



**SONORAN SALES**  
COMPANY

## **Rezoning Application**

6617 S. Mountain Road  
City of Mesa

Application # ZON20-00792  
June 24, 2021

**Applicant/Representative:**



**TIFFANY  
& BOSCO**  
P.A.

Shaine Alleman  
2525 E. Camelback Road  
Phoenix, AZ 85016

## PROJECT NARRATIVE

Location: 6617 S. Mountain Road, Mesa, Arizona

Parcel: 304-34-036D

Existing Use: Vacant Land

Proposed Use: Manufacturing, Limited

Existing Zoning: Agricultural (AG)

Proposed Zoning: General Industrial (GI)

### Introduction

The purpose of this submittal is for a Rezoning Application request to allow for industrial uses. The subject property is currently owned by Sonoran Desert Property Holdings LLC and consists of approximately 5.18 acres generally located north of the northeast corner of E. Pecos Road and S. Mountain Road and is identified by the Maricopa County Assessor's Office as APN 304-34-036D (the "Property").

### Property Owner Information

Sonoran Sales Company was formed over 5 years ago by a partnership of two water/wastewater industry executives: David Tantalean and Jack Sombrio with a combined 65 years of experience. The Property owner is a manufacturer and installer of large diameter steel pipe and fittings that employs draftsmen, engineers, pipe fitters, certified welders and mortar finishers working of the facility and also traveling throughout Arizona assisting in the installation and construction of water pipelines, pump stations, reservoirs, and water treatment plants. The company has grown and added a subsidiary, Sonoran Engineering & Construction, which is the manufacturing and contracting branch of the company managed by Cody Nunez and Alex Santa. Our mission is to utilize that experience helping clients connect the dots by providing the absolute best engineered piping products and services to water and wastewater clients. The Company is presently based in Gilbert Arizona, providing engineered solutions to the water and wastewater industry in the Southwest and Northern Mexico.

Sonoran Sales is aware of the City of Mesa's goals for the surrounding area of the Property and the City's desire to promote uses that will bring industrial/employment development and economic vitality to the City. This Application provides the opportunity to develop an industrial development to support the economic activity in the City and the surrounding area.

## Property and Surrounding Area Context

The Property is currently within the jurisdiction of the City of Mesa and is zoned Agricultural (AG) (*See attached Existing and Proposed Zoning Map*). The Property is also identified with by the Mesa General Plan as Employment. Per Chapter 7 of the General Plan, the goal of the Employment character designation is to provide for a wide range of employment opportunities in high quality settings. Examples of employment districts include areas for large manufacturing facilities, warehousing, business parks, etc.

## Proposed Rezoning

Sonoran Sales intends to rezone the Property to General Industrial (GI) to allow for industrial uses on the Property. There is no specific site plan proposal for this Application. However, any future development on the Property would be required to follow all required development and use standards for developments within the GI zoning district. Future site plan and design review approval will be required for any future permitting and development on the Property.

All surrounding parcels to the Property and other parcels in the area, generally, have been zoned as GI and Heavy Industrial (HI) for many years. As such, this area has become an important industrial area for the City.

The Property has remained as AG and has been a "donut hole" left over with the existing industrial uses surrounding the Property. The nearby Loop 202 and the proposed SR24 highway located near the Property will continue to solidify the Property and surrounding parcels as industrial and employment uses due to the proximity required to major thoroughfares for these types of uses. The rezoning of the Property from AG to GI will help to increase the City's economic activity and encourage appropriate industrial development in this area. Most importantly, the proposed rezoning will be compatible with the existing industrial uses already operating in the area.

## General Plan Conformance

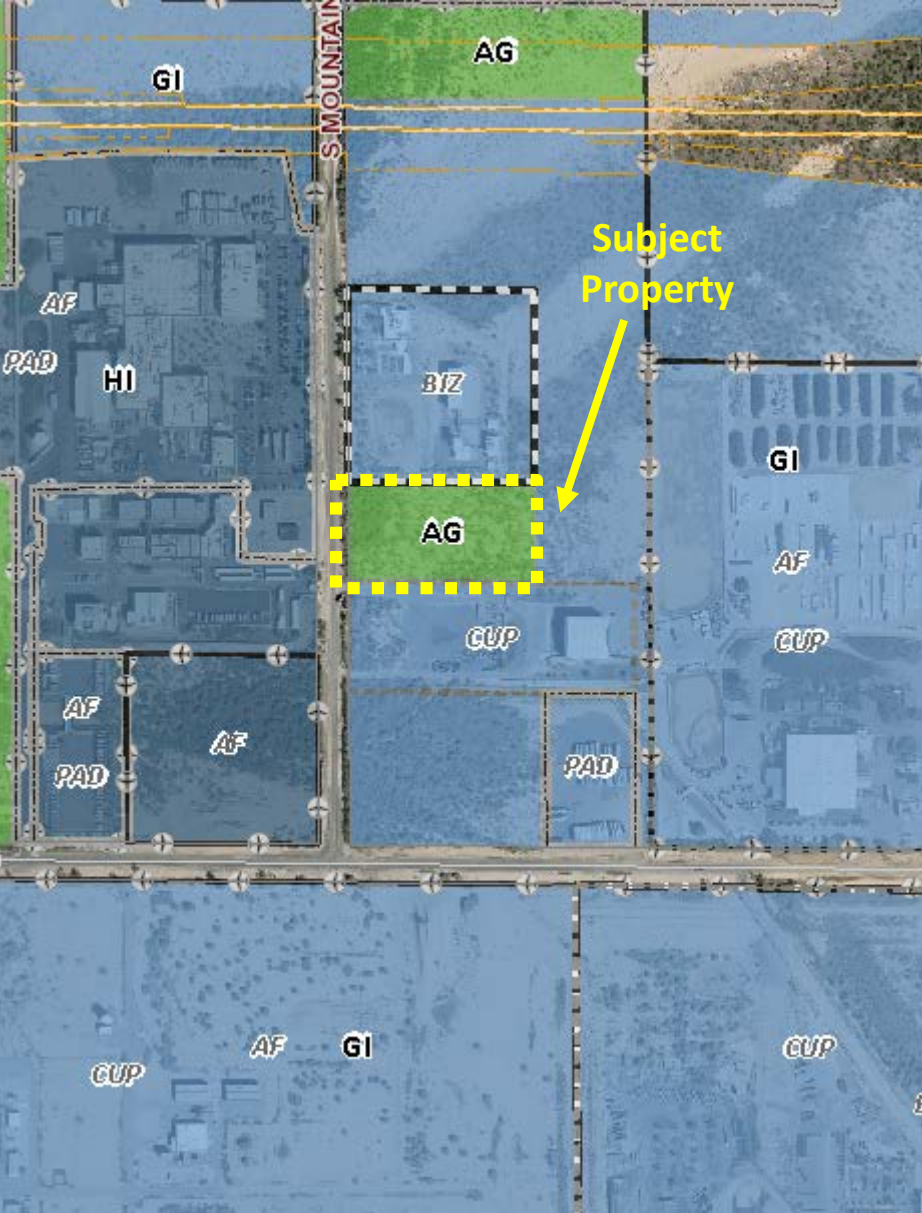
The request to rezone the Property to PAD is consistent with the Property's underlying 2040 Mesa General Plan character area designation of Employment. Per Chapter 7 of the General Plan, the goal of the Employment character designation is to provide for a wide range of employment opportunities in high quality settings. Examples of employment districts include areas for large manufacturing facilities, warehousing, business parks, etc. The proposed development will follow all Zoning Ordinance and Quality Development Design Guidelines to be consistent with General Plan.

Specifically, the proposed rezoning will meet the intentions of the Industrial Sub-Type by providing locations for appropriate manufacturing, warehousing, and industrial operations. Encroachment and/or buffering to adjacent parcels are not necessarily an issue because the GI zoning provides similar use to those already in the area. Other consideration of the Zoning Districts and Land Uses from the General Plan will be followed. Additionally, the Form and Guidelines of the Industrial Sub-Type, including lot coverage variety, building massing, appropriate screen measures and architectural detailing will be followed. Specific details related to these items will be provided and reviewed during the Site Plan and Design Review applications when specific users are identified for the Property.

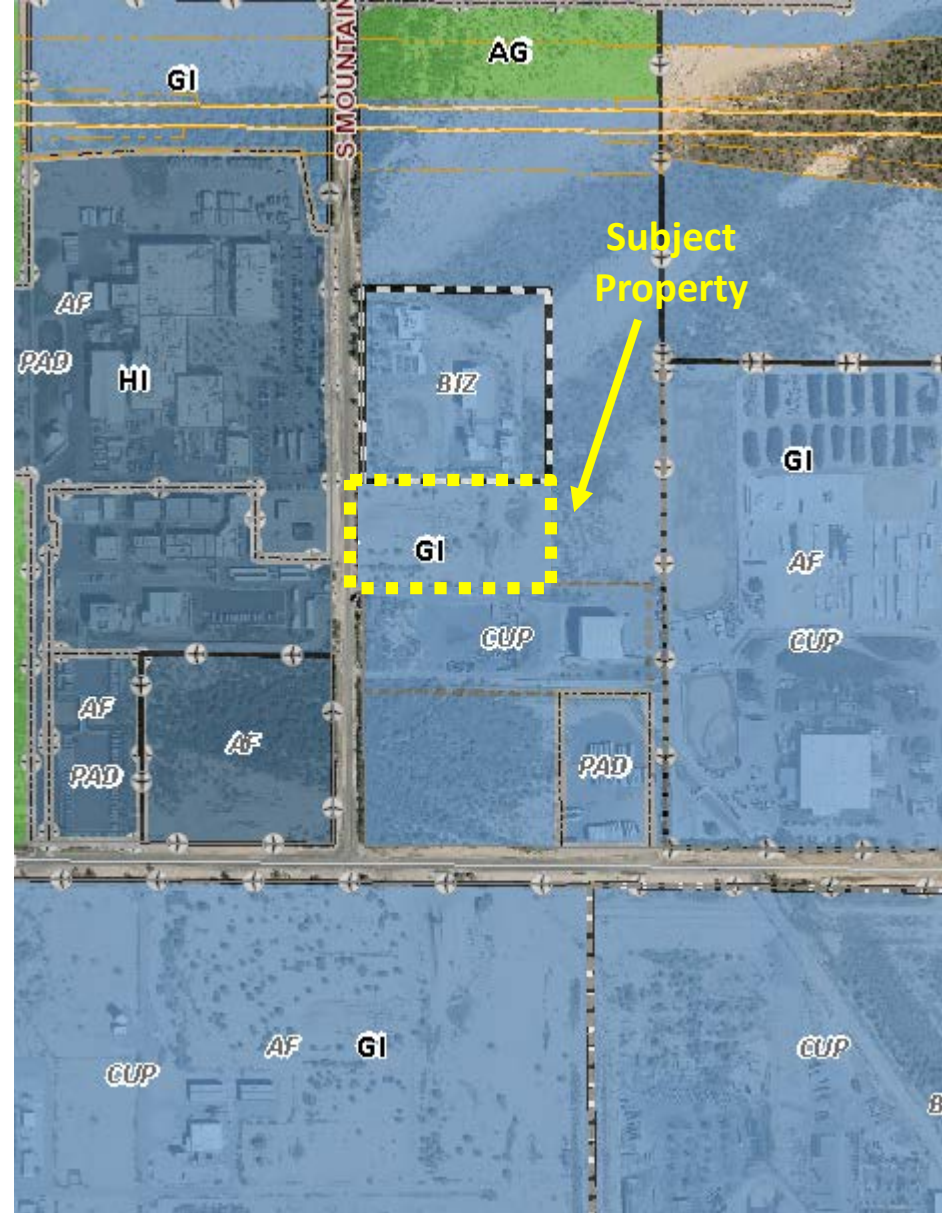
## Conclusion

The proposed rezoning application will provide a quality industrial development with employment and economic opportunities for the City. The Applicant is aware of the great economic and development opportunities that exist here and that are recognized by the City of Mesa. Any proposed development on the Property will ensure that the City's goals and policies are met.

The approval of this Application will provide the foundation for moving forward with a quality development at this location. The GI zoning will complement the surrounding existing uses. The proposed rezoning is consistent with the 2040 Mesa General Plan and will follow the required standards and guidelines applicable to GI zoning categories.



Existing Zoning Map



Proposed Zoning Map

## Existing and Proposed Zoning Map

Sonoran Sales Company – 6617 S. Mountain Road, Mesa, Arizona



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& BOSCO**  
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## **SONORAN SALES COMPANY**

### Citizen Participation Plan for Desert Pipe Fabrication Shop

November 17 2020

#### **Purpose:**

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 an application for the Desert Pipe Fabrication Plant. This site is located at 6617 South Mountain Road, located 600 ft. north of Pecos Road on the east side South Mountain Road and is an application for the rezoning of 5.18 acres from AG to GI for a fabrication plant. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

#### **Contact:**

David Tantalean  
428 South Gilbert Rd., #112  
Gilbert, Arizona 85296  
(602) 418-9360  
Email [david@sonoransalescompany.com](mailto:david@sonoransalescompany.com)

#### **Pre-application Meeting:** TBD.

#### **Action Plan:**

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

- A contact list will be developed for citizens and agencies in this area including:
- All registered neighborhood associations within one mile of the project.
- Homeowners Associations within one half mile of the project.
- Interested neighbors -focused on 1,000 feet from site.
- 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 a location to be determined.
- 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 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 copy to the City of Mesa Planner.
- Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site will be called by telephone to inform them personally of the project and receive comments.
- 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 to be copied to the City of Mesa



## **SONORAN SALES**

**COMPANY**

### **Schedule:**

- Pre-Submittal meeting -TBD
- Initial phone calls and door to door visits -TBD
- First neighborhood meeting TBD
- Application Submittal -TBD
- Second neighborhood meeting -TBD
- Submittal of Citizen Participation Report and Notification materials -TBD
- Planning and Zoning Board Hearing -TBD



**SONORAN SALES**  
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## **Citizen Participation Report**

For Rezoning Application #ZON20-00792  
City of Mesa

July 8, 2021

**Applicant/Representative:**



Shaine Alleman  
2525 E. Camelback Road  
Phoenix, AZ 85016



The purpose of this Citizen Participation Report is to provide a summary of the citizen participation and outreach efforts conducted by the Applicant in connection with the Rezoning Application ZON20-00792.

The subject property is currently owned by Sonoran Desert Property Holdings LLC and consists of approximately 5.18 acres generally located north of the northeast corner of E. Pecos Road and S. Mountain Road and is identified by the Maricopa County Assessor's Office as APN 304-34-036D (the "Property").

## Notification Letters

Individual letters notifying of the Rezoning Application submittal were sent to the property owners within 1000' of the Property and to any required HOA's or Neighborhood Associations. A list of these property owners and accompanying map will be provided to the City of Mesa.

An additional Public Hearing Notification letter notifying of the Planning and Zoning Board hearing on July 28, 2021 was sent on July 9, 2021 to each property owner within 500' of the Property and any required HOA's or Neighborhood Associations. A list of these property owners and accompanying map will be provided to the City of Mesa.

The letters complied with the standards required by the City of Mesa Planning Department and explained the Rezoning application. It also provided contact information for the Applicant representative and City of Mesa staff if individuals wanted to receive additional information regarding the Application.

## Neighborhood Input

Due to the pandemic and emergency procedures put in place by the City of Mesa, a neighborhood meeting was not conducted for the application. This was also justified by the fact that there are no nearby residential use and the surrounding use are similar or heavier in intensity than the proposed G-1 industrial use district.

## Signage Posting

The Property was posted in a timely manner with the required 4' x 4' notification signs for the Planning & Zoning hearing information. An Affidavit of Posting will be provided to the City of Mesa staff, as required. Property signage will be updated as needed for future public hearings.

## Neighborhood Responses

To date, the Applicant has received no responses from any members of the public.

## Summary

Overall, the development team has complied with all of the City of Mesa's Citizen Participation requirements. The Applicant will be prepared to meet with any other stakeholder, if requested, until the public hearings are completed.

Attachments:

- Map of Property Owners within 1,000' of the Property
- Property Owners within 1,000' of the Property
- Notification Letter Sent to Property Owners within 1,000' of the Property
- Map of Property Owners within 500' of the Property
- Property Owners within 500' of the Property
- Notification Letter Sent to Property Owners within 500' of the Property



July 8, 2021

RE: City of Mesa – 6617 South Mountain Road; Rezoning Application # ZON20-00792

Dear Neighbor:

Our firm represents Sonoran Desert Property Holding, LLC (“Sonoran Holdings”) regarding its approximately 5.18 acres generally located north of the northeast corner of E. Pecos Road and S. Mountain Road and is identified by the Maricopa County Assessor’s Office as APN 304-34-036D (the “Property”).

A Rezoning application was submitted to the City of Mesa as application number is ZON20-00792. The application seeks to rezone the Property to General Industrial (GI) to allow for industrial uses on the Property. This proposal is consistent with surrounding zoning and land uses as shown on the attached “Existing and Proposed Zoning Map.”

If approved, any development on the Property would be required to follow all required development and use standards for developments within the GI zoning district. Future site plan and design review approval will be required for any future permitting and development on the Property.

If you have any questions regarding this application, please call or email me at (602) 452-2712 or sta@tblaw.com. You may also contact Cassidy Welch with the City of Mesa at (480) 644-2591 or Cassidy.welch@mesaaz.gov.

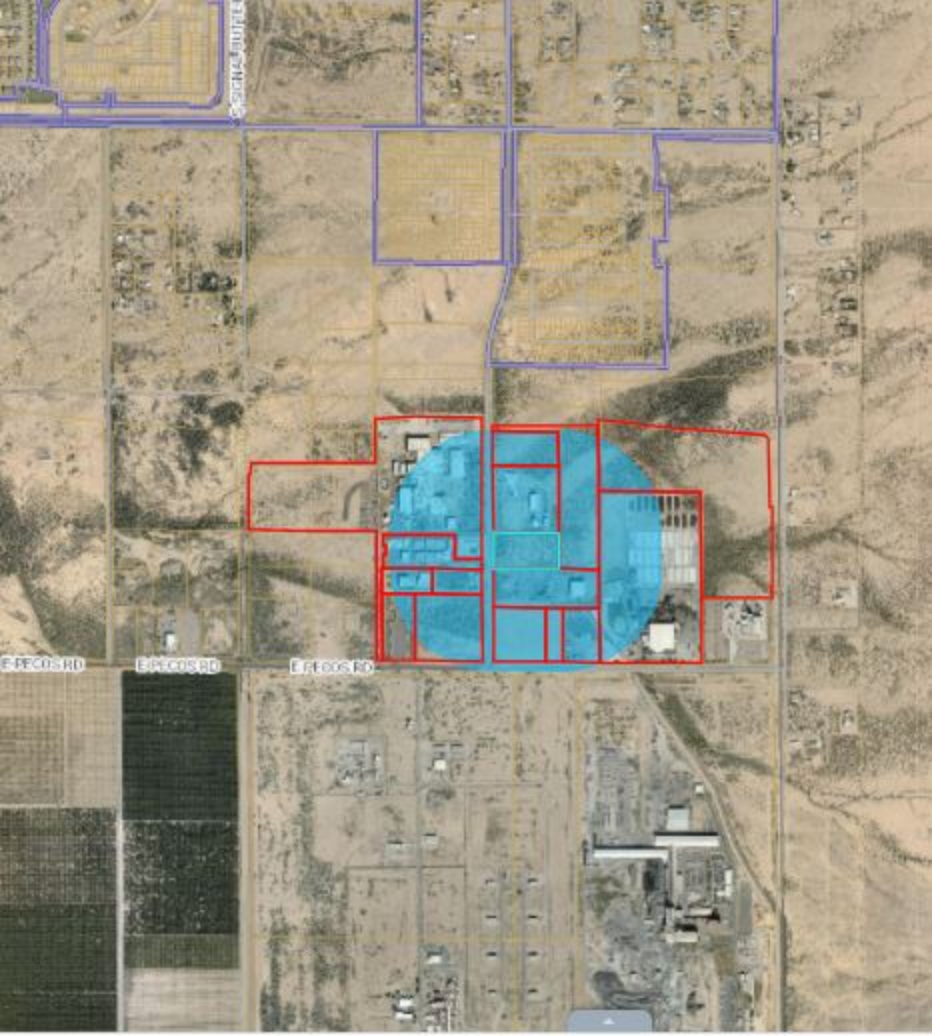
A copy of each application and accompanying Project Narrative detailing this request are on file with the City of Mesa Planning Department. Hearings before the City of Mesa Planning Commission and Mesa City Council will be required and required notices will be sent out.

Sincerely,

Shaine T. Alleman

1,000' Property Ownership List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
CRM OF AMERICA HOLDINGS LLC	15800 S AVALON BLVD	RANCHO	CA	90220
MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	2852
ALLIED WASTE TRANSPORTATION INC	18500 N ALLIED WAY STE 100	PHOENIX	AZ	85054
BRIDGESTONE AMERICAS TIRE OPERATIONS LLC	535 MARRIOTT DR	NASHVILLE	TN	37214
SONORAN DESERT PROPERTY HOLDINGS LLC	428 S GILBERT RD UNIT 112	GILBERT	AZ	85296
MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
CACTUS WASTE SYSTEMS LLC	P O BOX 29246	PHOENIX	AZ	85038
SOLID STATE FORT SILVER LP/ALLIANCE FUNDING V LLC/1374 MURPHY AVENUE LLC	2812 N NORWALK STE 105	MESA	AZ	85215
TWC PROPERTIES LLC	1476 W HARVARD AVE	GILBERT	AZ	85233
DAWSON MARTIN L JR/BARBARA S	17251 E SHEA BLVD UNIT 1	FOUNTAIN HILLS	AZ	85268
RAIN DECK LLC	19349 E GERMANN RD STE 1	QUEEN CREEK	AZ	85242
CRM OF AMERICA HOLDINGS LLC	1301 DOVE ST SUITE 940	NEWPORT BEACH	CA	92660





July 8, 2021

RE: City of Mesa Public Hearing Notification Letter for 6617 South Mountain Road, Rezoning  
Application # ZON20-00792

Dear Neighbor:

Our firm represents Sonoran Desert Property Holding, LLC ("Sonoran Holdings") regarding its approximately 5.18 acres generally located north of the northeast corner of E. Pecos Road and S. Mountain Road and is identified by the Maricopa County Assessor's Office as APN 304-34-036D (the "Property").

A Rezoning application was submitted to the City of Mesa as application number is ZON20-00792. The application seeks to rezone the Property from Agricultural (AG) to General Industrial (GI) to allow for industrial uses on the Property. 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 "Existing and Proposed Zoning Map." If you have any questions regarding this proposal, please call me at 1.602.452.2712 or e-mail me at sta@tblaw.com.

This Application is scheduled for consideration by the Mesa Planning and Zoning Board at its meeting on July 28<sup>th</sup>, 2021 in the Mesa 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](http://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.

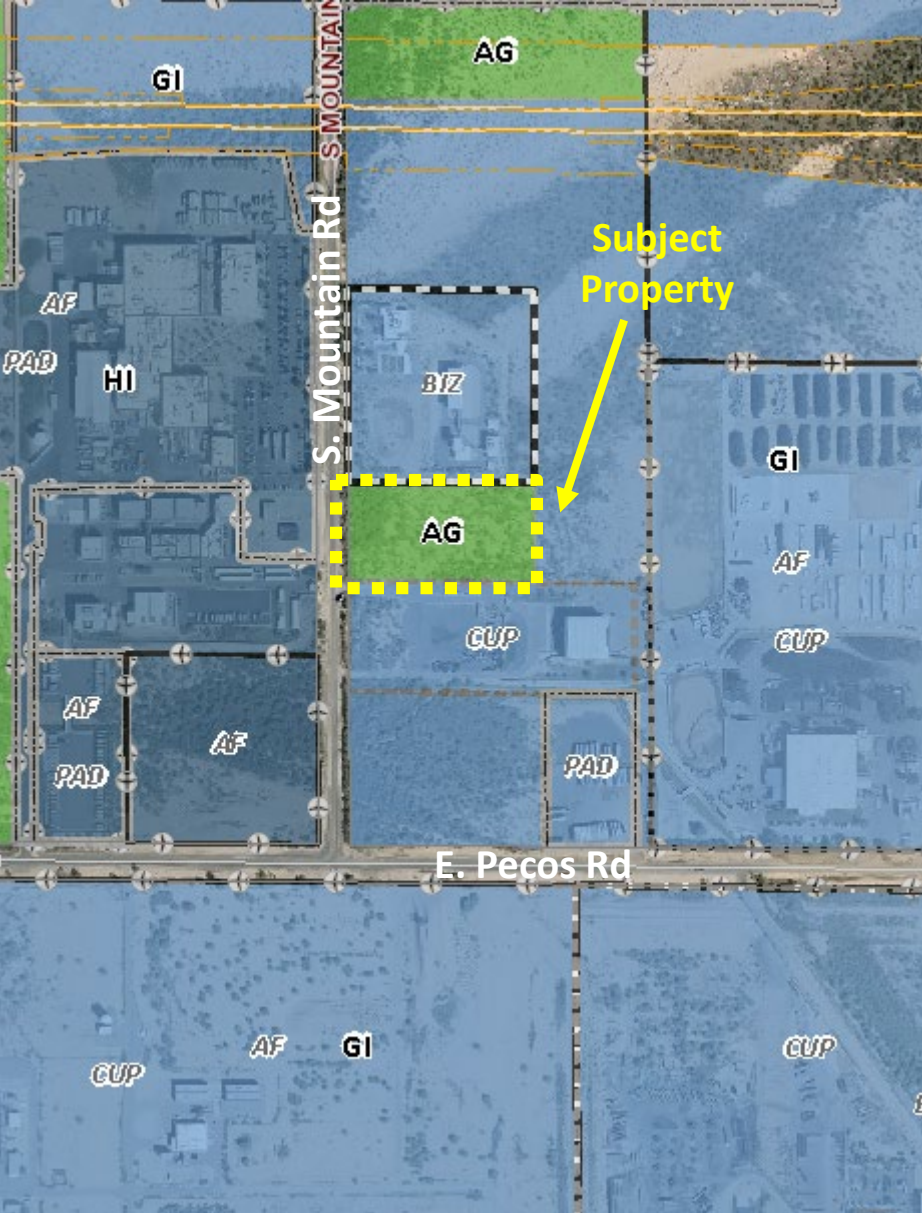
Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour 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 Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 or at [Cassidy.Welch@MesaAZ.gov](mailto:Cassidy.Welch@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.

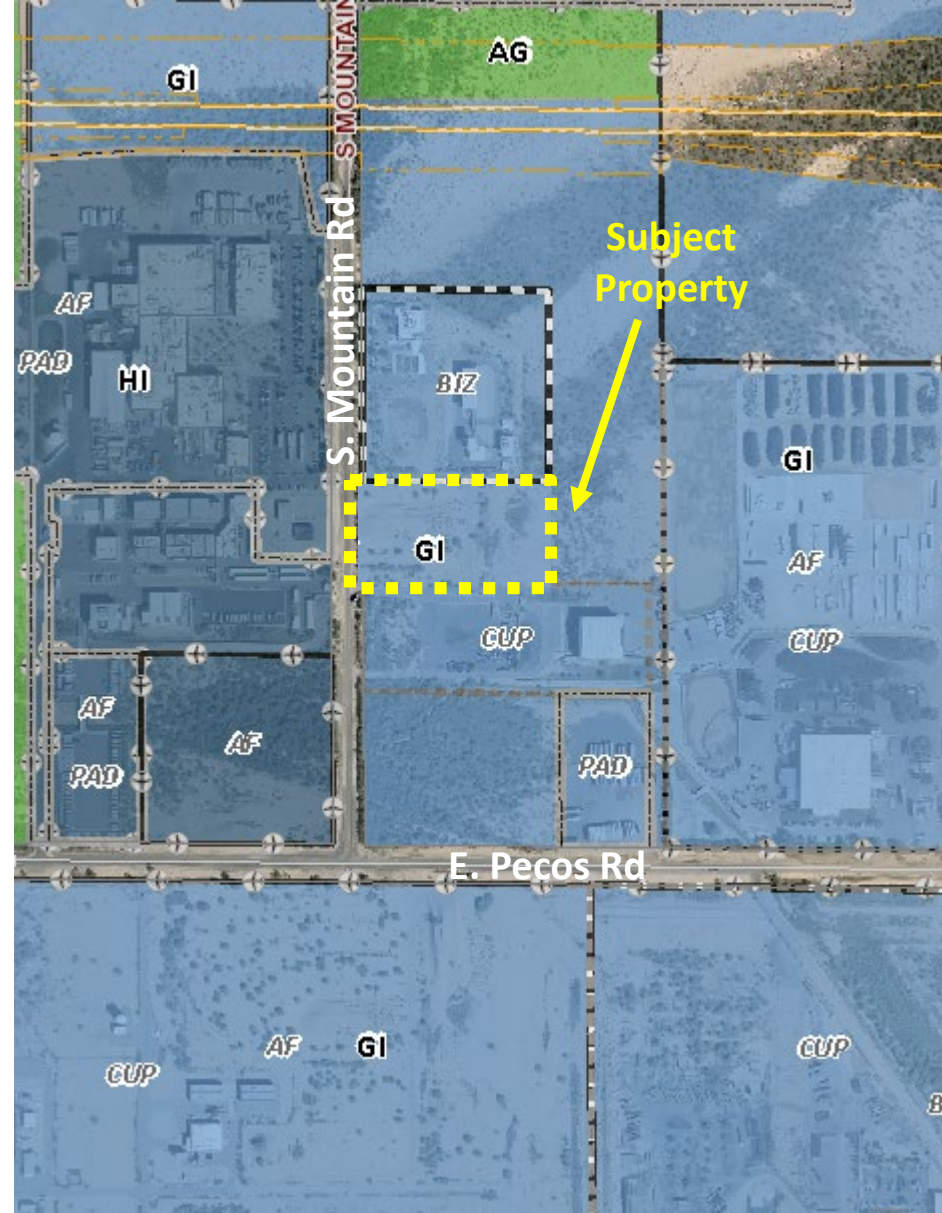
Sincerely,

Shaine T. Alleman





Existing Zoning Map



Proposed Zoning Map

## Existing and Proposed Zoning Map

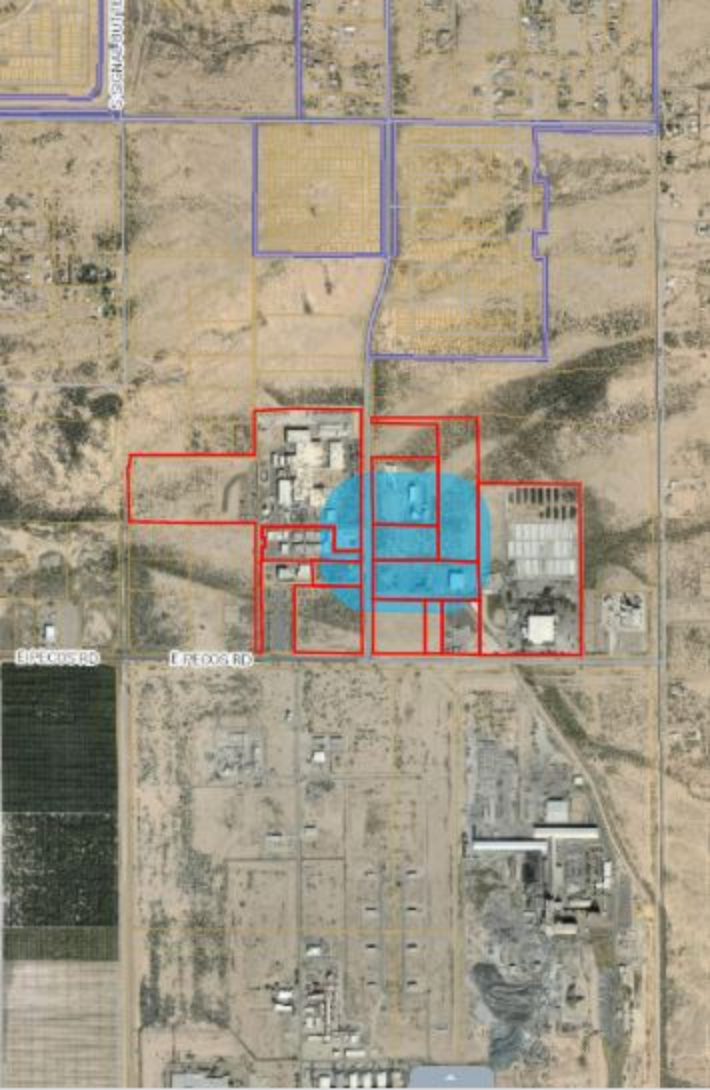
Sonoran Sales Company – 6617 S. Mountain Road, Mesa, Arizona



TIFFANY  
& BOSCO  
P.A.

500' Property Ownership List

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
304-34-020Y	CRM OF AMERICA HOLDINGS LLC	15800 S AVALON BLVD	RANCHO	CA	90220
304-34-035B	MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
304-34-035G	FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	2852
304-34-036A	ALLIED WASTE TRANSPORTATION INC	18500 N ALLIED WAY STE 100	PHOENIX	AZ	85054
304-34-036C	BRIDGESTONE AMERICAS TIRE OPERATIONS LLC	535 MARRIOTT DR	NASHVILLE	TN	37214
304-34-036D	SONORAN DESERT PROPERTY HOLDINGS LLC	428 S GILBERT RD UNIT 112	GILBERT	AZ	85296
304-34-037A	MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
304-34-037E	MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
304-34-038	CACTUS WASTE SYSTEMS LLC	P O BOX 29246	PHOENIX	AZ	85038
304-34-929A	DAWSON MARTIN L JR/BARBARA S	17251 E SHEA BLVD UNIT 1	FOUNTAIN HILLS	AZ	85268
304-34-929B	RAIN DECK LLC	19349 E GERMANN RD STE 1	QUEEN CREEK	AZ	85242
304-34-930	CRM OF AMERICA HOLDINGS LLC	1301 DOVE ST SUITE 940	NEWPORT BEACH	CA	92660



S. CHANAL

E. DE LOS RIOS

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