEP) to an Employment Opportunity (EO) district known as the Red Hawk Employment Opportunity District (RHEOD).

The purpose of the request is to:

1. Expedite the entitlement processes for the development of this property to better attract high technology users to this site.
2. Establish site planning guidelines to ensure compliance with the City of Mesa General Plan.
3. Establish height limitations on the property to ensure compatibility with the adjacent residentially-zoned property to the north.
4. Establish edge treatments that will ensure compatibility with the adjacent residentially-zoned property to the north.
5. Create a parcel that, through the application of the EO zoning designation, is nearly “shovel ready” and will allow for a nimble development response to advances in technology and changing market conditions.

Compliance with General Plan

As previously stated, the site is currently designated as Mixed Use Activity/Employment in the City of Mesa General Plan. This designation provides for “large users such as large manufacturing facilities, warehousing and business parks.”

The RHEOD will help implement some of the following goals in the Mesa 2040 General Plan in the following ways:

- The ultimate design and configuration of the site will help protect and maintain the neighborhood to the north through the use of adequate buffering techniques and height limitations. (Chapter 4- Creating and Maintaining a Variety of Great Neighborhoods)
- The ability of the site to attract technology users will add to the City’s ability to maintain a healthy business climate and reinforce its position as an attractive destination for companies from a variety of high-tech industries. (Chapter 5- Growing and Maintaining Diverse and Stable Jobs)
- As a self-contained development site, the proposed development is consistent with the Employment character sub-type that provides for employment-type land uses on large parcels with minimal connections to the surrounding area. (Chapter 7- Community Character)

For the foregoing reasons, the proposed RHEOD is consistent with the Mesa 2040 General Plan Mixed Use Activity/ Employment Land Use designation.

Compliance with Chapter 14: Employment Opportunity District

Section 11-14-2 of The City of Mesa Zoning Ordinance specifies that an Employment Opportunity District shall only be established for an area when the City Council finds that the property meets the following requirements:

1. That the property is located within an area designated Employment and/or Employment Mixed Use Activity in the Mesa General Plan
2. The area is a minimum of 160 contiguous acres.

As noted above, the Red Hawk property is approximately 187 acres and is currently designated in the Mesa 2040 General Plan as Employment Mixed Use Activity District. Accordingly, this property is appropriate for designation as an Employment Opportunity District.

Site Plan Review

Development within the RHEOD will follow the procedures outlined in Sections 11-14-7 and 11-14-8 of the MZO pertaining to Site Plan Review, Expiration and Renewal.

Amendment Procedure

Amendments to the approved RHEOD will follow the procedures outlined in Section 11-14-9 of the MZO.

Phasing

The RHEOD is designed to accommodate the construction of buildings over time in response to technological advances and market conditions. Accordingly, the 187-acre property will develop in phases, the timing and size of which are not known at this time.

Citizen Participation

Per City of Mesa Zoning Ordinance Section 11-67-3, the applicant will prepare a Citizen Participation Plan and conduct a neighborhood meeting. Notice will be sent to property owners within 1000' of the development site and HOAs and registered neighbors within 1 mile of the proposed development site. Additionally, the applicant will prepare a Citizen Participation Report upon the conclusion of the citizen outreach efforts that will include a summary of the neighborhood meeting, comment cards, sign-in sheets and copies of the notification materials.

Project Red Hawk

Citizen Participation Plan

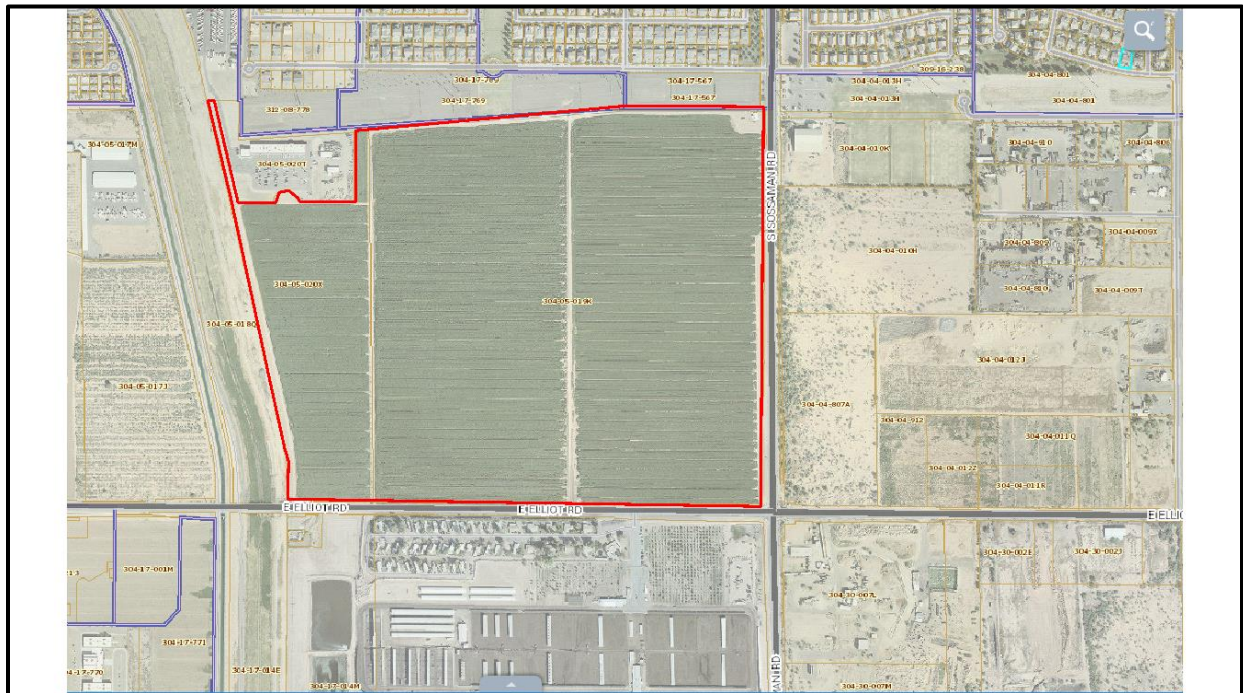
January 9, 2019 (Revised 2-19-19)

Purpose

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform residents and property owners, neighborhood associations concerning the following development request:

1. **Rezoning of 187 acres at the northwest corner of Sossaman and Elliot Roads from LI and PEP to and Employment Opportunity (EO) District.**

The property is identified by Maricopa County Assessor's Parcel numbers: 304-05-018K, 304-05-018L, 304-05-019F, 304-05-019G, 304-05-019K, 304-05-020X, 304-05-022G and 304-05-022K, and is shown in the graphic below. Ownership of the various parcels rests with four different entities as shown in the table on the following page.



Project Red Hawk Ownership Table		
MBR Land I, an Arizona General Partnership	304-05-019K	6,561,278
	304-05-019F	26,996
	304-05-019G	17,324
MBR Land I, LLP	304-05-020X	1,523,527
	304-05-018K	4,326
	304-05-018L	6,098
B&K Land Investment Co., et al	304-05-02K	17,539
Morrison Ranch Inc.	304-05-022G	435
Total		8,139,549
Acres		186.85

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact

Those coordinating the Citizen Participation activities are listed as follows:

Ralph Pew or Vanessa MacDonald
Pew & Lake, PLC
1744 South Val Vista Drive
Mesa, AZ 85204
480-461-4670
Ralph.pew@pewandlake.com
vanessa.macdonald@pewandlake.com

Neighborhood Meeting

A neighborhood meeting is planned for Wednesday, February 27, 2019 at 6:00 p.m. It will be held at Paloma Community Church, 3215 South Sossaman Road. This location was chosen for its proximity to the development site. Notification letters, a copy of which is attached, have been mailed to those individuals listed on the contact list, including all property owners within 1000' of the subject property. Registered neighborhood contacts/HOAs within 1-mile of the property, obtained from the City of Mesa Neighborhood Outreach Division, have also been notified.

Communications

As required by the City, separate letters will be sent to appropriate agencies and utility providers.

Schedule

Formal Application	January 9, 2019
Neighborhood Meeting Notices Mailed	February 8, 2019
Follow-Up Submittal	February 19, 2019
Neighborhood Meeting	February 27, 2019
Planning & Zoning Public Hearing	TBD
City Council Introduction	TBD
City Council Final Action	TBD

Attachments

1. Notice of Neighborhood Meeting
2. Notification Map
3. Notification List (including property owners within 1000' and HOA's and Registered Neighbors within 1 mile)

Project Red Hawk

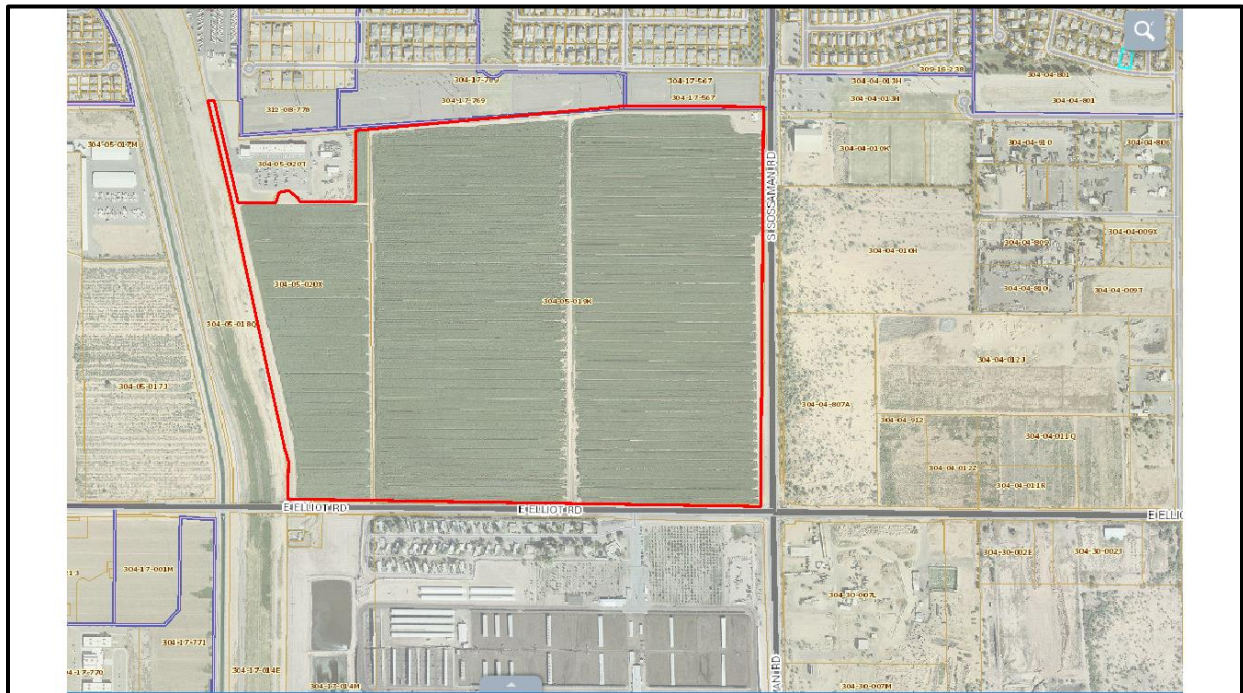
Citizen Participation Report February 4, 2019

Purpose

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform residents and property owners, neighborhood associations concerning the following development request:

1. **Rezoning of 187 acres at the northwest corner of Sossaman and Elliot Roads from LI and PEP to and Employment Opportunity (EO) District.**

The property is identified by Maricopa County Assessor's Parcel numbers: 304-05-018K, 304-05-018L, 304-05-019F, 304-05-019G, 304-05-019K, 304-05-020X, 304-05-022G and 304-05-022K, and is shown in the graphic below. Ownership of the various parcels rests with four different entities as shown in the table on the following page.



Project Red Hawk Ownership Table		
MBR Land I, an Arizona General Partnership	304-05-019K	6,561,278
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MBR Land I, LLP	304-05-020X	1,523,527
	304-05-018K	4,326
	304-05-018L	6,098
B&K Land Investment Co., et al	304-05-02K	17,539
Morrison Ranch Inc.	304-05-022G	435
Total		8,139,549
Acres		186.85

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan.

Contact

Those individuals who coordinated the Citizen Participation activities are listed as follows:

Ralph Pew and Vanessa MacDonald
Pew & Lake, PLC
1744 South Val Vista Drive
Mesa, AZ 85204
480-461-4670
Ralph.pew@pewandlake.com
vanessa.macdonald@pewandlake.com

Neighborhood Meeting

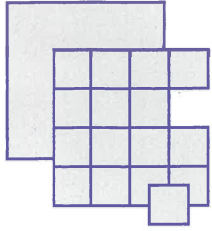
A neighborhood meeting was held on Wednesday, February 27, 2019 at 6:00 p.m. It was held at Paloma Community Church, 3215 South Sossaman Road. This location was chosen for its proximity to the development site. Notification letters, a copy of which is attached, were sent to those individuals listed on the contact list, including all property owners within 1000' of the subject property. Registered neighborhood contacts/HOAs within 1-mile of the property, obtained from the City of Mesa Neighborhood Outreach Division, were also been notified. Four interested neighbors attended the meeting. Ralph Pew gave a presentation using the attached PowerPoint presentation.

Schedule

Formal Application	January 9, 2019
Neighborhood Meeting Notices Mailed	February 8, 2019
Follow-Up Submittal	February 19, 2019
Neighborhood Meeting	February 27, 2019
Notices of Public Hearing Mailed	March 5, 2019
Planning & Zoning Public Hearing	March 20, 2019
City Council Introduction	TBD
City Council Final Action	TBD

Attachments

1. Notice of Neighborhood Meeting
2. Notification Map
3. Notification List (including property owners within 1000' and HOA's and Registered Neighbors within 1 mile)
4. Neighborhood Meeting Sign-In Sheets
5. PowerPoint Presentation from Neighborhood Meeting



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

February 8, 2019

Dear Neighbor:

Pew & Lake, PLC is pleased to invite you to a neighborhood meeting regarding our proposal to the City of Mesa ("City") for a zoning change request on 187 acres of property located at the northwest corner of Sossaman and Elliot Roads. For your reference, the property is shown outlined in red in the graphic below:



As you may know, the property is currently zoned for Light Industrial (LI) and Planned Employment Park (PEP) uses on the City's zoning map. Our request to the City is to change this zoning to an Employment Opportunity (EO) Zoning District. This new zoning district was created by the City in June of 2018 as a planning tool that provides for future development of allowed uses and the establishment of site plan and development standards criteria. As stated in the City's Zoning Ordinance, the purpose of an EO zoning district is to:

A. *Facilitate entitlements for the development of projects aligned with City Council adopted plans and policies, particularly those projects that attract industries providing significant employment opportunity;*

- B. Accommodate large-scale, unified and planned employment developments that encourage and promote innovative and sustainable land uses;*
- C. Allow flexibility that accommodates market changes while providing incentives for high quality development that is consistent with the goals of both the Mesa General Plan and any applicable sub-area plans;*
- D. Establish planning and development criteria tailored to the opportunities and constraints of the property; and*
- E. Encourage creative and high-quality design, and establish standards leading to an efficient, aesthetic, sustainable, and desirable development.*

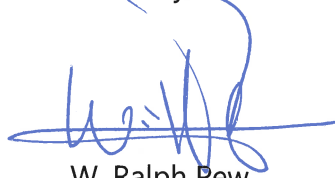
Our purpose is to prepare this property to be shovel-ready for any number of advanced technology users, similar to the zoning that has been applied to properties within the Elliot Road Technology Corridor which is directly to the east of this property. To this end, our application includes a height restriction map, enhanced buffering techniques along the northern boundary of the site, and the designation of uses that promote the City's economic development objectives.

The details of the neighborhood meeting are as follows:

Date:	Wednesday, February 27, 2019
Time:	6:00 p.m.
Place:	Paloma Community Church 3215 S. Sossaman Road Mesa, AZ 85212

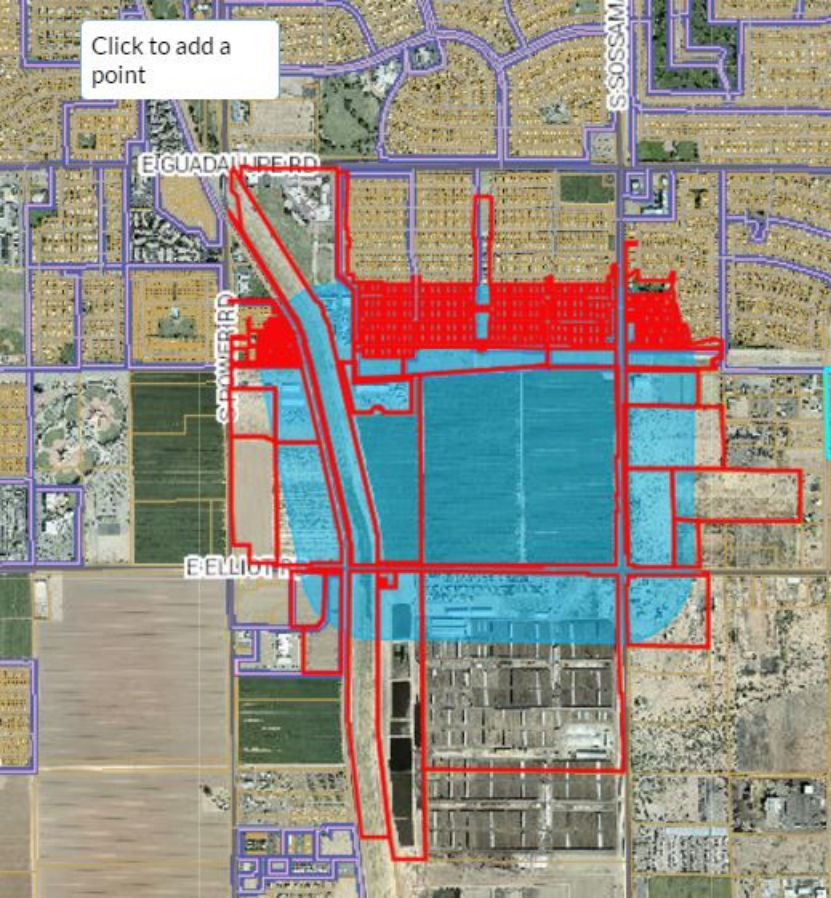
If you have any questions regarding this matter prior to the neighborhood meeting, please contact me or Vanessa MacDonald at my office at 480-461-4670. As we proceed through the planning process, there will be future public hearings at the City's Planning and Zoning Board and the City Council. Property owners within 500 feet of this proposed development site and those who provide contact information at this neighborhood meeting will be notified about those meetings as well.

Sincerely,



W. Ralph Pew
Pew & Lake, PLC

Click to add a point



Red Hawk
1000' Notification List

Owner	Address	City	State	Zip
2015 BAWDEN LIVING TRUST	7446 E PERALTA AVE	MESA	AZ	85212
ABSHIRE DEBORAH M	7439 E PAMPA AVE	MESA	AZ	85212
ADDINGTON CRAIG T/MURPHY D	7133 E POSADA AVE	MESA	AZ	85212
AHMAD SHABBIR/SAMEENA	349 ORIOLE DR	HOLLIDAYSBURG	PA	16648
AKEY DOUGLAS N/KITAMURA SHERYL L	7364 E POSADA AVE	MESA	AZ	85212
ALBRIGHT KRISTI JOY	7140 E POSADA AVE	MESA	AZ	85212
ALDERSON MICHAEL W/CHANTELLE B	7514 E POSADA AVE	MESA	AZ	85212
ALEXANDER JEFFREY D/BITZ CRYSTAL R	7109 E POSADA AVE	MESA	AZ	85212
ALFORD WARREN K/TORRIN R	6912 E PERALTA CIR	MESA	AZ	85212
ALLEN PHYLLIS V	7620 E PAMPA	MESA	AZ	85212
ANDERSEN ADAM/ASHLEY JUDD	7625 E POSADA AVE	MESA	AZ	85212
ANDERSEN DAVID A/JAMIE L	7148 E PAMPA AVE	MESA	AZ	85212
ANDERSON DAMON E	7455 E POSADA AVE	MESA	AZ	85212
ANDERSON PAUL/DEBRA KATE	7538 E POSADA AVE	MESA	AZ	85212
ANDREASON HOLLY D	7529 E POSADA AVE	MESA	AZ	85212
ANDRES RYAN L	7165 E PAMPA AVE	MESA	AZ	85212
AUBUCHON JASON/KIMBERLY	7210 E PERALTA AVE	MESA	AZ	85212
AUSTIN DOMINIC/PEREZ-AUSTIN CATALINA R	6910 E PERALTA CIR	MESA	AZ	85212
AWUAH-GYASI FREDERICK/PRISCILLA	6865 E PERALTA CIR	MESA	AZ	85212
B & K LAND & INV CO	11611 S HIGLEY RD	HIGLEY	AZ	85236
B & K LAND & INVESTMENT CO ETAL	3180 E ELLIOT RD	GILBERT	AZ	85234
BAKER TIMOTHY J/PATRICIA M	7223 E POSADA AVE	MESA	AZ	85212
BANFIELD JOHN DAVID/AUBREE NICOLE	7241 E POSADA AVE	MESA	AZ	85212
BARIL BRIAN A/ROSE	7356 E POSADA AVE	MESA	AZ	85212
BATEMAN GENE M/LARA J	7644 E POSADA AVE	MESA	AZ	85212
BAUM ADAM K	7221 E PAMPA AVE	MESA	AZ	85212
BEAL CHALLICE G/JENNIFER LYN	7365 E PAMPA AVE	MESA	AZ	85212
BEAL DENNIS R/SHELIA G TR	7546 E POSADA AVE	MESA	AZ	85212
BELLAPRAVALU SAMEER/ANDHAVARAPU KRANTHI	7520 E PERALTA AVE	MESA	AZ	85212
BENEDIA PHILIP R/ANTOINETTE	6905 E POSADA CIR	MESA	AZ	85212
BERGAN JULIE B	7635 E PAMPA AVE	MESA	AZ	85212
BETANCOURTH ANDREA J/BRIAN	7148 E PARLTA CIR	MESA	AZ	85212
BETENBOUGH CLINTON G/KATHERINE M	PO BOX 50655	PHOENIX	AZ	85076

Red Hawk
1000' Notification List

BICZO VERONICA LEANNE/KEITH ROBERT	7134 E POSADA AVE	MESA	AZ	85212
BIGMAN MARCUS JAMES/VALENTINA	7141 E PERALTA CIR	MESA	AZ	85212
BLACK ALEXANDER E/LAURIE L	7349 EAST PAMPA AVE	MESA	AZ	85212
BLOOM ERIC/ROSEMARY	7504 E PERALTA AVE	MESA	AZ	85212
BODDY KATHERINE D	6856 E PERALTA CIR	MESA	AZ	85212
BOSSE RICHARD BRIAN/MERIBETH	7159 E PERALTA CIR	MESA	AZ	85212
BRAY DONALD S/JACQLYNN R	7457 E PAMPA AVE	MESA	AZ	85212
BRINES STEPHEN T	6911 E PERALTA CIR	MESA	AZ	85212
BROWN KEVIN SHERWOOD/DENISE RECHARDSON	7141 E PAMPA AVE	MESA	AZ	85212
BROWN TIMOTHY W	7139 E POSADA AVE	MESA	AZ	85212
BRUNEY KEVIN/MELISSA	7112 E PERALTA CIR	MESA	AZ	85212
BRUNO NICHOLAS/PIKE ASHLEY	7264 E PERALTA AVE	MESA	AZ	85212
BULLOCK STACY/BRIAN K	7146 E POSADA AVE	MESA	AZ	85212
BURKE WILLIAM	7362 E PERALTA AVE	MESA	AZ	85212
BURTON JUSTIN/ALISA	7130 E PERALTA CIR	MESA	AZ	85212
BYRON SHAWN LOUIS	6923 E PERALTA CIR	MESA	AZ	85212
CHANG PHOUTHONE/KOUANHON T	6913 E POSADA CIR	MESA	AZ	85212
CHILTON JULIANNA O/KEITH R	7413 E POSADA AVE	MESA	AZ	85212
CHOULES MICHAEL/PATTERSON DANICA	7357 E PAMPA AVE	MESA	AZ	85212
CHRISTIANSEN DONALD R/MEMORY A	7228 E PAMPA AVE	MESA	AZ	85212
CHRISTIE DOUGLAS/MARY CATHERINE	14 KEITH BLACK BAY	WHINNIPEGE	MB	R2G 3N4
CHRISTOPHER AND DENISE ATWOOD TRUST	7506 E POSADA AVE	MESA	AZ	85212
CIANCIO VINCENT	7544 E PERALTA AVE	MESA	AZ	85212
CIPOLLA FRANK A/TATUM J	6853 E PERALTA CIR	MESA	AZ	85212
CLARK BRADLEY/BRITTANY	7117 E PAMPA AVE	MESA	AZ	85212
CLARK CHRISTOPHER J/LOVETT-CLARK PAULA J	7136 E PAMPA AVE	MESA	AZ	85212
CLEMENTS MATTHEW CHRISTOPHER/ABBEE JACOBSEN	7458 E PAMPA AVE	MESA	AZ	85212
CLEVEN DONALD L/LINDA MAY	7431 E PAMPA AVE	MESA	AZ	85212
COLA MICHAEL/BRIDGET	42 RUST HILL RD	LEVITTOWN	PA	19056
COLBERT LOVELL T III/SIMS-COLBERT ANTIONETTE M	6847 E PERALTA CIR	MESA	AZ	85212
CONRAD AMBER LYNN/KRISTOPHER JAMES	7124 E PAMPA AVE	MESA	AZ	85212
CORLIS BRAD C/JANET K	7253 E POSADA AVE	MESA	AZ	85212
CURTIS MERCER JR/LISA	6927 E PERALTA CIR	MESA	AZ	85212
CUSHING KENT/BETTY LOU	1418 THREE FOUNTAINS	IDAHO FALLS	ID	83404

Red Hawk
1000' Notification List

DAHLIA POINTE COMMUNITY ASSOCIATION	450 N DOBSON RD STE 201	MESA	AZ	85201
DALLEY NATHAN LYLE	7128 E POSADA AVE	MESA	AZ	85212
DANELL DAVID/ERICA	7545 E POSADA AVE	MESA	AZ	85212
DANELL VICTOR S/DONNA L	7154 E PAMPA AVE	MESA	AZ	85212
DANSON STEPHEN E/SHARON L	PO BOX 1255	HIGLEY	AZ	85236
DAUGHERTY JEREMY/LEASA	7554 E POSADA AVE	MESA	AZ	85212
DAVITO SONIA/CARLOS JOSEPH	7363 E POSADA AVE	MESA	AZ	85212
DE ALCALA ROBERT/CHRISTINA	7462 E PERALTA AVE	MESA	AZ	85212
DEAVILEZ BLANCA R LOERA	6918 E PERALTA CIR	MESA	AZ	85212
DEBURRA SAMUEL E III	7340 E POSADA AVE	MESA	AZ	85212
DEGROFF ZACHARY L/ASHLEY	7116 E POSADA AVE	MESA	AZ	85212
DELK CHARLES C III	3064 S SEYMOUR ST	MESA	AZ	85212
DELMANOWSKI ANTOINETTE D	7531 E PAMPA AVE	MESA	AZ	85212
DENNIS MICHELE S	6861 E PERALTA CIR	MESA	AZ	85212
DENSON DUSTIN C	6915 E PERALTA CIR	MESA	AZ	85212
DESERT PLACE AT MORRISON RANCH HOA	3180 E ELLIOT RD	GILBERT	AZ	85234
DESERT PLACE AT MORRISON RANCH HOA	8360 E VIA DE VENTURA STE L100	SCOTTSDALE	AZ	85258
DESERT PLACE AT MORRISON RANCH HOA	8360 E VIA DE VENTURA BLDG L STE 100	SCOTTSDALE	AZ	85258
DEVITA MICHAEL III	7662 E PERALTA AVE	MESA	AZ	85212
DINH HOAI/PHUONG	6858 E PERALTA CIR	MESA	AZ	85212
DODDS ELLIOT AND SOSSAMAN TRUST	11243 S SOSSAMAN RD	MESA	AZ	85212
DUMONT ERIC MARK	7166 E PAMPA AVE	MESA	AZ	85212
DUNNY COURTNEY	8616 E OCASO	MESA	AZ	85212
DWYER JOHN PHILIP/MARIE J CAREY	7632 E PERALTA AVE	MESA	AZ	85212
EA PHALAVANN/MEY KIM	7147 E PAMPA AVE	MESA	AZ	85212
EARHART WESLEY J/ALEXIS N	1024 EVERRON CT	REDLANDS	CA	93274
EASTIN PATRICIA DIANE	7159 E PAMPA AVE	MESA	AZ	85212
ECKERT BRIAN/REBECCA	6845 E PERALTA CIR	MESA	AZ	85212
ELLIOT COMMERCIAL DEVELOPMENT LLC	235 E WARM SPRINGS RD STE 107	LAS VEGAS	NV	89119
ELLSWORTH ROBERT/ALEESHA	7661 E POSADA AVE	MESA	AZ	85212
EUBANKS THANH MINH/ SELA TUPOU	7632 E PAMPA AVE	MESA	AZ	85212
EVERETT CHARLES LEONARD	7165 E PERALTA CIR	MESA	AZ	85212
FABIAN PETER WALTER/STACY AMBER	7129 E PAMPA AVE	MESA	AZ	85212
FALK FORREST BRANDON	7166 E PERALTA CIR	MESA	AZ	85212

Red Hawk
1000' Notification List

FALK TIMOTHY MICHAEL/SHARI LYNNE	7547 E PAMPA AVE	MESA	AZ	85212
FERGUSON CANDICE M/COLT J	6848 E PERALTA CIR	MESA	AZ	85212
FLAHART BEAU A/RENEE M	7229 E POSADA AVE	MESA	AZ	85212
FLAKE TANNER	6857 E PERALTA CIR	MESA	AZ	85212
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009
FOLGER ERIC M/CARLY M	6854 E PERALTA CIR	MESA	AZ	85212
FORNWALT WAYNE R/NANCI K	7644 E PAMPA AVE	MESA	AZ	85212
FOULGER GREGORY HOWARD	3927 S WHITMAN	MESA	AZ	85212
FRAMPTON CHASE DAVID/CARRIE LEIGH	7130 E PAMPA AVE	MESA	AZ	85212
FRANDRUP JASON J/HALLIE J	7614 E PAMPA AVE	MESA	AZ	85212
FROST AMY J/TORTORELLI MARCO L	6850 E PERALTA CIR	MESA	AZ	85212
GANTZ JACQUELINE L	6864 E PERALTA CIR	MESA	AZ	85212
GARAGE TOWN USA LLC	1950 W BELLERIVE LN SUITE 107	COEUR D ALENE	ID	83814
GARVIN HOLDINGS L L C	7405 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
GAYATRI TRUST	7465 E PAMPA AVE	MESA	AZ	85212
GAZIS BRITTANY N	6916 E PERALTA CIR	MESA	AZ	85212
GILBERT UNIFIED SCHOOL DIST #41	140 S GILBERT RD	GILBERT	AZ	85234
GILBERT UNIFIED SCHOOL DISTRICT NO 41	140 S GILBERT RD	GILBERT	AZ	85296
GILLIAM ROBERT/MARIANNE	7714 E PERALTA AVE	MESA	AZ	85212
GIRTMAN TYLER/ASHLEY	7252 E PAMPA AVE	MESA	AZ	85212
GOLDMAN NICHOLE L	6914 E PERALTA CIR	MESA	AZ	85212
GRAFF JASON ROYAL/RHONDA LEE	19675 E SILVER CREEK LN	QUEEN CREEK	AZ	85142
GRAHAM KEVIN S/CLAIRE L	7530 E POSADA AVE	MESA	AZ	85212
GRAHAM MATTHEW/NAM-PHUONG V	7408 E PAMPA AVE	MESA	AZ	85212
GRAHAM RONAL G/LARRI J	7440 E PAMPA AVE	MESA	AZ	85212
GRIJALVA DIANNA D	7254 E POSADA AVE	MESA	AZ	85212
GROCHOCKI KENNETH J/MARGARET M	7706 E PERALTA AVE	MESA	AZ	85212
GRUBBS LARRY A/GINGER G	7342 EAST PAMPA AVENUE	MESA	AZ	85212
GUIDETTA JEROME/NICOLE N	7450 E PAMPA AVE	MESA	AZ	85212
HACHE EDWARD A/MELYNDA L	7405 E POSADA AVE	MESA	AZ	85212
HANCHETT MARK/LASAO ZENDA	7259 E POSADA AVE	MESA	AZ	85212
HANCOCK PAUL R	7412 E PERALTA AVE	MESA	AZ	85212
HARMON ROBERT A	3050 S SEYMOUR	MESA	AZ	85212
HAYNES HOLLY RAE/LETO PETER AUGUSTINE	6906 E PERALTA CIR	MESA	AZ	85212

Red Hawk
1000' Notification List

HE JUNYAN	7216 E PAMPA AVE	MESA	AZ	85212
HEINLE MICHAEL D/DANIELLE	7136 E PERALTA CIR	MESA	AZ	85212
HENNY JASON T/MEGAN M	7164 E POSADA AVE	MESA	AZ	85212
HIBBS DAVID C/DARLENE	7424 E PAMPA AVE	MESA	AZ	85212
HIEGER JARED M/ANDREA A	6859 E POSADA CIR	MESA	AZ	85212
HOLLOWAY DEBRA A	7230 E POSADA AVE	MESA	AZ	85212
HORSTMAN CODY L/CARMEN M	7564 E PAMPA AVE	MESA	AZ	85212
HOWARD KEVIN W/KRISTIN D	7147 E PERALTA CIR	MESA	AZ	85212
HUYNH AN TAN	7464 E POSADA AVE	MESA	AZ	85212
ISAACSON SETH D/SARA I	7239 E PAMPA AVE	MESA	AZ	85212
JANDO BUTRIS/OMIET	7217 E POSADA AVE	MESA	AZ	85212
JATEN JOHN L/RENEE L	7135 E PAMPA AVE	MESA	AZ	85212
JENNINGS HUNTER D/LEBLANC DANIELLE J	6853 E POSADA CIR	MESA	AZ	85212
JENNINGS SYDNEY C	7153 E PAMPA AVE	MESA	AZ	85212
JEREZ ORLANDO	7330 E PERALTA AVE	MESA	AZ	85212
JOHN AND ELIZABETH SIMPSON TRUST	7523 E PAMPA AVE	MESA	AZ	85212
JOHN AND TONI MILLER LIVING TRUST	7449 E PAMPA AVE	MESA	AZ	85212
JOHNSON MORGAN L/SOMMER M	7245 E PAMPA AVE	MESA	AZ	85212
JOLLEY JEFFREY B/ALETHA K	7553 E POSADA AVE	MESA	AZ	85212
JONES MICHAEL D/SHAWNA	7212 E POSADA AVE	MESA	AZ	85212
KARLSRUD ERICK M/TYNER LINDSEY M	6919 E PERALTA CIR	MESA	AZ	85212
KARTCHNER MONTE W/SHERYLEE	7512 E PERALTA AVE	MESA	AZ	85212
KAY AND MARGARET ANN FOOTE LIVING TRUST	7355 E POSADA AVE	MESA	AZ	85212
KELLER TYLER	7466 E PAMPA AVE	MESA	AZ	85212
KELSON TRAVIS JAMES/HEATHER GAIL	7151 E POSADA AVE	MESA	AZ	85212
KHALIQI SAID/KARIMAH	6860 E PERALTA CIR	MESA	AZ	85212
KING WILLIAM THOMAS/PATRICIA LYNN	7154 E PERALTA CIR	MESA	AZ	85212
KIRBY DAVID R/DELLA J	7437 E POSADA AVE	MESA	AZ	85212
KIRCHER DENNIS A/LOUISE E	7415 E PAMPA AVE	MESA	AZ	85212
KIRK RACHEL MARIE	7650 E POSADA AVE	MESA	AZ	85212
KNALL DOUGLAS	6909 E POSADA CIR	MESA	AZ	85212
KNISS BRYAN/CATHERINE JARDINE	7145 E POSADA AVE	MESA	AZ	85212
KNOX ROBERT W/TWYLA G	7350 E PAMPA AVE	MESA	AZ	85212
KOSSMAN KEVIN T/AMY M	7358 E PAMPA AVE	MESA	AZ	85212

Red Hawk
1000' Notification List

KRUEGER BRYSON M/HEATHER M	7540 E PAMPA AVE	MESA	AZ	85212
LAMCH JOSEPH/HELEN	7659 E PAMPA AVE	MESA	AZ	85212
LARAWAY GAYLE E/GARY A	7656 E PERALTA AVE	MESA	AZ	85212
LAVOIE SHAWN/MASZK CHRISTINE	7713 E POSADA AVE	MESA	AZ	85212
LEAVITT VAN S/MANDY	7548 E PAMPA AVE	MESA	AZ	85212
LEWIS DON H/BETSY	7638 E PAMPA AVE	MESA	AZ	85212
LIN XIU MING/ZHU YAN	6913 E PERALTA CIR	MESA	AZ	85212
LINDNER JOSEPH A/KATHERINE M	7422 E POSADA AVE	MESA	AZ	85212
LLANOS ANTONIO S/MARIA A/TRINKA PAMELA J	7348 E POSADA AVE	MESA	AZ	85212
LOBB REBECCA	7637 E POSADA AVE	MESA	AZ	85212
LUSK WENDY S/JOHN E	7430 E POSADA AVE	MESA	AZ	85212
LUTZ SHAENA/NEWTON PHILLIP	6851 E PERALTA CIR	MESA	AZ	85212
MAHMAD ABDUL/SHAIK SHENAAZ	7505 E POSADA AVE	MESA	AZ	85212
MANGUM TY HUDSON	7123 E PERALTA CIR	MESA	AZ	85212
MANN KIPLING/LINDSEY	7421 E POSADA AVE	MESA	AZ	85212
MARTINEZ HERMINIO JR/MADELINE H	7454 E PERALTA AVE	MESA	AZ	85212
MAYNARD JERRY D/SANDRA K	7662 E POSADA AVE	MESA	AZ	85212
MBR LAND I	3180 E ELLIOT RD	GILBERT	AZ	85234
MBR LAND I L L P	3180 E ELLIOT RD	GILBERT	AZ	85234
MBR LAND I LLP	3180 E ELLIOT RD	GILBERT	AZ	85234
MCCULLOUGH STEVEN C/MARY K	7448 E POSADA AVE	MESA	AZ	85212
MCGILL ALEXANDER J	6925 E PERALTA CIR	MESA	AZ	85212
MCKINNON RYAN GENE/SHILOH MARIE	7142 E PAMPA AVE	MESA	AZ	85212
MCVAY PAMELA K	6855 E PERALTA CIR	MESA	AZ	85212
MCWILLIAMS JOHN JR	7516 E PAMPA AVE	MESA	AZ	85212
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MICNHIMER THOMAS EARL/ORONA PETER J	7118 E PERALTA CIR	MESA	AZ	85212
MIKLIC BARBARA JEAN/SETINA JODY MARIE	7334 E PAMPA AVE	MESA	AZ	85212
MILMONT KATHLEEN M	6852 E PERALTA CIR	MESA	AZ	85212
MISKO FAMILY TRUST	7347 E POSADA AVE	MESA	AZ	85212
MORIMOTO JESSICA S/TROY HITOSHI KEOLA	6857 E POSADA CIR	MESA	AZ	85212
MORRISON RANCH INC	3180 E ELLIOT RD	GILBERT	AZ	85234
MORTIER DONALD/KATHERINE C	7420 E PERALTA AVE	MESA	AZ	85212
MULLINS LARRY E/SUNRAY D	7211 E POSADA AVE	MESA	AZ	85212

Red Hawk
1000' Notification List

NASTA LOUIS S/MARIA E	7524 E PAMPA AVE	MESA	AZ	85212
NELSON FAMILY TRUST	7521 E POSADA AVE	MESA	AZ	85212
NELSON JUSTIN/LISA	6907 E POSADA CIR	MESA	AZ	85212
NEWILL TRAVIS D	7649 E POSADA AVE	MESA	AZ	85212
NHEP KENDRA/KIMLANG	7258 E PAMPA AVE	MESA	AZ	85212
NIELSON DARIN/TIMARI	7228 E PERALTA AVE	MESA	AZ	85212
NIELSON GRANT	7251 E PAMPA AVE	MESA	AZ	85212
NIELSON KADE MARK	7257 E PAMPA AVE	MESA	AZ	85212
NIELSON TY	7242 E POSADA AVE	MESA	AZ	85212
OH SUK PAUL/SOOMEE YOON	7127 E POSADA AVE	MESA	AZ	85212
OLSEN SHAWN D/CHRISTINA	7234 E PAMPA AVE	MESA	AZ	85212
OLSON DAVID/JERILYN KRISTINE	7508 E PAMPA AVE	MESA	AZ	85212
OURY JOHN RADYSH OURY JEANNE	7623 E PAMPA AVE	MESA	AZ	85212
OWENS CLAUDIA	6917 E PERALTA CIR	MESA	AZ	85212
PACHECO ANDRES N/RUIZ-PACHECO DESIREE V	6920 E PERALTA CIR	MESA	AZ	85212
PALICH AMANDA MAE/MARVIN ERIC CLAY	7121 E POSADA AVE	MESA	AZ	85212
PALOMA COMMUNITY CHURCH	3215 S SOSSAMAN	MESA	AZ	85212
PARKER JOHN D/PATRICIA A	7643 E POSADA AVE	MESA	AZ	85212
PAXSON KIMBERLEY M/JASON W	7247 E POSADA AVE	MESA	AZ	85212
PAYNTER ROY ALFRED/DEBBIE LORRAINE	7429 E POSADA AVE	MESA	AZ	85212
PERAZZO MICHAEL/KATHERINE	6859 E PERAZZO CIR	MESA	AZ	85212
PEREZ ARTHUR D/JOYCE M	7341 E PAMPA AVE	MESA	AZ	85212
PHILLIPS DUSTIN JON/SHANNON	7157 E POSADA AVE	MESA	AZ	85212
PITTMANN RICHARD/JONELLE	7227 E PAMPA AVE	MESA	AZ	85212
PLACE ZACHARY M/SAMIA	7142 E PERALTA CR	MESA	AZ	85212
POPULO JAMES EDWARD/MELODY ANN	7153 E PERALTA CIR	MESA	AZ	85212
POROPAT JOHN J	7632 E POSADA AVE	MESA	AZ	85212
PORTER CALEB/EMILY	7522 E POSADA AVE	MESA	AZ	85212
RAMIREZ OSCAR A/MYINT KYI K	7160 E PAMPA AVE	MESA	AZ	85212
RANDALL DAVID A/SANDRA L	7631 E POSADA AVE	MESA	AZ	85212
RAQUIZA TITA M	7331 E POSADA AVE	MESA	AZ	85212
RATZLAFF MICHELLE A/PETER D	7416 E PAMPA AVE	MESA	AZ	85212
RAYMOND GERRY ANDREW/CHRISTINE A	7124 E PERALTA CIR	MESA	AZ	85212
REECE KELLI M/JOHNSON IAN L	7624 E POSADA AVE	MESA	AZ	85212

Red Hawk
1000' Notification List

REED DIANE O	7626 E PERALTA AVE	MESA	AZ	85212
REID TIMOTHY/EAGAN AMY	7463 E POSADA AVE	MESA	AZ	85212
REIMAN LAUREN/MICAH	7248 E POSADA AVE	MESA	AZ	85212
RENCHE JOHN R JR/EZELL-RENCHE TRACY L	7513 E POSADA AVE	MESA	AZ	85212
REYES ROBERT M/NICOLE	7246 E PERALTA AVE	MESA	AZ	85212
RHINEHART TROY	7235 E POSADA AVE	MESA	AZ	85212
ROBERT I LEAVITT TRUST	5907 HIGHLAND DR	PALATINE	IL	60067
ROBERTS ELANA	7404 E PERALTA AVE	MESA	AZ	85212
ROBINSON FLOYD A	7129 E PERALTA CIR	MESA	AZ	85212
ROHRBACH LEROY	7647 E PAMPA AVE	MESA	AZ	85212
ROLDAN ANTONIO L/JENNIFER L	7222 E PAMPA AVE	MESA	AZ	85212
ROOSEVELT WATER CONSERVATION DISTRICT	2344 S HIGLEY RD	GILBERT	AZ	85212
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
ROTHLISBERGER PAUL ROYCE/RANELLE	7246 E PAMPA AVE	MESA	AZ	85212
RUINARD BREZELLE D	6921 E PERALTA CIR	MESA	AZ	85212
RUTLEDGE SETH C	7436 E PERALTA AVE	MESA	AZ	85212
RUZICKA DONALD JORDAN/WILLIAMS JONELLE	7224 E POSADA AVE	MESA	AZ	85212
SAIA FAMILY LP	2120 E SIXTH ST STE 16	TEMPE	AZ	85281
SALTER JOEL	7135 E PERALTA CIR	MESA	AZ	85212
SANDROLINI JAMES PAUL/SARAH JESSICA	7160 E PERALTA CIR	MESA	AZ	85212
SASS WILLIAM E/JANET E	7608 E PAMPA AVE	MESA	AZ	85212
SAUTER NICHOLAS J/JESSICA A	7115 E POSADA AVE	MESA	AZ	85212
SCHIAVO DONALD M/ELIZABETH L	7650 E PAMPA AVE	MESA	AZ	85212
SCHUCH MATTHEW S/ANDREA	7346 E PERALTA AVE	MESA	AZ	85212
SEARCY DAVID LEE/LIU CONNIE	7556 E PAMPA AVE	MESA	AZ	85212
SEGURITAN PAUL/CAROLINE	7216 E PERALTA AVE	MESA	AZ	85212
SHARON CAVE LIVING TRUST	6861 E POSADA CIR	MESA	AZ	85212
SHEN JIEYING/JIANG JASON W	6849 E PERALTA CIR	MESA	AZ	85212
SHEPARD MARIYA	7629 E PAMPA AVE	MESA	AZ	85212
SHUMWAY KEVIN B/YOUNG REBECCA	7210 E PAMPA AVE	MESA	AZ	85212
SHUNNARA ROBYN	7123 E PAMPA AVE	MESA	AZ	85212
SIWAWA NOMALANGA	7638 E POSADA AVE	MESA	AZ	85212
SJJ LAND INVESTMENTS LLC	10319 E COPPER DR	SUN LAKES	AZ	85248
SKUTTY TRUST	7539 E PAMPA AVE	MESA	AZ	85212

Red Hawk
1000' Notification List

SLPR LLC	4800 N SCOTTSDALE RD NO 6000	SCOTTSDALE	AZ	85251
SMITH LYNN	6862 E PERALTA CIR	MESA	AZ	85212
SNEDDON DANIEL/NICOLE	7428 E PERALTA AVE	MESA	AZ	85212
SNEED KORY/PENNY	7432 E PAMPA AVE	MESA	AZ	85212
SONORAN SPRINGS OWNERS ASSOCIATION	631 S CROWS NEST DR	GILBERT	AZ	85233
SPINALE PETER E/LISA M	7653 E PAMPA AVE	MESA	AZ	85212
STENSON YOLANDA C	7252 E PERALTA AVE	MESA	AZ	85212
STINGER MITCHELL/CELESTE	7456 E POSADA AVE	MESA	AZ	85212
STONEBRAKER JILL	6863 E PERALTA CIR	MESA	AZ	85212
STOWELL JUSTIN J/CAITLYNN M	7423 E PAMPA AVE	MESA	AZ	85212
SUMMERS JENNIFER/JAMES RYAN	7112 E PAMPA AVE	MESA	AZ	85212
SWISZCZ MICHAEL/KIMBERLEE	7438 E POSADA AVE	MESA	AZ	85212
SWITCHFOOT LLC	6810 E DOUBLETREE RANCH RD	PARADISE VALLEY	AZ	85253
TANADA JAIME/DIGNA	7215 E PAMPA AVE	MESA	AZ	85212
TELLEZ ROBERT JOSEPH/COLLINS DEANNA J	7152 E POSADA AVE	MESA	AZ	85212
TEMPLE BARRY L/ANTIONETTE Y	7555 E PAMPA AVE	MESA	AZ	85212
THOMAS JUSTIN DAVID./KATIE MARIE	7258 E PERALTA AVE	MESA	AZ	85212
TILS SHANE	2244 E BEACHCOMBER DR	GILBERT	AZ	85234
TLC FOUNDATION LP	5536 E SOLANO DR	PARADISE VALLEY	AZ	85253
TONER RYAN/STEPHANIE	7407 E PAMPA AVE	MESA	AZ	85212
TRACY STERLING M	6911 E POSADA CIR	MESA	AZ	85212
TRAN JOHN V/KIMTHU THI	7447 E POSADA AVE	MESA	AZ	85212
TRAVERSINO JAMES/BATISTA-TRAVERSINO PATRICIA	7656 E POSADA AVE	MESA	AZ	85212
TRAVISANO D LOUIS/MASON JERRY C JR	1975 E 5TH ST	TEMPE	AZ	85215
TYLER EDWARD K	7264 E PAMPA AVE	MESA	AZ	85212
VALENZUELA HECTOR/MARIA/CANGELOSI FRANK	10 VERSAILLES WAY	NANUET	NY	10954
VELA MARISOL/LOPER CORY	7265 E POSADA AVE	MESA	AZ	85212
VERGARA VERGIL N/BETTY SIA	7240 E PAMPA AVE	MESA	AZ	85212
VISCONTI RYAN R/AMY E	7507 E PAMPA AVE	MESA	AZ	85212
VOLLIN SHYANNE	6908 E PERALTA CIR	MESA	AZ	85212
WALKER TIMOTHY A/JONI C	7537 E POSADA AVE	MESA	AZ	85212
WARREN DANIEL/HEATHER	7118 E PAMPA AVE	MESA	AZ	85212
WARREN FAMILY TRUST	2673 THOMAS CT	LIVERMORE	CA	94550
WICK BRIANNE/EVAN	7236 E POSADA AVE	MESA	AZ	85212

Red Hawk
1000' Notification List

WILLIAM R AND MARY H MCGAHA LIVING TRUST	7354 E PERALTA AVE	MESA	AZ	85212
WILLIAMS KEVIN	7705 E POSADA AVE	MESA	AZ	85212
WILSON JAMEELAH	7117 E PERALTA CIR	MESA	AZ	85212
WINTERS ERIC DOUGLAS/MARY REBECCA	7234 E PERALTA AVE	MESA	AZ	85212
WITTENROOD AMY C/NICHOLAS P	7532 E PAMPA AVE	MESA	AZ	85212
WOODS DAVID D/ BELVA J	7644 E PERALTA AVE	MESA	AZ	85212
WOOLSEY JEREMIAH J/AMY M	7655 E POSADA AVE	MESA	AZ	85212
WORKMAN FAMILY TRUST	7552 E PERALTA AVE	MESA	AZ	85212
WORKMAN WILLIAM REED/CHRISTINE R	PO BOX 20008	MESA	AZ	85277
WRAY KENDRICK C/CORINNE C	7233 E PAMPA AVE	MESA	AZ	85212
WRIGHT NATHAN	7260 E POSADA AVE	MESA	AZ	85212
WRIGHT TYLER/ASHLI	7528 E PERALTA AVE	MESA	AZ	85212
YI JAMES/SUVAPHAN	7536 E PERALTA AVE	MESA	AZ	85212
ZAHNOW RONALD L/DONNA J	6851 E POSADA CIR	MESA	AZ	85212
ZAMAITES DONALD T	7650 E PERALTA	MESA	AZ	85212
ZIA JOSEPH	7218 E POSADA AVE	MESA	AZ	85212

**RED HAWK
NEIGHBORHOOD MEETING**
Sign-In Sheet

Applicant:

**PEW & LAKE, PLC
(RED HAWK)**

Property Location:

NWC of Sossaman and Elliot Roads

Date:

February 27, 2019

Meeting Location:

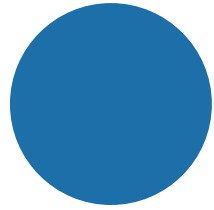
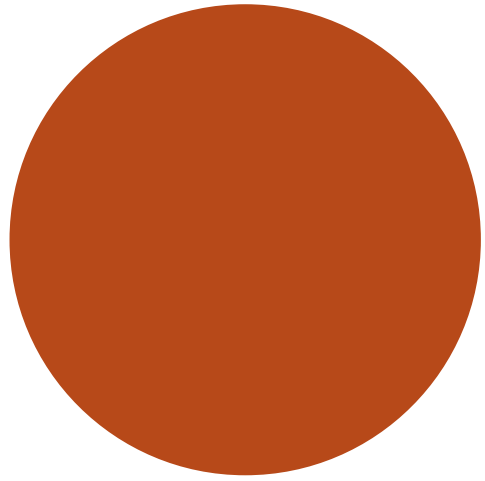
Paloma Community Church
3215 S. Sossaman Road
Mesa, 85212

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Donna Danell	7154 E. Pampa Av	85212	donnadanell@yahoo.com	
2	Victor Danell	" "			
3	Lesley Davis	1076 S. Western Aves			
4	Sarah Yi	7536 E. Peralta Ave	85212		
5	Steve Danson	7240 E Peralta Ave	85212	sedanson@yahoo.com	
6					
7					
8					
9					
10					
11					
12					

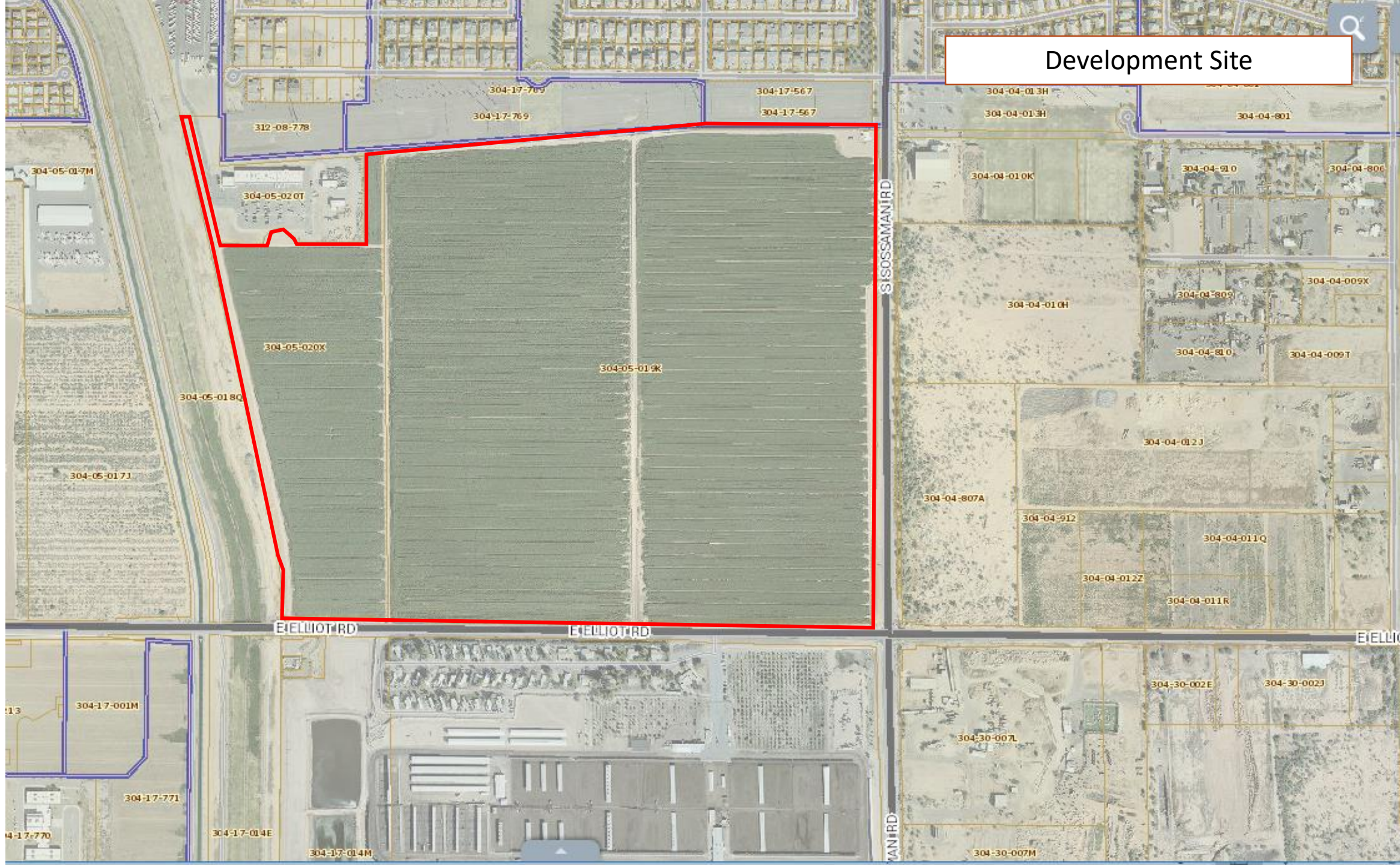


Red Hawk Employment Opportunity District (RHEOD)

ZON19-0016

Neighborhood Meeting

February 27, 2019



Existing General Plan Designation

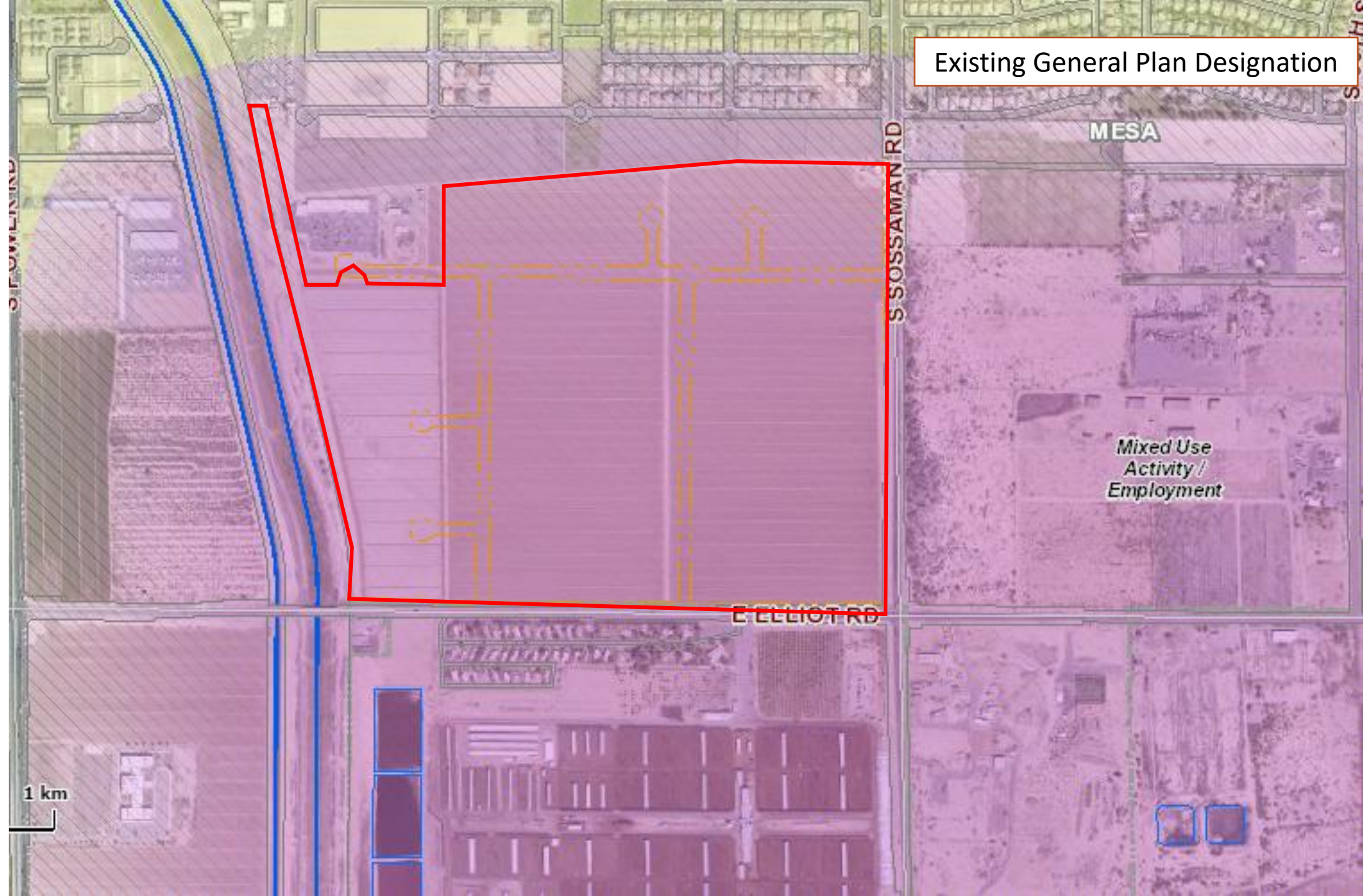
MESA

Mixed Use
Activity /
Employment

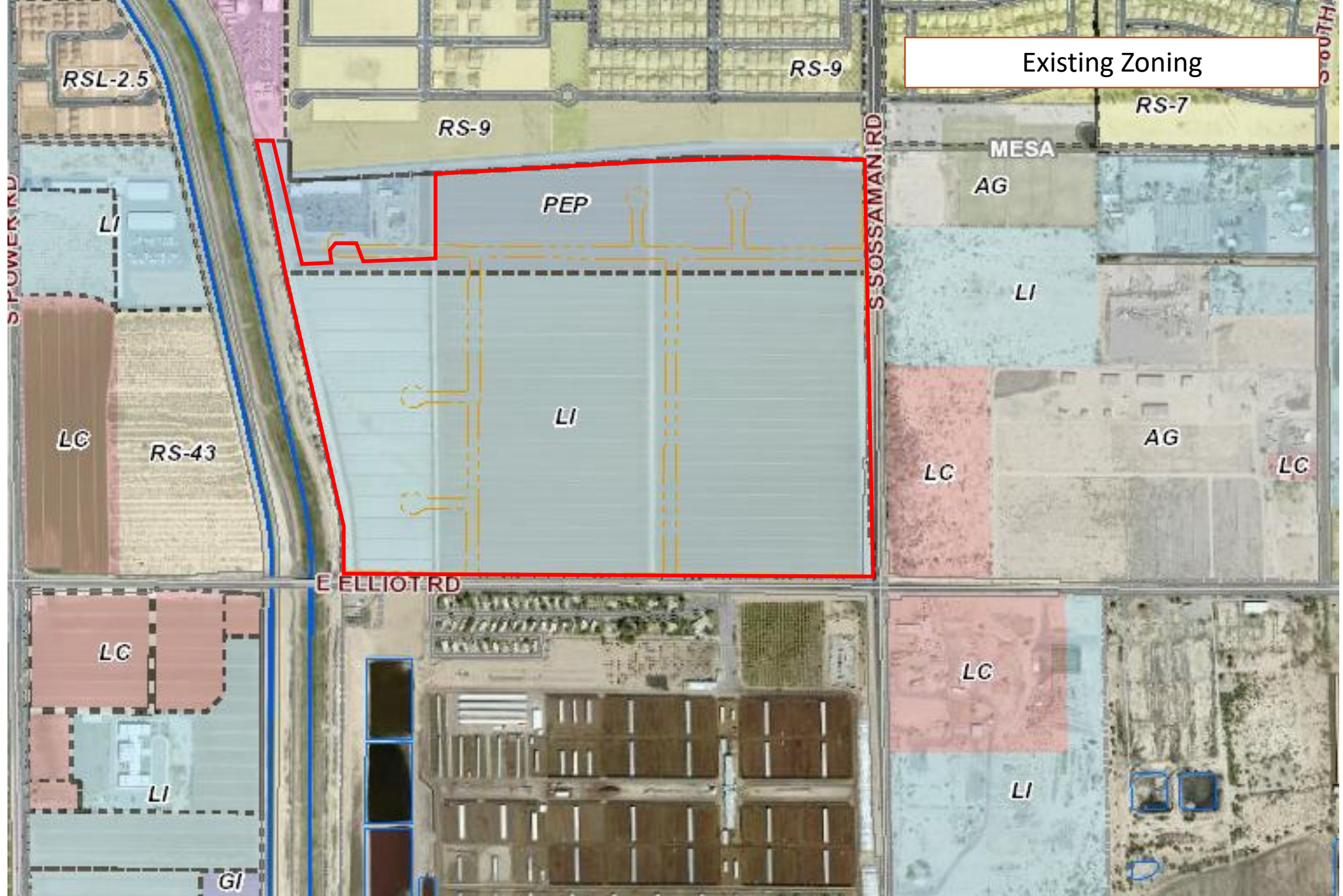
E ELLIOT RD

SSOSSAMAN RD

1 km



Existing Zoning



Our Request

A rezone of approximately 187 acres at the northwest corner of Sossaman and Elliott Roads from Light Industrial (LI) and Planned Employment Park (PEP) to an Employment Opportunity (EO) district known as the Red Hawk Employment Opportunity District (RHEOD).

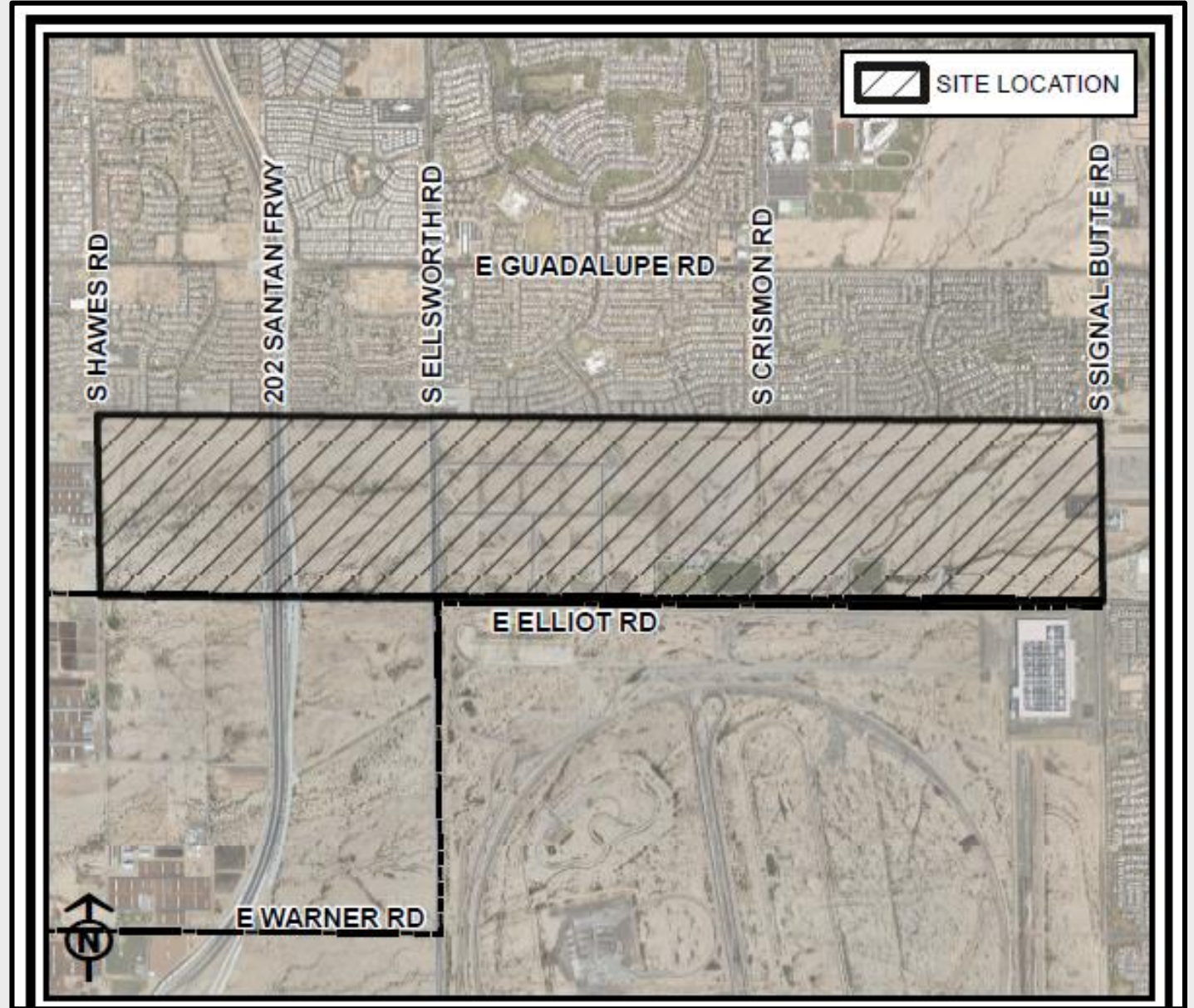
About Employment Opportunity Districts

- A development tool created in 2016 after the creation of the Elliot Road Technology Corridor
- Purpose of an EO District is to:
- Facilitate entitlements for the development of projects that attract industries providing significant employment opportunity.
- Accommodate large-scale, unified and planned employment developments.
- Allow flexibility that accommodates market changes while providing incentives for high-quality development that is consistent with the General Plan
- Establish planning criteria.
- Encourage creative and high-quality design and establish standards leading to an efficient, aesthetic , sustainable and desirable development.
- Apply to properties greater than 160 acres
- Only allowed in properties designated as Employment in the General Plan.

Elliot Road Technology Corridor

- Applies to 1.5 square miles
- Includes multiple property owners
- Created in 2014 to:
- Expedite the entitlements process to attract high technology industries to Mesa.
- Establish site planning design guidelines to ensure compliance with the City of Mesa General Plan and Mesa Gateway Strategic Development Plan
- Establish allowable building heights.

Elliot Road Technology Corridor

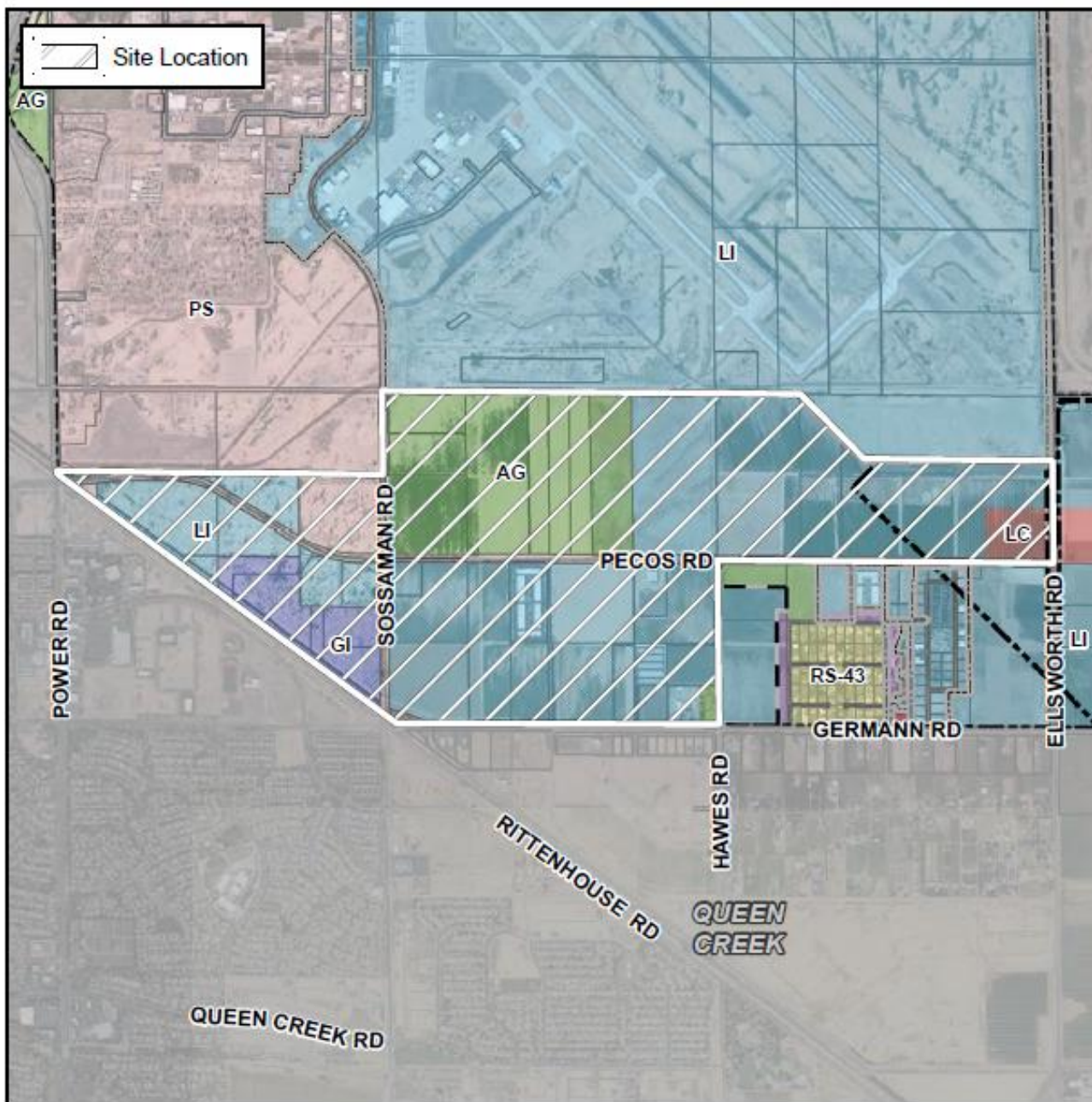


Other Employment Opportunity District

- Pecos Road Employment Opportunity Zone
- Created in 2017
- Includes multiple properties and owners as shown on map on next page.
- Over 1000+ acres

Planning and Zoning Vicinity Map: Z17-013

Case Details



CASE:

Z17-013

PRE-PLAT: ☐

SITE / ADDRESS:

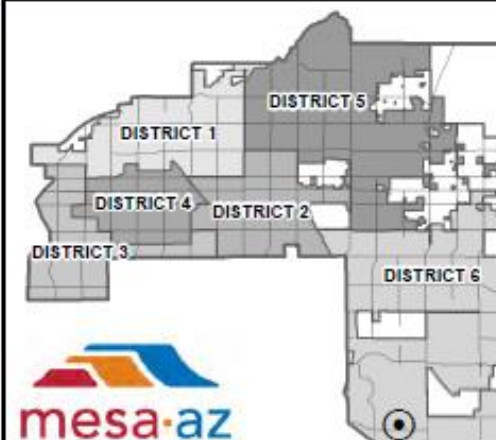
The 6800 to 9200 blocks of East Pecos Road (north and south sides). District 6.

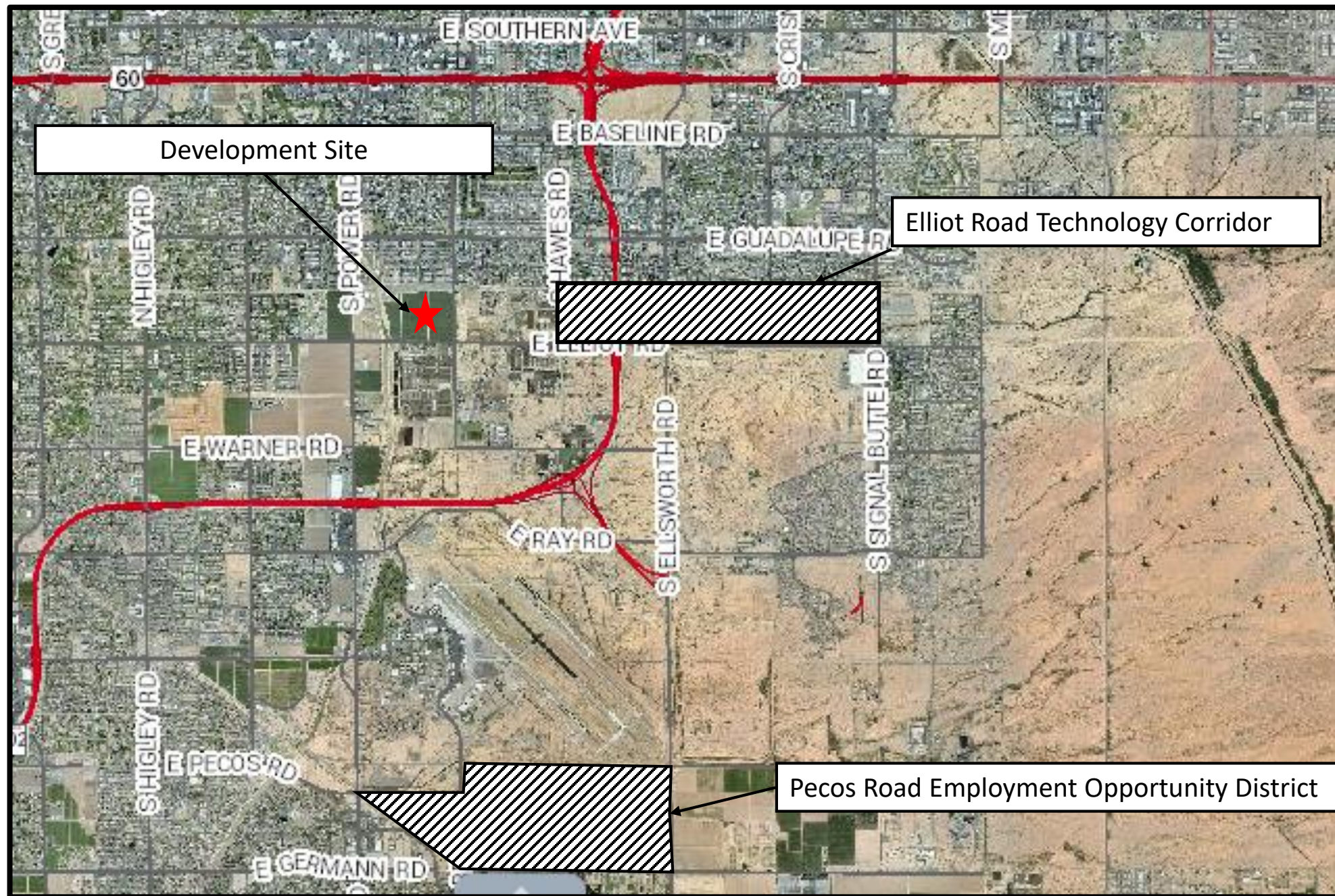
REQUEST:

Rezoning from LI, AG, PS, GI, and LC to EO to create the Pecos Road Employment Opportunity Zone. This request will establish zoning to guide future development of employment and industrial uses.



0 40 800
Feet

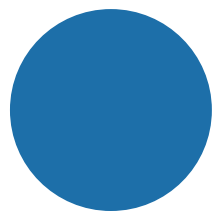
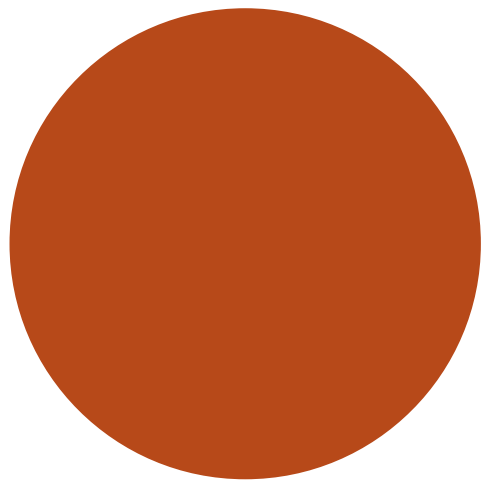




Allowed Uses in the RHEOD

- Colleges and Trade schools
- Government Offices
- Hospitals and Clinics
- Business Services
- Hotels and Motels
- Laboratories
- Offices
- Business and Professional Offices
- Limited Manufacturing
- Research and Development
- Warehousing and Storage

Distances are provided for illustrative purposes and not to exact scale.



Representative
Imagery





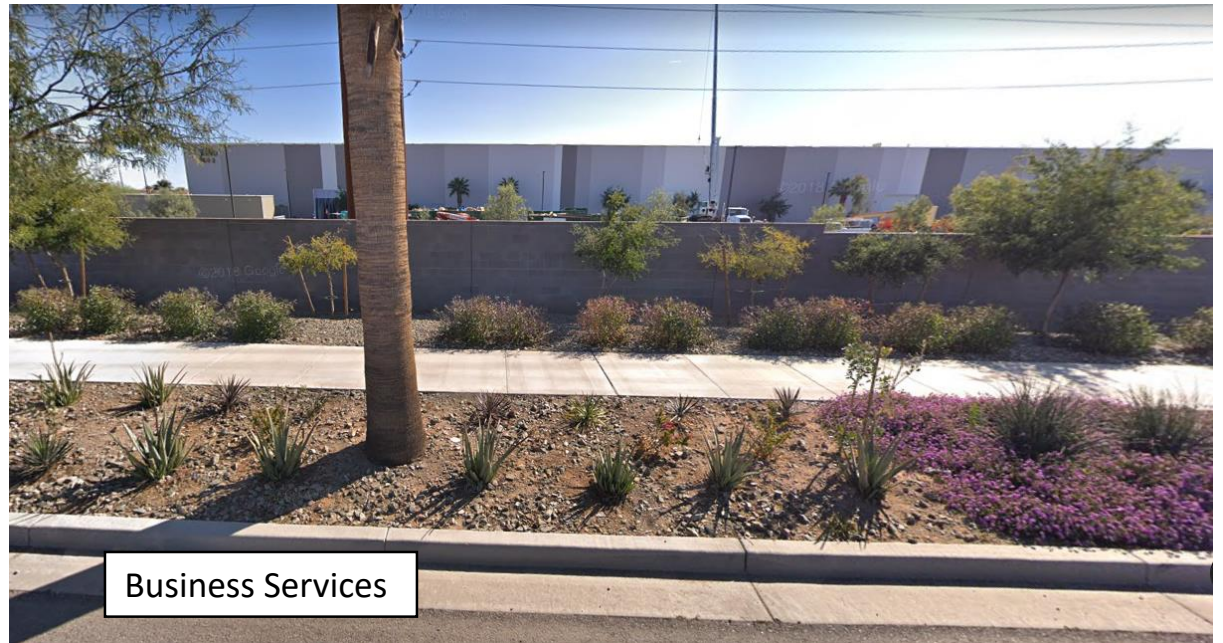
Business Services



Business Services



Business Services



Business Services



Business Services



Warehousing and Storage



Warehousing and Storage



Warehousing and Storage







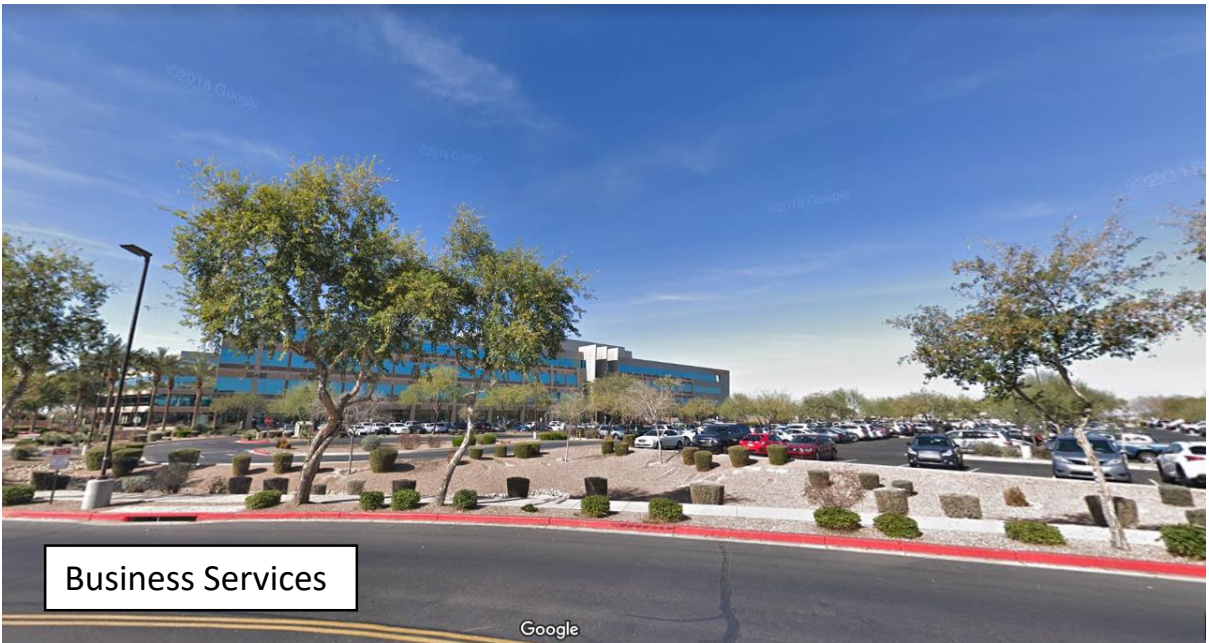
Business Services



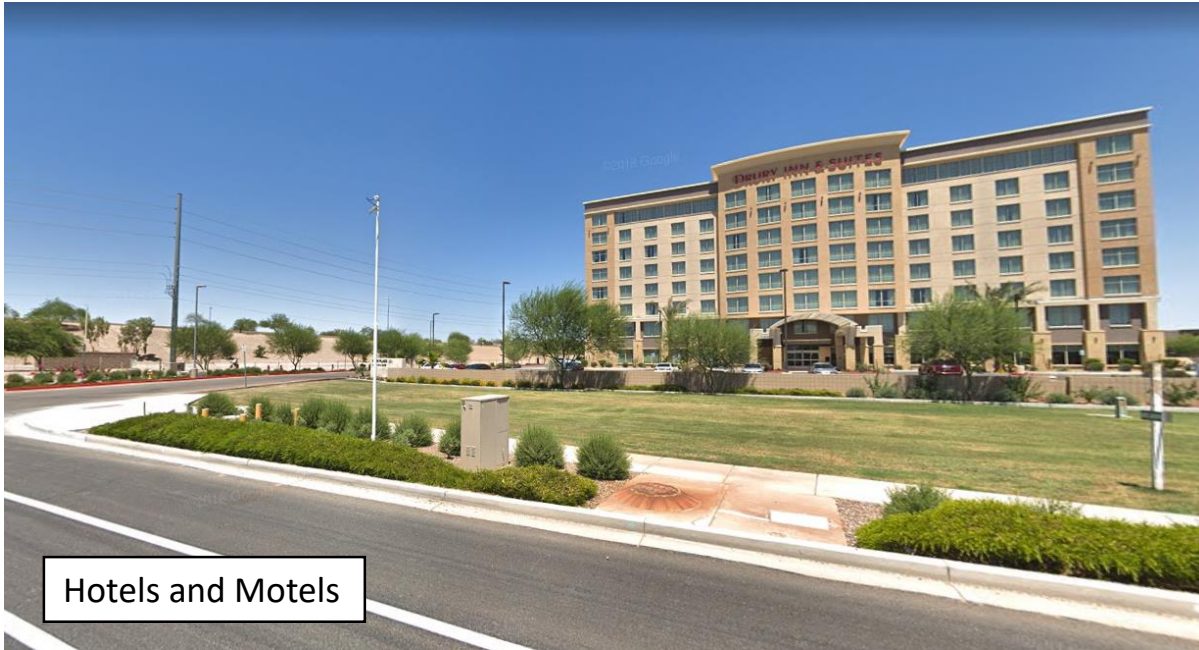
Business Services



Business Services



Business Services



Hotels and Motels



Warehousing and Distributing



Limited Manufacturing



Business Services