

Mesa Community College

Billboard District Overlay - Project Narrative

Submitted by:

Pew & Lake, PLC.

Reese Anderson / Sarah Prince

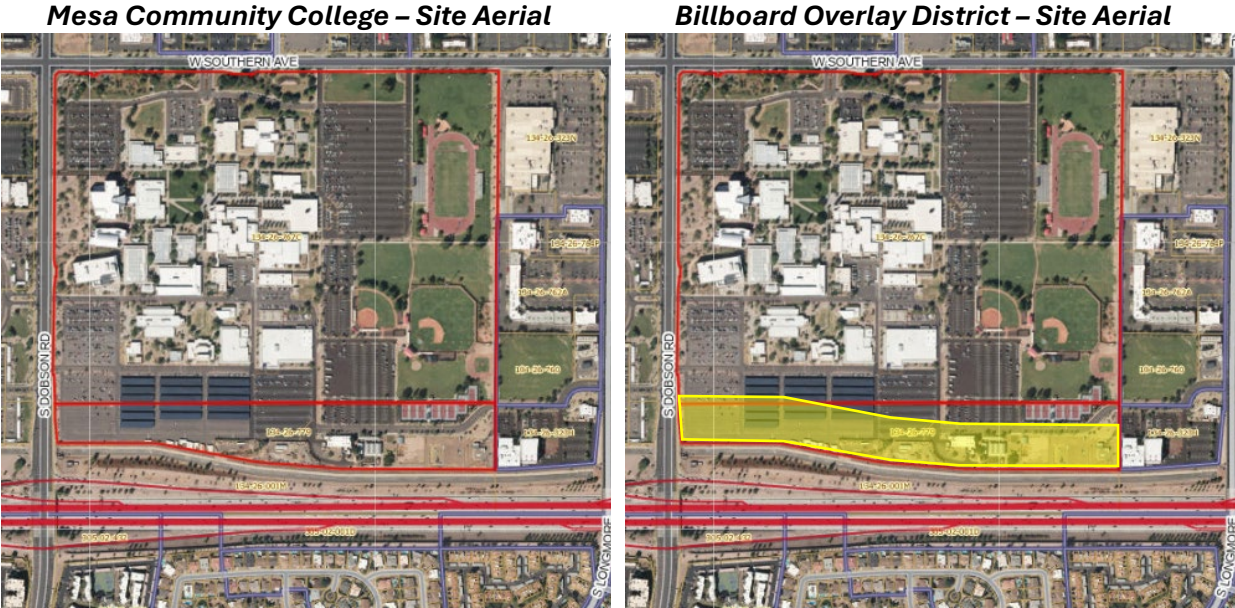
On Behalf of:

Maricopa Community College District

September 26, 2024

Introduction

Pew & Lake, PLC. on behalf of our clients, Maricopa County Community College District and Mesa Community College, is pleased to submit this project narrative and related exhibits in support of a proposed Billboard Overlay District request. The subject site is located on the southeast corner of Dobson Road and Southern Avenue. Furthermore, the site is identified as Maricopa County Assessor parcel numbers 134-26-767C & 134-26-779, which collectively totals approximately 134 acres. The proposed Billboard Overlay District will allow for the Billboards to be located on the southernmost 250-feet of the Mesa Community College Campus adjacent to the US 60 Freeway. The images below outline the MCC Campus in red. Although the Billboard Overlay District will be applied to the entire site, Billboards can only be located within the area shaded in yellow, the exact Billboard location can be seen on the included Site Plan.



Compliance with Chapter 25 – Billboard Overlay District

Per **Section 11-25-1** of the MZO, “The purpose of the Billboard Overlay District is to encourage the development or redevelopment of large or underutilized sites near a Freeway while conserving and promoting public health, safety, and general welfare. The Billboard Overlay District promotes an aesthetically pleasing environment while minimizing distractions for motorists through regulations limiting the location, number, size, and height of Billboard, and requiring spacing, illumination, maintenance, and other development standards for Billboards”. In compliance with **Section 11-25-4**, the subject site does not request any deviations from the development standards.

The development team has carefully reviewed the intent of the Billboard district and complies with the standards set forth in Chapter 25. For example, the locations of the Billboards are adjacent to the US 60 and are high-quality and aesthetically pleasing LED Billboards. Distractions are minimized for motorists by using cutting edge LED Technology, which is only visible to the adjacent traffic lanes. This technology includes vertical and horizontal louvers that block any light trespass onto nearby

properties as well as preventing light trespass in keeping with the applicable dark sky regulations. The height of the top of the Billboards is proposed 60-feet, and the Billboards are spaced more than 1,200 feet apart at their closest points. Maricopa County Community College District, or its designee, will provide maintenance in accordance with **Section 11-25-5.C** at all times.

Per **Section 11-25-2** of the MZO, “The Billboard Overlay District shall only be used in conjunction with the Infill Development District-2 (ID-2), Public and Semi-Public District (PS), or Mixed-Use District (MX)”. The subject site is zoned PS.

Per **Section 11-25-3** of the MZO, to be eligible for a Billboard Overlay District, a site must meet the requirements of this Section.

A. Minimum Site Area.

1. The site must be at least fifty (50) acres in size.
 - ✓ **The site is approximately 134 acres in size.**
2. This requirement may be met by one parcel of land fifty (50) acres or more in size, or a combination of adjoining parcels of land under the same ownership, that are not separated by a right-of-way dedicated to the City, that are collectively fifty (50) acres or more in size.
 - ✓ **This requirement is met by combining two adjoining parcels under the same ownership. The parcels are not separated by a right-of-way dedicated to the City.**

B. Minimum Freeway Frontage. The site must have a minimum of 1,500 feet of frontage along a Freeway.

- ✓ **The subject site has approximately 2,562 feet of frontage along US 60.**

The table below identifies how the subject site complies with the Development Standards for Billboards set forth in **Section 11-25-4**.

Development Standard Section 11-25-4	MCC Billboard Overlay District Compliance
Setback Requirements	
<p>Minimum Setback from Freeway: The minimum setback to a Freeway right-of-way is zero (0) feet, distance measured from the nearest edge of the Billboard face to the nearest edge of the Freeway right-of-way.</p>	Complies. 0 ft. See plans.
<p>Maximum Setback from Freeway: A Billboard must be located within 250 feet of a Freeway right-of-way, distance measured from the furthest edge of the Billboard face to the nearest edge of the Freeway right-of-way.</p>	Complies.
<p>Encroachment into Right-of-Way Prohibited: No portion of a Billboard shall overhang or encroach into the right-of-way.</p>	Complies.

Development Standard Section 11-25-4	MCC Billboard Overlay District Compliance
Spacing Requirements	
<p>Billboards or Freeway Landmark Monuments: No portion of a Billboard may be placed within 1,000 feet of another Billboard or Freeway Landmark Monument, including Billboards and Freeway Landmark Monuments located in neighboring jurisdictions, distance measured from the nearest edge of the Billboard face to the nearest edge of the nearest billboard face or Freeway Landmark Monument face.</p>	Complies. See site plan.
<p>Residential Zoning District or Residential Use: No portion of a Billboard may be visible within 500 feet of a Residential Zoning District (RS, RSL, or RM) or residential use unless the residential use is part of a mixed-use development.</p>	Complies.
Number and Size Requirements	
<p>Maximum Number: No more than two (2) Billboards are permitted within a Billboard Overlay District.</p>	Complies.
<p>Billboard Sign Area</p> <p>a. maximum Sign Area. The maximum sign area of a Billboard is limited to 672 square feet per sign face.</p> <p>b. Sign Area Dimensions. The maximum vertical dimension of a Billboard’s sign face is fourteen (14) feet and the maximum horizontal dimension of a Billboard’s sign face is forty-eight (48) feet.</p> <p>c. Back-to-Back. Back-to-Back are permitted with the maximum sign area allowed for each face as shown on Figure 11-25-4.C.2.</p> <p>d. “V” Shaped Billboards.</p> <p>i. A Billboard may be “V” shaped, provided the interior angle between the two sign faces is forty-five (45) degrees or less.</p>	<p>Complies. Signs are 672 sq. ft.</p> <p>Complies. Signs are 14 ft. by 48 ft.</p> <p>Complies. Each sign face is 672 sq. ft.</p> <p>Complies. The proposed angle is 30 degrees.</p>

Development Standard Section 11-25-4	MCC Billboard Overlay District Compliance
<p>ii. If the angle between the two (2) sign faces is greater than forty- five (45) degrees, the sign area is the sum of the areas of the two (2) sign faces as shown on Figure 11-25-4.C.2.</p> <p>e. Embellishments. A Billboard’s maximum sign area may be exceeded by up to 20% by a Billboard embellishment.</p> <p>f. Standards of Measurement for Billboards and Embellishments. Billboards and embellishments shall be measured by the smallest square, rectangle, triangle, circle or combination of the smallest square, rectangle, triangle, or circle that will encompass the entire Billboard or the entire embellishment, excluding base or apron supports, pylons, and other structural parts.</p>	<p>Complies</p> <p>Complies.</p> <p>Complies.</p>
Billboard Height	
<p>a. Forty-eight (48) feet, as measured from the grade of the adjacent Freeway’s main travel lanes to the highest point of the Billboard, including embellishments and attachments (see Figure 11-25-4.C.3); and</p> <p>b. Seventy (70) feet, as measured from the base of the Billboard pylon to the top of the highest component of the Billboard (see Figure 11-25-4.C.3).</p>	<p>Complies. The proposed height is 60-feet measured from the grade for each Billboard.</p>
Auditory Effects	
<p>Auditory effects, including music, are prohibited as part of any Billboard.</p>	<p>Complies. Billboard will not have any auditory effects.</p>
Electronic Billboard Requirements	
<p>Copy Change: Copy must not change more than once every eight (8) seconds.</p> <p>Message Animation:</p> <p>a. Animation, video, flashing, blinking, or moving lights are prohibited.</p> <p>b. In the transition between copy, there must not be any sense of movement from one message to the next.</p>	<p>Acknowledged. Billboards will comply.</p> <p>Acknowledged</p>

Development Standard Section 11-25-4	MCC Billboard Overlay District Compliance
<p>Malfunction: An electronic Billboard must contain a default design mechanism that freezes copy in one (1) position if a malfunction occurs.</p>	<p>Acknowledged. Billboards will comply.</p>
<p>Lighting Controls:</p>	
<p>1. Electronic Billboards.</p> <p>a. Evening Illumination. Illumination of electronic Billboards must not exceed 300 nits in full white mode in evening hours (from sunset until 11:00 p.m.).</p> <p>b. Automatic Dimming. Electronic message panels must include automatic lighting control technology to dim, control, and vary the intensity of the display based on ambient light conditions (e.g. daytime, nighttime, partial shade, or cloudy conditions) through a photoelectric sensor that detects ambient light levels and automatically adjusts the display intensity to ensure compliance with the maximum nit levels in this Section.</p> <p>2. Nighttime Illumination. All electronic and non-electronic Billboard illumination must be extinguished in nighttime hours (from 11:00 p.m. until sunrise), except for amber alerts and emergency messaging.</p>	<p>Acknowledged. Billboards will comply</p> <p>Acknowledged. Billboards will comply.</p> <p>Acknowledged. Billboards will comply</p>

Conclusion

As noted above, the proposed Billboards comply with the regulations of Chapter 25 MZO. Moreover, the design team has given thoughtful consideration to the location and design of the Billboards. The development team has produced the included Site Plan which clearly demonstrates compliance and complements the intent of the Billboard Overlay District. The applicant looks forward to bringing these two Billboards to Mesa Community College to assist in revenue for Mesa Promise Program.

Pole cover details:

5' x 5' with internal angle frame and .125" thick aluminum plate surface.

Texture finish painted flat black.

Top cap to be 12" tall and 72" square.

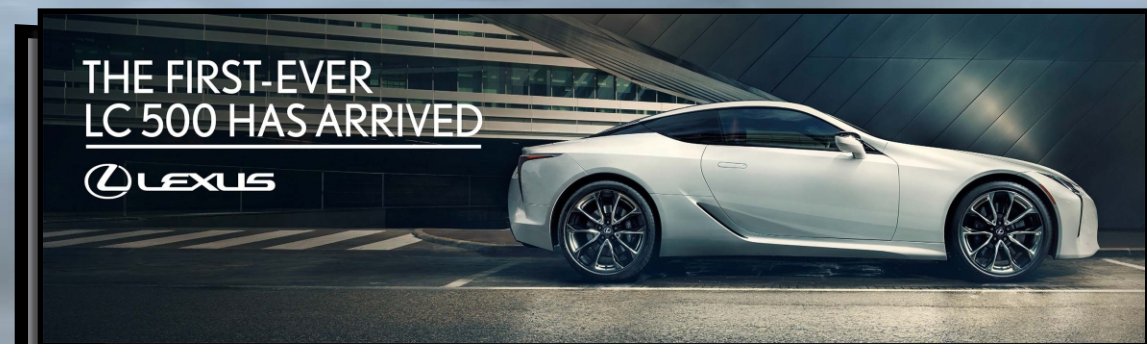
Textured finish painted blue to match logo graphic.

Logo and copy on 2 sides of pole cover to be

.250" thick aluminum with satin white finish.

Graphic in center of circle to be 3M vinyl applied.

All to be flush mounted to pole cover surface with threaded stud-mounted fasteners and nuts on inside.



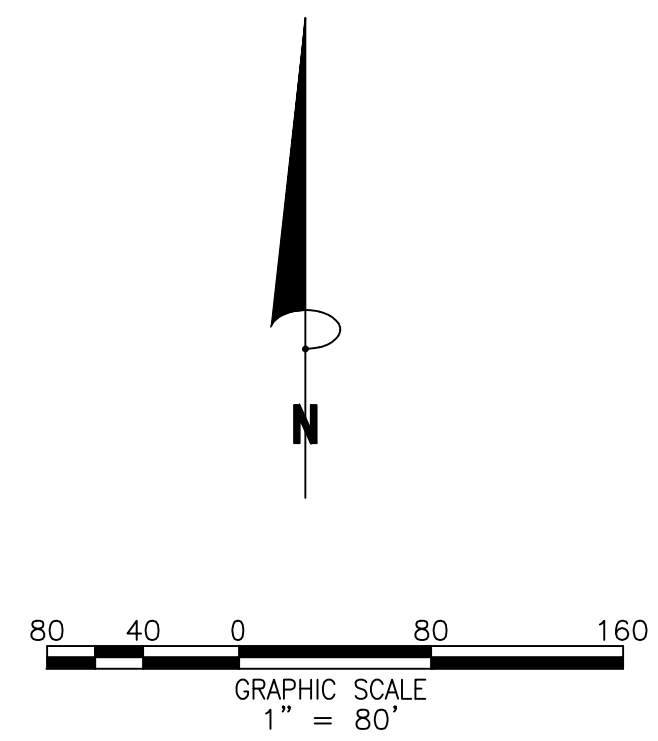
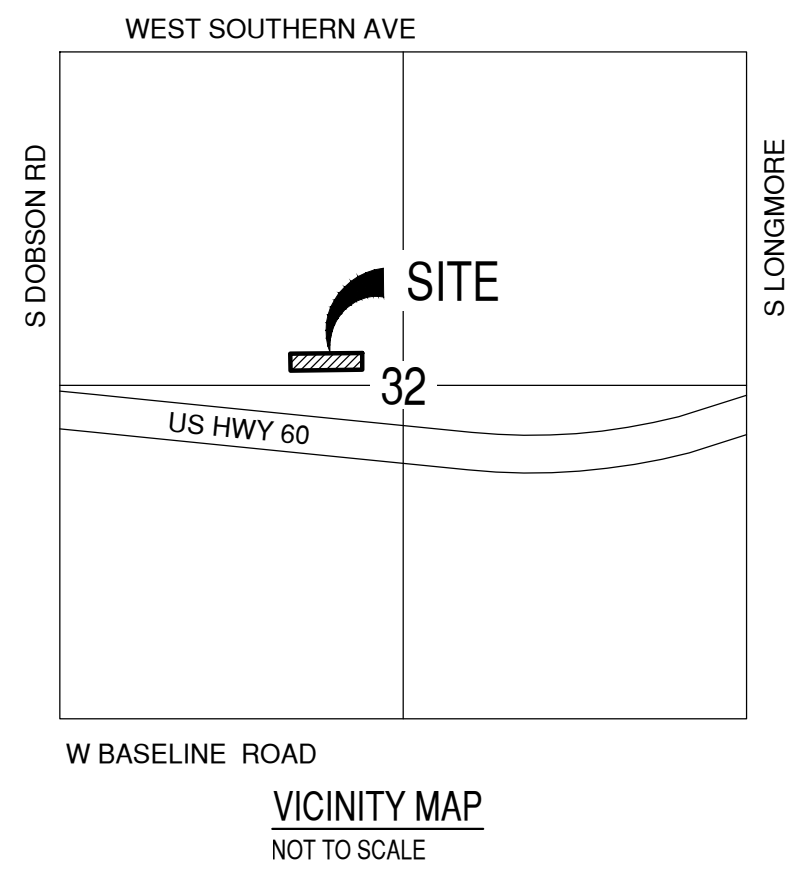
MESA
COMMUNITY COLLEGE

60'



9-17-24

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Bowman

Bowman Consulting Group, Ltd.
 6751 North Sunset Blvd
 Suite 325
 Glendale, Arizona 85305
 Phone: (623) 299-8980
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

Sight Line Exhibit
 MESA COMMUNITY COLLEGE
 MESA, ARIZONA
 MARICOPA COUNTY

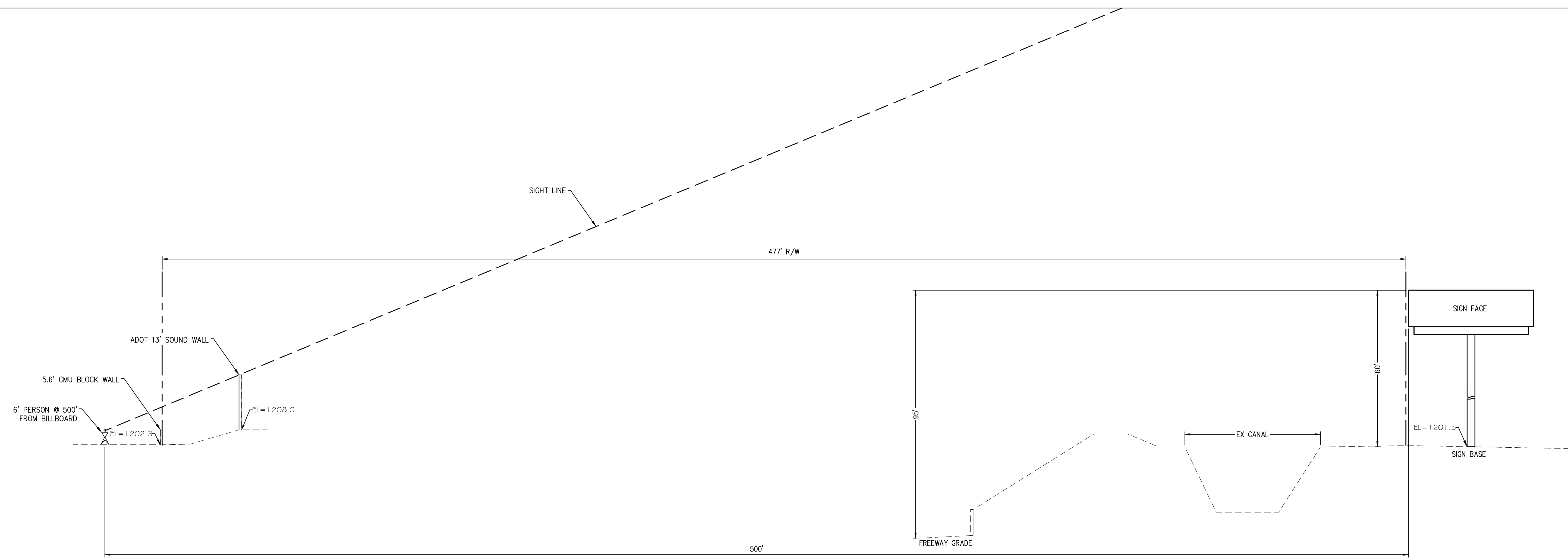
PROJECT NUMBER

PLAN STATUS

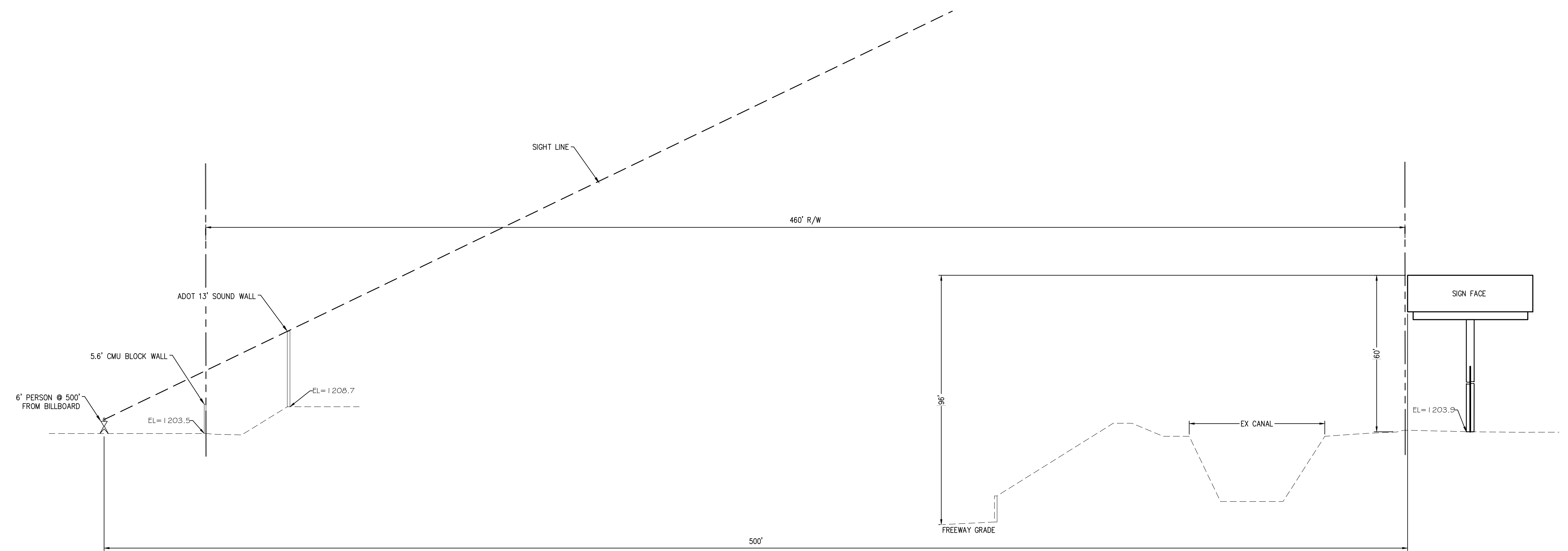
DATE	DESCRIPTION
dd	dd
DESIGN	DRAWN
HORIZ. SCALE: 1" = 80'	
VERT. SCALE:	
JOB No. 050635-127	
DATE : 10/3/2024	

EXH01

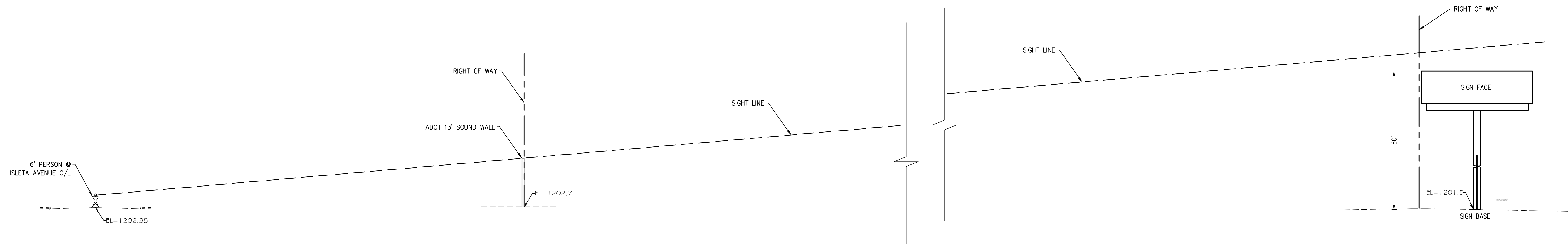
SHEET 1 OF 3



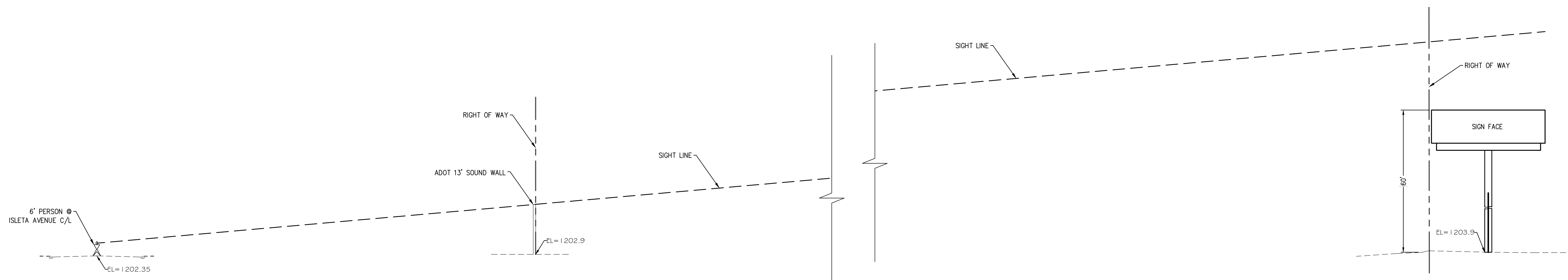
FREEWAY TO SIGN #1 SECTION
 NOT TO SCALE (LOOKING WEST)



FREEWAY TO SIGN #2 SECTION
 NOT TO SCALE (LOOKING WEST)



PERSON AT ISLETA AVENUE TO SIGN #1
NOT TO SCALE (LOOKING SOUTHWESTERLY)



PERSON AT ISLETA AVENUE TO SIGN #2
NOT TO SCALE (LOOKING NORTHWESTERLY)

Re: Use of digital display at 1517 South Dobson Road, Mesa, AZ

To whom it may concern,

Media Resources Inc. has been engaged by Becker Boards to review and assess the lighting impact of the proposed digital billboard installation at 1517 South Dobson Road. This document will describe the lighting impacts of our VISIONiQ digital billboards in this specific application, and further commit a maximum luminance value of the display as observed from the nearby light-sensitive areas.

Background on Media Resources Digital Display Ambient-Aware Brightness Controls

During dusk, dawn, or cloudy days, the operation of the digital display according to ambient light readings is the ideal way to maintain a glare-free, light-trespass free image. Media Resources digital billboards are all equipped with factory-mounted dual photocell sensors that are redundant and capable of reading ambient brightness even if one unit suffers a hardware failure. The ambient brightness to output brightness response curves have been carefully developed into a standard to provide good readability on the display while keeping in line with the brightness of the overall visual context.

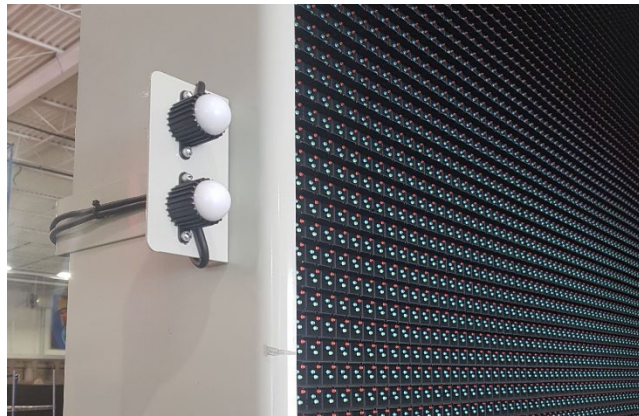


Figure 1. Media Resources standard - dual ambient brightness measuring photocells for hardware redundancy

During night-time, brightness control becomes critical as the digital billboards must be operated at a small percentage of its maximum brightness in order to avoid glare or light trespass. Media Resources endeavors to have the most comprehensive system of safeties and traceability for night-time brightness management. The proposed digital billboards are well equipped with modern brightness controls. Besides the redundant photocells above, a number of secondary fail-safes are also implemented including a communications watchdog (automatic reduction to night-time brightness in the event of a communication loss), and fallback to a location/season aware time-based schedule in the event of catastrophic photocell system failure. With these safety features in place, it becomes extremely unlikely for the digital billboard to operate at high brightness levels at night.

Additionally, the Media Resources Network Operations Centre can monitor brightness and recall brightness history for traceability. See Figure 2 and Figure 3 below on our internal control system for configuring brightness and recalling brightness history.

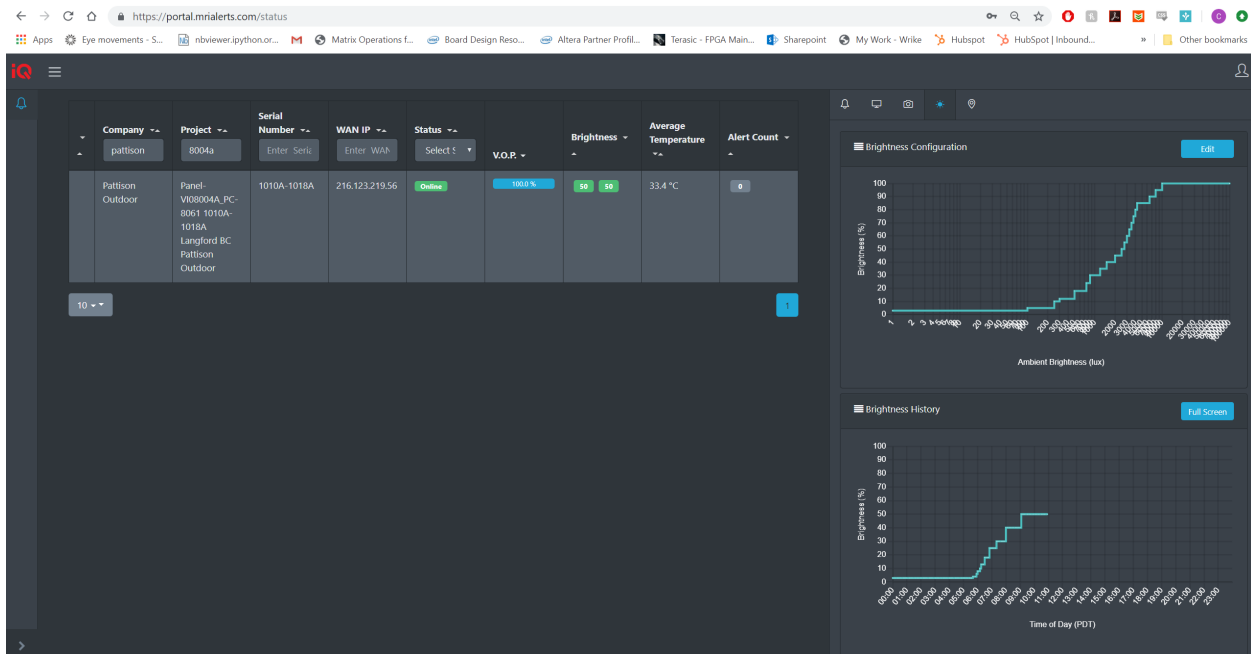


Figure 2. Media Resources web portal showing brightness configuration and history of the current day

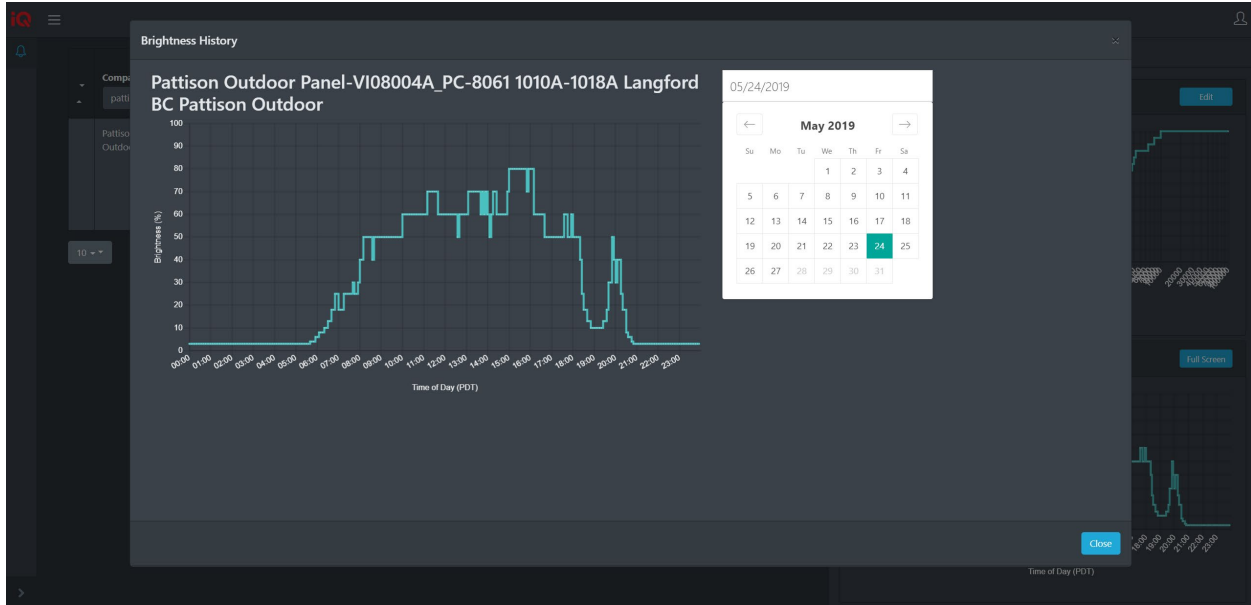


Figure 3. Media Resources web portal showing brightness history of any selected previous date. Brightness history data is logged indefinitely on Media Resources servers.

Media Resources commits to the effectiveness of this light restriction technology when deployed at 1517 South Dobson Road. We have calculated the expected illuminance impact to surrounding areas of concern, shown in Figure 4, along with a table showing foot candle (fc) values at various distances and angles. Media Resources guarantees that the display will operate within 20% of illuminance impact calculated below. If approved and constructed, we can provide on-site lighting measurements to confirm correct installation and light restriction performance.

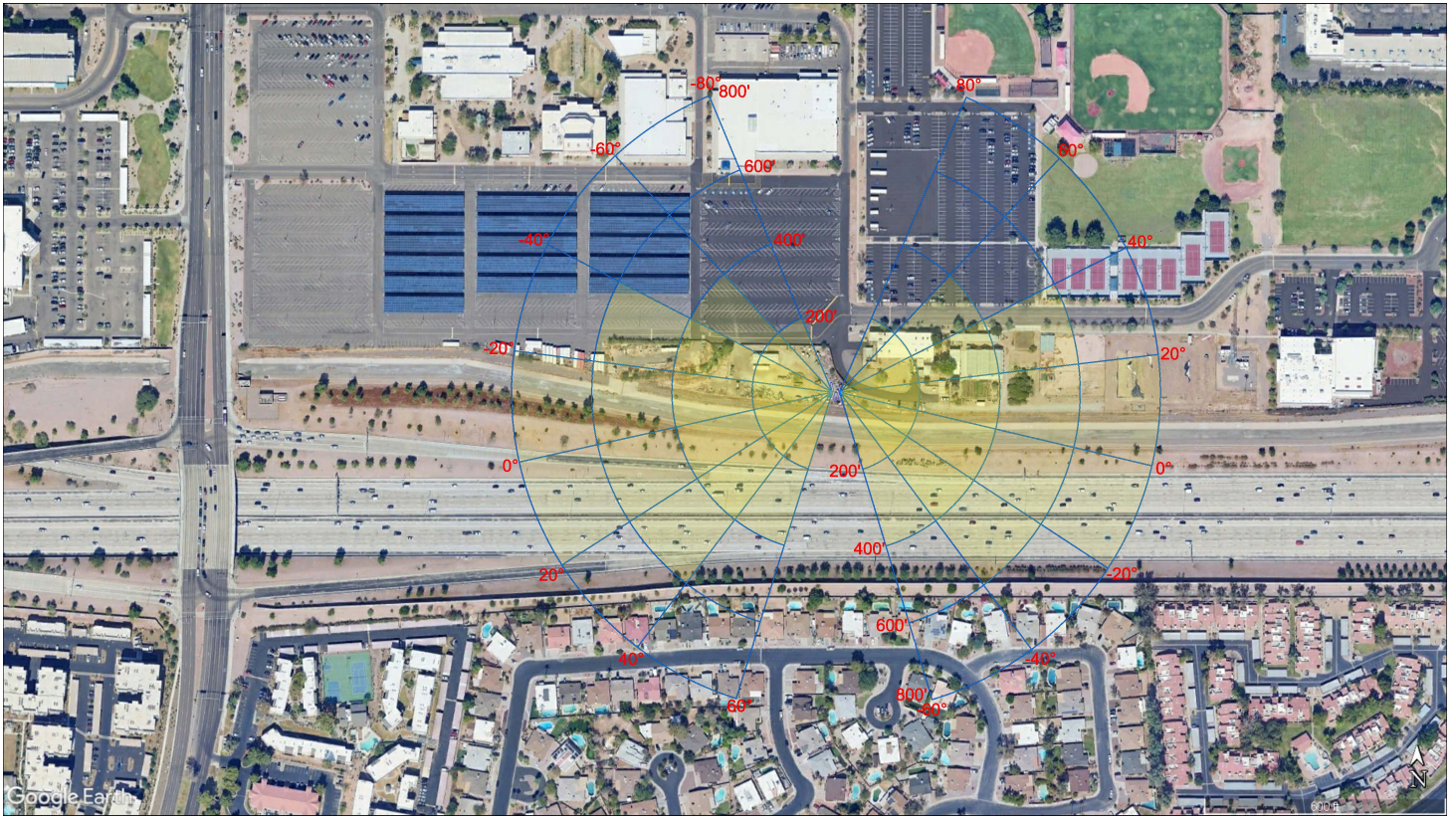


Figure 4. Site satellite photo overlay of distances and angles from proposed digital billboard site, corresponding to calculated illuminance figures in fc provided in Table 1.

Site Calculations - 14' x 48' 300 NITS Standard									
Measurement Angle									
Distance (ft)	-80°	-60°	-40°	-20°	0°	20°	40°	60°	80°
200'	0.040fc	0.133fc	0.297fc	0.397fc	0.414fc	0.397fc	0.297fc	0.133fc	0.040fc
400'	0.010fc	0.033fc	0.075fc	0.102fc	0.107fc	0.102fc	0.075fc	0.033fc	0.010fc
600'	0.004fc	0.015fc	0.033fc	0.045fc	0.048fc	0.045fc	0.033fc	0.015fc	0.004fc
800'	0.002fc	0.008fc	0.019fc	0.026fc	0.027fc	0.026fc	0.019fc	0.008fc	0.002fc

Table 1. Site calculations in fc based on MRI VIQ Standard RGB Modules.



1-800-667-4554
1387 Cornwall Rd.
Oakville, ON L6J 7T5
mediaresources.com

We are always committed to the responsible application of LED digital technology and are happy to engage with regulatory stakeholders at any time. Please feel free to contact us if you have any questions.

Sincerely,

Anthony Knight
Product Implementation Specialist
Media Resources Inc.
(289) 289-0035
aknight@mediaresources.com

CITIZEN PARTICIPATION Plan

MESA COMMUNITY COLLEGE – BILLBOARD

Purpose:

The purpose of this 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 requests to the City of Mesa for a Rezoning to allow for a Billboard Overlay District at Mesa Community College. These requests are for the two Billboards proposed on the southernmost 250-feet of MCC Property adjacent to US60. The Property is further identified on the Maricopa County Assessor's Map as parcel numbers 134-26-779 and 134-26-767C.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application had adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Reese L. Anderson

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
reese.anderson@pewandlake.com

Sarah Prince

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sarah.prince@pewandlake.com

Action Plan:

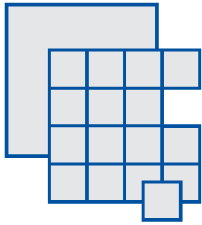
To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was provided by the City of Mesa for citizens and agencies in this area including:
 - a. All property owners within 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A neighborhood meeting was held by the applicant on September 12, 2024 to provide the opportunity for members of the public to discuss the proposed project. An attendance/participation list and a summary of the meeting has been included with this application and submitted to the City.

3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list has been submitted to the City.
4. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant has been submitted to the City Staff along with this Citizen Participation Report for this case.
5. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Formal Submittal	August 26, 2024
Neighborhood Meeting Notice Mailed	August 23, 2024
Neighborhood Meeting	September 14, 2024
Follow up Submittal	September 20, 2024
Public Hearing Notice Letter & Site Posting	September 23, 2024 (on or before)
Planning and Zoning Hearing	November 13, 2024
City Council Study Session	November 21, 2024
City Council Introduction	December 2, 2024
City Council Final Action	December 9, 2024



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

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

August 23, 2024

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our clients, Maricopa County Community College District and Mesa Community College, we are pleased to invite you to participate in a neighborhood meeting to learn more about a proposed Billboard Overlay District on the southernmost 250 feet of the Mesa Community College Campus adjacent to the US60 Freeway. If approved, the Billboard Overlay District would allow for the placement of two (2) electronic billboards. The proposed area of the Billboard Overlay District and the location of the billboards can be seen in the exhibits included with this notice.

Our project team has set up an in-person, neighborhood meeting where we will present the proposal and provide more information. The details of this neighborhood meeting are as follows:

Date:	September 12, 2024
Time:	6:00 p.m.
Location:	MCC Library Room LB-144 1833 W. Southern Ave. Mesa, AZ 85202 Please enter the campus lot on Library Way off Dobson Road.

Should you have any questions, please contact me or Sarah Prince in my office by email at reese.anderson@pewandlake.com or sarah.prince@pewandlake.com or by phone at 480-461-4670. We welcome all comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. 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.

At this time, no public hearings before the City of Mesa have 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.

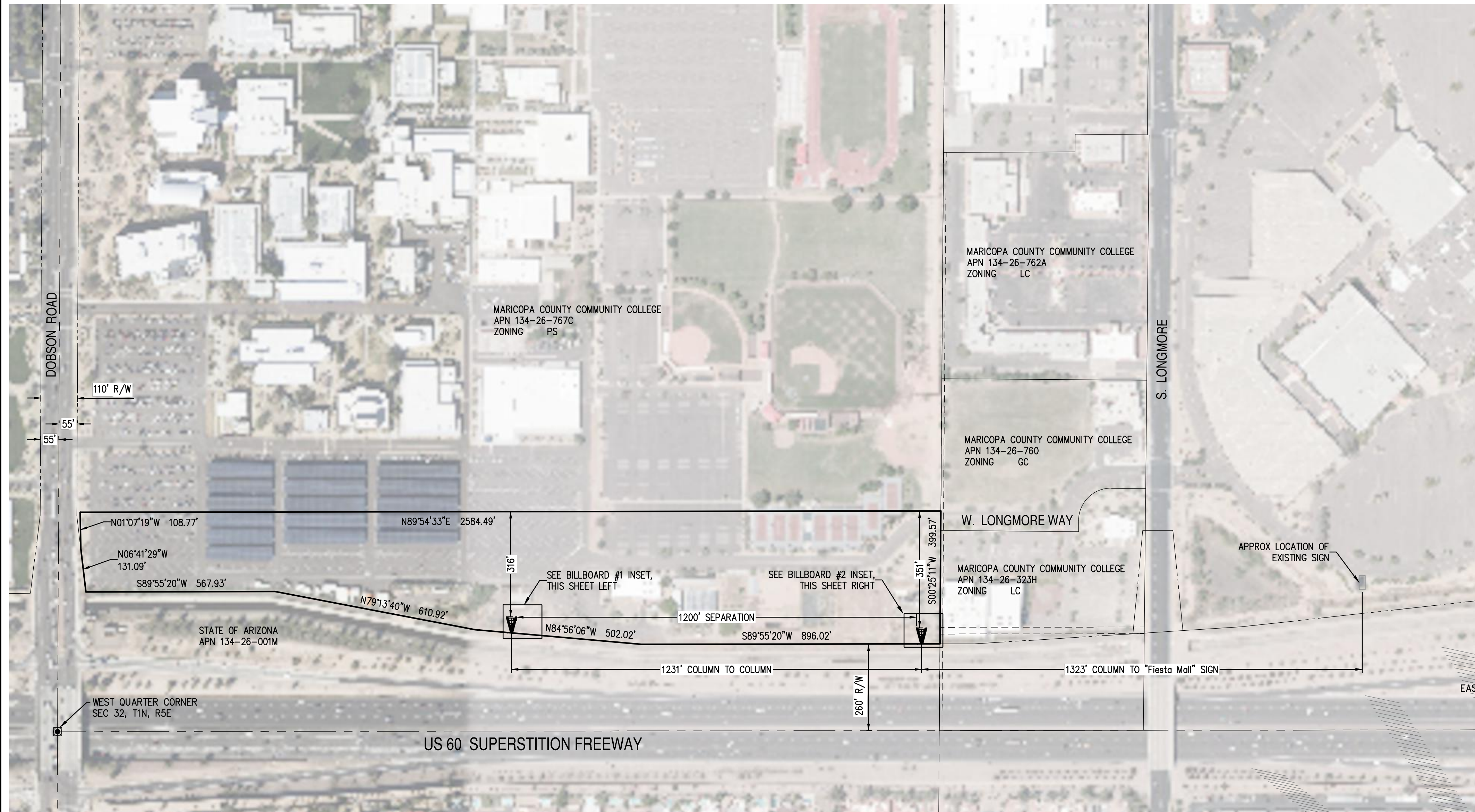
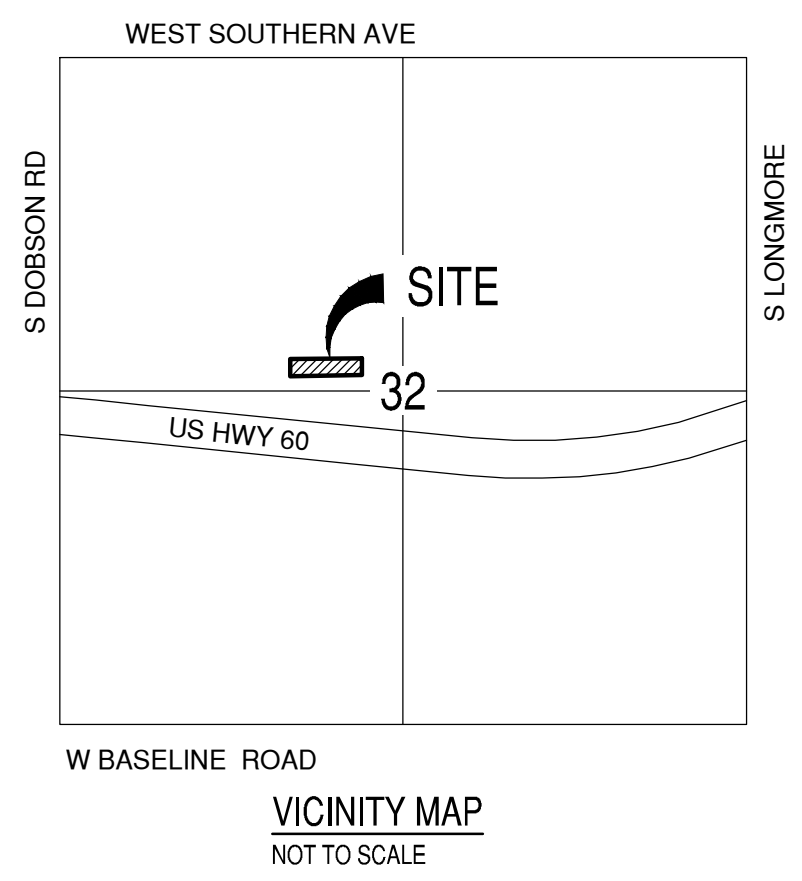
Sincerely,

Reese Anderson
PEW & LAKE, PLC

ENCLOSURES

SITE PLAN

THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PARCEL DESCRIPTION PER RECORDED DOC. 20021392125

PARCEL NO. 1:
THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 32;
THEN SOUTH ALONG THE WEST LINE OF SECTION 32 A DISTANCE OF 1151.25 FEET;
THEN EAST 55.00 FEET TO THE POINT OF BEGINNING;
THEN SOUTH 13 DEGREES 47 MINUTES 22 SECONDS EAST 40.03 FEET;
THEN EAST 3.92 FEET;
THEN SOUTH 55.00 FEET;
THEN WEST 2.95 FEET;
THEN SOUTH 25.97 FEET;
THEN SOUTH 08 DEGREES 52 MINUTES 32 SECONDS WEST 68.09 FEET;
THEN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH DOBSON ROAD 187.13 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION WITHIN THE FOLLOWING:
COMMENCING AT A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHWEST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 2636.15 FEET;
THENCE ALONG THE WEST LINE OF SAID SECTION 32, ALSO BEING THE MEDIAN CONSTRUCTION AND SURVEY CENTERLINE OF DOBSON ROAD, NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 550.62 FEET;
THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 67.13 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 06 DEGREES 41 MINUTES 49 SECONDS WEST 100.12 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 167.10 FEET;
THENCE LEAVING SAID EXISTING RIGHT-OF-WAY LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 5.70 FEET;
THENCE SOUTH 1 DEGREES 7 MINUTES 18 SECONDS EAST 266.56 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 32;
THENCE NORTH 00 DEGREES 18 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 650.00 FEET;
THENCE SOUTH 89 DEGREES 41 MINUTES 33 SECONDS EAST 55.00 FEET;
THENCE SOUTH 06 DEGREES 38 MINUTES 51 SECONDS EAST 231.21 FEET;
THENCE NORTH 89 DEGREES 39 MINUTES 20 SECONDS EAST 567.93 FEET;
THENCE SOUTH 79 DEGREES 10 MINUTES 47 SECONDS EAST 610.92 FEET;
THENCE SOUTH 84 DEGREES 53 MINUTES 13 SECONDS EAST 502.02 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS EAST 1000.00 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 47 SECONDS EAST 280.00 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 32;
THENCE SOUTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG THE EAST-WEST MID-SECTION LINE A DISTANCE OF 2753.40 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION WITHIN THE FOLLOWING:
COMMENCING AT THE BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHWEST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 2636.15 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 32, ALSO BEING THE MEDIAN CONSTRUCTION AND SURVEY CENTERLINE OF DOBSON ROAD NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 550.62 FEET;
THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 67.13 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 06 DEGREES 41 MINUTES 49 SECONDS WEST 100.12 FEET;
THENCE CONTINUING ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 167.10 FEET;
THENCE LEAVING SAID EXISTING RIGHT-OF-WAY LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 5.70 FEET;
THENCE SOUTH 01 DEGREES 07 MINUTES 18 SECONDS EAST 266.56 FEET TO THE POINT OF BEGINNING.

OWNER
MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT
2411 WEST 14TH STREET
TEMPE, ARIZONA 85281

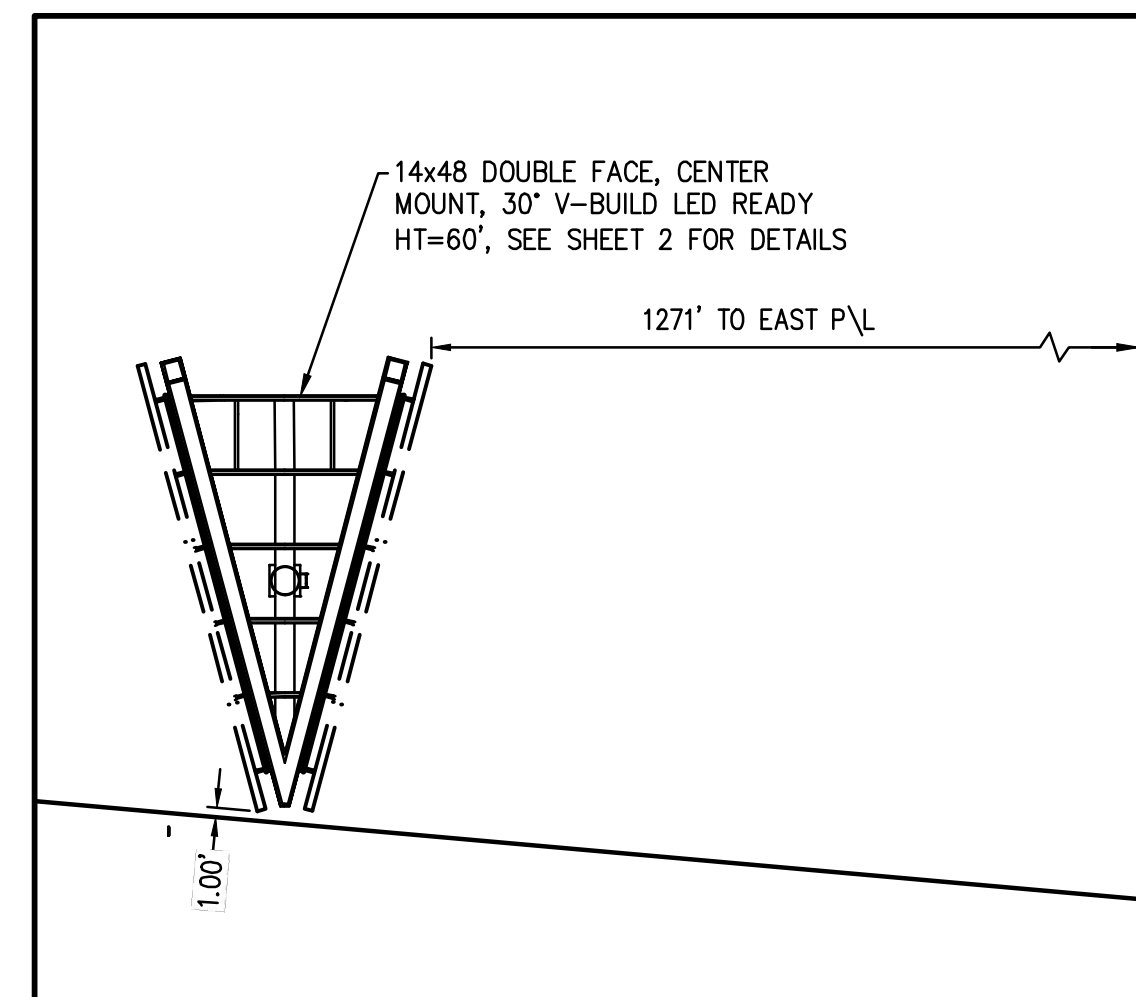
DEVELOPER
BECKER BILLBOARD, LLC
4234 EAST INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85018
PHONE (602) 312-7990
CONTACT JOSEPH WHITE
EMAIL jwhite@beckerboards.com

ENGINEER
BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, ARIZONA 85305
PHONE (623) 299-8980
CONTACT JOE CABLE
EMAIL jcable@bowman.com

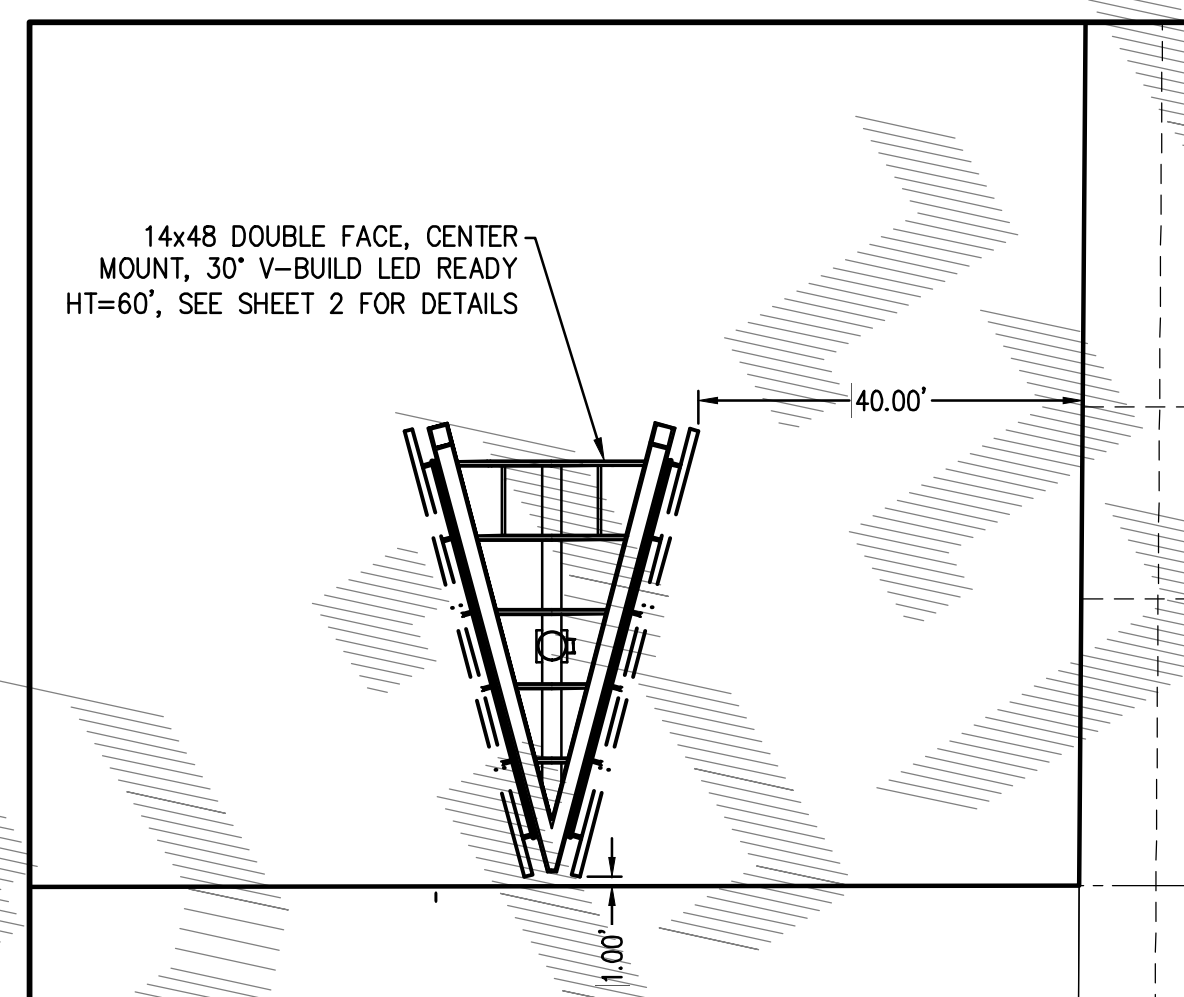
SITE DATA
PARCEL ADDRESS 1517 S DOBSON ROAD
MESA, ARIZONA 85202
ASSESSOR NUMBER 134-26-779
NET AREA 829,508 SF
GROSS AREA 829,508 SF
EXISTING ZONING & LAND USE PS, POST HIGH SCHOOL INSTITUTION

UTILITY COMMITMENT TABLE

WATER	CITY OF MESA WATER
SEWER	CITY OF MESA
ELECTRICITY	SALT RIVER PROJECT
GAS	MESA GAS
TELEPHONE	LUMEN TECHNOLOGIES (CENTURY LINK)
POLICE	MESA POLICE
FIRE	MESA FIRE DEPARTMENT
SCHOOL DISTRICT	MESA UNIFIED #4 MESA UNIFIED SCHOOL DISTRICT



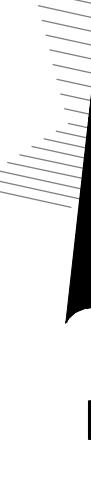
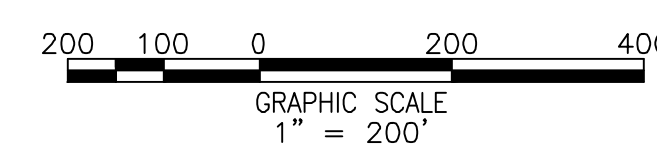
BILLBOARD #1 AREA
SCALE 1" = 20"



BILLBOARD #2 AREA
SCALE 1" = 20"

LEGEND

PROPERTY LINE	—————
SECTION LINE	—————
EASEMENT LINE	-----
CENTER LINE	-----
RIGHT OF WAY LINE	-----
BRASS CAP IN HANDHOLE	●
REBAR AS NOTED	●
BRASS CAP AS NOTED	○
RIGHT OF WAY	R/W
PUBLIC UTILITY EASEMENT	PUE
EASEMENT	ESMT
BUILDING SETBACK LINE	BSL



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Suite 325
Glendale, Arizona 85305
Phone: (623) 299-8980
www.bowmanconsulting.com
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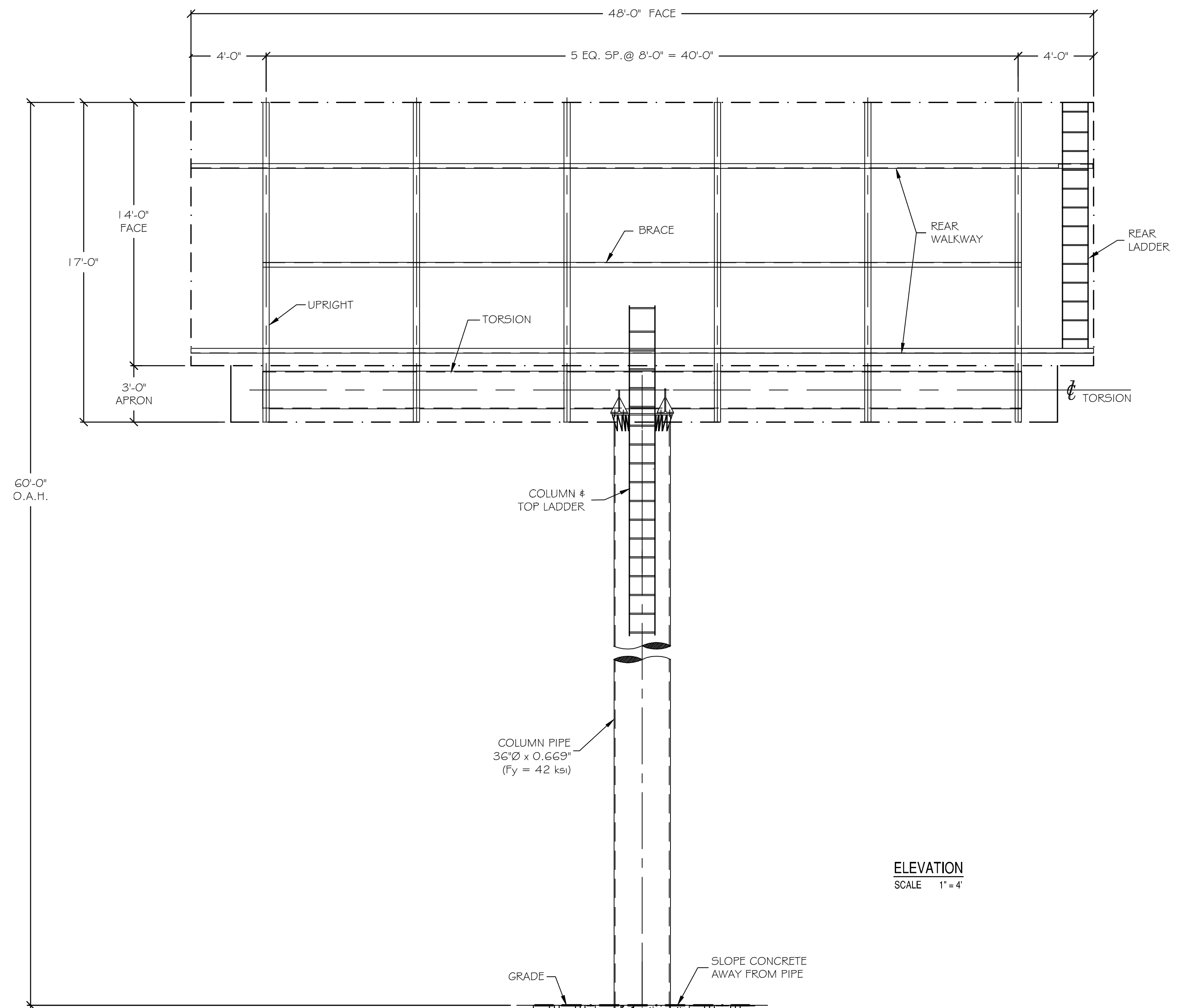
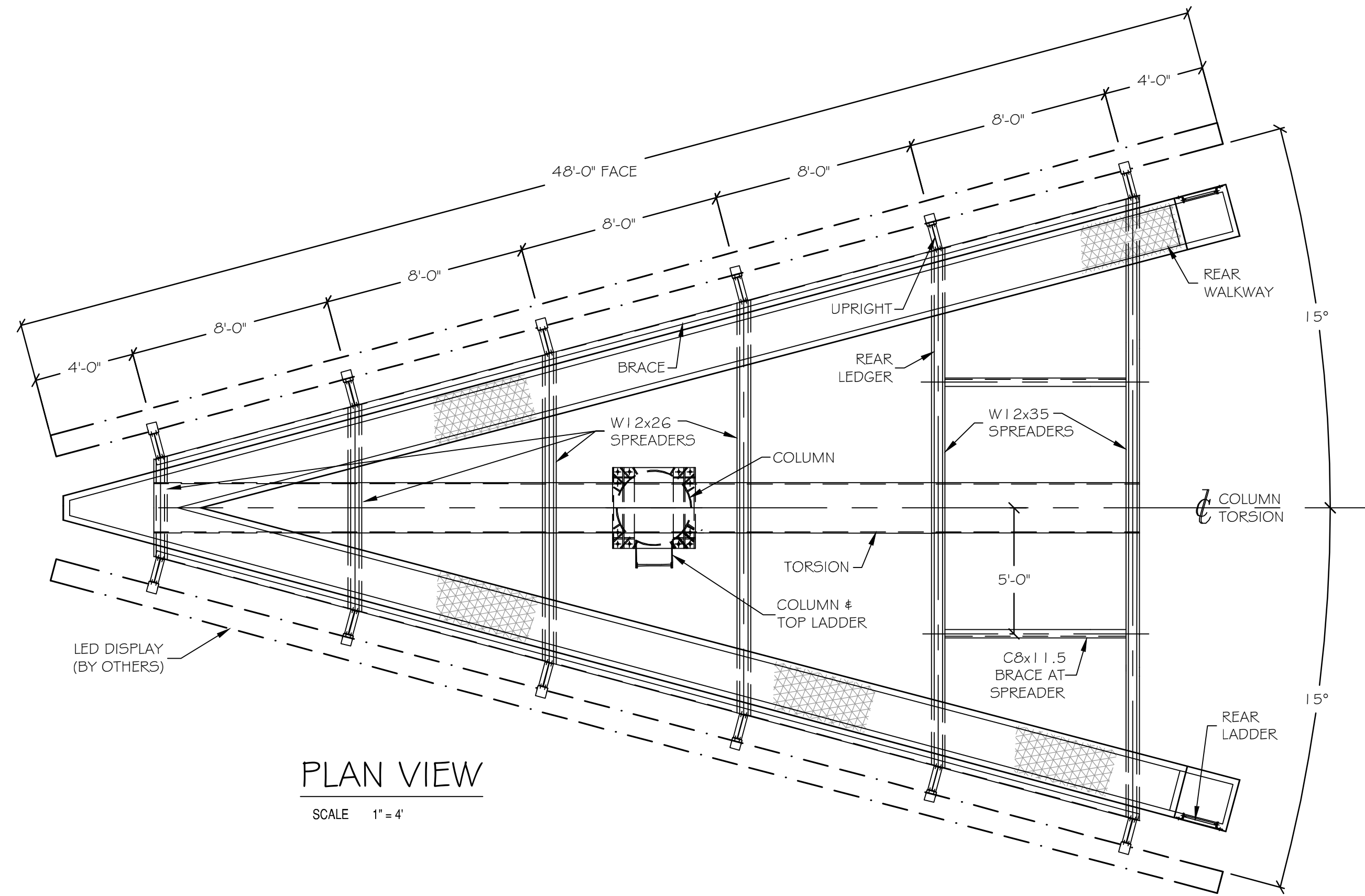
SITE PLAN
MESA COMMUNITY COLLEGE
MARICOPA COUNTY
MESA, ARIZONA

PROJECT NUMBER	----	
PLAN STATUS		
DATE	DESCRIPTION	
DD	SM	JC
DESIGN	DRAWN	CHKD
HORIZ. SCALE: 1" = 200'		
VERT. SCALE:		
JOB No. 050635-127		
DATE: 8/19/2024		
SHEET 1 OF 3		



Cadd file name: V:\050635 - Becker Boards\050635-01-001 (ENG)\Engineering\00122-Mesa Community College\Engineering\Plans\Site_Plan\00122_SP01.dwg, 8/21/2024

C:\Users\james\OneDrive\Documents\050635-01-001 (ENG)\Engineering\Plans\Site\Plan\00127-SP01.dwg, 8/21/2024



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 www.bowmanconsulting.com
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14'X48' DOUBLE FACE 30° V-BUILD BILLBOARD #1

SITE PLAN
 MESA COMMUNITY COLLEGE

MESA, ARIZONA MARICOPA COUNTY

PROJECT NUMBER

PLAN STATUS

DATE DESCRIPTION

DESIGN DRAWN CHKD

HORIZ. SCALE: 1" = 4'

VERT. SCALE:

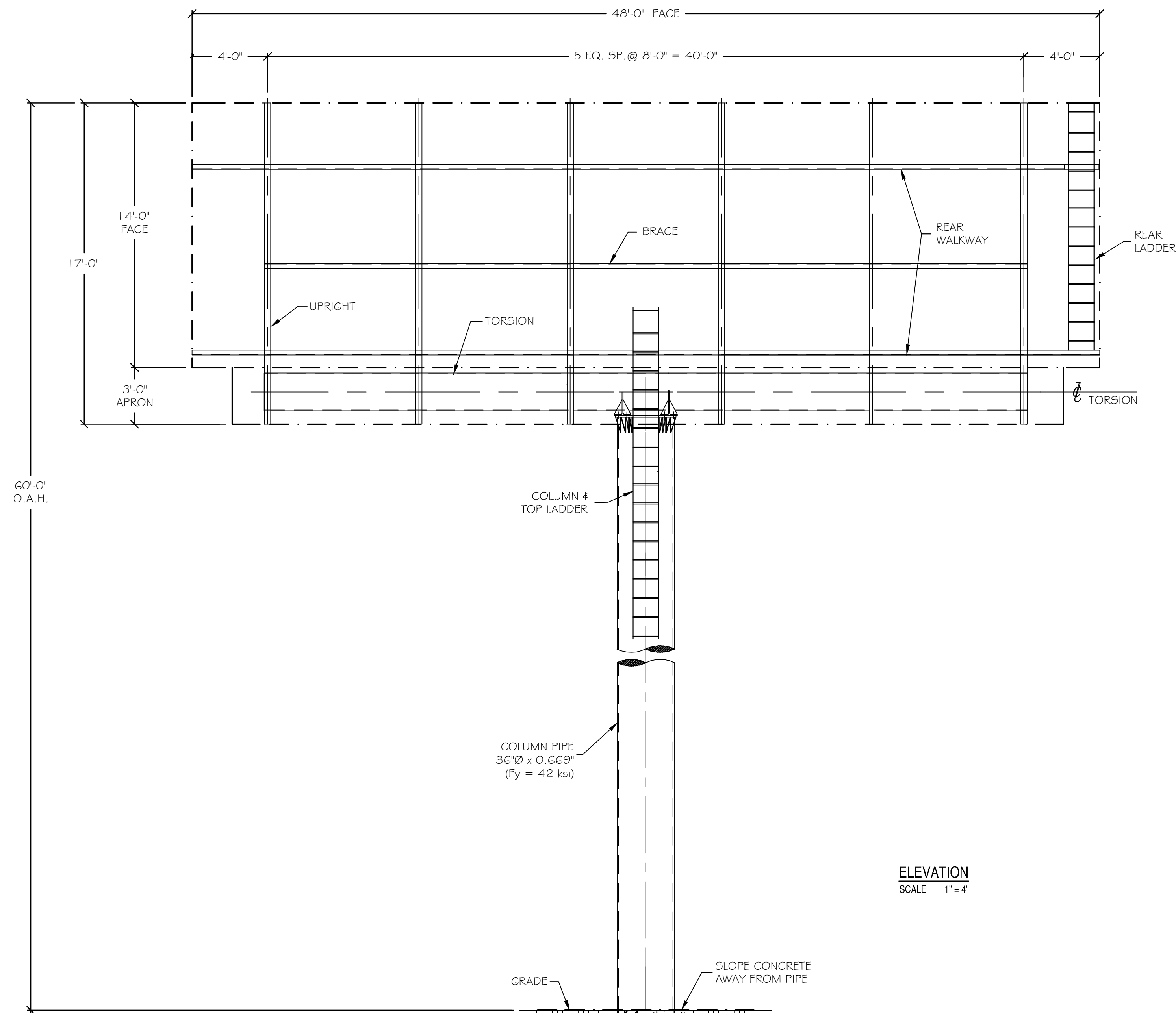
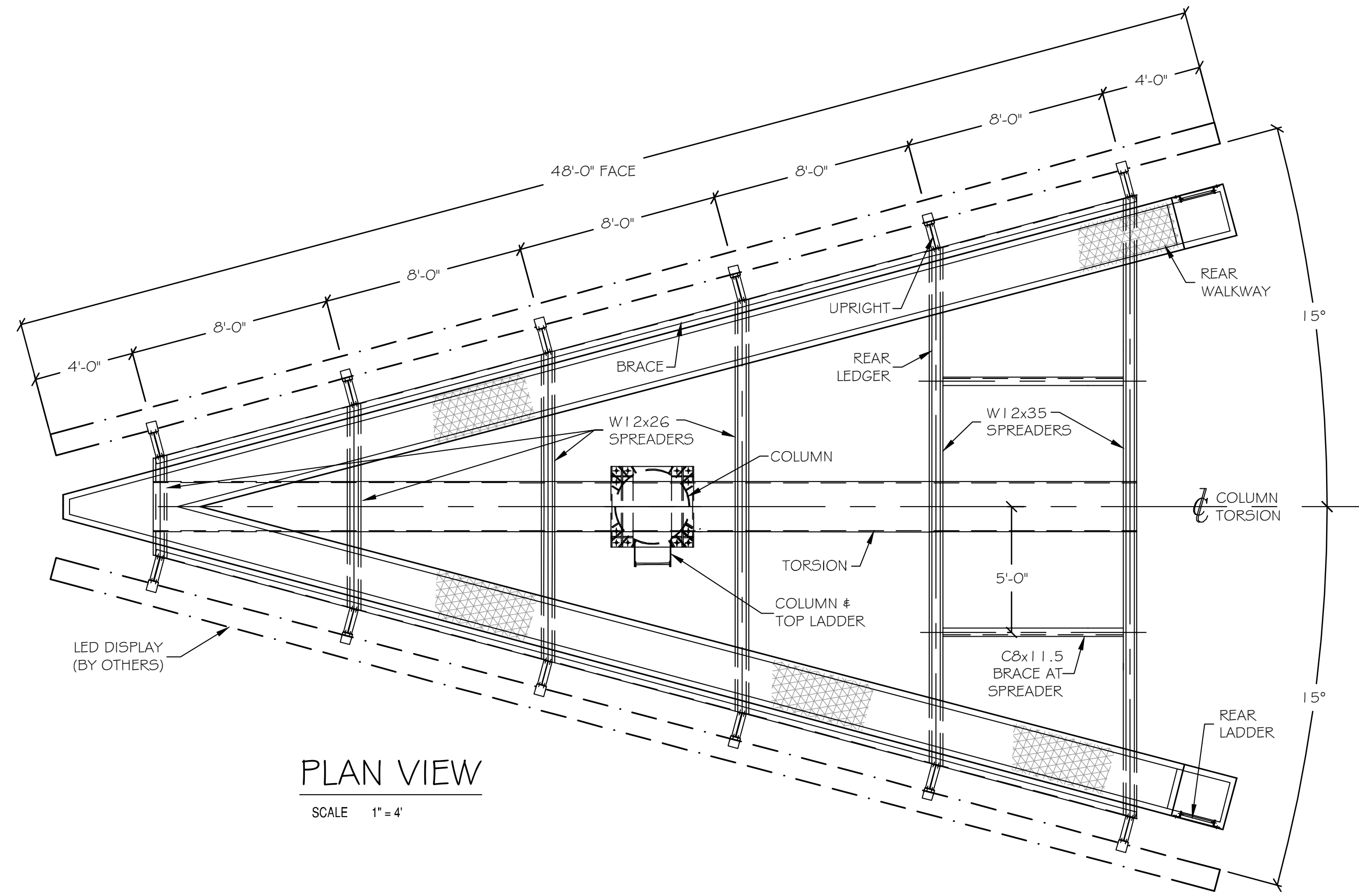
JOB No. 050635-127

DATE : 8/19/2024

SP02

SHEET 2 OF 3

Cadd file name: V:\050635 - Becker - Boards\050635-01-001 (ENG)\Engineering\Plans\Site_Plan\00127_SP01.dwg, 8/21/2024



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14'X48' DOUBLE FACE 30° V-BUILD BILLBOARD #2

SITE PLAN
 MESA COMMUNITY COLLEGE

MESA, ARIZONA MARICOPA COUNTY

PROJECT NUMBER

PLAN STATUS

DATE DESCRIPTION

DESIGN DRAWN CHKD

HORIZ. SCALE: 1" = 4'

VERT. SCALE:

JOB No. 050635-127

DATE : 8/19/2024

SP03

SHEET 3 OF 3

1051 DOBSON 206 LLC
1051 S DOBSON RD UNIT 206
MESA, AZ 85202

1051 S DOBSON LLC
2645 E SOUTHERN AVE UNIT 216
TEMPE, AZ 85282

1101 S SYCAMORE LLC
16428 E KINGSTREET BLVD
FOUNTAIN HILLS, AZ 85268

1550 WEST SOUTHERN LLC
6823 FORT HAMILTON PKWY 165
BROOKLYN, NY 11219

1668 S ASH LLC
1668 S ASH
MESA, AZ 85202

1844 W ISLETA LLC
2178 E WINCHESTER RD
CHANDLER, AZ 85286

2060 W SOUTHERN SP LLC
PO BOX 2034
SANTA MONICA, CA 90406

A & R PALMETTO LLC
424 RICE HOPE DR
MT PLEASANT, SC 29464

ACMAZ INVESTMENTS LLC
3619 E LONG LAKE RD
PHOENIX, AZ 85048

ALMAGUER REBECCA
1051 S DOBSON RD 53
MESA, AZ 85202

AMORESE ANTHONY J/MARIA C
1101 S SYCAMORE APT 324
MESA, AZ 85202

AMV TRADING LLC
1718 S LONGMORE UNIT 43
MESA, AZ 85202

ANDERSON CRAIG M
1718 S LONGMORE ST 118
MESA, AZ 85202

AP INVESTMENT GROUP LLC
3660 E SAN MATEO WY
CHANDLER, AZ 85249

ARAUJO KIMBERLY L
1718 S LONGMORE UNIT 101
MESA, AZ 85202

ARCHIBALD EILEEN
1718 S LONGMORE ST UNIT 29
MESA, AZ 85202

ARIZONA AGRIBUSINESS & EQUINE
CENTER INC
3636 N CENTRAL AVE 1050
PHOENIX, AZ 85012

ARIZONA STATE OF
1701 W JACKSON ST
PHOENIX, AZ 850073218

ARIZONA STATE OF
205 S 17TH AVE RM 370
PHOENIX, AZ 85007-3212

ARIZONA STATE OF
205 S 17TH AVE MD
PHOENIX, AZ 85007

ARMATA JOHN/DAVIES CHARLOTTE
1718 S LONGMORE UNIT 25
MESA, AZ 85202

ATKINSON RANDALL/ORVIS
REBEKAH
1718 S LONGMORE UNIT 53
MESA, AZ 85202

ATKINSON SAMUEL EARL/COMPTON
HOLLY RUTH
1520 W ILESO CIR
MESA, AZ 85202

AUGUSTINA CHERRY
1051 S DOBSON RD UNIT 147
MESA, AZ 85202

AUTREY KAITLYN
1718 S LONGMORE 51
MESA, AZ 85202

AYKROYD GILBERT H/CYNTHIA A
1667 S SAGUARO AVE
MESA, AZ 85202

AZ DOBSON RANCH APARTMENTS
LLC
9757 NE JUANITA DR STE 300
KIRKLAND, WA 98034

BALDWIN AMY
1808 W ISLETA AVE
MESA, AZ 85202

BANKS MADELYN/TAMARA DYAN
1718 S LONGMORE UNIT 19
MESA, AZ 85202

BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

BANNER HEALTH HOLDING
COMPANY LLC
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

BANNER HEALTH SYSTEM
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

BARTON & MACMINN-BARTON
TRUST
1642 S SAGUARO
MESA, AZ 852025738

BASS INVESTMENTS LLC
2673 E ZION WAY
CHANDLER, AZ 85249

BELLO WILLIAM P JR
1051 S DOBSON RD UNIT 215
MESA, AZ 85202

BELTRAN ESTEVAN LEON
1051 S DOBSON RD UNIT 217
MESA, AZ 85202

BENTLEY KIM S
1735 W ISLETA AVE
MESA, AZ 85202

BEVERLY V MCCORMICK FAMILY
LIVING TRUST
1955 W BASELINE RD STE 113-163
MESA, AZ 85202

BIEGEN SCOTT E/AUDREY
1658 S SYCAMORE
MESA, AZ 85202

BIERL KATHRYN ELISE/DENNIS LEE
1051 S DOBSON RD 46
MESA, AZ 85202

BIGGS AUDREY
1051 S DOBSON RD UNIT 144
MESA, AZ 85202

BLAKELY JERRY HOLMES &
CHRISTINE
1723 W ISABELLA
MESA, AZ 85202

BLUE J HOMES LLC
14432 S 18TH ST
PHOENIX, AZ 85048

BMF V AZ DISTRICT FIESTA PARK LLC
111 E SEGO LILY DR STE 400
SANDY, UT 84070

BOSCIA AEDAN M
1051 S DOBSON RD UNIT 51
MESA, AZ 85202

BOWERS HAROLD RAY/SARA
ELIZABETH
1702 W ISLETA AVE
MESA, AZ 85202

BOWERS PAUL
1101 S SYCAMORE UNIT 113
MESA, AZ 85202

BOWLING FAMILY PROPERTIES LLC
4619 N 75TH ST
SCOTTSDALE, AZ 85251

BPC LARKSPUR MERCADO LLC
10800 BISCAYNE BLVD STE 300
MIAMI, FL 33161

BRADSHAW SKYLER KEITH
1718 S LONGMORE ST UNIT 9
MESA, AZ 852025766

BRENNER MEGAN
1718 S LONGMORE UNIT 107
MESA, AZ 85202

BRIDINGER KELI
1051 S DOBSON RD STE 158
MESA, AZ 85202

BROOKS RODNEY L
1051 S DOBSON RD 136
MESA, AZ 85202

BROWN DANNY L & SHELLEY J
1051 S DOBSON 44
MESA, AZ 85202

BTT FIESTA PLAZA LLC
3573 E SUNRISE DR STE 125
TUCSON, AZ 85718

BURCIAGA MARIO A
1051 S DOBSON RD UNIT 57
MESA, AZ 85202

BW BOWLING PROPERTIES LP
7313 BELL CREEK RD
MESHANICVILLE, VA 23111

CAIN JACOB
1051 S DOBSON RD UNIT 208
MESA, AZ 85202

CAMACHO JOEL E CERVANTES
1051 S DOBSON RD UNIT 27
MESA, AZ 85202

CAMPINI LIVING TRUST
10733 E THORNTON AVE
MESA, AZ 85212

CANTOR BETH A
9687 E COCHISE DR
SCOTTSDALE, AZ 85258

CAO ZEYANG
1850 SAND HILL RD APT 39
PALO ALTO, CA 94304

CAPOBIANCO-BRINKMAN EVAN
J/BRINKMAN B ETAL
1718 S LONGMORE UNIT 104
MESA, AZ 852025772

CARDENAS CODY/ESPERANZA
1051 S DOBSON RD UNIT 50
MESA, AZ 85202

CARL W HOWELL AND SUSAN C
HOWELL FAMILY TRUST
7805 N MOHAVE RD
SCOTTSDALE, AZ 85253

CARRANCHO CRYSTAL CABRAS
1718 S LONGMORE UNIT 37
MESA, AZ 85202

CARTY CAROL
1718 S LONGMORE UNIT 49
MESA, AZ 85202

CASOLI FAMILY TRUST
3934 W BLOOMFIELD RD
PHOENIX, AZ 85029

CEBALLOS OSCAR RENE/BLOK
ASHLEY VICTORIA
1627 S ASH
MESA, AZ 85202

CHAMPAGNE LISA K
1718 S LONGMORE UNIT 32
MESA, AZ 85202

CHAN DANIEL K H & YUK YIP
1826 W ISLETA
MESA, AZ 85202

CHASE DONNA L/JEFFREY ALAN
670 N MOUNT SINAI RD
DICKSON, TN 37055

CHIA STANLEY HUNG-HSUAN/CHOU
FAN-LI TR
4524 ROSEDALE AVE
BETHESDA, MD 20814

CHIZEK NICHOLAS/DAVID/LISA
1718 S LONGMORE ST UNIT 102
MESA, AZ 85202

CHRISTINE M ALTHOFF LIVING
TRUST
1718 S LONGMORE RD UNIT 64
MESA, AZ 85202

CHURCH OF JESUS CHRIST LDS CORP
PRES BIS
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

CIRCLE K PROPERTIES INC
PO BOX 52122
PHOENIX, AZ 85072

CIRCLE K STORES INC
1130 W WARNER RD BLDG
TEMPE, AZ 85284

CLARK SCOTT
6624 S LAS SETAS ST
GILBERT, AZ 85298

CLUCAS FAMILY TRUST
1028 W WINDHAVEN AVE
GILBERT, AZ 85233

COE PROPERTY ONE LLC
4734 S ADELLE CIR
MESA, AZ 85212

COLLINS STEVEN/JENNIFER
1634 S CHOLLA
MESA, AZ 85202

CONTINENTAL TOWNHOUSES E UNIT
1 ASSN
PO BOX 27476
TEMPE, AZ 85285

COOK KIMBERLY DAWN
1718 S LONGMORE UNIT 65
MESA, AZ 85202

COOPER ERIKA DAY
1665 S FLINT CIR
MESA, AZ 85202

COTTER RICHARD E
1720 W ISLETA AVE
MESA, AZ 85202

COUNTS-ZAHNISER JOINT TRUST
1718 S LONMORE ST UNIT 117
MESA, AZ 85202

CRABB LLC
1522 E LAS PALMARITAS DR
PHOENIX, AZ 85020

CRAIG REANNA
1718 S LONGMORE ST UNIT 86
MESA, AZ 85202

CREIGHTON-HARANK ANDREW J
1640 S CHOLLA
MESA, AZ 852025706

CROSS FAMILY TRUST
1811 W ISLETA AVE
MESA, AZ 85202

CUNDY SANDRA M
1648 S ASH
MESA, AZ 852025704

CUNNINGHAM JOANNA
PO BOX 41923
MESA, AZ 85274

CUNNINGHAM/DONAHUE TRUST
1718 S LONGMORE UNIT 24
MESA, AZ 85202

CURTIS FRANK J/BOLTON CYNTHIA J
1715 W ISABELLA AVE
MESA, AZ 85202

D & A OFRECIO TRUST
1718 S LONGMORE UNIT 57
MESA, AZ 852025769

DAMATO DANIEL M/KIMBERLY J
2105 W WALNUT AVE
ARLINGTON HEIGHTS, IL 60004

DANSEREAU TARA EVAUGHN
102 W PALOMINO DR UNIT 169
CHANDLER, AZ 85225

DAVIS GOODWIN EMILE/PAIGE
RAMONA L
1718 S LONGMORE ST UNIT 114
MESA, AZ 85202

DEFFENBAUGH BRANDI ANN
1718 S LONGMORE UNIT 60
MESA, AZ 85202

DELORENZO ANNETTE
1652 S SYCAMORE
MESA, AZ 85202

DEMAR ERMA J
1718 S LONGMORE 45
MESA, AZ 85202

DENNHARDT ERNEST L SR/LULU M
TR
645 S ELDORADO RD
MESA, AZ 85202

DENNIS RANDY D/ELBERTA S
1051 S DOBSON UNIT 54
MESA, AZ 85202

DISCOVERY HEALTH SYSTEM
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

DISCOVERY HEALTH SYSTEM
PO BOX 71970
PHOENIX, AZ 85050

DJ RIDGE FAMILY LIVING TRUST
4692 W OAKLAND ST
CHANDLER, AZ 85226

DOBSON 1051 LLC
2582 E BART ST
GILBERT, AZ 85295

DOBSON SQUARE CENTER LLC
PO BOX 76005
PHOENIX, AZ 85087

DODDS JAMES W
PO BOX 1354
PAGE, AZ 86040

DOMINGUEZ LOUIS DEREK/SHELLEY
725 LIVE OAK DR
EL PASO, TX 79932

DOMINION PATRICIA
1718 S LONGMORE ST -
MESA, AZ 85202

DONDO HOMES LLC
1343 E UNIVERSITY DR
TEMPE, AZ 85288

DSMB PROPERTIES L.L.C.
PO BOX 71970
PHOENIX, AZ 85050

DUFF LISA/EBMEYER HANNAH
1718 S LONGMORE UNIT 113
MESA, AZ 85202

DUNNIGAN JAMES E
1718 S LONGMORE ST UNIT 63
MESA, AZ 852025770

DURAZO JESUS FRANCISCO
1051 S DOBSON RD UNIT 204
MESA, AZ 85202

ELZEY JARRELL P/NANCY C TR
PO BOX 35055
PHOENIX, AZ 85069

EMERALD APARTMENTS
12760 W NORTH AVE
BROOKFIELD, WI 53005

ERWIN CHELSIE J/ARIAS ELIAS
DIEGO
1051 S DOBSON RD UNIT 219
MESA, AZ 85202

EVANS RUDY J
1714 W ISLETA AVE
MESA, AZ 85202

EWING CAROL A
1646 S PECAN CIR
MESA, AZ 85202

FALL MOHAMED
1637 S ASH
MESA, AZ 85202

FERNANDEZ OSCAR JAVIER/SONG LU
5136 E EVERGREEN ST
MESA, AZ 85205

FIORITO TAYLOR ANNE/JOSEPH
MICHAEL
1718 S LONGMORE ST UNIT 41
MESA, AZ 85202

FLETKE ANGELA
1718 S LONGMORE UNIT 61
MESA, AZ 85202

FOLEY ANTONIO SCOTT
1639 S SAGUARO
MESA, AZ 85202

FOLLMER JULIE E
1051 S DOBSON RD UNIT 133
MESA, AZ 85202

FONSECA JONATHAN
1718 S LONGMORE ST UNIT 78
MESA, AZ 85202

FOOK AND TIP TONG TRUST
1163 E DERRINGER WAY
CHANDLER, AZ 85286

FRAGASSI MICHAEL/CORINNE
5722 E ELLIS ST
MESA, AZ 85205

FRASER ANNA
1718 S LONGMORE UNIT 30
MESA, AZ 85202

FREELS THERESA
1051 S DOBSON RD UNIT 150
MESA, AZ 85202

FRERKING ASHLEY
958 W JUNIPER AVE
GILBERT, AZ 85233

FRITCH BARRY L
1718 S LONGMORE 84
MESA, AZ 85202

GARCIA ANA CECILIA
1718 S LONGMORE ST UNIT 1
MESA, AZ 85202

GARCIA CLAUDIA M
1051 S DOBSON UNIT 70
MESA, AZ 85202

GARCIA FRANCISCO E II/MARISSA
1659 S SYCAMORE
MESA, AZ 85202

GARCIA JESSICA C
1647 S SAGUARO
MESA, AZ 85202

GARCIA NATHAN/DEHN CLARE
100 NOPAL PL APT 232
CHANDLER, AZ 85225

GARCIA RENATO A/ELSA G
1860 S PORTLAND AVE
GILBERT, AZ 852969003

GARDEN PLACE PROPERTIES LLC
6915 S 900 E
MIDVALE, UT 84047

GASTELUM FRANCISCA TORRES
584 W LOS LAGOS VISTA AVE
MESA, AZ 85210

GC WATERSTONE LLC
9595 WILSHIRE BLVD 214
BEVERLY HILLS, CA 90212

GERRY FERRARA DIPPE TRUST
2014 E GARDENIA AVE
PHOENIX, AZ 85020

GOMEZ JESUS
1051 S DOBSON RD UNIT 141
MESA, AZ 85202

GONZALES BERNADETTE M
5837 E HOOVER AVE
MESA, AZ 85206

GOODIN LINDA A
1718 S LONGMORE UNIT 7
MESA, AZ 85202

GORDON PROPERTY HOLDINGS LLC
4885 S 900 E STE 104
SALT LAKE CITY, UT 84117

GORDON REBECCA M
9868 E DESERT TRAIL LN
GOLD CANYON, AZ 85218

GRANT ROBERTA JEAN
1607 OLD MILL RD
SALADO, TX 76571

GREABER ALISON M
1051 S DOBSON RD UNIT 48
MESA, AZ 85202

GREEM LLC
10006 E STONECROFT DR
SCOTTSDALE, AZ 85255

GREENE-WINEK ALEXANDRIA
1718 S LONGMORE UNIT 34
MESA, AZ 85202

GRISS CHELSEA
4923 S 121 ST
OMAHA, NE 68137

GUADALUPE VENTURES LLC
PO BOX 781303
SAN ANTONIO, TX 78278

GUILLEN JUAN CARLOS
1750 W ISLETA AVE
MESA, AZ 85202

GUION KEITH
1652 S FLINT CIR
MESA, AZ 85202

HACKITT GARRETT/DAVID/GAIL
1348 W KIOWA AVE
MESA, AZ 85202

HAGERTY MICHAEL & LYLIA A
1726 W ISLETA AVE
MESA, AZ 85202

HAGGERTY MARY ANNE/RINTOUL
NEIL B TR
1718 S LONGMORE UNIT 13
MESA, AZ 85202

HAMMOND NICOLE Y
1718 S LONGMORE UNIT 31
MESA, AZ 852025768

HAMPSHIRE MICHAEL D/ROSE
M/ROSEMARY E
1718 S LONGMORE UNIT 77
MESA, AZ 85202

HANG AND TUYET NGOC NGUYEN
LIVING TRUST
1732 W ISLETA AVE
MESA, AZ 85202

HENRY KELLY A/SCHEIDT JOHN SR
1718 S LONGMORE UNIT 94
MESA, AZ 85202

HENSEL MATTHEW
4101 E BASELINE RD 1911
GILBERT, AZ 85234

HERNANDEZ MARLENE L/GUERRERO
HUGO HERNANDEZ
1832 W ISLETA AVE
MESA, AZ 85202

HERRERA LIVING TRUST
1051 S DOBSON RD UNIT 45
MESA, AZ 85202

HERZOG CYNTHIA L
8215 NE SEAVIEW AVE
INDIANOLA, WA 98342

HEWITT CHELSI
1718 S LONGMORE UNIT 67
MESA, AZ 85202

HITTLE 2017 LIVING TRUST
1564 FUCHSIA DR
SAN JOSE, CA 95125

HMA PROPERTY LLC
2070 N ILLINOIS ST
CHANDLER, AZ 85225

HOGUE ROSE ANDREA
1718 S LONGMORE ST 81
MESA, AZ 85202

HOLDEN ALLISON
1661 S FLINT CIR
MESA, AZ 85202

HOUDA JONATHON
1661 S CHOLLA
MESA, AZ 85202

HOUSTON KATHERINE LEE
1051 S DOBSON RD UNIT 157
MESA, AZ 85202

HOWELL ROCHELL LYNN/CHAD
MICHAEL
1718 S LONGMORE UNIT 10
MESA, AZ 85202

HUA XIAMENG/LI YIYING
1662 S ASH
MESA, AZ 85202

HUANG YU LIEN TR
292 W MALIBU DR
CHANDLER, AZ 85248

HUDSON TIMOTHY W/LETICIA R
1718 S LONGMORE UNIT 75
MESA, AZ 85202

HUEBNER ALEX R/NATHAN R
1802 W ISLETA AVE
MESA, AZ 85202

IRVING JUNIOR PROPERTIES
LLC/SILVER MESA PROPERTIES LLC
4885 S 900 E
SALT LAKE CITY, UT 84117

JAMES JESSIE LEE JR & FRANKIE L
1768 W ISLETA
MESA, AZ 85202

JANET LEE ENGLISH TRUST
1718 S LONGMORE UNIT 66
MESA, AZ 85202

JARAMILLO JOHN M SR/SANDRA A
6262 E ABINEAU CANYON DR
FLAGSTAFF, AZ 86004

JEANNIE S MCFADDEN LIVING TRUST
1718 S LONGMORE UNIT 95
MESA, AZ 85202

JEDRYCZKA MICHELLE S
3801 E ISABELLA AVE
MESA, AZ 85206

JENKINS JEREMY E
1051 S DOBSON RD 37
MESA, AZ 85202

JIMENEZ BRIAN J
1718 S LONGMORE 22
MESA, AZ 85202

JOHNSON DUANE M
1051 S DOBSON RD 210
MESA, AZ 85202

JOHNSON JUDITH L TR
1703 W ISABELLA
MESA, AZ 85202

JONNIE GAYE BERNARD LIVING
TRUST
1838 W ISLETA AVE
MESA, AZ 85202

JOSE AND TERESITA CACERES
LIVING TRUST
1817 W ISLETA AVE
MESA, AZ 85202

JU SUNG HEE
1051 S DOBSON RD UNIT 214
MESA, AZ 85202

JUAREZ LEONARDO E/ANA E
3243 S BIRCHETT DR
TEMPE, AZ 85282

JULIUS PENELOPE M
1718 S LONGMORE UNIT 109
MESA, AZ 85202

KADADO MOHAMAD
1701 W ENCINAS ST
GILBERT, AZ 85233

KANNON JAMES CARL VUN
1051 S DOBSON RD #
MESA, AZ 85202

KAPITAN DEBRA
1051 S DOBSON RD 220
MESA, AZ 85202

KEELEY ROBIN MARIE/FRANK
BYRON
1051 S DOBSON RD 221
MESA, AZ 85202

KELLEN KATHRYN E/CEFALU
SAMUEL P
1820 W ISLETA AVE
MESA, AZ 85202

KENNEY ROBERT J/KATHRYN W
2492 E CLARK DR
GILBERT, AZ 85297

KEOUGH JESSICA/LONDONO
JONATHAN
1829 W ISLETA AVE
MESA, AZ 85202

KHORRAMI NEDA REZAEI
1051 S DOBSON RD UNIT 201
MESA, AZ 85202

KIELGASS DENNIS A
10793 ASHTON AVE 10
LOS ANGELES, CA 90024

KIMSEL TRACY SUE
1051 S DOBSON RD UNIT 124
MESA, AZ 85202

KING DANIEL
1051 S DOBSON RD UNIT 59
MESA, AZ 85202

KISCHUK GREGORY A
1738 W ISLETA
MESA, AZ 85202

KLEIN PETER/MARIAH
602 N MAY UNIT 54
MESA, AZ 85201

KLUKAS RODNEY ALLEN/TUCKER
LONNA B
1701 S CHOLLA ST
MESA, AZ 85202

KOBOLD CHAD M/JOHNA
1663 S SYCAMORE PL
MESA, AZ 85202

KOEPPE RYAN J
1814 W ISLETA AVE
MESA, AZ 85202

KUAN TRUST
6433 E GELDING DR
SCOTTSDALE, AZ 85254

KUFNER DAYNA L
1718 S LONGMORE UNIT 39
MESA, AZ 85202

KURIA SOPHIA (CONSERVATOR)
1718 S LONGMORE UNIT 72
MESA, AZ 852025770

KURIGER LISA
1051 S DOBSON RD UNIT 211
MESA, AZ 85202

KURZ BETHANY MARGARET
BLAZEVICH
1051 S DOBSON RD UNIT 138
MESA, AZ 85202

LACY CHEYEON
1718 S LONGMORE UNIT 93
MESA, AZ 852025772

LAGROU JAMES C/MCCABE-LAGROU
MIKKI
1841 W ISLETA AVE
MESA, AZ 85202

LAI JORDYN
1669 S ASH
MESA, AZ 85202

LAKEVIEW4 LLC
4343 MARKET ST
RIVERSIDE, CA 92501

LAM LEE
1051 S DOBSON RD UNIT 151
MESA, AZ 85202

LANDBARRON LLC
1412 W INDIGO DR
CHANDLER, AZ 85248

LARSON ROSS D & MARSHA L
1649 S FLINT
MESA, AZ 85202

LE THANH H
1051 S DOBSON RD UNIT 42
MESA, AZ 85202

LEA JOHN H & JEAN L
1651 S PECAN CT
MESA, AZ 85202

LEE KAD LLC
1648 E KAEL ST
MESA, AZ 85203

LEE VICKI
1051 S DOBSON RD UNIT 26
MESA, AZ 85202

LEISY CONNER/ROBERTS RANDEE
1645 S ASH
MESA, AZ 852025703

LEONARD BRADLEY KEFFALAS AND
ROCIO CAROLINA KEFFALAS
REVOCABLE LIVING TRUST
535 W LONGHORN DR
CHANDLER, AZ 85286

LEVINE INVESTMENTS LP
2801 E CAMELBACK RD STE 450
PHOENIX, AZ 85016

LHT PHOENIX LLC (LEASE)
PO BOX 71970
PHOENIX, AZ 85050

LIEBERT FRED C
1654 S PECAN CIR
MESA, AZ 85202

LIGMA LIVING TRUST
1823 W ISLETA AVE
MESA, AZ 85202

LITCHFIELD EXCHANGE AND
HOLDING LLC
1404 S LONGMORE RD
MESA, AZ 85202

LITCHFIELD EXCHANGE AND
HOLDINGS LLC
350 W BASELINE RD 106
MESA, AZ 85210

LONGMORE 71 LLC
3482 E FANDANGO DR
GILBERT, AZ 85298

LOPEZ ALEX ERNESTO/LILIAN X
1051 S DOBSON RD UNIT 155
MESA, AZ 852023913

LOPEZ JUAN FRANCISCO DE LA
TORRE
1101 S SYCAMORE APT 207
MESA, AZ 852024049

LOPEZ RITA LAUREL
1051 S DOBSON RD UNIT 127
MESA, AZ 85202

LOWDER MARLENE
1718 S LONGMORE ST 6
MESA, AZ 85202

LOZANOV ILIYA
712 N SANTA BARBARA UNIT 34
MESA, AZ 852014486

LUCK LYNETTE P
1718 S LONGMORE 112
MESA, AZ 85202

LUONG THUAN D
1051 S DOBSON RD
MESA, AZ 85202

MACHOWSKI NOAH MARTIN/EMILEE
CAREY
1051 S DOBSON RD UNIT 137
MESA, AZ 85202

MACNEIL LINDSEY
1718 S LONGMORE UNIT 4
MESA, AZ 852025766

MAJESTIC SQUARE LLC
760 LAS POSAS RD A2
CAMARILLO, CA 93010

MAKSINSKI CHERYL L
1718 S LONGMORE 11
MESA, AZ 85210

MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
2411 W 14TH ST
TEMPE, AZ 85281

MARIN SERGIO G/LUZ MARIA
1718 S LONGMORE ST 76
MESA, AZ 85202

MARTINEZ HORTENSIA G
1051 S DOBSON RD 218
MESA, AZ 85202

MATHEWS BRYAN
1051 S DOBSON RD 120
MESA, AZ 85202

MATUS JASMINE
1051 S DOBSON RD UNIT 200
MESA, AZ 85202

MAUGHAN BENJAMIN
1718 S LONGMORE UNIT 44
MESA, AZ 85202

MAUL AMY
1051 S DOBSON RD UNIT 43
MESA, AZ 85202

MCDONALD CHRISTOPHER
1652 S SAGUARO
MESA, AZ 85202

MCDONALDS REAL ESTATE
COMPANY
1 MCDONALDS PLZ
OAK BROOK, IL 60523

MCQUILLER DIANN M
1051 S DOBSON RD UNIT 30
MESA, AZ 85202

MEDIELLIS LLC
6143 W KENT DR
CHANDLER, AZ 85226

MENG DONG
1840 W BROWNING WAY
CHANDLER, AZ 85286

MERGUS PACIFICA LLC
2 WINDWARD WAY
DUXBURY, MA 02332

MERLINO ANTHONY R
1718 S LONGMORE UNIT 18
MESA, AZ 85202

MERRILL WILLIAM E JR/DEBRA L
302 WATERFOWL DR
YORKTOWN, VA 23692

MESA CITY OF
20 E MAIN ST 6TH
MESA, AZ 85201

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

MESA TOP LLC
20222 W WHITTON CT
BUCKEYE, AZ 85396

MILLER ARIZONA INVESTMENTS LLC
1756 E QUEEN PALM DR
GILBERT, AZ 85234

MISURACA JOHN FRANK/MARYANN
1051 S DOBSON RD UNIT 209
MESA, AZ 85202

MLM PARTNERS
PO BOX 51266
PHOENIX, AZ 85076

MMCP LLC
2920 E CAMELBACK RD 200
PHOENIX, AZ 85016

MOHANTY SUDATTA/BISHT VANYA
1002 WESTLYNN WAY APT 1
CUPERTINO, CA 95014

MONSON RICHARD L/SANCHEZ
KARLA TERESA BERRELLEZA
1626 N ROCA CIR
MESA, AZ 85213

MOORE DANIELLE
1670 S SAGUARO
MESA, AZ 85202

MORA GLORIA R
1051 S DOBSON RD UNIT 135
MESA, AZ 85202

MORCOMB LACEY JEANNE
1051 S DOBSON RD UNIT 140
MESA, AZ 85202

MORONES CHRISTINE L
1718 S LONGMORE UNIT 98
MESA, AZ 85202

NANALAND LLC
13170 MILLCROFT CT
SAN DIEGO, CA 92130

NAVARROLI MARK ANTHONY &
JOANNE E
1718 S LONGMORE 27
MESA, AZ 85202

NGUYEN PHUONG T
1051 S DOBSON 145
MESA, AZ 85202

NICHOLAS KATHY L
1101 S SYCAMORE 229
MESA, AZ 85202

O HOMES LLC
2766 E VIRGINIA ST
GILBERT, AZ 85296

O'BRIEN PATRICK T/TERESA J
6 ACR 1035
GREER, AZ 85927

OCCHIPINTI DIANE F
1718 S LONGMORE
MESA, AZ 85202-5772

OCHOA ASHLEY
1718 S LONGMORE UNIT 17
MESA, AZ 85202-5767

OREGANOS RESTAURANTS INC
7217 E SHEA BLVD
SCOTTSDALE, AZ 85258

PALOMO COURTNEY/WESTON
MATTHEW
1720 W ISABELLA AVE
MESA, AZ 85202

PANG YOKE CHUAN/VUONG ELISA L
70 ROCKLAND DR
BROCKTON, MA 02301

PARK PLACE ASSN INC
1501 W JEROME AVE
MESA, AZ 85202

PARK PLACE ASSOCIATION INC
PO BOX 10909
GLENDALE, AZ 85318-0909

PATTERSON FRANKLIN EARL
IV/CAROLYN ANNE
1721 W ISABELLA AVE
MESA, AZ 85202

PATTON ALAN T
1718 S LONGMORE 85
MESA, AZ 85202

PEDRAZA DOUGLAS S SANGUINO
1718 S LONGMORE UNIT 97
MESA, AZ 85202

PEETE ELIZABETH A
1051 S DOBSON RD UNIT 39
MESA, AZ 85202

PENDLETON ROBERT A
1891 E ALMEDA DR
TEMPE, AZ 85282

PETERSON AARON L
1653 S FLINT CIR
MESA, AZ 85202

PEW CALLIE J
1051 S DOBSON RD STE 153
MESA, AZ 85202

PHANMANIVONG BENJAMIN
1718 S LONGMORE 48
MESA, AZ 85202

PHILLIPS KERRY LANE/RUSTIN B
1718 S LONGMORE UNIT 20
MESA, AZ 85202

PHOENIX DOBSON LLC
9663 SANTA MONICA BLVD
BEVERLY HILLS, CA 90210

PIO EZRA JOHN R
1718 S LONGMORE ST UNIT 38
MESA, AZ 85202

PLACE AT EL PRADO APARTMENTS
LLC
15170 N HAYDEN RD STE 1
SCOTTSDALE, AZ 85260

PLUTUS HOLDINGS LLC
1051 S DOBSON RD 130
MESA, AZ 85202

POWERS PATRICIA J
1718 S LONGMORE DR
MESA, AZ 85202

PUGH MICHAEL J
PO BOX 20232
MESA, AZ 85210

REEDY JOHN
1718 S LONGMORE UNIT 26
MESA, AZ 85202

REYES RONALD L/BETTY J
1709 W ISABELLA AVE
MESA, AZ 85202

RIEGEL GEORGE WILLIAM
1663 S SAGUARO
MESA, AZ 85202

RITTER DEBORAH KAY
1744 W ISLETA AVE
MESA, AZ 85202

ROBERTS DIANE E
1051 S DOBSON RD 63
MESA, AZ 85202

ROGERS EMILY
1718 S LONGMORE UNIT 47
MESA, AZ 85202

ROLLAND MICHAEL
1051 N DOBSON RD 156
MESA, AZ 85202

ROUILLARD ARTHUR JOSEPH
III/KRACHT SHERYL
1516 W ILESO CIR
MESA, AZ 85202

ROUSE & AIKMAN
INVESTMENTS/DSMB PROP (LEASE)
PO BOX 71970
PHOENIX, AZ 85050

SAN MIGUEL DAVID LEE/TIFFANEY
BROOKE
1724 W ISABELLA AVE
MESA, AZ 85202

SCHAUS NOEL C
1718 S LONGMORE ST UNIT 70
MESA, AZ 85202

SCHILLER SHEILA OVERSON
4880 MARTINDALE ST NE
PRIOR LAKE, MN 55372

SCHMIDT ALLYSON
D/MICHAEL/CAROL A
1718 S LONGMORE ST 3
MESA, AZ 85202

SCOFIELD JONI ELIZABETH
1718 S LONGMORE UNIT 110
MESA, AZ 85202

SEES CANDY SHOPS INC
210 EL CAMINO REAL
SOUTH SAN FRANCISCO, CA 94080

SEITER FAMILY TRUST
3126 S COTTONWOOD
MESA, AZ 85202

SHAWN BRITTON REVOCABLE
LIVING TRUST
2780 W LAREDO PL
CHANDLER, AZ 85224

SHEELEY JEAN ANN
1718 S LONGMORE UNIT 46
MESA, AZ 85202

SHIPLEY RITA
1051 S DOBSON RD 203
MESA, AZ 85202

SHUMWAY FAMILY TRUST
1051 S DOBSON RD STE 134
MESA, AZ 85202

SIMONOVIC DOBRICA/ZORICA
PO BOX 4900
SCOTTSDALE, AZ 85261

SINGH ANGEL J/BARRON VALERIE R
1051 S DOBSON RD UNIT 65
MESA, AZ 85202

SMALL JOANNA
1718 S LONGMORE UNIT 99
MESA, AZ 85202

SNYDER COLLEEN A
1703 S SYCAMORE
MESA, AZ 85202

SNYDER WILLIAM R JR/NANCY M TR
1718 S LONGMORE
MESA, AZ 85202

SONG WEISI
1051 S DOBSON RD UNIT 199
MESA, AZ 85202

SOTOMAYOR ROBERT A JR
1051 S DOBSON RD UNIT 47
MESA, AZ 85202

SOUTHERN AVE MESA LLC
57 CREST RD
PIEDMONT, CA 94611

SPRE SAGE CONDOS LLC
3790 VIA DE LA VALLE STE 311
DEL MAR, CA 92014

STAGGS JAMES A & JANICE
1653 S SAGUARO
MESA, AZ 85202

STARBUCK SUSAN
1713 N 113TH AVE
AVONDALE, AZ 85392

STEELE FAMILY TRUST
2154 S LAS PALMAS
MESA, AZ 85202

STEPNITZ RESIDENCE TRUST
1718 S LONGMORE UNIT 40
MESA, AZ 85202

STERKEL KELLY J/DEBRA A
1640 S ASH
MESA, AZ 85202

STEWART KRISTEN L
1051 S DOBSON RD UNIT 73
MESA, AZ 85202

STOKES SUE GUERRERO/HOGUE
ROSE
1718 S LONGMORE UNIT 82
MESA, AZ 85202

STRIMBU FAMILY TRUST
9045 E CORTEZ ST
SCOTTSDALE, AZ 85260

SULAIMAN INVESTMENT LLC
PO BOX 12993
SCOTTSDALE, AK 58267

SUNNY DAYS TRUST
1850 W ISLETA AVE
MESA, AZ 85202

SUSAN C HOWELL ADMINISTRATIVE
SURVIVORS TRUST
8601 N SCOTTSDALE RD STE 150
SCOTTSDALE, AZ 85253

SY LLC
1350 S LONGMORE
MESA, AZ 85202

T & D ALDER CREEK EQUITY LLC
ETAL
1800 SW 1ST AVE STE 620
PORTLAND, OR 97201

TALLABAS-TARAZON CONNIE
1718 S LONGMORE UNIT 5
MESA, AZ 852025766

TAN LING YING/TANG HELEN
1051 S DOBSON RD UNIT 58
MESA, AZ 85202

TARAILO DANIELA/BLESICH
ZACHARY SAVA
1847 W ISLETA AVE
MESA, AZ 85202

TARGET CORPORATION
PO BOX 9456
MINNEAPOLIS, MN 55440

TAT ANDY
1051 S DOBSON RD 61
MESA, AZ 85202

TAVAREZ LIVING TRUST
116 BALDY VIEW LN
SUN VALLEY, ID 83353

THELEN TROY
1320 N ASH CT
CHANDLER, AZ 85224

THOMPSON JAMES R JR/THOMPSON
MAI L
705 N LONGMORE
CHANDLER, AZ 85224

THOMPSON MAI/JAMES
705 N LONGMORE
CHANDLER, AZ 85224

THROOP RICHARD MARK
1718 W LONGMORE ST 52
MESA, AZ 85202

TOMKINS WALTER EDWIN
1718 S LONGMORE 69
MESA, AZ 85202

TOPPS RICHARD T SR
1718 S LONGMORE 90
MESA, AZ 85202

TWIN PALMS CONDOMINIUM
ASSOCIATION
8825 N 23RD AVE., STE 100
PHOENIX, AZ 85021

UG2 MESA NGX AZ LP
1000 4TH ST STE 290
SAN RAFAEL, CA 94901

UNIFIED SOUTHERN CJ LLC
6990 E MAIN ST STE 202
SCOTTSDALE, AZ 85251

VALLEY KOREAN PRESBYTERIAN
CHURCH
1310 S LONGMORE
MESA, AZ 85202

VANCE SARA K
1718 S LONGMORE UNIT 54
MESA, AZ 85202

VARS SUSAN
1051 S DOBSON RD 139
Mesa, AZ 85202

VERDE FIESTA I LLC
1720 W RIO SALADO PKWY STE A
TEMPE, AZ 85281

VIBE HOLDINGS LLC
7750 E CABALLERO CIR
MESA, AZ 85207

VITULLI MARIA
1718 S LONGMORE 28
MESA, AZ 85201

WADDELL DENNIS D/CHRISTINA D
1646 S CHOLLA
MESA, AZ 85202

WAGGONER ERIKA LEIGH/MAFI
FRANCISCO AULANI
1718 S LONGMORE ST UNIT 91
MESA, AZ 85202

WALLACE STEVEN A
1718 S LONGMORE 2
MESA, AZ 85202

WANG TAIR-HURNG/LIH-JINAN
726 W MONTE CIR
MESA, AZ 85210

WEAVER LYNN/LISA
1718 S LONGMORE ST UNIT 56
MESA, AZ 85202

WELL MANORED INVESTMENTS LLC
304 N GREENFIELD RD
GILBERT, AZ 85234

WENGE JENNIFER/TREVOR
1051 S DOBSON RD 55
MESA, AZ 85202

WERTZ BETHANY JAMES
1051 S DOBSON RD UNIT 212
MESA, AZ 85202

WESTMOUNT AT URBAN TRAILS LP
700 N PEARL ST STE N1650
DALLAS, TX 75201

WHITE ANDREA
1718 S LONGMORE ST UNIT 96
MESA, AZ 85202

WHITLOW ROY
1725 S SAGUARO
MESA, AZ 85202

WHITTED COLLETTE MARIE
1051 S DOBSON RD UNIT 35
MESA, AZ 85202

WHITTINGTON JENNIFER L
1718 S LONGMORE UNIT 105
MESA, AZ 85202

WILEY FAMILY L L C
15111 N HAYDEN RD 163-363
SCOTTSDALE, AZ 85260

WILLOW CHRISTOPHER J
1051 S DOBSON RD UNIT 49
MESA, AZ 85202

WILLOW TREE PROPERTIES LLC
737 E 7TH PL
MESA, AZ 85203

WILSON DORINDA T
1051 S DOBSON RD UNIT 213
MESA, AZ 852023917

WIMMER MELISSA S
5833 WOODRIDGE CT
LINCOLN, NE 68506

WINSTANLEY ADAM
1807 W ISLETA AVE
MESA, AZ 852025723

WITALY AND WANDA KASTANOS
TRUST
10131 E OSAGE AVE
MESA, AZ 85212

WITHERSPOON COLIN/LAUREN
1640 S PECAN CIR
MESA, AZ 85202

WONG 168 LLC
22833 SUMMER LN
NOVI, MI 48374

WONG LARRY S/LI ERICA
1801 W ISLETA AVE
MESA, AZ 85202

WOOD CREEK TOWNHOMES ASSOC
1718 S Longmore
Mesa, AZ 85202

WOODALL JASON
1651 S ASH
MESA, AZ 85202

YAO HENGFEI
18517 N 20TH PL
PHOENIX, AZ 850221424

ZENG GUOLI/ZHONG YANHUI
2115 E GENEVA DR
TEMPE, AZ 85282

Lucy Hambright
PO Box 1466
Mesa, AZ 85211-1466

Vice Mayor Francisco Heredia
959 W Monte Ave
Mesa, AZ 85210

City of Mesa Development Services
Department
ATTN: Josh Grandlienard
PO Box 1466

MCC Billboard Overlay District

Neighborhood Meeting Minutes

September 12, 2024 at 6:00 PM

MCC Library, Room LB 144

Hosted by:

- Reese Anderson & Sarah Prince – Pew & Lake, PLC.
- Brian Spicker – Foundation President and Chief Executive Officer
- Lee Ann Bohn – Chief Operating Officer, Maricopa Community Colleges
- Robert Budach – Vice President of Administrative Services, Mesa Community College
- Jacob Zonn – Becker Boards

Neighbors in attendance:

- Four (4) individuals, representing two (2) households, in total, see attached sign in sheets.

Summary:

Prior to the formal start of the meeting, several neighbors had questions relating to the notice radius and total amount of notices sent, which is more fully detailed below. After formally starting the meeting around 6:04 PM, Mr. Anderson introduced the project team to the neighbors and presented a brief PowerPoint presentation that described the proposed Billboards and the locations in detail. At approximately 6:13 PM Mr. Anderson opened the meeting for questions from the neighbors. The questions below were asked by the neighbors both prior to the formal start of the meeting and after. The meeting concluded at approximately 6:35 PM. The text following each question in bold font are the responses provided by team members during the meeting.

1. What was the radius used to send neighborhood meeting notices?
 - a. 1,000 feet, which is the requirement provided by the City of Mesa. Even though the Overlay district does not extend to Southern Avenue, we used Southern Avenue as the start for measuring 1,000 feet to the north, and we used the southern property line of the MCC Campus to measure south. At this time, Mr. Anderson and Ms. Prince presented a copy of the notification radius map to the residents in attendance.
2. How many notices letters were sent?
 - a. Ms. Prince looked at the distribution list and informed the residents that a total of 395 property owners were mailed notices.
3. What does “NITS” mean?
 - a. Mr. Anderson and others explained that a NIT is a unit of measurement used to quantify the luminance or brightness of a screen. One nit represents one candela per square meter.
4. Are there studies done regarding traffic/safety/distractions due to Billboards?
 - a. Mr. Anderson and Mr. Zonn explained that there are federal standards that all Billboard must follow. These standards include that the Billboard must be turned off at 11 PM, the Billboard cannot exceed 300 Nits at night, and the advertisement can only change every eight (8) seconds.

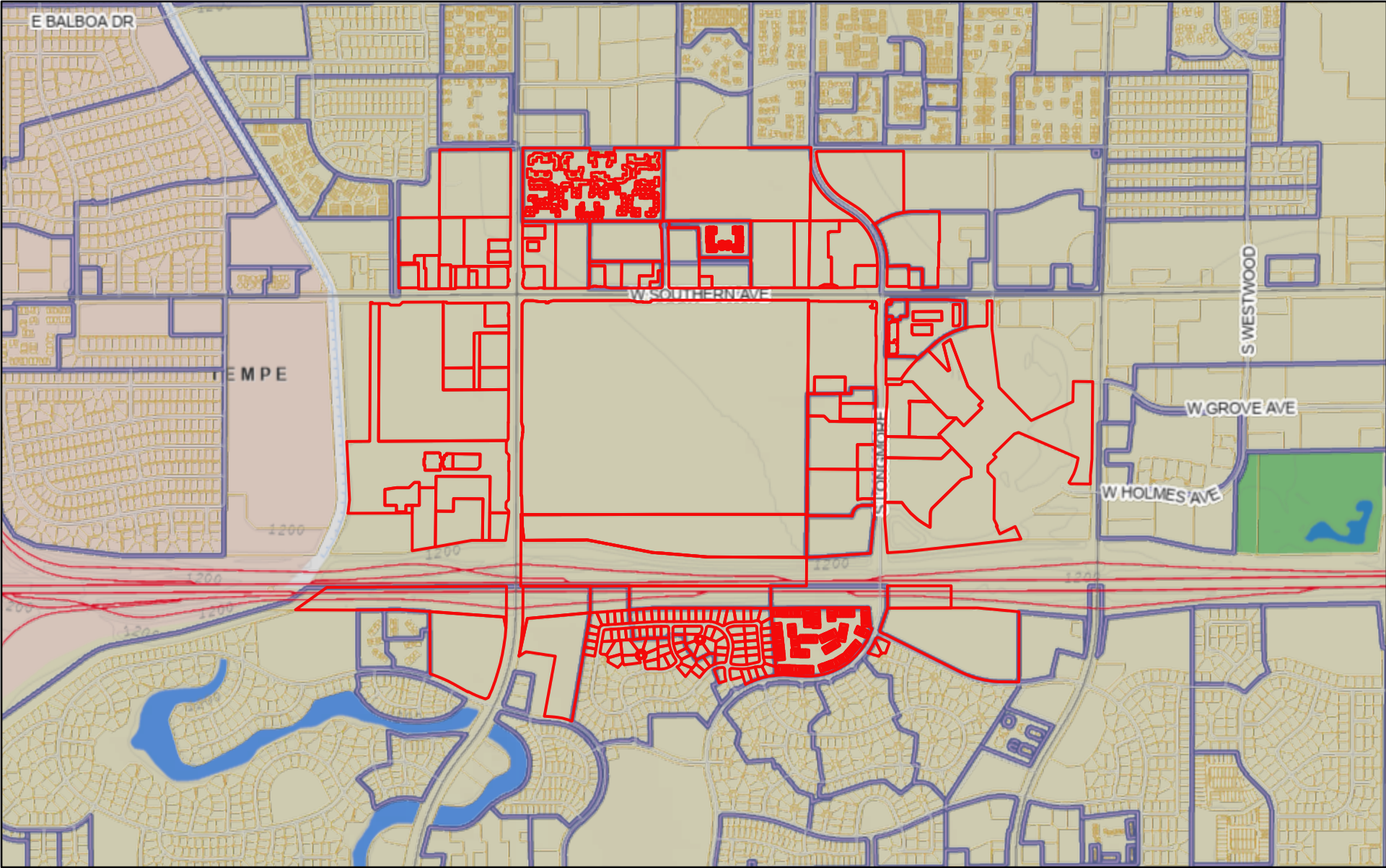
5. What is the financial benefit of the Billboards and is the District willing to share those total dollar amounts with us?
 - a. Mr. Anderson and Mr. Spicker explained that the net proceeds generated from the Billboards will go to Mesa Resident students who meet specific degree and financial needs requirements. We anticipate that the revenues will help somewhere between 315-815 students, based on the costs of the programs they are involved with. Mr. Spicker and Mr. Anderson responded to Mr. Barton that they would need to assess the total dollars and then get back to him with the specific amount of revenue that we anticipate.

6. We believe that the biggest issue with the proposed Billboards is the location. This part of the US60 is already a very dangerous interchange on the Highway, and we believe that the additional distraction of an electronic Billboard will create more traffic and safety issues. How will the benefit outweigh the potential risk?
 - a. The concern about traffic and safety issues is a valid one. However, we do believe that compliance with the City, State and Federal standards for highway billboards is sufficient at this location.

7. Has the District considered other fundraising options that will be just as beneficial as Billboards?
 - a. Yes, the District works on a variety of fundraising efforts every year. The funds that we have are drying up quickly and additional fundraising efforts are being made. The Billboards are one of many fundraising initiatives.

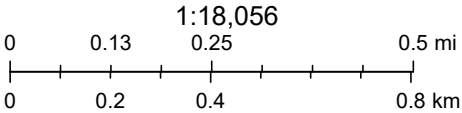
The meeting concluded at 6:35 PM. Mr. Anderson let the neighbors know that this project is expected to make it to Planning and Zoning and City Council by the end of this year. Also, Mr. Anderson let the neighbors know that we would send emails and letters providing them with up to date information once the public hearings are set.

1000' Prop Owner Map



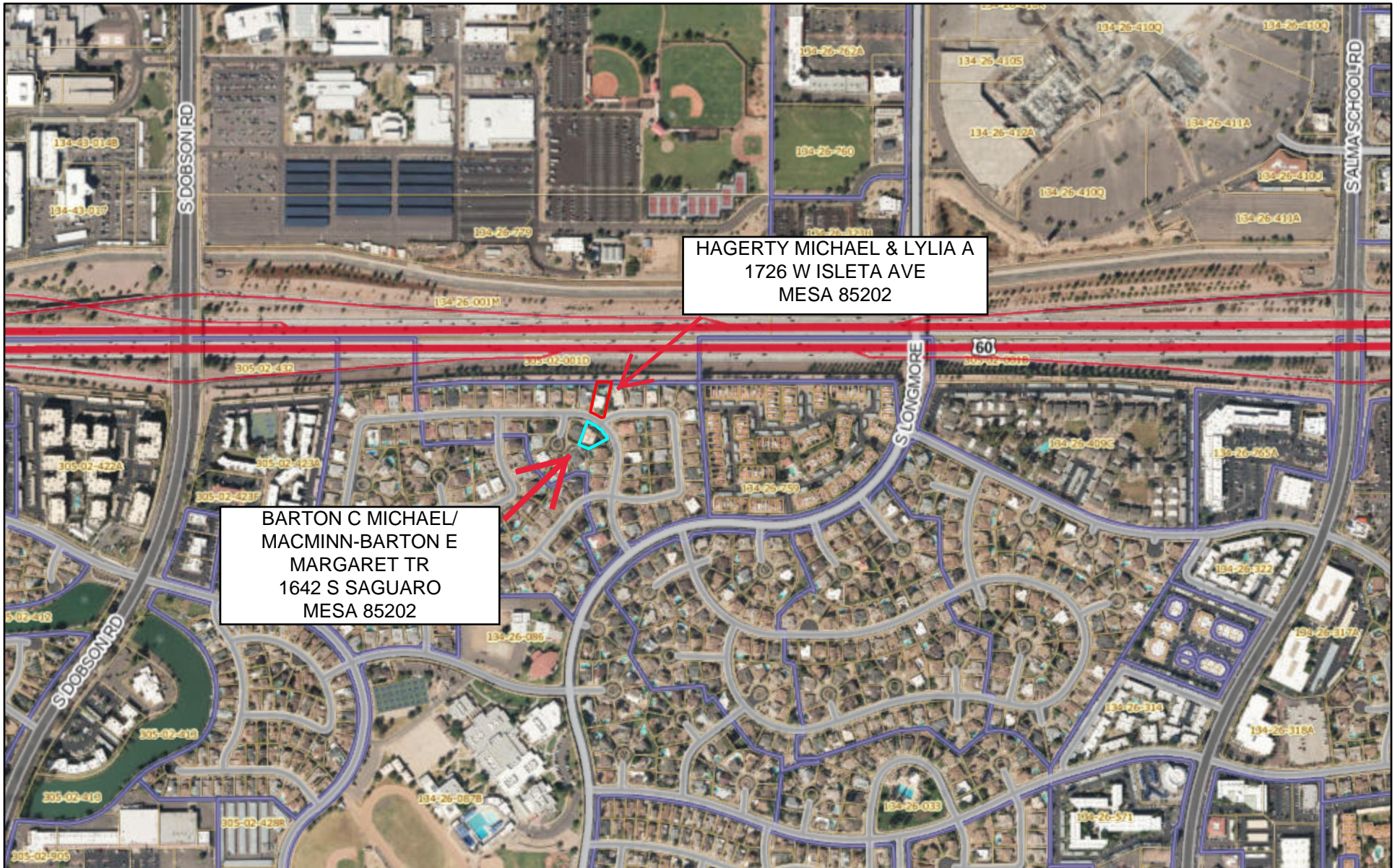
August 15, 2024

 Override 1



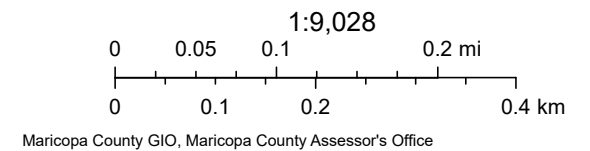
Maricopa County GIO, Maricopa County Assessor's Office

Map



September 13, 2024

 Override 1

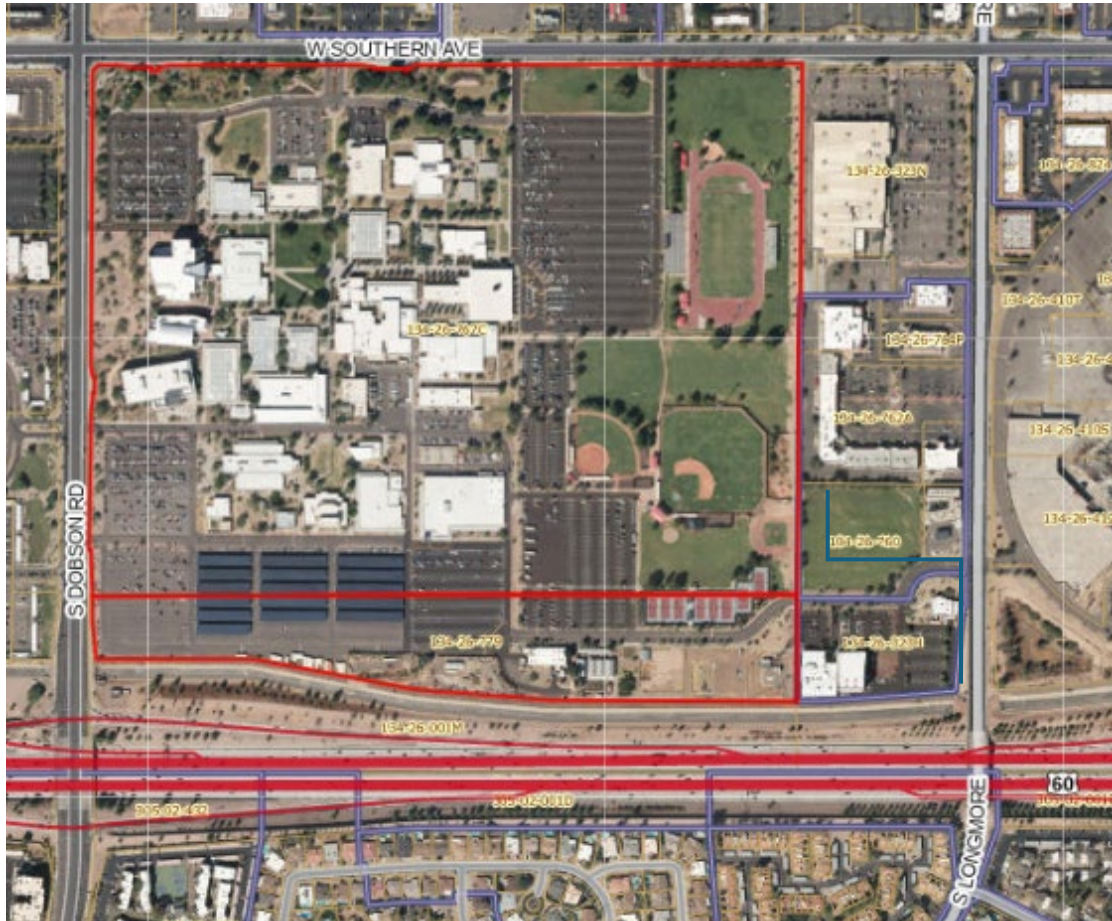




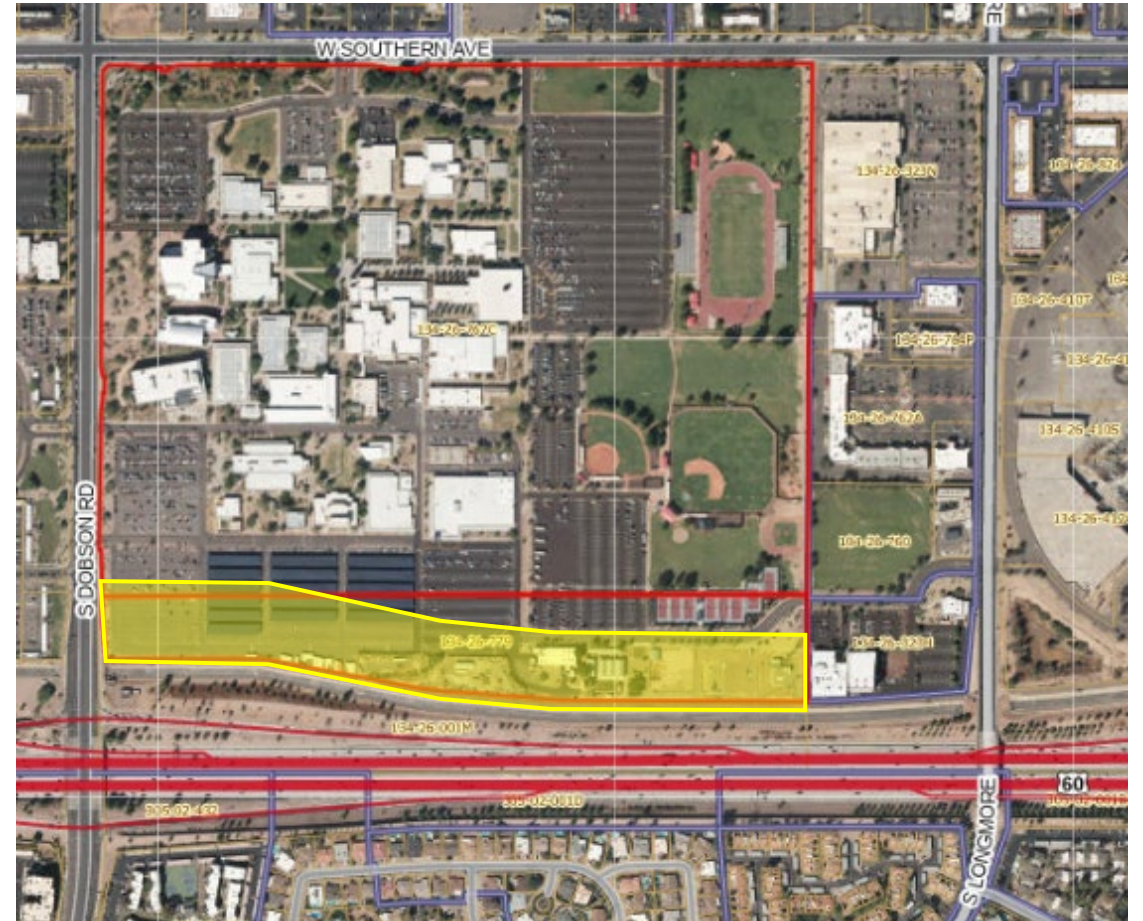
MCC – Billboard Overlay District

ZON24-00767

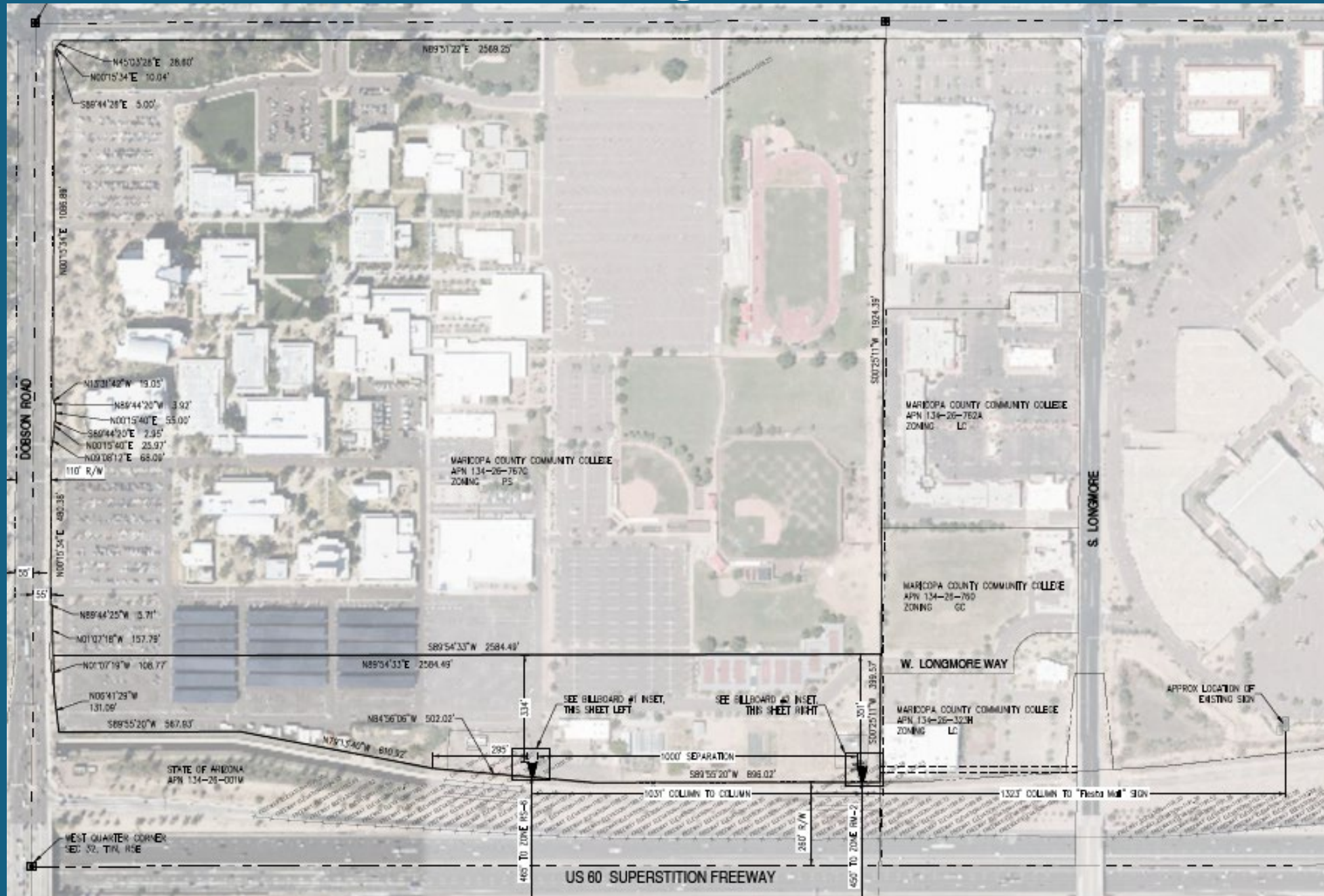
Mesa Community College Site Aerial



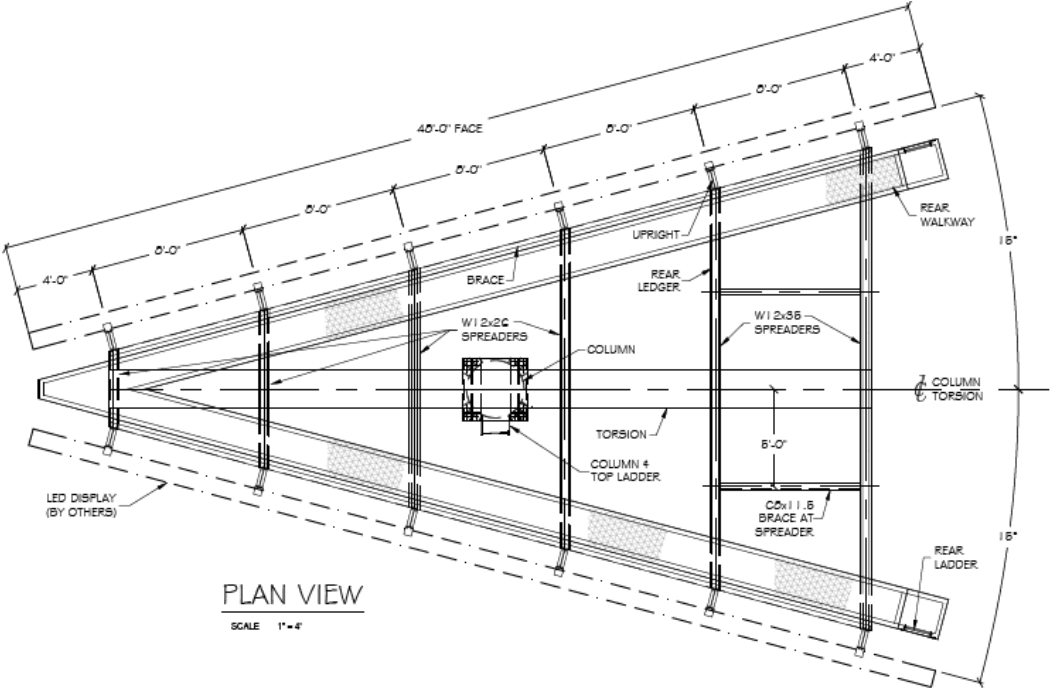
Site Aerial - Including the Overlay District



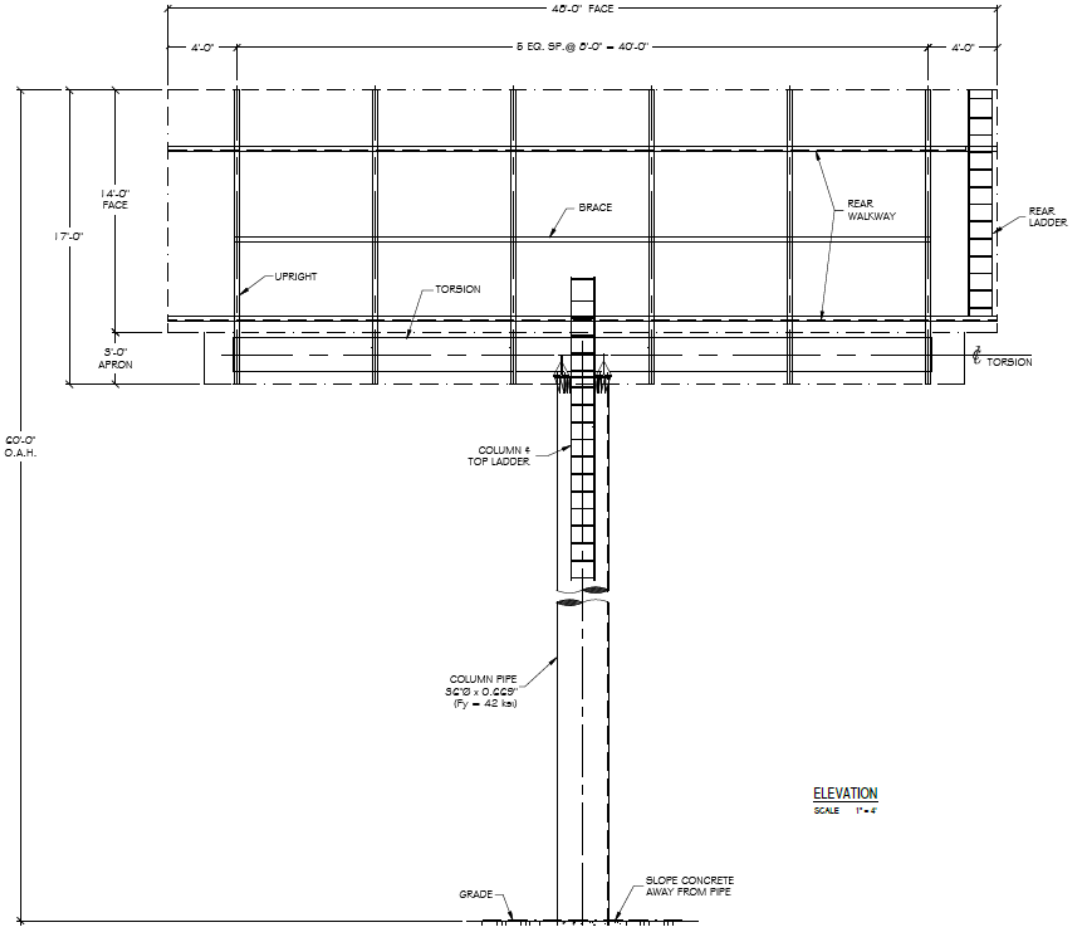
Site Plan / Sign Locations



Sign Elevations/Details



PLAN VIEW
 SCALE 1" = 4'



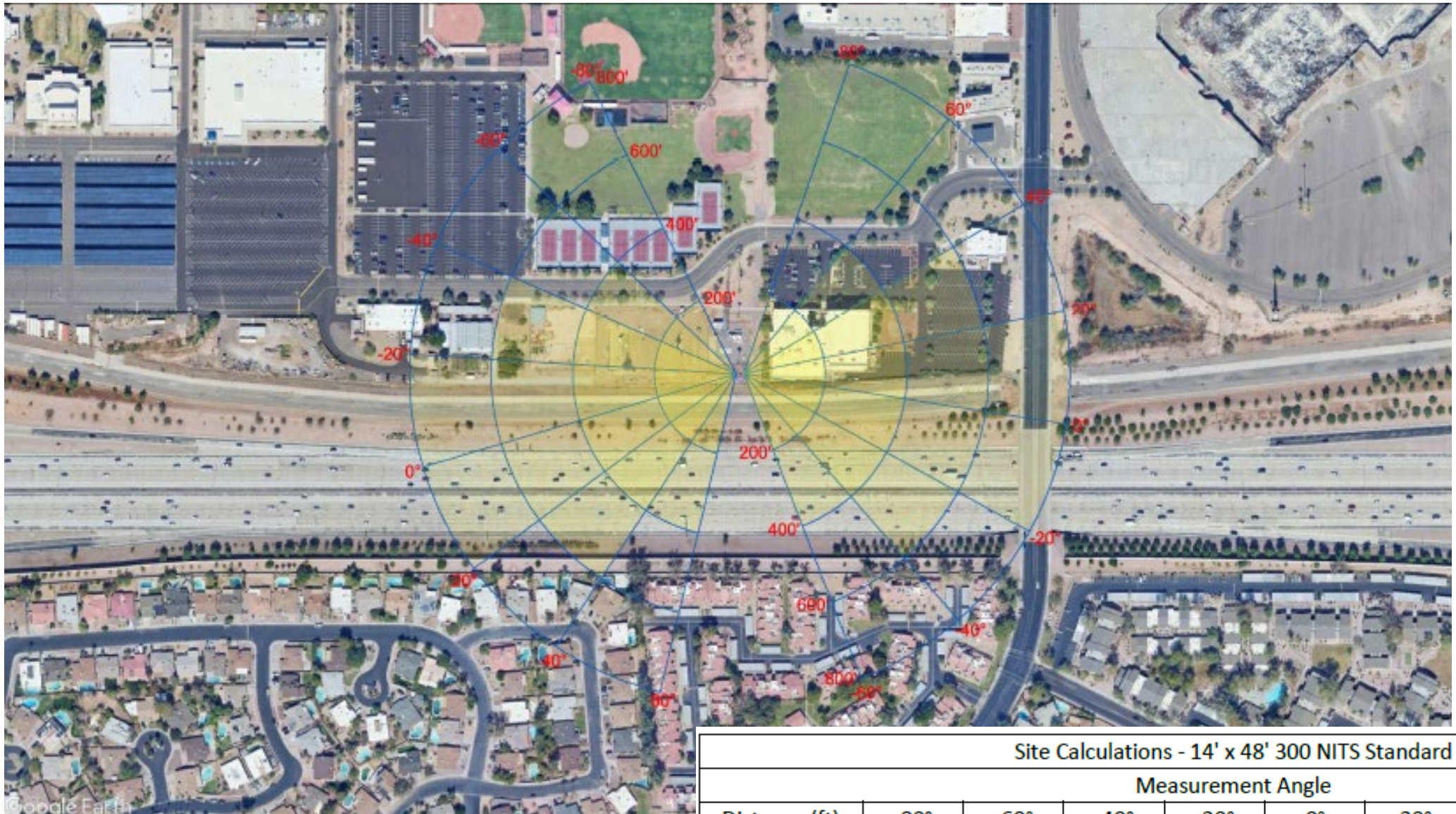
ELEVATION
 SCALE 1" = 4'



**Western Sign -
Light Mitigation
and Viewing
Angle Map**

Site Calculations - 14' x 48' 300 NITS Standard

Measurement Angle									
Distance (ft)	-80°	-60°	-40°	-20°	0°	20°	40°	60°	80°
200'	0.040fc	0.133fc	0.297fc	0.397fc	0.414fc	0.397fc	0.297fc	0.133fc	0.040fc
400'	0.010fc	0.033fc	0.075fc	0.102fc	0.107fc	0.102fc	0.075fc	0.033fc	0.010fc
600'	0.004fc	0.015fc	0.033fc	0.045fc	0.048fc	0.045fc	0.033fc	0.015fc	0.004fc
800'	0.002fc	0.008fc	0.019fc	0.026fc	0.027fc	0.026fc	0.019fc	0.008fc	0.002fc



**Eastern Sign -
Light Mitigation
and Viewing
Angle Map**

Site Calculations - 14' x 48' 300 NITS Standard

		Measurement Angle							
Distance (ft)	-80°	-60°	-40°	-20°	0°	20°	40°	60°	80°
200'	0.040fc	0.133fc	0.297fc	0.397fc	0.414fc	0.397fc	0.297fc	0.133fc	0.040fc
400'	0.010fc	0.033fc	0.075fc	0.102fc	0.107fc	0.102fc	0.075fc	0.033fc	0.010fc
600'	0.004fc	0.015fc	0.033fc	0.045fc	0.048fc	0.045fc	0.033fc	0.015fc	0.004fc
800'	0.002fc	0.008fc	0.019fc	0.026fc	0.027fc	0.026fc	0.019fc	0.008fc	0.002fc

Comments or Questions?

Pew & Lake, PLC.

480-461-4670

Reese Anderson

Reese.Anderson@pewandlake.com

Sarah Prince

Sarah.Prince@pewandlake.com

Neighborhood Meeting Sign-In Sheet

Applicant:
Pew & Lake, PLC/ Maricopa County Community College District
and Mesa Community College,

Property Location:

Property is approximately the southernmost 250 feet of the Mesa
Community College Campus adjacent to the US60 Freeway.

Date:
September 12, 2024

Meeting Location:
MCC Library Room LB-144
1833 W. Southern Ave.
Mesa, AZ 85202

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Michael Hagerty	1726 W. Isleta Av	85202		
2	Lylia Hagerty	1726 W Isleta Av	85202	Lhagerty2004.net	480 688 0367
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					

This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.

Neighborhood Meeting Sign-In Sheet

Applicant:
Pew & Lake, PLC/ Maricopa County Community College District
and Mesa Community College,

Property Location:

Property is approximately the southernmost 250 feet of the Mesa
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Date:
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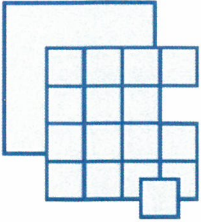
Meeting Location:
MCC Library Room LB-144
1833 W. Southern Ave.
Mesa, AZ 85202

Time:
6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Margaret and Michael Barton	1642 S Saguaro, Mesa	85202	margaretmarton@gmail.com C.michael.barton@gmail.com	480-510-1565 480-540-3759
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					

This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.



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



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

NOTICE OF PLANNING AND ZONING BOARD HEARING

Dear Neighbor,

We have applied to Rezone from Public and Semi-Public (PS) to Public and Semi-Public with a Billboard Overlay (PS-BO) and Site Plan Review to allow for two billboard on the Mesa Community College property located at Southern and Dobson. This request is to allow for two electronic billboards on the southernmost 250 feet of the campus. The case number assigned to this project is ZON24-00767.

This letter is being sent to all property owners within 1000 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 of the proposed development. If you have any questions regarding this proposal, please call me or Sarah Prince at 480-461-4670 or e-mail us at reese.anderson@pewandlake.com / sarah.prince@pewandlake.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on November 13, 2024, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or 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 below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/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 Joshua Grandlienard of their Planning Division staff. She can be reached at 480-644-6712 or joshua.grandlienard@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

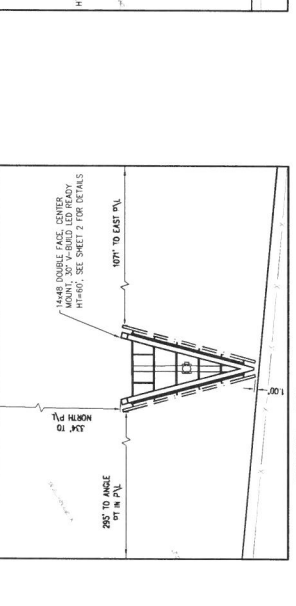
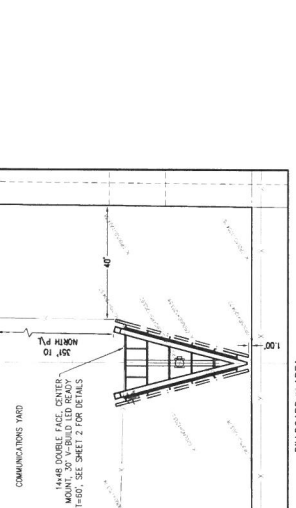
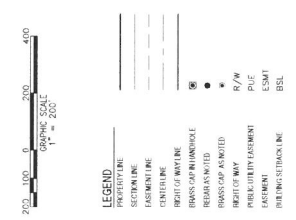
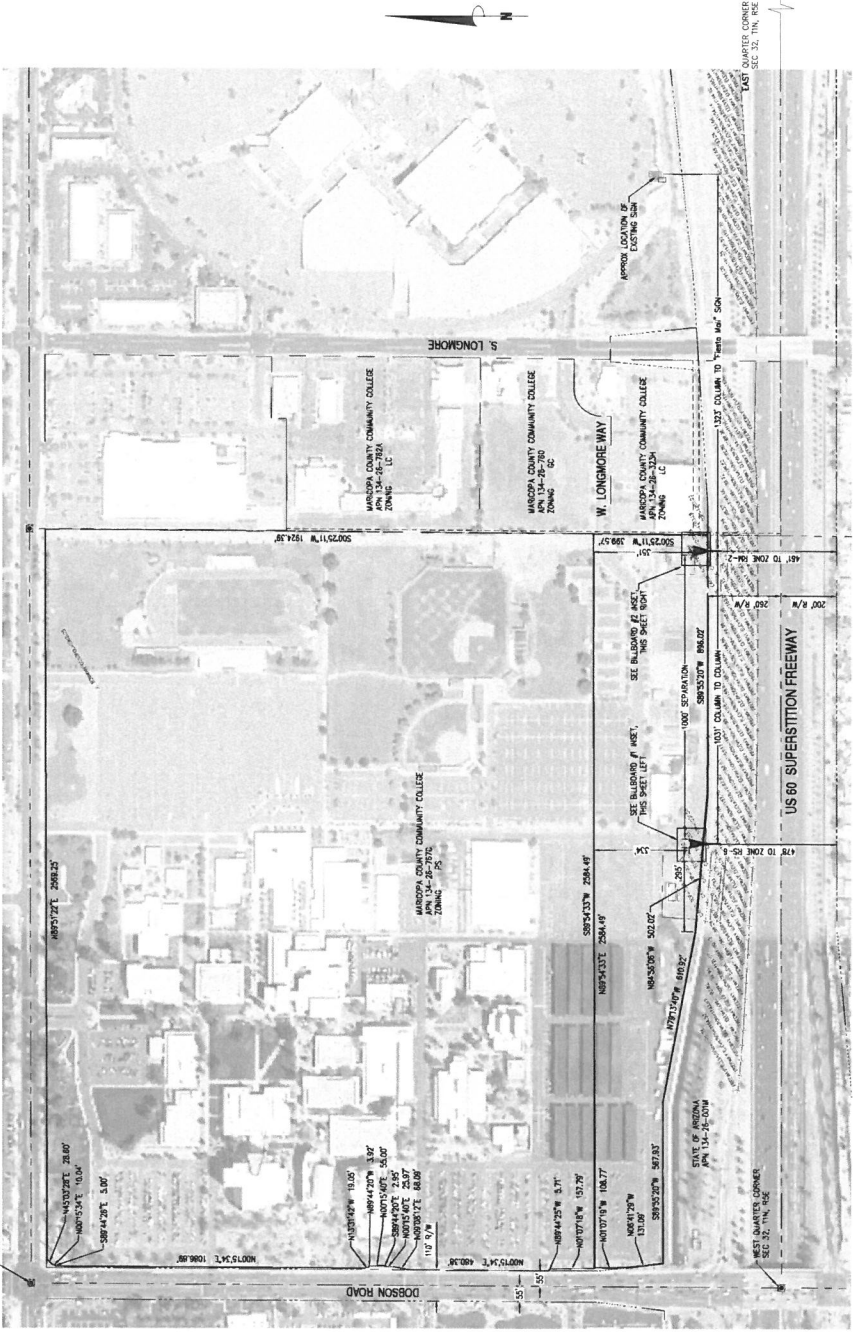
Sincerely,

Reese Anderson
Pew & Lake, PLC

Enclosures

SITE PLAN

THE NORTH-HALF OF THE NORTHWEST QUARTER AND THE NORTH-HALF OF THE SOUTH-HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Bowman

Bowman Consulting Group, LLC
6951 North Sunset Blvd
Suite 225
Glendale, Arizona 85306
BowmanConsulting.com

MESA COMMUNITY COLLEGE SITE PLAN

MESA, ARIZONA
PROJECT NUMBER

DATE	DESCRIPTION
07/17/24	REVIEW COMMENTS
07/17/24	01
07/17/24	02
07/17/24	03
07/17/24	04
07/17/24	05
07/17/24	06
07/17/24	07
07/17/24	08
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07/17/24	100

DATE: 07/17/24
JOB NO: 69025/177
SHEET: 1 OF 3

ARIZONA
Professional Engineer
No. 12345
Exp. 12/31/2025

TRACKING NUMBER
SP01
SHEET 1 OF 3

Pole cover details:

5' x 5' with internal angle frame and .125" thick aluminum plate surface.
Texture finish painted flat black.

Top cap to be 12" tall and 72" square.
Textured finish painted blue to match logo graphic.

Logo and copy on 2 sides of pole cover to be .250" thick aluminum with satin white finish.
Graphic in center of circle to be 3M vinyl applied.
All to be flush mounted to pole cover surface with threaded stud-mounted fasteners and nuts on inside.



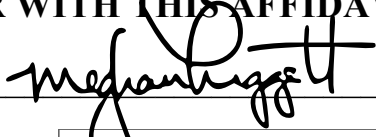
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

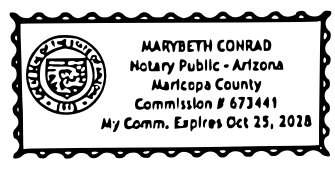
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # , on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from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


Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00767

**Request: Rezone from Public and Semi-Public
(PS) to Public and Semi-Public with a
Billboard Overlay (PS-BO) and Site Plan
Review to allow for two billboards.**

Applicant: PEW & LAKE, PLC
Phone: (480) 461-4670
Planning Division: (480) 644-2385

Posting date: 10/28/24

October 28, 2024 at 7:20 AM
+33.392943,-111.871325
1855-1871 W Southern Ave
Mesa AZ 85202
United States
Rose Garden



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

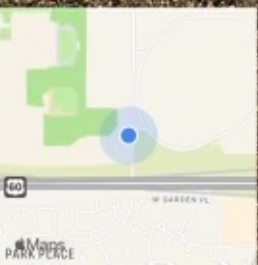
TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00767

**Request: Rezone from Public and Semi-Public
(PS) to Public and Semi-Public with a
Billboard Overlay (PS-BO) and Site Plan
Review to allow for two billboards.**

Applicant: PEW & LAKE, PLC
Phone: (480) 461-4670
Planning Division: (480) 644-2385

Posting date: 10/28/24

October 28, 2024 at 7:43 AM
+33 387662 -111 863977
1502 S Longmore
Mesa AZ 86202
United States
Mesa Community College



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00767

**Request: Rezone from Public and Semi-Public
(PS) to Public and Semi-Public with a
Billboard Overlay (PS-BO) and Site Plan
Review to allow for two billboards.**

Applicant: PEW & LAKE, PLC

Phone: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 10/28/24



October 28, 2024 at 6:56 AM
+38 389080 -111.874522
Mesa AZ 85202
United States
Mesa Community College

From: [Michael Barton](#)
To: [Sarah Prince](#); [Reese Anderson](#)
Subject: comment on proposed electronic billboards along US 60 in Mesa
Date: Thursday, September 12, 2024 12:05:04 PM

Ms Prince and Mr. Anderson:

I am responding to your request for comments on the electronic billboards proposed to be erected on MCC and Fiesta Mall property, adjacent to US 60. As you state in your letter informing the local community about these billboards, I trust that you will forward these comments in full to the Mesa City Council and Planning and Zoning Board. I am opposed to erecting these billboards at this location for several reasons.

1. The location of the proposed electronic billboards presents a significant and dangerous traffic hazard. They would be located at the section of US 60 between Alma School Rd and the Loop 101 north and south exits. In this section, drivers must merge onto the freeway from both Dobson and Alma School, across several lanes of traffic, where other cars are trying to merge from the westbound lanes of US 60 onto exit ramps for Dobson and the north and southbound Loop 101. Immediately after this is the exit to McClintock, merging with traffic from north and southbound Loop 101 merging onto westbound US 60. This is already a dangerous section of interchanges. Billboards in general, but especially electronic ones, are highly distracting to drivers. Electronic billboards are especially dangerous because a) they are brightly lit to attract driver attention and b) they switch advertisements at short intervals, encouraging drivers to focus closely on a message before it disappears. Having been the victim of a serious crash a year ago, cause by an apparently distracted driver at a similarly complicated and dangerous intersection (southbound 101 exiting onto Southern/Baseline, and the US 60), I am very opposed to an additional distraction to drivers in such dangerous locales. This location for an electronic billboard is simply asking for more frequent and more serious traffic accidents.

2) Additionally, electronic billboards at this location would be a visual nuisance for residents on the south side of the US60. There are many section of US 60 that do not directly border residential neighborhoods. This is not one of them. Houses in the neighborhood across US 60 from the proposed billboard locations back directly onto the freeway. These electronic billboards would shine their garish light directly into the backyards and bedroom windows of those properties. They would be equally visible to residents across the street from properties adjacent to the freeway. Many residents would like to enjoy an evening prior to 11pm without it being ruined by this kind of display. it is bad enough that the current sound barriers are not very effective. To make it worse by erecting enormous and garishly colorful depiction of accident lawyers and casinos further degrades the quality of life in these adjacent residential neighborhoods.

3) The billboards are being proposed to the Mesa City Council as being revenue generating for MCC and for Verde Investment, which is redeveloping the Fiesta Mall property. This raises an important question of how much revenue would be paid to these two groups for allowing an electronic billboard to be erected on their properties. This is fundamental to assessing whether the potential financial benefits to Verde and MCC outweigh by the risks to drivers and visual impacts on residents. I certainly would like an answer to this question.

I am disappointed that after decades of prohibiting billboard eyesores along public highways,

Mesa has decided to allow the most distracting and visually noisome versions--electronic ones. However, since this is now permissible, it is imperative that any such billboard be situated so as to minimize any deleterious impacts. Situating them at the 60/101 interchange and across from a residential neighborhood does not do so. For these reasons, I am strongly opposed to erecting these proposed billboards in these locations.

Michael Barton, Mesa resident

Michael Barton

From: [Reese Anderson](#)
To: [REBECCA GORDON](#)
Cc: [Sarah Prince](#)
Subject: RE: Billboard @MCC
Date: Monday, September 2, 2024 12:55:06 PM

Hello Rebecca!

I hope you are having a nice Holiday Weekend. Thank you very much for your email. I note your valid concerns and that you will not be able to make it to the Sept. 12th neighborhood meeting. So, we will gladly pass along your comments to the City of Mesa as part of the public hearing process.

If you would like to learn more about the proposed billboard overlay district and the light mitigation measure that will be implemented here, please let me know and we can figure out the best way for us to get together.

Thank you.

Reese L. Anderson
Pew & Lake, PLC
480-461-4670

From: REBECCA GORDON <rebecky123@msn.com>
Sent: Saturday, August 31, 2024 3:00 PM
To: Reese Anderson <Reese.Anderson@pewandlake.com>
Subject: Billboard @MCC

Hi,

I am a homeowner in Woodcreek Townhomes just south of MCC. I will not be able to make the neighborhood meeting on September 12 and want to voice my concerns about having 2 electronic billboards placed on the south end of the MCC campus.

I think these will be eyesores and additional light sources that could potentially disturb residents that live across the freeway from MCC. I know I would not like to look outside my window to see a billboard (even an unlighted one much less an electronic one).

Thank you for your consideration.

Rebecca Gordon

Sent from [Outlook](#)

From: [Sarah Prince](#)
To: [Michael Barton](#); margarembarton@gmail.com
Cc: [Brian Spicker](#); [Reese Anderson](#)
Subject: RE: comment on proposed electronic billboards along US 60 in Mesa
Date: Wednesday, October 30, 2024 10:56:00 AM
Attachments: [PZ Notice Letter.pdf](#)

Hello,

Please see the attached public notice letter.

Best,

Sarah Prince

Land Use Planner & Project Manager
Phone 480-461-4670 **Mobile** 480-586-8315
1744 South Val Vista Drive, Suite 217
Mesa, Arizona 85204

From: Reese Anderson <Reese.Anderson@pewandlake.com>
Sent: Wednesday, October 30, 2024 9:39 AM
To: Michael Barton <c.michael.barton@gmail.com>
Cc: Brian Spicker <brian.spicker@domail.maricopa.edu>; Sarah Prince <sarah.prince@pewandlake.com>
Subject: RE: comment on proposed electronic billboards along US 60 in Mesa

Hello Michael!

I hope this email finds you well.

I wanted to follow up with you on 2 items.

First, our request to the City of Mesa has been scheduled for the Nov. 13th P&Z Meeting at 4 PM at the City Council Chambers, 57 E. 1st Street, Mesa, AZ 85201. Sarah will be emailing you a copy of the Notice letter that you should be receiving in the mail soon.

Second, Brian Spicker and I wanted to get back to you about your question relating to funds and how many students would be helped. To this end, we wanted to suggest a conversation between the 3 of us (and whoever you wanted to invite). We could talk in person, via virtual meeting, or on the phone. Do you have a preference? If so, let us know.

Hope to hear from you soon.

Thank you.

Reese L. Anderson
Pew & Lake, PLC

480-461-4670

From: Michael Barton <c.michael.barton@gmail.com>

Sent: Thursday, September 12, 2024 12:05 PM

To: Sarah Prince <sarah.prince@pewandlake.com>; Reese Anderson <Reese.Anderson@pewandlake.com>

Subject: comment on proposed electronic billboards along US 60 in Mesa

Ms Prince and Mr. Anderson:

I am responding to your request for comments on the electronic billboards proposed to be erected on MCC and Fiesta Mall property, adjacent to US 60. As you state in your letter informing the local community about these billboards, I trust that you will forward these comments in full to the Mesa City Council and Planning and Zoning Board. I am opposed to erecting these billboards at this location for several reasons.

1. The location of the proposed electronic billboards presents a significant and dangerous traffic hazard. They would be located at the section of US 60 between Alma School Rd and the Loop 101 north and south exits. In this section, drivers must merge onto the freeway from both Dobson and Alma School, across several lanes of traffic, where other cars are trying to merge from the westbound lanes of US 60 onto exit ramps for Dobson and the north and southbound Loop 101. Immediately after this is the exit to McClintock, merging with traffic from north and southbound Loop 101 merging onto westbound US 60. This is already a dangerous section of interchanges. Billboards in general, but especially electronic ones, are highly distracting to drivers. Electronic billboards are especially dangerous because a) they are brightly lit to attract driver attention and b) they switch advertisements at short intervals, encouraging drivers to focus closely on a message before it disappears. Having been the victim of a serious crash a year ago, cause by an apparently distracted driver at a similarly complicated and dangerous intersection (southbound 101 exiting onto Southern/Baseline, and the US 60), I am very opposed to an additional distraction to drivers in such dangerous locales. This location for an electronic billboard is simply asking for more frequent and more serious traffic accidents.

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residents across the street from properties adjacent to the freeway. Many residents would like to enjoy an evening prior to 11pm without it being ruined by this kind of display. It is bad enough that the current sound barriers are not very effective. To make it worse by erecting enormous and garishly colorful depictions of accident lawyers and casinos further degrades the quality of life in these adjacent residential neighborhoods.

3) The billboards are being proposed to the Mesa City Council as being revenue generating for MCC and for Verde Investment, which is redeveloping the Fiesta Mall property. This raises an important question of how much revenue would be paid to these two groups for allowing an electronic billboard to be erected on their properties. This is fundamental to assessing whether the potential financial benefits to Verde and MCC outweigh by the risks to drivers and visual impacts on residents. I certainly would like an answer to this question.

I am disappointed that after decades of prohibiting billboard eyesores along public highways, Mesa has decided to allow the most distracting and visually noisome versions--electronic ones. However, since this is now permissible, it is imperative that any such billboard be situated so as to minimize any deleterious impacts. Situating them at the 60/101 interchange and across from a residential neighborhood does not do so. For these reasons, I am strongly opposed to erecting these proposed billboards in these locations.

Michael Barton, Mesa resident

Michael Barton

From: [Sarah Prince](#)
To: lhagerty1@cox.net
Cc: [Reese Anderson](#)
Subject: MCC - Billboard Update
Date: Wednesday, October 30, 2024 11:01:00 AM
Attachments: [PZ Notice Letter.pdf](#)

Good morning,

I hope you are doing well. You are receiving this email because you attended the Neighborhood Meeting for the Billboards on the MCC Campus. Our request to the City of Mesa has been scheduled for the Nov. 13th P&Z Meeting at 4 PM at the City Council Chambers, 57 E. 1st Street, Mesa, AZ 85201.

I have attached a copy of the public hearing notice letter to this email. However, you will also receive a copy in the mail. Please let us know if you have any questions.

Best,

Sarah Prince

Land Use Planner & Project Manager

Phone 480-461-4670 **Mobile** 480-586-8315

1744 South Val Vista Drive, Suite 217

Mesa, Arizona 85204

CITIZEN PARTICIPATION REPORT

MESA COMMUNITY COLLEGE – BILLBOARD

Purpose:

The purpose of this Citizen Participation Report 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 requests to the City of Mesa for a Rezoning to allow for a Billboard Overlay District at Mesa Community College. These requests are for the two Billboards proposed on the southernmost 250-feet of MCC Property adjacent to US60. The Property is further identified on the Maricopa County Assessor's Map as parcel numbers 134-26-779 and 134-26-767C.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application had adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Reese L. Anderson

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
reese.anderson@pewandlake.com

Sarah Prince

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sarah.prince@pewandlake.com

Action Plan:

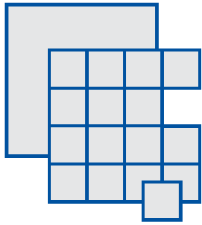
To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was provided by the City of Mesa for citizens and agencies in this area including:
 - a. All property owners within 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A neighborhood meeting was held by the applicant on September 12, 2024 to provide the opportunity for members of the public to discuss the proposed project. An attendance/participation list and a summary of the meeting has been included with this application and submitted to the City.

3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list has been submitted to the City.
4. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant has been submitted to the City Staff along with this Citizen Participation Report for this case.
5. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Formal Submittal	August 26, 2024
Neighborhood Meeting Notice Mailed	August 23, 2024
Neighborhood Meeting	September 14, 2024
Follow up Submittal	September 20, 2024
Public Hearing Notice Letter & Site Posting	September 23, 2024 (on or before)
Planning and Zoning Hearing	November 13, 2024
City Council Study Session	November 21, 2024
City Council Introduction	December 2, 2024
City Council Final Action	December 9, 2024



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

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

August 23, 2024

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our clients, Maricopa County Community College District and Mesa Community College, we are pleased to invite you to participate in a neighborhood meeting to learn more about a proposed Billboard Overlay District on the southernmost 250 feet of the Mesa Community College Campus adjacent to the US60 Freeway. If approved, the Billboard Overlay District would allow for the placement of two (2) electronic billboards. The proposed area of the Billboard Overlay District and the location of the billboards can be seen in the exhibits included with this notice.

Our project team has set up an in-person, neighborhood meeting where we will present the proposal and provide more information. The details of this neighborhood meeting are as follows:

Date:	September 12, 2024
Time:	6:00 p.m.
Location:	MCC Library Room LB-144 1833 W. Southern Ave. Mesa, AZ 85202 Please enter the campus lot on Library Way off Dobson Road.

Should you have any questions, please contact me or Sarah Prince in my office by email at reese.anderson@pewandlake.com or sarah.prince@pewandlake.com or by phone at 480-461-4670. We welcome all comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. 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.

At this time, no public hearings before the City of Mesa have 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.

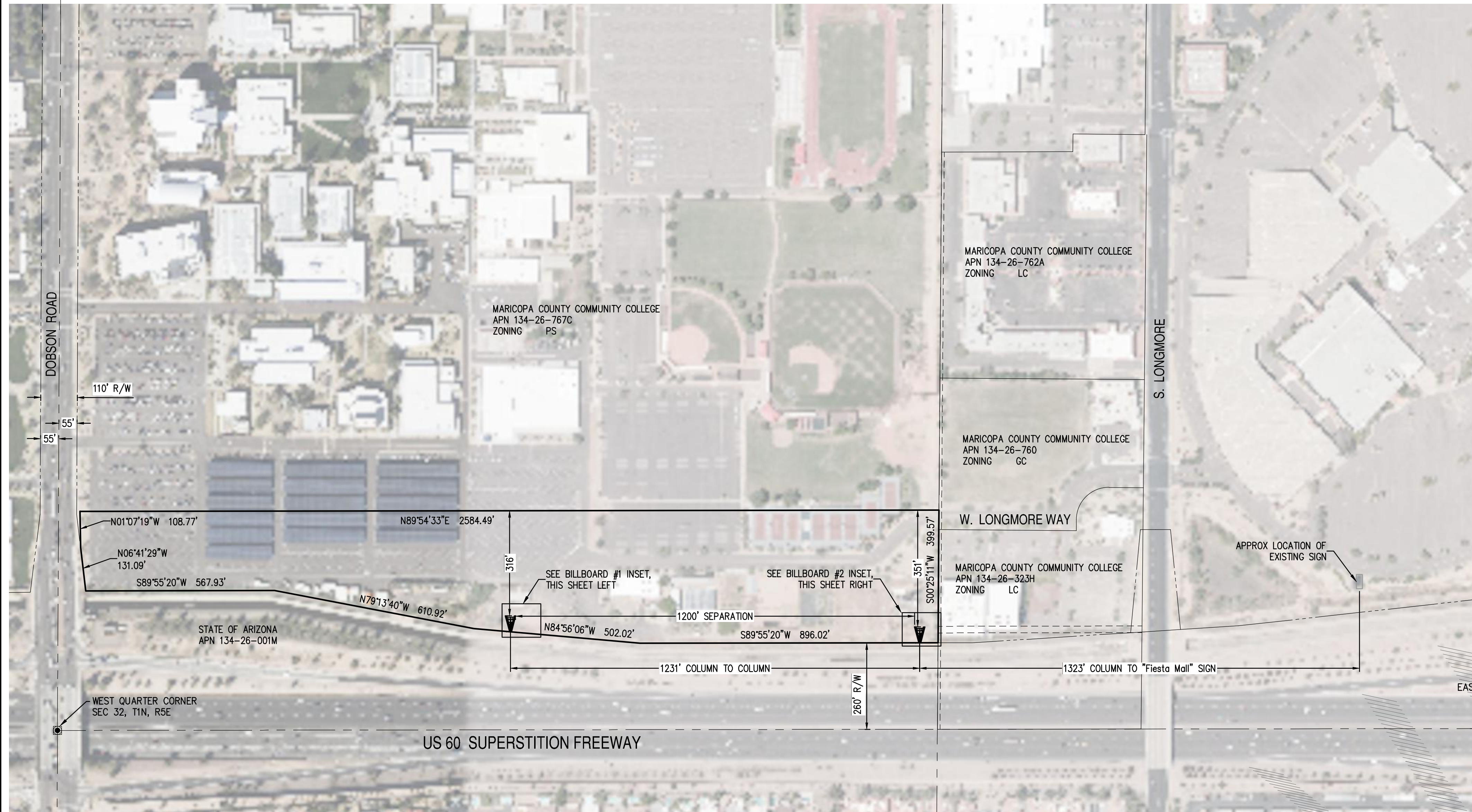
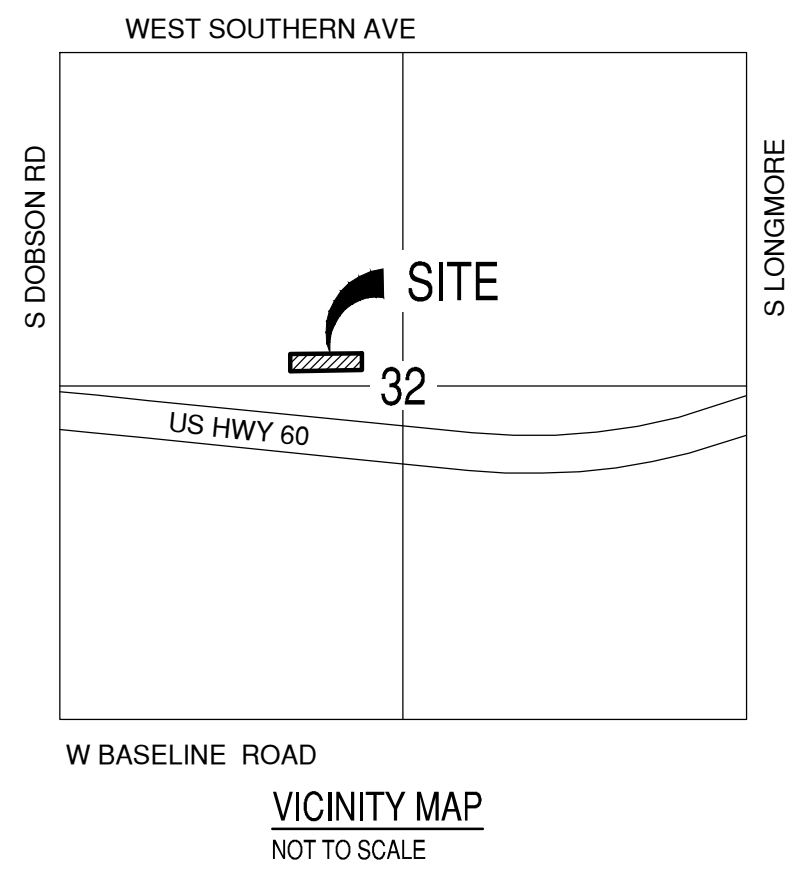
Sincerely,

Reese Anderson
PEW & LAKE, PLC

ENCLOSURES

SITE PLAN

THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PARCEL DESCRIPTION

PER RECORDED DOC. 20021392125
PARCEL NO. 1:
 THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 32;
 THEN SOUTH ALONG THE WEST LINE OF SECTION 32 A DISTANCE OF 1151.25 FEET;
 THEN EAST 55.00 FEET TO THE POINT OF BEGINNING;
 THEN SOUTH 13 DEGREES 47 MINUTES 22 SECONDS EAST 40.03 FEET;
 THEN EAST 3.92 FEET;
 THEN SOUTH 55.00 FEET;
 THEN WEST 2.95 FEET;
 THEN SOUTH 25.97 FEET;
 THEN SOUTH 08 DEGREES 52 MINUTES 32 SECONDS WEST 68.09 FEET;
 THEN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH DOBSON ROAD 187.13 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION WITHIN THE FOLLOWING:
 COMMENCING AT A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHWEST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 2636.15 FEET;
 THENCE ALONG THE WEST LINE OF SAID SECTION 32, ALSO BEING THE MEDIAN CONSTRUCTION AND SURVEY CENTERLINE OF DOBSON ROAD, NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 550.62 FEET;
 THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 67.13 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 6 DEGREES 41 MINUTES 49 SECONDS WEST 100.12 FEET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 167.10 FEET;
 THENCE LEAVING SAID EXISTING RIGHT-OF-WAY LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 5.70 FEET;
 THENCE SOUTH 1 DEGREES 7 MINUTES 18 SECONDS EAST 266.56 FEET TO THE POINT OF BEGINNING;

PARCEL NO. 2:
 THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 32;
 THENCE NORTH 00 DEGREES 18 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 650.00 FEET;
 THENCE SOUTH 89 DEGREES 41 MINUTES 33 SECONDS EAST 55.00 FEET;
 THENCE SOUTH 06 DEGREES 38 MINUTES 51 SECONDS EAST 231.21 FEET;
 THENCE NORTH 89 DEGREES 39 MINUTES 20 SECONDS EAST 567.93 FEET;
 THENCE SOUTH 79 DEGREES 10 MINUTES 47 SECONDS EAST 610.92 FEET;
 THENCE SOUTH 84 DEGREES 53 MINUTES 13 SECONDS EAST 502.02 FEET;
 THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS EAST 1000.00 FEET;
 THENCE SOUTH 00 DEGREES 01 MINUTES 47 SECONDS EAST 280.00 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 32;
 THENCE SOUTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG THE EAST-WEST MID-SECTION LINE A DISTANCE OF 2753.40 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION WITHIN THE FOLLOWING:
 COMMENCING AT THE BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHWEST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 2636.15 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 32, ALSO BEING THE MEDIAN CONSTRUCTION AND SURVEY CENTERLINE OF DOBSON ROAD NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 550.62 FEET;
 THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 67.13 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 06 DEGREES 41 MINUTES 49 SECONDS WEST 100.12 FEET;
 THENCE CONTINUING ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 167.10 FEET;
 THENCE LEAVING SAID EXISTING RIGHT-OF-WAY LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 5.70 FEET;
 THENCE SOUTH 01 DEGREES 07 MINUTES 18 SECONDS EAST 266.56 FEET TO THE POINT OF BEGINNING.

OWNER
 MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT
 2411 WEST 14TH STREET
 TEMPE, ARIZONA 85281

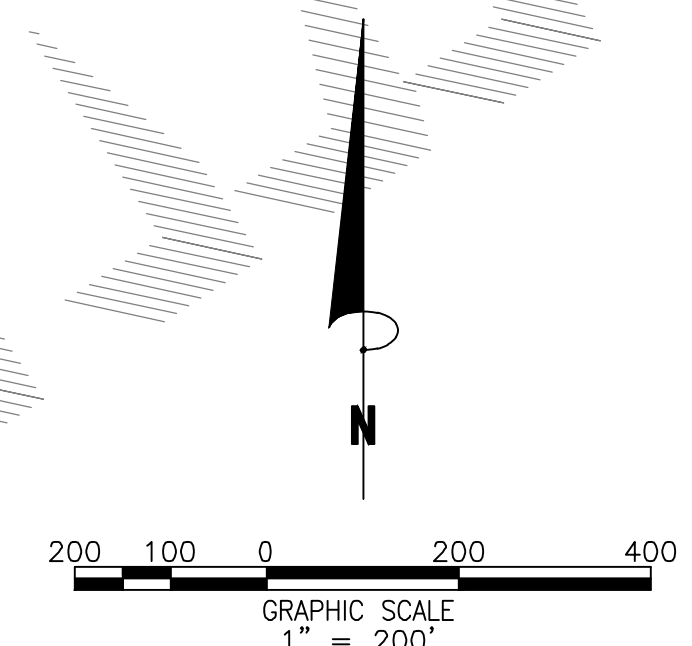
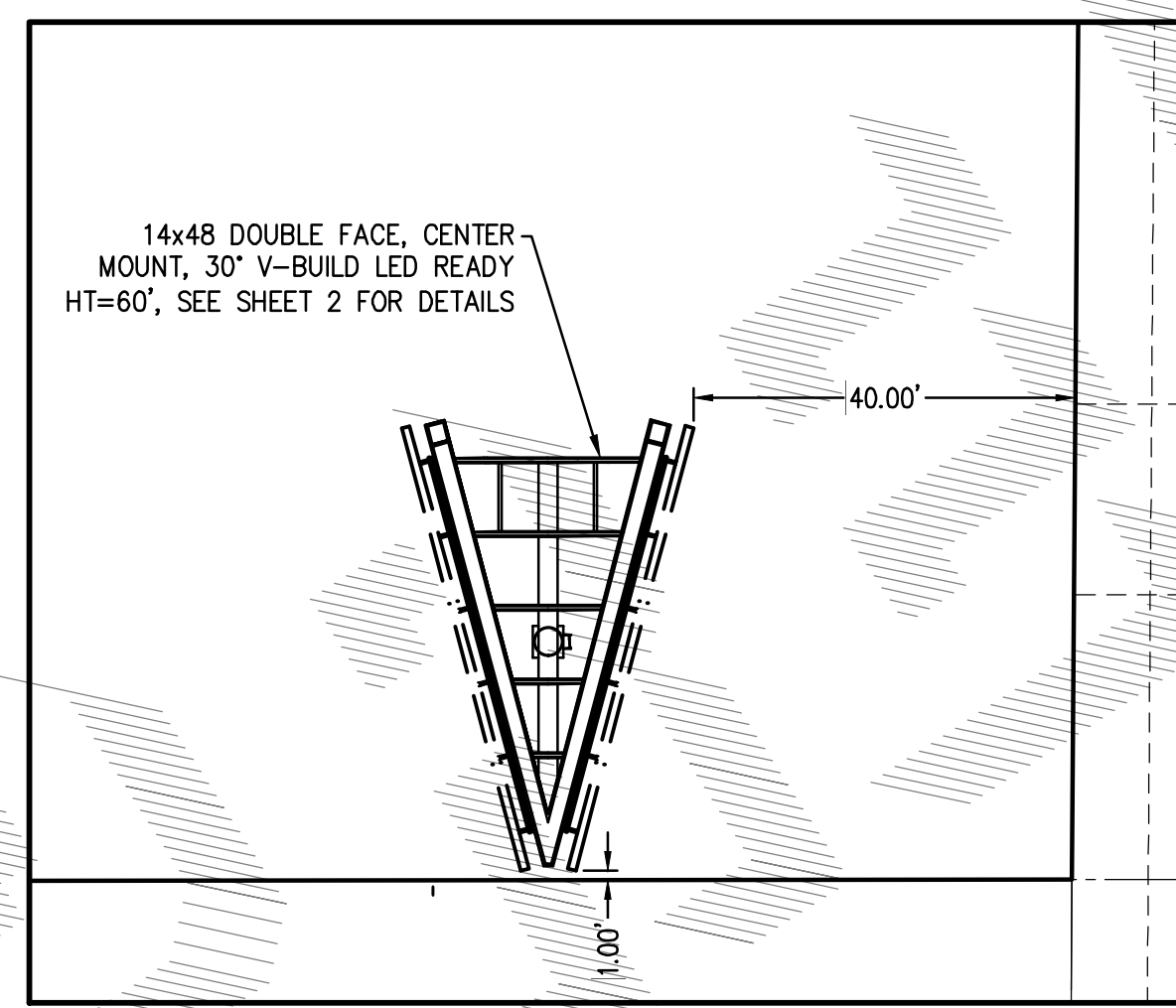
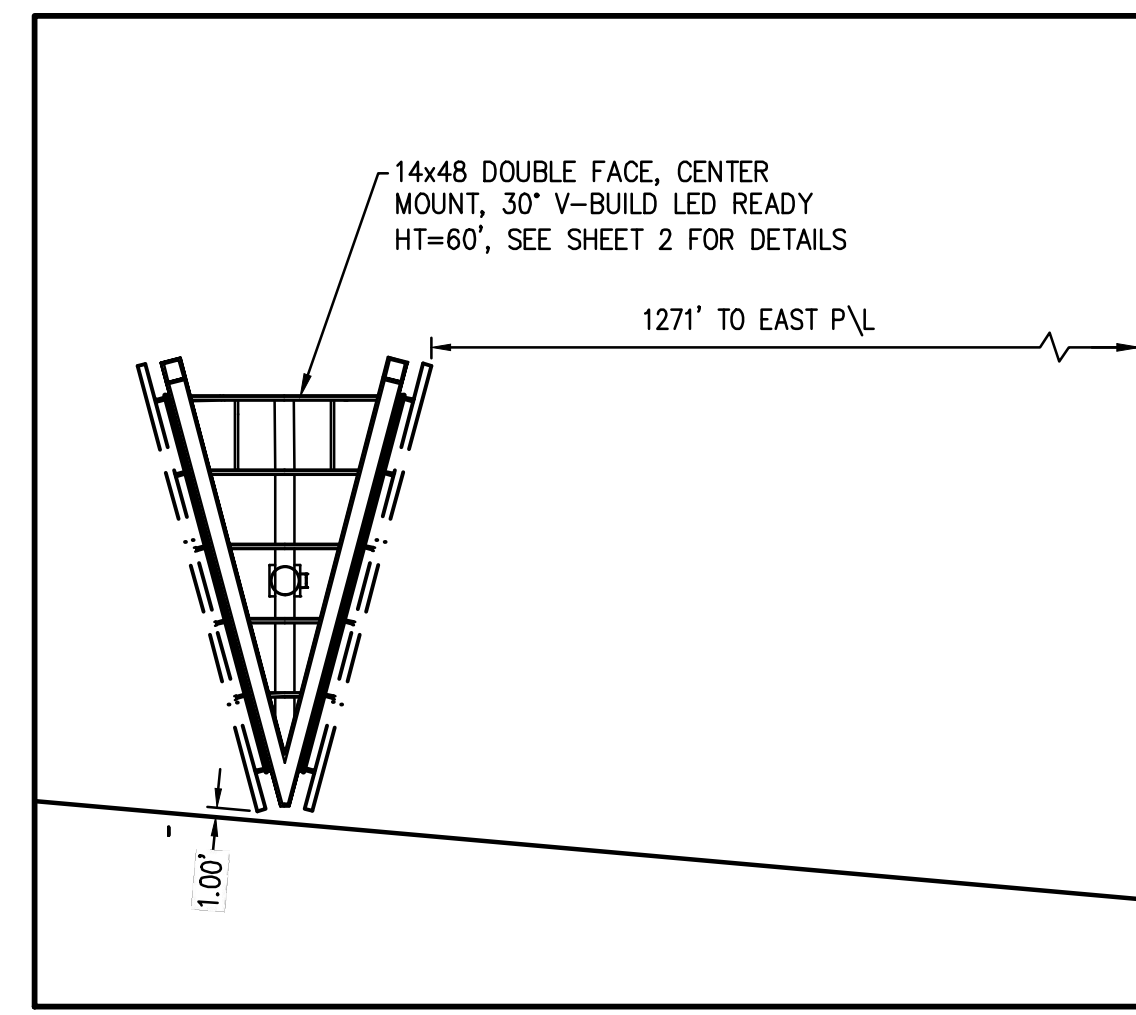
DEVELOPER
 BECKER BILLBOARD, LLC
 4234 EAST INDIAN SCHOOL ROAD
 PHOENIX, ARIZONA 85018
 PHONE (602) 312-7990
 CONTACT JOSEPH WHITE
 EMAIL jwhite@beckerboards.com

ENGINEER
 BOWMAN CONSULTING
 6751 NORTH SUNSET BLVD, SUITE 325
 GLENDALE, ARIZONA 85305
 PHONE (623) 299-8980
 CONTACT JOE CABLE
 EMAIL jcable@bowman.com

SITE DATA
 PARCEL ADDRESS 1517 S DOBSON ROAD
 MESA, ARIZONA 85202
 ASSESSOR NUMBER 134-26-779
 NET AREA 829,508 SF
 GROSS AREA 829,508 SF
 EXISTING ZONING & LAND USE PS, POST HIGH SCHOOL INSTITUTION

UTILITY COMMITMENT TABLE

WATER	CITY OF MESA WATER
SEWER	CITY OF MESA
ELECTRICITY	SALT RIVER PROJECT
GAS	MESA GAS
TELEPHONE	LUMEN TECHNOLOGIES (CENTURY LINK)
POLICE	MESA POLICE
FIRE	MESA FIRE DEPARTMENT
SCHOOL DISTRICT	MESA UNIFIED #4 MESA UNIFIED SCHOOL DISTRICT



LEGEND

PROPERTY LINE	—————
SECTION LINE	—————
EASEMENT LINE	-----
CENTER LINE	-----
RIGHT OF WAY LINE	-----
BRASS CAP IN HANDHOLE	●
REBAR AS NOTED	●
BRASS CAP AS NOTED	●
RIGHT OF WAY	R/W
PUBLIC UTILITY EASEMENT	PUE
EASEMENT	ESMT
BUILDING SETBACK LINE	BSL



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 6751 North Sunset Blvd
 Suite 325
 Glendale, Arizona 85305
 Phone: (623) 299-8980
 www.bowmanconsulting.com
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MESA COMMUNITY COLLEGE
 MARICOPA COUNTY
 MESA, ARIZONA

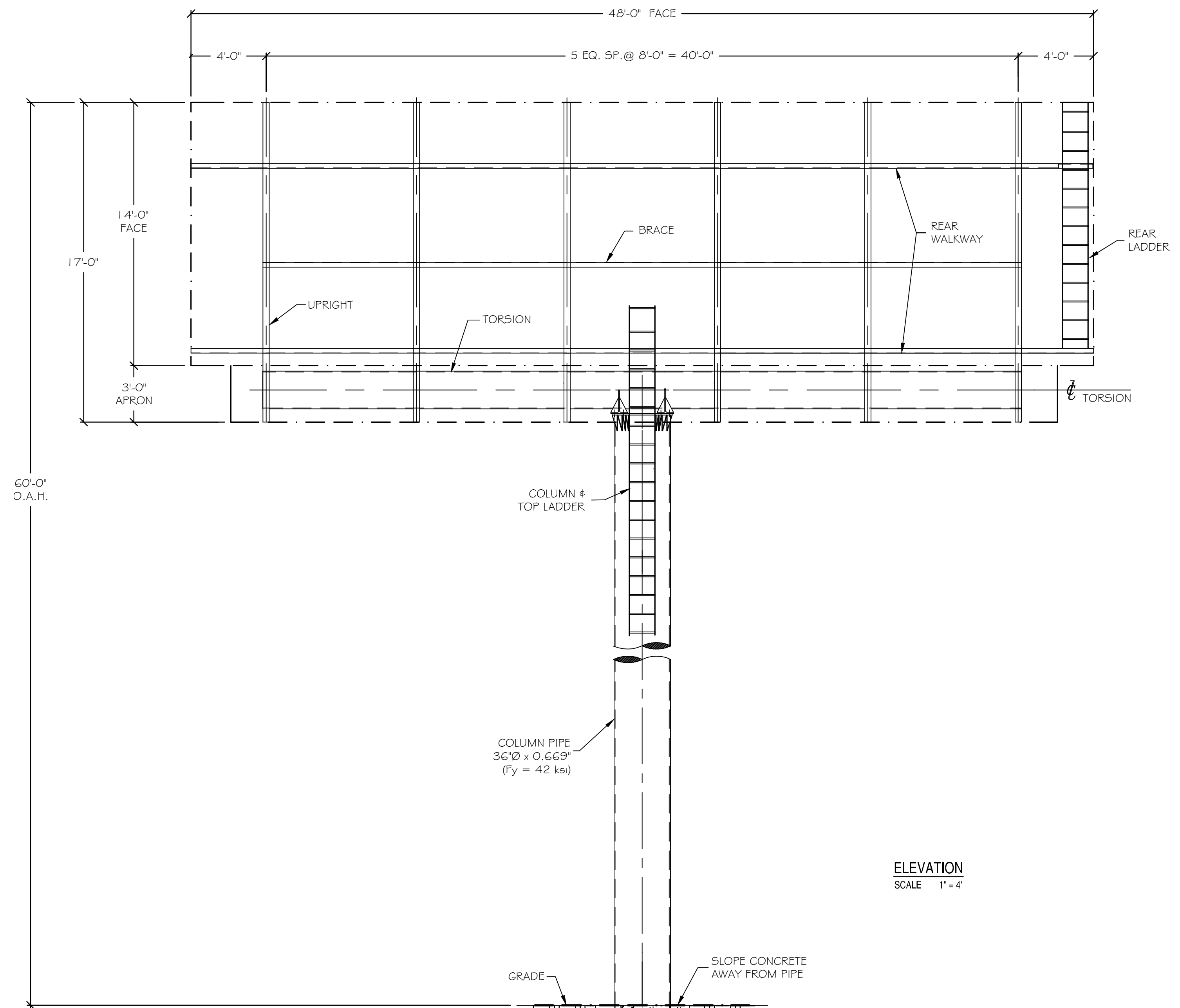
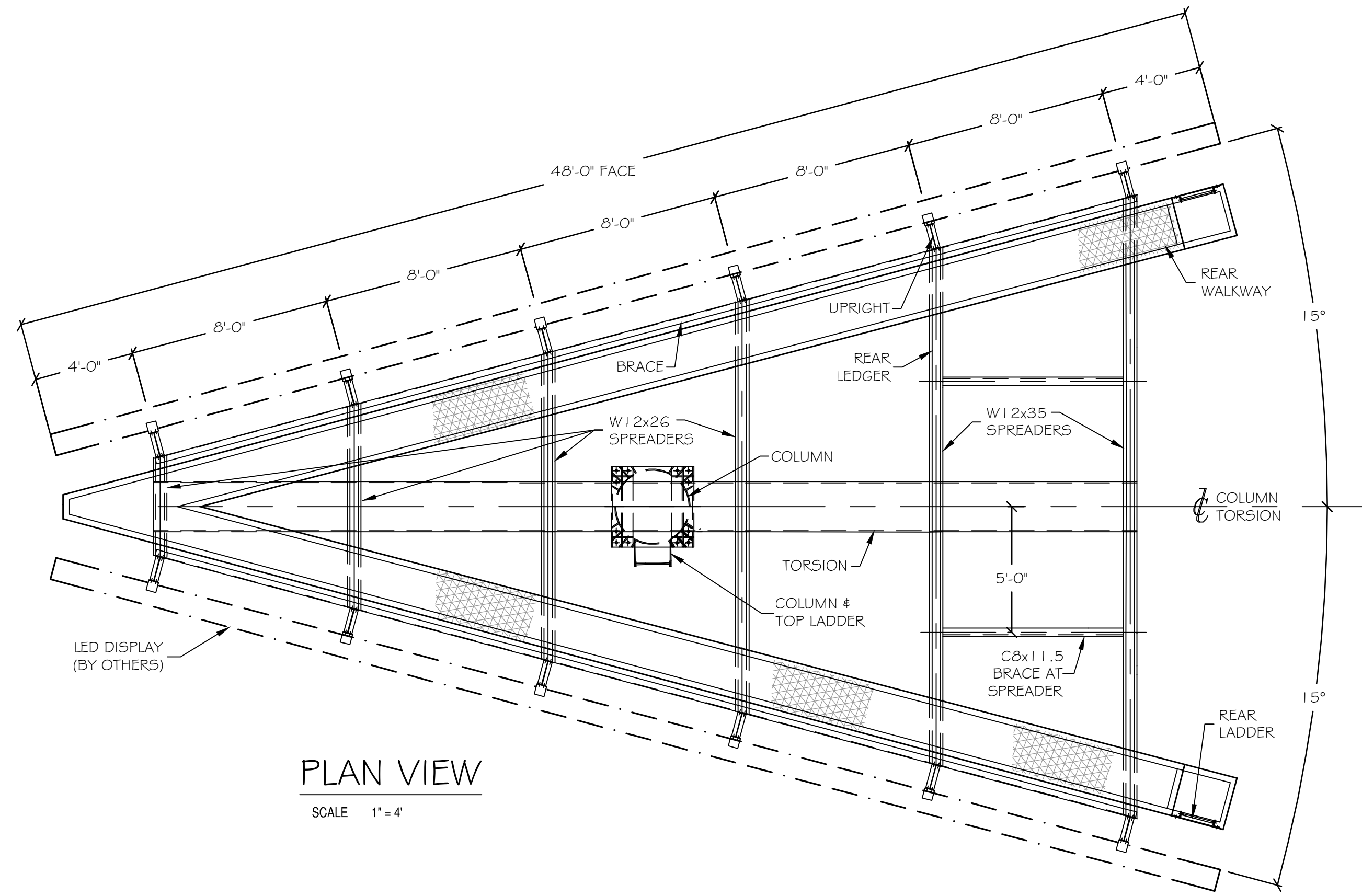
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DESIGN	DRAWN
JC	CHKD
HORIZ. SCALE: 1" = 200'	
VERT. SCALE:	
JOB No. 050635-127	
DATE: 8/19/2024	
SHEET 1 OF 3	



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TRACKING NUMBER

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Bowman

Bowman Consulting Group, Ltd.
 6751 North Sunset Blvd
 Suite 325
 Glendale, Arizona 85305
 Phone: (623) 299-8980
 www.bowmanconsulting.com
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14'X48' DOUBLE FACE 30° V-BUILD BILLBOARD #1

SITE PLAN
 MESA COMMUNITY COLLEGE

MESA, ARIZONA MARICOPA COUNTY

PROJECT NUMBER

PLAN STATUS

DATE DESCRIPTION

DESIGN DRAWN CHKD

HORIZ. SCALE: 1" = 4'

VERT. SCALE:

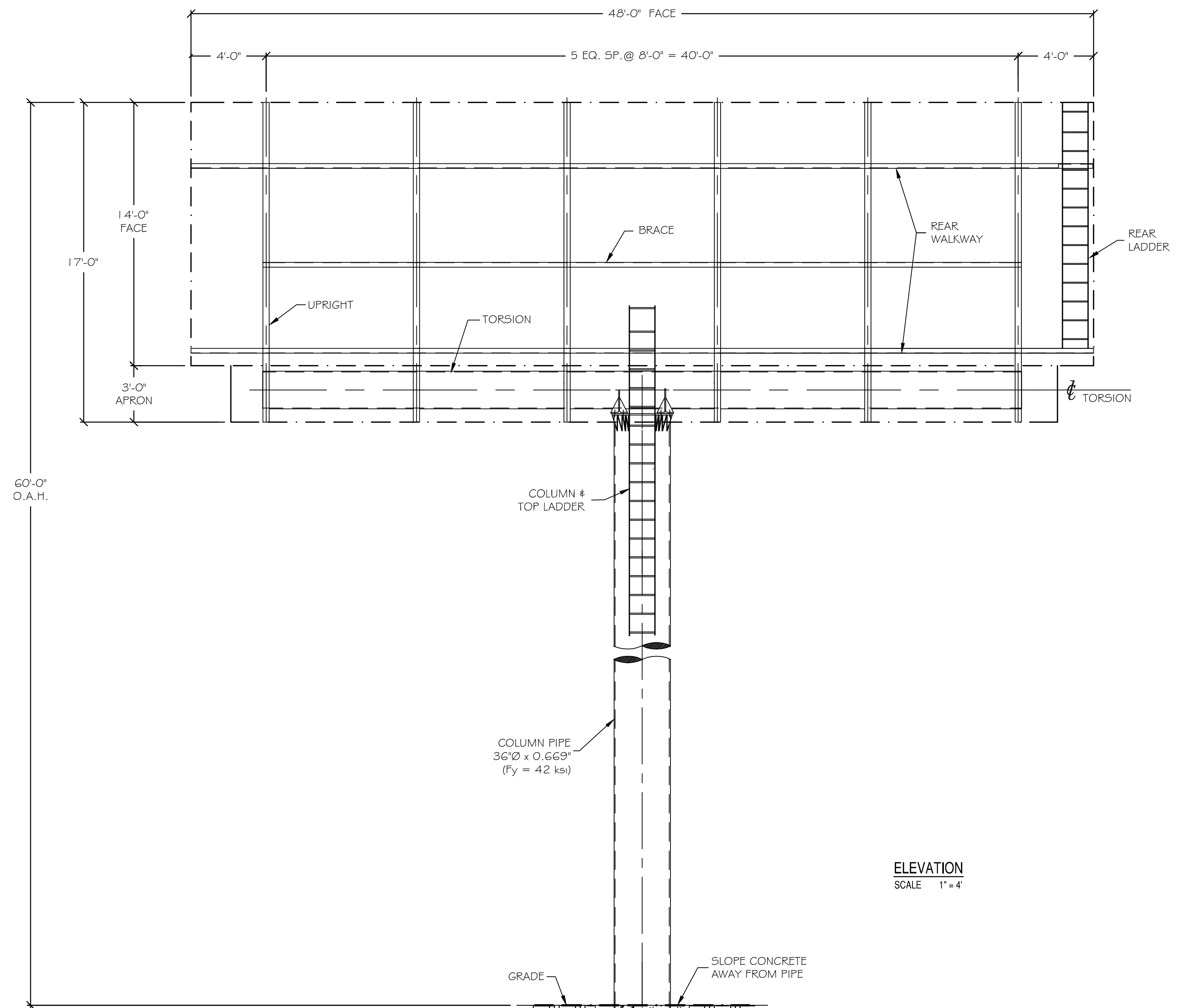
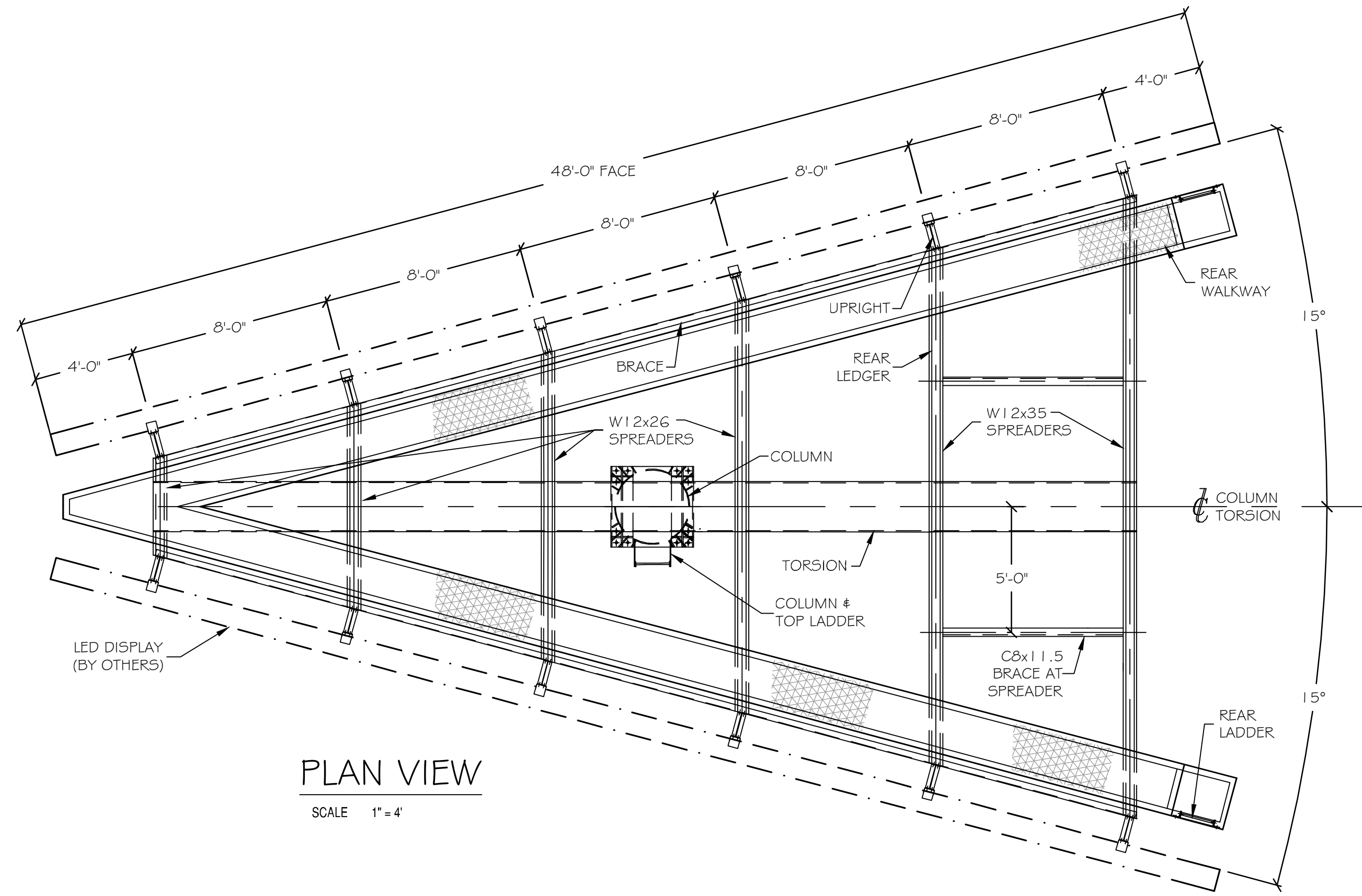
JOB No. 050635-127

DATE : 8/19/2024

SP02

SHEET 2 OF 3

Cadd file name: V:\050635 - Becker Boards\050635-01-001 (ENG)\Engineering\Plans\Site\Plan\00127-SP01.dwg, 8/21/2024



1051 DOBSON 206 LLC
1051 S DOBSON RD UNIT 206
MESA, AZ 85202

1051 S DOBSON LLC
2645 E SOUTHERN AVE UNIT 216
TEMPE, AZ 85282

1101 S SYCAMORE LLC
16428 E KINGSTREET BLVD
FOUNTAIN HILLS, AZ 85268

1550 WEST SOUTHERN LLC
6823 FORT HAMILTON PKWY 165
BROOKLYN, NY 11219

1668 S ASH LLC
1668 S ASH
MESA, AZ 85202

1844 W ISLETA LLC
2178 E WINCHESTER RD
CHANDLER, AZ 85286

2060 W SOUTHERN SP LLC
PO BOX 2034
SANTA MONICA, CA 90406

A & R PALMETTO LLC
424 RICE HOPE DR
MT PLEASANT, SC 29464

ACMAZ INVESTMENTS LLC
3619 E LONG LAKE RD
PHOENIX, AZ 85048

ALMAGUER REBECCA
1051 S DOBSON RD 53
MESA, AZ 85202

AMORESE ANTHONY J/MARIA C
1101 S SYCAMORE APT 324
MESA, AZ 85202

AMV TRADING LLC
1718 S LONGMORE UNIT 43
MESA, AZ 85202

ANDERSON CRAIG M
1718 S LONGMORE ST 118
MESA, AZ 85202

AP INVESTMENT GROUP LLC
3660 E SAN MATEO WY
CHANDLER, AZ 85249

ARAUJO KIMBERLY L
1718 S LONGMORE UNIT 101
MESA, AZ 85202

ARCHIBALD EILEEN
1718 S LONGMORE ST UNIT 29
MESA, AZ 85202

ARIZONA AGRIBUSINESS & EQUINE
CENTER INC
3636 N CENTRAL AVE 1050
PHOENIX, AZ 85012

ARIZONA STATE OF
1701 W JACKSON ST
PHOENIX, AZ 850073218

ARIZONA STATE OF
205 S 17TH AVE RM 370
PHOENIX, AZ 85007-3212

ARIZONA STATE OF
205 S 17TH AVE MD
PHOENIX, AZ 85007

ARMATA JOHN/DAVIES CHARLOTTE
1718 S LONGMORE UNIT 25
MESA, AZ 85202

ATKINSON RANDALL/ORVIS
REBEKAH
1718 S LONGMORE UNIT 53
MESA, AZ 85202

ATKINSON SAMUEL EARL/COMPTON
HOLLY RUTH
1520 W ILESO CIR
MESA, AZ 85202

AUGUSTINA CHERRY
1051 S DOBSON RD UNIT 147
MESA, AZ 85202

AUTREY KAITLYN
1718 S LONGMORE 51
MESA, AZ 85202

AYKROYD GILBERT H/CYNTHIA A
1667 S SAGUARO AVE
MESA, AZ 85202

AZ DOBSON RANCH APARTMENTS
LLC
9757 NE JUANITA DR STE 300
KIRKLAND, WA 98034

BALDWIN AMY
1808 W ISLETA AVE
MESA, AZ 85202

BANKS MADELYN/TAMARA DYAN
1718 S LONGMORE UNIT 19
MESA, AZ 85202

BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

BANNER HEALTH HOLDING
COMPANY LLC
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

BANNER HEALTH SYSTEM
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

BARTON & MACMINN-BARTON
TRUST
1642 S SAGUARO
MESA, AZ 852025738

BASS INVESTMENTS LLC
2673 E ZION WAY
CHANDLER, AZ 85249

BELLO WILLIAM P JR
1051 S DOBSON RD UNIT 215
MESA, AZ 85202

BELTRAN ESTEVAN LEON
1051 S DOBSON RD UNIT 217
MESA, AZ 85202

BENTLEY KIM S
1735 W ISLETA AVE
MESA, AZ 85202

BEVERLY V MCCORMICK FAMILY
LIVING TRUST
1955 W BASELINE RD STE 113-163
MESA, AZ 85202

BIEGEN SCOTT E/AUDREY
1658 S SYCAMORE
MESA, AZ 85202

BIERL KATHRYN ELISE/DENNIS LEE
1051 S DOBSON RD 46
MESA, AZ 85202

BIGGS AUDREY
1051 S DOBSON RD UNIT 144
MESA, AZ 85202

BLAKELY JERRY HOLMES &
CHRISTINE
1723 W ISABELLA
MESA, AZ 85202

BLUE J HOMES LLC
14432 S 18TH ST
PHOENIX, AZ 85048

BMF V AZ DISTRICT FIESTA PARK LLC
111 E SEGO LILY DR STE 400
SANDY, UT 84070

BOSCIA AEDAN M
1051 S DOBSON RD UNIT 51
MESA, AZ 85202

BOWERS HAROLD RAY/SARA
ELIZABETH
1702 W ISLETA AVE
MESA, AZ 85202

BOWERS PAUL
1101 S SYCAMORE UNIT 113
MESA, AZ 85202

BOWLING FAMILY PROPERTIES LLC
4619 N 75TH ST
SCOTTSDALE, AZ 85251

BPC LARKSPUR MERCADO LLC
10800 BISCAYNE BLVD STE 300
MIAMI, FL 33161

BRADSHAW SKYLER KEITH
1718 S LONGMORE ST UNIT 9
MESA, AZ 852025766

BRENNER MEGAN
1718 S LONGMORE UNIT 107
MESA, AZ 85202

BRIDINGER KELI
1051 S DOBSON RD STE 158
MESA, AZ 85202

BROOKS RODNEY L
1051 S DOBSON RD 136
MESA, AZ 85202

BROWN DANNY L & SHELLEY J
1051 S DOBSON 44
MESA, AZ 85202

BTT FIESTA PLAZA LLC
3573 E SUNRISE DR STE 125
TUCSON, AZ 85718

BURCIAGA MARIO A
1051 S DOBSON RD UNIT 57
MESA, AZ 85202

BW BOWLING PROPERTIES LP
7313 BELL CREEK RD
MESHANICVILLE, VA 23111

CAIN JACOB
1051 S DOBSON RD UNIT 208
MESA, AZ 85202

CAMACHO JOEL E CERVANTES
1051 S DOBSON RD UNIT 27
MESA, AZ 85202

CAMPINI LIVING TRUST
10733 E THORNTON AVE
MESA, AZ 85212

CANTOR BETH A
9687 E COCHISE DR
SCOTTSDALE, AZ 85258

CAO ZEYANG
1850 SAND HILL RD APT 39
PALO ALTO, CA 94304

CAPOBIANCO-BRINKMAN EVAN
J/BRINKMAN B ETAL
1718 S LONGMORE UNIT 104
MESA, AZ 852025772

CARDENAS CODY/ESPERANZA
1051 S DOBSON RD UNIT 50
MESA, AZ 85202

CARL W HOWELL AND SUSAN C
HOWELL FAMILY TRUST
7805 N MOHAVE RD
SCOTTSDALE, AZ 85253

CARRANCHO CRYSTAL CABRAS
1718 S LONGMORE UNIT 37
MESA, AZ 85202

CARTY CAROL
1718 S LONGMORE UNIT 49
MESA, AZ 85202

CASOLI FAMILY TRUST
3934 W BLOOMFIELD RD
PHOENIX, AZ 85029

CEBALLOS OSCAR RENE/BLOK
ASHLEY VICTORIA
1627 S ASH
MESA, AZ 85202

CHAMPAGNE LISA K
1718 S LONGMORE UNIT 32
MESA, AZ 85202

CHAN DANIEL K H & YUK YIP
1826 W ISLETA
MESA, AZ 85202

CHASE DONNA L/JEFFREY ALAN
670 N MOUNT SINAI RD
DICKSON, TN 37055

CHIA STANLEY HUNG-HSUAN/CHOU
FAN-LI TR
4524 ROSEDALE AVE
BETHESDA, MD 20814

CHIZEK NICHOLAS/DAVID/LISA
1718 S LONGMORE ST UNIT 102
MESA, AZ 85202

CHRISTINE M ALTHOFF LIVING
TRUST
1718 S LONGMORE RD UNIT 64
MESA, AZ 85202

CHURCH OF JESUS CHRIST LDS CORP
PRES BIS
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

CIRCLE K PROPERTIES INC
PO BOX 52122
PHOENIX, AZ 85072

CIRCLE K STORES INC
1130 W WARNER RD BLDG
TEMPE, AZ 85284

CLARK SCOTT
6624 S LAS SETAS ST
GILBERT, AZ 85298

CLUCAS FAMILY TRUST
1028 W WINDHAVEN AVE
GILBERT, AZ 85233

COE PROPERTY ONE LLC
4734 S ADELLE CIR
MESA, AZ 85212

COLLINS STEVEN/JENNIFER
1634 S CHOLLA
MESA, AZ 85202

CONTINENTAL TOWNHOUSES E UNIT
1 ASSN
PO BOX 27476
TEMPE, AZ 85285

COOK KIMBERLY DAWN
1718 S LONGMORE UNIT 65
MESA, AZ 85202

COOPER ERIKA DAY
1665 S FLINT CIR
MESA, AZ 85202

COTTER RICHARD E
1720 W ISLETA AVE
MESA, AZ 85202

COUNTS-ZAHNISER JOINT TRUST
1718 S LONMORE ST UNIT 117
MESA, AZ 85202

CRABB LLC
1522 E LAS PALMARITAS DR
PHOENIX, AZ 85020

CRAIG REANNA
1718 S LONGMORE ST UNIT 86
MESA, AZ 85202

CREIGHTON-HARANK ANDREW J
1640 S CHOLLA
MESA, AZ 852025706

CROSS FAMILY TRUST
1811 W ISLETA AVE
MESA, AZ 85202

CUNDY SANDRA M
1648 S ASH
MESA, AZ 852025704

CUNNINGHAM JOANNA
PO BOX 41923
MESA, AZ 85274

CUNNINGHAM/DONAHUE TRUST
1718 S LONGMORE UNIT 24
MESA, AZ 85202

CURTIS FRANK J/BOLTON CYNTHIA J
1715 W ISABELLA AVE
MESA, AZ 85202

D & A OFRECIO TRUST
1718 S LONGMORE UNIT 57
MESA, AZ 852025769

DAMATO DANIEL M/KIMBERLY J
2105 W WALNUT AVE
ARLINGTON HEIGHTS, IL 60004

DANSEREAU TARA EVAUGHN
102 W PALOMINO DR UNIT 169
CHANDLER, AZ 85225

DAVIS GOODWIN EMILE/PAIGE
RAMONA L
1718 S LONGMORE ST UNIT 114
MESA, AZ 85202

DEFFENBAUGH BRANDI ANN
1718 S LONGMORE UNIT 60
MESA, AZ 85202

DELORENZO ANNETTE
1652 S SYCAMORE
MESA, AZ 85202

DEMAR ERMA J
1718 S LONGMORE 45
MESA, AZ 85202

DENNHARDT ERNEST L SR/LULU M
TR
645 S ELDORADO RD
MESA, AZ 85202

DENNIS RANDY D/ELBERTA S
1051 S DOBSON UNIT 54
MESA, AZ 85202

DISCOVERY HEALTH SYSTEM
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

DISCOVERY HEALTH SYSTEM
PO BOX 71970
PHOENIX, AZ 85050

DJ RIDGE FAMILY LIVING TRUST
4692 W OAKLAND ST
CHANDLER, AZ 85226

DOBSON 1051 LLC
2582 E BART ST
GILBERT, AZ 85295

DOBSON SQUARE CENTER LLC
PO BOX 76005
PHOENIX, AZ 85087

DODDS JAMES W
PO BOX 1354
PAGE, AZ 86040

DOMINGUEZ LOUIS DEREK/SHELLEY
725 LIVE OAK DR
EL PASO, TX 79932

DOMINION PATRICIA
1718 S LONGMORE ST -
MESA, AZ 85202

DONDO HOMES LLC
1343 E UNIVERSITY DR
TEMPE, AZ 85288

DSMB PROPERTIES L.L.C.
PO BOX 71970
PHOENIX, AZ 85050

DUFF LISA/EBMEYER HANNAH
1718 S LONGMORE UNIT 113
MESA, AZ 85202

DUNNIGAN JAMES E
1718 S LONGMORE ST UNIT 63
MESA, AZ 852025770

DURAZO JESUS FRANCISCO
1051 S DOBSON RD UNIT 204
MESA, AZ 85202

ELZEY JARRELL P/NANCY C TR
PO BOX 35055
PHOENIX, AZ 85069

EMERALD APARTMENTS
12760 W NORTH AVE
BROOKFIELD, WI 53005

ERWIN CHELSIE J/ARIAS ELIAS
DIEGO
1051 S DOBSON RD UNIT 219
MESA, AZ 85202

EVANS RUDY J
1714 W ISLETA AVE
MESA, AZ 85202

EWING CAROL A
1646 S PECAN CIR
MESA, AZ 85202

FALL MOHAMED
1637 S ASH
MESA, AZ 85202

FERNANDEZ OSCAR JAVIER/SONG LU
5136 E EVERGREEN ST
MESA, AZ 85205

FIORITO TAYLOR ANNE/JOSEPH
MICHAEL
1718 S LONGMORE ST UNIT 41
MESA, AZ 85202

FLETKE ANGELA
1718 S LONGMORE UNIT 61
MESA, AZ 85202

FOLEY ANTONIO SCOTT
1639 S SAGUARO
MESA, AZ 85202

FOLLMER JULIE E
1051 S DOBSON RD UNIT 133
MESA, AZ 85202

FONSECA JONATHAN
1718 S LONGMORE ST UNIT 78
MESA, AZ 85202

FOOK AND TIP TONG TRUST
1163 E DERRINGER WAY
CHANDLER, AZ 85286

FRAGASSI MICHAEL/CORINNE
5722 E ELLIS ST
MESA, AZ 85205

FRASER ANNA
1718 S LONGMORE UNIT 30
MESA, AZ 85202

FREELS THERESA
1051 S DOBSON RD UNIT 150
MESA, AZ 85202

FRERKING ASHLEY
958 W JUNIPER AVE
GILBERT, AZ 85233

FRITCH BARRY L
1718 S LONGMORE 84
MESA, AZ 85202

GARCIA ANA CECILIA
1718 S LONGMORE ST UNIT 1
MESA, AZ 85202

GARCIA CLAUDIA M
1051 S DOBSON UNIT 70
MESA, AZ 85202

GARCIA FRANCISCO E II/MARISSA
1659 S SYCAMORE
MESA, AZ 85202

GARCIA JESSICA C
1647 S SAGUARO
MESA, AZ 85202

GARCIA NATHAN/DEHN CLARE
100 NOPAL PL APT 232
CHANDLER, AZ 85225

GARCIA RENATO A/ELSA G
1860 S PORTLAND AVE
GILBERT, AZ 852969003

GARDEN PLACE PROPERTIES LLC
6915 S 900 E
MIDVALE, UT 84047

GASTELUM FRANCISCA TORRES
584 W LOS LAGOS VISTA AVE
MESA, AZ 85210

GC WATERSTONE LLC
9595 WILSHIRE BLVD 214
BEVERLY HILLS, CA 90212

GERRY FERRARA DIPPE TRUST
2014 E GARDENIA AVE
PHOENIX, AZ 85020

GOMEZ JESUS
1051 S DOBSON RD UNIT 141
MESA, AZ 85202

GONZALES BERNADETTE M
5837 E HOOVER AVE
MESA, AZ 85206

GOODIN LINDA A
1718 S LONGMORE UNIT 7
MESA, AZ 85202

GORDON PROPERTY HOLDINGS LLC
4885 S 900 E STE 104
SALT LAKE CITY, UT 84117

GORDON REBECCA M
9868 E DESERT TRAIL LN
GOLD CANYON, AZ 85218

GRANT ROBERTA JEAN
1607 OLD MILL RD
SALADO, TX 76571

GREABER ALISON M
1051 S DOBSON RD UNIT 48
MESA, AZ 85202

GREEM LLC
10006 E STONECROFT DR
SCOTTSDALE, AZ 85255

GREENE-WINEK ALEXANDRIA
1718 S LONGMORE UNIT 34
MESA, AZ 85202

GRISS CHELSEA
4923 S 121 ST
OMAHA, NE 68137

GUADALUPE VENTURES LLC
PO BOX 781303
SAN ANTONIO, TX 78278

GUILLEN JUAN CARLOS
1750 W ISLETA AVE
MESA, AZ 85202

GUION KEITH
1652 S FLINT CIR
MESA, AZ 85202

HACKITT GARRETT/DAVID/GAIL
1348 W KIOWA AVE
MESA, AZ 85202

HAGERTY MICHAEL & LYLIA A
1726 W ISLETA AVE
MESA, AZ 85202

HAGGERTY MARY ANNE/RINTOUL
NEIL B TR
1718 S LONGMORE UNIT 13
MESA, AZ 85202

HAMMOND NICOLE Y
1718 S LONGMORE UNIT 31
MESA, AZ 852025768

HAMPSHIRE MICHAEL D/ROSE
M/ROSEMARY E
1718 S LONGMORE UNIT 77
MESA, AZ 85202

HANG AND TUYET NGOC NGUYEN
LIVING TRUST
1732 W ISLETA AVE
MESA, AZ 85202

HENRY KELLY A/SCHEIDT JOHN SR
1718 S LONGMORE UNIT 94
MESA, AZ 85202

HENSEL MATTHEW
4101 E BASELINE RD 1911
GILBERT, AZ 85234

HERNANDEZ MARLENE L/GUERRERO
HUGO HERNANDEZ
1832 W ISLETA AVE
MESA, AZ 85202

HERRERA LIVING TRUST
1051 S DOBSON RD UNIT 45
MESA, AZ 85202

HERZOG CYNTHIA L
8215 NE SEAVIEW AVE
INDIANOLA, WA 98342

HEWITT CHELSI
1718 S LONGMORE UNIT 67
MESA, AZ 85202

HITTLE 2017 LIVING TRUST
1564 FUCHSIA DR
SAN JOSE, CA 95125

HMA PROPERTY LLC
2070 N ILLINOIS ST
CHANDLER, AZ 85225

HOGUE ROSE ANDREA
1718 S LONGMORE ST 81
MESA, AZ 85202

HOLDEN ALLISON
1661 S FLINT CIR
MESA, AZ 85202

HOUDA JONATHON
1661 S CHOLLA
MESA, AZ 85202

HOUSTON KATHERINE LEE
1051 S DOBSON RD UNIT 157
MESA, AZ 85202

HOWELL ROCHELL LYNN/CHAD
MICHAEL
1718 S LONGMORE UNIT 10
MESA, AZ 85202

HUA XIAMENG/LI YIYING
1662 S ASH
MESA, AZ 85202

HUANG YU LIEN TR
292 W MALIBU DR
CHANDLER, AZ 85248

HUDSON TIMOTHY W/LETICIA R
1718 S LONGMORE UNIT 75
MESA, AZ 85202

HUEBNER ALEX R/NATHAN R
1802 W ISLETA AVE
MESA, AZ 85202

IRVING JUNIOR PROPERTIES
LLC/SILVER MESA PROPERTIES LLC
4885 S 900 E
SALT LAKE CITY, UT 84117

JAMES JESSIE LEE JR & FRANKIE L
1768 W ISLETA
MESA, AZ 85202

JANET LEE ENGLISH TRUST
1718 S LONGMORE UNIT 66
MESA, AZ 85202

JARAMILLO JOHN M SR/SANDRA A
6262 E ABINEAU CANYON DR
FLAGSTAFF, AZ 86004

JEANNIE S MCFADDEN LIVING TRUST
1718 S LONGMORE UNIT 95
MESA, AZ 85202

JEDRYCZKA MICHELLE S
3801 E ISABELLA AVE
MESA, AZ 85206

JENKINS JEREMY E
1051 S DOBSON RD 37
MESA, AZ 85202

JIMENEZ BRIAN J
1718 S LONGMORE 22
MESA, AZ 85202

JOHNSON DUANE M
1051 S DOBSON RD 210
MESA, AZ 85202

JOHNSON JUDITH L TR
1703 W ISABELLA
MESA, AZ 85202

JONNIE GAYE BERNARD LIVING
TRUST
1838 W ISLETA AVE
MESA, AZ 85202

JOSE AND TERESITA CACERES
LIVING TRUST
1817 W ISLETA AVE
MESA, AZ 85202

JU SUNG HEE
1051 S DOBSON RD UNIT 214
MESA, AZ 85202

JUAREZ LEONARDO E/ANA E
3243 S BIRCHETT DR
TEMPE, AZ 85282

JULIUS PENELOPE M
1718 S LONGMORE UNIT 109
MESA, AZ 85202

KADADO MOHAMAD
1701 W ENCINAS ST
GILBERT, AZ 85233

KANNON JAMES CARL VUN
1051 S DOBSON RD #
MESA, AZ 85202

KAPITAN DEBRA
1051 S DOBSON RD 220
MESA, AZ 85202

KEELEY ROBIN MARIE/FRANK
BYRON
1051 S DOBSON RD 221
MESA, AZ 85202

KELLEN KATHRYN E/CEFALU
SAMUEL P
1820 W ISLETA AVE
MESA, AZ 85202

KENNEY ROBERT J/KATHRYN W
2492 E CLARK DR
GILBERT, AZ 85297

KEOUGH JESSICA/LONDONO
JONATHAN
1829 W ISLETA AVE
MESA, AZ 85202

KHORRAMI NEDA REZAEI
1051 S DOBSON RD UNIT 201
MESA, AZ 85202

KIELGASS DENNIS A
10793 ASHTON AVE 10
LOS ANGELES, CA 90024

KIMSEL TRACY SUE
1051 S DOBSON RD UNIT 124
MESA, AZ 85202

KING DANIEL
1051 S DOBSON RD UNIT 59
MESA, AZ 85202

KISCHUK GREGORY A
1738 W ISLETA
MESA, AZ 85202

KLEIN PETER/MARIAH
602 N MAY UNIT 54
MESA, AZ 85201

KLUKAS RODNEY ALLEN/TUCKER
LONNA B
1701 S CHOLLA ST
MESA, AZ 85202

KOBOLD CHAD M/JOHNA
1663 S SYCAMORE PL
MESA, AZ 85202

KOEPPE RYAN J
1814 W ISLETA AVE
MESA, AZ 85202

KUAN TRUST
6433 E GELDING DR
SCOTTSDALE, AZ 85254

KUFNER DAYNA L
1718 S LONGMORE UNIT 39
MESA, AZ 85202

KURIA SOPHIA (CONSERVATOR)
1718 S LONGMORE UNIT 72
MESA, AZ 852025770

KURIGER LISA
1051 S DOBSON RD UNIT 211
MESA, AZ 85202

KURZ BETHANY MARGARET
BLAZEVICH
1051 S DOBSON RD UNIT 138
MESA, AZ 85202

LACY CHEYEON
1718 S LONGMORE UNIT 93
MESA, AZ 852025772

LAGROU JAMES C/MCCABE-LAGROU
MIKKI
1841 W ISLETA AVE
MESA, AZ 85202

LAI JORDYN
1669 S ASH
MESA, AZ 85202

LAKEVIEW4 LLC
4343 MARKET ST
RIVERSIDE, CA 92501

LAM LEE
1051 S DOBSON RD UNIT 151
MESA, AZ 85202

LANDBARRON LLC
1412 W INDIGO DR
CHANDLER, AZ 85248

LARSON ROSS D & MARSHA L
1649 S FLINT
MESA, AZ 85202

LE THANH H
1051 S DOBSON RD UNIT 42
MESA, AZ 85202

LEA JOHN H & JEAN L
1651 S PECAN CT
MESA, AZ 85202

LEE KAD LLC
1648 E KAEL ST
MESA, AZ 85203

LEE VICKI
1051 S DOBSON RD UNIT 26
MESA, AZ 85202

LEISY CONNER/ROBERTS RANDEE
1645 S ASH
MESA, AZ 852025703

LEONARD BRADLEY KEFFALAS AND
ROCIO CAROLINA KEFFALAS
REVOCABLE LIVING TRUST
535 W LONGHORN DR
CHANDLER, AZ 85286

LEVINE INVESTMENTS LP
2801 E CAMELBACK RD STE 450
PHOENIX, AZ 85016

LHT PHOENIX LLC (LEASE)
PO BOX 71970
PHOENIX, AZ 85050

LIEBERT FRED C
1654 S PECAN CIR
MESA, AZ 85202

LIGMA LIVING TRUST
1823 W ISLETA AVE
MESA, AZ 85202

LITCHFIELD EXCHANGE AND
HOLDING LLC
1404 S LONGMORE RD
MESA, AZ 85202

LITCHFIELD EXCHANGE AND
HOLDINGS LLC
350 W BASELINE RD 106
MESA, AZ 85210

LONGMORE 71 LLC
3482 E FANDANGO DR
GILBERT, AZ 85298

LOPEZ ALEX ERNESTO/LILIAN X
1051 S DOBSON RD UNIT 155
MESA, AZ 852023913

LOPEZ JUAN FRANCISCO DE LA
TORRE
1101 S SYCAMORE APT 207
MESA, AZ 852024049

LOPEZ RITA LAUREL
1051 S DOBSON RD UNIT 127
MESA, AZ 85202

LOWDER MARLENE
1718 S LONGMORE ST 6
MESA, AZ 85202

LOZANOV ILIYA
712 N SANTA BARBARA UNIT 34
MESA, AZ 852014486

LUCK LYNETTE P
1718 S LONGMORE 112
MESA, AZ 85202

LUONG THUAN D
1051 S DOBSON RD
MESA, AZ 85202

MACHOWSKI NOAH MARTIN/EMILEE
CAREY
1051 S DOBSON RD UNIT 137
MESA, AZ 85202

MACNEIL LINDSEY
1718 S LONGMORE UNIT 4
MESA, AZ 852025766

MAJESTIC SQUARE LLC
760 LAS POSAS RD A2
CAMARILLO, CA 93010

MAKSINSKI CHERYL L
1718 S LONGMORE 11
MESA, AZ 85210

MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
2411 W 14TH ST
TEMPE, AZ 85281

MARIN SERGIO G/LUZ MARIA
1718 S LONGMORE ST 76
MESA, AZ 85202

MARTINEZ HORTENSIA G
1051 S DOBSON RD 218
MESA, AZ 85202

MATHEWS BRYAN
1051 S DOBSON RD 120
MESA, AZ 85202

MATUS JASMINE
1051 S DOBSON RD UNIT 200
MESA, AZ 85202

MAUGHAN BENJAMIN
1718 S LONGMORE UNIT 44
MESA, AZ 85202

MAUL AMY
1051 S DOBSON RD UNIT 43
MESA, AZ 85202

MCDONALD CHRISTOPHER
1652 S SAGUARO
MESA, AZ 85202

MCDONALDS REAL ESTATE
COMPANY
1 MCDONALDS PLZ
OAK BROOK, IL 60523

MCQUILLER DIANN M
1051 S DOBSON RD UNIT 30
MESA, AZ 85202

MEDIELLIS LLC
6143 W KENT DR
CHANDLER, AZ 85226

MENG DONG
1840 W BROWNING WAY
CHANDLER, AZ 85286

MERGUS PACIFICA LLC
2 WINDWARD WAY
DUXBURY, MA 02332

MERLINO ANTHONY R
1718 S LONGMORE UNIT 18
MESA, AZ 85202

MERRILL WILLIAM E JR/DEBRA L
302 WATERFOWL DR
YORKTOWN, VA 23692

MESA CITY OF
20 E MAIN ST 6TH
MESA, AZ 85201

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

MESA TOP LLC
20222 W WHITTON CT
BUCKEYE, AZ 85396

MILLER ARIZONA INVESTMENTS LLC
1756 E QUEEN PALM DR
GILBERT, AZ 85234

MISURACA JOHN FRANK/MARYANN
1051 S DOBSON RD UNIT 209
MESA, AZ 85202

MLM PARTNERS
PO BOX 51266
PHOENIX, AZ 85076

MMCP LLC
2920 E CAMELBACK RD 200
PHOENIX, AZ 85016

MOHANTY SUDATTA/BISHT VANYA
1002 WESTLYNN WAY APT 1
CUPERTINO, CA 95014

MONSON RICHARD L/SANCHEZ
KARLA TERESA BERRELLEZA
1626 N ROCA CIR
MESA, AZ 85213

MOORE DANIELLE
1670 S SAGUARO
MESA, AZ 85202

MORA GLORIA R
1051 S DOBSON RD UNIT 135
MESA, AZ 85202

MORCOMB LACEY JEANNE
1051 S DOBSON RD UNIT 140
MESA, AZ 85202

MORONES CHRISTINE L
1718 S LONGMORE UNIT 98
MESA, AZ 85202

NANALAND LLC
13170 MILLCROFT CT
SAN DIEGO, CA 92130

NAVARROLI MARK ANTHONY &
JOANNE E
1718 S LONGMORE 27
MESA, AZ 85202

NGUYEN PHUONG T
1051 S DOBSON 145
MESA, AZ 85202

NICHOLAS KATHY L
1101 S SYCAMORE 229
MESA, AZ 85202

O HOMES LLC
2766 E VIRGINIA ST
GILBERT, AZ 85296

O'BRIEN PATRICK T/TERESA J
6 ACR 1035
GREER, AZ 85927

OCCHIPINTI DIANE F
1718 S LONGMORE
MESA, AZ 85202-5772

OCHOA ASHLEY
1718 S LONGMORE UNIT 17
MESA, AZ 85202-5767

OREGANOS RESTAURANTS INC
7217 E SHEA BLVD
SCOTTSDALE, AZ 85258

PALOMO COURTNEY/WESTON
MATTHEW
1720 W ISABELLA AVE
MESA, AZ 85202

PANG YOKE CHUAN/VUONG ELISA L
70 ROCKLAND DR
BROCKTON, MA 02301

PARK PLACE ASSN INC
1501 W JEROME AVE
MESA, AZ 85202

PARK PLACE ASSOCIATION INC
PO BOX 10909
GLENDALE, AZ 85318-0909

PATTERSON FRANKLIN EARL
IV/CAROLYN ANNE
1721 W ISABELLA AVE
MESA, AZ 85202

PATTON ALAN T
1718 S LONGMORE 85
MESA, AZ 85202

PEDRAZA DOUGLAS S SANGUINO
1718 S LONGMORE UNIT 97
MESA, AZ 85202

PEETE ELIZABETH A
1051 S DOBSON RD UNIT 39
MESA, AZ 85202

PENDLETON ROBERT A
1891 E ALMEDA DR
TEMPE, AZ 85282

PETERSON AARON L
1653 S FLINT CIR
MESA, AZ 85202

PEW CALLIE J
1051 S DOBSON RD STE 153
MESA, AZ 85202

PHANMANIVONG BENJAMIN
1718 S LONGMORE 48
MESA, AZ 85202

PHILLIPS KERRY LANE/RUSTIN B
1718 S LONGMORE UNIT 20
MESA, AZ 85202

PHOENIX DOBSON LLC
9663 SANTA MONICA BLVD
BEVERLY HILLS, CA 90210

PIO EZRA JOHN R
1718 S LONGMORE ST UNIT 38
MESA, AZ 85202

PLACE AT EL PRADO APARTMENTS
LLC
15170 N HAYDEN RD STE 1
SCOTTSDALE, AZ 85260

PLUTUS HOLDINGS LLC
1051 S DOBSON RD 130
MESA, AZ 85202

POWERS PATRICIA J
1718 S LONGMORE DR
MESA, AZ 85202

PUGH MICHAEL J
PO BOX 20232
MESA, AZ 85210

REEDY JOHN
1718 S LONGMORE UNIT 26
MESA, AZ 85202

REYES RONALD L/BETTY J
1709 W ISABELLA AVE
MESA, AZ 85202

RIEGEL GEORGE WILLIAM
1663 S SAGUARO
MESA, AZ 85202

RITTER DEBORAH KAY
1744 W ISLETA AVE
MESA, AZ 85202

ROBERTS DIANE E
1051 S DOBSON RD 63
MESA, AZ 85202

ROGERS EMILY
1718 S LONGMORE UNIT 47
MESA, AZ 85202

ROLLAND MICHAEL
1051 N DOBSON RD 156
MESA, AZ 85202

ROUILLARD ARTHUR JOSEPH
III/KRACHT SHERYL
1516 W ILESO CIR
MESA, AZ 85202

ROUSE & AIKMAN
INVESTMENTS/DSMB PROP (LEASE)
PO BOX 71970
PHOENIX, AZ 85050

SAN MIGUEL DAVID LEE/TIFFANEY
BROOKE
1724 W ISABELLA AVE
MESA, AZ 85202

SCHAUS NOEL C
1718 S LONGMORE ST UNIT 70
MESA, AZ 85202

SCHILLER SHEILA OVERSON
4880 MARTINDALE ST NE
PRIOR LAKE, MN 55372

SCHMIDT ALLYSON
D/MICHAEL/CAROL A
1718 S LONGMORE ST 3
MESA, AZ 85202

SCOFIELD JONI ELIZABETH
1718 S LONGMORE UNIT 110
MESA, AZ 85202

SEES CANDY SHOPS INC
210 EL CAMINO REAL
SOUTH SAN FRANCISCO, CA 94080

SEITER FAMILY TRUST
3126 S COTTONWOOD
MESA, AZ 85202

SHAWN BRITTON REVOCABLE
LIVING TRUST
2780 W LAREDO PL
CHANDLER, AZ 85224

SHEELEY JEAN ANN
1718 S LONGMORE UNIT 46
MESA, AZ 85202

SHIPLEY RITA
1051 S DOBSON RD 203
MESA, AZ 85202

SHUMWAY FAMILY TRUST
1051 S DOBSON RD STE 134
MESA, AZ 85202

SIMONOVIC DOBRICA/ZORICA
PO BOX 4900
SCOTTSDALE, AZ 85261

SINGH ANGEL J/BARRON VALERIE R
1051 S DOBSON RD UNIT 65
MESA, AZ 85202

SMALL JOANNA
1718 S LONGMORE UNIT 99
MESA, AZ 85202

SNYDER COLLEEN A
1703 S SYCAMORE
MESA, AZ 85202

SNYDER WILLIAM R JR/NANCY M TR
1718 S LONGMORE
MESA, AZ 85202

SONG WEISI
1051 S DOBSON RD UNIT 199
MESA, AZ 85202

SOTOMAYOR ROBERT A JR
1051 S DOBSON RD UNIT 47
MESA, AZ 85202

SOUTHERN AVE MESA LLC
57 CREST RD
PIEDMONT, CA 94611

SPRE SAGE CONDOS LLC
3790 VIA DE LA VALLE STE 311
DEL MAR, CA 92014

STAGGS JAMES A & JANICE
1653 S SAGUARO
MESA, AZ 85202

STARBUCK SUSAN
1713 N 113TH AVE
AVONDALE, AZ 85392

STEELE FAMILY TRUST
2154 S LAS PALMAS
MESA, AZ 85202

STEPNITZ RESIDENCE TRUST
1718 S LONGMORE UNIT 40
MESA, AZ 85202

STERKEL KELLY J/DEBRA A
1640 S ASH
MESA, AZ 85202

STEWART KRISTEN L
1051 S DOBSON RD UNIT 73
MESA, AZ 85202

STOKES SUE GUERRERO/HOGUE
ROSE
1718 S LONGMORE UNIT 82
MESA, AZ 85202

STRIMBU FAMILY TRUST
9045 E CORTEZ ST
SCOTTSDALE, AZ 85260

SULAIMAN INVESTMENT LLC
PO BOX 12993
SCOTTSDALE, AK 58267

SUNNY DAYS TRUST
1850 W ISLETA AVE
MESA, AZ 85202

SUSAN C HOWELL ADMINISTRATIVE
SURVIVORS TRUST
8601 N SCOTTSDALE RD STE 150
SCOTTSDALE, AZ 85253

SY LLC
1350 S LONGMORE
MESA, AZ 85202

T & D ALDER CREEK EQUITY LLC
ETAL
1800 SW 1ST AVE STE 620
PORTLAND, OR 97201

TALLABAS-TARAZON CONNIE
1718 S LONGMORE UNIT 5
MESA, AZ 852025766

TAN LING YING/TANG HELEN
1051 S DOBSON RD UNIT 58
MESA, AZ 85202

TARAILO DANIELA/BLESICH
ZACHARY SAVA
1847 W ISLETA AVE
MESA, AZ 85202

TARGET CORPORATION
PO BOX 9456
MINNEAPOLIS, MN 55440

TAT ANDY
1051 S DOBSON RD 61
MESA, AZ 85202

TAVAREZ LIVING TRUST
116 BALDY VIEW LN
SUN VALLEY, ID 83353

THELEN TROY
1320 N ASH CT
CHANDLER, AZ 85224

THOMPSON JAMES R JR/THOMPSON
MAI L
705 N LONGMORE
CHANDLER, AZ 85224

THOMPSON MAI/JAMES
705 N LONGMORE
CHANDLER, AZ 85224

THROOP RICHARD MARK
1718 W LONGMORE ST 52
MESA, AZ 85202

TOMKINS WALTER EDWIN
1718 S LONGMORE 69
MESA, AZ 85202

TOPPS RICHARD T SR
1718 S LONGMORE 90
MESA, AZ 85202

TWIN PALMS CONDOMINIUM
ASSOCIATION
8825 N 23RD AVE., STE 100
PHOENIX, AZ 85021

UG2 MESA NGX AZ LP
1000 4TH ST STE 290
SAN RAFAEL, CA 94901

UNIFIED SOUTHERN CJ LLC
6990 E MAIN ST STE 202
SCOTTSDALE, AZ 85251

VALLEY KOREAN PRESBYTERIAN
CHURCH
1310 S LONGMORE
MESA, AZ 85202

VANCE SARA K
1718 S LONGMORE UNIT 54
MESA, AZ 85202

VARS SUSAN
1051 S DOBSON RD 139
Mesa, AZ 85202

VERDE FIESTA I LLC
1720 W RIO SALADO PKWY STE A
TEMPE, AZ 85281

VIBE HOLDINGS LLC
7750 E CABALLERO CIR
MESA, AZ 85207

VITULLI MARIA
1718 S LONGMORE 28
MESA, AZ 85201

WADDELL DENNIS D/CHRISTINA D
1646 S CHOLLA
MESA, AZ 85202

WAGGONER ERIKA LEIGH/MAFI
FRANCISCO AULANI
1718 S LONGMORE ST UNIT 91
MESA, AZ 85202

WALLACE STEVEN A
1718 S LONGMORE 2
MESA, AZ 85202

WANG TAIR-HURNG/LIH-JINAN
726 W MONTE CIR
MESA, AZ 85210

WEAVER LYNN/LISA
1718 S LONGMORE ST UNIT 56
MESA, AZ 85202

WELL MANORED INVESTMENTS LLC
304 N GREENFIELD RD
GILBERT, AZ 85234

WENGE JENNIFER/TREVOR
1051 S DOBSON RD 55
MESA, AZ 85202

WERTZ BETHANY JAMES
1051 S DOBSON RD UNIT 212
MESA, AZ 85202

WESTMOUNT AT URBAN TRAILS LP
700 N PEARL ST STE N1650
DALLAS, TX 75201

WHITE ANDREA
1718 S LONGMORE ST UNIT 96
MESA, AZ 85202

WHITLOW ROY
1725 S SAGUARO
MESA, AZ 85202

WHITTED COLLETTE MARIE
1051 S DOBSON RD UNIT 35
MESA, AZ 85202

WHITTINGTON JENNIFER L
1718 S LONGMORE UNIT 105
MESA, AZ 85202

WILEY FAMILY L L C
15111 N HAYDEN RD 163-363
SCOTTSDALE, AZ 85260

WILLOW CHRISTOPHER J
1051 S DOBSON RD UNIT 49
MESA, AZ 85202

WILLOW TREE PROPERTIES LLC
737 E 7TH PL
MESA, AZ 85203

WILSON DORINDA T
1051 S DOBSON RD UNIT 213
MESA, AZ 852023917

WIMMER MELISSA S
5833 WOODRIDGE CT
LINCOLN, NE 68506

WINSTANLEY ADAM
1807 W ISLETA AVE
MESA, AZ 852025723

WITALY AND WANDA KASTANOS
TRUST
10131 E OSAGE AVE
MESA, AZ 85212

WITHERSPOON COLIN/LAUREN
1640 S PECAN CIR
MESA, AZ 85202

WONG 168 LLC
22833 SUMMER LN
NOVI, MI 48374

WONG LARRY S/LI ERICA
1801 W ISLETA AVE
MESA, AZ 85202

WOOD CREEK TOWNHOMES ASSOC
1718 S Longmore
Mesa, AZ 85202

WOODALL JASON
1651 S ASH
MESA, AZ 85202

YAO HENGFEI
18517 N 20TH PL
PHOENIX, AZ 850221424

ZENG GUOLI/ZHONG YANHUI
2115 E GENEVA DR
TEMPE, AZ 85282

Lucy Hambright
PO Box 1466
Mesa, AZ 85211-1466

Vice Mayor Francisco Heredia
959 W Monte Ave
Mesa, AZ 85210

City of Mesa Development Services
Department
ATTN: Josh Grandlienard
PO Box 1466

MCC Billboard Overlay District

Neighborhood Meeting Minutes

September 12, 2024 at 6:00 PM

MCC Library, Room LB 144

Hosted by:

- Reese Anderson & Sarah Prince – Pew & Lake, PLC.
- Brian Spicker – Foundation President and Chief Executive Officer
- Lee Ann Bohn – Chief Operating Officer, Maricopa Community Colleges
- Robert Budach – Vice President of Administrative Services, Mesa Community College
- Jacob Zonn – Becker Boards

Neighbors in attendance:

- Four (4) individuals, representing two (2) households, in total, see attached sign in sheets.

Summary:

Prior to the formal start of the meeting, several neighbors had questions relating to the notice radius and total amount of notices sent, which is more fully detailed below. After formally starting the meeting around 6:04 PM, Mr. Anderson introduced the project team to the neighbors and presented a brief PowerPoint presentation that described the proposed Billboards and the locations in detail. At approximately 6:13 PM Mr. Anderson opened the meeting for questions from the neighbors. The questions below were asked by the neighbors both prior to the formal start of the meeting and after. The meeting concluded at approximately 6:35 PM. The text following each question in bold font are the responses provided by team members during the meeting.

1. What was the radius used to send neighborhood meeting notices?
 - a. 1,000 feet, which is the requirement provided by the City of Mesa. Even though the Overlay district does not extend to Southern Avenue, we used Southern Avenue as the start for measuring 1,000 feet to the north, and we used the southern property line of the MCC Campus to measure south. At this time, Mr. Anderson and Ms. Prince presented a copy of the notification radius map to the residents in attendance.
2. How many notices letters were sent?
 - a. Ms. Prince looked at the distribution list and informed the residents that a total of 395 property owners were mailed notices.
3. What does “NITS” mean?
 - a. Mr. Anderson and others explained that a NIT is a unit of measurement used to quantify the luminance or brightness of a screen. One nit represents one candela per square meter.
4. Are there studies done regarding traffic/safety/distractions due to Billboards?
 - a. Mr. Anderson and Mr. Zonn explained that there are federal standards that all Billboards must follow. These standards include that the Billboard must be turned off at 11 PM, the Billboard cannot exceed 300 Nits at night, and the advertisement can only change every eight (8) seconds.

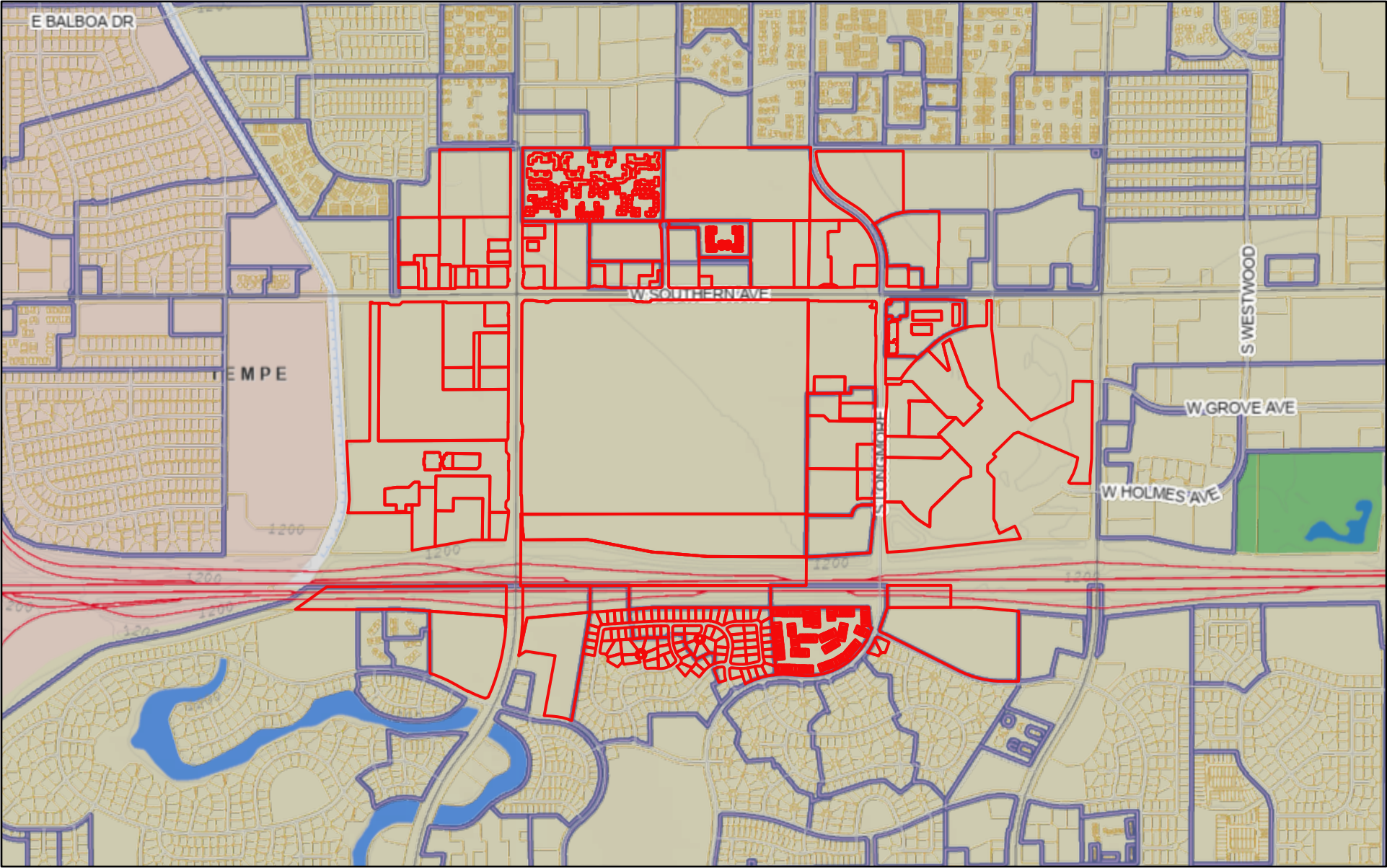
5. What is the financial benefit of the Billboards and is the District willing to share those total dollar amounts with us?
 - a. Mr. Anderson and Mr. Spicker explained that the net proceeds generated from the Billboards will go to Mesa Resident students who meet specific degree and financial needs requirements. We anticipate that the revenues will help somewhere between 315-815 students, based on the costs of the programs they are involved with. Mr. Spicker and Mr. Anderson responded to Mr. Barton that they would need to assess the total dollars and then get back to him with the specific amount of revenue that we anticipate.

6. We believe that the biggest issue with the proposed Billboards is the location. This part of the US60 is already a very dangerous interchange on the Highway, and we believe that the additional distraction of an electronic Billboard will create more traffic and safety issues. How will the benefit outweigh the potential risk?
 - a. The concern about traffic and safety issues is a valid one. However, we do believe that compliance with the City, State and Federal standards for highway billboards is sufficient at this location.

7. Has the District considered other fundraising options that will be just as beneficial as Billboards?
 - a. Yes, the District works on a variety of fundraising efforts every year. The funds that we have are drying up quickly and additional fundraising efforts are being made. The Billboards are one of many fundraising initiatives.

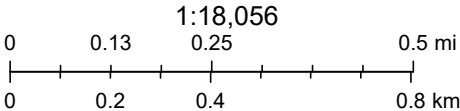
The meeting concluded at 6:35 PM. Mr. Anderson let the neighbors know that this project is expected to make it to Planning and Zoning and City Council by the end of this year. Also, Mr. Anderson let the neighbors know that we would send emails and letters providing them with up to date information once the public hearings are set.

1000' Prop Owner Map



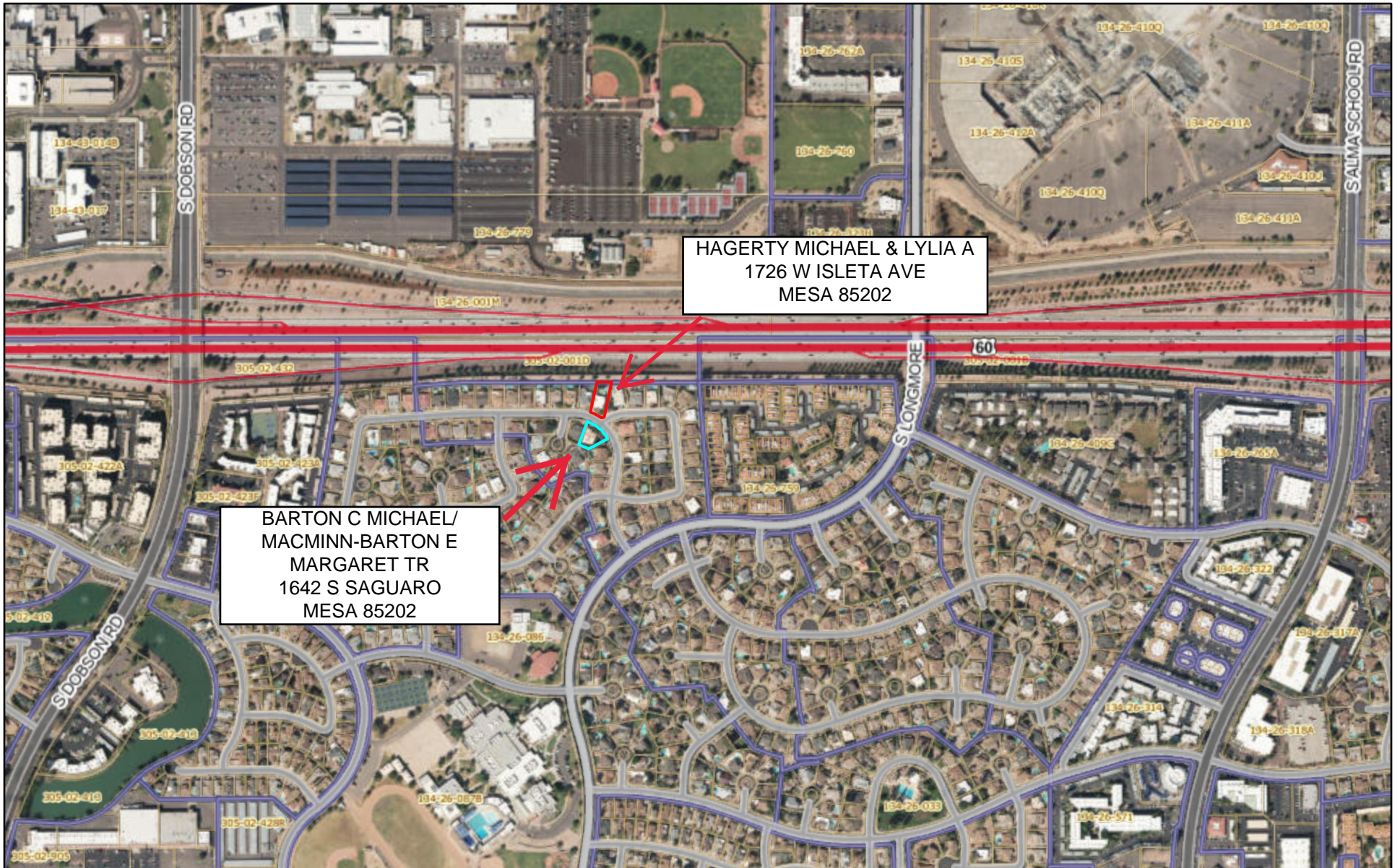
August 15, 2024

 Override 1



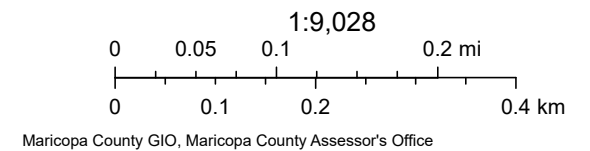
Maricopa County GIO, Maricopa County Assessor's Office

Map



September 13, 2024

 Override 1





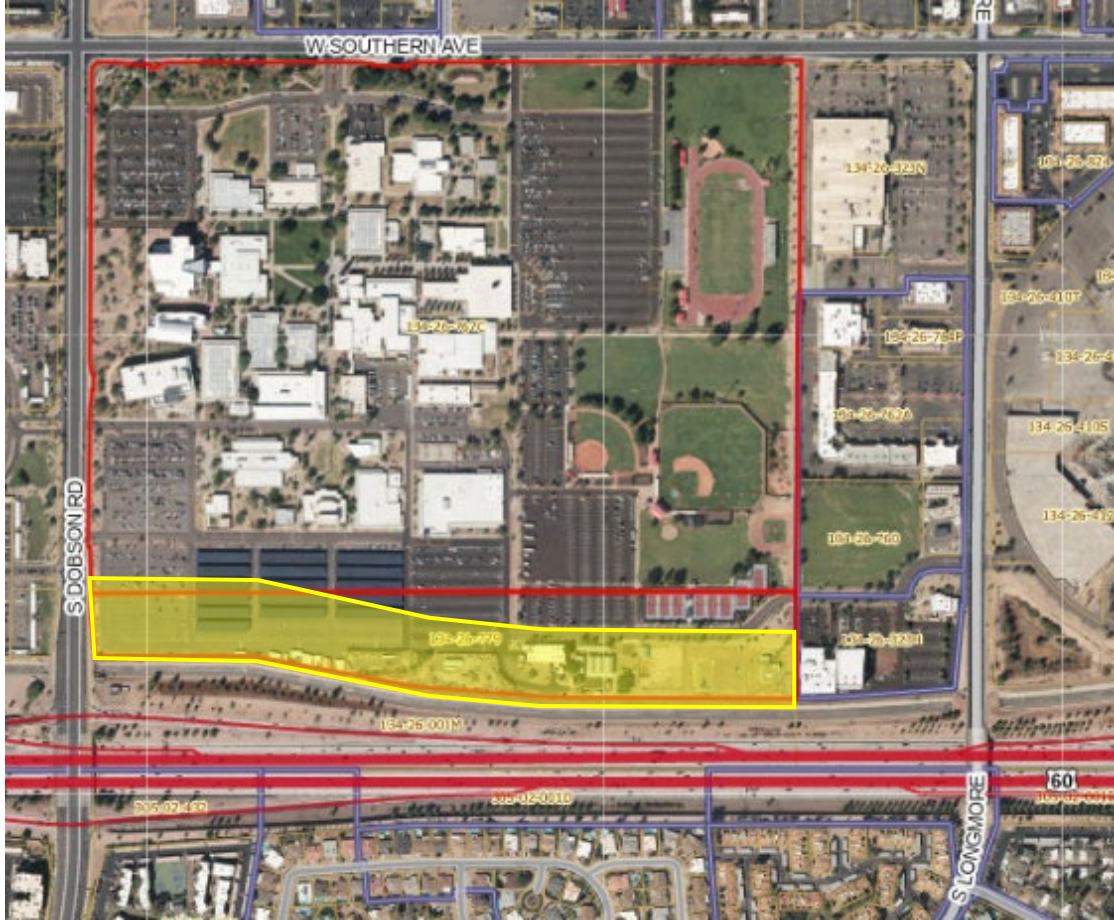
MCC – Billboard Overlay District

ZON24-00767

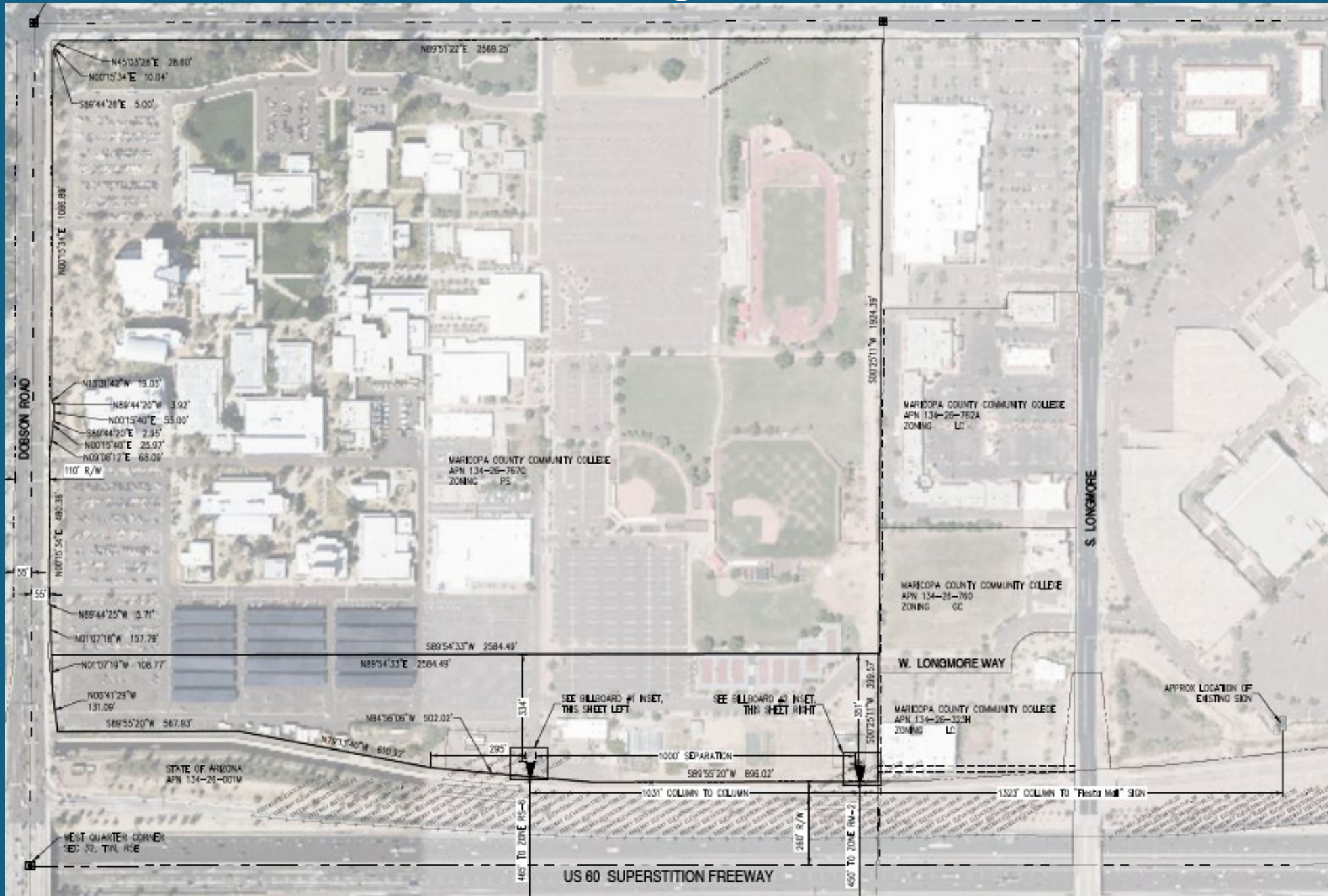
Mesa Community College Site Aerial



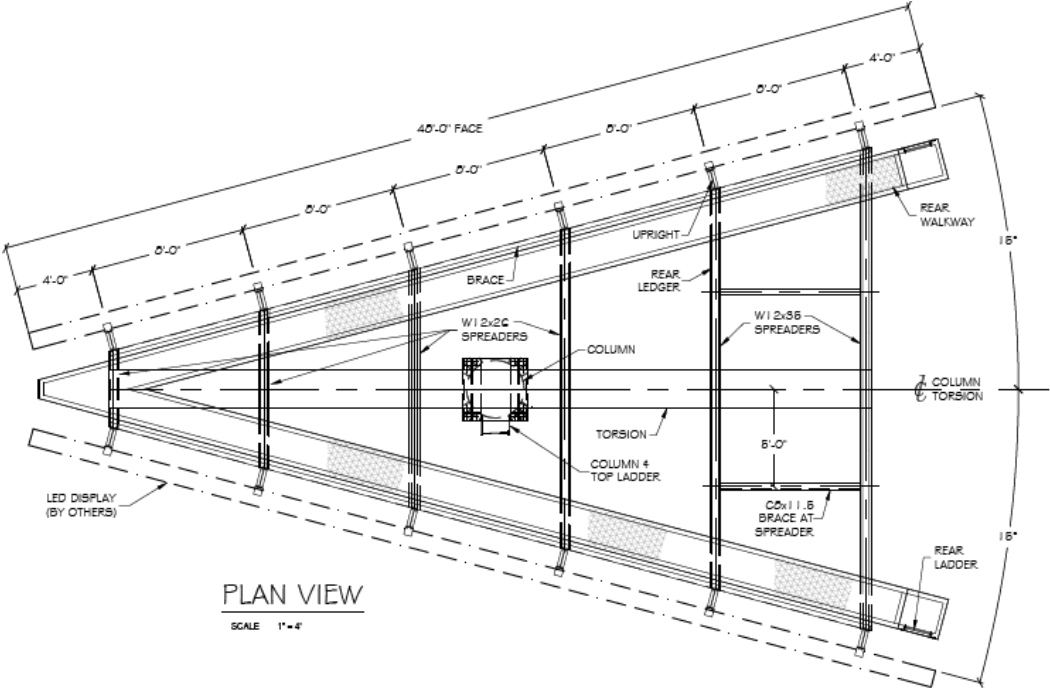
Site Aerial - Including the Overlay District



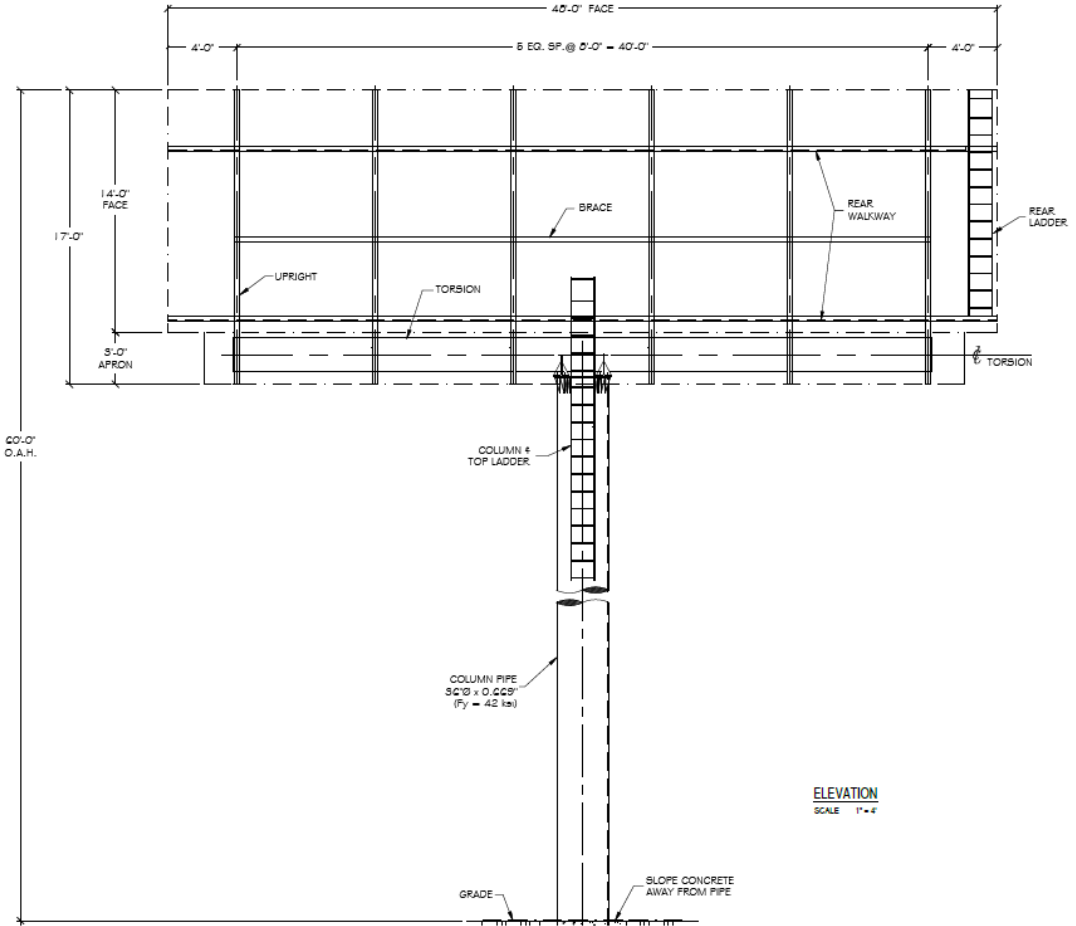
Site Plan / Sign Locations



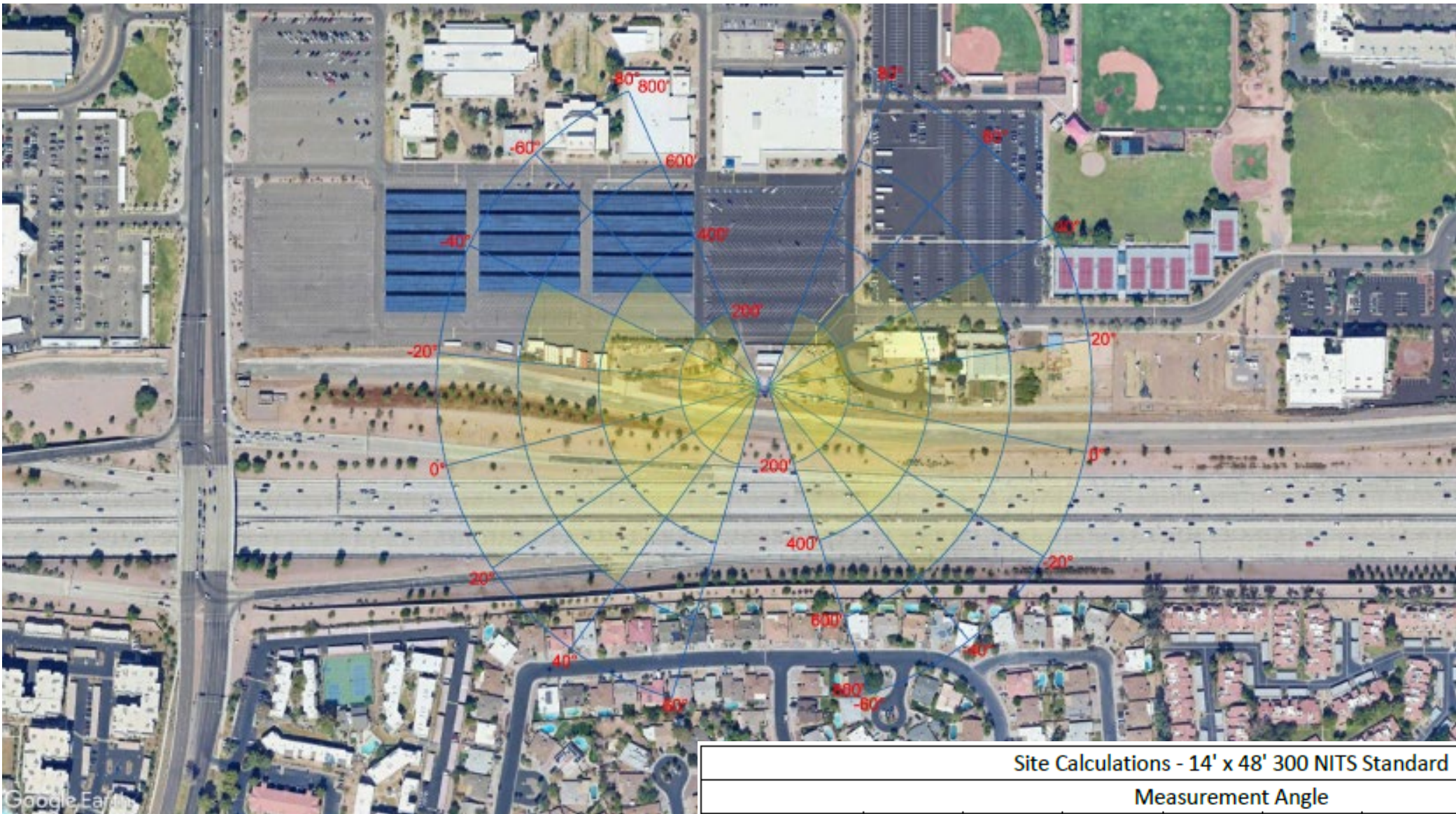
Sign Elevations/Details



PLAN VIEW
 SCALE 1" = 4'



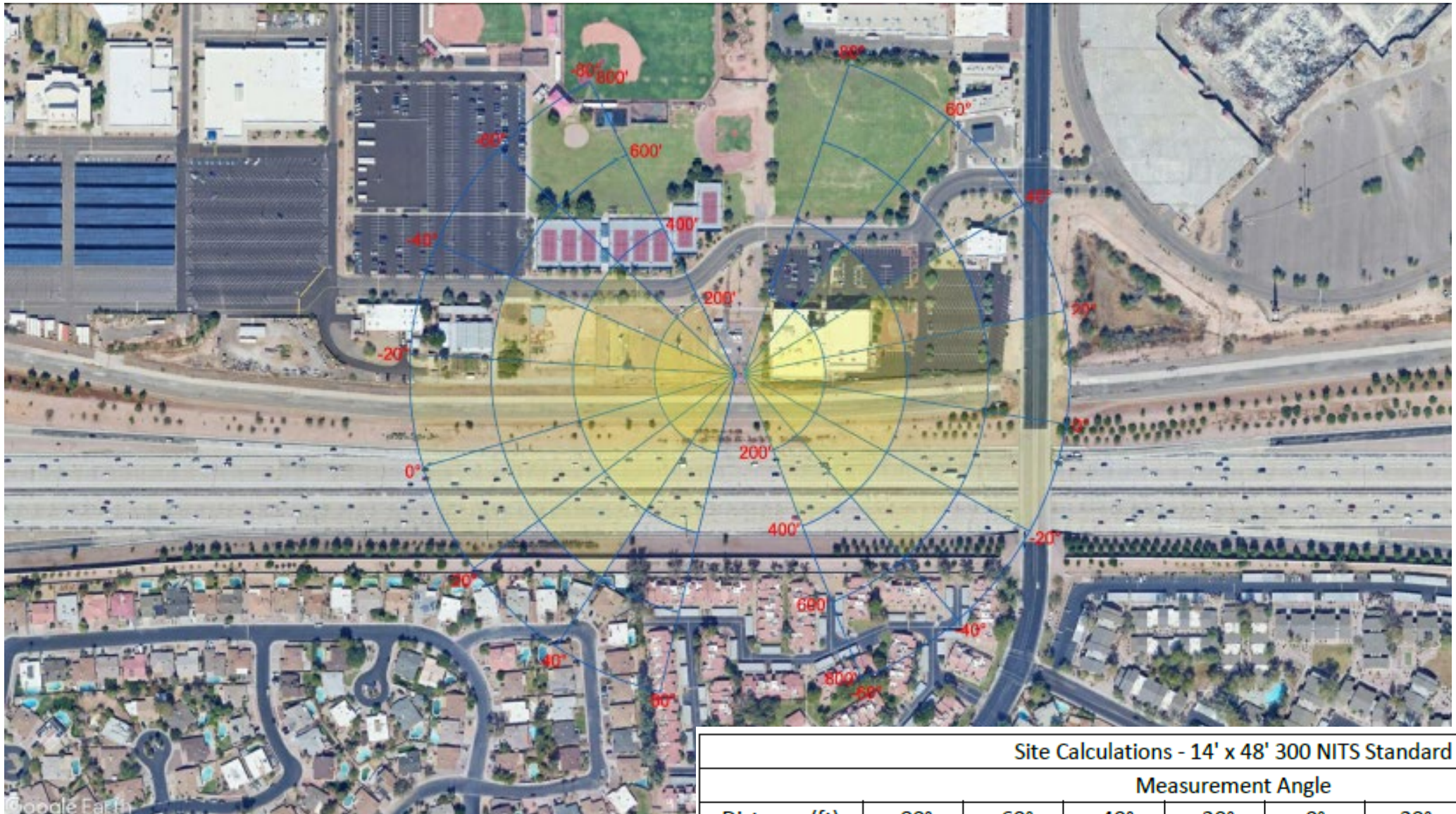
ELEVATION
 SCALE 1" = 4'



**Western Sign -
Light Mitigation
and Viewing
Angle Map**

Site Calculations - 14' x 48' 300 NITS Standard

Measurement Angle									
Distance (ft)	-80°	-60°	-40°	-20°	0°	20°	40°	60°	80°
200'	0.040fc	0.133fc	0.297fc	0.397fc	0.414fc	0.397fc	0.297fc	0.133fc	0.040fc
400'	0.010fc	0.033fc	0.075fc	0.102fc	0.107fc	0.102fc	0.075fc	0.033fc	0.010fc
600'	0.004fc	0.015fc	0.033fc	0.045fc	0.048fc	0.045fc	0.033fc	0.015fc	0.004fc
800'	0.002fc	0.008fc	0.019fc	0.026fc	0.027fc	0.026fc	0.019fc	0.008fc	0.002fc



**Eastern Sign -
Light Mitigation
and Viewing
Angle Map**

Site Calculations - 14' x 48' 300 NITS Standard

		Measurement Angle							
Distance (ft)	-80°	-60°	-40°	-20°	0°	20°	40°	60°	80°
200'	0.040fc	0.133fc	0.297fc	0.397fc	0.414fc	0.397fc	0.297fc	0.133fc	0.040fc
400'	0.010fc	0.033fc	0.075fc	0.102fc	0.107fc	0.102fc	0.075fc	0.033fc	0.010fc
600'	0.004fc	0.015fc	0.033fc	0.045fc	0.048fc	0.045fc	0.033fc	0.015fc	0.004fc
800'	0.002fc	0.008fc	0.019fc	0.026fc	0.027fc	0.026fc	0.019fc	0.008fc	0.002fc

Comments or Questions?

Pew & Lake, PLC.

480-461-4670

Reese Anderson

Reese.Anderson@pewandlake.com

Sarah Prince

Sarah.Prince@pewandlake.com

Neighborhood Meeting Sign-In Sheet

Applicant:
Pew & Lake, PLC/ Maricopa County Community College District
and Mesa Community College,

Property Location:

Property is approximately the southernmost 250 feet of the Mesa
Community College Campus adjacent to the US60 Freeway.

Date:
September 12, 2024

Meeting Location:
MCC Library Room LB-144
1833 W. Southern Ave.
Mesa, AZ 85202

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Michael Hagerty	1726 W. Isleta Av	85202		
2	Lylia Hagerty	1726 W Isleta Av	85202	Lhagerty2004.net	480 688 0367
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					

This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.

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Pew & Lake, PLC/ Maricopa County Community College District
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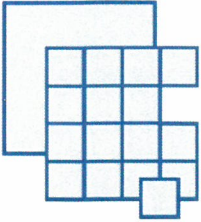
Meeting Location:
MCC Library Room LB-144
1833 W. Southern Ave.
Mesa, AZ 85202

Time:
6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Margaret and Michael Barton	1642 S Saguaro, Mesa	85202	margaretmarton@gmail.com C.michael.barton@gmail.com	480-510-1565 480-540-3759
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					

This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.



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



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

NOTICE OF PLANNING AND ZONING BOARD HEARING

Dear Neighbor,

We have applied to Rezone from Public and Semi-Public (PS) to Public and Semi-Public with a Billboard Overlay (PS-BO) and Site Plan Review to allow for two billboard on the Mesa Community College property located at Southern and Dobson. This request is to allow for two electronic billboards on the southernmost 250 feet of the campus. The case number assigned to this project is ZON24-00767.

This letter is being sent to all property owners within 1000 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 of the proposed development. If you have any questions regarding this proposal, please call me or Sarah Prince at 480-461-4670 or e-mail us at reese.anderson@pewandlake.com / sarah.prince@pewandlake.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on November 13, 2024, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or 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 below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/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 Joshua Grandlienard of their Planning Division staff. She can be reached at 480-644-6712 or joshua.grandlienard@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Reese Anderson
Pew & Lake, PLC

Enclosures

SITE PLAN

THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PARCEL DESCRIPTION PARCELS REFERRED TO AS PARCELS A, B AND C ARE SHOWN ON THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. PARCELS A, B AND C ARE SHOWN ON THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. PARCELS A, B AND C ARE SHOWN ON THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. PARCELS A, B AND C ARE SHOWN ON THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER
MEGA COMMUNITY COLLEGE DISTRICT
 3501 WEST SALT RIVER
 TEMPE, ARIZONA 85281

DEVELOPER
 REACTOR LEASING, LLC
 401 WEST RINDSKOPE ROAD
 CHANDLER, ARIZONA 85226
 PHONE: 480.731.7275
 CONTACT: JUDY WHITE
 EMAIL: judy@reactorleasing.com

ENGINEER
 ROWMAN CONSULTING
 405 NORTH SPURDIN STREET, #105
 PHOENIX, ARIZONA 85008
 CONTACT: JAY CRETE
 EMAIL: jcrete@rowman.com

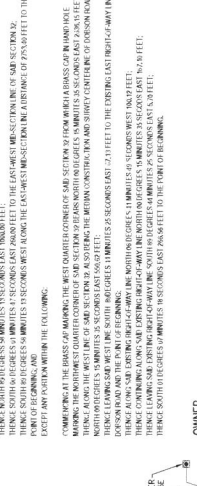
SITE DATA
 PROJECT ADDRESS: 3501 WEST SALT RIVER
 CITY: TEMPE, ARIZONA 85281
 COUNTY: MARICOPA COUNTY, ARIZONA
 ZONING: PD-1 (OFFICE PROFESSIONAL SERVICE)
 LOT AREA: 1,195.77 SQ FT
 TRACT AREA: 1,195.77 SQ FT
 EXISTING ZONING/LAND USE: PD-1 (OFFICE PROFESSIONAL SERVICE)

UTILITY COMMITMENT TABLE

UTILITY	LOCATION	DEPT. / OWNER
WATER	WEST SIDE	CITY OF MESA WATER
SEWER	WEST SIDE	CITY OF MESA WATER
SAL. IRRIGATION	WEST SIDE	MICALS ANCHORAGE UNIVERSITY TRNG
ELECTRICITY	WEST SIDE	MESA POWER
TELEPHONE	WEST SIDE	AT&T
CABLE TV	WEST SIDE	CABLE ONE
WASTE	WEST SIDE	MESA POWER
STREETSIDE LIGHTING	WEST SIDE	MESA POWER
TRAFFIC SIGNAL	WEST SIDE	MESA POWER

LEGEND

- PRIORITY LINE
- SECTION LINE
- FASTENING LINE
- CENTRELINE
- RIGHT OF WAY LINE
- ROADS OPEN TO HANDOVER
- ROADS NOT OPEN TO HANDOVER
- RIGHT OF WAY NOT OPEN TO HANDOVER
- FAHRENHEIT
- BLDG TRACKLINE
- BSL



TRACKING NUMBER SP01

DATE 07/1/24

DESCRIPTION

SCALE 1" = 100'

PROJECT NUMBER

PROJECT STATUS

DATE 07/05/17

SHEET 1 OF 3

MEGA COMMUNITY COLLEGE DISTRICT
 3501 WEST SALT RIVER
 TEMPE, ARIZONA 85281

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 401 WEST RINDSKOPE ROAD
 CHANDLER, ARIZONA 85226
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ROWMAN CONSULTING
 405 NORTH SPURDIN STREET, #105
 PHOENIX, ARIZONA 85008
 CONTACT: JAY CRETE
 EMAIL: jcrete@rowman.com

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Pole cover details:

5' x 5' with internal angle frame and .125" thick aluminum plate surface.
Texture finish painted flat black.

Top cap to be 12" tall and 72" square.
Textured finish painted blue to match logo graphic.

Logo and copy on 2 sides of pole cover to be .250" thick aluminum with satin white finish.
Graphic in center of circle to be 3M vinyl applied.
All to be flush mounted to pole cover surface with threaded stud-mounted fasteners and nuts on inside.



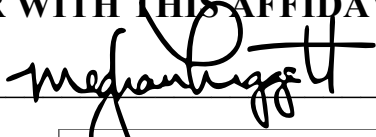
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

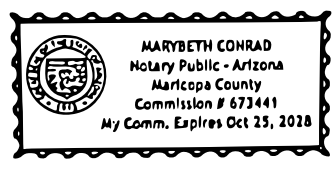
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # , on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from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


Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00767

**Request: Rezone from Public and Semi-Public
(PS) to Public and Semi-Public with a
Billboard Overlay (PS-BO) and Site Plan
Review to allow for two billboards.**

Applicant: PEW & LAKE, PLC
Phone: (480) 461-4670
Planning Division: (480) 644-2385

Posting date: 10/28/24

October 28, 2024 at 7:20 AM
+33.392943,-111.871325
1855-1871 W Southern Ave
Mesa AZ 85202
United States
Rose Garden



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: November 13, 2024
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Phone: (480) 461-4670
Planning Division: (480) 644-2385

Posting date: 10/28/24

October 28, 2024 at 7:43 AM
+33 387662 -111 863977
1502 S Longmore
Mesa AZ 85202
United States
Mesa Community College



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00767

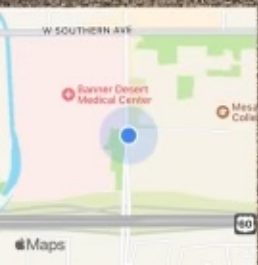
**Request: Rezone from Public and Semi-Public
(PS) to Public and Semi-Public with a
Billboard Overlay (PS-BO) and Site Plan
Review to allow for two billboards.**

Applicant: PEW & LAKE, PLC

Phone: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 10/28/24



October 28, 2024 at 6:56 AM
+38 389080 -111.874522
Mesa AZ 85202
United States
Mesa Community College

From: [Michael Barton](#)
To: [Sarah Prince](#); [Reese Anderson](#)
Subject: comment on proposed electronic billboards along US 60 in Mesa
Date: Thursday, September 12, 2024 12:05:04 PM

Ms Prince and Mr. Anderson:

I am responding to your request for comments on the electronic billboards proposed to be erected on MCC and Fiesta Mall property, adjacent to US 60. As you state in your letter informing the local community about these billboards, I trust that you will forward these comments in full to the Mesa City Council and Planning and Zoning Board. I am opposed to erecting these billboards at this location for several reasons.

1. The location of the proposed electronic billboards presents a significant and dangerous traffic hazard. They would be located at the section of US 60 between Alma School Rd and the Loop 101 north and south exits. In this section, drivers must merge onto the freeway from both Dobson and Alma School, across several lanes of traffic, where other cars are trying to merge from the westbound lanes of US 60 onto exit ramps for Dobson and the north and southbound Loop 101. Immediately after this is the exit to McClintock, merging with traffic from north and southbound Loop 101 merging onto westbound US 60. This is already a dangerous section of interchanges. Billboards in general, but especially electronic ones, are highly distracting to drivers. Electronic billboards are especially dangerous because a) they are brightly lit to attract driver attention and b) they switch advertisements at short intervals, encouraging drivers to focus closely on a message before it disappears. Having been the victim of a serious crash a year ago, cause by an apparently distracted driver at a similarly complicated and dangerous intersection (southbound 101 exiting onto Southern/Baseline, and the US 60), I am very opposed to an additional distraction to drivers in such dangerous locales. This location for an electronic billboard is simply asking for more frequent and more serious traffic accidents.

2) Additionally, electronic billboards at this location would be a visual nuisance for residents on the south side of the US60. There are many section of US 60 that do not directly border residential neighborhoods. This is not one of them. Houses in the neighborhood across US 60 from the proposed billboard locations back directly onto the freeway. These electronic billboards would shine their garish light directly into the backyards and bedroom windows of those properties. They would be equally visible to residents across the street from properties adjacent to the freeway. Many residents would like to enjoy an evening prior to 11pm without it being ruined by this kind of display. it is bad enough that the current sound barriers are not very effective. To make it worse by erecting enormous and garishly colorful depiction of accident lawyers and casinos further degrades the quality of life in these adjacent residential neighborhoods.

3) The billboards are being proposed to the Mesa City Council as being revenue generating for MCC and for Verde Investment, which is redeveloping the Fiesta Mall property. This raises an important question of how much revenue would be paid to these two groups for allowing an electronic billboard to be erected on their properties. This is fundamental to assessing whether the potential financial benefits to Verde and MCC outweigh by the risks to drivers and visual impacts on residents. I certainly would like an answer to this question.

I am disappointed that after decades of prohibiting billboard eyesores along public highways,

Mesa has decided to allow the most distracting and visually noisome versions--electronic ones. However, since this is now permissible, it is imperative that any such billboard be situated so as to minimize any deleterious impacts. Situating them at the 60/101 interchange and across from a residential neighborhood does not do so. For these reasons, I am strongly opposed to erecting these proposed billboards in these locations.

Michael Barton, Mesa resident

Michael Barton

From: [Reese Anderson](#)
To: [REBECCA GORDON](#)
Cc: [Sarah Prince](#)
Subject: RE: Billboard @MCC
Date: Monday, September 2, 2024 12:55:06 PM

Hello Rebecca!

I hope you are having a nice Holiday Weekend. Thank you very much for your email. I note your valid concerns and that you will not be able to make it to the Sept. 12th neighborhood meeting. So, we will gladly pass along your comments to the City of Mesa as part of the public hearing process.

If you would like to learn more about the proposed billboard overlay district and the light mitigation measure that will be implemented here, please let me know and we can figure out the best way for us to get together.

Thank you.

Reese L. Anderson
Pew & Lake, PLC
480-461-4670

From: REBECCA GORDON <rebecky123@msn.com>
Sent: Saturday, August 31, 2024 3:00 PM
To: Reese Anderson <Reese.Anderson@pewandlake.com>
Subject: Billboard @MCC

Hi,

I am a homeowner in Woodcreek Townhomes just south of MCC. I will not be able to make the neighborhood meeting on September 12 and want to voice my concerns about having 2 electronic billboards placed on the south end of the MCC campus.

I think these will be eyesores and additional light sources that could potentially disturb residents that live across the freeway from MCC. I know I would not like to look outside my window to see a billboard (even an unlighted one much less an electronic one).

Thank you for your consideration.

Rebecca Gordon

Sent from [Outlook](#)

From: [Sarah Prince](#)
To: [Michael Barton](#); margarembarton@gmail.com
Cc: [Brian Spicker](#); [Reese Anderson](#)
Subject: RE: comment on proposed electronic billboards along US 60 in Mesa
Date: Wednesday, October 30, 2024 10:56:00 AM
Attachments: [PZ Notice Letter.pdf](#)

Hello,

Please see the attached public notice letter.

Best,

Sarah Prince

Land Use Planner & Project Manager
Phone 480-461-4670 **Mobile** 480-586-8315
1744 South Val Vista Drive, Suite 217
Mesa, Arizona 85204

From: Reese Anderson <Reese.Anderson@pewandlake.com>
Sent: Wednesday, October 30, 2024 9:39 AM
To: Michael Barton <c.michael.barton@gmail.com>
Cc: Brian Spicker <brian.spicker@domail.maricopa.edu>; Sarah Prince <sarah.prince@pewandlake.com>
Subject: RE: comment on proposed electronic billboards along US 60 in Mesa

Hello Michael!

I hope this email finds you well.

I wanted to follow up with you on 2 items.

First, our request to the City of Mesa has been scheduled for the Nov. 13th P&Z Meeting at 4 PM at the City Council Chambers, 57 E. 1st Street, Mesa, AZ 85201. Sarah will be emailing you a copy of the Notice letter that you should be receiving in the mail soon.

Second, Brian Spicker and I wanted to get back to you about your question relating to funds and how many students would be helped. To this end, we wanted to suggest a conversation between the 3 of us (and whoever you wanted to invite). We could talk in person, via virtual meeting, or on the phone. Do you have a preference? If so, let us know.

Hope to hear from you soon.

Thank you.

Reese L. Anderson
Pew & Lake, PLC

480-461-4670

From: Michael Barton <c.michael.barton@gmail.com>

Sent: Thursday, September 12, 2024 12:05 PM

To: Sarah Prince <sarah.prince@pewandlake.com>; Reese Anderson <Reese.Anderson@pewandlake.com>

Subject: comment on proposed electronic billboards along US 60 in Mesa

Ms Prince and Mr. Anderson:

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Michael Barton, Mesa resident

Michael Barton

From: [Sarah Prince](#)
To: lhagerty1@cox.net
Cc: [Reese Anderson](#)
Subject: MCC - Billboard Update
Date: Wednesday, October 30, 2024 11:01:00 AM
Attachments: [PZ Notice Letter.pdf](#)

Good morning,

I hope you are doing well. You are receiving this email because you attended the Neighborhood Meeting for the Billboards on the MCC Campus. Our request to the City of Mesa has been scheduled for the Nov. 13th P&Z Meeting at 4 PM at the City Council Chambers, 57 E. 1st Street, Mesa, AZ 85201.

I have attached a copy of the public hearing notice letter to this email. However, you will also receive a copy in the mail. Please let us know if you have any questions.

Best,

Sarah Prince

Land Use Planner & Project Manager
Phone 480-461-4670 **Mobile** 480-586-8315
1744 South Val Vista Drive, Suite 217
Mesa, Arizona 85204