



CITIZEN PARTICIPATION REPORT

Date: 11/14/25
Project: Blue Sky Pest Control; Site Plan and Design Review
Case numbers: ZON25-00774 and DRB25-00765

Purpose: The purpose of this Citizen Participation Report is to inform citizens, property owners, neighborhood associations, and businesses in the vicinity of the proposed Blue Sky Pest Control Building at 5118 S. 71st Street, Mesa, AZ. 85212 about the efforts that have been made to provide information about the project to those property owners within 1000-feet of the development site. The applicant has submitted a Site Plan Modification request and Design Review application, to the City of Mesa, which would approve the site development including landscaping, parking, lighting and building elevations. This Citizen Participation Report provides details ensuring that those property owners who may be affected by these applications have had an adequate opportunity to learn about and comment on the proposed project.

Contacts: The individuals responsible for implementing this plan are shown below:

Reese L. Anderson/Vanessa MacDonald
Pew & Lake PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
480-461-4670-Office

Pre-submittal Conference: The pre-submittal conference with the City of Mesa Development Services staff was held on 07.22.2025. Staff reviewed the application and recommended that the applicant develop a Citizen Participation Plan.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A mailing list provided by the City of Mesa was used to contact citizens and agencies in this area including property owners within 1,000 feet of the site, all registered neighborhood associations within one mile of the project, and homeowner's associations within one half mile of the project.
2. All property owners on the contact list received a letter describing the project, project schedule, site plan, and invitation to participate in a virtual neighborhood meeting to be held on November 14, 2025.

The neighborhood meeting was scheduled as an introduction to the project and to provide an opportunity for interested neighbors to ask questions and state any concerns. A summary of the meeting is attached to this Citizen Participation Report.

3. No citizens or neighborhood associations requested any information on the project.

Schedule:

Pre-submittal Conference – 7.22.2025

1st Application Submittal – 9.28.2025

Neighborhood Meeting – 11.14.25

Follow-Up Submittals- TBA

Planning and Zoning Board Hearing – TBA

City Council- Introduction- TBA

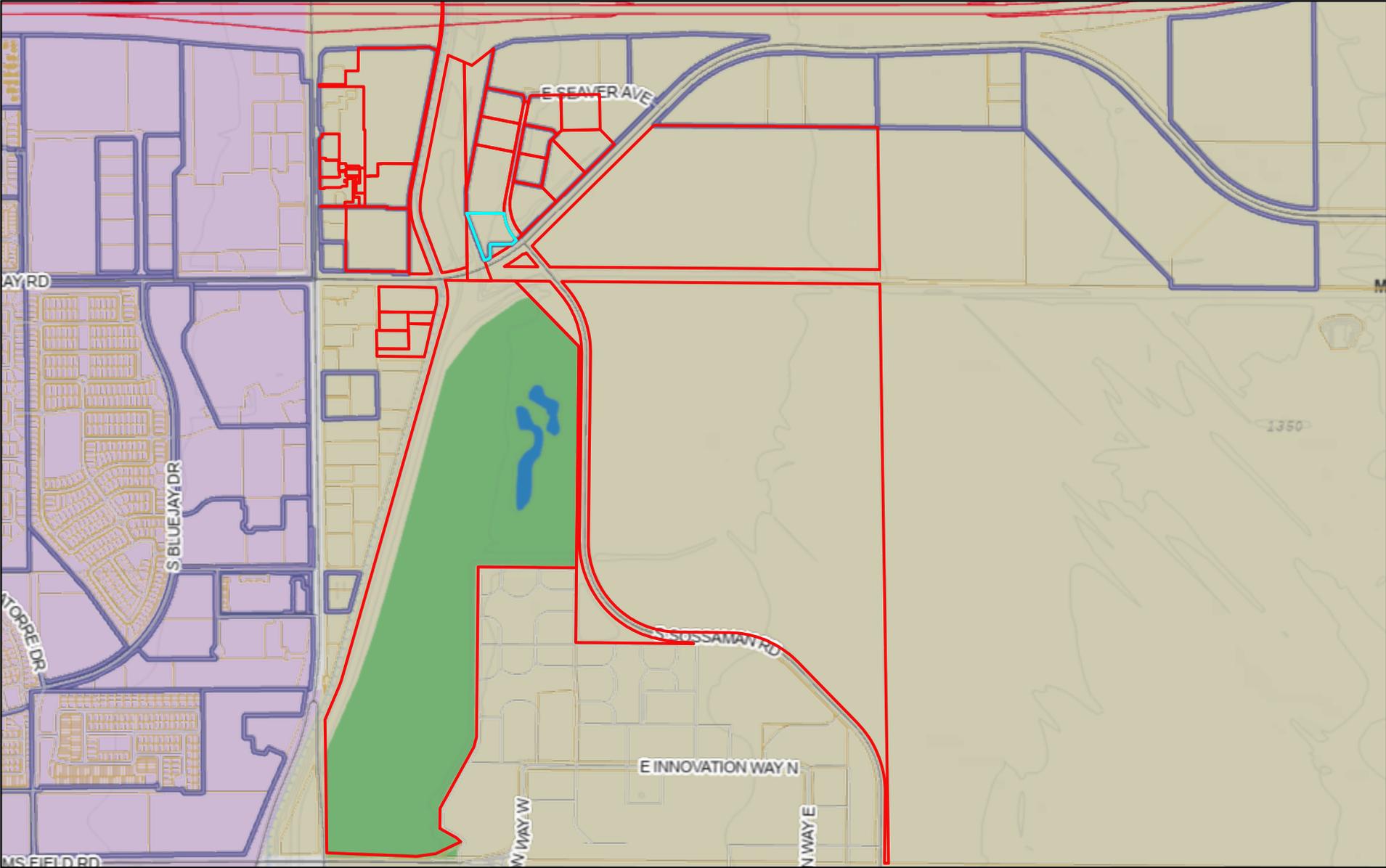
City Council- Adoption- TBA

Attachments:

1. List of Property Owners within 1000 feet, provided by the City of Mesa
2. 1000-foot notification Map
3. Notice of Neighborhood Meeting
4. Summary of Neighborhood Meeting
5. Neighborhood Meeting PowerPoint presentation

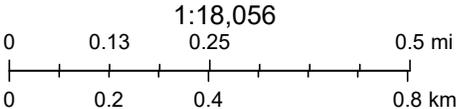
Owner	Address	City	State	Zip
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
ROOSEVELT WATER CONS DIST 5239	PO BOX 100	HIGLEY	AZ	85236
ALI ADVISOR INC	2999 N 44TH ST 100	PHOENIX	AZ	85018
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206
GATEWAY 71B LLC	4942 S 71ST ST	MESA	AZ	85212
MGW BUILDING LLC	10416 SUMMIT CANYON DR	LAS VEGAS	NV	89144
AEI RAY DEVELOPMENT LLC	300 W CLARENDON AVE STE 240	PHOENIX	AZ	85013
ENSIGN93 LLC	3769 E AUSTIN DR	GILBERT	AZ	85296
H & H GATEWAY LLC	7645 E RAY RD STE 122	MESA	AZ	85212
GOLDEN OPPORTUNITY INVESTMENTS OPERATING LLC	521 PLAYA	NEWPORT BEACH	CA	92660
NECTAR WATKINS 2024 LLC/NECTAR DABLING 2023 LLC/NECTAR GATEWAY 2025 LLC	1720 S BELLAIRE ST STE 1209	DENVER	CO	80222
7212 EAST RAY LLC	7212 E RAY RD BLDG A	MESA	AZ	85212
IWA HOLDINGS 2 LLC	1555 THE GREENS WAY	JACKSONVILLE BEACH	FL	32250
RRCCN OWNERS ASSOCIATION	2999 N 44TH ST STE 500	PHOENIX	AZ	85018
AGP APARTMENTS VENTURE L L C	3889 MAPLE AVE STE 200	DALLAS	TX	75219
7212 E MESA GATEWAY LLC	5033 S 71ST ST	MESA	AZ	85212
PRESSMAN QOZB LLC	19 E 88TH ST STE 6F	NEW YORK	NY	10128
THS DUAL FLAG AT GP LLC	4650 E COTTON CENTER BLVD STE 200	PHOENIX	AZ	85040
BURFORD FAMILY FARMING COMPANY LP/JULIA BURFORD INTERVIVOS TRUST/JULIA L BURFORD TRUST	1443 W SAMPLE AVE	FRESNO	CA	93711
POWER 202 MIXED-USE LLC	4650 E COTTON CENTER BLVD STE 200	PHOENIX	AZ	85040
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142
DICKERSON ZACHARY/YOUNG BRYANT R	32624 N RUGOSA RD	QUEEN CREEK	AZ	85142
6907 EAST RAY ROAD OWNER LP	870 7TH AVE FRNT 2	NEW YORK	NY	10019

1000' Prop Owner Map

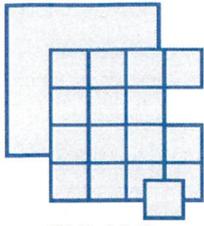


October 6, 2025

 Override 1



Maricopa County GIO, Maricopa County Assessor's Office



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

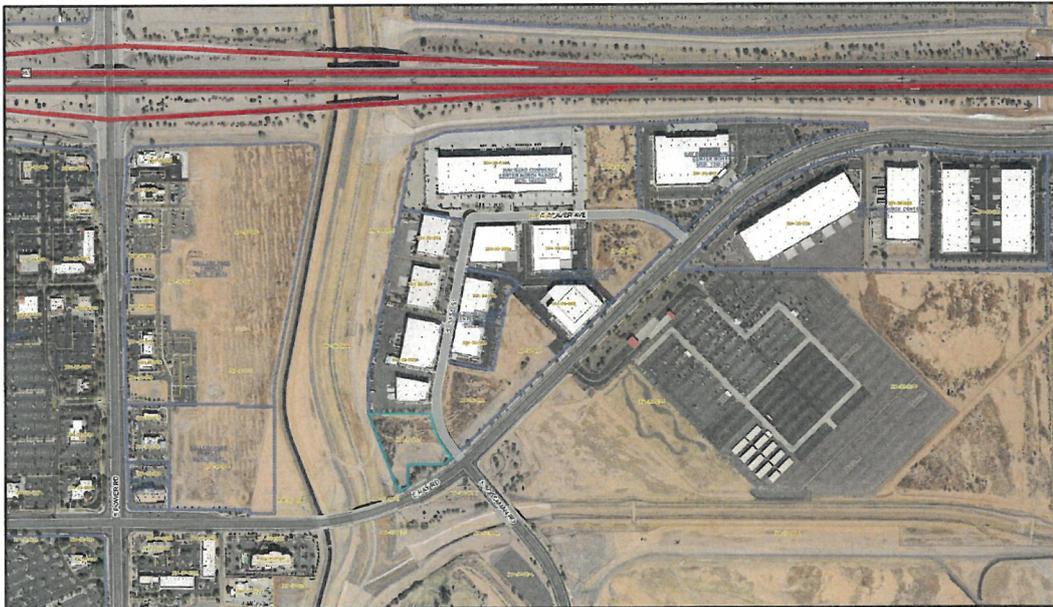
W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

October 28, 2024

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Blue Sky Pest Control, we are pleased to invite you to participate in a virtual neighborhood meeting to discuss proposed Site Plan and Design Review applications for the property located at the northwest corner of 71st Street/Sossaman and Ray Road. The property is shown below, outlined in blue, and is known as Maricopa County Assessor parcel number 304-30-052, or Lot 9 of the Ray Road Commerce Center.



Our requests to the City of Mesa are for:

1. Design Review approval of the landscaping, building elevations, materials and colors for a 26,000 s.f. building (DRB25-00765); and
2. Site Plan approval for the building orientation, site design, parking, grading and drainage on the property (ZON25-00774).

Our project team has set up a virtual Microsoft Teams meeting where we will present the project and provide more information.

Date:	November 13, 2025
Time:	6:00 p.m.
Location:	<i>via Microsoft Teams</i> Use QR Code below for link to the meeting

If you wish to receive a link to the meeting, or submit any questions in advance, please send an email to Vanessa MacDonald using the QR Code below, no later than 5:00 on the day of the meeting.

If you are unable to participate in the meeting, please contact me or Vanessa by email at **reese.anderson@pewandlake.com** or **vanessa.macdonald@pewandlake.com**, or by phone at 480-461-4670. We welcome any comments and feedback on these cases and would be happy to discuss it with any interested parties. All comments provided to our team will be submitted to the City and incorporated into the Citizen Participation Report that will be prepared prior to the public hearings regarding this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any hearing dates are known, public notice will be provided to property owners within 1,000 feet of the property. Additionally, anyone who reaches out to us and provides us with contact information will also be notified.

Sincerely,



Reese L. Anderson

PEW & LAKE, PLC





**Blue Sky Pest Control
Site Plan and Design Review
ZON25-00774 and DRB25-00765
Summary of Neighborhood Meeting
November 13, 2025**

The virtual meeting was opened at 5:45 p.m. on the Microsoft Teams platform. Participants included: Reese Anderson and Vanessa Macdonald; Pew & Lake, PLC, Bret Ryan and Vince Dalke; Dalke Design Group, Kwasi Abebrese; City of Mesa Planning Department and Nate Woolf, Blue Sky Pest Control.

At 6:32 p.m., no neighbors had requested a link to participate in the meeting,

The meeting concluded at 6:33 p.m.



Blue Sky Pest Control



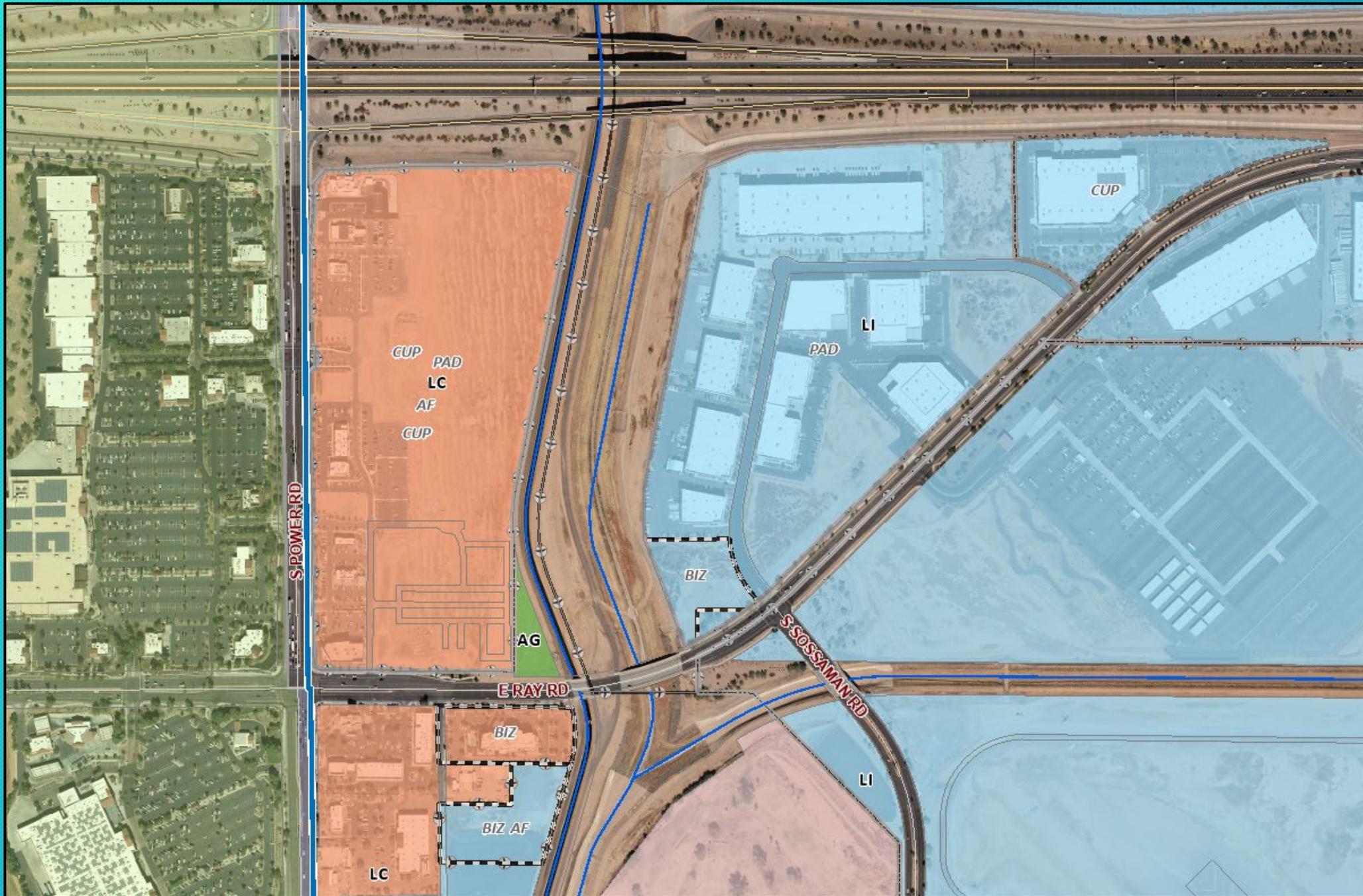
ZON25-00774 and DRB25-00765

Virtual Neighborhood Meeting

November 13, 2025

6:00 p.m.

Zoning Map



About Blue Sky Pest Control

- In business for over 20 years
- Proudly protects homes and businesses throughout the greater Phoenix area
- Provides commercial pest control in Tucson
- Provides comprehensive pest management solutions using science-backed, environmentally responsible treatments designed to handle the unique challenges of our desert environment.



Scorpions



Ants



Termites



Black Widows



Cockroaches



Spiders



Earwigs

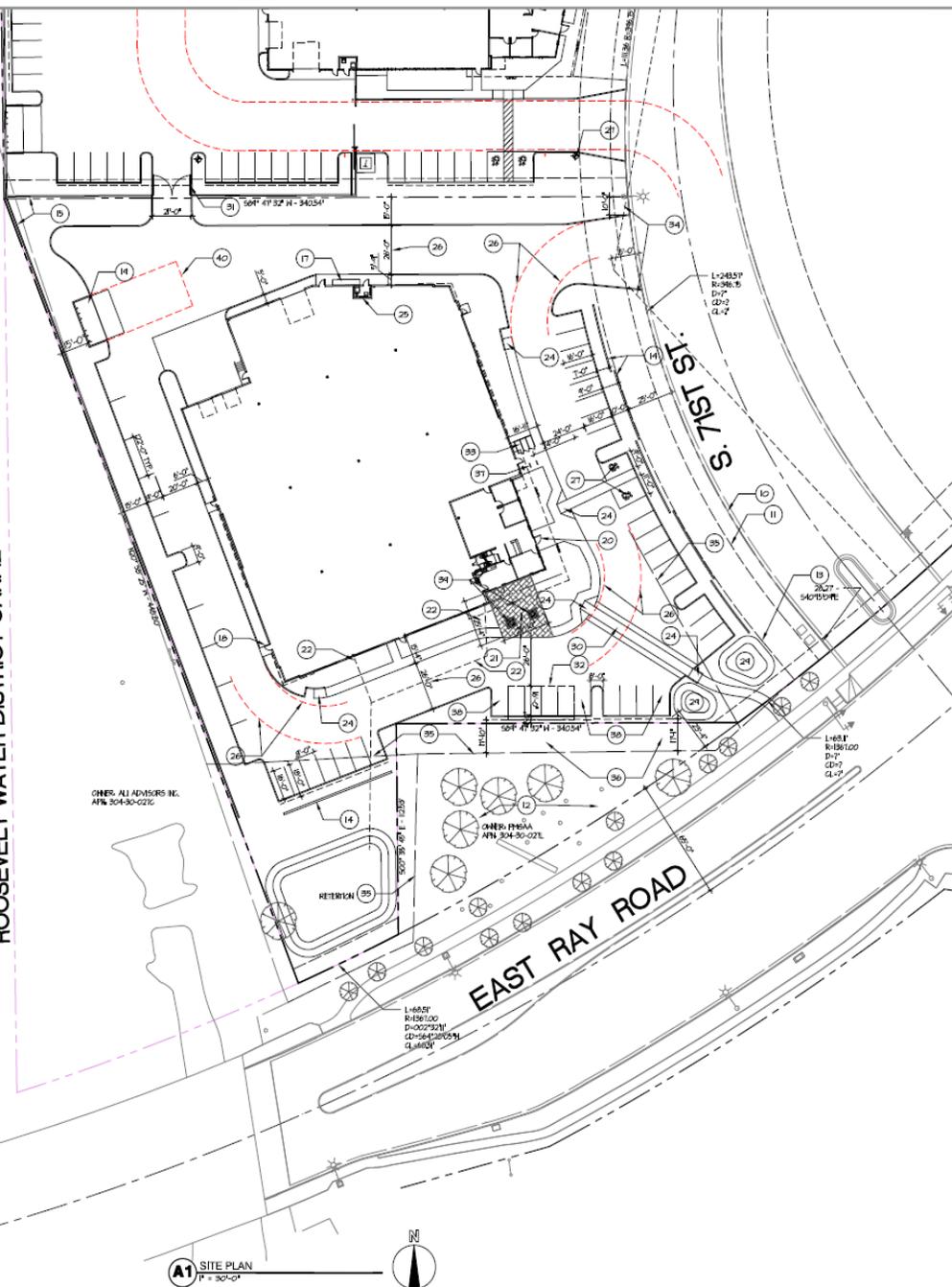


Silverfish

Requests to City of Mesa

- Design Review approval of the landscaping, building elevations, materials and colors for a 26,000 s.f. building (DRB25-00765); and
- Site Plan approval for the building orientation, site design, parking, grading and drainage on the property (ZON25-00774).

ROOSEVELT WATER DISTRICT CANAL



OWNER: ALL ADVISORS INC.
APN: 304-30-021C

EAST RAY ROAD

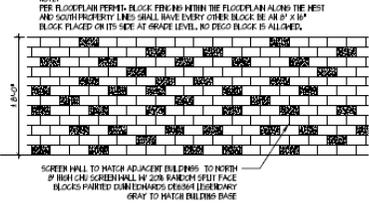
S. 17TH ST.

A1 SITE PLAN
1" = 30'-0"

VICINITY MAP	PROJECT DATA	KEY NOTES
	<p>PARCEL NUMBER: 304-30-021C BUSINESS PARK: RAY ROAD COMMERCE CENTER NORTH ZONING: LI-PAD-AP SITE AREA: 103,811 SF GROSS BUILDING AREA: 28,178 SF AREA UNDER ROOF: 24,305 SF GROSS FLOOR AREA: 27,760 SF OCCUPANCY: WAREHOUSE OFFICE / OPEN OFFICE TOTAL: 52 PEOPLE BUILDING HEIGHTS: 32 FT BUILDINGS REQUIRED: 21,000 SF @ 25% OFFICE, 6,400 SF @ 100% SF @ 18 SPACES, 20,528 SF @ 100% SF @ 25 SPACES, TOTAL: 42 SPACES PARKING PROVIDED: STANDARD SPACES: +48, ACCESSIBLE SPACES: +2, TOTAL: 46 SPACES BICYCLE PARKING: STANDARD SPACES: +48, ACCESSIBLE SPACES: +2, TOTAL: 46 SPACES CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED) PROPOSED OCCUPANCY: BUSINESS GROUP B, 5-I, 5-2 ALLOWABLE AREA PER SECTION 507.4: PER TABLE 506.2, 36,000 SF PER-FITTED</p>	<p>10. PROPERTY LINE AND BACK OF CURB 18" MIN. P.U.E. 11. EXISTING LANDSCAPING: REMOVE AND DEMOS TO REHAB. EXISTING TREES TO BE REMOVED. 12. UTILITY & DRAINAGE EMBLEMEN 13. 2" MIN. GROUND LANDSCAPE WALLS 32 TO 40" HIGH PROVIDING REQUIRED SCREENING SIMILAR TO THOSE IN THE ADJACENT LANDSCAPE EMBLEMEN. 14. 8" MIN. CONCRETE SCREEN WALLS TO TRACKING TO MATCH ADJACENT DEVELOPMENT SEE DETAIL C3 15. CONCRETE FINISH 16. FIRE PERSONNEL ACCESS DOOR 17. 10' CORNER WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 18. MAIN ENTRANCE FACING STREET 19. METEOROLOGICAL COLORED CONCRETE PATIO SPACE FOR OUTDOOR SEATING 32' 0" x 16' 0" OF BUILDING GROSS FLOOR AREA 20. MAIN ENTRANCE FACING STREET 21. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 22. MAIN ENTRANCE FACING STREET 23. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 24. ADA RAMP SEE DETAIL C-4A-E2 25. ADA PARKING SEE COM DETAIL S-A-102 26. FIRE RISER AND EXC. LOCATION 27. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 28. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 29. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 30. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 31. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 32. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 33. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 34. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 35. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 36. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 37. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 38. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 39. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3 40. 20' MIN. WALKWAY ENCLOSURE PER COM DETAIL H-42.02.1 FOR HALL ELEVATIONS SEE DETAIL C3</p>

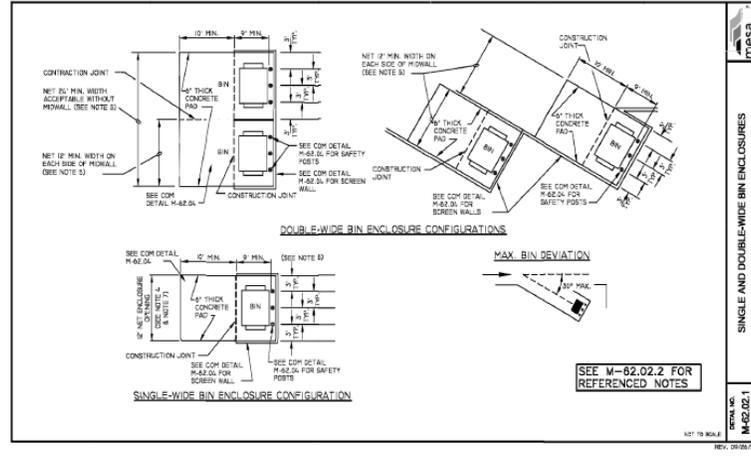
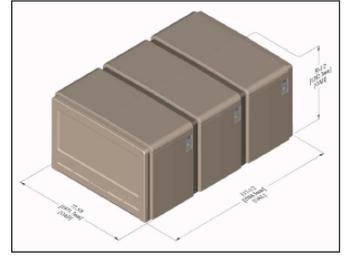
Approved Site Plan
28,178 s.f.
32 ft. tall

WALL ELEVATIONS



C3 8' SCREEN WALL ELEVATION
1/4" = 1'-0"

SECURE BICYCLE PARKING



FORM NO. M-82.02.1
REV. 05/2014

This drawing is an instrument of service only and is not shall remain the exclusive property of ROMA ARCHITECTURE. No reproduction or other use shall be made by any person or firm.

Site Plan

26,000 s.f.
28 ft. tall

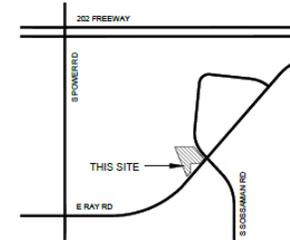
PROJECT INFORMATION

PROJECT NAME: BLUE SKY PEST CONTROL
 PROJECT ADDRESS: 5118 S 71ST ST, MESA, AZ 85212
 PROPERTY OWNER: ENSIGN3, LLC, 3759 E. AUSTIN DRIVE, GILBERT, AZ 85208
 ARCHITECT: DALKE DESIGN GROUP, LLC, 2039 E. RICE DRIVE, TEMPE, AZ 85283, 480-589-3793, VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

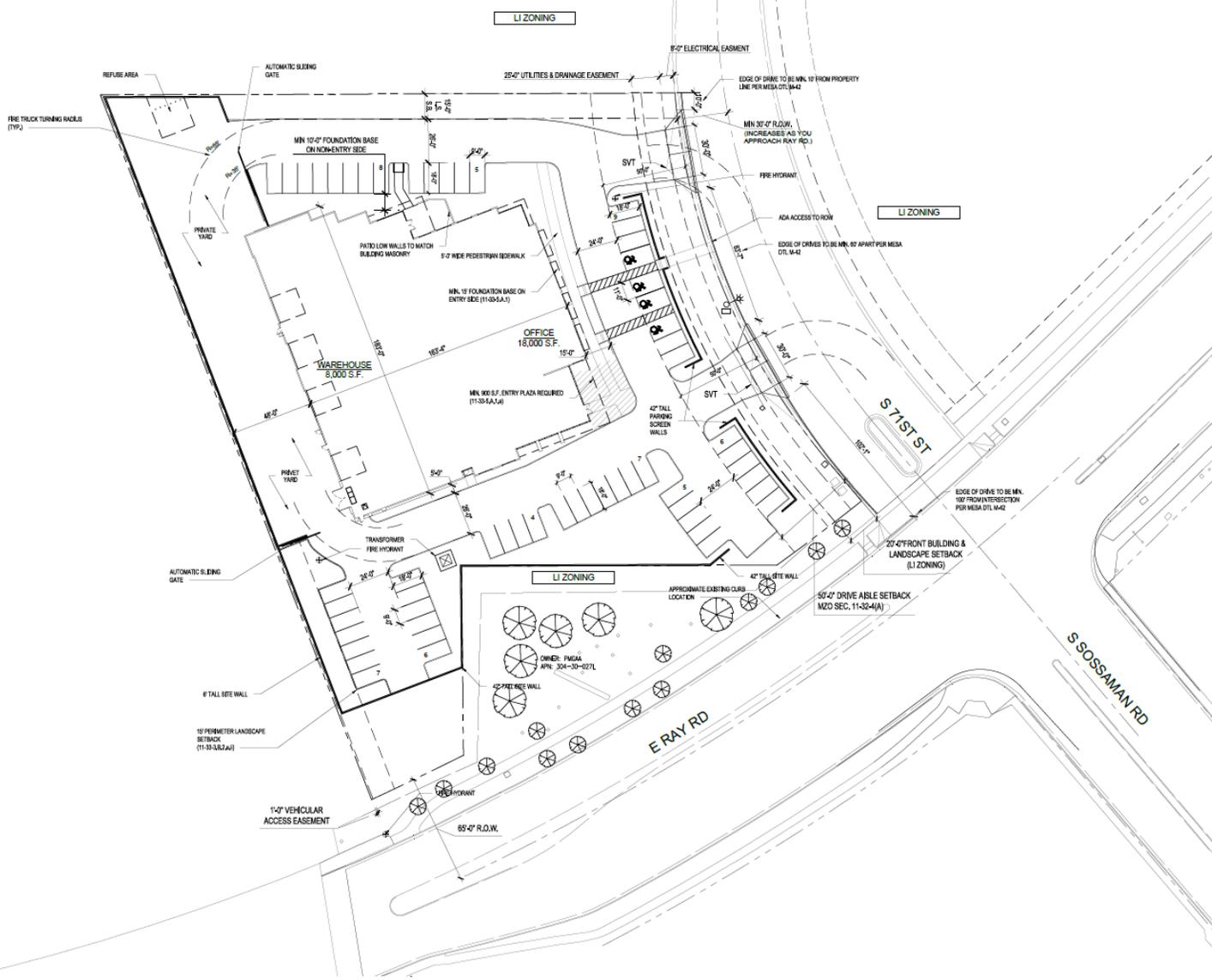
PROJECT SCOPE: NEW 1-STORY OFFICE / WAREHOUSE BUILDING
 PARCEL NUMBERS: 304-30-052
 CURRENT ZONING: LI, PAD, AOA-2 (ZONING TO REMAIN)
 SITE AREA: 2.38 ACRES (103,819 S.F.) (NET)
 LANDSCAPE AREA: 30,240 S.F. (71% LOT COVERAGE) (< 90% PER MZO SEC. 11-7-3)
 BUILDING AREA: 26,000 S.F. TOTAL
 18,000 S.F. OFFICE
 8,000 S.F. WAREHOUSE
 STORIES: ONE STORY
 BLDG HEIGHT: +/- 28'-0"
 OCCUPANCY: B, S-1
 CONSTRUCTION TYPE: TYPE V-B
 REQUIRED PARKING:
 USE: AREA: RATIO: SPACES:
 OFFICE 18,000 S.F. 1/375 S.F. = 48 SPACES
 WAREHOUSE 8,000 S.F. 1/900 S.F. = 9 SPACES
 TOTAL = 57 SPACES
 PROVIDED PARKING:
 REGULAR SPACES: 54 SPACES
 ACCESSIBLE SPACES: 4 SPACES
 TOTAL PROVIDED: 57 SPACES
 TOTAL REQUIRED ACCESSIBLE PARKING: 3 SPACES
 TOTAL PROVIDED ACCESSIBLE PARKING: 4 SPACES

VICINITY MAP



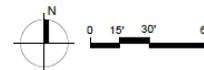
CITY APPROVALS

Area reserved for listing city approvals and permits.



PRELIMINARY SITE PLAN

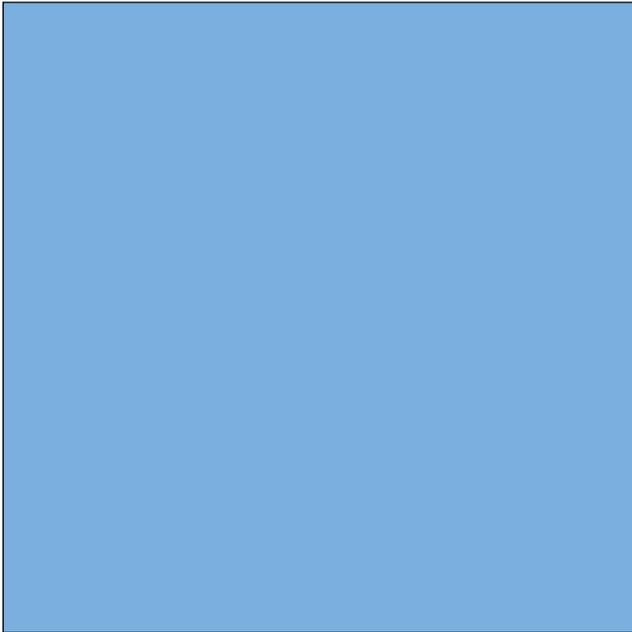
SCALE: 1" = 30'-0"



Material Board



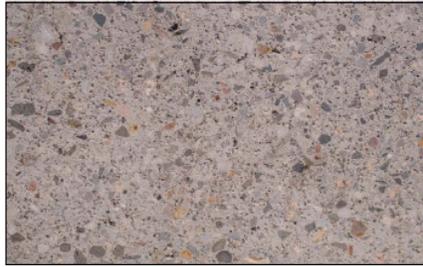
2 RENDERING
SCALE: N/A



GL
MFR: TBD
COLOR: REFLECTIVE "BLUE"



AL
MFR: TBD
COLOR: DARK ANODIZED BRONZE



BK1
MFR: BLOCKLITE
FINISH: GROUND FACE
COLOR: "MOUNTAIN WHITE" (OR STAINED TO MATCH)



BK2
MFR: BLOCKLITE
FINISH: SPLIT FACE
COLOR: "SAN DIEGO BUFF" (OR STAINED TO MATCH)



BK3
MFR: BLOCKLITE
FINISH: SPLIT FACE
COLOR: "SLATE" (OR STAINED TO MATCH)

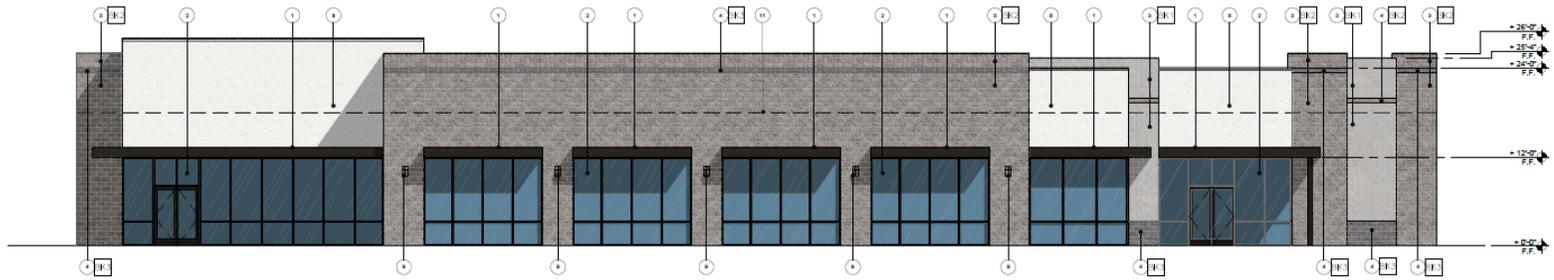


PT1
SHERWING WILLIAMS: FLAT FINISH
COLOR: SW 7636 "ORIGAMI WHITE"



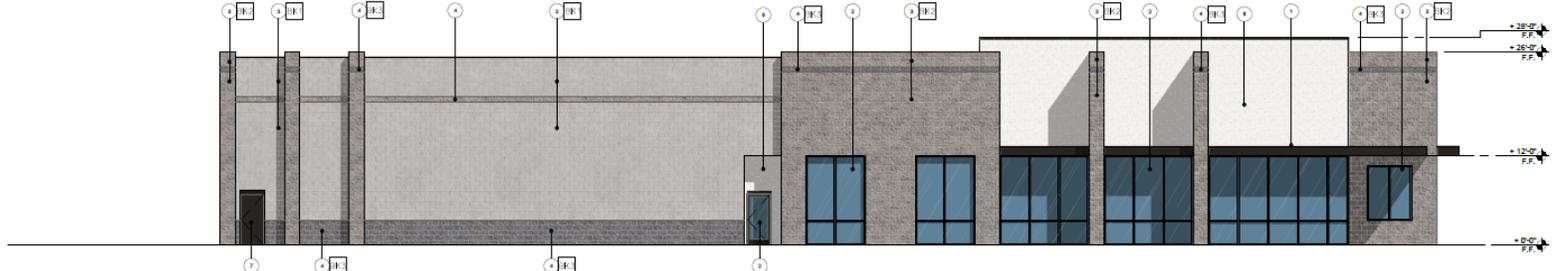
PT2
SHERWING WILLIAMS: SATIN FINISH
COLOR: SW 6006 "BLACK BEAN"

Elevations



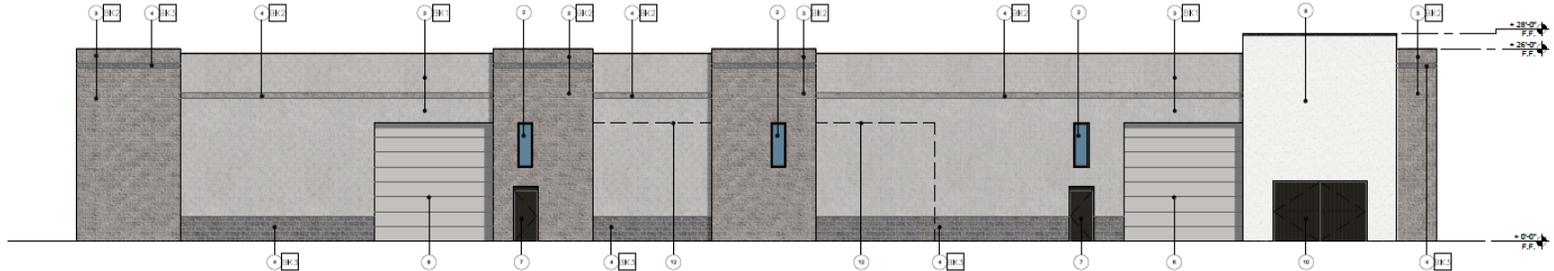
1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



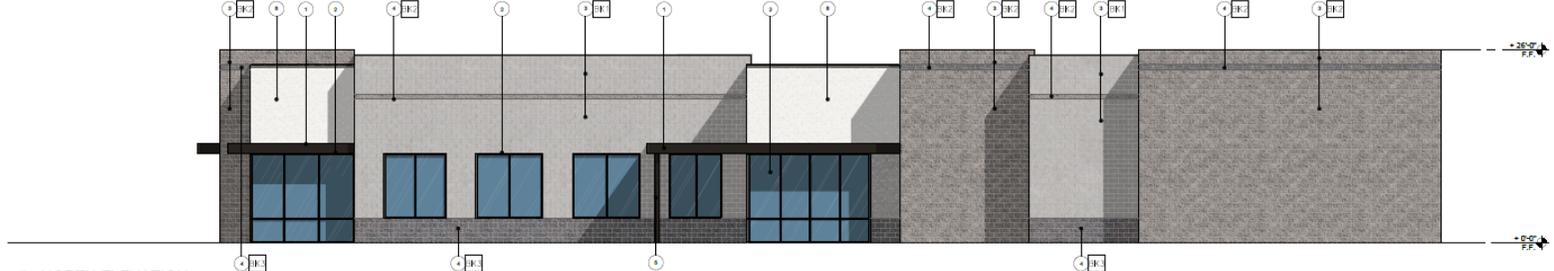
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Landscape Plan

