

John Reddell Architects, Inc.

Architecture Interiors Land Planning

September 3, 2020

**Re: East of the SEC of Power and University Drive
 Power Village Shoppes**

NARRATIVE

The developer is requesting to develop 2 structures for neighborhood retail shops. The property consists of 2 narrow lots rectangular in shape with the north property line on University Drive ROW. Thru discussions with Engineering at the City of Mesa the ROW will remain at the existing 55' with an 8'-0" PUE to the south of the ROW. The site has a 69kv overhead SRP transmission line running east to west thru the site with an SRP required 30' easement starting 18' from the south property line with the overhead line lying at the midpoint of the easement. A City of Mesa 12" ACP water line angles across the site which will be realigned in a 10'-0" water easement on the north side of the SRP easement, the owner has been in conversation with the water department regarding the relocation. An existing north south SRP electrical easement in the west lot will be relocated to the west property line. Thru discussions with SRP a drive access and parking may occur in the 30'-0" easement for the 69kv overhead line and the arrangement of the landscape islands allow for the overhead line poles to be within landscape islands. Along University Drive in the R.O.W. a City of Mesa gas line with (4) sub surface pressure valve systems in vaults shall remain as is and not disturbed.

Access will be from University Drive (1) point between the two structures and an existing drive (2) from University (shared drive) on the east side of the property. The east west access thru the site will continue across the vacant parcel to the west and tie into the QT access road.

The design standard is a 15' front yard (north elevation); we are requesting a BIZ approval for a relief of 7'-0" an 8' setback provided in the front yard.

Building Entry side (South side) a variation of entry width from 11' to 23' where 15' is required, the sq ft. averages are as follows. Building #1 requirement is of 1,710 sq. ft. of area – provided 1,945 sq.ft., Building #2 requirement is of 2,517 sq. ft. of area – provided 2,435 sq. ft.

Section 11-6-3 (2a) Wall articulation – Building #1 (West) length is 114’ with a (1) change in plane of 3’ and (3) changes in plane of 1’. The maximum length of uninterrupted wall plane is 24’-10” ft.

Building #2 (East) length is 168’ with a (1) change in plane of 3’, (1) change in plane of 2’ and (3) changes in plane of 1’. The maximum length of uninterrupted wall plane is 37’-6” ft.

Section 11-6-3 (2c) Roof articulation – Building #1 (West) (5) parapets with (3) different heights 24’-0” consisting of 42 % length, 20’-8” consisting of 15 % length and 18’-0” consisting of 43 % length.

Building #2 (East) (6) parapets with (3) different heights 24’-0” consisting of 24 % length, 20’-8” consisting of 30 % length and 18’-0” consisting of 41% length.

All parapets are capped with single, double pop out or cornice detail floating from corner to corner.

Section 11-21-3-B2a

-All utilities and street access are existing for the site development

-Parking provided is (1) space above the minimum required and it is to be set aside for low emissions vehicle.

-Bus stop is existing along the vacant BLM property to the west of the project and the development of sidewalk from the bus stop to the project and thru provides for ease of pedestrian access.

-Bicycle parking is provided at each structure on the site.

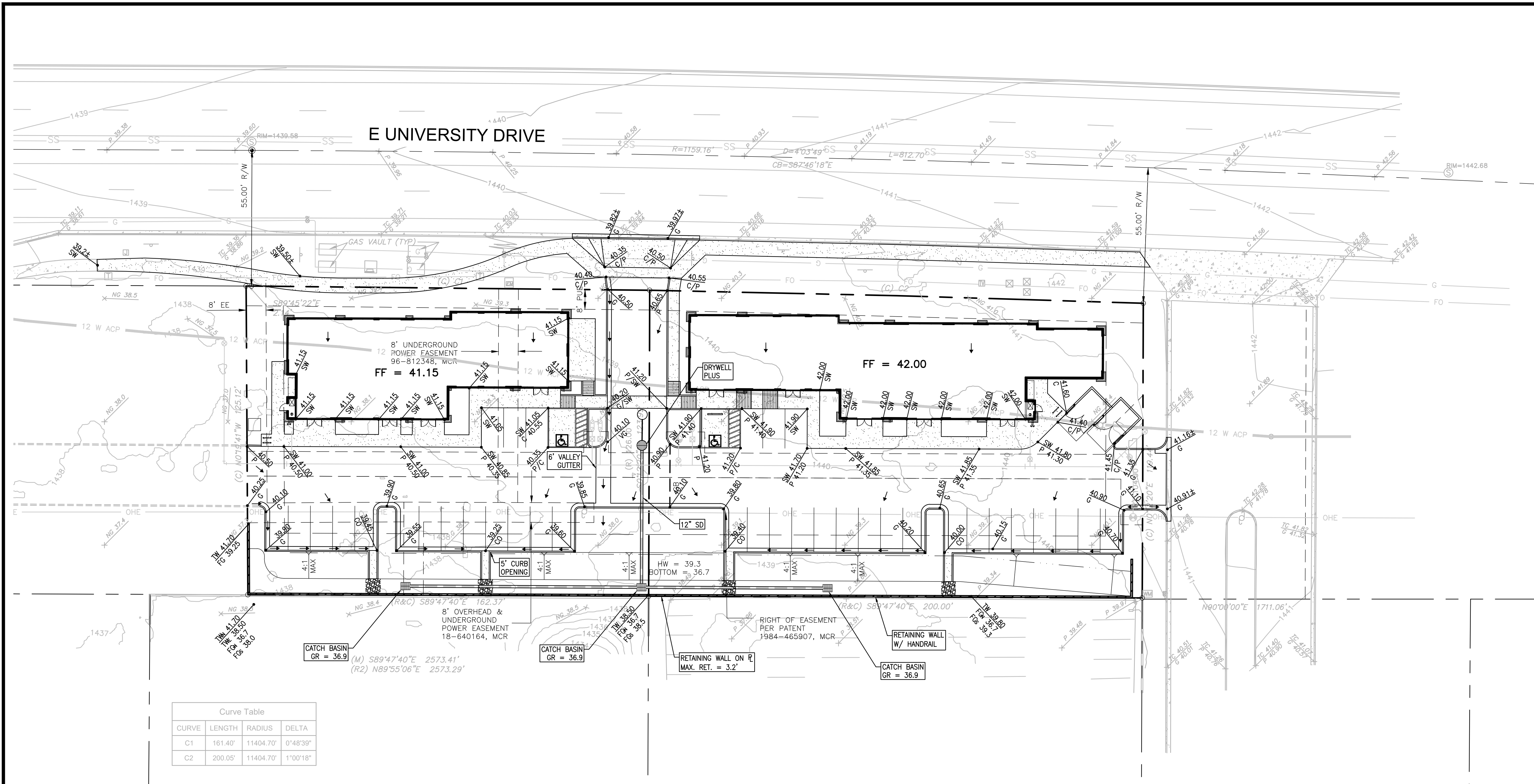
Within the package is an SRP plan that shows requirements for set ups and the required landscape under the high voltage lines and within in the set up zones. All curbs within the SRP set up areas and easements are rolled curbs per SRP for equipment access for maintenance of the power lines. This provides an all weather access drive for SRP to service the high voltage lines.

The vacant site between the project and the landscape corner with QT access drive to University will have a connection drive constructed and the vacant land will be landscaped to provide a continuity of landscape from the intersection corner thru the project site, this provides for visual completion of the corner.

We will be requesting a Site Plan, Design Review approval and BIZ. The narrow width of the lot with the 30’ SRP easement parallel with the south property line and offset 18’ (landscape area) from the property to the north, along with the 10’-0” water line easement north of the SRP easement and 8’-0” PUE along the north property line for a total of 66’ of non buildable area which leaves 60’ of buildable pad.

The site has been challenging to say the least with all of the constraints, but working with the staff we have developed an economical viable and attractive project that will complement the neighborhood with desired tenant services.

Plot Date/Time: 10/13/2020 9:33 AM
 Full File Path: T:\draft_users\ccad01-drafting\20-008 Power Village\20-008.dwg



Curve Table			
CURVE	LENGTH	RADIUS	DELTA
C1	161.40'	11404.70'	0°48'39"
C2	200.05'	11404.70'	1°00'18"

RETENTION CALCULATIONS

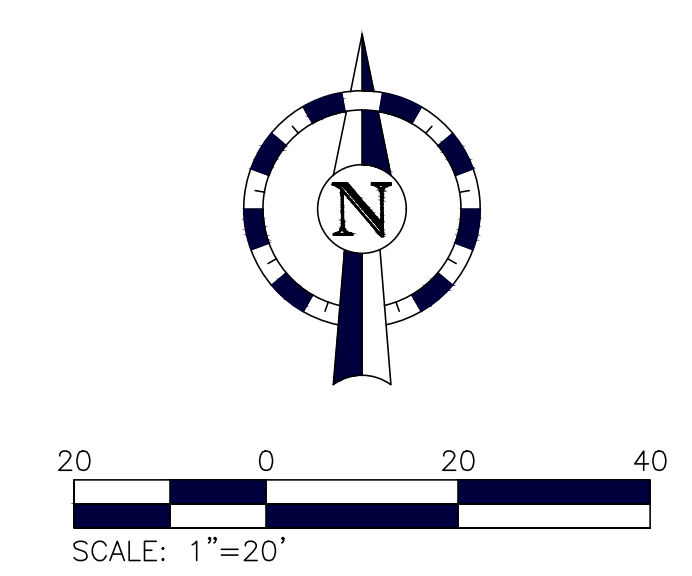
$$V_{REQ} = \frac{(C)(P)(A)}{12}$$

C = 0.9
 P = 2.2"
 A = 44,729 S.F.

$$V_{REQ} = 7,380 \text{ C.F.}$$

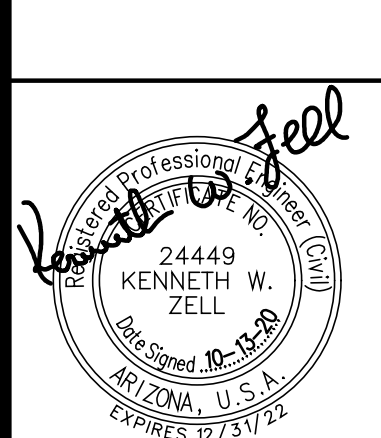
$$V_{PROV} = \frac{1}{2}(A_1 + A_2 + \sqrt{A_1 A_2})$$

D = 2.6'
 A₁ = 5,655 S.F.
 A₂ = 1,965 S.F.
 V_{PROV} = 9,493 C.F.



REV	DATE	DESCRIPTION	BY

3400 N. Dysart Road
 Suite 130
 Avondale, Arizona 85392
 Phone: 623-947-2500
 Fax: 623-947-2501



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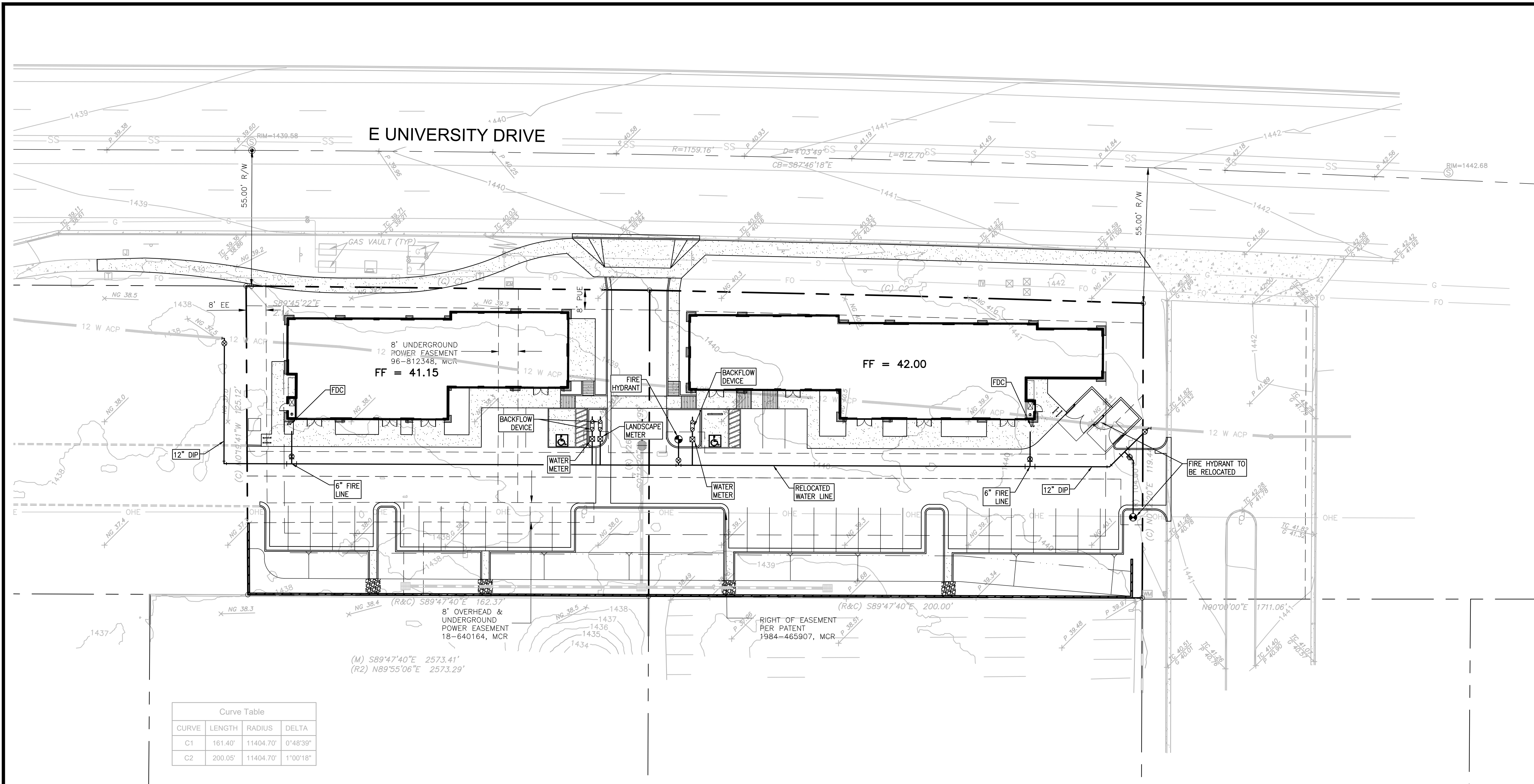
PROJECT: **POWER VILLAGE**
 LOCATION: **MESA, ARIZONA**

DRAWN BY: JLD
 DESIGNED BY: KIWZ
 REVIEWED BY: KIWZ
 DATE: 10/13/20

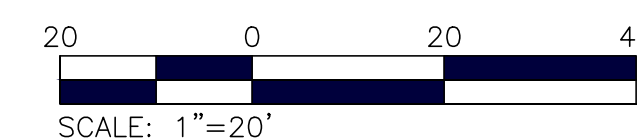
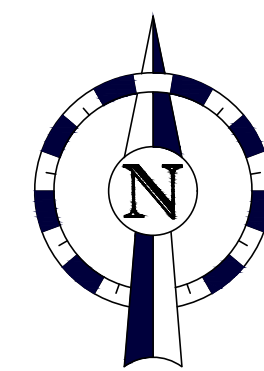
TITLE: **CONCEPTUAL GRADING PLAN**
 SCALE: 1:20
 JOB NO.: 20-008
 SHEET 1 OF 2



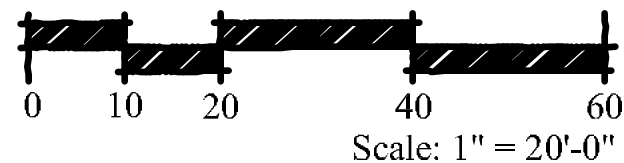
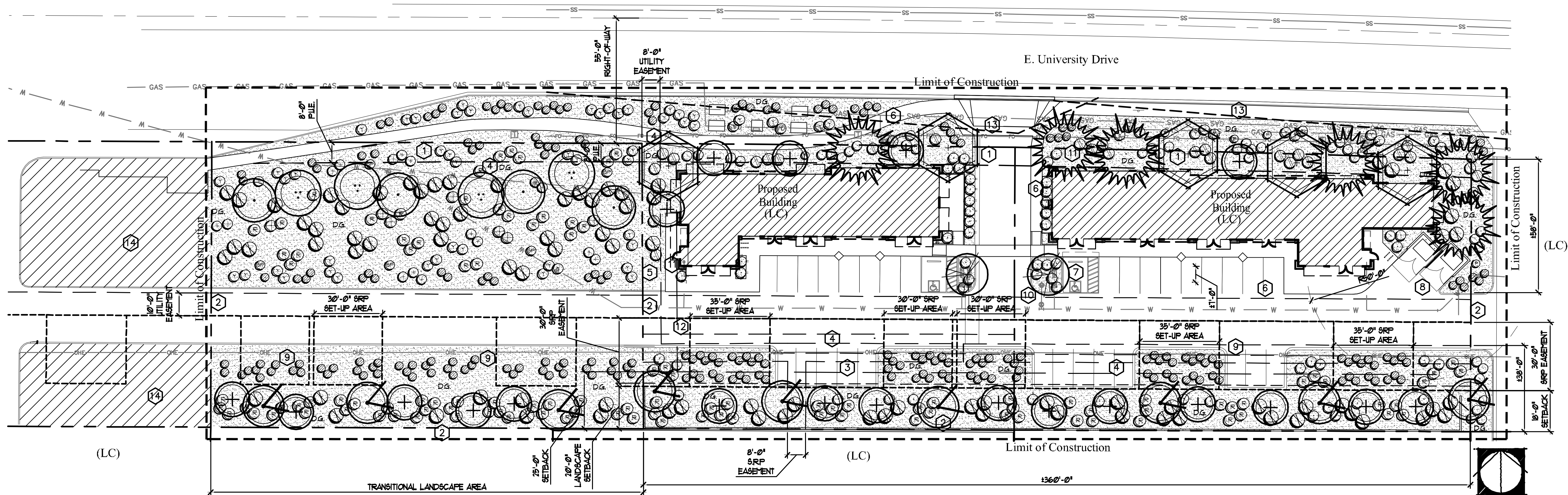
Plot Date/Time: 10/13/2020 9:33 AM
 Full File Path: T:\draft_users\ccad01-drafting\20-008 Power Village\20-008.dwg



Curve Table			
CURVE	LENGTH	RADIUS	DELTA
C1	161.40'	11404.70'	0°48'39"
C2	200.05'	11404.70'	1°00'18"



BY							
DESCRIPTION							
REV	DATE						
<p>3400 N. Dysart Road Suite 130 Phoenix, Arizona 85022 Phone: 602-947-2500 Fax: 602-947-2501</p>							
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PROJECT		POWER VILLAGE				LOCATION	
DRAWN BY		JLD				MESA, ARIZONA	
DESIGNED BY		KWZ					
REVIEWED BY		KWZ					
DATE		10/13/20					
TITLE		CONCEPTUAL UTILITY PLAN				SITE ADDRESS	
SCALE:		1:20					
JOB NO.:		20-008					
SHEET		2 OF 2					



Landscape Calculation Table

	REQUIRED	PROVIDED
STREET SETBACK 11-33-3.A	14 TREES, 84 SHRUBS	14 TREES, 86 SHRUBS
ADJACENT PROPERTY LINES 11-33-3.B	16 TREES, 110 SHRUBS	16 TREES, 120 SHRUBS
INTERIOR PARKING LOT 11-33-4.D	3 TREES, 9 SHRUBS	2 TREES, 46 SHRUBS
FOUNDATION BASE SECTION 11-33-5.B.3	33% COVERAGE	75% COVERAGE
OPEN SPACE 11-33-2.E (PARCEL 218-10-003A)	8100 SF. LANDSCAPE AREA (50% COVERAGE)	±10% COVERAGE
OPEN SPACE 11-33-2.E (PARCEL 218-10-003B)	11,200 SF. LANDSCAPE AREA (50% COVERAGE)	±10% COVERAGE

* FOR FOUNDATION BASE DIMENSIONS REFER TO SITE PLAN

Landscape Calculation Table - Transitional Area

	REQUIRED	PROVIDED
STREET SETBACK 11-33-3.A	8 TREES, 48 SHRUBS	8 TREES, 41 SHRUBS
ADJACENT PROPERTY LINES 11-33-3.B	6 TREES, 40 SHRUBS	8 TREES, 58 SHRUBS
OPEN SPACE 11-33-2.E	12,000 SF. LANDSCAPE AREA (50% COVERAGE)	±50% COVERAGE

Plant Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks
Trees					
(+)	ACACIA ANEURA	MULGA TREE	20	36" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (10'-0" TALL, 8'-0" WIDE, 2 1/2" MIN. CALIFER)
(*)	PINUS ELДАРICA	MONDEL PINE	6	24" BOX	TALL, UPRIGHT, CONE SHAPED (10'-0" TALL, 4'-0" WIDE, 2.0" MIN. CALIFER) AVAIL. THRU BASELINE TREES (602-989-9275)
(*)	ULMUS PARVIFOLIA 'EMER II'	ALLEE ELM	5	36" BOX	TALL, UPRIGHT, (14'-0" TALL, 8'-0" WIDE, 2 1/2" MIN. CALIFER)
(*)	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	2	24" BOX	SINGLE-TRUNK, LOW BRANCHING, VASE SHAPED (MINIMUM 1'-0" HEIGHT, 4'-0" WIDE, 1 1/2" MIN. CALIFER)
(*)	ACACIA SALICINA	WILLOW ACACIA	4	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (8'-0" TALL, 4'-0" WIDE, 1 1/2" MIN. CALIFER)
(*)	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	4	36" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 6.0' HEIGHT, 4.0' WIDE, 2.0" CALIFER)
Ground Cover					
(*)	RUPELLIA BRITTONIANA 'KATIE'	KATIE RUPELLIA (SRP APPROVED GROUND COVER)	220	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE

* PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 * NOTE: ALL TREES LOCATED IN PARKING ISLANDS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF 1'-0".

Plant Legend

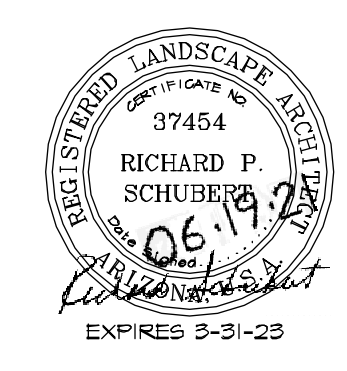
Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks
Shrubs					
(*)	CAESALPINA PULCHERRIMA	BIRD OF PARADISE	7	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
(*)	RUPELLIA CALIFORNICA	SONORAN DESERT RUPELLIA	11	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
(*)	DASYLIRION WHEELERI	DESERT SPOON	5	5 GAL.	FULL AND BUSHY
(*)	DURANTA ERECTA	SKYFLOWER	23	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
(*)	TECOMA STANS	YELLOW BELLS	85	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
(*)	LEUCOPHYLLUM LANGMANIA 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	110	5 GAL.	SPACE 5' O.C. IN CLUSTERS AS SHOWN
(*)	TECOMA 'SPARKLETTES'	DIWARF TECOMA (SPARKLETTES)	54	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
Accents					
(*)	PENSTEMON PARRYI	PARRY'S PENSTEMON	6	5 GAL.	SPACE AS SHOWN
(*)	HEPERALOE PARVIFLORA	RED YUCCA	61	5 GAL.	FULL AND BUSHY
(*)	MUHLENBERGIA RIGIDA 'NASHVILLE'	NASHVILLE DEER GRASS	38	1 GAL.	FULL AND BUSHY

Bulk Material Legend

Sym.	Material	Common Name	Qty.	Size	Remarks
(D.G.)	DECOMPOSED GRANITE	EXPRESS CARMEL	±42,250 SF.	1" SCRND. 2" DEEP LAYER	AVAILABLE THROUGH ROCK PROS (480) 591-5561. PROVIDE SAMPLE FOR FINAL APPROVAL.

Key Notes:

- 1 RIGHT-OF-WAY AS NOTED
- 2 PROPERTY LINE
- 3 PROPOSED PARKING
- 4 EASEMENTS AS NOTED
- 5 PROPOSED TRANSFORMER
- 6 PROPOSED SIDEWALK
- 7 PROPOSED ADA PARKING
- 8 PROPOSED TRASH ENCLOSURE
- 9 EXISTING OVERHEAD ELECTRICAL
- 10 PROPOSED FIRE HYDRANT - MAINTAIN 3' MIN. CLEARANCE ALL SIDES.
- 11 PROPOSED OVERHEAD CANOPY (TYP.)
- 12 SETBACKS AS NOTED
- 13 SIGHT VISIBILITY LINE PER CITY OF MESA PUBLIC STREET ACCESS GUIDELINE
- 14 EXISTING LANDSCAPE AREA



Power Village

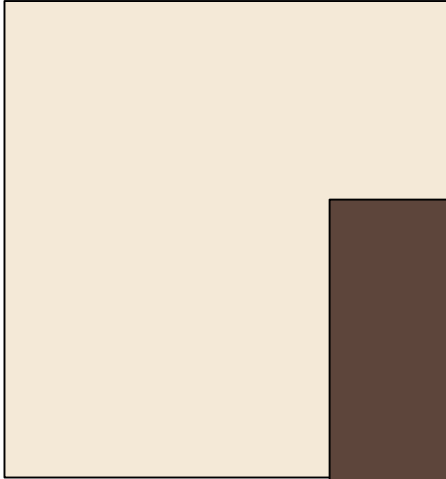
**Power Road and University Drive
 Mesa, Arizona 85205**

MATERIAL / COLOR SCHEDULE

Power Village 6853 E. University Road Mesa, Arizona

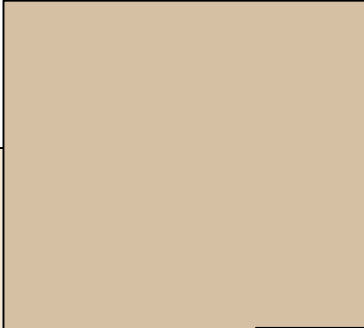
Building Color A:

Stucco System (Sand Finish)
Dunn-Edwards DE 6141
Color: Salt Box



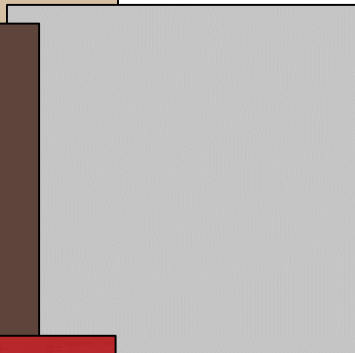
Building Color B:

Stucco System (Sand Finish)
Dunn-Edwards DE 6143
Color: Almond Latte



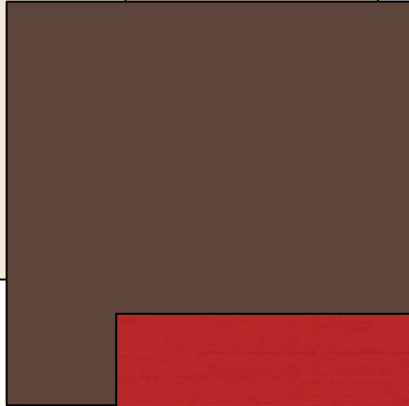
Building Color C:

Stucco Accent
Dunn-Edwards DE 6374
Color: Silver Polish



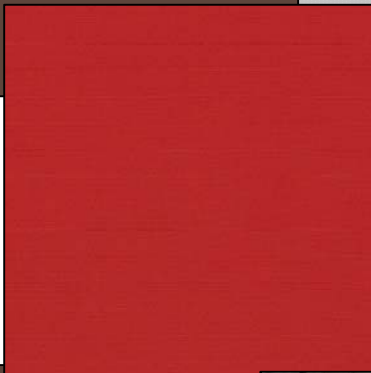
Building Color D:

Stucco Accent
Dunn-Edwards DEA 158
Color: Northern Territory



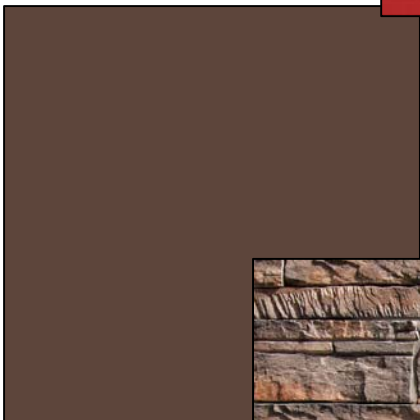
Metal Awning E:

Material Screen
COLOR: Sunbrella Red



Metal Awning F:

Metal Frame Powder Coated
Dunn-Edwards DEA 158
Color: Northern Territory



Storefront Systems G:

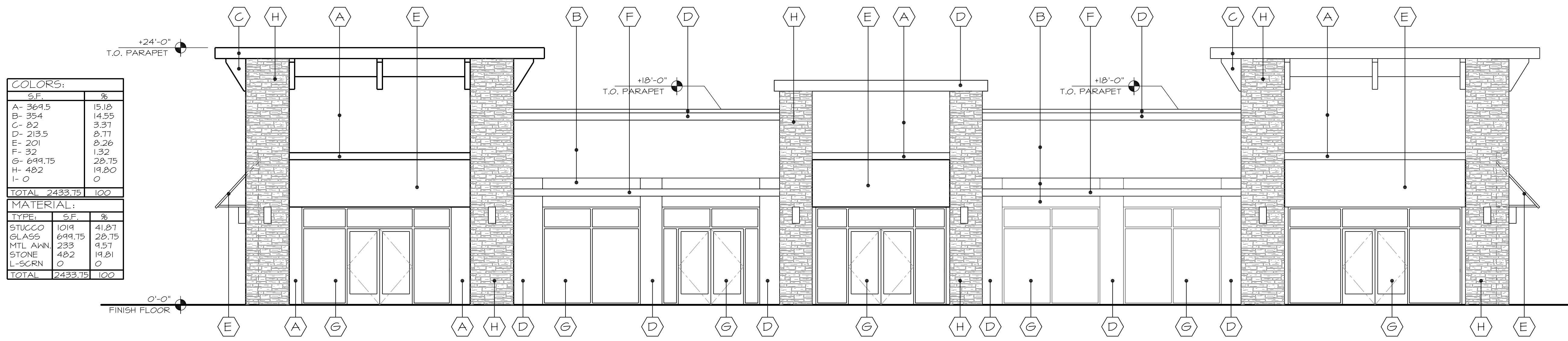
Storefront Doors & Windows
Anodised dark bronze Frame
Clear Glass



Stone Veneer H:

Coronado Stone
Honey Ledge
Sioux Falls

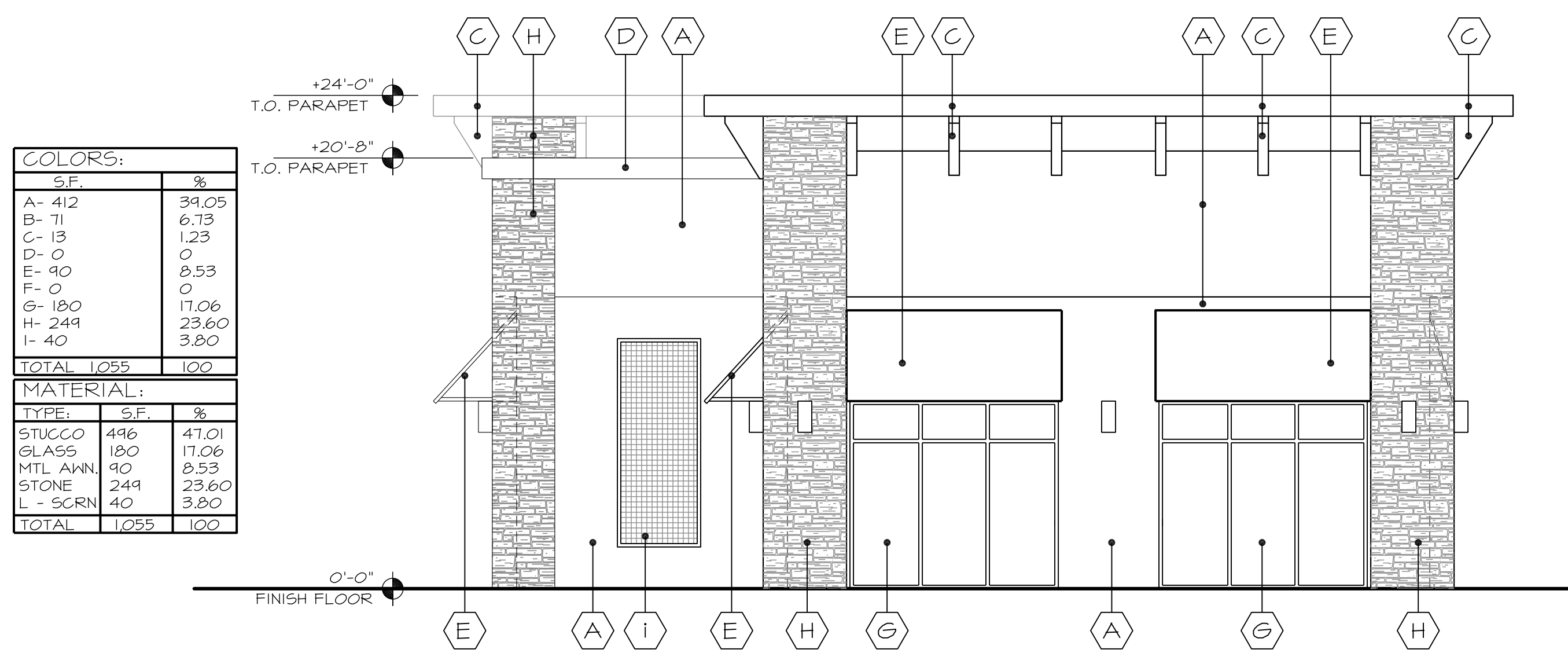
Coronado Honey Ledge - Sioux Falls



COLORS:		
S.F.	%	
A- 369.5	15.18	
B- 354	14.55	
C- 82	3.31	
D- 213.5	8.77	
E- 201	8.26	
F- 32	1.32	
G- 699.75	28.75	
H- 482	19.80	
I- 0	0	
TOTAL	2433.75	100

MATERIAL:		
TYPE	S.F.	%
STUCCO	1019	41.87
GLASS	699.75	28.75
MTL AWN	233	9.57
STONE	482	19.81
L-SCRN	0	0
TOTAL	2433.75	100

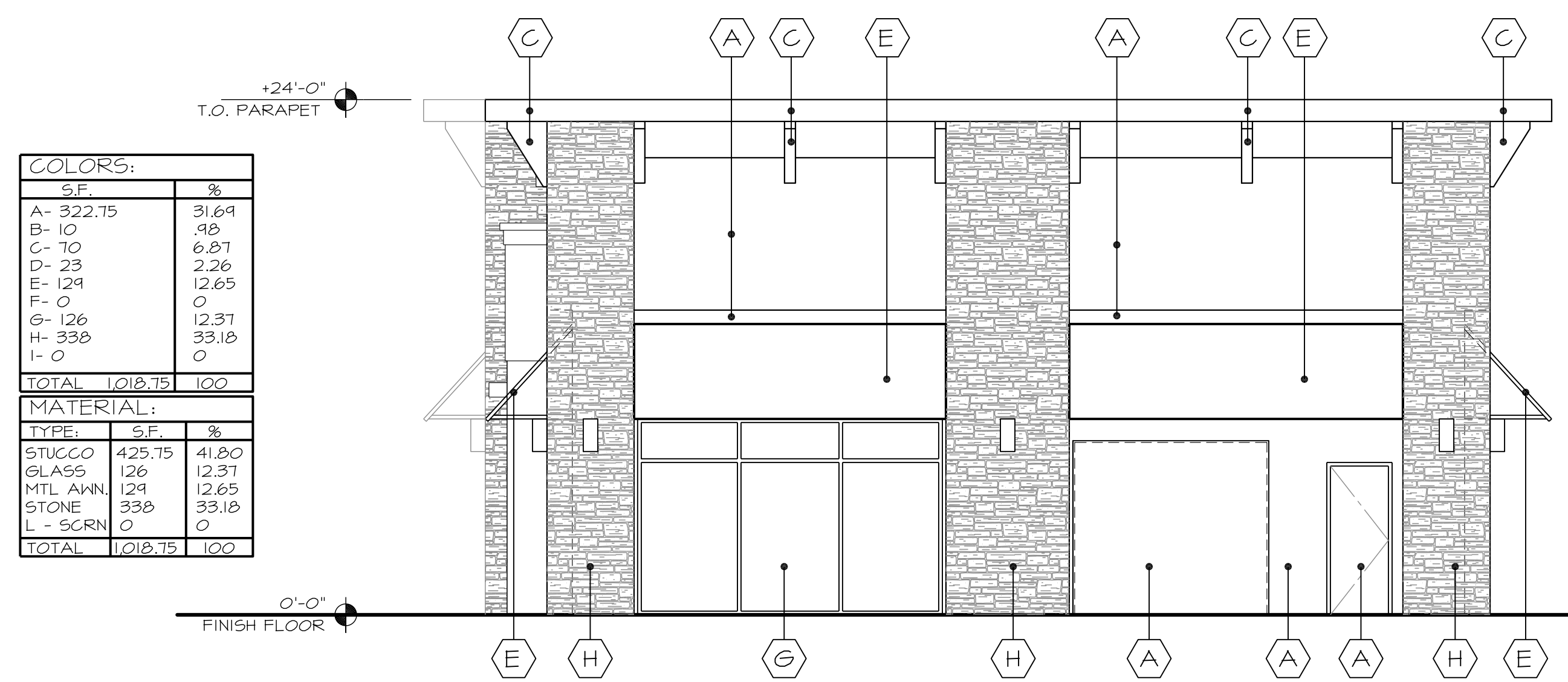
SOUTH



COLORS:		
S.F.	%	
A- 412	39.05	
B- 71	6.73	
C- 13	1.23	
D- 0	0	
E- 90	8.53	
F- 0	0	
G- 180	17.06	
H- 249	23.60	
I- 40	3.80	
TOTAL	1055	100

MATERIAL:		
TYPE	S.F.	%
STUCCO	496	47.01
GLASS	180	17.06
MTL AWN	90	8.53
STONE	249	23.60
L-SCRN	40	3.80
TOTAL	1055	100

EAST

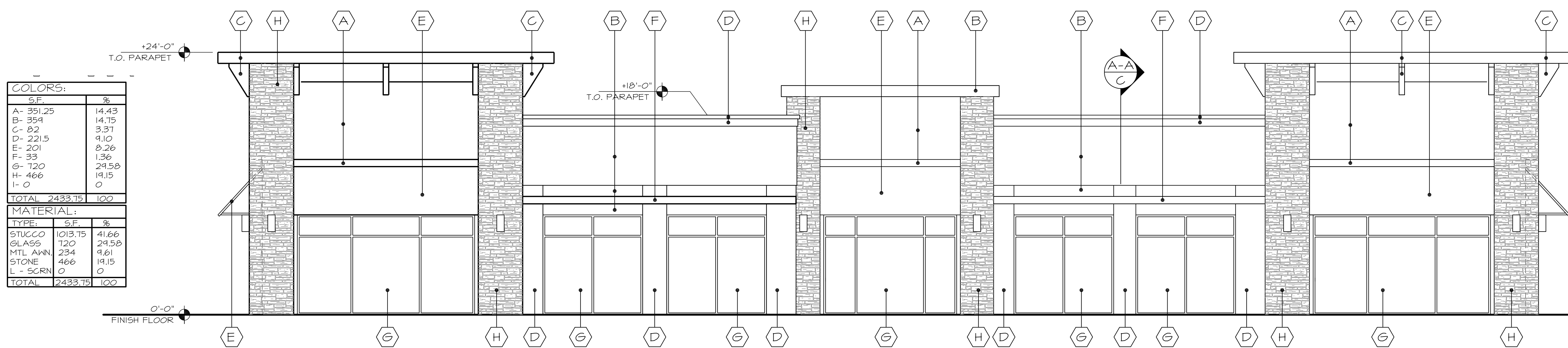


COLORS:		
S.F.	%	
A- 322.75	31.69	
B- 10	.98	
C- 70	6.87	
D- 23	2.26	
E- 124	12.65	
F- 0	0	
G- 126	12.31	
H- 338	33.18	
I- 0	0	
TOTAL	1018.75	100

MATERIAL:		
TYPE	S.F.	%
STUCCO	425.75	41.80
GLASS	126	12.31
MTL AWN	124	12.65
STONE	338	33.18
L-SCRN	0	0
TOTAL	1018.75	100

WEST

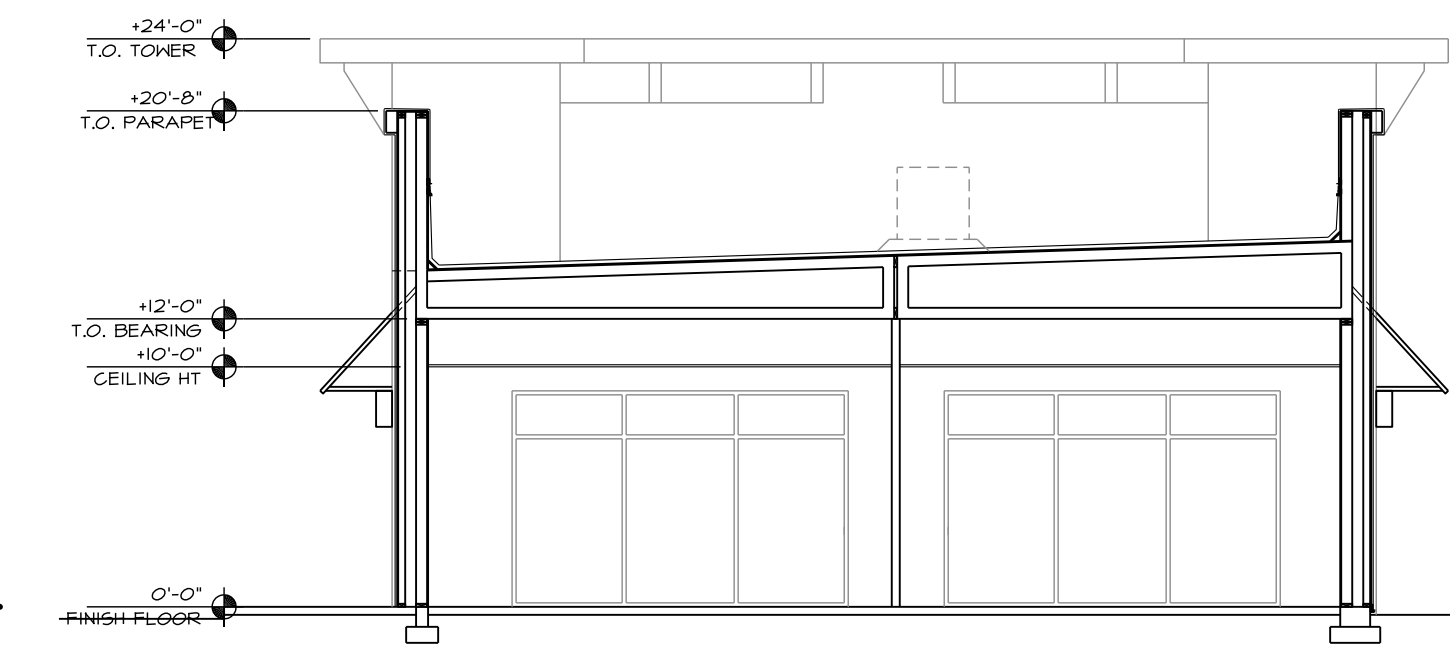
COLOR / MATERIAL SCHEDULE		
BUILDING:		
Manufacture:	Durr Edwards	(A)
Building Stucco Color	DE 6141 - Salt Box	(B)
Finish	Sand Finish	(C)
Manufacture:	Durr Edwards	(D)
Building Stucco Color	DE 6143 - Almond Latte	(E)
Finish	Sand Finish	(F)
Manufacture:	Durr Edwards	(G)
Stucco Accent Color	DE 6374 - Silver Polish	(H)
Finish	Sand Finish	(I)
Manufacture:	Durr Edwards	
Stucco Accent Color	DEA 158 - Northern Territory	
Finish	Sand Finish	
Metal Awning	ATA5 Reverse Pan	
Color:	Brise Red	
Metal Awning Beam	Painted	
	Durr Edwards	
	DEA 158 - Northern Territory	
All Storefront Doors and Windows Shall Be Dark Bronze Anodized Aluminum Frame w/ Clear Glass		
Stone Veneer Manufacture	Coronado	
Type	Honey Ledge	
Color	Sloux Falls	
Metal landscape		
green screen		



COLORS:		
S.F.	%	
A- 351.25	14.43	
B- 359	14.75	
C- 82	3.31	
D- 221.5	9.10	
E- 201	8.26	
F- 33	1.36	
G- 720	29.58	
H- 466	19.15	
I- 0	0	
TOTAL	2433.75	100

MATERIAL:		
TYPE	S.F.	%
STUCCO	1013.75	41.66
GLASS	720	29.58
MTL AWN	234	9.61
STONE	466	19.15
L-SCRN	0	0
TOTAL	2433.75	100

NORTH



TYP. PRELIMINARY SECTION

PRELIMINARY ELEVATIONS - WEST SIDE RETAIL BUILDING #1

3/16"=1'-0"

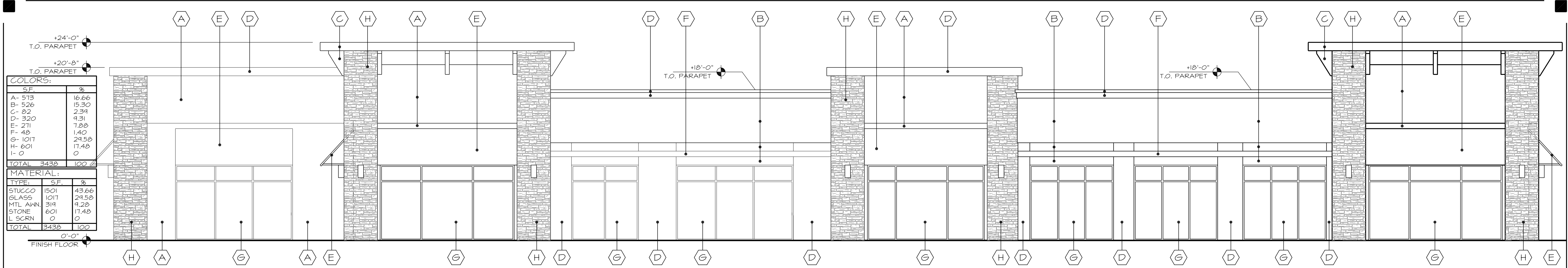
1/8"=1'-0"

John Reddell Architects, Inc.
 Architecture Interiors Land Planning
 4992 S. 158th Street, Gilbert, Arizona 85298
 (602) 531-2854 Email: john@reddellarchitects.com

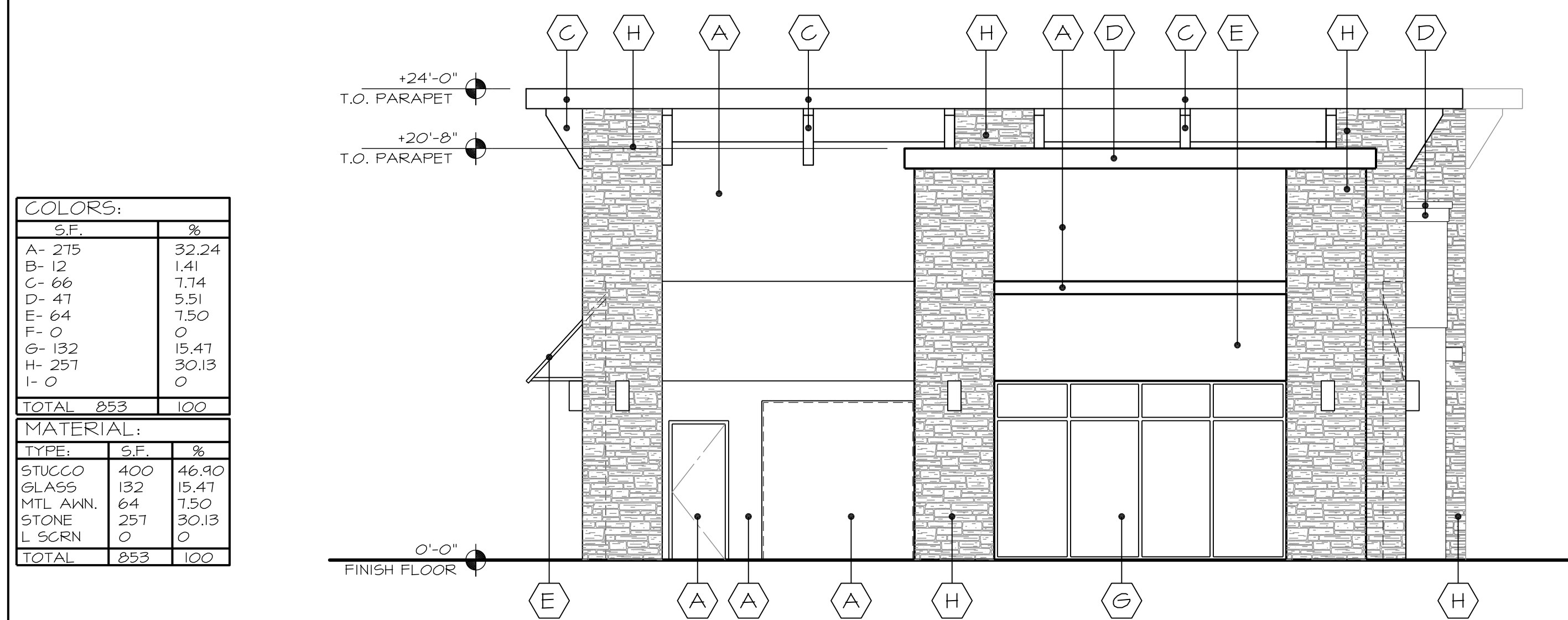
Power Village
 6853 E. University Drive
 Mesa, Arizona

Date: 7/9/20
 Revisions:

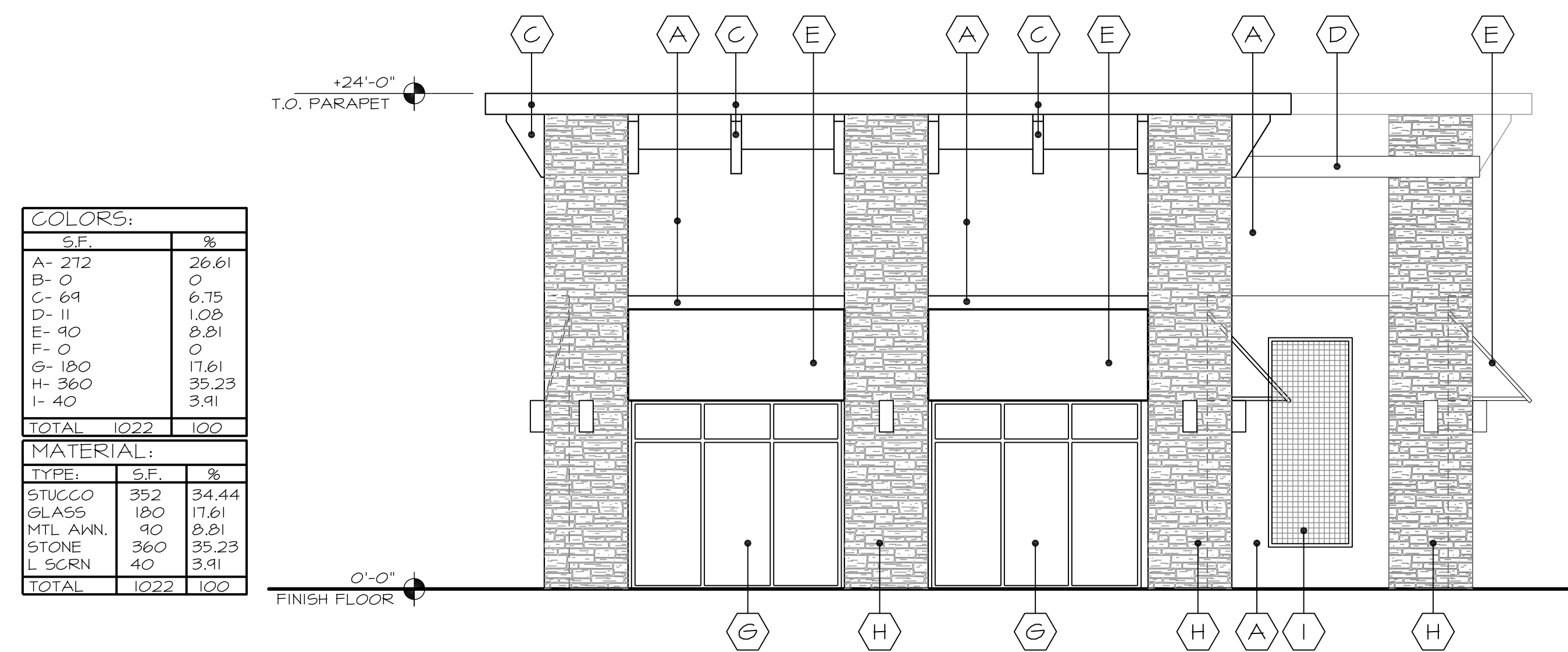
C



NORTH

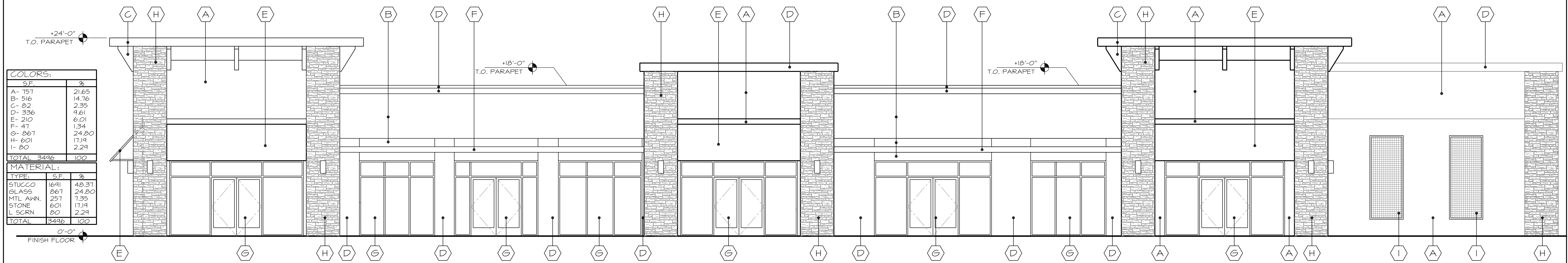


EAST



WEST

COLOR / MATERIAL SCHEDULE		
BUILDING:		
Manufacture:	Dunn Edwards	(A)
Building Stucco Color	DE 6141 - Salt Box	(B)
Finish	Sand Finish	(C)
Manufacture:	Dunn Edwards	(D)
Building Stucco Color	DE 6143 - Almond Latte	(E)
Finish	Sand Finish	(F)
Manufacture:	Dunn Edwards	(G)
Stucco Accent Color	DE 6314 - Silver Polish	(H)
Finish	Sand Finish	(I)
Manufacture:	Dunn Edwards	(A)
Stucco Accent Color	DEA 15B - Northern Territory	(B)
Finish	Sand Finish	(C)
Metal Awning	ATAS Reverse Plan	(D)
Color:	Brite Red	(E)
Metal Awning Beam	Pointed	(F)
	Dunn Edwards	(G)
	DEA 15B - Northern Territory	(H)
	Anodized Aluminum Frame w/ Clear Glass	(I)
Stone Veneer Manufacture	Coronado	(A)
Type	Honey Lodge	(B)
Color	Sloux Falls	(C)
Metal landscape		(D)
green screen		(E)



SOUTH

PRELIMINARY ELEVATIONS - EAST SIDE RETAIL BUILDING #2

3/16"=1'-0"

John Reddell Architects, Inc.
 Architecture Interiors Land Planning
 4992 S. 158th Street, Gilbert, Arizona 85298
 (602) 531-2854 Email: john@reddellarchitects.com

Power Village
 6853 E. University Drive
 Mesa, Arizona

Date: 7/9/20
 Revisions:

C

CITIZENS PARTICIPATION PLAN FOR POWER VILLAGE

Power Road and University Drive

Mesa, Arizona 85207

Date: March 20, 2020

Purpose: The purpose of this Citizens Participation Plan is to inform citizens, property owners, neighbor associations, schools and businesses in the vicinity of the site of an application to the City of Mesa for Power Village. This site is located at 6339-6353 East University Drive, on the southeast corner of Power Road and University Drive. About 300 feet west of Power Road on University Drive.

In addition, a rezoning to provide the property with a Bonus Intensity Zone (BIZ) overlay will be needed to accommodate the reduction to the front setback and other deviations required due to the existing easements present on the property.

Several artists renderings and a description of the proposed development are attached hereto.

Contact:

Dick Rossmiller, Project Manager

ETR Enterprises, LLC

P.O. Box 5484

Scottsdale, AZ 85261

602-486-5338

email: drossmiller2@cox.net

Pre-submittal Meeting: The pre-application meeting with the City of Mesa planning staff was held on January 28, 2020. Staff reviewed the application and recommended that adjacent residents, 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 for members of the community to understand and address any real or perceived concerns which they might have. Specifically: A contact list will be developed for citizens and agencies in this area including:

- All registered neighborhood associations within one mile of the site.
- Homeowners Associations within one half mile of the site.
- Property owners within 1,000 feet from site, but may include more
- Mesa Public School District in writing, with copies to the Red Mountain High School, Freemont Junior High School and Salk Elementary School, who may be affected by this application.

POWER VILLAGE

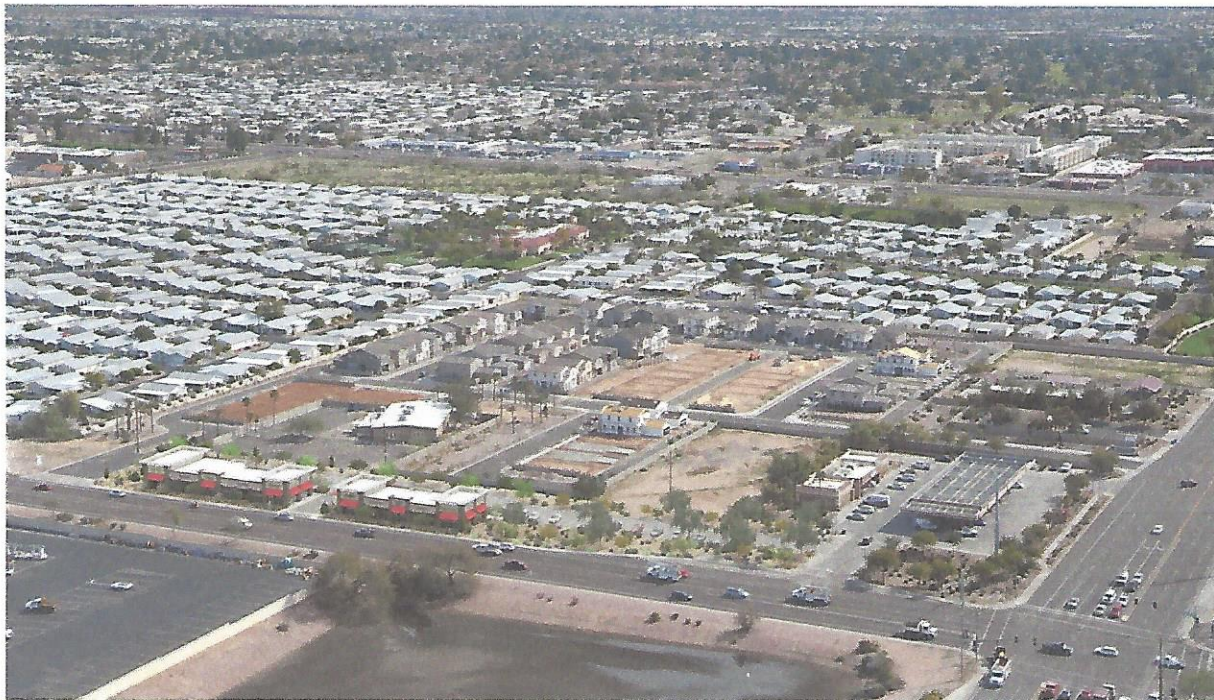
POWER ROAD & UNIVERSITY DRIVE

MESA, ARIZONA

Power Village is a 10,580 square foot medically oriented office and retail business campus located at the southeast corner of University Drive and Power Road in Mesa, Arizona. The Banner Baywood Medical Center is located approximately one and a half miles south. The Banner hospital accommodates 342 beds, a 50,000 square foot emergency department and one of the nation's premier orthopedic and rehabilitation programs.

Power Village will operate in support of Banner Baywood and will appeal to the medical associated industry with a quality property and environment.

Construction of Power Village is planned to begin during the summer of 2020 with completion in the Spring of 2021.



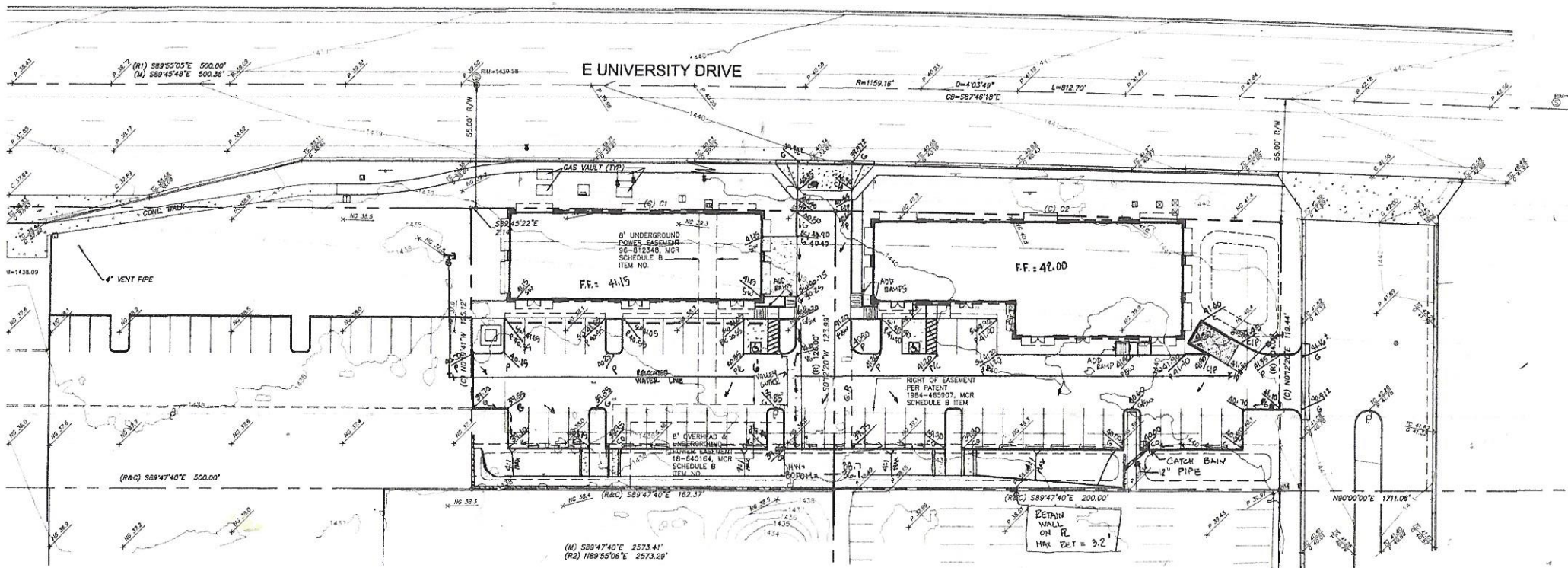
POWER VILLAGE
POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA



POWER VILLAGE
POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA



POWER VILLAGE
POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA



RETENTION CALCULATIONS

**Citizen Participation Final Report
Power Village
6853 E. University Drive
Application Numbers (ZON20-00210 and DRB20-2011)**

The Citizen Participation Final Report was 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 March 21, 2020 ETR Enterprises, LLC, mailed the required Neighborhood Notification of proposed project letters to property owners, HOA's and Schools of the required area. The Notification contained Project Description, Site Plan & Colored Perspective Elevations.
- On January 22, 2021, ETR Enterprises, LLC, mailed the required Design Review Board Hearing Notification Letters to property owners, HOA's and Schools of the required area for the meeting to be held on February 9, 2021. The mailing contained brief explanation of the proposed application and included aerial photograph with the project inserted showing the site location, conceptual site plan, conceptual landscape plan and colored conceptual elevations.
- On January 27, 2021, ETR Enterprises, LLC, mailed the required Planning and Zoning Board Hearing Notification Letters to property owners, HOA's and Schools of the required area for the hearing to be held on February 24, 2021. The mailing contained brief explanation of the proposed application and included aerial photograph with the project inserted showing the site location, conceptual site plan, conceptual landscape plan and colored conceptual elevations. ZON20-00210 was tabled by the Planning and Zoning Board at the April 14, 2021 public hearing.
- On August 8, 2021, ETR Enterprises, LLC, mailed the required Planning and Zoning Board Hearing Notification Letters to property owners, HOA's and Schools of the required area for the hearing to be held on August 25, 2021. The mailing contained brief explanation of the proposed application and included aerial photograph with the project inserted showing the site location, conceptual site plan, conceptual landscape plan and colored conceptual elevations.

SUMMARY OF INPUT FROM OUTREACH

- On August 25, 2020, ETR Enterprises received a letter from Thesman Residential, which is Las Palmas the mobile home park community adjoining the project. The letter (see attached) support the project with certain uses not allowed which are not allowed in our zoning. The Client has kept in communication with the community at steps along the way informing them of process and status of the project.
- As of today's date, August 11, 2021, there have been no phone calls or inquires (other than the one mentioned above).

Should any adjacent property owners and/or other interested individuals raise any concerns between now and the date of the hearings, the Project Team will make every effort to address those concerns in appropriate manner. Those concerns will also be brought to the attention of the City planner and the manner in which those concerns are being addressed. The Project Team are committed to working with the City of Mesa, neighbors and interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed Power Village at 6853 E. University Drive.

Thesman Residential
2550 S. Ellsworth Rd, Unit 437
Mesa, AZ. 85209
Phone: 480-380-3000
Fax: 480-380-8879

August 25, 2020

Dick Rossmiller
ETR Enterprises, LLC

Dear Mr. Rossmiller,

We are in receipt of your recent Submittal to the City of Mesa for approval and Construction of a retail / office complex known as Power Village located near the Southeast corner of Power Road and University Drive (6853 E. University Dr., Mesa Arizona). We as owners of the adjoining community of Las Palmas have sent along the particulars and plans of this development to our 542 resident homes and have received mostly positive comments back. Below please find those comments that address concerns and which we would like to go on record and are hopefully addressed in the entitlement and approval process:

1. Traffic control and additional counts along University Dr.
2. Conditions of use (not allowed) to certain types of retail / office / medical type businesses to include:
 - a. Medical Marijuana, CBD, edible dispensaries
 - b. Adult book or accessory item stores
 - c. Adult entertainment establishments
 - d. Bars, nightclubs, or restaurants with outdoor live music.

If we can be assured that the above concerns can be addressed via the Cities approval process, Conditions of approval, and use provisions then we can stand in support of this project.

I can be reached via the below contact information should you have any questions or comments.

Sincerely,

TODD LUTZ
VICE PRESIDENT / DEVELOPMENT AND CONSTRUCTION
E.T. CONSULTANTS, INC
2550 S. Ellsworth Rd, unit 437
Mesa, AZ. 85209
VOICE 480-380-3000 ext 206
Email: tlutz@thesman.com
CELL; 602-350-6508



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Mailing**

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meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: ETR ENTERPRISES, LLC
P.O. Box 5484
Scottsdale, AZ 85261

To: SEE ATTACHED ADDRESSES List- Pages 1-7
SEE ATTACHED INFORMATION Letter Pages A-D

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

I, Richard H. Rossmiller do hereby certify that I did deposit on the 21st day of
March, 2020 the above captioned letters containing the information as set forth in
the attachment hereto and to the addressees as set forth in the attached list.

Dated this 21st day of March, 2020.

Richard H. Rossmiller
Richard H. Rossmiller

CITIZENS PARTICIPATION PLAN FOR POWER VILLAGE

Power Road and University Drive

Mesa, Arizona 85207

Date: March 20, 2020

Purpose: The purpose of this Citizens Participation Plan is to inform citizens, property owners, neighbor associations, schools and businesses in the vicinity of the site of an application to the City of Mesa for Power Village. This site is located at 6339-6353 East University Drive, on the southeast corner of Power Road and University Drive. About 300 feet west of Power Road on University Drive.

In addition, a rezoning to provide the property with a Bonus Intensity Zone (BIZ) overlay will be needed to accommodate the reduction to the front setback and other deviations required due to the existing easements present on the property.

Several artists renderings and a description of the proposed development are attached hereto.

Contact:

Dick Rossmiller, Project Manager

ETR Enterprises, LLC

P.O. Box 5484

Scottsdale, AZ 85261

602-486-5338

email: drossmiller2@cox.net

Pre-submittal Meeting: The pre-application meeting with the City of Mesa planning staff was held on January 28, 2020. Staff reviewed the application and recommended that adjacent residents, 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 for members of the community to understand and address any real or perceived concerns which they might have. Specifically: A contact list will be developed for citizens and agencies in this area including:

- All registered neighborhood associations within one mile of the site.
- Homeowners Associations within one half mile of the site.
- Property owners within 1,000 feet from site, but may include more
- Mesa Public School District in writing, with copies to the Red Mountain High School, Fremont Junior High School and Salk Elementary School, who may be affected by this application.

POWER VILLAGE

POWER ROAD & UNIVERSITY DRIVE

MESA, ARIZONA

Power Village is a 10,580 square foot medically oriented office and retail business campus located at the southeast corner of University Drive and Power Road in Mesa, Arizona. The Banner Baywood Medical Center is located approximately one and a half miles south. The Banner hospital accommodates 342 beds, a 50,000 square foot emergency department and one of the nation's premier orthopedic and rehabilitation programs.

Power Village will operate in support of Banner Baywood and will appeal to the medical associated industry with a quality property and environment.

Construction of Power Village is planned to begin during the summer of 2020 with completion in the Spring of 2021.



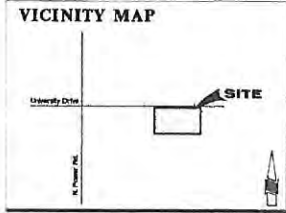
POWER VILLAGE
POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA



POWER VILLAGE
POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA



POWER VILLAGE
POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA



- SITE PLAN KEYNOTES**
1. 9'x0' PARKING SPACE - TYPICAL
 2. NEW LANDSCAPE AREA
 3. ADA ACCESSIBLE RAMP
 4. NEW 18" 3" OF CONCRETE SIDEWALK
 5. 18" HIL HOOP PARKING HO ST ACCESS
 6. TRASH ENCLOSURE PER CITY OF MESA STANDARD
 7. ASPHALTIC PAVING (TYP)
 8. S.F.S. LOCATION
 9. CONCRETE CURB (TYP)
 10. NEW FIRE HYDRANT LOCATION
 11. PROPERTY LINE
 12. UTILITY TRANSFORMER - PART TO MATCH BUILDING
 13. PAINTED STRIPING
 14. 5' ACCESSIBLE PATH OF TRAVEL, DEGRADATIVE PAVEMENT
 15. ACROSS DRIVEWAYS AND CONNECTION TO (LOW SIDEWALK)
 16. EXISTING SWP EASEMENT TO BE RELOCATED
 17. NEW SWP EASEMENT
 18. CITY OF MESA GAS EQUIPMENT
 19. NEW 12" WATER LINE EASEMENT
 20. EXISTING 12" WATER LINE TO BE ABANDONED
 21. NEW LANDSCAPE / RESTRICTION AREA
 22. EXISTING WATER LINE
 23. CITY OF MESA GAS LINE
 24. NEW 12" WATER LINE
 25. EXISTING CONCRETE CURB (TYP)
 26. REMOVE PORTION OF EXISTING CONCRETE CURB

PROJECT DATA:

ADDRESS: UNIVERSITY / POWER MESA, AZ

OWNER REP / APPLICANT: JOHN REDDELL ARCHITECTS

ARCHITECT/REPRESENTATIVE: JOHN REDDELL ARCHITECTS
2168 E. WILLIAMS FIELD RD.
GILBERT, AZ 85298
602-531-2854

PORTION OF PARCEL: 20-10-007A / 20-10-007B

ZONING ORDINANCE: CITY OF MESA

ZONING: LO

CONSTRUCTION TYPE: V-N

SITE AREA: 49,324 S.F. (1.04 AC)

BUILDING USE: RETAIL, SHOPPING

BUILDING A: 4,420 SQ. FT.

BUILDING B: 6,160 SQ. FT.

TOTAL: 10,580 SQ. FT.

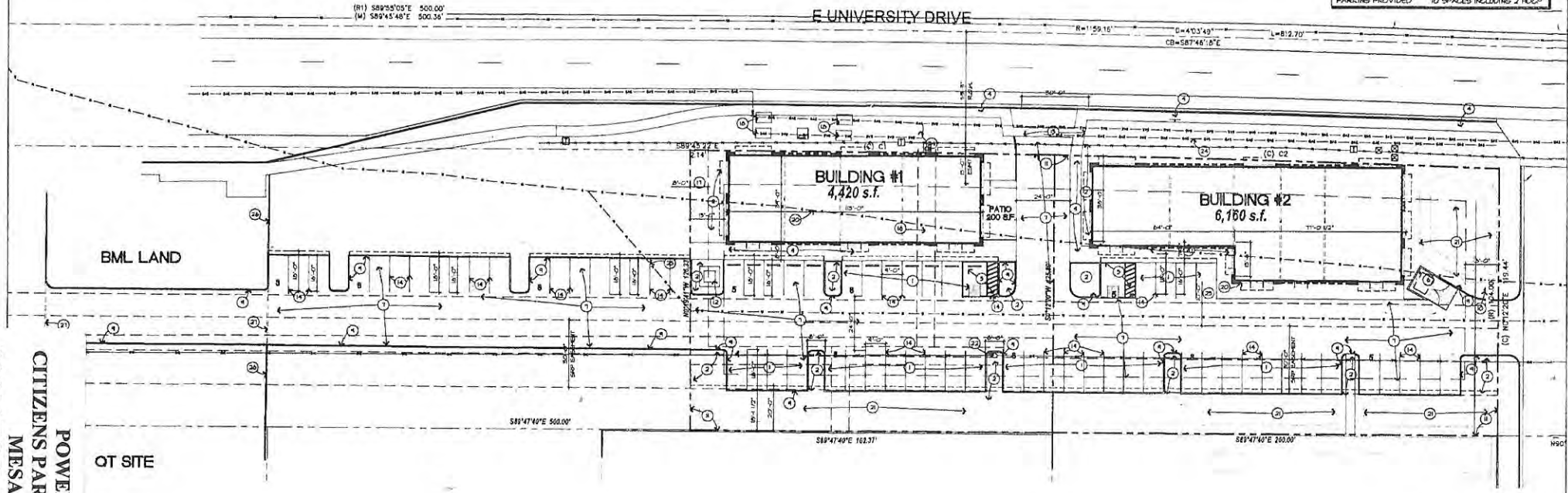
LOT COVERAGE

BUILDING HEIGHT: 30'-0"

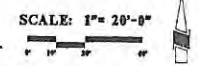
PARKING REQUIRED:

1800 S.F. RESTAURANT	/ 15 = 20
400 S.F. PATIO	/ 200 = 2
2000 S.F. MEDICAL	/ 200 = 10
6650 S.F. OFFICE-RETAIL	/ 375 = 18
TOTAL REQUIRED	50 SP

PARKING PROVIDED: 10 SPACES INCLUDING 2 HCP



PRELIMINARY SITE PLAN



John Reddell Architects, Inc.
Architecture Interiors Land Planning
2168 E. Williams Field Rd, Gilbert, Arizona 85298
(602) 531-2854 Email: johnreddellarchitects.com

Power Village
6853 E. University Drive
Mesa, Arizona



Date: 1/5/20
Revision:





Dick Rossmiller

From: Coulter, Jeannine <jeannine.coulter@ctt.com>
Sent: Tuesday, March 03, 2020 11:09 AM
To: Dick Rossmiller
Subject: FW: Question
Attachments: 1000 Foot Buffer from 218-10-003A and 218-10-003B.csv; 1000 Foot Buffer from 218-10-003A and 218-10-003B (Labels).pdf; 1 Mile Radius - Subdivisions & HOAs.csv

Please see below and attached.

From: Jackman, Robert
Sent: Tuesday, March 3, 2020 11:06 AM
To: Coulter, Jeannine
Subject: RE: Question

Attached, please find a spreadsheet, and Avery 5160 label file for the 1000' ownership search (radius below).

Duplicate owners have been removed.

For the HOAs, I was able to go out 1 mile, and get the subdivision names, but I have no way to export the HOA's actual addresses. Results are attached, and duplicate subdivisions have been removed.

Sorry, but please let me know if I can be of further assistance. Thanks!

**RED MOUNTAIN HIGH SCHOOL
7301 EAST BROWN ROAD
MESA, AZ 85207**

**FREEMONT HIGH SCHOOL
1001 NORTH POWER ROAD
MESA, AZ 85205**

**SALK ELEMENTARY SCHOOL
7029 EAST BROWN ROAD
MESA, AZ 85205**

**MESA PUBLIC SCHOOLS
143 SOUTH ALMA SCHOOL
MESA, AZ 85210**

**VELDA ROSE ESTATES HOA
ATTN: CAROL SAVOIE
6545 EAST ALBANY
MESA, AZ 85205**

**SILVERSTONE ESTATES HOA
DEE WHEELER
9590 E. IRONWOOD SQUARE DR
SUITE 205
SCOTTSDALE, AZ 85258**

**SUNVALLEY CASITAS HOA
BRYAN MCBEAN
4135 SOUTH POWER RD #122
MESA, AZ 85212258**

**VILLAS TUSCANY HOA
VAUGHN LEWIS
1838 S. ALMA SCHOOL #150
MESA, AZ 85210**

**TORINO VILLAGE HOA
RON BLAFUSS
205 N. 74TH ST #160
MESA, AZ 85207**

**STRADA TOWNHOMES HOA
MARGARET COLLARENO
16625 S. DESERT FOOTHILLS PKWY
PHOENIX, AZ 85048**

**HEATHERWOOD VILLAGE HOA
7500 N. DOBSON RD #150
SCOTTSDALE, AZ 85256**

**CANDELWICK MANOR ONE HOA
JACK ANDERSON
7316 E. SOUTHERN AVE #7722
MESA, AZ 85216**

**BROOKFIELD EAST I HOA
DOUG WADDICAR
7255 E. HAMPTON AV 101
MESA, AZ 85209**

**DAVE LYONS
LYONS VALUATION GROUP
16631 NORTH 91ST ST #106
SCOTTSGAE, AZ 85260**

**DAN SMITH
ELITE COMMERCIAL
2425 SOUTH STEARMAN DR #120
CHANDLER, AZ 85286**

**EVAN BALMER
CITY OF MESA
PO BOX 1466
MESA, AZ 85201**

**JOHN RIDDELL
JOHN RIDDELL ARCHITECTS
2168 EAST WILLIAMS FIELD RD
GLIBERT, AZ 85298**

**JIM ANDERSON
BLM
21605 NORTH 7th AVE
PHOENIX, AZ 85207-2929**

**KIM FALBECK
CITY OF MESA
PO BOX 1466
MESA, AZ 85201**

**KAYE BROCKMAN
SALT RIVER PROJECT
PO BOX 52025
PHOENIX, AZ 85072-2025**

oe
ENCANTO NEIGHBORHOOD ASSN

Attn: JoANN EPPERSON
6530 EAST ENCANTO
MESA, AZ 85205

VELDA ROSE ESTATES HOA
Attn: CHRISTANA MORGAN
VIA FOTHERINGHAM, LLP
1900 WEST BROADWAY RD
TEMPE, AZ 85282

VELDA ROSE ESTATES HOA
Attn: CAROL SAVOIE
6545 EAST ALBANY
MESA, AZ 85205

VILLAS TUSCANY HOA
Attn: MARY JO EDEL
1839 SOUTH ALMA SCHOOL RD.
#150
MESA, AZ 85210

VILLAS TUSCANY HOA
Attn: VAUGHN LEWIS
1839 SOUTH ALMA SCHOOL RD.
#150
MESA, AZ 85210

STRADA TOWNHOMES HOA
Attn: DARIN FISHER
16625 S. DESERT FOOTHILLS PKWY
PHOENIX, AZ 85048

STRADA TOWNHOMES HOA
Attn: MARGARET COLLARENGO
16625 S. DESERT FOOTHILLS PKWY
PHOENIX, AZ 85048

BROOKFIELD EAST I HOA
Attn: BOB BROWN
7255 EAST HAMPTON AVE
SUITE 101
MESA, AZ 85209

BROOKFIELD EAST I HOA
Attn: DOUG WADDICAR
7255 EAST HAMPTON AVE
SUITE 101
MESA, AZ 85209

DESERT WELLS II
Attn: MERLYN JOHNSON
6619 EAST ASPEN AVE
MESA, AZ 85206

SILVERSTONE ESTATES HOA
Attn: BRIAN MORGAN
4854 EAST BASELINE RD
SUITE 104
MESA, AZ 85206

SILVERSTONE ESTATES HOA
Attn: DEE WHEELER
9590 EAST IRONWOOD SQUARE DR
SUITE 205
SCOTTSDALE, AZ 85258

TORINO VILLAGE HOA
Attn: JAMES BASKA
C/O TRESTLE MGT GROUP
450 NORTH DOBSON #201
MESA, AZ 85291

TORINO VILLAGE HOA
Attn: GLENDA PUSATERI
C/O TRESTLE MGT GROUP
450 NORTH DOBSON #201
MESA, AZ 85291

HEATHERWOOD VILLAGE HOA
Attn: ASSOCIA ARIZONA
7500 NORTH DOBSON
#150
SCOTTSDALE, AZ 85256

HEATHERWOOD VILLAGE HOA
Attn: DONNA MASIULEWICZ
7500 NORTH DOBSON
#150
SCOTTSDALE, AZ 85256

CANDELWICK MANOR ONE HOA
Attn: JACK ANDERSON
7316 SOUTHERN AVE
#7722
MESA, AZ 85216

CANDELWICK MANOR ONE HOA
Attn: CHARLES HARTY
6454 E. UNIVERSITY DR
#35
MESA, AZ 85205

DESERT WELLS II
Attn: MYRA BLAKELY
6504 EAST ASPEN AVE
MESA, AZ 85206

SUNVALLEY CASITAS HOA
Attn: DUSTIN SNOW
4135 SOUTH POWER RD.
#122
MESA, AZ 85212

SUNVALLEY CASITAS HOA
Attn: BRYAN McBEAN
4135 SOUTH POWER RD/
#122
MESA, AZ 85212

SUNVALLEY VILLAS HOA
Attn: JEFF TWITO
9532 EAST JAN AVE
MESA, AZ 85209

SUNVALLEY VILLAS HOA
Attn: RON BLAUFUSS
205 NORTH 74th ST
#160
MESA, AZ 85207

MESA EAST POA
Attn: MAXWELL & MORGAN, PC
4854 EAST BASELINE RD
#104
MESA, AZ 85208

MESA EAST POA
Attn: DEAN SENNE
2264 SOUTH 75th WAY
MESA, AZ 85208

Ismail Ataria Investments
PO Box 1159
Deerfield, IL 60015

QuikTrip Corp
PO Box 3475
Tulsa, OK 74101

Jon & Linda Erickson
PO Box 512
Rising Star, TX 76471

STRR Investments LLC
17154 Butte Creek Rd 200
Houston, TX 77090

Helmuth Schlueter
195 E Elm St
Salt Lake City, UT
84107

Milan Group Investments 2
3118 W Thomas Rd 709
Phoenix, AZ 85017

B&D Real Estate
5070 N 40Th St 100
Phoenix, AZ 85018

Katharine Young
259 N 69Th Ave
Phoenix, AZ
85043

Hadley 69Th Place
5727 S Kings Ranch Rd 2
Gold Canyon, AZ
85118

Highland Communities Sales Company
3283 W Roberts Rd
Queen Creek, AZ 85142

City Of Mesa
20 E Main St
Mesa, AZ
85201

Precision Management Partners
1237 S Val Vista Dr
Mesa, AZ 85204

Munion Investments
245 N Power Rd
Mesa, AZ 85205

James & Diane Gloria
6747 E University
Mesa, AZ
85205

Lindstrom Professional Plaza
326 N Power Rd
Mesa, AZ 85205

Lindstrom Rentals
326 N Power Rd
Mesa, AZ 85205

Marlene Huntley & Donald Huntley Jr
6752 E Butte St
Mesa, AZ 85205

Glen & Brenda Lowery
6744 E Butte St
Mesa, AZ 85205

Dubal Porras
6758 E Butte St
Mesa, AZ 85205

Jian Zhang
7095 S Power Rd
#102
Mesa, AZ 85206

James Pusztai &
Jian Zhang
7095 S Power Rd 102
Mesa, AZ 85206

Issa Ismail & Mrwah Ahmad
263 N 69Th Place
Mesa, AZ 85207

Ian & Haley
McHardy
260 N 69Th Pl
Mesa, AZ 85207

Joel Massie
6952 E Grandview
Mesa, AZ 85207

John Jones
243 N 69Th Place
Mesa, AZ 85207

**Dominick Curz & Christina
Cruz 308 N 69Th Pl
Mesa, AZ 85207**

**Eloy & Lena Perez
6925 E Boise St
Mesa, AZ 85207**

**Frank Jr & Nora Restadius
262 N Sunrise
Mesa, AZ
85207**

**Andrew Levy &
Nancy Story
6847 E Boise St
Mesa, AZ 85207**

**Arthur & Deborah Drush
6929 E Boise St
Mesa, AZ 85207**

**Carlos Salazar &
Sokannary Keth
302 N 69Th Pl
Mesa, AZ 85207**

**Casandra Gaxiola &
Daniel Torres
255 N 69Th Place
Mesa, AZ 85207**

**Oscar Buendia
306 N 69Th Pl
Mesa, AZ
85207**

**Jessica & Glen Nolan
258 N 69Th Pl
Mesa, AZ 85207**

**Socorro Mendez Lynch
262 N 69Th Pl
Mesa, AZ 85207**

**Garry Disch
7806 E Mendoza
St Mesa, AZ
85208**

**Ismail Ataria Investments
3202 W Roosevelt
Mesa, AZ 85209**

**Brian & Jennifer Mcveigh
7258 E Plata Ave
Mesa, AZ 85212**

**James Smith
2830 E San Tan St
Chandler, AZ
85225**

**Denise Boyland
4390 S White Dr
Chandler, AZ 85249**

**E T R Enterprises
8325 E Via De Las Flores
Scottsdale, AZ
85258**

**Highland Communities
1425 S Higley Rd
Gilbert, AZ
85296**

**Zachary & Katherine
Leeds 1265 E Spur Ave
Gilbert, AZ 85296**

**David & Sreymom Chailim
7815 Botany St
Downey, CA
90240**

**243 Power Road
18375 Ventura Blvd
Tarzana, CA
91356**

Matthew & Stephanie
Meachum
304 N 69Th Pl
Mesa, AZ 85207

Mahmoud Abdeljaber &
Patritsia Ilieva
6919 E Boise St
Mesa, AZ 85207

7
Mandy Berggren
6843 E Boise St
Mesa, AZ 85207

RED MOUNTAIN HIGH SCHOOL
7301 EAST BROWN ROAD
MESA, AZ 85207

FREEMONT HIGH SCHOOL
1001 NORTH POWER ROAD
MESA, AZ 85205

4
SALK ELEMENTARY SCHOOL
7029 EAST BROWN ROAD
MESA, AZ 85205

MESA PUBLIC SCHOOLS
143 SOUTH ALMA SCHOOL
MESA, AZ 85210

Rick Romero

From: John Reddell
Sent: Monday, July 13, 2020 8:13 AM
To: Rick Romero
Subject: FW: POWER VILLAGE
Attachments: POWER VILLAGE INITIAL BROCHURE.pdf

Rick, Put this in the Power Village folder along with Dicks email below to Todd at Las Palmas subdivision.
Thanks
John

From: John Reddell [<mailto:reddellarchitects@outlook.com>]
Sent: Wednesday, July 08, 2020 6:29 AM
To: John Reddell
Subject: Fw: POWER VILLAGE

From: Dick Rossmiller <drossmiller2@cox.net>
Sent: Tuesday, July 7, 2020 3:00 PM
To: John Reddell <reddellarchitects@outlook.com>
Subject: FW: POWER VILLAGE

John,

In addition to the mailing of the Citizens Participation Plan, on May 13, 2020 I sent this attached email and brochure to Todd Lutz who is head of construction and development to the Las Palmas subdivision which is located very close to our site. Todd said that he would post up the brochure which he thought would answer any of his homeowners question. He said he would get back to me with any comments or questions. To date I have heard nothing from Todd.

Todd's phone number is 602-350-6508. Thx,

Dick

From: Dick Rossmiller <drossmiller2@cox.net>
Sent: Wednesday, May 13, 2020 11:18 AM
To: Todd Lutz (tlutz@thesman.com) <tlutz@thesman.com>
Cc: John Reddell (reddellarchitects@outlook.com) <reddellarchitects@outlook.com>
Subject: POWER VILLAGE

Hello Todd,

Thanks much for calling me back. Much appreciated. We are currently processing the development through the City planning process. Because this site is encumbered by several large utility easements, the process is complicated and slow. I expect we will be in front of the DRB in late June.

Power Village



Building's will be delivered in Gray Shell to leave ample space for your individual layout.

For Pricing and Availability Contact:
Dan Smith 480-907-7420
Arizona Elite Commercial



I have attached our initial brochure which pretty much tells the story of the plan. If you need more data, just ask me. Also, I am available to meet with any of your residents to answer any comments or questions. I'll update you every two weeks, or so, as we move glacially through the planning process.

Thanks again,

Dick Rossmiller
ETR Enterprises, LLC
602-486-5338

Your Leasing Solution!

- INSIDER OPPORTUNITY
- AFFORDABLE QUALITY
- SUPER PARKING
- GREAT LOOKING
- GET YOUR PLACE NOW

POWER VILLAGE

6853 E University Drive, Mesa Arizona
Just East of the SEC of University Drive & Power Road

Quality Project: Medical – Retail - Office



COMING SOON
Spring of 2021



Power Village



View from University looking East



Power Village



View for the parking lot looking East



MEDICAL OFFICE – RETAIL – PROFESSIONAL OFFICE

Power Village is a brand-new upscale environment consisting of two highly visible buildings totaling 10,580 square feet. Power Village is set in the heart of the City of Mesa Medical, Retail, and Professional businesses.

In addition, Power Village is located just minutes away from Banner Baywood Medical Center which is one of the largest medical complexes in the East Valley.

The high traffic volume on both University Drive and Power Road further confirms the strategic location of Power Village.

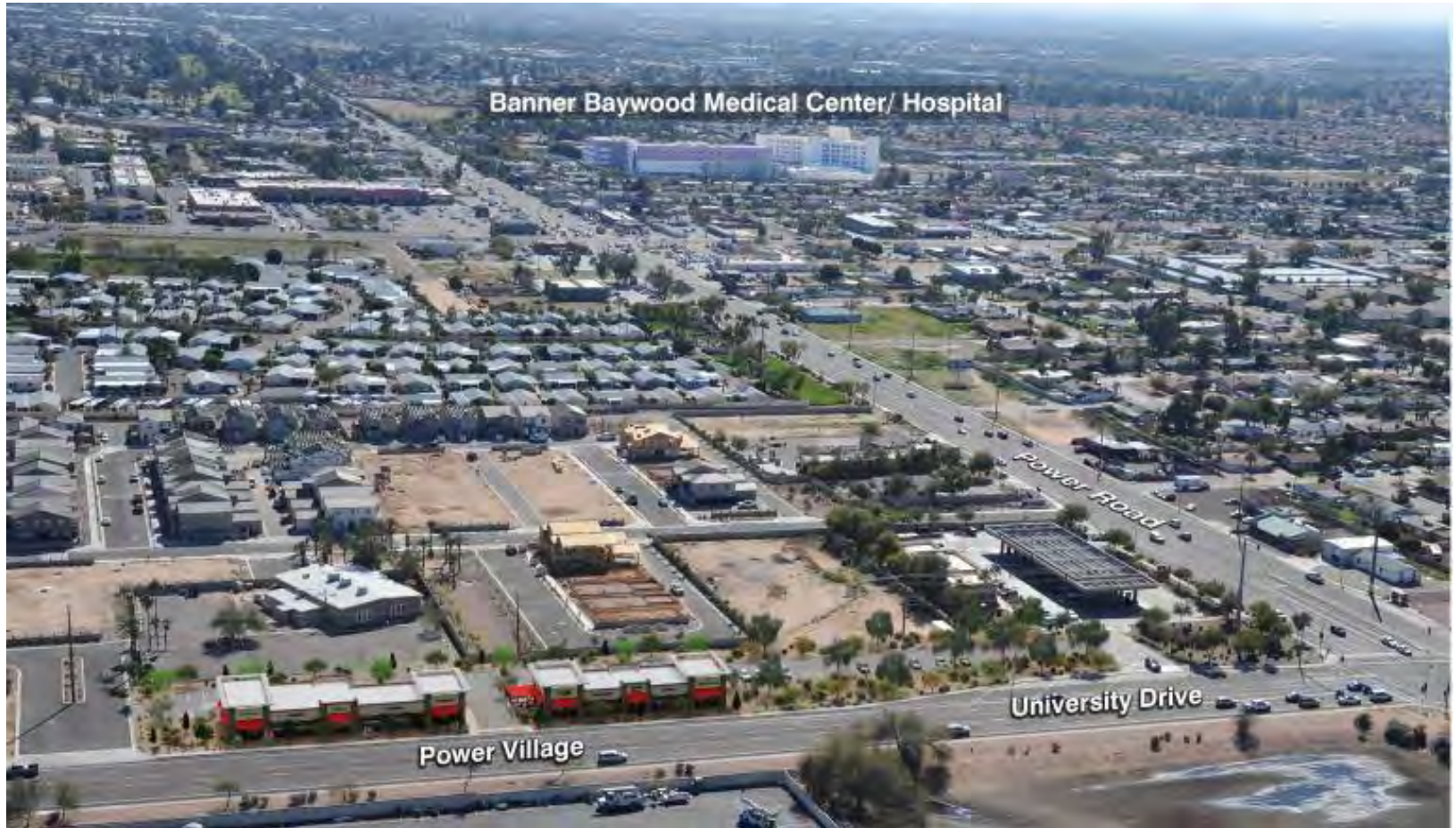
Parking at Power Village is very important and there is more than adequate parking for each suite.

The multi-faceted visibility on University Drive and Power Road assures that this clear visibility assures the continued success of the center.

Power Village



Power Village





E University Dr

Banner Health

202

202

60

60



QT

CHASE

Albert Heijn

King John Sirois's

Target

Costco

CIRCLE K

SONIC

NextCare URGENT CARE

Dunkin'

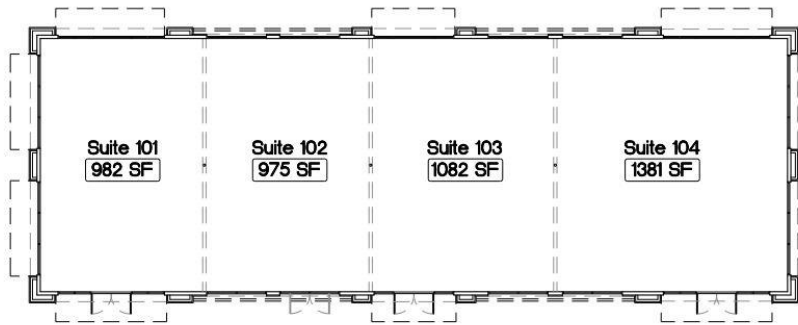
SFP

golden corral

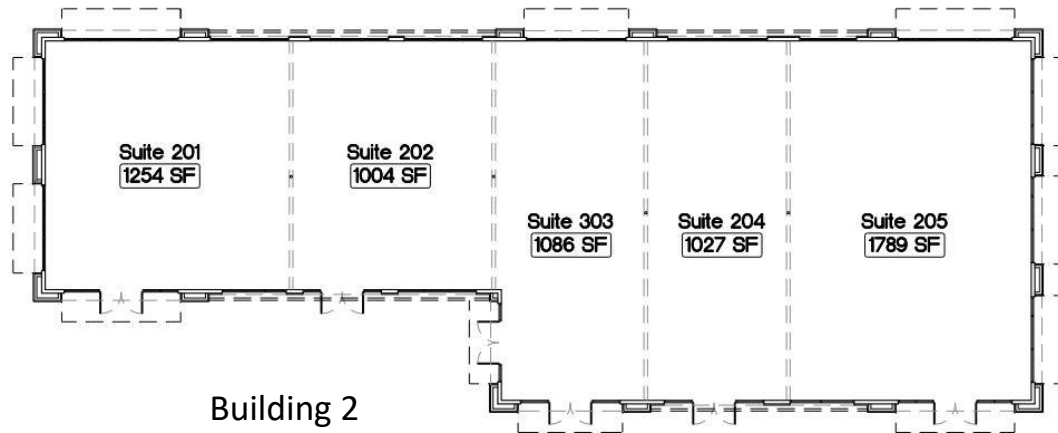
Salsbury Industries

McDonald's

Target



Building 1



Building 2

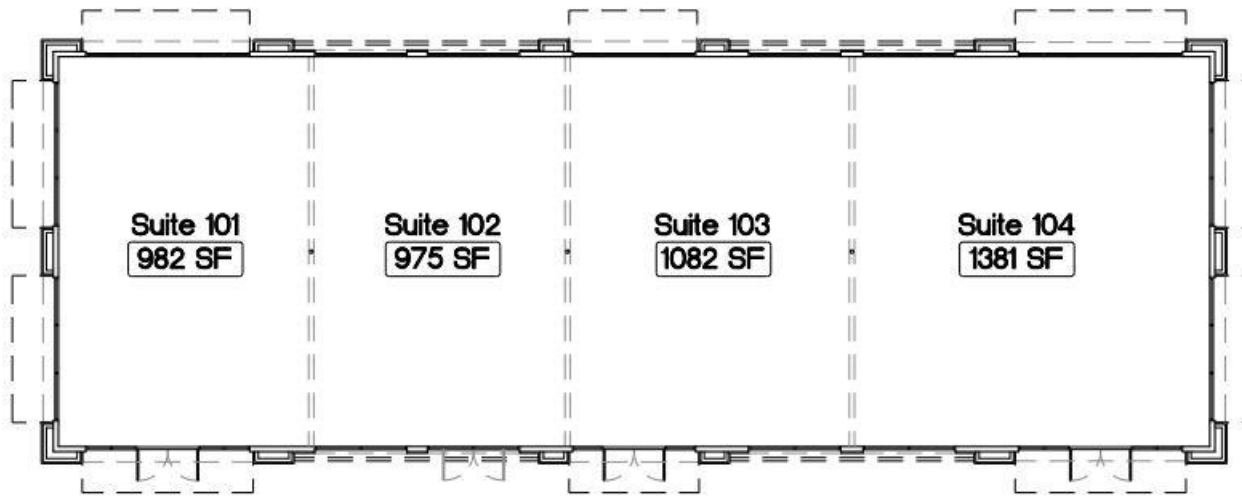
Suite sizes range from 962 sf to 4421 sf in Building one and from 1004 sf to 6160 sf in Building two



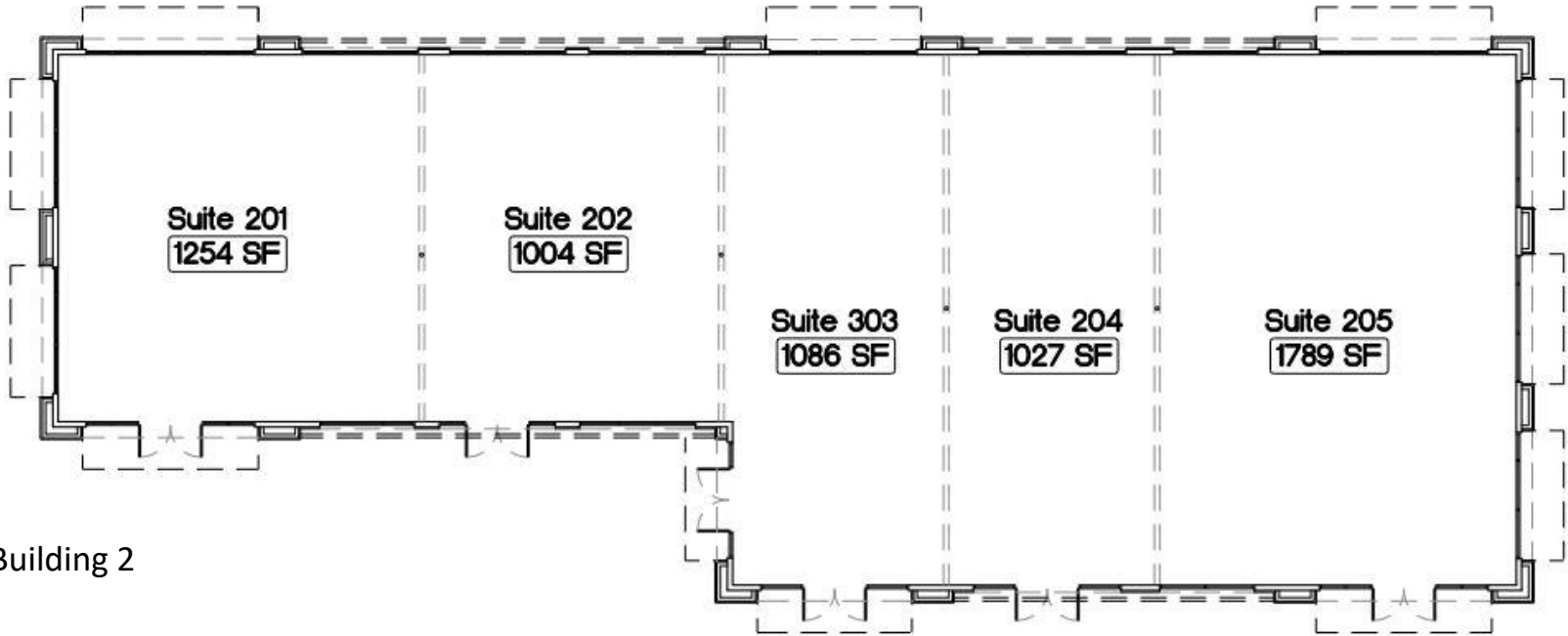
Power Village



Building 1



Building 2





Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: ETR ENTERPRISES, LLC
P.O. Box 5484
Scottsdale, AZ 85261

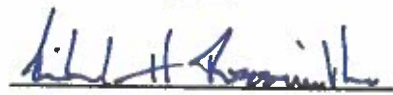
To: SEE ATTACHED - Pages 1-4
SEE ATTACHED - Pages A-D

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

I, Richard H. Rossmiller do hereby certify that I did deposit on the 8th day of August, 2021 the above captioned letters containing the information a set forth in the attachment hereto and to the addressees as set forth in the attached lists.

Dated this 8th of August 2021


Richard H. Rossmiller

 ORIGINAL

John Reddell Architects, Inc.

Architecture Interiors Land Planning

Dear Neighbor,

We have applied to rezone from LC to LC-BIZ and site plan review for the property located within the 6800 to 7000 blocks of East University Drive (south side). Located east of Power Road on the south side of University Drive (1.6+ or - acres) (District 5). This request is for development of a commercial center. The case number assigned to this project is ZON20-00210.

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. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-531-2854 or e-mail me at john@reddellarchitects.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 25, 2021 in the City Council Chambers. The meeting will begin at 4:00 p.m.

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/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 530 123 2921 and following the prompts.

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <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 530 123 2921 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 Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or charlotte.bridges@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,

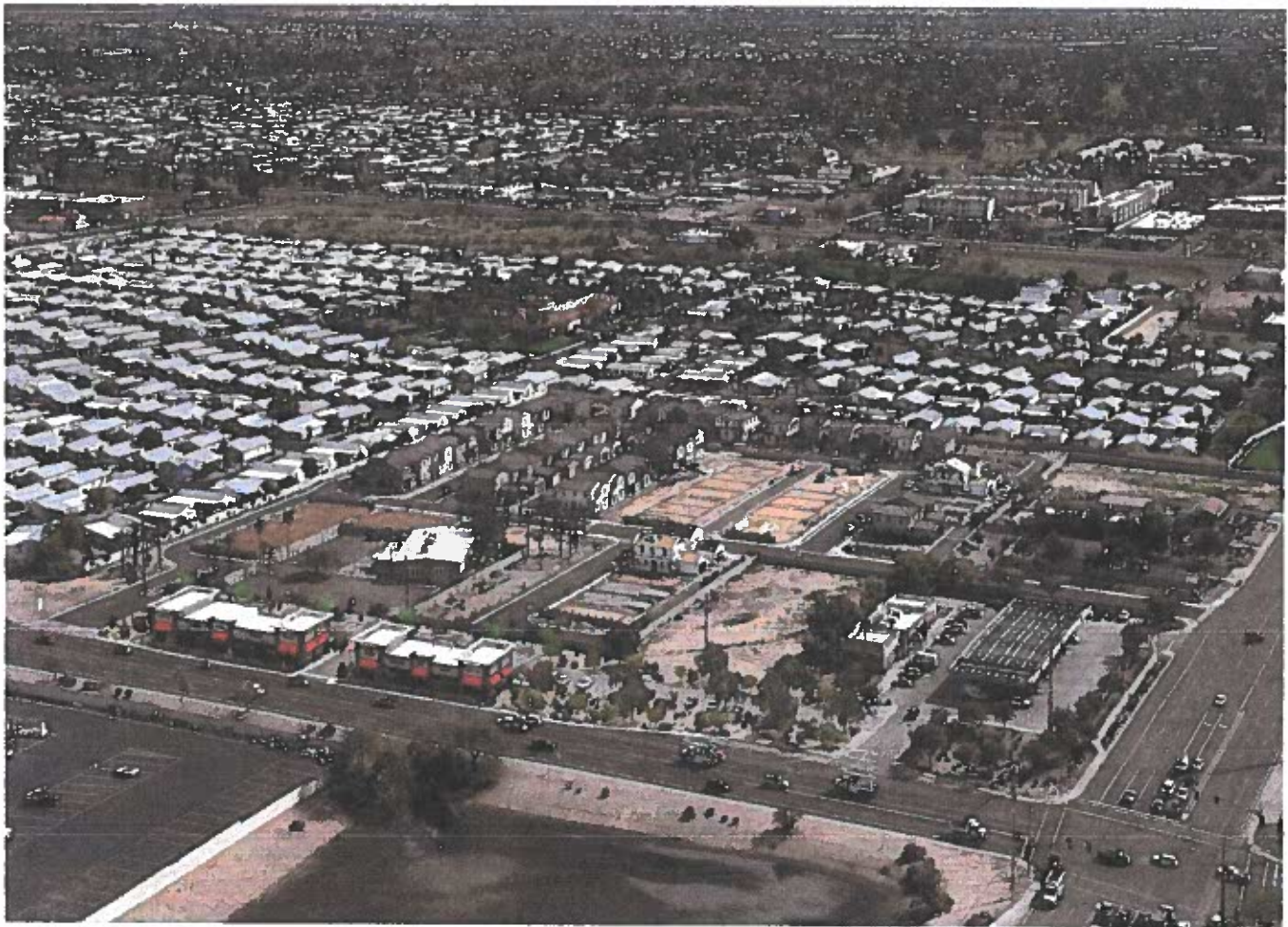

John Reddell

POWER VILLAGE

POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA

Power Village will be a small 8,521 square foot medically oriented office and retail business center located at the southeast corner of University Drive and Power Road in Mesa, Arizona. The Banner Baywood Medical Center is located one and one-half miles to the south. Banner, as one of the premier orthopedic and rehabilitation centers, accommodates 342 beds and a 50,000 square foot emergency medical department.

Construction of Power Village is planned to begin in the Fall of 2021.

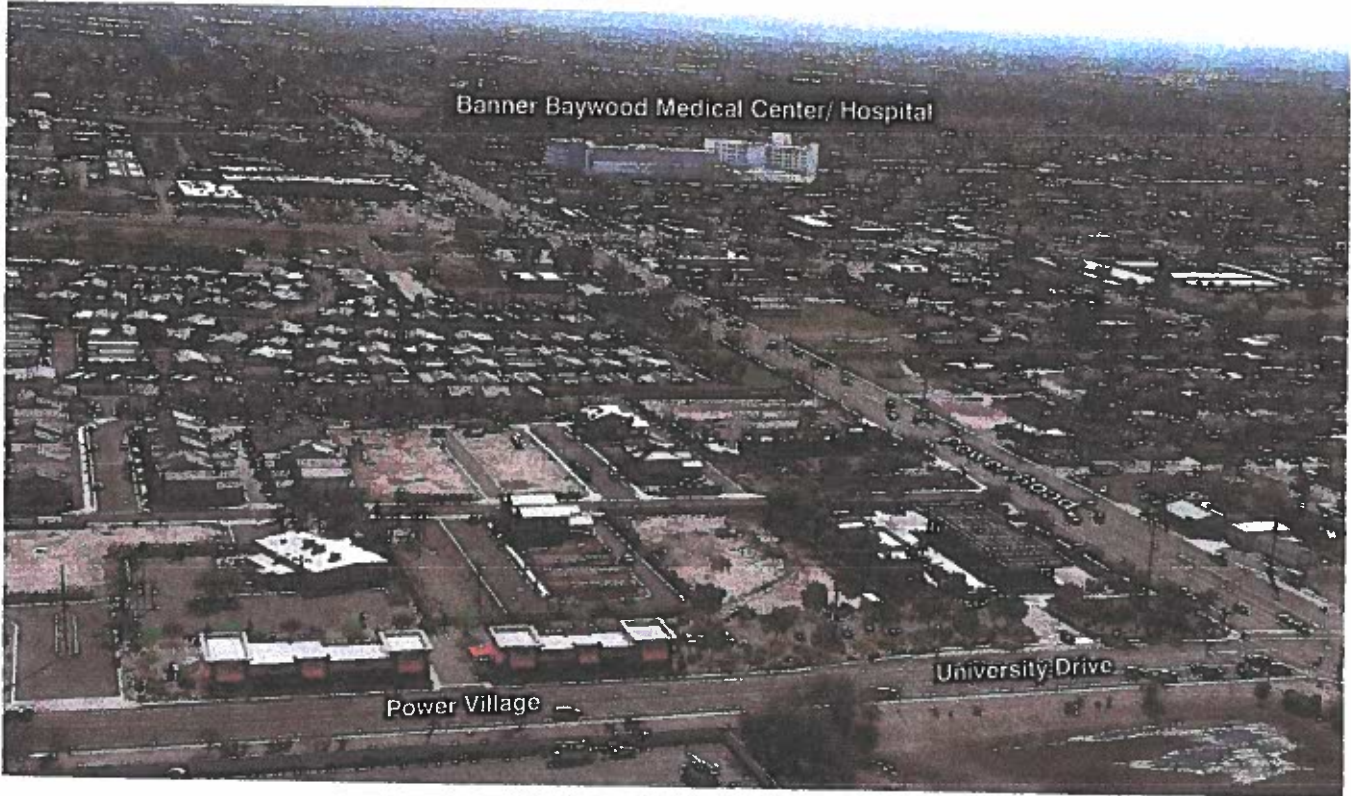


POWER VILLAGE
POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA

C

POWER VILLAGE

POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA



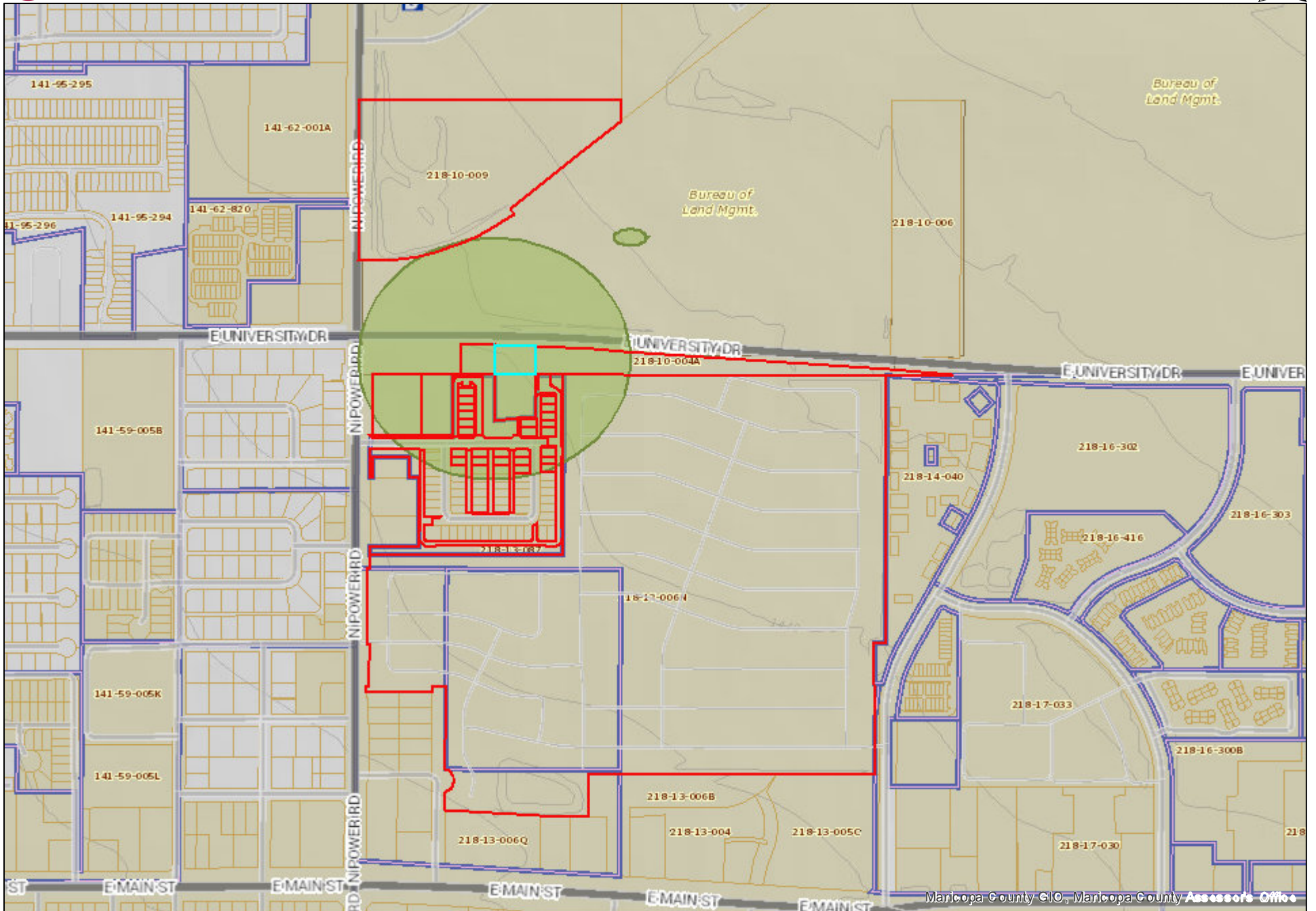
POWER VILLAGE
POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA



POWER VILLAGE
POWER ROAD & UNIVERSITY DRIVE
MESA, ARIZONA

D

Map



POWER VILLAGE

1-25

Ms. CHARLOTTE BRIDGES
CITY OF MESA
P.O. BOX 1466
MESA, AZ 85211-1466

ENCANTO NEIGHBORHOOD
ATTN: Ms. JOANN EPPERSON
6530 EAST ENCANTO
MESA, AZ 85205

DESERT WELLS II
ATTN: Ms. MERLYN JOHNSON
6619 EAST ASPEN AVE
MESA, AZ 85206

DESERT WELLS II
ATTN: Ms. MYRA BLAKELY
6504 EAST ASPEN AVE
MESA, AZ 85206

VELDA ROSE ESTATES HOA
ATTN: Mr. KIRK RUNDLE
16441 NORTH 91ST ST #104
SCOTTSDALE, AZ 85260

SILVERSTONE ESTATES HOA
BRIAN W MORGAN
4854 EAST BASELINE #104
MESA, AZ 85206

SILVERSTONE ESTATES HOA
C/O DAN PETERSON PROP MGT
9590 E. IRONWOOD SQUARE #205
SCOTTSDALE, AZ 85258

SUNVALLEY CASITAS HOA
ATTN: BRYAN MCBEAN
4135 SOUTH POWER RD
MESA, AZ 85212

VILLAS TUSCANY HOA
ATTN: MIKE RYAN
1839 S. ALMA SCHOOL #150
MESA, AZ 85210

TORINO VILLAGE HOA
ATTN: Ms. GLENDA PUSATERI
450 N. DOBSON RD #201
MESA, AZ 85201

SUNVALLEY VILLAS HOA
ATTN: RON BLAUFUSS
205 N. 74TH STREET #160
MESA, AZ 85207

STRATA TOWNHOMES HOA
ATTN: Ms. ELIZABETH LEWIS
16625 S. DESERT FOOTHILLS PKWY
PHOENIX, AZ 85048

MESA EAST PROPERTY HOA
ATTN: DEAN SENNE
2264 S. 75TH WAY
MESA, AZ 85208

BROOKFIELD EAST I HOA
ATTN: DOUG WADDICAR
7255 E. HAMPTON AVE #101
MESA, AZ 85209

CANDLEWICK MANOR ONE HOA
ATTN: MR. JACK ANDERSON
7316 E. SOUTHERN AVE #7722
MESA, AZ 85216

HEATHERWOOD VILLAGE HOA
ATTN: Ms. DONNA MASIULEWICZ
7500 N. DOBSON RD #150
MESA, AZ 85256

LAS PALMAS
ATTN: Ms. RITA HAWKS
215 N. POWER RD.
MESA, AZ 85205

LAS PALMAS CONSTRUCTION
ATTN: TODD LUTZ
2550 S. ELLSWORTH RD #437
MESA, AZ 85209

BUREAU OF LAND MANAGEMENT
ATTN: JIM ANDERSON
21605 NORTH 7th AVE
PHOENIX, AZ 85027-2929

DAN SMITH
ELITE COMMERCIAL
2425 SOUTH STEARMAN DR. #120
CHANDLER, AZ 85286

JOHN REDDELL
JOHN REDDELL ARCHITECTS
4992 SOUTH 158th STREET
GILBERT, AZ 85298

Ms. KIM FALLBECK
CITY OF MESA
PO BOX 1466
MESA, AZ 85201

MS. KAYE BROCKMAN
SALT RIVER PROJECT
PO BOX 52025
MESA, AZ 85072-2025

ARIZONA MORTGAGE
ATTN: JIM CORDELLO
14301 N. 87th ST #312
SCOTTSDALE, AZ 85260

CITY OF MESA
Attn: CHARLOTTE BRIDGES
P.O. BOX 1466 MAIL STOP 9953
MESA, AZ 85211-1466

1

POWER VILLAGE

20-45

Dominick Curz & Christina
Cruz 308 N 69Th PI 26
Mesa, AZ 85207

Eloy & Lena Perez
6925 E Boise St 27
Mesa, AZ 85207

Frank Jr & Nora Restadius
262 N Sunrise 28
Mesa, AZ
85207

Andrew Levy &
Nancy Story 29
6847 E Boise St
Mesa, AZ 85207

Arthur & Deborah Drush
6929 E Boise St 30
Mesa, AZ 85207

Carlos Salazar &
Sokannary Keth 31
302 N 69Th PI
Mesa, AZ 85207

Casandra Gaxiola &
Daniel Torres 32
255 N 69Th Place
Mesa, AZ 85207

Oscar Buendia
306 N 69Th PI 33
Mesa, AZ
85207

Jessica & Glen Nolan
258 N 69Th PI 34
Mesa, AZ 85207

Socorro Mendez Lynch
262 N 69Th PI 35
Mesa, AZ 85207

Garry Disch
7806 E Mendoza 36
St Mesa, AZ
85208

Ismail Ataria Investments
3202 W Roosevelt 37
Mesa, AZ 85209

Brian & Jennifer Mcveigh
7258 E Plata Ave 38
Mesa, AZ 85212

James Smith
2830 E San Tan St 39
Chandler, AZ
85225

Denise Boyland
4390 S White Dr 40
Chandler, AZ 85249

E T R Enterprises
8325 E Via De Las Flores 41
Scottsdale, AZ
85258

Highland Communities
1425 S Higley Rd 42
Gilbert, AZ
85296

Zachary & Katherine
Leeds 1265 E Spur Ave 43
Gilbert, AZ 85296

David & Sreymom Chailim
7815 Botany St 44
Downey, CA
90240

243 Power Road
18375 Ventura Blvd 45
Tarzana, CA
91356

Yours Village → 46-68

Sandra & Gregory
Wadsworth Rr 1 Box 1 46
Sexsmith, TXXx,

Ismail Ataria Investments
PO Box 1159 47
Deerfield, IL 60015

QuikTrip Corp
PO Box 3475 48
Tulsa, OK 74101

Jon & Linda Erickson
PO Box 512 49
Rising Star, TX 76471

STRR Investments LLC
17154 Butte Creek Rd 200
Houston, TX 77090 50

Helmuth Schlueter
195 E Elm St 51
Salt Lake City, UT
84107

Milan Group Investments 2
3118 W Thomas Rd 709 52
Phoenix, AZ 85017

B&D Real Estate
5070 N 40Th St 100 53
Phoenix, AZ 85018

Katharine Young
259 N 69Th Ave 54
Phoenix, AZ
85043

Hadley 69Th Place
5727 S Kings Ranch Rd 2 55
Gold Canyon, AZ
85118

Highland Communities Sales Company
3283 W Roberts Rd 56
Queen Creek, AZ 85142

City Of Mesa
20 E Main St 57
Mesa, AZ
85201

Precision Management Partners
1237 S Val Vista Dr 58
Mesa, AZ 85204

Munio Investments
245 N Power Rd 59
Mesa, AZ 85205

James & Diane Gloria
6747 E University
Mesa, AZ 60
85205

Lindstrom Professional Plaza
326 N Power Rd
Mesa, AZ 85205 61

Lindstrom Rentals
326 N Power Rd 62
Mesa, AZ 85205

Marlene Huntley & Donald Huntley Jr
6752 E Butte St 63
Mesa, AZ 85205

Glen & Brenda Lowery
6744 E Butte St 64
Mesa, AZ 85205

Dubal Porras
6758 E Butte St 65
Mesa, AZ 85205

Jian Zhang
7095 S Power Rd 66
#102
Mesa, AZ 85206

James Pusztai &
Jian Zhang 67
7095 S Power Rd 102
Mesa, AZ 85206

Issa Ismail & Mrwah Ahmad
263 N 69Th Place 68
Mesa, AZ 85207

3

Power Village

69-74

**Ian & Haley
McHardy** 69
260 N 69Th Pl
Mesa, AZ 85207

Joel Massie 70
6952 E Grandview
Mesa, AZ 85207

John Jones 71
243 N 69Th Place
Mesa, AZ 85207

**Matthew & Stephanie
Meachum** 72
304 N 69Th Pl
Mesa, AZ 85207

**Mahmoud Abdeljaber &
Patritsia Ilieva** 73
6919 E Boise St
Mesa, AZ 85207

Mandy Berggren 74
6843 E Boise St
Mesa, AZ 85207

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: August 25, 2021
CASE: ZON20-00210

REQUEST: Rezone from LC to LC-BIZ, and
Site Plan Review. This request will allow for
the development of a commercial center.

APPLICANT: ETR Enterprises

PHONE: 602-486-5338

Planning Division 480-644-2385

Posting date: 7/05/2021

7/5/21 08:37:45

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by August 11, 2021

Date: July 5th 2021

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 ZON20-00210 (case number), on the 5th day of July, 2021. 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 5th day of July, 2021

Marybeth Conrad
Notary Public

