

Sun Devil Auto
3-lot Commercial Development
Citizen Participation Plan

Southern & Signal Butte
Case # ZON25-00256

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

Application Contact:
Withey Morris Baugh, PLC
2525 East Arizona Biltmore Circle, Suite A212
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On behalf of
Vertical Development

I. Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of the site. The Property is currently zoned Limited Commercial (LC). The application requests Site Plan Review (SPR), Design Review (DR), and a Preliminary Plat (PP) to develop a 3-lot commercial development, one of which is ready to proceed with Sun Devil Auto .

II. Contact

George Pasquel III
Withey Morris, PLC
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602-230-0600 / Email: George@wmbattorneyss.com

III. Contact List

Parties affected by such an application typically include properties owners within 800-feet of the Property (as identified by the Maricopa County Assessor's Map), residents, registered neighborhoods, homeowners' associations, and/or other interested parties as identified by the City of Mesa. A copy of the contact list, which will include any registered associations from the City, will be created and used for initial contact.

IV. Notification Technique / Notice of Meetings

Property owners and Interested parties affected by the applications will be notified of the requests through an informational mailing. Additional mailings with hearing dates will also occur in the future as well as sign postings on site if applicable. Given the isolated nature of the site, conformance with long-anticipated development within the area, and utilization of the existing zoning district, the Applicant anticipates foregoing an open house meeting in lieu of

direct correspondence (emails / phone calls / etc.) with any interested parties that reach out to the Applicant or City.

V. Response Procedures

The Applicant shall respond to citizens that express interest. Individual meetings will be conducted upon specific request. The City of Mesa will be available to answer questions regarding the review and public hearing process. Parties affected by the applications may also share their feelings about the project by writing to the City of Mesa, at 55 East Center Street, Mesa, Arizona 85211.

VI. Status Procedures

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

VII. Inquiries

Inquiries will be documented in the Citizen Participation Report

VIII. Tentative Schedule for Implementation

1. Initial Submittal	March 31, 2025
2. First Comments:	April 15
3. City / Applicant Meeting	April 21
4. Resubmittal:	May 19
5. Project Notification letters	May
6. Second Comments:	June (if applicable)
7. Resubmittal:	June
8. Citizen Participation Report submitted:	June
9. Site Posting for Planning and Zoning Board:	June / July
10. Planning and Zoning Board hearing:	Aug