

## **Citizen Participation Report for “The View at 55<sup>th</sup> Place” Located in the Red Mountain Commerce Center**

Case # ZON24-00157

September 24, 2024

**Overview:** This report provides results of the implementation of the Citizen Participation Plan for The View at 55th Place. This site is located at 3633 North 55th Place, in between Recker and Higley on Thomas Road in Mesa, and is an application for the Site Plan Review and Special Use Permit. This request will allow for a Banquet and Conference Center. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, letters, summary sheets, and other materials are attached.

**Contact:**

Seth Harper 3633 North 55<sup>th</sup> Place

Mesa, AZ 85215

(480) 505-1111: (480) 505-1112 (FAX)

Email: sharper@ens-az.com

**Neighborhood Meetings:** The following are dates and locations of all meetings where citizens were invited to discuss the proposal (comments, sign in lists and other feedback are attached);

1. 02/21/24 – View at 55<sup>th</sup> Place. 3633 North 55<sup>th</sup> Place. 5 P.M. to 7 P.M. - 8 citizens in attendance.

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**Correspondence and Telephone Calls:**

1. **Mailed Materials:** Invitations and letters hand delivered to contact list (1,000 feet of the subject site), including homes, apartments, HOAs, schools, and Neighborhood Associations on 02/13/24 (see attached list and example of materials mailed). If the resident was not home, we left the envelope on their front step.
2. **Mailed Materials:** Public hearing notification letters were sealed, stuffed, addressed, stamped, and sent to all addresses within 500’ of the property line before 9/24/2024. Example of the sent letter is included in this submission packet, as well as the list of the 54 houses within 500’, and also a map of that 500’ radius.

**Results**

There were 81 households on the contact list as of the date of this Citizen Participation Report (see attached map). 8 people from that list attended our Open House event on 2/13/24.

1. **Questions & Answers of concerns, issues expressed by neighbors during the Open House.**

**Question: How will re-zoning impact what future tenants are able to do with the space?**

**Larry Potthoff's Answer:** I don't see how this change of zoning request from Light Industrial to General Commercial could change anything from what is reality today; the building is built and is clearly not a industrial type building that would accommodate cranes, semi trailer trucks or any industrial type equipment. This is an office building and for any potential future owners to change that would be a major capital investment because of the cost of the building itself and the parking lot is sloped, not accommodating to large commercial equipment.

**Question: Does the View at 55<sup>th</sup> have liability insurance?**

**Larry Potthoff's Answer:** Yes. The View at 55<sup>th</sup> Place and Enterprise Networks Solutions Inc. pays over \$130,000/year for several insurance policies including full liability up to \$5M, then after \$5M our Umbrella Policy would apply

- 2. Concerns, issues, and problems not addressed and why:**
  - a. N/A

Photo of envelope left at door for residents who were not home:

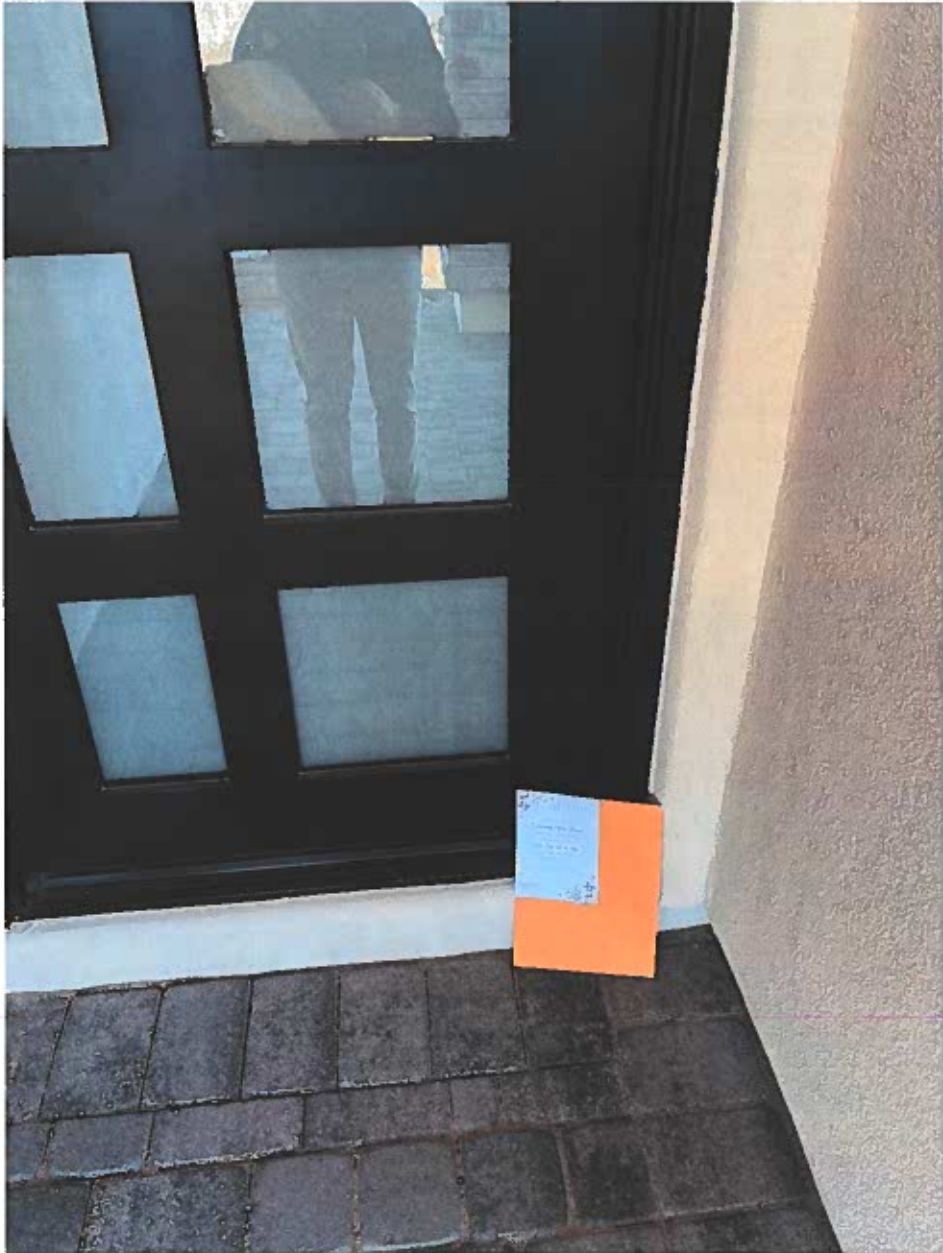


Photo from our Community Outreach event:



Addresses within 500ft of Lot lines


- 1 3747 N 56th St, Mesa, AZ 85215
- 2 3751 N 56th St, Mesa, AZ 85215
- 3 3743 N 56th St, Mesa, AZ 85215
  
- 4 5612 E Scarlet St, Mesa, AZ 85215
- 5 5616 E Scarlet St, Mesa, AZ 85215
- 6 5620 E Scarlet St, Mesa, AZ 85215
- 7 5624 E Scarlet St, Mesa, AZ 85215
- 8 5628 E Scarlet St, Mesa, AZ 85215
- 9 5634 E Scarlet Cir, Mesa, AZ 85215
  
- 10 5611 E Scarlet St, Mesa, AZ 85215
- 11 5615 E Scarlet St, Mesa, AZ 85215
- 12 5619 E Scarlet St, Mesa, AZ 85215
- 13 5623 E Scarlet Cir, Mesa, AZ 85215
- 14 5627 E Scarlet Cir, Mesa, AZ 85215
- 15 5633 E Scarlet Cir, Mesa, AZ 85215
- 16 5637 E Scarlet Cir, Mesa, AZ 85215
- 17 5651 E Scarlet St, Mesa, AZ 85215
- 18 5657 E Scarlet St, Mesa, AZ 85215
  
- 19 3661 N 56th St, Mesa, AZ 85215
- 20 3657 N 56th St, Mesa, AZ 85215
- 21 3653 N 56th St, Mesa, AZ 85215
- 22 3649 N 56th St, Mesa, AZ 85215
- 23 3645 N 56th St, Mesa, AZ 85215
- 24 3641 N 56th St, Mesa, AZ 85215
  
- 25 3642 N Ambrosia, Mesa, AZ 85215
- 26 3646 N Ambrosia, Mesa, AZ 85215
- 27 3650 N Ambrosia, Mesa, AZ 85215
  
- 28 5636 E Sayan St, Mesa, AZ 85215
- 29 5642 E Sayan St, Mesa, AZ 85215
- 30 5648 E Sayan St, Mesa, AZ 85215
- 31 5654 E Sayan St, Mesa, AZ 85215
- 32 5660 E Sayan St, Mesa, AZ 85215
- 33 5664 E Sayan St, Mesa, AZ 85215
  
- 34 5635 E Sayan St, Mesa, AZ 85215
- 35 5641 E Sayan St, Mesa, AZ 85215
- 36 5647 E Sayan St, Mesa, AZ 85215
- 37 5653 E Sayan St, Mesa, AZ 85215
- 38 5659 E Sayan St, Mesa, AZ 85215
- 39 5665 E Sayan St, Mesa, AZ 85215

40 5634 E Sierra Morena St, Mesa, AZ 85215  
41 5640 E Sierra Morena St, Mesa, AZ 85215  
42 5646 E Sierra Morena St, Mesa, AZ 85215  
43 5652 E Sierra Morena St, Mesa, AZ 85215  
44 5658 E Sierra Morena St, Mesa, AZ 85215  
45 5664 E Sierra Morena St, Mesa, AZ 85215

46 5633 E Sierra Morena St, Mesa, AZ 85215  
47 5639 E Sierra Morena St, Mesa, AZ 85215  
48 5645 E Sierra Morena St, Mesa, AZ 85215  
49 5651 E Sierra Morena St, Mesa, AZ 85215  
50 5657 E Sierra Morena St, Mesa, AZ 85215  
51 5663 E Sierra Morena St, Mesa, AZ 85215

52 5515 E Redmont Cir, Mesa, AZ 85215  
53 5454 E Redmont Cir, Mesa, AZ 85215  
54 5555 E Thomas Rd, Mesa, AZ 85215

\*Note; Nearest Listed HOA is Red Mountain Ranch which is > 0.5 miles from our lot.



Sample of Invite  
Sent to Neighbors

PLEASE JOIN US AT A

*Community Open House*

WEDNESDAY, FEBRUARY 21, 2024

5:00 P.M. UNTIL 7:00 P.M.

*The View at 55th Place*

3633 NORTH 55TH PLACE

MESA, ARIZONA 85215

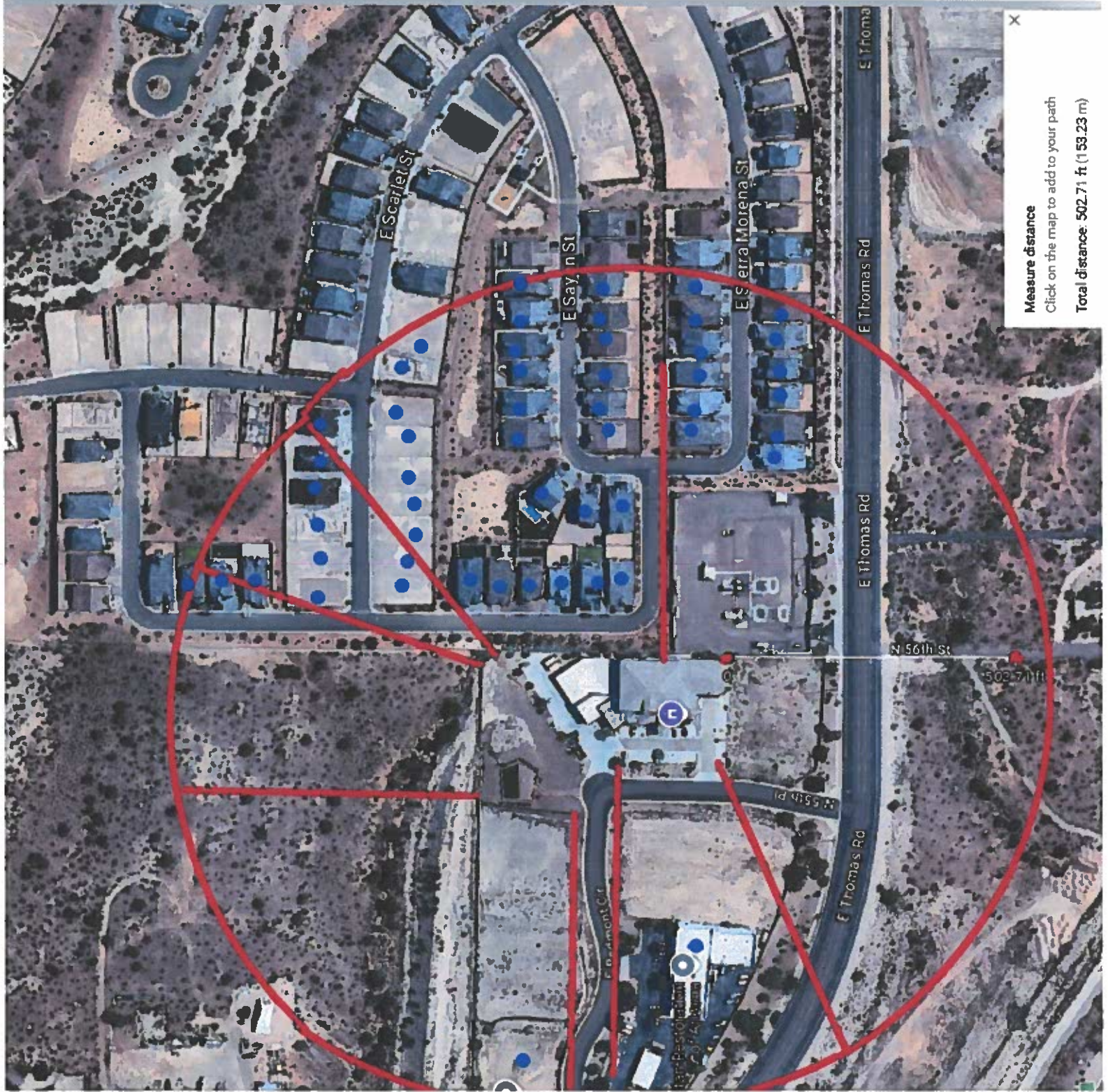
LIGHT REFRESHMENTS PROVIDED

KINDLY RESPOND:

(480) 289-6655

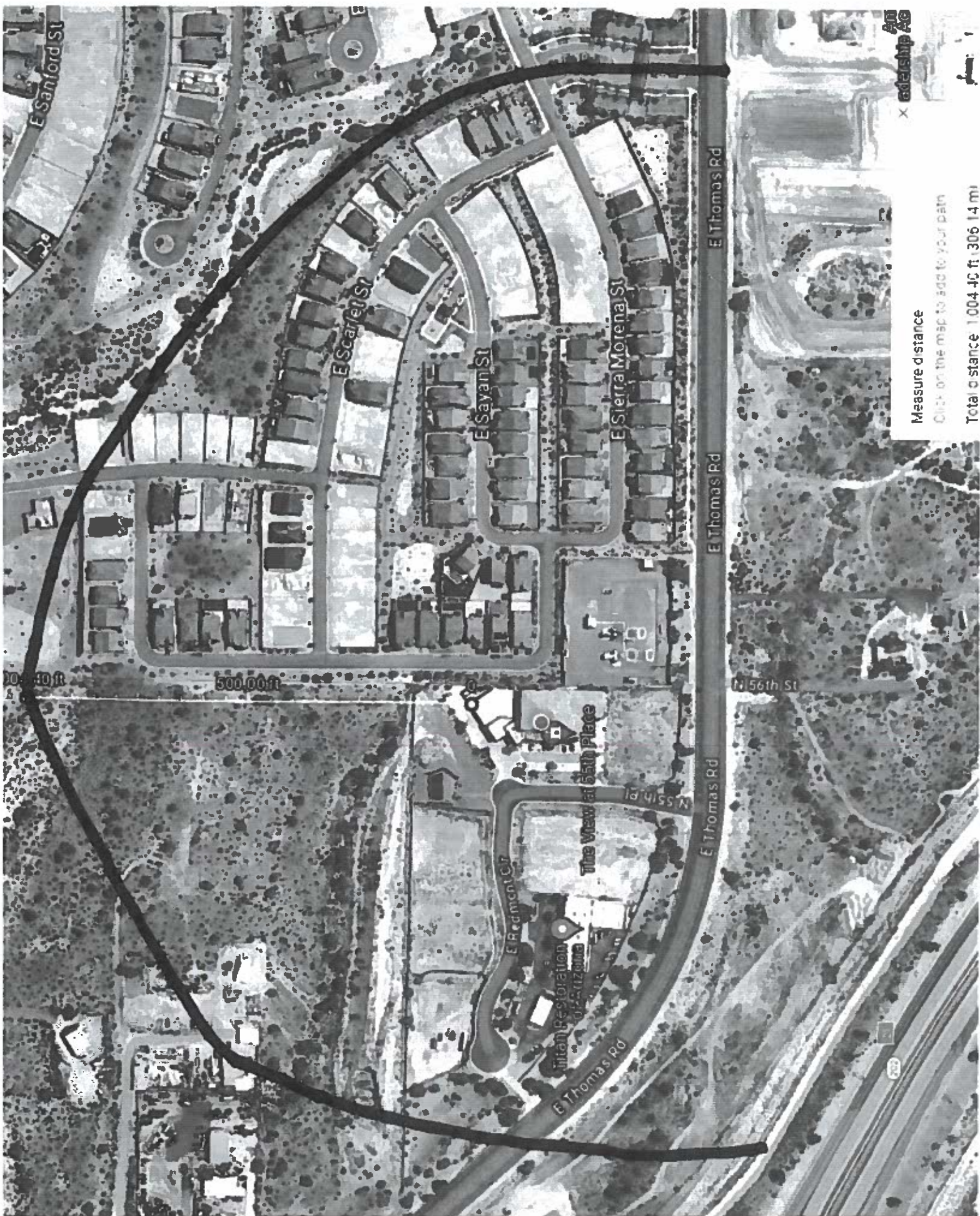


Map of houses  
w/in 500' of  
property lines





Households invited to Community event



Am  
Leadership AG

Measure distance  
Click on the map to add to your path  
Total distance 1,004.40 ft (306.14 m)

Email invite to  
Councilmember Goforth for

**Seth Harper**

**From:** Councilmember Goforth <Councilmember.Goforth@MesaAZ.gov>  
**Sent:** Friday, January 26, 2024 12:23 PM  
**To:** District 5; Larry Potthoff  
**Cc:** Gina Lee Q Ext; Mary Foster; ann\_potthoff@yahoo.com; Seth Harper  
**Subject:** Re: Request for Your Involvement; In-District Mesa Company & Citizens

Community  
event

Mr. Potthoff,

Thank you for inviting me to this community outreach event. I like to attend these events so that I hear directly from residents regarding proposed developments and zoning cases. I will be there. I look forward to meeting you and your staff.

Best regards,  
Alicia

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**From:** Larry Potthoff <larry@ens-az.com>  
**Sent:** Friday, January 26, 2024 7:25:51 AM  
**To:** Councilmember Goforth <Councilmember.Goforth@MesaAZ.gov>; District 5 <District5@mesaaz.gov>  
**Cc:** Gina Lee Q Ext <ginaleeq@theviewat55th.com>; Mary Foster <mfoster@ens-az.com>; ann\_potthoff@yahoo.com <ann\_potthoff@yahoo.com>; Seth Harper <sharper@ens-az.com>  
**Subject:** RE: Request for Your Involvement; In-District Mesa Company & Citizens

Ms. Goforth,

I reaching out to you again to invite you to our Community Outreach Open House on Wednesday February 21<sup>st</sup> 5:00 – 7:00PM (see attached invite). This outreach is one of the several steps we are required to take in our efforts to rezone these three parcels from Light Industrial to Commercial.

If you decide to stop by it'll be a pleasure to meet you and I'm sure my staff would be excited too. We'll be mailing this invite to approximately 70 households that reside within 1000' if this building so you'll have a chance to meet some of your constituents.

Again thank you for asking Zoning and Planning to listen and consider our request; they've been great to work with and extremely helpful in our rezoning efforts.

Warm Regards,

## Enterprise Networks Solutions

<b>Larry Potthoff</b> President	office: (480) 505-1111 mobile: (602) 469-8571 direct: (480) 289-6610	<a href="http://www.ens-az.com">www.ens-az.com</a> <a href="http://www.thewifigroup.com">www.thewifigroup.com</a> <a href="#">Twitter</a> <a href="#">LinkedIn</a>
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This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone.

**From:** Councilmember Goforth <Councilmember.Goforth@MesaAZ.gov>  
**Sent:** Wednesday, November 8, 2023 10:29 AM  
**To:** Larry Potthoff <larry@ens-az.com>; District 5 <District5@mesaaz.gov>  
**Cc:** John Manross (john@clhllc.com) <john@clhllc.com>; Frank Hogleund <frank.hogleund@mesaaz.gov>; Kristin Tinsdale <Kristin.Tinsdale@mesaaz.gov>  
**Subject:** Re: Request for Your Involvement; In-District Mesa Company & Citizens

Mr. Potthoff,  
I'm glad to hear you had a productive and positive meeting. Please don't hesitate to reach back out if you need anything during this process.  
Alicia



Alicia K. Goforth

Councilmember District 5

480.644.3771



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**From:** Larry Potthoff <larry@ens-az.com>  
**Sent:** Wednesday, November 8, 2023 5:34 AM  
**To:** Councilmember Goforth <Councilmember.Goforth@MesaAZ.gov>; District 5 <District5@mesaaz.gov>  
**Cc:** John Manross (john@clhllc.com) <john@clhllc.com>; Frank Hogleund <frank.hogleund@mesaaz.gov>; Kristin Tinsdale <Kristin.Tinsdale@mesaaz.gov>  
**Subject:** RE: Request for Your Involvement; In-District Mesa Company & Citizens

Mrs. Goforth,  
I met with Mary Kopaskie -Brown and Evan Balmar yesterday afternoon and received a welcomed conversation that provides a path toward rezoning of my property. We'll take the necessary steps to move from the LI to a Commercial zoning that accommodates venues. It's not a short or easy process but Mary and Evan are very optimistic and appear to be very supportive in this effort.

I want to "Thank You" for this introduction. Assuming we accomplish together this common objective everyone involved will be the better for it.

Warm Regards,

## Enterprise Networks Solutions

Larry Potthoff  
President

office: (480) 505-1111  
mobile: (602) 469-8571  
direct: (480) 289-6610

[www.ens-az.com](http://www.ens-az.com)  
[www.thewifigroup.com](http://www.thewifigroup.com)  
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**From:** Councilmember Goforth <[Councilmember.Goforth@MesaAZ.gov](mailto:Councilmember.Goforth@MesaAZ.gov)>  
**Sent:** Tuesday, October 24, 2023 5:52 PM  
**To:** District 5 <[District5@mesaaz.gov](mailto:District5@mesaaz.gov)>; Larry Potthoff <[larry@ens-az.com](mailto:larry@ens-az.com)>  
**Cc:** John Manross ([john@chlhc.com](mailto:john@chlhc.com)) <[john@chlhc.com](mailto:john@chlhc.com)>; Larry Potthoff <[larry@ens-az.com](mailto:larry@ens-az.com)>; Frank Hoglund <[frank.hoglund@mesaaz.gov](mailto:frank.hoglund@mesaaz.gov)>; Kristin Tinsdale <[Kristin.Tinsdale@mesaaz.gov](mailto:Kristin.Tinsdale@mesaaz.gov)>  
**Subject:** Re: Request for Your Involvement; In-District Mesa Company & Citizens

Mr. Pothoff,

I understand your concerns. I'm very familiar with your property. I am reaching out to our Development Services Director to get more details about your zoning district and the allowable uses. After I speak with him tomorrow I will reach out. I've copied the District 5 Coordinator so she can set up a meeting for us this week.

Alicia

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**From:** Larry Potthoff <[larry@ens-az.com](mailto:larry@ens-az.com)>  
**Sent:** Tuesday, October 24, 2023 3:51 PM  
**To:** District 5 <[District5@mesaaz.gov](mailto:District5@mesaaz.gov)>  
**Cc:** John Manross ([john@chlhc.com](mailto:john@chlhc.com)) <[john@chlhc.com](mailto:john@chlhc.com)>; Larry Potthoff <[larry@ens-az.com](mailto:larry@ens-az.com)>; Frank Hoglund <[frank.hoglund@mesaaz.gov](mailto:frank.hoglund@mesaaz.gov)>; Kristin Tinsdale <[Kristin.Tinsdale@mesaaz.gov](mailto:Kristin.Tinsdale@mesaaz.gov)>  
**Subject:** Request for Your Involvement; In-District Mesa Company & Citizens

Dear Mrs. Goforth,

I am a business and commercial property owner within your district and requesting your assistance in regards to a City of Mesa Notice of Ordinance Violation dated October 12, 2023 (attached).

In brief; I moved my company Enterprise Networks Solutions Inc. ("ENS") to Mesa five years ago and built a \$7M building near Thomas and Brown Rd. ENS is an Information Technology company during the business hours <https://www.ens-az.com> then our physical building is used by my other company called The View at 55<sup>th</sup> Pl. <https://www.theviewat55th.com/> as a venue and event center for weddings and celebrations. This subdivision is called Red Mountain Commerce Center and zoned "light industrial" however recently we've been notified by Kristin Tinsdale/Code Compliance Officer for City of Mesa that the use of "banquet and conference centers" is not listed as an allowed use within the L1 zoning district under 11-7-2. We respectfully disagree with the City of Mesa zoning interpretation of L1 which we believe allow our activity therefore I request your help

The City of Mesa is threatening to shut down all operations of The View at 55<sup>th</sup>, thereby I'll need to layoff three workers and cancel 50+ events scheduled through 2025. We have been great citizens of City of Mesa employing seventeen people during the past several years, paid \$1,175,252 in sales tax and \$254,160 in property tax over the past 3 years.

As far as impacting others, I own four of the seven lots in this subdivision and my neighbor Titan Restoration has offered reciprocate parking for the weekend events so parking and noise is not an issue.

I am requesting your help. If I need to shut down "The View at 55<sup>th</sup> Pl" I'll be required to terminate all employees and Contracts; there's a good chance I'll become bankrupt from the enviable lawsuits filed against me for "Breach of Contract".

My ask is this; can you grant a commercial variance that allows events here or at the very least meet with us and your zoning department? My building architect John Manross and I believe we fit within the L1 zoning as-is. I love Mesa and don't want to move my companies but trying to resolve this zoning department complaint.

If you meet with me I'll bring records of the taxes we pay the City and the zoning ordinance that allow our light industrial activity. We are good tax-paying citizens while providing an awesome service for bride & groom for an affordable price.

Warm Regards,

Cc'ed Frank Hogle [frank.hogle@mesaaz.gov](mailto:frank.hogle@mesaaz.gov)  
Kristin Tinsdale [Kristin.Tinsdale@MesaAZ.gov](mailto:Kristin.Tinsdale@MesaAZ.gov)

### Enterprise Networks Solutions

<b>Larry Potthoff</b> President	office: (480) 505-1111 mobile: (602) 469-8571 direct: (480) 289-6610	<a href="http://www.ens-az.com">www.ens-az.com</a> <a href="http://www.thewifigroup.com">www.thewifigroup.com</a> <a href="#">Twitter</a> <a href="#">LinkedIn</a>
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Letter included to Neighbors  
Notifying them of plans +  
invite to community event

February 13, 2024

To: All Neighboring Property Owners within 1000' of the property line of The View at 55<sup>th</sup> Place.  
From: Larry Potthoff/Owner and Operator of The View at 55<sup>th</sup> Place <https://www.theviewat55th.com/>  
Subject: Community Outreach and Invitation to our Open House

Dear Neighbors,

I am the President and owner of the commercial building at 3633 N. 55th Place here in Mesa, just west of The Reserve at Red Rock. From this building, the headquarters of Enterprise Networks Solutions Incorporated, a network infrastructure company, has operated for five years. More recently, we've added "The View at 55th Place LLC" as an venue within this same building for weekend weddings and occasional events.

The City of Mesa has notified us that our current zoning as Light Industrial is not adequate for a Banquet and Conference Center. Therefore, we have requested The City of Mesa to consider these three parcels (outlined in blue below) to be rezoned General Commercial.

Part of this rezoning process includes community outreach, in which we notify all property owners within 1000' of our property line to provide information and a forum for discussion of the impacts to the surrounding area of the rezoning request. As a result, we are inviting you to our Open House on February 21, 2024, at 5:00 PM to 7:00 PM for this discussion. Light refreshments will be provided, and the staff of The View at 55th will be present.

As the owner of both companies, there is no impact to anyone within 1000 feet of our property line. This building is built and completed, beautiful, and very quiet for all our neighbors. Light Industrial does allow commercial trucks to park as well as large industrial equipment, but because of this building, our neighbors will never see any of that unattractive equipment. Please consider attending or you may reach out with questions to: Seth Harper

[Sharper@ENS-AZ.com](mailto:Sharper@ENS-AZ.com)  
480-289-6638



Looking forward to meeting you.

Larry Potthoff  
President/Owner The View at 55<sup>th</sup> Place  
480-505-1111



City of Mesa Planning Division

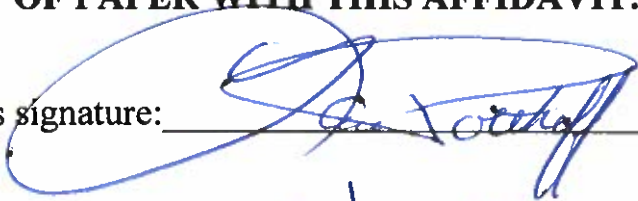
**AFFIDAVIT OF PUBLIC POSTING**

To be submitted to the Planning Division by September 24, 2024

Date: 09/23/2024

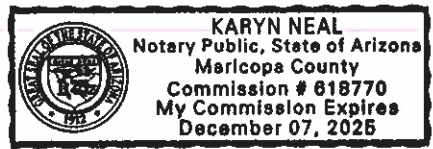
I, Larry Potthoff, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON24-00157 on the 23<sup>rd</sup> day of September, 20 24. At least one notice for each quarter mile of frontage along perimeter right-of-way so that 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 this 23<sup>rd</sup> day of Sept, 20 24.

  
Notary Public



Case Number: ZON24-00157

Project Name: The view @ 55<sup>th</sup> Site Plan



CITY OF MESA PUBLIC NOTICE  
**ZONING HEARING**  
PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA  
4:00 PM DATE: Oct. 9th 2024  
CASE: ZON24-00157  
Request: Site Plan Review and  
Special Use Permit. This request will  
allow for a Banquet and Conference  
Center.  
Applicant: The View @ 55th Place  
Phone: 480-505-1111  
Planning Division (480) 644-2385  
Posting date: 09/24/2024