

JBN HOLDINGS, LLC

Citizen Participation Report

Date: August 30, 2022

Purpose: The Purpose of this Citizen Participation Report is to inform the City of Mesa of the neighborhood outreach efforts and any received correspondence from concerned neighbors.

Contact:

Nathan Palmer, Member / JBN Holdings, LLC
2929 N. Power Rd. #101-C20, Mesa, Az, 85215
480-522-7898 / reoptions@me.com

Meetings: A Pre-submittal meeting was held for the project in May of 2022 as PRS22-00517. Subsequently Design Review Board Meetings and Planning & Zoning Meetings were held to review and comment on the project August of 2022 for cases DRB22-00679 and ZON22-00677 respectively. As part of the initial design and planning review, staff recommended that the participants named in this plan be notified of the proposed development.

Action Plan: The following plan was designed to accommodate the surrounding properties and comply with the request for neighbor and neighborhood involvement by the City of Mesa:

1. Contact and invite all property owners by mail within 1,000' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site regarding any Design Review Board meeting, Planning & Zoning hearings, and neighborhood meetings. (Planning staff subsequently reduced the mailing requirement for property owners within 500' of the site.)
2. Post any required Design Review Board or Planning/Zoning Notices on the Property as required by City planning staff.
3. Mail all interested parties a letter, project description, conceptual site plan, concept elevations, and any invitations and information regarding the planning and design review process and how to participate/comment on the proposed development at any relevant neighborhood meeting, design review, or planning and zoning hearing. Exhibits and mailing lists for all property owners, registered neighborhoods, and HOA's will be submitted to the City of Mesa for verification and review.
4. Submit a Citizen participation Report with the results of all outreach and meetings to the City of Mesa at least 10 business days prior to the Planning and Zoning public hearing.

Plan and Activity Report: As of 8/30/2022 the following actions have occurred:

1. Applicant created and submitted to the City of Mesa a list of all owners within 500' of the site, along with a corresponding exhibit map, as well as a list of all registered neighborhoods within 1 mile of the site and HOA's within 1/2 mile of the site, along with sample notices which were to be mailed to such parties.

2. Mailings to all property owners within 500' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site were prepared and mailed on August 29th, 2022 providing notice and invitation to attend or participate in a Design Review Board meeting to be held on September 13, 2022 in the lower level of the City Council chambers. The notice included contact information for the applicant along with proposed site plan, landscape plan, and elevations.
3. Mailings to all property owners within 500' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site were prepared and mailed on August 29, 2022 providing notice and invitation to attend or participate in a Planning and Zoning hearing to be held on September 14, 2022 in the City Council chambers. The notice included contact information for the applicant along with proposed site plan, landscape plan, and elevations.
4. On August 30, 2022, applicant installed a sign-post on property notifying the public of the application for Site Plan Review with all meeting details and contact information for applicant. Applicant further submitted all required affidavits and consent/waiver forms related to such posting.
5. As of the date of this Citizen Participation Report there have been **0 responses** to all of the mailings. No other responses have been received from any neighbor as a result of the mailings, and no other feedback has been received.

I certify that the above information is true and correct to the best of my knowledge.

August 30, 2022

Nathan Palmer, Member

JBN Holdings, LLC

JBN HOLDINGS, LLC

Notice of Public Meeting – Site Plan Review

Dear Neighbor,

We have applied for Site Plan Review for the property located at 3959 E. Oasis Cir., Mesa, Az 85215. This request is for development of an industrial development with office and warehouse. The case number assigned to this project is ZON22-00677-.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-522-7898 or e-mail me at reoptions@me.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 14, 2022 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

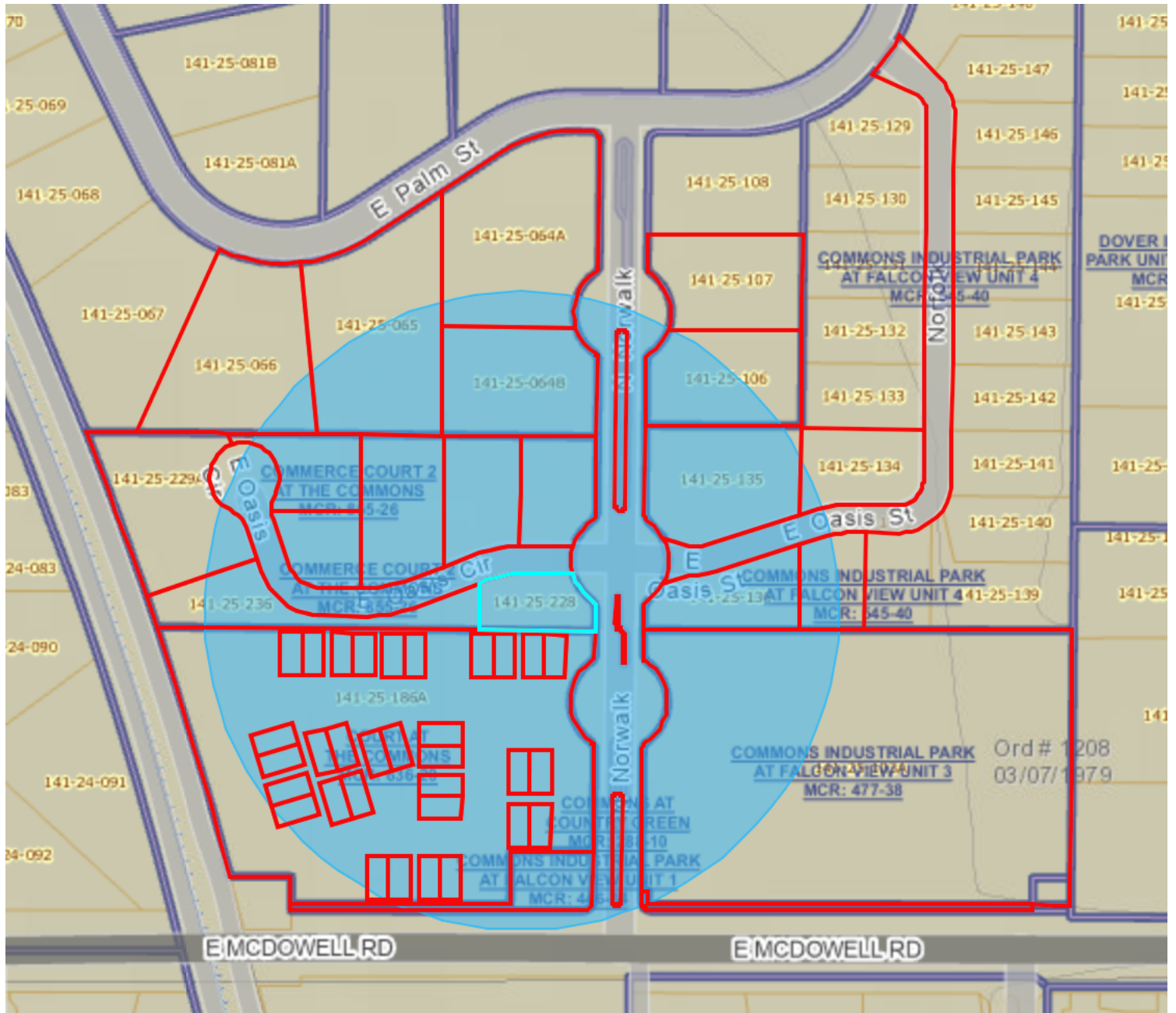
The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting 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 of Mesa has assigned this case to Sean Pesek of their Planning Division staff. He/she can be reached at **480-644-6716** or sean.pesek@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Nathan Palmer, Member
JBN Holdings, LLC



Search Results_ Parcels

Parcel Number	Owner	Property Address	Mailing Address	SUBNAME
141-25-057A	COMMONS INDUSTRIAL PARK AT FALCON VIEW ASSOC	4018 E MCDOWELL RD MESA 85215	2812 N NORWALK 105 MESA AZ USA 85215	COMMONS AT COUNTRY GREEN
141-25-058	COMMONS INDUSTRIAL PARK AT FALCON VIEW ASSOC	4018 E MCDOWELL RD MESA 85215	2812 N NORWALK 105 MESA AZ USA 85215	COMMONS AT COUNTRY GREEN
141-25-059	COMMONS INDUSTRIAL PARK AT FALCON VIEW ASSOC	4018 E MCDOWELL RD MESA 85215	2812 N NORWALK 105 MESA AZ USA 85215	COMMONS AT COUNTRY GREEN
141-25-064A	EMBREY SHARON	4005 E PALM ST MESA 85215	269 N DEEP SPRING RD ORANGE CA USA 92869	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 1
141-25-064B	MTV INVESTMENTS LLC	2840 N NORWALK MESA 85215	2840 N. NORWALK MESA AZ USA 85215-1126	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 1
141-25-065	AMERICAN SHOTCRETE CONSTRUCTION INC	3951 E PALM ST MESA 85215	120 E LEHI RD MESA AZ USA 85201	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 1
141-25-066	DANDI VILLAGE PROPERTIES LLC	3935 E PALM ST MESA 85215	PO BOX 22273 MESA AZ USA 85277	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 1
141-25-078	COMMONS INDUSTRIAL PARK AT FALCON VIEW ASSOC	4018 E MCDOWELL RD MESA 85215	2812 N NORWALK 105 MESA AZ USA 85215	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 1
141-25-079B	COMMONS INDUSTRIAL PARK AT FALCON VIEW ASSOC	4018 E MCDOWELL RD MESA 85215	2812 N NORWALK 105 MESA AZ USA 85215	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 1
141-25-103A	WAX PROPERTIES LTD	4200 E MCDOWELL RD MESA 85215	PO BOX 23506 SAN DIEGO CA USA 92193	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 3
141-25-106	KAHL TERRILL HOWARD TR	2863 N NORWALK MESA 85215	2863 N NORWALK STE 101 MESA AZ USA 85215	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 3
141-25-107	TIPPETTS COMMERCIAL HOLDINGS LLC	2911 N NORWALK MESA 85215	2911 N NORWALK MESA AZ USA 85215	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 3
141-25-134	IMPALA LLC	2902 N NORFOLK MESA 85215	2339 N VAL VISTA DR MESA AZ USA 85213	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 4
141-25-135	COMMONS BUILDING I LLC	4020 E OASIS ST MESA 85215	PO BOX 21835 MESA AZ USA 85277	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 4
141-25-136	WIERZGACZ WAYNE E	4019 E OASIS ST MESA 85215	3655 E HALIFAX CIR MESA AZ USA 85205	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 4
141-25-137	ONEALL RICHARD C/JANICE G TR	4035 E OASIS ST MESA 85215	PO BOX 13160 PRESCOTT AZ USA 86304	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 4
141-25-149	COMMONS INDUST PK @FALCON VIEW UN 4 P O ASSOC	4018 E MCDOWELL RD MESA 85215	2812 N NORWALK 105 MESA AZ USA 85215	COMMONS INDUSTRIAL PARK AT FALCON VIEW UNIT 4
141-25-152	ASH CECIL P/LINDA J	2812 N NORWALK 101 MESA 85215	2812 N NORWALK 105 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-153	ASH EDWIN D/CECIL PAUL	2812 N NORWALK 102 MESA 85215	2812 N NORWALK STE 105 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-154	EEL HOLDINGS LLC	2812 N NORWALK 103 MESA 85215	2812 N NORWALK ST UNIT-103 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-155	EEL HOLDINGS LLC	2812 N NORWALK 104 MESA 85215	2812 N NORWALK ST UNIT-103 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-156	REEB HAROLD H	2812 N NORWALK 105 MESA 85215	2812 N NORWALK STE 105 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-157	ASH TRESSA A	2812 N NORWALK 106 MESA 85215	2812 N NORWALK STE 105 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-158	CJP PROPERTY LLC	2812 N NORWALK 107 MESA 85215	2621 E ODESSA CIR MESA AZ USA 85213	COURT AT THE COMMONS
141-25-159	CJP PROPERTY LLC	2812 N NORWALK 108 MESA 85215	2621 E ODESSA CIR MESA AZ USA 85213	COURT AT THE COMMONS
141-25-160	NORWALK COMMONS LLC	2812 N NORWALK 109 MESA 85215	3106 E HERMOSA VISTA DR MESA AZ USA 85213	COURT AT THE COMMONS
141-25-161	AUGUSTA INVESTMENTS LLC	2812 N NORWALK 110 MESA 85215	2812 N NORWALK ST BLD 5-110 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-162	NOC20 LLC	2812 N NORWALK 111 MESA 85215	22340 YELLOW GATE LN NE UNIT M64 AURORA OR USA 97002-8436	COURT AT THE COMMONS
141-25-163	NOC20 LLC	2812 N NORWALK 112 MESA 85215	22340 YELLOW GATE LN NE UNIT M64 AURORA OR USA 97002-8436	COURT AT THE COMMONS
141-25-164	PHPE HOLDINGS LLC	2812 N NORWALK 113 MESA 85215	8641 E KAEI CIR MESA AZ USA 85207	COURT AT THE COMMONS
141-25-165	PHPE HOLDINGS LLC	2812 N NORWALK 114 MESA 85215	8641 E KAEI CIR MESA AZ USA 85207	COURT AT THE COMMONS
141-25-166	NORWALK PATRIOTS LLC	2812 N NORWALK 115 MESA 85215	3661 E NANCE CIRCLE MESA AZ USA 85215	COURT AT THE COMMONS
141-25-167	NORWALK PATRIOTS LLC	2812 N NORWALK 116 MESA 85215	3661 E NANCE CIRCLE MESA AZ USA 85215	COURT AT THE COMMONS
141-25-168	DURATAIN INC	2812 N NORWALK 117 MESA 85215	2812 N NORWALK BLDG 9 SUITE 117 MESA AZ USA 85207	COURT AT THE COMMONS
141-25-169	RJD LLC	2812 N NORWALK ST 118 MESA 85215	2920 N POWER ROAD NO 103 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-170	AMBER HILLS REALTY LLC	2812 N NORWALK 119 MESA 85215	3549 W MAGELLAN DR ANTHEM AZ USA 85086	COURT AT THE COMMONS
141-25-171	TAND INVESTMENT GROUP LLC	2812 N NORWALK 120 MESA 85215	4795 S VIRGINIA WAY CHANDLER AZ USA 85249	COURT AT THE COMMONS
141-25-172	RANCHLAND HOLDINGS I LLC	2812 N NORWALK 122 MESA 85215	2812 N NORWALK STE 105 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-173	NORGREN KERRY M/JOAN M	2812 N NORWALK 121 MESA 85215	1317 E FAIRFIELD ST MESA AZ USA 85203	COURT AT THE COMMONS
141-25-174	GRIMES LIVING TRUST	2812 N NORWALK 123 MESA 85215	3121 E GARY ST MESA AZ USA 85213	COURT AT THE COMMONS
141-25-175	GRIMES LIVING TRUST	2812 N NORWALK 124 MESA 85215	3121 E GARY ST MESA AZ USA 85213	COURT AT THE COMMONS
141-25-176	MESA PERIO PROPERTIES LLC	2812 N NORWALK 125 MESA 85215	107 N GREENFIELD RD STE 1 MESA AZ USA 85205	COURT AT THE COMMONS

141-25-177	MESA PERIO PROPERTIES LLC	2812 N NORWALK 126 MESA 85215	107 N GREENFIELD RD STE 1 MESA AZ USA 85205	COURT AT THE COMMONS
141-25-178	GRACIE ANN LLC/BJLEON LLC/JAIJAGADAMBE LLC/JAIMALHAR LLC	2812 N NORWALK 127 MESA 85215	3545 E MENLO CIR MESA AZ USA 85213	COURT AT THE COMMONS
141-25-179	GRACIE ANN LLC/BJLEON LLC/JAIJAGADAMBE LLC/JAIMALHAR LLC	2812 N NORWALK 128 MESA 85215	3545 E MENLO CIR MESA AZ USA 85213	COURT AT THE COMMONS
141-25-180	WAGNER BROTHERS PROPERTIES LLC	2812 N NORWALK 129 MESA 85215	2925 N NORWALK MESA AZ USA 85215	COURT AT THE COMMONS
141-25-181	WAGNER BROTHERS PROPERTIES LLC	2812 N NORWALK 130 MESA 85215	2925 N NORWALK MESA AZ USA 85215	COURT AT THE COMMONS
141-25-182	RBR-CDC LLC	2812 N NORWALK 131 MESA 85215	633 E RAY RD STE 108 GILBERT AZ USA 85296-4202	COURT AT THE COMMONS
141-25-183	RBR-CDC LLC	2812 N NORWALK 132 MESA 85215	633 E RAY RD STE 108 GILBERT AZ USA 85296-4202	COURT AT THE COMMONS
141-25-186A	COURT AT THE COMMONS PROPERTY OWNERS ASSOC	4018 E MCDOWELL RD MESA 85215	2812 N NORWALK 105 MESA AZ USA 85215	COURT AT THE COMMONS
141-25-228	VIEWPOINT RESORT LC	3959 E OASIS CIR MESA 85215	2812 N NORWALK STE 105 MESA AZ USA 85215	COMMERCE COURT 2 AT THE COMMONS
141-25-229A	DANDI VILLAGE PROPERTIES LLC		3935 E PALM ST MESA AZ USA 85215	COMMERCE COURT 2 AT THE COMMONS
141-25-231	JESPERSEN TODD	3936 E OASIS CIR MESA 85215	PO BOX 20972 MESA AZ USA 85277	COMMERCE COURT 2 AT THE COMMONS
141-25-232	COMMONS BUILDING III LLC	3942 E OASIS CIR MESA 85215	4020 E OASIS ST STE 1 MESA AZ USA 85215	COMMERCE COURT 2 AT THE COMMONS
141-25-233	COMMONS BUILDING III LLC	3948 E OASIS CIR MESA 85215	4020 E OASIS ST STE 1 MESA AZ USA 85215	COMMERCE COURT 2 AT THE COMMONS
141-25-234	LORTIE JOCE	3954 E OASIS CIR MESA 85215	11101 E RENFIELD AVE MESA AZ USA 85212	COMMERCE COURT 2 AT THE COMMONS
141-25-235	JBN HOLDINGS LLC	3962 E OASIS CIR MESA 85215	2929 N POWER RD STE 101 PMB C20 MESA AZ USA 85215	COMMERCE COURT 2 AT THE COMMONS
141-25-236	COMMERCE COURT II AT THE COMMONS PROPERTY OWNERS ASSOCIATION	4018 E MCDOWELL RD MESA 85215	2812 N NORWALK STE 105 MESA AZ USA 85215	COMMERCE COURT 2 AT THE COMMONS
141-25-237	COMMERCE COURT II AT THE COMMONS PROPERTY OWNERS ASSOCIATION	4018 E MCDOWELL RD MESA 85215	2812 N NORWALK STE 105 MESA AZ USA 85215	COMMERCE COURT 2 AT THE COMMONS

NeighborhoodName	FirstName	LastName	Address	Unit	City	State	Zip
Somerset Estates Homeowners Association	Larry	Tyler	3821 E Palm Cir		Mesa	AZ	85207

AZCC

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07433811>

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by August 30, 2022

Date: August 30, 2022

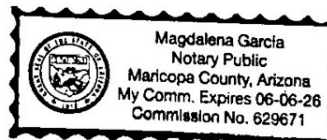
I, Nathan Palmer, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON22-00677 on the 30th day of August, 2022. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were 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: _____

SUBSCRIBED AND SWORN before me this 30 day of August 2022.

Magdalena Garcia
Notary Public



Case Number: ZON22-00677

Project Name: _____

