

**VIVO Development**  
**Gallery Park; Freeway Landmark Monument Sign**  
**Citizen Participation Report**  
**April 2, 2024**

**Purpose:**

The purpose of the Citizen Participation Plan 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 following:

1. Design Review Approval for a Freeway Landmark Monument Sign (DRB22-00780)
2. Council Use Permit for a Freeway Landmark Monument Sign (ZON22000779)

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

**Contact Information:**

Those coordinating the Citizen Participation activities have been:

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

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@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 notification list of Property Owners within 1000' of the subject parcel was developed using the Maricopa County Assessor Parcel View tools. There were 30-Property Owners in total. There were no registered neighborhood contacts or HOA's within 1-mile of the property. A copy of the notification list and map is attached to this report.
2. On August 16, 2022, a notification letter was sent to property owners within 1000-feet of Gallery Park, inviting them to a neighborhood meeting on August 30, 2022. The notification letter is attached to this email.

3. The neighborhood meeting was held on August 30, 2022. There were no interested property owners in attendance.
4. On October 27, 2023, a Public Notice sign was posted on the property in compliance with the specifications provided by the City of mesa Planning Staff. A copy of the sign posting affidavit is attached to this report.
5. On March 22, 2024 a sign was posted on the property notifying members of the public about the Planning & Zoning Board meeting on April 10, 2024.
6. On March 25, 2024, notification letters for the Planning & Zoning Board and Design Review Board meetings were delivered to the City of Mesa planning offices, for mailing to the Property Owners on the previously mentioned notification list.

**Schedule:**

Formal CUP and Design Review Submittals- July 18, 2022

2<sup>nd</sup> Submittal- September 6, 2022

3<sup>rd</sup> Submittal- May 15, 2023

4<sup>th</sup> Submittal- February 21, 2024

5<sup>th</sup> Submittal- March 28, 2024

Mesa Design Review Board Meeting- April 9, 2024

Planning and Zoning Board Hearing- April 10, 2024

City Council Introduction- TBD

City Council Final Action- TBD

**Attachments:**

1. 1000-foot notification list
2. 1000foot notification map
3. Neighborhood Meeting notification letter
4. Summary of neighborhood meeting
5. Affidavit of Sign Posting for Planning & Zoning Board meeting
6. Notice of Public Hearings

## Property Owners, 1,000+ Feet

### Gallery Park Freeway Landmark Monument, SEC Power Rd. & Loop 202

20TH ST & BELL MULTI-FAMILY LLC/P202-GP  
LOT 4 TIC LLC/VDP-GP LOT 4 TIC LLC  
4650 E COTTON CENTER BLVD STE 200  
PHOENIX, AZ 85040

6907 EAST RAY ROAD OWNER LP  
870 7TH AVE FRNT 2  
NEW YORK, NY 10019-4369

AEI ARIZONA OZ FUND LLC  
11100 SANTA MONICA BLVD STE 260  
LOS ANGELES, CA 90025-6695

AEI RAY DEVELOPMENT LLC  
300 W CLARENDON AVE STE 240  
PHOENIX, AZ 85013

ALI ADVISOR INC  
2999 N 44TH ST NO 100  
PHOENIX, AZ 85018

ALI ADVISOR INC (PROB.  
DEED/LEGAL)  
2999 N 44TH ST STE 100  
PHOENIX, AZ 85018

AMERICAN FURNITURE WARHOUSE CO  
8820 AMERICAN WY  
ENGLEWOOD, CO 80112

BC PICO LLC/DRIVE PICO  
LLC/AUTOMATIC PROPERTIES LLC  
11601 SANTA MONICA BLVD  
LOS ANGELES, CA 90025

CRP PDC MESA GATEWAY OWNER LLC  
450 NEWPORT CENTER DR STE 405  
NEWPORT BEACH, CA 92660

DICKERSON ZACHARY  
32624 N RUGOSA RD  
QUEEN CREEK, AZ 85142

FLOOD CONTROL DISTRICT OF  
MARICOPA COUNTY  
2801 W DURANGO ST  
PHOENIX, AZ 85009

GATEWAY 71B LLC  
4942 S 71ST ST  
MESA, AZ 85212-6436

GATEWAY CORNER HOLDINGS LLC  
7515 E 1ST ST  
SCOTTSDALE, AZ 85251

GILBERT GATEWAY TOWNE CENTER  
HOLDINGS LLC  
3941 W MOHAVE ST NO 110  
PHOENIX, AZ 85009

GRANITE FIELD INVESTMENTS LLC  
PO BOX 151  
QUEEN CREEK, AZ 85142

KCK INVESTMENTS LLC  
4747 S POWER RD  
MESA, AZ 85212

MESA 18 LP  
720 3RD ST NO E  
SASKATOON, SK S7H1M3

MGW BUILDING LLC  
4144 W SUNSET RD  
LAS VEGAS, NV 89118

NORTHINGTON MESA INDUSTRIAL  
INVESTORS LLC  
PO BOX 1368  
CARLSBAD, CA 92018

PHOENIX-MESA GATEWAY AIRPORT  
AUTHORITY  
600 S POWER RD BLDG 41  
MESA, AZ 85206-5219

POWER 17 LLC  
124 S 600 E  
SALT LAKE CITY, UT 84102

POWER 202 MIXED-USE LLC  
4650 E COTTON CENTER BLVD STE  
200  
PHOENIX, AZ 85040

POWER ROAD GP STV LLC  
525 W 21ST ST  
TEMPE, AZ 85282

ROOSEVELT WATER CONS DIST 5239  
PO BOX 100  
HIGLEY, AZ 85236

RRCCN OWNERS ASSOCIATION  
2999 N 44TH ST STE 500  
PHOENIX, AZ 85018

TARGET CORPORATION  
PO BOX 9456  
MINNEAPOLIS, MN 55440-9456

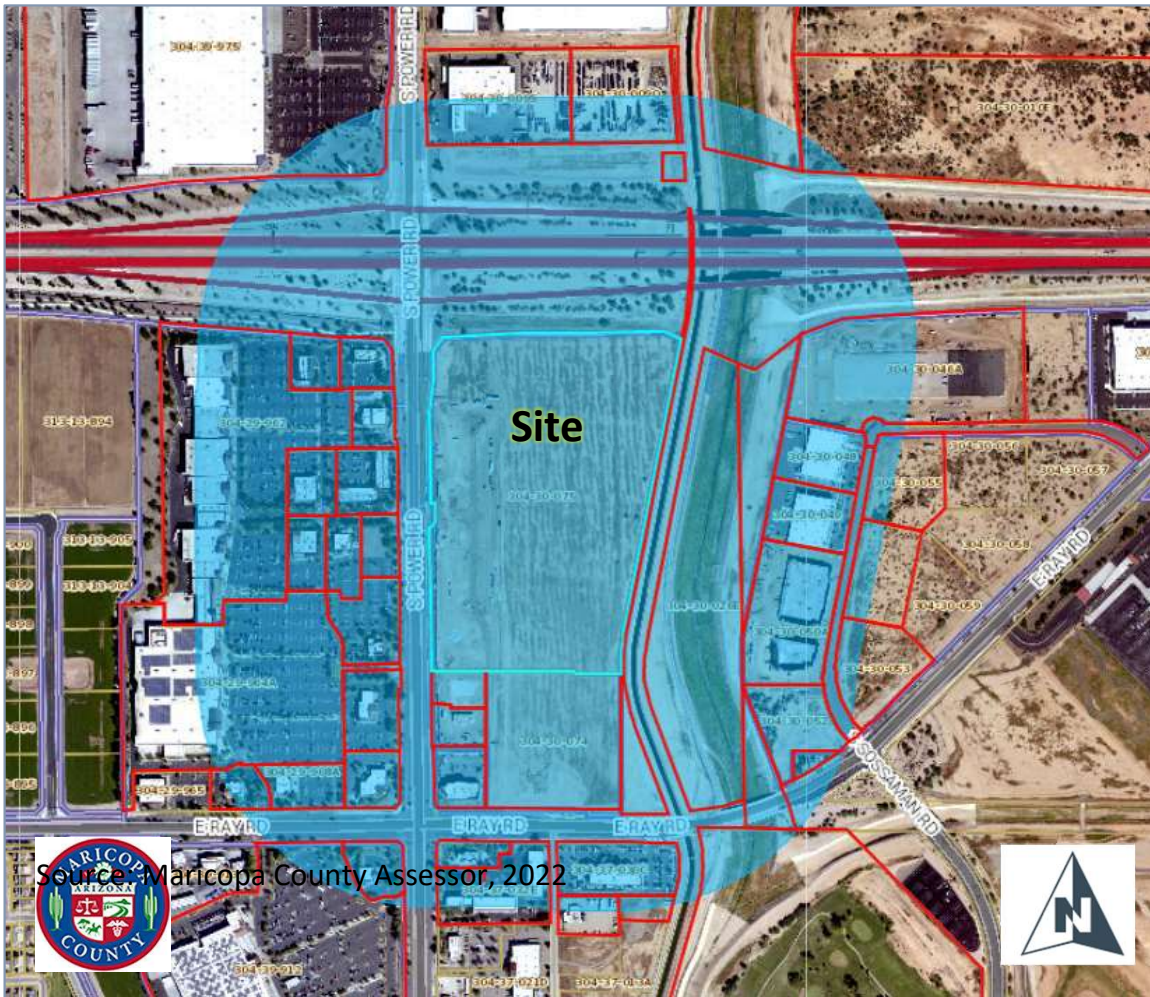
TRIANGLE TRUST/STROSCHER  
INVESTMENTS LLC  
32101 COOK LN  
SAN JUAN CAPISTRANO, CA 92675

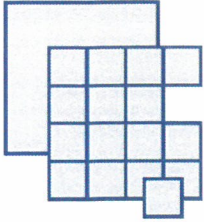
UNITED STATES OF AMERICA  
3707 N 7TH ST  
PHOENIX, AZ 85017

WAL MART STORES INC  
1301 SE 10TH ST  
BENTONVILLE, AR 72716-0535

WF GCC INDUSTRIAL LLC  
3104 E CAMELBACK RD UNIT 957  
PHOENIX, AZ 85018

# Property Owners, 1,000+ Ft. SEC of Power Rd. and Loop 202





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

Certified Real Estate Specialist

**Sean B. Lake**  
**Reese L. Anderson**  
**W. Ralph Pew**

August 16, 2022

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, VIVO Development Partners, we are pleased to invite you to a neighborhood meeting to receive your comments regarding our application to the City of Mesa for freeway signage in Gallery Park, which is located on the approximately 40 acres at the southeast corner of the Loop 202 and Power Road in Mesa. Gallery Park is a regional commercial and loft residential mixed use development that was approved in 2019. This specific request is for a Council Use Permit to allow for two freeway landmark monument signs to be built on the northern portion of the site near the 202 freeway.

A neighborhood meeting has been scheduled to give property owners in the area an opportunity to meet with the applicant and property owner and to learn more about the proposed signs. A copy of the preliminary plan and elevations are enclosed with this letter. The details of this meeting are as follows:

**Date:** August 30, 2022  
**Time:** 6:00 p.m.  
**Place:** Holiday Inn Express & Suites Gilbert-  
Mesa Gateway Airport (Meeting Room)  
5530 S Power Road  
Gilbert, AZ 85295

If you have any questions before or after the neighborhood meeting, please contact either me or D.J. Stapley by email at [ralph.pew@pewandlake.com](mailto:ralph.pew@pewandlake.com) or [djstapley@pewandlake.com](mailto:djstapley@pewandlake.com) or by phone at 480-461-4670. You may also contact Jose Pombo at Vivo Development Partners at [jpombo@vivopartners.com](mailto:jpombo@vivopartners.com) or by phone at 602-393-9370.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

Sincerely,

W. Ralph Pew  
**PEW & LAKE, PLC**

Sign Locations

**GALLERY PARK** 

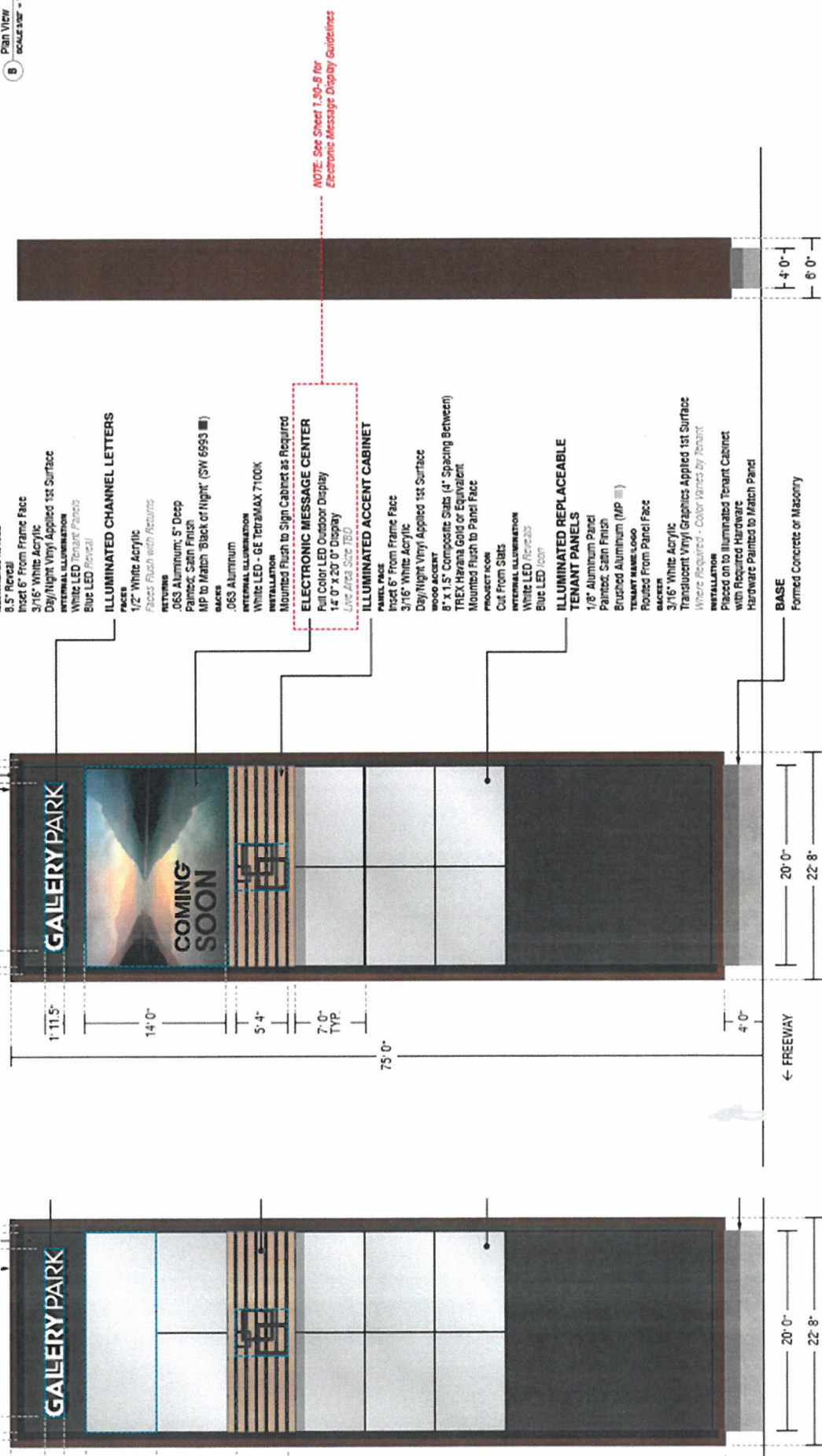


# Preliminary Sign Elevations

1 d.ii - Freeway Landmark Monument - Option B

Side A/B

SIGN AREA PER SIDE: 757.75 SF  
SIGN CAN ACCOMMODATE 6-20 TENANTS



- STRUCTURAL ACCENT FRAME**  
Aluminum Construction  
Painted: Stain Finish  
Deep Mahogany (MP to Match PMS 4835 ■)
- SIGN CABINET**  
Internal Aluminum Angle Frame  
1/8" Aluminum Faces  
Inset 6" From Frame Face  
Painted: Stain Finish  
MP to Match 'Back of Night' (SW 6593 ■)
- ILLUMINATED RETAIL**  
0.5" Recessed  
Inset 6" From Frame Face  
3/16" White Acrylic  
Day/Night Vinyl Applied 1st Surface  
INTERNAL ILLUMINATION  
White LED Tenant Panels  
Blue LED (Retail)
- ILLUMINATED CHANNEL LETTERS**  
FACES  
1/2" White Acrylic  
Faces Flush with Returns  
RETURNING  
.063 Aluminum; 5" Deep  
Painted: Stain Finish  
MP to Match 'Back of Night' (SW 6593 ■)
- BACKS**  
.063 Aluminum  
INTERNAL ILLUMINATION  
White LED - GE TetraMAX 7100K  
INTERNAL ILLUMINATION  
Mounted Flush to Sign Cabinet as Required
- ELECTRONIC MESSAGE CENTER**  
Full Color LED Outdoor Display  
14' 0" X 30' 0" Display  
LINE AREA SEE DETAIL
- ILLUMINATED ACCENT CABINET**  
PANEL FACE  
Inset 6" From Frame Face  
3/16" White Acrylic  
Day/Night Vinyl Applied 1st Surface  
WOOD ACCENT  
8" X 15" Composite Slats (4" Spacing Between)  
TREX Havana Gold or Equivalent  
Mounted Flush to Panel Face  
PRODUCT CODE  
Call From SIBS
- INTERNAL ILLUMINATION**  
White LED (Retail)  
Blue LED (Sign)
- TENANT PANELS**  
1/8" Aluminum Panel  
Painted: Stain Finish  
Brushed Aluminum (MP ■)  
TENANT NAME LOGO  
Routed From Panel Face  
BACKS  
3/16" White Acrylic  
Translucent Vinyl Graphics Applied 1st Surface  
Where Required - Color Varies by Tenant
- INTERNAL ILLUMINATION**  
Placed on 10 Illuminated Tenant Cabinet  
with Required Hardware  
Hardware Painted to Match Panel
- BASE**  
Formed Concrete or Masonry

End View

NOTE: See Sheet 1.30-6 for Electronic Message Display Guidelines

9 Plan View  
SCALE 3/8" = 1'

# TRADEMARK

3825 S. 36th Street, Phoenix, AZ 85040 602 272 5055 trademarkvisual.com

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COMPANY: Vivo Partners  
 ADDRESS: 5019 S. Power Rd.  
 CITY STATE: Gilbert, AZ

SHEET: JB  
 DRAWING: 0104dd  
 DATE: 09/13/21  
 BRGT: JB  
 JOB: 106376

**Neighborhood Meeting Summary**  
**Gallery Park Freeway Landmark Monument Signs**  
**Power Road and 202 Freeway**  
**Case #ZON22-00779, DRB22-00780**

August 30, 2022 at 6:00 pm

Holiday Inn Express & Suites-  
Mesa Gateway Airport (meeting room)  
5530 S. Power Road  
Gilbert, AZ 85295

The neighborhood meeting was open for the public starting at 6:00 pm. It was held at the above-referenced location, which is approximately 1 block south of the Gallery Park subject site.

No citizens attended. Present for the applicant were Jose Pombo with Vivo and Ralph Pew and D.J. Stapley from Pew & Lake, PLC. They remained onsite until approximately 6:25 pm before closing the meeting.



City of Mesa Planning Division

# AFFIDAVIT OF PUBLIC POSTING

Date: 03/22/24

I, Patrick Anspaugh, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-00779, on SEC Loop 202 and Power Rd. 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: Patrick Anspaugh

SUBSCRIBED AND SWORN before me on 03/22/24

J. Simpson  
Notary Public  
*Commission exp: 5/31/27*



CITY OF MESA PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 P.M. DATE: April 10, 2024  
CASE: ZON22-00779

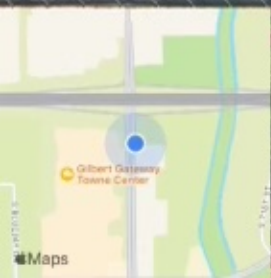
Request: Council Use Permit. This request will  
allow for a Freeway Landmark Monument.

APPLICANT: W. Ralph Pew,  
Pew & Lake, PLC

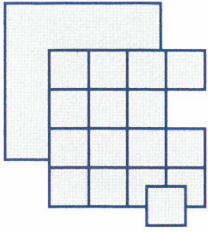
PHONE: 480-461-4670  
Planning Division 480-644-2385

Posting date: 3/22/2024

**NATIONAL**  
RENT-A-FENCE  
800-352-5675



March 22, 2024 at 10:02 AM  
4931 S Power Rd  
Mesa AZ 85212



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

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

March 25, 2024

## NOTICE OF PUBLIC MEETINGS

DESIGN REVIEW BOARD AND PLANNING & ZONING BOARD  
Case No. DRB22-00780 and ZON22-00779

Dear Neighbor:

Pew & Lake, PLC, on behalf of our client, VIVO Development, is providing you with notice of **two** upcoming public meetings related to its proposal for a Freeway Landmark Monument (FLM) sign at the 40-acre Gallery Park development at the southeast corner of the Loop 202 Santan Freeway and Power Road in Mesa. To allow for the development of the FLM, we have applied for Design Review and a Council Use Permit (CUP).

This letter is being sent to all property owners within 1,000 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 for the proposed FLM. If you have any questions regarding this proposal, please call me or Vanessa MacDonald at 480-461-4670 or e-mail one of us at [ralph.pew@pewandlake.com](mailto:ralph.pew@pewandlake.com) or [vanessa.macdonald@pewandlake.com](mailto:vanessa.macdonald@pewandlake.com).

**Design Review Board**  
City Council Chambers  
(lower level)  
57 East First Street, Mesa, AZ  
April 9, 2024  
Work Session and Public Meeting  
4:30 p.m.

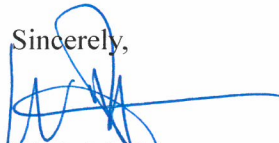
**Planning and Zoning Board**  
City Council Chambers  
57 East First Street  
Mesa, AZ  
April 10, 2024  
Public Hearing: 4:00 p.m.

The public can attend the meeting either in-person or electronically and telephonically. The live Design Review meeting may be watched via zoom <https://mesa11.zoom.us/j/82508085605>. The Planning & Zoning Board meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live). Either meeting may be 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 on the next page or by visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/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

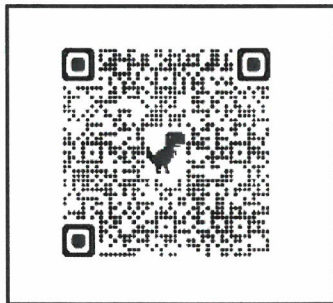
when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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 Mr. Sean Pesek, Senior Planner of their Planning Division staff. He can be reached at 480-644-6716 or sean.pesek@mesaaz.gov, should you have any questions regarding the public hearing process. If you have recently sold this property, please forward this correspondence to the new owner.

Sincerely,  
  
W. Ralph Pew  
Pew & Lake, PLC

Attachments

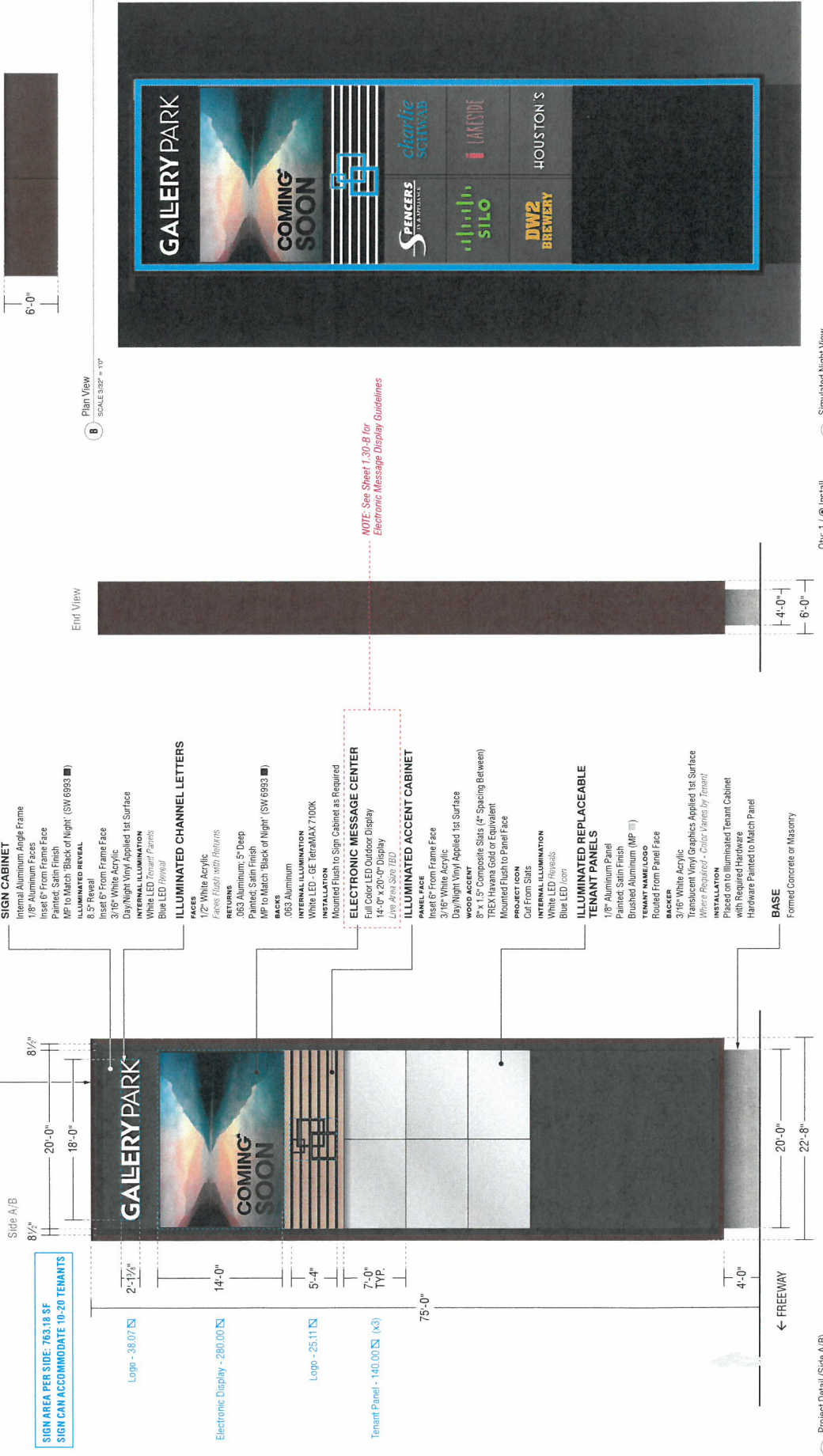
**Design Review QR Code:**



**Planning & Zoning QR Code:**







**A** SCALE: 3/32" = 1'-0" **B** SCALE: 3/32" = 1'-0" **C** SCALE: 3/32" = 1'-0" **Qty: 1 / Install**

UL LABEL PLACEMENT	MONUMENTS & BLADE SIGNS	APPROVED	CLIENT/PROVIDER	DATE
<p>ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER U.E.C. CODE. (Includes and limited to conductors, wire, cable, wiring U.L. listed wire, wire methods of installation, accessories with the required listing, electrical raceways, electrical boxes and other associated low voltage devices. This includes proper grounding and bonding of the sign. The location of the disconnect switch from installation shall comply with Article 600.4(B)(1) of the National Electrical Code.)</p> <p>UL</p>				
<p>Labels Required: 20V, Total Amps: 25.0A, Circuits Req'd: 1</p> <p>Notes: Replicate and final connection to sign by on-filed electrician. Client to provide primary electric feeds within 6 feet of sign location.</p>				

**TRADEMARK**

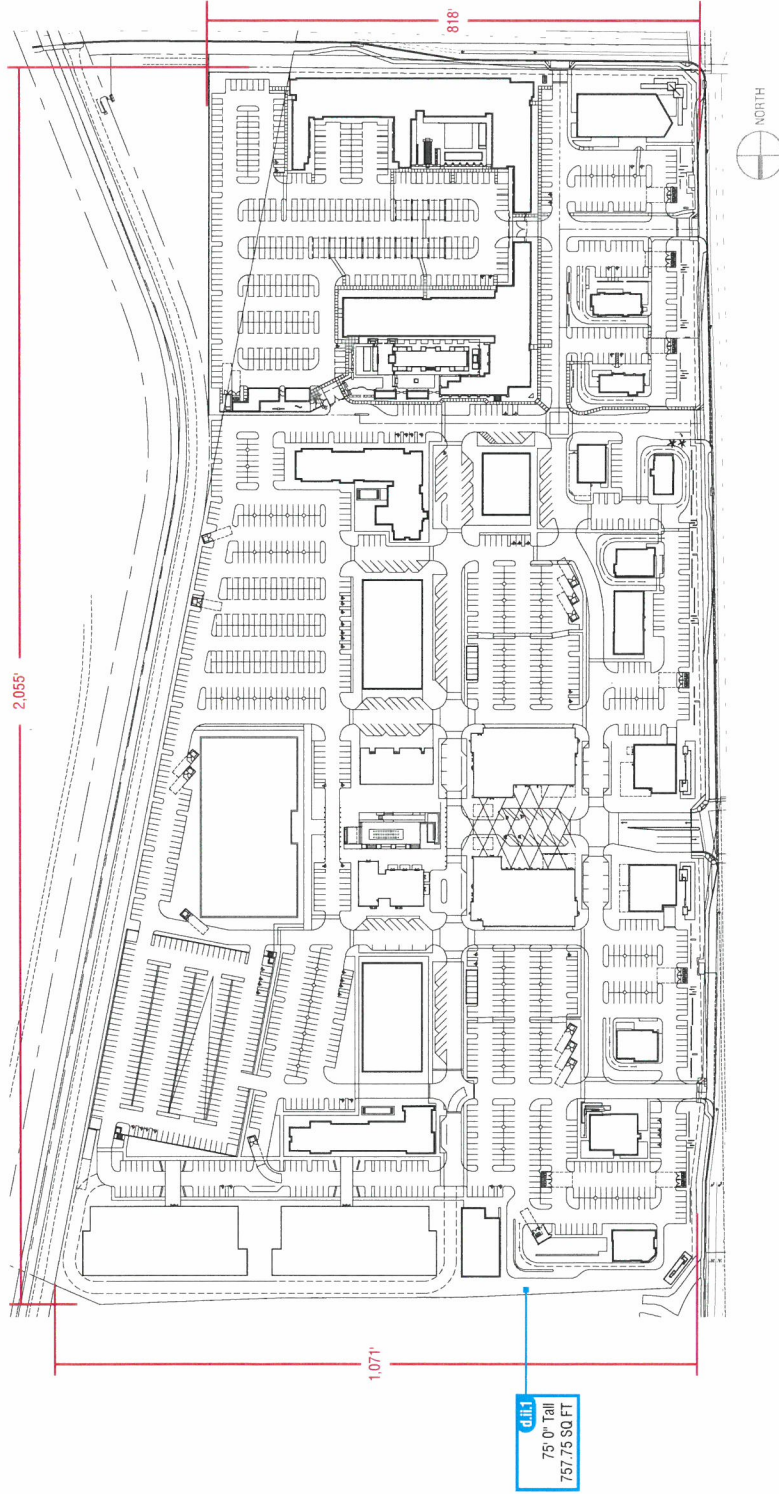
545 S. 5th Street, Phoenix, AZ 85004 | 602.733.5853 | info@hdmstudio.com

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DR	JOB	106376
JB	DRAWING	01081d
DR	DATE	04/20/23
JB	SHEET	1.02

Vivo Partners	
ADDRESS	5019 S. Power Rd.
CITY/STATE	Mesa, AZ



**KEY**  
 GALLERY PARK  
 d.ii.1 Project ID Monument Sign

**Sign Location Plan**  
 SCALE 1" = 200'

**TRADEMARK**

385 E. 19th Street, Phoenix, AZ 85044 602.712.9555 [trademarkinc.com](http://trademarkinc.com) © 2015, All Rights Reserved. 04/20/2019

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	NO.	JOB	106376
APPROVED	LATOURD/COMANURE	DATE	Vivo Partners	JB	0108ld	
			5019 S. Power Rd.	JB	04/20/23	
			Mesa AZ	JB		1.04