

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

2nd Submittal- September 6, 2022

3rd Submittal- May 15, 2023

4th Submittal- February 21, 2024

5th 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

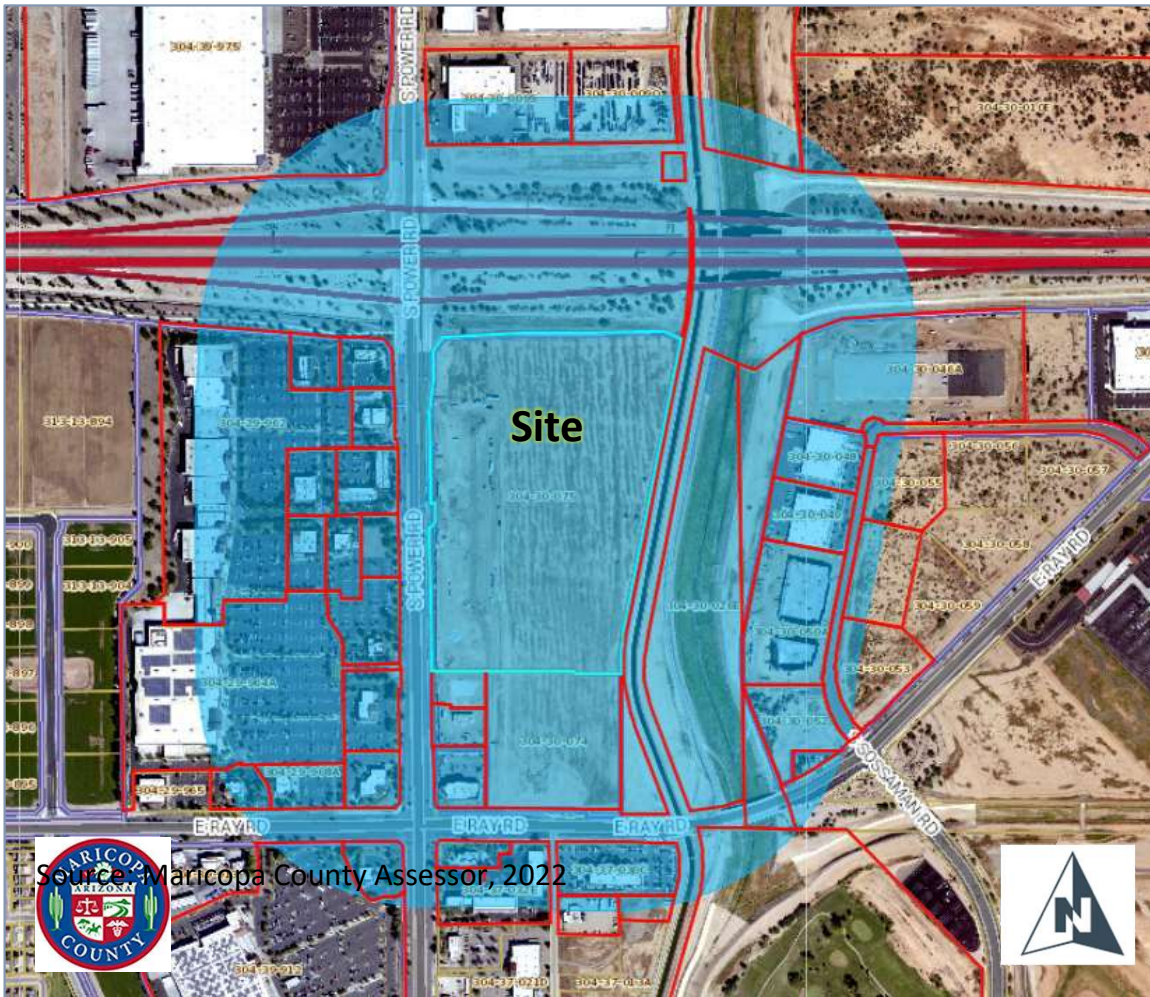
TRIANGLE TRUST/STROSCHER
INVESTMENTS LLC
32101 COOK LN
SAN JUAN CAPISTRANO, CA 92675

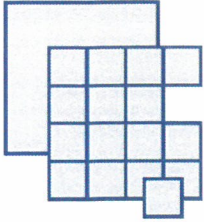
UNITED STATES OF AMERICA
3707 N 7TH ST
PHOENIX, AZ 85017

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 or djstapley@pewandlake.com or by phone at 480-461-4670. You may also contact Jose Pombo at Vivo Development Partners at 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 

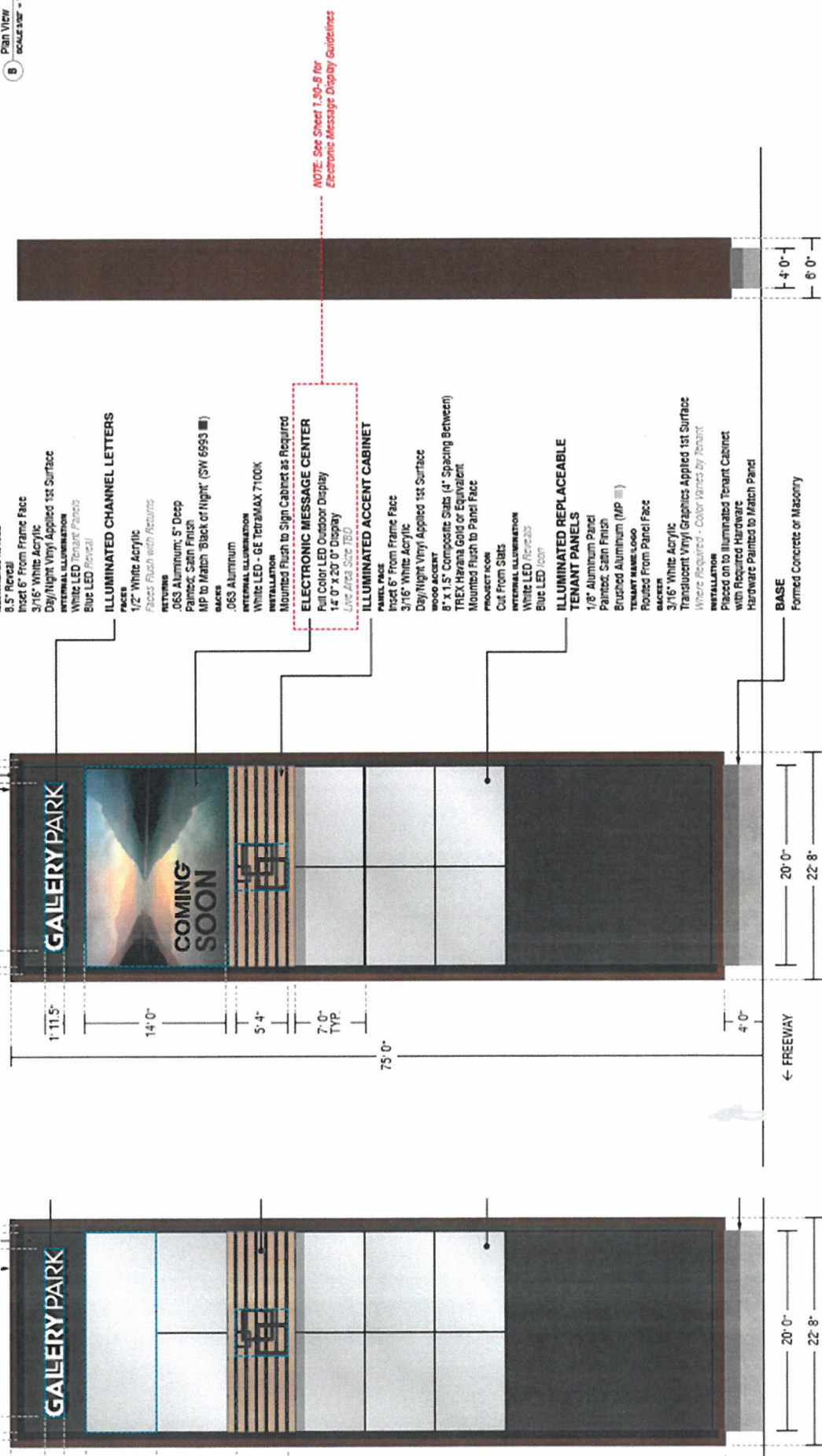


Preliminary Sign Elevations

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**
0.63 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
Life Area See Title
- 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 COLOR
Call From SIBS
INTERNAL ILLUMINATION
White LED (Retail)
Blue LED (Shop)
- 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 to Illuminated Tenant Cabinet
with Required Hardware
Hardware Painted to Match Panel
- BASE**
Formed Concrete or Masonry

9 Plan View
SCALE 3/8" = 1'-0"

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
 SHEET: 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

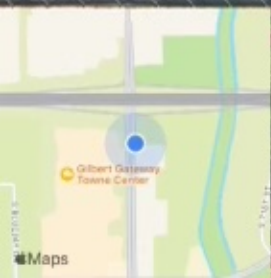
Request: Council Use Permit. This request will
allow for a Freeway Landmark Monument.

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

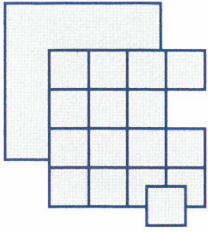
PHONE: 480-461-4670
Planning Division 480-644-2385

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 or 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.

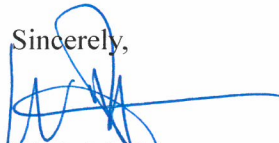
Planning and Zoning Board
City Council Chambers
57 East First Street
Mesa, AZ
April 10, 2024
Public Hearing: 4:00 p.m.

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 or 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

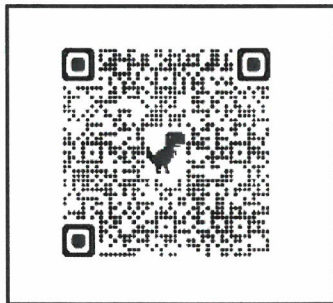
when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

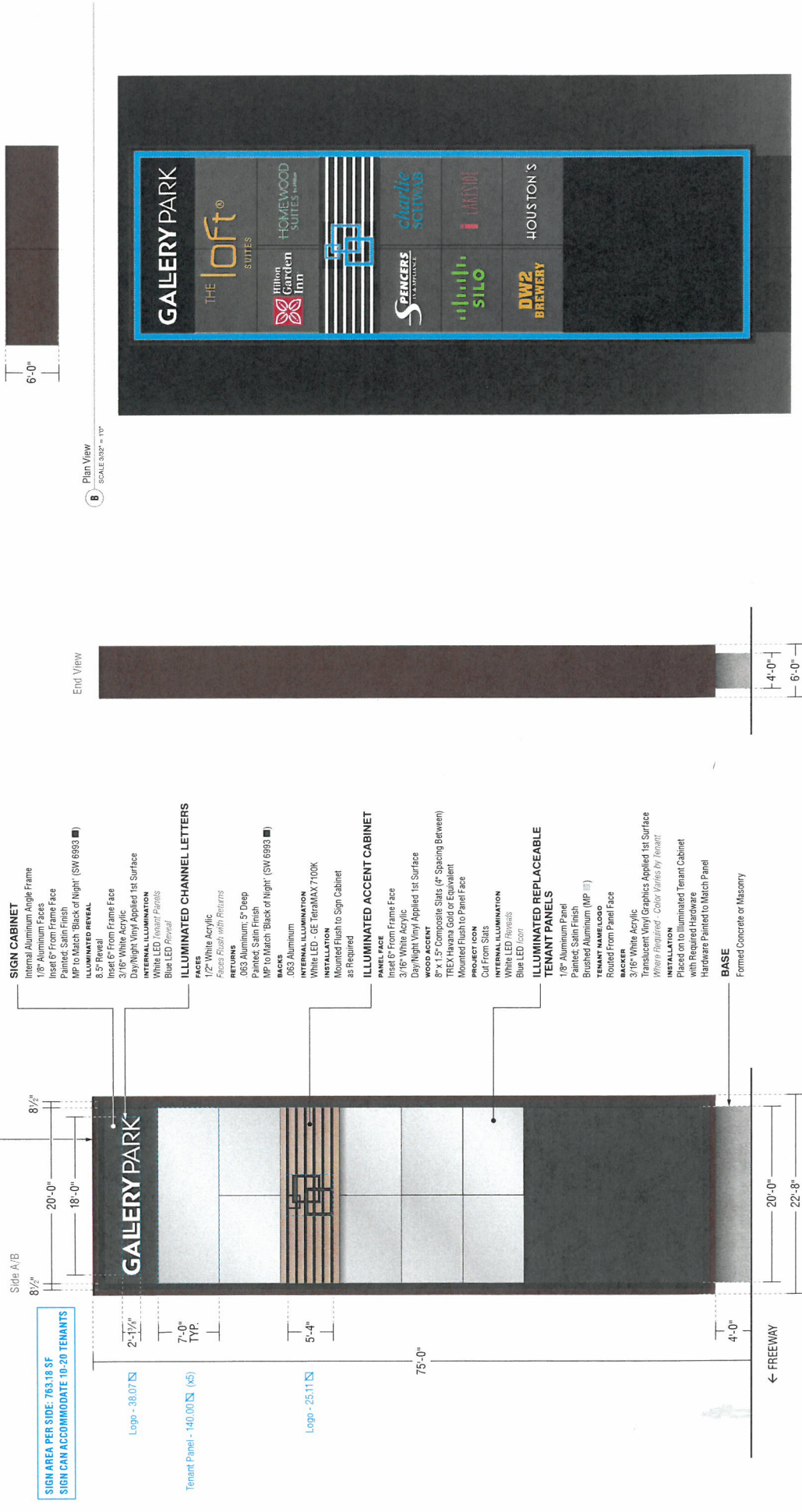
Attachments

Design Review QR Code:



Planning & Zoning QR Code:





Logo - 38.07
Tenant Panel - 140.00 (N5)
Logo - 25.11

SIGN AREA PER SIDE: 763.18 SF
SIGN CAN ACCOMMODATE 10-20 TENANTS

A Project Detail (Side A/B)
SCALE 3/32" = 1"

Qty: 1 / 1 Install

C Simulated Night View
SCALE 3/32" = 1"

UL LABEL PLACEMENT		MONUMENTS & BLADE SIGNS		CLIENT/STRUCTURE	
APPROVED	APPROVED	APPROVED	APPROVED	DATE	DATE
APPROVED	APPROVED	APPROVED	APPROVED	DATE	DATE
APPROVED	APPROVED	APPROVED	APPROVED	DATE	DATE

PLACE LABEL TOWARDS THE BOTTOM OF SIGNING SIDE ON BUILDING SIDE. ALL LABELS TO BE CENTERED AND STRAIGHT

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. (800-4...
Inspected and labeled in accordance with U.L. standards using U.S. listed parts and methods of installation in accordance with the
requirements of Article 600 with National Electrical Code and other applicable local codes. (300-100-100) (300-100-100) (300-100-100)
in the sign. The location of the approved labels must be indicated on the sign drawings. (300-100-100) (300-100-100) (300-100-100)

Walls Req'd: 200', Tallest Amps: 200', Circuits Req'd: 1,1

Previews and final connection to sign by certified electrician.
Check to provide primary weather tight to cabinet panel sign location.

TRADEMARK

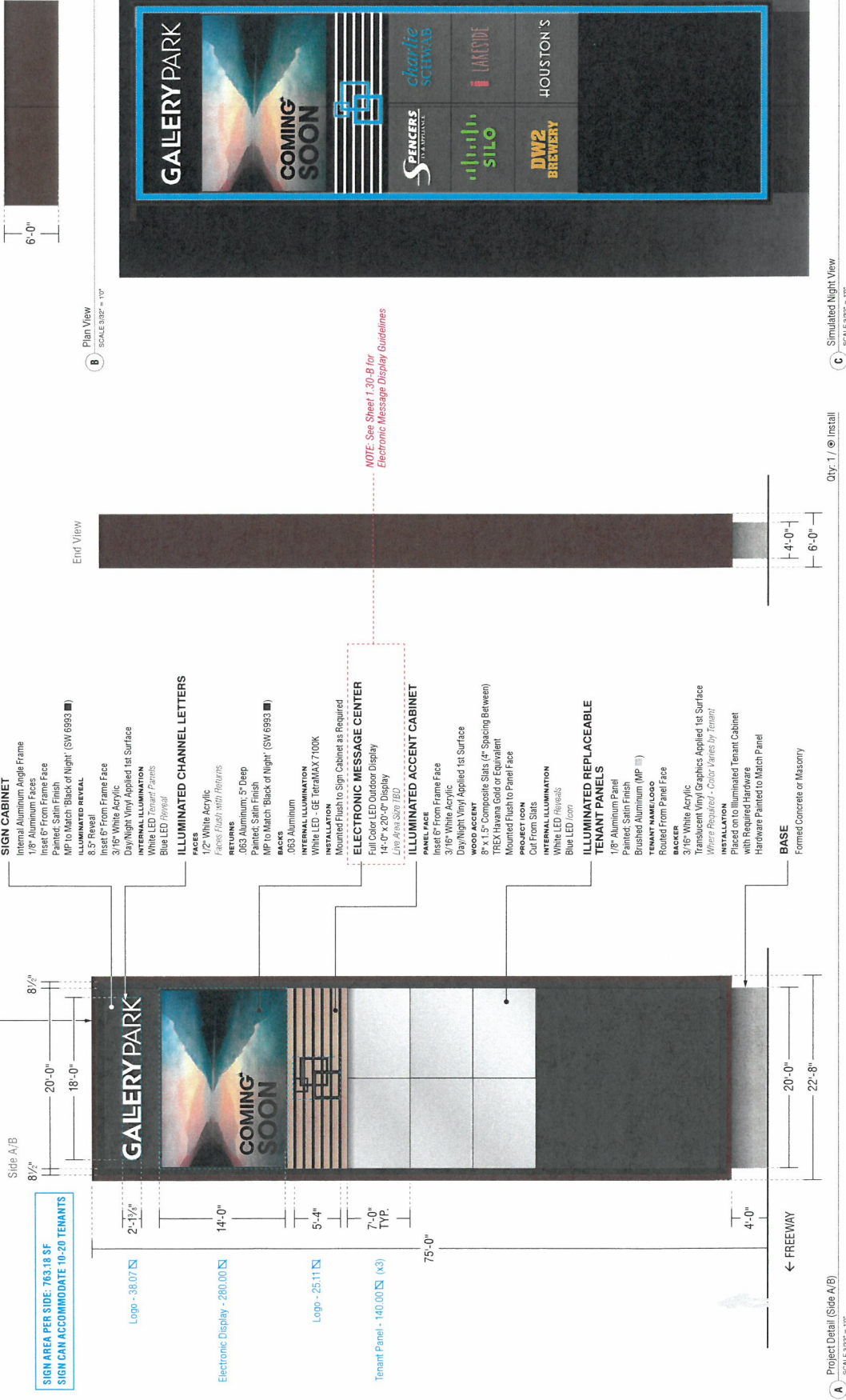
345 S. 9th Street Phoenix, AZ 85004 800.771.5855 trade-mark@ul.com © 2013 UL LLC

106376
01081d
04/20/23
1.01

COMPANY: Vivo Partners
SUB LOCAL ADDRESS: 5019 S. Power Rd.
CITY/STATE: Mesa, AZ

SR: JB
JOB: JB
JOB NUMBER: JB
DATE: JB
DATE: JB
DATE: JB

1 d.ii - Freeway Landmark Monument - Option B



STRUCTURAL ACCENT FRAME

Aluminum Construction
Painted: Satin Finish
Deep Managery (MP to Match PMS 4825)

SIGN CABINET

Internal Aluminum Angle Frame
1/8" Aluminum Faces
Inset 6" From Frame Face
Painted: Satin Finish
MP to Match Black of Night (SW 6993)

ILLUMINATED REVEAL

8.5" Reveal
Inset 6" From Frame Face
3/16" White Acrylic
Day/Night Vinyl Applied 1st Surface
White LED
Blue LED

ILLUMINATED CHANNEL LETTERS

FACES
1/2" White Acrylic
Faces Flush with Returns

RETURNING
403 Aluminum 5" Deep
Painted: Satin Finish
MP to Match Black of Night (SW 6993)

BACKS

063 Aluminum

INTERNAL ILLUMINATION

White LED - GE TetraMAX 7100K

INSTALLATION

Mounted Flush to Sign Cabinet as Required

ELECTRONIC MESSAGE CENTER

Full Color LED Outdoor Display
14"-0" x 20"-0" Display
Lvs 4/61 300 LED

ILLUMINATED ACCENT CABINET

Inset 6" From Frame Face

3/16" White Acrylic

Day/Night Vinyl Applied 1st Surface

3" x 3" Capsule Slots (4" Spacing Between)

TREX Havana Gold or Equivalent

Mounted Flush to Panel Face

PROJECT LOGO

Cut From Slits

INTERNAL ILLUMINATION

White LED Reveals

Blue LED Icon

ILLUMINATED REPLACEABLE TENANT PANELS

1/8" Aluminum Panel
Painted: Satin Finish
Inset 6" From Frame Face
Rounded From Panel Face

BACKS

3/16" White Acrylic

Translucent Vinyl Graphics Applied 1st Surface
Where Required - Color Varies by Tenant

INSTALLATION

Placed on to Illuminated Tenant Cabinet
with Required Hardware
Hardware Painted to Match Panel

BASE

Formed Concrete or Masonry

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

DATE	DESCRIPTION	APPROVED	APPROVED	DATE
	CLIENT REQUEST			
	REVISIONS			
	REVISIONS			
	REVISIONS			

PROJECT NO.	106376
DATE	01/08/18
SHEET NO.	04/20/23
SHEET TOTAL	1.02

TRADEMARK

345 S. 9th Street, Phoenix, AZ 85048 | 602.733.6655 | kashner@kashner.com | 6.2013 www.kashner.com | 602.283.8339

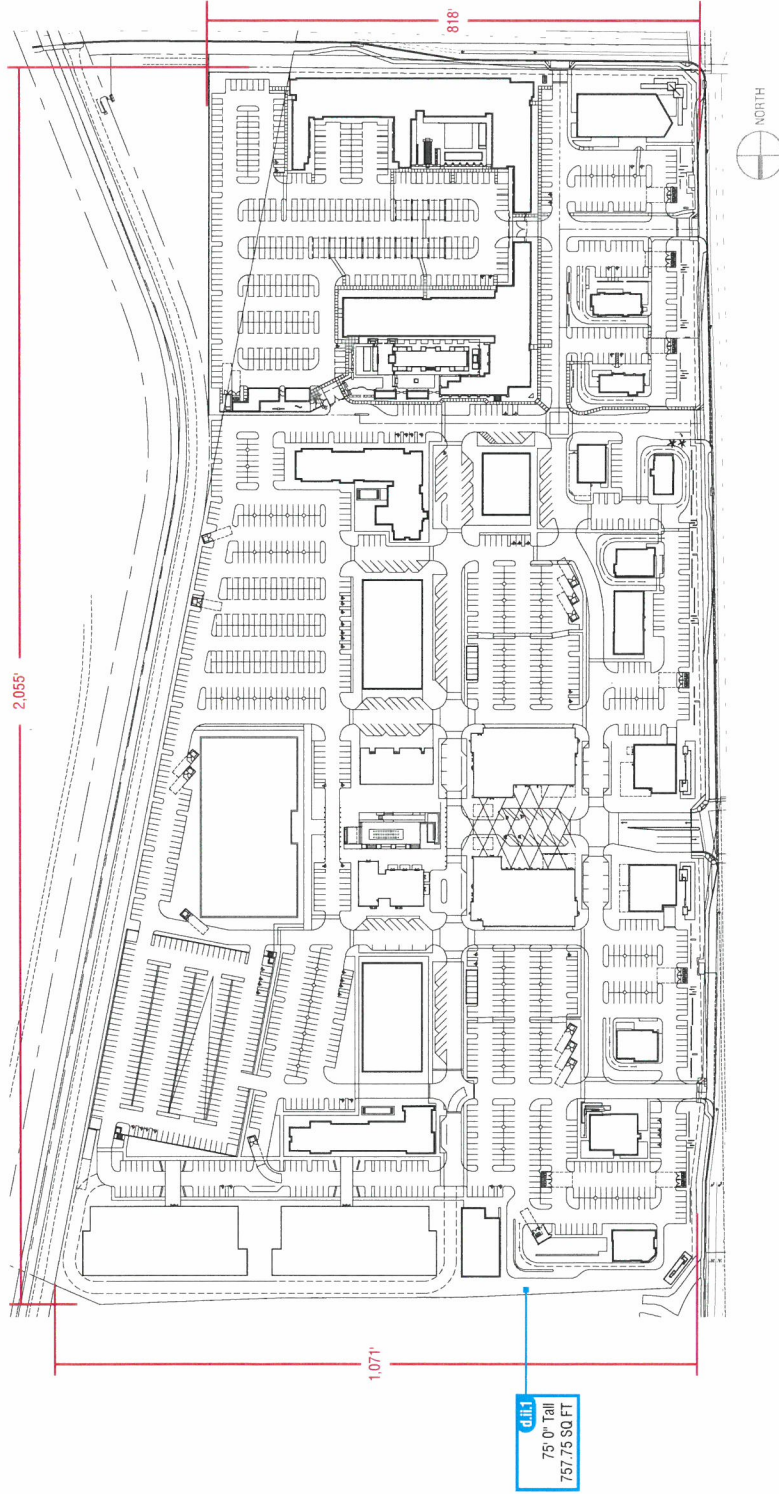
UL LABEL PLACEMENT MONUMENTS & BLADE SIGNS

UL

ALL ELECTRICAL COMPONENTS TO BE U.S. LISTED, APPROVED AND MARKED PER N.E.C. CODES. (Includes and limited to connections with UL Grounding Lugs, UL Listed wire and methods of installation, connections with the requirements of Article 400 and the National Electrical Code and the applicable local codes. This requires proper grounding and bonding of the sign. The location of the disconnect switch and installation shall comply with Article 400.54(1) of the National Electrical Code.

Revisions and final connection to sign by on-file electrician. Client to provide primary electric feeds with 6 feet of sign location.

Volts Req'd: 24V. Total Amps: 23.0A. Circuits Req'd: 1.



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

Sign Location Plan
 SCALE 1" = 200'

TRADEMARK

385 E. 19th Street, Phoenix, AZ 85004 602.712.9585 trademarkinc.com
 © 2015, 2016, 2017, 2018, 2019

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