

Citizen Participation Plan

Design Review Application

Eastmark RV & Boat Storage – 10630 E. Pecos Road

Date: April 30, 2021

Purpose: The purpose of this Citizen Participation Plan is to inform all property owners, HOA's, and neighborhood associations of the Design Review application that are within the vicinity of the site. The Site Plan application is to approve the construction of a new outdoor RV and Boat storage. This plan will ensure effective notice is given to the neighbors and will establish a means of communication between the applicants and surrounding property owners.

Contact:

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Pre-submittal Meeting: The pre-submittal meeting with City of Mesa planning staff was held on April 21, 2020. Staff reviewed the application and recommended we send notice letters to property owners, HOAs, and neighborhood associations as defined in the Action Plan below. Staff is not requiring a neighborhood meeting but through the notice letters, neighbors will have contact information for the project should they have any questions regarding the project.

Action Plan: The following plan will be followed to provide effective citizen participation and opportunities for the applicant to address and real or perceived impact the project will have on the community.

1. Create a contact list of all property owners within 1,000 feet of the property, all HOAs within one half mile of the property, and all registered neighborhood organizations within one mile of the property. Anyone who has requested to be on the notice list will be included as well.
2. Send a letter to all people/entities on the contact list. The letter will inform the citizens of what is happening at the site and will also contain contact information for any citizens who want more information about the project.
3. The applicant will meet with citizens and respond to questions and concerns from the community. This will be completed in person, via email or telephone calls.

Schedule: Pre-submittal meeting – April 16, 2020
Application Submittal - July 3, 2020
Initial mailing sent – August 19, 2020
Resubmittal of Applications – March 4, 2021
Submittal of Citizen Participation Report – May 2021
Planning & Zoning Board Hearing – May 2021

Parcel Number	Owner	Mailing Address
304-34-015D	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-015E	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-016Q	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016T	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016V	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Y	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Z	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-019C	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-019E	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-020D	SIGNAL BUTTE 10 LLC	2251 N 32ND ST UNIT 30 MESA AZ 85213
304-34-931	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-933	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-934	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-935	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-36-003	HOME REAL ESTATE INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-63-005	TRW VEHICLE SAFETY SYSTEMS INC	11202 E GERMAIN RD QUEEN CREEK AZ 85242-9361
304-63-016	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ 85004-2121

Registered Neighborhoods and City of Mesa

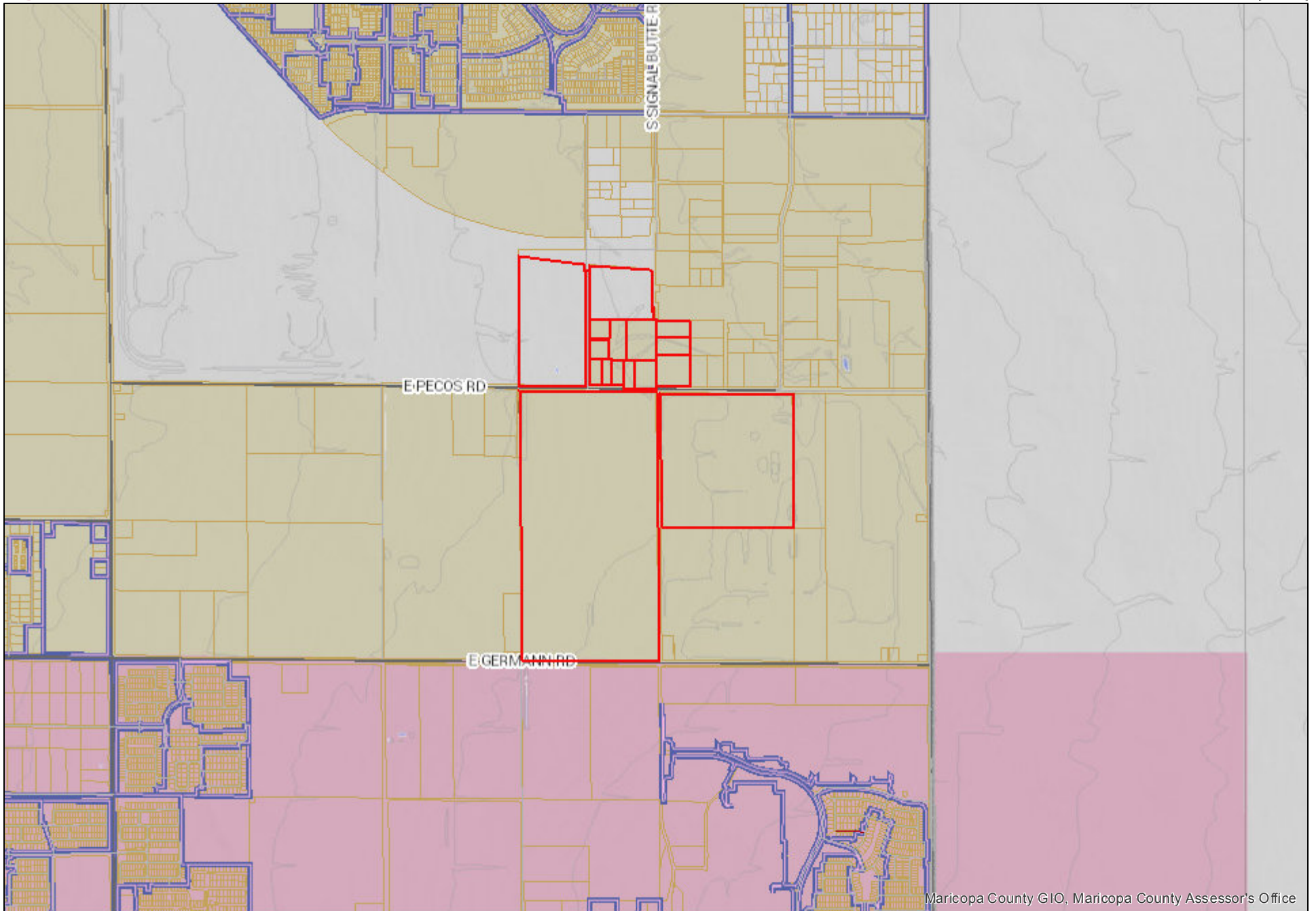
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
Eastmark	Suzanne	Walden-Wells	10100 E	Ray	Rd	Mesa AZ	85212			

HOA Name Corp Comm Link

Eastmark <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16931004>



Map



Maricopa County GIO, Maricopa County Assessor's Office

August 19, 2020

Notice of Project

Dear Property Owner or Resident:

Our firm represents Mad Aim Investments, LLC, who owns a property at 10630 E. Pecos Road, Mesa, Arizona (the "Property"), as shown on the enclosed map. The site is currently vacant and zoned Light Industrial (LI). Our client is proposing to develop an outdoor RV and boat storage facility on the Property, which is permitted by right in the LI zoning district.

We have filed Site Plan and Design Review applications with the City of Mesa. No new buildings, canopies, lighting, or permanent structures are proposed at this time. The character and image of the development will be established by the decorative perimeter fence and streetscape landscaping. Access to the site will be from 222nd Street with a gated entrance and electronic keypad. The conceptual site plan is attached to this letter.

When hearing dates are scheduled, we will send out another mailing notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or hannah@withey-morris.com.

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.



By

Hannah Bleam

Enclosures