



April 2, 2019

Citizen Participation Report Update
ZON18-00929 Site Plan Modification

The below report is a list of events and correspondence that has taken place since the original Citizen Participation Report was completed on March 5, 2019.

Additional Correspondence:

Since the February 27th 2019 Neighborhood Notice was mailed the Developer received an email of support from Chris Draper. We also received communication from Thom Rothfolk asking for more information about the potential users. There was no other correspondence received by either mail, email, or phone from the community. Copies of this correspondence has been included in this report on Exhibit A.

Notice of Hearing:

The enclosed Notice of Public Hearing (Exhibit B) was drafted on March 28th for residents within 500' and HOAs or registered neighborhoods within ½ mile. Stamped, addressed and stuffed envelopes containing these letters have been delivered to the City of Mesa Planning Staff.

Public Hearing Sign Posting (Exhibit C):

A 4x4 notification sign has been posted on the site as required by the City of Mesa. Enclosed with this report is the affidavit of posting.

A copy of the March 5 Citizen Participation Report is attached for reference as Exhibit D.

EXHIBIT A

Tina Heinbach

From: Chris Draper <chrisdraper77@gmail.com>
Sent: Wednesday, March 6, 2019 12:26 PM
To: Tina Heinbach
Subject: RE: SWC Signal Butte & Guadalupe Update
Attachments: image001.jpg

Hello,

Thank you for the update on the plans and progress of this site. I appreciate the work that has been done to accommodate the concerns of our community. I have reviewed all the documents you sent me and all those uploaded to the cities website. We think all the changes that are proposed with the new and existing pads being non automotive services and more local retail/restaurant uses will be something the community will appreciate.

Have a great day,
Chris Draper

From: [Tina Heinbach](#)
Sent: Friday, March 1, 2019 3:56 PM
To: [Angie Draper](#)♥; [Chris Draper](#)
Cc: [Mike Ord](#); [Paul E. Gilbert](#); [Jeffrey Garrett](#)
Subject: SWC Signal Butte & Guadalupe Update

Good Afternoon Angie and Chris,

Thank you again for taking the time to meet with us over the last couple months regarding the Signal Butte project. We understand your concerns for some of the uses we've discussed and appreciate your feedback on the proposed site plan modification. We want to keep you updated as we move through this process. I have attached our revised site plan which we will be submitting to the City next week. We feel there is an opportunity for additional retail/restaurant space on site and by reducing the self-storage footprint we can maximize our ability to market to these neighborhood style restaurants and retailers. I think this is an even more desirable plan than our original plan and we hope you can continue to support this case as it moves forward. You and your neighbors will be receiving the attached notification letter in the mail soon. If you have any questions or would like to meet to discuss please feel free to contact me. Have a wonderful weekend!

Thank you,

Tina Heinbach

Senior Project Manager | Garrett Development Corporation
6900 East Camelback Road, Ste 607 | Scottsdale, Arizona 85251
Direct: 480.970.4005 | Mobile: 480.334.2522
tina@gdc-az.com | www.gdc-az.com



Tina Heinbach

From: Thom Rothfolk <thom.rothfolk@yahoo.com>
Sent: Monday, March 4, 2019 8:44 AM
To: Tina Heinbach
Subject: Re: Signal Butte & Guadalupe

Tina,
Interesting mix, didn't know if you would have much to share.
Thanks for the update.

Lots of discussion why nothing has started across on the NE corner.
(ALDI Grocery and the McDonalds).
That project was "ready to start" months ago?

Thanks again,

Thom 🙄

[Sent from Yahoo Mail for iPhone](#)

On Monday, March 4, 2019, 8:28 AM, Tina Heinbach <Tina@gdc-az.com> wrote:

Good Morning Thom,

Most users have not been finalized at this time. We do have a sit down Mexican food concept in tow for the shops building on Pad A and we are in discussions with a local health food drive thru concept on Pad C. We have been marketing heavy to coffee concepts and other restaurants but you are correct it will likely not be all restaurants, there will be some retail in the mix.

Thank you,

Tina Heinbach

Senior Project Manager | Garrett Development Corporation

Direct: [480.970.4005](tel:480.970.4005) | Mobile: [480.334.2522](tel:480.334.2522)

From: Thom Rothfolk [mailto:thom.rothfolk@yahoo.com]
Sent: Friday, March 1, 2019 4:59 PM
To: Tina Heinbach <Tina@gdc-az.com>
Subject: Re: Signal Butte & Guadalupe

Thanks for the up date. I've been asked as if I have all the answers.

I don't suppose you can share possible clients for Pads 3 & 4? They all say restaurant/retail and I'm sure there won't be 3 Restaurants!

I appreciate your follow up.

Will be looking forward to additional communications.

Thanks Again,

Thom 😊

[Sent from Yahoo Mail for iPhone](#)

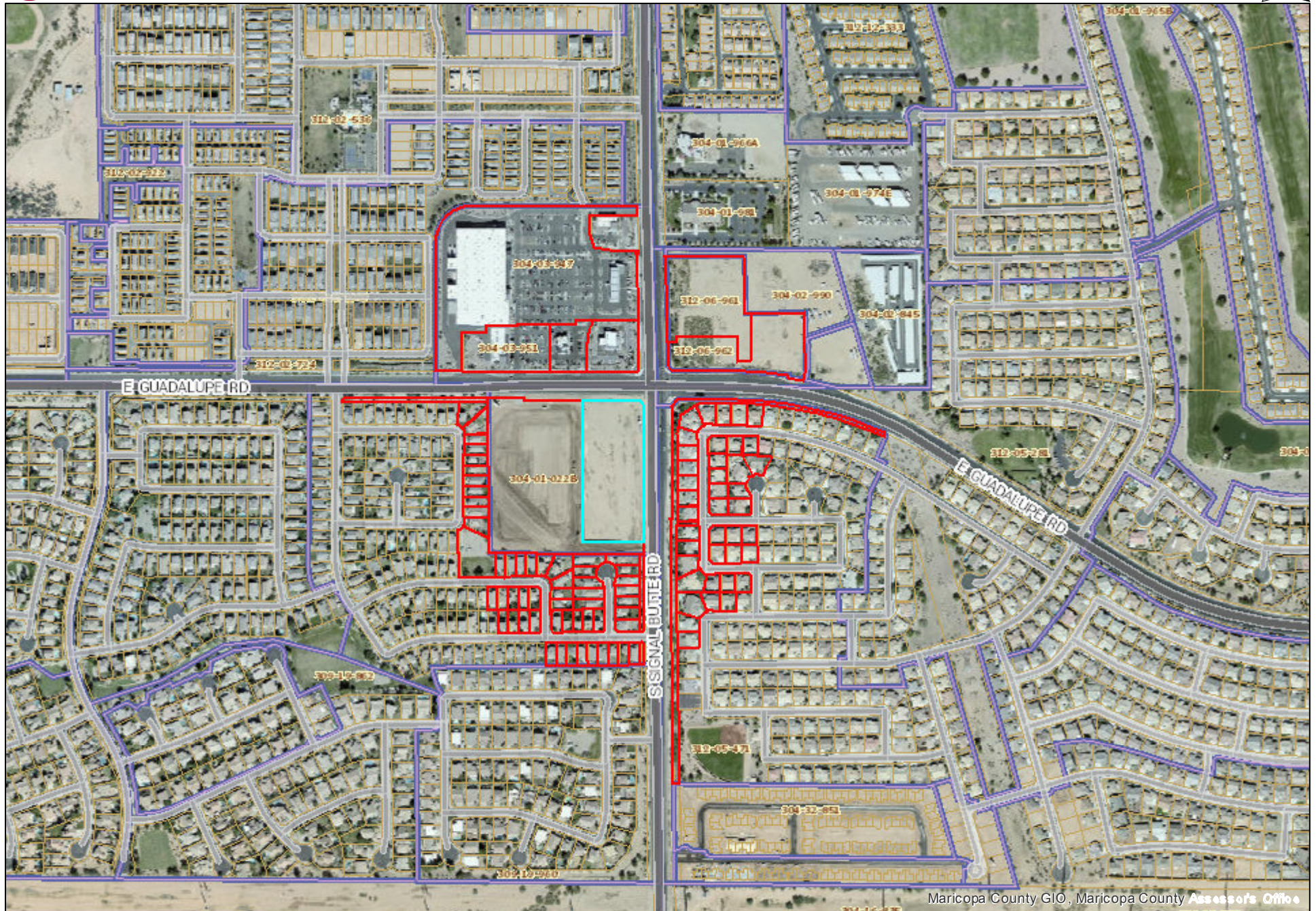
On Friday, March 1, 2019, 4:08 PM, Tina Heinbach <Tina@gdc-az.com> wrote:

Good Afternoon Thom and Happy New Year! I can't believe we are already into March. I wanted to reach out to give you an update on this site plan. We have had several meetings with the Drapers over the last few months and have made significant improvements to the most recent plan you have seen. I have attached our revised site plan which we will be submitting to the City next week. We feel there is an opportunity for additional retail/restaurant space on site and by reducing the self-storage footprint we can maximize our ability to market to these neighborhood style restaurants and retailers. I think this is an even more desirable plan than our original plan. You and your neighbors will be receiving the attached notification letter in the mail soon. If you have any questions or would like to discuss please feel free to contact me. Have a wonderful weekend!

Thank you,

Tina Heinbach

EXHIBIT B



SWC Signal Butte & Guadalupe
ZON18-00929 Site Plan Modification
Notification List (500')

Parcel Number	Property Owner Name	Mailing Address
304-01-022B	LEGACY TRADITIONAL SCHOOL-EAST MESA	3201 S GILBERT RD CHANDLER AZ 85268
304-03-947	SMITHS FOOD & DRUG CENTERS INC	2724 S SIGNAL BUTTE RD MESA AZ 85212
304-03-949	JOHN F LONG FOUNDATION INC	1118 E MISSOURI AVE STE A PHOENIX AZ 85014-2710
304-03-950	4H RANCH INC	707 N SHEPHERD DR STE 700 HOUSTON TX 77007-1351
304-03-951	G BROWN INVESTMENTS I LLC	7508 E CAMELBACK RD SCOTTSDALE AZ 85251
309-19-658	SAGGIO MARCELLA F/SOREN M	1060 E OLLA AVE MESA AZ 85212
309-19-659	CLEMONS KURT/ELIZABETH	PO BOX 6602 MESA AZ 85216
309-19-660	BALL JONATHAN	2821 S 106TH PL MESA AZ 85212
309-19-661	ACEVEDO MARIO JUAREZ/MANUELA ANTONIA	2825 106TH PL MESA AZ 85217
309-19-662	PFLUGFELDER JAMESON	2829 S 106TH PL MESA AZ 85212
309-19-663	GROFF ADAM	2833 S 106TH PL MESA AZ 85212
309-19-664	MARECI JAMES J	2839 S 106TH PL MESA AZ 85212
309-19-665	MILTON MICHAEL H/THOMPSON TRACY A	2845 S 106TH ST MESA AZ 85212
309-19-666	MCLAIN NICHOLAS LAFAYETTE/JENNY K	2851 S 16TH PL MESA AZ 85212
309-19-667	EHMAN FAMILY TRUST	5657 BLACK WILLOW ST ROCKLIN CA 95677
309-19-668	YEAMAN JOSHUA R/BRYNNE N	2863 S 106TH PL MESA AZ 85212
309-19-669	DAVIES CATHERINE MARY	22889 SE VAN CUREN RD EAGLE CREEK OR 97022
309-19-670	LAWLESS ADAM C	10660 E PLATA AVE MESA AZ 85212
309-19-671	WOLFENBARGER TRISHA RAE	10664 E PLATA AVE MESA AZ 85212
309-19-672	VANLO CHRISTNA CHRIS/MERCEDES KATHLEEN	10704 E PLATA AVE MESA AZ 85212
309-19-673	WARDROP BRADLEY G/CELESTE	10710 E PLATA AVE MESA AZ 85212
309-19-674	OLSZEWSKI CHRISTOPHER DOUGLAS	10716 E PLATA AVE MESA AZ 85212
309-19-675	GONZALEZ NORMA O	2945 S TOBIN MESA AZ 85212
309-19-676	GARCIA CHRISTOPHER N/ANNA M	2949 S TOBIN MESA AZ 85212
309-19-677	DARA M MILLER TRUST	2953 S TOBIN MESA AZ 85212
309-19-678	ALCAZAR RUBEN/REED-ALCAZAR POLLY A	10720 E PORTOBELLO AVE MESA AZ 85212
309-19-679	MASSEY TAMRA S	10726 E PORTOBELLO AVE MESA AZ 85212
309-19-680	MCIVER SEAN T	10732 E PORTOBELLO AVE 51 SANTA RITA #6 MESA AZ 85212
309-19-681	HOLDER JARRED	10738 E PORTOBELLO AVE MESA AZ 85212
309-19-682	STRAHL RONALD W JR/BRITTANY	10744 E PORTOBELLO AVE MESA AZ 85212-1845
309-19-683	CURRY TIFFANY L	2954 S DEL RANCHO CIR MESA AZ 85212
309-19-684	CASTANEDA JUAN M JR/KRISTINA	2950 S DEL RANCHO CIR MESA AZ 85212
309-19-685	TIPPETT ENTERPRISE-DEL RANCHO LLC	227 FOREST CREEK DR BOZEMAN MT 59718
309-19-686	SESMAS ISABEL R	2942 S DEL RANCHO CIR MESA AZ 85212
309-19-687	SALMONS MARK J	2938 S DEL RANCHO CIR MESA AZ 85212
309-19-688	PEREZ LIZETH/PATRICK	2939 S DEL RANCHO CIR MESA AZ 85212
309-19-689	MUNOZ THOMAS R/RENEE M	2720 S COMPTON MESA AZ 85209
309-19-690	OHLRICH JILL L	2947 S DEL RANCHO CIR MESA AZ 85212
309-19-691	BRYANT-HOLZER JULIANNE R/BRYANT BRADFORD	2951 S DEL RANCHO CIR MESA AZ 85212
309-19-692	2017-1 IH BORROWER LP	1121 W WARNER RD # 110 TEMPE AZ 85284
309-19-693	PULSIPHER ANDREW/HOCKING BRENNAN M	2959 S DEL RANCHO CIR MESA AZ 85212
309-19-694	AMH 2014-2 BORROWER LLC	30601 AGOURA RD SUITE 200 AGOURA HILLS CA 91301
309-19-695	KELLY JAXON L/AMBER M	10763 E PORTOBELLO AVE MESA AZ 85212
309-19-696	KEELING DALIA NAYELY/BARRIOS CRUZ ELENA	10759 E PORTOBELLO AVE MESA AZ 85212
309-19-697	IMAJN HOMES PHOENIX I LLC	10645 N TATUM BLVD SUITE 200-411 PHOENIX AZ 85028
309-19-698	COLEMAN JULIANNE R	10747 E PORTOBELLO AVE MESA AZ 85212
309-19-699	PATINO RAUL	10741 E PORTOBELLO AVE MESA AZ 85212
309-19-700	RAMIREZ LEOBARDO/EDNA	10735 E PORTOBELLO AVE MESA AZ 85212
309-19-701	PALOMO ADRIAN/LAURA	10729 E PORTOBELLO AVE MESA AZ 85212
309-19-702	GRAVES SHELBY	10723 E PORTOBELLO AVE MESA AZ 85212
309-19-703	SOLOMON MITCHEL/JULIE H	10717 E PORTOBELLO AVE MESA AZ 85212
309-19-729	IH6 PROPERTY PHOENIX LP	1325 N FIESTA BLVD SUITE 103 GILBERT AZ 85233
309-19-730	BAKER BRIAN K/TIRSA	10664 E PORTOBELLO AVE MESA AZ 85212
309-19-731	SOUND EQUITIES LLC	3214 N UNIVERSITY AVE NO 104 PROVO UT 84604
309-19-732	ENCINAS MARIO A/BRENDA L	10708 E PORTO BELLO AVE MESA AZ 85212
309-19-733	NIDAL & DIANA AJLUNI FAMILY TRUST	10518 E POSADA AVE MESA AZ 85212
309-19-734	LEE TYLER	10703 E PLATA AVE MESA AZ 85212
309-19-735	RUETSCH DAVID L/RHONDA A	10665 E PLATA AVE MESA AZ 85212
309-19-736	AH4R I AZ LLC	30601 AGOURA RD 200 AGOURA HILLS CA 91301
309-19-737	STEELE FAMILY TRUST	4005 ALZADA RD ALTADENA CA 91001
309-19-803; 309-19-804; 309-19-805;	SANTA RITA RANCH HOMEOWNERS ASSOCIATION	2400 E ARIZONA BILTMORE CIR #1300 PHOENIX AZ 85016-2115
309-19-806		
312-05-303	ALL ABOUT ME TRUST	10850 E OLLA AVE MESA AZ 85212
312-05-304	FRIENDSHUH LAWRENCE/COLLEEN	16725 SHORELINE LN SHAKOPEE MN 55379
312-05-305	FULLER DANIEL R/DEBORAH M	10834 E OLLA AVE MESA AZ 85212
312-05-306	ZANDER TERRY/GUNDERSON SUSAN	10826 E OLLA AVE MESA AZ 85212-2938
312-05-307	PETERSON RICHARD L/HARRIET SUE	2804 S OLIVEWOOD MESA AZ 85212
312-05-308	STEFFENSEN GERALD T/NANCY R	2812 S OLIVEWOOD MESA AZ 85212
312-05-309	ESCALANTE DENNIS J/LINDA M	2818 S OLIVEWOOD MESA AZ 85212
312-05-310	MILLER FAMILY REVOCABLE TRUST	2824 S OLIVEWOOD MESA AZ 85212

312-05-311	C & C LANEY LIVING TRUST	2830 S OLIVEWOOD MESA AZ 85212
312-05-312	ANDREADES ETHEL A	2836 S OLIVEWOOD MESA AZ 85212
312-05-313	MILLER SCOTT C/JUNE K	2842 S OLIVEWOOD MESA AZ 85212
312-05-314	CRAMPTON STEVEN C/V ARLENE TR	311 LISA LANE WILLIAMSTON MI 48895
312-05-315	YEATER LINDA K	2854 S OLIVEWOOD MESA AZ 85212
312-05-316	SAKRAN BRADLEY BF/HAZEL J	2860 S OLIVEWOOD MESA AZ 85212
312-05-317	JAMES D DWORZAK REVOCABLE TRUST	903 HENRY DR MARSHALL TOWN IA 50158
312-05-318	KOSKINEN JOHN R/PATRICIA A	10819 E OCASO AVE MESA AZ 85212
312-05-319	HADFIELD FAMILY LIVING TRUST	10827 E OCASO AVE MESA AZ 85212
312-05-320	BOHNSACK LARRY/LINDA	406 2ND ST SW STATE CENTER IA 50247
312-05-339	FERRIERA PATRICIA L	2822 S ALDERWOOD CIR MESA AZ 85212
312-05-340	ANDERSON LEASING FAMILY LP	PO BOX 277 EDGELEY ND 58433
312-05-341	GARRETT TERRY D/LINDA M	2834 S ALDERWOOD CIR MESA AZ 85212
312-05-342	GRANQUIST LARRY A/LINDA J TR	2840 S ALDERWOOD CIR MESA AZ 85212
312-05-343	FURTAU LOUIS F/FARTAW BARBARA L TR	2839 S OLIVEWOOD MESA AZ 85212
312-05-344	LEROY AND ROSALINDA BARNHART LIVING TRUST	2833 S OLIVEWOOD MESA AZ 85212
312-05-345	MIHIN MICHAEL D/KAREN S	2827 S OLIVEWOOD MESA AZ 85212
312-05-346	REGINEK FRANCIS J/JANICE A	2520 HOLLOWAY AVE MAPLEWOOD MN 55109
312-05-347	AALVIK EDWARD R/CAROL A	10829 E OLLA AVE MESA AZ 85212
312-05-348	STUTZ HERMAN W/JOAN K	10837 E OLLA AVE MESA AZ 85212
312-05-349	LUTZ EDWARD J/RICHELLA M	10845 E OLLA AVE MESA AZ 85212
312-05-363	LYONNAIS ROY W/LOUISE M	NO 1 6449 BLACKWOOD LN CHILLIWACK BC CANADA V2R5X5
312-05-364	FLECK JOSEPH G/JANICE M	10829 E ONZA AVE MESA AZ 85212
312-05-365	DURNS JOYCE D	10821 E ONZA AVE MESA AZ 85212
312-05-366	ROTHFOLK EDWARD T/SHARON J	10820 E OCASO AVE MESA AZ 85212
312-05-367	SATCHELL RICHARD L/BARBARA S	10828 E OCASO AVE MESA AZ 85212
312-05-368	VOLLHERBST FREDERICK/TERESA	10836 E OCASO AVE MESA AZ 85212
312-05-380	FRITSCH MARY KATHRYN	10826 E OBISPO AVE MESA AZ 85212
312-05-381	PERRY ROBERT J/SHARON/DUTKA AMBER	10818 E OBISPO AVE MESA AZ 85212
312-05-382	ROBNIK DANIEL B/PATRICIA A	10810 E OBISPO AVE MESA AZ 85212
312-05-383	DALE DONNA/BRIGGS SUSAN C	25 N WAVERLY RD EATON RAPIDS MI 48827
312-05-384	BROWN JAMES K/MARY DENISE	16817 GROSS DR SUNRIVER OR 97707
312-05-470; 312-05-	SUNLAND SPRINGS VILLAGE HOA	9000 E PIMA CTR PKWY STE 300 SCOTTSDALE AZ 85258
312-06-961; 312-06-	MESA CENTERPOINTE PLAZA LLC	4805 N LOCUST GROVE RD MERIDIAN ID 83646



March 28, 2019

Notice of Public Hearing

Case: ZON18-00929

Dear Neighbor,

We have applied for a Site Plan Modification with the City of Mesa for the property located at 2836 S Signal Butte Road, Mesa AZ 85212 (SWC Signal Butte & Guadalupe). This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site as required by the Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the proposed site plan, landscape plan and elevations.

This application has been scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 17, 2019 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The City of Mesa has assigned this case to Wahid Alam of the Planning Division staff. He can be reached at 480-644-4933 should you have any questions regarding the public hearing process. If you have any further questions please feel free to contact me at 480-970-4005 or tina@gdc-az.com. Thank you for your time.

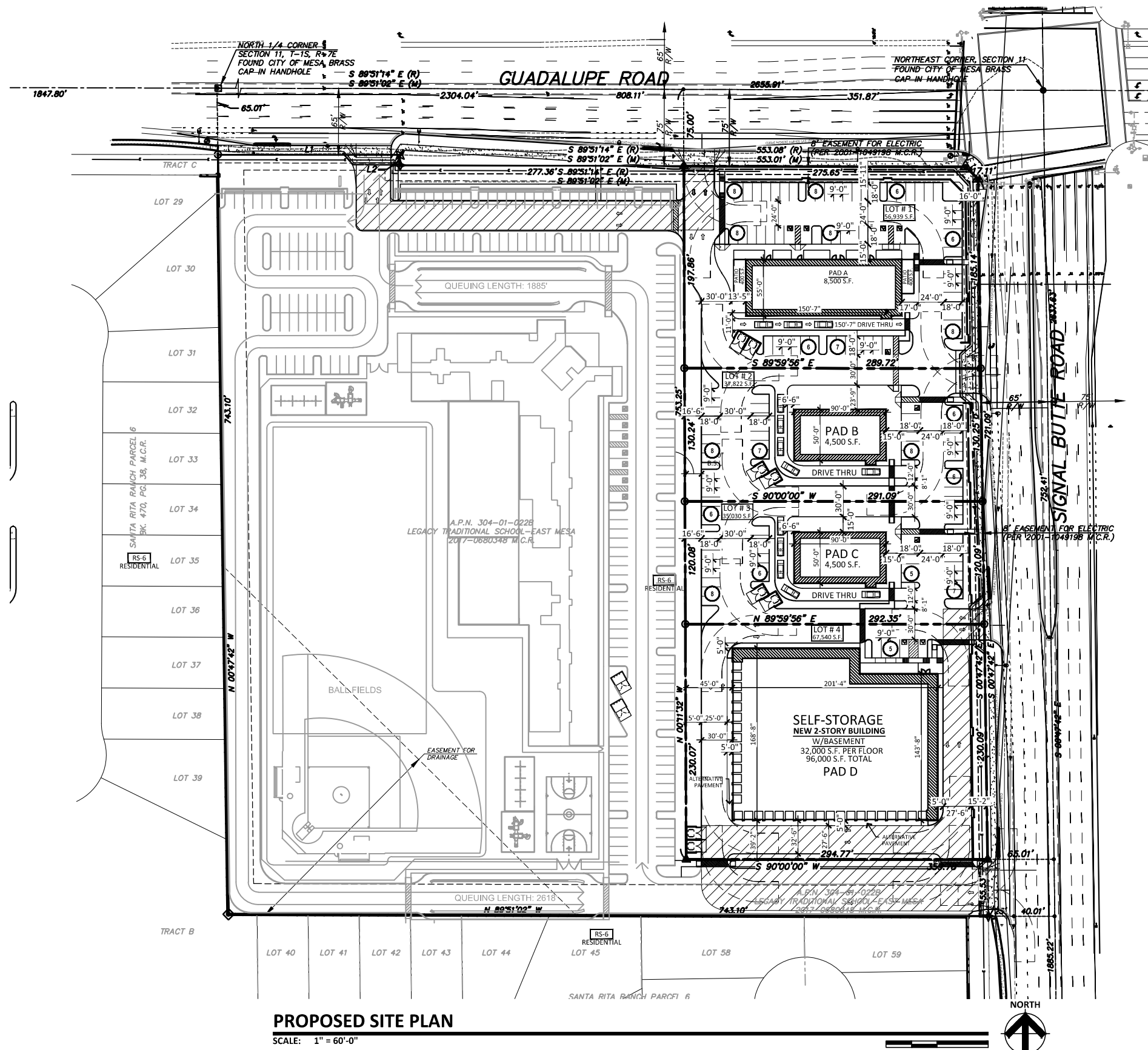
Best regards,

A handwritten signature in black ink that reads "Tina Heinbach".

Tina Heinbach
Garrett Development Corporation

www.gdc-az.com

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



PROPOSED SITE PLAN

SCALE: 1" = 60'-0"

GUADALUPE AND SIGNAL BUTTE

SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD

MESA, AZ 85212

DATE: 03-04-2019 (PRELIMINARY)

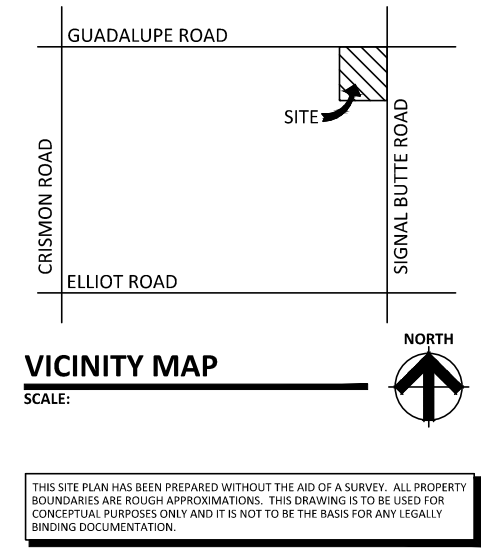
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SP-1

RKAA# 16161.00

SITE DATA	
PARCEL:	304-01-022A
CURRENT ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	LC (LIMITED COMMERCIAL)
SITE AREA:	
GROSS	267,489 G.S.F. (6.1 AC.)
NET	197,331 S.F. (4.5 AC.)
BUILDING AREA (1ST FLOOR):	49,500 S.F.
COVERAGE (NET SITE AREA):	25.08%
REQUIRED PARKING:	136 SPACES
PAD A: 8,500 S.F. (RESTAURANT/RETAIL)	= 64 SPACES
RESTAURANT WITH D/T 3,300/100	= 33 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT 1,200/75	= 16 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RETAIL 4,000/375	= 11 SPACES
PAD B: 4,500 S.F. (RESTAURANT/RETAIL)	= 34 SPACES
RESTAURANT WITH D/T 3,000/100	= 30 SPACES
RETAIL 1,500/375	= 04 SPACES
PAD B: 4,500 S.F. (RESTAURANT/RETAIL)	= 34 SPACES
RESTAURANT WITH D/T 3,000/100	= 30 SPACES
RETAIL 1,500/375	= 04 SPACES
PAD D: 96,000 S.F. (STORAGE)	= 4 SPACES
PROVIDED PARKING:	137 SPACES
	(8 ACCESSIBLE SPACES)
PAD A	65 SPACES
PAD B	35 SPACES
PAD C	32 SPACES
PAD D	5 SPACES
BICYCLE PARKING:	12

NOTE: ALL LOTS (LOT 1, 2, 3 & 4) TO HAVE CROSS PARKING AND CROSS ACCESS AGREEMENT.

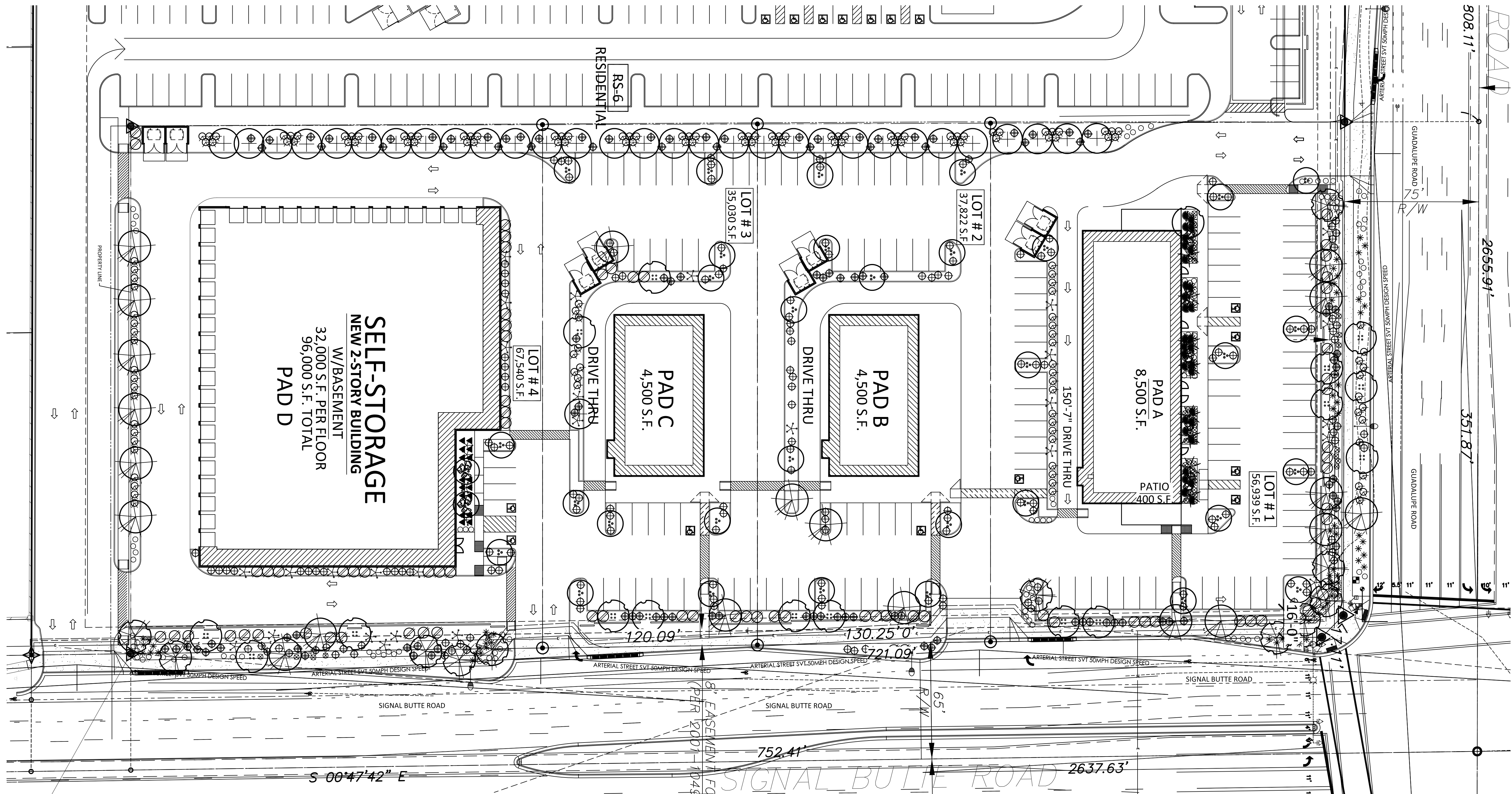


VICINITY MAP

SCALE:

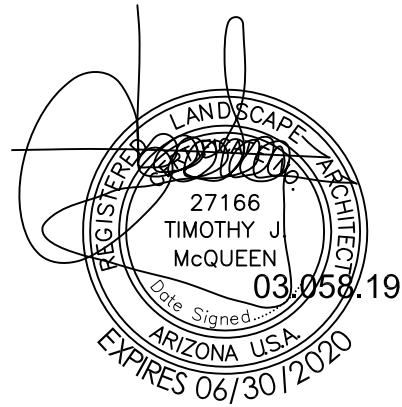
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.





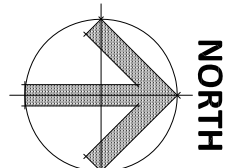
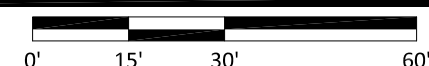
- LANDSCAPE LEGEND**
- CHILOPSIS LINEARIS
DESERT WILLOW 'ARTS'
36" BOX
 - CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
 - ACACIA SALICINA
WILLOW ACACIA
24" BOX
 - CHITALPA TASHKENTENSIS
CHITALPA
24" BOX
 - QUERCUS VIRGINIANA CATHEDRAL
LIVE OAK
24" BOX
 - CHAMAEROPS HUMILIS
MED. FAN PALM
36" Box
 - RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
 - DODONAEA VISCOSA
GREEN HOP BUSH
5 GALLON
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - CALLIANDRA CALIFORNICA
BAJA FAIRY DUSTER
5 GALLON
 - LANTANA X
NEW GOLD tm
1 GALLON
 - ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
 - LANTANA X
WHITE LIGHTING tm
1 GALLON
 - YUCCA RUPICOLA
TWISTED LEAF YUCCA
5 GALLON
 - 3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MIN. 2000lbs EA. BURY 1/3
 - 1/2" SCREENED EXPRESS GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjma.net



Conceptual Landscape Plan

SCALE:



GUADALUPE AND SIGNAL BUTTE

SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212

DATE: 03-05-2019 (PRELIMINARY)

La.01

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MATERIALS & COLORS

- A** PAINT:
MFG: SHERWIN WILLIAMS
COLOR: REALIST BEIGE
SPEC #: SW 6078

B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: SPALDING GRAY
SPEC #: SW 6074

C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE
SPEC #: SW 7069
- D** PAINT:
MFG: SHERWIN WILLIAMS
COLOR: PASSIVE
SPEC #: SW 7064

E 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
COLOR: CHARCOAL

F 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: WALNUT CREEK
- G** ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: BLACK

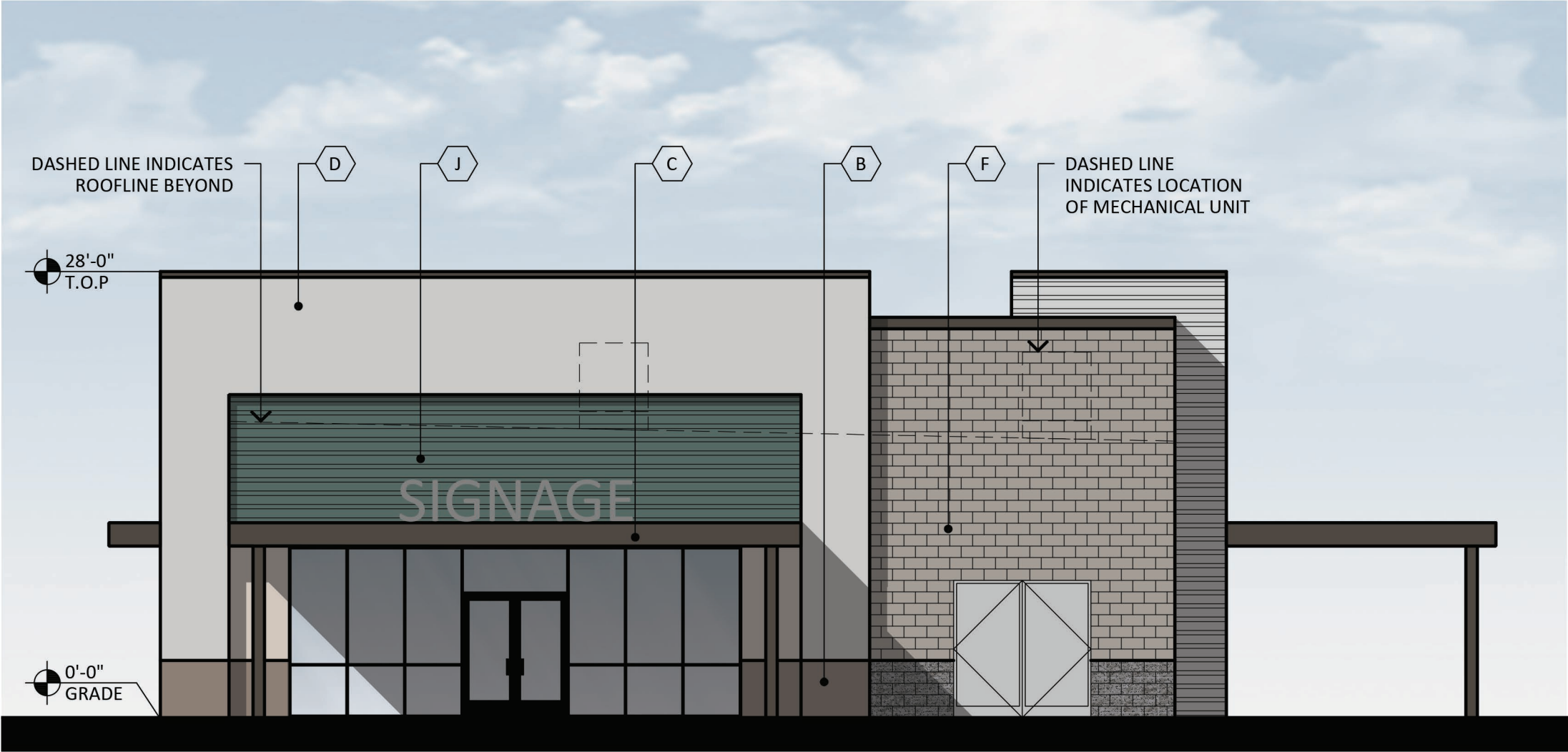
H METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
COLOR: CHARCOAL GRAY

J METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 300
COLOR: EVERGLADE
- K** METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
FINISH: SILVER METALLIC



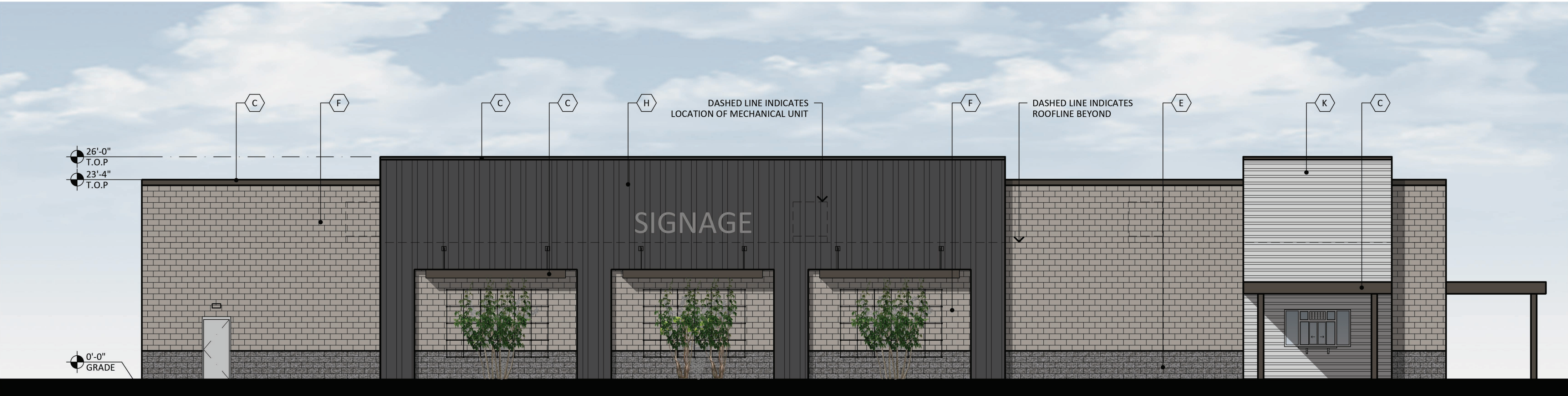
NORTH ELEVATION - PAD A

SCALE: 1/8" = 1'-0"



WEST ELEVATION - PAD A

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PAD A

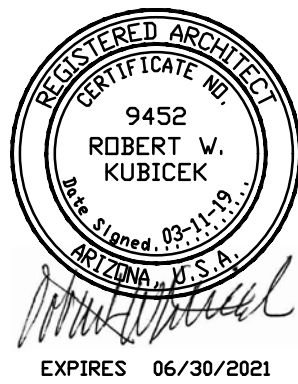
SCALE: 1/8" = 1'-0"



EAST ELEVATION - PAD A

SCALE: 1/8" = 1'-0"

GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 03-11-2019 (PRELIMINARY)



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EL-1

RKAA# 16161.00



MATERIALS & COLORS

- A

PAINT:
MFG: SHERWIN WILLIAMS
COLOR: REALIST BEIGE
SPEC #: SW 6078
- D

PAINT:
MFG: SHERWIN WILLIAMS
COLOR: PASSIVE
SPEC #: SW 7064
- G

ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: BLACK
- K

METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
FINISH: SILVER METALLIC
- B

PAINT:
MFG: SHERWIN WILLIAMS
COLOR: SPALDING GRAY
SPEC #: SW 6074
- E

8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
COLOR: CHARCOAL
- H

METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
COLOR: CHARCOAL GRAY
- C

PAINT:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE
SPEC #: SW 7069
- F

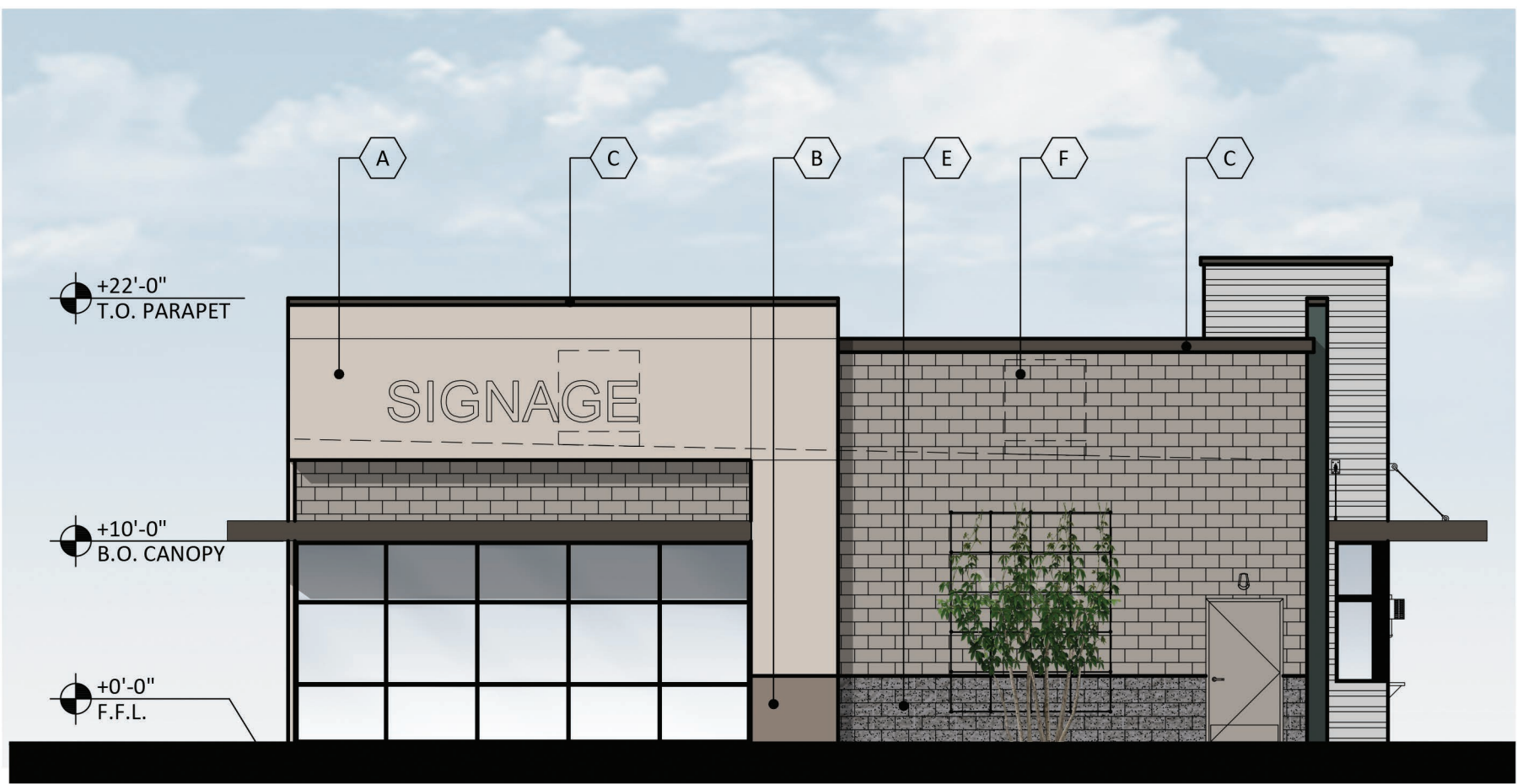
8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: WALNUT CREEK
- J

METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 300
COLOR: EVERGLADE



NORTH ELEVATION - PAD B

SCALE: 1/8" = 1'-0"



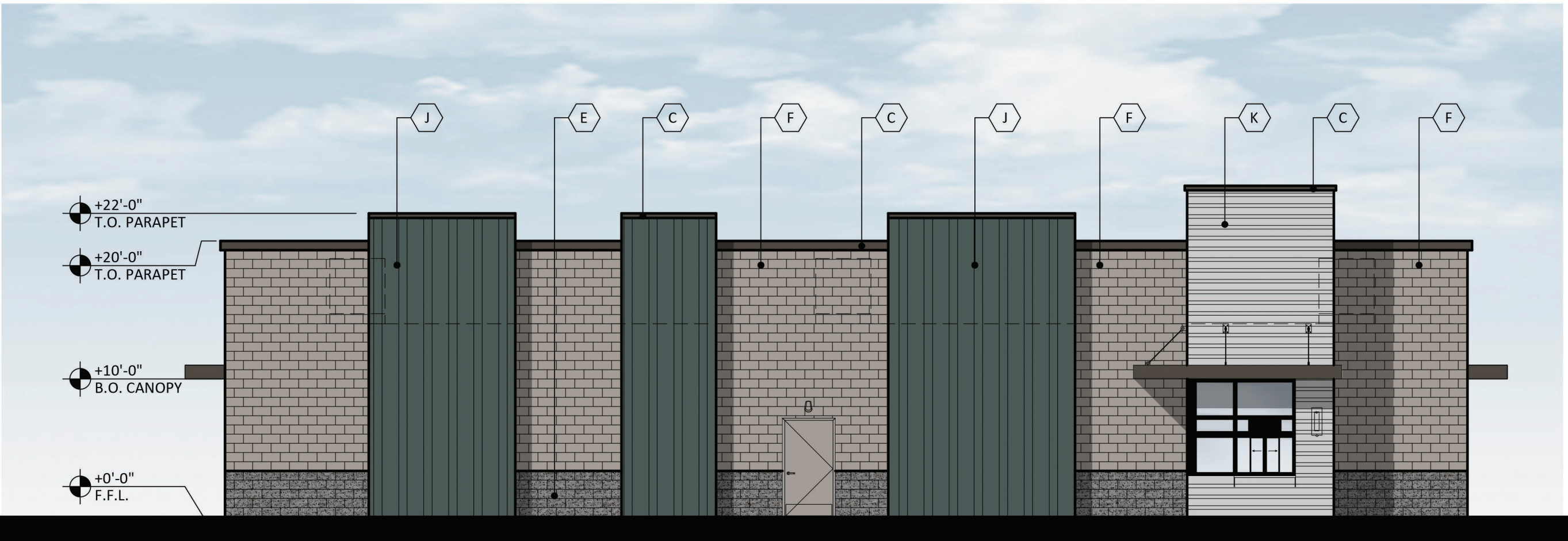
WEST ELEVATION - PAD B

SCALE: 1/8" = 1'-0"



EAST ELEVATION - PAD B

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PAD B

SCALE: 1/8" = 1'-0"

MATERIALS & COLORS

- A PAINT:
MFG: SHERWIN WILLIAMS
COLOR: REALIST BEIGE
SPEC #: SW 6078

B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: SPALDING GRAY
SPEC #: SW 6074

C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE
SPEC #: SW 7069

D PAINT:
MFG: SHERWIN WILLIAMS
COLOR: PASSIVE
SPEC #: SW 7064

E 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
COLOR: CHARCOAL

F 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: WALNUT CREEK

G ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: BLACK

H METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
COLOR: CHARCOAL GRAY

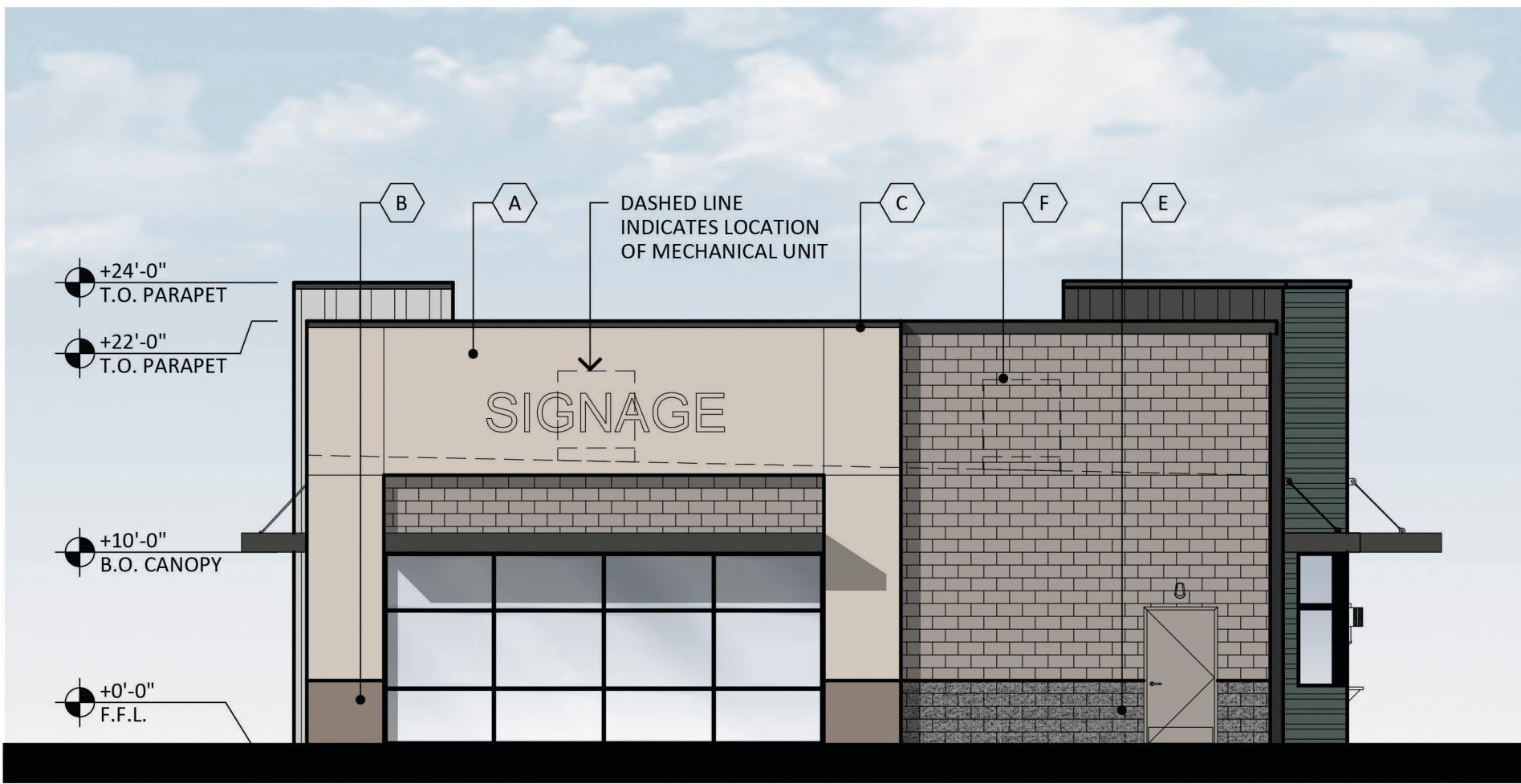
J METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 300
COLOR: EVERGLADE

K METAL SIDING:
MFG: MBCI
SPEC: SIGNATURE 200
FINISH: SILVER METALLIC



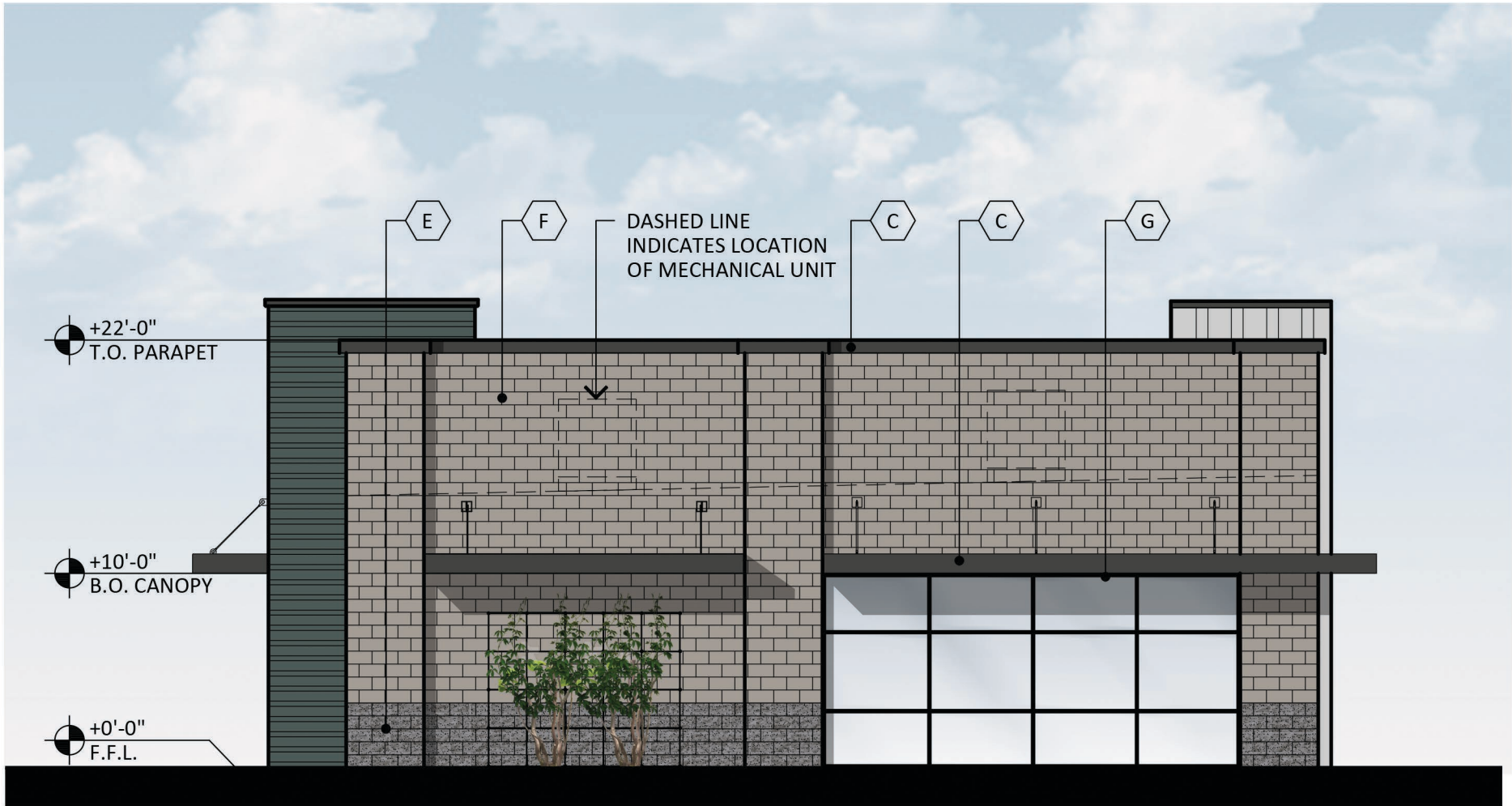
NORTH ELEVATION - PAD C

SCALE: 1/8" = 1'-0"



WEST ELEVATION - PAD C

SCALE: 1/8" = 1'-0"



EAST ELEVATION - PAD C

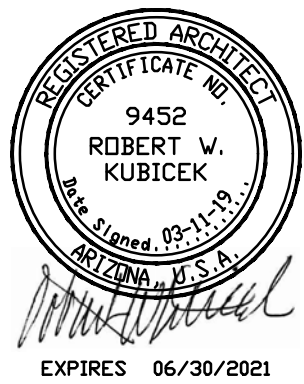
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PAD C

SCALE: 1/8" = 1'-0"

GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 03-11-2019 (PRELIMINARY)



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EL-3

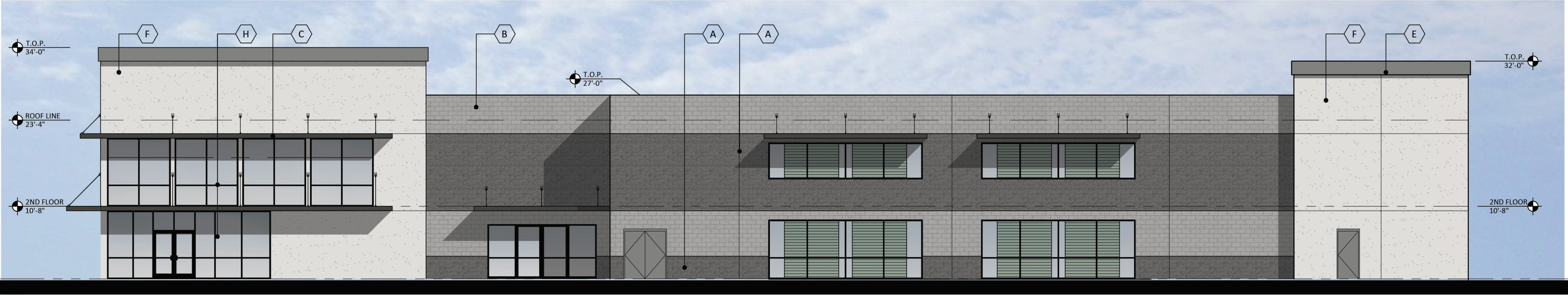
RKAA# 16161.00





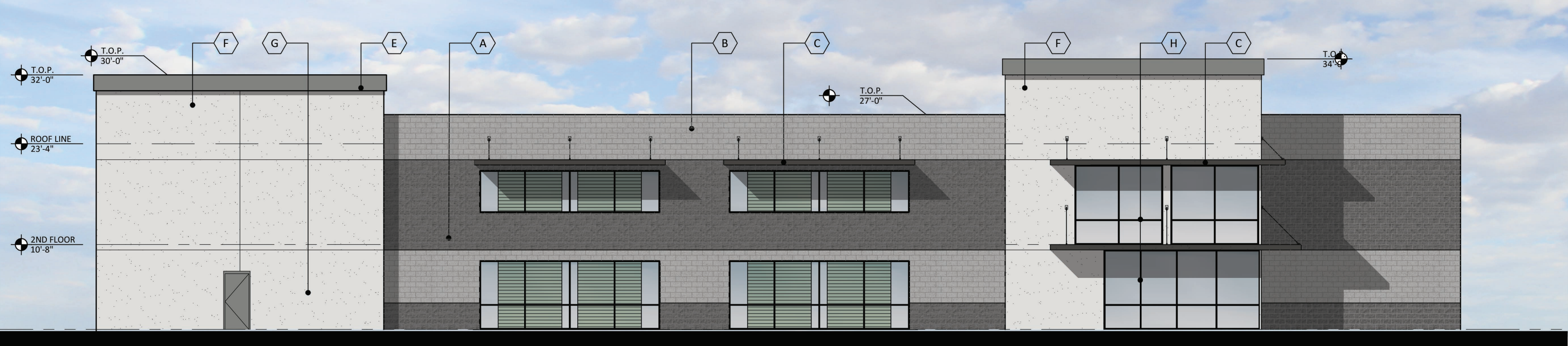
SOUTH ELEVATION- PAD D

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



NORTH ELEVATION- PAD D

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



EAST ELEVATION- PAD D

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



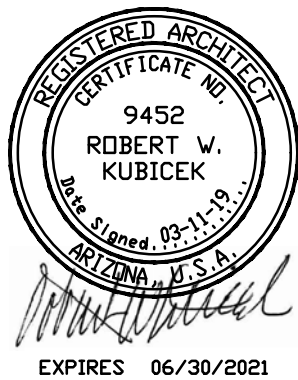
WEST ELEVATION- PAD D

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

MATERIALS & COLORS

- | | |
|--|---|
| A 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
PATTERN: RUNNING BOND
COLOR: CHARCOAL | E CORNICE:
COLOR: CITYSCAPE
SPEC #: SW 7067 |
| B 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
PATTERN: RUNNING BOND
COLOR: GRAY | F SAND FINISH STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: NEBULOUS WHITE
SPEC #: SW 7063 |
| C STEEL CANOPY:
COLOR: IRON ORE
SPEC #: SW 7069 | G HOLLOW METAL DOOR:
COLOR: CITYSCAPE
SPEC #: SW 7067 |
| D STORAGE DOOR:
COLOR: PRIVILEGE GREEN
SPEC #: SW 6193 | H ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: BLACK |

SELF STORAGE FACILITY
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 03-11-19 (PRELIMINARY)



EL-4

RKAA# 16161.00

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EXHIBIT C

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by April 3, 2019

Date: 4/2/19

I, Jeff Garrett, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON18-00929 on the 2nd day of April, 2019. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 2nd day of April 2019.

Notary Public



Case Number: ZON18-00929

Project Name: SWC Signal Butte & Guadalupe



EXHIBIT D



March 5, 2019

Citizen Participation Report

ZON18-00929 Site Plan Modification

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

Overview: The purpose of this Citizen Participation Report is to provide an update of what occurred since the initial Site Plan Modification submittal made on November 26, 2018. We have made several efforts to provide information to and gain feedback from citizens, property owners, registered associations, etc. within the vicinity of the Property. We believe the following endeavors have adequately ensured that those affected by or have interest in this case have been informed and have had an opportunity to learn about, ask questions, and provide comments to the proposal. This participation is still ongoing and an updated report will be provided prior to the April 17, 2019 Planning and Zoning Hearing.

Contact:

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

Paul E. Gilbert
BEUS GILBERT PLLC
701 North 44th Street | Phoenix, AZ 85008
480.429.3002
PGilbert@beusgilbert.com

Pre-Submittal Conference: The pre-submittal conference with City of Mesa planning staff was held on October 03, 2016.

Previous Case History: The site plan modification is a continuance of rezoning case ZON17-00384. During that case developer held multiple neighborhood meetings, including one on one meetings with community leaders, door to door conversations with neighboring individuals, emails and phone calls, and several mailed notices soliciting feedback. Developer also agreed to a Good Neighbor Policy which was incorporated into the final City Council approval.

Neighborhood Outreach:

Prior to mailing out neighborhood notices the development team spoke with and/or met with some of the key community leaders who were actively involved in the original

www.gdc-az.com

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

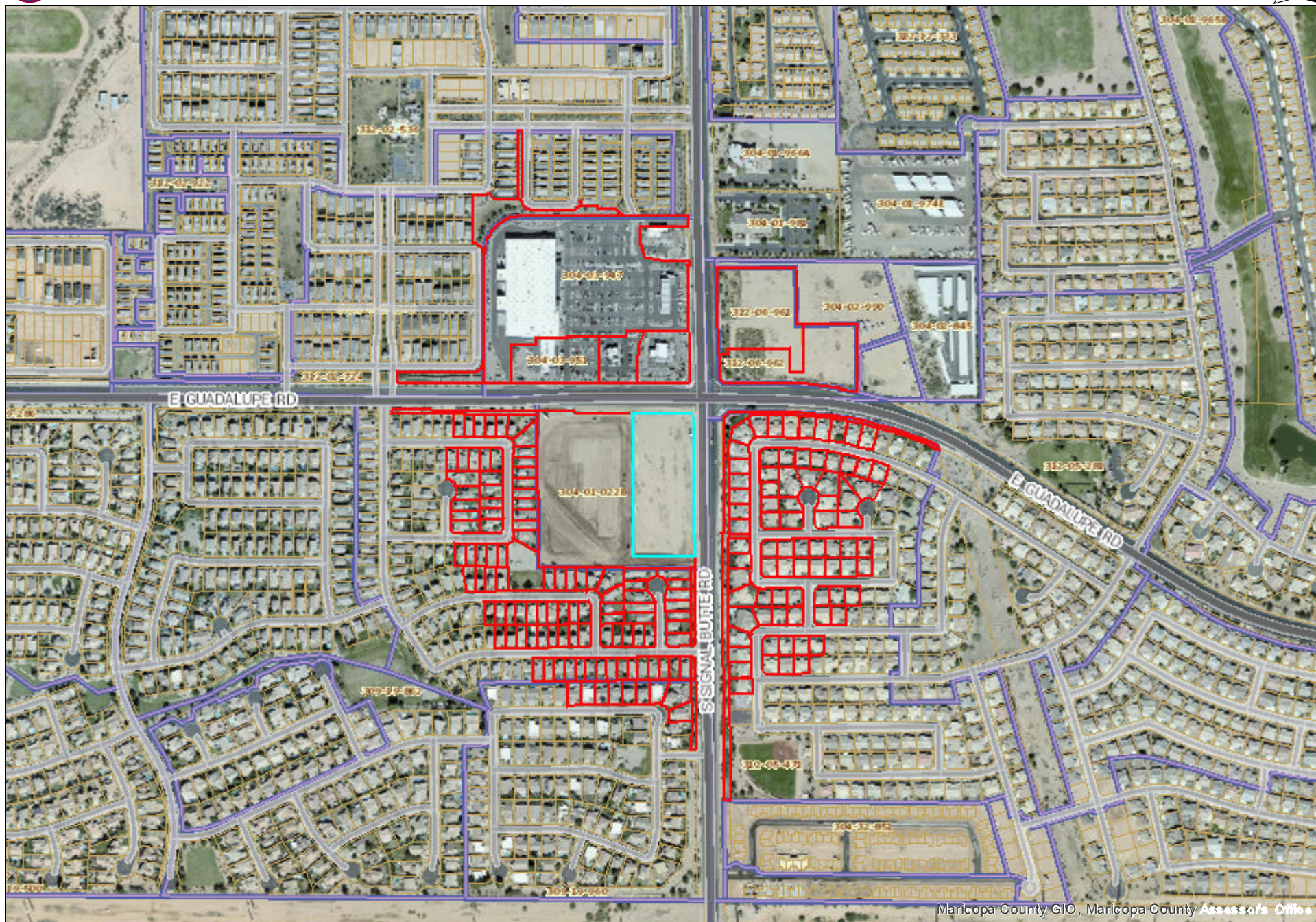


rezoning case. The developer was contacted on December 4, 2019 (via email) by Christopher and Angie Draper, residents of Santa Rita Ranch. They expressed significant concerns for the previously proposed auto repair/maintenance use. The Drapers also expressed their concerns over the phone with Paul Gilbert. To obtain a better understanding the development team (Tina Heinbach, Paul Gilbert, Jeff Garrett – President of Garrett Development, and Mike Ord – Broker) met with the Drapers on December 18th to discuss the proposal and gain additional feedback regarding site design and site uses. It was apparent that restaurants and service oriented retailers are the desired uses within the community and auto uses are of major concern. Developer also received feedback from Thom Rothfolk and Scott Miller, residents of Sunland Springs, on December 5, 2019 who echoed the same comments. We requested a continuance of the P&Z hearings so we could make the necessary modifications to address these issues.

On February 8, 2019 the Developer met with Christopher and Angie Draper again to discuss progress and present an updated site plan. At this time Christopher and Angie voiced concerns and feedback they were hearing from within the community regarding auto-related uses and made additional comments on the revised plan. Developer requested another continuance in order to make these final changes.

February 27, 2019 Neighborhood Notice:

The enclosed map and contact list shows all property owners within 1,000 feet of the subject site and all registered neighborhoods within ½ mile as provided by the City of Mesa. The attached letter dated February 27, 2019 was mailed to all residents on the list. Additionally, this letter was sent electronically on March 1, 2019 to Chris and Angie Draper and Thom Rothfolk. At this time Developer has not received any responses to this letter. An update to the Citizen Participation report will be provided prior to the P&Z hearing.



SWC Signal Butte & Guadalupe
ZON18-00929 Site Plan Modification
Ownership/Notification List (1,000')

Registered Neighborhood	Contact	Address
Augusta Ranch HOA	Rachel Stanton	1801 S Extension Rd 124 Mesa AZ 85210
Augusta Ranch HOA	Kamin Havens	2401 S Lansing Mesa AZ 85209
Eastmark	Suzanne Walden-Wells	10100 E Ray Rd Mesa AZ 85212
Meridian Pointe	Millie Lawton	7255 E Hampton 101 Mesa AZ 85209
Meridian Pointe	John Kupferschmidt	3224 S Emery Cir Mesa AZ 85212
Santa Rita Ranch	Shannon Rowe	4645 E Cotton Gin Loop Phoenix AZ 85040
Sunland Springs Village	Brian Bender	10831 E Obispo Ave Mesa AZ 85212
Sunland Springs Village	Ed Leahy	11514 E Medina Ave Mesa AZ 85209
Sunland Springs Village	Michael Tucker	11023 E Naranja Ave Mesa AZ 85209
Villages of Eastridge HOA	Jeff Lee	2125 S Archer Mesa AZ 85209
Villages of Eastridge HOA	Kevin Bishop	633 E Ray Rd 122 Gilbert AZ 85296
City of mesa	Andrea Alicoate	P.O Box 1466 Ste 250 Mesa AZ 85211

Parcel Number	Property Owner Name	Mailing Address
304-01-022B	LEGACY TRADITIONAL SCHOOL-EAST MESA	3201 S GILBERT RD CHANDLER AZ 85268
304-03-947	SMITHS FOOD & DRUG CENTERS INC	2724 S SIGNAL BUTTE RD MESA AZ 85212
304-03-948	G BROWN INVESTMENTS I LLC	7508 E CAMEL BACK RD SCOTTSDALE AZ 85251
304-03-949	JOHN F LONG FOUNDATION INC	1118 E MISSOURI AVE STE A PHOENIX AZ 85014-2710
304-03-950	4H RANCH INC	707 N SHEPHERD DR STE 700 HOUSTON TX 77007-1351
304-03-951	G BROWN INVESTMENTS I LLC	7508 E CAMELBACK RD SCOTTSDALE AZ 85251
309-19-650	VORHAUER TODD E/KRISTINE M	10618 E OLLA AVE MESA AZ 85212
309-19-651	HAWKINS GARRETT WILLIAM/SAMANTHA	10622 OLLA AVE MESA AZ 85212
309-19-652	ZUFELT PAYDEN C/ABBY	10626 E OLLA AVE MESA 85212
309-19-653	BUSTOS JOSEPH/SOLIS CECILIA	10630 E OLLA AVE MESA AZ 85212
309-19-654	FELLER MICHAEL/KELLY	10634 E OLLA AVE MESA AZ 85212
309-19-655	2017-1 IH BORROWER LP	1121 W WARNER RD # 110 TEMPE AZ 85284
309-19-656	SMITH HANNAH	10642 E OLLA AVE MESA AZ 85212
309-19-657	REDFOX GEORGE/CARRIE	10217 CHANEY AVE DOWNEY CA 90241
309-19-658	SAGGIO MARCELLA F/SOREN M	1060 E OLLA AVE MESA AZ 85212
309-19-659	CLEMONS KURT/ELIZABETH	PO BOX 6602 MESA AZ 85216
309-19-660	BALL JONATHAN	2821 S 106TH PL MESA AZ 85212
309-19-661	ACEVEDO MARIO JUAREZ/MANUELA ANTONIA	2825 106TH PL MESA AZ 85217
309-19-662	PFLUGFELDER JAMESON	2829 S 106TH PL MESA AZ 85212
309-19-663	GROFF ADAM	2833 S 106TH PL MESA AZ 85212
309-19-664	MARECI JAMES J	2839 S 106TH PL MESA AZ 85212
309-19-665	MILTON MICHAEL H/THOMPSON TRACY A	2845 S 106TH ST MESA AZ 85212
309-19-666	MCLAIN NICHOLAS LAFAYETTE/JENNY K	2851 S 16TH PL MESA AZ 85212
309-19-667	EHMAN FAMILY TRUST	5657 BLACK WILLOW ST ROCKLIN CA 95677
309-19-668	YEAMAN JOSHUA R/BRYNNE N	2863 S 106TH PL MESA AZ 85212
309-19-669	DAVIES CATHERINE MARY	22889 SE VAN CUREN RD EAGLE CREEK OR 97022
309-19-670	LAWLESS ADAM C	10660 E PLATA AVE MESA AZ 85212
309-19-671	WOLFENBARGER TRISHA RAE	10664 E PLATA AVE MESA AZ 85212
309-19-672	VANLO CHRISTNA CHRIS/MERCEDES KATHLEEN	10704 E PLATA AVE MESA AZ 85212
309-19-673	WARDROP BRADLEY G/CELESTE	10710 E PLATA AVE MESA AZ 85212
309-19-674	OLSZEWSKI CHRISTOPHER DOUGLAS	10716 E PLATA AVE MESA AZ 85212
309-19-675	GONZALEZ NORMA O	2945 S TOBIN MESA AZ 85212
309-19-676	GARCIA CHRISTOPHER N/ANNA M	2949 S TOBIN MESA AZ 85212
309-19-677	DARA M MILLER TRUST	2953 S TOBIN MESA AZ 85212
309-19-678	ALCAZAR RUBEN/REED-ALCAZAR POLLY A	10720 E PORTOBELLO AVE MESA AZ 85212
309-19-679	MASSEY TAMRA S	10726 E PORTOBELLO AVE MESA AZ 85212
309-19-680	MCIVER SEAN T	10732 E PORTOBELLO AVE 51 SANTA RITA #6 MESA AZ 85212
309-19-681	HOLDER JARRED	10738 E PORTOBELLO AVE MESA AZ 85212
309-19-682	STRAHL RONALD W JR/BRITTANY	10744 E PORTOBELLO AVE MESA AZ 85212-1845
309-19-683	CURRY TIFFANY L	2954 S DEL RANCHO CIR MESA AZ 85212
309-19-684	CASTANEDA JUAN M JR/KRISTINA	2950 S DEL RANCHO CIR MESA AZ 85212
309-19-685	TIPPETT ENTERPRISE-DEL RANCHO LLC	227 FOREST CREEK DR BOZEMAN MT 59718
309-19-686	SESMAS ISABEL R	2942 S DEL RANCHO CIR MESA AZ 85212
309-19-687	SALMONS MARK J	2938 S DEL RANCHO CIR MESA AZ 85212
309-19-688	PEREZ LIZETH/PATRICK	2939 S DEL RANCHO CIR MESA AZ 85212
309-19-689	MUNOZ THOMAS R/RENEE M	2720 S COMPTON MESA AZ 85209
309-19-690	OHLRICH JILL L	2947 S DEL RANCHO CIR MESA AZ 85212
309-19-691	BRYANT-HOLZER JULIANNE R/BRYANT BRADFORD	2951 S DEL RANCHO CIR MESA AZ 85212
309-19-692	2017-1 IH BORROWER LP	1121 W WARNER RD # 110 TEMPE AZ 85284
309-19-693	PULSIPHER ANDREW/HOCKING BRENNAN M	2959 S DEL RANCHO CIR MESA AZ 85212
309-19-694	AMH 2014-2 BORROWER LLC	30601 AGOURA RD SUITE 200 AGOURA HILLS CA 91301
309-19-695	KELLY JAXON L/AMBER M	10763 E PORTOBELLO AVE MESA AZ 85212
309-19-696	KEELING DALIA NAYELY/BARRIOS CRUZ ELENA	10759 E PORTOBELLO AVE MESA AZ 85212
309-19-697	IMAJN HOMES PHOENIX I LLC	10645 N TATUM BLVD SUITE 200-411 PHOENIX AZ 85028
309-19-698	COLEMAN JULIANNE R	10747 E PORTOBELLO AVE MESA AZ 85212
309-19-699	PATINO RAUL	10741 E PORTOBELLO AVE MESA AZ 85212
309-19-700	RAMIREZ LEOBARDO/EDNA	10735 E PORTOBELLO AVE MESA AZ 85212
309-19-701	PALOMO ADRIAN/LAURA	10729 E PORTOBELLO AVE MESA AZ 85212
309-19-702	GRAVES SHELBY	10723 E PORTOBELLO AVE MESA AZ 85212

309-19-703	SOLOMON MITCHEL/JULIE H	10717 E PORTOBELLO AVE MESA AZ 85212
309-19-704	ISAGHOULIAN EDMOND/HERMINEH	10713 E PORTOBELLO AVE MESA AZ 85212
309-19-705	SANCHEZ SHANE/HEATHER	10707 E PORTOBELLO AVENUE MESA AZ 85212
309-19-706	COSIO LARISA	10701 E PORTOBELLO AVE MESA AZ 85212
309-19-707	LARSON KRISTOPHER B/TRACI	10663 E PORTOBELLO AVE MESA AZ 85212
309-19-708	IANNARELLI ANTHONY J/WARNER JACEE R	10659 E PORTOBELLO AVE MESA AZ 85212
309-19-709	FRIGO CHRISTOPHER A/VATSANA G TR	17331 NEWLAND ST HUNTINGTON BEACH CA 92647
309-19-710	MALAN BLAZE/WRIGHT ASHLEY	10649 E PORTOBELLO AVE MESA AZ 85212
309-19-711	GATES CHRISTOPHER/BRITTNEY	10645 E PORTOBELLO AVE MESA 85212
309-19-712	LEITINGER KURT/ASHLEY	10639 E PORTOBELLO AVE MESA AZ 852121843
309-19-713	FOSTER WILLIAM/ALISON	10631 E PORTOBELLO AVE MESA AZ 85212
309-19-714	ADAMS DUANE K/BIBIANA B	10623 E PORTOBELLO AVE MESA AZ 85212
309-19-715	THR PHOENIX LP	10617 E PORTOBELLO AVE MESA 85212
309-19-716	GEE JOHN S JR/ORTIZ DENISE	10611 E PORTOBELLO AVE MESA 85212
309-19-719	ALCARAZ JUAN CARLOS	10610 E PORTOBELLO AVE MESA 85212
309-19-720	WILLIS WILLIAM STANLEY JR	3307 ROYAL GLEN AVE DAVIDSONVILLE MD 21035
309-19-721	MACDONALD MICHAEL/VALERIE	10618 E PORTOBELLO AVE MESA 85212
309-19-722	IMAJN HOMES PHOENIX I LLC	10624 E PORTOBELLO AVE MESA 85212
309-19-723	MADAN MANEESH/GOSWAMI PREETI	1277 ELKWOOD DR MILPITAS CA 95035
309-19-724	SMITH MARISSA	10636 E PORTOBELLO AVE MESA AZ 85212
309-19-725	IH6 PROPERTY PHOENIX LP	1325 N FIESTA BLVD SUITE 103 GILBERT AZ 85233
309-19-726	LOGUE MICHAEL S/TONIE L	10648 E PORTOBELLO AVE MESA AZ 85212
309-19-727	PRESTRIDGE HEATH/VALI	10652 E PORTOBELLO AVE MESA AZ 85212
309-19-728	MOKOFISI ALIA M	10656 E PORTOBELLO AVE MESA AZ 85212
309-19-729	IH6 PROPERTY PHOENIX LP	1325 N FIESTA BLVD SUITE 103 GILBERT AZ 85233
309-19-730	BAKER BRIAN K/TIRSA	10664 E PORTOBELLO AVE MESA AZ 85212
309-19-731	SOUND EQUITIES LLC	3214 N UNIVERSITY AVE NO 104 PROVO UT 84604
309-19-732	ENCINAS MARIO A/BRENDA L	10708 E PORTO BELLO AVE MESA AZ 85212
309-19-733	NIDAL & DIANA AJLUNI FAMILY TRUST	10518 E POSADA AVE MESA AZ 85212
309-19-734	LEE TYLER	10703 E PLATA AVE MESA AZ 85212
309-19-735	RUETSCH DAVID L/RHONDA A	10665 E PLATA AVE MESA AZ 85212
309-19-736	AH4R I AZ LLC	30601 AGOURA RD 200 AGOURA HILLS CA 91301
309-19-737	STEELE FAMILY TRUST	4005 ALZADA RD ALTADENA CA 91001
309-19-738	FRANCO JENNIFER COLES	10653 E PLATA AVE MESA AZ 85212
309-19-739	HINKLE ANTHONY S	10649 E PLATA AVE MESA AZ 85212
309-19-740	MIFSUD DANIEL C	10643 E PLATA AVE MESA AZ 85212
309-19-741	2018-2 IH BORROWER LP	1717 MAIN ST SUITE 2000 DALLAS TX 75201
309-19-742	CHAVEZ ALBERTO JR	10631 E PLATA AVE MESA AZ 85212
309-19-743	PROPERTY OWNER 7 LLC	10625 E PLATA AVE MESA 85212
309-19-744	2017-1 IH BORROWER LP	10621 E PLATA AVE MESA 85212
309-19-745	IMAJN HOMES PHOENIX I LLC	10617 E PLATA AVE MESA 85212
309-19-746	BUTLER JOSEPH L/NICOLE C	10611 E PLATA AVE MESA 85212
309-19-747	NATIVIDAD BAYANI B/GONZALEZ JOSE L/VIRANI Y	10607 E PLATA AVE MESA 85212
309-19-751	ABRAMSON DIANA R	10610 E PLATA AVE MESA 85212
309-19-752	RAMOS SANCHEZ FREDDY A/RAMOS DIANA M	10614 E PLATA AVE MESA AZ 85212
309-19-753	GEMROSE NICOLE	10618 E PLATA AVE MESA 85212
309-19-754	CAPRISECCA KATHLEEN/ROBERT/SCOTT	10622 E PLATA MESA AZ 85212
309-19-755	GERBER CRAIG A/KATHY K	10624 E PLATA AVE MESA AZ 85212
309-19-756	BROWN PEYTON ALEXANDRA	10628 E PLATA AVE MESA AZ 85212
309-19-757	EHNS ANDREW/DINAPOLI KRISTINA	10632 E PLATA AVE MESA AZ 85212
309-19-758	HAWKINS-OLSON FRANCES R	10638 E PLATA AVE MESA AZ 85212
309-19-759	SKINNER COLT J	10643 E OBISPO AVE MESA AZ 85212
309-19-760	STOCK JASON	10639 E OBISPO AVE MESA AZ 85212
309-19-761	SOOHOO ALBERT TR	212 INDIAN BAY ALAMEDA CA 94502
309-19-762	ACEVES ZANDRA	10631 E OBISPO AVE MESA AZ 85212
309-19-763	NORIEGA DIANA MENDOZA	10627 E OBISPO AVE MESA AZ 85212
309-19-764	IMAJN HOMES PHOENIX I LLC	10623 E OBISPO AVE MESA 85212
309-19-765	KLAESER ARIELLE/JOHNSON SCOTT	10617 E OBISPO AVE MESA 85212
309-19-766	HURTADO BRENDON/ALLISON	10611 E OBISPO AVE MESA 85212
309-19-780	DOPP ROBERT/DEE-ANNE	10619 E OLLA AVE MESA 85212
309-19-781	MICHELETTO TIMOTHY	10623 E OLLA AVE MESA 85212
309-19-782	BURT RYAN D	10627 E OLLA AVE MESA AZ 85212
309-19-783	DONOVAN MICHAEL S	10631 E OLLA AVE MESA AZ 85212
309-19-784	IMAJN HOMES PHOENIX I LLC	10645 N TATUM BLVD SUITE 200-411 PHOENIX AZ 85028
309-19-785	FEHRENBACHER DENNIS/LESLIE A	10641 E OLLA AVE MESA AZ 85212
309-19-786	SMITH KENNETH R/JENNIFER L	10645 E OLLA AVE MESA AZ 85212
309-19-787	GADEA JOSE/ROSEMARIE TR	25 CALLE PELICANO SAN CLEMENTE CA 92673
309-19-788	MAHAFFEY MICHAEL J II/SHIRLEY A	2836 S 106TH PL MESA AZ 85212
309-19-789	AZ CANYON RENTALS LLC	PO BOX 3005 DUBLIN CA 94568
309-19-790	IMAJN HOMES PHOENIX I LLC	10645 N TATUM BLVD SUITE 200-411 PHOENIX AZ 85028
309-19-791	CIANFARANO GENE	2856 S 106TH PL MESA AZ 85212
309-19-793	SEGAL JOSEPH M/STACEY M	2857 S BENTON CIR MESA AZ 85212
309-19-794	BROVA SARA K	2851 S BENTON CIR MESA AZ 85212
309-19-795	VAN-ROOYEN MARINDA	2845 S BENTON CIR MESA AZ 85212
309-19-796	2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000 DALLAS TX 75201
309-19-797	POOLE JESSE A III/JENNIFER L	3028 N NEBRASKA CT CHANDLER AZ 85225
309-19-798	MALINA CHRISTOPHER E/ALEXANDRA R	2844 S BENTON CIR MESA AZ 85212
309-19-799	AMH 2014 3 BORROWER LLC	30601 AGOURA RD SUITE 200 AGOURA HILLS CA 91301

309-19-800	MAHER SHAUN/AMMIE	2856 S BENTON CIR MESA AZ 85212
309-19-801	BLACK STEVEN H/BARBER KERRY R	2862 S BENTON CR MESA AZ 85212
309-19-878	VIRGEN JULIAN/JESSICA BARNER	10628 E PAMPA AVE MESA AZ 85212
309-19-879	DRAPER CHRISTOPHER B	10636 E PAMPA AVE MESA AZ 85212
309-19-880	CURTIS LIORAH S/CHRISTOPHER W	10644 E PAMPA AVE MESA AZ 85212
309-19-881	HORACK RONALD J/BETTY M TR (LIFE ESTATE)	10652 E PAMPA AVE MESA AZ 85212
309-19-882	TAH 2017-2 BORROWER LLC	10660 E PAMPA AVE MESA 85212
309-19-883	DUGGAN JEREMIAH/CHRISTINE	10664 E PAMPA AVE MESA 85212
309-19-803; 309-19-804; 309-19-805; 309-19-806	SANTA RITA RANCH HOMEOWNERS ASSOCIATION	2400 E ARIZONA BILTMORE CIR #1300 PHOENIX AZ 85016-2115
309-19-884	LEVENSON SCOTT R/GABRIELA	10706 E PAMPA AVE MESA AZ 85212
309-19-885	PARKER JASON M	10714 E PAMPA AVE MESA AZ 85212
309-19-886	STEVENS TERRY JAMES III	10722 E PAMPA AVE MESA AZ 85212
309-19-887	PIKE LEON A/JANIS V TR	10730 E PAMPA AVE MESA AZ 85212
309-19-888	WINN SHAROLYN RAE	10738 E PAMPA AVE MESA AZ 85212
309-19-889	HUNTER BRIAN K/LARISH-HUNTER REGAN P	10746 E PAMPA AVE MESA AZ 85212
309-19-890	LANGFORD LINDA K/DONALD L	10754 E PAMPA AVE MESA AZ 85212
309-19-891	MICHELETTO ROBERT A/CYNTHIA G	3027 S DEL RANCHO MESA AZ 85212
309-19-892	NICHOLSON GARY/ANGELA	3033 S DEL RANCHO MESA AZ 85212
309-19-893	LAWRENCE JONAH S JR/ETAL	3039 S DEL RANCHO MESA AZ 85212
309-19-894	TERRY HEIDI E	3045 S DEL RANCHO MESA AZ 85212
309-19-895	GROH JOAN	10635 E PAMPA AVE MESA AZ 85212
309-19-896	MCMULLEN BRENDA/MARK E	10643 E PAMPA AVE MESA AZ 85212
309-19-898	THOMPSON TOBIAS/MONICA	10659 E PAMPA AVE MESA AZ 85212
309-19-899	MITCHELL MARK A/KAREN L	10665 E PAMPA AVE MESA AZ 85212
309-19-900	TOLLEFSON LANCE R/JANA	10705 E PAMPA AVE MESA AZ 85212
309-19-901	KLEINMAN KRISTI M/DENMAN SETH	10713 E PAMPA AVE MESA AZ 85212
309-19-902	PETTERA JOSHUA/AMANDA	10721 E PAMPA AVE MESA AZ 85212
309-19-903	IH6 PROPERTY PHOENIX L P	10729 E PAMPA AVE MESA 85212
309-19-904	MCBROOM DUSTIN L/CHRISTINE A	3036 S DEL RANCHO MESA AZ 85212
309-19-905	DUNN NICHOLAS J/SHELBY	3042 S DEL RANCHO MESA AZ 85212
309-19-906	WILKISON NICK/LAURA	10720 E POSADA AVE MESA AZ 85212
309-19-907	GRIBBLE JAYNE L	7332 E LAKEVIEW AVE MESA AZ 85208
309-19-908	WHITWORTH KEVIN/LILA	18104 7TH AVE SW EDMONTON AB CANADA T6W1A5
309-19-909	MCINTOSH TRUST	11463 E RALEIGH AVE MESA AZ 85212
309-19-910	NGUYEN LINDA	10658 E POSADA AVE MESA AZ 85212
309-19-911	HORSFIELD SHAWN E/CHRISTINA R	10650 E POSADA AVE MESA AZ 85212
309-19-958	MCFARLAND MICHAEL M/SUSAN W	3059 S DEL RANCHO MESA AZ 852120000
309-19-959	SANTA RITA RANCH HOMEOWNERS ASSOCIATION	2400 E ARIZONA BILTMORE CIR #1300 PHOENIX AZ 85016-2115
312-02-554	SHU MEI WU LLC	9855 E SOUTHERN AVE UNIT 52215 MESA AZ 85208
312-02-567	NELSON DUSTIN/LAURA	2635 S 107TH ST MESA 85209
312-02-635	SAUVE MICHELLE L/JOHN M	10614 E NARANJA AVE MESA AZ 85209
312-02-636	SULLIVAN GLENN/WALKER DUSTIN W	10618 E NARANJA AVE MESA AZ 85209
312-02-702	MULBERRY COMMUNITY ASSOCIATION	3321 E BASELINE RD GILBERT AZ 85234
312-05-269	WEBSTER VERN/CRISTEL	202 TENNANT CRESCENT SASKATOON SK CANADA S7H 4Y8
312-05-296	ROBERT ELBERT AND M DONNELLY-EGBERT REV TRUST	10940 E OLLA AVE MESA AZ 85212
312-05-297	MARTIN REAL ESTATE TRUST	907 RIDGE RD ANITA IA 50020
312-05-298	SELINGER JOSEPH R/CAROL J	10924 E OLLA AVE MESA AZ 85212
312-05-299	MARTENS DAVID A/MARY E	302 NW 13TH ST POCAHONTAS IA 50574
312-05-300	BUONUOMO MARY ANN TR	10908 E OLLA AVE MESA AZ 85212
312-05-301	CARTER DALE E/SUZANNE	15130 6000 RD MONTROSE CO 81401
312-05-302	VAN CLEAVE BRUCE /SWANSON RANDY TR	10858 E OLLA AVE MESA AZ 85212
312-05-303	ALL ABOUT ME TRUST	10850 E OLLA AVE MESA AZ 85212
312-05-304	FRIENDSHUH LAWRENCE/COLLEEN	16725 SHORELINE LN SHAKOPEE MN 55379
312-05-305	FULLER DANIEL R/DEBORAH M	10834 E OLLA AVE MESA AZ 85212
312-05-306	ZANDER TERRY/GUNDERSON SUSAN	10826 E OLLA AVE MESA AZ 85212-2938
312-05-307	PETERSON RICHARD L/HARRIET SUE	2804 S OLIVEWOOD MESA AZ 85212
312-05-308	STEFFENSEN GERALD T/NANCY R	2812 S OLIVEWOOD MESA AZ 85212
312-05-309	ESCALANTE DENNIS J/LINDA M	2818 S OLIVEWOOD MESA AZ 85212
312-05-310	MILLER FAMILY REVOCABLE TRUST	2824 S OLIVEWOOD MESA AZ 85212
312-05-311	C & C LANEY LIVING TRUST	2830 S OLIVEWOOD MESA AZ 85212
312-05-312	ANDREADES ETHEL A	2836 S OLIVEWOOD MESA AZ 85212
312-05-313	MILLER SCOTT C/JUNE K	2842 S OLIVEWOOD MESA AZ 85212
312-05-314	CRAMPTON STEVEN C/V ARLENE TR	311 LISA LANE WILLIAMSTON MI 48895
312-05-315	YEATER LINDA K	2854 S OLIVEWOOD MESA AZ 85212
312-05-316	SAKRAN BRADLEY BF/HAZEL J	2860 S OLIVEWOOD MESA AZ 85212
312-05-317	JAMES D DWORZAK REVOCABLE TRUST	903 HENRY DR MARSHALL TOWN IA 50158
312-05-318	KOSKINEN JOHN R/PATRICIA A	10819 E OCASO AVE MESA AZ 85212
312-05-319	HADFIELD FAMILY LIVING TRUST	10827 E OCASO AVE MESA AZ 85212
312-05-320	BOHNSACK LARRY/LINDA	406 2ND ST SW STATE CENTER IA 50247
312-05-321	ACQUELINE J NICKS REVOCABLE TRUST	136 WHITETAIL RDG HUDSON IA 50643-9718
312-05-322	KILBRIDE JOHN R/DIANA S	220 NE PINEHURST CIR ANKENY IA 50021
312-05-323	MEYER FAMILY TRUST	5648 GRIZZLEY RD PORTOLA CA 96122
312-05-324	FITCH THOMAS G/MARY J TR	10911 E OCASO AVE MESA AZ 85212
312-05-325	SHAFFER JOHN B/BARBARA	1132 81ST ST PIPESTONE MN 56164
312-05-326	JERDOR FAMILY 1988 TRUST	10927 E OCASO AVE MESA AZ 85212
312-05-327	WIECHMANN SHARON J/EVERS DEAN L	2859 S MYRTLEWOOD MESA AZ 85212
312-05-328	BILBREY GARY W/VIRGINIA	2853 S MYRTLEWOOD MESA AZ 85212

312-05-329	GEORGE AND PAMELA LUECKE LIVING TRUST	2847 S MYRTLEWOOD MESA 85212
312-05-330	GRUNOW WILLIAM W/INOUE BEVERLEY B	2841 S MYRTLEWOOD MESA AZ 85212
312-05-331	MYCZKOWIAK TERRY R/TERESA A	2728 CHURCHILL LN APT 6 SAGINAW MI 486032682
312-05-332	JERRY L MASON LIVING TRUST	2833 S CHERRYWOOD CIR MESA AZ 85212
312-05-333	FRANK CHARLES STEWERT REVOCABLE LIVING TRUST	2826 S CHERRYWOOD CIR MESA AZ 85212
312-05-334	BATES HANFORD J TR	2832 S CHERRYWOOD CIR MESA AZ 85212
312-05-335	SAWYER JAMES R JR/DIANE L	2838 S CHERRYWOOD CIR MESA AZ 85212
312-05-336	MUEHLING FAMILY TRUST	2841 S ALDERWOOD CIR MESA AZ 85212
312-05-337	TYRRELL GARRETT L/JUDITH D	9214 NORRIS DR HOBART IN 46342
312-05-338	KELLAM CHARLES W/CAROLYN M	2829 S ALDERWOOD CIR MESA AZ 85212
312-05-339	FERRIERA PATRICIA L	2822 S ALDERWOOD CIR MESA AZ 85212
312-05-340	ANDERSON LEASING FAMILY LP	PO BOX 277 EDGELEY ND 58433
312-05-341	GARRETT TERRY D/LINDA M	2834 S ALDERWOOD CIR MESA AZ 85212
312-05-342	GRANQUIST LARRY A/LINDA J TR	2840 S ALDERWOOD CIR MESA AZ 85212
312-05-343	FURTAU LOUIS F/FARTAW BARBARA L TR	2839 S OLIVEWOOD MESA AZ 85212
312-05-344	LEROY AND ROSALINDA BARNHART LIVING TRUST	2833 S OLIVEWOOD MESA AZ 85212
312-05-345	MIHIN MICHAEL D/KAREN S	2827 S OLIVEWOOD MESA AZ 85212
312-05-346	REGINEK FRANCIS J/JANICE A	2520 HOLLOWAY AVE MAPLEWOOD MN 55109
312-05-347	AALVIK EDWARD R/CAROL A	10829 E OLLA AVE MESA AZ 85212
312-05-348	STUTZ HERMAN W/JOAN K	10837 E OLLA AVE MESA AZ 85212
312-05-349	LUTZ EDWARD J/RICHELLA M	10845 E OLLA AVE MESA AZ 85212
312-05-350	SCHMITT WILLIE J/BEAULIEU GINETTE/SCHMITT J L	10853 E OLLA AVE MESA AZ 85212
312-05-351	GARCIA RUDY M/JENNIE L	2702 INDIAN PEAKS PL FORT COLLINS CO 80526
312-05-352	JOE BOB AND RUTH KEHART SMITH	10907 E OLLA AVE MESA AZ 85212
312-05-353	BILODEAU CATHY/MCGRATH ANN	2395 BLIND BAY RD BLIND BAY BC CANADA V0E1H2
312-05-354	WARREN R STROM AND KRISTY L STROM LIV TRUST	1874 EMERALD WAY LYNDEN WA 98264
312-05-355	DRYMAN JOINT REVOCABLE LIVING TRUST	10935 EAST OLLA AVE MESA AZ 85212
312-05-356	RANDAL F AND CAROLYN RICE TRUST	10943 E OLLA AVE MESA AZ 85212
312-05-358	JOHN & PATRICIA GIDDINGS REV LIVING TRUST	10921 E ONZA AVE MESA AZ 85212
312-05-359	DENT JOHN EDWARD/LAUREN	10913 E ONZA AVE MESA AZ 85212
312-05-360	MESA PROPERTY LLC	21036 PRAIRIE HILLS LN PRIOR LAKE MN 55372
312-05-361	W AND M KRIEWALD DECEDENTS TRUST	1930-147TH ST NW MARYSVILLE WA 98271
312-05-362	WOZNIAK PETER J/RAE J	10849 E ONZA AVE MESA AZ 85212
312-05-363	LYONNAIS ROY W/LOUISE M	NO 1 6449 BLACKWOOD LN CHILLIWACK BC CANADA V2R5X5
312-05-364	FLECK JOSEPH G/JANICE M	10829 E ONZA AVE MESA AZ 85212
312-05-365	DURNS JOYCE D	10821 E ONZA AVE MESA AZ 85212
312-05-366	ROTHFOLK EDWARD T/SHARON J	10820 E OCASO AVE MESA AZ 85212
312-05-367	SATCHELL RICHARD L/BARBARA S	10828 E OCASO AVE MESA AZ 85212
312-05-368	VOLLHERBST FREDERICK/TERESA	10836 E OCASO AVE MESA AZ 85212
312-05-369	BUSCH JOY	10848 E OCASO AVE MESA AZ 85212
312-05-370	WILCOX ROCK/JUDY A	1794 E WINCHESTER PL CHANDLER AZ 85286-1085
312-05-371	DEROUIN RAYMOND/LOIS	10902 E OCASO AVE MESA AZ 85212
312-05-372	MUMAUGH MARC B/JUDITH M	10910 E OCASO AVE MESA AZ 85212
312-05-373	THAYER GARY/ELISE	10918 E OCASO AVE MESA AZ 85212
312-05-374	MINEO LIVING TRUST	10920 E OBISPO AVE MESA AZ 85212
312-05-375	DYCK HENRY/IRLENE	28 BRIDLE ESTATES RD SW CALGARY AB CANADA T2Y 5A8
312-05-376	LOWERY JAMES C/KAREN L	1335 E PEACOCK ST MERIDIAN ID 83642
312-05-377	JACKSON FAMILY LIVING TRUST	10860 E OBISPO AVE MESA AZ 85212
312-05-378	DANIELS JOHN E/PAMELA	2851 STATE HIGHWAY 55 NASHUA MN 56565-9548
312-05-379	BLIZEK JOANNE C	10834 E OBISPO AVE MESA AZ 85212
312-05-380	FRITSCH MARY KATHRYN	10826 E OBISPO AVE MESA AZ 85212
312-05-381	PERRY ROBERT J/SHARON/DUTKA AMBER	10818 E OBISPO AVE MESA AZ 85212
312-05-382	ROBNIK DANIEL B/PATRICIA A	10810 E OBISPO AVE MESA AZ 85212
312-05-383	DALE DONNA/BRIGGS SUSAN C	25 N WAVERLY RD EATON RAPIDS MI 48827
312-05-384	BROWN JAMES K/MARY DENISE	16817 GROSS DR SUNRIVER OR 97707
312-05-385	JOHNSON JOHN CHARLES/NANCY JANE	2922 S OLIVEWOOD MESA AZ 85212
312-05-386	JACK C RANKIN AND LINDA L RANKIN LIVING TRUST	2928 S OLIVEWOOD MESA AZ 85212
312-05-387	CORPRON JON R/CAMILLE D	2934 S OLIVEWOOD MESA AZ 85212
312-05-388	SUNLAND SPRINGS VILLAGE HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300 SCOTTSDALE AZ . 85258
312-05-389	GENEVA M ARTHIN REVOCABLE LIVING TRUST	10823 E OBISPO AVE MESA AZ 85212
312-05-390	BRIAN A BENDER FAMILY LIVING TRUST	10831 E OBISPO AVE MESA AZ 85212
312-05-391	SHEIRER DANIEL C/KAREN L	10839 E OBISPO AVE MESA AZ 85212
312-05-392	RUSSELL GARRY HAROLD/GLORIA ELAINE	10847 E OBISPO AVE MESA AZ 85212
312-05-393	STOKE FAMILY REVOCABLE TRUST	10855 E OBISPO AVE MESA AZ 85212
312-05-394	DEGA CHRISTOPHER/KEBBEKUS DIANA	10863 E OBISPO AVE MESA AZ 85212
312-05-395	AKRIDGE WILLIAM J/MARIE JO ANN TR	10905 E OBISPO AVE MESA AZ 85212
312-05-396	HOLLIDAY JAMES E/MEYER JOYCE A	10913 E OBISPO AVE MESA 85212
312-05-397	PASSIG LIVING TRUST	10727 E FENIMORE RD MESA AZ 85207
312-05-399	BORNE DON/DORIS	10910 E ORO AVE MESA AZ 85212
312-05-400	MOE STEVEN L SR/GAIL A	10902 E ORO AVE MESA AZ 85212
312-05-401	FLAGG MARSHALL W/VICKI L	1413 S RENO DR BISMARCK ND 58504
312-05-402	CHEEK FRED D/NANCY R	10856 E ORO AVE MESA AZ 85212
312-05-403	PAT AND BRUCE LIVING TRUST	10848 E ORO AVE MESA AZ 85212
312-05-404	WIEBE RAYMOND J/JENNY C	6-4520 GALLAGHERS LOOKOUT KELOWNA BC CANADA V1W3Z8
312-05-405	JOSEPH AND MARY LOU OLIVERI JOINT LIV TRUST	10832 E ORO AVE MESA AZ 85212
312-05-406	WING CHARLES S JR/SUSAN N	10824 E ORO AVE MESA AZ 85212
312-05-407	KEXEL ROGER M/MARY J	10825 E ORO AVE MESA AZ 85212
312-05-408	ALLEN WILSON E/JUDITH A TR	10833 E ORO AVE MESA AZ 85212

312-05-409	HILLARY SANDRA V/DAVID P	10841 E ORO AVE MESA AZ 85212
312-05-410	BELLMORE ALLEN D/MARY	10849 E ORO AVE MESA 85212
312-05-411	ANDERSON JAMES E/ROSALIE M	10857 E ORO AVE MESA AZ 85212
312-05-412	JAKUBOWSKI FAMILY TRUST	10865 E ORO AVE MESA AZ 85212
312-05-413	DARLENE A SHANENKO REVOCABLE LIVING TRUST	11521 27TH STREET SE VALLEY CITY ND 58072
312-05-415	SIMINOE DENNIS L/ROSANN E	10824 E PLATA AVE MESA AZ 85212
312-05-416	MICHAEL & DIONNA REEB TRUST	10832 E PLATA AVE MESA 85212
312-05-417	RAPE NANCY LEE	10840 E PLATA AVE MESA AZ 85212
312-05-418	GARAAS DANIEL A/CINDY	2114 22ND STREET W WILLISTON ND 58801
312-05-419	CUMMINGS MARK WILLIAM/SANDRA DENISE	10856 E PLATA AVE MESA AZ 85212
312-05-420	MUNDY SANDRA JEAN TR	10864 E PLATA AVE MESA AZ 85212
312-05-470; 312-05-472	SUNLAND SPRINGS VILLAGE HOA	9000 E PIMA CTR PKWY STE 300 SCOTTSDALE AZ 85258
312-06-961; 312-06-962	MESA CENTERPOINTE PLAZA LLC	4805 N LOCUST GROVE RD MERIDIAN ID 83646



February 27, 2019

VIA U.S. MAIL

RE: SWC of Signal Butte & Guadalupe Roads also known as 2836 South Signal Butte Road, Mesa AZ 85212. (ZON18-00929)

Dear Neighbor,

The reason for this letter is to provide an update with regards to the approximately 4.5 gross acre property located at the southwest corner of Guadalupe Road and Signal Butte Road (*see the attached: Location Aerial Map of the Property*). As you may already be aware the property was rezoned to Limited Commercial (LC) and a corresponding site plan approved by City Council in October 2018. The approved site plan shows two retail pads on the north half of the center and an enclosed self-storage building on the south half (*see the attached: Approved Site Plan October 2018*). Developer and its marketing team have continued to work hard to attract desirable neighborhood users at this location including restaurants, coffee shops, retailers, and service-based tenants. As we continue to move through the marketing process and incorporate the City's required site plan changes we've seen an opportunity to reduce the self-storage footprint and improve the site layout, site circulation and tenant mix. These changes in the site plan will maximize our ability to attract the types of users desired by the community.

Accordingly, enclosed with this letter you will find a copy of the proposed site plan which shows the following changes:

- (1) Reduced building footprint for self-storage facility
- (2) Additional retail pad space on Pad C
- (3) Improved site circulation throughout the site

This site plan modification allows the ability to market an additional 4,500 square feet of retail and/or restaurant space which the community has requested. As promised, the self-storage facility design will follow the criteria noted in rezoning case no. ZON17-035 including, but not limited, to the following:

- (1) No lighting placed higher than the 1st story of the building
- (2) The facility will be managed by a professional management corporation
- (3) The building and all landscaping will be professionally maintained

Developer has submitted a formal Site Plan Modification application to the City of Mesa. Based on feedback from the surrounding community and meetings with several individuals from the community we feel this is a positive change to the site plan since it reduces the size of the storage building footprint and allows for the additional restaurant space requested by the community. Developer is also proceeding with Design Review



submittals for the shops building on Pad A and the storage facility on Pad D. You may be receiving additional information in the near future regarding these two submittals.

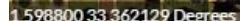
Should you have any questions or comments regarding this site plan please feel free to submit them to tina@gdc-az.com or call 480-970-4005. You may also contact the City of Mesa Planning Division directly to submit comments. The planner on this case, Wahid Alam, can be reached at 480-644-4933 or wahid.alam@mesaaz.gov.

Sincerely,

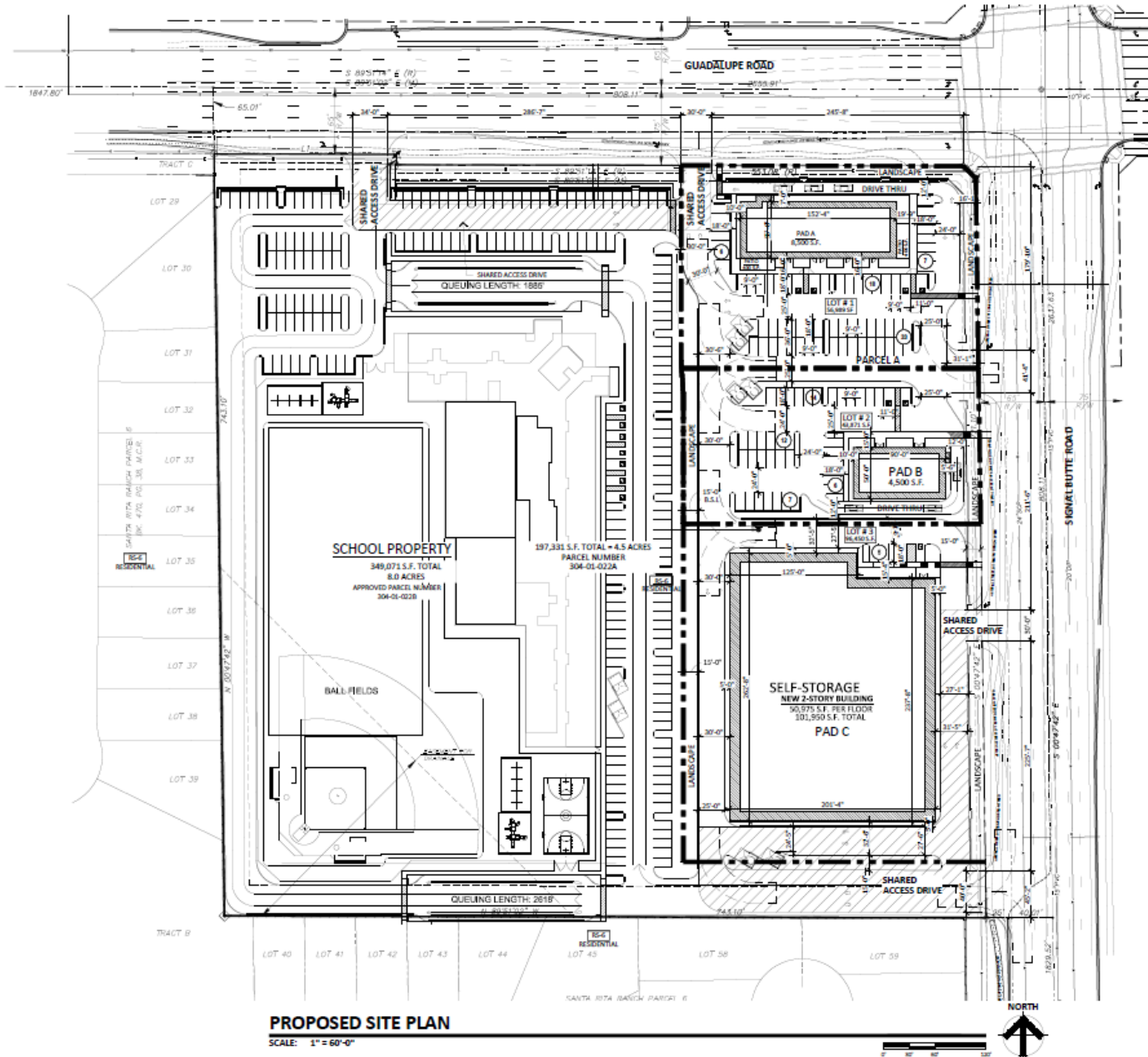
A handwritten signature in black ink, appearing to read "Tina Heinbach".

Tina Heinbach
Garrett Development Corporation

*Attachments: Location Aerial Map of the Property.
 Approved Site Plan October 2018
 Proposed Site Plan and Landscape Plan*

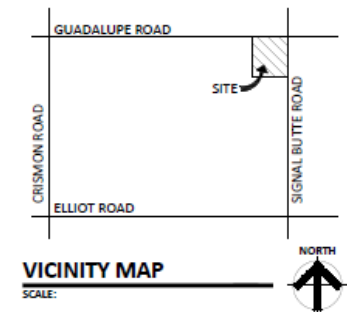


APPROVED SITE PLAN OCTOBER 2018

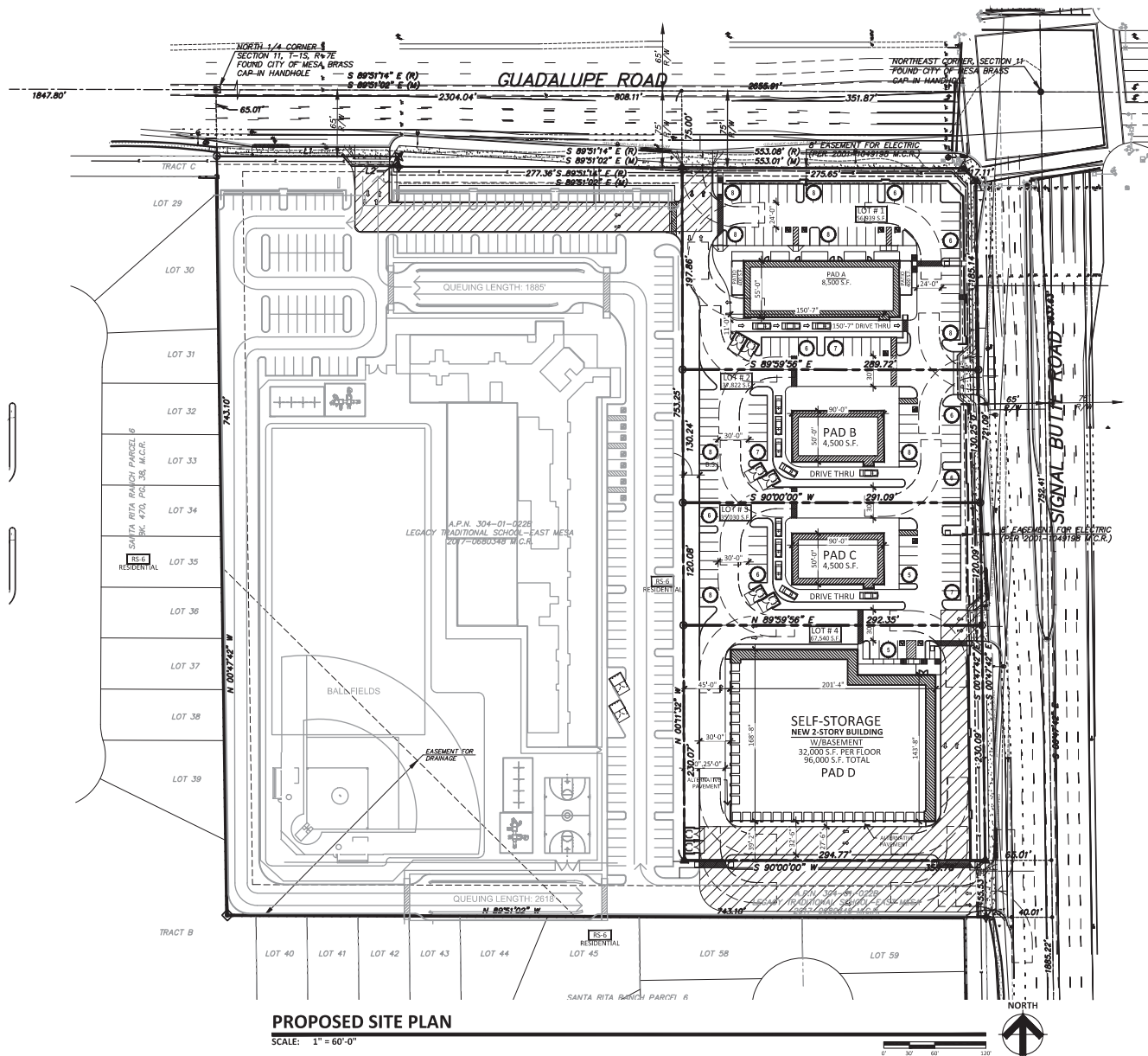


SITE DATA

PARCEL:	304-01-022A
CURRENT ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	LC (LIMITED COMMERCIAL)
SITE AREA:	
GROSS	267,489 G.S.F. (6.1 AC.)
NET	197,310 S.F. (4.5 AC.)
BUILDING AREA (1ST FLOOR):	65,538 S.F.
COVERAGE (NET SITE AREA):	33.21%
REQUIRED PARKING:	107 SPACES
PAD A: 9,300 S.F. (RESTAURANT/RETAIL)	= 76 SPACES
RESTAURANT WITH D/T 3,250/100	= 32.5 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT 1,200/75	= 16 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT (Take out only) 1,200/75	= 16 SPACES
RETAIL 2,850/375	= 7.6 SPACES
PAD B: 4,500 S.F. (RESTAURANT/RETAIL)	= 27 SPACES
RESTAURANT WITH D/T 2,000/100	= 20 SPACES
RETAIL 2,500/375	= 7 SPACES
PAD C: 103,476 S.F.	= 4 SPACES
PROVIDED PARKING:	108 SPACES
	(6 ACCESSIBLE SPACES)
PAD A	64 SPACES
PAD B	39 SPACES
PAD C	5 SPACES
BICYCLE PARKING:	12

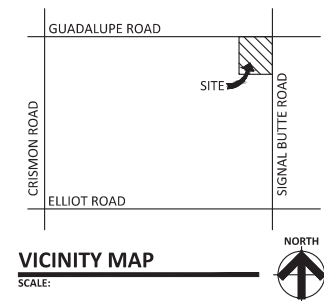


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SITE DATA	
PARCEL:	304-01-022A
CURRENT ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	LC (LIMITED COMMERCIAL)
SITE AREA:	
GROSS	267,489 G.S.F. (6.1 AC.)
NET	197,331 S.F. (4.5 AC.)
BUILDING AREA (1ST FLOOR):	49,500 S.F.
COVERAGE (NET SITE AREA):	25.08%
REQUIRED PARKING:	136 SPACES
PAD A: 8,500 S.F. (RESTAURANT/RETAIL)	= 64 SPACES
RESTAURANT WITH D/T 3,300/100	= 33 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT 1,200/75	= 16 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RETAIL 4,000/375	= 11 SPACES
PAD B: 4,500 S.F. (RESTAURANT/RETAIL)	= 34 SPACES
RESTAURANT WITH D/T 3,000/100	= 30 SPACES
RETAIL 1,500/375	= 04 SPACES
PAD B: 4,500 S.F. (RESTAURANT/RETAIL)	= 34 SPACES
RESTAURANT WITH D/T 3,000/100	= 30 SPACES
RETAIL 1,500/375	= 04 SPACES
PAD D: 96,000 S.F. (STORAGE)	= 4 SPACES
PROVIDED PARKING:	137 SPACES
	(8 ACCESSIBLE SPACES)
PAD A	65 SPACES
PAD B	35 SPACES
PAD C	32 SPACES
PAD D	5 SPACES
BICYCLE PARKING:	12

NOTE: ALL LOTS (LOT 1, 2, 3 & 4) TO HAVE CROSS PARKING AND CROSS ACCESS AGREEMENT.



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GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 02-18-2019 (PRELIMINARY)

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SP-1
Option 2
RKA# 16161.00



