

Citizen Participation Plan
Comprehensive Sign Plan
CANNON BEACH
SEC Power Road and Warner Road
BOA21-00828

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the plan and actions taken to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa approval of a Special Use Permit for a Comprehensive Sign Plan. The subject property is the approximately 36-acre Cannon Beach site located at the southeast corner of Power Road and Warner Road.

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.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Action Plan and Steps Taken:

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

1. A letter providing notification of the SUP request was prepared, and enclosed is a copy of the applicable plans and drawings. The Plan has been sent to all property owners and associations on the required notification list. The notice letter includes an explanation of the request and the name and contact information for the applicant, which will provide opportunities for neighbors to ask questions and provide comments about the application. A copy of the notification letter, notification map, and notification lists are included with this Citizen Participation Plan.
2. A notification list has been developed for citizens and agencies in this area including:

- a. Interested neighbors, property owners, and ownership associations – focused on 500+ feet from parent parcel, but may include more.
 - b. The City of Mesa Planning Division is included on the notice list with the assigned planner, Cassidy Welch.
3. An email was sent to the planner indicating that the letters have been postmarked within the required 15-day timeframe.
4. A copy of the letter, email, map, and list will be posted to the online DIMES record.
5. The applicant will listen to and consider any comments or questions provided to the applicant during the public notice timeframe.

Attached Exhibits:

1. Email indicating postmarking of letters by the deadline
2. Notice letter
3. Notification Map of surrounding property owners
4. List of property owners within 500 ft. of the subject property

DJ Stapley

From: DJ Stapley
Sent: Tuesday, April 19, 2022 4:17 PM
To: 'Cassidy Welch'
Subject: Cannon Beach Board of Adjustment Notice_BOA21-00828

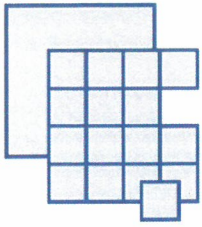
Hello Cassidy, this email confirms to you that we postmarked the Board of Adjustment public meeting notices for the Cannon Beach Comprehensive Sign Plan, and this has occurred by 5:00 PM today.

Thanks.

DJ

D.J. Stapley

Pew & Lake, PLC
1744 S. Val Vista Drive, Suite 217
Mesa, Arizona 85204
P. 480-461-4670 | F. 480-461-4676
djstapley@pewandlake.com



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 19, 2022

NOTICE OF PUBLIC HEARING – Comprehensive Sign Plan

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client, Power 40, LLC, has applied to the City of Mesa for approval of a comprehensive sign plan for signage at Cannon Beach, an approved regional commercial mixed use development located on the approximately 36 acres at southeast corner of Power Road and Warner Road in Mesa (“Property”). The formal request is as follows: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a commercial center in the existing GC-PAD-CUP zoning district and LI-PAD-CUP zoning district. At the request of the City of Mesa Planning Division to comply with notification requirements, this letter is being sent to all property owners within 500 feet of the Property. Enclosed for your review is a copy of the proposed signage design.

This application (Case No. BOA21-00828) will be scheduled for consideration by the Mesa Board of Adjustment at their meeting held on **Wednesday, May 4, 2022** in the City Council Chambers located at 57 East First Street. The study session meeting will begin **4:30 p.m.** and the Public Hearing will begin at **5:30 p.m.** The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom <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.

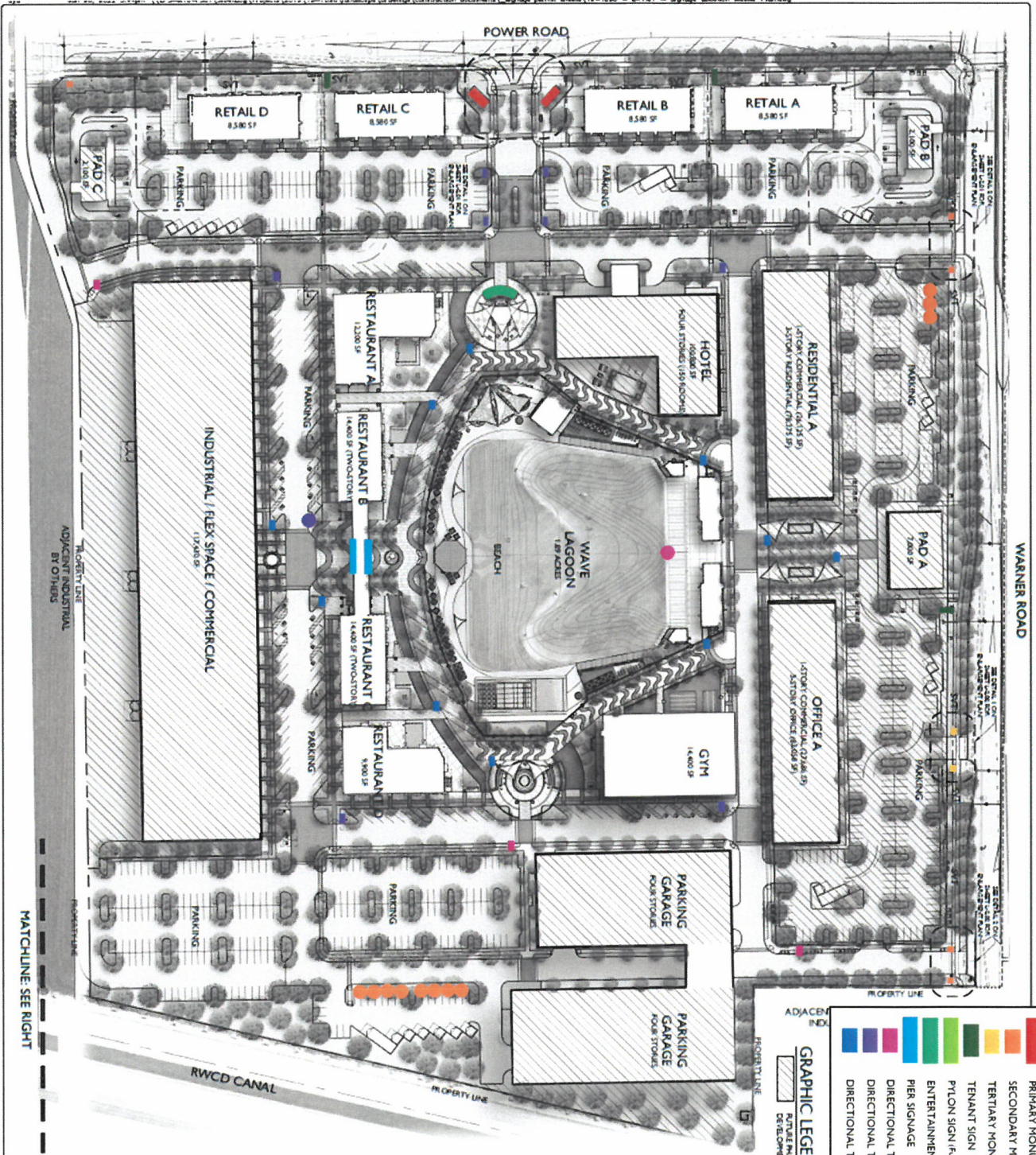
If you want to provide a written comment or speak at the meeting, please submit a comment card to Planning staff at the public hearing or **electronically at least 1 hour prior to the start of the meeting** at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card>. 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 if not attending the meeting in person 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. When the case number is read, Planning staff will call you up to speak or your line will be taken off mute and you will be given an opportunity to note your support or opposition on the record. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

If you have any questions regarding this proposal, please contact our office at 480-461-4670. The City of Mesa has assigned this case to Cassidy Welch, a member of the Planning Division staff. She can be reached at 480-644-2591 or at Cassidy.Welch@mesaaz.gov should you have any questions regarding the public meeting process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Comprehensive Sign Plan



MATCHLINE: SEE RIGHT

GRAPHIC LEGEND

ADJACENT INDUSTRIAL DEVELOPMENT

PROPERTY LINE

POWER ROAD

WARNER ROAD

RWCD CANAL

INDUSTRIAL / FLEX SPACE / COMMERCIAL

RESTAURANT A

RESTAURANT B

RESTAURANT C

RESTAURANT D

HOTEL

GYM

OFFICE A

RESIDENTIAL A

RETAIL A

RETAIL B

RETAIL C

RETAIL D

PAD A

PAD B

PAD C

PAD D

BEACH

WAVE LAGOON

1.89 ACRES

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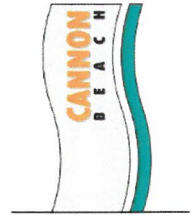
Sign Elevations



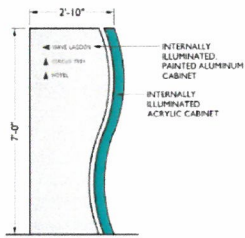
1 PERSPECTIVE
PRIMARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"



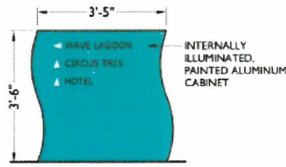
1 FRONT ELEVATION
SECONDARY MONUMENT
Scale: 1/2" = 1'-0"



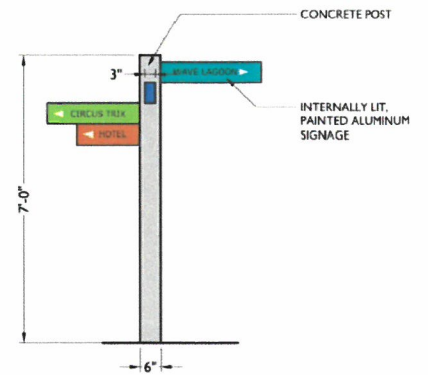
4 TERTIARY MONUMENT
Scale: 1/2" = 1'-0"



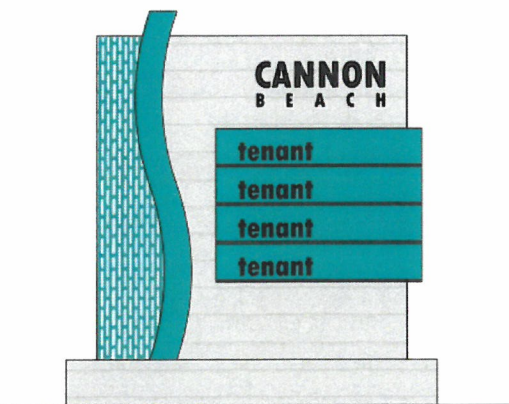
5 DIRECTIONAL SIGN - TYPE 1
Scale: 1/2" = 1'-0"



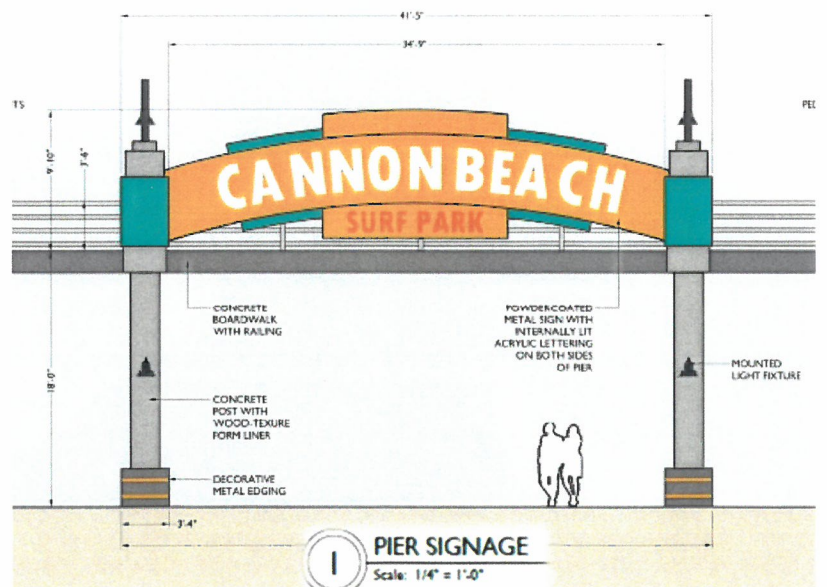
6 DIRECTIONAL SIGN - TYPE 2
Scale: 1/2" = 1'-0"



7 DIRECTIONAL SIGN - TYPE 3
Scale: 1/2" = 1'-0"

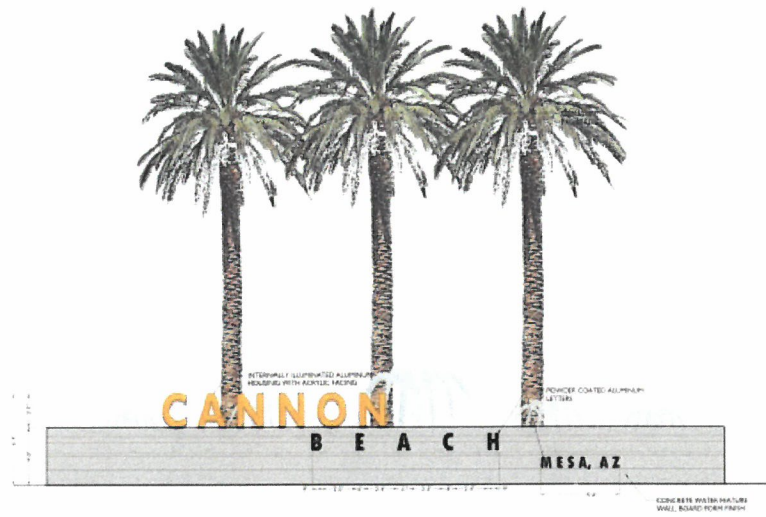


3 TENANT SIGN
Scale: 1/2" = 1'-0"



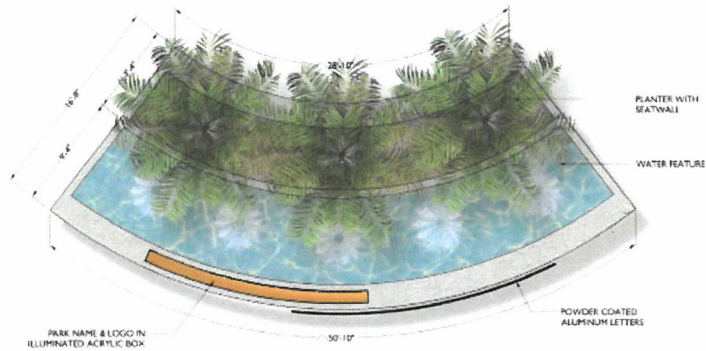
1 PIER SIGNAGE
Scale: 1/4" = 1'-0"

Sign Elevations



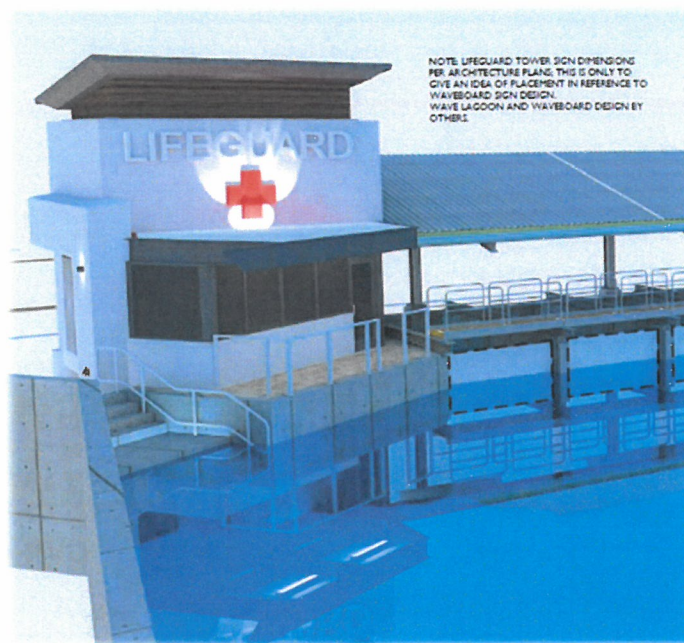
1 ENTERTAINMENT PLAZA WATER FEATURE
Scale: 1/4" = 1'-0"

1.4



2 ENTERTAINMENT PLAZA WATER FEATURE
Scale: 1/4" = 1'-0"

1.4



1 WAVEBOARD SIGNAGE
NTS

**Map: Property Owners, 500 feet+
SEC Power Rd. & Warner Rd.
BOA21-00828**



**Property Owners, 500+ Feet
SEC of Power Rd. and Warner Rd., BOA21-00828**

3 ORTEGAS LLC/BAKER THOMAS B
3048 E BASELINE RD STE 127
MESA, AZ 85204-7288

ACTION ZONE BUSINESS 17 LLC
124 S 600 E
SALT LAKE CITY, UT 84102

ALI ADVISOR INC (PROB.
DEED/LEGAL)
2999 N 44TH ST STE 100
PHOENIX, AZ 85018

AMERICAN FIRST CREDIT UNION
4774 S 1300 W BLDG 3
RIVERDALE, UT 84405

AMERICAN FURNITURE WARHOUSE
CO
8820 AMERICAN WY
ENGLEWOOD, CO 80112

ARIZONA MATERIALS LLC
16215 S 24TH PL
PHOENIX, AZ 85048

ARMACO LLC
6900 E INDIAN SCHOOL RD UNIT 20C
SCOTTSDALE, AZ 85251

B&D REAL ESTATE LLC
4341 E THOMAS RD
PHOENIX, AZ 85018

BREEN CHILDREN 2012
IRREVOCABLE TRUST III
3 CHARTER OAK PL
HARTFORD, CT 6106

BREKAN JOSEPH J/FREEMAN C R
1329 E STEAMBOAT BEND DR
TEMPE, AZ 85283

CALDWELL COUNTY PROPERTIES LLC
3303 E BASELINE RD NO 119
GILBERT, AZ 85234

CANNON VISTA LLC
1831 E CATAMARAN DR
GILBERT, AZ 85234

CUSTOM HOMES BY VIA
LLC/HEEKIN FAMILY TRUST
6903 E PARKWAY NORTE
MESA, AZ 85212

ENTRUST ARIZONA
6903 E PARKWAY NORTE
MESA, AZ 85212

FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009

GATEWAY COMMERCIAL BANK
6915 E PARKWAY NORTE
MESA, AZ 85212

GATEWAY NORTE HC LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

GATEWAY NORTE Q3 LLC
2323 W UNIVERSITY DR
TEMPE, AZ 85281

HOLY LAND CORP DBA FURNITURE
STATION
333 S DOBSON RD NO 103
MESA, AZ 85202

HOLY LAND CORPORATION INC
333 S DOBSON RD STE 103
MESA, AZ 85202

JPEL PROPERTIES LLC
5602 N ROYAL CIR
PARADISE VALLEY, AZ 85253

KS SALEM LLC
1617 E PALMCROFT DR
TEMPE, AZ 85282

LOWESTMORTGAGE COM INC
1640 S STAPLEY DR STE 130
MESA, AZ 85204

Attention: Cassidy Welch
MESA CITY OF
PO BOX 1466
MESA, AZ 85211

NORTHGATE MANAGEMENT LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

OCANAS FAMILY TRUST/CUSTOM
HOMES BY VIA LLC
534 E HACKAMORE ST
MESA, AZ 85203

PORTON QOZB LLC
4135 S POWER RD STE 118
MESA, NM 85212

POWER 40 LLC
124 S 600 E
SALT LAKE CITY, UT 84102

POWER AND WARNER LAND
LLC/FREEMAN C R
1329 E STEAMBOAT BEND DR
TEMPE, AZ 85283

RR HEADQUARTERS LLC
2105 N NEVADA ST
CHANDLER, AZ 85225

SAGEWOOD QOZB LLC
4135 S POWER RD STE 118
MESA, AZ 85212

SARSAR KHAMIS GEORGE
333 S DOBSON RD NO 103
MESA, AZ 85202

SHAWN BENSON IRREVOCABLE
TRUST/DEAN AND TAYLOR GRIFFIN
REVOCABLE TRUST
2065 W OBISPO AVE
GILBERT, AZ 85233

SHRI HARI HOTELS LLC
191 S LONGMORE ST
CHANDLER, AZ 85224

THE DALE C MORRISON TRUST
1733 N GREENFIELD RD STE 101
MESA, AZ 85205

ULF POWER 202 LLC
14241 DALLAS PKWY SUITE 650
DALLAS, TX 75254

WAGON WHEEL WATER CO-
OPERATIVE
PO BOX 700
HIGLEY, AZ 85236

WAM JERI A TR/ECKENRODE JANICE L TR
14725 ESPOLA RD
POWAY, CA 92064

Source: Maricopa County Assessor, 2022