



Citizen Participation Plan for Gateway Commerce Center - Wetta Ventures, LLC.

Date: October 29, 2020

Purpose: 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 of an application for GATEWAY COMMERCE CENTER for Site Plan Approval. This site is located at 7132 E. Seaver Avenue in Mesa, AZ and is approximately 10.50 gross acres of vacant land. The Parcel numbers are: 304-30-046, 304-30-045, and 304-30-044. The Property is located within the City of Mesa and is zoned L-I (Light Industrial within a Planned Area Development (PAD) which permits by-right light industrial uses, including warehousing, distribution, manufacturing, and storage. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

City of Mesa Planning Department
55 N. Center St.
Mesa, Arizona 85201

Pre-submittal Meeting: The pre-application meeting with City of Mesa planning staff was held on September 22, 2020. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following steps will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project (None within one mile)
 - Homeowners Associations within one half mile of the project (None within one half mile)
 - Property owners within 1,000 feet from site, but may include more (See attached)
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings to be held at the Courtyard by Marriot Phoenix Mesa Gateway Airport (proposed location).
 - The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used, and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
 - The second meeting (optional or as needed) will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa

Schedule: Pre-submittal meeting – 9/22/2020

Application Submittal – October 29, 2020

First neighborhood meeting – DATE TO BE DETERMINED AFTER FIRST REVIEW

Second neighborhood meeting – DATE TO BE DETERMINED AFTER FIRST REVIEW

Submittal of Citizen Participation Report and Notification materials – DATE TO BE DETERMINED AFTER FIRST REVIEW

Planning and Zoning Board Hearing – DATE TO BE DETERMINED AFTER FIRST REVIEW

Parcel Number	Owner	Property Address	Mailing Address
304-30-050A	AEI ARIZONA OZ FUND LLC		11100 SANTA MONICA BLVD STE 260 LOS ANGELES CA 90025-6695
304-30-042	DREAM 11 LLC	7316 E RAY RD MESA 85212	1962 N HIGLEY RD MESA AZ 85205
304-30-010E	STRUCTURES INVESTMENT LLC		2378 E GUADALUPE RD GILBERT AZ 85234
304-30-026E	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY		2801 W DURANGO ST PHOENIX AZ 85009
304-30-027J	ALI ADVISOR INC		2999 N 44TH ST NO 100 PHOENIX AZ 85018
304-30-047	RRCCN OWNERS ASSOCIATION		2999 N 44TH ST STE 500 PHOENIX AZ 85018
304-30-064	POWER 202 MIXED-USE LLC		4650 E COTTON CENTER BLVD SUITE 200 PHOENIX AZ 85040
304-30-049	GATEWAY 71A LLC	5004 S 71ST ST MESA 85212	4942 S 71ST ST MESA AZ 85212-6436
304-30-044	PHX-MESA GATEWAY AIRPORT 193 LLC	7158 E SEAVER AVE MESA 85212	5353 N 16TH ST PHOENIX AZ 85016
304-30-038	GTCC VENTURES LLC		5353 N. 16TH STREET 105 PHOENIX AZ 85016
304-30-059	IWA HOLDINGS 2 LLC	7150 E RAY RD MESA 85212	5865 S SOSSAMAN RD MESA AZ 85212
304-30-027P	PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	7109 E RAY RD MESA 85212	600 S POWER RD BLDG 41 MESA AZ 85206-5219
304-30-043	BV STRATEGIC MANAGEMENT LLC	7224 E SEAVER AVE MESA 85212	8475 S EMERALD DR TEMPE AZ 85284
304-30-026K	ROOSEVELT WATER CONS DIST 5239		PO BOX 100 HIGLEY AZ 85236
304-30-057	RAY II LLC	7244 E RAY RD MESA 85212	PO BOX 1078 HIGLEY AZ 85236