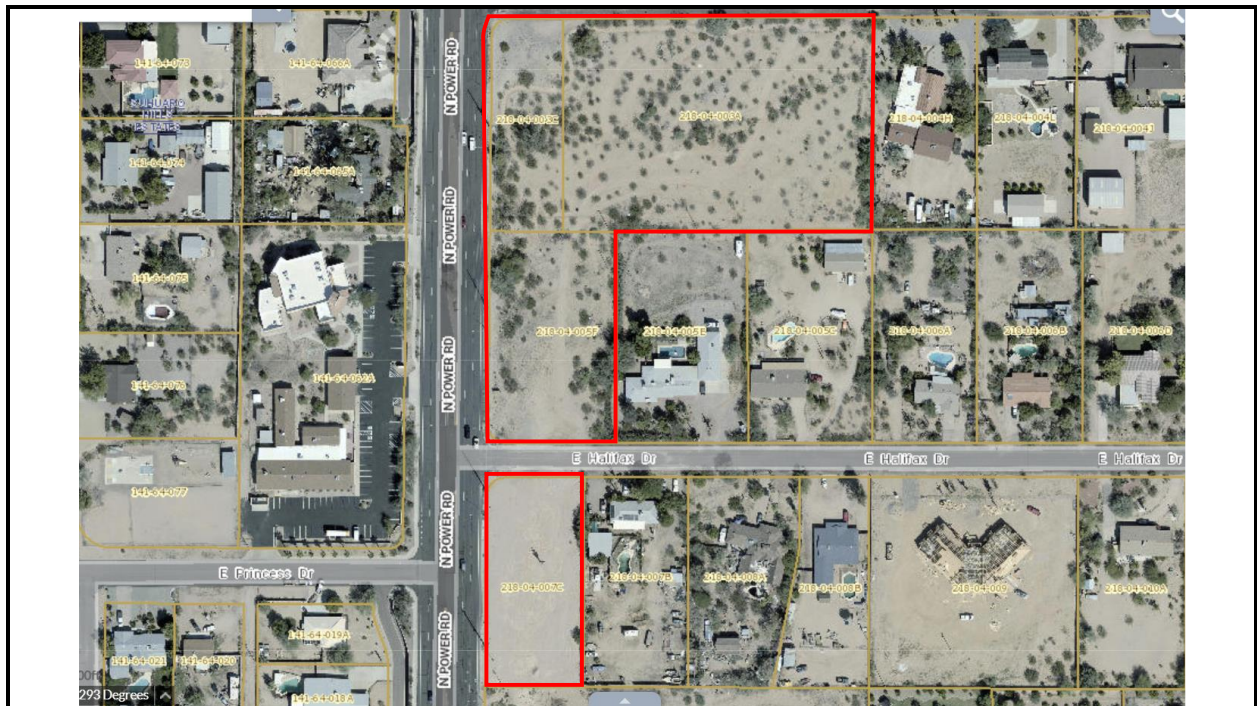


## EXHIBIT 3.01

### **Power Park 1439 and 1349 North Power Road Rezoning Project Narrative October 21, 2021**

#### **1. Introduction**

Pew & Lake PLC, on behalf of David T. Darling, PC and DM3, LLC (“Property Owner”), hereby submits this project narrative and Site Plan for Power Park, a park on 6.10 acres located on Power Road, north and south of Halifax Drive in the City of Mesa. The property is known as Maricopa County Parcel Numbers 218-04-003A, 218-04-003C, 218-04-005F and 218-04-007C, and the approximate boundaries of the proposed development site are shown below. Residents of Mesa, particularly northeast Mesa, have been asking for a unique and fun destination for residents to gather, eat and hang out. A park is a great destination for this use. Accordingly, the Power Park was developed to provide a location for Mesa residents to gather, hang out, eat, and have a destination that is safe, welcoming to all, and family friendly. This destination has been tried at many locations throughout the city with limited success as it is usually tied to a specific event. Power Park has been developed in an ideal location that has proven to be successful on an on-going basis, not tied to a specific event. It has been well-received by the community- once again proving the real estate maxim—“location, location, location.”



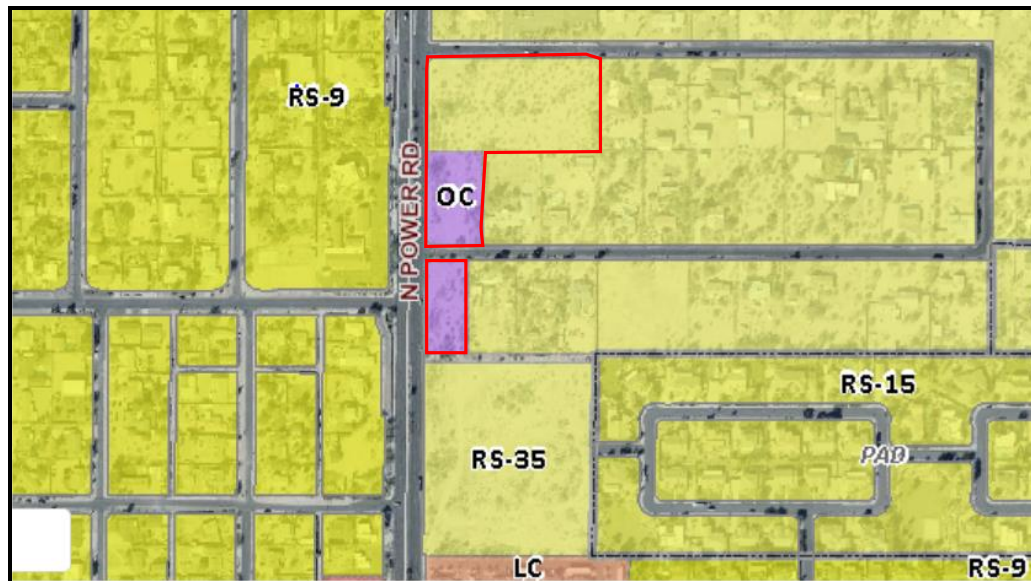
#### **2. Existing General Plan Designation and Zoning Classification**

As shown below, the project site is currently designated on the City of Mesa General Plan Map as “Neighborhood” and is classified as both Office/Commercial (OC) and RS-35 as shown on the City of Mesa zoning map. The existing Park is an allowed use on the property. The existing Park and proposed Park expansion will be open daily to the public. At the request of the City, the Power Park is submitting this rezoning application to change the zoning to Neighborhood Commercial (NC) with a PAD Overlay.

City of Mesa General Plan Land Use Map



City of Mesa Zoning Map



### **3. Relationship to Surrounding Properties**

As shown on the graphic below, the site is bound on the north by a house of worship, on the west by Power Road, a major arterial with traffic counts of over 27,000 cars per day. It is bound on the east by residential homes, and on the south by vacant land owned by the City of Mesa that will be the location of the new Mesa Fire Department and Public Safety facility.

	General Plan Designation	Zoning	Existing Use
North	Neighborhood	RS-35	(across Hobart )Street Love of Christ Lutheran Church
South	Neighborhood	RS-35	Vacant City-Owned property
East	Neighborhood	RS-35	Residential
West	Neighborhood	RS-9	(across Power Road) Saguaro Hills Baptist Church
<b>Project Site</b>	<b>Neighborhood</b>	<b>OC and RS-35</b>	<b>Power Park and vacant</b>

### **4. Purpose of Requests**

Our requests to the City of Mesa are :

- 1) Rezoning from Office/Commercial (OC) and RS-35 to Neighborhood Commercial (NC) with a PAD Overlay; and
- 2) Site Plan Approval.

Approval of these requests will allow for the use of the north portion of the property for an expansion of the Power Park and address specific concerns associated with the overwhelming popularity of the property as a park, by providing additional parking on site for normal and peak times. This additional parking will help pull parking off of the surrounding public streets. Additionally, the primary access into the Park will be off Hobart Street directly across the street from another non-residential use (Love of Christ Lutheran Church)

### **5. Zoning Analysis**

Power Park currently operates on two parcels on Power Road, on the north and south sides of Halifax Street. David Darling and Ray Johnson have recently purchased the parcels of land north of the existing site. This purchase will allow an expanded use of the Park and will also provide off-street parking for visitors to the Park. This rezoning request, if approved, will provide a uniform zoning district on the full extent of the property. While the existing and proposed use of the property is currently an allowed use within the OC and RS-35 zoning districts, the City has requested that the property owners rezone the property to Neighborhood Commercial. The Neighborhood Commercial zoning district, as the least-intense commercial district in the zoning ordinance, has been selected for its compatibility with the surrounding neighborhood. The NC zoning district will allow all uses consistent with the NC uses listed in Table 11-6-2 of the City of Mesa Zoning Ordinance.

The primary and permitted use of the property will be a Park, however, the Property Owners will allow mobile food units on the property in accordance with Arizona Revised Statutes Section 9-485.01, that allows food trucks or “mobile food units” to locate on non-residentially zoned properties.

## **6. Operational Details**

**Traffic:** The applicant has submitted a parking study and traffic analysis that have concluded that the adjacent roadways accommodate the existing and anticipated traffic from the expansion of the Park. While the City’s zoning ordinance does not have a requirement for the number of parking spaces for a park, and professional analysis has been provided that determined that sufficient parking will be provided on the site.

**Noise:** The proposed expansion of the Park will allow visitors to spread out across a larger site area. With more area to congregate in, noise will be dispersed throughout the property and away from the adjacent neighborhood. Additionally, as shown on the Wall Plan, an 8-foot wall will be built along the eastern and southern perimeter of the park as well as a 6-foot view fence with landscaping on the northern and western boundaries. A 25-foot landscape buffer that will be planted with trees and shrubs next to the adjacent residential properties that will mitigate perceived noise impacts. The Park will continue to comply with the City’s noise ordinance.

**Lights:** As part of the Park expansion, the Property Owners are proposing to install lights as shown on the Site Plan to illuminate the property for aesthetics and safety purposes.

## **7. General Plan Analysis**

As outlined in the Mesa General Plan 2040, strong neighborhoods may be identified by several key elements. They are:

- a) a safe, clean and healthy living environment;



- b) a neighborhood that builds a sense of community and fosters social interaction;
- c) a neighborhood with connectivity and walkability;
- d) a neighborhood with a diversity of people and diversity of uses;
- e) a neighborhood with character and personality; and
- f) a neighborhood with quality design and development.

The General Plan further discusses the concept of encouraging an appropriate mix of uses that will bring life and energy to neighborhoods, while protecting them from encroachment by incompatible development. As shown on the well-conceived Site Plan that is provided along with this application, the use is implemented on the site with orderly and quality design. The layout and design of this site has been created with the intention of protecting the neighbors while bringing a creative and innovative use to this undeveloped property.

Power Park is an important contributor to the Power/Brown Road neighborhood area. It provides a walkable destination for both residents and visitors alike while promoting social interaction in a safe, and healthy living environment. Rather than using this commercial property for a mundane commercial use, the Power Park is an innovative use with a distinctive character and personality. By bringing this new use to the area, a strong sense of community and civic engagement has been created.

## **8. Site Plan**

As shown on the Site Plan provided with this application, the newly configured site has been designed with the adjacent neighborhood in mind. The parcel south of Halifax is designed to provide surface parking and a kitchen/storage building. The parcel north of Halifax provides a great lawn and game area immediately adjacent to the eastern property owner, and the seating areas are located as close to Power Road as possible. The property is enclosed on its eastern and southern boundaries with an 8-foot perimeter wall, with the exception of the north side of Halifax which, along with the western and northern boundaries, will have a 6-foot view fence. Additionally, there is a 25-foot landscape buffer to help screen the adjacent residential from the park uses, and a 20-foot landscaped boundary along Halifax and Hobart Streets, and a 15-foot setback along Power Road. The site also provides for appropriate fire access, parking and adequate on-site retention.

## **9. Conclusion**

Power Park is a great addition to the City of Mesa and helps build a strong neighborhood in this part of the City. It contributes to a diversity of uses in Mesa at an appropriate location. Additionally, care has been taken to provide appropriate transitions to other uses and the park has been designed to provide a unique gathering area for residents and visitors alike. The applicant, Mr. Darling and Mr. Johnson look forward to receiving input on this application and working with City staff to bring this exciting new project to the City of Mesa.





KEYNOTES

- 1 PEDESTRIAN CONNECTION
- 2 SPLASH PAD PLAZA
- 3 PEDESTRIAN WALKWAY
- 4 COMMISSARY BUILDING
- 5 ADA PARKING STALLS
- 6 ADMINISTRATION & RESTROOM BUILDING
- 7 STREETSCAPE TREE PLANTING
- 8 SEASONAL FIRE PITs/ CABANAS WITH MARKET LIGHTS
- 9 ARTIFICIAL TURF
- 10 SIDEWALK CONNECTION
- 11 NOT USED
- 12 PICNIC TABLES WITH SHADE CANOPIES & MARKET LIGHTS
- 13 ENTRY PLAZA
- 14 GREAT LAWN
- 15 STAGE/ GAZEBO
- 16 8' CMU PERIMETER WALL, SEE SHEET L-2.01 & L-2.02
- 17 6' VIEW FENCE (2' WALL + 4' FENCING), SEE SHEET L-2.01 & L-2.02
- 18 VEHICULAR SWING GATE, SEE SHEET L-2.03
- 19 GREASE INTERCEPTOR
- 20 ALTERNATIVE SURFACE PARKING
- 21 GREY WATER DUMP TANK
- 22 PRIMARY MONUMENT SIGN
- 23 SECONDARY MONUMENT SIGN
- 24 TRASH ENCLOSURE, SEE SHEET L-2.02
- 25 PEDESTRIAN GATE

CITY OF MESA PLANT DATA

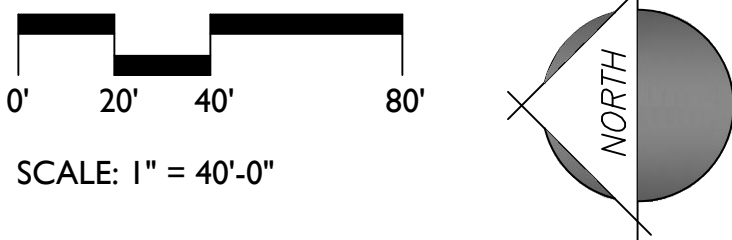
POWER ROAD (915 L.F.)	REQUIRED	PROVIDED
1 TREE AND 6 SHRUBS PER 25 L.F. OF STREET FRONTAGE	37 TREES 220 SHRUBS	37 TREES 220 SHRUBS
*Per SRP tree trimming and powerlines guideline, no tree is allowed within 25' of powerline.		
HOBART STREET (468 L.F.)	REQUIRED	PROVIDED
1 TREE AND 6 SHRUBS PER 25 L.F. OF STREET FRONTAGE	19 TREES 113 SHRUBS	19 TREES 113 SHRUBS
HALIFAX DRIVE (254 L.F.)	REQUIRED	PROVIDED
1 TREE AND 6 SHRUBS PER 25 L.F. OF STREET FRONTAGE	11 TREES 61 SHRUBS	11 TREES 61 SHRUBS
PROPERTY PERIMETER (1,396 L.F.)	REQUIRED	PROVIDED
4 NON DECIDUOUS TREES AND 20 SHRUBS PER 100 L.F. OF ADJACENT PROPERTY LINE	56 TREES 278 SHRUBS	56 TREES 278 SHRUBS
FOUNDATION BASE (355 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	7 TREES	7 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	1 TREES	4 TREES
TREE SIZE (177 TOTAL)	REQUIRED	PROVIDED
36" BOX (25% MIN.)	45 TREES	55 TREES
24" BOX (50% MIN.)	132 TREES	122 TREES

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia anuera	Mulga	24" Box	26
	Acacia salicina	Willow Acacia	24" Box	10
	Caesalpinia calacalo	Cascalote	24" Box	39
	Mondel Pine	Pinus eldarica	24" Box	12
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	14
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	36" Box	8
	Pistacia lentiscus	Mastic	24" Box	17
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	4
	Ulmus parvifolia	Chinese Evergreen Elm	36" Box	33
	Vitex agnus-castus	Chaste Tree	36" Box	14
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	
	Agave desmettiana	Smooth Agave	5 Gal	
	Caesalpinia calacalo 'Smoothies'	Smooth Cascalote	5 Gal	
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	
	Dasylirion quadrangulum	Mexican Grass Tree	5 Gal	
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	
	Justicia spicigera	Mexican Honeysuckle	5 Gal	
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal	
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	
	Portulacaria afra minima	Dwarf Elephant Food	5 Gal	
	Ruella peninsularis	Desert Ruella	5 Gal	
	Russelia equisetiformis	Coral Fountain	5 Gal	
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal	
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal	
GROUNDCOVERS				
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	
	Lantana x 'Dallas Red'	Dallas Red Lantana	1 Gal	
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	
VINE				
	Bougainvillea species	Bougainvillea Vine	5 Gal	

MATERIAL	QTY
Cynodon dactylon 'Tifway 419'	Tifway 419 Sod 35,160 S.F.
	75,610 S.F.
	51,036 S.F.
	991 S.F.

EXHIBIT 3.03





WALLS AND SIGNAGE LEGEND

SYMBOL	ITEM	QTY
<div></div>	8' CMU PERIMETER WALL, SEE DETAIL 1 ON SHEET L-2.02	1,391 LF
<div></div>	6' VIEW FENCE, SEE DETAILS 2 AND 3 ON SHEET L-2.02	1,425 LF
<div></div>	6' TRASH ENCLOSURE WALL, SEE DETAIL 4 ON SHEET L-2.02	58 LF
<div></div>	6' CMU PERIMETER WALL, SEE DETAIL 4 ON SHEET L-2.02	65 LF
<div></div>	PRIMARY MONUMENT SIGN	2 EA
<div></div>	SECONDARY MONUMENT SIGN	2 EA

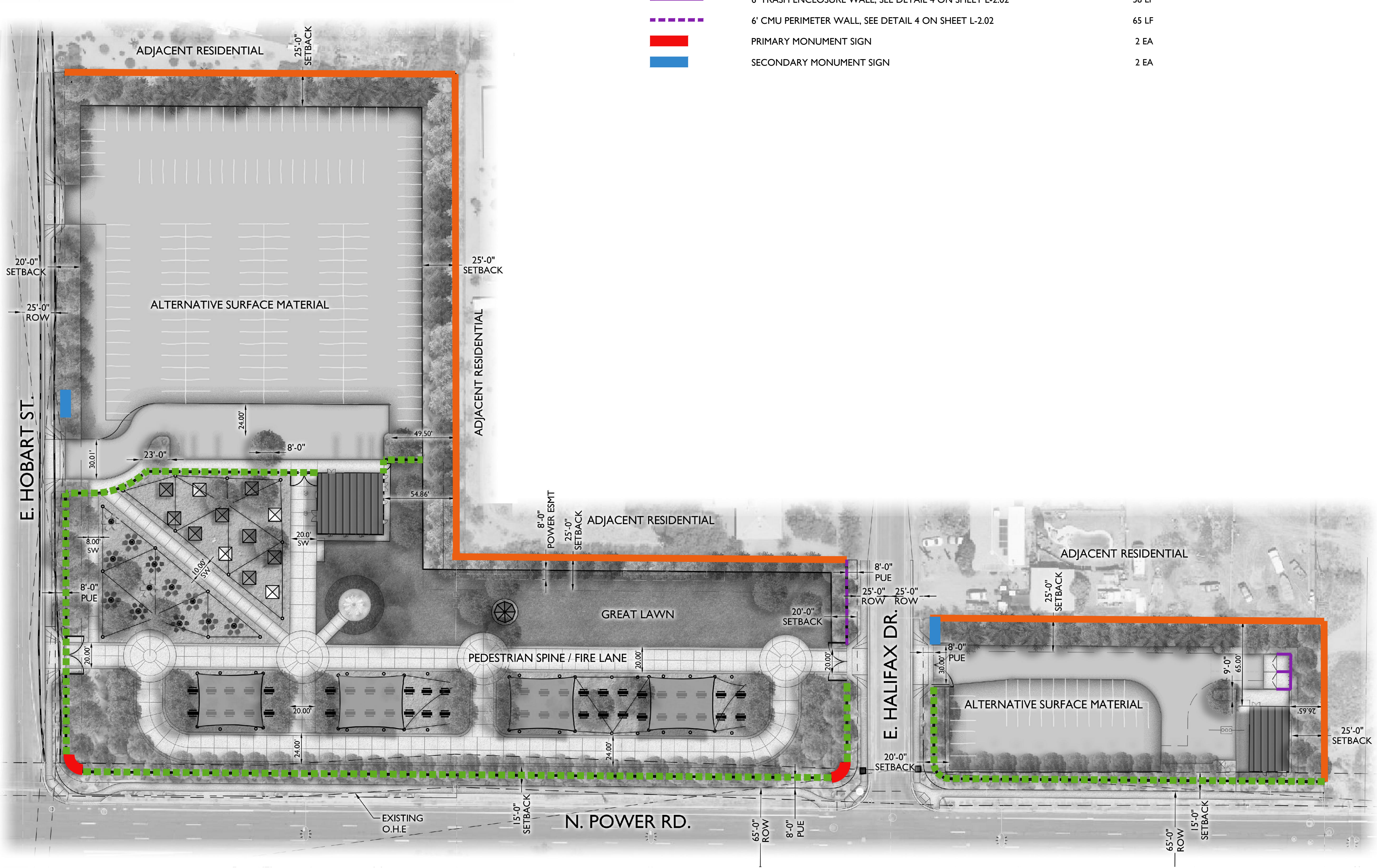
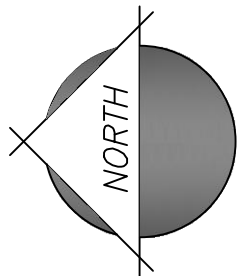
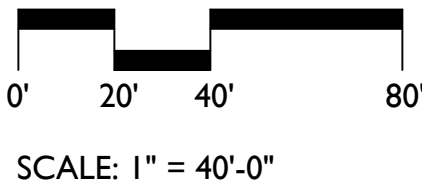
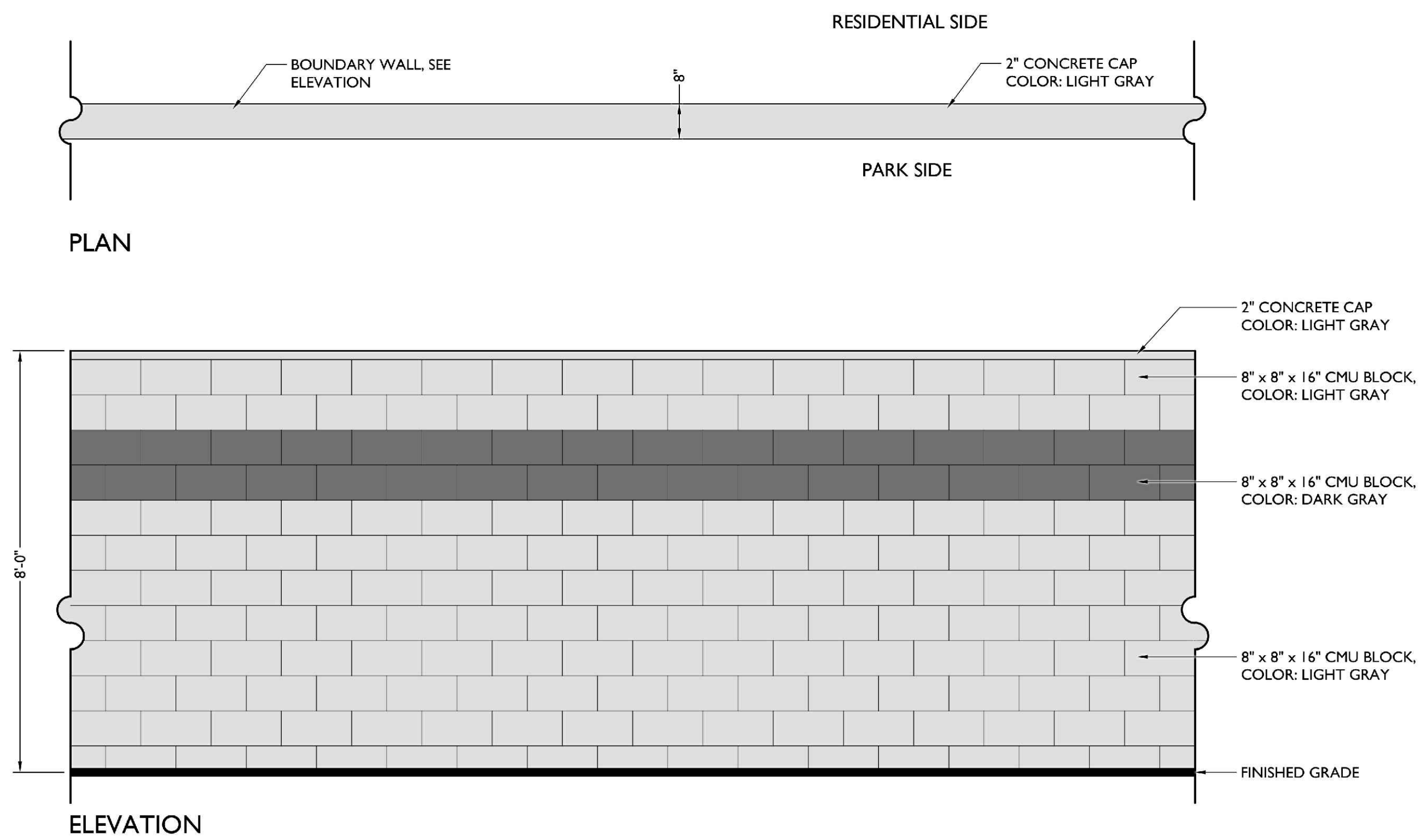


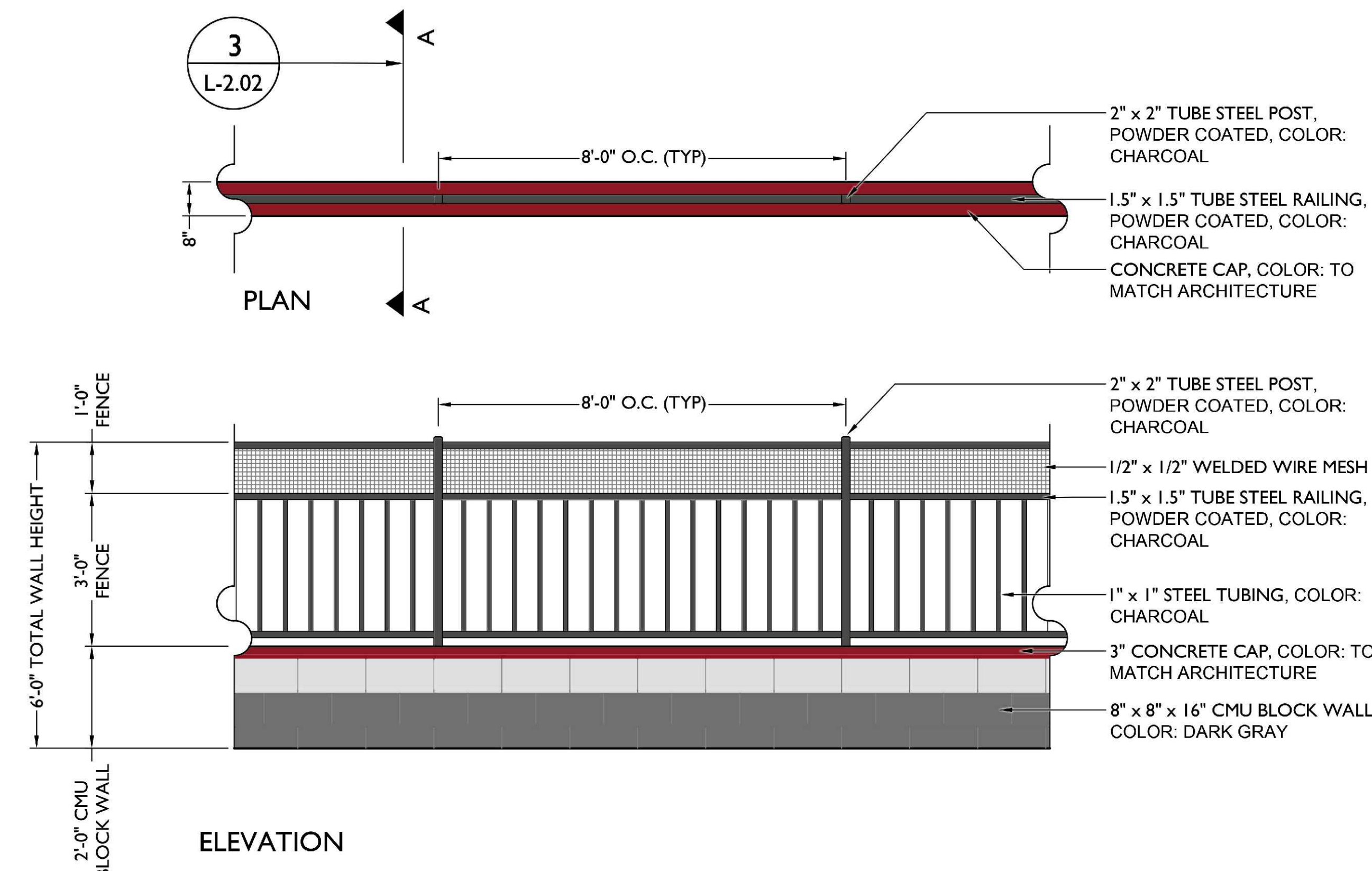
EXHIBIT 3.04



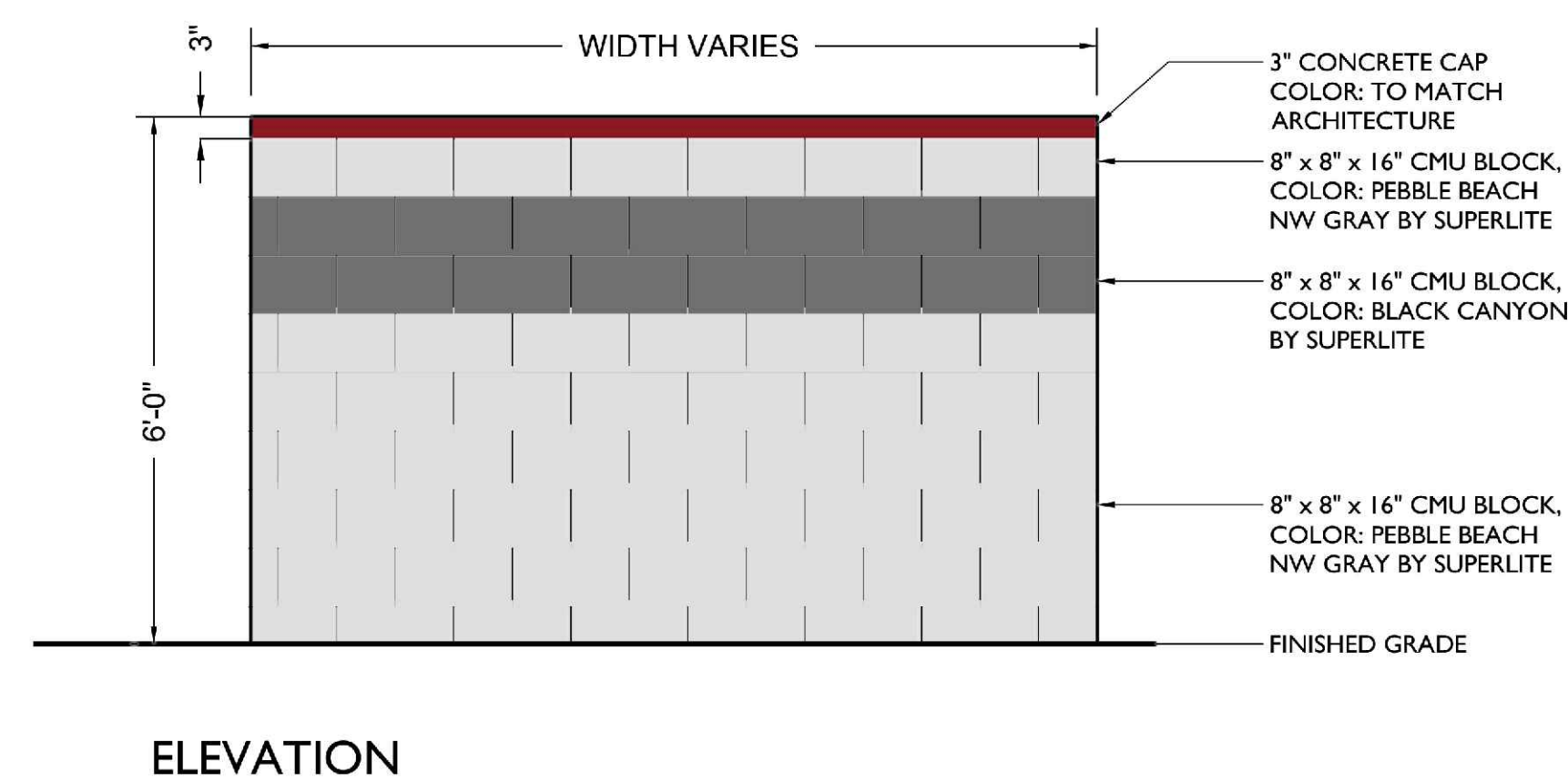
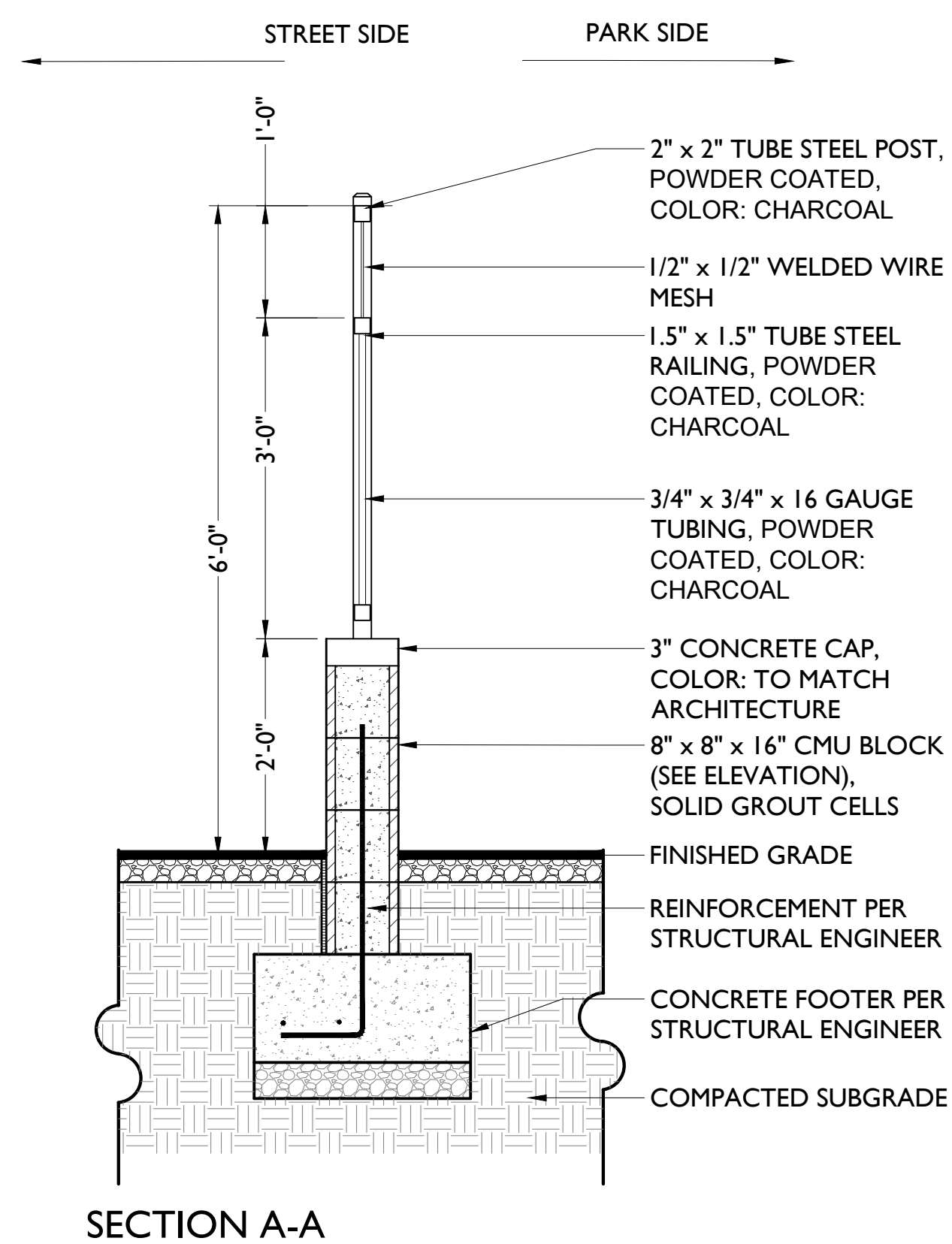




**1 8' CMU PERIMETER WALL**  
Scale: 1/2" = 1'-0"

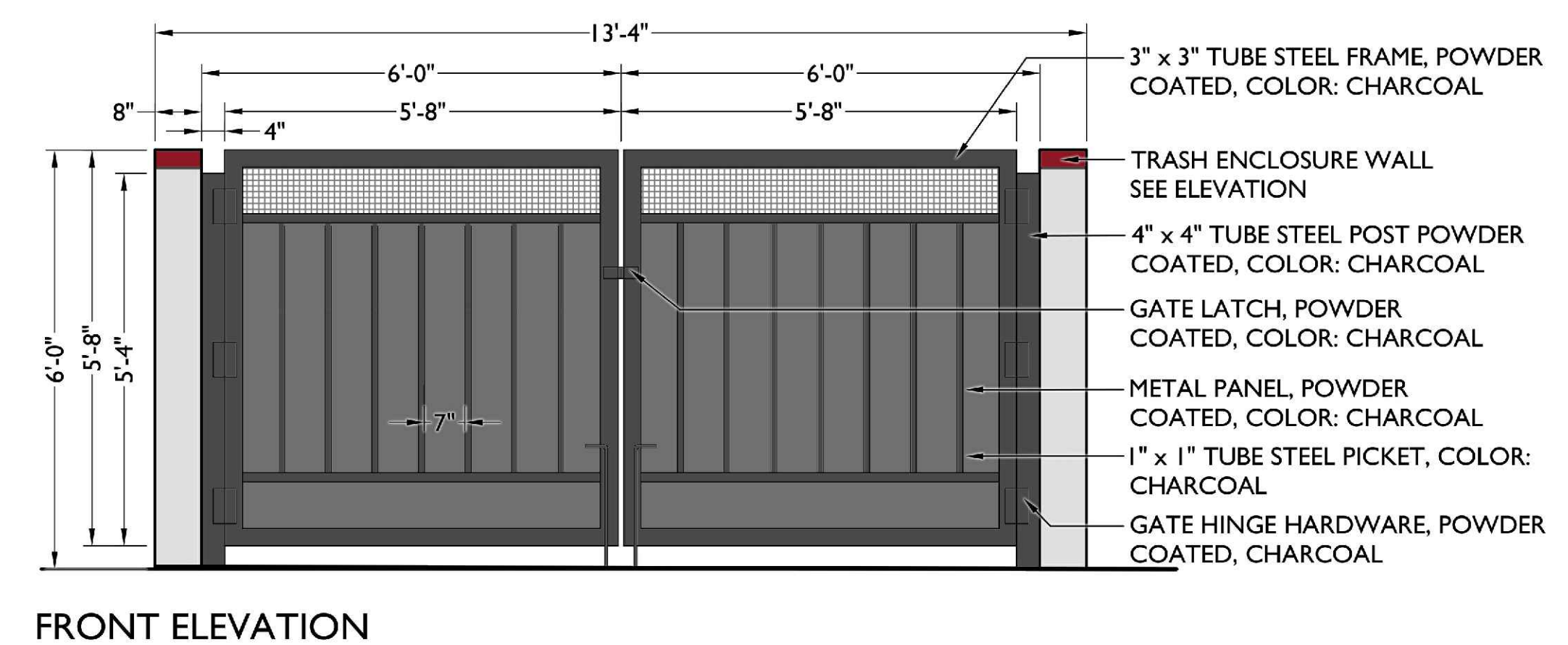


**2 6' VIEW FENCE**  
Scale: 1/2" = 1'-0"



**4 6' TRASH ENCLOSURE WALL & PRIMETER WALL**  
Scale: 1/2" = 1'-0"

- GENERAL NOTES:**
- SEE MANUFACTURER'S RECOMMENDATIONS FOR RAIL INSTALLATION.
  - VERIFY RAIL DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS AND SHOP DRAWINGS.

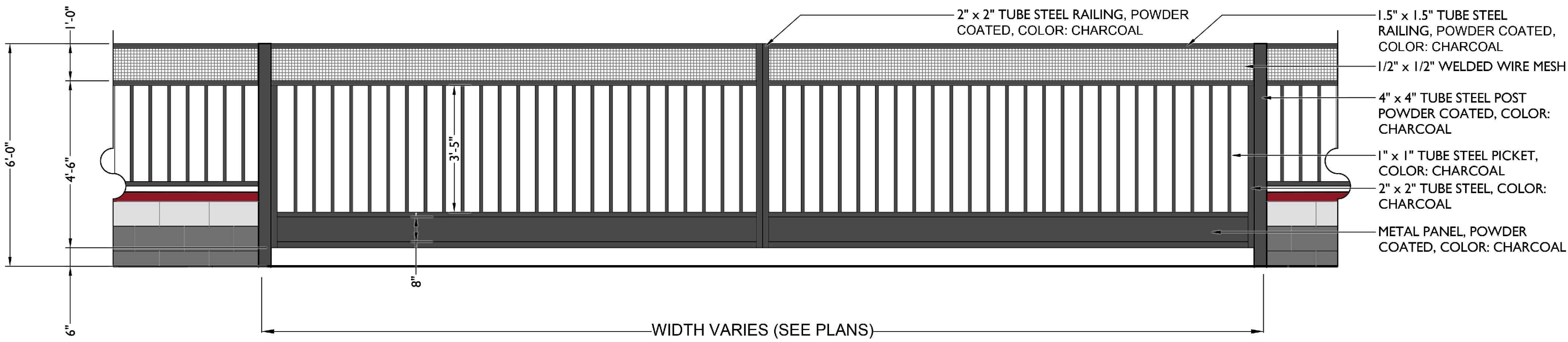


**5 6' TRASH ENCLOSURE GATE**  
Scale: 1/2" = 1'-0"

EXHIBIT 3.05



- GENERAL NOTES:
- 1. SEE MANUFACTURER'S RECOMMENDATIONS FOR GATE INSTALLATION.
  - 2. VERIFY GATE DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.
  - 3. MANUFACTURER TO SIZE POSTS AND STRUCTURAL INFORMATION BASED ON WEIGHT OF GATE AFTER FABRICATION.



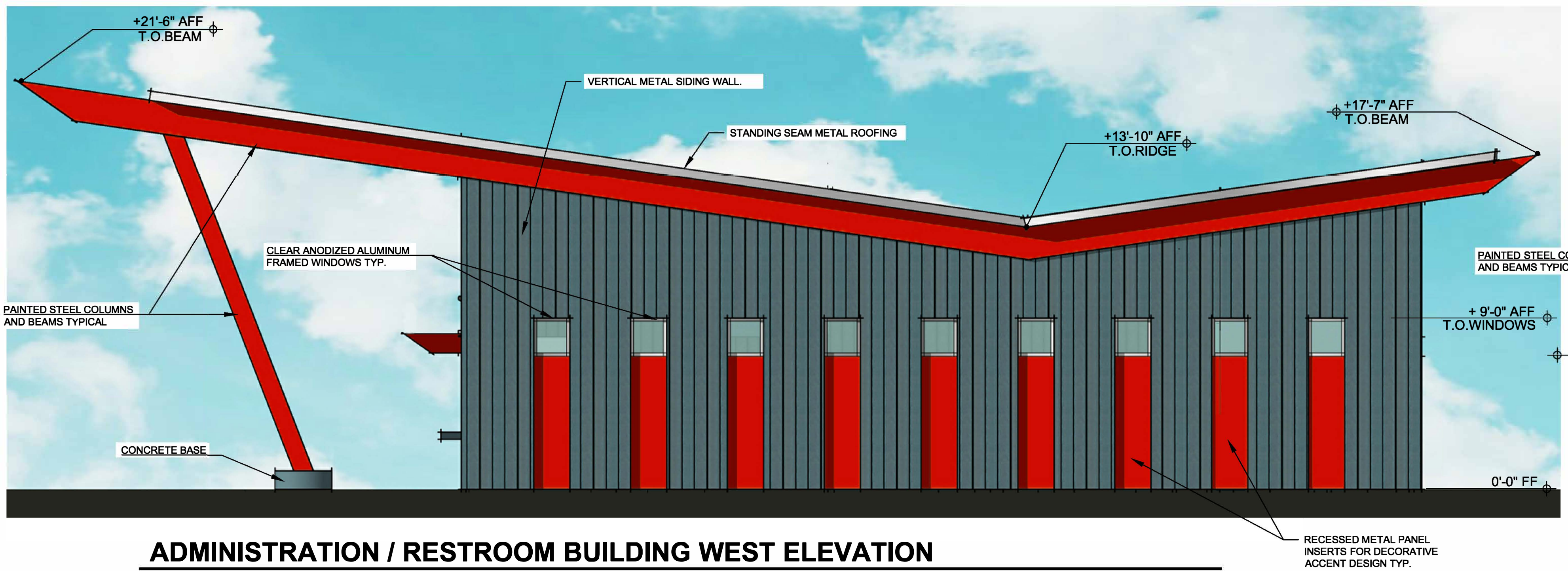
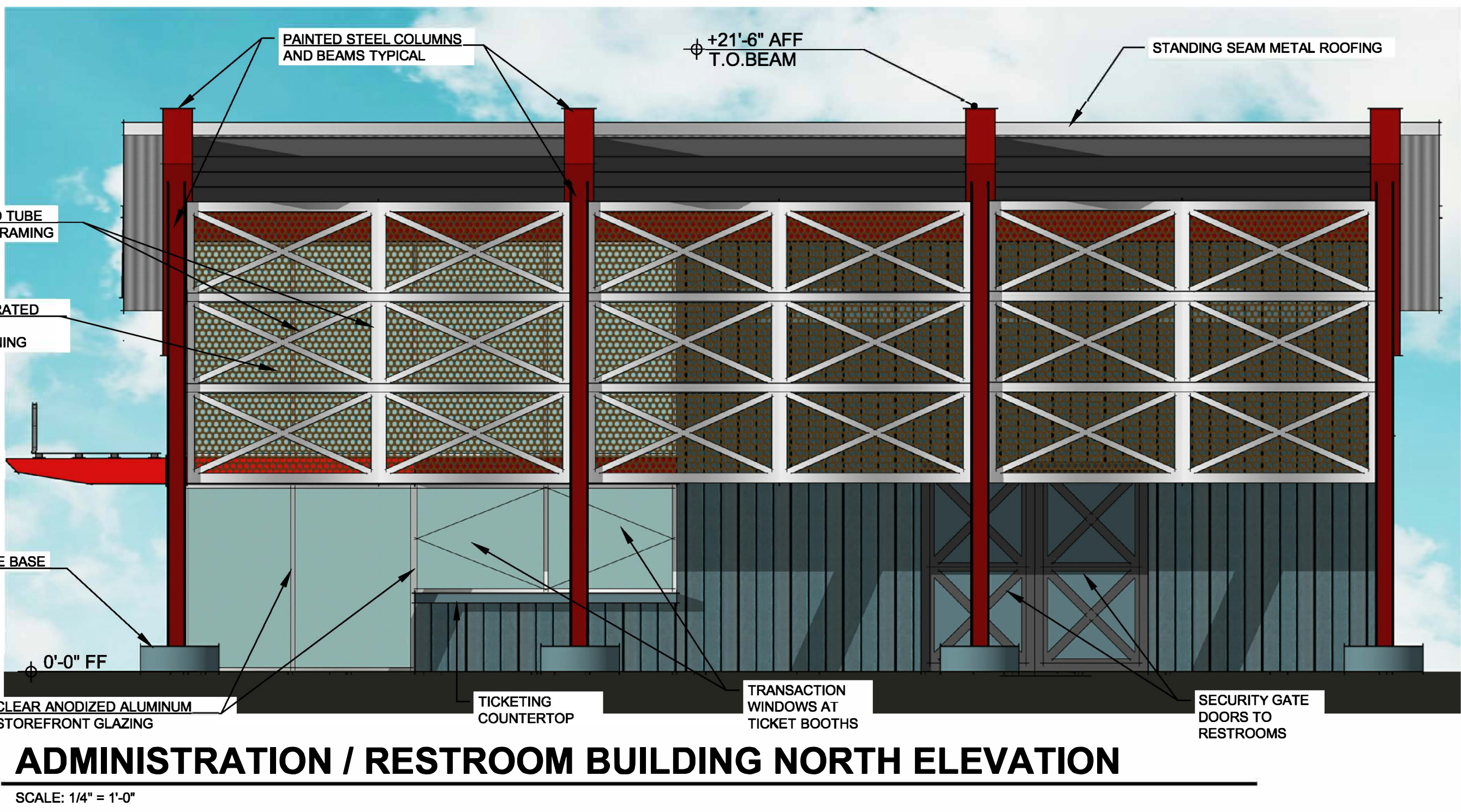
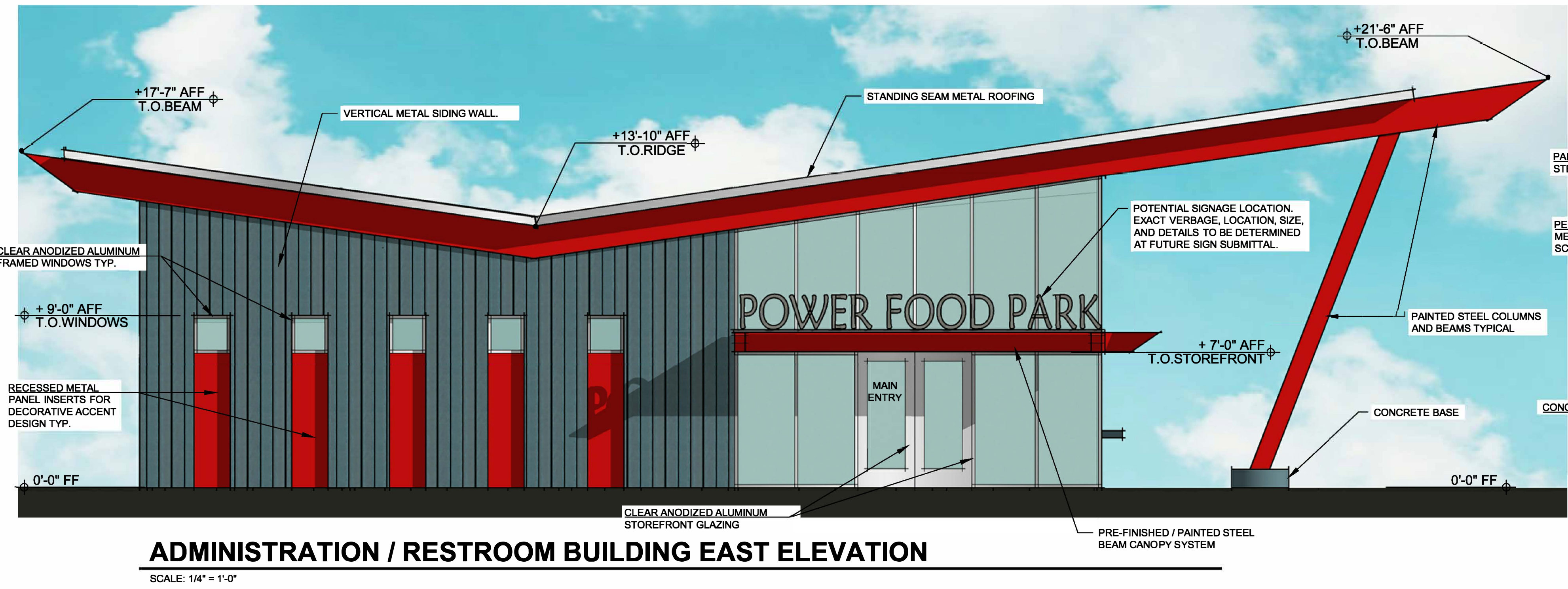
ELEVATION

**1** VEHICULAR GATE

Scale: 1/2" = 1'-0"

EXHIBIT 3.05

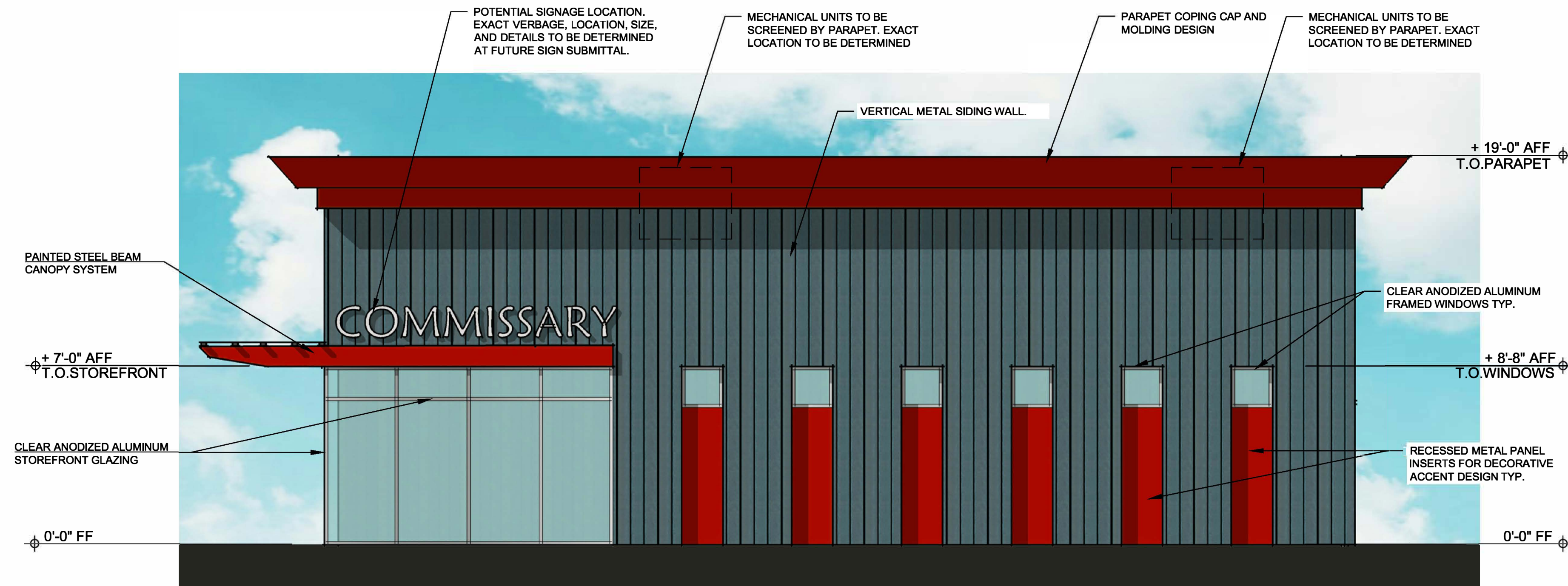




**NOTES:**  
 THESE ARE PRELIMINARY ELEVATIONS. SUBJECT TO CHANGE. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

# EXHIBIT 3.06





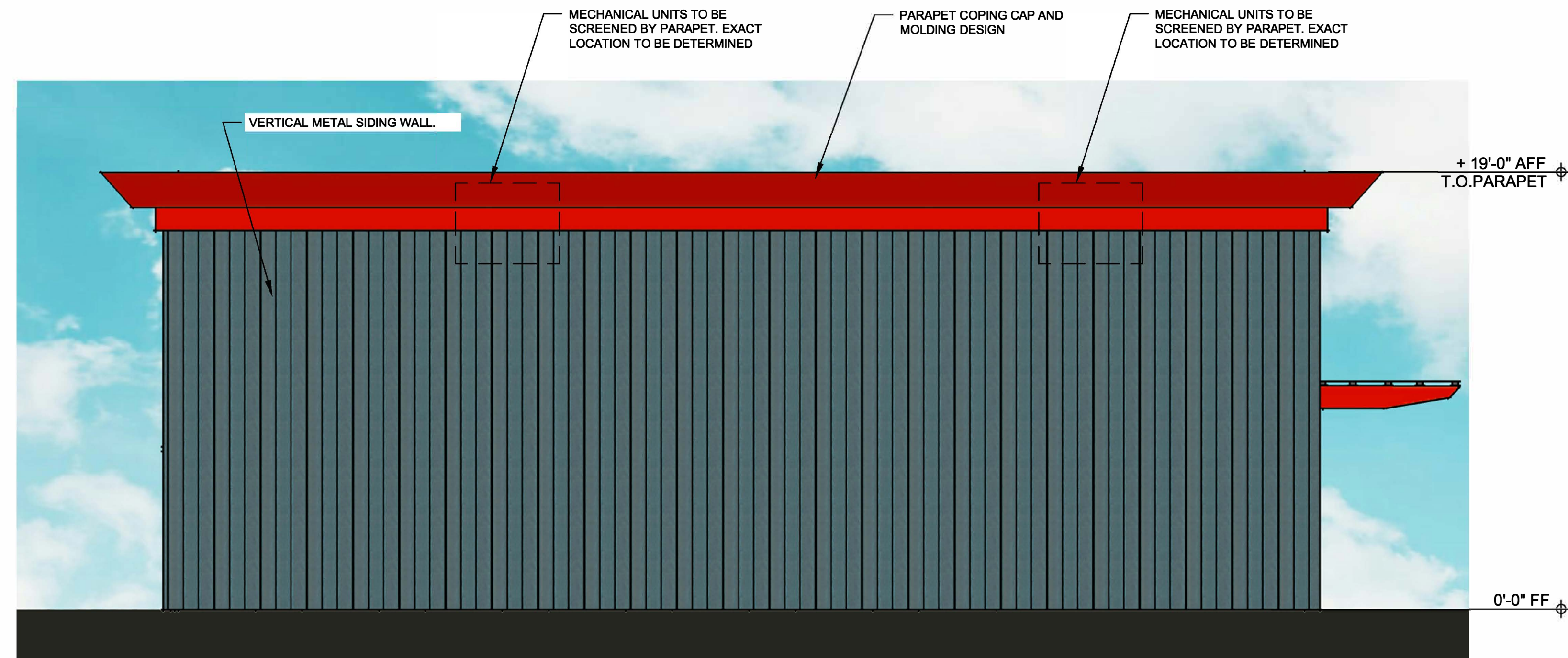
**COMMISSARY / KITCHEN BUILDING NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



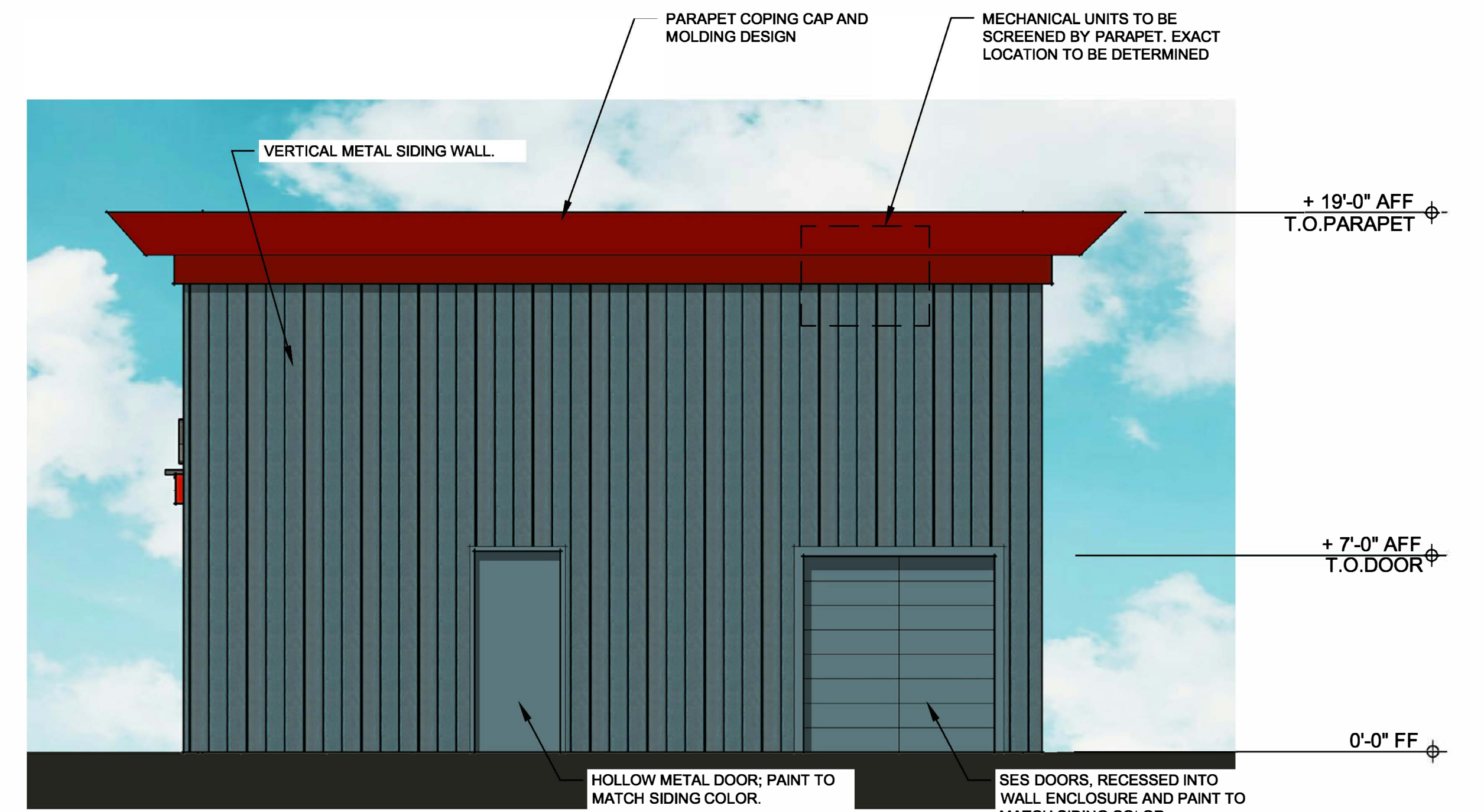
**COMMISSARY / KITCHEN BUILDING EAST ELEVATION**

SCALE: 1/4" = 1'-0"



**COMMISSARY / KITCHEN BUILDING SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**COMMISSARY / KITCHEN BUILDING WEST ELEVATION**

SCALE: 1/4" = 1'-0"

## EXHIBIT 3.06

NOTES:  
THESE ARE PRELIMINARY ELEVATIONS. SUBJECT TO CHANGE. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.





ADMINISTRATION / RESTROOM BUILDING RENDERINGS





COMMISSARY / KITCHEN BUILDING RENDERINGS



# COLOR & MATERIAL IMAGERY



SHADE STRUCTURE  
BY USA SHADE



DECOMPOSED GRANITE -  
"TABLE MESA BROWN"



CONCRETE WITH ACID ETCH FINISH



CMU BLOCK, COLOR: BLACK CANYON BY  
SUPERLITE



CMU BLOCK, COLOR: PEBBLE BEACH NW  
GRAY BY SUPERLITE

EXHIBIT 3.07



**Power Food Park  
Power Road and Halifax Street  
Citizen Participation Plan  
March 30, 2021**

**Purpose:**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Rezoning of approximately 6.10 acres from OC and RS-35 to Neighborhood Commercial (NC); and
2. Site Plan Approval

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan for a destination food park.

**Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
Sean.lake@pewandlake.com

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting will be held for this project during the first review period of the rezoning application.
2. The notification list for the neighborhood meeting will include 1) all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property will also be notified (the registered neighborhood contacts list will be obtained from the City of Mesa Neighborhood Outreach Division).

3. An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

**Schedule:**

Formal Application- March 30, 2021

Neighborhood Meeting- TBD (During Staff Review of formal application)

Follow-Up Submittal- TBD

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD



**Power Park  
Power Road and Halifax Street  
Citizen Participation Report  
September 29, 2021**

**Purpose:**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Rezoning of approximately 6.10 acres from OC and RS-35 to Neighborhood Commercial (NC) with a PAD Overlay; and
2. Site Plan Approval

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan for a park.

**Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
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Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held on April 20, 2021 at 6:00 p.m. at the subject property.
2. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list was obtained from the City of Mesa Neighborhood Outreach Division).

3. A summary of the neighborhood meeting is attached to this report along with the notification letter that was used for the meeting, the notification map and list and the site plan that was discussed at the meeting.

**Schedule:**

Formal Application- March 30, 2021

Neighborhood Meeting- April 20, 2021

Follow-Up Submittal- June 29, 2021

3<sup>rd</sup> Submittal- September 13, 2021

Planning and Zoning Board Hearing- October 13, 2021

City Council Introduction- TBD

City Council Final Action- TBD

**Power Park  
Power Road and Halifax Street  
Summary of Neighborhood Meeting  
April 20, 2021**

The neighborhood meeting was held at the subject property on April 20, 2021 at 6:00 p.m. Approximately 50 people attended, although the attached sign-in sheets contain only 22 signatures. It is not uncommon for individuals to attend a neighborhood meeting and be reluctant to provide their contact information. Additionally, City of Mesa Planning Staff and the Director of Development Services, Christine Zielonka, were also present.

Mr. Sean Lake, on behalf of the Property Owner, addressed the neighbors. Mr. Lake indicated that, per state statute, a food truck destination was allowed on the property with the existing underlying zoning. Nevertheless, the City had requested a rezone of the property and an approved site plan to address some of the issues that had arisen during the food truck operations at the park. Speaking from the attached Site Plan, Mr. Lake explained the future improvements that will be made to the site and discussed the recent purchase of the northernmost portion of the property. Details were provided regarding increased parking, seating areas, food truck areas, landscaping, lighting and security.

After discussing the planned site improvements, Mr. Lake opened the meeting up to questions from the neighbors. The outdoor nature of the meeting, and the traffic from nearby Power Road created a fair amount of ambient noise, so this summary has been crafted to summarize the topics that were discussed, not to provide a verbatim account of the meeting.

Question: What type of fencing will be installed?

**Response: An 8-foot block wall be installed around the eastern boundary, and 6-foot view fencing will be provided for the remainder of the site, as shown on the site plan.**

Question: Where will the sidewalks be?

**Response: Mr. Lake indicates on the site plan where the sidewalks are through the site and indicates that none are planned along Hobart or Halifax in order to match the existing conditions on those streets.**

Comment: Lighting is a big problem. We have no streetlights on our streets and want to keep in that way. Any new lighting should be low impact lighting.

**Response: We will work with the City staff to provide enough lighting for safety standards, but no more than is absolutely necessary.**

Comment: There should be a right turn lane on Power Road.

**Response: There aren't any other right turn lanes along Power Road at the intersections of an arterial and local street.**

Question: Why isn't there an entrance on Power Road?

**Response: There isn't enough frontage to create an entrance on Power Road. The safest movement is to use the collector street as the entrance to the property, similar to how the church is configured to the north.**

Comment: Trash from this use has been a problem.

**Response: Part of the improvements to the site will be larger trash receptacles.**

Comment: The noise from this use is horrible.

**Comment: With the addition of the new fence and a landscape buffer, we believe the noise from this site will be mitigated.**

Question: How are food truck regulated?

**Response: Food trucks pay taxes to local jurisdictions and the state, and they are inspected by County health officials.**

Question: How will you keep homeless people from setting up a camp in this area?

**Response: The park will be gated and secured at night.**

Question: Does the City consider this a park?

**Response: Yes, this is a park similar to others in the city that are secured in the evening. This park, however, is privately owned.**

Question: Traffic on Hobart is horrible on the weekends with the church. Can you reorient the entrance?

**Response: We believe that having entrances to the property from both Hobart and Halifax disperses the traffic appropriately. Also, there are not many instances where the park will be open in conflict with the church's worship hours.**



Question: Why has this property been zoned so many times?

**Response: It hasn't. There have been proposals through the years that have not led to a change of zoning on the property. You may recall that the most recent proposal was for a self-storage facility.**

Question: How will you have people exit off Hobart?

**Response: As with other public streets, drivers may turn left or right from Hobart.**

Question: Can you gate Hobart or Halifax?

**Response: No, they are public streets.**

Comment: This is going to devalue our properties.

**Response: Thank you for the comment, but we don't believe that to be the case.**

Comment: On Fridays and Saturdays our neighborhood are dangerous.

**Response: We are hoping that with the proposed site improvements we will be improving the access to this property and solving some of the issues that are being discussed at this meeting.**

Question: If you used this property for residential uses, how many homes could you get on the property?

**Response: We haven't done that calculation since that isn't the use being contemplated at this location. Additionally, we don't believe that homeowners want to live next to Power Road.**

Comment: With all of the traffic at this location, emergency responders could have a hard time getting down our streets.

**Response: We will work with the City of Mesa to ensure that is not the case.**

Question: Why were we never told about this use?

**Response: Because a park is an allowed use under the existing zoning of the property.**

Question: Is there a number of required parking spots for a park?

**Response: No there isn't.**

Question: Does your liability insurance cover incidents that occur off the property, or only on the site. For example, if someone leaving the site tripped and fell on the dark street, who would be liable?

**Response: Typically insurance only covers incidents that occur on the property**

Question: Why don't you move this use to where Mr. Darling lives?

**Response: This is the property that Mr. Darling owns.**

Question: Why don't you move this use over by Fiesta Mall?

**Response: This is the property that is in question and that Mr. Darling owns.**

Question: Does the City receive any benefits from this operation?

**Response: The City will receive transaction privilege taxes the same as with other commercial operation.**

Comment: I don't like the idea of having "No Parking" signs along Halifax Street because I like being able to park my truck and trailer on the street.

**Response: Thank you. We will take that into consideration.**

Question: How is the parking going to be configured?

Response: As shown on the site plan, there will be permanent parking on the north part of the site, with overflow parking on both the northern and the southern properties.

Comment: You are degrading our neighborhood.

**Response: We think that we are developing a nice community amenity.**

Question: Will the Farmer's Market stay?

**Response: No. The Farmer's Market operations are no longer being planned here.**

Question: Do we, as the neighbors, have to approve this?

**Response: No, Mesa City Council is the approving body for this application.**

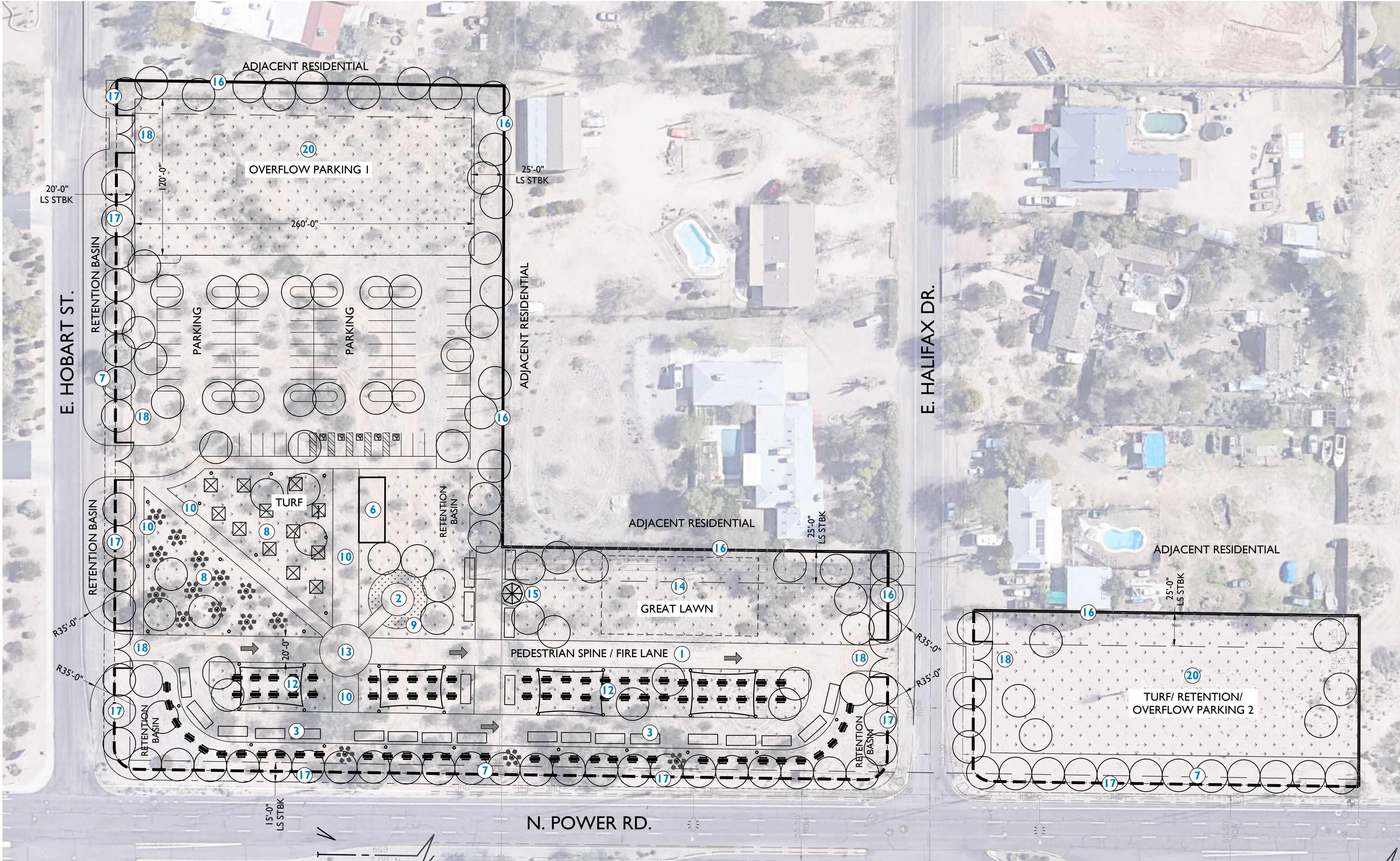
Question: Has the church given permission to use their parking lot?

**Response: The agreement that we have with the church runs through the end of May. We will reevaluate the agreement at that time.**

While the topics above were the only technical matters that were discussed, there was plenty of opposition voiced to this proposal. Some of the comments made to that effect were not necessarily appropriate, but it should be noted that the overall sentiment of the community is that they are opposed to this request.

The meeting adjourned at 6:45 p.m.





KEYNOTES

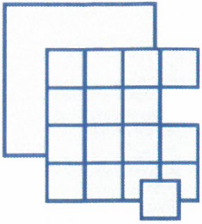
- 1 PEDESTRIAN CONNECTION
- 2 SPLASH PAD PLAZA
- 3 FOOD TRUCK ROW (WITH ELECTRICAL PEDESTAL)
- 4 NOT USED
- 5 NOT USED
- 6 ADMINISTRATION & RESTROOM BUILDING
- 7 STREETSCAPE TREE PLANTING
- 8 SEASONAL FIRE PIT/ CABANAS WITH MARKET LIGHTS
- 9 ARTIFICIAL TURF
- 10 SIDEWALK CONNECTION
- 11 NOT USED
- 12 PICNIC TABLES WITH SHADE CANOPIES & MARKET LIGHTS
- 13 ENTRY PLAZA
- 14 GREAT LAWN
- 15 GAZEBO
- 16 8' PERIMETER WALL
- 17 6' VIEW FENCE (2' WALL + 4' FENCING)
- 18 VEHICULAR SWING GATE
- 19 NOT USED
- 20 OVERFLOW PARKING

Parking Calculation	
ADA	5 spaces
Standard	81 spaces
Overflow Parking 1	72 spaces
Overflow Parking 2	100 Spaces
Total	258 Spaces

Project Data Table		
Property Address	1349 and 1439 North Power Road, Mesa AZ 85207	
Maricopa County Parcel Numbers	218-04-003A, 218-04-003C, 218-04-005F and 218-04-007C	
Gross Acreage		
Existing Zoning	OC and RS-35	
Proposed Zoning	NC	
Development Standards:	Required	Proposed
Front Yard (Power)	15'	15'
Rear Yard	25'	25'
Side Yard	25'	25'
Building Height	30'	30'
Lot Coverage	80%	







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

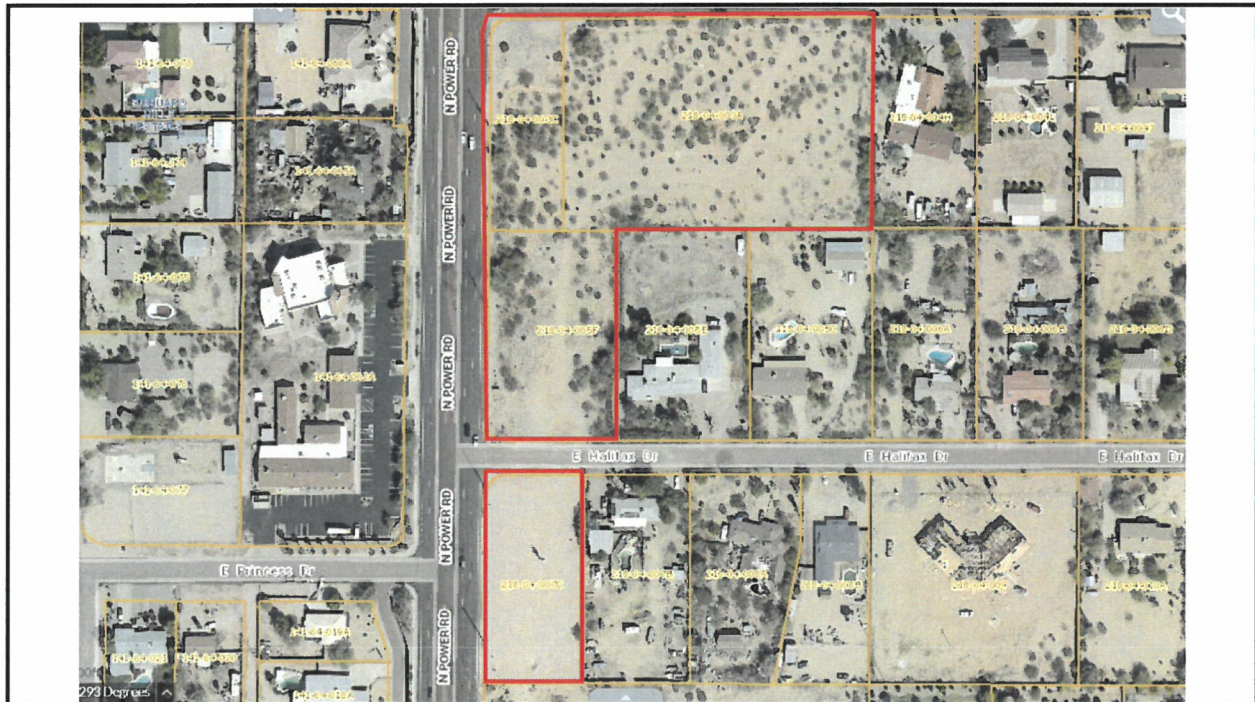
W. Ralph Pew  
Certified Real Estate Specialist  
Sean B. Lake  
Reese L. Anderson

April 9, 2021

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, David T. Darling and Ray Johnson, we are pleased to invite you to a neighborhood meeting to receive your comments on our rezoning proposal to the City of Mesa for the highlighted property below, approximately 6.1 acres. The proposed rezoning is intended to address traffic and parking concerns associated with the operation of the existing Power Food Park as well as providing improvements to the Park to enhance safety and the Park experience. The property is known as Maricopa County Assessor Parcel numbers 218-04-003A, 218-04-003C, 218-04-005F and 218-04-007C, and the approximate boundaries of the proposed development site are shown below:



Part of this property is currently zoned for office development and is currently being used as a Park, and part of this property is zoned for residential uses. As part of the operation of the Power Food Park, we have been asked to address concerns with traffic and parking, as well as making improvements to the Park to enhance the experience. Accordingly, we are proposing to change

the zoning on all of the property to Neighborhood Commercial, to allow the continued use and expansion of Power Food Park, shifting the main access to the Park to the north directly across from the Love of Christ Parking entrance, providing substantially more parking and enhancing the experience at the Power Food Park with improvements to the property consistent with a proposed plan.

We would love to share our plans with the neighborhood on our vision to address the concerns and the proposed improvements to the area. To do this we have scheduled a neighborhood meeting at the Park to meet with the community, share the plans and discuss the project. We believe these improvements will help reduce noise, traffic and parking congestion on Halifax and Hobart, enhance pedestrian safety and shift the main entrance to the north directly across from the church. At this meeting, we will discuss the latest plans and how we believe this project can retain its charm and uniqueness, while being good neighbors to adjacent property owners.

The details of the meeting are as follows:

**Date: April 20, 2021**

**Time: 6:00 p.m.**

**Place: Power Food Park  
1439 North Power Road  
Mesa, AZ 85205  
(look for neighborhood meeting signs  
in northwest corner of the property)**

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at my office at 480-461-4670.

Sincerely,

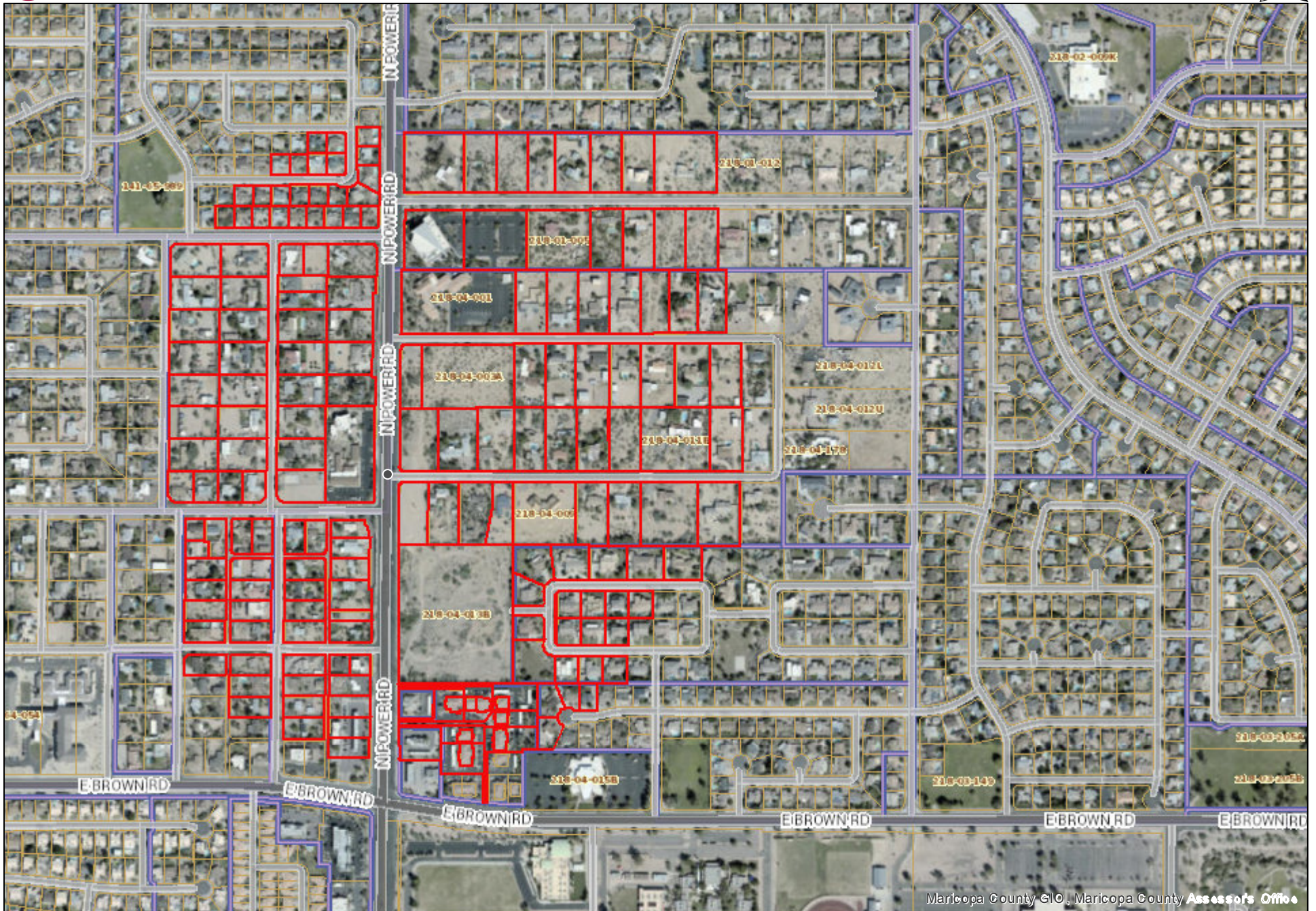


Sean B. Lake  
**PEW & LAKE, PLC**





# Map





Owner	Address
6936 EAST GARY LLC	PO BOX 52872
AILEEN STOFER FAMILY TRUST	6722 E MCLELLAN RD
ALLEMAN JOHANNES N/REIGER HENRIETTE T	1302 N POWER RD
ALLEMAN NICOLAAS H	ABRIKOZEN STRAAT 107
ALLEN RICHARD L & ANITRA W	6945 E HALIFAX
ALTA MIRA ESTATES HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101
AMORSEN ARNE E JR/CLAUDIA D	PO BOX 20051
ANAYA MARCELL E/BLASDEL TIFFANY D	1419 N 66TH PL
ANAYA MARCELL/BLASDEL-ANAYA TIFFANY D	1419 N 66TH PL
ANDREW AND KELLIE PETERSEN LIVING TRUST	6630 E INGRAM ST
ASHDOWN DAMIEN	6626 E PRINCESS DR
BADE FAMILY TRUST 12/16/2002	7030 E HALIFAX DR
BARE DWIGHT W TR	1342 N POWER RD
BECKMAN DEREK ALLEN/ALEIGH	1432 N 67TH ST
BERNZEN RUSSELL G	6908 E HOBART ST
BERRY BERNARD A	1548 N 67TH ST
BESSIE FRAM TRUST	6644 E PRINCESS DR
BISBEE RAE C	6835 E HALIFAX DR
BISHOP CRAIG P/REGINA I	6929 E GRANADA ST
BLUEBAUGH DEWAYNE/RIMA/KIMBERLY	1531 N 66TH PL
BODRERO SCOTT R/D MARIE	6952 E HOBART ST
BOOHER JERIMY K/LESLEY L	6640 E TONTO ST
BOSO DARRYL KEITH/FAYTH	2824 N POWER RD STE 113
BOUCK GREGORY J/MITWEDE DAVID L TR	6901 E INDIGO
BOURGAULT JOHN/CAROL ANN TR	6953 E GRANADA ST
BRAMIC TRUST	6342 E ADOBE RD
BRAUNSTEIN ROGER/LANA	13826 CLYDESDALE RD
BRING SCOTT/EUGENA	7025 E HOBART ST
BUENO MARIO/JEFFRIES LINA T	7023 E INDIGO ST
BURCHETT CLAYTON GLENN	6832 E INDIGO DR
CALDERON TRUST	1331 N 66TH PL
CASINI MICHAEL R/YVONNE E	6944 E HOBART ST
CASSADAY LIVING TRUST	1547 N 66TH PL
CASWELL CHARLES W/BARBARA B	1548 N POWER RD
CIRCLE K STORES INC	P O BOX 52085
CISNEROSTOVAR DIANA	1236 N 67TH ST
CITY OF MESA	PO BOX 1466
CLARK JAMES R & JENNY	1321 N 66TH PL
CLARK JAMES R & JENNY S	1321 N 66TH PL
CLIFTON GARY S/DEBORAH A	6920 E HALIFAX
COOK WILLIAM E JR/DIANA G	6715 E INDIGO ST
COONROD TROY W/MARY A	1629 N SILVERADO
CORBELLI MARIE A/PATRICIA A	1246 N 67TH ST
CRAIG W NORMAN LIVING TRUST	7032 E HOBART ST
CRUTCHFIELD JAMES C/SVETLANA	6730 E INDIGO ST
CUSHMAN NICHOLAS R	1449 N 66TH PL



DALE R THORSON LIVING TRUST  
DANA ROBERT C/JACQUELYN G  
DAVID T DARLING PC/DM3 LLC  
DEW JUSTIN A  
DKM PROPERTIES #1 LLC  
DO NHA  
DUARTE KRISTEN/DUARTE-VASQUEZ LUIS  
EGBERT RYAN  
EHRIE DONALD W/LISA A  
ELEANOR F CONNELLY TRUST  
ELEMENTARY WATSON PROPERTIES LLC  
ELLIOTT STEPHANIE/KAWAGUCHI RYAN  
ESPINOZA ORLANDO  
ESTRADA CARLOS I/LUNA CLAUDIA ABIGAIL  
EUCHNER LYNZIE  
FARAONI MARK S/RACHEL V  
FERGUSON WILLIAM WATSON III/SHARP MELBA  
FOWLER JAMES  
FREEMAN MADISON K/BRADY E  
GARDNER AUSTIN  
GENTRY NATHAN/CHURCHILL MELODY  
GIBSON SHANE  
GIBSON TOM F/KATHY L  
GOOD WILLIAM C/MARY JO TR  
GRAY DEAN/LEFFORGE CHRISTIE  
H & H LLC  
HAGAN WILLIAM D/MITZI L  
HARDIN FLOYD EUGENE/BURCHETT MARY HELEN  
HARMON RALPH C/LAURA E  
HART WILLIAM J/RENATE G/MARY J  
HARTOOG LEENDERT/MARGARET P  
HASS DONALD R/KAREN S  
HEYL TERRY  
HORGAN LIVING TRUST  
HUYSEN RICHARD TR  
ISAACS LIVING TRUST  
JAMES C JENNINGS LIVING TRUST  
JARED AND TRICIA DAYTON LLC  
JENKINS FAMILY TRUST  
JOHN E JENNINGS LIVING TRUST  
JOHNSON JENNIFER S/JESSE D/PATRICIA A  
KEELING DAVID L TR  
KENMAR INVESTMENTS LLC  
KING CAL/LYNDA  
KITTS DIXEE LEE TR/J C/JOEL CLAY  
KLEIN HOWARD MARK/LEANNA  
KOLOB PROPERTIES LLC

7004 E HOBART ST  
1518 N POWER RD  
2733 N POWER RD 102  
6629 E PRINCESS DR  
4133 E GRANDVIEW CIR  
6915 E GARY CIR  
6711 E PRINCESS DR  
1331 N 67TH ST  
1324 N 69TH PL  
6910 E HALIFAX DR  
6836 E BROWN RD  
6965 E HOBART ST  
1237 N 67TH ST  
4216 E FOX ST  
6939 E GRAND VIEW ST  
7002 E INDIGO ST  
1637 N SILVERADO  
1332 N 67TH ST  
1311 N 67TH ST  
310 S ALMA SCHOOL RD  
6712 E INGRAM ST  
1530 N 67TH ST  
4561 E ENCANTO ST  
1417 N 67TH ST  
6738 E MCLELLAN RD  
5231 E KANIKSU ST  
6714 E MCLELLAN RD  
8661 E WATERFORD CIR  
6733 E INDIGO ST  
1247 N 66TH PL  
6726 E CULVER ST  
12150 NW TOM WATSON PKWY  
1448 N POWER  
6920 E INDIGO ST  
1502 N 67TH ST  
1431 N 67TH ST  
1449 N 67TH ST  
4360 N DESERT OASIS DR  
6834 E HALIFAX DR  
1418 N 67TH ST  
6730 E MCLELLAN RD  
6932 E INDIGO ST  
1259 N POWER RD  
25816 - 80 ST W  
6139 E MCCLELLAN  
1517 N 66TH PL  
6816 E BROWN ORAD STE 101



KRINGEN RICHARD DEAN/VICKI JO	6657 E INDIGO ST
KWAN FAMILY TRUST	6962 E GRANADA ST
LEO RAYMOND	6951 E HOBART DR
LES AND KATHY TIPTON TRUST	6924 E GARY CIR
LEWIS SCOTT J/JEANETTE M	6736 E INDIGO ST
LINDLIEF DAVID GRANT	6946 E GRANADA ST
LINGER MARVIN B & PAMELA	1321 N 67TH ST
LORD EDWARD W	1346 N 69TH PL
LOVE FAMILY LIVING TRUST	6754 E MCLELLAN RD
LOVE OF CHRIST LUTHERAN CHURCH	1525 N BUSH HIGHWAY
LOVE OF CHRIST LUTHERAN CHURCH	1525 N POWER RD
LUNDELL DANIEL	1247 N 67TH ST
MARPLE TEDDY R	6652 E MCLELLAN RD
MARTIN A QUICK AND SYLVIA M QUICK TRUST	1341 N 66TH PL
MARTINSEN RANDALL DEE	6843 E HALIFAX DR
MASSIE JOEL	6952 E GRANDVIEW ST
MCCAGHREN ROBERT S/HOLLY M TR	1501 N 66TH PL
MCEWEN PATRICIA A	6920 E HOBART RD
MEDINA RANDALL W/TERI L	6004 E HILLVIEW ST
MEDINA TERI L/RANDALL WAYNE	6004 E HILLVIEW ST
MENDIVIL TONY E TR	1547 N 67TH ST
MILLER FAMILY LIVING TRUST	16525 E LASER DR
MILLER RYAN	6918 E GRANADA ST
MORGAN JOHN GREGORY/JO KATHERINE	7027 E HALIFAX ST
MORREN BOBBY R/JUDITH E	6707 E INDIGO ST
MUSTANG STAMPEDE THREE LLC	3741 E CHICKADEE RD
MUSTO MICHAEL W/PAMELA V	6916 E GARY CIR
NEWSOME REICH TRUST	6931 E INDIGO ST
OKEEFE FAMILY LIVING TRUST	6727 E INDIGO ST
P H X REAL ESTATE L P	750 N 17TH ST
PAGEL RANDY J/BARRACLOUGH KAREN	6706 E MCLELLAN RD
PAVICH DONALD R & JANET ELAINE	6935 E HALIFAX DR
PAYNTER DAVID W/PAYNTER KAREN TR	6701 E PRINCESS DR
PERKINS FAMILY TRUST	6490 E GRANDVIEW ST
PKA AND TRAN 2 LLC	10697 N FRANK LLOYD WRIGHT BLVD STE 102
POHLSANDER JUSTIN CURTIS/GLENN MICHAEL IAN	6724 E INDIGO ST
PORTER PRESTON/ATHENE	1501 N 67TH ST
POWELL FAMILY PROPERTIES LLC	2471 W MAPLEWOOD ST
RADIAN RENTAL LLC	PO BOX 20091
RAMIREZ ERNEST GODOY/NORMA ANGELICA	1217 N 67TH ST
RAMIREZ MANUEL R/ELIZABETH	6638 E PRINCESS DR
RAY BRIAN/C NOELLE	7012 E GRANADA ST
RED MOUNTAIN PROFESSIONAL PARK MEMBERS ASSN	6820 E BROWN RD
RED MOUNTAIN PROFESSIONAL PARK MEMBERS ASSOC	6816 E BROWN RD
RENNIKS INVESTMENTS LLC	2632 N HALL CIR
RICO ANTONIO/ISLA PAULINA CONTRERAS	1525 N 67TH ST
RODRIGUEZ PHILIP/CATHERINE	7035 E HOBART ST



ROMER PATRICK W  
RUBINO RICHARD ANTHONY  
RUSH CHARLES R/HARRIET  
SABIA DAVID/DELONG-SABIA CHERYL LYNN  
SAGUARO HILLS BAPTIST CHURCH  
SCHALLER KARL  
SIEN RICHARD BRIAN/HEATHER LOUISE  
SIMS GEOFF/CHERYL L  
SKJELSTAD GRIFFITH E  
SLOAN DAVID  
SMITH DARIN/CABRINA  
SPARKS FAMILY TRUST  
STEIZ CHARLES T SR/LORETTA  
STEPANEK MICHAEL LYNN  
STERRITT FAMILY LIVING TRUST  
STUBBS JASON/NICOLE  
STUCKER LEWIS/LORI  
TALBOT GARY M/DIANE C TR  
TAYLOR ANDREW H/SHAWNA C  
TENNYSON THOMAS M/KARLA D TR  
THOMPSON JAMES  
TIMBOL THERENCE/ALMENDEL  
VENISNIK FAMILY TRUST  
VIVOAMORE DENISE/DEAN  
WEIST LIVING TRUST  
WIELAND ROBIN  
WILDUNG SETH A/SANDRA L  
WOMACK DANIEL D/JULIETTE D  
WONG LIVING TRUST  
WOOD LUCAS S/HALEY E  
ZELKOVICH TIMOTHY A SR

1227 N 67TH ST  
1517 N 67TH ST  
6856 E INDIGO ST  
6951 E GRANDVIEW ST  
1402 N POWER RD  
6821 E HALIFAX DR  
1502 N POWER RD  
6660 E MCLELLAN RD  
1448 N 67TH ST  
6822 E HALIFAX DR  
6749 E INDIGO ST  
7010 E HALIFAX  
1645 N SILVERADO ST  
1312 N 67TH ST  
6935 E HOBART ST  
1531 N 67TH ST  
1532 N POWER RD  
6945 E. INDIGO ST.  
1518 N 67TH ST  
6930 E HALIFAX DR  
1546 E BRUCE AVE  
6930 E GRANDA ST  
6903 E HOBART ST  
20853 MEELY AVE  
6746 E MCLELLAN RD  
6731 E IVY ST  
800 W EL PRADO RD  
6902 E INDIGO ST  
5024 PIGEON CREEK TRL  
6869 E VERNON AVE  
1322 N 67TH ST



City	State	Zip
MESA	AZ	85208
MESA	AZ	85205
MESA	AZ	85205
DEN HAAG 2564 VM		
MESA	AZ	85207
MESA	AZ	85209
MESA	AZ	85277
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GILBERT	AZ	85297
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GILBERT	AZ	85234
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TEHACHAPI	CA	93561
MESA	AZ	85205
MESA	AZ	85205
CHANDLER	AZ	85225
MESA	AZ	85207
BETTENDORF	IA	52722
SCOTTSDALE	AZ	85257
MESA	AZ	85205



## Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name
Desert Uplands	William	Puffer	8330	E	Thomas
Desert Uplands	Annette	Jansen	8135	E	Culver
Freedom Run	Mary Ann	Jones	6052	E	Glencove
Saguaro Hills Estates	Barb	Caswell	1548	N	Power
Painted Mountain	LD	Haley	2322	N	63rd
Encanto Neighborhood	JoAnn	Epperson	6530	E	Encanto
Annecy	Cole	Beecher	7009	E	Ivyglen
Stoneridge/Moondance	Jeanine	Legler	7407	E	Hannibal
Stoneridge/Moondance	Amy	Haney	7436	E	Ivyglen
Sunrise at College Park	Jennifer	Moeller	7255	E	Hampton #101
Copper Quail	Craig	Gniadek	6352	E	McLellan
Copper Quail	Covy	Lumpkins	6340	E	Hillview
Copper Quail	Ed	Dressell	6233	E	Ivyglen
Copper Quail	Chris	Flahiff	6360	E	McLellan
Moondance Townhouses	Linda	Dieball	7006	E	Jensen #58
Skyway Village	Patty	Buckingham	6431	E	Heather
Halifax71stHobart	Tom	Bade	7030	E	Halifax
Ivy-Sericin	Kathleen	Metzger	1648	N	Sericin
Holden Rock	Sarah	Skousen	1221	n	66th

HOA Name	Corp Comm Link
Heatherwood Village	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>
Brookfield East I	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>
Moondance Townhomes	<a href="http://ecorp.azcc.gov/Details/Corp?corpId=%2001844915">http://ecorp.azcc.gov/Details/Corp?corpId=%2001844915</a>
Painted Mountain Golf Villas Condo	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>
Palmas Del Sol	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>
Red Mountain Manor	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>
Red Mountain Villas Condominium	<a href="http://ecorp.azcc.gov/Details/Corp?corpId=%2013845482">http://ecorp.azcc.gov/Details/Corp?corpId=%2013845482</a>
Sunrise at College Park	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>
Alta Mira Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>
Brookfield West I Condominiums	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>
Torino Village	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>
El Dorado Condominiums	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNu</a>

StType	City	State	Zip
Rd	Mesa	AZ	85207
St	Mesa	AZ	85207
St	Mesa	AZ	85206
Rd	Mesa	AZ	85205
Pl	Mesa	AZ	85205
	Mesa	AZ	85205
St	Mesa	AZ	85207
St	Mesa	AZ	85207
st	Mesa	AZ	85207
	Mesa	AZ	85209
Rd	Mesa	AZ	85205
St	Mesa	AZ	85205
St	Mesa	AZ	85205
	Mesa	AZ	85205
	Mesa	AZ	85207
	Mesa	AZ	85207
	Mesa	AZ	85207
	Mesa	AZ	85207
Cir	Mesa	AZ	85205
Place	Mesa	AZ	85205

umber=09561743

umber=08011248

umber=08132027

umber=01495394

umber=10660378

umber=08562784

umber=09559220

umber=01787673

umber=13450021

umber=01958277



# Neighborhood Meeting Sign-In Sheet

## Applicant:

Pew & Lake, PLC for Power Food Park

## Meeting Location:

1439 North Power Road  
Mesa, AZ 85207

## Property Location:

East Side of Power Road, North and South of Halifax Drive

## Time:

6:00 PM

## Date:

April 20, 2021

## Case:

ZON21-00278

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Barb & Char Caswell	1548 N. Power Rd Mesa	85205	Caswellbc@cox.net	480 854 4957
2	J MORGAN	7027 E. HALIFAX DR	85207	MORGANJ2@OUTLOOK.COM	480-204-1713
3	Philip/Cathy Rodriguez	7035 E Hobart St	85207	PROD7212@yahoo.com	480 688 2942
4	Roger & Lana Braunstein	6915 E. Halifax Dr.	85207	hol.leigh@hotmail.com	605-484-7869
5	Roger & Karen Jenkins	6834 E. Halifax Dr	85207	rjenkins131@cox.net	480 -250 4076
6	RACHEL & RALPH WEIST	6746 E. McLELLAN RD	85205	THEWEISTHOUSE@yahoo.com	480-206-6120
7	Mike & Pam Musto	6916 E. Gary Circle	85207	m.musto@cox.net	480-396-4093
8	Tom & Jo Ann Bade	7030 E HALIFAX DR	85207	TommyBade@gmail.com	480 460-0908
9	Don Pavich	6935 E. Halifax Dr	85207	don.pavich@gmail.com	480-985-9269
10	Anne Gerber	1435 N. 71st St.	85207	PPLChick@hotmail.com	---
11	Israel Pineda <sup>Cristina</sup> Farnsworth	7047 E Halifax Dr	85207	ctina2@cox.net	480 285-5785
12					
13					

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## Case:

ZON21-00278

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Bisbee, Edward	6835 E. HALIFAX DR.	85207	EdBisbee@hotmail.com	480 628-0048
2	THORSON DALE	7004 E. Hobart		drtaz5@live.com	480 220 8883
3	Stucker	1532 N Power	85205	stuckerparadise@aol.com	602 370 6095
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