

Citizen Participation Report

May 10, 2022

CapRock Mesa Legacy Industrial Project: Rezoning LI/PAD, Site Plan, & Design Review
Property located between the 10000 and 11000 blocks of Pecos Road (north side of street)
[Pecos and Merrill Street Extension]
(Portion of Parcel Number: 313-25-859N)

A. Case Ref. Numbers: ZON22-00085 / DRB22-00337

Overview: The purpose of this Citizen Participation Report is to summarize how citizen participation was conducted for the proposed for CapRock Mesa Legacy Industrial Project regarding a rezoning to Light Industrial (LI) with a Planned Area Development (PAD), site plan, and design review to develop two (2) concrete tilt-up industrial buildings.

B. Contact Lists

The Contact Lists for the cases are included as noted below. (See **Tab A.**)

1. A contact list will be developed for citizens and agencies within this area including:
 - All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor.
 - Any Homeowners Associations within ½-mile of the project.
 - Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa.
 - All property owners within 500-feet of the site as determined by the Maricopa County Assessor for the Design Review Board meeting and Planning and Zoning Board hearing notices.

C. Notice of Application Filed / Virtual Neighborhood Meeting & Public Meeting / Hearing Notifications

Notice of Application Filed / Virtual Neighborhood Meeting Letter

On April 13, 2022, the Applicant's Legal Representative mailed a Notice of Application Filed / Neighborhood Meeting. The mailing list for the public hearing notification letter included all parties within 1,000 feet, Homeowners Associations within ½-mile, and Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa (i.e., the City had none on record). The content of the letter included a description of the request; case number; site location and acreage; the date, time and directions for accessing the virtual neighborhood meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See **Tab B** for a copy of the letter mailed. **No one attend / participated in the virtual neighborhood meeting.**

Design Review Board Public Meeting Letter

On April 25, 2022, the Applicant's Legal Representative mailed a Notice of Public Meeting letter advising of the Design Review Board meeting. The mailing list for the public hearing notification letter included all parties within 500-feet. The content of the letter included a description of the request; case number; site location and acreage; the date, time and location of the Design Review Board meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See **Tab C** for a copy of the letter.

Planning and Zoning Board Public Hearing Letter

On May 9, 2022, the Applicant's Legal Representative mailed a Notice of Public Hearing letter advising of the Planning and Zoning Board hearing. The mailing list for the public hearing notification letter included all parties within 500-feet. The content of the letter included a description of the request; case number; site location and acreage; the date, time and location of the Planning and Zoning Board hearing; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See **Tab D** for a copy of the letter.

Site Posting

On May 6, 2022, Dynamite Signs installed a public hearing notification sign on the property identifying the scheduled public hearing. The notification sign conformed to the City's standard and customary site posting requirements and included information on the date, time, and location of the Planning and Zoning Board hearing for the Application, a summary of the request, and contact information for the Applicant's Legal Representative. The Affidavit of Public Hearing Notification site posting, and photographic evidence are attached at **Tab E**.

D. Inquiries / Response Procedures

To date, the Applicant's Legal Representative has not received any telephone calls, emails, letters, or other correspondence regarding the request/notices sent. Any future substantive inquiries regarding the request will be documented in a supplement to this report.

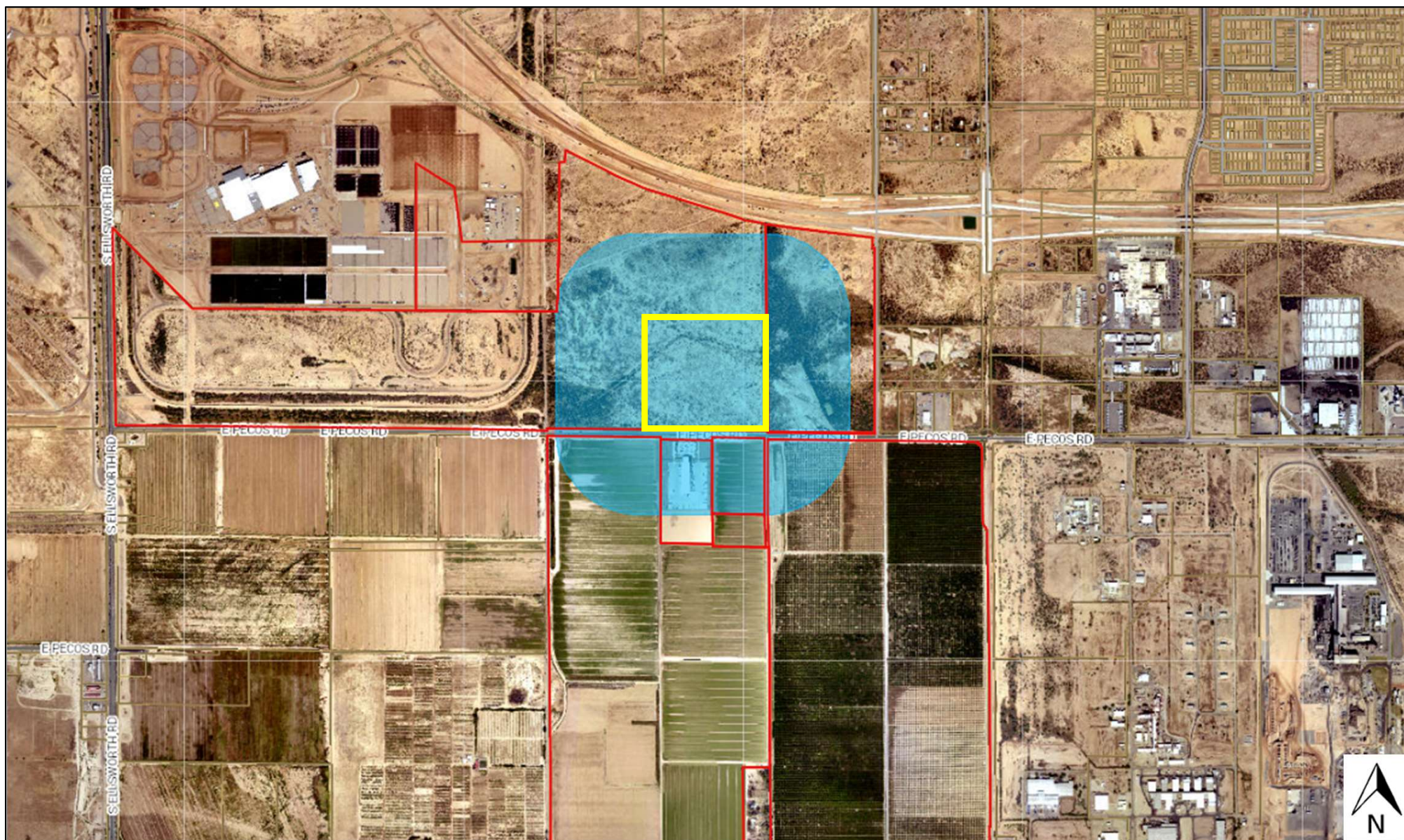
E. Summary of Schedule of Implementation

Application Filed (ZON22-00085):	January 27, 2022
Application Filed (DRB22-00337):	March 28, 2022
Notice of App. Filed / Neigh. Mtg. (DRB22-00337):	April 13, 2022
Notice of Public Meeting Mailing (DRB22-00337):	April 25, 2022
Notice of Public Hearing Site Posting (ZON22-00085):	May 6, 2022
Notice of Public Hearing Mailing (ZON22-00085):	May 9, 2022
Citizen Participation Report Submitted:	May 10, 2022
Planning & Zoning Board Hearing (ZON22-00085):	May 25, 2022

TAB A

MESA CAPROCK LEGACY INDUSTRIAL PROJECT MAILING NOTIFICATION LIST				
PROPERTY OWNERS WITHIN 1,000-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE	MESA	AZ	85206
AMAZON US REAL ESTATE LLC	PO BOX 80416	SEATTLE	WA	98108
SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE	SAN DIEGO	CA	92111
LYONS DEVELOPMENT LLC	4320 E BROWN RD SUITE 110	MESA	AZ	85205
CUBES AT MESA GATEWAY LLC	2199 INNERBELT BUSINESS CENTER DR	ST LOUIS	MO	63114
OLD DOMINION FREIGHT LINE INC	500 OLD DOMINION WAY	THOMASVILLE	NC	27360
BYNER CATTLE COMPANY	333 N CENTRAL AVE	PHOENIX	AZ	85004-2121
PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016
PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016
OTHER INTERESTED PARTIES				
ORGANIZATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP
GAMMAGE & BURNHAM, PLC ATTN: DENNIS M. NEWCOMBE	40 N CENTRAL AVE, 20TH FL	PHOENIX	AZ	85004
CITY OF MESA PLANNING DIVISION ATTN: JOSHUA GRANDLIENARD	PO BOX 1466 MAIL STOP 9953	MESA	AZ	85211

NOTIFICATION MAP – PROPERTY OWNERS WITHIN 1,000-FEET



PROPERTY OWNERS WITHIN 500-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE	MESA	AZ	85206
AMAZON US REAL ESTATE LLC	PO BOX 80416	SEATTLE	WA	98108
LYONS DEVELOPMENT LLC	4320 E BROWN RD SUITE 110	MESA	AZ	85205
CUBES AT MESA GATEWAY LLC	2199 INNERBELT BUSINESS CENTER DR	ST LOUIS	MO	63114
OLD DOMINION FREIGHT LINE INC	500 OLD DOMINION WAY	THOMASVILLE	NC	27360
BYNER CATTLE COMPANY	333 N CENTRAL AVE	PHOENIX	AZ	85004-2121
PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016

NOTIFICATION MAP – PROPERTY OWNERS WITHIN 500-FEET



TAB B

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gbllaw.com

April 13, 2022

VIA U.S. MAIL

Re: Notice of Applications Filed / Virtual Neighborhood Meeting.
City of Mesa Reference Numbers: ANX22-00020, ZON22-00085, & DRB22-00337.
Approximately 37.52 Net Acres of Vacant Land.
Located Northwest Corner of "Merrill Road" (extension) and Pecos Road.

Dear Property Owner or Registered Neighborhood Association:

We represent CapRock Partners, LLC, our client, who is currently under contract to purchase the approximately 37.52 net acres of vacant land located at the northwest corner of the "Merrill Road" extension and Pecos Road (the "Property"). (See the Attached: Property Location Map) We have recently submitted to the City of Mesa Development Services Department, Planning Division, three (3) application requests, they are for: annexation, rezoning/site plan review, and design review. These three (3) applications being requested will allow for the proposed development of a quality; compatible industrial project called the CapRock Mesa Legacy Industrial Project within proximity to the Phoenix-Mesa Gateway Airport.

The Property is currently vacant, undeveloped land within the jurisdiction of Maricopa County and is zoned Maricopa County Rural-43. An annexation application was filed with the City (Case Number: ANX22-00020) to bring the Property into the City of Mesa. The Property will then be currently rezoned to the City's Light Industrial ("LI") zoning classification, with a Planned Area Development ("PAD") overlay along with site plan/design review approvals. (Cases: ZON22-00085 & DRB22-00337) Thus, the LI provides a desired level of uses and development standards for the project, while the PAD overlay will provide for appropriate modifications for the specific proposal and intended end users consistent with the market.

More specifically, the CapRock Mesa Legacy Industrial Project includes the development of roughly 624,000 square feet of new manufacturing and processing, wholesaling, research, warehousing, e-commerce, data center, and distribution activity space. The proposed site plan includes two (2) flexible industrial buildings, which are oriented to provide multiple access points centered around a central detention and loading area to provide screening of back-of-house activities such as truck maneuvering, utility equipment and refuse containers. The proposed buildings will feature superior design materials and layout to attract the highest quality tenants within this growing market. The future tenants will range from local, regional, and national businesses. (See Attached: Proposed Site Plan/Building Elevations)

In summation, the proposed LI PAD zoning and site plan/design for the CapRock Mesa Legacy Industrial Project are consistent with the City's General Plan, zoning in the area, and other developments/recent approvals that have occurred in the area over the years.

With that being said, please accept this letter as an invitation to attend a Virtual Neighborhood Meeting, which is being held to discuss our client's site plan/design proposal. The details of the Virtual Neighborhood Meeting are as follows:

VIRTUAL NEIGHBORHOOD MEETING

Wednesday, April 27, 2022, 6:00 PM

To register for the Virtual Neighborhood Meeting, please visit www.gblaw.com/caprock. For assistance with registration, please contact Ellie Brundige, Gammage & Burnham Land Use Planner, at (602) 256-4409 or ebrundige@gblaw.com.

Please Note: Specific formal city meeting/hearing dates have not yet been set. You should receive a subsequent mailing identifying the dates and locations of meetings/hearings when they have been scheduled.

In the meantime, should you have any questions or cannot attend the upcoming virtual neighborhood meeting and would like more information, please feel free to contact me at:

Dennis M. Newcombe with Gammage & Burnham
(602) 256-4446 – **or** – via e-mail: dnewcombe@gblaw.com

If you require additional information from the City of Mesa Development Services Department, Planning Division, please contact our City representative.

Josh Grandlienard, Planner II
(480) 644-4691 – **or** – via e-mail: Joshua.Grandlienard@MesaAZ.gov

We appreciate your time and consideration.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Location Map
Proposed Site Plan/Building Elevations

AERIAL MAP



Subject Property

LEGEND



LEGEND



TAB C

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gblaw.com

April 25, 2022

VIA U.S. MAIL

Re: Notice of Design Review Board Meeting.
City of Mesa Reference Number: DRB22-00337.
Approximately 37.52 Net Acres of Vacant Land (Portion of APN 313-25-859N).
Located Northwest Corner of "Merrill Road" (extension) and Pecos Road.

Dear Property Owner or Registered Neighborhood Association:

We represent CapRock Partners, LLC, our client, who is currently under contract to purchase the approximately 37.52 net acres of vacant land located at the northwest corner of the "Merrill Road" extension and Pecos Road (the "Property"). (See the Attached: Property Location Map) We have recently submitted to the City of Mesa Development Services Department, Planning Division, three (3) application requests, they are for: annexation, rezoning/site plan review, and design review. These three (3) applications being requested will allow for the proposed development of a quality; compatible industrial project called the CapRock Mesa Legacy Industrial Project within proximity to the Phoenix-Mesa Gateway Airport.

More specifically, the CapRock Mesa Legacy Industrial Project includes the development of roughly 624,000 square feet of new manufacturing and processing, wholesaling, research, warehousing, e-commerce, data center, and distribution activity space. The proposed site plan includes two (2) flexible industrial buildings, which are oriented to provide multiple access points centered around a central detention and loading area to provide screening of back-of-house activities such as truck maneuvering, utility equipment and refuse containers. The proposed buildings will feature superior design materials and layout to attract the highest quality tenants within this growing market. The future tenants will range from local, regional, and national businesses. (See Attached: Proposed Site Plan/Landscape Plan/Building Elevations)

As part of the City's review processes, the purpose of this correspondence is to inform you that the design review application (DRB22-00337) has been scheduled for consideration by the Design Review Board as follows:

DESIGN REVIEW BOARD MEETING

May 10, 2022 at 4:30 PM

City Council Chambers (lower level)

57 East First Street

Mesa, Arizona 85201

The Design Review Board meeting may be watched via the Zoom video conferencing platform at <https://mesa11.zoom.us/j/5301232921> or listened to by calling 888-788-0099 or 877-853-5247 (toll free), using meeting ID 530 123 2921, and following the prompts. Members of the public can address the Design Review Board in the following ways: (1) Attend the meeting in person and complete and submit a blue comment upon arrival at the meeting; or (2) Attend the meeting virtually and submit an online comment card at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on your comment card that you would like to speak, and, if attending virtually, you will also need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the board, your line will be taken off mute and you will be given an opportunity to speak. For any difficulty accessing the meeting, please call the City Clerk's office at 480-644-2099.

The Design Review Board reviews building design, landscape plans, parking layout, and site layout. The Design Review Board does not review or discuss the actual use of the land. Those items are typically addressed by the Planning and Zoning Board, City Council, or other through public input processes. You may receive future notice of such hearings when the rezoning/site plan review and/or annexation applications are scheduled for public hearing.

Should you have any questions or cannot attend the upcoming Design Review Board meeting and would like more information, please feel free to contact me at:

Dennis M. Newcombe with Gammage & Burnham
(602) 256-4446 – **or** – via e-mail: dnewcombe@gblaw.com

If you require additional information from the City of Mesa Development Services Department, Planning Division, please contact our City representative:

Josh Grandlienard, Planner II
(480) 644-4691 – **or** – via e-mail: Joshua.Grandlienard@MesaAZ.gov

We appreciate your time and consideration.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

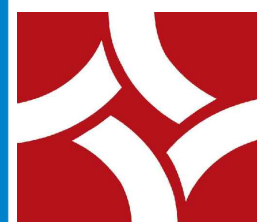
Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Location Map
Proposed Site Plan/Landscape Plan/Building Elevations

AERIAL MAP



Subject Property



KEYNOTES

- 1 RETENTION BASIN
- 2 PARKING
- 3 DRAINAGE CHANNEL
- 4 LOADING AREA
- 5 LANDSCAPE BERM
- 6 OPEN SPACE WITH BIKE RACKS AND PICNIC TABLES

CITY OF MESA PLANT DATA
























PECOS ROAD FRONTAGE (1,090 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	44 TREES	45 TREES
6 SHRUBS PER 25 L.F.	262 SHRUBS	262 SHRUBS
ACCESS ROAD FRONTAGE (540 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	22 TREES	22 TREES
6 SHRUBS PER 25 L.F.	130 SHRUBS	130 SHRUBS
PROPERTY PERIMETER (3,168 L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREE & 20 SHRUBS PER 100 L.F. OF ADJACENT PROPERTY LINE	95 TREES	95 TREES
	634 SHRUBS	634 SHRUB
INTERIOR PARKING LOT	REQUIRED	PROVIDED
1 SHADE TREE & 3 SHRUBS FOR EVERY 15-FOOT PARKING ISLAND	76 TREES	76 TREES
	228 SHRUBS	228 SHRUB
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	8 TREES	8 TREES
FOUNDATION BASE (5,937 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	118 TREES	118 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	12 TREES	12TREES
TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	89 TREES	89 TREES
24" BOX (50% MIN.)	178 TREES	178 TREES









OPEN SPACE LIVE PLANT COVERAGE

REQUIRED OPEN SPACE	6,250 S.F
PROVIDED OPEN SPACE	8,843 S.F
LIVE PLANT COVERAGE	4,533 S.F
REQUIRED LIVE PLANT COVERAGE	50%
PROVIDED LIVE PLANT COVERAGE	72%

PLANT LEGEND

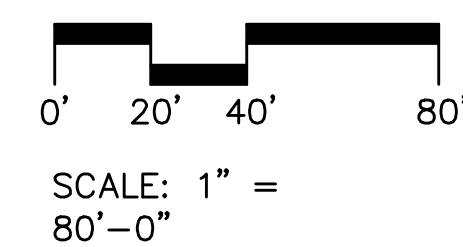
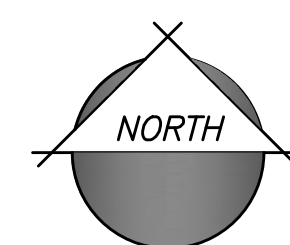
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana 'Sierra Sweet'	Sweet Acacia	24" Box	21
	Acacia salicina	Willow Acacia	24" Box 15 Gal	64 50
	Caesalpinia cacalaco	Cascalote 'Smoothie'	15 Gal 36" Box	50 4
	Chitalpa tashkentensis	Chitalpa	36" Box	8
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	15 Gal	48
	Pinus eldarica	Mondel Pine	24" Box 36" Box	15 7
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	18
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	15 Gal 36" Box	7 63
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box 36" Box	47 11

SHRUBS/ACCENTS		COMMON NAME	SIZE	QTY
	Agave americana	Century Plant	5 Gal	106
	Calliandra californica	Baja Fairy Duster	5 Gal	42
	Cordia boissieri	Desert Olive	5 Gal	21
	Callistemon x 'Little John'	Dwarf Callistemon	1 Gal	146
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	94
	Cordia parvifolia	Little Leaf Cordia	5 Gal	70
	Dasylirion wheeleri	Desert Spoon	5 Gal	305
	Eremophila macuata 'Valentine'	'Valentine' Emu Bush	5 Gal	103
	Eremophila glabra 'Winter's Blaze'	Blue Bells	5 Gal	122
	Euphorbia rigida	Gopher Plant	5 Gal	80
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	122
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	173
	Justicia californica	Chuparrosa	5 Gal	136
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal	78
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	75
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	52
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	165
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal	155
	Ruellia peninsularis	Desert Ruellia	5 Gal	130
	Ruellia brittoniana	Purple Ruellia	5 Gal	36
	Senna artemisioides	Feathery Cassia	5 Gal	63
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	101
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal	119

GROUNDCOVERS		COMMON NAME	SIZE	QTY
	Acacia redolens Desert Carpet	Prostrate Acacia	1 Gal	24
	Baccharis hybrid 'Starn'	Thompson Baccharis	1 Gal	14
	Convolvulus cneorum	Bush Morning Glory	1 Gal	56
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal	170
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	176
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	479
	Lantana montevidensis	Trailing Purple Lantana	1 Gal	135
	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 Gal	472

MATERIALS

	3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.	332,707 S.F.
	Hydroseeding	



P1

TILT-UP CONCRETE WALL PANEL
WALL PANEL FIELD COLOR
SHERWIN WILLIAMS - #7626 - ZURICH WHITE

P2

TILT-UP CONCRETE WALL PANEL
WALL PANEL FIELD COLOR
SHERWIN WILLIAMS - #7065 - ARGOS

P3

TILT-UP CONCRETE WALL PANEL
WALL PANEL ACCENT COLOR
SHERWIN WILLIAMS - #7075 - WEB GRAY

P4

TILT-UP CONCRETE WALL PANEL
WALL PANEL ACCENT COLOR
CAPROCK RED

P5

TILT-UP CONCRETE WALL PANEL
WALL PANEL ACCENT COLOR
WHITE

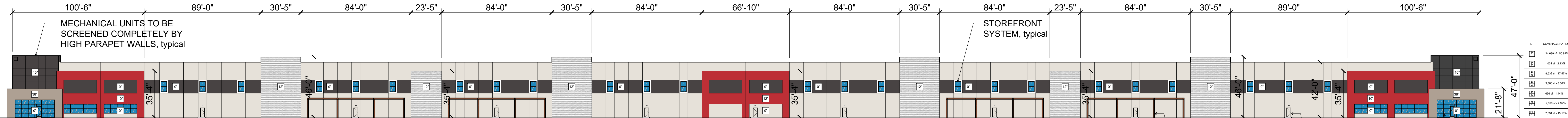
G1

1" INSULATED DUAL PANE MEDIUM PERFORMANCE
PPG VISTACOL PACIFICA GLAZING
CLEAR ANODIZED ALUMINUM MULLIONS

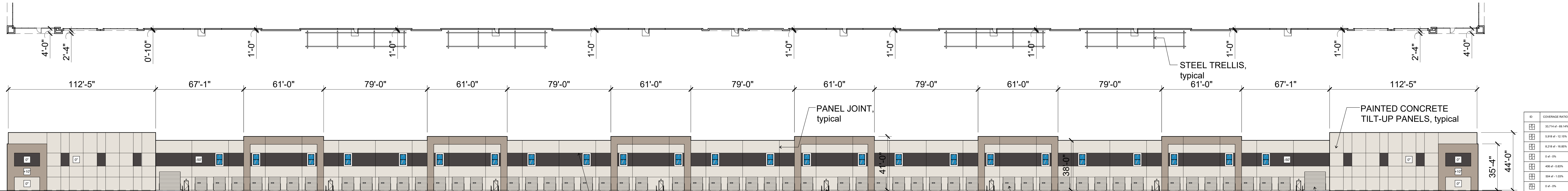
FL1

FORM LINER

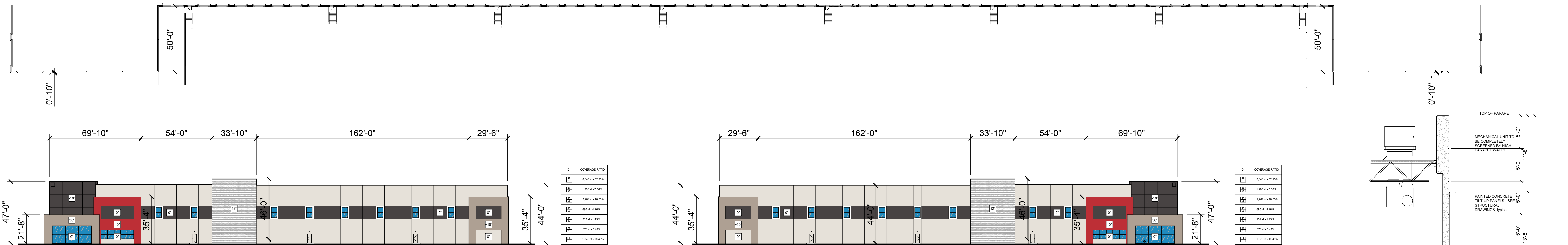
LEGEND



1. NORTH ELEVATION

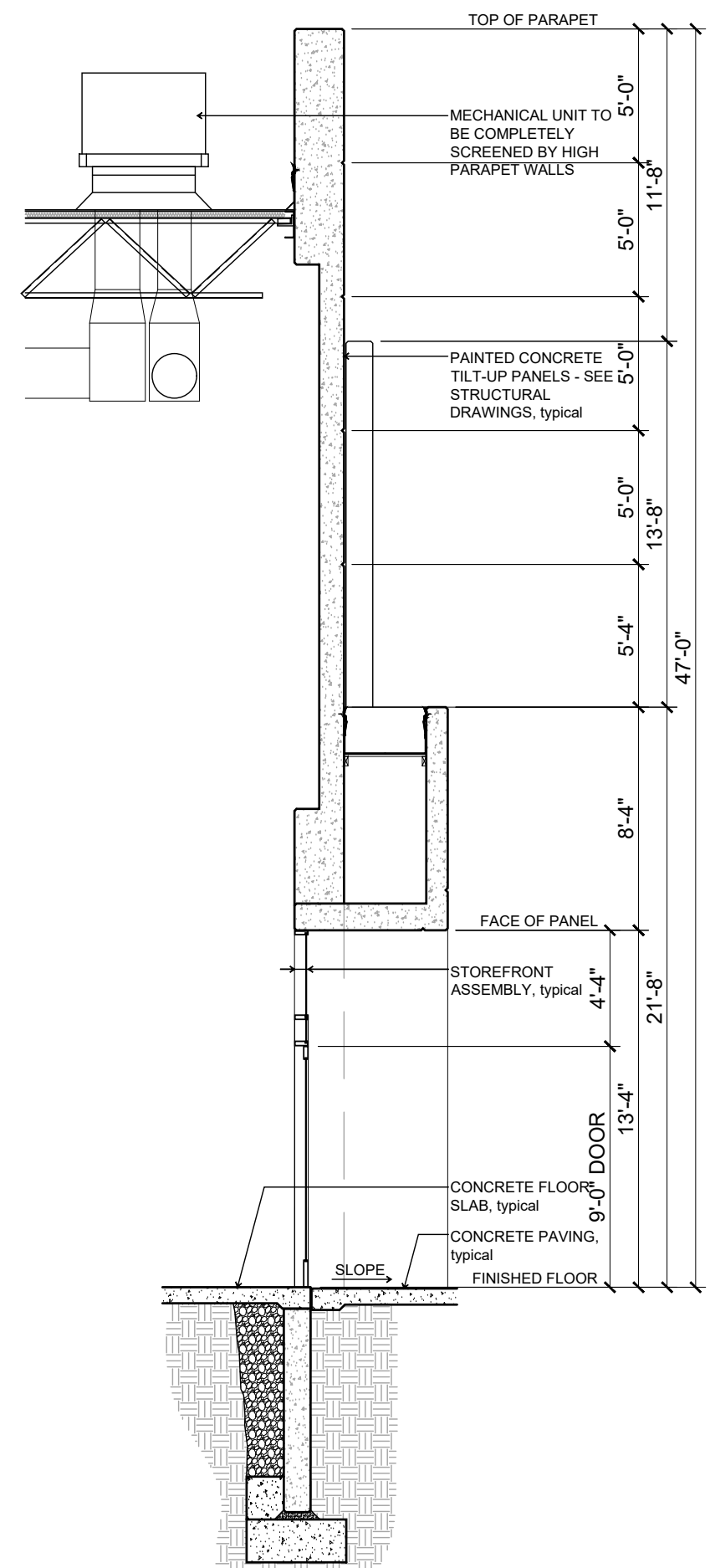


2. SOUTH ELEVATION



3. WEST ELEVATION

4. EAST ELEVATION



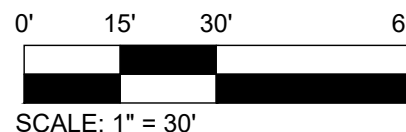
SECTION

Building A Exterior Elevations

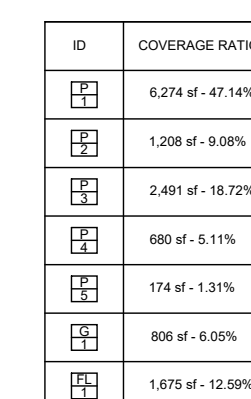
14 April 2022








Pecos and Merrill

Phoenix, Arizona



LEGEND



ID	COVERAGE RATIO
	6,274 sf - 47.1%
	1,208 sf - 9.08%
	2,491 sf - 18.7%
	680 sf - 5.11%
	174 sf - 1.31%
	800 sf - 6.05%
	1,675 sf - 12.5%

— STOREFRONT
SYSTEM, typical



14 April 2022

0' 15' 30'

SCALE: 1" = 30'



TAB D

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gblaw.com

May 9, 2022

Notice of Public Hearing

VIA U.S. MAIL

P&Z Board Hearing.

Case: ZON22-00085.

Approximately 37.52 Net Acres of Vacant Land (Portion of APN 313-25-859N).

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Dear Property Owner or Registered Neighborhood Association:

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As part of the City's processes, this rezoning/site plan review application (ZON22-00085) has been scheduled for consideration by the Planning & Zoning Board as follows:

Planning & Zoning Board

May 25, 2022, at 4:00 PM

City Council Chambers (upper level)

57 East First Street

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City Planner assigned to this application is: Josh Grandlienard, Planner II, (480) 644-4691 – or – via e-mail: Joshua.Grandlienard@MesaAZ.gov. Please confirm the meeting details (date, time, location, etc.), as they are subject to change.

We appreciate your time and consideration.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Aerial Location Map
Proposed Site Plan

AERIAL MAP



Subject Property

TAB E

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 05/06/22

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 # ZON22-00085, on NWC Pecos Rd and Merrill Rd. 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:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 05/06/22

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: May 25, 2022

CASE: ZON22-00085

REQUEST: Rezone from Agricultural (AG)
to Light Industrial with a Planned Area
Development overlay (LI-PAD) and Site
Plan Review. This request will allow for an
industrial development.

APPLICANT: Dennis Newcombe / Gammage & Burnham

PHONE: 602-256-0566

Planning Division 480-644-2385

Posting date: 5/06/2022



E Pecos Rd
Mesa AZ 85212

+33 292141 -111.612335

Friday, May 6, 2022 at 6:57:33 AM