

METRO

EAST VALLEY COMMERCE CENTER III

CITIZEN PARTICIPATION PLAN
Northwest Corner of Baseline and Horne Street

Case # ZON19-XXXX

Submitted: November 27, 2019

I. Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Property is currently zoned Light Industrial (L-I). This application requests a new PAD overlay to address development standards on the entire Property, and Site Plan Review. There are no plan to change the Light-Industrial (LI) base zoning. A site plan and preliminary plat will also be processed.

These applications will allow ownership to facilitate a new light industrial, business-park, office, commercial and service-oriented development called Metro East Valley Commerce Center III (MEVCC-3). This overlay is similar to the previously approved PAD overlay and development standards for MEVCC-1 and MEVCC-2 of the overall business park.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

II. Contact

George Pasquel III
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: George@witheymorris.com

III. Contact List

Parties affected by the applications may include properties owners within 1000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood entities identified by the City of Mesa, interested parties which have requested that they be placed on the Contact List for these applications, and other interested parties identified by the City of Mesa. A copy of the contact list and map of the mailing area are attached.

IV. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the applications will be notified of the requests through an informational mailing.

V. Response Procedures

The Applicant shall respond to citizens that express interest. Individual meetings will be conducted upon specific request. The City of Mesa will be available to answer questions regarding the review and public hearing process. Parties affected by the applications may also share their feelings about the project by writing to the City of Mesa, at 55 East Center Street, Mesa, Arizona 85211.

VI. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VII. Inquiries

Inquiries will be documented in the Citizen Participation Report

VIII. Schedule for Implementation

1. Pre-Submittal Conference:	October 24, 2019
2. PAD, Site Plan Review, prelim plat submitted:	November 27, 2019
3. Project Notification letters	December 19, 2019
4. Resubmit application materials:	January 6, 2019
5. Hearing Notification letters:	February 2019
6. Citizen Participation Report submitted:	February 2019
7. Site Posting for Planning and Zoning Board:	February 2019
8. Planning and Zoning Board hearing:	February 26, 2019
9. City Council hearing:	March 2019

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
1017 BASELINE ROAD LLC	1330 BROADWAY SUITE 1050	OAKLAND	CA	94612
1220 HARWELL LLC	1111 S SIRRINE	MESA	AZ	85210
1325 WEST HARWELL 1 LLC/ETAL	1333 W BROADWAY RD NO 101	TEMPE	AZ	85282
1445 MONDEL LLC	1111 S SIRRINE	MESA	AZ	85210
1801 S FRASER LLC	1724 S NEVADA WY	MESA	AZ	85204
1837 PROPERTY LLC	2122 E HIGHLAND AVE STE 450	PHOENIX	AZ	85016
526 EAST JUANITA LLC	2150 E HIGHLAND AVE #207	PHOENIX	AZ	85016
922 E JUANITA LLC	922 E JUANITA AVE	MESA	AZ	85204
ACCREDITED PROPERTIES/FISCHBECK FAMILY ETAL	1853 S HORNE ST STE 3	MESA	AZ	85204
ALLRED INVESTMENTS LLC	17872 MITCHELL NORTH STE 250	IRVINE	CA	92614
ALUMA LINE INC	75 W BASELINE RD	GILBERT	AZ	85234
ANTHONY AND MARILYN IPPOLITO FAMILY TRUST	2538 E DESERT LN	GILBERT	AZ	85234
ART & BOB HOLDING CO 96 L L C	1743 S HORNE ST STE 200	MESA	AZ	85204
AUTO BASELINE L L C	1517 S SEPULVEDA BLVD	LOS ANGEL	CA	90025
AZ BASELINE INDUSTRIAL LP	140 2020 4TH ST SW	CALGARY	AB	T2S 1W3
BASELINE MESA PROPERTY LLC	PO BOX 50620	IDAHO FAL	ID	83405
BEECROFT EARL D/SHERRIE	3385 E BARBARITA AVE	GILBERT	AZ	85234
BIG Q LLC	625 E BASELINE	GILBERT	AZ	85233
BIO HUMA NETICS INC	1331 W HOUSTON AVE	GILBERT	AZ	85233
BRAGMAR INVESTMENTS LIMITED PARTNER	5134 N CENTRAL AVE	PHOENIX	AZ	85012
BRAGMAR INVESTMENTS LTD PARTNERSHIP	5134 N CENTRAL AVE	PHOENIX	AZ	85012
CASSADAY LARRY A/EMILY M TR	1111 S SIRRINE	MESA	AZ	85210
CHURCH & GIBBENS LLC	3351 VENADO ST	CARLSBAD	CA	92009
CLOD LLC	2150 E HIGHLAND AVE STE 207	PHOENIX	AZ	85016
CLOD LLC/DC 23 LLC/RGA PROPERTIES LLC	2150 E HIGHLAND AVE	PHOENIX	AZ	85016
CRUM PLUMBING INC	920 E JAVELINA AVE STE 2	MESA	AZ	85204
D & C STALEY TRUST	1345 E SORENSON ST	MESA	AZ	85203
DAVIS FAMILY BUILDING LLC	2520 E WINCHESTER DR	GILBERT	AZ	85297
DCB HOLDINGS LLC	913 E SUNSET	CASA GRAN	AZ	85122
DJ WADE INVESTMETNS LLC/LEWIS BUS PARK LLC	2150 E HIGHLAND AVE STE 207	PHOENIX	AZ	85016
EJB PROPERTIES LLC	2767 E VIA DEL ARBOLES	GILBERT	AZ	85298
ENVOY HOLDING CO LLC	1310 W BOXWOOD AVE	GILBERT	AZ	85233
EQUITY INDUSTRIAL PROPERTIES LLC	PO BOX 5095	SHERMAN	CA	91413

ESS BRISTOL GILBERT LLC	PO BOX 800729	DALLAS TX	75380
EWING IRRIGATION PRODUCTS INC	3441 E HARBOUR DR	PHOENIX AZ	85034
FLATHEAD LLC	70 S VAL VISTA DR SUITE A3 460	GILBERT AZ	85296
FOREST LANE INVESTMENTS LLC/PARAGON CENTER LL	7904 E CHAPARRAL RD STE A110-496	SCOTTSDAI AZ	85250
GET CONTROL REAL ESTATE INVESTMENTS LLC	1530 N HOBSON ST STE 101	GILBERT AZ	85233
GILBERT PRECISION MACHINE INC	1330 W HARWELL RD STE 1	GILBERT AZ	85233
GILBERT TOWN OF	50 EAST CIVIC CENTER DR	GILBERT AZ	85296
GREYBAR ELECTRIC CO	3350 W EARLL DR	PHOENIX AZ	85017
GREYBAR ELECTRIC COMPANY INC	3350 W EARLL DR	PHOENIX AZ	85017
HABANERO 1510 HOBSON LLC	6040 E MONTECITO	SCOTTSDAI AZ	85251
HALL ROBERT P TR	470 LAKEVIEW DR	ZEPHYR CO NV	89448
HARWELL ROAD LLC	1111 S SIRRINE	MESA AZ	85210
HENDRIX LAURIN/KIMBERLY/BUELL STEVE/RANDI	421 E ELGIN ST	GILBERT AZ	85295
HIGH VOLTAGE HOLDINGS LLC	1327 W SAN PEDRO ST	GILBERT AZ	85233
HORNE GILBERT PROPERTY LLC	PO BOX 50620	IDAHO FAL ID	83405
JUANITA PROPERTIES LLC	PO BOX 5771	SCOTTSDAI AZ	85261
K MATKEM CO OF AZ LLC	6612 SNOWDRIFT RD	ALLENTOW PA	18106
KJH PROPERTIES LLC	3151 STURGIS RD	OXNARD CA	93030
KRISMIN PROPERTIES LLC	3615 E ASPEN CRT	GILBERT AZ	85234
LAZYESSES HOLDINGS LLC	1245 W HARWELL	GILBERT AZ	85233
MAC RESOURCES LLC	1025 W STARWARD CT	GILBERT AZ	85233
MESA COMMONS L L C	2150 E HIGHLAND AVE SUITE 207	PHOENIX AZ	85016
METRO EAST VALLEY HOLDINGS LLC	1500 N PRIEST DR 132	TEMPE AZ	85281
METRO EAST VALLEY PHASE II LLC	1230 W WASHINGTON ST STE 203	TEMPE AZ	85281
MIDWEST FOOD BANK NFP	725 E BASELINE RD	GILBERT AZ	85233
MILLER FAMILY REAL ESTATE L L C	9350 SOUTH 150 E SUITE 900	SANDY UT	84070
MILLER FAMILY REAL ESTATE LLC	9350 S 150 E STE 900	SANDY UT	84070
NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE STE 900	ORLANDO FL	32801
NOSTALGIC LLC	1292 W HARWELL RD	GILBERT AZ	85233
P & K PROPRTIES LLC	1734 S FRASER DR	MESA AZ	85204
PRESSON P V SEVEN LLC	2122 E HIGHLAND AVE STE 400	PHOENIX AZ	85016
PRESTON BRAD/TRUDELLA MELISSA	1400 GILEBRT RD STE C	GILBERT AZ	85234
PROPERTY OWNERS OF THE EAST VALLEY INDUSTRI	1760 E PECOS RD STE 447	GILBERT AZ	85295
PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA AZ	85204

PUPPYFEATHERS LTD PARTNERSHIP	PO BOX 4008	MESA AZ	85211
RBS INVESTMENTS LLC	5123 E CALLE DEL NORTE	PHOENIX AZ	85018
SANDRA PLAZA NO 1	1412 MAIN STREET	DALLAS TX	75202
SOUTH HOME INVESTMENT LLC	856 E MAIN	MESA AZ	85201
STANDARD PLUMBING SUPPLY COMPANY INC	9150 S 300 WEST	SANDY UT	84070
SY GILBERT COMMONS II LLC	150 PELICAN WY	SAN RAFAE CA	94901
SY GILBERT COMMONS III LLC	150 PELICAN WY	SAN RAFAE CA	94901
TANDT PROPERTIES LLC	1060 HENSLEY ST	RICHMOND CA	94801
TBC BOXWOOD LLC	1085 W MUSKET WAY	CHANDLER AZ	85286
TBC PRODUCTION SERVICES LLC	1085 W MUSKET WAY	CHANDLER AZ	85286
TBS FACILITIES LLC	1085 W MUSKET WAY	CHANDLER AZ	85248
TRI CITY READY MIX INC	1261 E FAIRFIELD ST	MESA AZ	85203
US WEST BUILDING LLC	126 OLD MOUNT KISCO RD	ARMONK NY	10504
VJ BASELINE LLC	4300 N MILLER RD SUITE 153	SCOTTSDALE AZ	85251
W W GRAINGER INC	3230 E BROADWAY RD STE 235	PHOENIX AZ	85040
WATTS INVESTMENTS LLC	7305 E GREENWAY RD	SCOTTSDALE AZ	85260
WURTZ AND HALL LLC	913 E JUANITA	MESA AZ	85204
ZIMMERMAN JOAN GOODMAN TR	3111 BEL AIR DR STE 26A	LAS VEGAS NV	89103
ZIMMERMAN JOAN GOODMAN TR/MANDEL WILLIAM TR	2150 E HIGHLAND STE 207	PHOENIX AZ	85016
Kay Circle Neighbors	1513 S KAY CIR	Mesa AZ	85204
Heritage Park Neighborhood	131 E GROVE	Mesa AZ	85210
Casa Mesa	1238 S LESUEUR	Mesa AZ	85204
Casa Mesa	553 E GLADE AVE	Mesa AZ	85204
Heritage Park Neighborhood	214 E HOOVER	Mesa AZ	85210
Heritage Park Neighborhood	269 E HAMPTON	Mesa AZ	85210
Heritage Park Neighborhood	1410 S HEDGE	Mesa AZ	85210
Sunset Mesa	615 E GLADE	Mesa AZ	85204