

CITIZEN PARTICIPATION REPORT
ABLE STEEL FABRICATORS
4150 E. QUARTZ CIRCLE

September 9, 2024

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

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

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

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

**HITCHENS ASSOCIATES
ARCHITECTS, INC**

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

August 20, 2024

Dear Neighbor,


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

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

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

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

Sincerely,



Gregory L. Hitchens
Hitchens Associates Architects, Inc

Neighbor list within 1000 feet

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

Association list within 1 mile

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

Able Steel Neighborhood Meeting Summary

September 5, 2024

6:00pm

4150 E. Quartz Circle

Hosts:

Greg Hitchens – Applicant and Architect

Mark Fultz – Owner’s Representative

Jennifer Merrill – City of Mesa

List of neighbors in attendance:

No one attended the meeting

Summary:

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

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

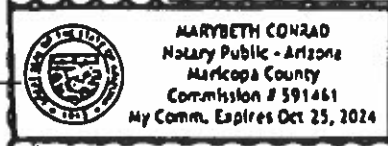
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the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

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on

Marybeth Conrad
Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

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

CASE: ZON24-00498

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

Applicant: Hitchens Associates Architects

Phone: (602) 615-0204

Planning Division (480) 644-2385

Posting date: 9/9/24

September 9, 2024 at 9:14 AM
+33 476173 111 742176
4150 E Quartz Cir
Mesa AZ 85215
United States