CITIZEN PARTICIPATION REPORT

For

POWER 42 INDUSTRIAL PARK
ZON20-00894

On approximately 39 acres located on

Power Road - South of Elliot Road

Mesa, Arizona

Submitted April 14, 2021

OVERVIEW

On behalf of Power Lender Partners LLC & Rockall Power LLC, (Owners) Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Report (CPR) in conjunction with a joint application for Rezoning and Site Plan Approval for a proposed Logistics and Manufacturing project. The total land area for both parcels is 41.85 gross acres / 40.0 net acres (Subject Property). This site is located approximately one quarter mile south of Elliot Road on the east side of Power Road in Mesa, Arizona.

This application will rezone a portion of the Subject Property that is currently General Industrial (GI) to Light Industrial (LI), establishing the LI as the base zoning on the Subject Property, and including a new PAD Overlay over both properties.

This report reviews our effort to communicate with our neighbors, with registered interest groups and HOA's.

Applicant for the Owner:
Jack Gilmore
Gilmore Planning & Landscape Architecture
2211 N. Seventh Street
Phoenix, Arizona 85006
(602) 266-5622
e-mail: jgilmore@getgilmore.com

Designated Staff Planner for the City of Mesa
Wahid Alam
Planner II
City of Mesa Planning Dept.
(480) 644-4933
e-mail: Wahid.alam@mesaaz.gov

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

1. With so few adjacent property owners, GPLA elected to use one contact list for citizens within 1,000' of the Subject Property. Copies have been included with this submittal along with an area maps for each illustrating the ownership, along with a list of registered groups. In accordance with the City's Rezoning process, three sets of notification letters and supporting exhibits have been sent to the adjacent property owners within 1,000'

surrounding the Property inviting them to attend call and/or e-mail with any questions or concerns. Copies of the Notification letters are attached. Because of the lack of any proximate residential development with one-quarter mile, Staff did not require a Neighborhood Meeting.

Communication and Feedback with the Neighbors:

1. The first Notification Letter was issued on March 29, 2021 informing area property owners and registered groups that an application for Rezoning and Site Plan Approval, and a separate application for Design Review Board had been filed. Building Elevations were included, but the Site Plan needed to be corrected, so it was withheld.
2. A second Notification Letter was issued on March 30, 2021 that included the corrected Site Plan. The balance of the letter was the same as the first indicating that the DRB had been scheduled for April 13, 2021. This letter encouraged interested property owners and registered groups to attend and make their opinions known. We also requested that these recipients contact our office with any questions or concerns.
3. The third notification letter was issued on March 14, 2021 informing the property owners within 1,000 feet and the registered groups of that the Rezoning and Site Plan would be heard by the Planning & Zoning Board Hearing on April 28, 2021. This letter also included an invitation to call our office for any questions and to attend the hearing on the City's website. This letter included the Site Plan and Building Elevations.
4. As the Co-Applicant with Ware Malcomb, GPLA is responsible to prepare a record of any calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. As of this date, April 14, 2021, GPLA has exchanged just one series of e-mails with a Mr. Ty LeSueur of LeSueur Investments, who is a local land owner north of the Subject Property. Copies of those e-mails are included within this Report.

March 29, 2021

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

Notice of Public Meeting
Design Review Board – DRB20-00894
Power 42 Industrial Park
Meeting Date: April 13, 2021
Time: 4:30PM.
Location: Virtual

Dear Neighbor,

Our office has filed an application with the City of Mesa Planning Dept. to rezone 39.2 acres located approximately 1,350 feet south of Elliot Road on the east side of Power Road. This letter also informs you that joint applications have been filed for both Design Review Board presentation and for Site Plan Approval. This application seeks to expand the current Light Industrial (LI) to include the entire property, remove the current General Industrial (GI) zoning, then replace the current PAD with a new PAD Overlay. A copy of the Site Plan and Building Elevations have been enclosed with this letter.

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. 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 Jack Gilmore, at 602-266-5622 or e-mail me at jgilmore@getgilmore.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their regular meeting held on April 13, 2021 in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 p.m. 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. 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 Wahid Alam, of their Planning Division staff. He can be reached at 480-644-4933 or Wahid.alam@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,

Jack Gilmore, LA

cc: Wahid Alam, Mesa Planning Dept.
Owner / Developer: Marwest Enterprises
Eric Zitny, Ware Malcomb

attachments: Site Plan
Building Elevations

March 30, 2021

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

Notice of Public Meeting
Design Review Board – DRB20-00894
Power 42 Industrial Park
Meeting Date: April 13, 2021
Time: 4:30PM.
Location: Virtual

Dear Neighbor,

We very recently issued a notice of Public Meeting before the City of Mesa's Design Review Board for a Light Industrial project consisting of a 4-building complex. You received a letter from this office indicating that a rezoning action was in process that would replace the existing Industrial PAD Overlay with a new Industrial PAD Overlay on the 39.2-acre site located approximately one-quarter mile south of Elliot Road on the east side of Power Road in Mesa, Arizona.

This letter is being sent to you regarding the same project, but now including the site plan for the property. Please note that the information in the letter dated March 29, 2021 is still correct and the Hearing dates and contact information to express any concerns or questions is also correct. We believe the Site Plan for the property to be a critical reference for you to understand the location, access, site circulation and configuration for the 4 buildings.

As stated above, this is intended for light industrial development that requires all business activities / manufacturing / warehouse & distribution, etc., to occur within an enclosed structure. Some out door storage is acceptable, but it must be situated in the side or rear yard areas and enclosed within a separate screen wall and not visible to the general public. The arrangement of these buildings places the smaller multi-tenant structures (Buildings 1 &3) facing Power Road where their service areas are hidden behind these 32' high buildings. The interior structures (Buildings 2 & 4) are larger, and taller at approximately 50' in height, but situated where they are well hidden from Power Road.

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. Enclosed for your review is a copy of the site plan for the proposed development. If you have any questions regarding this proposal, please call me, Jack Gilmore at 602-266-5622 or e-mail me at jgilmore@getgilmore.com.

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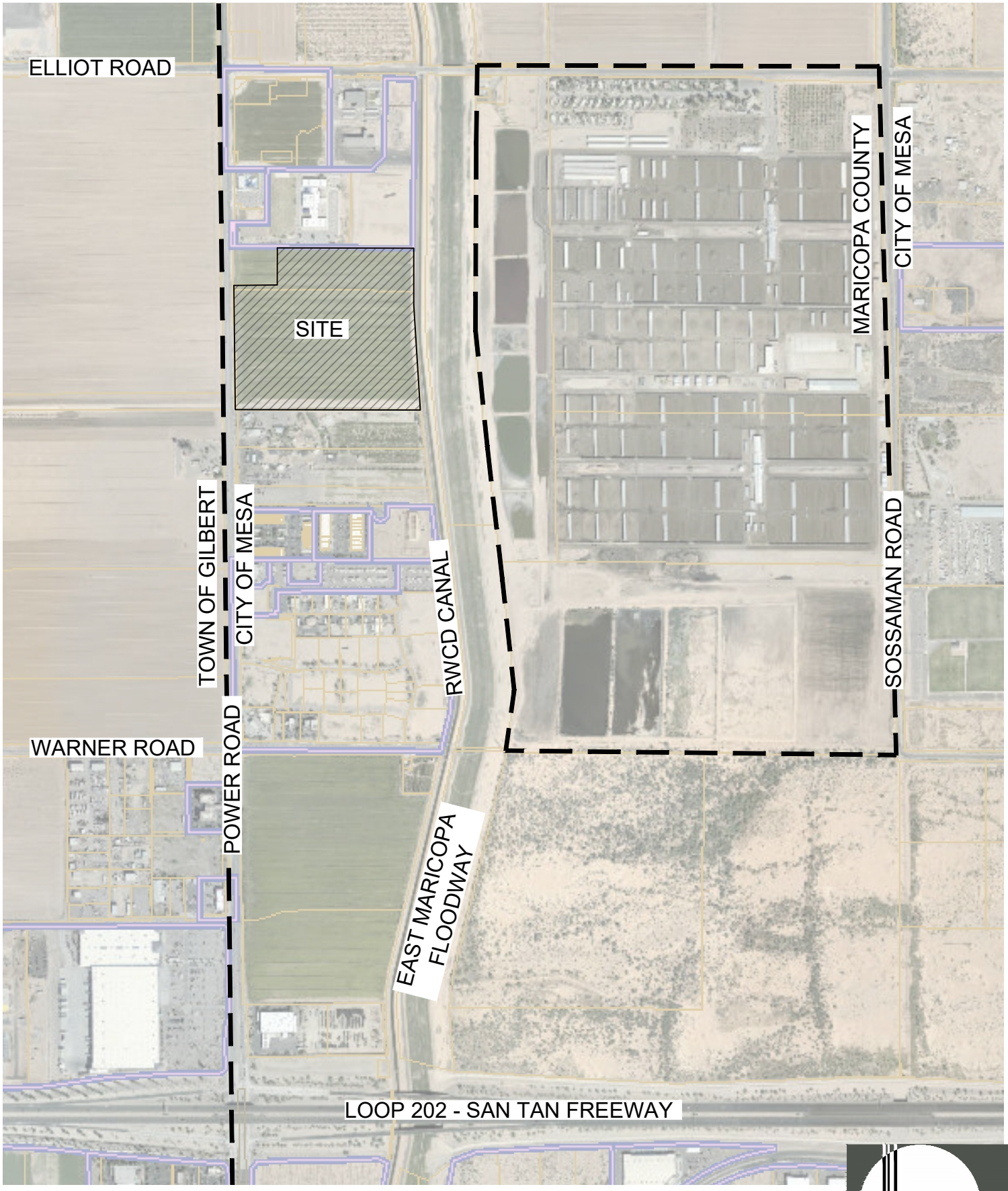
Jack Gilmore, LA

cc: Wahid Alam, Mesa Planning Dept.
Owner / Developer: Marwest Enterprises
Richard South, Ware Malcomb

attachments: Site Plan



POWER 42 INDUSTRIAL PARK

VICINITY MAP

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MESA, AZ

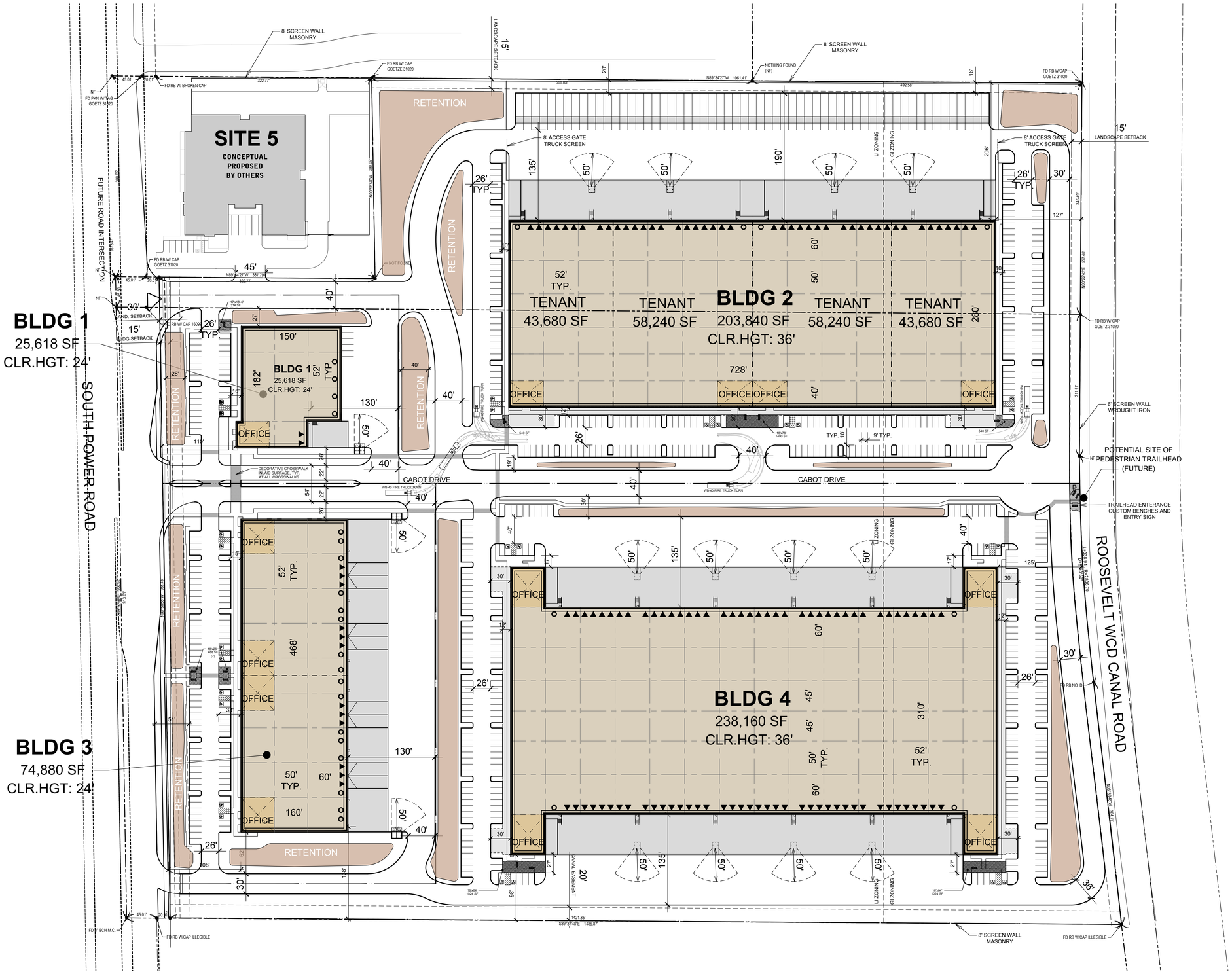
PREPARED FOR: MATTHEW SOSIN / NORTHERN EQUITIES GROUP

SCALE: 1" = 1000'
DATE: 12.21.20
GPLA JOB# 20---

0' 500' 1000'

NORTH

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street
Phoenix, Az 85006
T 602.266.5622
www.getgilmore.com



PROJECT DATA:

SITE 1 AREA:		
GROSS:		2.30 AC
		100,184 SF
BUILDING 1:		25,618 SF
BUILDING USE:		
WAREHOUSE		21,215 SF
OFFICE	@ 25%	4,400 SF
PARKING REQUIRED:		
WAREHOUSE	1/900 SF	24 STALLS
OFFICE	1/375 SF	12 STALLS
TOTAL		35 STALLS
PARKING PROVIDED:		
AUTO:		47 STALLS
		@1.83/1000 SF
REQ. ACCESSIBLE		*2 STALLS*
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		2
O GRADE-LEVEL DOORS		4
SITE 2 AREA:		
GROSS:		15.44 AC
		672,481 SF
BUILDING 2:		203,840 SF
BUILDING USE:		
WAREHOUSE		178,768 SF
OFFICE	@ 12%	25,072 SF
PARKING REQUIRED:		
WAREHOUSE	1/900 SF	199 STALLS
OFFICE	1/375 SF	67 STALLS
TOTAL		265 STALLS
PARKING PROVIDED:		
AUTO:		216 STALLS
		@1.06/1000 SF
REQ. ACCESSIBLE		*7 STALLS*
TRUCK DOCKS:		
BUILDING 2		
▲ DOCK-HIGH DOORS		44
O GRADE-LEVEL DOORS		4
SITE 3 AREA:		
GROSS:		5.53 AC
		240,965 SF
BUILDING 3:		74,880 SF
BUILDING USE:		
WAREHOUSE		64,397 SF
OFFICE	@ 14%	10,483 SF
PARKING REQUIRED:		
WAREHOUSE	1/900 SF	72 STALLS
OFFICE	1/375 SF	28 STALLS
TOTAL		100 STALLS
PARKING PROVIDED:		
AUTO:		82 STALLS
		@1.1/1000 SF
REQ. ACCESSIBLE		*4 STALLS*
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		12
O GRADE-LEVEL DOORS		16
SITE 4 AREA:		
GROSS:		14.88 AC
		648,053 SF
BUILDING 4:		238,160 SF
BUILDING USE:		
WAREHOUSE		228,157 SF
OFFICE	@ 4%	10,003 SF
PARKING REQUIRED:		
WAREHOUSE	1/900 SF	254 STALLS
OFFICE	1/375 SF	27 STALLS
TOTAL		280 STALLS
PARKING PROVIDED:		
AUTO:		216 STALLS
		@0.91/1000 SF
REQ. ACCESSIBLE		*7 STALLS*
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		80
O GRADE-LEVEL DOORS		2

SITE 1-4 TOTALS

TOTAL PROJECT SITE:	1,706,680 SF
TOTAL BUILDING AREA:	542,498 SF
TOTAL LOT COVERAGE:	572,438 SF / 1,706,680 SF = 32%
TOTAL PROJECT PARKING:	561 STALLS
TOTAL PROJECT RATIO:	1: 970
TOTAL *IMPERMEABLE AREA:	868,265 SF

*Includes all paved surfaces, drives, parking, and walkways

SITE 5 DATA

SITE AREA:	102,837 SF (2.36 AC)
TOTAL BUILDING AREA:	29,940 SF
PARKING REQUIRED:	4 spaces plus 2 for manager's quarters
PARKING PROVIDED:	4 spaces (1 accessible) + 2 employee

SITE 1-5 TOTALS

TOTAL PROJECT SITE:	41.85 GROSS AC (1,822,986 SF)
TOTAL BUILDING AREA:	542,498 SF + 29,940 SF = 572,438 SF
TOTAL LOT COVERAGE:	572,438 SF / 1,822,986 SF = 31%

DEVELOPMENT STANDARDS:

ZONING:	LI-PAD
MAX. COVERAGE:	90%
MAX. BLDG. HT.:	52 FT
BUILDING SETBACKS:	
FRONT:	20 FT [3]
SIDE:	20 FT [1]
REAR:	20 FT [1]
LANDSCAPE SETBACKS:	
FRONT:	15 FT
SIDE:	15 FT
REAR:	15 FT
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	9X16
COMPACT %:	20%
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
TREE WELL:	8 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/900 SF
MANUF:	1/600 SF
OFFICE:	1/375 SF

NOTES:

1 1 foot setback for each foot in height, minimum of 20 feet; 0ft adjacent to LI zoning

2 Refer to zoning ordinance

3 Arterial Street: 15 ft
Major or Midsection Collector: 20 ft
Industrial/Commercial Collector: 20 ft
Local Street: 20 ft
Freeways: 30 ft for buildings; 15 ft for parking structures

PROJECT SITE DATA

TOTAL PROJECT SITE:	41.85 GROSS AC
SELF STORAGE:	2.67 AC
Total Project Site: 41.85 Gross AC (including the Self-Storage to CL of Power Rd.)	
Total Gross for the Self-Storage:	2.67 AC.
Net Dev after ROW dedication:	2.22 AC.
Total Gross for Power 42 Ind. Pk:	39.18 AC
Net Dev after ROW dedication:	37.75 AC.
Total Gross	41.85 AC
Total Net	39.97 AC.

SITE AMENITIES

1% of Site Gross Floor Area in SF Minimum per City Standards

Total Gross Floor Area: 529,360 SF (1% is 5,293.6 SF)

(Hatched Region) 500 SF Common Open Space Area per Individual Site

1, 325 SF per individual site = 12,100 SF Common Area / Amenity Space

AREA 1

Total Gross Floor Area: 529,360 SF (1% is 5,293.6 SF)

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1, 325 SF per individual site = 12,100 SF Common Area / Amenity Space

PARKING

All spaces are 18'-0" Depth, 9'-0" Wide Standard

1" =60'

0 30 60 150 300

NORTH

scheme: 13C

Conceptual Site Plan

South Power Road
Mesa, AZ 85212

WARE MALCOMB

PHX20-0104-00
03.29.2021

SHEET
1

April 14, 2021

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

Notice of Public Meeting
Planning & Zoning Board – ZON20-00872 DRB20-00872
Power 42 Industrial Park
Meeting Date: April 15, 2021
Time: 4:00PM.
Location: Virtual

Dear Neighbor,

Our office has filed an application with the City of Mesa Planning Dept. to rezone 39.2 acres located approximately 1,350 feet south of Elliot Road on the east side of Power Road. This letter also informs you that joint applications have been filed for both Design Review Board presentation and for Site Plan Approval. This application seeks to expand the current Light Industrial (LI) to include the entire property, remove the current General Industrial (GI) zoning, then replace the current PAD with a new PAD Overlay. A copy of the Site Plan and Building Elevations have been enclosed with this letter.

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This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 15, 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**.

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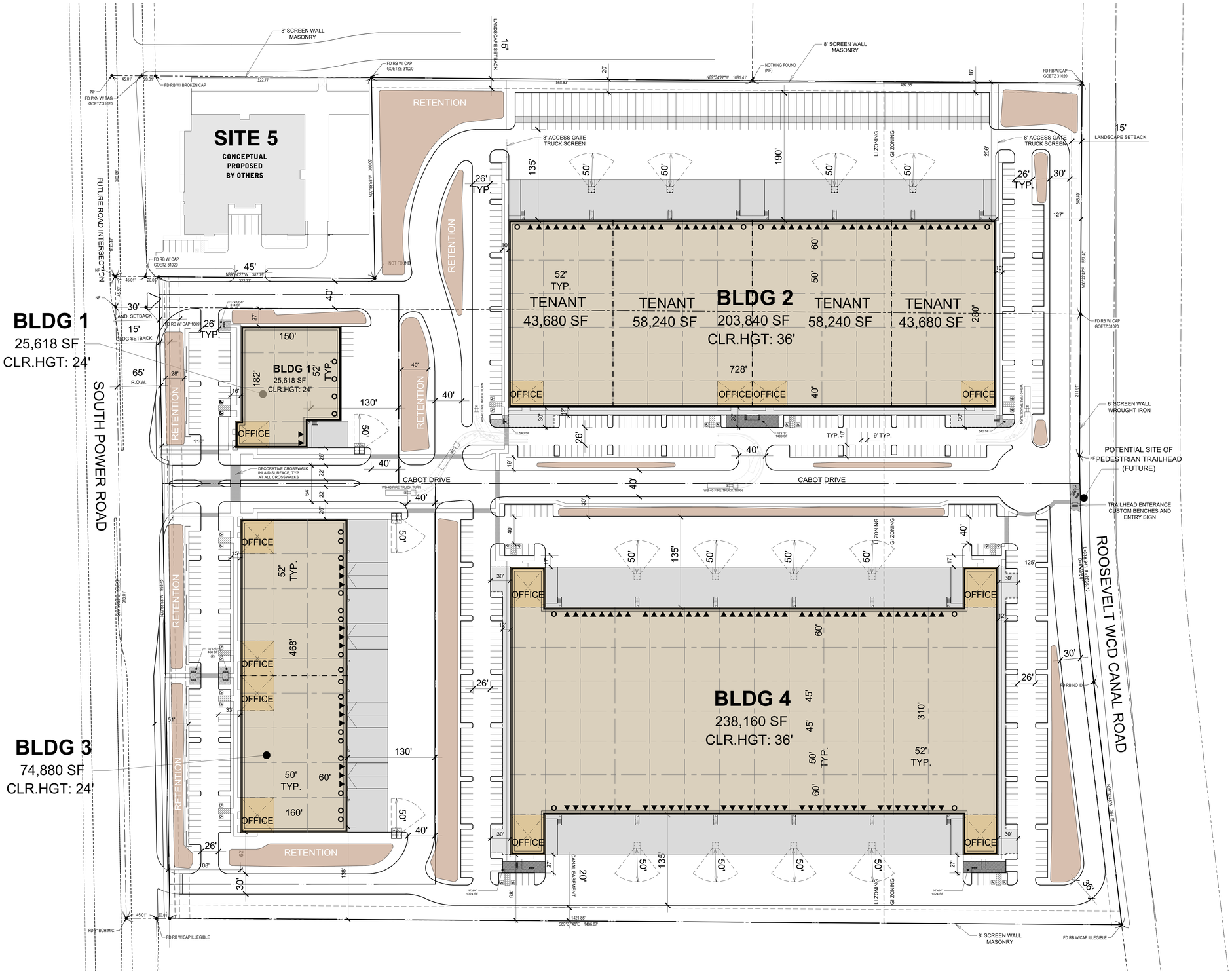

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TOTAL PROJECT PARKING:	561 + 6 = 567 STALLS

DEVELOPMENT STANDARDS:

ZONING:	LI-PAD
MAX. COVERAGE:	90%
MAX. BLDG. HT.:	52 FT
BUILDING SETBACKS:	
FRONT:	15 FT [3]
SIDE:	15 FT [1]
REAR:	15 FT [1]
LANDSCAPE SETBACKS:	
FRONT:	15 FT
SIDE:	15 FT
REAR:	15 FT
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	9X16
COMPACT %:	20%
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
TREE WELL:	8 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/900 SF
OFFICE:	1/375 SF

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Total Gross Floor Area: 529,360 SF (1% is 5,293.6 SF)

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AREA 1

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PARKING

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1" = 60'

0 30 60 150 300

NORTH

scheme: 13C

Conceptual Site Plan

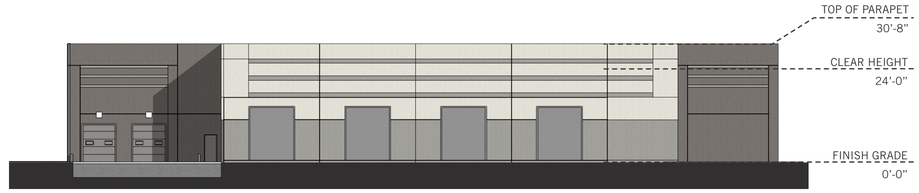
South Power Road
Mesa, AZ 85212

WARE MALCOMB

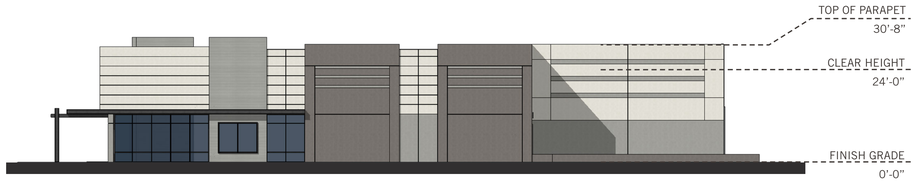
PHX20-0104-00
04.01.2021

SHEET
1

BUILDING 1 - NORTH ELEVATION - SCALE : 1/16" = 1'-0"



BUILDING 1 - EAST ELEVATION - SCALE : 1/16" = 1'-0"



BUILDING 1 - SOUTH ELEVATION - SCALE : 1/16" = 1'-0"

BUILDING 1 - WEST ELEVATION - SCALE : 1/16" = 1'-0"

NORTHERN EQUITIES GROUP

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

BUILDING 1

POWER 42

MESA, ARIZONA - PHX20-0104-00

WARE MALCOMB

04.06.2021

BUILDING 3 - NORTH ELEVATION - SCALE : 1/16" = 1'-0"

BUILDING 3 - SOUTH ELEVATION - SCALE : 1/16" = 1'-0"

BUILDING 3 - EAST ELEVATION - SCALE : 1/16" = 1'-0"

BUILDING 3 - WEST ELEVATION - SCALE : 1/16" = 1'-0"

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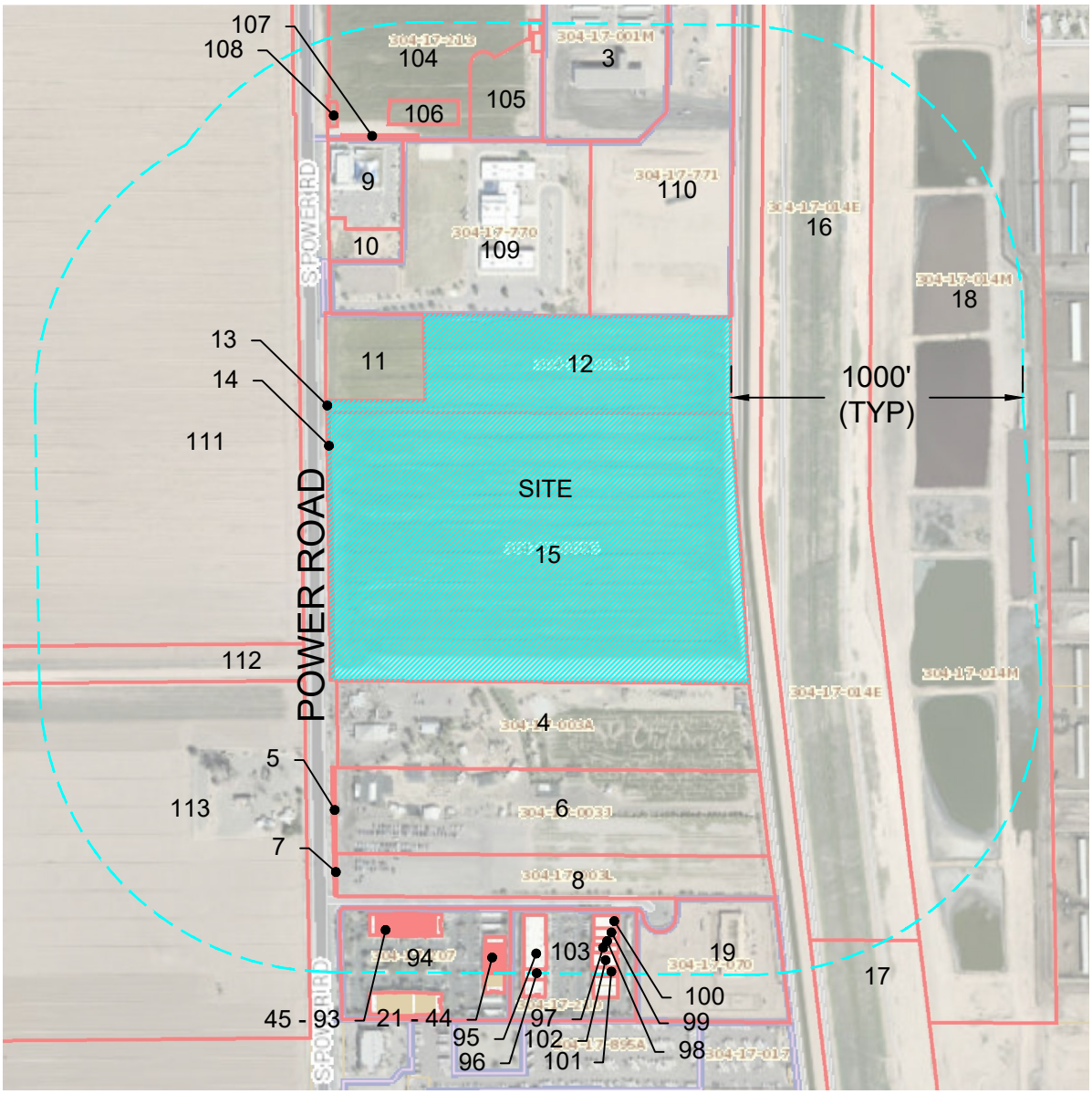
BUILDING 3

POWER 42

MESA, ARIZONA - PHX20-0104-00

WARE MALCOMB

04.06.2021



1.	304-17-008X	21.	304-17-122	41.	304-17-142	61.	304-17-174	81.	304-17-194	101.	304-17-209J
2.	304-17-009C	22.	304-17-123	42.	304-17-143	62.	304-17-175	82.	304-17-195	102.	304-17-209K
3.	304-17-001M	23.	304-17-124	43.	304-17-144	63.	304-17-176	83.	304-17-196	103.	304-17-210
4.	304-17-003A	24.	304-17-125	44.	304-17-145	64.	304-17-177	84.	304-17-197	104.	304-17-213
5.	304-17-003H	25.	304-17-126	45.	304-17-158	65.	304-17-178	85.	304-17-198	105.	304-17-214
6.	304-17-003J	26.	304-17-127	46.	304-17-159	66.	304-17-179	86.	304-17-199	106.	304-17-215
7.	304-17-003K	27.	304-17-128	47.	304-17-160	67.	304-17-180	87.	304-17-200	107.	304-17-216
8.	304-17-003L	28.	304-17-129	48.	304-17-161	68.	304-17-181	88.	304-17-201	108.	304-17-217
9.	304-17-008S	29.	304-17-130	49.	304-17-162	69.	304-17-182	89.	304-17-202	109.	304-17-770
10.	304-17-008U	30.	304-17-131	50.	304-17-163	70.	304-17-183	90.	304-17-203	110.	304-17-771
11.	304-17-008W	31.	304-17-132	51.	304-17-164	71.	304-17-184	91.	304-17-204	111.	304-18-005C
12.	304-17-008X	32.	304-17-133	52.	304-17-165	72.	304-17-185	92.	304-17-205	112.	304-18-008B
13.	304-17-008Y	33.	304-17-134	53.	304-17-166	73.	304-17-186	93.	304-17-206	113.	304-18-014C
14.	304-17-009B	34.	304-17-135	54.	304-17-167	74.	304-17-187	94.	304-17-207		
15.	304-17-009C	35.	304-17-136	55.	304-17-168	75.	304-17-188	95.	304-17-208A		
16.	304-17-014E	36.	304-17-137	56.	304-17-169	76.	304-17-189	96.	304-17-208C		
17.	304-17-014F	37.	304-17-138	57.	304-17-170	77.	304-17-190	97.	304-17-209B		
18.	304-17-014M	38.	304-17-139	58.	304-17-171	78.	304-17-191	98.	304-17-209F		
19.	304-17-070	39.	304-17-140	59.	304-17-172	79.	304-17-192	99.	304-17-209G		
20.	304-17-121	40.	304-17-141	60.	304-17-173	80.	304-17-193	100.	304-17-209H		

POWER 42 INDUSTRIAL PARK

PARCELS WITHIN 1,000' OF SITE

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MESA, AZ

PREPARED FOR:

SCALE: 1" = 600'
DATE: 12.22.20
GPLA JOB# 20---

0' 300' 600' 1200'

NORTH

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street
Phoenix, Az 85006
T 602.266.5622
www.getgilmore.com

POWER LENDER PARTNERS LLC
304-17-008X, 009C, 008Y, 009B
39000 COUNTRY CLUB DR
FARMINGTON HILLS, MI, 48331

EVO 2 LAND HOLDINGS LLC
304-17-008S
2161 E PECOS RD
GILBERT, AZ, 85295

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
304-17-014E, 014F
2801 W DURANGO ST
PHOENIX, AZ 85009

ARMADILLO REAL PROPERTIES LLC
304-17-121,
122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145
2558 S RIATA CIR
GILBERT, AZ, 85296

TRAN TIEN
304-17-173, 174,175,176,177,178,179,180
7187 MIDNIGHT ROSE CIR
CORONA, CA, 92880

PCI INVESTMENTS LLC
304-17-194, 195,196,197,198,
4135 S POWER RD STE 131
MESA, AZ, 85212

PIERPONT SAN TAN LLC
304-17-207
7255 E HAMPTON AVE STE 101
MESA, AZ, 85209

CARTER PROPERTIES OF ARIZONA LLC
304-17-209B
611 ROUNDSTONE DR
WELDON SPRING, MO, 63304

BRODERICK PROPERTY ONE LLC
304-17-209J
3621 E KIMBALL CT
GILBERT, AZ, 85297

GRHH PERFORMANCE MESA LLC
304-17-770
855 W BROAD ST STE 300
BOISE, ID, 83702

VERTUCCIO FAMILY LIMITED PARTNERSHIP
304-17-003A, 003H, 003J, 003K, 003L
30800 N GARY RD
QUEEN CREEK, AZ, 85142

PEK TRUST
304-17-008U
PO BOX 18-2144
CORONADO, CA, 92178

B & K LAND & INV CO
304-17-014M
11611 S HIGLEY RD
HIGLEY, AZ, 85236

SNOW PROPERTY SERVICES LLC
304-17-158, 159,160,161,162,163,164,165,166
843 N DATE PALM DR
GILBERT, AZ, 85234

PIERPONT 128 LLC
304-17-181, 182,183,184,185
PO BOX 8911
MESA, AZ, 85214

CQ HOLDINGS LLC
304-17-199
PO BOX 459
HIGLEY, AZ, 85236

LEO REALTY GROUP LLC
304-17-208A
2340 W PARKSIDE LN SUITE H107
PHOENIX, AZ, 85027

Z AND Z REAL ESTATE INVESTMENTS LLC
304-17-209F, 209G
2737 E TAURUS PL
CHANDLER, AZ, 85249

PIERPONT SAN TAN TWO LLC
304-17-210
4852 E BASELINE RD STE 105
MESA, AZ, 85206

ROOSEVELT WATER CONSERVATION DISTRICT
304-17-771
PO BOX 100
HIGLEY, AZ, 85236

ROOSEVELT WATER CONSERVATION DISTRICT
2344 S HIGLEY RD
GILBERT, AZ, 85212
304-17-001M

ROCKALL POWER LLC
304-17-008W
14207 E COYOTE RD
SCOTTSDALE, AZ, 85259

CHARTER ONE LLC
2450 S GILBERT RD STE 100
CHANDLER, AZ, 85286-1594
304-17-070

WEECH VENTURES LLC
304-17-167, 168,169,170,171,172
4135 S POWER RD STE 124
MESA, AZ, 85212

BLAIR T BUTTERFIELD PROPERTIES LLC
304-17-186, 187,188,189,190,191,192,193
1156 S FERN CT
GILBERT, AZ, 85296

FOCUS 401K TRUST
304-17-200, 201,202,203,204,205,206
2824 N POWER RD SUITE 113-122
MESA, AZ, 85215

MAPLE LEAF MEDICAL LLC
304-17-208C
6859 E REMBRANDT AVE BLDG 1-111
MESA, AZ, 85212

AIRPARK SOUTH DEVELOPMENT 9 LLC
304-17-209H, 304-17-209K
6859 E REMBRANDT AVE UNIT 115, 122
MESA, AZ, 85212

LESUEUR INVEST VI LLC/ETAL
304-17-213, 214,215,216,217
1223 S CLEARVIEW AVE SUITE 105
MESA, AZ, 85209

THE DALE C MORRISON TRUST
304-18-005C, 008B, 014C
1733 N GREENFIELD RD STE 101
MESA, AZ, 85205

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA
TIME: 4:00 PM DATE: April 28, 2021
CASE: ZON20-00872
REQUEST: Rezone 10.8± acres of the 41.85± acre property from GI-PAD to LI-PAD. Modification of an existing PAD on the entire 41.85 ± acres; and Site Plan Review on 39.5± acres of the of the 41.85± acre property. This request will allow for the development of an industrial park.
APPLICANT: Jack Gilmore
PHONE: 602-266-5622
Planning Division 480-644-2385
Posting date: 4/12/2021
4/12/21 14:05:49

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: April 12th, 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 ZON20-00872 (case number), on the 12th day of April, 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 12th day of April, 2021

Marybeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Tom Briggs

From: Jack Gilmore
Sent: Tuesday, December 1, 2020 1:53 PM
To: Tabatha Langland
Subject: Power Road Industrial

Tabatha:

I did not respond yesterday, my bad. Thank you for the informative discussion. As soon as we finalize a site plan, I will hope to get you a copy for review.

Best

Jack

Jack Gilmore

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

2211 N 7th Street
Phoenix, AZ 85006
p. 602 266 5622 \ c. 602 999 8860
jgilmore@getgilmore.com
http://www.getgilmore.com/

Thank you for considering the environment before printing this e-mail

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From: Tabatha Langland <t.langland@rwcd.net>
Sent: Monday, November 30, 2020 5:29 PM
To: Jack Gilmore <jgilmore@getgilmore.com>
Subject: New Development

Plan submittals will include the following:

- An electronic copy sent to t.langland@rwcd.net
- Transmittal sheet (attached)
- Permit Request Form (attached)
- $2,500.00 engineering retainer (refundable)

Our general notes and details are located on our website. https://www.rwcd.net/development

Please let us know when you would likt to set up a meeting to discuss the plans for the development and how it may impact the RWCD faclilties.

WE MOVED! Our new address is 6937 E. Elliot Rd Mesa, Az 85212.

Tabatha Langland
Water Operations and Engineering Supervisor
Roosevelt Water Conservation District

Tom Briggs

From: Jack Gilmore
Sent: Thursday, April 8, 2021 9:27 AM
To: Tabatha Langland
Cc: Wahid Alam (Wahid.alam@mesaaz.gov)
Subject: Rezoning Application - 3955 S. Power Road
Attachments: DRB - Power 42 - Letter & Exhibits 3-29-21.pdf; 0104_SP13-B_PAD SITE Submittal.pdf

Tabatha:

Our notification letters went to your old address on S. Higley Rd… Please review and call with any questions..

Best

Jack

Jack Gilmore

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

2211 N 7th Street
Phoenix, AZ 85006
p. 602 266 5622 \ c. 602 999 8860
jgilmore@getgilmore.com
http://www.getgilmore.com/

Thank you for considering the environment before printing this e-mail

Tom Briggs

From: Ty LeSueur <ty@lesueurinvestments.com>
Sent: Thursday, April 1, 2021 1:33 PM
To: Jack Gilmore
Cc: Wahid Alam (Wahid.alam@mesaaz.gov)
Subject: Re: Property South of Power and Elliott

Thank you for the response.

Thanks,
Ty LeSueur

Sent from my iPad

On Apr 1, 2021, at 12:22 PM, Jack Gilmore <jgilmore@getgilmore.com> wrote:

Ty:

That property has been sold, but still part of the original PAD. We had to include Lot 5 within our PAD Overlay, but not within our DRB or Site Pan Approval applications.

The proposed use is a self-storage - climate controlled facility.

Best

Jack

Jack Gilmore

<image003.jpg>

2211 N 7th Street
Phoenix, AZ 85006
p. 602 266 5622 \ c. 602 999 8860
jgilmore@getgilmore.com
http://www.getgilmore.com/

Thank you for considering the environment before printing this e-mail

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From: Ty LeSueur <ty@lesueurinvestments.com>
Sent: Thursday, April 1, 2021 11:36 AM
To: Jack Gilmore <jgilmore@getgilmore.com>
Cc: Wahid Alam (Wahid.alam@mesaaz.gov) <Wahid.alam@mesaaz.gov>
Subject: Re: Property South of Power and Elliott

Jack,

Thank you for the reply and the additional information. The site plan shows the Power Road roadway information I was looking for.

One final question, can you please let me know what the proposed use for Site 5 will be? Is this office?

Thanks,
Ty

Ty LeSueur
LeSueur Investments
3850 E. Baseline Rd Ste. 114, Mesa, AZ 85206
Direct 480.424.3424 Office 480.424.3400
Fax 480.424.3425 Ty@lesueurinvestments.com

From: Jack Gilmore <jgilmore@getgilmore.com>
Date: Thursday, April 1, 2021 at 10:58 AM
To: Ty LeSueur <ty@lesueurinvestments.com>
Cc: "Wahid Alam (Wahid.alam@mesaaz.gov)" <Wahid.alam@mesaaz.gov>
Subject: RE: Property South of Power and Elliott

Ty:

Appreciate your interest. You should have received the site plan by now in a second mailing, but just in case, please find the current site plan and the landscape plan. The power Road improvement plans do not yet exist. Those will come later with the final improvement plans for permitting. The site plan indicates a total of 65' for the east half ROW. City Staff have indicated 6 lanes of traffic (3 each way), a raised median, and decel lanes for driveways..

Please call with any questions.

Jack Gilmore, LA

Jack Gilmore

<image005.jpg>

2211 N 7th Street
Phoenix, AZ 85006
p. 602 266 5622 \ c. 602 999 8860
jgilmore@getgilmore.com
http://www.getgilmore.com/

Thank you for considering the environment before printing this e-mail

---

From: Ty LeSueur <ty@lesueurinvestments.com>
Sent: Thursday, April 1, 2021 10:14 AM

To: Jack Gilmore <jgilmore@getgilmore.com>
Cc: Travis Hansen <thansen@cb-ch.com>; Craig Cardon <cdcardon@cardonhiatt.com>; wahid.alam@mesaaz.gov
Subject: Property South of Power and Elliott

Jack,

As the property owner of the SEC of Power Road and Elliott Road, we recently received the attached letter and building elevations. I would be interested in receiving additional information related to the Design Review Submittal to the City of Mesa. It would be helpful to receive the following information:

- Site Plan
- Power Road Improvement Plans
- Conceptual Landscape Plan

I look forward to hearing back from you.

Thanks,
Ty

Ty LeSueur
LeSueur Investments
3850 E. Baseline Rd Ste. 114, Mesa, AZ 85206
Direct 480.424.3424 Office 480.424.3400
Fax 480.424.3425 Ty@lesueurinvestments.com