

The Law Offices of
GARRY D. HAYS, PC

UPDATED CITIZEN PARTICIPATION PLAN FOR PROJECT CORK

CASE# ANX21-00728 and ZON21-00730
Parcel #s 304-34-015E and 304-34-015D

Date: September 7, 2021

Developer: Ryan Companies Inc.

Zoning Attorney: Law Offices of Garry D Hays PC
2198 E Camelback Road, Suite 230
Phoenix, Arizona 85016
602.308.0579 email: ghays@lawgdh.com

The purpose of this Citizen Participation Plan is to inform, citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of the site of the application for Project Cork ("Project"). The Project is located at the north side of Pecos Road between Merrill Road and 222nd St. This is an application requesting Annexation, Rezoning, Site Plan Review, Design Review approval, and a Special Use Permit to allow an industrial development. This Citizen Participation Plan shall ensure that those affected by this application will have adequate opportunity to learn and comment on the proposal.

General Plan Compliance

This Project would conform with the Mesa General Plan and Light Industrial Zoning.

Affected Neighbors

Neighbors may contact Garry Hays, Law Offices of Garry D. Hays, for additional information or to register any comments via phone or email at the contact information listed above.

Pre-application meeting (PRS20-00730):

A pre-application meeting with City of Mesa planning staff was held on July 13, 2021. Staff reviewed the application and recommended that adjacent property owners within 1,000 feet of the property and nearby registered neighborhood organizations be included in this participation plan.

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Action Plan:

In order 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:

1. A contact list will be developed for citizens and agencies in this area including:
 - Interested neighbors – focused on 1000 feet from the site, but may include more.
 - Homeowners Associations within one half mile of the project.
 - All registered neighborhood associations within one mile of the project

2. All persons listed on the contact list will receive a letter describing the Project, a copy of the site plan and an invitation to a neighborhood meeting that will be held virtually.

The meeting will be an introduction to the project and opportunity to ask questions and state concerns (if needed). A virtual sign in sheet will be used. Copies of the sign in sheet and any comments will be given to the City of Mesa Planner assigned to this project.

3. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule: Pre-submittal meeting: - July 13, 2021
First neighborhood meeting – September 21, 2021
Application submittal – September 7, 2021
Submittal of Citizens Participation Report and Notification materials – TBD
Planning and Zoning Board Hearing – October 27, 2021

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NOTICE OF NEIGHBORHOOD MEETING

September 3, 2021

ANX21-00728 and ZON21-00730
Northwest corner of Pecos Road and 222nd Street

Dear Area Property Owner,

This letter is being sent to notify you of a virtual neighborhood meeting for an annexation, rezoning, site plan review, design review and Special Use Permits filed with the City of Mesa's Planning Department for the northwest corner of Pecos Road and 222nd Street. The application is requesting to annex and rezone 74 acres from R-43 to Light Industrial for a light industrial development. The purpose of this meeting is to share with the community the plans for this project. Enclosed with this letter is a copy of the proposed site plan.

The virtual neighborhood meeting will be held electronically via Zoom, a free online meeting service. It will be held at the date and time below:

DATE: Tuesday, September 21, 2021

TIME: 6:00 pm

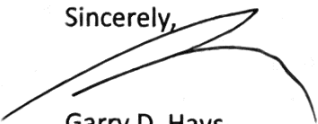
Website: www.zoom.us
Meeting ID: 889 6638 5650

If you wish to participate in the online Zoom meeting, we highly recommend you register for the meeting before it begins. Upon registration, Zoom will send you a link, password and options for entering the meeting.

The City Planner assigned to this case is Evan Balmer, Senior Planner. He can be reached at (480)-644-3654 or at evan.balmer@mesaaz.gov.

If you have questions, comments, or are unable to attend the meeting, please feel free to contact Garry Hays, The Law Offices of Garry D. Hays, PC, at 602-308-0579 or ghays@lawgdh.com or Evan Balmer, City of Mesa Senior Planner at the contact information listed above.

Sincerely,



Garry D. Hays
Enclosure

2198 E. Camelback Rd., Suite 230
Phoenix, AZ 85016

Maricopa County Assessor's Office
Parcel Viewer

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Address or Intersection: 304-34-015E

Parcel Information

Parcel ID: **304-34-015E**

Owner Information

Owner Name: TUCKER PROPERTIES LTD

Property Address: 40101 SNAVE ORCH MESA AZ 85139

Deed Number: 01961129

Deed Date: 1/1/2011

Deed Price: \$

Property Information

Latitude: 33.295406 -111.807100

UTM: 31 10 76

Acres: 40.071070

Zoning: R1-40

MCD: 0107

Lot Size (sq ft): 3,006,317

MEQR: 1/1/2011

Subdivision: 1/1/2011

Lot #: 1

Year: 1/1/2011

Construction Year: 1/1/2011

Living Space (sq ft): 1/1/2011

Valuation Information

Tax Year: 2022

PCN: \$10,442

PCV: \$35,102

PCD: 1/1/2011

Search By

Property Address: 304-34-015D

Owner: TUCKER PROPERTIES LTD

Property Address: 40101 SNAVE ORCH MESA AZ 85139

Mailing Address: 40101 SNAVE ORCH MESA AZ 85139

Latitude: 33.295406 -111.807100

Longitude: 33.295406 -111.807100

304-34-015E

Owner: TUCKER PROPERTIES LTD

Property Address: 40101 SNAVE ORCH MESA AZ 85139

Mailing Address: 40101 SNAVE ORCH MESA AZ 85139

Latitude: 33.295406 -111.807100

Longitude: 33.295406 -111.807100

Parcel Number	Owner	Property Address	Mailing Address
304-63-016A	BYNER CATTLE COMPANY	10620 E GERMANN RD MESA 85212	333 N CENTRAL AVE PHOENIX AZ 85004-2121
304-34-933	GATEWAY LAND INVESTMENTS LLC	6637 S 222ND ST MESA 85212	1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-34-934	GATEWAY LAND INVESTMENTS LLC	6619 S 222ND ST MESA 85212	1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-34-935	GATEWAY LAND INVESTMENTS LLC	6655 S 222ND ST MESA 85212	1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-36-005	GATEWAY LAND INVESTMENTS LLC		1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-36-006	GATEWAY LAND INVESTMENTS LLC		1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-34-204A	HANSON LARRY R/PAMELA TR	16045 S 222ND ST MESA 85212	PO BOX 440 ROOSEVELT AZ 85545
304-37-048	HANSON LARRY R/PAMELA TR		PO BOX 440 ROOSEVELT AZ 85545
304-36-003	HORNE REAL ESTATE INVESTMENTS LLC	16045 S 222ND ST MESA 85212	1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-34-205	LIBBEY JOSEPH H/WILLIE M	16025 S 222ND ST MESA 85212	16025 S 222ND ST QUEEN CREEK AZ 85242
304-34-016Z	MAD AIM INVESTMENTS LLC	10630 E PECOS RD MESA 85212	PO BOX 13006 CHANDLER AZ 85248
304-34-931	MAD AIM INVESTMENTS LLC		PO BOX 13006 CHANDLER AZ 85248
304-63-006T	MESA CITY OF		PO BOX 1466 MESA AZ 85211
304-63-006W	OLD DOMINION FREIGHT LINE INC	10233 E PECOS RD MESA 85212	500 OLD DOMINION WAY THOMASVILLE NC 27360
313-25-859C	PACIFIC PROVING LLC	6321 S ELLSWORTH RD MESA 85212	2201 E CAMELBACK RD STE 650 PHOENIX AZ 85016
304-63-006S	PECOS-MERRILL 20 LLC		5730 ECHO CANYON DR PHOENIX AZ 85018
	PENDING		
	PENDING		
304-34-015D	TUCKER PROPERTIES LTD		4010 E GROVE CIRCLE MESA AZ 85206
304-34-015E	TUCKER PROPERTIES LTD		4010 E GROVE CIRCLE MESA AZ 85206
304-34-016Y	YBL LLC	10646 E PECOS RD MESA 85212	8525 N 75TH AVE PEORIA AZ 85345
312-19-886	YBL LLC	10714 E PECOS RD MESA 85212	8525 N 75TH AVE PEORIA AZ 85345