Earl & Curley
ZONING & LAND USE LAW

Citizen Participation Report

Olympus 89th and Pecos

September 1, 2022

Purpose: This Citizen Participation Report provides results of the implementation of the Citizen Participation Plan for the Olympus 89th Place and Pecos Road project. The site is located at the southwest corner of Pecos Road and 89th Place and is approximately three gross acres. The site is zoned Light Industrial (LI-PAD) and we are requesting a BIZ Overlay to develop small bay industrial office and warehouse space.

Contact:
Rodney Jarvis
Earl & Curley P.C.
3101 N. Central Ave #1000
Phoenix, AZ 85012
602.265.0094
rjarvis@earlcurley.com

Neighborhood Meetings: While Planning Staff asked for a Citizen Participation Plan, they did not request any neighborhood meetings take place. The site is more than 1000' from any residential properties and very few, if any, industrial operators would be inclined to comment on the project.

Correspondence and Telephone Calls: While a neighborhood meeting was not required, we went beyond the notification requirements of 500' for property owners and have mailed out letters to all property owners and interested parties within 1000' of our site. The letter includes the location, scope of project, and preliminary elevations that have been approved by the Design Review Board. All received comments will be documented and shared with Staff.

The letter went out on 8/16/22 prior to the 8/24/22 Planning & Zoning Hearing. Attached are the contact lists of all property owners and interested parties within 1000' of our site.

Results:

On 8/15/22, Ms. Donna Powell, manager of the Gateway Airport Commerce Park Owners Association, emailed Ms. Jennifer Merrill (City Of Mesa Planner II) and Ian Mulich (Architect on project) in regards to not receiving a notice as an Association. This was in regards to the upcoming Planning and Zoning Hearing where notices were appropriately sent to property owners within 500' of the site. On 8/16/22, Travis Kay, Principal for Olympus Construction Group, met with Ms. Powell and was able to review

the current status, approved DRB drawings, and asked for future feedback. On 8/16/23, Ms. Powell sent an approval letter via email for the plans submitted for the project.

Additionally, Mr. Jack Farmer (District 2) sent an email to Earl & Curley staff on 8/17/22 and simply said "No Opposition".

No other feedback from nearby property owners, residents, or associations has been received. If any additional feedback is received prior to the Planning & Zoning Hearing on August 24, 2022, we will provide it to Staff.

Exhibit A- Interested Parties within 1000' using Plan Net

Untitled - Google Chrome

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Parcels

Total features returned: 1

Parcel	Address	Owner
304-62-149	8934 E WALTHAM AVE	OLYMPUS DEVELOPMENT & INVESTMENTS LLC

Area of Interests

Total features returned: 21

Name	Address	Suite	City	State	ZIP Code	Contact	email	Phone	Fax
Maricopa Association of Governments	302 N. 1st Avenue	300	Phoenix	AZ	85003	Scott Wilken	swilken@azmag.gov		
Maricopa Association of Governments	302 N. 1st Avenue	300	Phoenix	AZ	85003	Kurt Cotner	kcotner@azmag.gov		
Phoenix Gateway Airport						Carl D'Acosta	cdacosta@gatewayairport.com		
Phoenix Gateway Airport						Tony Bianchi	tbianchi@gatewayairport.com		
District 2						Greg Harmon	GregHarmon@msn.com		
District 2						Elizabeth Bradley	azcakes@mac.com		
District 2						Jack Farmer	jack@santolinafarm.com		
Town of Gilbert	90 E Civic Center Dr		Gilbert	AZ	85296	Eva Cutro	Eva.Cutro@GilbertAZ.gov		
City of Mesa			Mesa	AZ			planning.info@mesaaz.gov		
City of Mesa	P.O. Box 1466		Mesa	AZ	85201	Nana Appiah	nana.appiah@mesaaz.gov		
Town of Gilbert	90 E Civic Center Dr		Gilbert	AZ	85296	Kyle Mieras	kyle.mieras@gilbertaz.gov		
Town of Queen Creek	22350 S Ellsworth Rd		Queen Creek	AZ	85242	Brett Burningham	brett.burningham@queencreek.org	480-358-3097	
Town of Queen Creek	22350 S Ellsworth Rd		Queen Creek	AZ	85242	Erik Swanson	erik.swanson@queencreek.org	480-358-3013	
Maricopa County Parks and Recreation	41835 N Castle Hot Springs Rd		Morristown	AZ	85342	Eileen Baden, AICP	eileen.baden@maricopa.gov		
Maricopa Association of Governments	302 N. 1st Avenue	300	Phoenix	AZ	85003	Kurt Cotner	kcotner@azmag.gov		
Arizona State Land Department						Karen Dada	pe@azland.gov		
AZDOT				AZ		B Fenske	bfenske@azdot.gov		
AZDOT				AZ		J Garcia	jgarcia@azdot.gov		
Dan Krantz							Dkrantz@citytocitycre.com		
MCSO	550 W Jackson St		Phoenix	AZ	85003	Frank Williams	FrankMcWilliams@mcso.maricopa.gov	602-876-4479	
Maricopa Association of Governments	302 N. 1st Avenue	300	Phoenix	AZ	85003	Alex Garza Navarro	agarza@azmag.gov	480-321-7266	

Exhibit B- Property Owner's within 1000'

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Parcel Numbe	Owner	Property Address	Mailing /	MAIL_ADDR1	MAIL_CITY	MAIL_S	MAIL_ZIP	PHYSIC	PHYSIC	PHYSIC	PHYSIC	PHYSIC	PHYSICAL
2	304-62-010Y	SUNBELT LAND HOLDIN(		8095 OT	8095 OTHELLO AVE	SAN DIEGO	CA	92111						
3	304-62-011C	PECOS GATEWAY BUSIN	8743 E PECOS RD ME	140117TH	140117TH ST SUITE 7	DENVER	CO	80202	8743	E	PECOS	RD	MESA	85212
4	304-62-142	GNDCH HOLDINGS LLC	7360 S ATWOOD MES	7408 S A	7408 S ATWOOD	MESA	AZ	85212	7360	S	ATWOOD		MESA	85212
5	304-62-143	GNDCH HOLDINGS LLC	7344 S ATWOOD MES	7408 S A	7408 S ATWOOD	MESA	AZ	85212	7344	S	ATWOOD		MESA	85212
6	304-62-144	HERITAGE HOLDINGS LL	7310 S ATWOOD MES.	1129 S O.	1129 S OAKLAND DR	MESA	AZ	85206	7310	S	ATWOOD		MESA	85212
7	304-62-145	GLENSCOTT LLC	7262 S ATWOOD MES	385 PITT	385 PITTSBURG AVE	RICHMOND	CA	94801	7262	S	ATWOOD		MESA	85212
8	304-62-146	TUCKER TODD	7246 S ATWOOD MES	2915 E B	2915 E BASELINE RD	GILBERT	AZ	85234-247	7246	S	ATWOOD		MESA	85212
9	304-62-147	GATEWAY AIRPORT COI	8902 E WALTHAM AV	5055 E W	5055 E WASHINGTOI	PHOENIX	AZ	85034	8902	E	WALTH.	AVE	MESA	85212
10	304-62-148	OLYMPUS DEVELOPMEN	8918 E WALTHAM AVE	4365 E F	4365 E PECOS RD S	GILBERT	AZ	85295	8918	E	WALTH.	AVE	MESA	85212
11	304-62-149	OLYMPUS DEVELOPMEN	8934 E WALTHAM AV	4365 E F	4365 E PECOS RD S	GILBERT	AZ	85295	8934	E	WALTH.	AVE	MESA	85212
12	304-62-150	GATEWAY AIRPORT COI	7217 S 89TH PL MESA	5055 E W	5055 E WASHINGTOI	PHOENIX	AZ	85034	7217	S	89TH	PL	MESA	85212
13	304-62-151	GATEWAY AIRPORT COI	7235 S 89TH PL MESA	5055 E W	5055 E WASHINGTOI	PHOENIX	AZ	85034	7235	S	89TH	PL	MESA	85212
14	304-62-152	GATEWAY AIRPORT COI	7253 S 89TH PL MESA	5055 E W	5055 E WASHINGTOI	PHOENIX	AZ	85034	7253	S	89TH	PL	MESA	85212
15	304-62-153	KINGDON GATEWAY LLC	7307 S 89TH PL MESA	273 W B	273 W BERGE LN	MURRAY	UT	84107	7307	S	89TH	PL	MESA	85212
16	304-62-154	KINGDON GATEWAY LLC	7325 S 89TH PL MESA	273 W B	273 W BERGE LN	MURRAY	UT	84107	7325	S	89TH	PL	MESA	85212
17	304-62-155	S8 RENTAL SERVICES LL	7343 S 89TH PL MESA	7343 S 8	7343 S 89TH PL	MESA	AZ	85212	7343	S	89TH	PL	MESA	85212
18	304-62-156	BAV LLC	7361 S 89TH PL MESA	7361 S 8	7361 S 89TH PL	MESA	AZ	85212-552	7361	S	89TH	PL	MESA	85212
19	304-62-182	GATEWAY AIRPORT COI		1760 E P	1760 E PECOS RD ST	GILBERT	AZ	85295						
20	304-62-764	SOUTHGATE NORTH LLC	8830 E GERMANN RC	1401 E W	1401 E WELDON AVE	PHOENIX	AZ	85014	8830	E	GERMA	RD	MESA	85212
21	304-62-765	SOUTHGATE NORTH LLC	8830 E GERMANN RC	1401 E W	1401 E WELDON AVE	PHOENIX	AZ	85014	8830	E	GERMA	RD	MESA	85212
22	304-62-766	SOUTHGATE NORTH LLC	8830 E GERMANN RC	1401 E W	1401 E WELDON AVE	PHOENIX	AZ	85014	8830	E	GERMA	RD	MESA	85212
23	304-62-767	SOUTHGATE NORTH LLC	8830 E GERMANN RC	1401 E W	1401 E WELDON AVE	PHOENIX	AZ	85014	8830	E	GERMA	RD	MESA	85212
24	304-62-768	SOUTHGATE NORTH LLC	8830 E GERMANN RC	1401 E W	1401 E WELDON AVE	PHOENIX	AZ	85014	8830	E	GERMA	RD	MESA	85212
25	304-62-782	SOUTHGATE COMMERC	8830 E GERMANN RC	8660 E W	8660 E WATERFORD	MESA	AZ	85242	8830	E	GERMA	RD	MESA	85212
26	304-62-783A	CITY OF MESA	9015 E PECOS RD ME	PO BOX	PO BOX 1466	MESA	AZ	85211-1466	9015	E	PECOS	RD	MESA	85212
27	304-62-784E	SUNBELT LAND HOLDIN(		8095 OT	8095 OTHELLO AVE	SAN DIEGO	CA	92111						
28	304-62-785	KILLER BULLS LLC	7324 S ATWOOD MES	5332 E M	5332 E MAIN ST	MESA	AZ	85205	7324	S	ATWOOD		MESA	85212
29	304-62-786	KILLER BULLS LLC	7330 S ATWOOD MES	5332 E M	5332 E MAIN ST	MESA	AZ	85205	7330	S	ATWOOD		MESA	85212
30	304-62-790	MARLYE PROPERTIES L	7256 S 89TH PL 101 ME	9833 E S	9833 E SOLSTICE AV	MESA	AZ	85212	7256	S	89TH	PL	MESA	85212
31	304-62-791	MARLYE PROPERTIES L	7256 S 89TH PL 103 MI	9833 E S	9833 E SOLSTICE AV	MESA	AZ	85212	7256	S	89TH	PL	MESA	85212
32	304-62-792	MIKA MONSTER LLC	7256 S 89TH PL 105 MI	20622 E	20622 E SUPERSTITI	QUEEN CREEK	AZ	85142	7256	S	89TH	PL	MESA	85212
33	304-62-793	ARCAS STEVE/TERRI TF	7256 S 89TH PL 107 MI	2626 E E	2626 E ENCINAS ST	GILBERT	AZ	85234	7256	S	89TH	PL	MESA	85212
34	304-62-794	OESTREICH RYAN/PICC	7256 S 89TH PL 110 ME	1192 W D	1192 W DESERT VALL	SAN TAN VALLI	AZ	85143	7256	S	89TH	PL	MESA	85212
35	304-62-795	MIKA MONSTER LLC	7256 S 89TH PL 112 ME	20622 E	20622 E SUPERSTITI	QUEEN CREEK	AZ	85142	7256	S	89TH	PL	MESA	85212
36	304-62-796	MIKA MONSTER LLC	7256 S 89TH PL 113 ME	20622 E	20622 E SUPERSTITI	QUEEN CREEK	AZ	85142	7256	S	89TH	PL	MESA	85212
37	304-62-797	ASKA RESOURCES LLC	7257 S ATWOOD 101 M	PO BOX	PO BOX 1010	QUEEN CREEK	AZ	85142	7257	S	ATWOOD		MESA	85212
38	304-62-798	ASKA RESOURCES LLC	7257 S ATWOOD 104 M	PO BOX	PO BOX 1010	QUEEN CREEK	AZ	85142	7257	S	ATWOOD		MESA	85212
39	304-62-799	ZAHARIS CHERYL T TR	7257 S ATWOOD 105 M	2444 E M	2444 E MINTON ST	MESA	AZ	85213	7257	S	ATWOOD		MESA	85212
40	304-62-800	FRANK WEST INVESTME	7257 S ATWOOD 107 M	2457 E F	2457 E PAGE AVE	GILBERT	AZ	85234	7257	S	ATWOOD		MESA	85212
41	304-62-801	TBAZ LLC	7257 S ATWOOD 108 M	450 N M	450 N MCCLINTOCK	CHANDLER	AZ	85226	7257	S	ATWOOD		MESA	85212
42	304-62-802	PDS ENTERPRIZES LLC/	7257 S ATWOOD 110 M	11331 E S	11331 E SOLINA CIR	MESA	AZ	85212	7257	S	ATWOOD		MESA	85212
43	304-62-803	BRIAN AND VICTORIA LC	7257 S ATWOOD 111 M	30939 3	30939 36TH AVE SW	FEDERAL WAY	WA	98023	7257	S	ATWOOD		MESA	85212
44	304-62-804	MIRASZEK CHRISTOPHE	7257 S ATWOOD 113 M	20143 E	20143 E SUNSET DR	QUEEN CREEK	AZ	85142	7257	S	ATWOOD		MESA	85212
45	304-62-805	NU WAVZ HOLDINGS LLC	7319 S ATWOOD 101 M	7319 S A	7319 S ATWOOD STE	MESA	AZ	85212	7319	S	ATWOOD		MESA	85212
46	304-62-806	NU WAVZ HOLDINGS LLC	7319 S ATWOOD 103 M	7319 S A	7319 S ATWOOD STE	MESA	AZ	85212	7319	S	ATWOOD		MESA	85212
47	304-62-807	RM MARKETING LLC	7319 S ATWOOD 105 M	7250 W F	7250 W FRANKLIN RI	FLORENCE	AZ	85132	7319	S	ATWOOD		MESA	85212
48	304-62-808	CUSTOM TECH SERVICE	7319 S ATWOOD 107 M	7319 S A	7319 S ATWOOD STE	MESA	AZ	85212	7319	S	ATWOOD		MESA	85212
49	304-62-809	CUSTOM TECH SERVICE	7319 S ATWOOD 109 M	7319 S A	7319 S ATWOOD STE	MESA	AZ	85212	7319	S	ATWOOD		MESA	85212
50	304-62-810	CUSTOM TECH SERVICE	7319 S ATWOOD 111 ME	7319 S A	7319 S ATWOOD STE	MESA	AZ	85212	7319	S	ATWOOD		MESA	85212
51	304-62-811	CUSTOM TECH SERVICE	7319 S ATWOOD 113 M	7319 S A	7319 S ATWOOD STE	MESA	AZ	85212	7319	S	ATWOOD		MESA	85212
52	304-62-812	TK COMMERCIAL LLC	7318 S 89TH PL 101 ME	7697 SU	7697 SUMMER DAY	CORONA	CA	92883	7318	S	89TH	PL	MESA	85212
53	304-62-813	S8 RENTAL SERVICES LL	7318 S 89TH PL 103 ME	8 SAILO	8 SAILORS WAY	RED BANK	NJ	7701	7318	S	89TH	PL	MESA	85212
54	304-62-814	UNIQUE SOLUTIONS AND	7318 S 89TH PL 105 ME	952 E SU	952 E SUN VALLEY F	SAN TAN VALLI	AZ	85140	7318	S	89TH	PL	MESA	85212
55	304-62-815	JACS LLC	7318 S 89TH PL 106 ME	166 E PA	166 E PASE FINO WY	QUEEN CREEK	AZ	85143	7318	S	89TH	PL	MESA	85212
56	304-62-816	T2 PEST SERVICES INC	7318 S 89TH PL 108 ME	7318 S 8	7318 S 89TH PL UNIT	MESA	AZ	85212	7318	S	89TH	PL	MESA	85212
57	304-62-817	FRASCO PROPERTIES L	7318 S 89TH PL 110 ME	10787 E	10787 E SURVEYOR (	GOLD CANYON	AZ	85118	7318	S	89TH	PL	MESA	85212
58	304-62-818	MIKA MONSTER LLC	7318 S 89TH PL 112 ME	20622 E	20622 E SUPERSTITI	QUEEN CREEK	AZ	85142	7318	S	89TH	PL	MESA	85212
59	304-62-819	MIKA MONSTER LLC	7318 S 89TH PL 113 ME	20622 E	20622 E SUPERSTITI	QUEEN CREEK	AZ	85142	7318	S	89TH	PL	MESA	85212
60	304-62-820	GATEWAY AIRPORT BUS	7256 S 89TH PL MESA	670 E EN	670 E ENCINAS AVE	GILBERT	AZ	85234	7256	S	89TH	PL	MESA	85212
61	304-62-942	8803 E PECOS ROAD OW	8803 E PECOS RD ME	626 WIL	626 WILSHIRE BLVD	LOS ANGELES	CA	90017	8803	E	PECOS	RD	MESA	85212
62	304-62-943	KILLER BULLS LLC		5332 E M	5332 E MAIN ST	MESA	AZ	85205						
63														

Exhibit C- Property Owners within 1000' Buffer Map

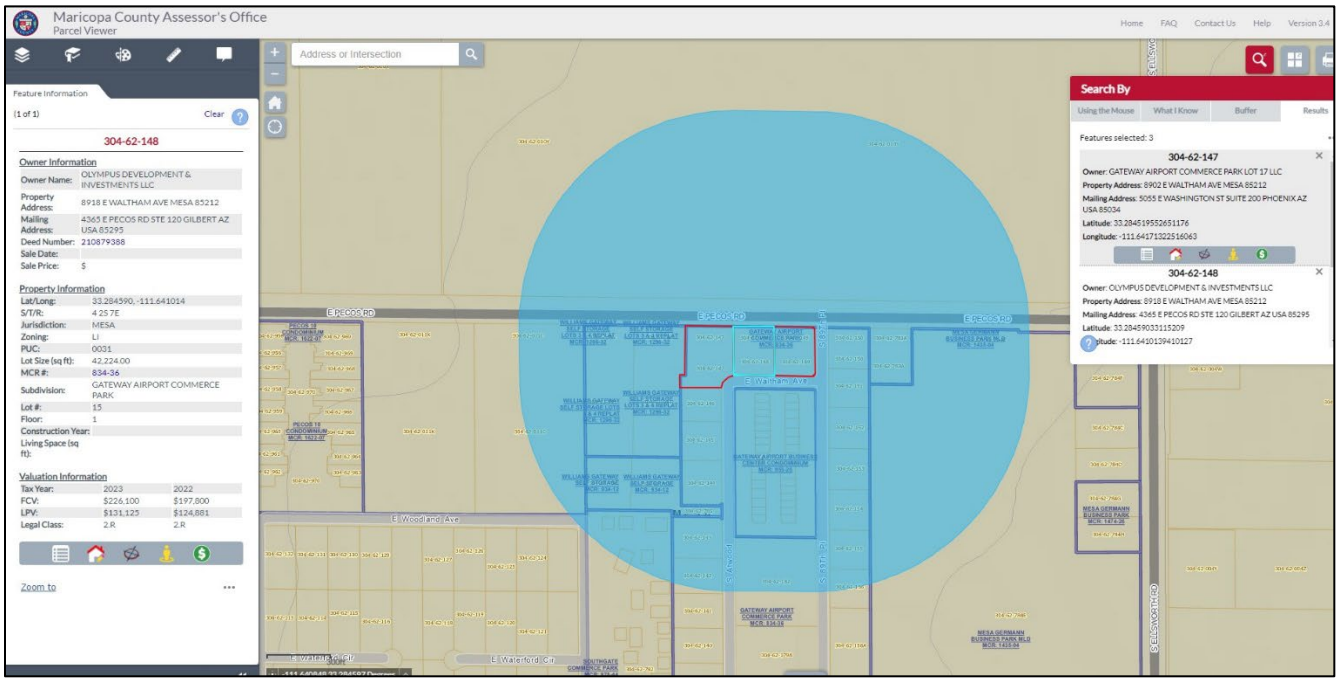


Exhibit D- P&Z Notification Example- Property Owners within 500'

PINNACLE DESIGN INC

Notice of Public Meeting
Design Review Board

August 8th, 2022

Sunbelt Land Holdings LP
8095 Othello Ave,
San Diego, CA 92111

Meeting Date: August 24, 2022
Time: 4:00 p.m.
Location: Lower Level City Council Chambers – 57 E. 1st Street

Proposed Development:
Address: 8934 E. Waltham Ave & 8918 E. Waltham Ave
Parcel Number: 304-62-149 & 304-62-148

Dear Sunbelt Land Holdings LP,

We have applied for the City of Mesa Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LI-PAD-BIZ) for the property located at 8934 E. Waltham Ave & 8918 E. Waltham Ave. This request is for development of the Olympus Gateway Small Bay Industrial. The case number assigned to this project is ZON21-00995.

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 602-952-8585 or e-mail me at imulich@pdi-az.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 24, 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

1048 North 44th St, #200 Phoenix, AZ 85008 | 602.952.8585 | pdi-az.com | Architecture | Landscape | Interiors

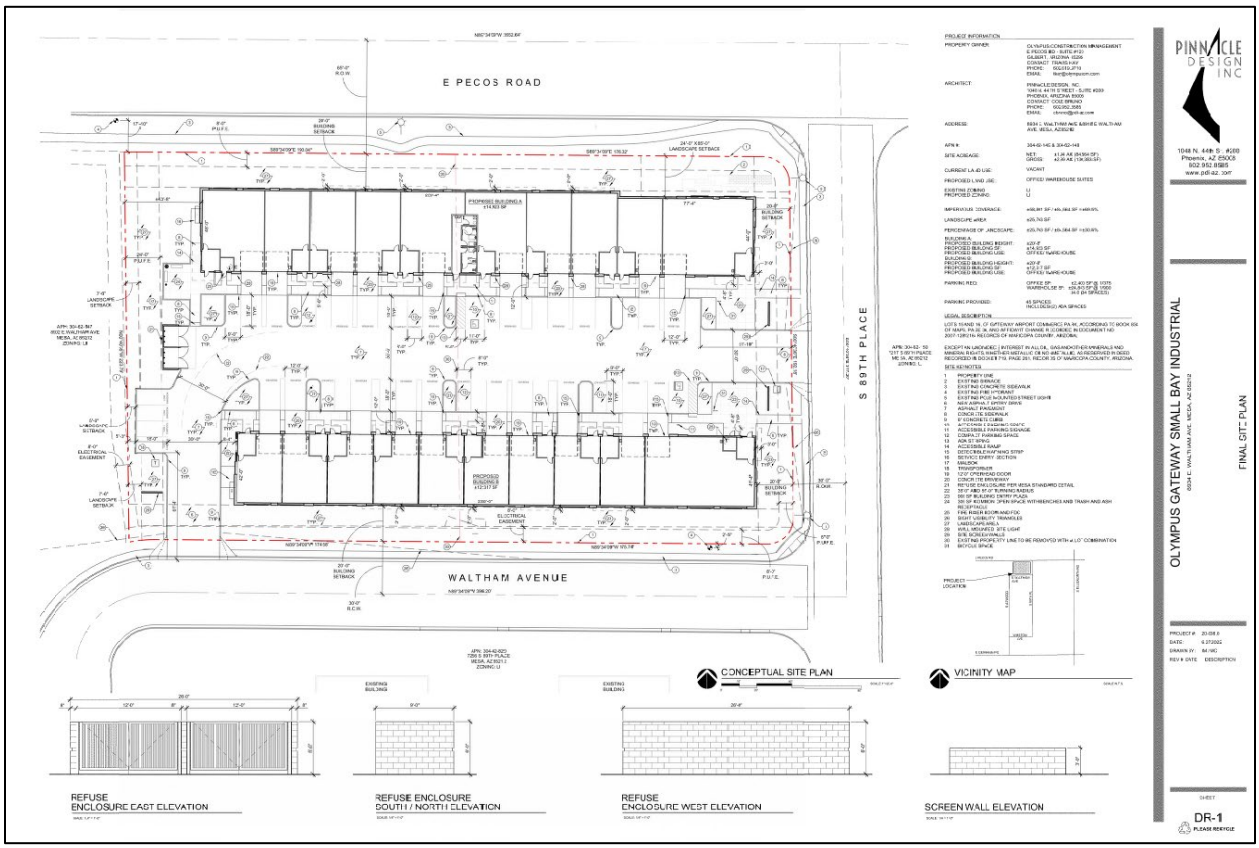
telephonically at the meeting, please submit an **online comment card** at https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate 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 Jennifer Merrill of their Planning Division staff. He/she can be reached at 480-644-6439 or Jennifer.Merrill@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,

Applicant: Ian Mulich
Phone: 602.952.8585


E PECOS ROAD
S 89TH PLACE
WALTHAM AVENUE
CONCEPTUAL SITE PLAN
VICINITY MAP
REFUSE ENCLOSURE EAST ELEVATION
REFUSE ENCLOSURE SOUTH ELEVATION
REFUSE ENCLOSURE WEST ELEVATION
SCREEN WALL ELEVATION
PINNACLE DESIGN INC
OLYMPUS GATEWAY SMALL BAY INDUSTRIAL
FINAL SITE PLAN
DR-1

ELEVATION MATERIAL PERCENTAGES
EXTERIOR FINISHES & MATERIALS LEGEND
EXTERIOR ELEVATION KEYNOTES
SOUTH ELEVATION
WEST ELEVATION
EAST ELEVATION
NORTH ELEVATION
PINNACLE DESIGN INC
DESIGN REVIEW PACKAGE
OLYMPUS GATEWAY SMALL BAY INDUSTRIAL
BUILDING A
CONCEPTUAL COLORED ELEVATIONS
DR-9

ELEVATION MATERIAL PERCENTAGES
EXTERIOR FINISHES & MATERIALS LEGEND
EXTERIOR ELEVATION KEYNOTES
PINNACLE DESIGN INC
1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
DESIGN REVIEW PACKAGE
OLYMPUS GATEWAY SMALL BAY INDUSTRIAL
8934 E. WALTHAM AVE MESA, AZ 85212
BUILDING B
CONCEPTUAL COLORED ELEVATIONS
NORTH ELEVATION
EAST ELEVATION
WEST ELEVATION
SOUTH ELEVATION
SHEET
DR-10