

# NEC Atwood and Winnston Ave

Citizen Participation Plan

BIZ Overlay, Site Plan Review, Design Review

Case No. ZON-\_\_\_\_\_

1<sup>st</sup> Submittal: March 27, 2024



WITHEY  
MORRIS  
BAUGH

## **Introduction**

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a BIZ Overlay, Site Plan Modification, and Design Review for the development of new light industrial facility. The subject site is comprised of approximately 2.3 acres located at the northeast corner of Atwood and Winnston Avenue (the "Property"). See attached aerial map.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

### **I. Contact**

Alex Hayes

Withey Morris Baugh, PLC

2525 East Arizona Biltmore Circle

Phoenix, Arizona 85016

602-230-0600

Email: hayes@wmbattorneys.com

### **II. Contact List**

Parties affected by the applications may include properties owners within 1,000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the contact list and map of the mailing area are attached.

### **III. Notification Technique / Notice of Meetings**

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the BIZ Overlay and SPR application will be notified of the application

through an informational mailing to be sent following the submittal. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

When the BIZ Overlay and SPR application is scheduled for consideration by the Planning & Zoning Board, new letters will be distributed with hearing information and a sign posted on site – as directed by the City.

#### **IV. Response Procedures**

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

#### **V. Status Procedures**

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

#### **VI. Inquiries**

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

**VII. Schedule for Implementation**

- |   |                |
|---|----------------|
| 1. BIZ Overlay/SPR Submittal            | March 27, 2024 |
| 2. Notification letters mailed          | April 2024     |
| 5. BIZ Overlay/SPR Hearing notification | June 2024      |
| 6. BIZ Overlay/SPR Hearing              | June 2024      |

# Aerial Map

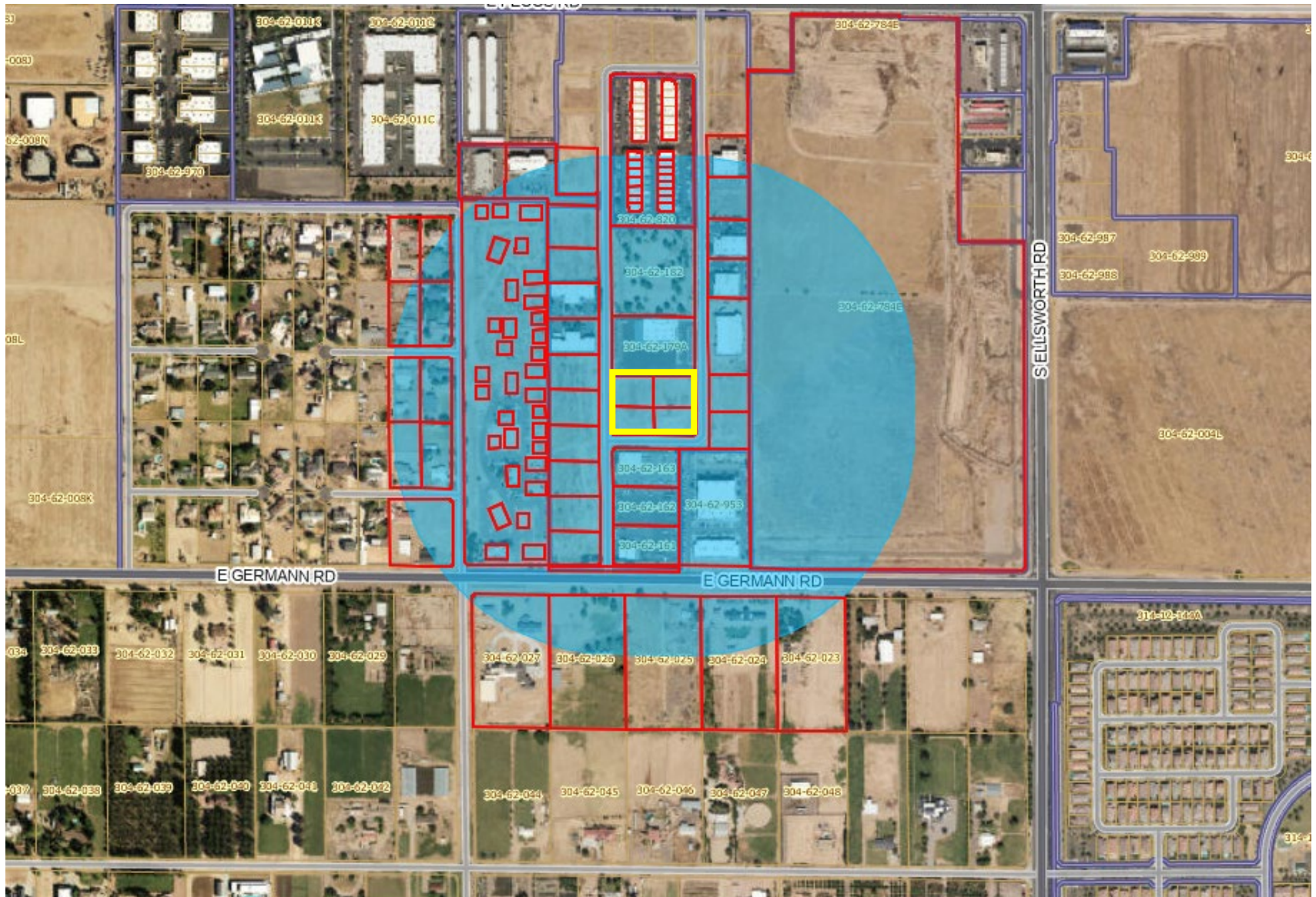


NEC Atwood and Winnston Ave, Mesa





# Aerial Map



NEC Atwood and Winston Ave, Mesa



Parcel Number	Owner	Property Address	Mailing Address
304-62-007X	MARICOPA COUNTY OF		2901 W DURANGO ST PHOENIX AZ USA 85009
304-62-023	SCOTT FAMILY TRUST	20621 E GERMANN RD QUEEN CREEK 85142	20621 E GERMANN RD QUEEN CREEK AZ USA 85142
304-62-024	AMADEO CHURCH INC	20549 E GERMANN RD QUEEN CREEK 85142	21805 S ELLSWORTH RD A102-2 QUEEN CREEK AZ USA 85142
304-62-025	TIFFANY NGUYEN REVOCABLE TRUST/STEVEN NGUYEN REVOCABLE TRUST	20521 E GERMANN RD QUEEN CREEK 85142	21121 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
304-62-026	APPENZELLER KERRY/BELINDA	20431 E GERMANN RD QUEEN CREEK 85142	20431 E GERMANN RD QUEEN CREEK AZ USA 85242
304-62-027	KOVACS GREGORY SCOTT/AMBER REBECCA	20401 E GERMANN RD QUEEN CREEK 85142	4568 S BANNING DR GILBERT AZ USA 85297
304-62-084A	SOBLEY JOSEPH CARL/CARMELLA	8747 E WINNSTON CIR MESA 85212	8747 E WINNSTON CIR MESA AZ USA 85212
304-62-101	ARNSON ANDREA NICHOLE	8746 E WINNSTON CIR MESA 85212	8746 E WINNSTON CIR MESA AZ USA 85212
304-62-102	TAB CARTUNES LLC	8760 E WINNSTON CIR MESA 85212	12386 RUSSELL CHINO CA USA 91710
304-62-103	AVILA FAMILY LIVING TRUST	8759 E WATERFORD CIR MESA 85212	8759 E WATERFORD CIR MESA AZ USA 85212
304-62-104	SWARTWOOD MARVIN/CHERYL	8745 E WATERFORD CIR MESA 85212	8745 E WATERFORD CIR MESA AZ USA 85212
304-62-121	VAUGHN STEVEN M/BONNIE L	8744 E WATERFORD CIR MESA 85212	8744 E WATERFORD CIR MESA AZ USA 85212
304-62-122	CONNELLY JEFFREY	8758 E WATERFORD CIR MESA 85212	8758 E WATERFIELD CIR QUEEN CREEK AZ USA 85242
304-62-123	ASANTE TRUST	8757 E WOODLAND AVE MESA 85212	8757 E WOODLAND AVE MESA AZ USA 85212
304-62-124	COLE JAMES/KELSEY	8743 E WOODLAND AVE MESA 85212	8743 E WOODLAND AVE MESA AZ USA 85212
304-62-134	PH001 LLC	7554 S ATWOOD MESA 85212	12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
304-62-135	PH002 LLC	7538 S ATWOOD MESA 85212	12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
304-62-136	PH003 LLC	7522 S ATWOOD MESA 85212	12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
304-62-137	RL GATEWAY INVESTMENTS LLC	7506 S ATWOOD MESA 85212	4515 E VIRGINIA ST MESA AZ USA 85215
304-62-138	HEYWOOD B ROSS/LINDA A	7456 S ATWOOD MESA 85212	4515 E VIRGINIA ST MESA AZ USA 85215
304-62-139	WHITE GREGORY A TR	7440 S ATWOOD MESA 85212	715 E AUBURN DR TEMPE AZ USA 85283
304-62-140	7424 S ATWOOD LLC	7424 S ATWOOD MESA 85212	12300 EDISON WY GARDEN GROVE CA USA 92841
304-62-141	GNDCH HOLDINGS LLC	7408 S ATWOOD MESA 85212	21402 E PUMMELOS RD QUEEN CREEK AZ USA 85142
304-62-142	GNDCH HOLDINGS LLC	7360 S ATWOOD MESA 85212	7408 S ATWOOD MESA AZ USA 85212
304-62-143	GNDCH INVESTMENTS LLC	7344 S ATWOOD MESA 85212	7408 S ATWOOD MESA AZ USA 85212
304-62-144	HERITAGE HOLDINGS LLC	7310 S ATWOOD MESA 85212	1129 S OAKLAND DR STE 101 MESA AZ USA 85206
304-62-153	KINGDON GATEWAY LLC	7307 S 89TH PL MESA 85212	273 W BERGE LN MURRAY UT USA 84107
304-62-154	KINGDON GATEWAY LLC	7325 S 89TH PL MESA 85212	273 W BERGE LN MURRAY UT USA 84107
304-62-155	S8 RENTAL SERVICES LLC	7343 S 89TH PL MESA 85212	7343 S 89TH PL MESA AZ USA 85212
304-62-156	BAV LLC	7361 S 89TH PL MESA 85212	7361 S 89TH PL MESA AZ USA 852125522
304-62-158A	SOUTH 89TH PLACE INDUSTRIAL LLC	7421 S 89TH PL MESA 85212	8307 N MERION WAY PARADISE VALLEY AZ USA 85253
304-62-159	ELLE INVESTMENTS LLC	7445 S 89TH PL MESA 85212	16641 E FRYE RD GILBERT AZ USA 85295
304-62-160	LONE BUTTE ASSETS LLC	7463 S 89TH PL MESA 85212	6741 W ROCK SOLID WAY CHANDLER AZ USA 85226
304-62-161	ROCK CREEK DEVELOPMENT LLC	7551 S ATWOOD MESA 85212	2073 RAILROAD ST CORONA CA USA 928805431
304-62-162	ROCK CREEK DEVELOPMENT LLC	7533 S ATWOOD MESA 85212	16825 S WEBER DR CHANDLER AZ USA 85226
304-62-163	CARL JEN VENTURES LLC	7515 S ATWOOD MESA 85212	2779 E WALNUT RD GILBERT AZ USA 85298
304-62-164	TYCO METAL WORKS LLC	7461 S ATWOOD MESA 85212	1148 S LEWIS MESA AZ USA 85210
304-62-165	TYCO METAL WORKS LLC	7447 S ATWOOD MESA 85212	1148 S LEWIS MESA AZ USA 85210
304-62-179A	G&T SCUREI ENTERPRISES LLC	7426 S 89TH PL MESA 85212	293 E BRIDGEPORT PKWY GILBERT AZ USA 85295
304-62-180	TYCO METAL WORKS LLC	7446 S 89TH PL MESA 85212	1148 S LEWIS MESA AZ USA 85210
304-62-181	TYCO METAL WORKS LLC	7460 S 89TH PL MESA 85212	1148 S LEWIS MESA AZ USA 85210
304-62-182	GATEWAY AIRPORT COMMERCE PARK OWNERS ASSOCIAT		1760 E PECOS RD STE 447 GILBERT AZ USA 85295
304-62-750	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 101 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-751	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 105 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-752	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 107 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-753	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 110 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-754	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 113 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-755	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 115 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-756	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 117 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-757	SOUTHGATE NORTH LLC	8830 E GERMANN RD 119 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-758	SOUTHGATE NORTH LLC	8830 E GERMANN RD 122 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-759	SOUTHGATE NORTH LLC	8830 E GERMANN RD 125 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-760	SOUTHGATE NORTH LLC	8830 E GERMANN RD 127 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-761	SOUTHGATE NORTH LLC	8830 E GERMANN RD 129 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-762	SOUTHGATE NORTH LLC	8830 E GERMANN RD 131 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-763	SOUTHGATE NORTH LLC	8830 E GERMANN RD 134 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-764	SOUTHGATE NORTH LLC	8830 E GERMANN RD 137 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-765	SOUTHGATE NORTH LLC	8830 E GERMANN RD 139 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014

304-62-766	SOUTHGATE NORTH LLC	8830 E GERMANN RD 143 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-767	SOUTHGATE NORTH LLC	8830 E GERMANN RD 145 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-768	SOUTHGATE NORTH LLC	8830 E GERMANN RD 147 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-769	SOUTHGATE NORTH LLC	8830 E GERMANN RD 151 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-770	SOUTHGATE NORTH LLC	8830 E GERMANN RD 154 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-771	SOUTHGATE NORTH LLC	8830 E GERMANN RD 157 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-772	SOUTHGATE NORTH LLC	8830 E GERMANN RD 159 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-773	SOUTHGATE NORTH LLC	8830 E GERMANN RD 161 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-774	SOUTHGATE NORTH LLC	8830 E GERMANN RD 163 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-775	SOUTHGATE NORTH LLC	8830 E GERMANN RD 165 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-776	KARTCHNER CLINTON TRENT/LUCY	8830 E GERMANN RD 168 MESA 85212	8830 E GERMANN BLDG 27 MESA AZ USA 85212
304-62-777	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 170 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-778	EMPOWER MANAGEMENT LLC	8830 E GERMANN RD 173 MESA 85212	3644 W GOLDMINE MOUNTAIN DR SAN TAN VALLEY AZ USA 85144
304-62-779	ALLENS ACCURATE AUTOMOTIVE INC	8830 E GERMANN RD 175 MESA 85212	8830 E GERMANN RD 30 MESA AZ USA 85212
304-62-780	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 178 MESA 85212	1401 E WELDON AVE PHOENIX AZ USA 85014
304-62-781	NEW LEGACY DEVELOPMENT AND INVESTMENTS LLC	8830 E GERMANN RD MESA 85212	2154 N POMELO CIR MESA AZ USA 85215
304-62-782	SOUTHGATE COMMERCE PARK OWN ASSOC OF MESA	8830 E GERMANN RD MESA 85212	8660 E WATERFORD CIR MESA AZ USA 85242
304-62-784E	SUNBELT LAND HOLDINGS L P	7530 S ELLSWORTH RD MESA 85212	8095 OTHELLO AVE SAN DIEGO CA USA 92111
304-62-785	KILLER BULLS LLC	7324 S ATWOOD MESA 85212	7324 S ATWOOD STE 201 MESA AZ USA 85212
304-62-786	KILLER BULLS LLC	7330 S ATWOOD MESA 85212	7324 S ATWOOD STE 201 MESA AZ USA 85212
304-62-805	NU WAVZ HOLDINGS LLC	7319 S ATWOOD 101 MESA 85212	7319 S ATWOOD STE 101 MESA AZ USA 85212
304-62-806	NU WAVZ HOLDINGS LLC	7319 S ATWOOD 103 MESA 85212	7319 S ATWOOD STE 101 MESA AZ USA 85212
304-62-807	7319 HAYWARD LLC	7319 S ATWOOD 105 MESA 85212	19807 E WILLOW DR QUEEN CREEK AZ USA 85142
304-62-808	CUSTOM TECH SERVICES LLC	7319 S ATWOOD 107 MESA 85212	7319 S ATWOOD STE 109 MESA AZ USA 85212
304-62-809	CUSTOM TECH SERVICES L L C	7319 S ATWOOD 109 MESA 85212	7319 S ATWOOD STE 109 MESA AZ USA 85212
304-62-810	CUSTOM TECH SERVICES LLC	7319 S ATWOOD 111 MESA 85212	7319 S ATWOOD STE 109 MESA AZ USA 85212
304-62-811	CUSTOM TECH SERVICES LLC	7319 S ATWOOD 113 MESA 85212	7319 S ATWOOD STE 109 MESA AZ USA 85212
304-62-812	TK COMMERCIAL LLC	7318 S 89TH PL 101 MESA 85212	2370 E BROOK FARM RD GILBERT AZ USA 85298
304-62-813	S8 RENTAL SERVICES LLC	7318 S 89TH PL 103 MESA 85212	8 SAILORS WAY RED BANK NJ USA 07701
304-62-814	UNIQUE SOLUTIONS AND SALES LLC	7318 S 89TH PL 105 MESA 85212	952 E SUN VALLEY FARMS LN SAN TAN VALLEY AZ USA 85140
304-62-815	JACS LLC	7318 S 89TH PL 106 MESA 85212	166 E PASE FINO WY QUEEN CREEK AZ USA 85143
304-62-816	T2 PEST SERVICES INC	7318 S 89TH PL 108 MESA 85212	7318 S 89TH PL UNIT 108 MESA AZ USA 85212
304-62-817	FRASCO PROPERTIES LLC	7318 S 89TH PL 110 MESA 85212	3526 E SPRING WHEAT LN GILBERT AZ USA 85296
304-62-818	MIKA MONSTER LLC	7318 S 89TH PL 112 MESA 85212	20622 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
304-62-819	MIKA MONSTER LLC	7318 S 89TH PL 113 MESA 85212	20622 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
304-62-820	GATEWAY AIRPORT BUSINESS CENTER 1 LLC	7256 S 89TH PL MESA 85212	670 E ENCINAS AVE GILBERT AZ USA 85234
304-62-953	ETP FUNDINGS LLC	8946 E GERMANN RD MESA 85212	7030 E INGRAM ST MESA AZ USA 85207