

The Law Offices of
GARRY D. HAYS, PC

NWC Ray and Ellsworth RYAN at PMG
CASE # ZON21-0057
Parcel # 304-31-011F

FINAL CITIZEN PARTICIPATION REPORT

Date: January 19, 2021
Updated: March 10, 2021

Developer: Ryan Companies US Inc.

Applicant/Zoning Attorney: Law Offices of Garry D Hays PC
2198 E Camelback Road, Suite 230
Phoenix, Arizona 85016
602.308.0579 email: ghays@lawgdh.com

The purpose of this Citizen Participation Plan is to inform, citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of the site of the application for RYAN at PMG("Project"). The Project is located at the NWC of Ray Road and Ellsworth Road, just to the northeast of Mesa Gateway Airport. This is an application for a Site Plan Approval and a Special Use Permit of 35 acres with its existing LI zoning for six flex industrial multi-tenant buildings consisting of 509,932+/- sf. This Citizen Participation Plan shall ensure that those affected by this application will have adequate opportunity to learn and comment on the proposal.

General Plan Compliance

This Project confirms with the Mesa General Plan and Light Industrial Zoning.

Affected Neighbors

Neighbors may contact Garry Hays, Law Offices of Garry D. Hays, for additional information or to register any comments via phone, fax or email at the contact information listed above.

Pre-application meeting (PRS20-00730):

A pre-application meeting with City of Mesa planning staff was held on November 17, 2020. Staff reviewed the application and recommended that adjacent property owners within 1,000 feet of the property be included in this participation plan. It was noted in this meeting that there are no HOAs within ½ mile and no registered neighborhoods within 1 mile of the proposed development.

2198 E. Camelback Rd., Suite 230
Phoenix, AZ 85016

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Action Plan:

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

1. A contact list will be developed for citizens and agencies in this area including:
Interested neighbors – focused on 1000 feet from the site, but may include more.
(There are no registered neighborhood associations within 1 mile of the Project. There are no known Homeowner Associations within ½ mile of the Project.)
2. All persons listed on the contact list will receive a letter describing the Project and a copy of the site plan.
3. Site Postings and Neighborhood Notification letters were completed as required by the City of Mesa Zoning Ordinance.

Schedule: The following schedule outlines the past opportunities for the public to participate and provide input.

1. Pre-Submittal Telephonic Meeting: November 27, 2020
2. Informational Mailing: January 15, 2021
3. Applications Submittals:
 - January 19, 2021
 - February 22, 2021
3. Site Posting: March 9, 2021
4. Notification Letters: March 10, 2021
5. Submittal Citizen Participation Report: March 10, 2021

Results: The Applicant completed the above action plan and mailed notification letters on the above dates and received no responses from residents or property owners in the area. The Applicant/Developer did reach out to the immediately adjacent landowners/developers to discuss how the proposed projects would interact with each other.

Upcoming Opportunities: The schedule below are future opportunities for the public to participate and provide input.

8. Planning & Zoning Board Hearing: March 24, 2021
9. Design Review Board: April 14, 2021

The Law Offices of
GARRY D. HAYS, PC

January 2021 1000' Buffer Mailing List

Parcel Number	Owner	Property Address	Mailing Address
304-31-008F	MESA CITY OF		PO BOX 1466 MESA AZ 85211
304-31-008H	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008J	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008K	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008L	SUNBELT LAND HOLDINGS LP	8720 E RAY RD MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008M	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-009G	ARIZONA STATE OF TRANSPORTATION DEPT OF		205 S 17TH AVE PHOENIX AZ 85007-3212
304-31-009K	ARIZONA STATE OF TRANSPORTATION DEPT OF		205 S 17TH AVE PHOENIX AZ 85007-3212
304-31-009U	VAN RIJN DAIRY		20102 E WARNER RD MESA AZ 85212
304-31-009Y	S R P AGRICULTURAL IMP & POWER DIST		P O BOX 52025 PHOENIX AZ 85072
304-31-009Z	BD218 LLC		5110 N 40TH ST STE 110 PHOENIX AZ 85018
304-31-010C	GRUPO AZTEX LTD LTD	5210 S ELLSWORTH RD MESA 85212	24731 S LINDSAY CHANDLER AZ 85249
304-31-010E	MUSHSON PARTNERS LLC		10801 E HAPPY VALLEY RD LOT 87 SCOTTSDALE AZ 85255
304-31-010F	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-010G	SUNBELT LAND HOLDINGS LP	4908 S ELLSWORTH RD MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-010H	MUSHSON PARTNERS LLC	9156 E RAY RD MESA 85212	10801 E HAPPY VALLEY RD LOT 87 SCOTTSDALE AZ 85255
304-31-011E	ARIZONA DEPARTMENT OF TRANSPORTATION		205 S 17TH AVE MAIL DROP 612E PHOENIX AZ 85007
304-31-011F	PRAIRIE DOG INVESTMENTS III LLC	8836 E RAY RD MESA 85212	7898 E ACOMA DR 108 SCOTTSDALE AZ 85260
304-31-012D	BD218 LLC		5110 N 40TH ST STE 110 PHOENIX AZ 85018
304-31-012J	BD218 LLC		5110 N 40TH ST STE 110 PHOENIX AZ 85018
304-31-012L	BD218 LLC		5110 N 40TH ST STE 110 PHOENIX AZ 85018
304-31-012M	BD218 LLC		5110 N 40TH ST STE 110 PHOENIX AZ 85018
304-31-013G	BD218 LLC	9063 E WARNER RD MESA 85212	5110 N 40TH ST STE 110 PHOENIX AZ 85018
304-32-001Q	SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT		PO BOX 52025 PHOENIX AZ 85072
304-32-882	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-883	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-884	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-885	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-886	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-887	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-888	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-889	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-890	PREMIERE MULTI-FAMILY AT EASTMARK II LLC		3947 LANDMARK ST CULVER CITY CA 90232
304-32-891	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-892	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-34-936B	EASTMARK COMMUNITY ALLIANCE INC		7600 E DOUBLETREE RANCH RD STE-300 SCOTTSDALE AZ 85258
304-34-980	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY		2801 W DURANGO ST PHOENIX AZ 85009
304-35-012B	PHOENIX MESA GATEWAY AIRPORT AUTHORITY		5835 S SOSSAMAN RD MESA AZ 85212
304-35-012C	ARIZONA DEPARTMENT OF TRANSPORTATION		205 S 17TH AVE MAIL DROP 612E PHOENIX AZ 85007
304-35-013A	ARIZONA DEPARTMENT OF TRANSPORTATION		205 S 17TH AVE MAIL DROP 612E PHOENIX AZ 85007
304-35-016C	PHOENIX-MESA GATEWAY AIRPORT AUTHORITY		600 S POWER RD BLDG 41 MESA AZ 85206-5219
312-17-722	LS EASTMARK LLC	9322 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-723	LS EASTMARK LLC	9318 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-724	LS EASTMARK LLC	9314 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-725	LS EASTMARK LLC	9310 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-726	LS EASTMARK LLC	9306 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-727	LS EASTMARK LLC	9302 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-728	LS EASTMARK LLC	9307 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-729	LS EASTMARK LLC	9311 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-730	LS EASTMARK LLC	9315 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-731	LS EASTMARK LLC	9319 E STROBE AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-732	LS EASTMARK LLC	4755 S NAGELI MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-733	LS EASTMARK LLC	4759 S NAGELI MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-734	LS EASTMARK LLC	4763 S NAGELI MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-735	LS EASTMARK LLC	4803 S NAGELI MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-736	LS EASTMARK LLC	4807 S NAGELI MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-737	LS EASTMARK LLC	4811 S NAGELI MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-738	LS EASTMARK LLC	4815 S NAGELI MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-739	LS EASTMARK LLC	4819 S NAGELI MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-740	LS EASTMARK LLC	4823 S NAGELI MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-741	LS EASTMARK LLC	9310 E SOLINA AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-742	LS EASTMARK LLC	9314 E SOLINA AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-743	LS EASTMARK LLC	9318 E SOLINA AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-744	LS EASTMARK LLC	9322 E SOLINA AVE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258

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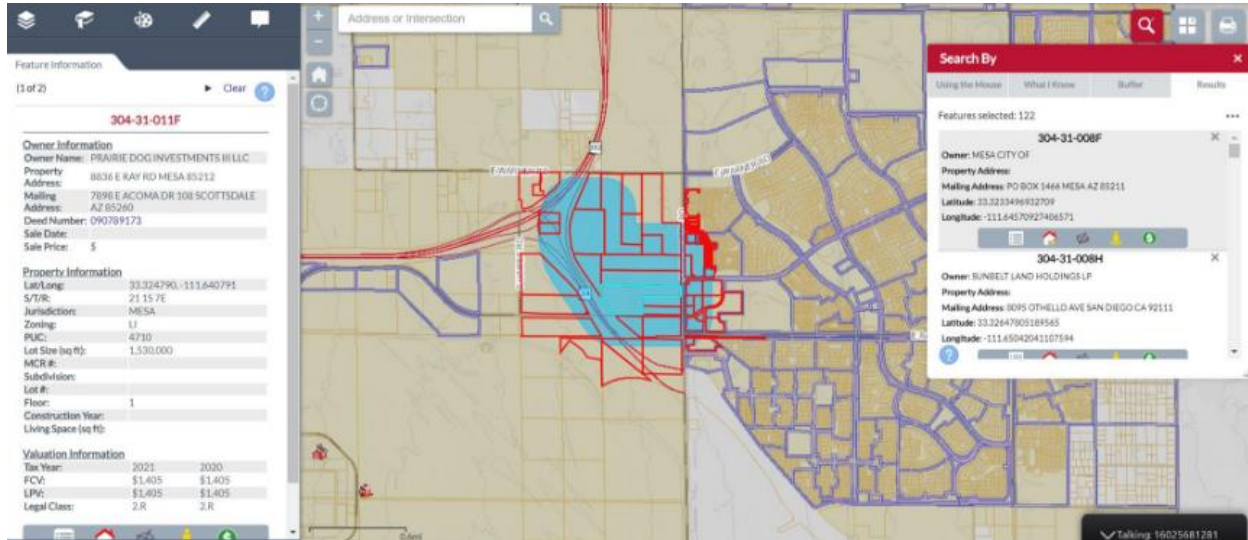
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January 2021 1000' Buffer Mailing List (Continued)

Parcel Number	Owner	Property Address	Mailing Address
312-17-745	LS EASTMARK LLC	4824 S MOLE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-746	LS EASTMARK LLC	4820 S MOLE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-747	LS EASTMARK LLC	4816 S MOLE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-748	LS EASTMARK LLC	4812 S MOLE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-749	LS EASTMARK LLC	4808 S MOLE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-750	LS EASTMARK LLC	4804 S MOLE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-751	LS EASTMARK LLC	4764 S MOLE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-752	LS EASTMARK LLC	4760 S MOLE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-753	LS EASTMARK LLC	4756 S MOLE MESA 85212	7600 E DOUBLETREE RANCH ROAD STE 240 SCOTTSDALE AZ 85258
312-17-900	JEN ARIZONA 44 LLC	9318 E SATURN AVE MESA 85212	2222 W PINNACLE PEAK RD STE 140 PHOENIX AZ 85027
312-17-901	JEN ARIZONA 44 LLC	9314 E SATURN AVE MESA 85212	2222 W PINNACLE PEAK RD STE 140 PHOENIX AZ 85027
312-17-902	JEN ARIZONA 44 LLC	9310 E SATURN AVE MESA 85212	2222 W PINNACLE PEAK RD STE 140 PHOENIX AZ 85027
312-17-903	JEN ARIZONA 44 LLC	9304 E SATURN AVE MESA 85212	2222 W PINNACLE PEAK RD STE 140 PHOENIX AZ 85027
312-17-904	ASHTON WOODS ARIZONA L L C	9264 E SATURN AVE MESA 85212	8655 E VIA DE VENTURA STE F-250 SCOTTSDALE AZ 85258
312-17-905	ASHTON WOODS ARIZONA L L C	9260 E SATURN AVE MESA 85212	8655 E VIA DE VENTURA STE F-250 SCOTTSDALE AZ 85258
312-17-906	ASHTON WOODS ARIZONA L L C	9259 E STATIC AVE MESA 85212	8655 E VIA DE VENTURA STE F-250 SCOTTSDALE AZ 85258
312-17-907	ASHTON WOODS ARIZONA L L C	9263 E STATIC AVE MESA 85212	8655 E VIA DE VENTURA STE F-250 SCOTTSDALE AZ 85258
312-17-908	ASHTON WOODS ARIZONA L L C	9303 E STATIC AVE MESA 85212	8655 E VIA DE VENTURA STE F-250 SCOTTSDALE AZ 85258
312-17-909	JEN ARIZONA 44 LLC	9309 E STATIC AVE MESA 85212	2222 W PINNACLE PEAK RD STE 140 PHOENIX AZ 85027
312-17-910	JEN ARIZONA 44 LLC	9313 E STATIC AVE MESA 85212	2222 W PINNACLE PEAK RD STE 140 PHOENIX AZ 85027
312-17-938	JEN ARIZONA 44 LLC	9308 E STATIC AVE MESA 85212	2222 W PINNACLE PEAK RD STE 140 PHOENIX AZ 85027
312-17-939	ASHTON WOODS ARIZONA L L C	9302 E STATIC AVE MESA 85212	8655 E VIA DE VENTURA STE F-250 SCOTTSDALE AZ 85258
312-17-940	ASHTON WOODS ARIZONA L L C	9262 E STATIC AVE MESA 85212	8655 E VIA DE VENTURA STE F-250 SCOTTSDALE AZ 85258
312-17-941	ASHTON WOODS ARIZONA L L C	9258 E STATIC AVE MESA 85212	8655 E VIA DE VENTURA STE F-250 SCOTTSDALE AZ 85258
312-17-943	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-17-944	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-17-957	MESA CITY OF		PO BOX 1466 MESA AZ 85211
312-17-959	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-17-960	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-17-961	ACERO EASTMARK LLC		1101 SE TECH CENTER DR STE 160 VANCOUVER WA 98683
312-17-962	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-247	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-254	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-255	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-256	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-257	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-258	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-259	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-260	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-261	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-262	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-263	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-264	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-265	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-266	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-267	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-268	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-269	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-270	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-438	JEN ARIZONA 51 LLC		2222 W PINNACLE PEAK RD SUITE 140 PHOENIX AZ 85027
312-19-439	JEN ARIZONA 51 LLC		2222 W PINNACLE PEAK RD SUITE 140 PHOENIX AZ 85027
312-19-531	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-541	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-542	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-543	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-19-544	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
313-25-006C	QUIKTRIP CORPORATION		P O BOX 3475 TULSA OK 74101
313-25-006D	PPGN-ELLSWORTH LLLP		17700 N PACESETTER WAY SCOTTSDALE AZ 85255-5457

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January 2021 1000' Buffer Map



2198 E. Camelback Rd., Suite 230
Phoenix, AZ 85016

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GARRY D. HAYS, PC

January 15, 2021

PROJECT NAME: Ryan at PMG

LOCATION: Northwest corner of Ray and Ellsworth

Dear Area Property Owner,

This letter is being sent to notify you of a Site Plan Review and Special Use Permit filed with the City of Mesa's Planning Department for the northwest corner of Ray and Ellsworth Roads. The application is requesting approval of a high end business park that is comprised of five buildings of various sizes as depicted on the site plan. The purpose of this letter is to share with the community the plans for this project. Enclosed with this letter is a copy of the proposed site plan and elevations.

If you have questions or comments please feel free to contact me at 602-308-0579 or ghays@lawgdh.com.

Sincerely,

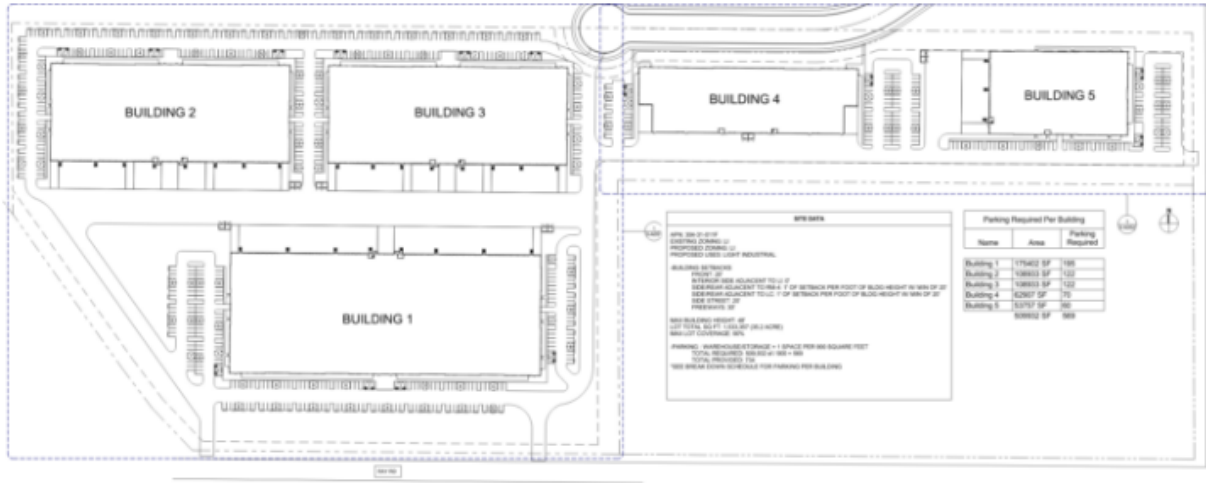


Garry D. Hays

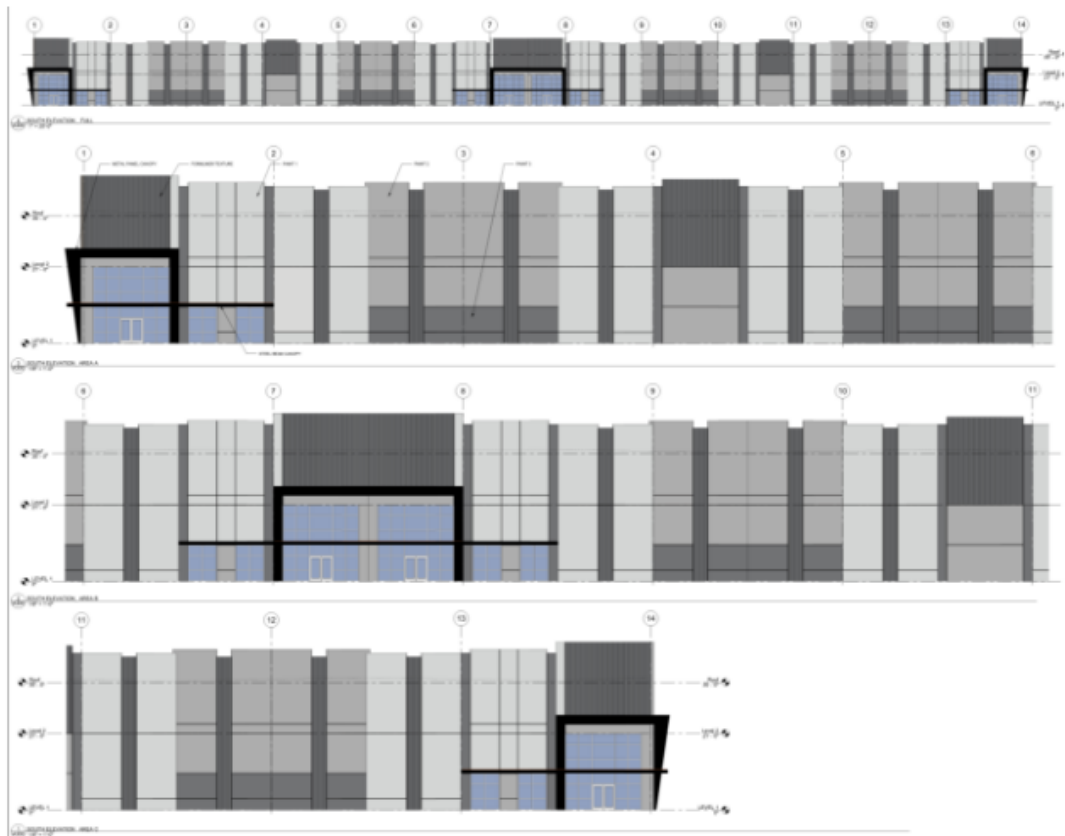
Enclosure

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Project Site Plan:



Hypothetical Building Elevation:



2198 E. Camelback Rd., Suite 230
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March 2021 500' Buffer Mailing List

Parcel Number	Owner	Property Address	Mailing Address	CITY_ZONING
312-17-961	ACERO EASTMARK LLC		1101 SE TECH CENTER DR STE 160 VANCOUVER WA 98683	PC
304-31-011E	ARIZONA DEPARTMENT OF TRANSPORTATION		205 S 17TH AVE MAIL DROP 612E PHOENIX AZ 85007	AG
304-31-013G	BD218 LLC	9063 E WARNER RD MESA 85212	5110 N 40TH ST STE 110 PHOENIX AZ 85018	LC
304-32-882	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254	PC
304-32-884				
304-32-885				
304-32-886				
304-32-892				
312-17-962				
304-31-010C	GRUPO AZTEX LTD LTD	5210 S ELLSWORTH RD MESA 85212	24731 S LINDSAY CHANDLER AZ 85249	AG
304-31-010E	MUSHSON PARTNERS LLC		10801 E HAPPY VALLEY RD LOT 87 SCOTTSDALE AZ 85255	AG
304-31-010H				
304-31-011F	PRAIRIE DOG INVESTMENTS III LLC	8836 E RAY RD MESA 85212	7898 E ACOMA DR 108 SCOTTSDALE AZ 85260	LI
304-31-009Y	S R P AGRICULTURAL IMP & POWER DIST		P O BOX 52025 PHOENIX AZ 85072	LI
304-31-008J	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111	PEP
304-31-008M				
304-31-010F				
304-31-010G				

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March 10, 2021

Dear Neighbor,

We have applied for a site plan approval and a Special Use Permit for the property located north of the northwest corner of Ray Road and Ellsworth Rd. This request is for development of a high end business park. The case number assigned to this project is ZON21-00057.

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)-308-0579 or e-mail me at ghays@lawgdh.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 24, 2021 in the City Council Chambers. The meeting will begin at 4:00 p.m.

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.

The City of Mesa has assigned this case to Jennifer Gniffke of their Planning Division staff. She can be reached at 480-644-6439 or Jennifer.Gniffke@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.

Thank you,
Garry Hays

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City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: March 9th, 2021

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 ZON21-00057 (case number), on the 9th day of March, 2021. 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 9th day of March, 2021

Marybeth Conrad
Notary Public

