



Date: 09/25/2025 (revised 01.12.26)
Project: Blue Sky Pest Control
RE: DRB Project Narrative
From: Vince Dalke
Dalke Design Group
2039 E. Rice Dr.
Tempe, AZ, 85283
(480) 589-3793
vince@dalkedesigngroup.com

This submission to the City of Mesa is for a new 26,000 SF office building located on a 2.38 acre site on the NWC of E. Ray Road and 71st Street. The project submittal is for site plan and Design Review approval of a office building with +/- 18,000 Sf of office and +/- 8,000 SF of warehouse that will be for Blue Sky Pest Control. The tenant uses noted are permitted within the current LI, PAD, AOA-2 (with a BIZ overlay) zoning district.

The site is bound to the west by a Roosevelt WCD Canal and to the north and east by an existing properties zoned the same within the existing commercial center, and to the south by Ray Road. The interior of the site has a looped vehicular circulation that works well for the use allowing for access to the warehouse from behind within a gated yard while providing adequate tenant parking, access to the ROW and maintaining the City requested 50'-0" stacking at both entry points. We have located ADA parking at the entrance side of the building.

The building orientation allows for the requested foundation landscaping on all sides of the building as well as the entry plaza requirement while providing the necessary parking screening and lot landscape setbacks while maintaining a visual presents to 71st Street. The Biz overlay (Ord. 5699) which we are keeping in place allows for the zero landscape setback on the property helping to maintain that important site circulation. This orientation helps to mitigate sun lighting within the office area along the glass facing east and south while addressing all the zoning requirements on the site. Pedestrian circulation is located along the east side of the building which we have provided canopies within the building design along this entry side adding additional shading as well. The back (west side) of the building allows for staff to access the warehouse and this is a non-public access side of the building.

The building is designed with a clean majestic theme with lighter tone stucco material laid within a fabric of gray toned masonry with different finish textures to provide an authentic and stately headquarters design while addressing the Cities material percentages and wall offsets needed to allow the four sided architecture to work integrally with the interior office space experience for an overall cohesive office and exterior building design that portrays this clients unique services to the surrounding area and valley. The massing of the project identifies the main entry height with an element allowing for the tenant signage and identity. The design has deeper wall offsets and returns which also allows for the metal awnings to have adequate finishing and intent within the fabric of the 4 sided architecture. The main material of the building is exposed masonry block with two different textures as well as metal awnings and stucco. All changes in material occur at changes in building plane, which further helps to visually breaks up the mass of the building. All parapet returns will return onto the roof at least 12" or more in length.



The signage for the building will consist of future tenant signs above the main entry as well as on the southwest corner of the building taking advantage of the site's unique position facing west over the Roosevelt Canal and the alignment of Ray Road. All signage is proposed for concept only at this stage with all signs to be permitted separately.

The lighting for the project consists of building-mounted wall packs as well as pole-mounted lighting as needed for the parking field. LED down lighting will be used as part of the lighting at the entries. All lighting will meet the City of Mesa requirements for lighting and light levels.

The landscape design for the project has been designed to be consistent with the other projects in the area. The streetscape has been designed to blend with that already installed and designed for a consistent street vision of the area. All plants will be per the City of Mesa landscape requirements and the xeriscape needs of our community, with trees planted to meet the town code to help mitigate the heat island effect. The planting in front of and along 71st Street will follow the neighboring sites within the complex and HOA requirements.

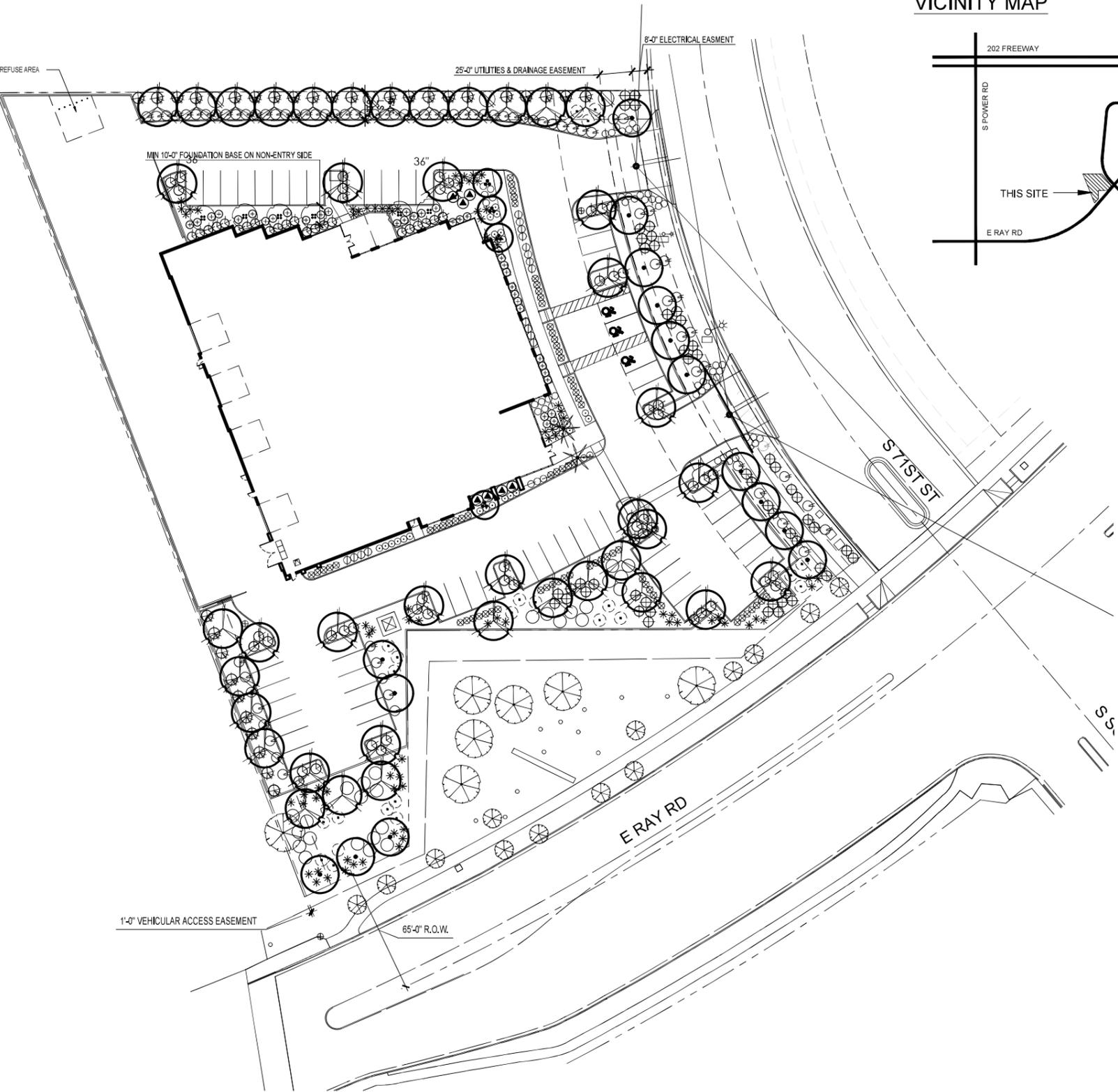
We will be submitting this project concurrently to the HOA for their approvals of the site and building design.

We are excited about this new project and look forward to your review. Please let me know if you have any questions.

Sincerely,

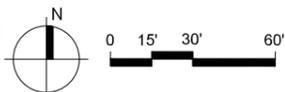
A handwritten signature in blue ink, appearing to read 'V Dalke', is positioned above the typed name.

Vince Dalke
President
vince@dalkedesigngroup.com

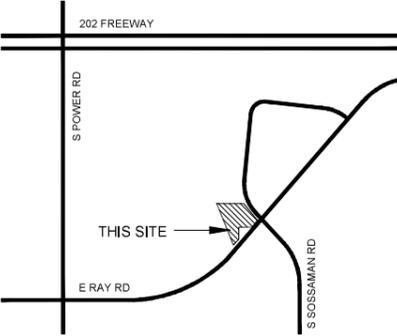


PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP



LANDSCAPE LEGEND
TREES

- Sophora Secundiflora
Texas Mtn Laurel
24" Box (4)
- Caesalpinia mexicana
Mexican Bird of Paradise
36" Box Multi trunk (10)
- Ulmus Parvifolia
Chinese Elm
24" Box (38)
36" Box (2)
- Washingtonia Robusta
Mexican Fan Palm - 12 Tr Ft
Skinned, Straight and Matching (4)
- Pistacia atlantica x integerrima
Red Push
36" Box (22)

SHRUBS

- Nerium oleander 'Petite Pink'
Petite Pink Oleander
5 Gallon (83)
- Callistemon 'Little John'
Dwarf Callistemon
5 Gallon (36)
- Eremophila maculata 'Valentine'
Valentine Bush
5 Gallon (68)
- Agave Gemniflora
Twin Flowered Agave
5 Gallon (59)
- Caesalpinia pulcherrima
Red Bird of Paradise
5 Gallon (22)
- Baccharis hybrid 'Starn'
Starn's Coyote Bush
5 Gallon (64)
- Tecoma stans
Orange Jubilee
5 Gallon (5)
- Hesperaloe Parviflora
Red Yucca
5 Gallon (56)
- AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (22)

GROUND COVER

- Lantana montevidensis
Dallas Red Lantana
1 Gallon (11)
- Lantana montevidensis
Gold Mound'
1 Gallon (55)
- Acacia redolens 'Desert Carpet' tm
Desert Carpet tm Acacia
1 Gallon (51)
- Convolvulus cneorum
Bush Morning Glory
1 Gallon (45)

D.G. 1/2" Screened Express Painted Desert
2" min thickness in all landscape areas

NORTH PROPERTY LINE:
342' LINEAR FEET
TREES REQUIRED: 14 TREES (7-24" BOX)
TREES PROVIDED: 14 TREES (14-24" BOX)
SHRUBS REQUIRED: 56 SHRUBS
SHRUBS PROVIDED: 56 SHRUBS

LANDSCAPE COVERAGE:
LANDSCAPE AREA: 29,661 SQ. FT.
LANDSCAPE COVERAGE: 18,389 SQ. FT. (62%)

SOUTH PROPERTY LINE:
350' LINEAR FEET
TREES REQUIRED: 14 TREES (7-24" BOX)
TREES PROVIDED: 14 TREES (14-24" BOX)
SHRUBS REQUIRED: 70 SHRUBS
SHRUBS PROVIDED: 71 SHRUBS

TREES PER BLDG. WALL
ENTIRE SITE BUILD. PERIMETER: 690 L.F.
TREES REQUIRED: 690 / 50' = 14 TREES
TREES PROVIDED: 20 TREES

WEST PROPERTY LINE:
448' LINEAR FEET
TREES REQUIRED: 18 TREES (9-24" BOX)
TREES PROVIDED: 18 TREES (18-24" BOX)
SHRUBS REQUIRED: 72 SHRUBS
SHRUBS PROVIDED: 74 SHRUBS

EAST PROPERTY LINE:
273' LINEAR FEET
TREES REQUIRED: 11 TREES (6-24" BOX)
TREES PROVIDED: 11 TREES (11-24" BOX)
SHRUBS REQUIRED: 55 SHRUBS
SHRUBS PROVIDED: 58 SHRUBS

PARKING ISLANDS
TOTAL PARKING SPOTS: 57
TREES REQUIRED: 7 TREES
TREES PROVIDED: 16 TREES

SHADE TREES

- Ulmus Parvifolia
Chinese Elm
SHADE: 316 x 40 = 12,640
- Pistacia atlantica x integerrima
Red Push
SHADE: 297 x 15 = 4,455
- Sophora Secundiflora
Texas Mtn Laurel
SHADE: 169 x 4 = 676
- Caesalpinia mexicana
Mexican Bird of Paradise
SHADE: 133 x 8 = 1,064

SHADE PROVIDED:
18,835 SQ. FT. OF SHADE
(18% OF TOTAL SITE)



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P: (602) 265-0320
EMAIL: timmquene@tjma.net



2039 E RICE DR., TEMPE
AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

BLUE SKY PEST CONTROL
5118 S 71ST ST
MESA, AZ 85212

NUMBER	REVISION	DATE

SEAL

SHEET TITLE
LANDSCAPE PLAN

ISSUE DATE
DRAWN
CHECKED BY VJD
PROJECT NUMBER

DRAWING NO.

La.01

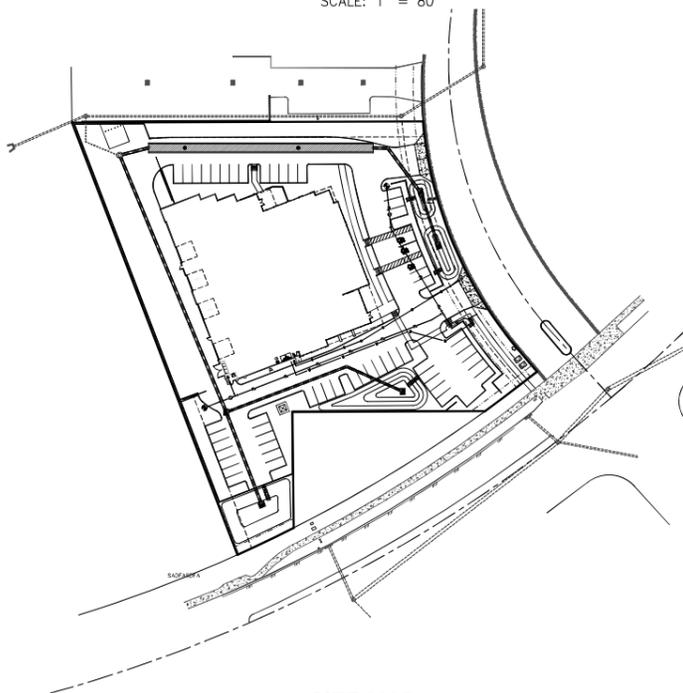
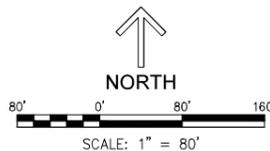
REV

PRELIMINARY GRADING COVER SHEET

FOR BLUE SKY PEST CONTROL

5118 S. 71st STREET
MESA, ARIZONA

SOUTHWEST QUARTER SECTION 19, T1S, R7E OF THE GILA AND SALT RIVER BASE AND MERIDIAN



SITE MAP

SHEET INDEX

C0.01 1 OF 2 PRELIMINARY COVER SHEET
C0.02 2 OF 2 PRELIMINARY G & D AND UTILITY PLAN

LEGEND

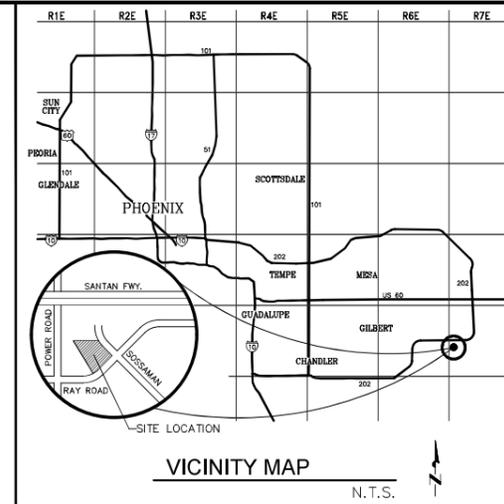
	MONUMENT LINE
	PROPERTY LINE
	EASEMENT LINE
	FIRE LINE
	SEWER LINE
	WATER LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GRADE BREAK
	EDGE OF PAVEMENT
	ELEC TRANSFORMER
	FLOW DIRECTION
	PRESSURE BACKFLOW PREVENTER
	TEE
	BEND
	FIRE RISER
	FIRE DEPARTMENT CONNECTION
	DUAL DRYWELL
	POWER POLE
	STREET LIGHT
	FIRE HYDRANT
	STORM MANHOLE
	SANITARY MANHOLE
	WATER VALVE
	WATER METER
	TAPPING SLEEVE
	RIP-RAP
	PAVEMENT
	CONCRETE
	VISIBILITY TRIANGLE

ABBREVIATIONS

AC	ACRE
APN	ASSESSOR PARCEL NUMBER
APS	ARIZONA PUBLIC SERVICE
BC	BACK OF CURB
BOT	BOTTOM
C	CONCRETE
CO	CURB OPENING
C.O.B.	CITY OF BUCKEYE
CF	CUBIC FEET
DE	DRAINAGE EASEMENT
E	EAST
EX	EXISTING
EVp	EQUALIZED VOLUME PROVIDED
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GROUND
FL	FIRE LINE
G	GUTTER
GR	GRATE
HW	HIGH WATER LEVEL
IN	INCH
INV	INVERT
LF	LINEAR FEET
N	NORTH
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
S	SOUTH
SE	SOUTH EAST
SF	SQUARE FEET
SW	SIDEWALK
T	TOWNSHIP
TC	TOP OF BACK OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
VG	VALLEY GUTTER
V	VOLUME
PRO V.	VOLUME PROVIDED
REQ V.	VOLUME REQUIRED
W	WEST
WO	WALL OPENING

ENGINEER'S NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF LOCATIONS DIFFER FROM PLANS.
- "BLUE STAKE" LOCATES ONLY UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS. CONTRACTOR SHALL PROVIDE OTHER MEANS OF ON-SITE UTILITY LOCATION.
- ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BID ON THEIR ESTIMATE.
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AND THE CITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH.
- THE ENGINEER IS NOT RESPONSIBLE FOR ANY ESTIMATES, BIDS, CONSTRUCTION, OR OTHER ACTIONS OR DECISIONS MADE WHICH HAVE BEEN BASED ON PRELIMINARY OR UNAPPROVED PLANS.
- THE CONTRACTOR ON SITE SHALL CONFORM TO M.A.G. STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COMPLY WITH A.D.A. REQUIREMENTS RELATING TO CONSTRUCTION AT ALL TIMES.
- ANY ALTERATIONS OR ADDITIONS TO THESE PLANS MUST BE APPROVED BY THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER.
- CONTRACTOR SHALL PROVIDE DUST CONTROL FOR ALL UNPAVED AREAS DURING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT FOR THIS PROJECT, INCLUDING ANY AND ALL ADDENDUMS AND SUPPLEMENTS ISSUED, AND FOLLOW ALL RECOMMENDATIONS THEREIN.



VICINITY MAP

SITE AREA

GROSS AREA = 149,037 S.F. (3.42 AC)
NET AREA = 103,830 S.F. (2.38 AC)

APN:

304-30-052

LEGAL DESCRIPTION

LOT 9, OF PARCEL "A" RE-PLAT FOR RAY ROAD COMMERCE CENTER NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1410 OF MAPS, PAGE 38.

FLOOD INFO - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2760 L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN SHADED ZONE X. SHADED ZONE X IS DESCRIBED AS: "0.2% ANNUAL CHANCE FLOOD HAZARD OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE."

OFF-SITE DRAINAGE

THERE ARE NO OFF-SITE FLOWS AFFECTING THE SITE. ALL ON-SITE FLOWS WILL BE RETAINED ON-SITE.

PROJECT SITE ZONING

THE SITE, BASED ON THE CITY OF MESA ZONING IS COMPLETELY 'LI', PAD, AOA-2 - LIGHT INDUSTRIAL, AND WILL REMAIN AS SUCH.

RETENTION CALCULATIONS

ONSITE RETENTION IS REQUIRED AND PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT. THE ENTIRE PROPERTY IS DESIGNED TO CONVEY ALL FLOWS TO ABOVE GROUND BASINS AND AN UNDERGROUND RETENTION TANK.

VOLUME REQUIRED:

$V_{req} = P \cdot C \cdot A / 12$	
RAINFALL	P=2.2 in.
SURFACE COEFFICIENT,	C=0.84
WATERSHED AREA	
PARCEL 9 A=103,830 SF	V = 15,978.49 CF
71ST STREET A=8,812 SF	V = 1,534.76 CF
TOTAL VOLUME req'd	V = 17,513.25 CF

VOLUME PROVIDED:

200 LF 8" CPCIP	V = 10,956 CF
ABOVE GROUND BASINS:	V = 6,834 CF
TOTAL VOLUME prov	V = 17,690 CF

ELEVATION BENCHMARK

BRASS TAG TOP OF CURB NE CURB RETURN RUBEN AND SIGNAL BUTTE
1460.25 2012 COM NAVD 88 ELEVATION

BASIS OF BEARING

EAST LINE OF SOUTHEAST OF QUARTER OF SECTION 14 TOWNSHIP 1 SOUTH RANGE 7 EAST BEARING SOUTH 00°38'01" EAST ACCORDING TO BOOK 1660 OF MAPS PAGE 14 MCR

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR

DATE

REGISTRATION NUMBER

OWNER/DEVELOPER

AEI ARIZONA OZ FUND, LLC
11180 SANTA MONICA BLVD, STE 200
LOS ANGELES, CA 90025
PHONE: 480-861-2672
EMAIL: NWOLF@BLUESKYPEST.COM

ARCHITECT

DALKE DESIGN GROUP, LLC
2039 E. RICE DRIVE
TEMPE, AZ 85283 PHONE:
480-589-3793
EMAIL: VINCE@DALKEDESIGNGROUP.COM



PRELIMINARY GRADING COVER SHEET

FOR
BLUE SKY PEST CONTROL
5118 S. 71st STREET
MESA, ARIZONA

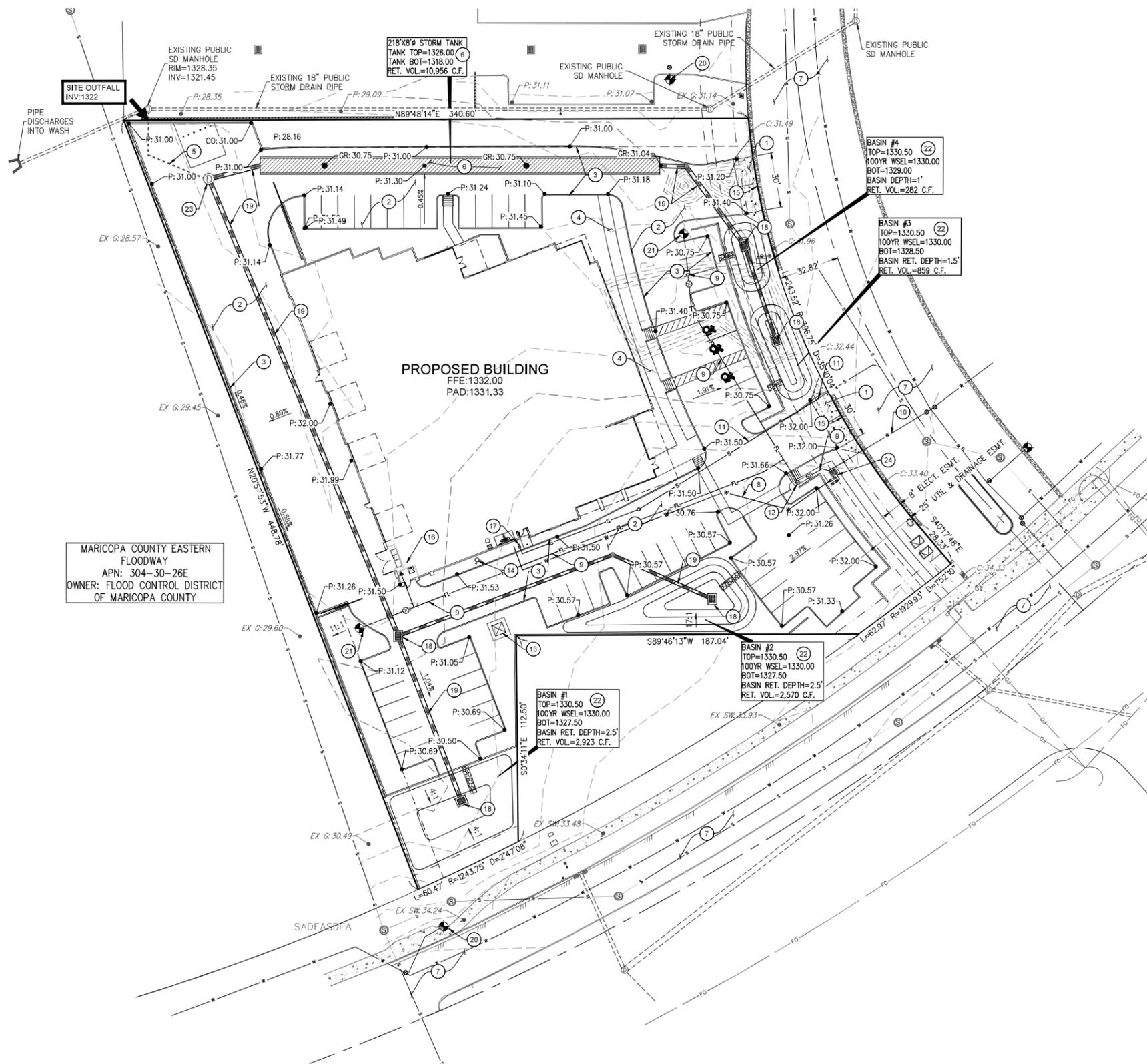
DRAWN BY:	MGO
DESIGN BY:	EM
CHECKED BY:	MAG
DATE:	11/17/25
PROJECT #:	7025025
PURPOSE:	PRELIMINARY



SHEET 01 OF 2

C0.01

G:\Current Projects\702502500 - Bluesky Pest Control\DWG\C0.02_7025025_02_PFE_G&D.dwg Mike Orton



- CONSTRUCTION NOTES**
1. NEW DRIVEWAY APRON PER C.O.M. DET. M-42
 2. NEW ASPHALT PAVEMENT
 3. NEW 6" CONCRETE CURB
 4. NEW CONCRETE SIDEWALK
 5. NEW H.D.P.E. STORM DRAIN FORCE LINE TO DISCHARGE INTO EXISTING STORM DRAIN SYSTEM CATCH BASIN AS SHOWN
 6. UNDERGROUND STORAGE SYSTEM - 218" X 8" CIPCP
 7. EXISTING ASPHALT PAVEMENT
 8. NEW DOMESTIC WATER LINE
 9. NEW FIRE LINE
 10. INSTALL NEW WATER SERVICE AND LANDSCAPE SERVICE AT LOCATION SHOWN
 11. CONNECT NEW SEWER SERVICE LINE TO EXISTING SEWER SERVICE FROM STREET AT LOCATION SHOWN
 12. NEW FIRE LINE BACKFLOW DEVICE
 13. NEW ELECTRIC TRANSFORMER
 14. NEW FDC LOCATION
 15. NEW TO EXISTING CONCRETE PAVEMENT. MATCH EXISTING CONCRETE RIBBON CURB ELEVATIONS.
 16. FIRE SPRINKLER RISER ROOM.
 17. NEW TWO-WAY SEWER CLEANOUT
 18. NEW STORM DRAIN CATCH BASIN
 19. NEW STORM DRAIN PIPE
 20. EXISTING FIRE HYDRANT
 21. NEW FIRE HYDRANT
 22. NEW RETENTION BASIN W/4:1 SIDE SLOPES
 23. NEW STORM DRAIN MANHOLE WITH LIFT STATION
 24. NEW DOMESTIC & LANDSCAPE METERS AND BACKFLOW PREVENTORS.

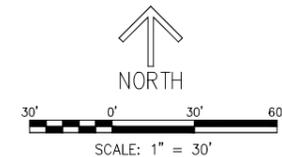
OWNER/DEVELOPER
 AEI ARIZONA OZ FUND, LLC
 1180 SANTA MONICA BLVD, STE 200
 LOS ANGELES, CA 90025
 PHONE: 480-861-2672
 EMAIL: NWOLF@BLUESKYPEST.COM

ARCHITECT
 DALKE DESIGN GROUP, LLC
 2039 E. RICE DRIVE
 TEMPE, AZ 85283
 PHONE: 480-589-3793
 EMAIL: VINCE@DALKEDESIGNGROUP.COM

KAEKO ENGINEERING
 12409 W INDIAN SCHOOL ROAD
 AVONDALE, ARIZONA 85392
 PHONE: 623.536.1993

PRELIMINARY G & D AND UTILITY PLAN
 FOR
BLUE SKY PEST CONTROL
 5118 S. 71st STREET
 MESA, ARIZONA

DRAWN BY:	MGO
DESIGN BY:	EM
CHECKED BY:	MAG
DATE:	11/17/25
PROJECT #:	7025025
PURPOSE:	PRELIMINARY





Date: 09/25/2025
Project: Blue Sky Pest Control
Case number: PRS25-00526

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the Blue Sky Pest Control Building. This site is located at 5118 S. 71st Street, Mesa, AZ. 85212 and is an application for Design Review and Site plan modification approval. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed project.

Pew & Lake PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
480-461-4670-Office

Pre-submittal Conference: The pre-submittal conference with the City of Mesa Development Services staff was held on 07.22.2025. Staff reviewed the application and recommended that adjacent residents, the Mesa School District, and nearby registered neighborhoods be contacted.

Action Plan: In order 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 that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including all registered neighborhood associations within one mile of the project. Homeowners associations within one half mile of the project. Interested neighbors – focused on 1,000 feet from the site. School district, in writing with copies to any nearby schools, who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to 2 neighborhood meetings to be held at a location to be determined.
 - a. The first meeting will be an introduction to the project, and opportunity to ask questions and state any concerns. A sign-in sheet will be used and comment forms provided. Copies of the sign in sheet and any comments will be given to the City of Mesa Planner assigned to this project.
 - b. The second meeting will be held two weeks later and will include response to the question and concerns of the first meeting. A sign in sheet and comments cards will be copied to the City of Mesa Planner.
3. Presentation will be made to the groups of citizens or neighborhood associations upon request.

All materials such as sign in sheets, comments, and petitions received shall be included in the Citizen Participation report.

Schedule:

Pre-submittal Conference – 7.22.2025
Application Submittal – 9.28.2025
First neighborhood meeting – 10.27.2025



Second neighborhood meeting – 11.10.2025
Submittal of Citizen Participation Report and Notification materials – 12.8.2025
Planning and Zoning board Hearing – 02.11.2025

Sincerely,

A handwritten signature in blue ink, appearing to read 'V Dalke', is positioned above the typed name.

Vince Dalke
President
vince@dalkedesigngroup.com



CITIZEN PARTICIPATION REPORT

Date: 11/14/25
Project: Blue Sky Pest Control; Site Plan and Design Review
Case numbers: ZON25-00774 and DRB25-00765

Purpose: The purpose of this Citizen Participation Report is to inform citizens, property owners, neighborhood associations, and businesses in the vicinity of the proposed Blue Sky Pest Control Building at 5118 S. 71st Street, Mesa, AZ. 85212 about the efforts that have been made to provide information about the project to those property owners within 1000-feet of the development site. The applicant has submitted a Site Plan Modification request and Design Review application, to the City of Mesa, which would approve the site development including landscaping, parking, lighting and building elevations. This Citizen Participation Report provides details ensuring that those property owners who may be affected by these applications have had an adequate opportunity to learn about and comment on the proposed project.

Contacts: The individuals responsible for implementing this plan are shown below:

Reese L. Anderson/Vanessa MacDonald
Pew & Lake PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
480-461-4670-Office

Pre-submittal Conference: The pre-submittal conference with the City of Mesa Development Services staff was held on 07.22.2025. Staff reviewed the application and recommended that the applicant develop a Citizen Participation Plan.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A mailing list provided by the City of Mesa was used to contact citizens and agencies in this area including property owners within 1,000 feet of the site, all registered neighborhood associations within one mile of the project, and homeowner's associations within one half mile of the project.
2. All property owners on the contact list received a letter describing the project, project schedule, site plan, and invitation to participate in a virtual neighborhood meeting to be held on November 14, 2025.

The neighborhood meeting was scheduled as an introduction to the project and to provide an opportunity for interested neighbors to ask questions and state any concerns. A summary of the meeting is attached to this Citizen Participation Report.

3. No citizens or neighborhood associations requested any information on the project.

Schedule:

Pre-submittal Conference – 7.22.2025

1st Application Submittal – 9.28.2025

Neighborhood Meeting – 11.14.25

Follow-Up Submittals- TBA

Planning and Zoning Board Hearing – TBA

City Council- Introduction- TBA

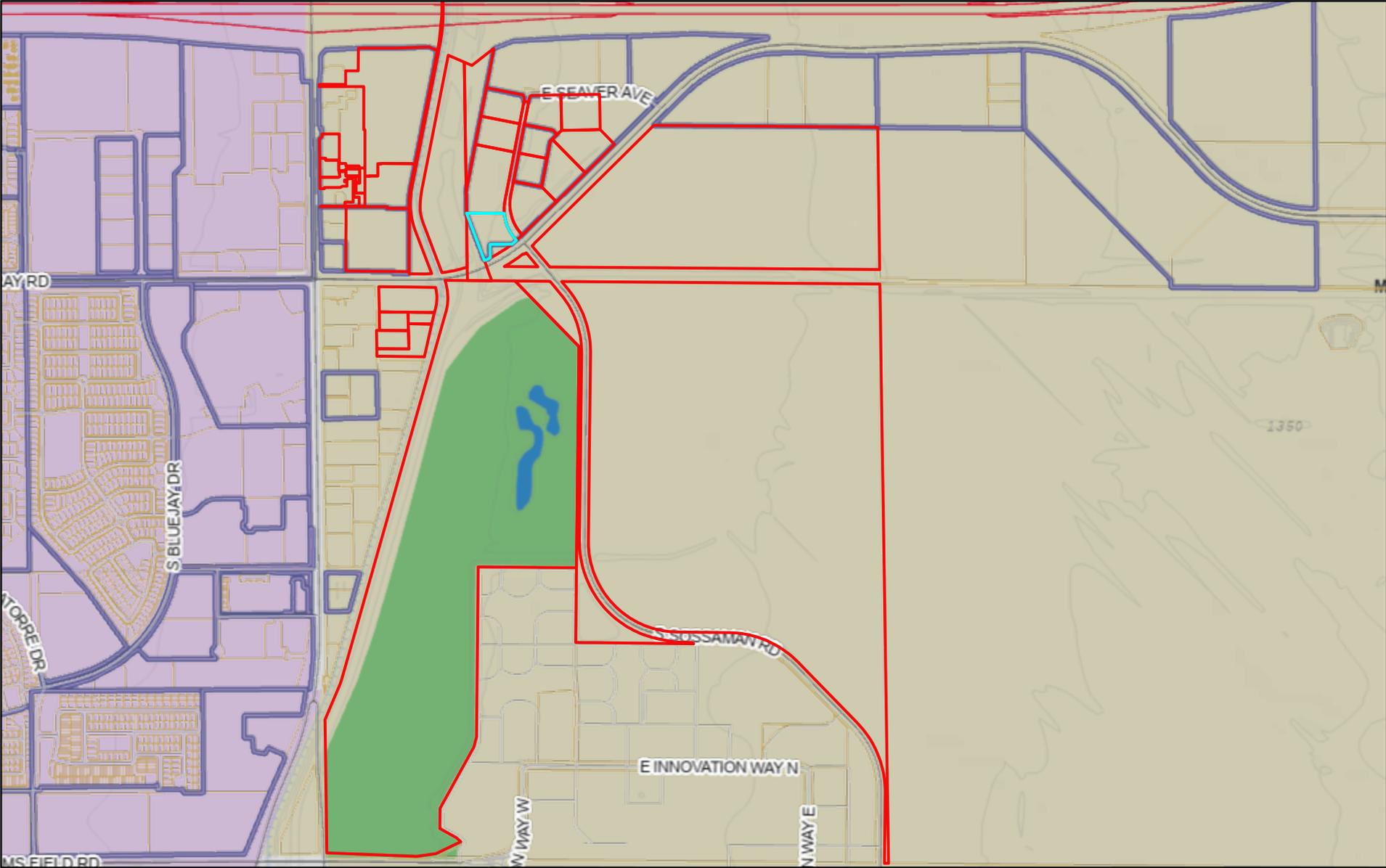
City Council- Adoption- TBA

Attachments:

1. List of Property Owners within 1000 feet, provided by the City of Mesa
2. 1000-foot notification Map
3. Notice of Neighborhood Meeting
4. Summary of Neighborhood Meeting
5. Neighborhood Meeting PowerPoint presentation

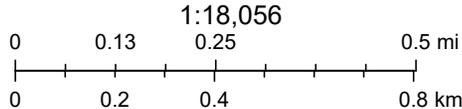
Owner	Address	City	State	Zip
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
ROOSEVELT WATER CONS DIST 5239	PO BOX 100	HIGLEY	AZ	85236
ALI ADVISOR INC	2999 N 44TH ST 100	PHOENIX	AZ	85018
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206
GATEWAY 71B LLC	4942 S 71ST ST	MESA	AZ	85212
MGW BUILDING LLC	10416 SUMMIT CANYON DR	LAS VEGAS	NV	89144
AEI RAY DEVELOPMENT LLC	300 W CLARENDON AVE STE 240	PHOENIX	AZ	85013
ENSIGN93 LLC	3769 E AUSTIN DR	GILBERT	AZ	85296
H & H GATEWAY LLC	7645 E RAY RD STE 122	MESA	AZ	85212
GOLDEN OPPORTUNITY INVESTMENTS OPERATING LLC	521 PLAYA	NEWPORT BEACH	CA	92660
NECTAR WATKINS 2024 LLC/NECTAR DABLING 2023 LLC/NECTAR GATEWAY 2025 LLC	1720 S BELLAIRE ST STE 1209	DENVER	CO	80222
7212 EAST RAY LLC	7212 E RAY RD BLDG A	MESA	AZ	85212
IWA HOLDINGS 2 LLC	1555 THE GREENS WAY	JACKSONVILLE BEACH	FL	32250
RRCCN OWNERS ASSOCIATION	2999 N 44TH ST STE 500	PHOENIX	AZ	85018
AGP APARTMENTS VENTURE L L C	3889 MAPLE AVE STE 200	DALLAS	TX	75219
7212 E MESA GATEWAY LLC	5033 S 71ST ST	MESA	AZ	85212
PRESSMAN QOZB LLC	19 E 88TH ST STE 6F	NEW YORK	NY	10128
THS DUAL FLAG AT GP LLC	4650 E COTTON CENTER BLVD STE 200	PHOENIX	AZ	85040
BURFORD FAMILY FARMING COMPANY LP/JULIA BURFORD INTERVIVOS TRUST/JULIA L BURFORD TRUST	1443 W SAMPLE AVE	FRESNO	CA	93711
POWER 202 MIXED-USE LLC	4650 E COTTON CENTER BLVD STE 200	PHOENIX	AZ	85040
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142
DICKERSON ZACHARY/YOUNG BRYANT R	32624 N RUGOSA RD	QUEEN CREEK	AZ	85142
6907 EAST RAY ROAD OWNER LP	870 7TH AVE FRNT 2	NEW YORK	NY	10019

1000' Prop Owner Map

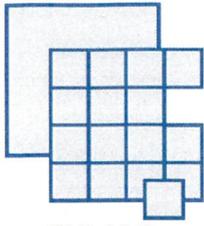


October 6, 2025

 Override 1



Maricopa County GIO, Maricopa County Assessor's Office



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

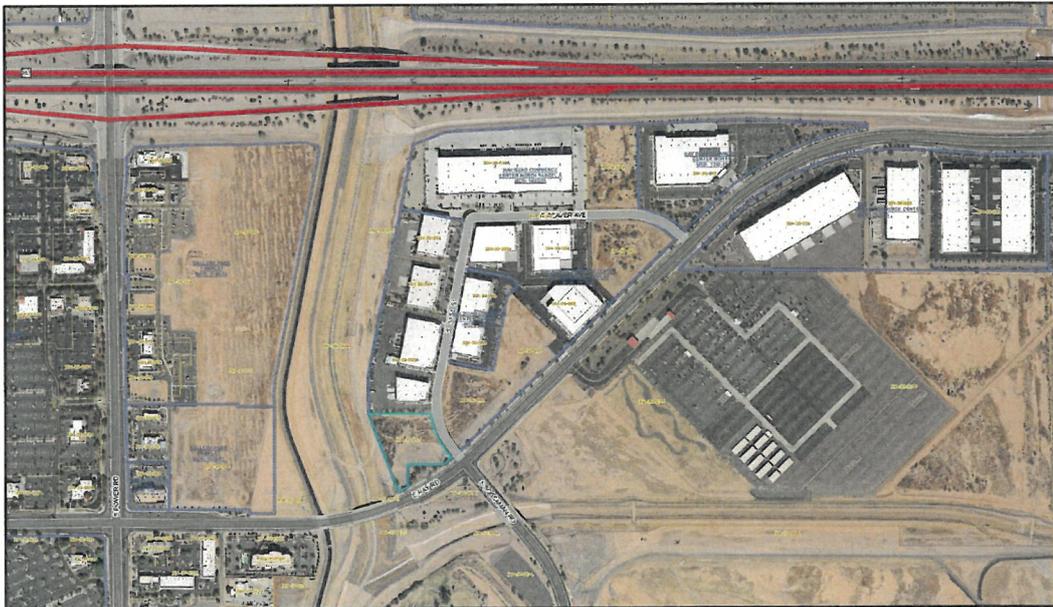
W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

October 28, 2024

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Blue Sky Pest Control, we are pleased to invite you to participate in a virtual neighborhood meeting to discuss proposed Site Plan and Design Review applications for the property located at the northwest corner of 71st Street/Sossaman and Ray Road. The property is shown below, outlined in blue, and is known as Maricopa County Assessor parcel number 304-30-052, or Lot 9 of the Ray Road Commerce Center.



Our requests to the City of Mesa are for:

1. Design Review approval of the landscaping, building elevations, materials and colors for a 26,000 s.f. building (DRB25-00765); and
2. Site Plan approval for the building orientation, site design, parking, grading and drainage on the property (ZON25-00774).

Our project team has set up a virtual Microsoft Teams meeting where we will present the project and provide more information.

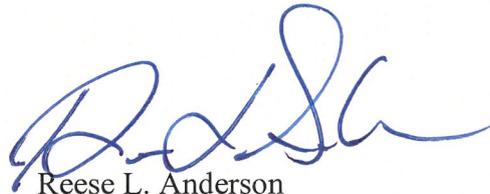
Date:	November 13, 2025
Time:	6:00 p.m.
Location:	<i>via Microsoft Teams</i> Use QR Code below for link to the meeting

If you wish to receive a link to the meeting, or submit any questions in advance, please send an email to Vanessa MacDonald using the QR Code below, no later than 5:00 on the day of the meeting.

If you are unable to participate in the meeting, please contact me or Vanessa by email at **reese.anderson@pewandlake.com** or **vanessa.macdonald@pewandlake.com**, or by phone at 480-461-4670. We welcome any comments and feedback on these cases and would be happy to discuss it with any interested parties. All comments provided to our team will be submitted to the City and incorporated into the Citizen Participation Report that will be prepared prior to the public hearings regarding this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any hearing dates are known, public notice will be provided to property owners within 1,000 feet of the property. Additionally, anyone who reaches out to us and provides us with contact information will also be notified.

Sincerely,



Reese L. Anderson

PEW & LAKE, PLC





**Blue Sky Pest Control
Site Plan and Design Review
ZON25-00774 and DRB25-00765
Summary of Neighborhood Meeting
November 13, 2025**

The virtual meeting was opened at 5:45 p.m. on the Microsoft Teams platform. Participants included: Reese Anderson and Vanessa Macdonald; Pew & Lake, PLC, Bret Ryan and Vince Dalke; Dalke Design Group, Kwasi Abebrese; City of Mesa Planning Department and Nate Woolf, Blue Sky Pest Control.

At 6:32 p.m., no neighbors had requested a link to participate in the meeting,

The meeting concluded at 6:33 p.m.



Blue Sky Pest Control



ZON25-00774 and DRB25-00765

Virtual Neighborhood Meeting

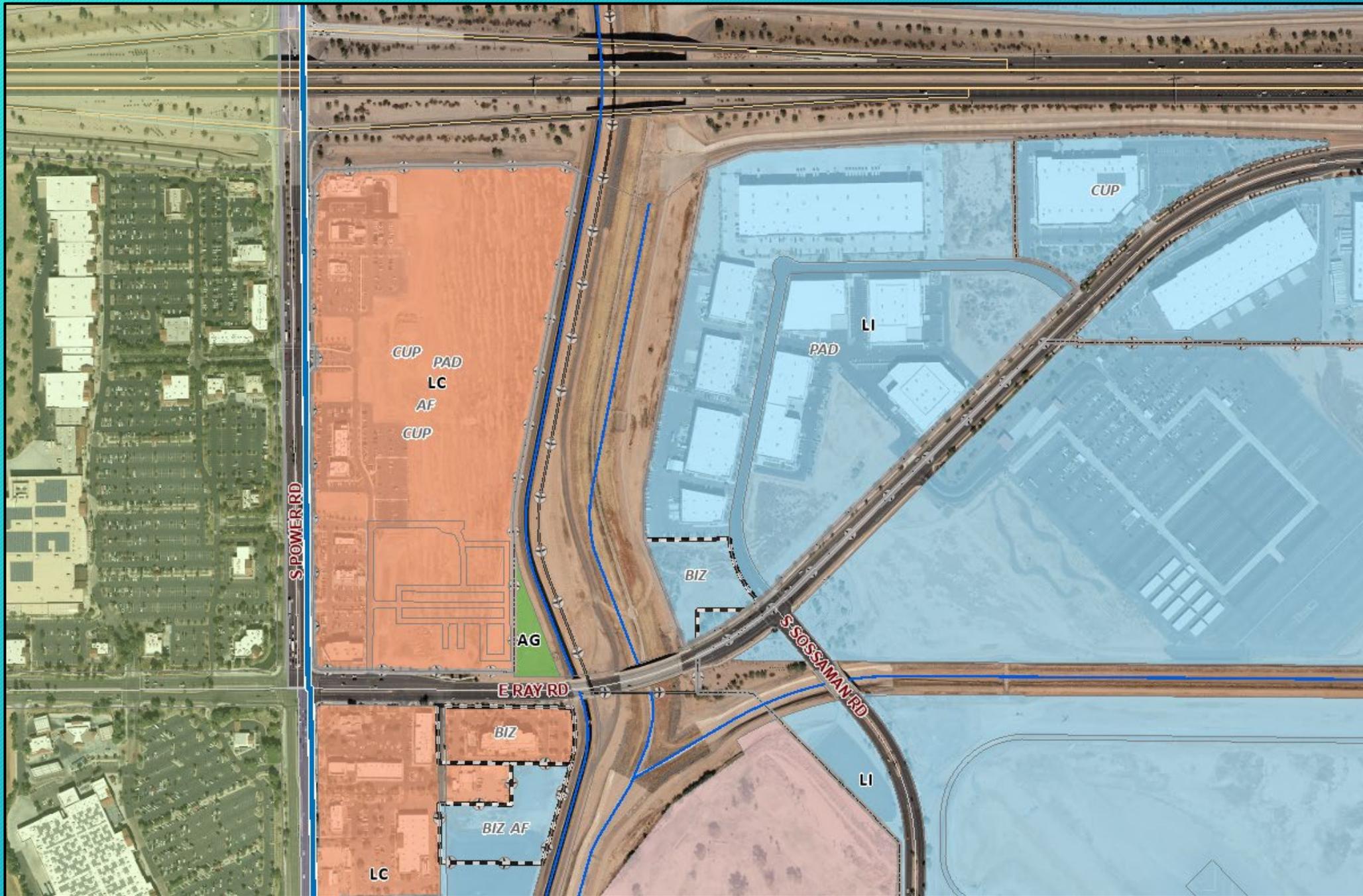
November 13, 2025

6:00 p.m.

Project Aerial



Zoning Map



About Blue Sky Pest Control

- In business for over 20 years
- Proudly protects homes and businesses throughout the greater Phoenix area
- Provides commercial pest control in Tucson
- Provides comprehensive pest management solutions using science-backed, environmentally responsible treatments designed to handle the unique challenges of our desert environment.



Scorpions



Ants



Termites



Black Widows



Cockroaches



Spiders



Earwigs



Silverfish

Requests to City of Mesa

- Design Review approval of the landscaping, building elevations, materials and colors for a 26,000 s.f. building (DRB25-00765); and
- Site Plan approval for the building orientation, site design, parking, grading and drainage on the property (ZON25-00774).

Site Plan

26,000 s.f.
28 ft. tall

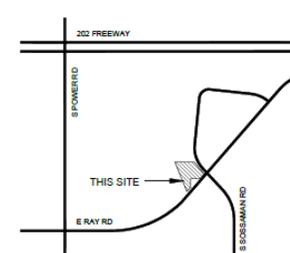
PROJECT INFORMATION

PROJECT NAME: BLUE SKY PEST CONTROL
 PROJECT ADDRESS: 5118 S 71ST ST, MESA, AZ 85212
 PROPERTY OWNER: ENSIGN3, LLC, 3759 E. AUSTIN DRIVE, GILBERT, AZ 85208
 ARCHITECT: DALKE DESIGN GROUP, LLC, 2039 E. RICE DRIVE, TEMPE, AZ 85283, 480-589-3793, VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

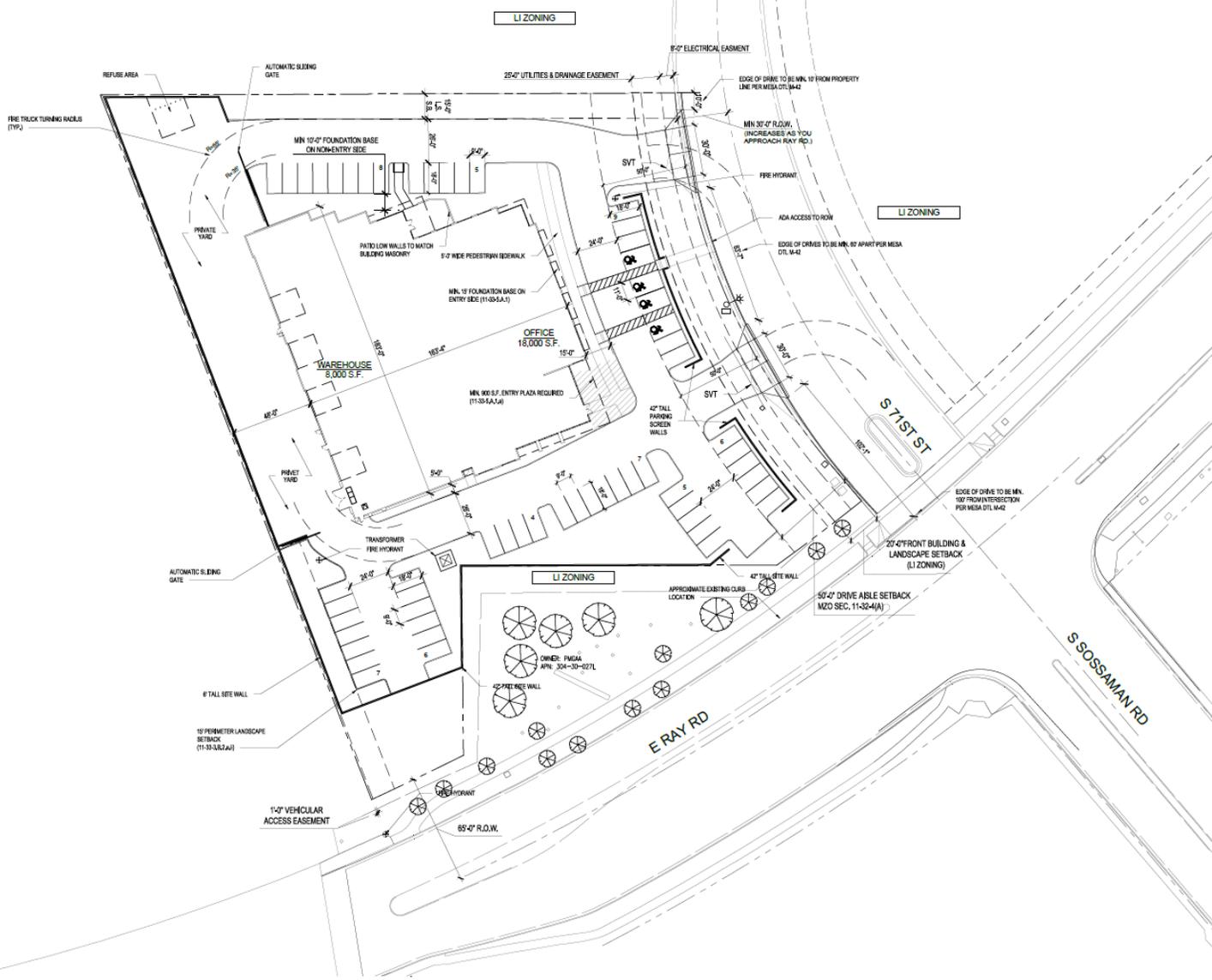
PROJECT SCOPE: NEW 1-STORY OFFICE / WAREHOUSE BUILDING
 PARCEL NUMBERS: 304-30-052
 CURRENT ZONING: LI, PAD, AOA-2 (ZONING TO REMAIN)
 SITE AREA: 2.38 ACRES (103,819 S.F.) (NET)
 LANDSCAPE AREA: 30,240 S.F. (71% LOT COVERAGE) (< 90% PER MZO SEC. 11-7-3)
 BUILDING AREA: 26,000 S.F. TOTAL
 18,000 S.F. OFFICE
 8,000 S.F. WAREHOUSE
 STORIES: ONE STORY
 BLDG HEIGHT: +/- 28'-0"
 OCCUPANCY: B, S-1
 CONSTRUCTION TYPE: TYPE V-B
 REQUIRED PARKING:
 USE: AREA: RATIO: SPACES:
 OFFICE 18,000 S.F. 1/375 S.F. = 48 SPACES
 WAREHOUSE 8,000 S.F. 1/900 S.F. = 9 SPACES
 TOTAL = 57 SPACES
 PROVIDED PARKING:
 REGULAR SPACES: 54 SPACES
 ACCESSIBLE SPACES: 4 SPACES
 TOTAL PROVIDED: 57 SPACES
 TOTAL REQUIRED ACCESSIBLE PARKING: 3 SPACES
 TOTAL PROVIDED ACCESSIBLE PARKING: 4 SPACES

VICINITY MAP



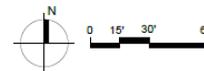
CITY APPROVALS

Area reserved for listing city approvals and permits.



PRELIMINARY SITE PLAN

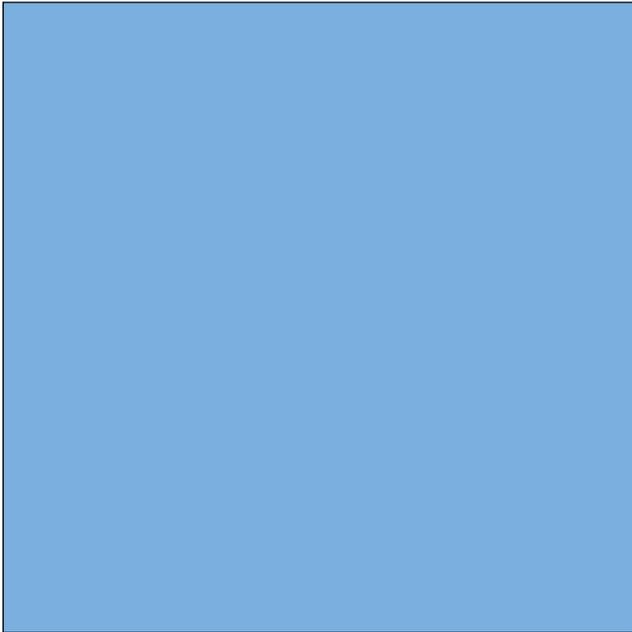
SCALE: 1" = 30'-0"



Material Board



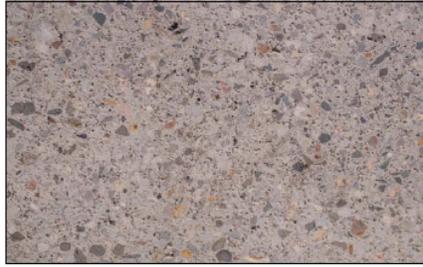
2 RENDERING
SCALE: N/A



GL
MFR: TBD
COLOR: REFLECTIVE "BLUE"



AL
MFR: TBD
COLOR: DARK ANODIZED BRONZE



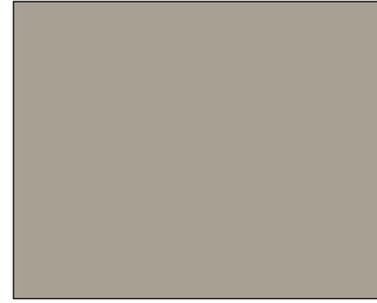
BK1
MFR: BLOCKLITE
FINISH: GROUND FACE
COLOR: "MOUNTAIN WHITE" (OR STAINED TO MATCH)



BK2
MFR: BLOCKLITE
FINISH: SPLIT FACE
COLOR: "SAN DIEGO BUFF" (OR STAINED TO MATCH)



BK3
MFR: BLOCKLITE
FINISH: SPLIT FACE
COLOR: "SLATE" (OR STAINED TO MATCH)



PT1
SHERWING WILLIAMS: FLAT FINISH
COLOR: SW 7636 "ORIGAMI WHITE"



PT2
SHERWING WILLIAMS: SATIN FINISH
COLOR: SW 6006 "BLACK BEAN"

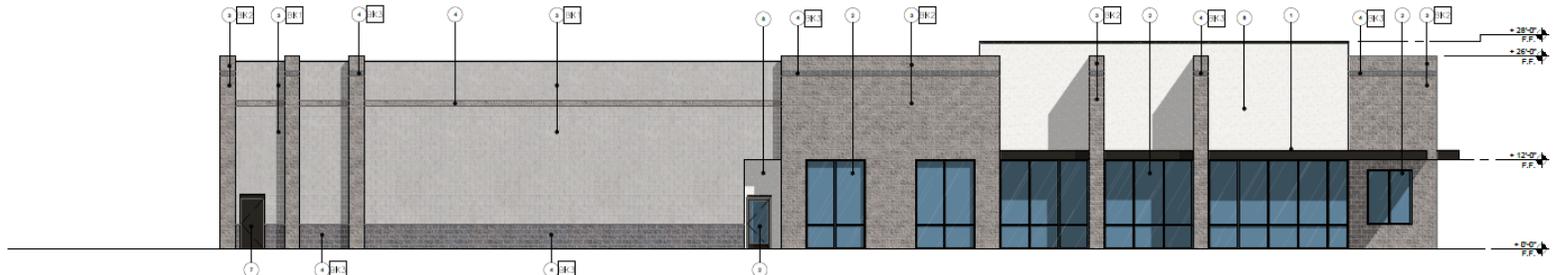
Elevations

1 EAST ELEVATION



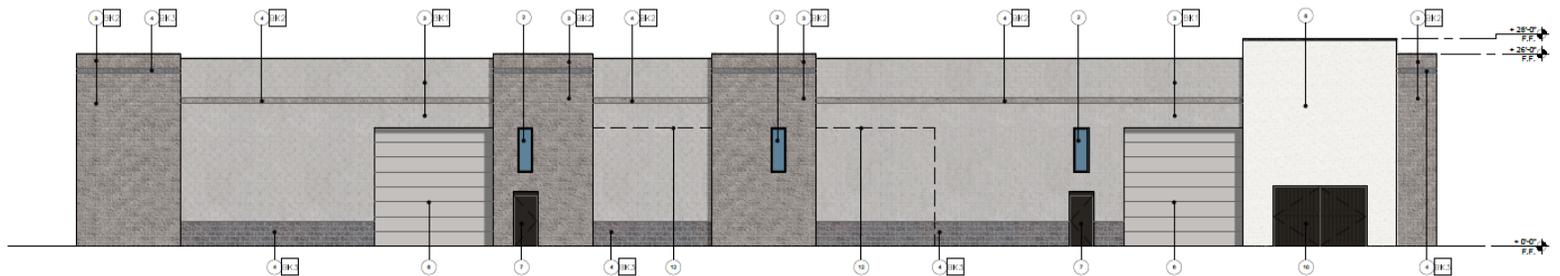
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION



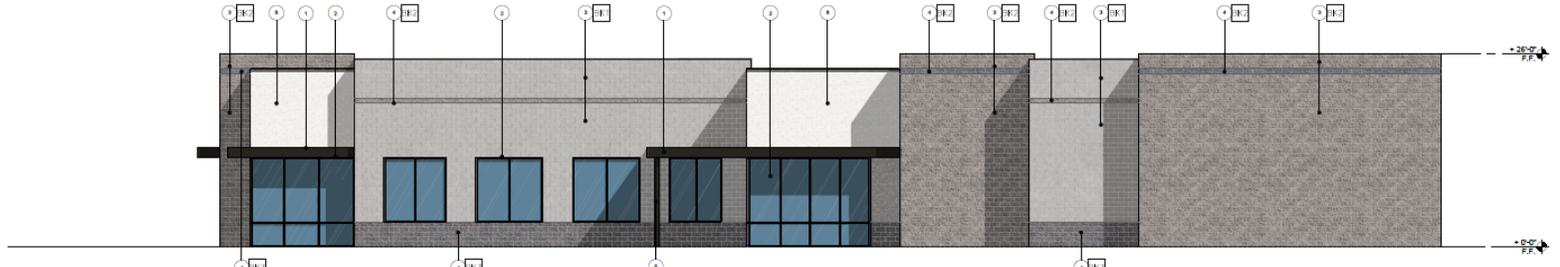
SCALE: 1/8" = 1'-0"

3 WEST ELEVATION



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

4 NORTH ELEVATION



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

Landscape Plan

