

**Citizen Participation Final Report
for Kitchell Development Company
Northwest corner of Thomas Road and Val Vista Drive
Site Plan Review and Design Review Board Applications
Application Numbers ZON20-00800 & DRB20-00801**

The Citizen Participation Final Report was prepared in accordance with the City of Mesa Citizen Participation process. As prepared, the Citizen Participation Final Report meets the City's Citizen Participation requirements and the recommended notification area as identified by the Planning Department.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

- A Neighborhood Notification/Virtual meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners and/or interested parties of the requests.
- On December 2, 2020, Earl and Curley, P.C. mailed the required Neighborhood Notification/Virtual meeting letters. There was a total of 231 letters mailed to: property owners (within 1,000 feet of the subject site), and the Planner handling the case, to advise them of the proposed applications and invite them to the virtual meeting. According to the City there are 4 HOAs or registered neighborhoods within a mile of this site. A copy of the list of property owners within 1,000-feet of the subject site, along with an assessor's map, showing which property owners were notified, is provided in the Appendix.
- At the request of the Vice Mayor's office, the applicant was asked to send notification to twelve additional interested parties. Notification was sent to these twelve individuals as requested by the Vice Mayor's office.
- Attorney Rodney Jarvis representing the Kitchell Development Company met with several members from the list provided by the Vice Mayor early on in this process, by phone or in person.
- Attorney Rodney Jarvis attended a virtual meeting of the Lehi Crossing Board and presented the plans for the proposed building and site design.
- The letter invited property owners and interested parties to attend a virtual neighborhood meeting on Thursday, December 17, 2020. The letter also provided a brief explanation of the proposed applications and explained the proposed requests and included an aerial photograph showing the site's location, a conceptual site plan and a conceptual rendering of the building. The letter also invited those interested to attend a scheduled virtual meeting to learn more about the applications and ask questions they may have. A copy of the Neighborhood Meeting Notification/Virtual invitation letter and exhibits are provided in the Appendix.
- The notification letter also included the applicant's contact information, such as address, phone number, and e-mail address, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, or emailing the applicant. The letter also provided the City of

Mesa's Planning Division address, the City's project manager's name, phone number and email so anyone could reach out to the City of Mesa for additional information.

- A virtual neighborhood meeting was held on December 17, 2020 at 6:00 PM to inform those in attendance of the proposed applications. There were 16 participants who attended the virtual meeting and three members of the development team.
- On July 23, 2021, Earl and Curley, P.C. mailed the required Design Review Board Meeting Notification/Virtual meeting letters. There was a total of 243 letters mailed to: property owners (within 1,000 feet of the subject site), HOAs or registered neighborhoods within a mile of this site and the Planner handling the case, to advise them of the proposed applications and invite them to the virtual DRB meeting. A copy of the Letter and list of property owners within 1,000-feet of the subject site, along with an assessor's map, showing which property owners were notified, and interested parties is provided in the Appendix.
- The letter informed the property owners and interested parties of the Design Review Board hearing on August 10, 2021. The letter also provided a brief explanation of the proposed application and explained the proposed request and included a conceptual site plan, conceptual landscape plan, and conceptual elevations of the proposed development. The notification letter also included the applicant's contact information and the City Planner handling the case contact information, such as address, phone number, and e-mail address. The letter also provided the City of Mesa's Planning Division address, the City's project manager's name, phone number and email so anyone could reach out to the City of Mesa for additional information.
- On August 9, 2021, Earl and Curley, P.C. mailed the required Planning and Zoning Board Notification Hearing letters. There was a total of 243 letters mailed to: property owners (within 1,000 feet of the subject site), HOAs or registered neighborhoods within a mile of this site and the Planner handling the case, to advise them of the proposed applications and invite them to the Planning and Zoning Hearing. A copy of the Letter and list of property owners within 1,000-feet of the subject site, along with an assessor's map, showing which property owners were notified, and interested parties is provided in the Appendix.
- The letter informed the property owners and interested parties of the Planning and Zoning Board hearing on August 25, 2021. The letter also provided a brief explanation of the proposed application and explained the proposed request and included a conceptual site plan, conceptual Landscape Plan, and conceptual elevations of the proposed development. The notification letter also included the applicant's contact information and the City Planner handling the case contact information, such as address, phone number, and e-mail address. The letter also provided the City of Mesa's Planning Division address, the City's project manager's name, phone number and email so anyone could reach out to the City of Mesa for additional information.

Summary of Input from Outreach

Attorney Rodney Jarvis was asked to contact the below at the request of the Vice Mayor.	
Todd Burden – Toddburden61@gmail.com	Spoke with him by phone in favor
Justin Pierce - justin@piercecoleman.com	Spoke with him by phone in favor
Joy Pride toykittie@gmail.com – Lehi Crossing HOA Representative	Spoke with her by phone and attended a Lehi Crossing Board meeting virtually on 12/2/20 not in favor
Brian Campbell - BCampbell@campbellazlaw.com	Spoke with him by phone and in person with Michelle McCroskey on 12/14/20 in favor
John Bbiarz - BCampbell@campbellazlaw.com	Spoke with him by phone in favor
Ryan Mechum – ryan@rhinocontractingaz.com	
Otto Shill - oshill@cox.net	Spoke with him by phone in favor
Michelle S. McCroskey mcsmitt1996@gmail.com	Spoke with her by phone and in person with Brian Campbell on 12/14/20 in favor—asking that our front landscaped setback be dedicated as a horse trail—we have asked City Staff about this and are awaiting feedback from City.

Email questions from Joy Pride Amado, received December 17, 2020	
Concerns	Responses
Increased traffic flow on Thomas Road—	Kitchell will be guided by the requirements of the City with relation to Thomas Road. Note that this site is directly at the NWC of Thomas/Val Vista; thus, it is highly likely the bulk, or nearly all, of the site's traffic will ingress/egress to the Val Vista interchange.
The overall height and size of the building.	46' high, 670' long (wide), 165' deep (front to back).
The storage yard. How big and tall will the products be that are stored there. How tall will the fence be?	8' tall
Will there be any chemicals that we will have to worry about? Like spills, fumes and health concerns	Assuming Kapture Prefab is the tenant, any such chemicals are very unlikely. Difficult to predict what other possible tenants might use in their processes, but federal, state, county, and municipal regulations will nevertheless control any use of any chemicals.
Noise from production.	Unlikely, as the bay doors open to the north, and the bulk of the building shields to the south.
Light pollution from the building.	All of Mesa's regulations will apply, ensuring aero foot-candles at the property line, shielding and down-directed lighting use.
Suggestions	
I would like to see Citrus trees to match the surrounding area. This used to be orange groves all through here. Also mature bigger trees to help hide the building.	Kitchell will take that suggestion into serious consideration and work with the City in that regard.
Definitely need sidewalks.	A sidewalk will be provided.
Paint to match the homes in the area.	That is precisely what was intended by the colors shown in the rendering.

E-mail from Lana Hitchens, received December 17, 2020	
While you state that this is an approved site for the zoning of this property a behemoth similar in size to the Waxie building located on McDowell between Val Vista and Greenfield will NOT be a welcome addition to our area. There are many other types of 'industrial zoning' that would be much more conducive to our area.	This use is precisely what the property is already zoned for, and has been zoned for since 1981, when it was annexed into the City of Mesa.
What is the profile of Thomas Road in front of your building? The drawing seems to show that the road will NOT be widened. It MUST be widened to match what Avila Lehi had to do to support the additional traffic that will be traveling on Thomas road. BUT then the road seems to taper more at the western property edge right where the new housing development is going in. That makes no sense.	The City's Transportation Dept. will carefully review this site plan and the existing improvements. Kitchell will be guided by the City's requirements in this matter.
I see that there are 183 parking spaces on the site. Will that mean 183 employees with 183 additional vehicles DAILY traveling on Thomas road? or worse yet...taking a cut through off of McDowell onto Lehi Road while we residents are trying to get onto Lehi road to exit our development in the morning and again in the evening upon return?	The short answer is no. The number of spaces provided is required by the application of the City's zoning ordinance and does not reflect the number of employees anticipated at the site. Note that Kapture Prefab is the anticipated tenant, but it could end up being some other company if Kapture Prefab does not sign the final lease agreement, so our predictions of number of employees might change. It is anticipated that the bulk of the traffic will enter/exit from/to the Val Vista Drive interchange, as the property is at the NWC of the Val Vista/Thomas intersection.
What will be stored in the storage yard? Just look further west on Thomas/Lehi road at the Rhino Contacting yard to see that an 8 foot 'screenage' wall is NOT high enough. The walls MUST BE higher than 8 feet to hide their construction components or whatever we will be forced to look at as we drive by.	Assuming Kapture Prefab occupies the site, it is anticipated that Kapture's prefabricated building components will be stored in the storage yard until they are taken to the off-site location. The City has rules governing stacking which the site will follow.
What types and sizes of trucks will be hauling parts in and out of this facility? and at what times of day or night? What will be the hours of operation?	Hours of operation and sizes of trucks are not site plan nor design review issues. We understand that Kapture Prefab, if they are the tenant, tends to use trucks smaller than semi's, and that the trucks tend to pick up loads at the beginning of the day for delivery to and installation at the off-site locations.

you state that Kapture conducts 'nearly all of its activities indoors, thereby minimizing sound emanation to the area". What activities does it conduct outside? Will they have open overhead doors while working that will allow the sound to emanate into our area?	Assuming it is Kapture Prefab, the outdoor activities will be primarily related to storing components in the storage yard and loading them onto trucks. The bay doors face north, thus, sound will tend to primarily emanate to the freeway.
Where are you connecting to the sewer? What demands will this put on our current lift station?	The City will carefully review to ensure the sewer system operates properly. Kitchell will be directed by the City in this regard.
Will this affect our water and sewer connections to our homes?	The City will ensure that water and sewer service to Lehi Crossing, and the entire area, will continue to operate properly.

Virtual Meeting held on December 17, 2020.

Mr. Jarvis open the virtual meeting with an overview of the zoning history, the site's zoning, provided background information on Kitchell Development Company and the request. He also explained that Kapture was originally the tenant for the building but that Kapture had not signed a lease agreement with Kitchell and therefore it was not a guarantee that Kapture would be the end user. He said if Kapture was not the tenant Kitchell would continue forward with plans to develop this site as a speculative industrial building that could accommodate a single or multiple tenants. Mr. Jarvis then read and provided response to email questions that he had received.

Question and Responses from virtual neighborhood meeting was held on December 17, 2020	
Questions	Response
Colleen Roque Montemayor: 6:03 PM I noticed on the Kapture website that the prefab panels they manufacture are quite large. For example, the Scottsdale Fashion Sq panels were 44 ft by 12 ft. How are these transported? Where will they be entering and exiting from the site? How will we ensure this won't affect rush hour traffic and school buses?	All access to the property will be from Thomas Road. Panels are transported by semi-trucks. There is no set time when trucks will leave the site. Leaving the site is dependent on the scheduled delivery time of the off-site property.
Colleen Roque Montemayor: 6:04 PM How tall are the lights and how bright in the storage yard? Will they cause light pollution? Are they screened?	Final design has not been completed. Lighting in the yard will be minimal to ensure safety. The overall site will typically be lighted from the building. Yard light heights will be dictated by code. Typically, these are reduced in height near the property line to ensure 0 foot-candles at the property line. 25' lights in the yard will be typical (but limited in quantity as we will attempt to light from the building as stated above), reduced to 15' near the western boundary.

Colleen Roque Montemayor: 6:04 PM What type of wall is screening the yard?	The screen wall material will be a block or concrete and designed to compliment the overall design of the project.
Colleen Roque Montemayor: 6:05 PM How many material deliveries will there be each day?	The answer is very dependent upon workload.
Colleen Roque Montemayor: 6:05 PM Will you be working 24 hours and weekends?	Kapture does not typically have 24 hour operations. Weekend work is typical.
Anonymous Attendee: 6:09 PM Of course zoning can be changed.	We are not seeking a zone change. Kitchell is developing the site in accordance with the existing zoning.
Lana H.: 6:23 PM So you're building a speculative building if you do not have a lease with Kapture. This is not how you originally proposed to us. So when will it be built and how long until completed?	Kapture needs to sign a lease otherwise Kitchell will develop the site with a speculative building (s). Kapture was presented at the Lehi Crossing Board meeting as the planned tenant because Mr. Jarvis was not aware Kapture had not yet signed a lease. That is why it was clarified in this meeting that it might not be Kapture if they do not sign the lease. The development will comply with the existing zoning. Developing the property could take 7-12 months.
Lana H.: 6:25 PM Why is the building this large if Kapture prefab is not to be the guaranteed tenant? Why don't you have a negotiated lease?	Kapture is looking at other locations. They will be making a business decision on the final location.
Richard V.: 6:32 PM While the noise from the freeway will be lessened - the mountain views from the homes will go from mountains to ugly 46' building with the drone of semi trucks feet from our homes, instead of down the freeway.	We do not agree that this will be an ugly building. The design of the building is an attractive industrial building with changes in both horizontal and vertical planes that create visual interest. The site plan has been thoughtfully designed to minimize impacts on adjacent properties while achieving a high-quality visual appearance through building design and enhanced landscape setbacks. In our opinion the design of the building is very attractive.
Lana H.: 6:37 PM Have you filed a pre-application with City of Mesa?	Yes. A Pre-application was filed with the City on September 23, 2020. Pre-app Meeting comments were provided by the City on October 8, 2020.
Colleen Roque Montemayor: 6:37 PM Who are you working with at the City? Which Staff members?	Our assigned planner is Ryan McCann. However, Ryan is no longer with the City of Mesa. This case has been transferred to Evan Balmer.
Tracy Lea: 6:40 PM If you will not be using semi's, why are semi's in the renderings?	Semi-truck with long beds will be used. However, the frequency of semi-truck is light and not like a cross-dock warehouse use.

Colleen Roque Montemayor: 6:41 PM True, they don't seem to use semi's. They use long beds (large) according to the photos on their website. Just wondering what size and whether flagging was needed.	Kapture's typical loads will be designed to be road legal with no oversized loads. If oversized loads are required tenant will be responsible to follow all laws associated with this type of load.
Tracy Lea: 6:45 PM We didn't want multi-family apartments to bring density or obstruct our beautiful views which is what this proposal is doing. What recourse do we have as homeowners if the tenant's noise or disruption brings our property values down? Honestly, I don't understand why you hold these meetings when we clearly don't have a voice. It's demeaning.	The existing zoning for the property is GI (General Industrial). The property is being developed within the existing zoning regulations. We are holding this neighborhood meeting to inform and to gather input from the neighborhood relating to design.
Lana H.: 6:47 PM Have you filed a pre-application with the City of Mesa?	Yes. A Pre-application was filed with the City on September 23, 2020. Pre-app Meeting comments were provided by the City on October 8, 2020.
Tracy Lea: 6:52 PM Now you're insulting my intelligence. Responsible community planning takes into account shifts of neighborhood needs, growth and many other factors.	The existing zoning for the property is GI (General Industrial). The property is being developed within the existing zoning regulations. We are holding this neighborhood meeting to inform and to gather input from the neighborhood as to design.
Lana H.: 6:52 PM It may have been zoned Industrial, however, not necessarily a 46 ft 110,000 sq. ft. building. There are other types of buildings that could also fit this GI zoning that are not this behemoth!	The property is being developed within the existing zoning regulations.
Anonymous Attendee: 6:55 PM Great presentation. And very nice responses q&a.	Thank you.

- Between December 17, 2020 and today's date, August 9, 2021, there have been no phone calls or inquiries (other than emails checking on the status). There have been no concerns, issues or problems expressed by any of the participating individuals mentioned above. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold another meeting to address public concerns.

Should any adjacent property owners and/or other interested individuals raise any concerns between now and the date of the hearings, the Project Team will make every effort to address those concern in the appropriate manner, such as, but not limited, to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Mesa, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed Kitchell Development Company property located at northwest corner of Thomas Road and Val Vista Drive.

APPENDIX

1. Neighborhood Meeting Notification Letter.
2. Design Review Board Hearing Notification Letter.
3. Planning and Zoning Hearing Notification Letter.
4. 1,000 Feet Property Ownership Map.
5. 1,000 Feet Notification List.
6. Public Hearing Sign Posting Photo and Affidavit.

APPENDIX

Neighborhood Meeting Notification Letter

December 2, 2020

RE: Kitchell Development Company
Northwest corner of Thomas Road and Val Vista Drive
Site Plan Review and Design Review Applications
Case numbers ZON20-00800/DRB20-00801

Dear Neighbor or Interested Party:

Our office represents Kitchell Development Company ("Kitchell"), principal of Thomas Val Vista LLC, owner of the approximate +/- 12.85 (net) acre property located at the northwest corner of Thomas Road and Val Vista Drive (APNs 141-21-004J and 141-21-004F) (aerial below). The subject site is an irregularly shaped lot with two street frontages and zoned GI (General Industrial) by the City of Mesa. There are two parcels located within the boundaries of Kitchell's property, owned by the Arizona Department of Transportation and Salt River Agriculture Improvement and Power District, that are not part of this request.



As part of this process, we have submitted applications for Site Plan Review and a companion Design Review Board approval. Below you will find information regarding a virtual neighborhood meeting that we are holding to provide members of the community more information regarding these applications. Please feel free to attend.

Kitchell is seeking to develop this parcel under the existing GI (General Industrial) zoning on the property with one single-tenant building, an outdoor screened storage area, parking, and landscaping. The proposed end-user is Kapture Prefab, a company which creates components of buildings at its own facility, then ships them to building sites, where those components are assembled, expediting construction schedules, increasing quality, and decreasing safety issues.

Two requests are being filed concurrently. The first request seeks Site Plan Review approval to allow the approximately 108,000 square foot building and screened storage yard. The Kapture building will be approximately 46 feet in height. There will be some screened outdoor storage on the eastern portion of the site, nearest Val Vista Drive. The parking area will contain approximately 180 spaces. All of these design attributes are permissible within the property's general industrial zoning. The second companion request seeks Design Review Board approval of the Project's site plan, landscaping plan, and elevations. This Project will develop this +/- 12.85-acre site that has remained vacant for decades, bringing more jobs to the area.

Important Aspects of this Proposal:

- The City has encouraged the applicant to develop the site under the existing zoning criteria in order to foster employment opportunities at this site.
- The proposed end-user, Kapture, conducts nearly all of its activities indoors, thereby minimizing sound emanation to the area.
- Kitchell's proposed development conforms to the existing zoning design criteria; no zoning changes or variances are being requested nor required for this development.
- This project will occupy a vacant site on the 202 freeway, creating with its buildings a visual screen to and from the freeway and helping to minimize freeway noise impacts to the area south of the site.
- The design team has worked hard to provide an attractive and appealing design with particular attention paid to the more publicly visible aspects of the project. The building massing is reduced by vertical or horizontal wall offsets; There are articulated details around entrances; there are differing roofline heights to provide variation across front façade; and there are changes in color to provide visual relief.

We are hosting a virtual neighborhood meeting to provide information and answer questions regarding these requests on **Thursday, December 17, 2020 at 6:00 p.m.** This webinar will provide information related to Kitchell's proposed Site Plan Review and Design Review Applications. Below are the Webinar/Virtual meeting instructions.

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join. https://us02web.zoom.us/j/85071522394?pwd=cEUwRDdQWHNKVUM3Yk5lcWtBkZjUT09
Passcode: 12345

Or join by phone:
Dial (for higher quality, dial a number based on your current location): US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799
Webinar ID: 850 7152 2394
Passcode: 12345
International numbers available: https://us02web.zoom.us/j/kdwjltjN6x

We have included a conceptual site plan with this letter for your review. If you are unable to attend the virtual meeting or have any other questions or comments, you may contact me (Rod Jarvis) at (602) 265-0094 or our principal planner, Ric Toris, at the same number. Please call with any questions or concerns you may have regarding these proposals.

Our City Project Manager at the City of Mesa who is handling the case is Ryan McCann. If you have any questions regarding these applications or on the process feel free to reach out him. Ryan's contact information is as follows: 55 N. Center Street, First Floor, Mesa, AZ 85201; (480) 644-4691; and ryan.mccann@mesaaz.gov.

Sincerely,

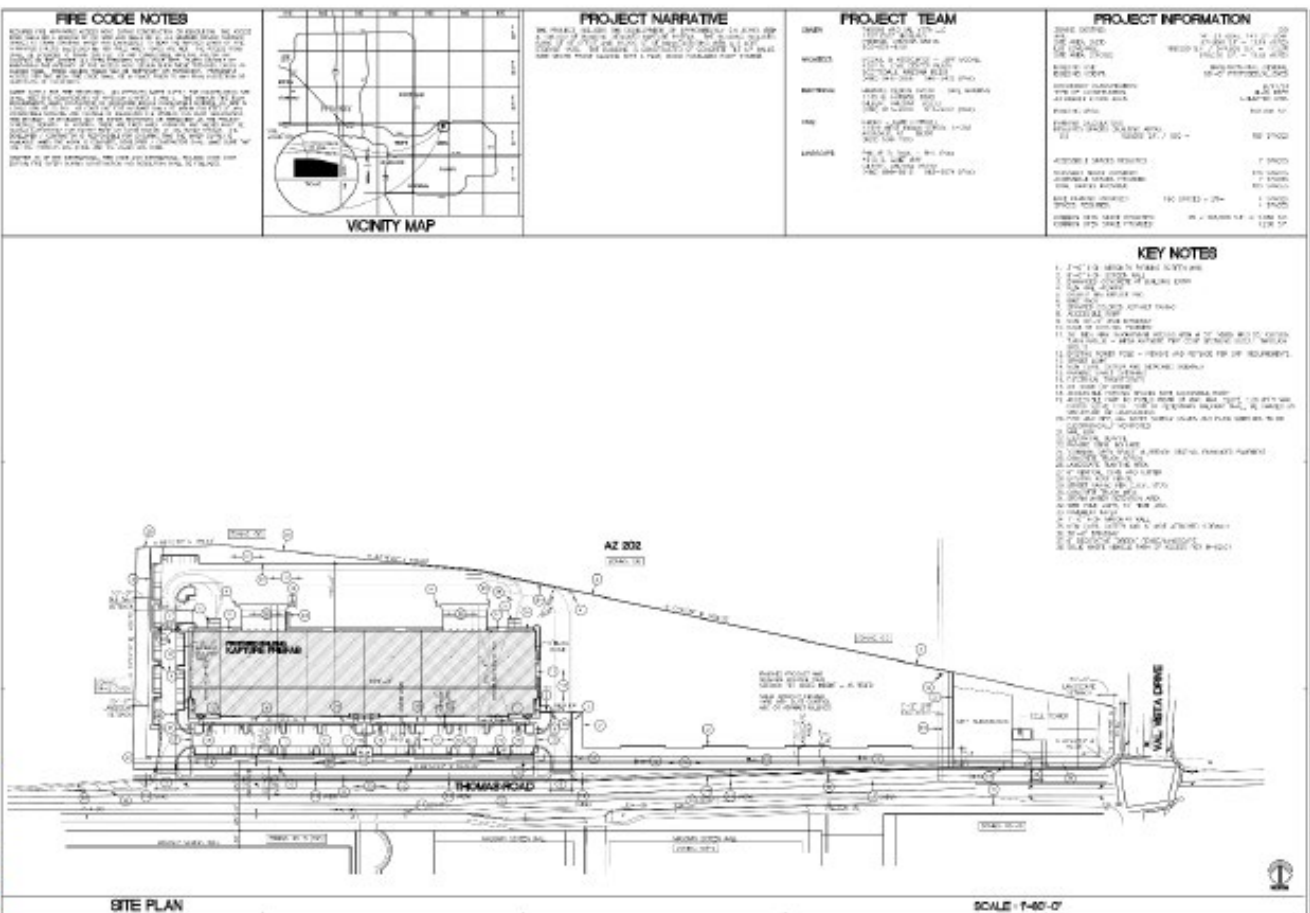


For Rodney Q. Jarvis
Partner

o (602) 265-0094
rjarvis@earlcurley.com

Attachments: Aerial Photo showing location of property.
Conceptual Site Plan.
Conceptual Rendering.

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Conceptual Rendering

APPENDIX

Design Review Board Hearing Notification Letter

July 23, 2021

**RE: *Design Review Board Meeting
Kitchell Development Company
Application No. DRB20-00801
Northwest corner of Thomas Road and Val Vista Drive***

Dear Neighbor,

On behalf of Kitchell Development Company (“Kitchell”), principal of Thomas Val Vista LLC, we have applied for Design Review Board approval for the +/- 13.19 (net) acre property located at the northwest corner of Thomas Road and Val Vista Drive (APNs 141-21-004J and 141-21-004F). This request is for development of this parcel under the existing GI (General Industrial) zoning on the property with one building, an outdoor screened storage area, parking, and landscaping. The case number assigned to this project is DRB20-00801.

The Site is located on the north side of Thomas Road, the south side of the 202, and the west side of Val Vista Drive. The first phase of the project consists of one single speculative building (that has been designed to accommodate a single user or multiple users), an outdoor screened storage area, parking, and landscaping. A future building, parking and landscape may occur on the east side of the outdoor storage area. This future phase is subject to a separate Design Review process and approval. Currently there is no specific user(s) for the building. As part of Phase 1, Kitchell proposed to install all the landscaping within the 15’ wide landscape area in front of their property along Thomas Road and Val Vista Drive frontages.

The site has been strategically designed to meet the high-quality design and development standards the City of Mesa strives for while providing an appropriate development capable of meeting the needs of a single or multiple users and today’s industrial market. The building provides varying depth to create visual interest.

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 me at (602) 265-0094 or e-mail me at rjarvis@earlcurley.com or our in-house planner, Ric Toris at (602) 265-0094 or e-mail at rtoris@earlcurley.com.

This application will be scheduled for consideration by the **Mesa Design Review Board** at their meeting held on **August 10, 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 and telephonically. 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/board-of-adjustment/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 Evan Balmer of their Planning Division staff. He can be reached at (480) 644-3654 or evan.balmer@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,



Rodney Q. Jarvis
Partner

o (602) 265-0094
rtoris@earlcurley.com

Attachments: Site Plan
Building Elevations
Landscape Plans

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McCALL & associates, inc.

4307 N. 5th Street, Suite 200
Phoenix, AZ 85018
Tel: (480) 946-0066
Fax: (480) 946-5452

THIS DRAWING IS THE PROPERTY OF McCALL & associates, inc. and shall remain the property of the company. No part of this drawing shall be reproduced or used for any purpose without the written consent of the architect.

BUILDING ELEVATIONS

PROJECT: 2001 N. CENTRAL AVENUE, PHOENIX, AZ 85012

DATE: 08/20/14

BY: [Signature]

FOR: [Signature]

PRELIMINARY

A31



LANDSCAPE CALCULATIONS CHART									
AREA	FORMULA	REQUIRED				PROVIDED			
		36" BOX NEES	14" BOX NEES	5 GAL. NEES	SHRUBS	36" BOX NEES	14" BOX NEES	5 GAL. NEES	6-SHRUBS
*TYPICAL ROAD (SEE 10)	1" TREE AND 6-SHRUBS 1% OF FRONTAGE 10% 14" BOX SOIL 14" BOX 20% 5 GAL. 14" BOX	8	38	18	44%	8	38	18	44%
PARKING LOT (24" 5 GAL. NEES) (12" 5 GAL. NEES)	8 14" TREE AND 14" SHRUBS 10 5 GAL. 14" TREE AND 14" SHRUBS 1% 14" BOX OR 2% NEES TO BE 36" BOX. BALANCE OF NEES TO BE 14" BOX	3	15	0	54	4	24	0	85
FOUNDATION BASE (54" 5 GAL)	1" TREE AND 14" 5% OF REQ'D NEES TO BE 36" BOX. BALANCE OF NEES TO BE 14" BOX	1	11	0	N/A	2	11	0	N/A
PER-METER LANDSCAPE (12" 14" BOX NEES AND 50% 5 GAL. SHRUBS, SEE 10)	1" 14" BOX NEES AND 50% 5 GAL. SHRUBS, SEE 10	0	34	0	100	0	34	0	100
WALKWAY DRIVE (14" 14")	1" TREE AND 6-SHRUBS 1% OF FRONTAGE 10% 14" BOX 20% 5 GAL. 14"	1	1	0	21	2	1	0	21

EXHIBIT A



APPENDIX

Planning and Zoning Board Hearing Notification Letter

August 9, 2021

**RE: *Planning and Zoning Board Hearing
Kitchell Development Company
Site Plan Review - Application No. ZON20-00800
Northwest corner of Thomas Road and Val Vista Drive***

Dear Neighbor,

On behalf of Kitchell Development Company (“Kitchell”), principal of Thomas Val Vista LLC, we have applied for Site Plan Review approval for the +/- 13.19 (net) acre property located at the northwest corner of Thomas Road and Val Vista Drive (APNs 141-21-004J and 141-21-004F). This request is for Site Plan Review approval to allow the development of this parcel under the existing GI (General Industrial) zoning with one building, an outdoor screened storage area, parking, and landscaping. The case number assigned to this project is ZON20-00800.

The Site is located on the north side of Thomas Road, the south side of the 202, and the west side of Val Vista Drive. The first phase of the project consists of one single speculative building (that has been designed to accommodate a single user or multiple users), an outdoor screened storage area, parking, and landscaping. A future building with parking and landscaping, may occur on the east side of the outdoor storage area. This future phase is subject to a separate Design Review process and approval. Currently there is no specific user(s) for the building. As part of Phase 1, Kitchell proposes to install all the landscaping within the 15’ wide landscape area in front of their entire site along the Thomas Road and Val Vista Drive frontages.

The site has been strategically designed to meet the high-quality design and development standards the City of Mesa strives for, while providing an appropriate development capable of meeting the needs of a single or multiple users and today’s industrial market. The building provides varying depth to create visual interest.

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 me at (602) 265-0094 or e-mail me at rjarvis@earlcurley.com or our in-house planner, Ric Toris at (602) 265-0094 or e-mail at rtoris@earlcurley.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 25, 2021, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.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. 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 Evan Balmer, Senior Planner, of their Planning Division staff. He can be reached at 480-644-3654 or email: evan.balmer@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,



Rodney Q. Jarvis
Partner

o (602) 265-0094
rjarvis@earlcurley.com

Attachments: Site Plan
Landscape Plan
Building elevations

O:\INDEX\Kitchell\Loop 202 & Val Vista\2020 - Site Plan Submittal\Notification\Notification Letter (P&Z Hearing)\FINAL_8.9.2021.docx





McCALL & Associates, Inc.
 1307 N. 1st Street, Suite 100
 Phoenix, AZ 85004
 (602) 944-0000
 (602) 944-0001

PHOTOGRAPHY
 PHOTOGRAPHY BY: [Name]
 PHOTOGRAPHY DATE: [Date]

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/2018
2	ISSUED FOR PERMIT	10/1/2018
3	ISSUED FOR PERMIT	10/1/2018
4	ISSUED FOR PERMIT	10/1/2018
5	ISSUED FOR PERMIT	10/1/2018
6	ISSUED FOR PERMIT	10/1/2018
7	ISSUED FOR PERMIT	10/1/2018
8	ISSUED FOR PERMIT	10/1/2018
9	ISSUED FOR PERMIT	10/1/2018
10	ISSUED FOR PERMIT	10/1/2018

PROJECT INFORMATION
 PROJECT NAME: [Name]
 PROJECT ADDRESS: [Address]
 PROJECT CITY: [City]
 PROJECT STATE: [State]
 PROJECT ZIP: [Zip]

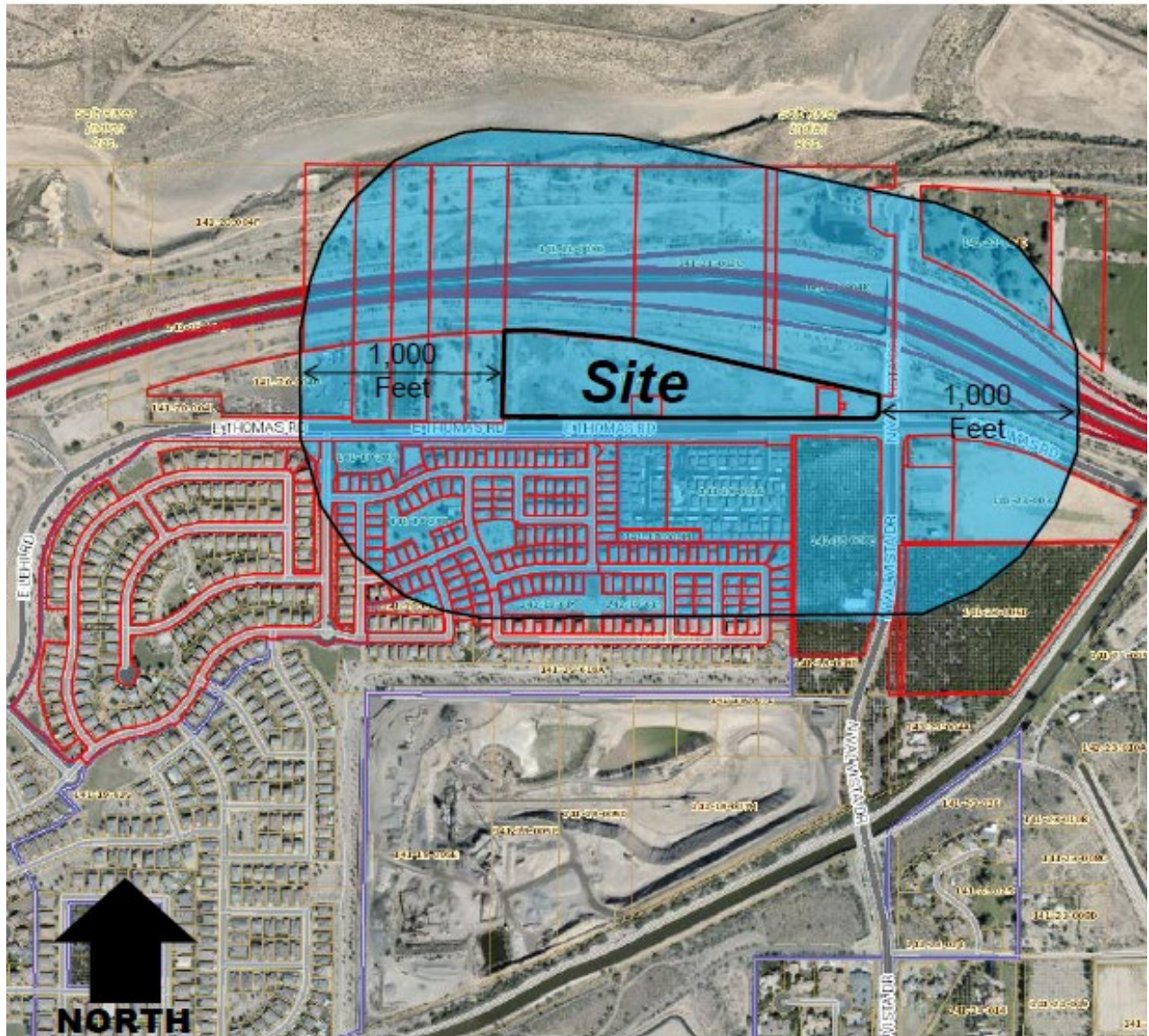
PROFESSIONAL SEAL
 [Seal]

A3.1

APPENDIX

1,000 Feet Property Ownership Map

Maricopa County



Kitchell Development Company
Site Plan and Design Review (Application Nos: ZON20-00800 and DRB20-00801
NWC of Thomas Road and Val Vista
1,000 Feet Property Ownership

<http://maps.mcassessor.maricopa.gov/>

Date: November 23, 2020

APPENDIX

1,000 Feet Notification List

PO's (1,000 feet) – 227
RNOs & HOAs – 4
IPs – 12
TOTAL – 243

\\\\ecserver\\common\\INDEX\\Kitchell\\Loop 202 & Val Vista\\Docs\\2020 - Kapture
 Tenant\\Notification\\Labels 11.23.20.docx

PARCEL 141-18-009E
 SALT RIVER PROJECT
 PO BOX 52025 LAND DEPT
 PHOENIX, AZ 85072-2025

PARCEL 141-18-002A
 NEXMETRO LEHI CROSSING LLC
 2355 E CAMELBACK RD NO 805
 PHOENIX, AZ 85016

PARCEL 141-18-009L
 NEXMETRO LEHI CROSSING LLC
 2355 E CAMELBACK RD NO 805
 PHOENIX, AZ 85016

PARCEL 141-18-008E
 BURDEN WEST LIMITED PARTNERSHIP LLP
 3404 N VAL VISTA DR
 MESA, AZ 85213

PARCEL 141-18-009M
 NEXMETRO LEHI CROSSING LLC
 2355 E CAMELBACK RD NO 805
 PHOENIX, AZ 85016

PARCEL 141-18-162
 ZJS TRUST/SCHOOSE ROBERT F/LOU ANN
 3132 E ROCHELLE ST
 MESA, AZ 85213

PARCEL 141-18-163
 SHIPLEY ERIK ANTHONY/ANN KATHRYN
 3553 N ARCO
 MESA, AZ 85213

PARCEL 141-18-164
 STRONG BRENDA M/TIMOTHY KEVIN J
 3547 N ARCO
 MESA, AZ 85213

PARCEL 141-18-179
 LEVENGOOD ADRIA/PATRICK
 3516 N CRESTON
 MESA, AZ 85213-1982

PARCEL 141-18-180
 FLANARY GARRETT L
 3522 N CRESTON
 MESA, AZ 85213

PARCEL 141-18-181
 MIKKILINENI VINEELA
 CHOWDARY/YALAMANCHILI POORNA C
 3528 N CRESTON
 MESA, AZ 85213

PARCEL 141-18-182
 CHAUDHARY GAURAV/SAINI SMRITI
 3534 N CRESTON
 MESA, AZ 85213

PARCEL 141-18-183
 CORN CHRISTOPHER J/STUBBS NORMA ANN
 3540 N CRESTON
 MESA, AZ 85213-1982

PARCEL 141-18-184
 SHING BEN CHUEN/ANN LAM
 3160 E ROCHELLE ST
 MESA, AZ 85213

PARCEL 141-18-185
 DAVIS RICHARD/MULLINS SHAINA M
 3166 E ROCHELLE ST
 MESA, AZ 85213

PARCEL 141-18-186
 HARWOOD ROSS D/ASHLEY D
 3202 E ROCHELLE ST
 MESA, AZ 85213

PARCEL 141-18-187
 MOORE JARED N/AMANDA G
 3208 E ROCHELLE ST
 MESA, AZ 85213

PARCEL 141-18-188
 ZHANG CHRISTINA J/CIHOMSKY STEVEN J
 3214 E ROCHELLE ST
 MESA, AZ 85213

PARCEL 141-18-189
 WRIGHT JASON B/HAWKEY-WRIGHT SARAH
 3537 N CRESTON
 MESA, AZ 85213

PARCEL 141-18-190
 TERWILLIGER TODD A/SHARON M
 3531 N CRESTON
 MESA, AZ 85213

PARCEL 141-18-191
 FRANK LAGANO LIVING TRUST
 1776 N MARIPOSA RD
 FLAGSTAFF, AZ 86004

PARCEL 141-18-192
 MERRICK COLE/MORGAN E
 3519 N CRESTON
 MESA, AZ 85213

PARCEL 141-18-193
 CHENEY WAYNE W/RACHEL E
 3513 N CRESTON
 MESA, AZ 85213

PARCEL 141-18-194
 HEMPY AUSTIN J/ALEXA
 3507 N CRESTON
 MESA, AZ 85213

PARCEL 141-18-197
 BAIG MIRZA F
 3213 E REGINA ST
 MESA, AZ 85213

PARCEL 141-18-198
 ARNETT CLAY
 3219 E REGINA ST
 MESA, AZ 85213

PARCEL 141-18-199
 BUSER FAMILY REVOCABLE TRUST
 3225 E REGINA ST
 MESA, AZ 85213

PARCEL 141-18-200
 BLACKWOOD FAMILY TRUST
 3231 E REGINA ST
 MESA, AZ 85213

PARCEL 141-18-201
 SELLER FRANCES A
 3216 E REGINA ST
 MESA, AZ 85213

PARCEL 141-18-202
DANIELS JANICE L
3222 E REGINA ST
MESA, AZ 85213

PARCEL 141-18-203
WALLIS REVOCABLE TRUST
2222 N VAL VISTA DR UNIT 1
MESA, AZ 85213

PARCEL 141-18-204
PROVENCAL RICHARD/SHEA MARIE
3242 E REGINA ST
MESA, AZ 85213

PARCEL 141-18-205
BYRD KALINDA G
3248 E REGINA ST
MESA, AZ 85213

PARCEL 141-18-206
FROST TRAVIS G/JAYMIE L
3254 E REGINA ST
MESA, AZ 85213

PARCEL 141-18-207
LEDGEWAY BROTHERS LIVING TRUST
PO BOX 21177
MESA, AZ 85277

PARCEL 141-18-208
PATEL RAHUL/PUJA
3512 N CITRUS COVE
MESA, AZ 85213

PARCEL 141-18-209
AHUACTZIN OSCAR A
3506 N CITRUS CV
MESA, AZ 85213

PARCEL 141-18-210
GUERRERO RACHELLE
3460 N CITRUS COVE
MESA, AZ 85213

PARCEL 141-18-211
GARCIA RENEE
3307 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-212
MONKS CHANDLER R/KAYLEE
3313 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-213
BERNARD JAMES/KEELY
3319 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-214
DELL TERRY M/MARLENA F
3325 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-215
JOHNSEN SETH T/MEREDITH K
3331 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-216
CARLSON TYLER J/BROOKE L/JOHN T
3337 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-217
NJAA MARK J/CHERYL R
3343 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-218
TELFER LESLIE/CLARKE KENNETH
3349 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-219
CUNNINGHAM NATALIE N
3304 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-220
FLEISHANS AMY J
3310 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-221
SHIPLEY DANIEL/BREANN
3316 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-222
JS FREEMAN FAMILY LIVING TRUST
3322 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-223
RANDON D WILKINS AND ANNE N WILKINS
TRUST
3328 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-224
CHAVEZ JOSSETTE G
3334 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-225
SIVERTSEN ERIC R/CHERYL R
3340 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-226
STANT LISA D
3346 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-227
REILLY LAURA/THOMAS C
3352 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-18-228
PELLEGRINO JOHN
3353 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-229
SOWARD KARLA E
3347 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-230
STACK BRIAN P/MARYEDNA S
3341 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-231
WALKER COLTON KENT/ERICA DAWN
3335 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-232
GOODRICH REBECCA S
3329 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-233
FRIESTAD DAVID
3323 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-234
GREENE JUSTIN TAYLOR/COURTNEY NICOLE
3317 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-235
BROWN JUSTIN D/KELLIE C
3322 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-236
HENRY JACOB C/RENEE B
3328 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-237
PETERSON JEFFREY VAL/STEPHANIE
3334 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-238
ZHOU YUANHAO/PAN WEI/ZHOU ZHIHUA
1440 E BROADWAY RD
TEMPE, AZ 85282

PARCEL 141-18-239
PURSNANI MUKESH S/BHAVNA M
3346 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-240
GARDNER TIFFANEY/LOPEZ KATHLEEN
3352 E ROLAND ST
MESA, AZ 85213

PARCEL 141-18-241
CHILES MARKEL K SR/CONNIE R
3353 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-242
ELLIS GERALD R/EMILY A
3347 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-243
POWELL CHARLES B/CAROLYN R
3341 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-244
WILSON AARINISHA LORRAINE/REGINALD W
2174 S HERON LN
GILBERT, AZ 85295

PARCEL 141-18-245
PORTER BRADLEY T/JANALEE H
5345 E MCLELLAN RD UNIT 87
MESA, AZ 85205

PARCEL 141-18-246
MEYER SUMER RIDDLE/GEOFFREY
3323 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-247
JOHNSON MATTHEW C/ALISON M
3538 N HELMS
MESA, AZ 85213

PARCEL 141-18-248
BAILEY NICHOLAS AARON
3532 N HELMS
MESA, AZ 85213

PARCEL 141-18-249
KENNETH MICHAEL JAMES/JENEE REANN
3526 N HELMS
MESA, AZ 85213

PARCEL 141-18-250
PETEK RUSSELL S/LACEE S
3520 N HELMS
MESA, AZ 85213

PARCEL 141-18-251
GREGORY D BRANTLEY AND YURIE
BRANTLEY TRUST
3521 N CITRUS COVE
MESA, AZ 85213

PARCEL 141-18-252
KUYPER KARI
3527 N CITRUS COVE
MESA, AZ 85213

PARCEL 141-18-253
MACEWEN SHERRY
3533 N CITRUS COVE
MESA, AZ 85213

PARCEL 141-18-254
CIOLEK STEVE J
3539 N CITRUS COVE
MESA, AZ 85213

PARCEL 141-18-255
VOMOCIL JESSICA/TERENCE D
3241 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-256
PUTNAM THOMAS R III
3235 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-257
SWANN SABREA E/WENDA R
3229 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-258
FITCH JAMES/FRIEDMAN ELLIS
3223 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-259
ROOT DAWN M
3219 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-260
KOHLEH PHILLIP L/MEAGAN K
3215 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-261
DILELLO ANDREW T/CHELSEA
9611 E WINDROSE DR
SCOTTSDALE, AZ 85260

PARCEL 141-18-262
ROBERT WESTON WOOLSEY REVOCABLE
TRUST
3236 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-263
GARNER RICHARD KENT/KRISTINE
LOVELAND
3533 E JASMINE CIR
MESA, AZ 85213

PARCEL 141-18-264
ROGOWSKI KYLE J/JACLYN K
3248 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-265
LEA TRACY W
3254 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-266
THILGES SCOTT A/RUBY M
3260 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-267
CARDINALE PETER
3266 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-268
LOVICK ANN E
3304 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-269
FRANCIS KAREN/GENE
3310 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-270
LAMBSON NATHAN T/PARKER ALISON L
3316 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-271
HOANG DANG N/NGUYEN THO T
3322 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-272
COVERT DENISE R
3328 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-273
GUTIERREZ LUPE P JR
3334 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-274
PEELA LAKSHMANA
2765 W DELRIO PL
CHANDLER, AZ 85224

PARCEL 141-18-275
BISTA MITHUN/KHAKUREL BANDANA
3346 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-276
REICHARDT RACHEL L
3352 E ROCHELLE ST
MESA, AZ 85213

PARCEL 141-18-277
SNOW CLAUDETTE
3553 N 34TH ST
MESA, AZ 85213

PARCEL 141-18-278
CHAVEZ CESAR BADAJOS/TORRES YUBIA A
BARBA
3547 N 34TH ST
MESA, AZ 85213

PARCEL 141-18-279
VANDERWOUDE RICHARD S/GIROUX JILL M
3541 N 34TH ST
MESA, AZ 85213

PARCEL 141-18-280
FARQUHARSON SHANNON/LASECKI KEVIN
3535 N 34TH ST
MESA, AZ 85213

PARCEL 141-18-281
MAHABIR SHANTAN/LEIBHAM STEVEN J
3529 N 34TH ST
MESA, AZ 85213

PARCEL 141-18-282
TORKINGTON REVOCABLE
TRUST/TORKINGTON JOHN R
3523 N 34TH ST
MESA, AZ 85213

PARCEL 141-18-283
FOSSIL CREEK CAPITAL LLC
3517 N 34TH ST
MESA, AZ 85213

PARCEL 141-18-284
OSCARSON DOUGLASS/CHARLOTTE
3511 N 34TH ST
MESA, AZ 85213

PARCEL 141-18-285
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-18-287
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-18-288
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-18-289
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-18-290
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-18-294
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-18-295
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-19-511
AIELLO DANIEL/IRENE
3441 N ALMAR
MESA, AZ 85213

PARCEL 141-19-512
KITCHIN PAUL/DE OLIVEIRA SARAH
3445 N ALMAR
MESA, AZ 85213

PARCEL 141-19-513
OGLE MATT
3449 N ALMAR
MESA, AZ 85213

PARCEL 141-19-514
AH4R PROPERTIES TWO LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301-2148

PARCEL 141-19-515
SAUCEDO LORENA/FRANCISCO
3457 N ALMAR
MESA, AZ 85213-2076

PARCEL 141-19-516
OTSUKA KRISTEN
3461 N ALMAR
MESA, AZ 85213

PARCEL 141-19-517
RASNER SCOTT/CORINA
3454 N CITRUS COVE
MESA, AZ 85213

PARCEL 141-19-518
BUI HAC H
3448 N CITRUS CV
MESA, AZ 85213

PARCEL 141-19-519
SHUMWAY LORI A
3442 N CITRUS CV
MESA, AZ 85213

PARCEL 141-19-531
LUNDSTROM DIEGO/JENNA
3306 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-532
HINCHEY LOUIS A/RACHEL T
3312 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-533
DOUGLAS R AND MARY K BEACH FAMILY
TRUST
3318 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-534
GAAB TYLER/MEGAN
3324 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-535
BODAM JONATHAN D/PAIGE M
3330 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-536
RICH LUIS A/CAMPOS PAULINA
3336 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-537
HOANG DAVID D/VU LIEN
3342 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-538
HORNE BRENTON D/MADISEN K
3348 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-539
HAWASH JAMAL S/DEIRDRE L
3403 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-540
SILVESTER DAVID/HILLARY
3407 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-541
ANDERSON JOHN J
3411 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-542
LOPEZ EDUARDO
3415 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-543
LUPIEN MICHELLE D
3419 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-544
SWARTZ DREW/CASEY MARIE
CHRISTENSEN/ANDREW
3423 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-545
CANACAKOS GERALDINE M
3424 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-546
STRECKER MEGAN L/MARK T
3420 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-547
RM DEMARTINO FAMILY JOINT LIVING
TRUST
3416 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-548
DEMARTINO ASHLEE
3412 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-549
MORENO-LAIRD ELIZABETH
3408 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-550
CORN NORMAN P/LINDA R
3404 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-566
CANACAKOS CAITLIND G
3444 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-567
KIRKPATRICK AUSTIN
3438 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-568
CROTEAU LINDA/ALLAN
PO BOX 6788
APACHE JUNCTION, AZ 85178

PARCEL 141-19-569
RIVERA DAVID A
3441 N MIRAMAR
MESA, AZ 85213

PARCEL 141-19-570
ROACH STEPHEN/SUSAN
3447 N MIRAMAR
MESA, AZ 85213

PARCEL 141-19-571
WENZEL FRED/CONBOY KIM
3453 N MIRAMAR
MESA, AZ 85213

PARCEL 141-19-572
SEYMOUR ERIN/NATHAN
3459 N MIRAMAR
MESA, AZ 85213

PARCEL 141-19-573
IOBST DEVONNA R
3458 N MAYFAIR
MESA, AZ 85213

PARCEL 141-19-574
HARTMAN REVOCABLE TRUST
3452 N MAYFAIR
MESA, AZ 85213

PARCEL 141-19-575
ZASTROW RUTH A/HOEKSTRA DANIEL
3446 N MAYFAIR
MESA, AZ 85213-2086

PARCEL 141-19-576
ANDERSON STEPHEN J
3440 N MAYFAIR
MESA, AZ 85213

PARCEL 141-19-577
ADAMS BRETT ERNEST/CARLIE ONEILL
3439 N MAYFAIR
MESA, AZ 85213

PARCEL 141-19-578
SCHNEPF TIMOTHY J
3445 N MAYFAIR
MESA, AZ 85213

PARCEL 141-19-579
KUHN ANTHONY R
3451 N MAYFAIR
MESA, AZ 85213

PARCEL 141-19-580
FOULGER CHAD REVANS/MEGAN REE
3457 N MAYFAIR
MESA, AZ 85213

PARCEL 141-19-581
KUHN GREGORY R/DEBBIE K
3456 N ORCHARD
MESA, AZ 85213

PARCEL 141-19-582
ENGELMANN AUSTIN T/JOANNA M
3450 N ORCHARD ST
MESA, AZ 85213

PARCEL 141-19-583
SUKRAW JULIE E/ERIC V
3444 N ORCHARD
MESA, AZ 85213

PARCEL 141-19-584
REYNA ELMER JR
3438 N ORCHARD
MESA, AZ 85213

PARCEL 141-19-585
CRAVY TYLER
3452 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-586
GLENN TODD/EMILY
3458 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-587
PANESSA DANIEL A/CONNIE A
3464 E RUSSELL ST
MESA, AZ 85213

PARCEL 141-19-592
LEWIS KELLY/NATHAN/BEXTERMUELLER
RICHARD ALLEN/KATHLENE MARIE
3435 N ORCHARD
MESA, AZ 85213

PARCEL 141-19-593
BOHDANOWICZ MONICA L/MARK J
3441 N ORCHARD
MESA, AZ 85213

PARCEL 141-19-594
MAHMOODI RAMIN
PO BOX 51894
PHOENIX, AZ 85076

PARCEL 141-19-595
SEAMAN AARON/ASRAR AMBAR
3453 N ORCHARD
MESA, AZ 85213

PARCEL 141-19-596
JEFFS JOSHUA/BRITTANY
3459 N ORCHARD
MESA, AZ 85213

PARCEL 141-19-597
LEBER JARED/ELIZABETH
3465 N ORCHARD
MESA, AZ 85213

PARCEL 141-19-598
FARNSWORTH TYSON/MAXWELL ALISHA
3466 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-599
REYNA OCTAVIO/SALMON EMMERSON
3462 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-600
JOHNSON MARQUITA R/NATASHA R
3458 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-601
WOOLSEY BARBARA
3454 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-602
LAVIT MARK E/KELLY R
3450 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-603
ZUBER LISA K
3446 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-604
BAILEY CHANDEL M
3442 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-605
CUNNINGHAM CHAD M
3438 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-606
LAHRING BRETT C/KRYSTAL L
3434 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-607
PETERSEN GARY/JENNIFER
3430 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-608
SCHNEIDER MARK THOMAS
3426 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-609
SOREL ZACHARY C/CHELSEA M
3422 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-610
GOGGIN GABRIELLE L
3547 N ARCO ST
MESA, AZ 85213

PARCEL 141-19-611
MARION EMMA L/KEVIN S
3414 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-612
BAUMER JOSEPH K
3410 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-613
BOSSOM LISA R
3406 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-614
COTA-GANN BERNICE M/GANN JONATHAN A
3402 E RIVERDALE ST
MESA, AZ 85213

PARCEL 141-19-615B
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-19-616
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-19-617
LEHI CROSSING COMMUNITY ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE, AZ 85250

PARCEL 141-20-004T
ARIZONA DEPT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007-3212

PARCEL 141-20-004U
RHINO CONTRACTING LLC
2855 E BROWN RD BLDG B STE 1
MESA, AZ 85213

PARCEL 141-21-001C
ARIZONA DEPT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007-3212

PARCEL 141-21-002C
ARIZONA DEPT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007-3212

PARCEL 141-21-003C
ARIZONA DEPT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007-3212

PARCEL 141-21-004E
ARIZONA DEPT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007-3212

PARCEL 141-21-004F
THOMAS VAL VISTA LLC
1707 E HIGHLAND RD STE 100
PHOENIX, AZ 85016

PARCEL 141-21-004H
SALT RIVER AGRIC IMP & POWER DISTRICT
PO BOX 52025
PHOENIX, AZ 85072

PARCEL 141-21-004J
THOMAS VAL VISTA LLC
1707 E HIGHLAND SUITE 100
PHOENIX, AZ 85016

PARCEL 141-21-004K
ARIZONA DEPT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007-3212

PARCEL 141-21-005L
ARIZONA DEPT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007-3212

PARCEL 141-21-005N
ARIZONA DEPT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007-3212

PARCEL 141-21-005P
SKYBRIDGE COMPANIES LLC
4017 N 62ND ST
SCOTTSDALE, AZ 85251

PARCEL 141-21-005Q
SKYBRIDGE COMPANIES LLC
4017 N 62ND ST
SCOTTSDALE, AZ 85251

PARCEL 141-21-005R
SKYBRIDGE COMPANIES LLC
4017 N 59TH ST
PHOENIX, AZ 85018

PARCEL 141-21-005S
SKYBRIDGE COMPANIES LLC
4017 N 59TH ST
PHOENIX, AZ 85018

PARCEL 141-21-005T
ARIZONA STATE OF DEPT OF
TRANSPORTATION
205 S 17TH AVE
PHOENIX, AZ 85007-3212

PARCEL 141-21-005W
ARIZONA STATE OF DEPT OF
TRANSPORTATION
205 S 17TH AVE
PHOENIX, AZ 85007-3212

PARCEL 141-21-005X
SKYBRIDGE COMPANIES LLC
4017 N 59TH ST
PHOENIX, AZ 85018

PARCEL 141-21-005Y
SKYBRIDGE COMPANIES LLC
4017 N 59TH ST
PHOENIX, AZ 85018

PARCEL 141-22-002D
TYLER D/W TR/DONALD & WANDA TYLER
FMLY LTD PT
3811 N VAL VISTA DR
MESA, AZ 85213

PARCEL 141-22-004E
DONALD & WANDA TYLER FAMILY LTD
PARTNSHIP ETA
3811 N VALVISTA DR
MESA, AZ 85213

PARCEL 141-23-003E
E RODNEY ENGEL & JANELLE ANNE YANCEY
ENGEL TR
PO BOX 30130
MESA, AZ 85275-0130

PARCEL 141-23-003G
ENGEL E RODNEY JR/JANELLE ANNE YANCEY
TR
PO BOX 30130
MESA, AZ 85275

PARCEL 141-23-003J
E R ENGEL AND J A Y ENGEL FAM REV LIV
TRUST
PO BOX 30130
MESA, AZ 85275

PARCEL 141-23-003L
ENGEL E RODNEY JR/JANELLE ANNE YANCEY
TR
PO BOX 30130
MESA, AZ 85275

PARCEL 141-23-005D
BURDEN EAST LP, LLP
3325 N VAL VISTA DR
MESA, AZ 85213

PARCEL 141-23-005E
BURDEN EAST LP, LLP
3325 N VAL VISTA DR
MESA, AZ 85213

PARCEL 141-23-005F
BURDEN EAST LP, LLP
3325 N VAL VISTA DR
MESA, AZ 85213

PARCEL 141-23-006
BURDEN EAST LP, LLP
3325 N VAL VISTA DR
MESA, AZ 85213

PARCEL 141-18-001A
BURDEN TODD R/LISA K
3404 N VAL VISTA DR
MESA, AZ 85213

SOMERSET ESTATES
LARRY TYLER
3821 E PALM CIR
MESA, AZ 85207

SOMERSET ESTATES HOMEOWNERS
ASSOCIATION
C/O HEYWOOD REALTY AND INVESTMENT
42 S. HAMILTON PL. # 101
GILBERT, AZ 85233

MONTANA DORADA HOMEOWNERS
ASSOCIATION, INC
C/O CORNERSTONE PROPERTY SERVICES
4360 E BROWN ROAD SUITE 108
MESA, AZ 85205

LEHI CROSSING COMMUNITY ASSOCIATION
C/O PATTI GARVIN
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

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1811 S. Alma School Road, Suite 190
Mesa, AZ 85210
drew.huseh@woodsidehomes.com

APPENDIX

Public Hearing Hearing

Sign Posting Photo and Affidavit of Posting



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by August 11, 2021

Date: August 10th, 2021

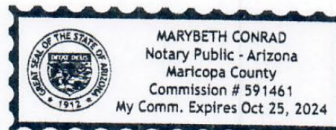
I, MARIA HITT, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON20-00800 on the 10th day of August, 2021. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were 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 10th day of August, 2021.

Marybeth Conrad
Notary Public



Case Number: ZON20-00800

Project Name: Kitchell Development - 202 and Val Vista