



Citizen Participation Plan

SEC Power Road and Loop 202 Freeway Landmark Monument

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the plan to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa approval of a Freeway Landmark Monument Sign Council Use Permit on the northern boundary of the subject property. The subject property includes the approximately 40-acre site located at the southeast corner of Power Road and the Loop 202, which is the location of the approved Gallery Park mixed-use commercial center.

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 Information:

Those coordinating the Citizen Participation activities are listed as follows:

Ralph Pew and DJ Stapley

Pew & Lake, PLC
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
Ph. (480) 461-4670
Ralph.Pew@pewandlake.com
djstapley@pewandlake.com

Jose Pombo

VIVO Development Partners
4650 E. Cotton Center Blvd, Suite 200
Phoenix, AZ 85040
Ph. (602) 393-9370
jpombo@vivopartners.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts the development that members of the community may have:

1. A notification list will be developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1,000+ feet from parent parcel, but may include more; and
 - b. Homeowners Associations within one-half mile of the project site and registered neighborhood associations within one mile of the project (City indicated none are within the required area).

2. A letter providing notification of the Council Use Permit submittal and a copy of the proposed Site Plan will be sent to all property owners and associations on the required notification list. The notice letter will include an explanation of the request and the name and contact information for the applicant, which will provide opportunities for neighbors to ask questions and provide comments about the application. A copy of the notification letter, notification map, and notification lists are included with this Citizen Participation Plan.
3. The applicant will listen to and consider any comments or questions provided to the applicant during the application process. It will factor them into its determination regarding the project plans before submitting the final submittal before the public hearing for this case.
4. The applicant will record comments and feedback from the public that it receives concerning the Site Plan application. A description of the comments provided, any issues raised, and the applicant's responses that address those issues raised will be submitted to the City of Mesa.
5. A Citizen Participation Report and updates regarding any citizen comments received will be submitted to the City before the Planning & Zoning Board Public Meeting with a copy of the sent notification letter and associated notification materials.
6. All requirements for public hearing notice will be complied with. For public hearing notice, applicant will post a 4' x 4' sign on the property. The sign will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Formal Submittal to City	July 18, 2022
Follow-Up Submittal	August 22, 2022
Design Review Board	September 13, 2022
Planning & Zoning Public Hearing	October 12, 2022

Attached Exhibits:

- 1) Neighborhood Meeting Materials
 - a. Notification Map of surrounding property owners
 - b. List of property owners within 1000 ft. of the subject property and HOAs and registered neighborhood contacts

Property Owners, 1,000+ Feet

Gallery Park Freeway Landmark Monument, SEC Power Rd. & Loop 202

20TH ST & BELL MULTI-FAMILY LLC/P202-GP
LOT 4 TIC LLC/VDP-GP LOT 4 TIC LLC
4650 E COTTON CENTER BLVD STE 200
PHOENIX, AZ 85040

6907 EAST RAY ROAD OWNER LP
870 7TH AVE FRNT 2
NEW YORK, NY 10019-4369

AEI ARIZONA OZ FUND LLC
11100 SANTA MONICA BLVD STE 260
LOS ANGELES, CA 90025-6695

AEI RAY DEVELOPMENT LLC
300 W CLARENDON AVE STE 240
PHOENIX, AZ 85013

ALI ADVISOR INC
2999 N 44TH ST NO 100
PHOENIX, AZ 85018

ALI ADVISOR INC (PROB.
DEED/LEGAL)
2999 N 44TH ST STE 100
PHOENIX, AZ 85018

AMERICAN FURNITURE WARHOUSE CO
8820 AMERICAN WY
ENGLEWOOD, CO 80112

BC PICO LLC/DRIVE PICO
LLC/AUTOMATIC PROPERTIES LLC
11601 SANTA MONICA BLVD
LOS ANGELES, CA 90025

CRP PDC MESA GATEWAY OWNER LLC
450 NEWPORT CENTER DR STE 405
NEWPORT BEACH, CA 92660

DICKERSON ZACHARY
32624 N RUGOSA RD
QUEEN CREEK, AZ 85142

FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009

GATEWAY 71B LLC
4942 S 71ST ST
MESA, AZ 85212-6436

GATEWAY CORNER HOLDINGS LLC
7515 E 1ST ST
SCOTTSDALE, AZ 85251

GILBERT GATEWAY TOWNE CENTER
HOLDINGS LLC
3941 W MOHAVE ST NO 110
PHOENIX, AZ 85009

GRANITE FIELD INVESTMENTS LLC
PO BOX 151
QUEEN CREEK, AZ 85142

KCK INVESTMENTS LLC
4747 S POWER RD
MESA, AZ 85212

MESA 18 LP
720 3RD ST NO E
SASKATOON, SK S7H1M3

MGW BUILDING LLC
4144 W SUNSET RD
LAS VEGAS, NV 89118

NORTHINGTON MESA INDUSTRIAL
INVESTORS LLC
PO BOX 1368
CARLSBAD, CA 92018

PHOENIX-MESA GATEWAY AIRPORT
AUTHORITY
600 S POWER RD BLDG 41
MESA, AZ 85206-5219

POWER 17 LLC
124 S 600 E
SALT LAKE CITY, UT 84102

POWER 202 MIXED-USE LLC
4650 E COTTON CENTER BLVD STE
200
PHOENIX, AZ 85040

POWER ROAD GP STV LLC
525 W 21ST ST
TEMPE, AZ 85282

ROOSEVELT WATER CONS DIST 5239
PO BOX 100
HIGLEY, AZ 85236

RRCCN OWNERS ASSOCIATION
2999 N 44TH ST STE 500
PHOENIX, AZ 85018

TARGET CORPORATION
PO BOX 9456
MINNEAPOLIS, MN 55440-9456

TRIANGLE TRUST/STROSCHER
INVESTMENTS LLC
32101 COOK LN
SAN JUAN CAPISTRANO, CA 92675

UNITED STATES OF AMERICA
3707 N 7TH ST
PHOENIX, AZ 85017

WAL MART STORES INC
1301 SE 10TH ST
BENTONVILLE, AR 72716-0535

WF GCC INDUSTRIAL LLC
3104 E CAMELBACK RD UNIT 957
PHOENIX, AZ 85018

Property Owners, 1,000+ Ft. SEC of Power Rd. and Loop 202

