

THE CUBES at MESA GATEWAY BUILDING C

BUILDING B

CITIZEN PARTICIPATION PLAN

Crismon and Germann Roads
Case # ZON22-XXXX / DR22-XXXX

SITE PLAN REVIEW (SPR)
SPECIAL USE PERMIT (SUP)
AND DESIGN REVIEW (DR)

Initial Submittal: January 17, 2022

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 Property is currently zoned General Industrial (GI). The application requests Site Plan Review (SPR) and a Special Use Permit for reduced parking, and Design Review (DR).

These applications will allow the development of Building B, a roughly 183,000 sqft building within the larger Cubes at Mesa Gateway industrial park. The project is consistent with the City's General Plan designation, overlays, and zoning designations and is compatible with the existing and anticipated surrounding uses. This Citizen Participation Plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

II. Contact

George Pasquel III
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: George@witheymorris.com

III. Contact List

Parties affected by such an application typically includes properties owners within 1000-feet of the Property (as identified by the Maricopa County Assessor's Map), residents, registered neighborhoods, homeowners' associations, and/or other interested parties as identified by the City of Mesa. It should be noted, City Staff has informed the Applicant that no neighborhood groups or associates exist in the

vicinity of this project. A copy of the contact list and map of the mailing area are attached at **TAB A**.

IV. Notification Technique / Notice of Meetings

Property owners and Interested parties affected by the applications will be notified of the requests through an informational mailing. Additional mailings with hearing dates will also occur in the future as well as sign postings on site. Given the isolated nature of the site, conformance with long-anticipated development within the area, utilization of the existing zoning district, and lack of associations or nearby residents, the Applicant anticipates foregoing an open house meeting in lieu of direct correspondence (emails / phone calls / etc.) with any interested parties that reach out to the Applicant or City.

V. Response Procedures

The Applicant shall respond to citizens that express interest. Individual meetings will be conducted upon specific request. The City of Mesa will be available to answer questions regarding the review and public hearing process. Parties affected by the applications may also share their feelings about the project by writing to the City of Mesa, at 55 East Center Street, Mesa, Arizona 85211.

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. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VII. Inquiries

Inquiries will be documented in the Citizen Participation Report

VIII. Tentative Schedule for Implementation

1. Pre-Submittal Conference:	May 11, 2021
2. SPR, SUP and DR submittal:	Jan 2022
3. Project Notification letters	Jan / Feb
4. Resubmit application materials:	Feb
5. Hearing Notification letters:	Feb
6. DRB Study Session Meeting	Feb
7. Citizen Participation Report submitted:	Mar
8. Site Posting for Planning and Zoning Board:	Mar
9. Planning and Zoning Board hearing:	Apr
10. City Council hearing:	May

Tab A

BYNER CATTLE COMPANY

333 N CENTRAL AVE

PHOENIX, AZ 85004-2121

HAWLEY MARILYN B

10360 E GERMANN RD

QUEEN CREEK, AZ 85242

NEWELL A BARNEY AND KATHERINE M BARNEY
TRUST/BARNEY GAIL A/KENNETH L

22340 E QUEEN CREEK RD

QUEEN CREEK, AZ 85242

PACIFIC PROVING LLC

2201 E CAMELBACK RD STE 650

PHOENIX, AZ 85016

VLACHOS ENTERPRISES LLC

140 N CENTER ST

MESA, AZ 85201

CUBES AT MESA GATEWAY LLC

2199 INNERBELT BUSINESS CENTER DR

ST LOUIS, MO 63114

JORDE FARMS 3 LLC

8601 N SCOTTSDALE RD #335

SCOTTSDALE, AZ 85253

NEWELL A BARNEY AND KATHERINE M BARNEY
TRUST/BARNEY KENNETH/GAIL A

22340 E QUEEN CREEK RD

QUEEN CREEK, AZ 85142

PECOS-MERRILL 20 LLC

5730 ECHO CANYON DR

PHOENIX, AZ 85018

WILLIAMS GATEWAY LAND INV LP/GFLP/ET
AL

2812 N NORWALK ST STE 105

MESA, AZ 85215

HARRIS CATTLE CO

PO BOX 167

QUEEN CREEK, AZ 85242

MESA CITY OF

PO BOX 1466

MESA, AZ 85211

OLD DOMINION FREIGHT LINE INC

500 OLD DOMINION WAY

THOMASVILLE, NC 27360

SUNBELT LAND HOLDINGS LP

8095 OTHELLO AVE

SAN DIEGO, CA 92111

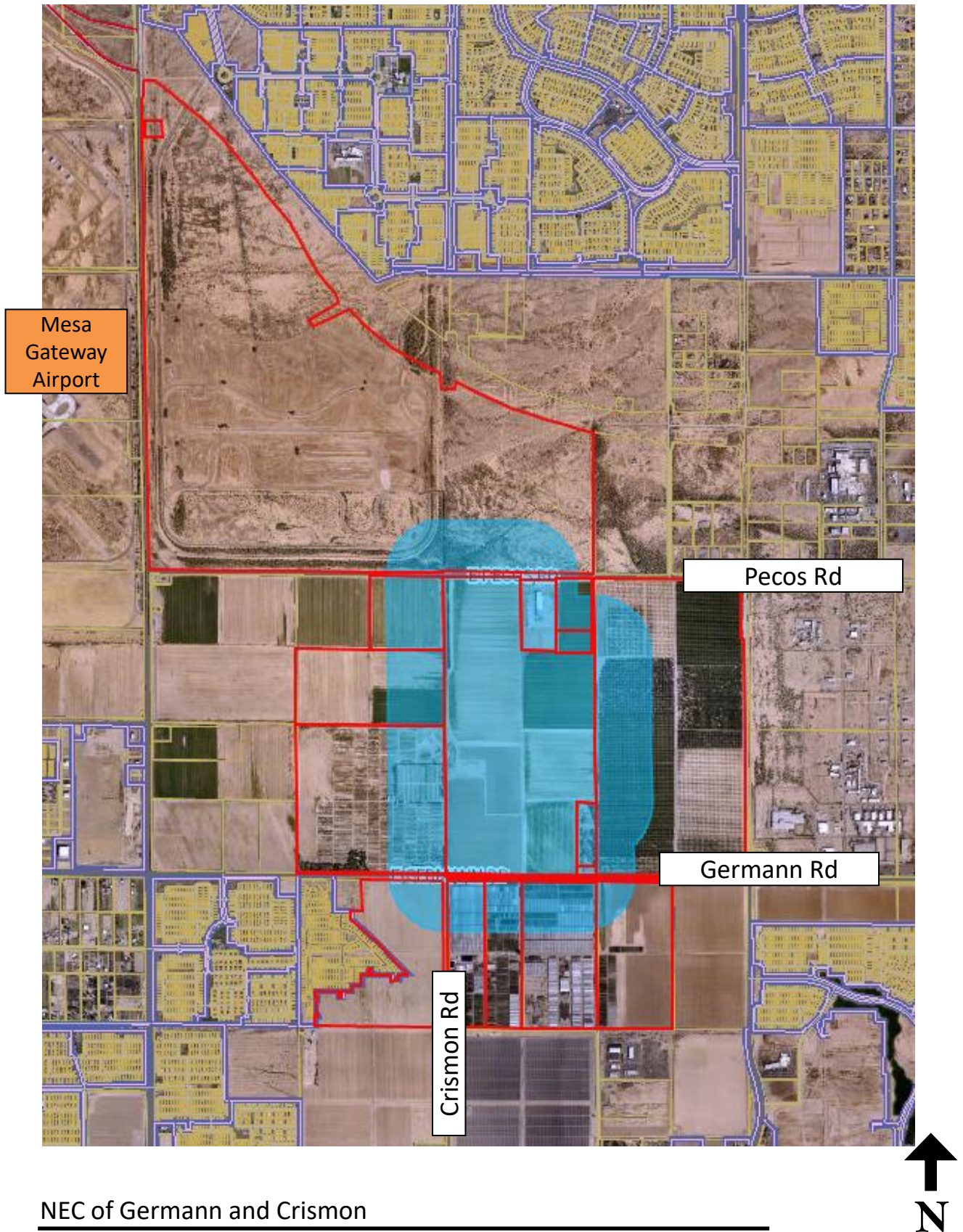
MESA DEVELOPMENT SERVICES

ATTN: CASSIDY WELCH

PO BOX 1466

MESA, AZ 85211

1,000 ft Property Owner List



Dawn Dallman

From: Elisha Rust
Sent: Wednesday, April 28, 2021 8:37 AM
To: Dawn Dallman
Cc: Cynthia Ezcurra
Subject: FW: Pre-Submittal Agenda for meeting date 05-11-2021
Attachments: Center and University_Amy Malloy.xlsx; 3815 E Thomas Rd_Krista Zinser.xlsx; 8462 E Warner_Josh Hannon.xlsx

Hello Dawn,

I hope you are having a great day. I have attached the documents. The one below does not have nearby neighborhoods or HOAs.

9:30	PRS21-00351 Withey Morris PLC	10003 E Pecos Rd APN: 30463006V	The Cubes at Mesa Gateway		6	
Cassidy Welch						

Please let us know if you have any questions. Have a wonderful day.

Take care,

Elisha Rust
Community Engagement Coordinator
[480-644-3002](tel:480-644-3002) | elisha.rust@mesaaz.gov

