

ER2 Greenfield & McDowell

SWC Greenfield & McDowell

Citizen Participation Report

Development Plan Review & Special Use Permit

August 11, 2026

Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the ER2 development.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
Sean.lake@pewandlake.com

Sarah Prince
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
sarah.prince@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included
 - 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).
 - a. No neighbors attended the neighborhood meeting. One neighbor contacted Pew & Lake regarding the connection of Norfolk Road. The neighbor owns a building in the industrial complex adjacent to the site. The neighbor wanted to know if Norfolk access was going to be gated or restricted. The neighbor was informed that the Norfolk access is not gated and is a public street.

2. Public notice letter for the Planning and Zoning meeting were mailed on August 5, 2026 to all property owners within 1000' of the subject property. A copy of the letter and mailing list are provided within this report.
3. The property was properly posted with notice signs installed on the subject site on August 10, 2026 for the August 25, 2026 Planning and Zoning meeting. The Sign posting affidavit is included in this Citizen Participation Report.

Schedule:

Pre-Submittal Conference - January 2026

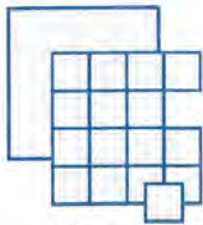
Formal Applications- April 29, 2026 – August 2026.

Neighborhood Meeting- July 23, 2026

Planning and Zoning Board Hearing- August 25, 2026

City Council Introduction- TBD

City Council Final Action- TBD



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew (Retired)
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson



NOTICE OF PLANNING & ZONING BOARD HEARING

Dear Neighbor,

We have applied for Development Plan Review and Special Use Permit for the property located south of McDowell Road and west of Greenfield Road. This request is for development of ER2 Headquarters. The case number assigned to this project is ZON26-00411.

This letter is being sent to all property owners within 1000 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 or Sarah Prince at 480-461-4670 or e-mail us at sean.lake@pewandlake.com / sarah.prince@pewandlake.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 26, 2026 in the Mesa City Hall located at 20 East Main Street. 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.

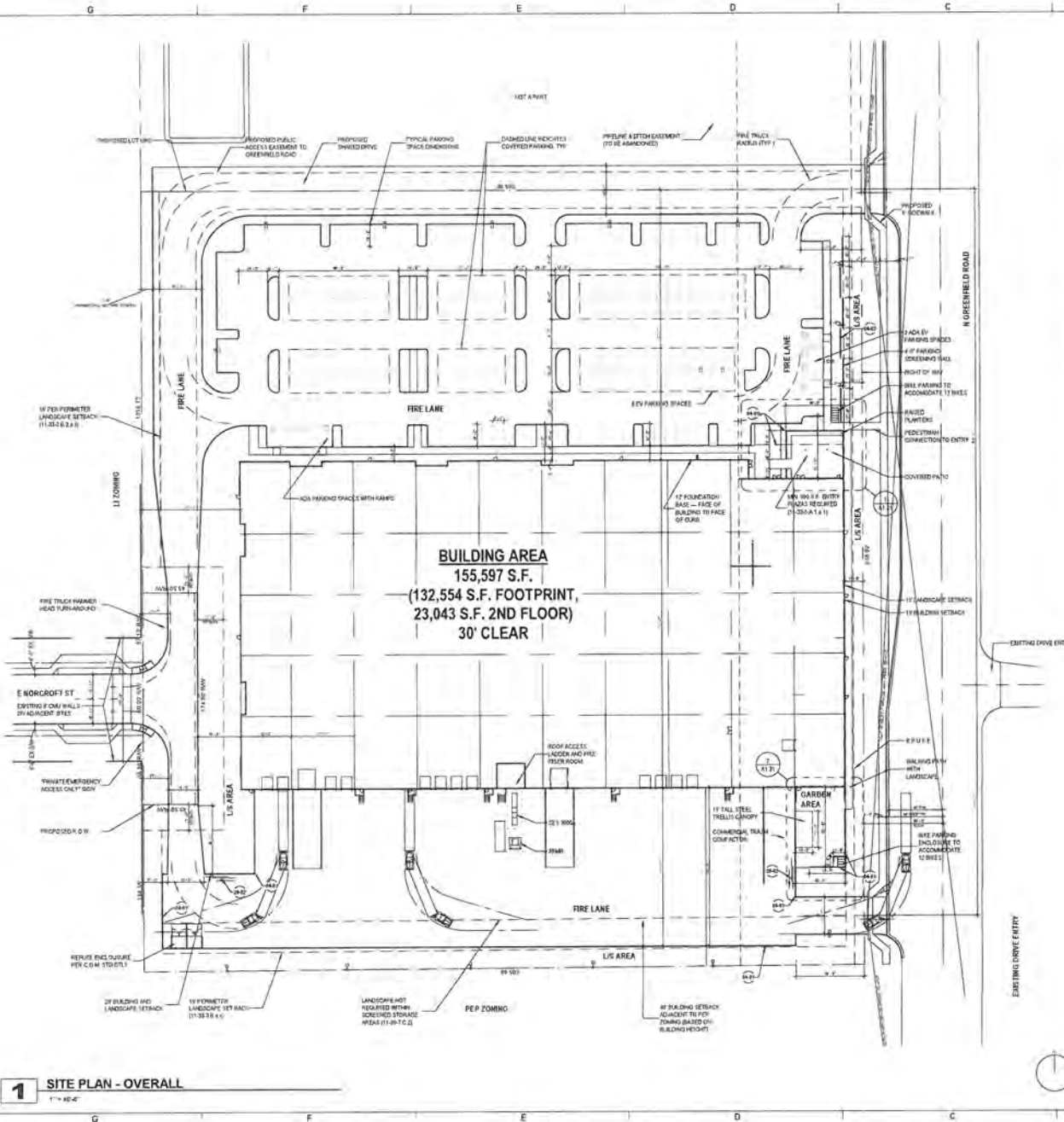
The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.

If you want to provide a written comment, 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 in person at the meeting, please complete a blue speaker comment card upon arrival at Mesa City Hall and provide to City Staff prior to the start of the meeting. 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,

Sean B. Lake
PEW & LAKE, PLC



1 SITE PLAN - OVERALL
 1" = 40'

GRAPHIC LEGEND

SYMBOL	DESCRIPTION
	MAIN ENTRY / EXIT
	FIRE HYDRANT - COORDINATE LOCATIONS WITH CIVIL DRAWINGS
	FIRE LANE (FIRE ACCESSIBILITY SITE PLAN) COORDINATE REAL LOCATIONS WITH CIVIL DRAWINGS
	INDICATES NEW FIRE LANE
	INDICATES ADJACENT EXISTING FIRE LANE EXTENSION
	INDICATES PROPERTY LINE
	INDICATES PROPERTY LINE (RIGHT OF WAY) EXTENSION
	LIGHT POLE - COORDINATE WITH ELECTRICAL DRAWINGS

PARKING INFORMATION

REQUIRED PARKING:	
OFFICE - 40,000 S.F. (121 SPACES)	
INDUSTRIAL (MANUFACTURING) - 10,000 S.F. (100 SPACES)	
WAREHOUSE (STORAGE) - 10,000 S.F. (100 SPACES)	
24 HOURS TOTAL REQUIRED:	
121 SPACES	
PROPOSED PARKING:	
24 HOURS TOTAL - 121 SPACES	
121 SPACES	
BY PARKING:	
24 HOURS TOTAL - 121 SPACES	
121 SPACES	

GENERAL DRAWING NOTES

- REFER TO THE A & B SERIES DRAWINGS FOR ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND MATERIAL SCHEDULES AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.
- FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE A & B SERIES LOCATED FOR THE PROJECT SHEET INDEX.
- REFER TO ALL A & B SERIES FOR ARCHITECTURAL, PLUMBING, ROOF, FLOOR, AND WALL CONSTRUCTION INFORMATION.
- REFER TO ALL COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.
- SEE SCREEN WALLS A MAXIMUM 4'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
- REFER TO ALL A & B SERIES DRAWINGS FOR EXISTING EXTERIOR ELEVATIONS, BUILDING SECTIONS, WALL ELEVATIONS, & WALL TEXTURES.

PROJECT DATA

PROJECT ADDRESS:	GREENFIELD & MCCOWELL
PROJECT NUMBER:	GREENFIELD & MCCOWELL
ATTENTION PERSONNEL:	11/24/2025
CURRENT DRAWING:	11
SITE AREA:	381,134 S.F. (8.75 AC) INCLUDING PROPOSED 0.10 AC AREA
LANDSCAPE AREA:	LANDSCAPE AREA: 37,649 S.F. (0.86 AC) PROPOSED 11,629 S.F. (0.27 AC) TOTAL PROPOSED - 116,290 S.F.
STORIES:	TWO STORIES
BUILDING AREA:	155,597 S.F.
LEVEL 1 TOTAL - 125,000 S.F. OFFICE - 40,000 S.F. WAREHOUSE - 100,000 S.F.	
EXTERIOR COURT/VAULTED CREATION:	
LANDSCAPED - 1,100 S.F.	
TOTAL PROPOSED - 1,100 S.F. TOTAL REQUIRED - 1,100 S.F. TOTAL AVAILABLE - 1,100 S.F.	

REFERENCE KEYNOTES

- 14-1: SITE SCREENING WALL - MAXIMUM 4'-0" OR 4'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER. MASONRY TO BE BLOCKHOLE CENTER, COLORED FINISH TO MATCH BUILDING REFERENCE ARCHITECTURAL SITE DETAILS AND COORDINATE WITH STRUCTURAL & CIVIL DOCUMENTS.
- 14-2: DECORATIVE SITE SCREENING WALL MASONRY TO BE BLOCKHOLE CENTER COLORED FINISH TO MATCH BUILDING REFERENCE ARCHITECTURAL SITE DETAILS.
- 24-1: TELESCOPE DATE

VICINITY MAP



ER2

GREENFIELD & MCCOWELL

ISSUE / REVISION LOG

#	DESCRIPTION	DATE
1	07/10/2025	

NOT FOR CONSTRUCTION

A1.00

ARCHITECTURAL SITE PLAN - OVERALL

Proposed Elevations



ER2 – Neighborhood Meeting
July 23, 2026
6:00pm
Virtual Teams Meeting

Hosted by:

Pew & Lake, PLC. Sean B. Lake & Sarah Prince

Neighbors in attendance:

None. Charlotte Bridges from City of Mesa Planning was the only person who attended the meeting other than the Development Team.

Summary:

Sarah Prince logged into the meeting at 5:30 PM to ensure access was available to anyone who attended.

The neighborhood meeting notice letter requested for anyone who wanted to join the meeting email Sarah Prince or Sean Lake to receive a meeting link to join the meeting. One neighbor reached out and stated that they would like a recording of the meeting, but they could not attend the meeting. No other neighbors contacted Pew and Lake, PLC or the City of Mesa staff to request a link to join the meeting or with questions.

On August 6, 2026 Sarah Prince contacted the neighbor who requested a recording to inform them that no one was in attendance and offered to schedule a time to discuss the project. The neighbor has not reached out with any questions.

The virtual meeting concluded at 6:15pm because no neighbors were in attendance. At this time no neighborhood opposition has been expressed to the applicant. The applicant has received one letter of support which is included in the Citizen Participation Plan.

The Commons Industrial Park at Falconview Owners Association

2812 N. Norwalk, #105, Mesa, AZ 85215
(480) 898-9090, Fax (480) 464-0979

July 24, 2026

City of Mesa
Planning Division
20 E. Main Street
Mesa, AZ 85201

Re: Letter of Support for the Proposed ER2 Development at Greenfield Road and McDowell Road

To Whom It May Concern,

As the president of the owner of The Commons Industrial Park at Falconview Owners Association, located near the proposed ER2 development at the southeast corner of Greenfield Road and McDowell Road, I am writing to express my strong support for this project.

Having invested in this area and also been president of our association for nearly twenty years, I have an interest in ensuring that new development enhances the surrounding community while contributing to the long-term economic vitality of the corridor. After reviewing the proposed plans, I believe the ER2 development represents a thoughtful and appropriate development that will positively benefit the community. This project will strengthen the economic foundation of the area.

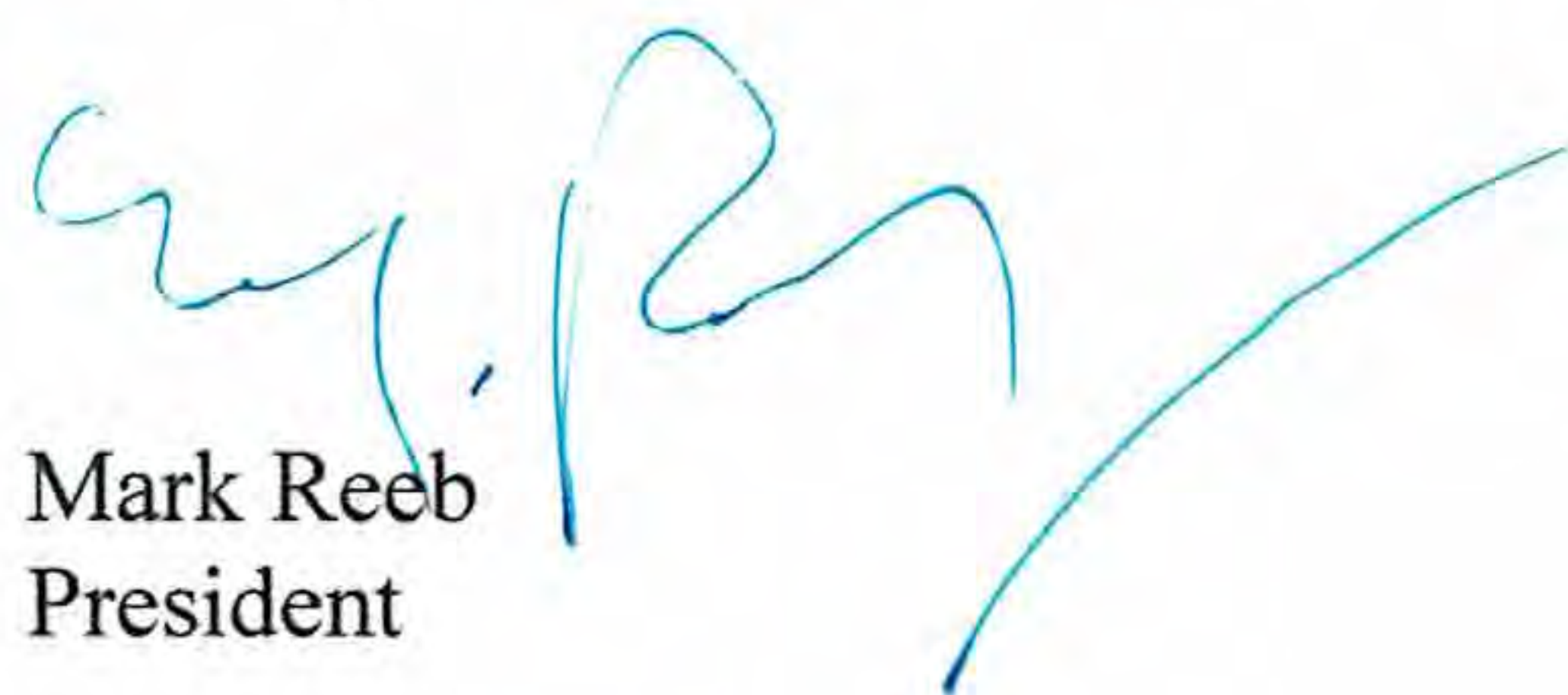
The project appears to have been carefully designed with attention to quality architecture, landscaping, circulation, and compatibility with surrounding properties. As a neighboring property owner and association, I appreciate that the applicant has worked to create a development that complements the existing business environment.

Mesa continues to experience significant population and employment growth, and providing quality employment opportunities is essential to maintaining the City's economic competitiveness.

For these reasons, I respectfully encourage the Planning and Zoning Board and City Council to approve the proposed ER2 development. I believe it will be a positive addition to the Greenfield and McDowell area.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be 'M. Reeb', with a long, sweeping horizontal stroke extending to the right.

Mark Reeb
President

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

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

City of Mesa
ATTN: Marc Hershberg
20 E Main St Ste 750
Mesa, AZ 85211-1466

Councilmember Rich Adams
PO Box 1466
Mesa, AZ 85211-1466

Tanya Morgan
PO Box 1466
Mesa, AZ 85211-1466

ALLEGRETTI & COMPANY
2000 MALLORY LN UNIT 130-351
FRANKLIN, TN 37067

ALLIED FIRE PROPERTIES LLC
2845 N NORFOLK
MESA, AZ 85215

AZ COLLECTOR CARS LLC
2401 W BELL RD
PHOENIX, AZ 85023

AZ GREENFIELD INDUSTRIAL LP
2525 E BILTMORE CIR STE C-138
PHOENIX, AZ 85016

BALLANTYNE OMAHA 2848 LLC
2848 N OMAHA
MESA, AZ 85215

BKM MESA RIDGE 913 LLC
1701 QUAIL ST STE 100
NEWPORT BEACH, CA 92660

BOEING COMPANY
PO BOX 30026
TAMPA, FL 33630

CARUFEL PROPERTIES V LLC
6532 E RUSTIC DR
MESA, AZ 85215

CHIN ALEX W/JACK C/REBECCA J
1847 E MERLOT ST
GILBERT, AZ 85298

COMMONS INDUSTRIAL PARK AT
FALCON VIEW ASSOC
2812 N NORWALK 105
MESA, AZ 85215

DEHAVEN TERRESSA G/BRAD
4151 E NORTHRIDGE CIR
MESA, AZ 85215

DISIVESTRO RAYMOND F JR
3540 E AMELIA
PHOENIX, AZ 85018

EPIC INVESTMENTS LIMITED
PARTNERSHIP
10040 E HAPPY VALLEY RD UNIT 347
SCOTTSDALE, AZ 85255

ERLENE HELEN CORMIER
REVOCABLE TRUST AGREEMENT
4152 E NORTHRIDGE CIR
MESA, AZ 85215

ESTATES ON MCDOWELL
COMMUNITY ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

EWING IRRIGATION PRODUCTS INC
3441 E HARBOUR DR
PHOENIX, AZ 85034

FIERRO TROY/DARCY
4150 E NORCROFT CIR
MESA, AZ 85215

FLATHERS FAMILY HOLDINGS INC
20292 E ACRE PL
ORANGE, CA 92869

GRANT PROPERTIES INC
1004 W TAFT AVE STE 150
ORANGE, CA 92865

HARRISON FAMILY TRUST
4132 E NORCROFT CIR
MESA, AZ 85215

HATFIELD FAMILY TRUST
7842 E WILLET TA ST
MESA, AZ 85207

HUBER FAMILY REVOCABLE LIVING
TRUST
204 ENNISMORE LN
BRENTWOOD, TN 37027

J&R REPAIR SERVICE OF ARIZONA
LLC
29236 N RED FINCH DR
SAN TAN VALLEY, AZ 85143

J&R REPAIR SERVICE OF ARIZONA
LLC
4245 E NORCROFT ST
MESA, AZ 85215

JACKMAC LLC
4165 W WINTERWASH DR
TUCSON, AZ 85745

JHJ OMAHA LLC
PO BOX 7043
CAVE CREEK, AZ 85237

JONES JAMES H/BETTE R
4135 E NORA CIR
MESA, AZ 85215

KIM & BARRY'S BUILDING LLC
(LEASE)
2711 N 24TH ST
PHOENIX, AZ 85008

KRUPNIK RICHARD L
4148 E NORA CIR
MESA, AZ 85215

LALONDE REVOCABLE FAMILY
TRUST AGREEMENT
4134 E NORTHRIDGE CIR
MESA, AZ 85215

LUNA FAMILY LLLP
2764 E LAUREL ST
MESA, AZ 852133304

MCDOWELL CAPITAL LLC
11030 SANTA MONICA BLVD STE 300
LOS ANGELES, CA 90025

MESA AIRPARK INVESTMENTS LLC
PO BOX 6128
MESA, AZ 85216

MESA CITY OF
20 E MAIN ST STE 650
PO BOX 1466
MESA, AZ 85211

MONOGRAM AEROSPACE FASTENERS
INC
4250 E OASIS ST
MESA, AZ 85215

OX ENTERPRISES LLC
1455 E MAGNUM RD
QUEEN CREEK, AZ 85140

PAOLA AND JEFF SCARBERRY LIVING
TRUST
5345 E MCLELLAN RD UNIT 21
MESA, AZ 85205

PRICE KEITH R
4157 E NORCROFT CIR
MESA, AZ 85215

REAL ESTATE HOLDINGS GROUP LLC
32531 N SCOTTSDALE RD
STE 105
SCOTTSDALE, AZ 85266

REEB CAPITAL I LLC
2812 N NORWALK STE 105
MESA, AZ 85215

REILLY AVIATION LLC (LEASE)
4165 W WINTERWASH DR
TUCSON, AZ 85745

ROFF MARGARET/KEVIN
4135 E NORCROFT CIR
MESA, AZ 85215

RSDMK HOLDINGS LLC
3810 E. KNOLL ST.
MESA, AZ 85215

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT AND
POWER DISTRICT
PO BOX 52025
PHOENIX, AZ 85072-2025

STEPHEN M JAVINETT LIVING TRUST
12826 E SUMMIT DR
SCOTTSDALE, AZ 85259

STRATTON FAMILY LIVING TRUST
4130 E NORA CIR
MESA, AZ 85215

TRENDSTAR LLC
2541 E UNIVERSITY DR
PHOENIX, AZ 85034

TWELVE FORTY-NINE LLC
16009 E CHOLLA DR
FOUNTAIN HILLS, AZ 85268

TWELVE FORTY NINE LLC
16009 E CHOLLA DR
FOUNTAIN HILLS, AZ 85268

VENTURE WALK ARIZONA LLC
PO BOX 21480
MESA, AZ 85277

WAGNON JOSEPH/LADEGARD
JILLIAN
201 E KEIM DR
PHOENIX, AZ 85012

WAX PROPERTIES LTD
PO BOX 23506
SAN DIEGO, CA 92193

WEATHERS NONNA
3638 N SAGEWOOD CIR
MESA, AZ 85207

WEISER STEVEN JOE/KRISTA
CHARLENE
4133 E NORTHRIDGE CIR
MESA, AZ 85215

Hermosa Groves North Community
Association

Montana Dorada Homeowners Association

Rosewood Estates Community Association
Kym Grise
7255 E Hampton Ave 101
Mesa, AZ 85209

Somerset Estates Homeowners Association
Larry Tyler
3821 E Palm Cir
Mesa, AZ 85207

Somerset Estates Homeowners Association
David Heywood
42 S Hamilton Pl 101
Gilbert, AZ 85233

Somerset Estates Homeowners Association
Leah Shreeve
42 S Hamilton Pl 101
Gilbert, AZ 85233

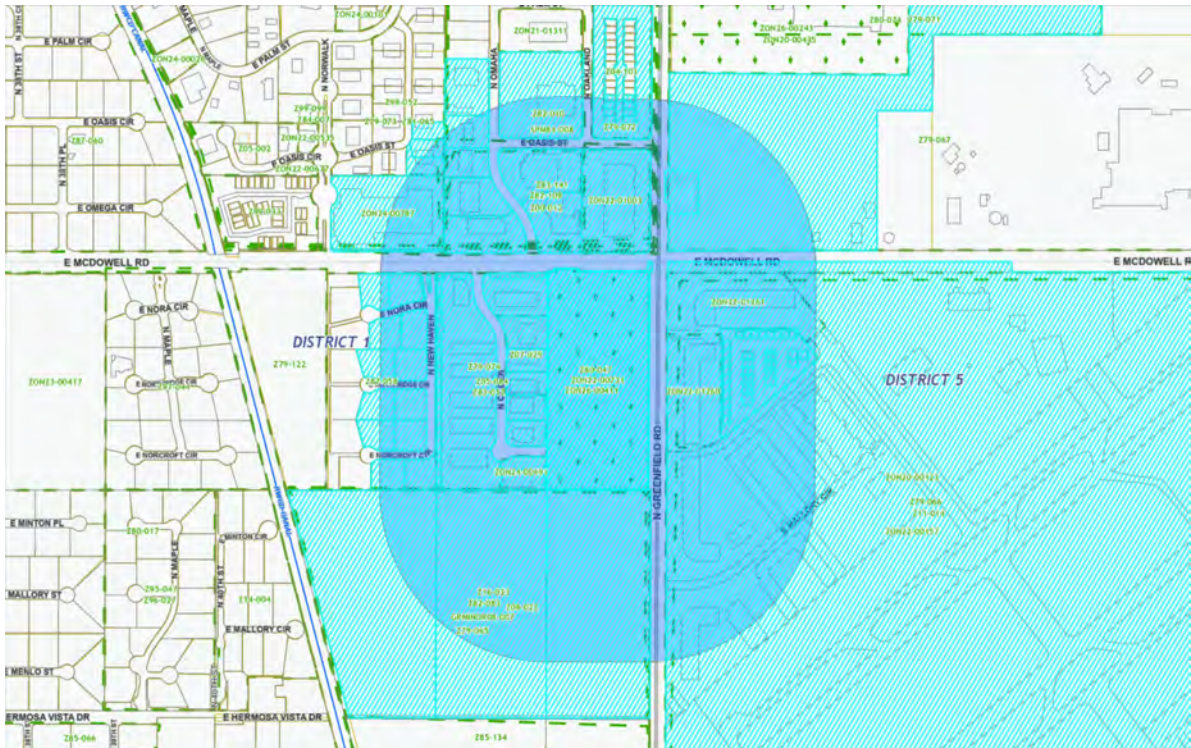
Spyglass Estates Homeowners Association
John Pyle
6303 S Rural Rd 3
Tempe, AZ 85283

Valencia Estates
Evangeline Sabado
3939 E Knoll Cir
Mesa, AZ 85215

Valencia Estates
Eva Lorane
2104 N Maple St
Mesa, AZ 85215

Villa Tuscano Homeowners Association
David Day
3746 E Kenwood St
Mesa, AZ 85215

Vista Estancia Homeowners Association
Thomas Oaks
42 S Hamilton Pl 101
Gilbert, AZ 85233



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 08/10/26

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 # ZON26-00411, on South of SWC Greenfield & McDowell. 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.

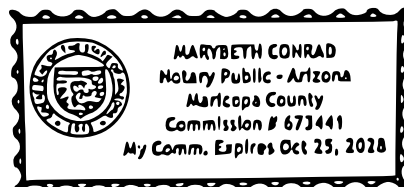
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: _____

Meaghan Liggett

SUBSCRIBED AND SWORN before me on 08/10/26

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: August 26, 2026

CASE: ZON26-00411

**Request: Development Plan Review and Special
Use Permit. This request will allow for an approximately
155,597± square foot industrial development.**

Applicant: Pew & Lake, PLC

Phone: (480) 461-4670

Planning Division (480) 644-2385

Posting date: 8/10/26

Aug 10, 2026 at 6:22:19 AM

+33.463367,-111.736120

2619-2735 N Greenfield Rd

Mesa AZ 85215



AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **August 11, 2026**.

Date: 8/5/26

I, Sarah Prince, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON26-00411** on the 5th day of August, 2026.

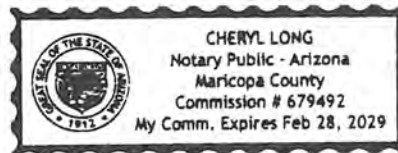
These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____

SHP

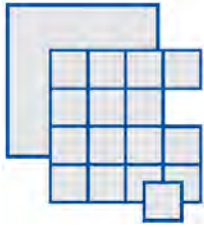
SUBSCRIBED AND SWORN before me this 5th day of Aug, 2026.

Cheryl Long
Notary Public



Case Number: **ZON26-00411**

Project Name: ER2



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew (Retired)
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson



NOTICE OF PLANNING & ZONING BOARD HEARING

Dear Neighbor,

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Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Proposed Elevations



