

To: City of Mesa
Development Services

From: David W. Fulk

Subject: Citizen Participation Report
Rezoning, Site Plan Review and
Preliminary Plat Application
Komatsu Sales & Service Facility
SWC of Pecos Road and Crismon
Road – Mesa, AZ
APN: 304-62-001A- 25 Acres of NEC
ZON24-00474

Date: September 11, 2024

Citizen Participation Report

The Citizen Participation Final Report has been prepared in accordance with the City of Mesa Citizen Participation process. As prepared, the Citizen Participation Final Report meets the City's Citizen Participation requirements, and the recommended notification area as identified by the Planning Department.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

- On August 19, 2024, Cawley Architects mailed a Neighborhood Meeting Notification letter to property owners within 1,000 feet of the subject site, the Planner handling the case, to advise them of the proposed applications and invite them to the meeting. The notification letter also included the applicant's contact information, such as address, phone number, and e-mail address, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, or emailing the applicant. A copy of the list of property owners within 1,000 feet of the subject site is provided in *Exhibit A*. Ownership map of the property owners notified within 1,000 feet has been provided in *Exhibit B*.
- An in-person Neighborhood Meeting was held on Tuesday, September 10, 2024, from 5:00PM to 7:00PM at The Performance Center, Arizona Athletic Grounds, 6321 S Ellsworth Rd., Mesa AZ 85212. The development team, and the owner were

present at the meeting venue. City planner Kwasi Abebrese was unable to attend the meeting due to a previously scheduled DRB Hearing.

There were no adjacent property owners and/or other interested individuals in attendance at the Neighborhood Meeting.

- On September 9, 2024, two Public Notification signs for the Public Hearing were posted on the property by Dynamite Signs. *See Exhibit C.*
- On September 10, 2024, Cawley Architects dropped off the required Public Hearing Notification letters (*sealed, stuffed, addressed, stamped*) for the Planning and Zoning Hearing at City of Mesa Development Services. These notification letters have been addressed to property owners within 1,000 feet of the subject site, see *Exhibit A*, and to registered Neighborhoods and HOAs within ½ mile. *See Exhibit D.*

So far, we have not received any phone calls or emails from adjacent property owners and/or other interested individuals regarding the proposed project.

Should any adjacent property owners and/or other interested individuals raise any concerns between now and the date of the hearing, the Project Team will make every effort to address those concerns in the appropriate manner, such as, but not limited, to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Mesa, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed Komatsu Sales & Service Facility located at southwest corner of E Pecos Road and S Crismon Road.

Sincerely,



David Fulk,
Principal Architect | President | Studio Director
Cawley Architects
Mobile: 480-217-4143
Email: davidf@cawleyarchitects.com

Applicant: Jeff Ducay
Cawley Architects
602-393-5060

EXHIBIT-A

Property Owners within 1,000 feet

Parcel: 30435026A
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY
600 S POWER RD BLDG
MESA, AZ 85206-5219

Parcel: 30462001B
CITY OF MESA
PO BOX 1466
MESA, AZ 85211

Parcel: 30462001C
SUNBELT MESA ELLSWORTH LP
8095 OHELLO AVE
SAN DIEGO, CA 92111-3713

Parcel: 30462002B
HARRIS CATTLE CO
PO BOX 167
QUEEN CREEK, AZ 85242

Parcel: 30462003Q
UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS ST STOP 1690
OMAHA, NE 68179

Parcel: 30462003S
CITY OF MESA
PO BOX 1466
MESA, AZ 85211

Parcel: 30462004W
COBBLESTONE 17 PROPCO LLC
3739 E BELL RD
PHOENIX, AZ 85032

Parcel: 30462784C
NATIONAL RETAIL PROPERTIES L P
960 W BEHREND SUITE 1 DR
PHOENIX, AZ 85027

Parcel: 30462784D
B&D REAL ESTATE LLC
4341 E THOMAS RD
PHOENIX, AZ 85018

Parcel: 30462784E
SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111-3713

Parcel: 30462784F
SPEEDWAY LLC
PO BOX 592809
SAN ANTONIO, TX 78259

Parcel: 30462983
NEC E&G LLC
20701 N SCOTTSDALE RD STE 107
SCOTTSDALE, AZ 85255

Parcel: 30462985
ELLSWORTH 92 LLC
1121 W WARNER 109
TEMPE, AZ 85284

Parcel: 30462989
MESA ELLSWORTH SS LLC
4915 E BASELINE RD STE 105
GILBERT, AZ 85234

Parcel: 30462990
MARTENS PE LAND LLC
6710 N SCOTTSDALE RD STE 140
SCOTTSDALE, AZ 85253

Parcel: 30462991
SCD ELLSWORTH LLC
6710 N SCOTTSDALE RD STE 140
SCOTTSDALE, AZ 85253

Parcel: 30463975
CUBES AT MESA GATEWAY BUILDING A LLC
7800 FORSYTH BLVD FL 3
ST. LOUIS, MO 63105

Parcel: 30463976
CUBES AT MESA GATEWAY BUILDING B LLC
7800 FORSYTH BLVD FL 3
ST. LOUIS, MO 63105

Parcel: 30463977A
UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

Parcel: 30463977B
CUBES AT MESA GATEWAY BUILDING C LLC
2199 INNERBELT BUSINESS CENTER DR
ST. LOUIS, MO 63114

Parcel: 30463978
CUBES AT MESA SOUTH LLC
2199 INNERBELT BUSINESS CENTER DR
ST. LOUIS, MO 63114

Parcel: 31325859Y
PACIFIC PROVING LLC
2801 E. CAMELBACK RD STE 450
PHOENIX, AZ 85016

Parcel: 31325879A
DSV REAL ESTATE PHOENIX LLC
200 WOOD AVE FL 3RD
ISELIN, NJ 08830

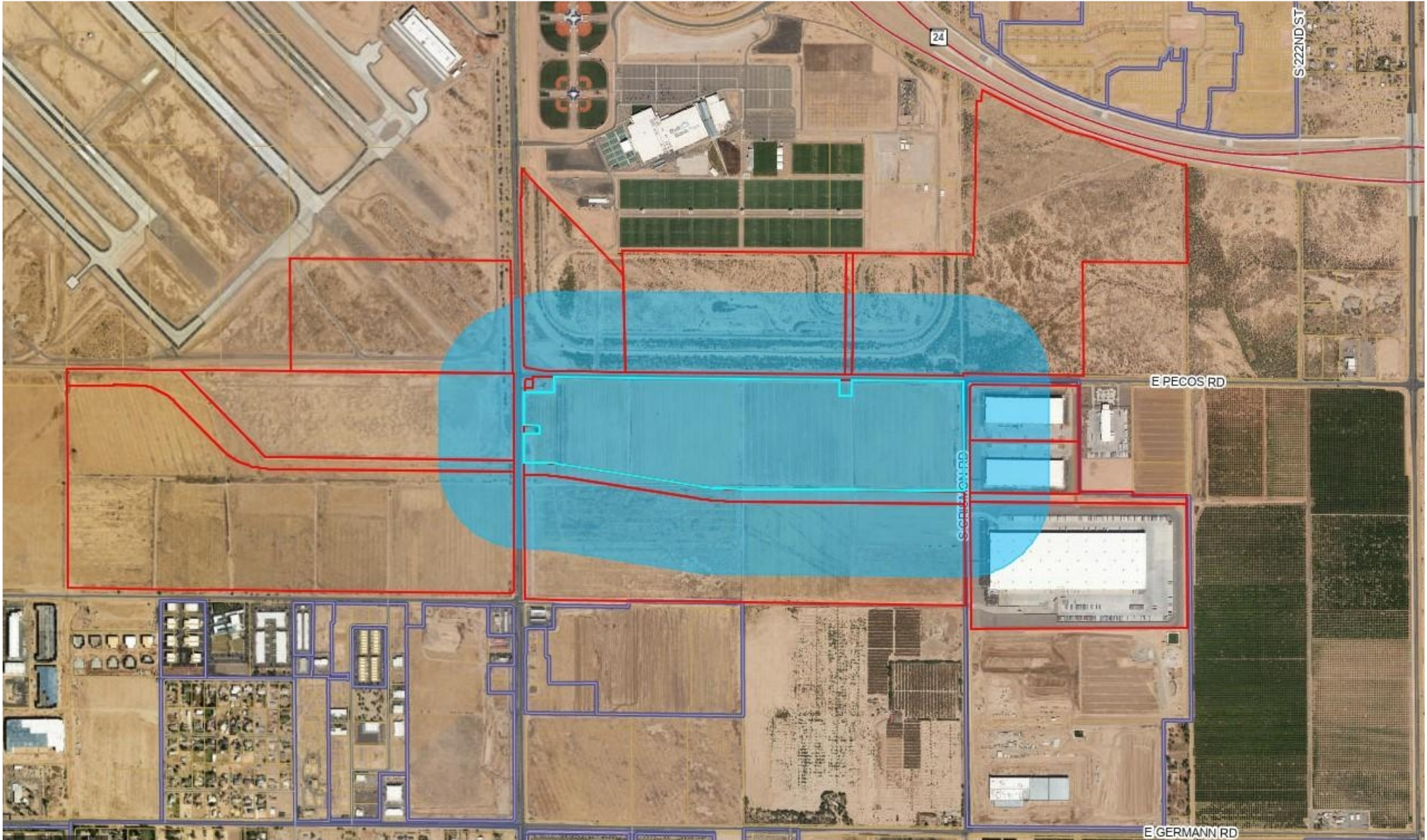
Parcel: 31325879C
MESA BA LAND LLC
2801 E. CAMELBACK RD STE 450
PHOENIX, AZ 85016

Councilmember Scott Somers
PO Box 1466
Mesa, AZ 85211-1466

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

ATTN: Kwasi Abebrese
City of Mesa Development Services Department
PO Box 1466
Mesa, AZ 85211-1466

EXHIBIT-B



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

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

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: September 25, 2024

CASE: ZON24-00474

Request: Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Site Plan Review; and a Preliminary Plat. This request will allow for an industrial development.

Applicant: David W. Fulk

Phone: (602) 393-5060

Planning Division: (480) 644-2385

Posting date: 9/9/24

September 9, 2024 at 7:54 AM

+33 290662, -111.617874

6920-6940 S Crismon Rd

Mesa AZ 85212

United States

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PUBLIC NOTICE
ZONING HEARING

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Applicant: David W. Fulk

Phone: (602) 393-5060

Planning Division: (480) 644-2385

Posting date: 9/9/24

September 9, 2024 at 7:36 AM

+33 292047 -111 619200

9871-9983 E Pecos Rd

Mesa AZ 85212

United States

EXHIBIT-D

HOA within 1/2 mile

Queens Park
Colene White
8561 E. Waterford Circle
MESA, AZ 85212

Queens Park
Doug Chapman
8715 E. Woodland Ave
MESA, AZ 85212

Queens Park
Ladell Call
8660 E. Waterford Cir
MESA, AZ 85212

Queens Park
Steve Vaughn
744 E. Waterford Cir
MESA, AZ 85212