

# **Able Steel Fabricators Project Narrative**

4150 E. Quartz Circle

## **Submitted by**

Gregory L. Hitchens  
Hitchens Associates Architects

## **Owner:**

4150 Investments LLC  
Mesa, Arizona

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**I. Introduction**

Hitchens Associates Architects, on behalf of 4150 Investments, LLC, is pleased to submit this project narrative and related exhibits in support of a development request for a new fabrication building at their existing property located at 4150 E Quartz Circle, which is the northwest corner of East Quartz Circle and North Norwalk in Mesa. The Property is further identified on the Maricopa County Assessor’s Map as parcel numbers 141-25-289 and 141-25-002V. (see Site Aerial below).

*Figure 1 – Site Aerial*



**II. Existing Site Conditions**

The Property is made-up of two parcels with multiple use buildings and improvements. At the southeast corner of the 10 acre site is a parking lot and two-story office building containing the corporate offices. Northwest of the office building is the main fabrication plant. These two buildings were part of the original construction back in 1981. An additional fabrication building at the northwest corner of the property was constructed in the mid 1990’s. The areas south and north of this building are for raw material staging. Other improvements include an employee lunchroom, a small storage building, and a sandblasting building. In 2007, improvements were made to the east side of the property including landscaping and a decorative site screen wall along Nowalk Street.

**III. Relationship to Surrounding Properties**

Table 1 below summarizes the existing and surrounding land uses and designations. Abutting the Property’s north boundary is a 15.6-acre site planned for future industrial uses and currently vacant. Across North Norwalk to the east is a Quail Run Park. To the south are two independent industrial use buildings. West of the property is the City of Mesa Public Training Facility.

*Table 1 – Surrounding Uses*

<b>Direction</b>	<b>General Plan Character Area</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
Project Site	Employment	GI	Industrial
North	Employment	LI	Vacant
East	Park	LI	Park
South	Employment	LI	Industrial
West	Employment	AG	Municipal Facility

**IV. General Plan Compliance**

The existing development supports the vision, goals, and objectives of the Mesa 2040 General Plan, which encourages the development of employment based uses at this location, particularly industrial uses.

**V. PAD Overlay Zoning**

The applicant requests a rezone from GI to GI-PAD zoning. Over time zoning requirements changed as the city developed into this area. For example when Able Steel’s corporate office building and parking lot were constructed, Norwalk Road did not exist. When Norwalk Road was later built next to the Able Steel property, new zoning requirements came into play. By seeking the PAD overlay zoning modification, flexibility in the application of current zoning standards and requirements can be obtained. As part of the request for PAD overlay zoning it is important to call attention to the high quality design of the screen wall and landscaping along the west side of Norwalk. This wall and landscaping were installed after the construction of Norwalk occurred. Below are the before and after photos of this area.



**Figure 2 – West Side of Norwalk Before (North View)**



**Figure 3 – West Side of Norwalk After (South View)**





**VI. Project Description**

**1. History**

Able Steel Fabricators was founded by Jim and Chuck Clark, father and son, in Mesa in 1975. Their original location was at 837 South Center Street. In 1981 the Clark’s relocated the business to their current ten-acre location in northeast Mesa. Access to the site then was from Greenfield Road by a private drive that ran through what is now the Qual Run Park and the Valley Metro Bus Facility. They had a Greenfield Road address but were over a third of a mile west of Greenfield Road. The new location consisted of the office building and the main fabrication plant.

Prominent Mesa buildings that they have supplied the steel for over the years include Mesa’s tallest building, the Bank of America building at 1201 S. Alma School Road, the Mesa Municipal Courts building at 250 E. First Avenue and Sloan Park, spring training stadium for the Chicago Cubs. Other Arizona distinguished projects include the Phoenix Sky Train station at Sky Harbor Airport, Salt River Fields Stadium, spring training home to the Colorado Rockies and the Arizona Diamondbacks in Scottsdale, Arizona State University College of Nursing in Tempe, and the Western Regional Medical Center in Bullhead City. There have been many large-scale projects beyond Arizona as well. Jim Clark passed away in 2019 but Chuck is still involved in the business as well as his son Cyle. That represents three generations of Clarks that have been involved in the operation of this family owned long-standing Mesa business. Over the years, dramatic changes have occurred around the Able Steel property. Below are a series of aerial photographs that illustrate the evolution of the city in and around the Able Steel property over the years.

**2. Area Aerial Photos**

*Figure 4 – Site Aerial 1983*



*Figure 5 – Site Aerial 1993*



*Figure 6 – Site Aerial 1998*





**Figure 7 – Site Aerial 2000**



**Figure 8 – Site Aerial 2007**





### 3. Prior Approvals

As the business grew, requests were made to and approved by the city for relief from certain ordinance requirements sought by Able Steel to allow for growth and upgrades. Those cases are listed below.

In 1990, Case ZA90-90 approved the reduction of landscaping required at interior property lines from 15 feet to zero feet at the north and west property lines. The south property line landscape setback was to be limited to existing condition of zero feet. In addition, the setback at the west property was reduced to zero feet.

In 2006, Case ZA06-123 allowed for the street facing setback to be reduced from 20 feet to 4 feet.

### 4. Current Needs

Able Steel Fabricators needs to expand their business operations as demand for their fabrication services continues to increase. This expansion will include the purchase of new automated equipment. Presently none of their existing buildings are capable of housing the new equipment so a new building is needed. Part of accomplishing the construction of a new building is upgrading the site to meet all current zoning ordinance requirements. Instead of bringing the entire site up to current city ordinance standards, another process is being requested whereby the site will be rezoned from GI zoning to GI-PAD zoning. The PAD overlay zoning will allow the current conditions to stand and integrate the new improvements into one rezoning and site plan review application. Listed below are the current conditions being requested to remain as is.

**Table 2 – Current Conditions**

CODE SECTION	EXPLANATION	REMARKS
11-30-9.H	Screening of parking areas	Limit to existing conditions. Parking lot was installed prior to Norwalk street being built
11-30-9.I.2	Screen walls for industrial uses must provide a solid screen wall	Limit to existing conditions.
11-30-12.C	Trash enclosure material	Delete requirement to enclose and install gate at trash collection bin. Trash collection bin to remain at current location in yard behind wall.
11-32-8	Bicycle and motorcycle parking	Limit to existing conditions of two motorcycle spaces and no bicycle spaces

11-33-4.B	Parking lot landscaped islands	Limit to existing conditions
11-33-5.A.1	Foundation base landscaping shall be a minimum of 15 feet at building walls with public entrances.	Currently have 8'-8"
11-33-5.A.2	Foundation base landscaping shall be a minimum of 10 feet at building walls without public entrances.	Currently have 5 feet
11-33-5.B	Required landscaping in foundation base.	Limit to existing conditions
11-33-6.B	Retention basin required to be irregularly shaped	Limit to condition of rectilinear
11-33-6.I	Retention basin required to be landscaped	Limit to no landscaping
	Common open space	Limit to existing employee outdoor area north of the breakroom exterior shade structure.

## 5. New Non-Conformities

Metal siding has been incorporated into the building design to match the architecture of the other buildings on this property which have the same unique use constraints due to the presence of massive interior craneways for material handling. These are Minimalist Architectural Style buildings and extremely simple in design. The owner does not wish to deviate from this appearance as it represents the history of their steel operations. The new building will serve the same function as the other larger buildings. Both neighboring businesses to the south are representative of this historic architectural style as well. The west building is completely clad in metal siding and the east building is predominately clad in metal siding.

This property is in the Falcon Field Sub Area. As part of the Falcon Field Sub Area Plan, there are specific elements listed within the plan that support the request for metal siding. For example, Chapter 9 of the Plan mentions architectural design themes. Section 9-1 states that structures can convey a consistent theme that tie them to an area activity or its history. Chapter 9 also states that aesthetic aims must be reasonably balanced with economy and the function of the structures. Meeting the ordinance requirements would create a substantial economic hardship for the owner and be out of character with the sub area plan stated guidelines.

Part of the process for obtaining a new building will be to determine how parking will be affected. Per the Mesa Zoning Ordinance, the number of required parking spaces needed for the existing buildings and the proposed new building will be 163 spaces. Below is a tabulation of how this total was derived based on Mesa Zoning Ordinance Table 11-32-3(A):



**CURRENT ORDINANCE STANDARD PARKING REQUIREMENTS PER 11-32-3(A)**

USE	S.F.	RATIO	SPACES
Building 1 office use	8694	1:375	24
Building 2 industrial use	30,600	1:600	51
Building 2 storage use	22,329	1:900	25
Building 2 office use	980	1:375	3
Building 3 industrial use	1,040	1:600	2
Building 4 industrial use	11,240	1:600	19
Building 4 storage use	11,240	1:900	13
Building 5 storage use	1,152	1:900	2
Building 6 break room use	1,140	1:600	3
Building 7 industrial use (new)	9,000	1:600	15
Building 7 storage use (new)	7,875	1:900	<u>9</u>
	Total		166

Given the nature of how Able Steel operates in today's marketplace, the above parking total significantly exceeds their actual employee parking needs. The biggest reason for this is because their fabrication processes are now more automated than previously. This has led to the need for fewer employees. The automated machines are large, use a lot of building square footage, and require few people to operate. When the zoning ordinance was last updated, the implementation of automated equipment for this type of use did not largely exist. Previously, the same work was done manually by more employees which led to far greater parking needs. The evolution of automated equipment and the need for a new building has led to Able Steel's need to seek relief from the current ordinance requirements for parking. If Able Steel must meet the ordinance required parking outlined above, it will result in them having to more than triple their current parking total. This makes no sense when the additional employees needed will only increase by 6 with the addition of the new building and equipment. Should the parking for an additional 113 parking spaces be imposed, it would deprive them of existing outdoor storage and staging areas critical for their operations. Listed below are criteria supporting the need for granting a parking reduction for Able Steel Fabricators.

- Fewer employees are needed in the fabrication process now because of the use of modern automated equipment.
- Parking demand generated by the project does not exceed the 50 on-site parking spaces and the two motorcycle spaces.
- Additional employee hires for the new building are minimal.
- At the time the current zoning ordinance was written/amended, different determining factors for parking ratios existed. Those determining factors in this case are much different today. For example, the proposed new building is 16,875 square feet and will need only 6 employees to operate the new automated equipment and material handling equipment. That represents a ratio of approximately 2800 square feet of building area per employee. Compare that to the zoning ordinance requirement of 1 parking space per every 600 square feet for industrial use. This is a dramatic contrast. The ordinance does not reflect the specific nature of this type of use here.

**Table 3 – New Non-Conformities**

CODE SECTION	EXPLANATION	REMARKS
Quality Development Design Guidelines	Metal Siding prohibited as a building material	Request this be waived due to historic nature of other buildings on site and invoke conveying of consistent theme as expressed in the Falcon Field Sub-Area Plan
11-7-3.B.2	Publicly viewed facades articulation	Match existing architecture as building has now views to right-of-way and limited view to private property.
11-7-3.B.5	Facades incorporate 3 materials	Match existing architecture as building has now views to right-of-way and limited view to private property.
	Parking reduction request	Reduce from 166 spaces to 50

## VII. Conclusion

Able Steel Fabricators has grown from a small structural steel fabricator, building grain storage facilities and mini-storage facilities in the 1970s, to one of the largest structural and miscellaneous steel subcontractors in the southwest. Today their services are in high demand. To keep pace with that demand expansion has become inevitable. Their quality and service has been consistent throughout their entire time in Mesa for soon to be 50 years. The planned expansion that has led to this submittal will allow them to continue to deliver a high level of service to their clientele. By granting the request to rezone under the PAD overlay, a blanket approval is achieved for as-is conditions and represents the best compliance alternative going forward. The use meets the general plan and with the PAD Overlay implemented the needed flexibility is achieved to allow the business to continue to succeed into the future at this location. Able Steel, by being a part of the Falcon Field Sub Area Plan, is obligated to meet the sub area goals and objectives. These include the revitalization and preservation of small geographic areas of the community. Economic development is critical as is the maximizing of long-term employment potential. Able has met that criteria and with the help of the city can expand their business model even more.



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### PRELIMINARY GRADING & UTILITY PLAN

SCALE: 1" = 20'-0"

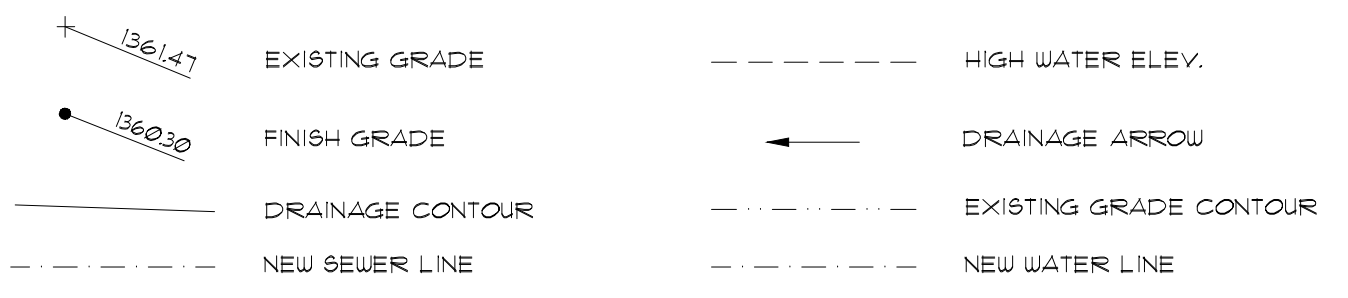
SITE BENCHMARK:  
 FOUND 1/2" REBAR AT SECTION  
 LINE 3.40' EAST OF PROJ. SUC  
 ELEV. = 136049 NAVD88 DATUM

BENCHMARK:  
 CITY OF MESA BENCHMARK  
 FND BR459 TAG ON TOP OF CURB  
 SUC MCDOWELL AND GREENFIELD  
 ELEV. = 136479 NAVD88 DATUM

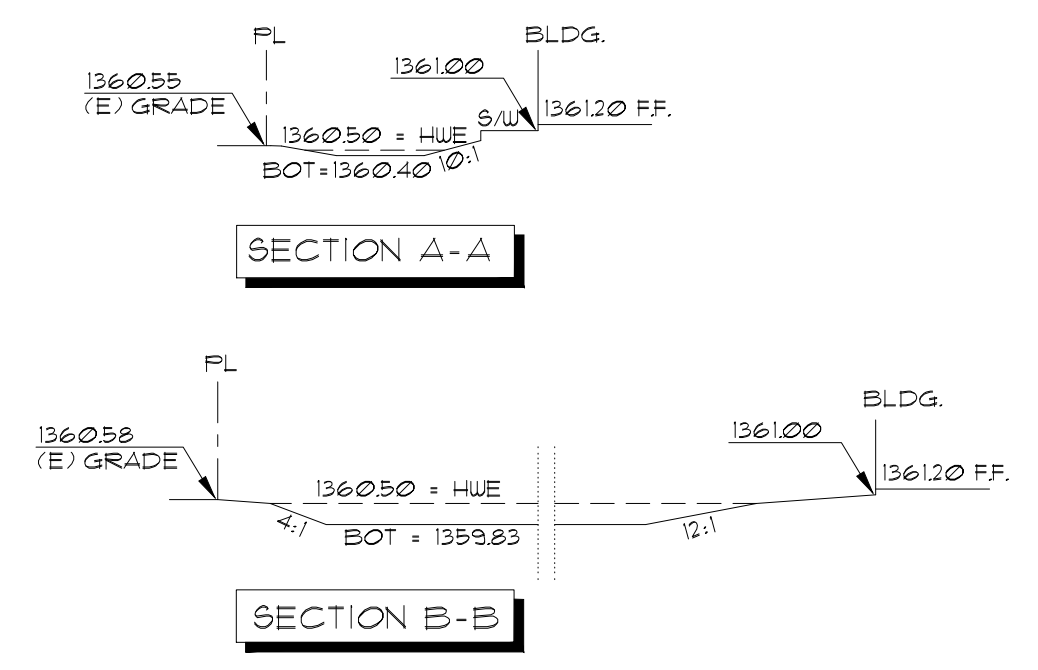
### CONSTRUCTION NOTES

- 1 RIP RAP
- 2 NEW 6-INCH FIRELINE
- 3 NEW 4-INCH SEWER LINE
- 4 NEW 1-INCH WATER LINE
- 5 NEW ELECTRICAL LINES
- 6 EXISTING POWER POLE TYP.
- 7 EXISTING MANHOLE
- 8 ELECTRICAL S.E.S.
- 9 FIRE DEPARTMENT CONNECTION
- 10 NEW WATER TAP W/ 3/4" WATER METER AND BOX
- 11 NEW 3/4" BACKFLOW PREVENTER
- 12 NEW 6" DOUBLE CHECK VALVE BFF
- 13 NEW 6-INCH WATER TAP
- 14 NEW 4-INCH SEWER TAP
- 15 NEW CONCRETE

### LEGEND



### SECTIONS



### RETENTION CALCULATIONS

RETENTION PROVIDED:

RETENTION BASIN	AREA BOTTOM SQ. FT.	AREA TOP SQ. FT.	DEPTH FT.	VOLUME * C.F.	H.W.E.	RET. BOT.
BASIN A	5248	7178	0.61	4163	136050	1359.83
TOTAL RETENTION PROVIDED:				4163		

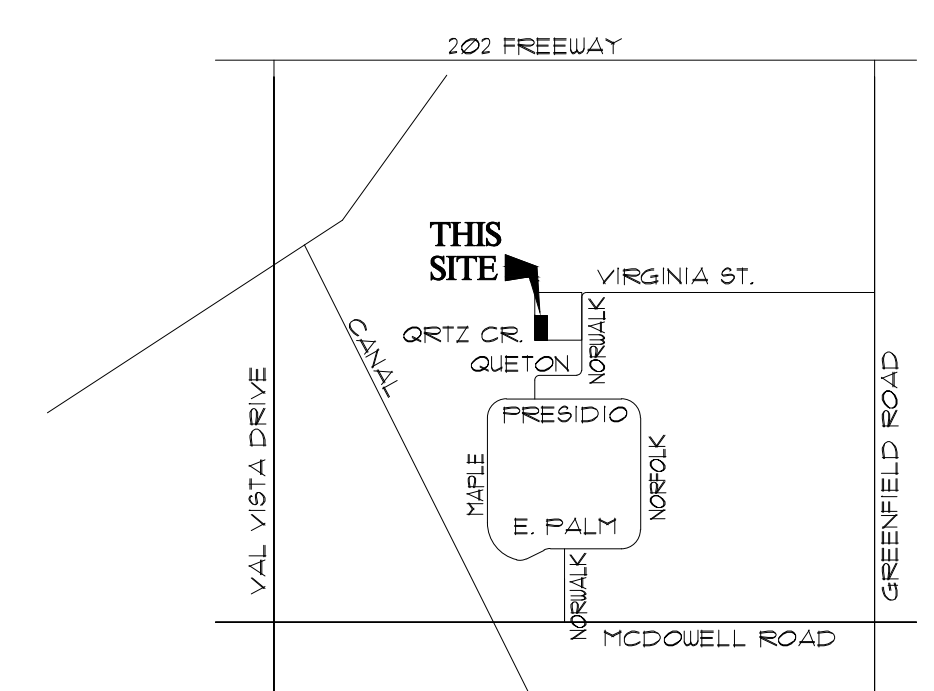
$*V = \frac{A_b + A_t}{2} \times D$

RETENTION REQUIRED:

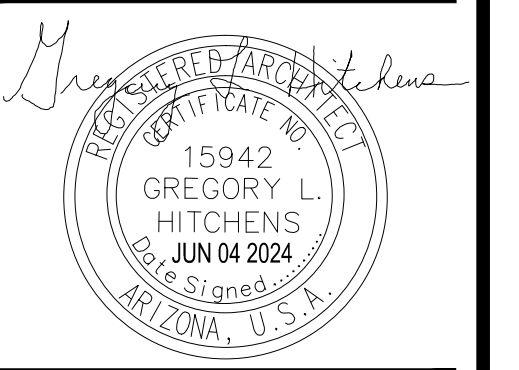
$V = (C) (D/12) (A)$   
 $C_1 = 0.50$  (LANDSCAPE - 11568 SF)  
 $C_2 = 0.95$  (ROOF - 16,975 SF)  
 $D = 22$   
 $A = 28,443$  SQ. FT.

$V_1 = (0.50) (0.18) (11568) = 1041$  CF  
 $V_2 = (0.95) (0.18) (16,975) = 2886$  CF  
 REQD RETENTION TOTAL: = 3,927 CF

### VICINITY MAP



**HITCHENS ASSOCIATES ARCHITECTS**  
 3126 N. LOS ALAMOS  
 MESA, ARIZONA 85213  
 TELEPHONE: 602.615.0204



#### REVISIONS

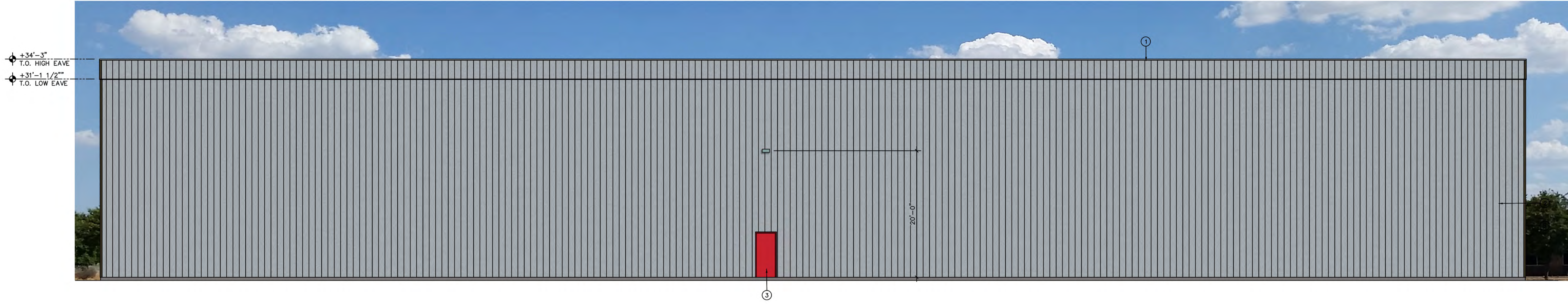

NEW BUILDING FOR  
 ABLE STEEL FABRICATORS  
 4150 E. Quartz Circle  
 Mesa, Arizona

PROJECT NO: 22303  
 DRAWN BY: GLH  
 DATE: 6-4-2024

## PRELIMINARY GRADING AND UTILITY PLAN C-1

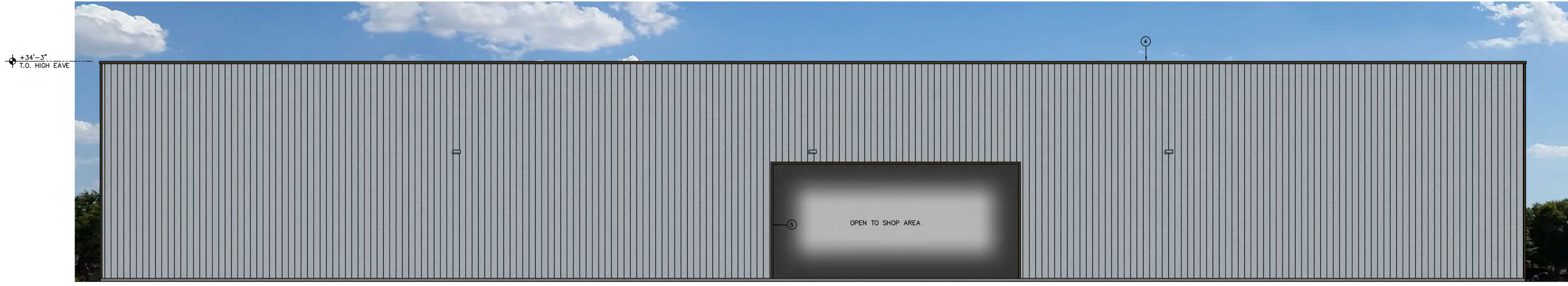


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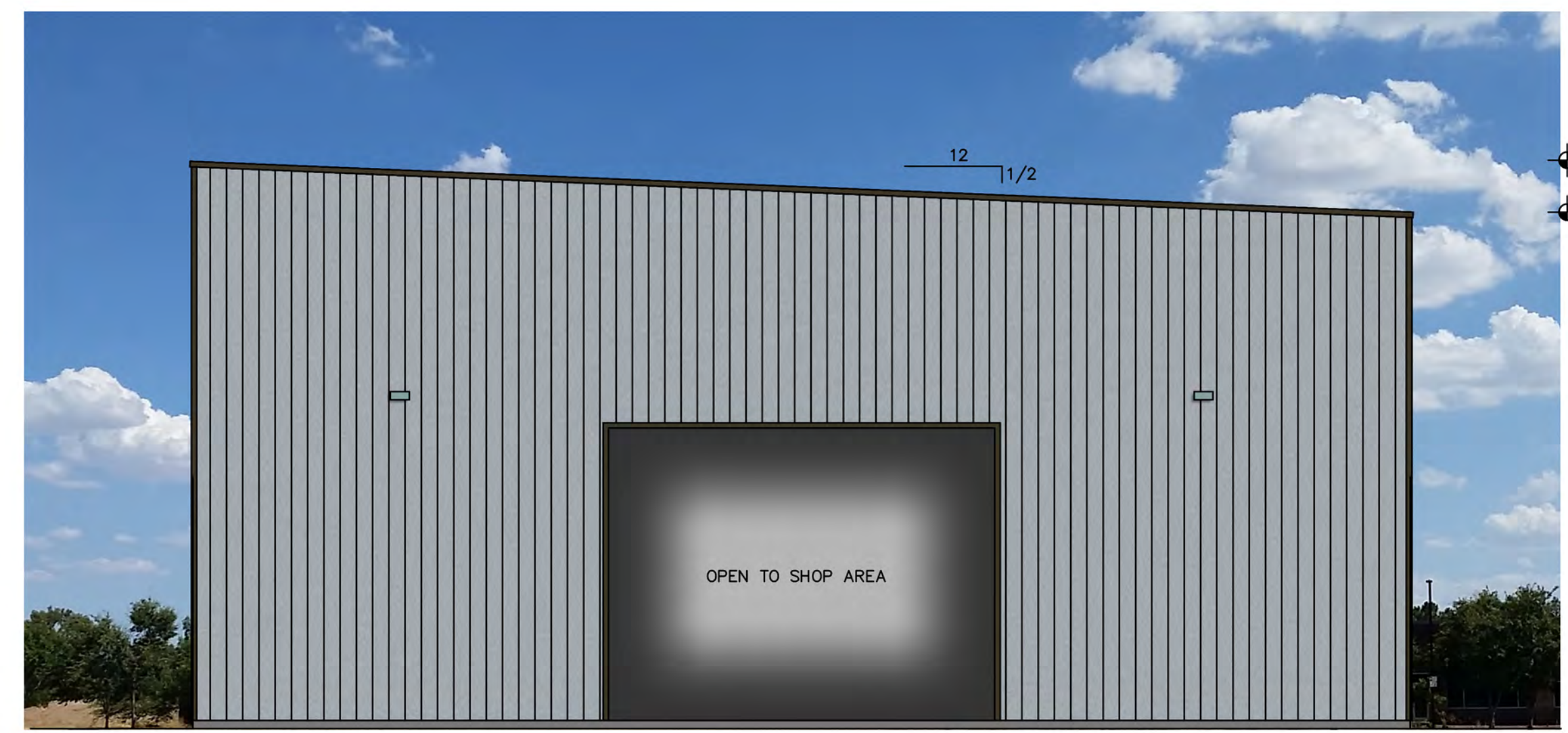
WEST ELEVATION

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



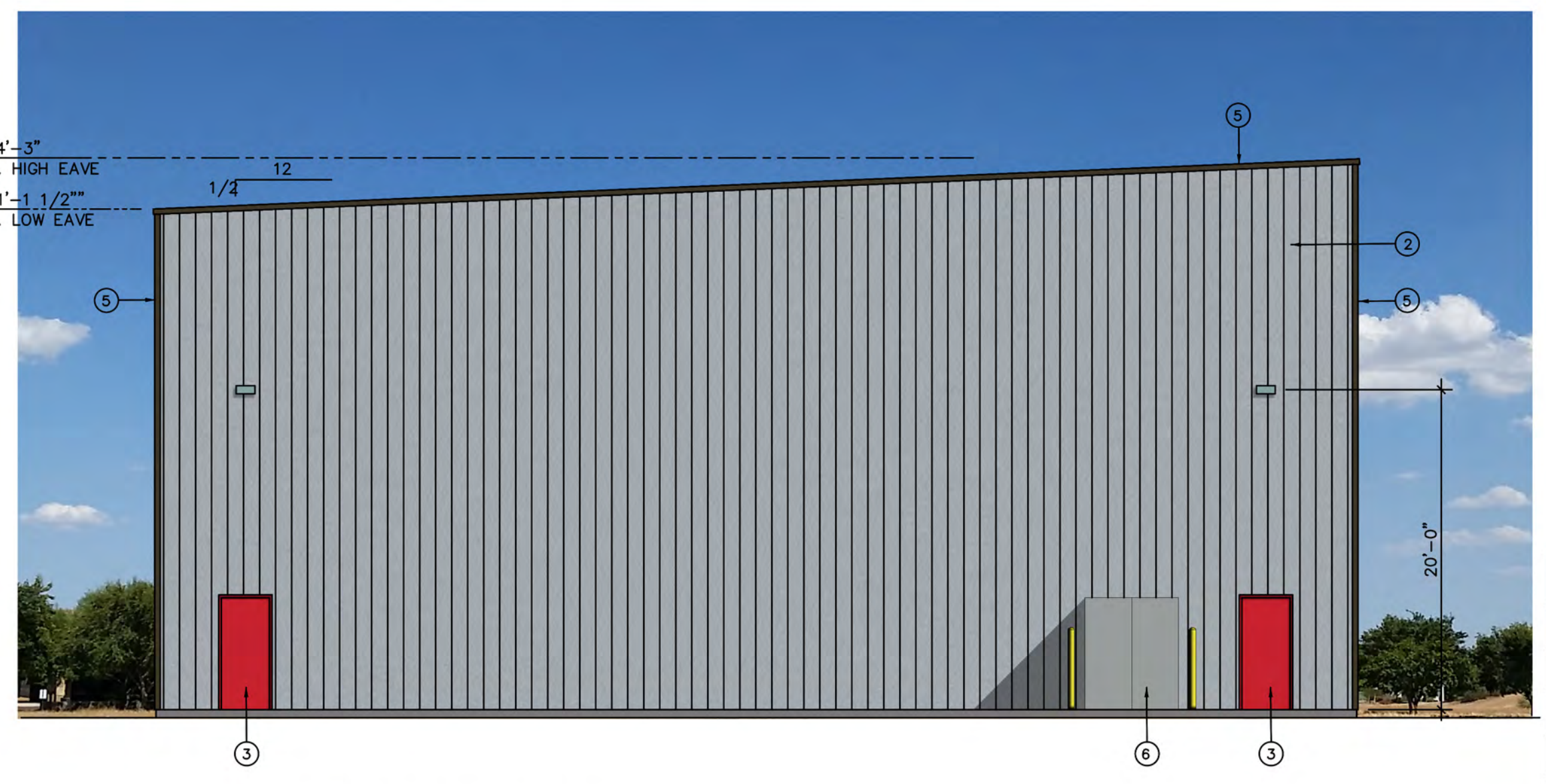
EAST ELEVATION

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



NORTH ELEVATION

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

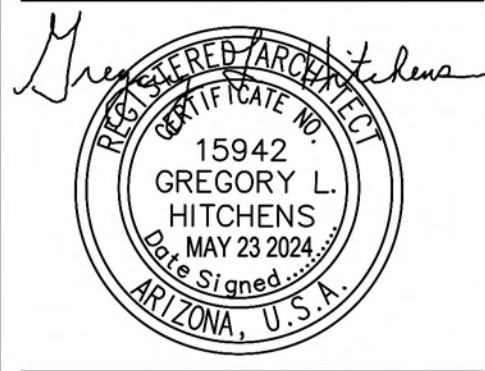


SOUTH ELEVATION

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

MATERIAL/COLOR SCHEDULE:	
① METAL ROOF	AEP SPAN NU-WAVE CORRUGATED METAL SIDING COLOR: ZINCALUME PLUS
② VERTICAL METAL SIDING	AEP SPAN NU-WAVE CORRUGATED METAL SIDING COLOR: ZINCALUME PLUS
③ DOORS	SHERWIN WILLIAMS SW 6568 - REAL RED
④ METAL CAP FLASHING	COLOR: DARK BRONZE
⑤ METAL TRIM	COLOR: DARK BRONZE
⑥ S.E.S	SHERWIN WILLIAMS SW 7860 - EARL GRAY

**HITCHENS ASSOCIATES ARCHITECTS**  
 3126 N. LOS ALAMOS  
 MESA, ARIZONA 85213  
 TELEPHONE: 602.615.0204



REVISIONS

NEW BUILDING FOR  
 ABLE STEEL FABRICATORS  
 4150 E. Quartz Circle  
 Mesa, Arizona

PROJECT NO: 22303  
 DRAWN BY: GLH  
 DATE: 5-23-2024



## **Citizen Participation Plan for**

### **Able Steel Fabricators**

### **4150 East Quartz Circle**

**Date:** June 10, 2024

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, and businesses in the vicinity of the site of an application for the proposed new improvements to and rezoning of Able Steel Fabricators. This site is located at the northwest corner of Norwalk and Quartz Circle. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:** Greg Hitchens  
HITCHENS ASSOCIATES ARCHITECTS  
3126 N. Los Alamos  
Mesa, Arizona 85213  
(602) 615-0204  
email: [greg@hitcharch.com](mailto:greg@hitcharch.com)

**Pre-submittal Meeting:** The pre-application meeting with City of Mesa planning staff was held on February 20, 2024. Staff reviewed the application and recommended that adjacent residents, businesses, and nearby registered neighborhoods be contacted.

**Action Plan:** To provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts the development may have to the members of the community.

1. A contact list will be developed for citizens and agencies in this area including:
  - All registered neighborhood associations and homeowners' associations recommended by the City of Mesa, regarding any Design Review Board meeting and Planning & Zoning Board hearing.
  - Property owners within 1,000 feet of the site.
2. All named participants will be notified by mailed letter containing the project description, site plan and elevations together with invitations and information regarding the planning & zoning processes with instructions on how to participate/comment on the proposed development.

**CITIZEN PARTICIPATION REPORT**  
**ABLE STEEL FABRICATORS**  
**4150 E. QUARTZ CIRCLE**

September 9, 2024

The purpose of this Citizen Participation Report is to provide the City of Mesa planning staff with information regarding the efforts made by the applicant to inform property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Major Site Plan Review and rezoning. The request is for a proposed new industrial building to be located on a portion of the approximately 10 acres at 4150 E. Quartz Circle, located at the northwest corner of Norwalk and Quartz Circle. The Property is further identified on the Maricopa County Assessor's Map as parcel numbers 141-25-289 & 141-25-002V.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this request have had an adequate opportunity to gain experience about and comment on the proposed plan. The applicant provided neighborhood notice for a neighborhood meeting and future public hearings.

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 relating to the proposed plan:

- 1) A contact list provided by the City of Mesa was developed for citizens and associations in this area including:
  - a) All property owners within 1000 feet from the property.
  - b) Registered neighborhood associations and Homeowners Associations within 1 mile of the project.
- 2) A neighborhood meeting notification letter was mailed to the above lists plus representatives at the city. A copy of the letter is included in this report. A list of the recipients is also included in this report. No phone calls or emails were received regarding this case by the applicant as a result of the mailings prior to the meeting.
- 3) The applicant held a neighborhood meeting to provide the opportunity for members of the public to discuss the proposed project on September 5, 2024 at 4150 E. Quartz Circle. A summary of the meeting is included in this report.
- 4) For the public hearing notice, applicant complied with City requirements, which requires posting a minimum of one (1) 4' x 4' sign on the property 15 days prior to the hearing. The notification sign was placed on September 9, 2024. A picture of the sign and affidavit of the posting is included in this report.

**HITCHENS ASSOCIATES  
ARCHITECTS, INC**

3126 N Los Alamos  
Mesa, AZ 85213  
602-615-0204

August 20, 2024

Dear Neighbor,


Together with my client, Able Steel Fabricators, I am pleased to invite you to participate in a neighborhood meeting for the property located at 4150 E Quartz Circle. Specifically, our request to the City of Mesa is for a Site Plan Review. The proposed improvement is the installation of a new building.

An in-person meeting has been set up where we will present the project and provide more information.

Date: September 5, 2024  
Time: 6:00pm  
Location: Able Steel Fabricators  
4150 E Quartz Circle  
Mesa, AZ 85215

Should you have any questions, please contact me by email at [greg@hitcharch.com](mailto:greg@hitcharch.com) or by phone at 602-615-0204. We welcome any comments and feedback on this case. All comments shared will be submitted to the City and incorporated into the reports and briefing that will be prepared for the public hearings for this case.

Sincerely,



Gregory L. Hitchens  
Hitchens Associates Architects, Inc



## Neighbor list within 1000 feet

4150 INVESTMENTS LLC	4150 E QUARTZ CIR	MESA AZ 85215
ALLEN MARK A/DEBBIE M	3932 E PRESIDIO ST	MESA AZ 85215
AT PROPERTIES PRESIDIO LLC/TRH ETAL	PO BOX 15342	SCOTTSDALE AZ 85267
CBM PRESIDIO LLC	PO BOX 21689	MESA AZ 85277
ECSD LLC	PO BOX 20727	MESA AZ 85277
GPO NORTH OAKLAND II LLC	260 FRANKLIN ST 1900	BOSTON MA 02110
GURR THOMAS J/ANITA L TR	1060 MARIPOSA DR	DURANGO CO 81303
INDUSTRIAL TEK PROPERTIES LLC	1635 N ROSEMONT	MESA AZ 85205
JOCKO DEVELOPMENT LLC	37946 N 97TH PL	SCOTTSDALE AZ 85262
JP PROPERTIES LLC	PO BOX 21779	MESA AZ 85277
KRE22 LLC	4512 LEGACY DR 100	PLANO TX 75024
City of Mesa ATTN: Marc Hershberg	20 E Main St Ste 750	MESA AZ 85201
REGIONAL PUBLIC TRANSPORTATION AUTHORITY	302 N 1ST AVE STE 700	PHOENIX AZ 85003
RJS AND SONS DEVELOPMENT LLC	2335 N HIGLEY RD	MESA AZ 85215
ROOSEVELT WATER CONS DIST	PO BOX 100	MESA AZ 85236
SCHAEFER GERALD J/DORO JANE M	2480 W GREGORY ST	APACHE JUNCTION AZ 85220
SHAPECUT INC	4036 E PRESIDIO ST	MESA AZ 85215
SPECIALTY SOLUTIONS LLC	4151 E QUARTZ CIR	MESA AZ 85215
SUNBELT LAND HOLDINGS L P	8095 OHELLO AVE	SAN DIEGO CA 92111
SUPERSTITION CRUSHING LLC	3914 E PRESIDIO ST	MESA AZ 85215
VOSSLAER MICHAEL G/JOCELYN F	4134 E PRESIDIO ST	MESA AZ 85215
Councilmember Mark Freeman	PO Box 1466	MESA AZ 85211-1466
City of Mesa ATTN: Katie Brown	PO Box 1466	MESA AZ 85211-1466
City of Mesa ATTN: Jennifer Merrill	PO Box 1466	MESA AZ 85211-1466

**Association list within 1 mile**

DOVER INDUSTRIAL PARK ASSOCIATION		4148 N Arcadia Dr Phoenix AZ 85018
LEHI CROSSING COMMUNITY ASSOCIATION		4645 E Cotton Gin Loop Phoenix AZ 85040
MONTANA DORADO HOMEOWNERS ASSOCIATION	Bill Bowden	3543 E Pearl Circle Mesa AZ 85213
ROSEWOOD ESTATES COMMUNITY ASSOCIATION	Kym Grise	7255 E Hampton Ave 101 Mesa AZ 85209
SOMERSET ESTATES HOMEOWNERS ASSOCIATION	Larry Tyler	3821 E Palm Circle Mesa AZ 85207

## **Able Steel Neighborhood Meeting Summary**

September 5, 2024

6:00pm

4150 E. Quartz Circle

### **Hosts:**

Greg Hitchens – Applicant and Architect

Mark Fultz – Owner’s Representative

Jennifer Merrill – City of Mesa

### **List of neighbors in attendance:**

No one attended the meeting

### **Summary:**

The meeting never officially started due to the lack of any neighbors in attendance. Ms. Merrill stayed until 6:20pm and Mr. Hitchens left at 6:30pm.

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City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date:

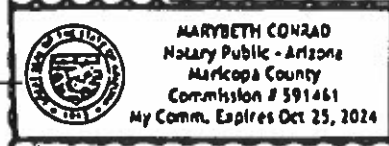
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case #  on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from 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: \_\_\_\_\_

SUBSCRIBED AND SWORN before me on

*Marybeth Conrad*  
Notary Public



CITY OF MESA PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

**TIME: 4:00 PM DATE: September 25, 2024**

**CASE: ZON24-00498**

**Request: Rezone from General Industrial (GI) and Light Industrial (LI) to General Industrial with a Planned Area Development overlay (GI-PAD) and Major Site Plan Modification. This request will allow for the expansion of an industrial development.**

**Applicant: Hitchens Associates Architects**

**Phone: (602) 615-0204**

**Planning Division (480) 644-2385**

Posting date: 9/9/24

September 9, 2024 at 9:14 AM  
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