

Power Road Retail

**PROPOSED COMMERCIAL DEVELOPMENT
SEC OF POWER ROAD AND DELMON DRIVE
Mesa, Arizona**

Rezoning Application

Citizen Participation Plan

Submitted: October 18, 2021

I. Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting to rezone the subject property for the development of new two-pad commercial/retail development. The subject site is approximately 5.33 acres of vacant land located at the southeast corner of Power Road and Delmon Drive (the "Property") as shown on the attached Aerial Map.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

II. Contact

Benjamin Tate
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: ben@witheymorris.com

III. Contact List

Parties affected by the applications may include properties owners within 500-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood entities identified by the City of Mesa and interested parties which may request to

be placed on the Contact List. To provide additional outreach, the Applicant has decided to expand the notification to 1,000 feet. A copy of the contact list and map of the mailing area are attached.

IV. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the rezone application will be notified of the application through an informational mailing to be sent in late October. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments. The letter will also invite neighbors to attend a future neighbor meeting to discuss the proposal.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

V. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

VI. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VII. Inquiries

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VIII. Schedule for Implementation

1. Submittal	October 18
2. Notification Letter	Late October
3. Virtual open house	November
4. Planning & Zoning notifications	January
5. Planning & Zoning Board hearing	February
6. City Council hearing	March

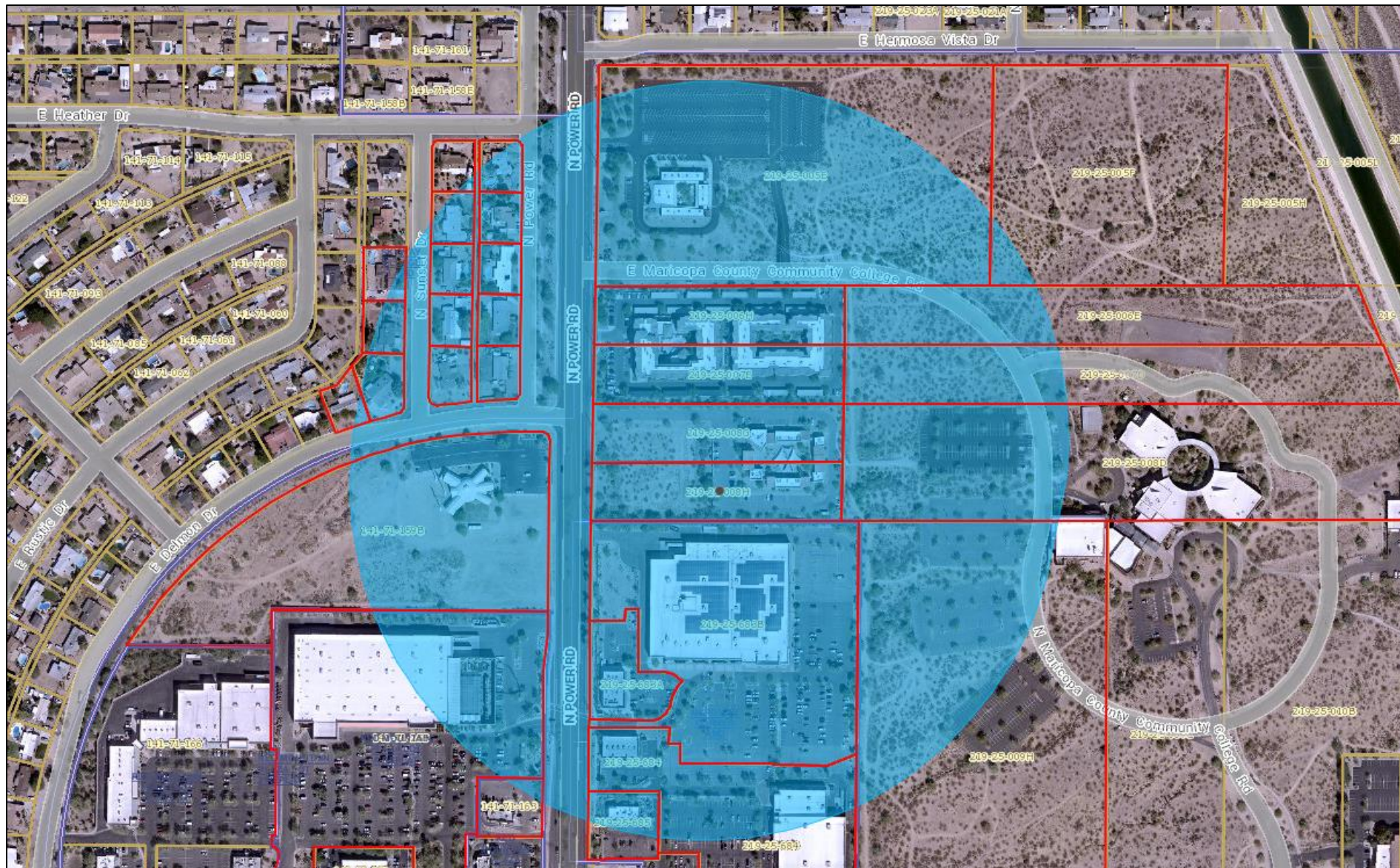
Aerial Map



SEC Power Road & Delmon Drive – Mesa, AZ



Mailing Map



SEC Power Road & Delmon Drive – Mesa, AZ



Owner	Address	City	State	ZIP
DESERT SPRINGS SCOTTSDALE SOUTH L L C	2383 E SPRINGFIELD PL	CHANDLER	AZ	85286
HOME DEPOT U S A INC	PO BOX 105842	ATLANTA	GA	30348-5842
MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT	2411 W 14TH ST	TEMPE	AZ	85281
WILKINS THEODORE JR/KARYN	2308 N POWER RD	MESA	AZ	85215
IRIONDO JESUS M/REBECCA	2302 N BUSH HWY	MESA	AZ	85215
JAMES L TRASKOS REVOCABLE TRUST	2248 N POWER RD	MESA	AZ	85215
WILSAK RUSS/CRYSTAL	2234 N POWER RD	MESA	AZ	85215
MORAN JEROME	1959 S POWER RD SUITE 103-155	MESA	AZ	85206
CREATIVEGIRL LLC	7435 E LOMPOC AVE	MESA	AZ	85209
WEBER PAMELA JEAN	2233 N SUNSET DR	MESA	AZ	85215
BEWSEY MICHAEL/DAWN	2247 N SUNSET DR	MESA	AZ	85215
MARTINO WILLIAM T	2301 N SUNSET DR	MESA	AZ	85215
BERTRAND DOUGLAS R	2234 N SUNSET DR	MESA	AZ	85215
EAST VALLEY FREE WILL BAPTIST CHURCH	6343 E MAIN ST	MESA	AZ	85205
HIGHLINE PARTNERS POWER RD LLC	7916 TARTAN FIELDS DR	DUBLIN	OH	43017
CVG VERDE DIMORA APARTMENTS LLC	PO BOX 14670	SCOTTSDALE	AZ	85267
ARIZONA AGRIBUSINESS AND EQUINE CENTER INC	3636 N CENTRAL AVE STE 1050	PHOENIX	AZ	85024
WEINGARTEN NOSTAT INC	500 N BROADWAY STE 201	JERICHO	NY	11753
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440-9456
WEINGARTEN NOSTAT INC	500 N BROADWAY STE 201	JERICHO	NY	11753
WENDY'S PROPERTIES LLC	ONE DAVE THOMAS BLVD	DUBLIN	OH	43017