

PROJECT EARL at MESA GATEWAY

Northeast Corner of Germann and Crismon Road

Citizen Participation Report

Council Use Permit (CUP)

Submitted: September 9, 2024

I. Introduction

This report provides results of the implementation of the Citizen Participation Plan for proposed industrial development. The Applicant is requesting a Council Use Permit (CUP) to allow Metal Refining, Casting or Extrusion, as outlined in Section 11-7-2, Land Use Regulations in the Mesa Zoning Ordinance. The Property is approximately 63 net acres located at the northeast corner of Germann and Crismon Roads, with identified address as 10036 E. Germann Rd, Mesa, Arizona, 85212, also known as Maricopa County Assessor Parcel Number (APN) 304-63-979.

This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. All outreach and notice materials are attached.

II. Contact

Adam Baugh
Withey Morris Baugh, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: adam@wmbattorneys.com

III. Correspondence

- September 4, 2024: Initial letters sent to property owners and neighborhood associations within 1,000 feet of the site.
- September 9, 2024: Planning and Zoning Hearing Notices letters are sent to property owners and neighborhood associations within 1,000 feet of the site.
- September 9, 2024: Planning and Zoning Hearing Notice sign postings are posted on the site.

IV. Results

There are currently 21 people or property owners on the mailing list. See contact list attached in **Attachment A**.

There has been no correspondence on the site and therefore no issues have been raised by adjacent property owners.



September 4, 2024

Notice of Project

Dear Property Owner or Resident:

Our firm represents JX Metals USA, Inc (the "Applicant"), regarding +/- 63 acres of land located at the northeast corner of Germann and Crismon Roads (the "Property"), as shown on the enclosed map. The Property is currently zoned General Industrial (GI) which is consistent with the proposed development of a high-tech facility. In 2022, the project received a number of approvals (Site Plan, Design Review, and Special Use Permit) to allow for the development of a 264,800 square foot office and technology manufacturing building in the GI District.

We wanted to inform you that we have filed a council use permit application with the City of Mesa to allow for metal casting, refining, and extrusion uses in the General Industrial (GI) District. This specialty use will be conducted within the buildings as a component of technology manufacturing. The buildings for the proposed development are already under construction. The site plan is attached.

When hearing dates are scheduled, we will send out another mailing notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact our office at 602-230-0600 or hannah@wmbattorneys.com.

Thank you for your courtesy and consideration.

Sincerely,

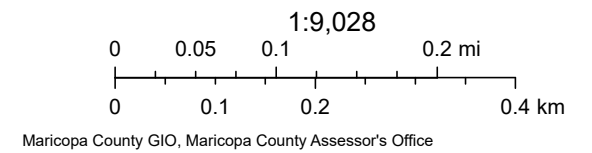
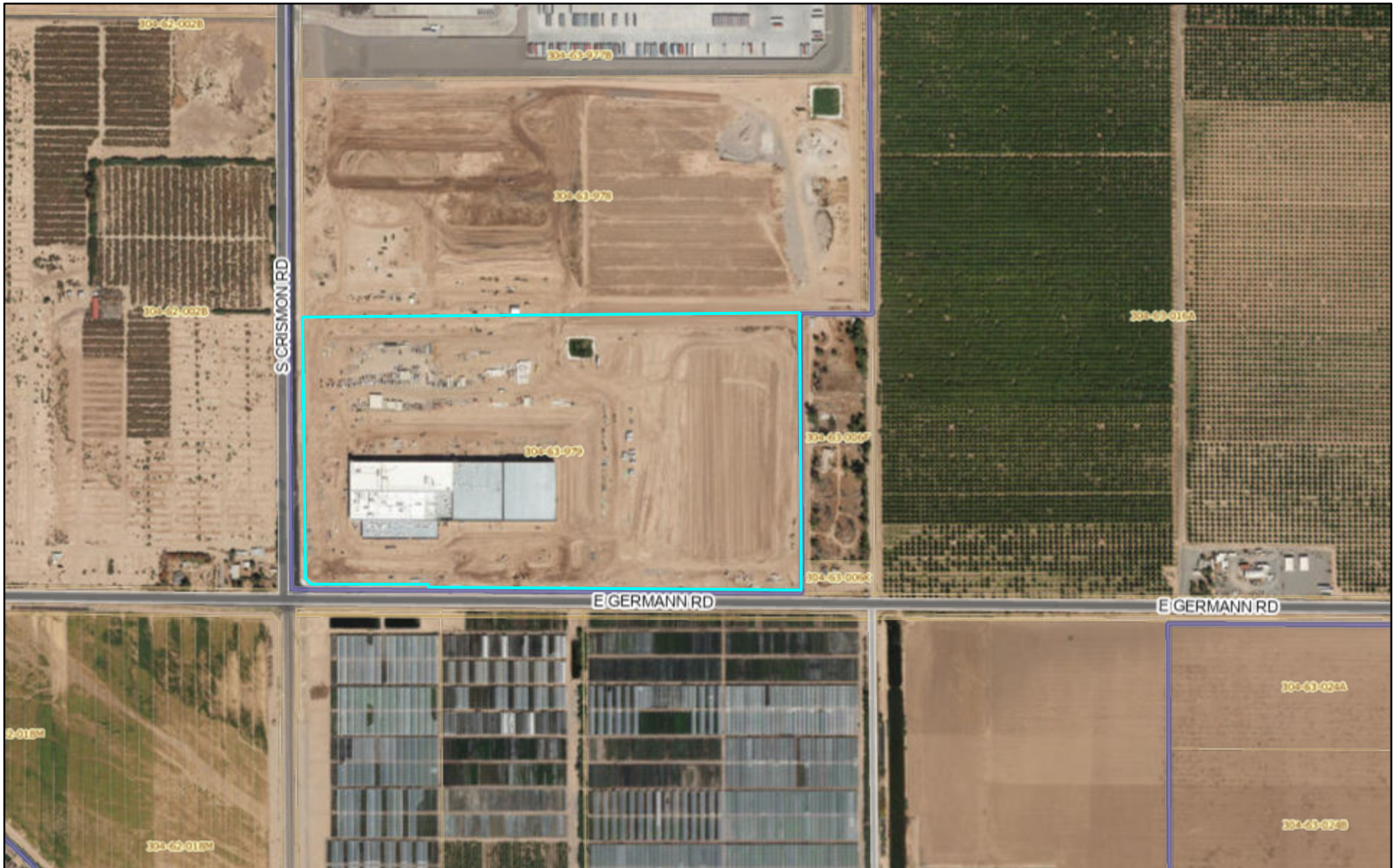
WITHEY MORRIS BAUGH P.L.C.

By 

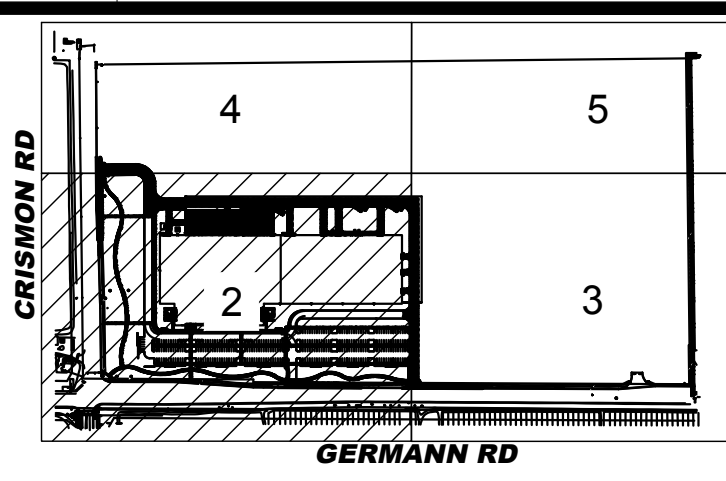
G. Adam Baugh

Enclosures

Aerial Map



MATCH LINE - SEE SHEET 4



KEY MAP
CITY OF MESA
N.T.S.

LEGEND

- INLET PROTECTION PER BMP SPC-7
- STABILIZED CONSTRUCTION ENTRANCE PER EC-5
- SILT FENCE PER BMP SPC-5
NOTE: STRAW WADDLES (SPC-1) ARE AN ACCEPTABLE ALTERNATIVE TO SILT FENCE. FLOW ARROWS
- DESIGNATED WASHOUT AREA PER GH-4 AND DETAIL H-8 ON SHEET SW09.
- LIMITS OF DISTURBANCE
- DUST CONTROL PER BMP EC-7
- SOLID WASTE MANAGEMENT PER GH-2
- EQUIPMENT MAINTENANCE PROCEDURES PER GH-3
- PROTECTED CHEMICAL AND MATERIALS STORAGE AREA PER GH-1
- SPILL CONTAINMENT PLAN PER GH-5

MATCH LINE - SEE SHEET 3

TIMING OF CONTROLS/MEASURES

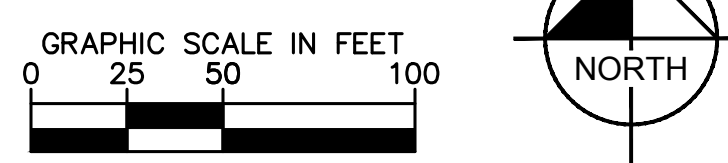
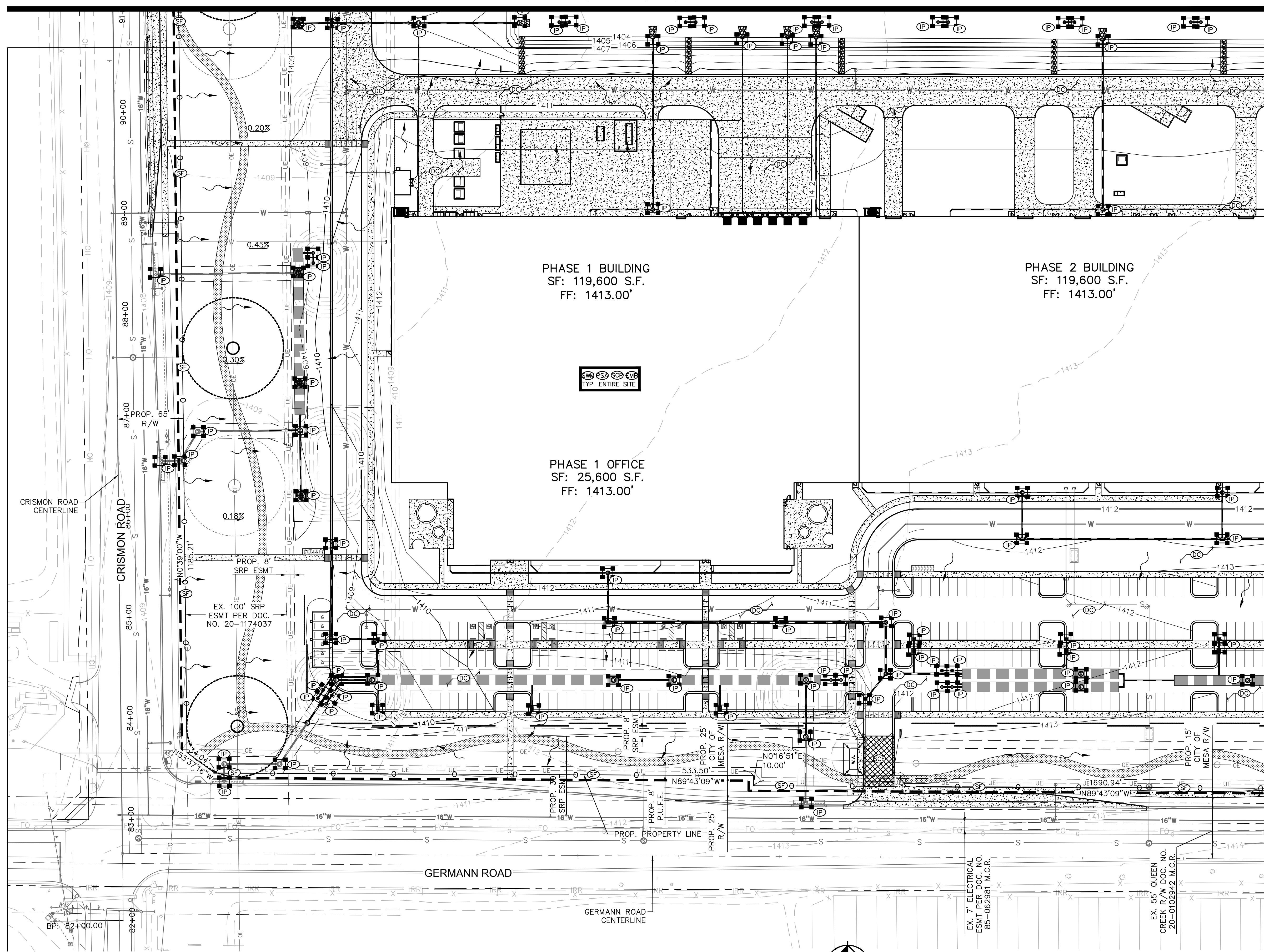
PER THE CONSTRUCTION SEQUENCE, THE SILT FENCES, AND TREATMENT DEVICES SHALL BE INSTALLED ON SITE PRIOR TO ANY COMMENCEMENT OF CLEARING AND GRUBBING FOR CONSTRUCTION ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITIES CEASE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TEMPORARY MEASURE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT LANDSCAPING AND/OR PAVEMENT. AFTER THE ENTIRE SITE IS STABILIZED, THE SEDIMENT ACCUMULATED IN THE SILT FENCES, CHECK DAMS, AND TREATMENT DEVICES WILL BE REMOVED.

RECORD MAINTENANCE

INSPECTION RECORDS SHALL BE KEPT ON SITE AT THE JOB TRAILER AT ALL TIMES. EACH INSPECTION SHALL REQUIRE AN INSPECTION FORM TO BE FILLED OUT AND SIGNED BY THE INSPECTOR.

THE CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION ACTIVITIES ON SITE. THE RECORDS SHALL INCLUDE START AND END DATES FOR ALL MAJOR CONSTRUCTION ACTIVITIES INVOLVING GRADING. THE CONTRACTOR SHALL ALSO MAKE RECORD OF WHEN STABILIZATION IS INITIATED AND COMPLETED AND ANY REASON FOR DELAYS.

ALL INSPECTION RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR FOR AT LEAST 3 YEARS AFTER CONSTRUCTION IS COMPLETED.



PRINTED ON: 12/15/2022

KAJIMA ASSOCIATES INC.
ARCHITECTURE • ENGINEERING • INTERIORS
3490 PIEDMONT ROAD, SUITE 900 ATLANTA, GEORGIA 30305 (404) 812-8600

KAJIMA ASSOCIATES, INC. ARCHITECT
3490 PIEDMONT RD. NE, SUITE 900, ATLANTA, GA 30305
KIMLEY-HORN AND ASSOCIATES, INC. STRUCTURAL ENGINEER
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020
Kimley»Horn MECHANICAL/PLUMBING/FIRE PROTECTION/ELECTRICAL ENGINEER
CIVIL ENGINEER & LANDSCAPE ARCHITECT
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16th STREET, SUITE 300, PHOENIX, AZ 85020
PHONE: 602-944-5500 FAX: 602-944-7423
WWW.KIMLEY-HORN.COM

SEAL:
Professional Engineer (Civil)
67407
JEFFREY C. BOYD
ARIZONA, U.S.A.
Exp. Date 09/30/24

JX PROJECT:
JX NIPPON MINNING AND METALS
10036 E. GERMANN RD, MESA, ARIZONA 85212
PROJECT EARL

DATE	#	REMARKS	REVISIONS:
2021-12-17	1	ISSUED FOR SCHEMATIC DESIGN	
2022-05-13	8	ISSUED FOR DESIGN DEVELOPMENT	
2022-06-30	10	RE-ISSUED TO CITY OF MESA	
2022-07-18	11	ISSUED FOR PERMIT	
2022-09-15	13	ISSUED FOR PERMIT RESUBMISSION-1	
2022-12-15	19	ISSUED FOR PERMIT RESUBMISSION-2	

SHEET TITLE:
STORMWATER MANAGEMENT PLAN

PROJECT NO.:	291550002
PROJECT MANAGER:	
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=50'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Parcel Number	Owner	Mailing Address
304-62-002B	HARRIS CATTLE CO	PO BOX 167 QUEEN CREEK AZ USA 85242
304-62-002C	HARRIS CATTLE CO	PO BOX 167 QUEEN CREEK AZ USA 85242
304-62-018M	JORDE FARMS 3 LLC	PO BOX 4515 SCOTTSDALE AZ USA 85261
304-63-006F	HAWLEY MARILYN B	10360 E GERMANN RD QUEEN CREEK AZ USA 85242
304-63-006K	OSBORN MARILYN	22340 E HERITAGE CT QUEEN CREEK AZ USA 85142
304-63-006M	OSBORN MARILYN	22340 E HERITAGE CT QUEEN CREEK AZ USA 85142
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304-63-016A	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ USA 850042121
304-63-017	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ USA 850042121
304-63-978	CUBES AT MESA SOUTH LLC	2199 INNERBELT BUSINESS CENTER DR ST LOUIS MO USA 63114
304-63-979	JX NIPPON MINING & METALS USA INC	125 N PRICE RD CHANDLER AZ USA 85224

BYNER CATTLE COMPANY
333 N CENTRAL AVE
PHOENIX, AZ 85004

HAWLEY MARILYN B
10360 E GERMANN RD
QUEEN CREEK, AZ 85242

OSBORN MARILYN
22340 E HERITAGE CT
QUEEN CREEK, AZ 85142

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ST LOUIS, MO 63114

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VLACHOS ENTERPRISES LLC
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MESA, AZ 85201

HARRIS CATTLE CO
PO BOX 167
QUEEN CREEK, AZ 85242

JX NIPPON MINING & METALS USA INC
125 N PRICE RD
CHANDLER, AZ 85224



WITHEY
MORRIS
BAUGH

September 9, 2024

Dear Neighbor,

Our firm represents, JX Metals USA, Inc, who has applied for a council use permit for the property located at within the 10000 to 10200 blocks of East Germann Road (north side) and within the 7300 to 7600 blocks of South Crismon Road (east side), as seen in the attached aerial map. The request for a council use permit will allow for metal casting, refining, and extrusion uses in the General Industrial (GI) District. The case number assigned to this project is ZON24-00724.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the development currently under construction. The council use permit is for a specialty use needed to manufacture technology components. If you have any questions regarding this proposal, please call our office at 602-230-0600 or e-mail me at adam@wmbattorneys.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 25, 2024 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 public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Tulili Tuiteleapaga-Howard of their Planning Division staff. He/she can be reached at 480-644-6451 or tulili.tuiteleapaga-howard@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

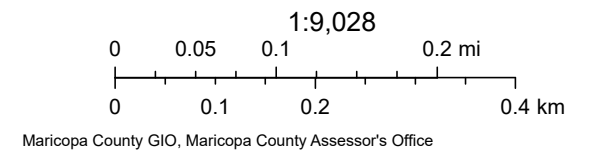
Sincerely,

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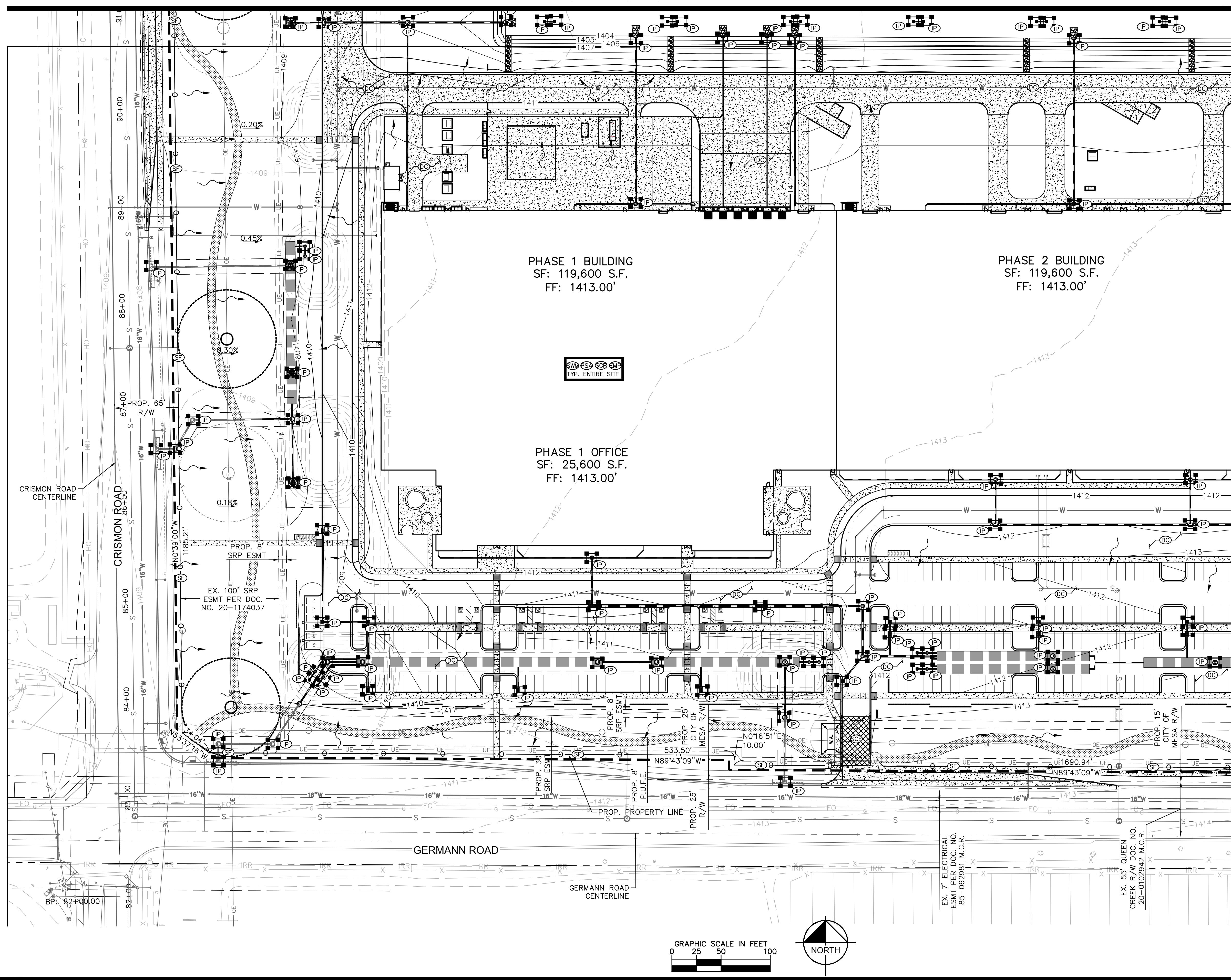
By 
G. Adam Baugh



Aerial Map



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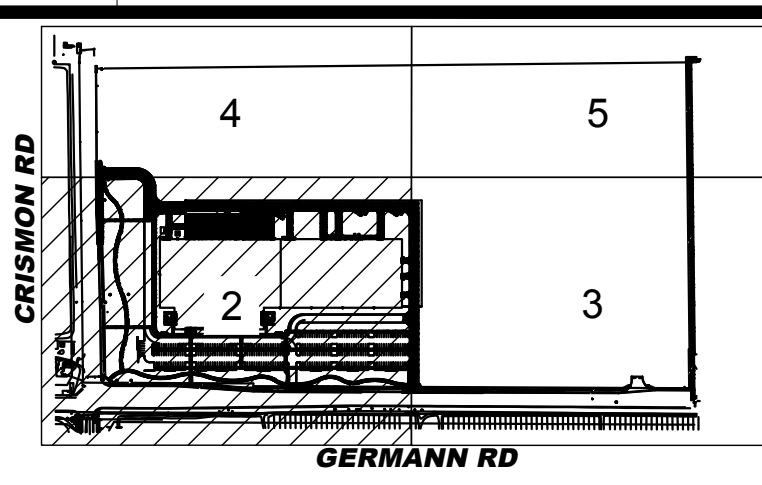
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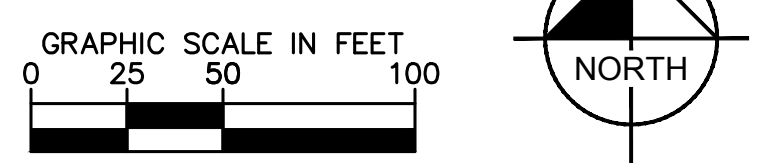
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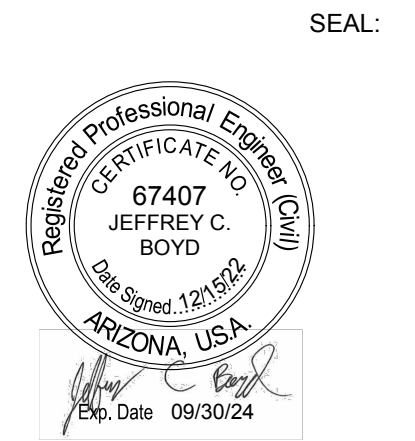
KEY MAP
CITY OF MESA
N.T.S.

PRINTED ON: 12/15/2022



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ARCHITECTURE • ENGINEERING • INTERIORS

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7740 N. 16th STREET, SUITE 300, PHOENIX, AZ 85020
Kimley»Horn



JX JX NIPPON MINING AND METALS
10036 E. GERMANN RD, MESA, ARIZONA 85212
PROJECT EARL

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STORMWATER MANAGEMENT PLAN

PROJECT NO.:	291550002
PROJECT MANAGER:	
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=50'



Parcel Number	Owner	Mailing Address
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JX NIPPON MINING & METALS USA INC
125 N PRICE RD
CHANDLER, AZ 85224

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

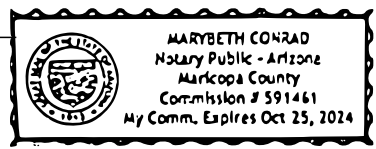
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # , on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from 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: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: September 25, 2024
CASE: ZON24-00724

Request: Council Use Permit. This request will allow for metal casting, refining, and extrusion uses in the General Industrial (GI) District.

Applicant: Adam Baugh, Withey Morris Baugh, PLC
Phone: (602) 230-0600
Planning Division (480) 644-2385

Posting date: 9/9/24

September 9, 2024 at 6:56 AM
+33.277810,-111.614006
10150-10222 E Germann Rd
Mesa AZ 85212
United States



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: September 25, 2024
CASE: ZON24-00724

**Request: Council Use Permit. This request will
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Applicant: Adam Baugh, Withey Morris Baugh, PLC
Phone: (602) 230-0600
Planning Division (480) 644-2385

Posting date: 9/9/24

September 9, 2024 at 6:23 AM
+33.279727,-111.616735
7053-7159 S Crismon Rd
Mesa AZ 85212
United States