

POWER 202 BUSINESS PARK

SEC of Power Road and Nunneley Road

Site Plan Review and Design Review (DRB20-00375 / ZON20-00376)

Citizen Participation Final Report

Submitted: June 15, 2020

Resubmittal: July 21, 2020

Final Submittal: September 9, 2020

I. Introduction

The purpose of the Citizen Participation Report is to provide a summary of the implementation of the Citizen Participation Plan. The Applicant is processing a Site Plan Review (SPR) and Design Review (DR) for the development of new employment / industrial business park with a maximum of 345,000 square feet. The subject site is comprised of roughly 18-acres located just north of the Loop 202 Freeway at the southeast corner of Power Road and Nunneley Road, Assessor's Parcel No. 304-30-009U, (the "Property"). See attached aerial map. The 18-acres is within a larger, roughly 59-acre development currently subject to a rezoning request (Application ZON20-00253) which will establish Light Industrial, Planned Area Development overlay, Airfield (AF) overlay (LI, PAD, AF) zoning with amended development standards on the subject site

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 the applications may include properties owners within 500-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood

entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. To provide additional outreach, the Applicant decided to expand the mailing list for the initial Citizen Participation mailing to 1,000 feet. This same, 1,000 feet boundary was also used in providing notification for the Design Review Board meeting. Given the minimal interest in the application, the mailing for the Planning & Zoning Board meeting was reduced to the standard 500 feet mailing list.

It should be noted, all the above referenced mailing distances were measured from the full 59-acre property subject to the separate PAD rezoning request, not just the 18-acre subject property. These mailing lists therefore contains an expanded list of property owners which would otherwise not be included if measured solely from the 18-acre property which is the subject of this Site Plan and DR application.

IV. Notifications Details

The original notification letters introduced the Applicant, provided information on the project, provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. Once hearing dates were confirmed, the new mailing included the same information as well as the hearing dates and applicable options for which the recipient could participate or comment on the project.

It should be noted, letters were previously sent out and a virtual open house meeting was conducted on the zoning case (Application ZON20-00253), so most recipients were already somewhat familiar with the project and requests.

V. Inquiries

The Applicant received minimal inquiries regarding the applications. One phone call was received early in the process with general questions regarding timing of the project and the overall 58-acre project. No concerns were noted and in fact the caller, who did not provide their contact info, expressed support.

VI. Summary of Outreach (Please note this schedule includes some information regarding the concurrent PAD case as and FYI of additional public outreach)

1. SPR / DR Pre-Submittal Conference	May 14
2. PAD notification letters	May 19
3. PAD virtual open house	June 02
4. SPR / DR application submitted:	June 15
5. SPR / DR conference with City Staff	July 06
6. SPR / DR CPP notification letters	July 21
7. SPR / DR hearing notification letters	July 23
8. SPR / DR Design Review Board hearing	August 11
9. SPR / DR Planning & Zoning notifications	September 09
10. SPR / DR Planning & Zoning Board hearing	September 23



July 22, 2020

Notice of Application for Site Plan & Design Review
+/-18-acre Property at the Southeast Corner of Power Road and Nunneley Road in Mesa
Case No DRB20-00375

Dear Property Owner (or) Interested Party:

The purpose of this letter is simply to inform you that, on behalf of the owner of the above referenced property, our office recently filed a Site Plan and Design Review application (Case No. DRB20-00375) with the City of Mesa to allow for the development of the Power 202 Business Park. This new, employment/industrial business park is situated on roughly 18-acres located just north of the Loop 202 Freeway, at the southeast corner of Power Road and Nunneley Road. See attached aerial for reference.

You may recall receiving previous correspondence regarding a larger, 58-acre rezoning application which included this site. While the Power 202 Business Park is included in the larger rezoning application, this Site Plan & Design Review application only applies to the 18-acre site. The site is currently zoned Agricultural, Airfield Overlay (AG, AF) with a pending application for Light Industrial, Planned Area Development, Airfield Overlay (LI, PAD, AF).

As seen on the attached preliminary site plan and rendering, the project consists of three (3) light industrial buildings positioned around an internal truck court and loading area. Parking is dispersed throughout the site. Extensive landscaping is provided along the visible street frontage of Power Road. The buildings vary in height from 41 feet to 49 feet, with more pronounced architectural features at the building corners and tenant entrances. The elevations provide visual interest through the use of wall details and recessions, material changes, shadows and changing roof lines. Metal shade canopies are also provided for shade and to highlight building entrances.

After review by City Staff, this application will be heard by the City of Mesa Design Review Board (DRB). The DRB reviews building design, landscape plans, parking layout and site layout. The DRB does not review or discuss the actual proposed use of the land. You may also receive future notification regarding planned meetings to hear this request. Signs may also be posted on site with hearing information. **Please note, no hearings are currently scheduled to review this application.** If you have any questions or would like any additional information regarding this application, feel free to contact me directly at (602) 230-0600 or by e-mail at George@witheyorris.com. The City Planner assigned to this case is Ryan McCann and can be contacted at (480) 644-4691.

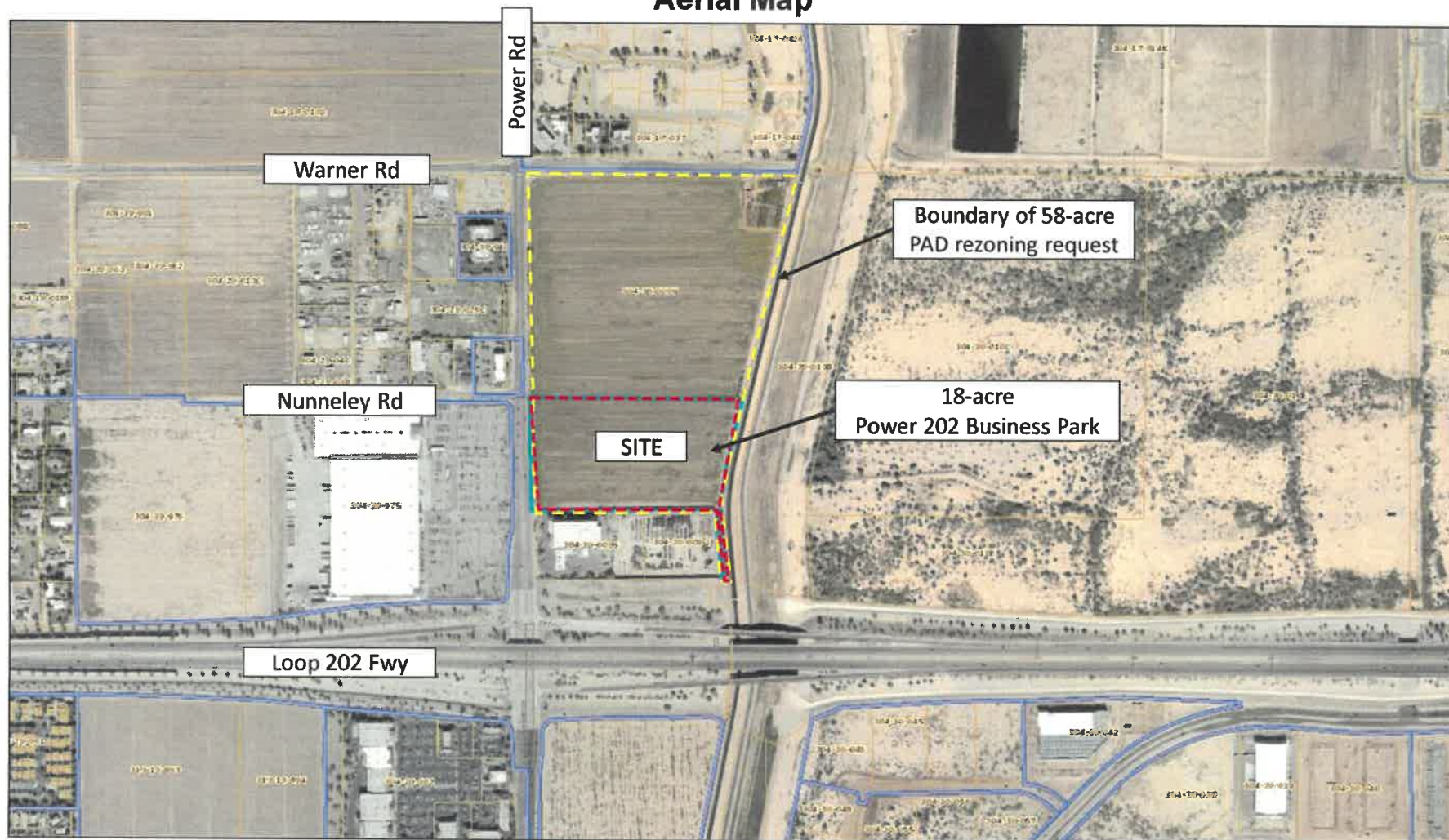
Again, I would be happy to answer any questions you may have. Thank you for your time courtesy.

Sincerely yours,

WITHEY MORRIS PLC
By George Pasquel III

Enclosure(s): Aerial, Site Plan, Rendering

Aerial Map



Power 202 Business Park



FIRE CODE NOTES

REQUIRED FIRE-RESISTANT ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20' WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN DRAINAGE WATER AND UNDEVELOPED TO BEAT THE HIGHEST LOADS OF FIRE APPARATUS (74,000 LB/24,000 LB PER AXLE) WHEN ROADS ARE SET. THE ACCESS ROAD SHALL BE OPENED TO TRAFFIC 20' FEET OF ANY CONSTRUCTION MATERIAL AND/OR ANY LOCATION ON THE STREET. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF WITHSTANDING THE WEIGHT OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.

WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF A PERMANENT WATER SUPPLY. THE MESA FIRE CODE REQUIREMENTS WHEN CONSTRUCTION OR DEMOLITION BEGINS CONSTRUCTION MATERIAL ON SITE IS 1,000 GPM AT 150 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 200 FEET OF ANY CONSTRUCTION MATERIAL. CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE LIMITED TEMPORARILY OR PERMANENTLY BY THE PROJECT DEVELOPER/OWNER. IN ADDITION, THERE ARE WALLS WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER / CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN.

CHAPTER 33 OF THE INTERNATIONAL FIRE CODE AND INTERNATIONAL BUILDING CODE 2018 EDITION, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE FOLLOWED.

PROJECT NARRATIVE

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 19 ACRES. THE SITE WILL INCLUDE 3 BUILDINGS DESIGNED FOR OFFICE, WAREHOUSE AND LIGHT INDUSTRIAL USES. THE BUILDINGS ARE CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STONE FRONT GLAZING AND METAL TRUSSES WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BEING A SPLITTED LOT IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER NATIONAL MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE ALONG A 2 INCH ALUMINUM CAP ON STUMP AT THE NORTH CORNER CORNER OF SAID SECTION 19 BEARS SOUTH 89 DEGREES 04 MINUTES 58 SECONDS EAST 80 FEET TO BEING A 1/4 SECTION 19, SOUTH 0 DEGREES 34 MINUTES 24 SECONDS EAST, 131.38 FEET.

THENCE NORTH 89 DEGREES 04 MINUTES 00 SECONDS EAST, 65.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONVERSE NORTH 89 DEGREES 04 MINUTES 00 SECONDS EAST, 80.00 FEET TO THE BEGINNING OF A CURVE, CONVERSE NORTHWEST, HAVING A RADIUS OF 70.00 FEET.

THENCE NORTHEASTERLY 60.13 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 15 SECONDS.

THENCE NORTH 71 DEGREES 01 MINUTES 34 SECONDS EAST, 158.91 FEET TO THE BEGINNING OF A CURVE, CONVERSE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET.

THENCE NORTHEASTERLY 60.13 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 15 SECONDS.

THENCE NORTH 89 DEGREES 04 MINUTES 00 SECONDS EAST, 101.33 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE ROYDNEY HUBBARD CONSUMPTION DISTRICT (HUBBARD) MAIN CANAL.

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE HUBBARD MAIN CANAL, SOUTH 12 DEGREES 15 MINUTES 55 SECONDS WEST, 400.00 FEET TO THE BEGINNING OF A CURVE, CONVERSE SOUTHEAST, HAVING A RADIUS OF 1300.00 FEET.

THENCE SOUTHWESTERLY 130.00 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 41 MINUTES 16 SECONDS.

THENCE ON A NON-TANGENT LINE SOUTH 80 DEGREES 04 MINUTES 41 SECONDS WEST, 1081.10 FEET.

THENCE ALONG A LINE BEING PARALLEL TO, AND 80.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, NORTH 0 DEGREES 04 MINUTES 34 SECONDS WEST, 101.33 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINING 18.620 ACRES MORE OR LESS.

PROJECT TEAM

OWNER (SELLER): ACTION ZONE BUSINESS 17, LLC - DOLE CANYON
124 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
(714) 363-1081

DEVELOPER: BSI-OP, LLC - MARK SONNENBERG
1507 N. CHIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85261
(480) 946-0086 946-5432 (FAX)

ARCHITECT: MCCALL & ASSOCIATES - JEFF MCCALL
1507 N. CHIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85261
(480) 946-0086 946-5432 (FAX)

ELECTRICAL: HAWKINS DESIGN GROUP - DAVE HAWKINS
1140 W. HAWKINS ROAD
OILBENT, ARIZONA 85233
(480) 813-9000 813-9001 (FAX)

CIVIL: KOS ENGINEERING - NATE COTTELL
1240 WEST INDIAN AVENUE, C-303
AVONDALE, AZ 85092
(623) 550-1993

LANDSCAPE: PHILLIP R. RYAN - PHIL RYAN
4915 S. CUMET WAY
OILBENT, ARIZONA 85298
(480) 899-5815 963-3674 (FAX)

PROJECT INFORMATION

ZONING EXISTING: LI - PAD - AG
ZONING PROPOSED: 304-350-000V
APN: 794,970 S.F. = 18.20 ACRES
(AMENDMENT IN PROCESS)

SITE AREA (NET): 330,496 S.F. / 7,543.07 S.F. = 41.272 ACRES
LOT COVERAGE: 611,320 S.F. = 18.63 ACRES

BUILDING HEIGHT PROPOSED: 8'11" / 51'
OCCUPANCY CLASSIFICATION: B-1, ESFR
TYPE OF CONSTRUCTION: UNIMPROVED AREA

ALLOWABLE FLOOR AREA: 70,148 S.F.
BUILDING AREA: 143,999 S.F.
BUILDING - B: 114,549 S.F.
BUILDING - C: 330,496 S.F.

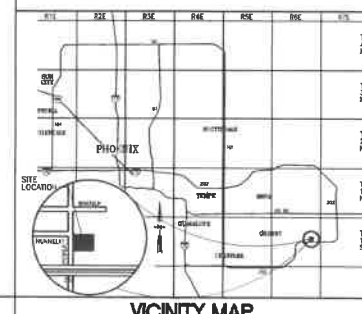
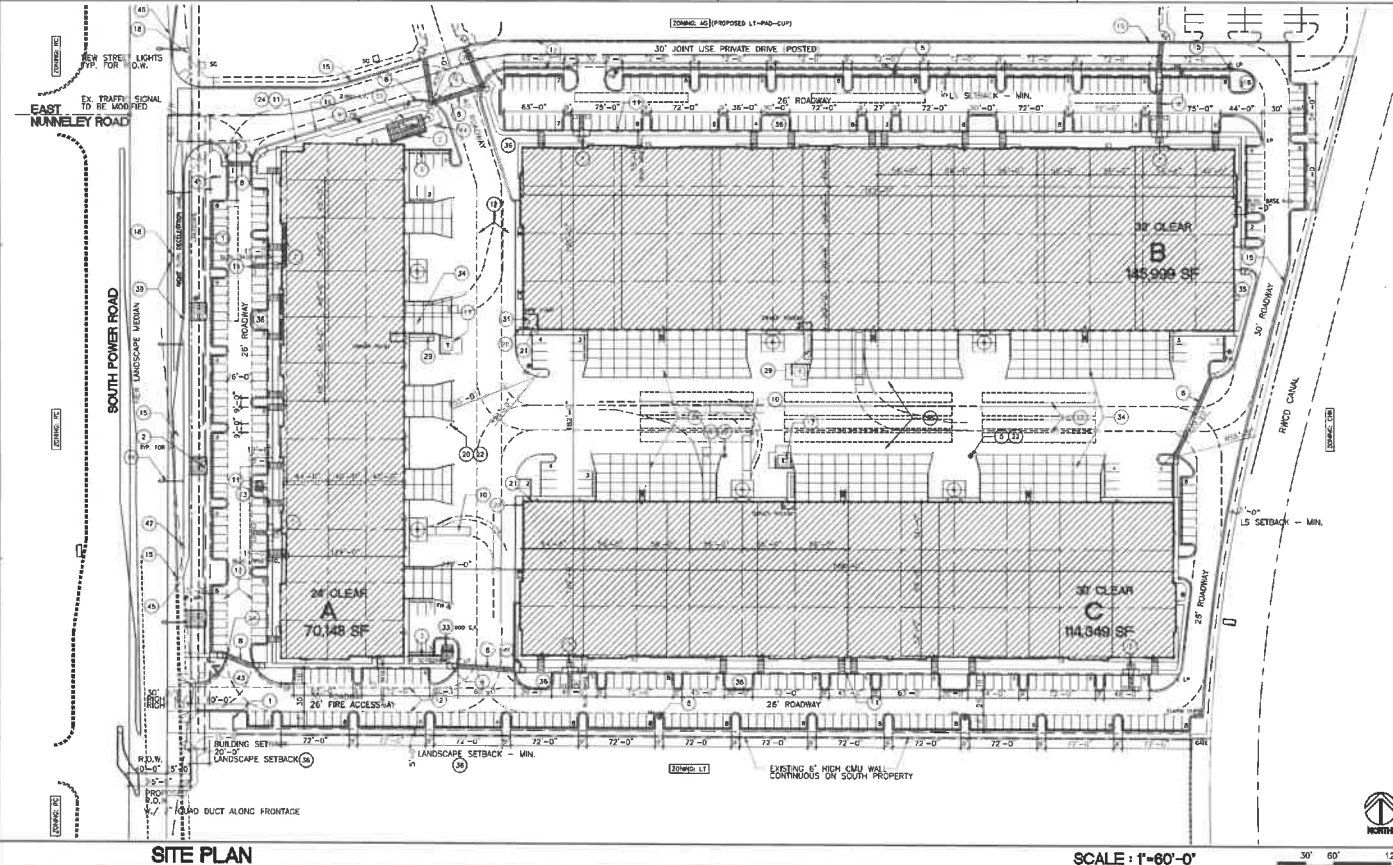
TOTAL BUILDING AREA: 330,496 S.F.
PARKING CALCULATIONS: 113 SPACES
REQUIRED SPACES: 133 SPACES
BUILDING AREA: 446 SPACES

ACCESSIBLE SPACES PROVIDED: 9 SPACES
STANDARD SPACE PROVIDED: 424 SPACES
ACCESSIBLE SPACES PROVIDED: 122 SPACES
TOTAL SPACES PROVIDED: 446 SPACES

BIKE PARKING PROVIDED: 446 SPACES x 2X = 78 SPACES
SPACES REQUIRED: 9 SPACES
COMMON OPEN SPACE REQUIRED: 1X x 330,496 S.F. = 3,305 S.F.
COMMON OPEN SPACE PROVIDED: 3,700 S.F.
LOT COVERAGE REQUIRED < 90% (SEE LANDSCAPE PLANS). PROVIDED: 89%

KEY NOTES

1. MASONRY PARKING SCREEN WALL, SEE DETAIL 4/A1.2
2. DECORATIVE "GREEN WALL", SEE LANDSCAPING
3. TRUCK COURT MASONRY RETAINING/SCREEN WALL, SEE DETAIL 12/A1.2
4. NOT USED
5. FIRE HYDRANT
6. DOUBLE BURN REFUSE PAD W/SCREEN WALLS/CATE, SEE DETAIL 7/A1.2
7. BURN PAD, SEE DETAIL 14/A1.2
8. STAMPED COLORED ASPHALT PAVING
9. ACCESSIBLE RAMP, SEE DETAIL 18/A1.2
10. SOLID WASTE VEHICLE TRAIL OF ACCESS PER M-62.01
11. SIDEWALK
12. 20' WIDE FIRE DEPARTMENT ACCESS WITH A 30' INSIDE AND 55' OUTSIDE TURN RADIUS - MESA AMENDED FIRE CODE SECTIONS 503.2.1 THROUGH 503.10
13. EXISTING POWER POLE - REMOVE AND REPLACE PER SRP REQUIREMENTS
14. STREET LIGHT
15. NEW CURB AND GUTTER
16. NEW CURB, GUTTER, AND SIDEWALK
17. ELECTRICAL TRANSFORMER
18. SITE VEGETATION TRIMMING
19. ACCESSIBLE PARKING SPACES WITH ACCESSIBLE RAMP, SEE DETAIL 2/A1.2
20. FIRE DEPARTMENT CONNECTION
21. FIRE DEPARTMENT KNOX BOX
22. FIRE HYDRANT STEEL BOLLARD PROTECTION
23. BUILDING ADDRESS NUMBERS, SEE BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
24. ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY, MAX. SLOPE 1:20 WITH MAX. CROSS SLOPE 1:50. 50% OF PEDESTRIAN WALKWAY SHALL BE SHADDED BY STRUCTURE OR LANDSCAPING
25. HEAVY DUTY AC PAVING
26. FIRE LINE BPP, ALL WATER SUPPLY VALVES AND FLOW SWITCHES TO BE ELECTRONICALLY MONITORED
27. UNDERGROUND RETENTION STORAGE TANKS
28. MAIL BOX
29. ELECTRICAL SERVICE
30. FIRE LANE MARKING, SEE DETAIL 1/A1.2
31. FIRE PUMP ROOM
32. PAINTED STEEL BOLLARDS, SEE DETAIL 1/A1.2
33. COMMON OPEN SPACE W/BENCH SEATING, ENHANCED PAVEMENT
34. CONCRETE TRUCK APRON
35. STEEL SHAW/LANDING - FIRE DEPARTMENT EGRESS/INGRESS
36. LANDSCAPE PLANTING AREA
37. DOMESTIC WATER METER/BPP
38. IRRIGATION WATER METER/BPP
39. STREET PAVING PER C.O.M. STD'S
40. CONCRETE TRUCK WELL
41. STORM WATER RETENTION AREA
42. NOT USED
43. FUTURE MONUMENT SIGN
44. MAIL BOX
45. EXISTING CURB GUTTER AND SIDEWALK
46. AC TAPER BACK TO EXISTING STREET PAVEMENT
47. 6' DETACHED SIDEWALK



McCALL & Associates, Inc.
4307 N. Chic Center Plaza
Scottsdale, AZ 85251
tel: (480) 946-0066
fax: (480) 946-5432

This drawing is an instrument of service, and shall remain the property of the architect. This drawing shall not be reproduced or used for any purpose, in whole or in part, without the written consent of the architect.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THIS DRAWING SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Sheet Title: SITE PLAN

PROJECT: SITE AND BUILDING DEVELOPMENT
POWER 2022 BUSINESS PARK
SEC OF POWER ROAD AND MAINLY
MESA, AZ

date: 08/2020
job no.: 20009
revision:

2021
JENNIFER M. MCCALL
ARCHITECT
AIA AZ

A1.1





July 27, 2020

Notice of Design Review Board Meeting – Case No. DRB20-00375
+/-18-acre Property at the Southeast Corner of Power Road and Nunneley Road in Mesa

Dear Property Owner (or) Interested Party:

On behalf of the owner of the above referenced property, our office recently filed a Site Plan and Design Review application (Case No. DRB20-00375) with the City of Mesa to allow for the development of the Power 202 Business Park. This new, employment / industrial business park is situated on roughly 18-acres located just north of the Loop 202 Freeway, at the southeast corner of Power Road and Nunneley Road. See attached aerial, preliminary site plan and rendering for reference. The project consists of three (3) light industrial buildings positioned around an internal truck court and loading area. Parking is dispersed throughout the site. Extensive landscaping is provided along the visible street frontage of Power Road. The buildings vary in height from 41 feet to 49 feet, with more pronounced architectural features at the building corners and tenant entrances.

You may recall receiving previous correspondence regarding this application or another, larger, 58-acre rezoning application which included this site. While the Power 202 Business Park is included in the larger rezoning application, this Site Plan & Design Review application only applies to the 18-acre site. This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. The purpose of this letter is simply to inform you the application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on August 11, 2020, at 4:30 p.m. in the Lower Level of the City Council Chambers.

Because of the current public health emergency, the Lower Level of the City Council Chambers is closed for Design Review Board Meetings. However, the live meeting may be listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921** and following the prompts.

Public participation will be available electronically and telephonically. 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/city-hall/advisory-boards-committees/board-of-adjustment/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 need to call either of the numbers noted above and follow 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 the City at 480-644-2099.

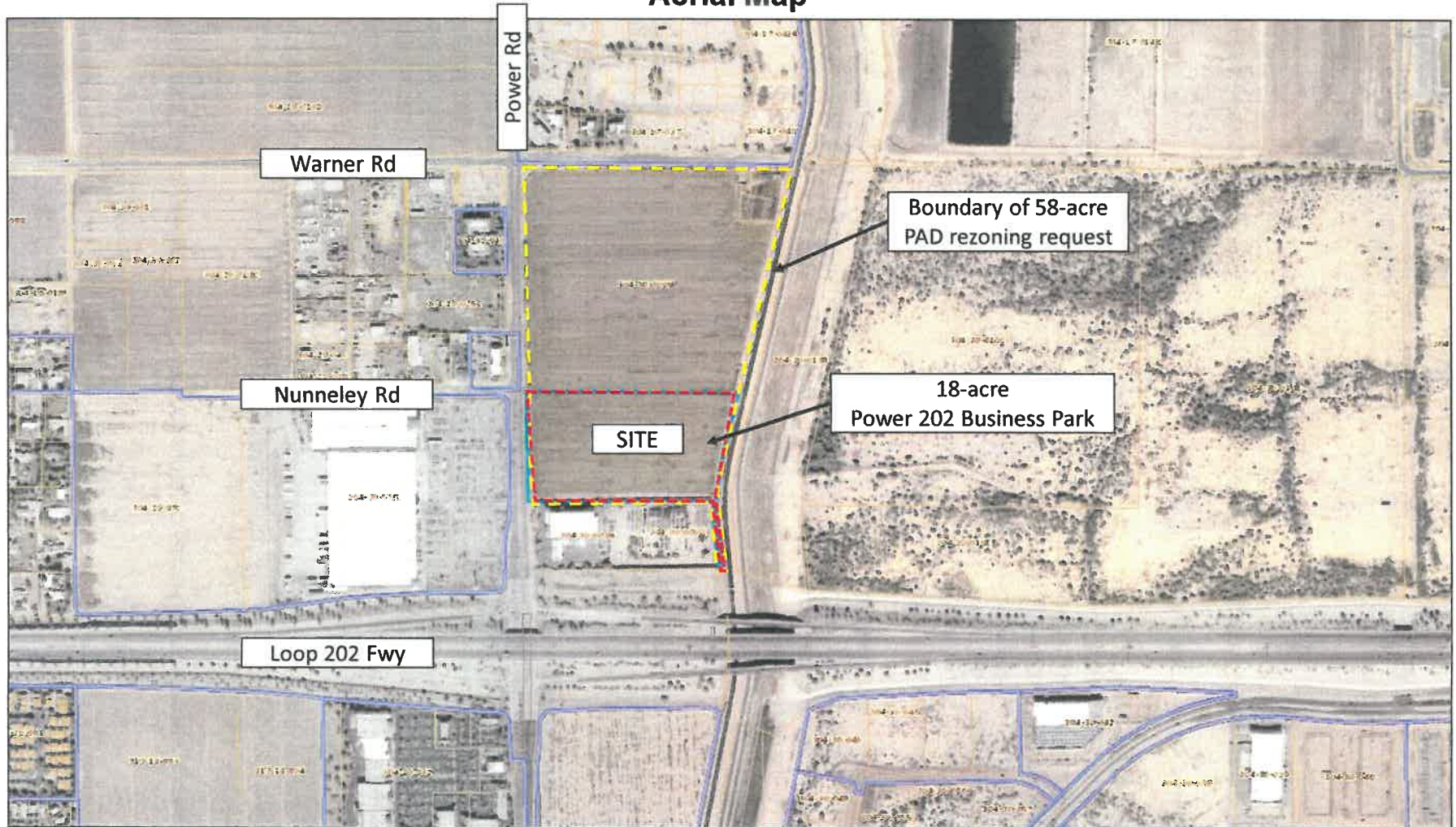
If you have any questions or would like any additional information regarding this application, feel free to contact me directly at (602) 230-0600 or by e-mail at George@witheymorris.com. The City Planner assigned to this case is Ryan McCann and can also be contacted at (480) 644-4691.

Again, I would be happy to answer any questions you may have. Thank you for your time courtesy.

Sincerely yours,

WITHEY MORRIS PLC
By George Pasquel III

Aerial Map



Power 202 Business Park



REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION: THE ACCESS ROAD SHALL BE A MINIMUM OF 25' WIDE AND SHALL BE AN ALL WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LB/24,000 LB PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE MAINTAINED UNDER THE CONTROL OF THE LOCAL FIRE DEPARTMENT. THE LOCATION OF THE JIGSAW, ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. ALL TRENCHES SHALL BE TEMPORARILY OR PERMANENT. PERMANENT ACCESS FOR THE VESSEL FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.

WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTER B AND C. THE MINIMUM FIRE FLOW REQUIREMENTS WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIAL ON SITE SHALL BE 100 GPM. THE WATER SUPPLY SHALL BE AVAILABLE TO THE PROJECT AT ALL TIMES. COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT THIS INCIDENT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULES. THE CONTRACTOR SHALL ADDITIONALLY PROVIDE TEMPORARY OR CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS AVAILABLE WHEN THE WORK IS COMPLETE. DEVELOPER / CONTRACTOR SHALL MAKE SURE THAT THE FIRE FLOW IS AVAILABLE AT ALL TIMES.

CHAPTER 33 OF THE INTERNATIONAL FIRE CODE AND INTERNATIONAL BUILDING CODE 2018 EDITION, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE FOLLOWED.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED VESLA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND NOLLY AT THE NORTHWEST CORNER OF SAID SECTION 19, FROM WHICH A 2 INCH ALUMINUM CAP ON PEDESTAL AT THE NORTH QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST (BASIS OF BEARING), 2528.97 FEET.

THENCE N41°W 54' SECOND EIGHT (134.26 FEET);
THENCE NORTH 89 DEGREES 05 MINUTES OR SECOND EAST, 95.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89 DEGREES 05 MINUTES OR SECOND EAST, 85.00 FEET TO
THE POINT OF BEGINNING OF THE 100' WIDE EASTERN PORTION OF THE TRACT;
THENCE NORTHEASTERLY 60.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A
CORNER OF SAID TRACT TO THE POINT OF BEGINNING OF THE 100' WIDE WESTERN PORTION
OF THE TRACT;
THENCE NORTH 71 DEGREES 51 MINUTES 30 SECONDS EAST, 158.91 FEET TO THE BEGINNING OF
A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET;
THENCE ALONG SAID CURVE SOUTHWEST, 100.00 FEET TO THE NORTH THROUGHOUT THE
CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 32 SECONDS;
THENCE NORTH 89 DEGREES 05 MINUTES OR SECOND EAST,
85.00 FEET TO THE POINT OF BEGINNING OF THE 100' WIDE EASTERN PORTION OF THE TRACT;
THENCE ALONG SAID WESTERLY RADIUS OF WAY OF LINE OF THE PEGED MAIN CANAL, SOUTH 13
DEGREES 15 MINUTES 30 SECONDS WEST, 158.91 FEET TO THE BEGINNING OF A CURVE,
CONCAVE SOUTHWEST, HAVING A RADIUS OF 135.00 FEET;
THENCE SOUTHWESTERLY 292.50 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A
CORNER OF SAID TRACT TO THE POINT OF BEGINNING OF THE 100' WIDE WESTERN PORTION
OF THE TRACT;
THENCE ON A NON-TANGENT LINE SOUTH 89 DEGREES 05 MINUTES 41 SECONDS WEST, 118.11 FEET
TO THE POINT OF BEGINNING OF THE 100' WIDE EASTERN PORTION OF THE TRACT;
THENCE ALONG A LINE BEING PARALLEL TO, AND 65.00 FEET EASTERN OF THE WEST LINE OF
SOUTHWEST QUARTER OF SECTION 10, NORTH 17 DEGREES 54 MINUTES 54 SECONDS WEST,
85.00 FEET TO THE POINT OF BEGINNING OF THE 100' WIDE WESTERN PORTION OF THE TRACT;

PROJECT NARRATIVE

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 19 ACRES. THE SITE WILL INCLUDE 3 BUILDINGS DESIGNED FOR OFFICE, WAREHOUSE AND LIGHT INDUSTRIAL USES. THE BUILDINGS ARE CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STORE FRONT GLAZING AND METAL TRELLIS WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

OWNER (SELLER): ACTION ZONE BUSINESS 17, LLC - COLE CANNON
124 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
(714) 362-1087

DEVELOPER: BDI-DP, LLC - MARK SONNENBERG
10645 N. TATUM BLVD. #200-559
PHOENIX AZ 85028
(616) 305-0132

ARCHITECT: MCCALL & ASSOCIATES - JEFF MCCALL
4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(480) 946-0066 946-5432 (FAX)

ELECTRICAL: HAWKINS DESIGN GROUP - DAVE HAWKIN
1140 W. HARWELL ROAD
GILBERT, ARIZONA 85233
(480) 813-9000 813-9001 (FAX)

CIVIL: KDS ENGINEERING - NATE COTTRELL
12409 WEST INDIAN SCHOOL C-303
AVONDALE, AZ 85392
(623) 536-1993

LANDSCAPE: PHILLIP R. RYAN - PHIL RYAN
4915 S. QUIET WAY
GILBERT, ARIZONA 85298
(480) 899-5813 963-3674 (FAX)

ZONING EXISTING: AG
ZONING PROPOSED: LI - PAD - AF
ADN: 104-10-0000

SITE AREA: (NET) 794,970 S.F. = 18.25 ACRES
 LOT COVERAGE: 330,496 S.F. / 794,970 S.F. = 41.57%
 SITE AREA: (GROSS) 811,320 S.F. = 18.63 ACRES

BUILDING HEIGHT PROPOSED:	49'-0" PROPOSED
OCCUPANCY CLASSIFICATION:	B/F1/S1
TYPE OF CONSTRUCTION:	III-B, ESFR
ALLOWABLE FLOOR AREA:	UNLIMITED AREA

BUILDING AREA:	
BUILDING - A	70,148 S.F.
BUILDING - B	145,999 S.F.
BUILDING - C	<u>114,349 S.F.</u>

TOTAL BUILDING AREA:	330,496 S.F.
PARKING CALCULATIONS REQUIRED SPACES BUILDING AREA:	330,496 S.F.

85%: 280,921 S.F. / 900 =	313 SPACES
15%: 49,575 S.F. / 375 =	<u>133 SPACES</u>
	446 SPACES
ACCESSIBLE SPACES REQUIRED:	0 SPACES

STANDARD SPACE PROVIDED:	434 SPACES
ACCESSIBLE SPACES PROVIDED:	12 SPACES
TOTAL SPACES PROVIDED	446 SPACES

BIKE PARKING PROVIDED:	446 SPACES x 2% =	28 SPACES
SPACES REQUIRED:		9 SPACES
COMMON OPEN SPACE REQUIRED:	1% x 330,496 S.F. =	3,305 S.F.
COMMON OPEN SPACE PROVIDED:		3,700 S.F.

LOT COVERAGE REQUIRED < 90% (SEE LANDSCAPE PLANS); PROVIDED: 89%

23. MASONRY PARKING SCREEN WALL, SEE DETAIL 14/1.2
24. DECORATIVE "GREEN WALL", SEE LANDSCAPING
25. CONCRETE COUNTER WALL/PARKING SCREEN WALL, SEE DETAIL 12/1.2
26. NOT USED
27. FIRE HYDRANT
28. 12" DRAIN REFUSE PAD W/SCREEN WALLS/GATE, SEE DETAIL 7/1.2
29. DRIVE KICK, SEE DETAIL 14/1.2
30. COLORED COATED ASPHALT PAVING
31. ACCESSIBLE RAMP, SEE DETAIL 18/1.2
32. 1" SLOPE
33. SOLID WASTE VEHICLE PAD OF ACCESS PER M-6201
34. 12" WIDE FIRE DEPARTMENT ACCESS WITH 3" ASIDE AND 55' OUTSIDE TO TRUCK
35. 12" WIDE FIRE DEPARTMENT ACCESS 55.2' TO HIGH 50.1' TO
36. EXISTING POWER POLE - REMOVE AND REPLACE PER SRP REQUIREMENTS
37. NEW CURB AND GUTTER
38. NEW CURB AND GUTTER
39. ELECTRICAL TRANSFORMER
40. 12" WIDE TRUCK TRAIL
41. ACCESSIBLE PARKING SPACES WITH ACCESSIBLE RAMP, SEE DETAIL 2/1.2
42. FIRE DEPARTMENT CONNECTION
43. FIRE DEPARTMENT KICK PAD
44. FIRE DEPARTMENT STEEL BOLLARD PROTECTION
45. 12" WIDE TRUCK TRAIL
46. 12" WIDE TRUCK TRAIL
47. 12" WIDE TRUCK TRAIL
48. 12" WIDE TRUCK TRAIL
49. 12" WIDE TRUCK TRAIL
50. 12" WIDE TRUCK TRAIL
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92. 12" WIDE TRUCK TRAIL
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94. 12" WIDE TRUCK TRAIL
95. 12" WIDE TRUCK TRAIL
96. 12" WIDE TRUCK TRAIL
97. 12" WIDE TRUCK TRAIL
98. 12" WIDE TRUCK TRAIL
99. 12" WIDE TRUCK TRAIL
100. 12" WIDE TRUCK TRAIL

**McCALL &
associates, inc.**

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

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NOTICE OF ALTERNATIVE BILLING CYCLE
WILL BE CONTACTED ALTERNATE BILLING CYCLE
ESTIMATES IN BILLING CYCLES OTHER THAN
THIRTY DAYS. A FURTHER DISCUSSION OF
THESE BILLING CYCLES WILL BE HELD WITH
THE OWNER'S DESIGNATED AGENT AT
ADDRESS
AND THE OWNER OF THE DISCONTINUED AGENT
WILL PROVIDE THIS DISCRETION TO RELEASE
NOTICE OF EXTENDED AVAILABLE INVOICE
THE CONTRACT ALLOWS THE INVOICE TO HAVE
PAYMENT WITHIN THIRTY (30) DAYS AFTER
ISSUANCE AND APPROVAL OF BILLING
COMPLETED.

sheet title:
SITE PLAN

project:
SITE AND BUILDING DEVELOPMENT
POWER 202 BUSINESS PARK
SEC OF POWER ROAD AND MUNNELLY
MESA, AZ

date: 06/2020
job no.: 20009
revision:

A11





September 7, 2020

Notice of Planning & Zoning Board Meeting – Case No. ZON20-00376
+/-18-acre Property at the Southeast Corner of Power Road and Nunneley Road in Mesa

Dear Property Owner (or) Interested Party:

On behalf of the owner of the above referenced property, our office filed a Site Plan and Design Review application (**Case No. ZON20-00376**) with the City of Mesa to allow for the development of the Power 202 Business Park. This new, employment / industrial business park is situated on roughly 18-acres located just north of the Loop 202 Freeway, at the southeast corner of Power Road and Nunneley Road. See attached aerial, preliminary site plan and rendering for reference. The project consists of three (3) light industrial buildings positioned around an internal truck court and loading area. Parking is dispersed throughout the site. Extensive landscaping is provided along the visible street frontage of Power Road. The buildings vary in height from 41 feet to 49 feet, with more pronounced architectural features at the building corners and tenant entrances.

You may recall receiving previous correspondence regarding this application or another, larger, 58-acre rezoning application which included this site. While the Power 202 Business Park is included in the larger rezoning application, this Site Plan & Design Review application only applies to the 18-acre site.

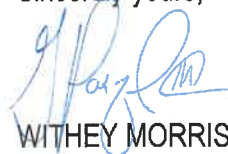
This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. The purpose of this letter is simply to inform you the application will be scheduled for consideration by the Mesa Planning & Zoning Board at their meeting held on September 23, 2020, at 4:00 pm in the City Council Chambers. Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, 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.

Public participation will be available electronically. 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.

If you have any questions or would like any additional information regarding this application, feel free to contact me directly at (602) 230-0600 or by e-mail at George@withey-morris.com. The City Planner assigned to this case is Ryan McCann and can also be contacted at (480) 644-4691.

Again, I would be happy to answer any questions you may have at 602) 230-0600 or by e-mail at George@witheymorris.com. Thank you for your time courtesy.

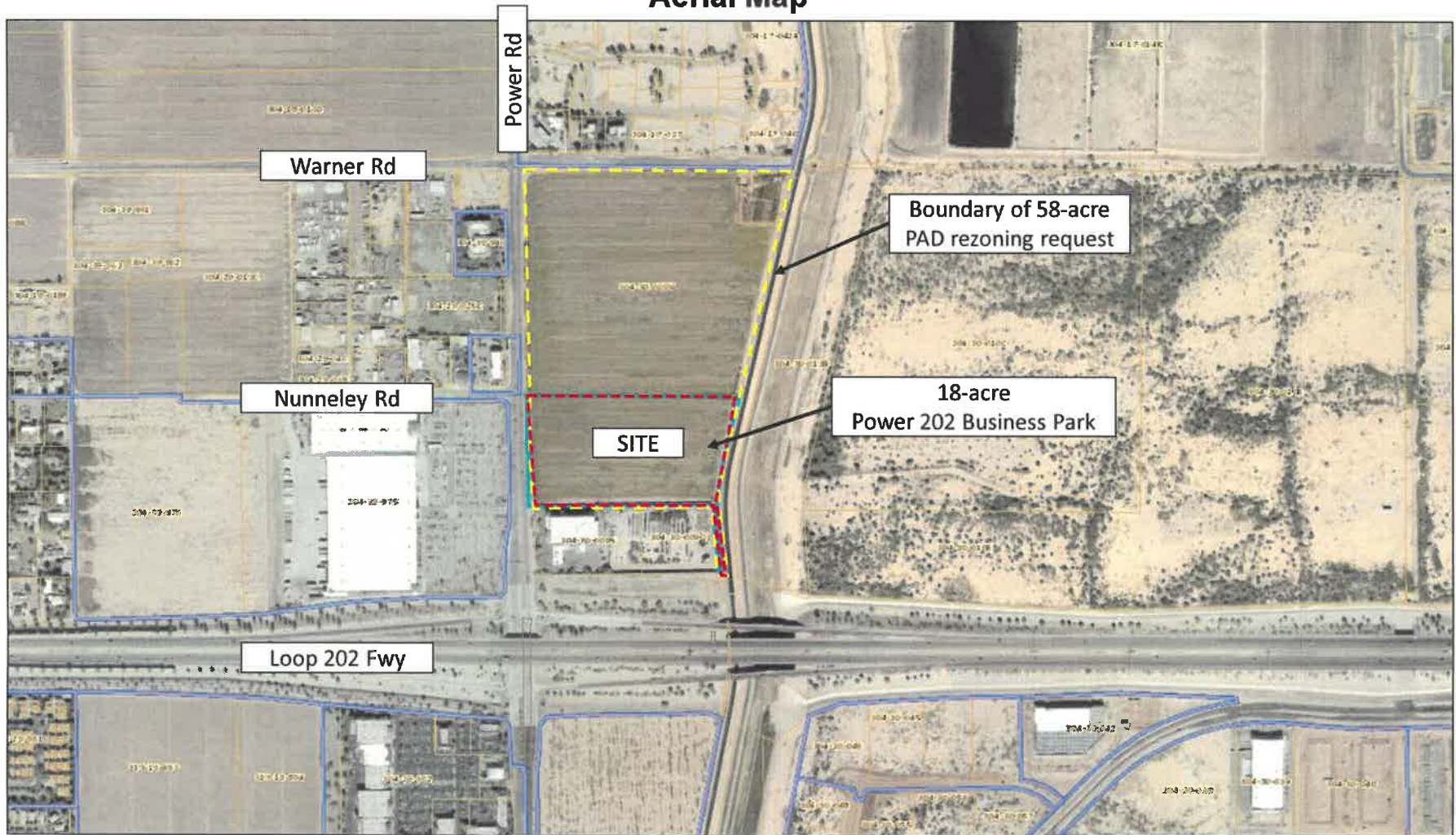
Sincerely yours,



WITHEY MORRIS PLC
By George Pasquel III

Enclosure(s): Aerial, Site Plan, Rendering

Aerial Map



Power 202 Business Park



REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 26' WIDE AND SHALL BE AN ALL WEATHER DRIVING SURFACE CAPABLE OF STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (14,000 LB/24,000 LB) PER AIAI WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE 20' WIDE AND 2' HIGH AT THE 200' MINIMUM TURNING RADIUS. THE ACCESS ROAD LOCATION ON THE JOBSITE, ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRUCKS CROSS AN ACCESS ROAD. ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. PERMANENT ACCESS ROADS PER THE MSHA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.

WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTER R AND C. THE MINIMUM FIRE FLOW SHALL BE 5,000 GPM. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 100 GPM OF WATER TO THE PROJECT AT 5,000 GPM AT 25 PSI. AT LEAST ONE (1) FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY CONSTRUCTIBLE WATER AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENTS. THE DEVELOPER / CONTRACTOR SHALL PROVIDE A SCHEDULE OF WHEN THE HYDRANTS WILL BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS AVAILABLE TO THE PROJECT AT ALL TIMES. THE DEVELOPER / CONTRACTOR SHALL HAVE SUFFICIENT FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN.

CHAPTER 33 OF THE INTERNATIONAL FIRE CODE AND INTERNATIONAL BUILDING CODE 2018 EDITION, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE FOLLOWED.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED WESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

[illegible]

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 19 ACRES. THE SITE WILL INCLUDE 3 BUILDINGS DESIGNED FOR OFFICE, WAREHOUSE AND LIGHT INDUSTRIAL USES. THE BUILDINGS ARE CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STORE FRONT GLAZING AND METAL TRELLIS WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

OWNER (SELLER): ACTION ZONE BUSINESS 17, LLC - COLE CANNON
124 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
(714) 362-1087

DEVELOPER: BDI-DP, LLC - MARK SONNENBERG
10645 N. TATUM BLVD. #200-559
PHOENIX AZ 85028
(816) 305-0132

ARCHITECT: MCCALL & ASSOCIATES - JEFF MCCALL
4307 N. CMC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(480) 946-0066 946-5432 (FAX)

ELECTRICAL: HAWKINS DESIGN GROUP - DAVE HAWKINS
1140 W. HARWELL ROAD
GILBERT, ARIZONA 85233
(480) 813-9000 813-9001 (FAX)

CIVIL: KDS ENGINEERING - NATE COTTELL
12409 WEST INDIAN SCHOOL C-303
AVONDALE, AZ 85392
(623) 536-1993

LANDSCAPE: PHILLIP R. RYAN - PHIL RYAN
4915 S. QUIET WAY
GILBERT, ARIZONA 85208
(480) 899-5813 963-3674 (FAX)

ZONING EXISTING: AC
ZONING PROPOSED: U - PAD - AF
APN: 304-30-0090

(AMENDMENT IN PROCESS)

SITE AREA: (NET)	794,870 S.F. = 18.25 ACRES
LOT COVERAGE:	330,496 S.F. / 794,970 S.F. = 41.57%
SITE AREA: (GROSS)	811,320 S.F. = 18.63 ACRES

BUILDING HEIGHT PROPOSED:	49'-0" PROPOSED
OCCUPANCY CLASSIFICATION:	B/F1/S1
TYPE OF CONSTRUCTION:	II-B, ESFR
ALLOWABLE FLOOR AREA:	UNLIMITED AREA
BUILDING AREA:	

BUILDING - A	70,148 S.F.
BUILDING - B	145,999 S.F.
BUILDING - C	<u>114,349 S.F.</u>
TOTAL BUILDING AREA:	330,496 S.F.

PARKING CALCULATIONS	
REQUIRED SPACES	
BUILDING AREA:	330,496 S.F.
85%: 280,921 S.F. / 900 =	313 SPACES
15%: 49,575 S.F. / 375 =	132 SPACES

	446 SPACES
ACCESSIBLE SPACES REQUIRED:	9 SPACES
STANDARD SPACE PROVIDED:	434 SPACES
ACCESSIBLE SPACES PROVIDED:	<u>12 SPACES</u>

TOTAL SPACES PROVIDED:	446 SPACES
BIKE PARKING PROVIDED:	446 SPACES x 2% = 28 SPACES
SPACES REQUIRED:	9 SPACES
COMMON OPEN SPACE REQUIRED:	1% x 330,496 S.F. = 3,305 S.F.
COMMON OPEN SPACE PROVIDED:	

1. MASONRY PARKING SCREEN WALL, SEE DETAIL 7/A/1.2
2. DECORATIVE "GREEN" WALL, SEE LANDSCAPING
3. FIRE DEPARTMENT RETAINING WALL, SEE DETAIL 2/A/1.2
4. NOT USED
5. NOT USED
6. DOUBLE BIN REFUSE PAD W/SCREEN WALL, CAT, SEE DETAIL 7/A/1.2
7. IRIG. HANG, SEE DETAIL 1/A/1.2
8. STAINED CONCREDED ASP. PAVING
9. ACCESSIBLE RAMP, SEE DETAIL 10/A/1.2
10. WASTE CONTAINER ACCESS PER M-52.01
11. SIDEWALK
12. FIRE DEPARTMENT ACCESS WITH A 35' INSIDE AND 85' OUTSIDE GARAGE - MESA AREA/FIRE CODE SECTIONS 2303.1 THROUGH 2303.15
13. EXISTING FLOOR POLISH - REMOVE AND REPLACE PER SFP REQUIREMENTS.
14. NEW CURB AND GUTTER
15. NEW CURB, GUTTER, AND SIDEWALK
16. ELECTRICAL TRANSFORMER
17. SITE VESION TRIANGLE
18. ACCESSIBLE PARKING SPACES WITH ACCESSIBLE RAMP, SEE DETAIL 2/A/1.2
19. FIRE DEPARTMENT BOX, BOY
20. FIRE HYDRANT, SILE, BOLLARD PROTECTION
21. BUILDING ELEVATIONS, SEE BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
22. "CROSS" PATH TO PUBLIC RIGHT OF WAY, MAX. SLOPE 1:20 WITH MAX. CROSS SLOPE 1:50. SLOPE OF PEDESTRIAN WALKWAY SHALL BE SHADER DRAINAGE
23. HEAVY DUTY ASP. PAVING
24. ALL WATER SUPPLY VALVES AND FLOW SWITCHES TO BE ELECTRONICALLY MONITORED
25. FLOOD AND RETENTION STORAGE TANKS
26. WAL. BOX
27. ELECTRICAL SERVICE
28. FIRE LANE MARKING, SEE DETAIL 7/A/1.2
29. FIRE PUMP ROOM
30. PAINTED STEEL, BOLLARDS, SEE DETAIL 7/A/1.2
31. "COMMON OPEN SPACE"/BENCH SEATING, EXISTENCE/PAVEMENT
32. "COMMON OPEN SPACE"/BENCH SEATING, EXISTENCE/PAVEMENT
33. DRIVEWAY/LANDSCAPE - FIRE DEPARTMENT GROSS/VEGETS
34. LANDSCAPE PLANTING AREA
35. DOMESTIC WATER METER
36. IRRIGATION WATER METER/BOY
37. STREET PAVING PER M-54.01, STD'S
38. CONCRETE TRUCK WALK
39. FUTURE RETENTION AREA
40. NOT USED
41. STONE MONUMENT SIGN
42. WAL. BOX
43. EXISTING CURB, GUTTER AND SIDEWALK
44. AC TRUCK BACK TO EXISTING STREET PAVEMENT
47. 6' DETACHED SIDEWALK

SCALE : 1"=60'-0"



**McCALL &
associates, inc.**

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

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[illegible]

sheet title:
SITE PLAN

Project: SITE AND BUILDING DEVELOPMENT
POWER 202 BUSINESS PARK
SEC OF POWER ROAD AND NUNNELY
MESA, AZ

date: 21 JUL 20
job no.: 20009
revision:

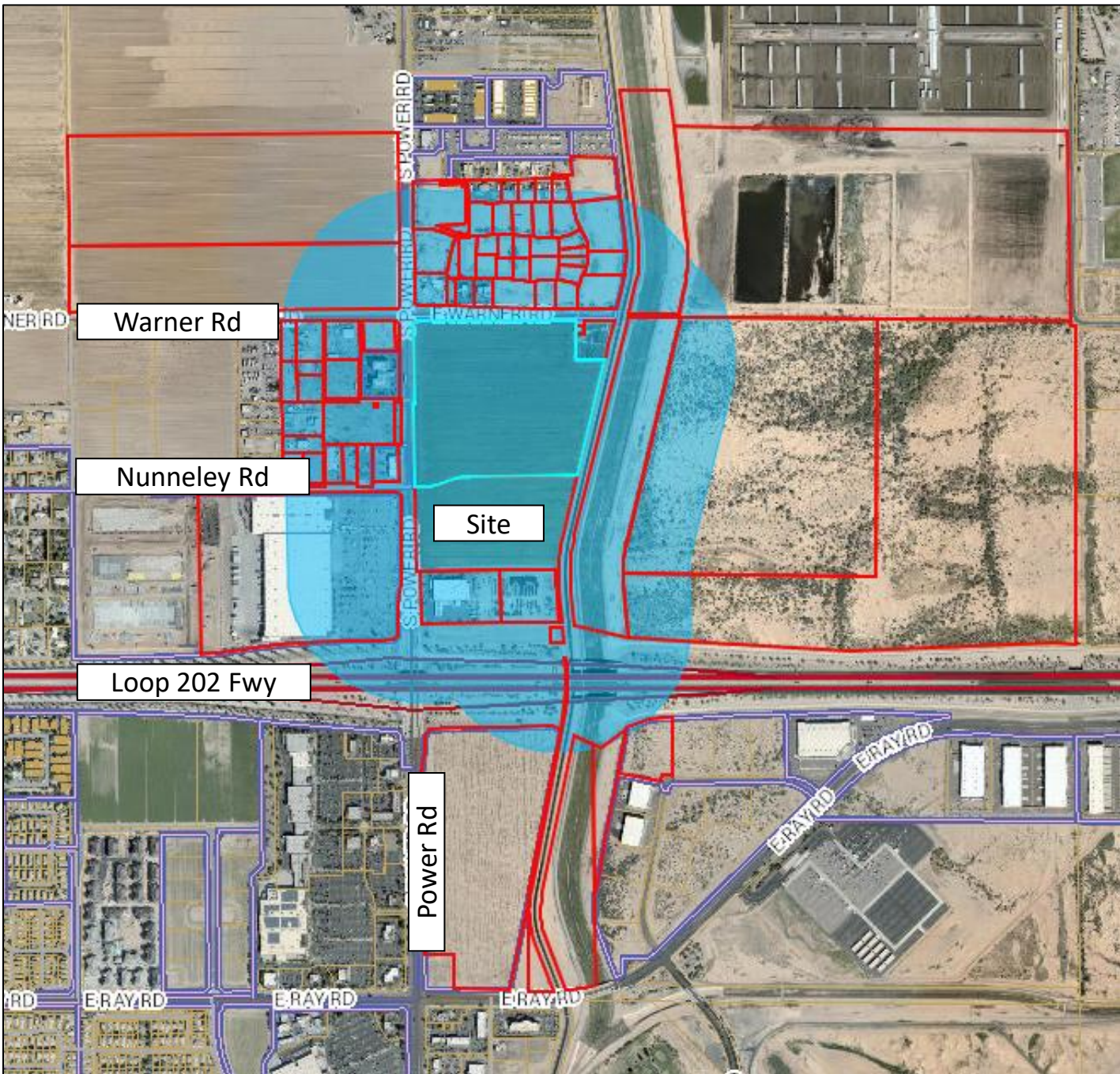
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20137
JEFFREY M.
McCALL
Q. 07/2020

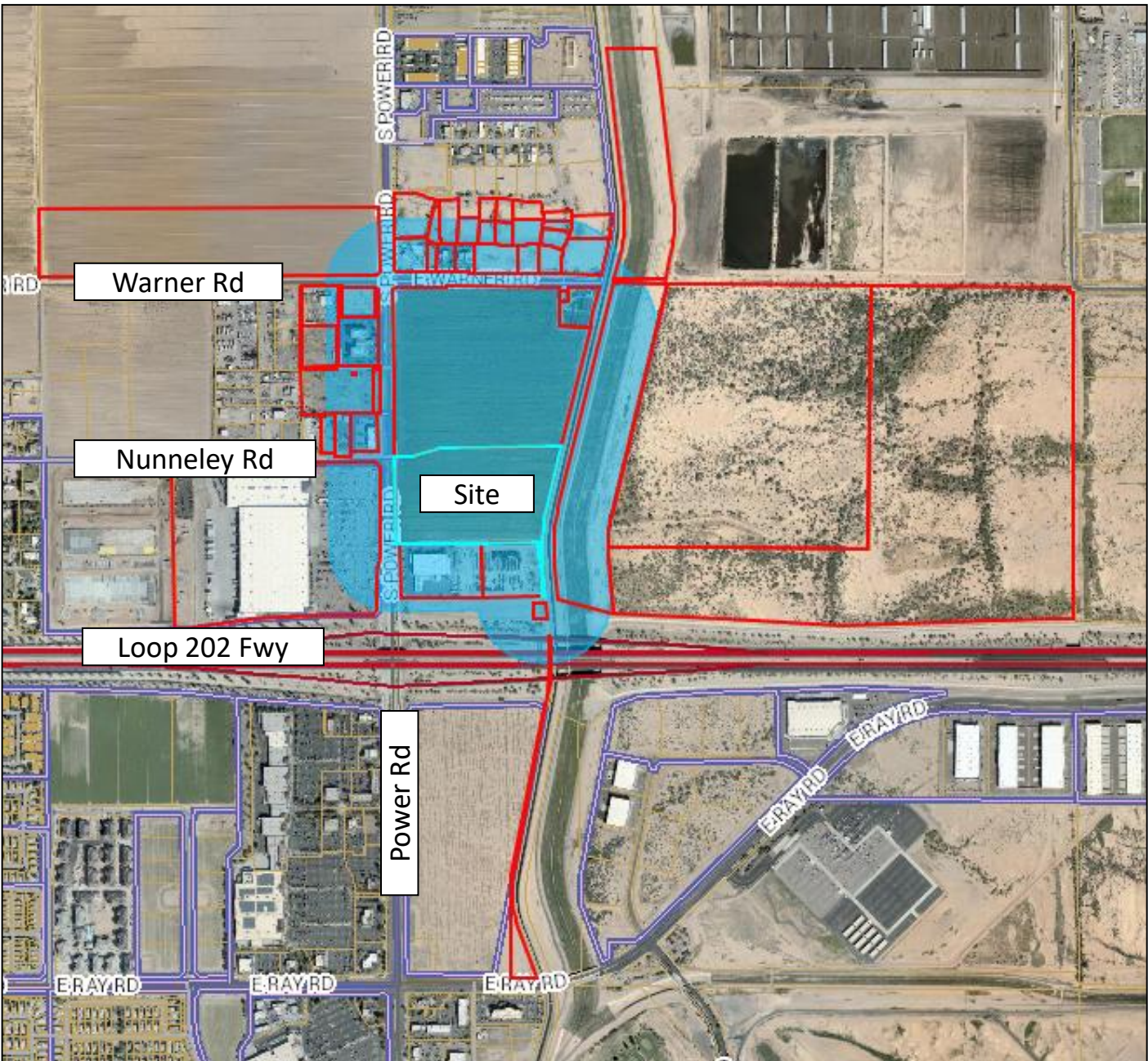
06/30/2022

A11

1,000 ft Notification Map



500 ft Notification Map



ALI ADVISOR INC
2999 N 44TH ST NO 100
PHOENIX, AZ 85018

AMERICAN FURNITURE WAREHOUSE CO
8820 AMERICAN WY
ENGLEWOOD, CO 80112

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

BREEN CHILDREN 2012 IRREVOCABLE
TRUST III
3 CHARTER OAK PL
HARTFORD, CT 6106
BRUCE A BURR AND LORI L BURR LIVING
TRUST
4019 E DEL RIO ST
GILBERT, AZ 85295
CUSTOM HOMES BY VIA LLC/HEEKIN
FAMILY TRUST
6903 E PARKWAY NORTE
MESA, AZ 85212
ELECTRIC INVEST LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

GATEWAY COMMERCIAL BANK
6915 E PARKWAY NORTE
MESA, AZ 85212

GILBERT TIGER ENTERPRISES INC
1980 E GERMANN RD
GILBERT, AZ 85297

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

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

AMERICAN FURNITURE WARHOUSE CO
8820 AMERICAN WY
ENGLEWOOD, CO 80112

BAKER THOMAS B
PO BOX 700
HIGLEY, AZ 85236

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

BURNHAM LOUIS P/M LOUISE TR
15829 E ESCONDIDO
GILBERT, AZ 85234

D2 GATEWAY NORTE PARKWAY LLC
6903 E PARKWAY NORTE
MESA, AZ 85212

ENTRUST ARIZONA
6903 E PARKWAY NORTE
MESA, AZ 85212

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

H & H PROPERTIES LLC
15524 E GERMANN RD
GILBERT, AZ 85296

HOLY LAND CORPORATION DBA
FURNITURE STATION
333 S DOBSON #103
MESA, AZ 85202

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

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

BENSON GATE WAY/BENSON SHAWN
KARL/ANDREA
7533 N 70TH ST
PARADISE VALLEY, AZ 85253
BROAD LAND PARK LLC
745 N MARBLE ST
GILBERT, AZ 85297

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

DOUGLAS AND CAROL ZIMMERMAN TRUST
7500 E MCCORMICK UNIT 13
SCOTTSDALE, AZ 85258

FLOOD CONTROL DISTRICT OF MARICOPA
COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
GATEWAY NORTE Q3 LLC
2323 W UNIVERSITY DR
TEMPE, AZ 85281

HERNANDEZ LETICIA
4260 E STOTTLER DR
GILBERT, AZ 85296

JOHN AND JOANNE PEARSON FAMILY
TRUST
1450 HUDSON AVE
ST HELENA, CA 94574

JPEL PROPERTIES LLC

5602 N ROYAL CIR

PARADISE VALLEY, AZ 85253

LOWESTMORTGAGE COM INC

1640 S STAPLEY DR STE 130

MESA, AZ 85204

NORTHGATE MANAGEMENT LLC

6903 E PARKWAY NORTE

MESA, AZ 85212

PARKWAY NORTE HOLDINGS LLC

21738 E ORION WY

QUEEN CREEK, AZ 85242

POWER 202 MIXED-USE LLC

4650 E COTTON CENTER BLVD SUITE 200

PHOENIX, AZ 85040

RASLIC LLC

6903 E PARKWAY NORTE

MESA, AZ 85212

RR HEADQUARTERS LLC

2105 N NEVADA ST

CHANDLER, AZ 85225

SARSAR KHAMIS GEORGE

1745 S DON LUIS CIR

MESA, AZ 85202

SUNWEST TRUST

PO BOX 36371

ALBUQUERQUE, NM 87176

TIMOTHY DWAYNE TAPIA TRUST

14014 S 5TH ST

PHOENIX, AZ 85048

KCK INVESTMENTS LLC

4747 S POWER RD

MESA, AZ 85212

MESA CITY OF

PO BOX 1466

MESA, AZ 85211

NUNNELEY COMMERCIAL LLC

3048 E BASELINE RD STE 127

MESA, AZ 85207

PHX-MESA GATEWAY AIRPORT 193 LLC

5353 N 16TH ST

PHOENIX, AZ 85016

POWER 40 LLC

124 S 600 E

SALT LAKE CITY, UT 84102

RED BRICK BUILDINGS LLC

P O BOX 151

QUEEN CREEK, AZ 85142

SALEM FAMILY TRUST

1617 E PALMCROFT

TEMPE, AZ 85282

SARSAR KHAMIS GEORGE

333 S DOBSON RD NO 103

MESA, AZ 85202

THE DALE C MORRISON TRUST

11201 TATUM BLVD STE 330

PHOENIX, AZ 85028

WAGON WHEEL WATER CO-OPERATIVE

PO BOX 700

HIGLEY, AZ 85236

LEGACY INN & SUITES LLC

PO BOX 21137

MESA, AZ 85277

MMM LANDSCAPE MAINTENANCE LLC

577 E PARK AVE

GILBERT, AZ 85234

OCANAS FAMILY TRUST/CUSTOM HOMES
BY VIA LLC

534 E HACKAMORE ST

MESA, AZ 85203

POWER 17 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

ROOSEVELT WATER CONS DIST 5239

PO BOX 100

HIGLEY, AZ 85236

SARSAR KHAMIS GEORGE

333 S DOBSON RD STE 103

MESA, AZ 85202

STRUCTURES INVESTMENT LLC

2378 E GUADALUPE RD

GILBERT, AZ 85234

THE DALE C MORRISON TRUST

1733 N GREENFIELD RD STE 101

MESA, AZ 85205

WAM JERI A TR/ECKENRODE JANICE L TR

14725 ESPOLA RD

POWAY, CA 92064

Allez à avery.ca/gabarits
Utilisez le gabarit Avery 5160

WARNER PLAZA LLC

4222 S MARBLE ST

GILBERT, AZ 85297

RYAN MCCANN

CITY OF MESA

55 N CENTER ST, FIRST FLOOR

MESA, AZ 85201

Étiquettes d'adresse Easy Peel
Repliez la bande afin de révéler le ruban. Top up.

WARNER ROAD INDUSTRIAL LLC

4915 E BASELINE RD

GILBERT, AZ 85234

Fais avery.com/gabarits

ZL SQUARED LLC

6903 E PARKWAY NORTE

MESA, AZ 85212

Go to avery.com/templates
Use Avery Template 5160

Easy Peel Address Labels
Bend along line to expose Top up Edge

5160

AVERY

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: September 23, 2020
CASE: : ZON20-00376

Request: Site Plan Review. This request
will allow for an industrial development.

APPLICANT: McCall and Associates Architects

PHONE: 480-946-0066
Planning Division 480-644-2385

Posting date: 9/8/2020

9/8/20 08:11:30

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2020

Date: September 8th, 2020

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON20-00376 (case number), on the 8th day of September, 2020. 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: Maria Hitt

SUBSCRIBED AND SWORN before me this 8th day of September, 2020

Marybeth Conrad
Notary Public

