
GATEWAY AUTO MALL

Project Narrative

Pecos Rd. – Signal Butte Rd. – SR 24

Submitted by:

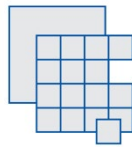
Pew & Lake, PLC

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

On Behalf of:

The Gateway Auto Mall Development Group:

Gateway Land Investments, LLC

Signal Butte 20 DJB, LLC

Signal Butte 10 DJB, LLC

Submitted to:

City of Mesa

55 N. Center Street

Mesa, AZ 85201

January 15, 2024

I. Introduction

Pew & Lake, PLC, on behalf of our client, The Gateway Auto Mall Development Group, is pleased to submit this project narrative to the City of Mesa in support of General Plan Amendment, Rezoning, and Site Plan Review for the development of a regional auto mall commercial development ("Gateway Auto Mall"). The development is located on the approximately 58.6 net acres located on both sides of Signal Butte Road between the State Route 24 and Pecos Road.

Gateway Auto Mall will bring about an exciting regional commercial auto and commercial use at a key arterial intersection, freeway interchange, and gateway into Mesa from other southeast valley cities. The General Plan Request will make possible a mix of commercial and employment opportunities that will create jobs, promote business sustainability, and benefit the City's public programs and initiatives. This request will consolidate and organize multiple parcels with different ownership and different zoning categories into a cohesive zoning district. As envisioned in the General Plan and local plans, the proposed auto and regional commercial uses will implement desirable land uses where they expected to be located in the City limits. See the Site Aerial below.

Figure 1 – Site Aerial



II. Requests

The development requests to the City of Mesa are as follows:

1. General Plan Amendment of entire Property from Employment to Mixed Use Activity District; and
2. Rezoning of the overall Property from RU-43 (Mesa equivalent AG), AG, LI, and GI to General Commercial (GC) conventional zoning.
3. Site Plan Review

The applicant understands that future Site Plan Review, Design Review, and if necessary, a Preliminary Plat will be required prior to permitting.

III. Property Ownership

Significant to this request is how it represents a consolidation of multiple parcels and property owner interests. Table 1 below lists the parcels involved in this request and their respective owners.

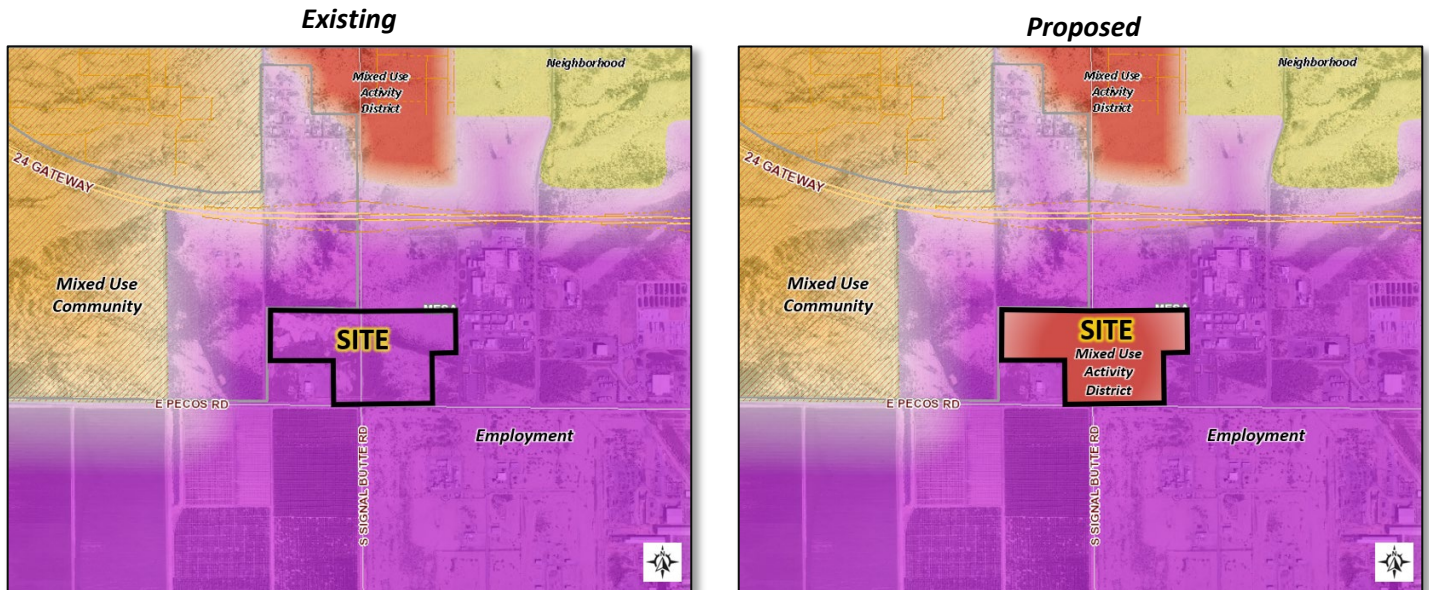
Table 1 – Property Owner Parcel List

Owner	Parcel Number	Zoning
Gateway Land Investments, LLC	304-43-934	LI
	304-34-935	LI
	304-34-933	LI
	304-36-005	LI
	304-36-006	LI
	304-34-043	GI
Signal Butte 20 DJB, LLC	304-34-019V	AG
	304-34-019U	AG
	304-34-019D	AG
	304-34-019J	AG
Signal Butte 10, LLC	304-36-007	AG

IV. General Plan and Zoning Designations

Currently, the Property is designated in the Mesa 2040 General Plan as Employment (See General Plan Map below). It is also located in the Mesa Gateway Strategic Development Plan boundaries. As previously listed, the property has various zoning designations.

Figure 1 – General Plan Character Area



Mesa Gateway Strategic Development Plan

The General Plan recognizes the Mesa Gateway Strategy Development Plan (MGSDP), which locates the subject Property in the Logistics and Commerce District on the boundary with the Mixed-Use Community district (see Figure 4 below). The intent of the Logistics and Commerce district is to allow a variety of commercial and employment uses. "Greater intensity and higher density uses [are] encouraged for development approaching the northern boundary of this area as it transitions to the planned freeway."

Located at the northern boundary of this area plan, this proposal complies with the intent of this district by proposing commercial auto mall and related uses that are deemed to be appropriate predominant uses in the Logistics part of the area plan. Proposed uses will generate a variety of employment opportunities in the employment, commercial, and retail sectors. Commercial and auto mall types of uses are the appropriate level of intensity given the proximity to the northern boundary of the district near the SR 24 and Pecos Road-Signal Butte Road arterial intersection.

Figure 2 – Framework Map

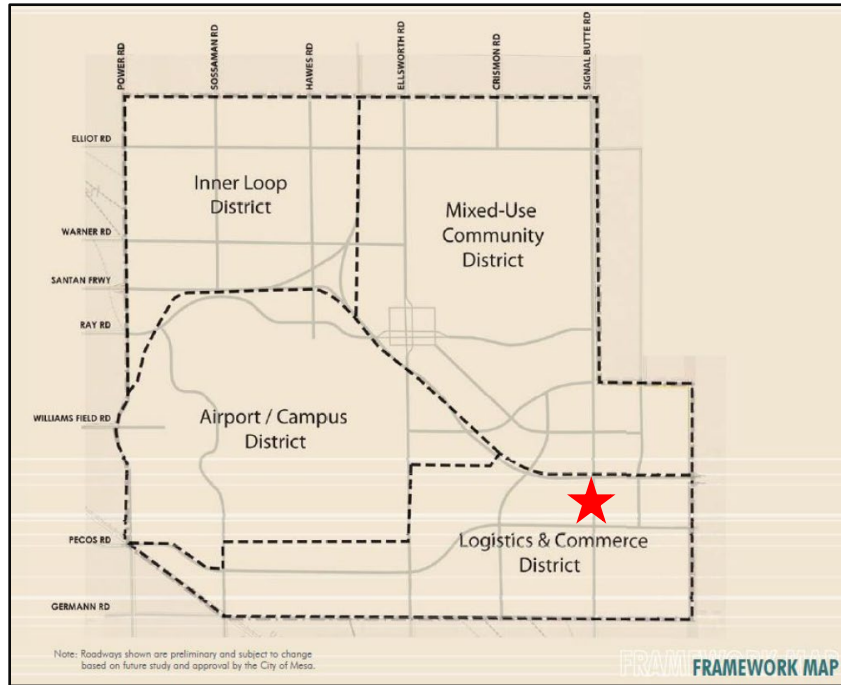


Figure 3 – Existing Zoning Map

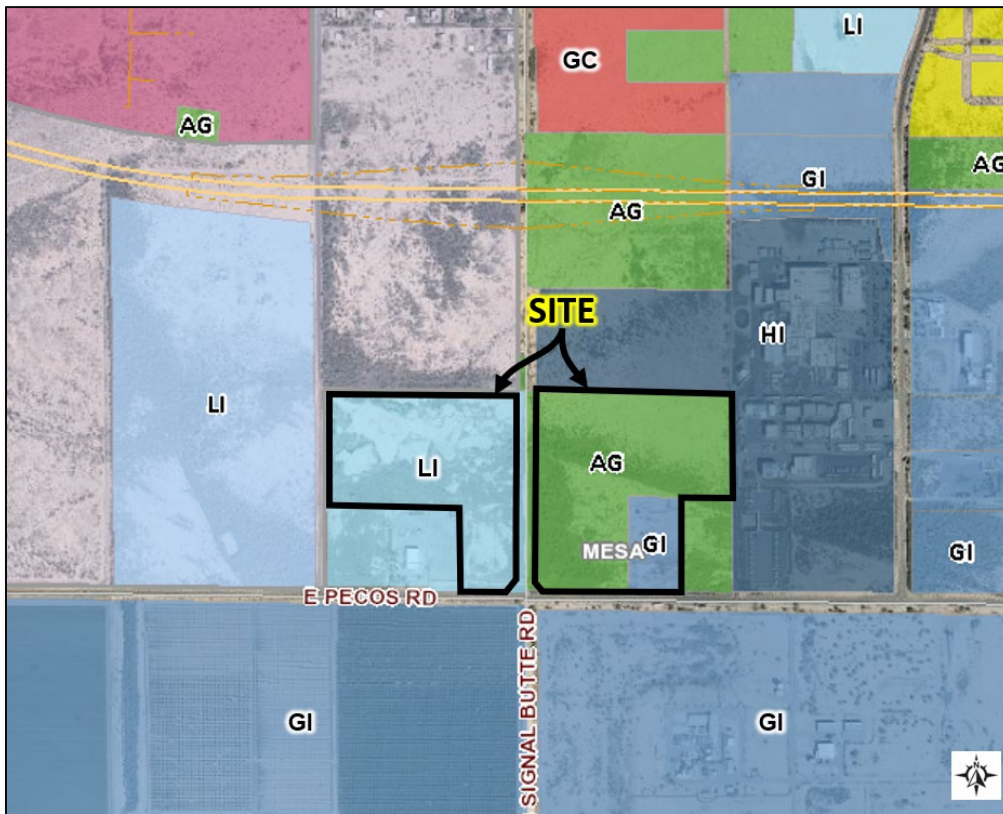
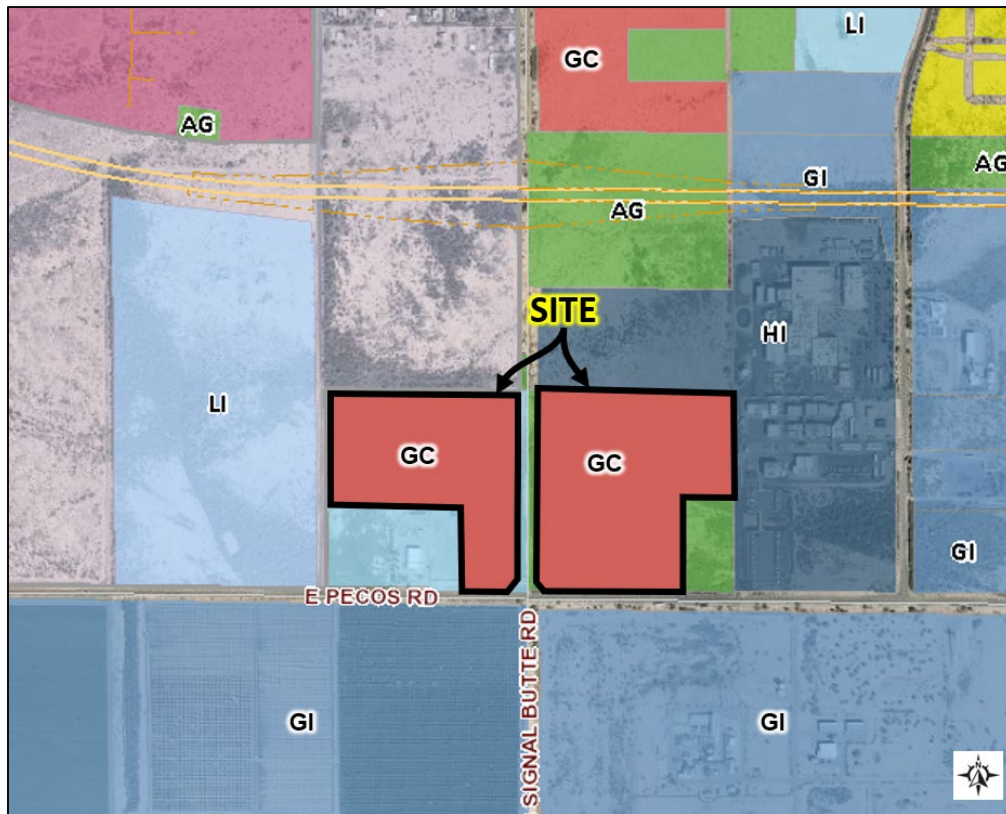
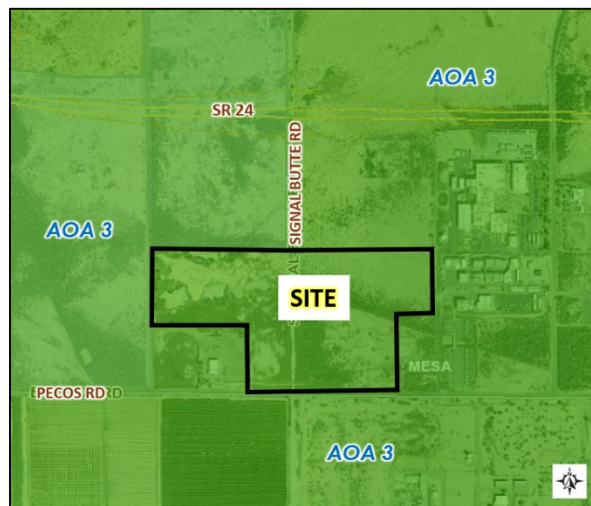


Figure 4 – Proposed Zoning Map



Pursuant to Chapter 19 of the Zoning Ordinance, the Property is located in the Airport Overflight Area for the Mesa Gateway Airport and will comply with the associated requirements. Because the site is 2+ miles away from the airport to the east, it is located in the least restrictive AOA 3 Overlay and well outside the flight patterns. The proposed mix of commercial and employment uses are the very types of developments envisioned for this overlay. This request will not have a detrimental effect on the airport but will provide stimulus and support for its ongoing viability. See the Airport Overlay Map in Figure 5 below.

Figure 5 – Airport Overlay



V. Existing Site Conditions and Relationship to Surrounding Properties

The Property is vacant and has relatively flat topography. The planned SR 24 freeway is located along the Property’s northern boundary. Signal Butte Road’s alignment cuts through the center of the project area. Pecos Road abuts the Property’s southern boundary. The surrounding properties are vacant, with the exception of the Fuji employment use east of the site and an indoor, building supplies commercial building to the west fronting Pecos Road.

Table 2 – Existing and Surrounding Land Use Context

Direction	Jurisdiction	General Plan Land Use	Existing Zoning	Existing Use
Property	Mesa & Maricopa County	Employment	LI, AG, GI, RU-43	Vacant
North	Maricopa County	Employment	HI, RU-43	Vacant, Future SR 24
East	Mesa	Employment	HI, AG	Vacant, Employment
South	Mesa	Employment	GI	Pecos Road, Vacant
West	Mesa	Employment	LI	Vacant, Agriculture

VI. Description

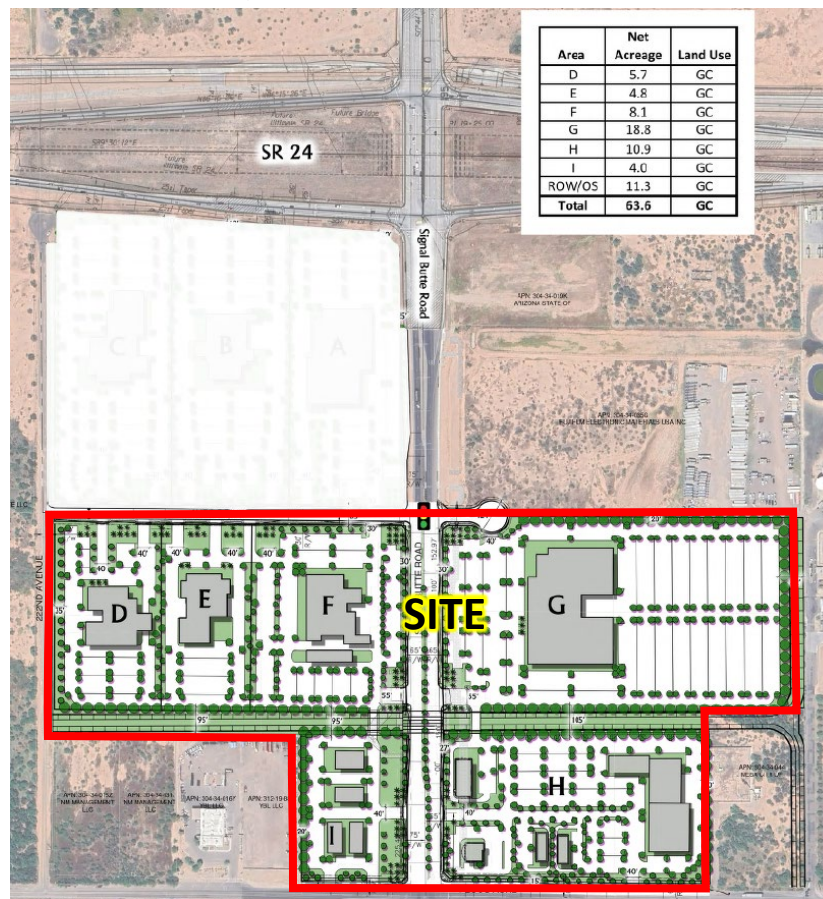
The purpose of this application is to request the Mixed Use Activity District General Plan category and GC conventional zoning to the Property. This request will allow for Gateway Auto Mall, which offers enhanced benefits to the County and will help ensure the health, safety, and welfare of the county’s citizens. The applicant aims to set the framework for future development of auto sales and commercial uses and to ensure compatibility with the surrounding neighborhood. This site is an ideal location because it is adjacent to two major arterials and a freeway in an area planned for commercial and industrial uses. Signal Butte is scheduled for roadway improvements that will connect Queen Creek and San Tan Valley neighborhoods to the interchange with the SR 24 freeway at Signal Butte Road.

Site plan review is also requested for the site to provide a master plan and layout for the development of the auto-related buildings and uses. Consistent with the City’s 2-step site plan process, detailed site and architectural drawings for standard design review and administrative site plan review processes will be submitted for city review for each phase of development.

In the exhibit below, the Property is the southern part of a larger site plan between Pecos Road and the SR-24 freeway. The remaining site plan at the northwest corner is located in the unincorporated Maricopa County, although it ties into this site plan.

Gateway Auto Mall's conceptual layout for the subject Property includes seven phases of buildings (D, E, F and G) planned for auto dealership and service uses. They are conceptually located central to the site adjacent to the primary access drive that runs east-west. In phases H and I, additional auto and/or general commercial buildings with potential retail commercial anchors are planned at the hard corner of Signal Butte Road and Pecos Road.

Figure 6 – Conceptual Site Plan



GREY|PICKETT



Given the nature of auto dealerships, the plans are preliminary and give a general indication of the nature of the development that could occur. Actual site configuration and building locations will be determined as each phase progresses in response to the unique limitations, design, and needs of the variety of dealerships that could locate here.

Site Access and Circulation

Regional Roadways, Accessibility: The adjacent SR 24 offers a regional freeway link between the larger market area and the subject Property. The Mesa General Plan has established the Signal Butte Road as a principal arterial road. Construction of improvements are in process for Signal Butte Road and the SR 24 interchange, which will help facilitate commercial access. Gateway Auto Mall will access Signal Butte Road consistent with Maricopa County and City of Mesa codes and standards. Currently, Pecos Road is a two-lane street. This project will contribute to the widening and improvement of this arterial roadway.

Site Circulation: As shown on the site plan, primary access to phases D, E, F, and G is provided at Signal Butte Road and Auto Drive (a proposed local industrial street) at a proposed traffic signal between Pecos Road and the SR 24. For the western portion, secondary access is also possible from 222nd Street, which intersects with Pecos Road. Phases H and I at the intersection corners include vehicular accesses at both Signal Butte Road and Pecos Road. Internal circulation will be determined during the detailed site plan review for the individual phases for each dealership.

Development Standards

The proposed development will be constructed in accordance with the applicable provisions in the Mesa Zoning Ordinance for the GC zoning district. The site planning, bulk standards, architectural, and landscape provisions for commercial developments will apply to the project site. For each phase of development, the site plan and each building design will incorporate quality design features tailored to the proposed type of use. Regarding landscaping, plant counts, types, sizes, and varieties will be installed in accordance with policies for perimeter landscaping along arterial streets and landscaping internal to the site.

Phasing

There are currently four separate phases proposed with the development. Each phase contains a portion of the total onsite and infrastructure improvements. These phases may change based upon unknown future real estate market conditions and the timing of City of Mesa approvals.

Public Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements. Utilities in the Property's vicinity include City of Mesa for water, sewer, police, fire, and waste disposal. The Property is in the Southwest Gas service area for natural gas, and in the SRP electric supply service area. Based on a preliminary analysis, there is adequate capacity to service the proposed

development. Water and sewer connections will tie into the lines planned for the approved Property and will be developed with each phase. The preliminary utility plan indicates that the project could sewer Parcels A-G west down Auto Drive to 222nd Street. The sewer would then flow south in 222nd Street to Pecos Road. Parcels H & I could connect into the sewer in Pecos Road. A waterline could be extended from the 24" waterline in Signal Butte Road west in Auto Drive to 222nd Street, where it could tie into the existing 16" waterline in Pecos Road. Services would connect into this proposed line.

Proposed drainage for the project will comply with the City of Mesa standards for onsite and offsite drainage and retention and will be designed in conjunction with each phase. Near the center of the site plan, a drainage channel is proposed that will be designed to convey offsite flows through the site consistent with engineering standards, as provided in the submitted preliminary drainage report. The Property falls within FEMA Zone "X" on the Flood Insurance Rate Map (FIRM). The submitted drainage report indicates that the proposed development will retain runoff generated onsite from a 100-year, 2-hour storm event, as well as from any proposed offsite improvements. The volume of retention will accommodate any runoff from onsite stormwater.

VII. Justification and General Plan Compliance

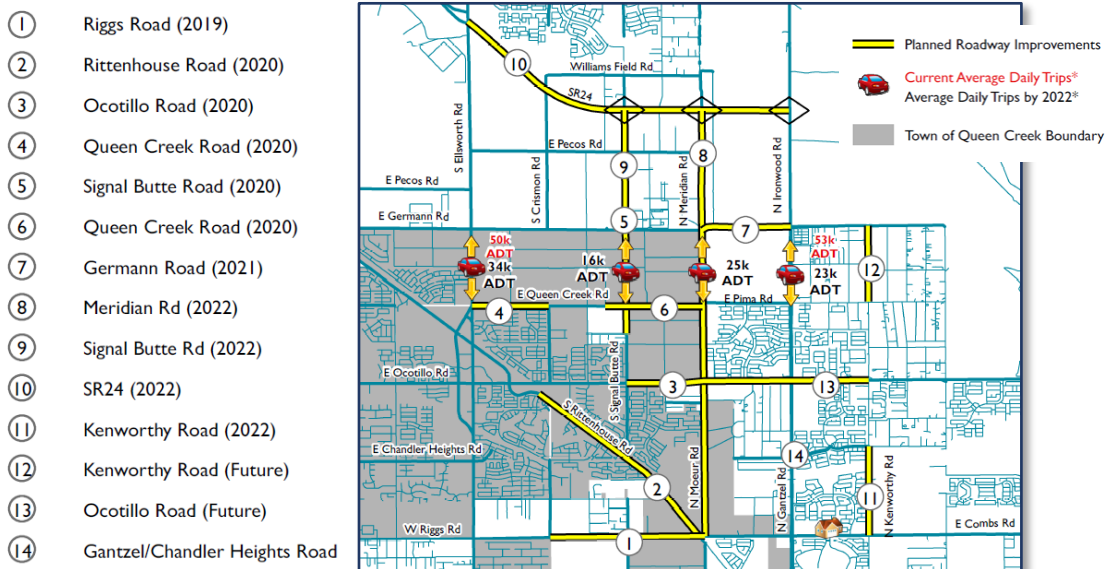
The proposed General Plan and Zoning requests for the Property grew out of noteworthy events that have transpired in the past few years relating to traffic improvements and major planning policy changes by Queen Creek, in conjunction with Mesa, Maricopa County, the State Land Department, and Apache Junction.

When the last General Plan update and the associated land use maps were adopted in 2014, the information available on transportation planning, future traffic patterns, and development in the vicinity was limited, conceptual in nature, and relatively uncertain. Also, at the time, Signal Butte did not connect as far south as Santan Valley, and no plans had been published to that effect. Only Ellsworth Road and Ironwood Road had direct access to those communities to the south.

Since 2014, significant policy changes affecting the Property have occurred. Specifically, Queen Creek has committed funding for upcoming roadway capital improvements designed to alleviate traffic conditions on its arterial streets. With the intent to provide alternative routes for traffic from Santan Valley heading toward Mesa's freeways, improvements are planned between now and 2022 to improve and expand 4 arterial road connections to the SR 24 future alignment, including Ellsworth Road, signal Butte Road, Meridian Road, and Ironwood Road. These improvement plans were presented to the community in Queen Creek in January 2019 at the "Queen Creek Development Economic Forum. A July 15, 2019, article noted that Queen Creek partnered with Mesa to extend Signal Butte Road and Meridian Road

to from Combs Road to the SR 24 (July 15, 2019, "Signal Butte Extension to Offer Regional Connectivity," *Queen Creek Independent*, queencreekindependent.com). Figure 6 below summarizes these capital improvements, which are based on traffic studies in Queen Creek.

Figure 4- Planned Road Improvements to Future SR 24



Another key change was also announced in July 2019 – Queen Creek approved the annexation of the State Trust Land located east of Meridian Road and south of SR 24, which is near the Property. Similarly, Apache Junction has been approved by the State Land Department to annex the area north of the SR and east of Meridian Road next to the abutting Destination PAD area (Dyer, Richard "Annexation of State Trust Land Bridging Gap Between Queen Creek, Apache Junction," *Queen Creek Independent*, September 2, 2019, queencreek-independent.com). This news is evidence that the areas surrounding the Property are planned for growth sooner than later.

When the property owner learned about these recent updates and plans to accelerate funding of Signal Butte Roads connection to the SR 24 by 2022, it became apparent that Signal Butte Road will end up becoming a key point in the region’s transformation. Inasmuch as Signal Butte will become principal gateway into Mesa with more traffic than was previously known, the effects of increased visibility on Signal Butte Road and the Property resulted in what became the requests proposed in this application.

Accordingly, proposed on the Property is a regional commercial use on Signal Butte Road between Pecos Road and the SR-24, which respond to the dramatic events and future activity anticipated on Signal Butte Road.

Compliance with the General Plan Vision, Objectives, and Guidelines

The Property is consistent with the General Plan vision, goals, and policies, as follows:

- Character Area - Mixed Use Activity Districts are typically over 25 acres and have a significant commercial component to the mixed-use program that is designed to attract customers from a large radius. Regional-scale districts are typically larger than 60 acres and will include as one of the primary zoning districts the GC category. The Property in question is approximately 58.6 acres, and GC is the proposed zoning. The predominant uses anticipated are regional commercial uses, particularly high-quality auto dealerships, and other commercial uses, such as retail/commercial/office opportunities to service the surrounding neighborhoods and region.
- Appropriate land use and zoning – Provide for a “strong and viable center of commercial activity that attract people” from the larger region. GC zoning is requested to provide for proposed regional commercial uses, a major auto dealership, and other types of compatible uses. The primary uses proposed on the Property are designed to serve a population in the greater region, in addition to the immediate neighborhoods. Under the proposed zoning and uses contemplated on the Property, the auto mall will draw from not only Mesa residents but potential consumers from Gilbert, Queen Creek, and likely San Tan Valley residents that are anticipated to use the SR 24 at this future gateway into Mesa.
- The purpose of the proposed GC General Commercial is as follows:
 - “To provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius. This district includes several automobile-oriented uses and similar support services related to automobiles, welding, and light assembly and fabrication related to an on-site commercial use. Other supportive uses may include, but are not limited to commercial lodging, automotive, restaurant, and movie uses, as well as office uses and public- and semi-public uses.”

This request complies with the above intent because it proposes retail, commercial, and auto-oriented uses and support services that serve a large residential trade area. This project will become a destination for retail and commercial shopping having market area attraction affecting multiple jurisdictions.

- Any proposed development on the GC properties will comply with the procedures for Site Plan Review and Design Review, which standards the City has adopted with the intent to provide for orderly and thoughtfully programmed development concepts

that will bring about desired commercial activity in GC zoning. These processes will provide will enable the City and stakeholders to review for compliance with all applicable development standards, guidelines, and policies.

- Compatibility with surrounding land uses – Proposed commercial and employment uses will not have a detrimental effect on surrounding properties, because a majority are vacant. The proposed use is likewise compatible and consistent with the two-story building supplies store on Pecos Road to the west and the Fuji employment uses located near part of the Property's eastern boundary. The bordering streets and landscape standards the zoning ordinance imposes will provide adequate buffers to the surrounding uses.
- Arterial street compatibility – Auto malls are best suited for locations on arterial streets and at or near a freeway interchange. The proposed development is located at the intersection of the alignment of the SR-24 freeway and two arterial roads – Signal Butte Road and Pecos Road, which makes it an ideal location for a regional destination for the broader area. The General Plan Circulation Plan classifies both Pecos Road and Signal Butte Road as arterials, making that intersection a planned area of higher transportation volume and visibility. The proposed Auto Mall and related commercial-employment uses are appropriate for this kind of roadway (General Plan, Transportation, p. 12-4).
- Roadway half-street improvements along Pecos Road and Signal Butte Road will complete gaps in the public roadway, bicycle, and sidewalk system. Currently Signal Butte south of the SR 24 alignment is under construction as a public project, and this project will add a collector street and other required improvements. Pecos Road is a two-lane street. This project will contribute to the widening and improvement of these roadways. (Transportation Goal 1, Objective 1 and 4).

VIII. Conclusion

The proposed Gateway Auto Mall request is a promising opportunity for the City. This application addresses significant steps in the progress of development in the region by proposing regional commercial uses and other compatible uses along Signal Butte Road between the SR 24 alignment and Pecos Road. Located at an optimal site, the proposed development on the Property fulfills the purposes of the General Plan by providing benefits to the City of Mesa through economic development growth and by providing jobs and services that promote the public welfare.

Citizen Participation Plan

Gateway Auto Mall

Pecos Rd - Signal Butte - SR 24 Freeway

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning and Site Plan Review for Gateway Auto Mall. These requests are for the proposed commercial development on the approximately 87 acres located at the northeast and northwest corner of Pecos Road and Signal Butte Road near the SR 24 Freeway. (The "Property").

By providing opportunities for citizen participation, the applicant has ensured and will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant has provided neighborhood notice for a neighborhood meetings and will also provide notice of future public hearings. The citizen participation and outreach format proposed are consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.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 that members of the community may have relating to the proposed development:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project.
2. An online neighborhood meeting will be held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It will be held using Zoom’s online meeting technology, which complies with City policies. An attendance/participation list and a summary of the meeting will be submitted to the Planning Division.
 3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property , HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting will be submitted to the City. The contact list is attached to this Plan.
 4. The notice letter and information provided on the neighborhood meeting presentation will list the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the surrounding neighbors to view the project details and contact the applicant regarding the project.
 5. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
 6. Presentations will be made to groups of citizens or neighborhood associations upon request.
 7. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4’ x 4’ sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

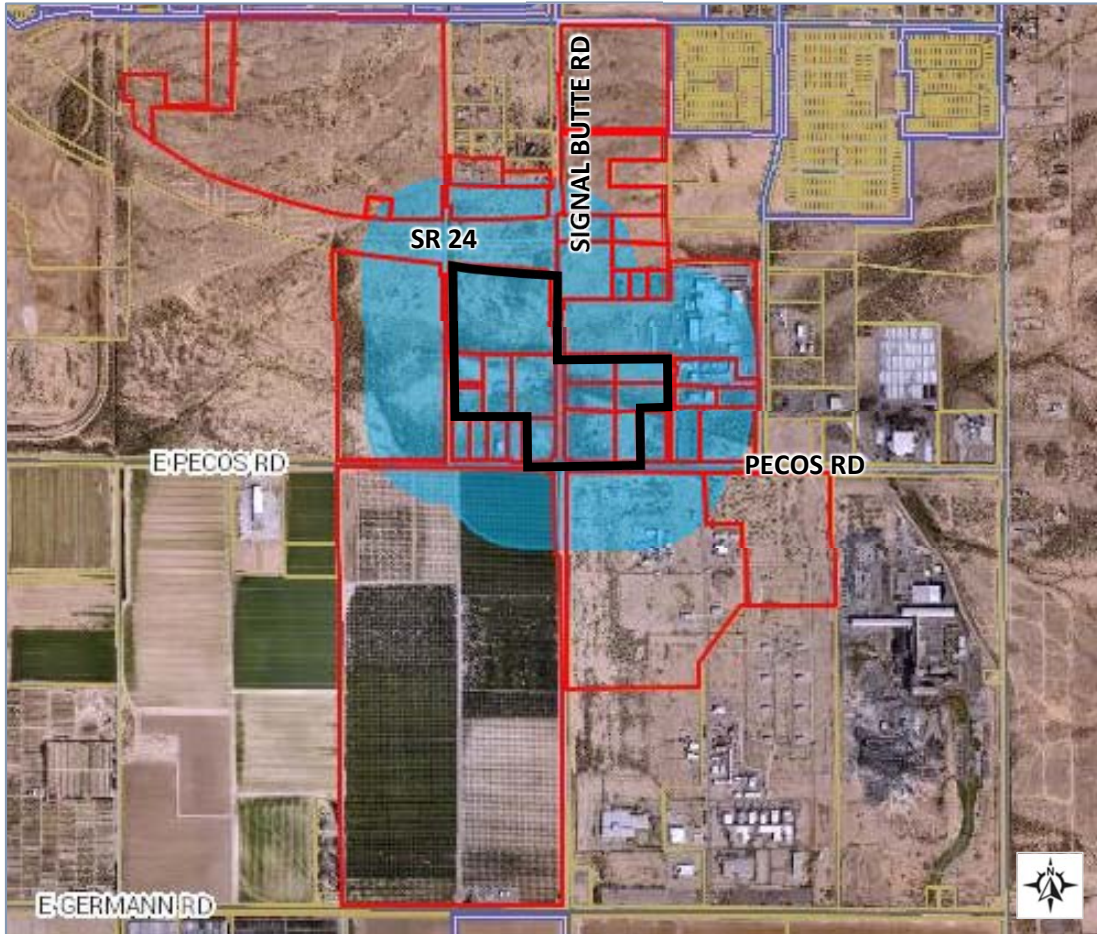
Tentative Schedule:

Pre-Submittal	December 20, 2021
Formal Submittal to City	April 15, 2022
<i>Follow-Up Submittal Estimated</i>	<i>May 23, 2022</i>
<i>Planning & Zoning Public Hearing</i>	<i>July 13, 2022</i>

Attached Exhibits:

- 1) Notification map of surrounding property owners within 1,000 ft. of the Property
- 2) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records).
- 3) HOA and Neighborhood Association and HOA list provided by the City

**Property Owners, 1,000+ Feet
Gateway Auto Mall
Pecos Rd. - Signal Butte Rd.- SR 24**



**Property Owners, 1,000+ Feet
Gateway Auto Mall
Pecos Rd - Signal Butte Rd - SR 24**

Owner	Address	City	State	Zip
AMAZON US REAL ESTATE LLC	PO BOX 80416	SEATTLE	WA	98108
ARIZONA STATE OF	205 S 17TH AVE MD 612-E	PHOENIX	AZ	85007
ARIZONA DEPT. OF TRANSPORTATION	205 S 17TH AVE STE 612E	PHOENIX	AZ	85007
BCB GROUP INVESTMENTS LLC	7500 E MCDONALD DR STE 100A	SCOTTSDALE	AZ	85250
BYNER CATTLE COMPANY	333 N CENTRAL AVE	PHOENIX	AZ	85004-2121
FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	2852
LIBBEY JOSEPH H/WILLIE M	16025 S 222ND ST	QUEEN CREEK	AZ	85242
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
NM MANAGEMENT LLC	1918 W GRANT ST	PHOENIX	AZ	85009
PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016
PENDING	PENDING	PENDING		
SHEA HOMES LIMITED PARTNERSHIP	8800 N GAINES CENTER DR STE 350	SCOTTSDALE	AZ	85258
SR24 STORAGE LLC	1129 S OAKLAND STE 101	MESA	AZ	85206-2684
STRINGHAM CINDY L	16014 S SIGNAL BUTTE RD	QUEEN CREEK	AZ	85242-8911
TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE	MESA	AZ	85206
YBL LLC	8525 N 75TH AVE	PEORIA	AZ	85345

Source: Maricopa County Assessor, 2022

HOA and NA Contact List
Gateway Auto Mall
Pecoa Rd. - Signal Butte Rd. - SR24

NeighborhoodName	FirstName	LastName	Address	City	State	Zip	HOA
Eastmark Community Alliance, Inc.	Stephanie	Madden	10100 East Ray Road	Mesa	AZ	85212	Yes

Citizen Participation Report
Gateway Auto Mall
City of Mesa
Pecos Rd - Signal Butte - SR 24 Freeway

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts to made by the applicant to inform citizens and property owners in the vicinity concerning the applicant’s requests to the City of Mesa for a Rezoning, General Plan Amendment, and Site Plan Review for Gateway Auto Mall. These requests are for the proposed commercial development on the approximately 87 acres located at the northeast and northwest corner of Pecos Road and Signal Butte Road near the SR 24 Freeway. (The “Property”).

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the City’s notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning, general plan amendment, and site plan review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

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Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sarah.Prince@pewandlake.com

Actions Taken:

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 relating to the proposed development:

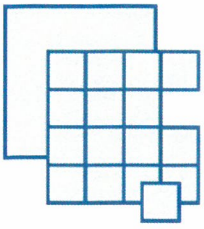
1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (provided by City of Mesa).
2. **Formal Neighborhood Meeting:** On April 26, 2022, an online neighborhood meeting was held by the applicant to provide the opportunity for members of the public to learn about and discuss the proposed project. It was held using Zoom's online meeting technology, which complies with City policies. In the attached summary of the meeting, it notes that no one attended the meeting.

The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting was submitted to the City. The contact list is also attached to this Plan.
3. **Follow-up Neighborhood Meeting:** On February 7, 2023, a follow-up online neighborhood meeting was held by the applicant to provide the opportunity for members of the public to learn more about the project, receive updates, and answer any questions. It was held using Zoom's online meeting technology, which complies with City policies. In the attached summary of the meeting, it notes that two citizens attended from the adjacent property owner to the east. They only had general questions about access and right-of-way improvements. No opposition was indicated to the case, and they mentioned that the proposal was a good addition to the area.
4. The notice letters and information provided on the neighborhood meeting presentation listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure allowed the surrounding neighbors to view the project details and contact the applicant regarding the project.
5. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant have been submitted to the City Staff along with the Citizen Participation Report for this case.
6. Presentations will be made to groups of citizens or neighborhood associations upon request.
7. For public hearing notice, the applicant complied with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. The sign(s) were placed on the property on March 12, 2024, two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) was submitted to the Planning Staff to be kept in the case file.

Attached Exhibits:

- 1) Copy of the neighborhood meeting summaries
- 2) Copy of the neighborhood meeting notice letters
- 3) Notification map of surrounding property owners
- 4) List of property owners within 1000 ft. of the subject property and note regarding the lack of HOAs and Neighborhood Associations
- 5) Sign Posting Affidavit
- 6) Public Hearing notice letter & Property owner labels



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

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

January 25, 2023

NOTICE OF FOLLOW-UP NEIGHBORHOOD MEETING

Dear Neighbor:

On behalf of the Gateway Auto Mall development group, we are pleased to invite you to a follow-up virtual neighborhood meeting regarding a property in your area to allow for Gateway Auto Mall, a regional commercial center that will be harmonious with the surrounding commercial and employment area. The subject property includes the approximately 88 acres of land located at the northwest and northeast corners of Pecos Road and Signal Butte Road alignment and near the State Route 24 freeway. The specific requests to allow for this development are City of Mesa approval of (1) General Plan Amendment from Employment to Mixed Use Activity District; and (2) Rezoning from AG, LI, and GI to GC PAD to allow for the commercial and auto dealership uses. The portion located in Maricopa County includes a request to rezone from RU-43 to Commercial C-2.

This letter has been sent to nearby property owners to provide updates regarding the request and receive comments and feedback that will inform the development process. A copy of the aerial map and conceptual development plan are enclosed with this letter.

The neighborhood meeting will be held electronically via Zoom, a free online meeting service, as follows:

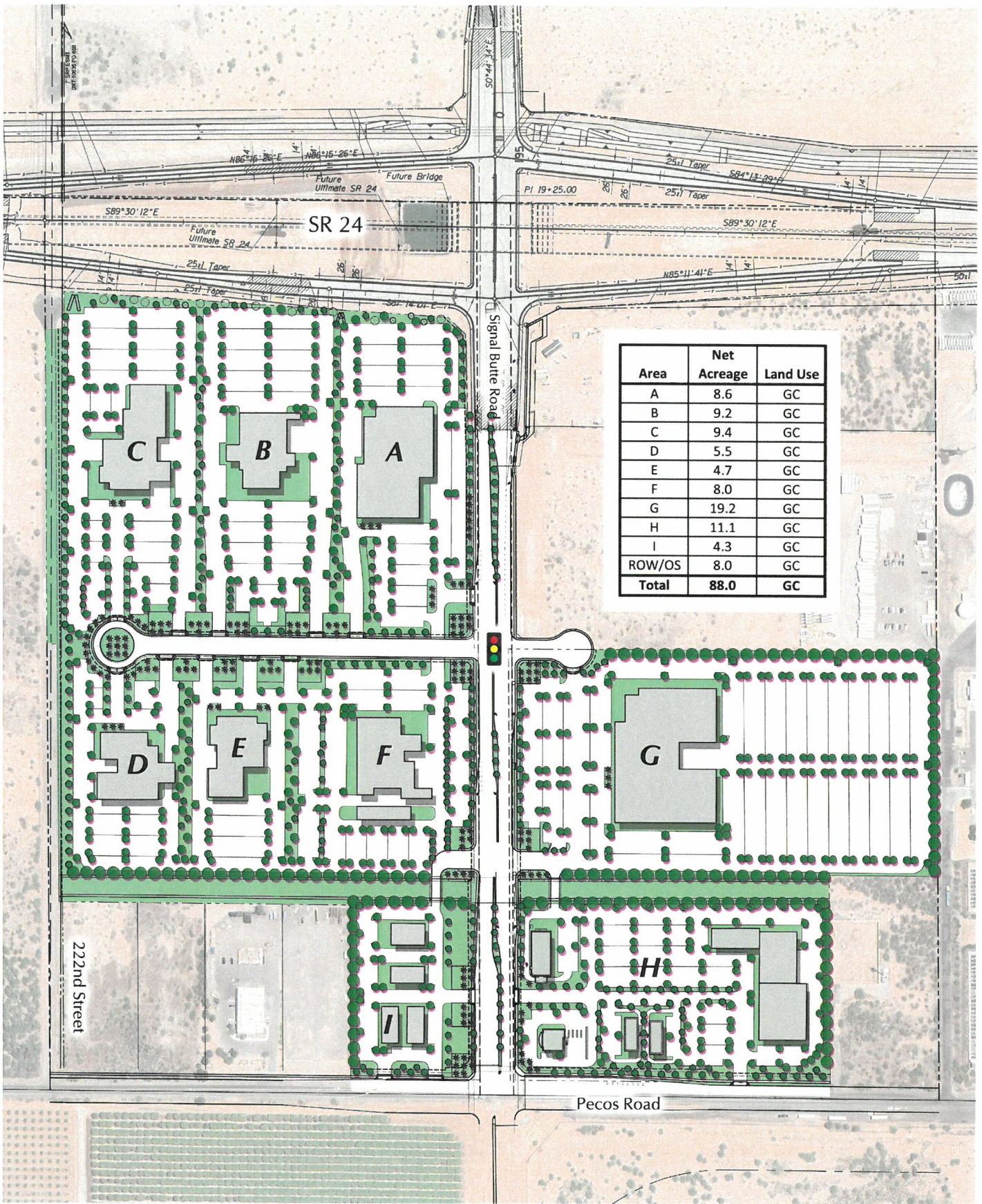
Date: February 7, 2023
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 863 2194 2178 **Password:** 100

If you wish to participate in the online meeting, before the meeting begins, please connect, and if asked, fill-in your contact information. Zoom will provide a link or email to enter the meeting by phone or device at the above time. If you have any questions, please contact either me or DJ Stapley by email at djstapley@pewandlake.com or sean.lake@pewandlake.com or by phone at 480-461-4670.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

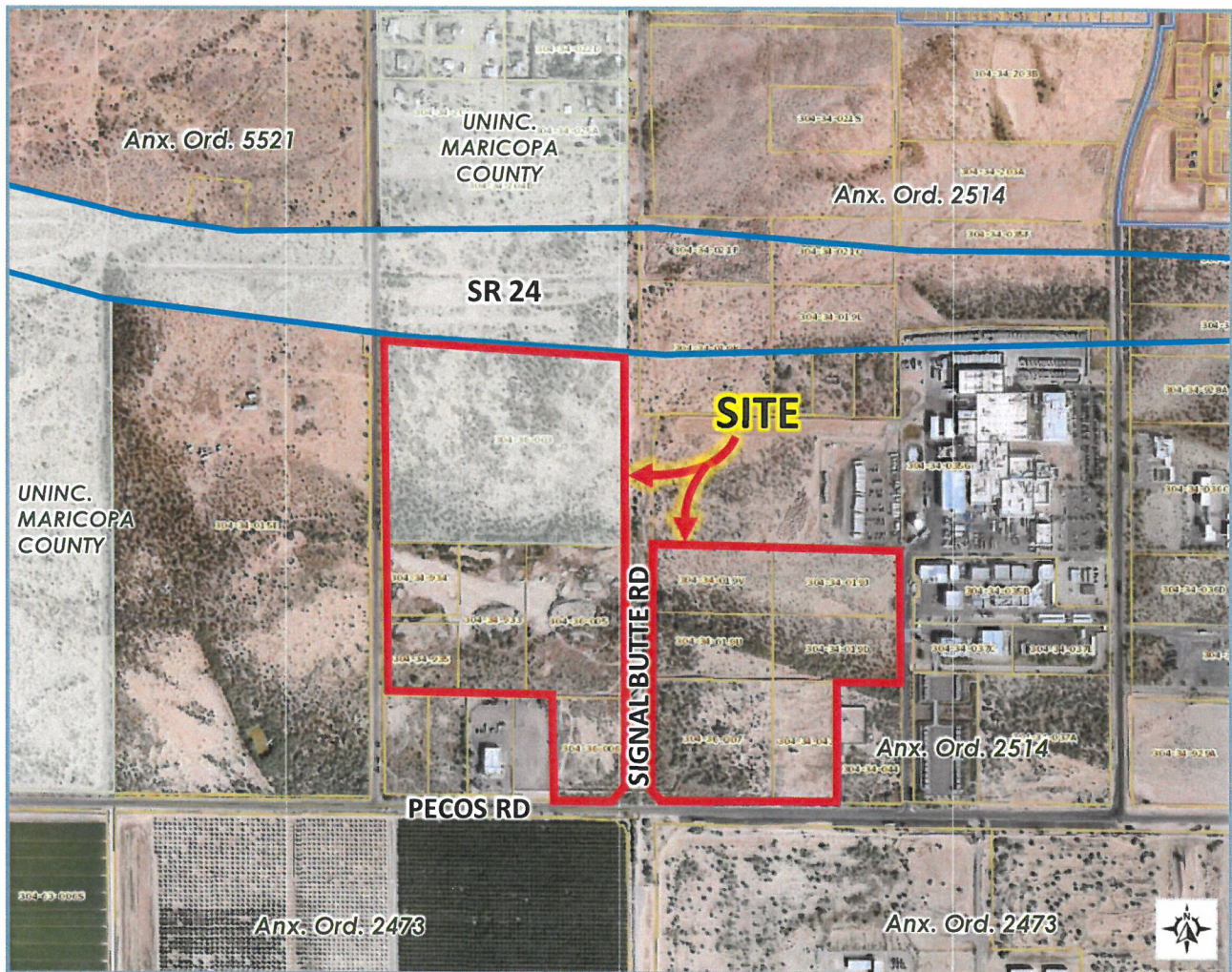


Gateway Auto Mall
 SR 24, Signal Butte & Pecos Road
 Conceptual Illustrative Site Plan

Aerial Map

Gateway Auto Mall

SWC Signal Butte Road and SR 24



AMAZON US REAL ESTATE LLC
PO BOX 80416
SEATTLE, WA 98108

ARIZONA STATE OF
205 S 17TH AVE MD 612-E
PHOENIX, AZ 85007

BYNER CATTLE COMPANY
333 N CENTRAL AVE
PHOENIX, AZ 850042121

CMC STEEL FABRICATORS INC
6565 N MACARTHUR BLVD STE 800
IRVING, TX 75039

FUJIFILM ELECTRONIC MATERIALS
USA
6550 S MOUNTAIN RD
MESA, AZ 85212

FUJIFILM ELECTRONIC MATERIALS
USA INC
80 CIRCUIT DR
NORTH KINGSTOWN, RI 2852

GATEWAY LAND INVESTMENTS LLC
1465 E MOTORPLEX LOOP STE 200
GILBERT, AZ 85297

HORNE REAL ESTATE INVESTMENTS
LLC
1465 E MOTORPLEX LOOP STE 200
GILBERT, AZ 85297

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MGC PURE CHEMICALS AMERICA
INC
6560 S MOUNTAIN RD
MESA, AZ 85201

NM MANAGEMENT LLC
1918 W GRANT ST
PHOENIX, AZ 85009

SIGNAL BUTTE 10 LLC
2251 N 32ND ST UNIT 30
MESA, AZ 85213

SIGNAL BUTTE 20 DJB LLC
2251 N 32ND ST NO 30
MESA, AZ 85213

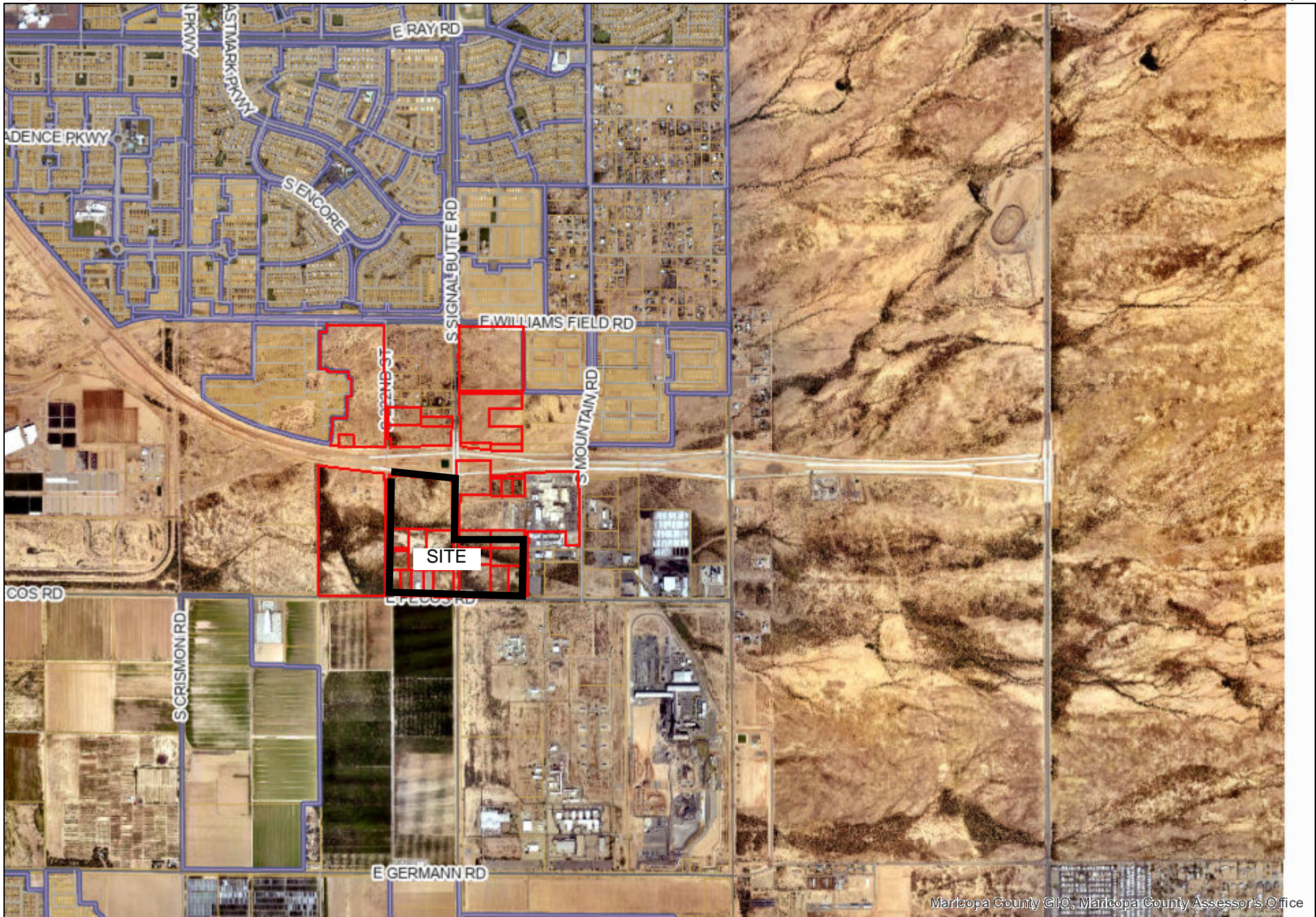
TUCKER PROPERTIES LTD
4010 E GROVE CIRCLE
MESA, AZ 85206

YBL LLC
8525 N 75TH AVE
PEORIA, AZ 85345

ZF PASSIVE SAFETY SYSTEMS US INC
11202 E GERMAIN RD
QUEEN CREEK, AZ 852429361



1000' Property Owner Map



Neighborhood Meeting Summary
Gateway Auto Mall
Pecos Rd. – Signal Butte – SR 24

February 7, 2023 at 6:00 pm

Online Zoom Neighborhood Meeting
www.zoom.us

This neighborhood meeting summary describes the results of the neighborhood meeting and citizen outreach for the Gateway Auto Mall proposal to Maricopa County for a rezoning and to the city of Mesa for a General Plan Amendment, Rezoning, and Site Plan Review. Submitted with this summary are the participant list, meeting presentation, neighborhood meeting notice letter, notice map, and notice list.

Neighborhood Meeting Duration and Attendance – The neighborhood meeting began at approximately 6:03 pm. Present for the applicant were Robert Horne for the property owner and Sean B. Lake and D.J. Stapley from Pew & Lake, PLC (Applicant).

Regarding citizen attendance, 2 participants attended who represented the adjacent Fugi property owner (see attached participant list).

Summary of Neighborhood Meeting – Mr. Lake began the meeting with introductions and gave a brief presentation (see attached), which is summarized as follows:

- Meeting instructions and format
- Project location, history, and requests
- Described the proposed development. Only commercial and employment uses are proposed, no residential uses.
- Noted that the applicant is working with planning staff. The unincorporated portion will be submitted to the County and the Mesa portion would be submitted to the City. The Mesa application will proceed to public hearings first, and property owners will be notified when the dates are scheduled.

During and after the presentation, questions and comments were discussed. Generally, those in attendance at the meeting were interested in hearing about the project. They had already met with the applicant previously and said the presentation was consistent with their understanding of the project. They were curious about site access, and Mr. Lake pointed to the site plan where access points are primarily on Signal Butte Road. There is a traffic signal proposed on Signal Butte north of Pecos Road. When asked whether the City would install the signal, Mr. Lake responded that typically, each developer of the adjacent properties will be responsible for their share of the right-of-way improvements, including the traffic signal. Fugi would be responsible for its 25% share, and the applicant would be responsible for the remaining 75%.

The meeting ended at approximately 6:30 pm.

Participant List
Neighborhood Meeting
Gateway Auto Mall
Pecos Rd. – Signal Butte – SR 24

February 7, 2023 at 6:00 pm

Online Zoom Neighborhood Meeting
www.zoom.us

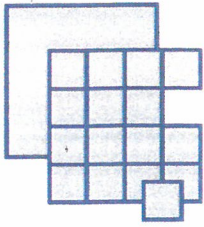
Zoom Meeting Participant List:

Applicant: 3

- Ownership Group: Robert Horne
- Applicant, Pew & Lake, PLC: Sean Lake and D.J. Stapley

Public: 2

1. Joel Trevino
2. Scott Klamm



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

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

April 14, 2022

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

On behalf of the Gateway Auto Mall development group, we are pleased to invite you to a virtual neighborhood meeting regarding a property in your area to allow for Gateway Auto Mall, a regional commercial center that will be harmonious with the surrounding commercial and employment area. The subject property includes the approximately 82 acres of land located at the northwest and northeast corners of Pecos Road and Signal Butte Road alignment and near the future State Route 24 freeway. The specific requests to allow for this development are City of Mesa approval of (1) Annexation; (2) General Plan Amendment from Employment to Mixed Use Activity District; and (3) Rezoning from RU-43, AG, LI, and GI to GC PAD.

This letter has been sent to nearby property owners to discuss this proposal and receive comments and feedback that will inform the development process. A copy of the aerial map, preliminary general plan exhibit, zoning exhibit are enclosed with this letter.

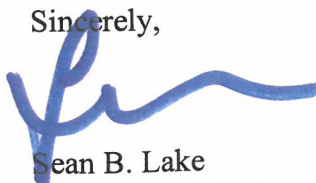
A **neighborhood meeting** will be held electronically via Zoom, a free online meeting service, as follows:

Date: April 26, 2022
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 862 5432 4100 **Password:** 100

If you wish to participate in the online meeting, before the meeting begins, please connect, and if asked, fill-in your contact information. Zoom will provide a link or email to enter the meeting by phone or device at the above time. If you have any questions, please contact either me or DJ Stapley by email at djstapley@pewandlake.com or sean.lake@pewandlake.com or by phone at 480-461-4670.

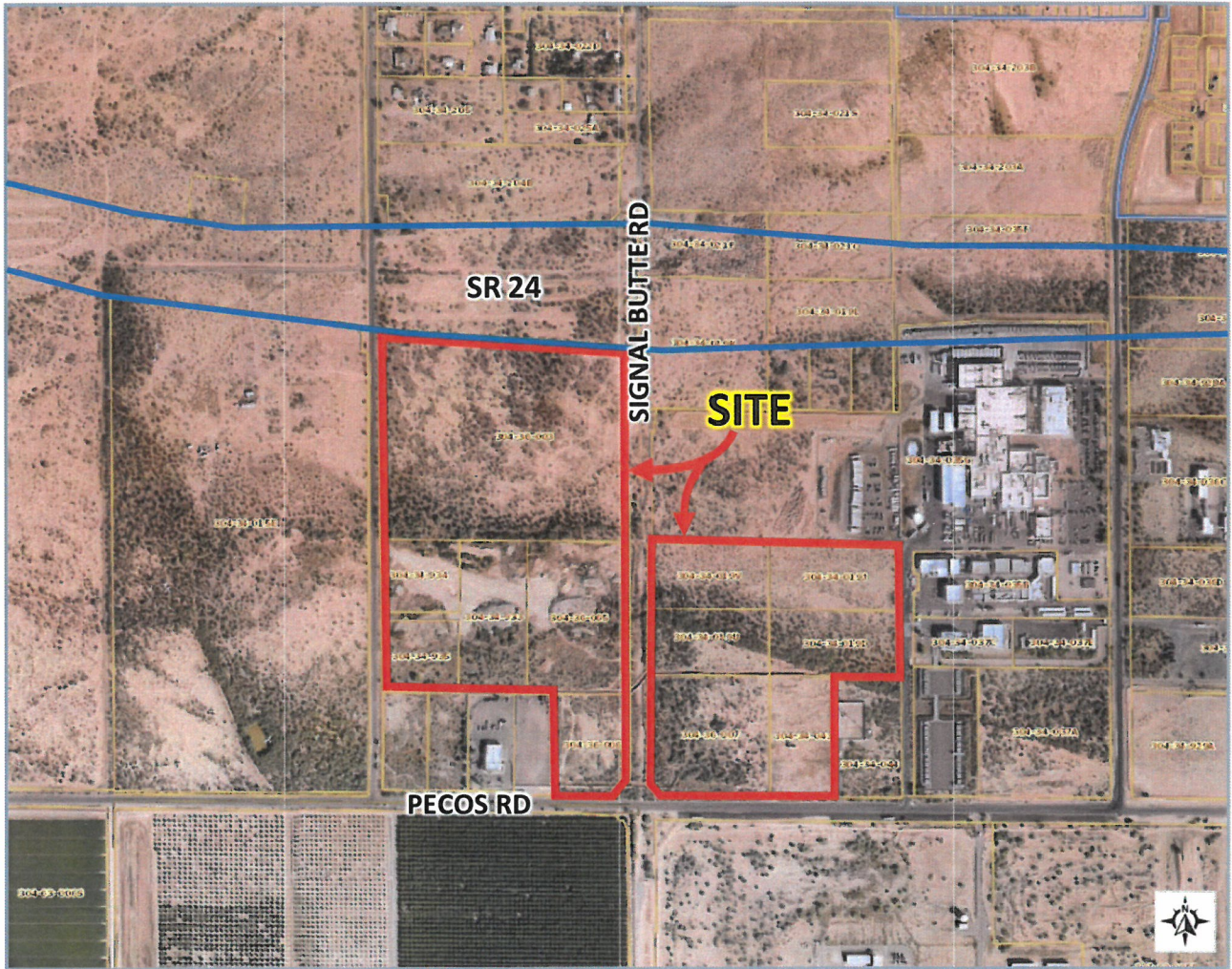
At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

Sincerely,



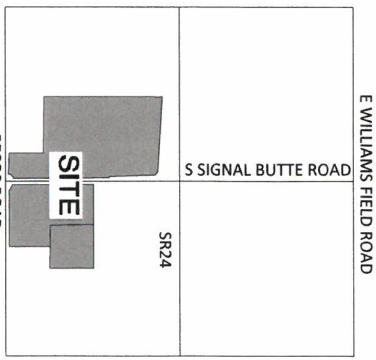
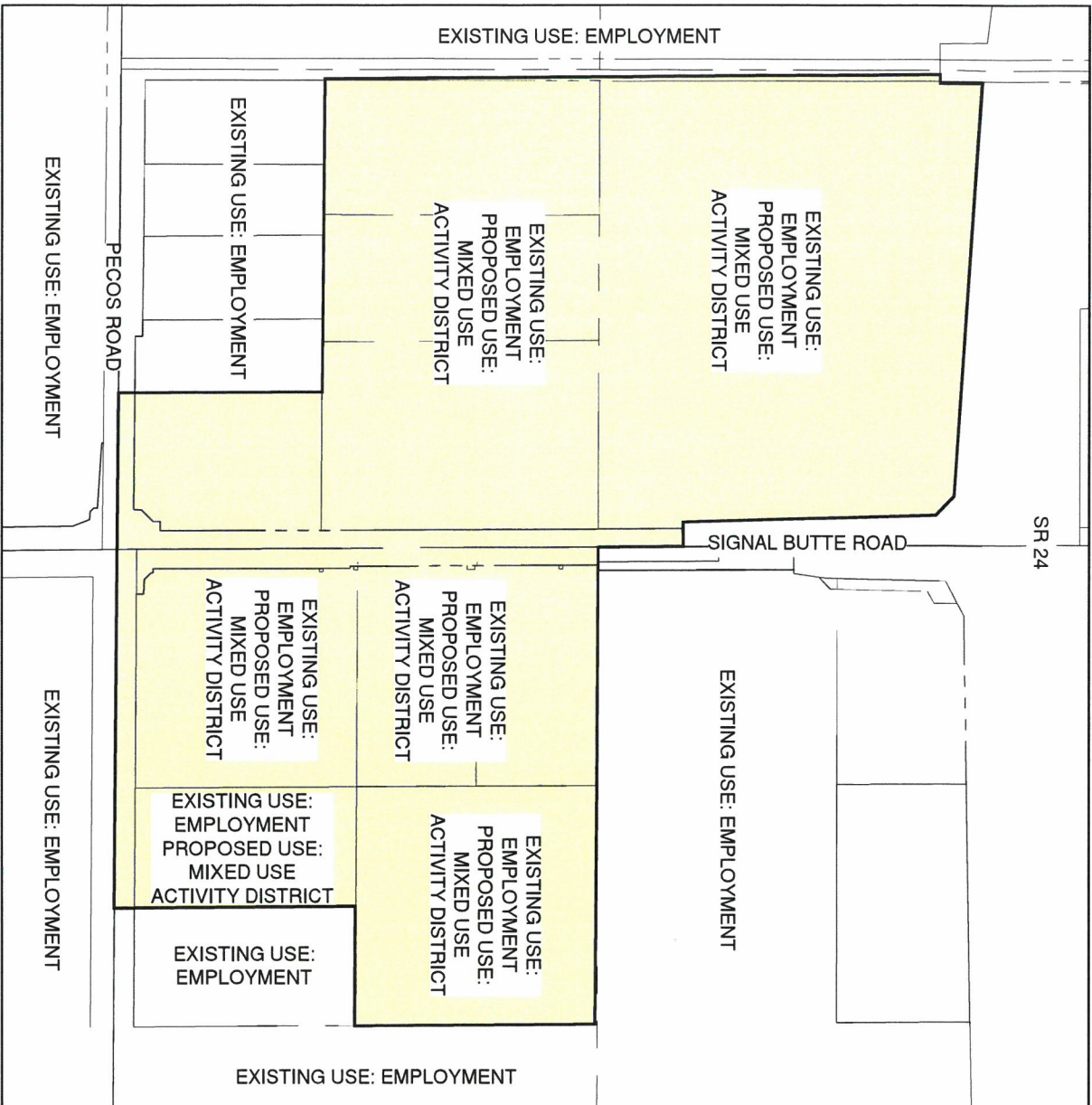
Sean B. Lake
PEW & LAKE, PLC

Aerial Parcel Map
Gateway Auto Mall
Signal Butte Road - Pecos Road - SR 24



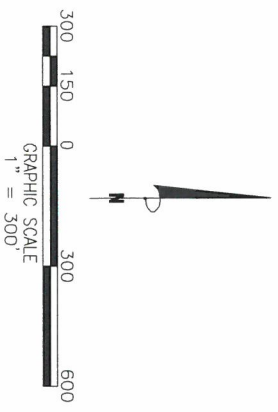
GENERAL PLAN EXHIBIT FOR GATEWAY AUTO MALL

GATEWAY AUTO MALL
Mesa, AZ
GENERAL PLAN EXHIBIT



VICINITY MAP
N.T.S.

SITE DATA
PROPOSED USE: MIXED USE ACTIVITY DISTRICT
SITE GROSS AREA: 92.08 ac
SITE NET AREA: 87.02 ac

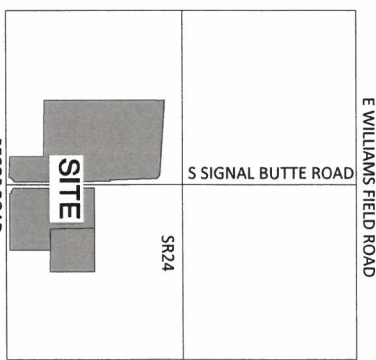
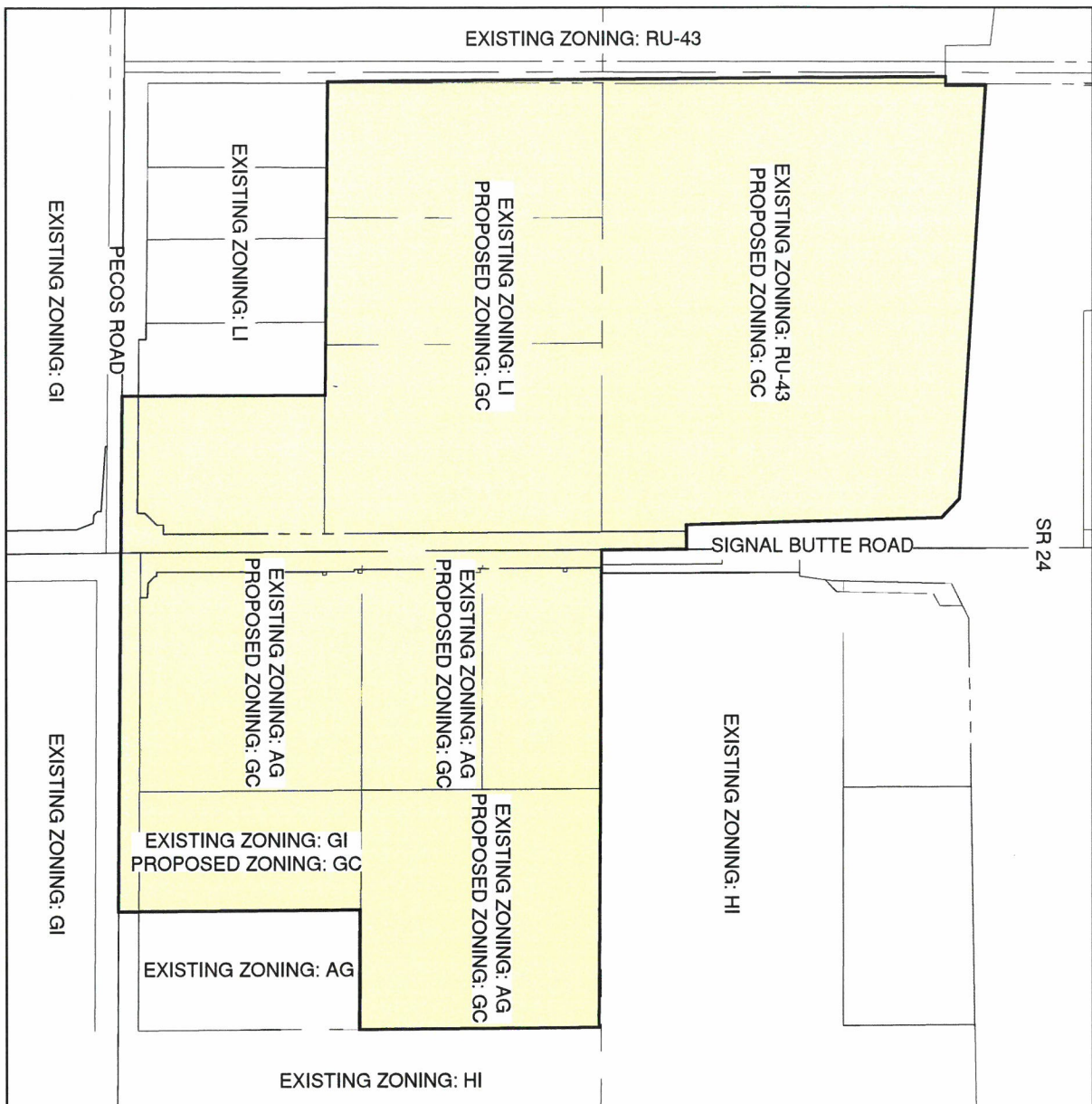


JOB # 050983-01-001
DATE 04/04/2022
SCALE 1"=300'
DRAWN DST
SHT 1 OF 1



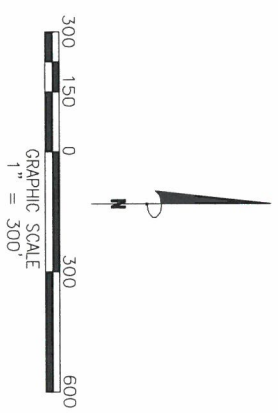
1600 N. Desert Drive Ste 210
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

ZONING EXHIBIT FOR GATEWAY AUTO MALL



VICINITY MAP
N.T.S.

SITE DATA
 PROPOSED ZONING: GC
 SITE GROSS AREA: 92.08 ac
 SITE NET AREA: 87.02 ac



JOB # 069883-01-001
 DATE 04/04/2022
 SCALE 1"=300'
 DRAWN DST
 SHIT 1 OF 1



1600 N. Desert Drive Ste 210
 Tempe, Arizona 85281
 Phone: (480) 629-8830
 www.bowmanconsulting.com

GATEWAY AUTO MALL
 Mesa, AZ
 ZONING EXHIBIT

**Property Owners, 1,000+ Feet
Gateway Auto Mall Pecos Road - Signal Butte – SR 24**

AMAZON US REAL ESTATE LLC
PO BOX 80416
SEATTLE, WA 98108

ARIZONA STATE OF
205 S 17TH AVE MD 612-E
PHOENIX, AZ 85007

ARIZONA STATE OF
205 SOUTH 17TH AVE
PHOENIX, AZ 85007

ARIZONA STATE OF DEPARTMENT
OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007

ARIZONA STATE OF DEPARTMENT
OF TRANSPORTATION
205 S 17TH AVE MD 612E
PHOENIX, AZ 85007

BCB GROUP INVESTMENTS LLC
7500 E MCDONALD DR STE 100A
SCOTTSDALE, AZ 85250

BYNER CATTLE COMPANY
333 N CENTRAL AVE
PHOENIX, AZ 85004-2121

FUJIFILM ELECTRONIC MATERIALS
USA INC
80 CIRCUIT DR
NORTH KINGSTOWN, RI 2852

GATEWAY LAND INVESTMENTS LLC
1465 E MOTORPLEX LOOP STE 200
GILBERT, AZ 85297

HORNE REAL ESTATE INVESTMENTS
LLC
1465 E MOTORPLEX LOOP STE 200
GILBERT, AZ 85297

LIBBEY JOSEPH H/WILLIE M
16025 S 222ND ST
QUEEN CREEK, AZ 85242

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MGC PURE CHEMICALS AMERICA
INC
6560 S MOUNTAIN RD
MESA, AZ 85201

NM MANAGEMENT LLC
1918 W GRANT ST
PHOENIX, AZ 85009

PACIFIC PROVING LLC
2801 E. CAMELBACK ROAD STE 450
PHOENIX, AZ 85016

SHEA HOMES LIMITED PARTNERSHIP
8800 N GAINNEY CENTER DR STE 350
SCOTTSDALE, AZ 85258

SIGNAL BUTTE 10 LLC
2251 N 32ND ST UNIT 30
MESA, AZ 85213

SIGNAL BUTTE 20 DJB LLC
2251 N 32ND ST NO 30
MESA, AZ 85213

SR24 STORAGE LLC
1129 S OAKLAND STE 101
MESA, AZ 85206-2684

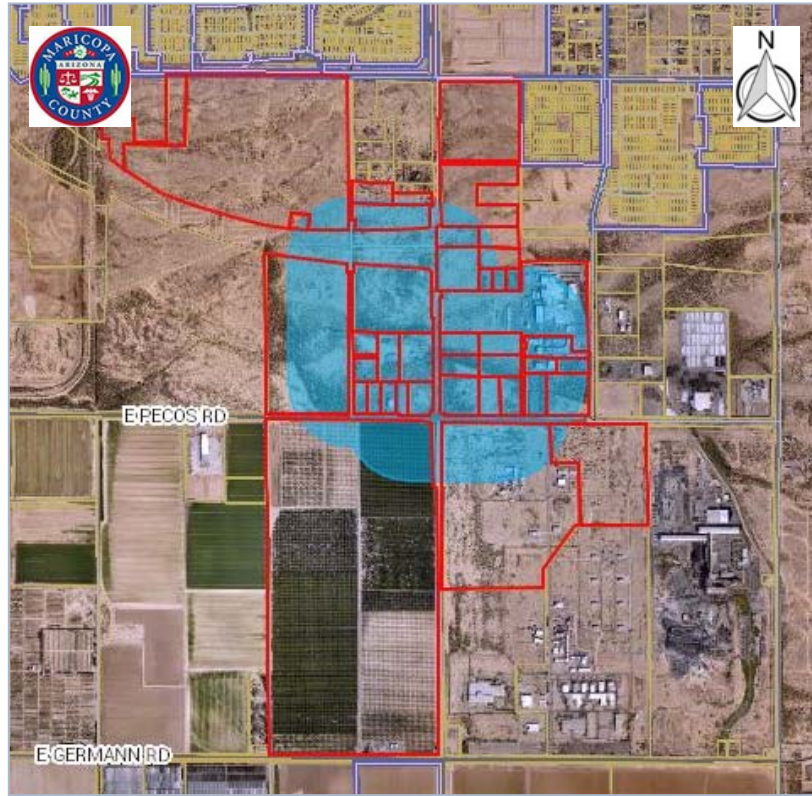
STRINGHAM CINDY L
16014 S SIGNAL BUTTE RD
QUEEN CREEK, AZ 85242-8911

TUCKER PROPERTIES LTD
4010 E GROVE CIRCLE
MESA, AZ 85206

YBL LLC
8525 N 75TH AVE
PEORIA, AZ 85345

Eastmark Community Alliance, Inc.
Stephanie Madden
10100 East Ray Road
Mesa AZ 85212

**Property Owners, 1,000+ Feet
Gateway Auto Mall
Pecos Road – Signal Butte – SR 24**

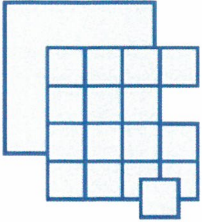


Neighborhood Meeting Summary
Gateway Auto Mall
Pecos Road - Signal Butte - SR 24

April 26, 2022 at 6:00 pm

Online Zoom Neighborhood Meeting
www.zoom.us

The neighborhood meeting began at 6:00 pm, and the link was open from approximately 5:40 to 6:30. No citizens attended the meeting. Present for the applicant were Reece Bawden, and David Jarvis representing property ownership and D.J. Stapley from Pew & Lake, PLC.



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



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

RE: NOTICE OF PUBLIC HEARING
March 12, 2024

Dear Neighbor,

We have applied for Rezoning and a Minor General Plan Amendment for the property located east of Pecos Road, between Signal Butte Road and 222nd Street. This request concerns the development of Gateway Auto Mall. The case numbers assigned to this project are ZON22-00435 and ZON24-00164.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the conceptual site plan of the proposed development. If you have any questions regarding this proposal, please call myself or Sarah Prince at 480-461-4670 or e-mail us at sean.lake@pewandlake.com or sarah.prince@pewandlake.com

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at the meeting held on March 27, 2024 in the City Council Chambers located at 57 East First Street. The Study Session will begin at 3:45 p.m. followed by the Planning and Zoning Board meeting 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.youtube.com/user/cityofmesa11/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 Joshua Grandlienard of their Planning Division staff. He can be reached at 480-644-4691 or Joshua.grandlienard@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,

Sean B. Lake
PEW & LAKE, PLC

SIGNAL BUTTE LAND LLC
11202 E GERMAN RD
MESA, AZ 85212

GATEWAY LAND INVESTMENTS LLC
1465 E MOTORPLEX LOOP STE 200
GILBERT, AZ 85297

HORNE REAL ESTATE INVESTMENTS
LLC
1465 E MOTORPLEX LOOP STE 200
GILBERT, AZ 85297

BCB GROUP INVESTMENT LLC
16014 S SIGNAL BUTTE RD
MESA, AZ 85212

BCB-GROUP INVESTMENTS LLC
16025 S 222ND ST
MESA, AZ 85212

NM MANAGEMENT LLC
1918 W GRANT ST
PHOENIX, AZ 85009

MESA CITY OF
20 E MAIN ST STE 650 PO Box 1466
MESA, AZ 85211

ARIZONA STATE OF
205 S 17TH AVE MD
PHOENIX, AZ 85007

SIGNAL BUTTE 20 DJB LLC
2251 N 32ND ST 30
MESA, AZ 85213

SIGNAL BUTTE 10 LLC
2251 N 32ND ST UNIT 30
MESA, AZ 85213

BCB GROUP INVESTMENTS LLC
2401 W BELL RD
PHOENIX, AZ 85023

BYNER CATTLE COMPANY
333 N CENTRAL AVE
PHOENIX, AZ 85004-2121

TUCKER PROPERTIES LTD
4010 E GROVE CIR
MESA, AZ 85206

FUJIFILM ELECTRONIC MATERIALS
USA
6550 S MOUNTAIN RD
MESA, AZ 85212

MGC PURE CHEMICALS AMERICA
INC
6560 S MOUNTAIN RD
MESA, AZ 85201

CMC STEEL FABRICATORS INC
6565 N MACARTHUR BLVD STE 800
IRVING, TX 75039

BCB GROUP INVESTMENTS LLC
7500 E MCDONALD DR STE 100A
SCOTTSDALE, AZ 85250

FUJIFILM ELECTRONIC MATERIALS
USA INC
80 CIRCUIT DR
NORTH KINGSTOWN, RI 02852

YBL LLC
8525 N 75TH AVE
PEORIA, AZ 85345

SHEA HOMES LIMITED PARTNERSHIP
8800 N GAINEY CENTER DR
SCOTTSDALE, AZ 85258

SHEA HOMES ARIZONA LIMITED
PARTNERSHIP
8800 N GAINEY CENTER DR STE 350
SCOTTSDALE, AZ 85258

AMAZON US REAL ESTATE LLC
PO BOX 80416
SEATTLE, WA 98108

EASTMARK COMMUNITY ALLIANCE, INC.
c/o PIQ HOLDINGS INC
6263 N. Scottsdale Road, Suite 330
SCOTTSDALE, AZ 85250

Eastmark Community Alliance, Inc.
Stephanie Madden
10100 East Ray Road
Mesa AZ 85212

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

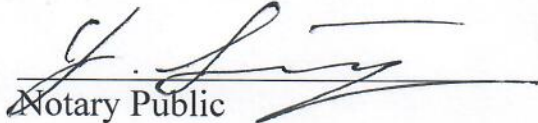
Date:

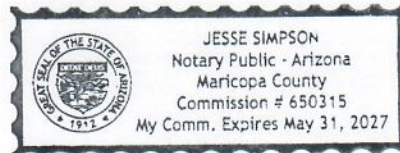
I, Patrick Anspaugh, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from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

SUBSCRIBED AND SWORN before me on


Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 27, 2024

CASE: ZON24-00164

Request: Minor General Plan Amendment.
This request will change the General Plan
Character Area Type from Employment to
Mixed Use Activity.

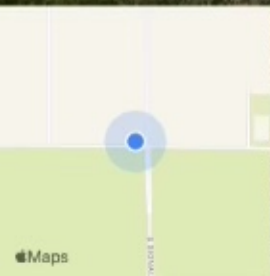
APPLICANT: Pew & Lake, PLC.

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/12/2024

March 12, 2024 at 8:40 AM
10756-10960 E Pecos Rd
Maricopa County



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 27, 2024

CASE: ZON22-00435

Request: Rezone from Agricultural (AG),
Light Industrial (LI), and General Industrial
(GI) to General Commercial with a Planned
Area Development overlay (GC-PAD). This
request will allow for the development of
several automobile sales facilities and other
commercial uses.

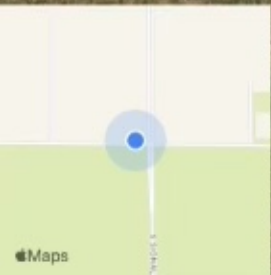
APPLICANT: Pew & Lake, PLC.

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/12/2024

March 12, 2024 at 8:39 AM
10756-10960 E Pecos Rd
Maricopa County



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 27, 2024

CASE: ZON24-00164

Request: Minor General Plan Amendment.
This request will change the General Plan
Character Area Type from Employment to
Mixed Use Activity.

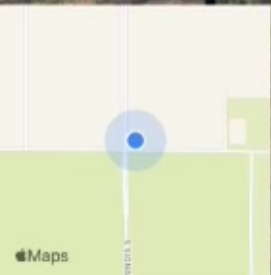
APPLICANT: Pew & Lake, PLC.

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/12/2024

March 12, 2024 at 8:07 AM
11000-11074 E Pecos Rd
Maricopa County



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 27, 2024

CASE: ZON22-00435

Request: Rezone from Agricultural (AG),
Light Industrial (LI), and General Industrial
(GI) to General Commercial with a Planned
Area Development overlay (GC-PAD). This
request will allow for the development of
several automobile sales facilities and other
commercial uses.

APPLICANT: Pew & Lake, PLC.

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/12/2024

March 12, 2024 at 8:05 AM
11000-11074 E Pecos Rd
Maricopa County

