

CITIZEN PARTICIPATION PLAN FOR MESA CONNECTION

Date Submitted: January 31, 2022

Purpose: 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 an upcoming application. The site is located at the southwest corner of Warner Road and 80th Street. We have filed an application to rezone the site to LI PAD and Design Review Approval to allow for the development of an industrial business park. This outreach plan will ensure that those affected by this application will have an adequate opportunity to learn more about and comment on the proposal.

Additionally, in lieu of an in-person neighborhood meeting, we have scheduled a virtual open house to share our proposal, answer questions, and seek input. The details of the virtual open house are below. Please email me at jheiney@comunaleproperties.com if you would like a calendar invite with the Microsoft Teams link or have any questions about using Microsoft Teams video conferencing.

Meeting Time:

February 21, 2022 from 5:30pm to 6:30pm

[Click here to join the meeting](#)

Contact:

Josh Heiney
1855 South Pearl Street, Suite 20
Denver, CO 80210
jheiney@comunaleproperties.com

Pre-Submittal Meeting: The pre-submittal meeting with the City of Mesa planning staff was held on November 30, 2021. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

Action Plan: To provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts by the development that members of the community may have. Comunale intends to notify all property owners within 1,000 feet of the Site, though it is important to note that there are no HOAs or registered neighborhood located within one (1) mile of this site.

Schedule:

Pre-submittal meeting: November 30, 2021

Application submittal: January 31, 2022

Virtual Neighborhood Meeting: February 21, 2022

Submittal of Citizen Participation Report and Notification Materials: March 7, 2022

Anticipated Planning & Zoning Board Hearing: April 27, 2022

NOTICE OF NEIGHBORHOOD MEETING

March 2, 2022

Dear Neighbor,

We are pleased to invite you to a virtual neighborhood meeting to receive your comments regarding a proposed development on the approximately 50 acres located at the SWC of Warner Road and South 80th Street in Mesa, Arizona (APN 304-30-016A, Case ZON22-00093). Comunale Properties is proposing to develop a master planned, six-building industrial business park development that will likely include clear heights of 28' – 32' and will possess ~660,000 rentable square feet. Additional information can be found in the attached site plan. Also attached to this letter is a building elevation file that reflects the design theme for all other buildings on the site.

A virtual neighborhood meeting will be held via Microsoft Teams at the time listed below to present and discuss the project and to answer any questions that you may have.

Date: March 16, 2022

Time: 5:30 pm

Place: Microsoft Teams

If you wish to participate in the neighborhood meeting, please call our office or send an email request to Charlie Wigdale in our office at cwigdale@comunaleproperties.com no later than 5:00 p.m. on the day of the meeting. He will provide a link for the call, also listed here:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTliNjdhOTUtZGI1MC00NzI4LWEwMzYtYTdjZWJkNDFmMzVm%40thread.v2/0?context=%7b%22Tid%22%3a%22bb7b9bc0-2540-4762-95ed-59d05bbcff58%22%2c%22Oid%22%3a%22e023acbe-c4cb-4a9f-9329-fb8e83c17d4b%22%7d.

If you are unable to join us for the neighborhood meeting, one of our team members will be happy to discuss the proposed project with you via telephone or email.

At this time, no public hearing before the City of Mesa Planning & Zoning Board has been scheduled. When that meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information will also be notified.

If you have any questions regarding this matter prior to this neighborhood meeting, please contact Josh Heiney at our office (jheiney@comunaleproperties.com). You may also contact Mr. Sean Pesek, Planner with the City of Mesa's Development Services Division at (480) 644-6716.

Sincerely,

The Comunale Properties Team

Citizen Participation - Notification Addresses

1000' Buffer					
Owner	Mail Address	City	State	ZIP	
ARIZONA STATE OF	1616 W ADAMS ST	PHOENIX	AZ	85007	
ACOSTA GUADALUPE C/FRANCIS N	818 W INGLEWOOD	MESA	AZ	85201	
SMITH & TURLEY HOLDINGS LLC	2665 E DESERT LN	GILBERT	AZ	85234	
PTI ARIZONA LLC	15540 N 77TH ST	SCOTTSDALE	AZ	85260	
SUPERIOR STEEL AND RIGGING LLC	PO BOX 6652	MESA	AZ	85216	
JCA EQUIPMENT LLC	PO BOX 1480	HIGLEY	AZ	85236	
DLK INVESTMENTS LLC	PO BOX 55	VALLEY FARMS	AZ	85191	
WARNER PLACE L L C	1410 S CRESTON CR	MESA	AZ	85204	
19643 WARNER HOLDINGS LLC	21738 E ORION WAY	QUEEN CREEK	AZ	85142	
CRP LDF AIRPARK 202 AZ LLC	1300 DOVE ST SUITE 200	NEWPORT BEACH	CA	92660	
AIRPORT 202 JV LLC	8901 E RAINTREE DR NO 140	SCOTTSDALE	AZ	85260	
DM LANDING 3 SUB LLC	6710 N SCOTTSDALE RD STE 140	SCOTTSDALE	AZ	85253	
BILLY W AND NORA D MAYNARD LIVING TRUST	PO BOX 400	HIGLEY	AZ	85236	
MAYNARD JACK/DIANNE	PO BOX 1413	HIGLEY	AZ	85236	
EASTGROUP PROPERTIES LP	2141 E CAMELBACK RD SUITE 250	PHOENIX	AZ	85016	
PRICE JOHN L	2979 N 83RD PL	SCOTTSDALE	AZ	85251	
RJW INVESTMENTS III LLC	PO BOX 8790	MESA	AZ	85214	
KING JOHN/TAWNI K	11801 S SOSSAMON	MESA	AZ	85212	
SALT RIVER PROJECT AI & PD	PO BOX 52025	PHOENIX	AZ	85042	
TALMAGE J LLC	3616 E TREMAINE CT	MESA	AZ	85234	
T GOLDEN FOUNDATION	1425 S HIGHLEY RD SUITE 106	GILBERT	AZ	85296	
GLASNAPP DONALD TR/SORHAGE JERRY TR	3914 E FARM DALE	MESA	AZ	85206	
C1418 LANDING 202 LLC/SHERMAN STREET LANDING 202 LLC	1900 AVENUE OF THE STARS STE 320	LOS ANGELES	CA	90067	
7613 EAST RAY LLC	300 SPECTRUM CENTER DR UNIT 300	IRVINE	CA	92618	
LANDING 3 INDUSTRIAL LLC	7501 WISCONSIN AVE STE 1300W	BETHESDA	MD	20814	

