

Vertuccio Farms

4011 South Power Road, Mesa AZ

Citizen Participation Report

ZON19-00507

March 25, 2020

Purpose

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform residents, property owners and neighborhood associations concerning the development requests being made under ZON19-00507 and DRB20-00081 for the above-referenced property.

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

Those coordinating the Citizen Participation activities are listed as follows:

Ralph Pew and Jon Gillespie
Pew & Lake, PLC
1744 South Val Vista Drive
Mesa, AZ 85204
480-461-4670
ralph.pew@pewandlake.com
jon.gillespie@pewandlake.com

Action Taken

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

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Property Owners within 1,000 feet from the parent parcels
 - b. All registered neighborhood associations within 1 mile of the project
 - c. Homeowners Associations within ½ mile of the project

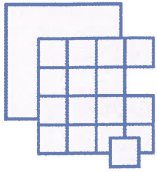
2. A neighborhood meeting was held on November 6, 2019 at the Best Western Legacy Inn & Suites (SWC Warner & Power) regarding the development request. A sign-in sheets for the meeting is included with this Citizen Participation Report.
3. The notification list for the neighborhood meeting included all property owners within 1,000 ft. of the subject property. Additionally, registered neighborhood contacts within 1 mile and HOAs within ½ mile of the property were included. A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report.
4. A written letter was sent to property owners within 500 ft. of the subject property on February 24, 2020 regarding the design review meeting for the project. Additionally, registered neighborhood contacts within 1 mile and HOAs within ½ mile of the property were included. A copy of the notification letter for the public hearing is included with this Citizen Participation Report.
5. A written letter was sent to property owners within 500 ft. of the subject property on March 25, 2020. Additionally, registered neighborhood contacts within 1 mile and HOAs within ½ mile of the property will be included. A copy of the notification letter for the public hearings is included with this Citizen Participation Report.
6. For public hearing notice, the applicant posted a 4' x 4' sign on the property on March 25, 2020, over two weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign is attached.

Summary of Problems and Resolutions

There have been no citizen concerns voiced throughout the process and support for the Vertuccio Farms project appears unanimous.

Schedule

Pre-Submittal Conference	May 21, 2018
Formal Application	July, 11, 2019
Neighborhood Meeting	November 6, 2019
Planning & Zoning Public Hearing	April 8, 2020
City Council Introduction	May 4, 2020
City Council Final Action	May 18, 2020



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 17, 2019

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Cono Vertuccio, we are pleased to invite you to a neighborhood meeting regarding a proposed rezoning in your area. Under the rezoning, minor improvements are proposed to Vertuccio Farms, one of the East Valley's premier destinations for agriculturally-based family entertainment.

This rezoning will not change the uses at Vertuccio Farms and intends to conform the zoning district to the historic and current uses on site. The Vertuccio Farms site is currently zoned Limited Commercial (LC) along Power Road with Light Industrial (LI) encompassing the majority of the site. The rezoning will unify the site under one LI Zoning District with a Planned Area Development Overlay (PAD). Additional landscaping and development improvements are proposed as a part of the rezoning request.

Vertuccio Farms is located on an approximately 25-acre site located at the NEC of Power Road and Rembrandt Avenue. Please see the proposed site plan attached to this letter which details the current and proposed operations.

A neighborhood meeting will be held at the time and place listed below to discuss the project and to answer any questions you may have.

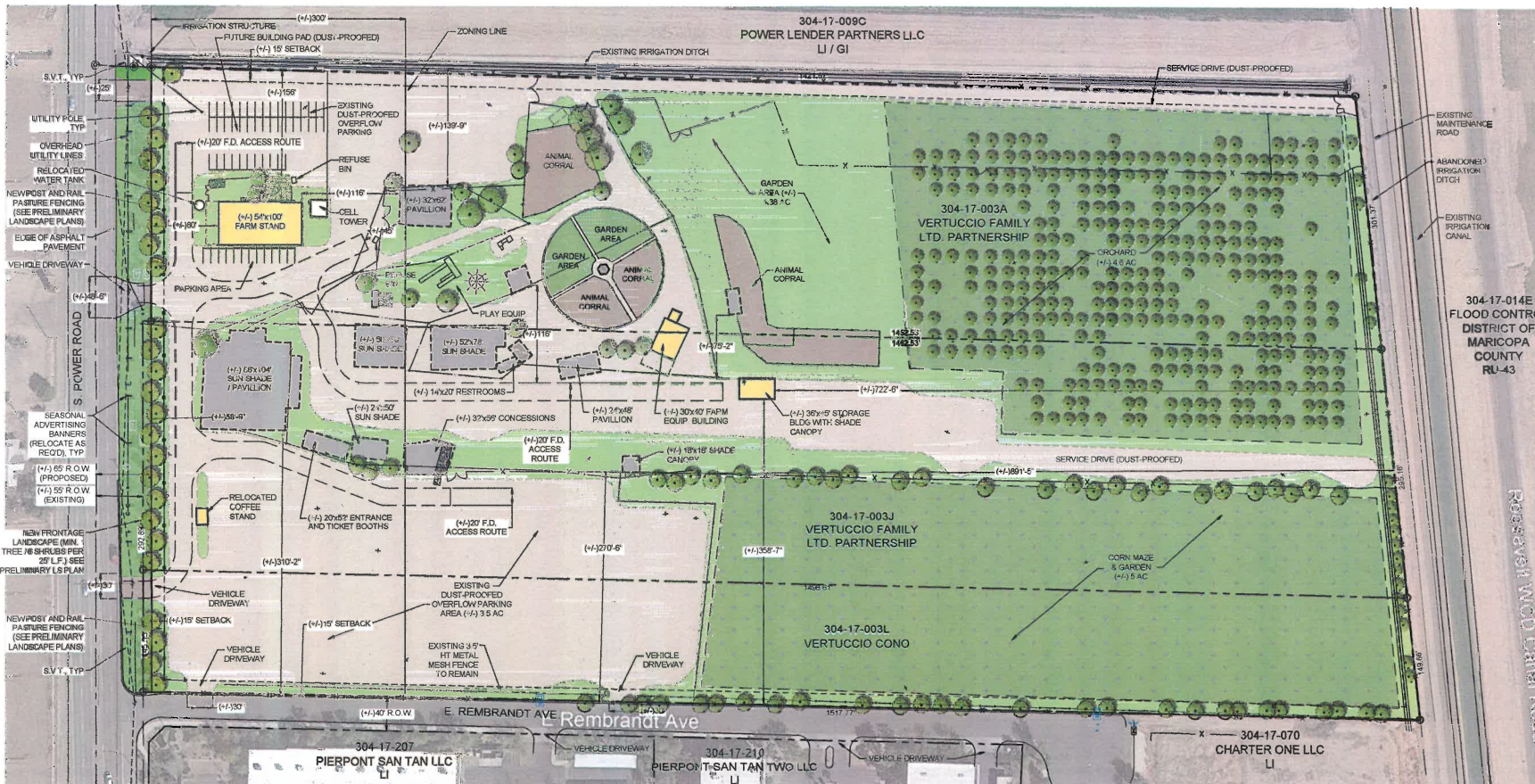
Date:	November 6, 2019
Time:	6:00 p.m.
Place:	Best Western Legacy Inn & Suites – Gateway Boardroom 4470 S. Power Rd. Mesa, AZ 85212

At this time, no public hearing before the City of Mesa Planning and Zoning Board has been scheduled. When any meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information on the sign-in sheet will also be notified.

If you have any questions regarding this matter prior to this Pre-Application Neighborhood Meeting, please contact me or Jon Gillespie by phone at our office at (480) 461-4670 or by email at jon.gillespie@pewandlake.com.

Sincerely,

W. Ralph Pew
PEW & LAKE, PLC



SITE PLAN

SCALE: 1" = 60'-0"

LEGEND

- PARCEL BOUNDARY
- PROPERTY LINE
- ROAD CENTER LINE
- FIRE ACCESS ROUTE (20' WIDTH)
- EXISTING FENCE
- EDGE OF IMPROVED DUST PROOFING
- O.H. UTILITY LINE
- UTILITY POLE

Young Design Group
 Landscape Architecture
 • Land Planning
 3704 East Shoshone Lane
 Scottsdale, Arizona 85251
 Tel. 480.257.3312



VERTUCCIO FARMS
 4011 SOUTH POWER ROAD | MESA, AZ | 85212

DATE: 03/08/19
 DESIGNED BY: YDG
 CHECKED BY: JMY
 REVISIONS: DATE

SUBMITTED FOR:

SITE PLAN

SHEET NO.
 SP1.2

2 OF 2

TRACKING NUMBERS:

VERTUCCIO FARM
NEIGHBORHOOD MEETING
Sign-In Sheet

Applicant:

VERTUCCIO FARM

Property Location:

NEC of Power Road and Rembrandt Avenue

Date:

November 6, 2019

Meeting Location:

Best Western Legacy Inn & Suites
4470 S Power Rd, Mesa, AZ 85212

Time:

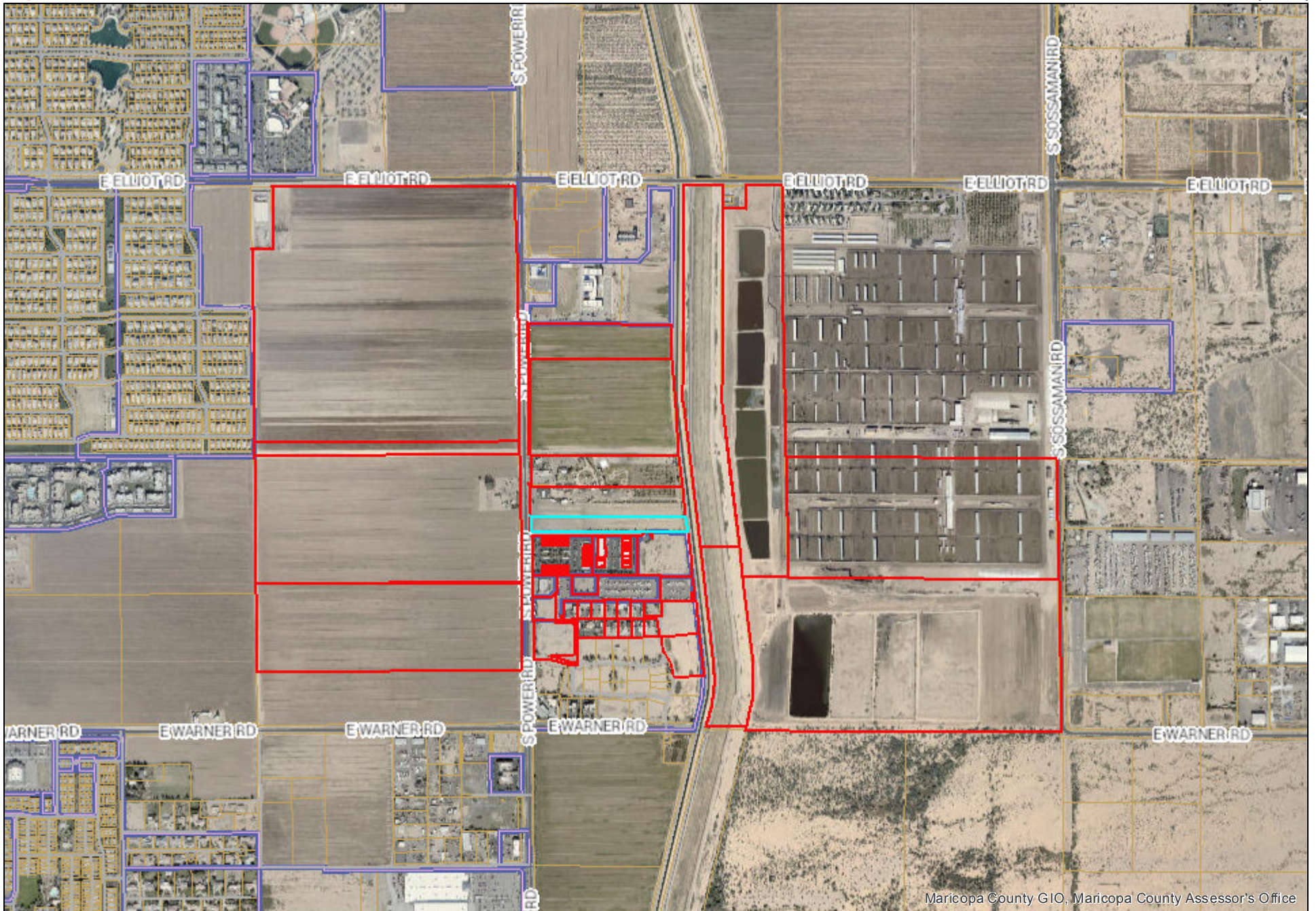
6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Cono Vertuccio	32451 N. Vertuccio Trl. Queen Creek	85142	ConoV42@gmail.com	480-650-6606
2	Jon Gillespie	1744 S VAL VISTA #217	85204	jon.gillespie@pewaudla/rp.com	480-461-4670
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					



Map



Owner

6859 E REMBRANDT LLC
AIRPARK SOUTH DEVELOPMENT 9 LLC
AIRPARK SOUTH DEVELOPMENT 9 LLC
ALARA SPRINGFORD TRUST
ARIZONA BOARD OF REGENTS (ASU)
ARMADILLO REAL PROPERTIES LLC
B & K LAND & INV CO
BENSON GATE WAY/BENSON SHAWN KARL/ANDREA
BILL & BELL LLC
BLAIR T BUTTERFIELD PROPERTIES LLC
BRODERICK PROPERTY ONE LLC
CARTER PROPERTIES OF ARIZONA LLC
CHARTER ONE LLC
CQ HOLDINGS LLC
D1 GATEWAY NORTE LLC
D2 GATEWAY NORTE PARKWAY LLC
ELECTRIC INVEST LLC
ENTRUST ARIZONA LLC ETAL
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
FOCUS 401K TRUST
GATEWAY NORTE D7 LLC
GBSP LLC
HASTINGS PIERPONT CONDO LLC
HATCH SHAYLAR MARCAL
KUBACKI MANAGEMENT LLC
MAPLE LEAF MEDICAL LLC
MMM LANDSCAPE MAINTENANCE LLC
NORTHGATE LLC
NORTHGATE MANAGEMENT LLC
PARKWAY NORTE HOLDINGS LLC
PCI INVESTMENTS LLC
PIERPONT 128 LLC
PIERPONT SAN TAN LLC
PIERPONT SAN TAN TWO LLC
POWER LENDER PARTNERS LLC
POWERGATE INVESTMENTS LLC
REMBRANDT HOLDINGS LLC
SARSAR KHAMIS GEORGE
SARSAR KHAMIS GEORGE
SEYMORE CRAIG A/S CAMILLE
SNOW PROPERTY SERVICES LLC
SOUTH POWER LLC
SUN POWER ELECTRIC II LLC
THE DALE C MORRISON TRUST
THE DALE C MORRISON TRUST
TRAN TIEN

MAIL_ADDR1

6859 E REMBRANDT AVE BLDG 1 STE 111
6859 E REMBRANDT AVE UNIT 115
6859 E REMBRANDT AVE NO 122
PO BOX 83
PO BOX 877405
2558 S RIATA CIR
11611 S HIGLEY RD
8535 S STANLEY PL
6600 SOUTH HIGHWAY 89
1156 S FERN CT
3621 E KIMBALL CT
611 ROUNDSTONE DR
2450 S GILBERT RD STE 100
PO BOX 459
6903 E PARKWAY NORTE
6903 E PARKWAY NORTE
6903 E PARKWAY NORTE
4135 S POWELL RD SUITE 108
2801W DURANGO ST
2824 N POWER RD SUITE 113-122
2793 E PARK AVE
6903 E PARKWAY NORTE
5505 W CHANDLER BLVD NO 15
4135 S POWER RD SUITE 101
16226 E TWIN ACRES DR
6859 E REMBRANDT AVE BLDG 1-111
577 E PARK AVE
6903 E PARKWAY NORTE
6903 E PARKWAY NORTE
21738 E ORION WY
4135 S POWER RD STE 131
PO BOX 8911
7255 E HAMPTON AVE STE 101
4852 E BASELINE RD STE 105
39000 COUNTRY CLUB DR
6903 E PARKWAY NORTE
843 N DATE PALM DR
333 S DOBSON RD STE 103
1745 S DON LUIS CIR
1355 N ACACIA DR
843 N DATE PALM DR
4135 S POWER RD SUITE 110
6903 E PARKWAY NORTE
11201 TATUM BLVD STE 330
1733 N GREENFIELD RD STE 101
7187 MIDNIGHT ROSE CIR

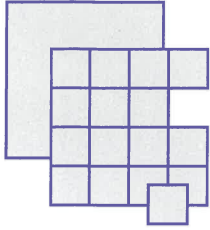
TRILOGY PSYCHOLOGICAL SERVICES LLC
VERTUCCIO CONO
VERTUCCIO FAMILY LIMITED PARTNERSHIP
VERTUCCIO FAMILY LIMITED PARTNERSHIP/ETAL
WAILEA INVESTMENTS LP
WEECH VENTURES LLC
Z AND Z REAL ESTATE INVESTMENTS LLC
ZL SQUARED LLC
HOA's
CASCADE COMMUNITY ASSOCIATION
DAHLIA POINTE COMMUNITY ASSOCIATION
DESERT PLACE AT MORRISON RANCH HOA
GILBERT UNIFIED SCHOOL DISTRICT NO 41
LA ALDEA COMMUNITY ASSOCIATION
MORRISON RANCH COMMUNITY COUNCIL

4135 S POWER RD SUITE 118
32451 N VERTUCCIO TRL
30800 N GARY RD
30800 N GARY RD
2240 W SHANGRI-LA RD
4135 S POWER RD STE 124
2737 E TAURUS PL
6903 E PARKWAY NORTE

4554 E CAMPBELL CT
450 N DOBSON RD STE 201
8360 E VIA DE VENTURA BLDG L STE 100
140 S GILBERT RD
1600 W BROADWAY RD STE 200
8360 E VIA DE VENTURA STE 100 BLDG L

MAIL_CITY	MAIL_STATE	MAIL_ZIP
MESA	AZ	85212
MESA	AZ	85212
MESA	AZ	85212
PATAGONIA	AZ	85624
TEMPE	AZ	85287
GILBERT	AZ	85296
HIGLEY	AZ	85236
TEMPE	AZ	85284
OGDEN	UT	84405
GILBERT	AZ	85296
GILBERT	AZ	85297
WELDON SPRING	MO	63304
CHANDLER	AZ	85286-1594
HIGLEY	AZ	85236
MESA	AZ	85212
MESA	AZ	85212
MESA	AZ	85212
MESA	AZ	85212
PHOENIX	AZ	85009
MESA	AZ	85215
GILBERT	AZ	85234
MESA	AZ	85212
CHANDLER	AZ	85226
MESA	AZ	85212
GILBERT	AZ	85298
MESA	AZ	85212
GILBERT	AZ	85234
MESA	AZ	85212
MESA	AZ	85212
QUEEN CREEK	AZ	85242
MESA	AZ	85212
MESA	AZ	85214
MESA	AZ	85209
MESA	AZ	85206
FARMINGTON HILLS	MI	48331
MESA	AZ	85212
GILBERT	AZ	85234
MESA	AZ	85202
MESA	AZ	85202
GILBERT	AZ	85233
GILBERT	AZ	85234
MESA	AZ	85212
MESA	AZ	85212
PHOENIX	AZ	85028
MESA	AZ	85205
CORONA	CA	92880

MESA	AZ	85212
QUEEN CREEK	AZ	85142
QUEEN CREEK	AZ	85142
QUEEN CREEK	AZ	85142
PHOENIX	AZ	85029
MESA	AZ	85212
CHANDLER	AZ	85249
MESA	AZ	85212
GILBERT	AZ	85234
MESA	AZ	85201
SCOTTSDALE	AZ	85258
GILBERT	AZ	85296
TEMPE	AZ	85282
SCOTTSDALE	AZ	85258-3183



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

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

Notice of Public Meeting
City of Mesa Design Review Board

Meeting Date: March 10, 2020

Time: 4:30 p.m.

Location: Lower Level City Council Chambers - 57 E. 1st Street

Proposed development: Vertuccio Farms

Parcel Numbers: 304-17-003A, 304-17-003H, 304-17-003J, 304-17-003K, and 304-17-003L

*Call Planning Division to verify date and time (480) 644-2385

Dear Neighbor,

We have applied for City of Mesa Design Review approval for development at the above-referenced location. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site as required by the City of Mesa Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan and landscape plan. No new buildings are proposed at this time but the Design Review Board will consider the proposed design guidelines to guide future development.

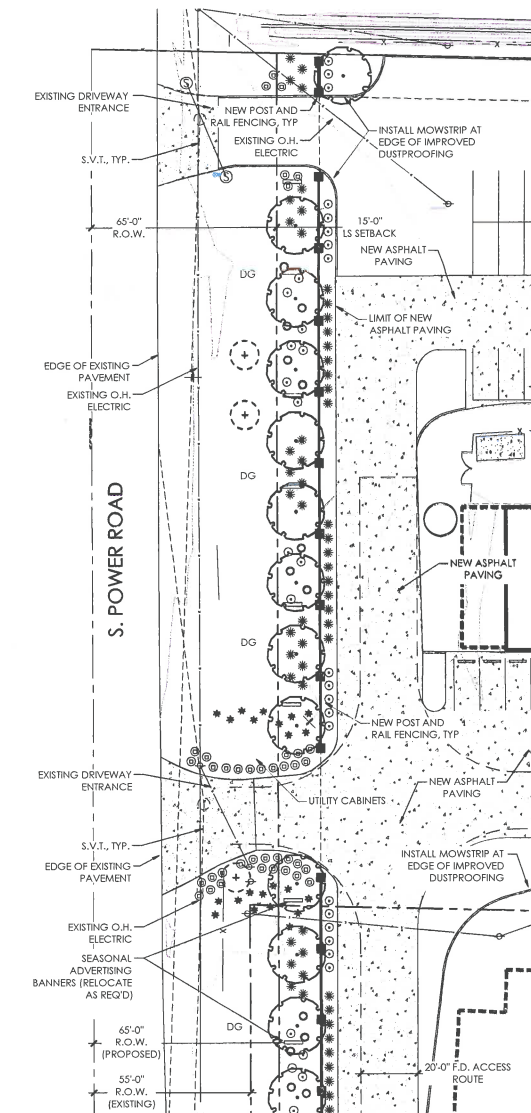
The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as commercial, office or residential). Those issues are addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review process, please contact the Mesa Planning Division at 55 North Center, or call the Mesa Planning Division Office at 480-644-2385. You may also call myself or Jon Gillespie in my office at 480-461-4670.

Sincerely,

Ralph Pew
(56)

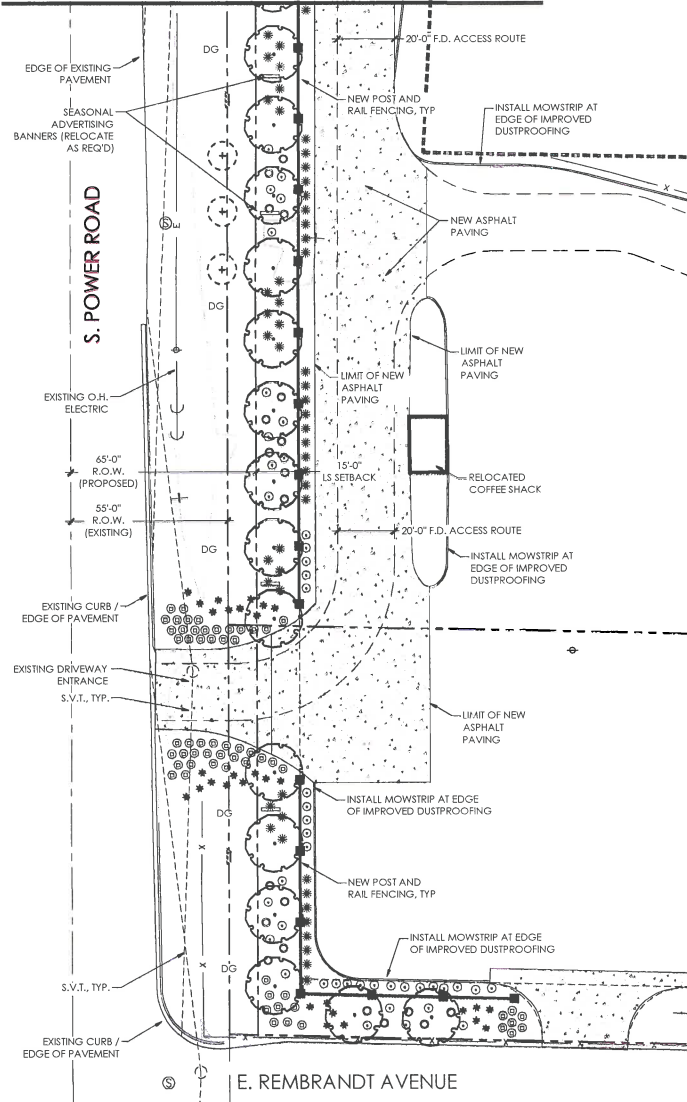
W. Ralph Pew
Pew & Lake, P.L.C.



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

MATCHLINE A-A (SEE BELOW LEFT)



PLANT SCHEDULE

TREES	SIZE / REMARKS	QTY.
EXISTING TREE TO REMAIN CITRUS SPECIES	N/A	7
FRAXINUS HYBRID 'FAN WEST' FAN WEST ASH	PER ZONING STANDARDS	26
SHRUBS		
LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL	33
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	77
ACCENTS		
HESPERALOE PARVIFLORA HESPERALOE	5 GAL	52
MUEHLENBERGIA LINDHEIMERI AUTUMN GLOW DEER GRASS	1 GAL	109
GROUND COVER		
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	100
INERT MATERIALS		
D.G. DECOMPOSED GRANITE 'DESERT BROWN' (PIONEER MATERIALS)	1/2" MINUS 2" MIN DEPTH	ALL LS AREAS
CONCRETE MOW STRIP (EXTRUDED)	4"x6" STD. GRAY	AT ALL LS AREAS WHERE ADJACENT TO DUSTPROOFED DRIVE SURFACE

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING	
(1) TREE AND (6) SHRUBS PER 25' LINEAR FEET	
FRONTAGE LENGTH (POWER ROAD)	
735'-0"	
REQUIRED TREES	PROVIDED TREES
30 QTY	33 QTY (INCLUDES EXISTING TREES TO REMAIN)
REQUIRED SHRUBS	PROVIDED SHRUBS
177	247

Young Design Group
Landscape Architecture
Land Planning
7234 East Shoshone Lane
Suite 8
Scottsdale, Arizona 85251
Tel: 480.257.1312

YDIG



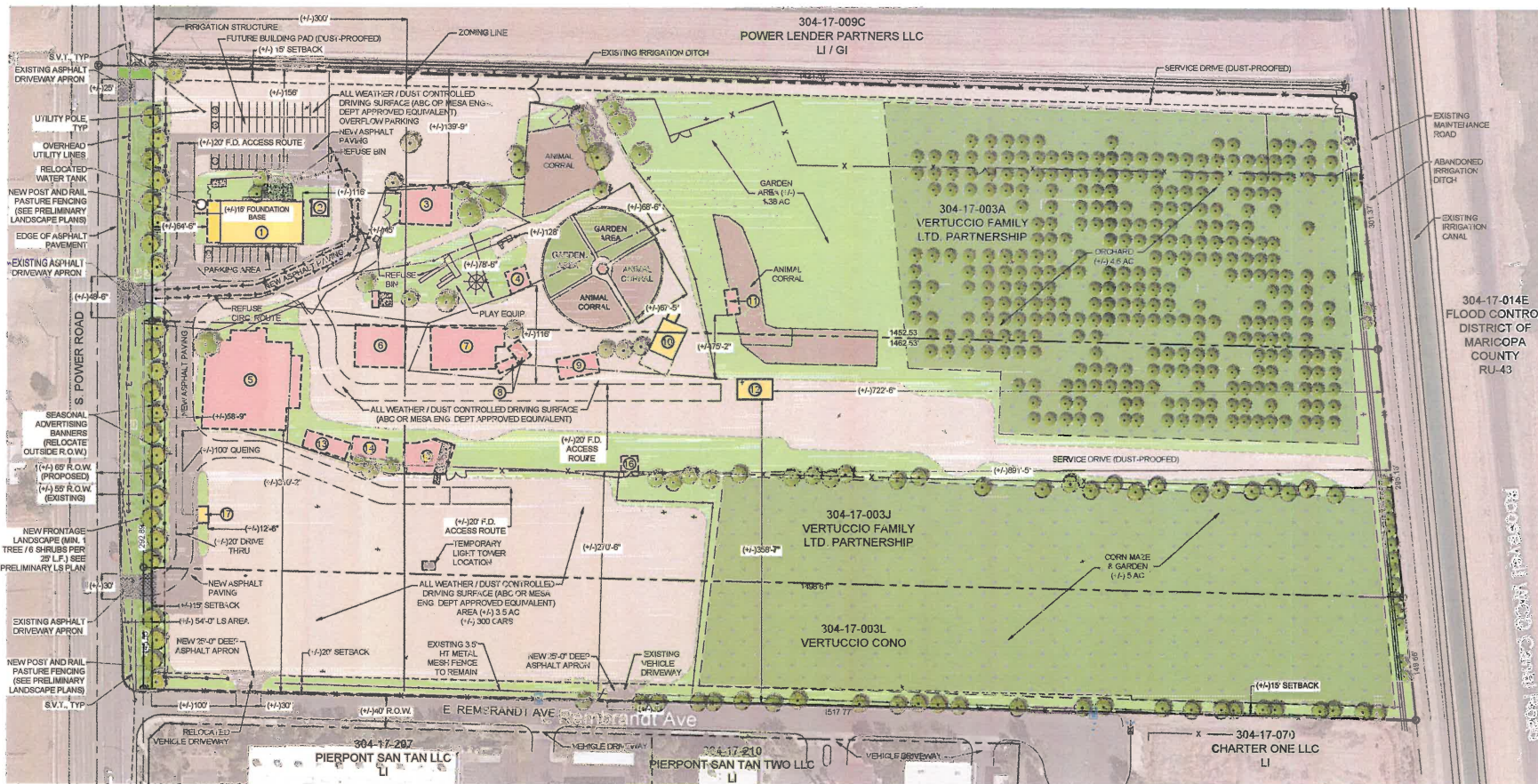
VERTUCCIO FARMS
4011 SOUTH POWER ROAD | MESA, AZ | 85212

DATE: 03/08/19
JOB NO: 1820
DESIGN BY: YDG
CHECKED BY: JMY
REVISION: DATE:
CITY: 11/01/19
CITY: 01/16/19

PRELIMINARY
LANDSCAPE PLAN

SHEET NO.
L1.1
2 OF 2

TRACKING NUMBERS:



SITE PLAN

CITY OF MESA FIRE CODE NOTES

- Compliance is required with all provisions and requirements of IBC Chapter 33, Safeguards During Construction, and; IFC Chapter 33 and NFPA 241, Fire Safety During Construction and Demolition.
- There shall be a 20 feet wide fire apparatus access road during construction or demolition. This road shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (74,000 lbs./24,000 lbs per axle) when roads are wet. The access road shall be extended to within 100' of temporary or permanent fire department connections. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.
- Approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. There are times when hydrants and valves must be closed temporarily for repair work or construction. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.

BUILDING / STRUCTURE KEY

- FARM STAND (+/-) 54'x100'
- CELL TOWER
- PAVILLION (+/-) 32'x62'
- SHADE STRUCTURE (+/-) 25'x25'
- SUN SHADE / PAVILLION (+/-) 86'x104'
- SUN SHADE (+/-) 50'x60'
- SUN SHADE (+/-) 52'x78'
- RESTROOMS (+/-) 14'x20'
- PAVILLION (+/-) 24'x48'
- FARM EQUIP. BUILDING (+/-) 30'x40'
- ANIMAL SHADE STRUCTURE (+/-) 15'x30'
- STORAGE BLDG WITH SHADE CANOPY (+/-) 36'x45'
- ENTRANCE AND TICKET BOOTHS (+/-) 20'x52'
- SUN SHADE (+/-) 24'x50'
- CONCESSIONS (+/-) 32'x56'
- SHADE CANOPY (+/-) 18'x18'
- RELOCATED COFFEE STAND (+/-) 13'x20'

LEGEND

---	PARCEL BOUNDARY	---	EXISTING FENCE
---	PROPERTY LINE	---	EDGE OF IMPROVED DUST PROOFING
---	ROAD CENTER LINE	---	O.H. UTILITY LINE
---	ALL WEATHER FIRE ACCESS ROUTE (20' WIDTH)	+	UTILITY POLE
---	REFUSE COLLECTION ROUTE		

PARKING DATA

BUILDING / STRUCTURE	AREA (S.F.)	PARKING REQUIRED	PARKING PROVIDED
SUN SHADE BUILDINGS	(+/-) 52,780	1 STALL / 1,000 S.F. (53 STALLS)	(+/-) 300 STALLS
ANIMAL CORRALS			
GARDEN AREA			
PLAY EQUIPMENT AREA			
STORAGE BUILDINGS			
FARM STAND	(+/-) 4,862	1 STALL / 375 S.F. (13 STALLS)	52 STALLS

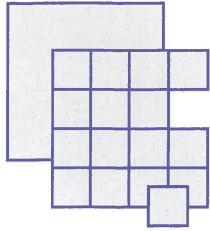
Young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 6
scottsdale, arizona 85251
tel. 480.257.3312



VERTUCCIO FARMS
4011 SOUTH POWER ROAD | MESA, AZ | 85212

DATE:	03/08/19
12B REV:	1820
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY:	11/01/19
CITY:	01/15/20
CITY:	02/10/20

SUBMITTED FOR:	SITE PLAN
SHEET NO.	SP1.2
	2 OF 2



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

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

March 25, 2020

Notice of Public Hearing

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client, Cono Vertuccio, has applied to the City of Mesa for approval of a rezoning in order to preserve Vertuccio Farms as one of the East Valley's premier destinations for agricultural-based family entertainment. Vertuccio Farms is located at 4011 South Power Road in Mesa, Arizona. In conjunction with the rezoning, landscaping improvements and establishment of design guidelines will be developed for the site.

The specific requests are detailed below:

- 1) Rezoning from Light Industrial (LI) and Limited Commercial (LC) to LI with a Planned Area Development Overlay (PAD).
- 2) Site Plan Approval

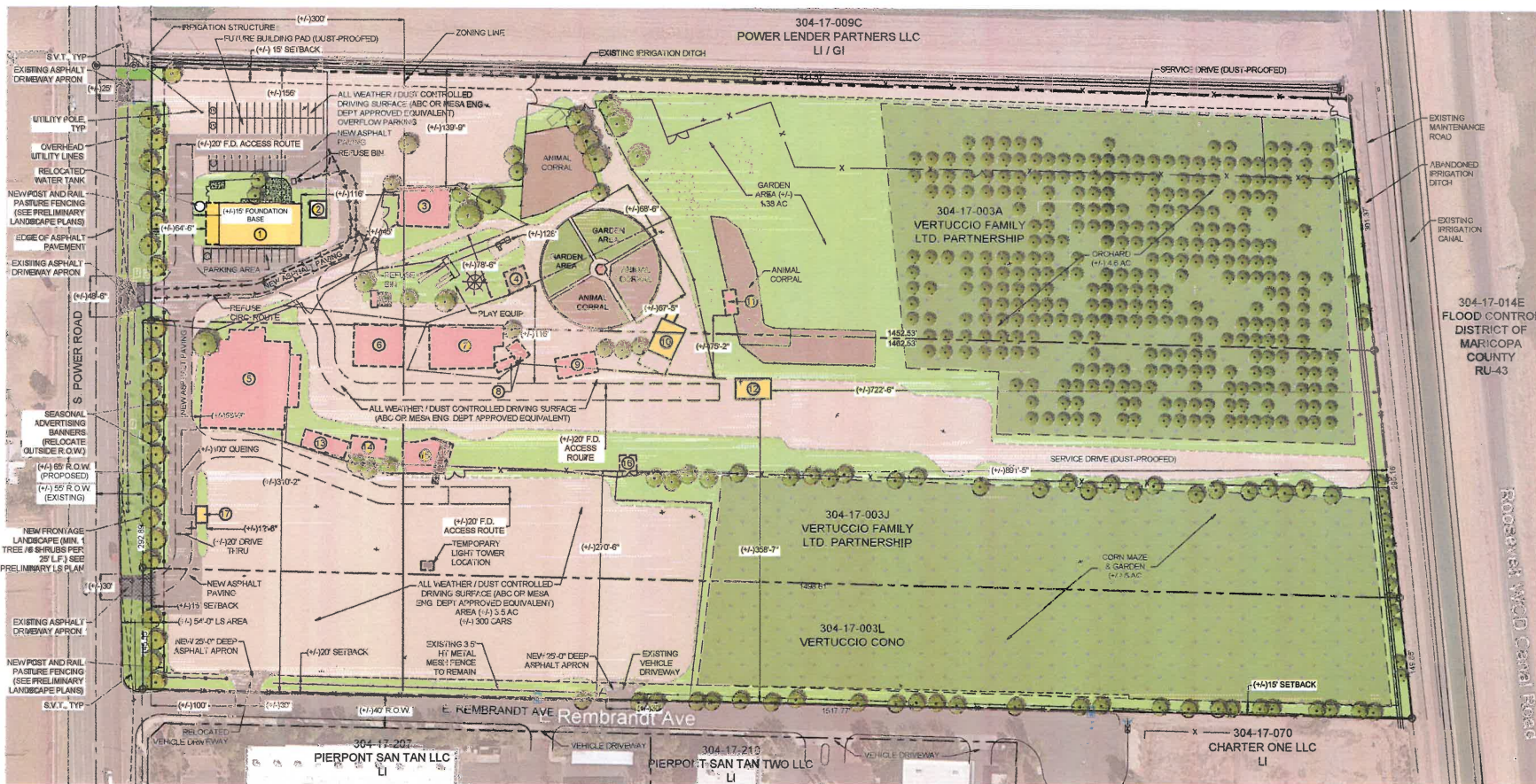
A copy of the proposed site plan, which largely conforms to the existing Vertuccio Farm, is on the back of this letter.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 8, 2020, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal. The application will then be heard at subsequent City Council hearings.

If you have any questions regarding this proposal, please contact either Ralph Pew or myself by phone at 480-461-4670 or by email at jon.gillespie@pewandlake.com. The City of Mesa has assigned this case to Mr. Tom Ellsworth of their Planning Division staff. He can be reached at 480-644-2182 should you have any questions regarding the public hearing process.

Sincerely,

Jon Gillespie
Pew & Lake, PLC



SITE PLAN

CITY OF MESA FIRE CODE NOTES

- Compliance is required with all provisions and requirements of IBC Chapter 33, Safeguards During Construction, and; IFC Chapter 33 and NFPA 241, Fire Safety During Construction and Demolition.
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LEGEND

- PARCEL BOUNDARY
- PROPERTY LINE
- ROAD CENTER LINE
- ALL WEATHER FIRE ACCESS ROUTE (20' WIDTH)
- REFUSE COLLECTION ROUTE
- EXISTING FENCE
- EDGE OF IMPROVED DUST PROOFING
- O.H. UTILITY LINE
- UTILITY POLE

PARKING DATA

JULY 19	TOTAL	PERMITTED	REMAINING
<ul style="list-style-type: none"> SUN SHADE BUILDINGS ANIMAL CORRALS GARDEN AREA PLAY EQUIPMENT AREA STORAGE BUILDING 	(+/-) 52,789	1 STALL / 1,000 S.F. (53 STALLS)	(+/-) 300 STALLS
FARM STAND	(+/-) 4,862	1 STALL / 375 S.F. (13 STALLS)	52 STALLS

Young | design | group
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VERTUCCIO FARMS
4011 SOUTH POWER ROAD | MESA, AZ | 85212

DATE:	03/08/19
CD NO:	1820
DESIGNED BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE
CITY:	11/01/19
CITY:	01/16/20
CITY:	02/10/20

SITE PLAN

SHEET NO.

SP1.2

2 OF 2

TRACKING NUMBERS:

6859 E REMBRANDT LLC
6859 E REMBRANDT AVE
BLDG 1 , STE 111
MESA, AZ 85212

AIRPARK SOUTH DEVELOPMENT 9 LLC
6859 E REMBRANDT AVE UNIT 115
MESA, AZ 85212

AIRPARK SOUTH DEVELOPMENT 9 LLC
6859 E REMBRANDT AVE NO 122
MESA, AZ 85212

ALARA SPRINGFORD TRUST
PO BOX 83
PATAGONIA, AZ 85624

ARIZONA BOARD OF REGENTS (ASU)
PO BOX 877405
TEMPE, AZ 85287

ARMADILLO REAL PROPERTIES LLC
2558 S RIATA CIR
GILBERT, AZ 85296

B & K LAND & INV CO
11611 S HIGLEY RD
HIGLEY, AZ 85236

BILL & BELL LLC
6600 SOUTH HIGHWAY 89
OGDEN, UT 84405

BLAIR T BUTTERFIELD PROPERTIES LLC
1156 S FERN CT
GILBERT, AZ 85296

BRODERICK PROPERTY ONE LLC
3621 E KIMBALL CT
GILBERT, AZ 85297

CARTER PROPERTIES OF ARIZONA LLC
611 ROUNDSTONE DR
WELDON SPRING, MO 63304

CHARTER ONE LLC
2450 S GILBERT RD STE 100
CHANDLER, AZ 85286-1594

CQ HOLDINGS LLC
PO BOX 459
HIGLEY, AZ 85236

ENTRUST ARIZONA LLC ETAL
4135 S POWELL RD SUITE 108
MESA, AZ 85212

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

FOCUS 401K TRUST
2824 N POWER RD SUITE 113-122
MESA, AZ 85215

GBSP LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

HASTINGS PIERPONT CONDO LLC
5505 W CHANDLER BLVD NO 15
CHANDLER, AZ 85226

HATCH SHAYLAR MARCAL
4135 S POWER RD SUITE 101
MESA, AZ 85212

MAPLE LEAF MEDICAL LLC
6859 E REMBRANDT AVE
BLDG 1-111
MESA, AZ 85212

NORTHGATE MANAGEMENT LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

PIERPONT 128 LLC
PO BOX 8911
MESA, AZ 85214

PIERPONT SAN TAN LLC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

PIERPONT SAN TAN TWO LLC
4852 E BASELINE RD STE 105
MESA, AZ 85206

POWER LENDER PARTNERS LLC
39000 COUNTRY CLUB DR
FARMINGTON HILLS, MI 48331

POWERGATE INVESTMENTS LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

REMBRANDT HOLDINGS LLC
843 N DATE PALM DR
GILBERT, AZ 85234

SNOW PROPERTY SERVICES LLC
843 N DATE PALM DR
GILBERT, AZ 85234

SOUTH POWER LLC
4135 S POWER RD SUITE 110
MESA, AZ 85212

THE DALE C MORRISON TRUST
1733 N GREENFIELD RD STE 101
MESA, AZ 85205

TRAN TIEN
7187 MIDNIGHT ROSE CIR
CORONA, CA 92880

TRILOGY PSYCHOLOGICAL
SERVICES LLC
4135 S POWER RD SUITE 118
MESA, AZ 85212

VERTUCCIO CONO
32451 N VERTUCCIO TRL
QUEEN CREEK, AZ 85142

VERTUCCIO FAMILY LIMITED
PARTNERSHIP
30800 N GARY RD
QUEEN CREEK, AZ 85142

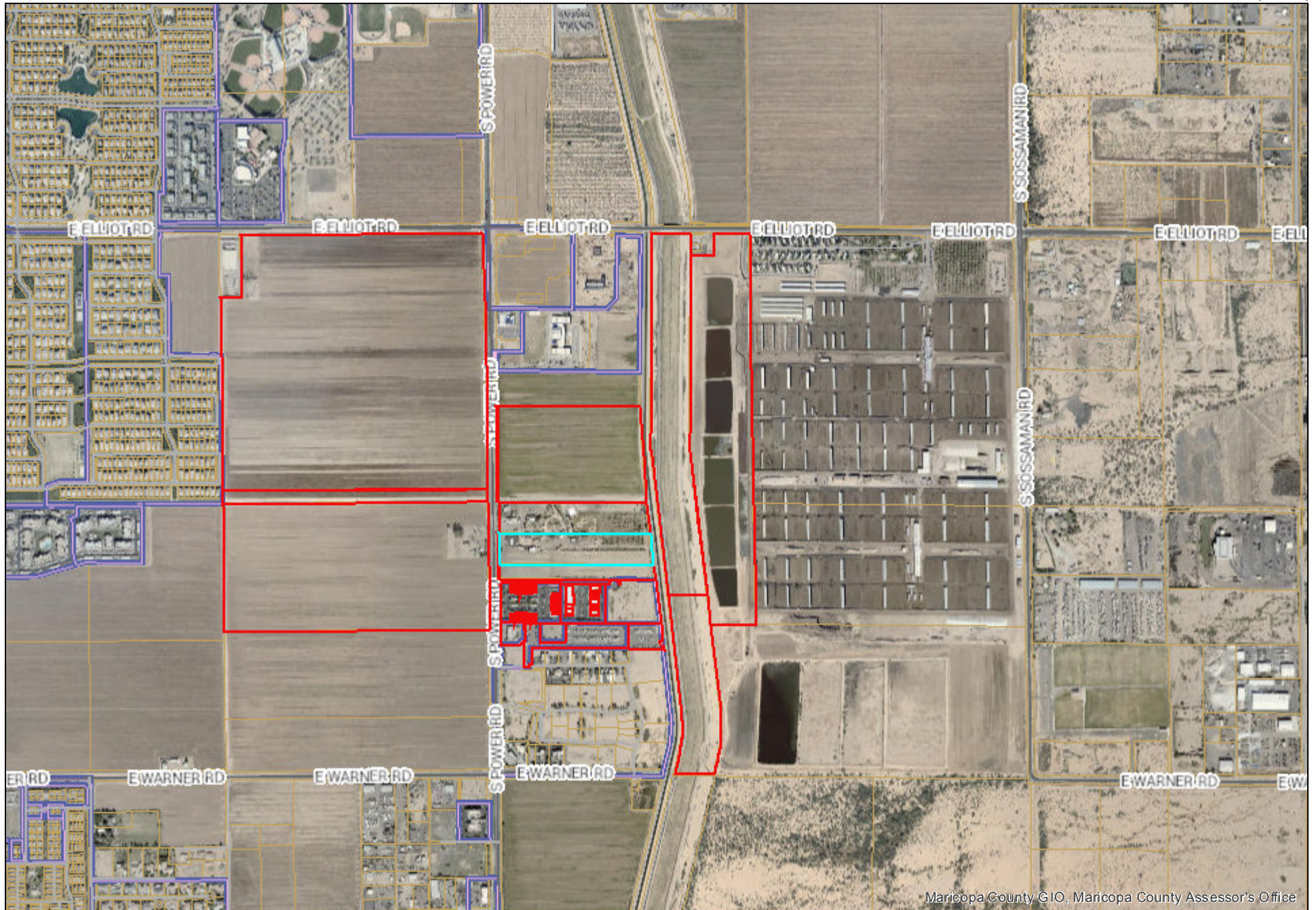
VERTUCCIO FAMILY LIMITED
PARTNERSHIP/ETAL
30800 N GARY RD
QUEEN CREEK, AZ 85142

WEECH VENTURES LLC
4135 S POWER RD STE 124
MESA, AZ 85212

Z AND Z REAL ESTATE
INVESTMENTS LLC
2737 E TAURUS PL
CHANDLER, AZ 85249



Map



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: April 8, 2020

CASE: ZON19-00507

Request: Rezoning from LC and LI to LI-PAD.
This request will allow for the development of a
large-scale commercial recreation development.

APPLICANT: W. Ralph Pew, Pew & Lake, PLC

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/25/2020

3/25/20 09:43:52

CITY OF MESA
PUBLIC NOTICE
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PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/25/2020

3/25/20 09:46:51

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2020

Date: March 25th, 2020

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON19-00507 (case number), on the 25th day of MARCH, 2020. 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: Maria Hitt

SUBSCRIBED AND SWORN before me this 25th day of MARCH, 2020

Marybeth Conrad
Notary Public

