

# **PROJECT EARL at MESA GATEWAY**

Northeast Corner of Germann and Crismon Road

## **Citizen Participation Plan**

Council Use Permit (CUP)

**Submitted: August 8, 2024**

## 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 approximately 63 net acres located at the northeast corner of Germann and Crismon Roads, with identified address as 10036 E. Germann Rd, Mesa, Arizona, 85212, also known as Maricopa County Assessor Parcel Number (APN) 304-63-979. See attached aerial map in **Attachment A**.

The Applicant is requesting a Council Use Permit (CUP) to allow Metal Refining, Casting or Extrusion, as outlined in Section 11-7-2, Land Use Regulations in the Mesa Zoning Ordinance.

The proposed development, Project Earl at Mesa Gateway, will be a modern high technology manufacturing site consisting of multiple attractive, high-quality industrial buildings which is consistent with the industrial vision for the area. The first phase of the plans include construction of two (2) manufacturing buildings and an adjacent office building. Subsequent phases will be coming later and may include significantly more square footage(sf) and additional buildings.

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.

## II. Contact

Adam Baugh  
Withey Morris Baugh, PLC  
2525 East Arizona Biltmore Circle  
Phoenix, Arizona 85016  
602-230-0600  
Email: adam@wmbattorneys.com

### **III. Contact List**

Parties affected by the applications may include properties owners within 500-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. To provide additional outreach, the Applicant has decided to expand the notification to 1,000 feet. A copy of the contact list and map of the mailing area are attached. **Attachment B** has copies of all the mailings attached.

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

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the CUP 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 CUP application is scheduled for consideration by the Planning & Zoning Commission, new letters will be distributed with hearing information and a sign posted on site – as directed by the City.

### **V. 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.

## **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 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.

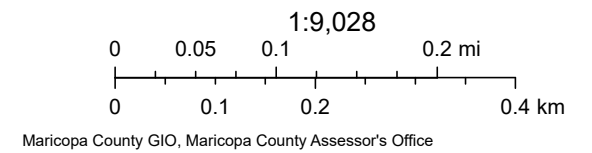
## **VII. Inquiries**

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

## **VIII. Schedule for Implementation**

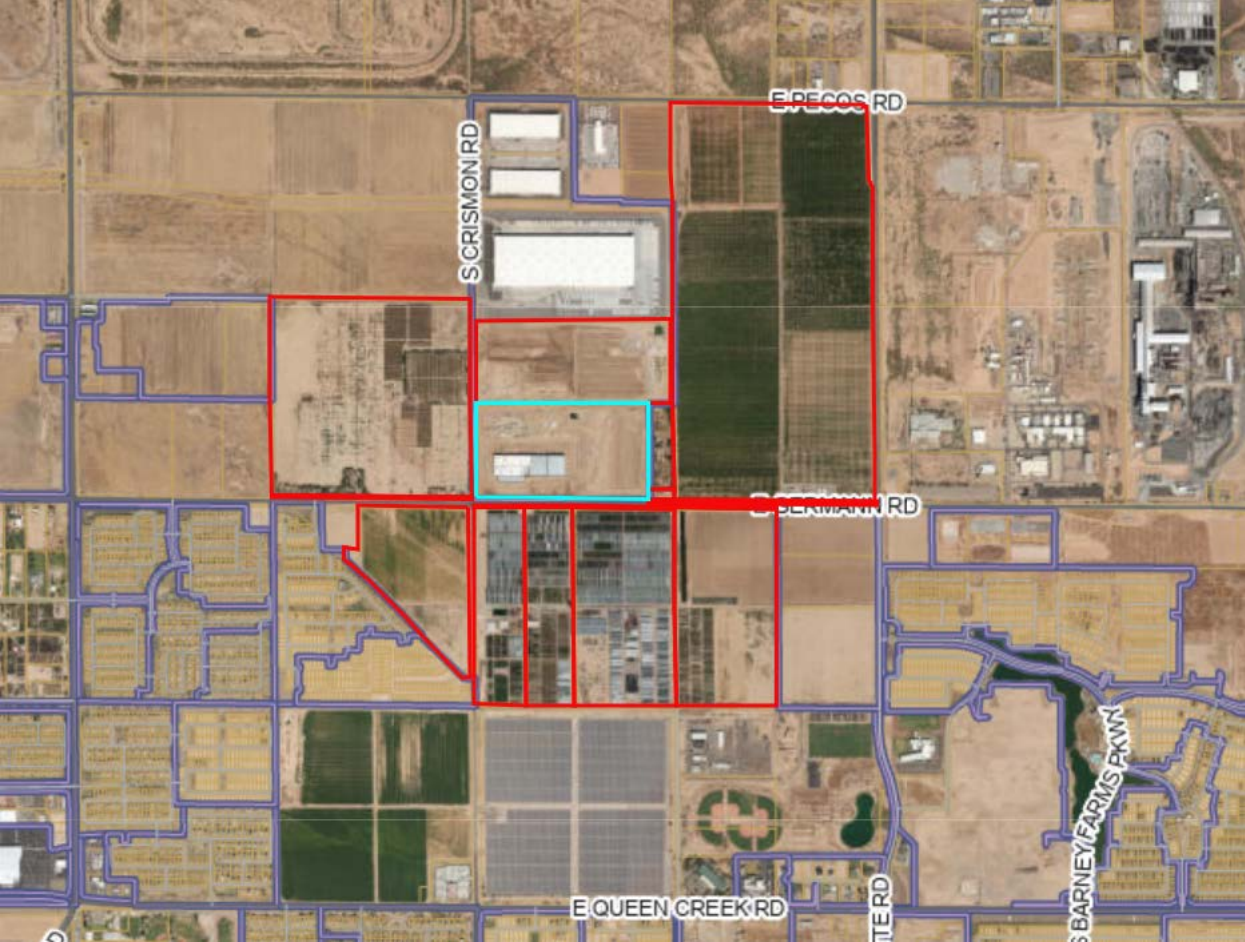
1. CUP Submittal: August
2. Initial notification letters: Late August
3. CUP Planning & Zoning notifications: October
4. CUP Planning & Zoning Board hearing: November
5. CUP City Council hearing: December

# Aerial Map



**Property owners within 1,000 ft**

<b>Parcel Number</b>	<b>Owner</b>	<b>Mailing Address</b>
304-62-002B	HARRIS CATTLE CO	PO BOX 167 QUEEN CREEK AZ USA 85242
304-62-002C	HARRIS CATTLE CO	PO BOX 167 QUEEN CREEK AZ USA 85242
304-62-018M	JORDE FARMS 3 LLC	PO BOX 4515 SCOTTSDALE AZ USA 85261
304-63-006F	HAWLEY MARILYN B	10360 E GERMANN RD QUEEN CREEK AZ USA 85242
304-63-006K	OSBORN MARILYN	22340 E HERITAGE CT QUEEN CREEK AZ USA 85142
304-63-006M	OSBORN MARILYN	22340 E HERITAGE CT QUEEN CREEK AZ USA 85142
304-63-008H	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-008J	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-008K	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-008L	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-008M	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-008N	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-008P	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-008Q	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-008R	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-009D	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-009F	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ USA 85201
304-63-016A	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ USA 850042121
304-63-017	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ USA 850042121
304-63-978	CUBES AT MESA SOUTH LLC	2199 INNERBELT BUSINESS CENTER DR ST LOUIS MO USA 63114
304-63-979	JX NIPPON MINING & METALS USA INC	125 N PRICE RD CHANDLER AZ USA 85224



E PECOS RD

S CRISMON RD

BERWANN RD

E QUEEN CREEK RD

ITE RD

S BARNEY FARMS PKWN