

Sun Devil Auto
3-lot Commercial Development
Citizen Participation Report (Final)

Southern & Signal Butte
Case # ZON25-00256
Case # DRB25-00399

SITE PLAN REVIEW (SPR)
DESIGN REVIEW (DR)
AND PRELIMINARY PLAT

Application Contact:
Withey Morris Baugh, PLC
2525 East Arizona Biltmore Circle, Suite A212
Phoenix, Arizona 85016
Phone. 602.230.0600 / Email: George@wmbattorneys.com

On behalf of
Vertical Development

I. Introduction

The purpose of this Citizen Participation Report is to provide information and results from the implementation of the Citizen Participation Plan. The application entails a Site Plan Review (SPR), Design Review (DR), and Preliminary Plat (PP) for an approximate 5.87-acre property located east of the northeast corner of Signal Butte Road and Southern Ave, otherwise commonly known as Maricopa County Assessor's Parcel Number 220-76-002X. The request will enable a 3-lot commercial development, one of which is ready to proceed at this time with a Sun Devil Auto end user. The Property is currently undeveloped but has been planned for commercial development since it was originally zoned C-2 in 1998 (and today it is zoned LC). No change to the existing zoning is required.

II. Contact

George Pasquel III
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600 / Email: George@wmbattorneyss.com

III. Contact List

Parties affected by such an application are typically those in closest proximity (+/- 500 feet). In an effort to go beyond standard notifications, a list of property owners within 1,000-feet (as identified by the Maricopa County Assessor's Map) was created. Registered neighborhoods, homeowner's associations and/or other interested parties identified by the City of Mesa were also included in this contact list. A copy of the contact list is enclosed at **TAB A**.

IV. Notification Technique / Notice of Meetings

On June 2, 2025, first class letters were mailed to the Contact List. The letter introduced the Applicant, alerted the recipient of the submitted applications on

the property, provided information and exhibits on the project, provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. See letter and exhibits enclosed at **TAB B**.

On September 26, 2025, first class letters were again mailed to the Contact List. The letter again introduced the Applicant and provided information and exhibits on the project as well as contact information for the City and the Applicant. The letter also alerted the recipient of the scheduled Design Review Board meeting and methods of participating in the process. See affidavit, letter and exhibits enclosed at **TAB C**.

On October 6, 2025, first class letters were again mailed to the Contact List. The letter again introduced the Applicant and provided information and exhibits on the project as well as contact information for the City and the Applicant. The letter also alerted the recipient of the scheduled Planning and Zoning Board meeting. See affidavit, letter and exhibits enclosed at **TAB D**. Also on October 6, 2025, the site was posted with two (2) Zoning Hearing signs detailing the request and upcoming meeting before the Planning and Zoning Board. See affidavit and information enclosed at **TAB E**.

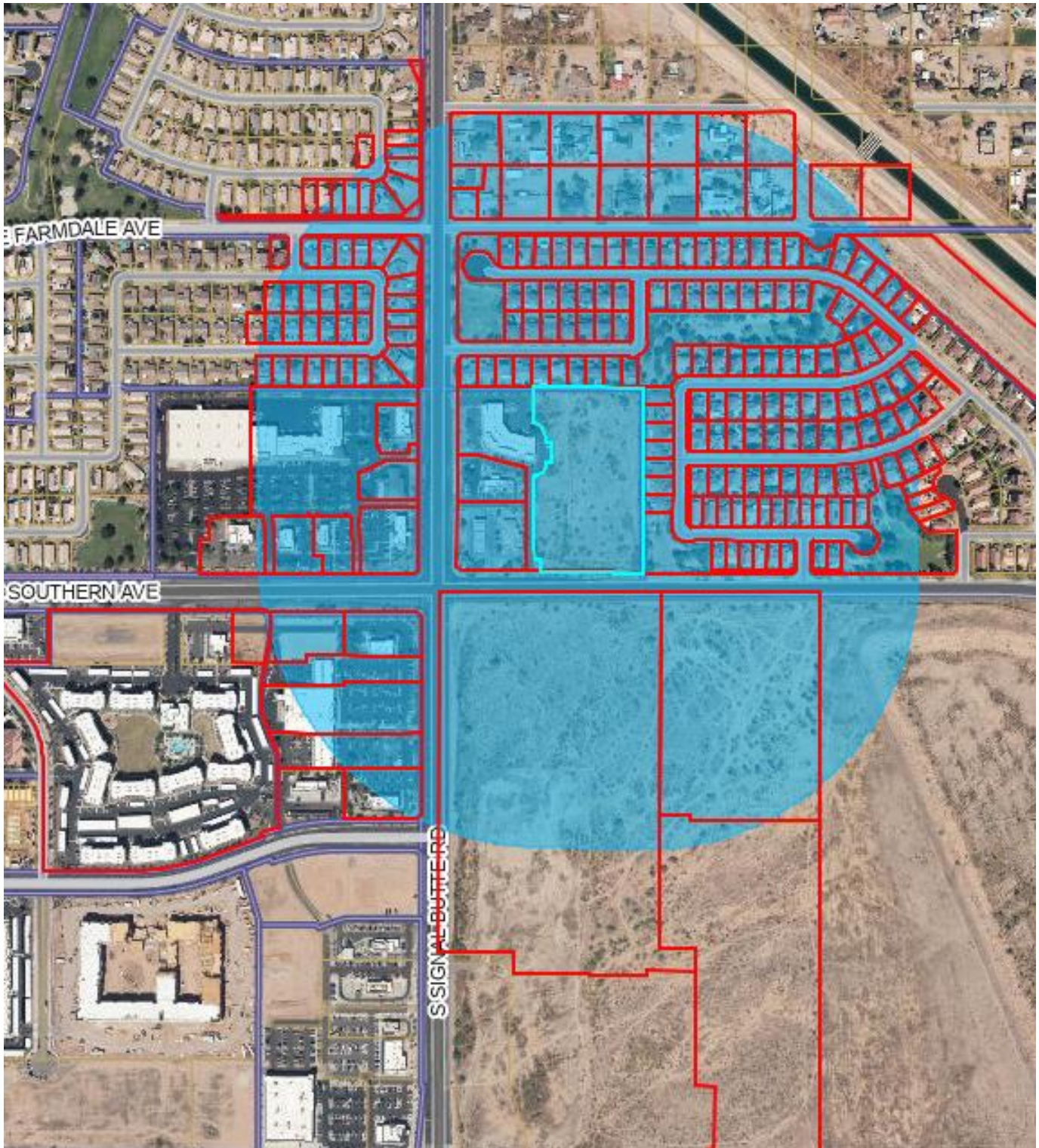
V. Inquiries

To date, the Applicant is yet to receive any inquiries regarding the project and/or applications. This is likely due to the long anticipated commercial development of this property and the low scale nature of the planned development.

The Applicant will continue to be available to discuss the project with any interested parties and will keep the City of Mesa informed as needed of any new interactions.

Tab A

1,000 ft Mailing Map



NEC Signal Butte and Southern - Mesa



10844 E FORGE LLC
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121

2017-1 IH BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

2018-1 1H BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

ABDEH SAMER
10950 E FLORIAN AVE
MESA, AZ 85208

ACEDO JULIE/TIMOTHY
10726 E FORGE AVE
MESA, AZ 85208

ACEVEDO BERNIE T/MOSQUEDA DAYCE
510 N ALMA SCHOOL RD STE 200
MESA, AZ 85201

ADAMS MARKWOOD A/MOIRA K
1122 S 109TH PL
MESA, AZ 85208

ADAMS TYLER A/GUY A/SUSAN K
2531 E NORA ST
MESA, AZ 85213

AGUAYO MARIA L/LAURIAN JAIME
AGUAYO/QUINONEZ KRISTAL AGUAYO
1128 S 111TH CIR
MESA, AZ 85208

ALASKA USA FEDERAL CREDIT UNION
4000 CREDIT UNION DR
ANCHORAGE, AK 99503

ALLEN JOSEPH/LISA
10847 E FLORIAN AVE
MESA, AZ 85208

ALVARADO GEORGE/ROSITA S
10828 E FLORIAN AVE
MESA, AZ 85208

AMH 2014 3 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

AMH 2014-1 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

ANDERMAN ALBERT P
10837 E LA SALLE ST
MESA, AZ 85208

ANFINSON SCOTT
10902 E FORGE CIR
MESA, AZ 85208

ANTHEM IAG LLC
4000 MACARTHUR BLVD STE 600
NEWPORT BEACH, CA 92660

ARCHIE AND BETH MALONE REVOCABLE
LIVING TRUST
10719 E FLORIAN AVE
MESA, AZ 85208

ARIZONA RENAISSANCE COMMUNITY
ASSOC
633 E RAY RD 122
GILBERT, AZ 85296

ARIZONA STATE OF
205 S 17TH AVE RM 370
PHOENIX, AZ 85007

BACA JAMES M/JUDY A
10926 E FORGE AVE
MESA, AZ 85208

BALOGH BETH A
1035 S DEL RANCHO
MESA, AZ 85208

BELA FLOR HOLDINGS LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

BEN FATTO LIMITED PARTNERSHIP/BEN
FATTO LLC/SEVEN HILLS LIMITED
PARTNERSHIP
1223 S CLEARVIEW AVE STE 103
MESA, AZ 85209

BENGE ROBERT R/LINDA M
10746 E EMERALD AVE
MESA, AZ 85208

BIDDLE DONALD W II/ANGELA C
11038 E FLORIAN AVE
MESA, AZ 85208

BIES JUDE THADDEUS
10850 E FORGE CIR
MESA, AZ 85208

BIRCH DUSTIN/TESS ELIZABETH
10841 E FORGE CIR
MESA, AZ 85208

BLAIR JONATHAN J/JANINE N
10965 E FLORIAN AVE
MESA, AZ 85208

BLANCO LESLIE/ACUNA EDGAR LORENZO
BLANCO
11020 E FLOSSMOOR CIR
MESA, AZ 85208

BRADBURN SEAN R/HEATHER M
10853 E FLORIAN AVE
MESA, AZ 85208

BRADLEY S ESTRIDGE TRUST
10822 E FLORIAN AVE
MESA, AZ 85208

BROWN KIMBERLY/WESTON
10931 E FLOWER AVE
MESA, AZ 85208

BRUTON WALTER R/SANDY J
10813 E FLORIAN AVE
MESA, AZ 85208

BTR SCATTERED SITE OWNER 2 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

BULLEN ERYN LUCILLE/JOHN ELIAS
1033 S GRENOBLE
MESA, AZ 85208

BURRAGE ROBERT D JR/SABRINA
10819 E FLORIAN AVE
MESA, AZ 85208

BYONE TIMOTHY/AMELIA
10836 E FORGE CIR
MESA, AZ 85208

CARUSO VICTORIA V
10715 E FORGE AVE
MESA, AZ 85208

CASA DE JJM LLC
2465 S FINCH ST
CHANDLER, AZ 85248

CASILLAS ROBERT C
10725 E FLORIAN AVE
MESA, AZ 85208

CASS CHRISTOPHER/HANNAH
10707 E FLORIAN AVE
MESA, AZ 85208

CASSMAN KEVIN
10937 E FLOSSMOOR AVE
MESA, AZ 85208

CHARLES H AND CHERENE S WATKIN
REVOCABLE TRUST
1104 S 109TH PL
MESA, AZ 85208

CHEUNG MAI HUA
14236 W BANFF LN
SURPRISE, AZ 85379

CHILDS DIANA JANE/RYAN TRACI LYNN
10744 E FLORIAN AVE
MESA, AZ 85208

CIRCLE K STORES INC
PO BOX 52085
PHOENIX, AZ 85072

CLARKSON DAVID J/KARINA M
11036 E FLOWER AVE
MESA, AZ 85208

CLEAVES HOWARD S/JEANNE A
10949 E FLORIAN AVE
MESA, AZ 85208

CLEAVES HOWARD S/JEANNE A
NO MAILING ADDRESS PROVIDED
KESHENA, WI 54135

COHRAN KRISTIN
10847 E FORGE CIR
MESA, AZ 85208

COLON LUIS R/AMARO MARIA DE LOS
ANGELES G
10926 E FLORIAN AVE
MESA, AZ 85208

CONNIE L SILLEN FAMILY TRUST
1142 S SIGNAL BUTTE RD
MESA, AZ 85208

CONNIE L SILLEN FAMILY TRUST
NO MAILING ADDRESS PROVIDED
DEL MAR, CA 92014

CONNIE L SILLEN FAMILY TRUST
1705 VALLEY HIGH DR
CEDAR FALLS, IA 50613

CONTRERAS JULIO CESAR/SHELBY ANN
10706 E FLORIAN AVE
MESA, AZ 85208

COOPER LUELLA
11041 E FLORIAN AVE
MESA, AZ 85208

D & T HOLDINGS
10826 E RENATA CIR
MESA, AZ 85212

D&T HOLDINGS LLC
3735 E HUBER ST
MESA, AZ 85205

DAVIS GEORGE/JANE
224 E SPUR AVE
GILBERT, AZ 85296

DEL ROSARIO CHRISTINA SANTA CRUZ
10964 E FLOWER AVE
MESA, AZ 85208

DENNEY KEITH LAVELL
2451 N AUGUSTA DR
MESA, AZ 85215

DENZER SUSAN J/DAVID E
10714 E FLORIAN AVE
MESA, AZ 85208

DEWITT ABIGAIL/GABRIEL
11014 E FLOSSMOOR CIR
MESA, AZ 85208

DOUSETTE TIMOTHY/CARRIE S
10848 E FLORIAN AVE
MESA, AZ 85208

DRH ENERGY INC
301 COMMERCE ST STE 500
FORT WORTH, TX 76102

DULLUM DAVID C
10920 E FORGE CIR
MESA, AZ 85208

DUNN THELMA J
947 S DEL RANCHO
MESA, AZ 85208

DUONG QUANG TU/THI TRINH H
10943 E FORGE AVE
MESA, AZ 85208

DUVO JANET
10744 E FORGE AVE
MESA, AZ 85208

EAMIGUEL ARTEMIO T III
10950 E FORGE AVE
MESA, AZ 85208

EDENFIELD VICKI
10731 E FLORIAN AVE
MESA, AZ 85208

EQUITY TRUST COMPANY CUSTODIAN/ETAL
1740 N ACACIA
MESA, AZ 85213

FLOSSMOOR 11007 LLC
8448 E TETON CIR
MESA, AZ 85207

FORT LIVING TRUST
10901 E LA SALLE ST
MESA, AZ 85208

FREEMAN JEFFREY J/JENNIFER M
10709 E FORGE AVE
MESA, AZ 85208

GAYTAN-RAMOS DAVID/RAMOS-GAYTAN
CELESTE
949 S SIGNAL BUTTE RD
MESA, AZ 85208

GEIGER TROY J/NICOLE
NO MAILING ADDRESS PROVIDED
MESA, AZ 85208

GEIGER TROY J/NICOLE
10903 E FORGE AVE
MESA, AZ 85208

GIANG NGOC LE/TIFFANY TUYEN DONG
LIVING TRUST
9436 E JACOB AVE
MESA, AZ 85209

GOLEMAN GEORGE V IV/LYNN A/CHELSEI
ANN
10801 E LA SALLE ST
MESA, AZ 85208

GONNERING THERESA A
10932 E FORGE AVE
MESA, AZ 85208

GRACE AARON/SHAWN
11044 E FLOWER AVE
MESA, AZ 85208

GRANILLO XAVIER R/CHRISTINE D
11026 E FLOSSMOOR CIR
MESA, AZ 85210

GRANTHAM REBECCA ANNE
10838 E SUNLAND AVE
MESA, AZ 85208

GRITZ TRAVIS/CAREY
10833 E FLORIAN AVE
MESA, AZ 85208

GROCKE MARINA
10933 E FLORIAN AVE
MESA, AZ 85208

HALE SKYLER L/HEATHER M
1027 S GRENOBLE
MESA, AZ 85208

HALLAWAY JAIME/CARUSO JENNIFER
10727 E FORGE AVE
MESA, AZ 85208

HANSEN STACIE ATWOOD/VELTMAN
MONTE
10957 E FLORIAN AVE
MESA, AZ 85208

HERNANDEZ GEORGE A S/MERCI J
10966 E FLORIAN AVE
MESA, AZ 85208

HIGGINS-VALENZUELA
NATASHA/VALENZUELA CHRIS
10822 E FORGE CIR
MESA, AZ 85208

HOFFMANN KURT W/PETERSON FRANCES
MARIE
10941 E FLORIAN AVE
MESA, AZ 85208

HOLMES MATTHEW/REBECCA
1021 S GRENOBLE
MESA, AZ 85208

HOLMES STEPHANIE/MICHAEL
10830 E FORGE CIR
MESA, AZ 85208

HUGHES DOYLE WAYNE
10821 E FORGE CIR
MESA, AZ 85208

HUNT JARED M/JULIE A
10827 E FORGE CIR
MESA, AZ 85208

I&G SFR I BORROWER LLC
1887 WHITNEY MESA DR 3380
HENDERSON, NV 89014

IH6 PROPERTY PHOENIX L P
1717 MAIN ST STE 2000
DALLAS, TX 75201

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

JENKINS VALERIE R
10944 E FLOSSMOOR AVE
MESA, AZ 85220

JENSEN KRISTOPHER M
10932 E FLOSSMOOR AVE
MESA, AZ 85208

JILL TRIAS LIVING TRUST
10923 E FORGE AVE
MESA, AZ 85208

JOHNSON DAVID/MICHELLE
1041 S DEL RANCHO
MESA, AZ 85208

JONAS DAVID CHARLES JR
10932 E FLOWER AVE
MESA, AZ 85208

JUDD TERRY L
10944 E FORGE AVE
MESA, AZ 85208

K B G K FAMILY LIVING TRUST
10938 E SUNLAND AVE
MESA, AZ 85208

KAMP TRACI
10743 E FLORIAN AVE
MESA, AZ 85208

KARR DENNIS/KIMBERLY
1015 S GRENOBLE
MESA, AZ 85208

KD LOSEY LIVING TRUST
10819 E LA SALLE ST
MESA, AZ 85208

KEIL SONOMA CORPORATION
4131 N 36TH ST
PHOENIX, AZ 85018

KELLEY PATRICK/JODI
10963 E FLOWER ST
MESA, AZ 85208

KELLY LIVING TRUST
11020 E FLOWER AVE
MESA, AZ 85208

KPCP LLC
PO BOX 27647
SCOTTSDALE, AZ 85255

KULAK JENNIFER M
1136 S 111TH CIR
MESA, AZ 85208

LAULETTA MARIEL E/DELRAHIM JOSHUA
10939 E FLOWER AVE
MESA, AZ 85208

LEATHER JACQUELINE MARIE
10949 E FLOSSMOOR AVE
MESA, AZ 85208

LEE CHRISTIAN JAMES HENRY
10739 E EMERALD AVE
MESA, AZ 85208

LIHOU-KELSEN KARA LEE
10923 E FLOWER AVE
MESA, AZ 85208

LILLY MARTIN JR/RENEE L
10919 E LA SALLE ST
MESA, AZ 85208

LOCASCIO JEAN
10931 E FLOSSMOOR AVE
MESA, AZ 85208

LORENZO PERCIVAL M/MARILOU L
1058 S 109TH PL
MESA, AZ 85208

MARTINEZ MARIO A/DUENAS MARIA
VILMA ROSAS
10865 E FLORIAN AVE
MESA, AZ 85208

MATHER JOHN P/COLLEEN L
10958 E FLORIAN AVE
MESA, AZ 85208

MAU DAVID T/ MARIE C
10962 E FLOSSMOOR AVE
MESA, AZ 85208

MAUPIN LIVING TRUST
10025 E FENIMORE RD
MESA, AZ 85207

MCNIEL TIMOTHY/HOFFMAN JANELLE
10745 E EMERALD AVE
MESA, AZ 85208

MD PROPERTY 1128 LLC
7136 E PERALTA CIR
MESA, AZ 85212

MEDINA JOSE FRANCISCO REYNA
10955 E FORGE AVE
MESA, AZ 85208

MG INVESTMENT II LLC
12017 N 62ND PL
SCOTTSDALE, AZ 85254

MG INVESTMENT LLC
12017 N 62ND PL
SCOTTSDALE, AZ 85254

MICHAEL AND VICKI NUDELL FAMILY TRUST
1011 S DEL RANCHO
MESA, AZ 85208

MICHAELS JEFFREY/VICTORIA G
10864 E FLORIAN AVE
MESA, AZ 85208

MICHELETTO-MUNK KYRIE A
11045 E FLOWER AVE
MESA, AZ 85208

MILLS JUSTIN/KELSEY
1029 S DEL RANCHO
MESA, AZ 85208

MONACO MATTHEW/COURTNEY
10855 E LA SALLE ST
MESA, AZ 85208

MORENO ROY/JOSEFINA L
11005 E FLORIAN AVE
MESA, AZ 85208

MURO JOSE CARMEN GODOY
10732 E FORGE AVE
MESA, AZ 85208

NANNI WILLIAM T JR
11030 E FLORIAN AVE
MESA, AZ 85208

NATALIE RUTH YUMIKO EYMAN REVOCABLE
LIVING TRUST
3467 S BANDIT RD
GILBERT, AZ 85297

NAVARRO GABRIELLE/LUIS
10949 E FORGE AVE
MESA, AZ 85208

NEWKIRK MARY R
10856 E SUNLAND AVE
MESA, AZ 85208

NICKERSON RICHARD C/GIL CHRISTY L
10805 E FLORIAN AVE
MESA, AZ 85208

OEUR CHANSOPHORN
11014 E FLORIAN AVE
MESA, AZ 85208

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

ORTNER KEVIN
7007 SANDY HOOK CIR
CHANHASSEN, MN 55317

OSTERMAN STEVE/BONNIE
10713 E FLORIAN AVE
MESA, AZ 85208

PAMELA WRIGHT TRUST
10720 E FLORIAN AVE
MESA, AZ 85208

PARKWOOD RANCH COMMUNITY MASTER
ASSOCIATION
633 E RAY RD STE 122
GILBERT, AZ 85296

PAUL JANET
10841 E FLORIAN AVE
MESA, AZ 85208

PAYNE TORREY/MATTHEWS CRYSTAL RENEE
10714 E FORGE AVE
MESA, AZ 85208

PEREZ MICHAEL/KELLY
935 S DEL RANCHO
MESA, AZ 85208

PETILLO LAWRENCE
10950 E FLOSSMOOR AVE
MESA, AZ 85208

PEW HAYDEN M/SARAH J
11052 E FLOWER AVE
MESA, AZ 85208

PHILLIPS JASON R/JOSEPHINA
11023 E FLORIAN AVE
MESA, AZ 85208

PORCHIA ANTHONY/VANESSA
1336 VILLAGE GREEN DR
JEFFERSON HILLS, PA 15025

PROGRESS RESIDENTIAL BORROWER 18 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 19 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

RAMSEY KELSEY M/MICHAEL J
11012 E FLOWER AVE
MESA, AZ 85208

REBER LYNN M/BRENDA J
1017 S DEL RANCHO
MESA, AZ 85208

REGNELL JEFFERY/DEERAY
10934 E FLORIAN AVE
MESA, AZ 85208

REZA ELIEZER A
10827 E FLORIAN AVE
MESA, AZ 85208

RICE FAMILY LIVING TRUST
10924 E FLOWER AVE
MESA, AZ 85208

RICHEY ROBERT/HEIDI
1018 S GRENOBLE
MESA, AZ 85208

RIGDON JAMES/SCHERRY
10720 E FORGE AVE
MESA, AZ 85208

RIGGS DAVID K/LINDA L
10942 E FLORIAN AVE
MESA, AZ 85208

RIGGS RUSSELL K/SUNDY S
1012 S GRENOBLE
MESA, AZ 85209

RIGGS SHAWN
10733 E FORGE AVE
MESA, AZ 85208

RIX RUSSELL/PATRICIA
10820 E SUNLAND AVE
MESA, AZ 85208

ROBERTS TANNER/ELICIA
11035 E FLORIAN AVE
MESA, AZ 85208

ROSS JOHN
11002 E FLOSSMOOR CIR
MESA, AZ 85208

ROSS WILLIAM EB/ASHLEY
10834 E FLORIAN AVE
MESA, AZ 85208

RS XII PHOENIX OWNER 2 L P
1131 W WARNER RD STE 102
TEMPE, AZ 85284

RUBALCAVA KEVIN
11003 E FLOWER AVE
MESA, AZ 85208

RUSSON BRENT H/COURTNEY E
1457 OLD PHILADELPHIA RD
ABERDEEN, MD 21001

RYAN JOHN J/BROOKE A TR
11029 E FLORIAN AVE
MESA, AZ 85208

SALMON JOHN E/JUDITH L
10956 E FLOSSMOOR AVE
MESA, AZ 85208

SANCHEZ JOHNATHAN A PEREZ
10925 E FLORIAN AVE
MESA, AZ 85208

SARNICKI DAVID J/ANITA B TR
11004 E FLOWER AVE
MESA, AZ 85208

SAUL ERICKA D/ROBERT
10733 E EMERALD AVE
MESA, AZ 85208

SCHWIEKARDT DEBORAH A TR
10737 E FLORIAN AVE
MESA, AZ 85208

SHAREEF SARKAW
10947 E FLOWER
MESA, AZ 85208

SIMONCRE BUDDY LLC
6900 E 2ND ST
SCOTTSDALE, AZ 85251

SKIDMORE ROBERT M/CHERRI C
10856 E FLORIAN AVE
MESA, AZ 85208

SOLIS CECILIA/JUAN
10961 E FLOSSMOOR AVE
MESA, AZ 85208

SPHINX REAL ESTATE LLC
19230 FLINT ST
SPRING HILL, KS 66083

STAR 2022-SFR3 BORROWER L P
1131 W WARNER RD STE 102
TEMPE, AZ 85284

STARKS BENJAMIN L/SARA M
10920 E SUNLAND AVE
MESA, AZ 85208

STORY ELIZABETH JEAN
1116 S 109TH PL
MESA, AZ 85208

STRAHAN LIVING TRUST
15710 E TELEGRAPH DR
FOUNTAIN HILLS, AZ 85268

SUPERSTITION EQUITIES LLC
11167 E JIMSON LOCO LN
SCOTTSDALE, AZ 85262

SWFC SOUTHERN LLC
6940 E RED BIRD RD
SCOTTSDALE, AZ 85266

T & L TRUST
10721 E FORGE AVE
MESA, AZ 85208

TALTENO VICTORINO CANO
10948 E FLOWER AVE
MESA, AZ 85208

THACH HEMARA
10918 E FLORIAN AVE
MESA, AZ 85208

THOMPSON WALKER CY/MCKENZIE
1064 S 109TH PL
MESA, AZ 85208

TIBBS LINDSAY
11006 E FLORIAN AVE
MESA, AZ 85208

TIMOTHY F GREEN SR AND LINDA F GREEN
REVOCABLE TRUST
3158 N HAWES RD
MESA, AZ 85207

TODD DAVID & ROXANE
912 N 111TH ST
MESA, AZ 85207

TODD DAVID/RENEE
11028 E FLOWER AVE
MESA, AZ 85208

TODD RUTH R
842 N 111TH ST
MESA, AZ 85207

TOLBERT PAUL A/BANKLE AMY G
941 S DEL RANCHO
MESA, AZ 85208

TRENT DARWIN R/JILL S
10909 E FORGE AVE
MESA, AZ 85220

USA BUREAU OF RECLAMATION
23636 N 7TH ST
PHOENIX, AZ 85024

VALENCIA SILVANO/ACDAELA
1054 E BENBOW ST
COVINA, CA 91724

VERDUGO IMELDA
948 S ALMA SCHOOL 58
MESA, AZ 85210

WAHL TYLER STEPHEN/TRACY C
10727 E EMERALD AVE
MESA, AZ 85208

WALDA FAMILY TRUST
10738 E FORGE AVE
MESA, AZ 85208

WALKER THERESA C/PATTON NICHOLAS
10732 E FLORIAN AVE
MESA, AZ 85208

WEYENBERG JOLI I/STEPHEN
10749 E FLORIAN AVE
MESA, AZ 85208

WHEELER NICHOLAS
10956 E FLOWER AVE
MESA, AZ 85208

WHERRITT CHARLES D/SOPHIE KIEN
23921 SOFIA ST
MISSION VIEJO, CA 92691

WILSON RUSSELL L/BONITA J
10751 E EMERALD AVE
MESA, AZ 85208

WOOD ANDREW J/KATIE M
10902 E SUNLAND AVE
MESA, AZ 85208

WS HOLDINGS I LLC
4215 N WINFIELD SCOTT PLZ
SCOTTSDALE, AZ 85251

XAYSALEUMSACK KEA
11008 E FLOSSMOOR CIR
MESA, AZ 85208

YOUKHANA MICHAEL A
10842 E FLORIAN AVE
MESA, AZ 85208

ZARAGOZA BLADIMIR ESPINO/ESPINO
MARIA F
11033 E FLOWER AVE
MESA, AZ 85208

ZARATE JAVIER/DOLORES
11027 E FLOWER AVE
MESA, AZ 85208

ZEPEDA RIGOBERTO/CRIS L
4632 E GOLDFINCH GATE LN
PHOENIX, AZ 85044

Councilmember Alicia Goforth
PO Box 1466
Mesa, AZ 85211

John Zielonka
PO Box 1466
Mesa, AZ 85211

City of Mesa Development Services
Department ATTN: Nana Appiah
PO Box 1466
Mesa, AZ 85211

City of Mesa Development Services
Department ATTN: Charlotte Bridges
PO Box 1466
Mesa, AZ 85211

City of Mesa ATTN: Marc Hershberg
20 E Main St Ste 750
Mesa, AZ 85211

Arizona Renaissance Community Association
1600 W BROADWAY RD, SUITE 200
TEMPE, AZ 85282

AAM, LLC.
1600 W BROADWAY RD, SUITE 200
TEMPE, AZ 85282

Linda Riggs
Arizona Renaissance Community Association
10942 E Florian Ave
Mesa, AZ 85208

Samer Abdeh
Arizona Renaissance Community Association
10950 E Florian Ave
Mesa, AZ 85208

Coyote Landing HOA
7255 EAST HAMPTON AVE SUITE 101
MESA, AZ 85209

Coyote Landing HOA C/O Real Manage
7255 EAST HAMPTON AVE SUITE 101
MESA, AZ 85209

Anthony Childers
Crismon Creek Homeowners Association
10244 E Jerome Ave
Mesa, AZ 85209

Scott Boek
Crismon Creek Homeowners Association
10152 E Jacob
Mesa, AZ 85209

Steve Atkins
Crismon Creek Village
1650 S Crismon Rd
UNIT 28
Mesa, AZ 85209

Jimmy Angell
Desert Village Homeowner's Association
11120 E LaSalle
Mesa, AZ 85208

Dale Wempen
Eastgate Homeowners Association
1102 S 114th St
UNIT 130
Mesa, AZ 85208

Parkwood East Homeowner's Association
3260 E. Indian School Rd
Phoenix, AZ 85018

Melvin Harris
Parkwood East II Community Association
11355 E Elena Ave
Mesa, AZ 85208

Roberta Cullen
Parkwood Ranch Community Master Association
10418 E Diamond Ave
Mesa, AZ 85208

Donnis Plumb
Parkwood Ranch Community Master Association
10458 E El Moro Ave
Mesa, AZ 85208

Misti Rash
Parkwood Ranch Community Master Association
10614 E Carmel Ave
Mesa, AZ 85208

Kristen Reynolds
Parkwood Ranch Community Master Association
10223 E Crescent Ave
Mesa, AZ 85208

Jennifer Sherwood
Parkwood Ranch Community Master Association
10247 E Crescent Ave
Mesa, AZ 85208

Signal Butte Manor Homeowners Association
633 E Ray Rd Suite 122
GILBERT , AZ 85296

Ken Larsen
Signal Butte Ranch Community Ranch
10710 E Ananea
Mesa, AZ 85208

Tina Flynn
Signal Butte Ranch Community Ranch
10665 E Balmoral Ave
Mesa, AZ 85208

Anthony Scopellite
Signal Butte Ranch Community Ranch
115 S Noble
Mesa, AZ 85208

Eli Farias
Silverwood Homeowners' Association
11455 E Flossmoor Ave
Mesa, AZ 85208

Wendy Brown
Silverwood Homeowners' Association
7255 E Hampton Ave
UNIT 101
Mesa, AZ 85209

Scott Jeske
University Manor
9732 E Baltimore Cir
Mesa, AZ 85207

Terri Parklann
University Manor
9736 E Baltimore Cir
Mesa, AZ 85207

Tab B

June 2, 2025

Notice of Application for Site Plan and Design Review

+/-5.9-acre Property Located East of the Northeast Corner of Signal Butte & Southern in Mesa
Case No ZON25-00256 / DRB25-00399

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed applications with the City of Mesa to allow for the development of a new, three lot commercial development including a Sun Devil Auto, on the above referenced property, located east of the northeast corner of Signal Butte Road and Southern Avenue (APN 220-76-002X) as seen on the enclosed aerial. The purpose of this letter is simply to introduce ourselves and the project, and to let you know you should be receiving future notifications regarding the City's planned review of these applications.

The Property is currently undeveloped but has been planned for commercial development since it was originally zoned Commercial (C-2) in 1998. Today, the property is zoned Limited Commercial (LC). While the remainder of this overall commercial corner has been developed with commercial uses, this 5.9-acre site has been passed over and remains vacant and unimproved. With this Site Plan (SPR) and Design Review (DR) application, Lot 1 (which is roughly 1-acre located up against Southern Avenue) will be developed with a Sun Devil Auto. Lots 2, which is also located along Southern Avenue, will be improved with drive aisles and positioned for a future retail use. Lot 3, which is located at the rear of the site, will remain unimproved, but is also planned for future retail users.

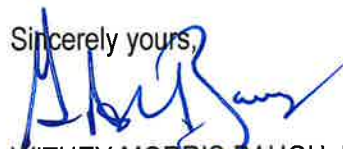
This is not a rezoning application, and the proposed uses are permitted by right in the existing zoning. The project is also in conformance with the City's General Plan, which designates this Property as an *Urban Center* Placetype with an *Evolve* Growth Strategy. Again, the proposal is fully compliant with these designations.

Attached for your reference is the preliminary site plan along with some sample elevations. Sun Devil Auto is pushed up along Southern Avenue and will be approximately 7,689 sf. The building is only 20-foot tall and is oriented so its narrow side faces the street, and its bay doors face internal to the project. The building complies with all the Mesa LC zoning district development standards and no deviations are requested. Access to the Property is provided via an access driveway on Southern Avenue. Secondary access exists via a cross-access easement with the commercial uses to the west.

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications. Feel free to contact me at (602) 230-0600 or e-mail at Adam@wmbattorneys.com. You may also contact the City of Mesa Planner assigned to this case, Charlotte Bridges, at (480) 644-6712 or Charlotte.Bridges@MesaAZ.gov. You will also receive future mailing notifications regarding the City's planned hearing schedule for review of these applications and signs will also be posted on site with hearing information.

Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at Adam@wmbattorneys.com.

Sincerely yours,

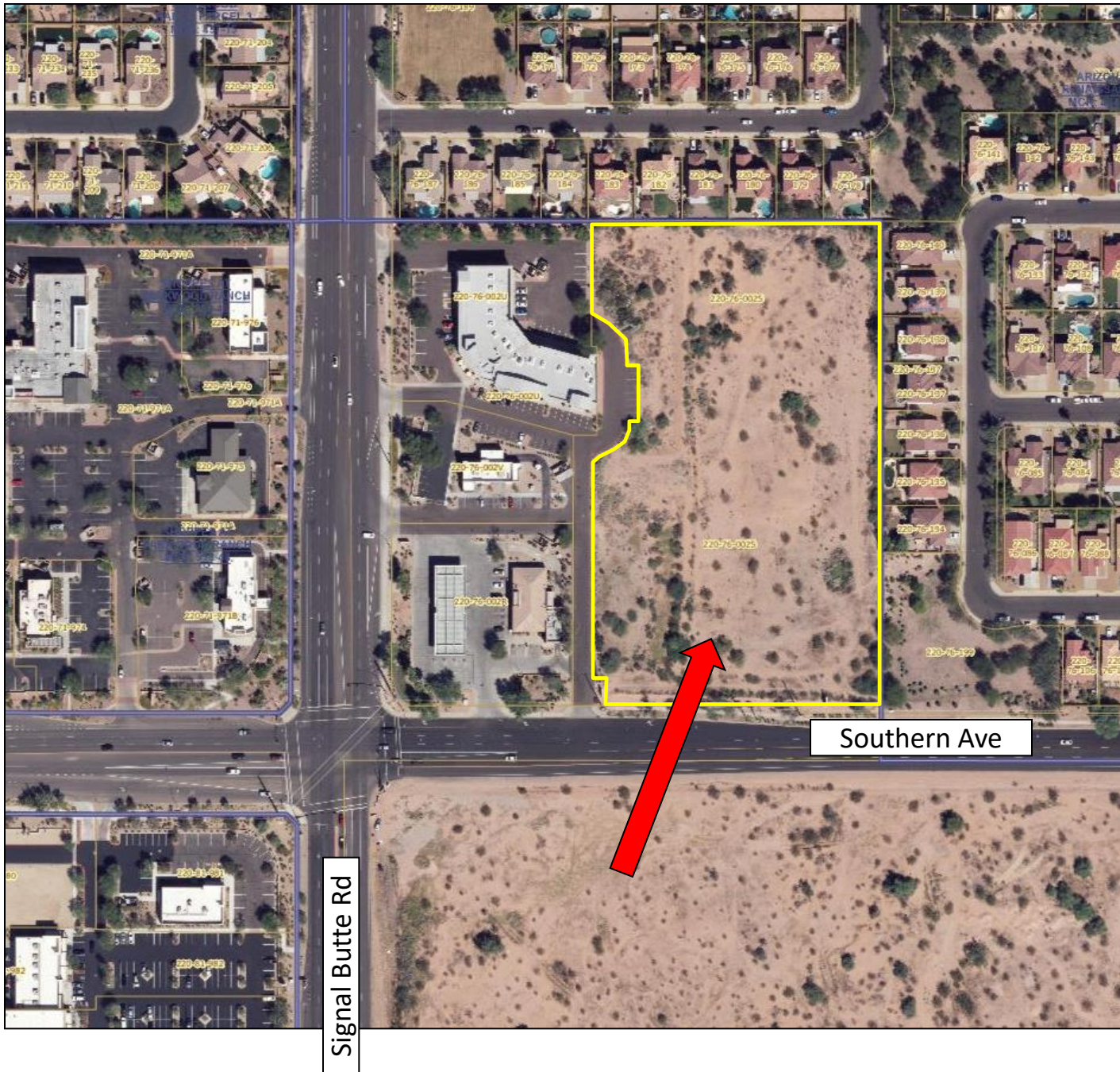


WITHEY MORRIS BAUGH, PLC

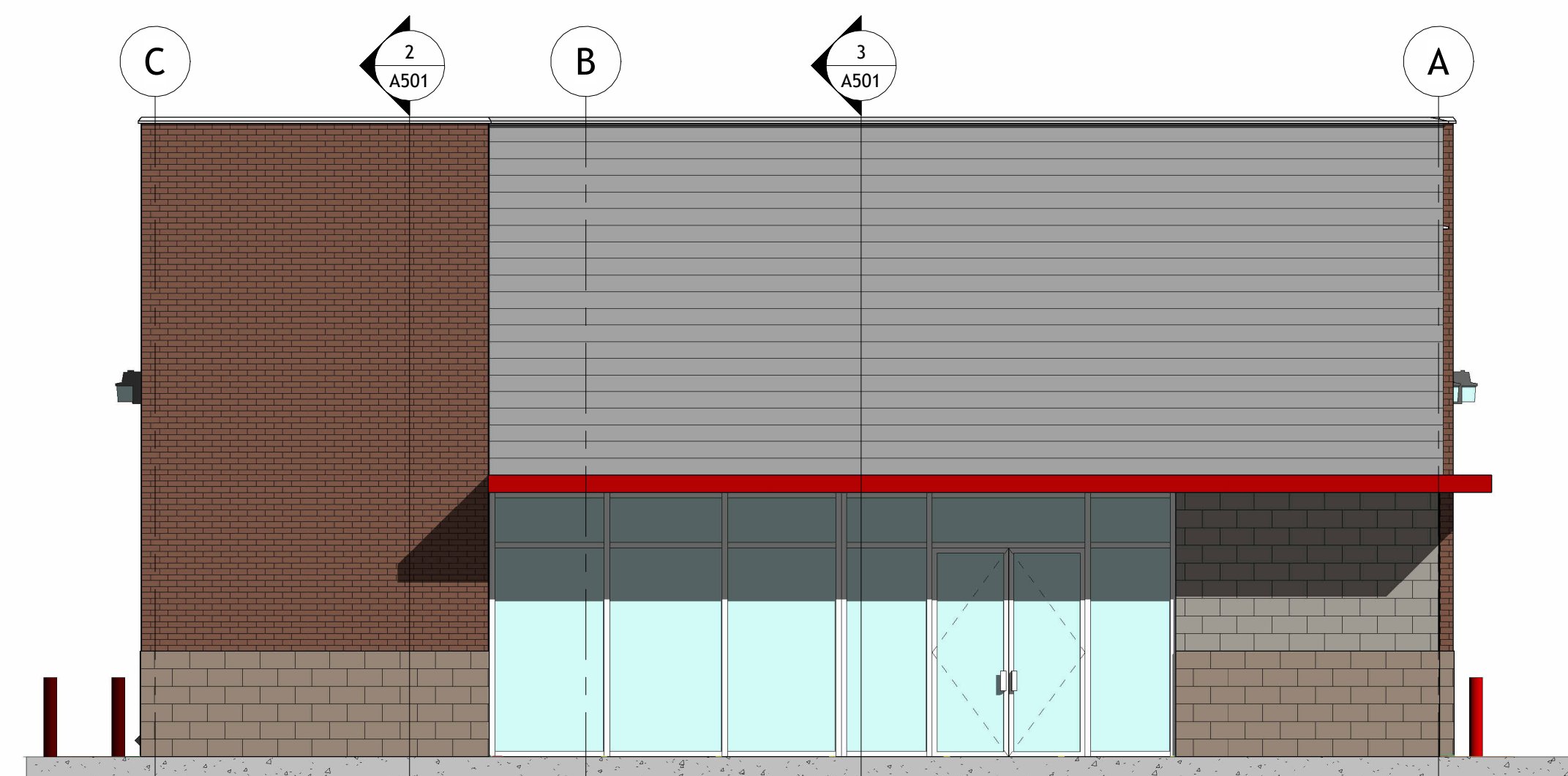
By Adam Baugh

Enclosure(s): aerial, preliminary site plan, sample elevations

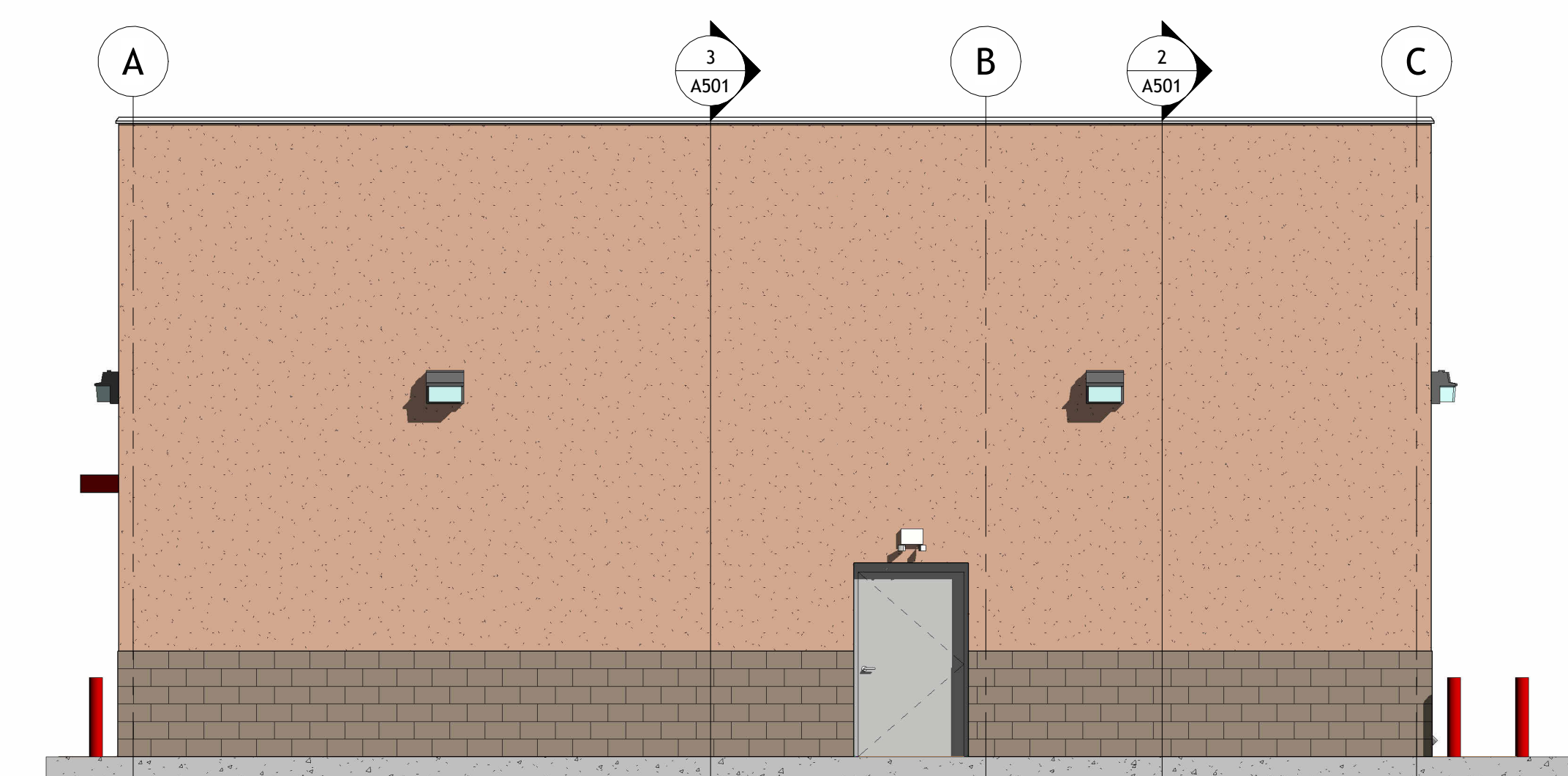
Aerial Map



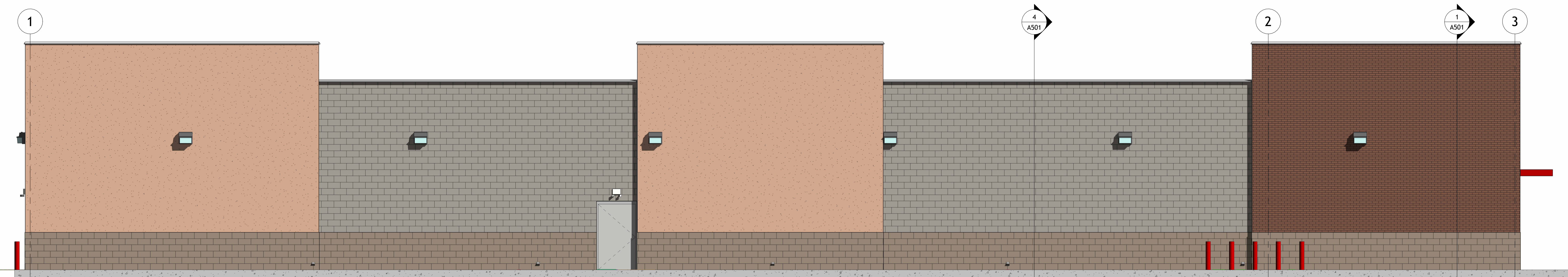




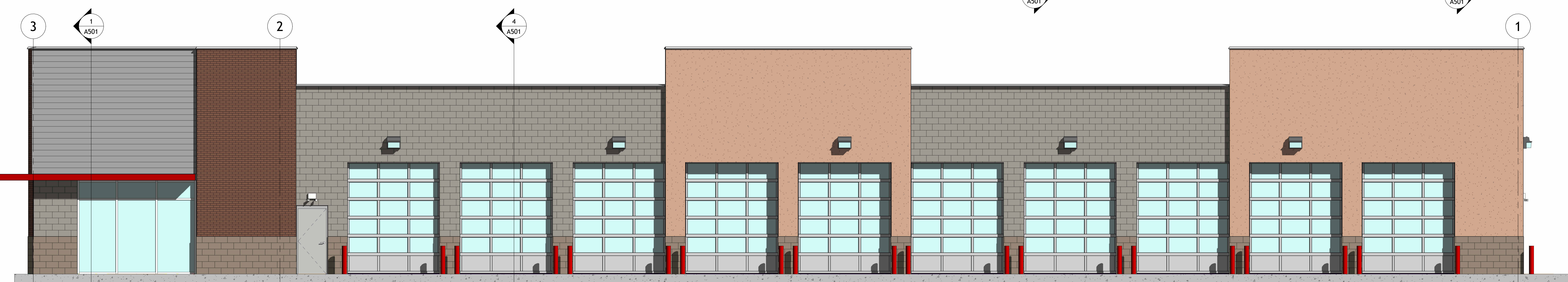
1 South Architectural Building Elevation
3/16" = 1'-0"



2 North Architectural Building Elevation
3/16" = 1'-0"



4 West Architectural Building Elevation
3/16" = 1'-0"



3 East Architectural Building Elevation
3/16" = 1'-0"

GENERAL NOTES - ELEVATIONS

- A EXTERIOR SEALANT SHALL MATCH COLOR OF CMU
- B INSTALL CONTROL JOINTS PER MFR RECOMMENDATIONS.
- C ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
- D COORDINATE ANY REQUIRED KNOX BOXES WITH SHJ/FIRE MARSHALL FOR TYPE AND LOCATION.
- E PRIME ALL CMU BEFORE PAINTING OR INSULATION OF OTHER FINISHES WITH LOXON BLOCK SURFACE LX01 SERIES, (50-100 SQ FT/GAL)
- 1ST COAT: S-W LOXON SELF CLEANING ACRYLIC COATING-SATIN, LX14-50 SERIES.
2ND COAT: S-W LOXON SELF CLEANING ACRYLIC COATING-SATIN, LX14-50 SEIRES (530-7.0 MILS WET, 2.0-2.8 DRY PER COAT).
- F ALL EXTERIOR METALWORK, NOT GALVANIZED, SHALL BE PRIMED AND PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT. (LINTELS, BOLLARDS, ETC.)
- G GC SHALL VERIFY LOCAL JURISDICTION AND WIND SPEED REQUIREMENTS TO DETERMINE IF HURRICANE RATED HIGH IMPACT STOREFRONT OR SIGNAGE IS REQUIRED. FURNISH AS REQUIRED.

KEYNOTES - ELEVATIONS

- | | |
|----|---|
| 01 | FINISH - SHERWIN WILLIAMS: SW9173 SHIITAKE OR SIMILAR |
| 02 | FINISH - SHERWIN WILLIAMS: SW7025 BACKDROP OR SIMILAR |
| 03 | FINISH - SHERWIN WILLIAMS: CUSTOM BRAND COLOR |
| 04 | BRICK |
| 05 | CONCRETE MASONRY UNIT (CMU) - SPLITFACE |
| 06 | CONCRETE MASONRY UNIT (CMU) - SMOOTH |
| 07 | AWNING |
| 08 | METAL SCREEN - HVAC UNIT / FANS |
| 09 | BOLLARD |
| 10 | DOWNSPOUT (INSIDE WALL) |
| 11 | LIGHTING FIXTURE |
| 12 | METAL PANEL - BRAND AND LOGO PER OWNER |
| 13 | PAINTED STUCCO - SW-0039 MELLOW MAUVE |

Tab C



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **Monday, September 29, 2025.**

Date: 9/29/25

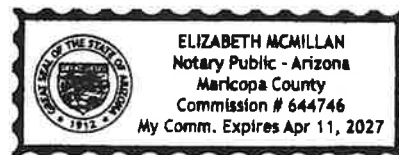
I, George Pasquel, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00256 & DRB25-00399** on the 26th day of September, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 29 day of Sept, 2025.

Elizabeth McMillan
Notary Public



Case Number: **ZON25-00256 & DRB25-00399**

Project Name: SUNDEVIL AUTO



WITHEY
MORRIS
BAUGH

September 26, 2025

**Re: East of the NEC of Southern Avenue & Signal Butte Road – Site Plan & Design Review Applications
(ZON25-00256 & DRB25-00399) – Mesa, Arizona**

Dear Property Owner or Registered Neighborhood Representative:

On behalf of our client, Vertical Development, we have recently filed for Design Review approvals for the rough 5.9-acre property, generally located east of the northeast corner of Signal Butte Road and Southern Avenue, Assessor Parcel No. 220-76-002X (the "Property"), as seen on the enclosed exhibits. This request is for a Minor Automobile / Vehicle Repair building. You may recall receiving previous correspondence from our office about this application. The purpose of this follow-up letter is simply to let you know the application has now been scheduled for consideration by the Mesa Design Review Board.

The City of Mesa Planning Division requests these letters be sent to all property owners within 500 feet of the Property. In an effort to expand outreach, we have increased this distance to 1,000 feet. Enclosed for your review is a copy of the site plan and elevations of the proposed development. The Property is currently undeveloped but has been planned for commercial development since it was originally zoned Commercial (C-2) in 1998. Today, the property is zoned Limited Commercial (LC). While the remainder of this overall commercial corner has been developed with commercial uses, this site has been passed over and remains vacant and unimproved.

With this Site Plan (SPR) and Design Review (DR) application, Lot 1 (which is roughly 1-acre located up against Southern Avenue) will be developed with a Sun Devil Auto. Lots 2, which is also located along Southern Avenue, will be improved with drive aisles and positioned for future retail use. Lot 3, which is located at the rear of the site, will remain unimproved, but is also planned for future retail users. This is not a rezoning application, and the proposed uses are permitted by right in the existing zoning.

The Mesa Design Review Board will review this request at their meeting held on Tuesday, October 14, 2025, in the City Council Chambers located at 20 East Main Street, Mesa, AZ, 85201. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom <https://mesa11.zoom.us/j/82508085605>, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605** and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/Government/Advisory-Boards-Committees/Design-Review-Board> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute, and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to 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.

If you have any questions regarding this proposal, please do not hesitate to contact me at 602-230-0600 or by e-mail at George@wmbattorneys.com. Thank you for your time and consideration.



Sincerely,

WITHEY MORRIS BAUGH P.L.C.

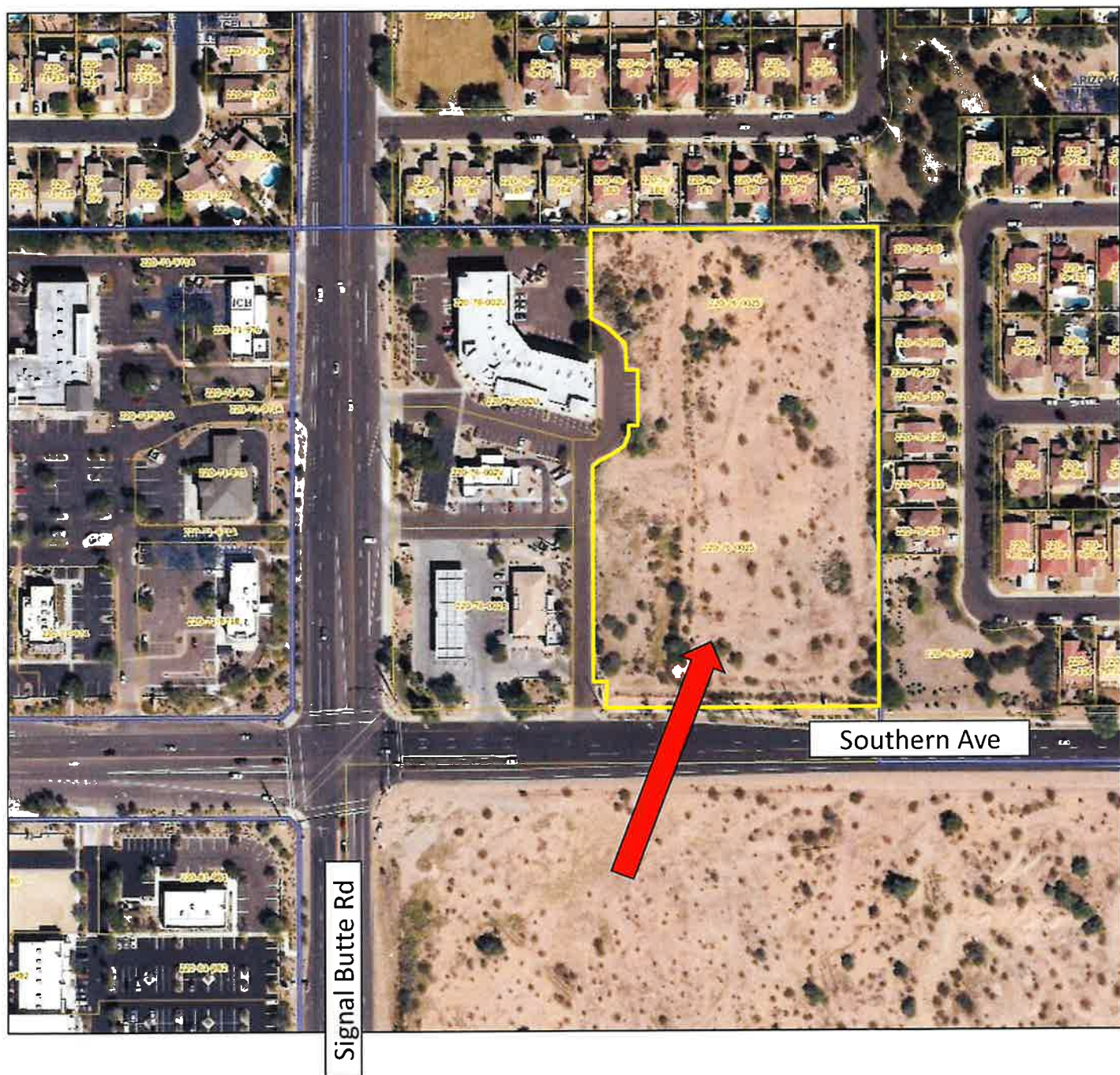
By

George Pasquel III

A handwritten signature in blue ink, appearing to read "George Pasquel III", written over the typed name.

Enclosures: aerial, site plan, elevations

Aerial Map



NEC Signal Butte and Southern - Mesa





Consultant ID

Sun Devil Auto
Mesa, AZ 85208



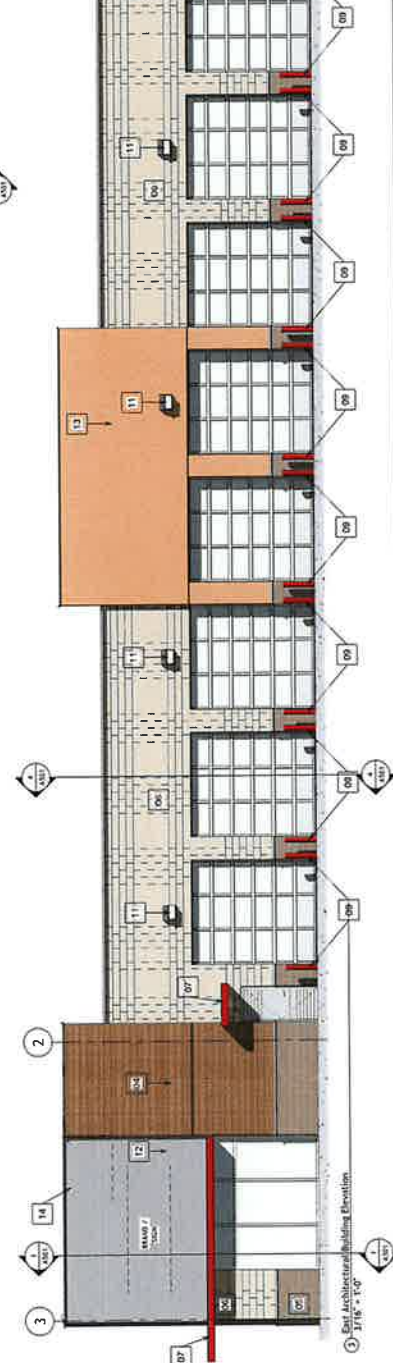
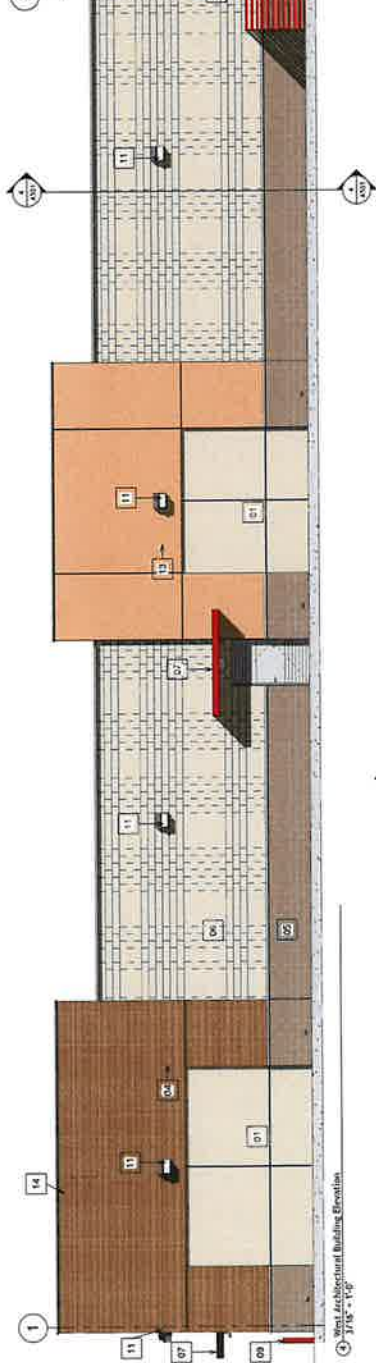
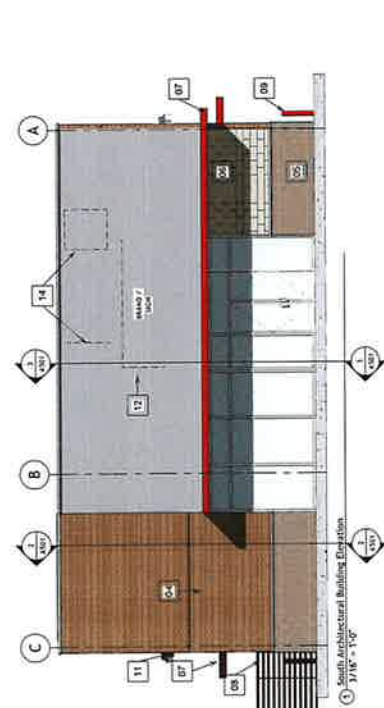
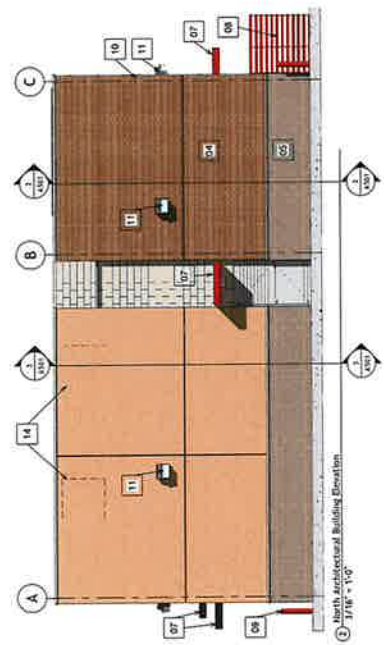
Project Number	2025.05
Date	Issue Date
Drawn By	RM
Reviewed By	NP
Sheet Title	Colored Elevations
Sheet No.	A402
Scale	As indicated

LEGEND - FINISHES / SURFACES			
LEGEND	DESCRIPTION	N	E
01	METAL (GDN)	1.00 SF	1.00 SF
02	BRICK, VENEER	20.0 SF	20.0 SF
03	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
04	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
05	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
06	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
07	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
08	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
09	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
10	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
11	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
12	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
13	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
14	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF
15	CONCRETE MASONRY UNIT (CMU)	20.0 SF	20.0 SF

NOTES:
1. FINISHES, CLADDING AND DOORS ARE NOT INCLUDED AS PART OF FINISHES.
2. FINISHES, CLADDING AND DOORS ARE NOT INCLUDED AS PART OF FINISHES.

KEYNOTES - ELEVATIONS

- 01 PAINTED STUCCO - SWIFT WHITE OR SIMILAR
- 02 PAINTED STUCCO - SWIFT WHITE OR SIMILAR
- 03 PAINTED STUCCO - SWIFT WHITE OR SIMILAR
- 04 WALL PANEL - BRICK
- 05 CONCRETE MASONRY UNIT (CMU) - SPITFACE COLOR SWIFT OR SIMILAR
- 06 CONCRETE MASONRY UNIT (CMU) - SPITFACE COLOR SWIFT OR SIMILAR
- 07 ANVING
- 08 METAL SCREEN
- 09 BOLLARD
- 10 DOWNPOUT BRIDGE WALL
- 11 LIGHTING FIXTURE
- 12 METAL PANEL - BRAND AND LOGO PER OWNER
- 13 PAINTED STUCCO - ANVING MELLOW VALVE
- 14 HVAC UNITS PROJECTION
- 15 PAINTED STUCCO - ANVING MELLOW VALVE



Tab D



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **October 7, 2025**.

Date: 10/07/2025

I, George Pasquel III, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00256** on the 7th day of October, 2025.

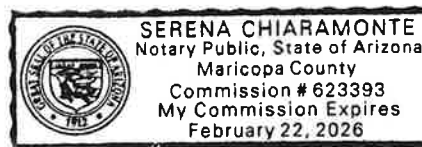
These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: George Pasquel III

SUBSCRIBED AND SWORN before me this 7th day of October, 2025.

Serena Chiaramonte

Notary Public



Case Number: **ZON25-00256**

Project Name: Sun Devil Auto



October 6, 2025

**Re: East of the NEC of Southern Avenue & Signal Butte Road – (ZON25-00256 & DRB25-00399)
Site Plan & Design Review Applications – Mesa, Arizona**

Dear Property Owner or Registered Neighborhood Representative:

On behalf of our client, Vertical Development, we have recently filed applications with the City of Mesa for the roughly 5.9-acre property, generally located east of the northeast corner of Signal Butte Road and Southern Avenue, Assessor Parcel No. 220-76-002X (the "Property"), as seen on the enclosed exhibits. Specifically, the request is for a Major Site Plan Modification and amendment to Conditions of Approval Nos. 1, 6, 7 and 9 of Ordinance No. 3884 for the development of an approximately 7,689± square foot Minor Automobile/Vehicle Service and Repair facility. You may recall receiving previous correspondence from our office regarding these applications and the forthcoming Design Review Board meeting. The purpose of this follow-up letter is simply to let you know the application has now also been scheduled for consideration by the Mesa Planning and Zoning Board.

The City of Mesa Planning Division requests these letters be sent to all property owners within 500 feet of the Property. In an effort to expand outreach, we have increased this distance to 1,000 feet. Enclosed for your review is a copy of the site plan and elevations of the proposed development. The Property is currently undeveloped but has been planned for commercial development since it was originally zoned Commercial (C-2) in 1998. Today, the property is zoned Limited Commercial (LC). While the remainder of this overall commercial corner has been developed with commercial uses, this site has been passed over and remains vacant and unimproved.

With this Site Plan (SPR) and Design Review (DR) application, Lot 1 (which is roughly 1-acre located up against Southern Avenue) will be developed with a Sun Devil Auto. Lots 2, which is also located along Southern Avenue, will be improved with drive aisles and positioned for future retail use. Lot 3, which is located at the rear of the site, will remain unimproved, but is also planned for future retail users. This is not a rezoning application, and the proposed uses are permitted by right in the existing zoning.

The Mesa Planning and Zoning Board will review this request at their meeting held on October 22, 2025, in the City Council Chambers located at 20 East Main Street, Mesa, AZ, 85201. 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 public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at **Mesa11.com/live** or **www.youtube.com/user/cityofmesa11/live**, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605** and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting: **<https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card>** at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to 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.

If you have any questions regarding this proposal, please do not hesitate to contact me at 602-230-0600 or by e-mail at George@wmbattorneys.com. Thank you for your time and consideration.



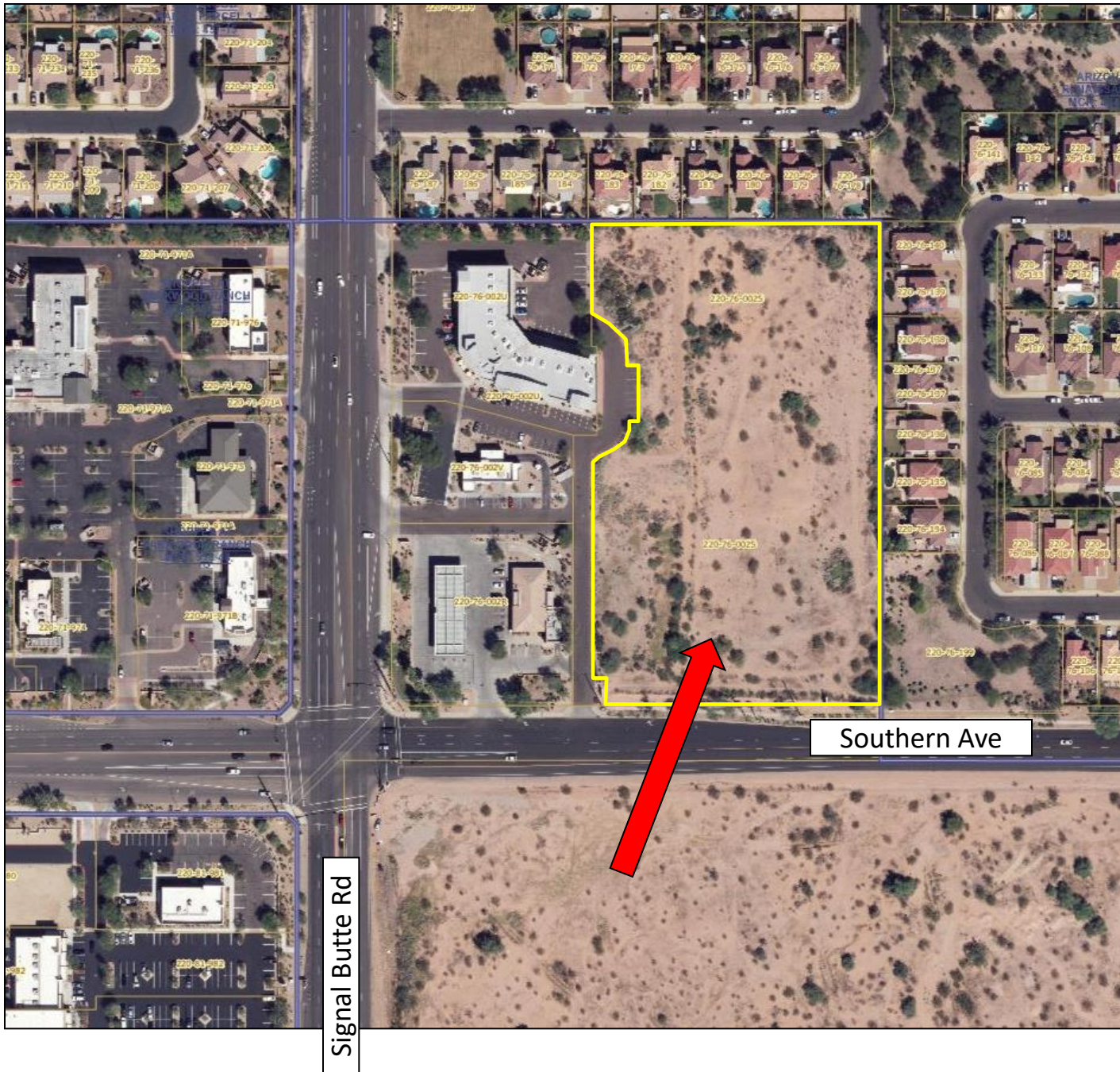
Sincerely,

WITHEY MORRIS BAUGH, PLC

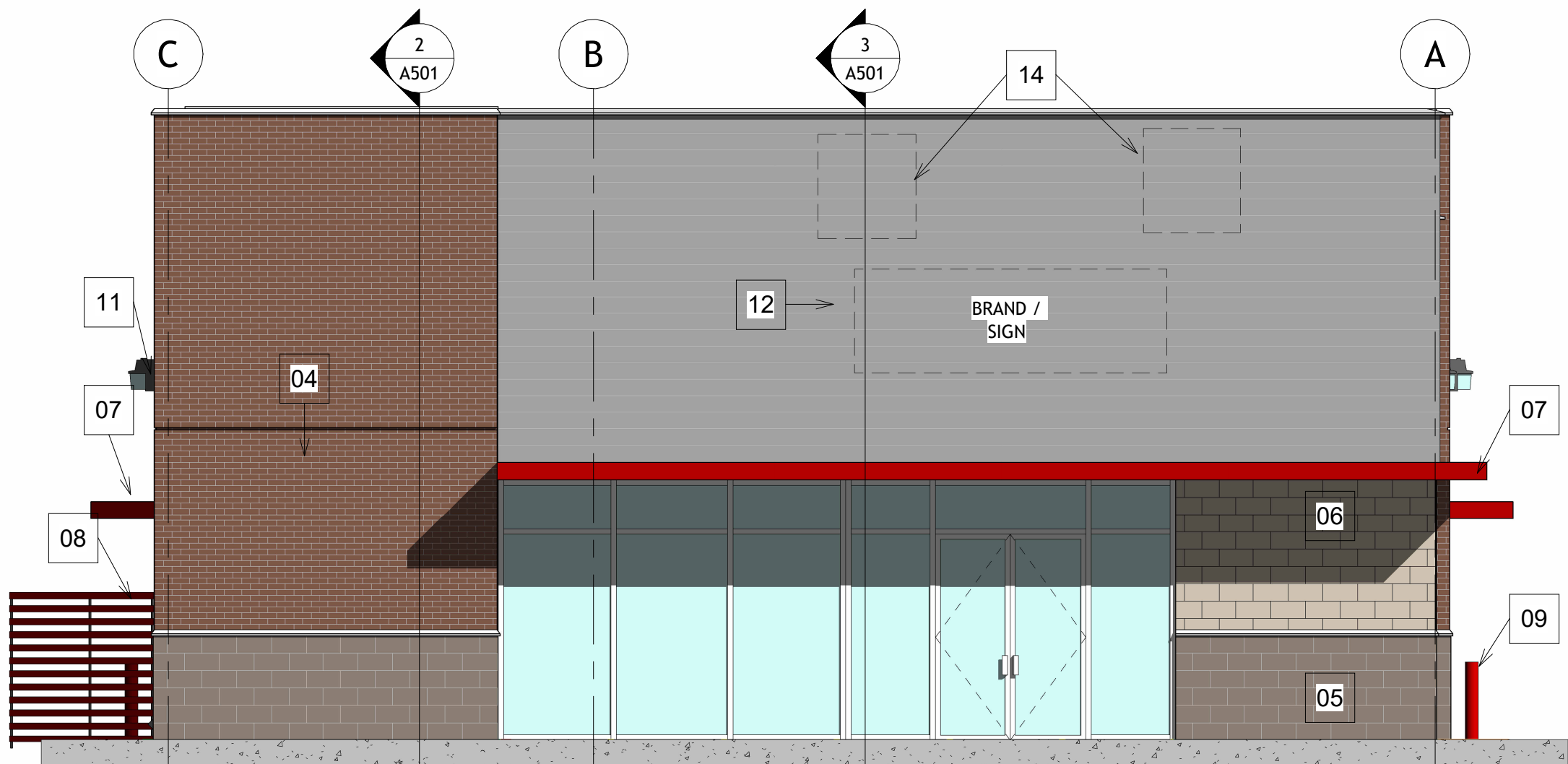
By 
George Pasquel III

Enclosures: aerial, site plan, elevations

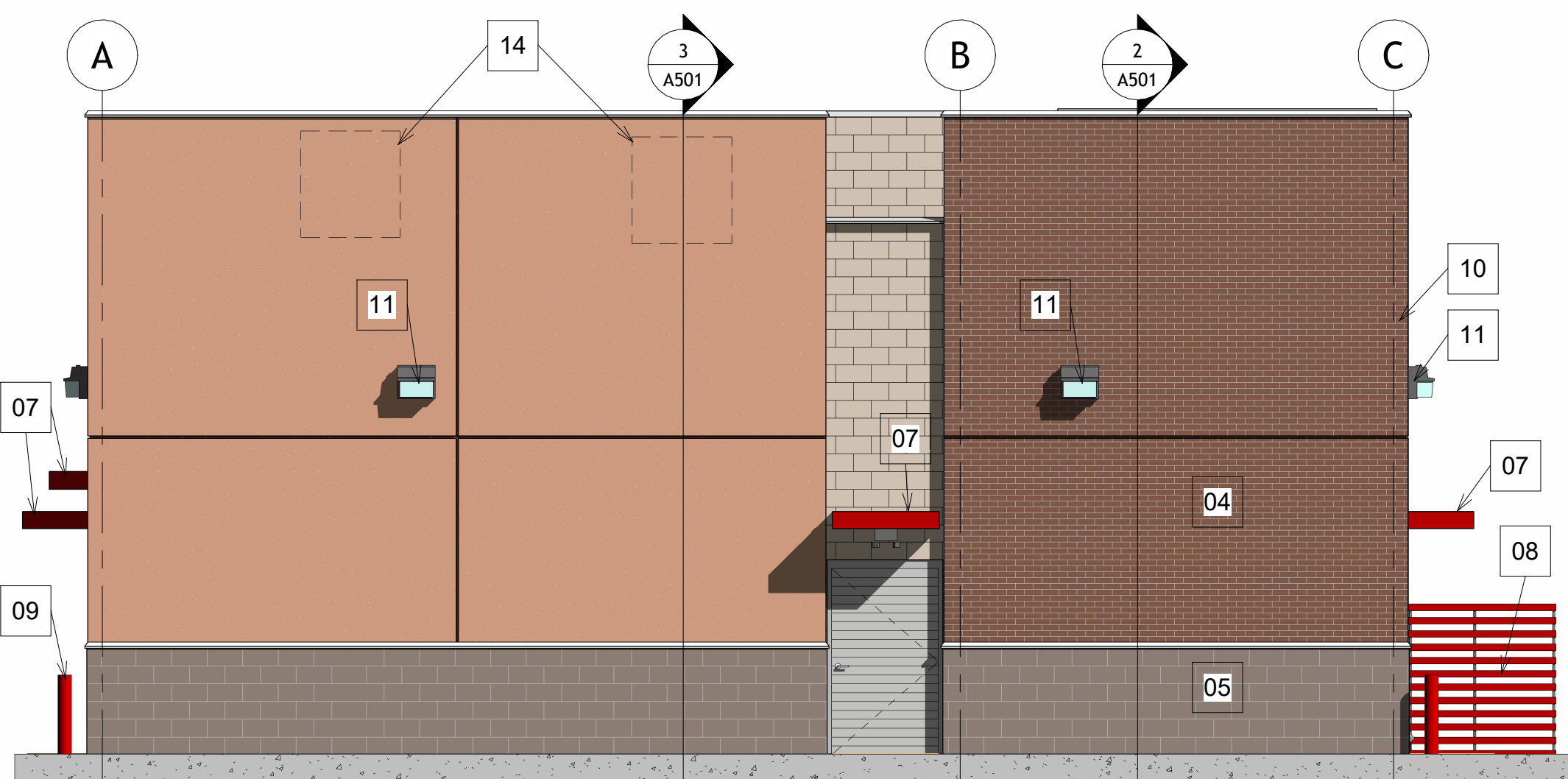
Aerial Map



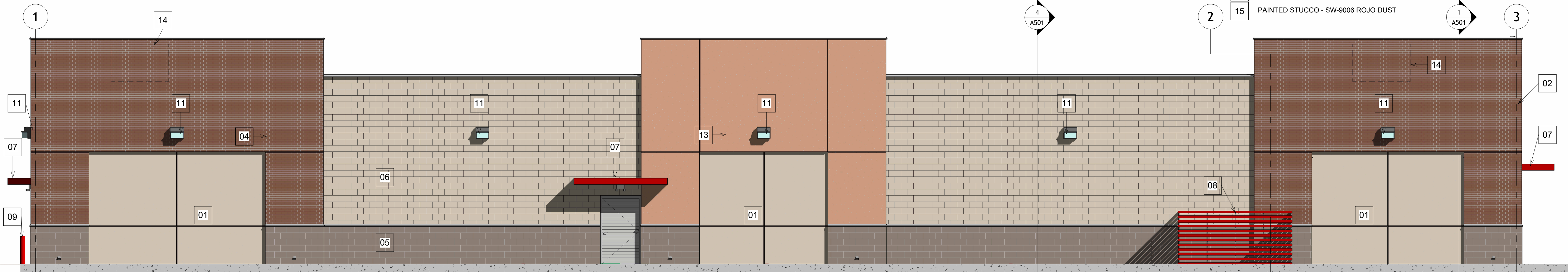




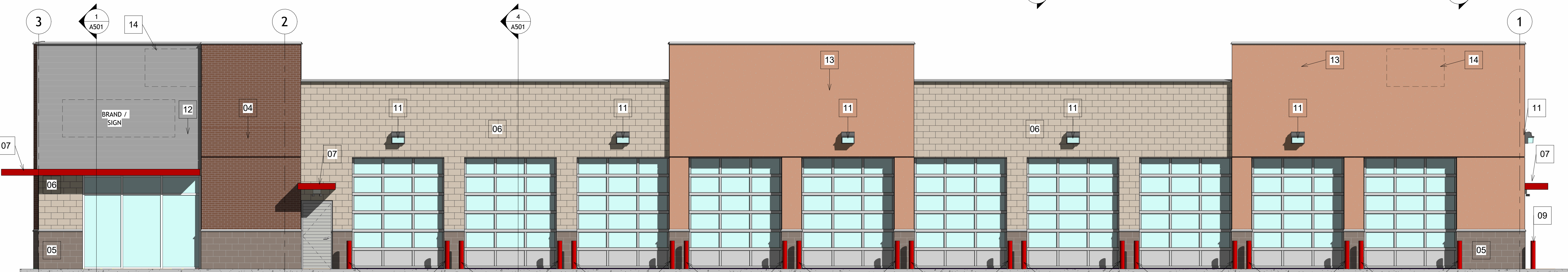
1 South Architectural Building Elevation
3/16" = 1'-0"



2 North Architectural Building Elevation
3/16" = 1'-0"



4 West Architectural Building Elevation
3/16" = 1'-0"



3 East Architectural Building Elevation
3/16" = 1'-0"

LEGEND - FINISHES / SURFACES					
LEGEND	DESCRIPTION	N	S	E	W
		1,176.5 s.f.	1,183.4 s.f.	3,514.6 s.f.	3,525.5 s.f.
	METAL (SIGN)	0 SF 0%	482.2 SF 40.7%	233.3 SF 6.6%	0 SF 0%
	BRICK - VENEER	345.8 SF 29.3%	260.9 SF 22.0%	209.2 SF 5.9%	909.8 SF 25.8%
	CMU, SPLITFACE, SW-9173	55.9 SF 4.7%	57.6 SF 4.8%	716.8 SF 20.3%	1,140.4 SF 32.3%
	CMU, SPLITFACE, SW-7025	182.0 SF 15.4%	93.0 SF 7.8%	177.1 SF 5.0%	424.4 SF 12.0%
	PAINTED STUCCO	550.3 SF 46.7%	0 SF 0%	228.6 SF 6.5%	996.5 SF 28.2%

NOTES:
- OPENINGS, GLAZING AND DOORS AREAS ARE NOT INCLUDED AS PART OF FINISHES.

KEYNOTES - ELEVATIONS

- 01 PAINTED STUCCO - SW9173 SHITAKE OR SIMILAR
- 02 PAINTED STUCCO - SW7025 BACKDROP OR SIMILAR
- 03 PAINTED STUCCO - SHERWIN WILLIAMS: CUSTOM BRAND COLOR
- 04 WALL PANEL - BRICK
- 05 CONCRETE MASONRY UNIT (CMU) - SPLITFACE, COLOR SW7025 OR SIMILAR
- 06 CONCRETE MASONRY UNIT (CMU) - SPLITFACE, COLOR SW9173 OR SIMILAR
- 07 AWNING
- 08 METAL SCREEN
- 09 BOLLARD
- 10 DOWNSPOUT (INSIDE WALL)
- 11 LIGHTING FIXTURE
- 12 METAL PANEL - BRAND AND LOGO PER OWNER
- 13 PAINTED STUCCO - SW-0039 MELLOW MAUVE
- 14 HVAC UNITS PROJECTION
- 15 PAINTED STUCCO - SW-9006 ROJO DUST



Consultant ID

Sun Devil Auto
Mesa, AZ 85208

Revision

Project Number

2025.05

Date

Issue Date

Drawn By

RM

Reviewed By

NP

Sheet Title

Colored
Elevations

A402

Scale

As indicated

Tab E

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 10/06/25

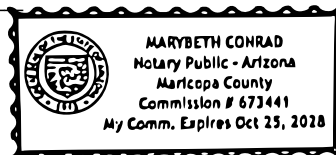
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON25-00256, on NEC Southern Ave and Signal Butte. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on 10/06/25

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 22, 2025
CASE: ZON25-00256

**Request: Major Site Plan Modification and
amending Conditions of Approval Nos. 1, 6, 7
and 9 of Ordinance No. 3884 for the development
of an approximately 7,689± square foot Minor
Automobile/Vehicle Service and Repair facility.**

Applicant: George A. Pasquel III

Phone: (602) 230-0600

Planning Division (480) 644-2385

Posting date: 10/6/25

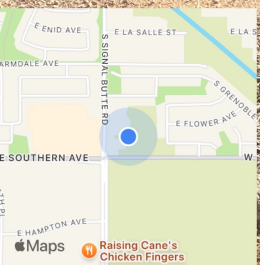
October 6, 2025 at 8:20 AM

+33.394162 -111.596927

1153 S Signal Butte Rd

Mesa AZ 85208

United States



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 22, 2025

CASE: ZON25-00256

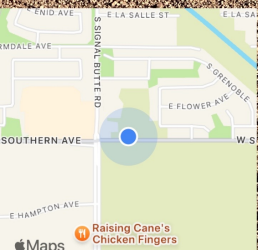
**Request: Major Site Plan Modification and
amending Conditions of Approval Nos. 1, 6, 7
and 9 of Ordinance No. 3884 for the development
of an approximately 7,689± square foot Minor
Automobile/Vehicle Service and Repair facility.**

Applicant: George A. Pasquel III

Phone: (602) 230-0600

Planning Division (480) 644-2385

Posting date: 10/6/25



October 6, 2025 at 8:01 AM
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