

Thompson Thrift

ELLIOT AND SIGNAL BUTTE

PROPOSED INDUSTRIAL / COMMERCIAL DEVELOPMENT

NWC OF ELLIOT AND SIGNAL BUTTE

Mesa, Arizona

Rezone, Site Plan Review and Design Review

Citizen Participation Report

Submitted: September 28, 2021

I. Introduction

This report provides results of the implementation of the Citizen Participation Plan for proposed industrial and commercial development. This site is located at the northwest corner of Elliot and Signal Butte and is an application for the rezoning of 25 acres of vacant land from AG to PAD overlay with underlying Light Industrial (L-1) zoning as well as a Special Use Permit for a Service Station use. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. All outreach and notice materials are attached.

II. Contact

Adam Baugh
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: adam@witheymorris.com

III. Neighborhood Meeting

We hosted a virtual neighborhood meeting on July 26, 2021 via Zoom, and there was no registrants or attendees for the meeting. We logged into the Zoom meeting for 15 minutes, but no one attended outside of the applicant team.

IV. Correspondence

- a. July 14, 2021: Neighborhood letters are sent to property owners and neighborhood associations within 1,000 feet of the site.
- b. August 27, 2021: Design Review letters are sent to property owners and neighborhood associations within 1,000 feet of the site.

- c. September 27, 2021: Hearing Notices letters are sent to property owners and neighborhood associations within 1,000 feet of the site.
- d. September 27, 2021: Hearing Notice sign postings are posted on the site.

Attachment A has copies of all the mailings attached.

V. Results

There are currently 57 people on the mailing list. See contact list attached in Attachment A. There has been no correspondence on the site and therefore no issues have been raised by adjacent property owners.

Attachment A



July 14, 2021

Notice of Project & Neighborhood Meeting

Dear Property Owner or Resident:

Our firm represents Thompson Thrift Retail Group, regarding a +/-25 acres of vacant land located at the northwest corner of Elliot Road and Signal Butte Road in Mesa (the "Property"), as shown on the enclosed map. The site is currently vacant and zoned Agriculture (AG).

We wanted to inform you that we have filed a Rezoning and Design Review application with the City of Mesa. Our client is requesting to rezone the site to Light Industrial (LI) with a Planned Area Development (PAD) overlay and a Special Use Permit (SUP) for a service station. The project proposes a three-building industrial center with ancillary commercial uses at the intersection corner. The industrial buildings are consistent with the area's industrial zoning and overall development trends along Elliot Road. This development will create many employment opportunities and is ideally situated to provide commerce/manufacturing related employment uses. The proposed commercial uses support the nearby employment area and provides retail amenities and dining opportunities for employees and area residents. The conceptual site plan is attached to this letter.

We are hosting a virtual neighborhood meeting to discuss the proposal. At this meeting, we will make a live presentation via web conference to share the project. After the presentation, anyone who is interested will be able to submit questions and the development team will answer via live webcam. The virtual meeting will be held as follows:

Date: Monday, July 26, 2021
Time: 5:30 pm
Location: Virtual*

*To participate in the meeting, please email Hannah Blean at hannah@witheymorris.com and request a link to the meeting. The only way to access the meeting will be via the link from Ms. Blean.

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 adam@witheymorris.com.

Thank you for your courtesy and consideration.

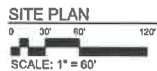
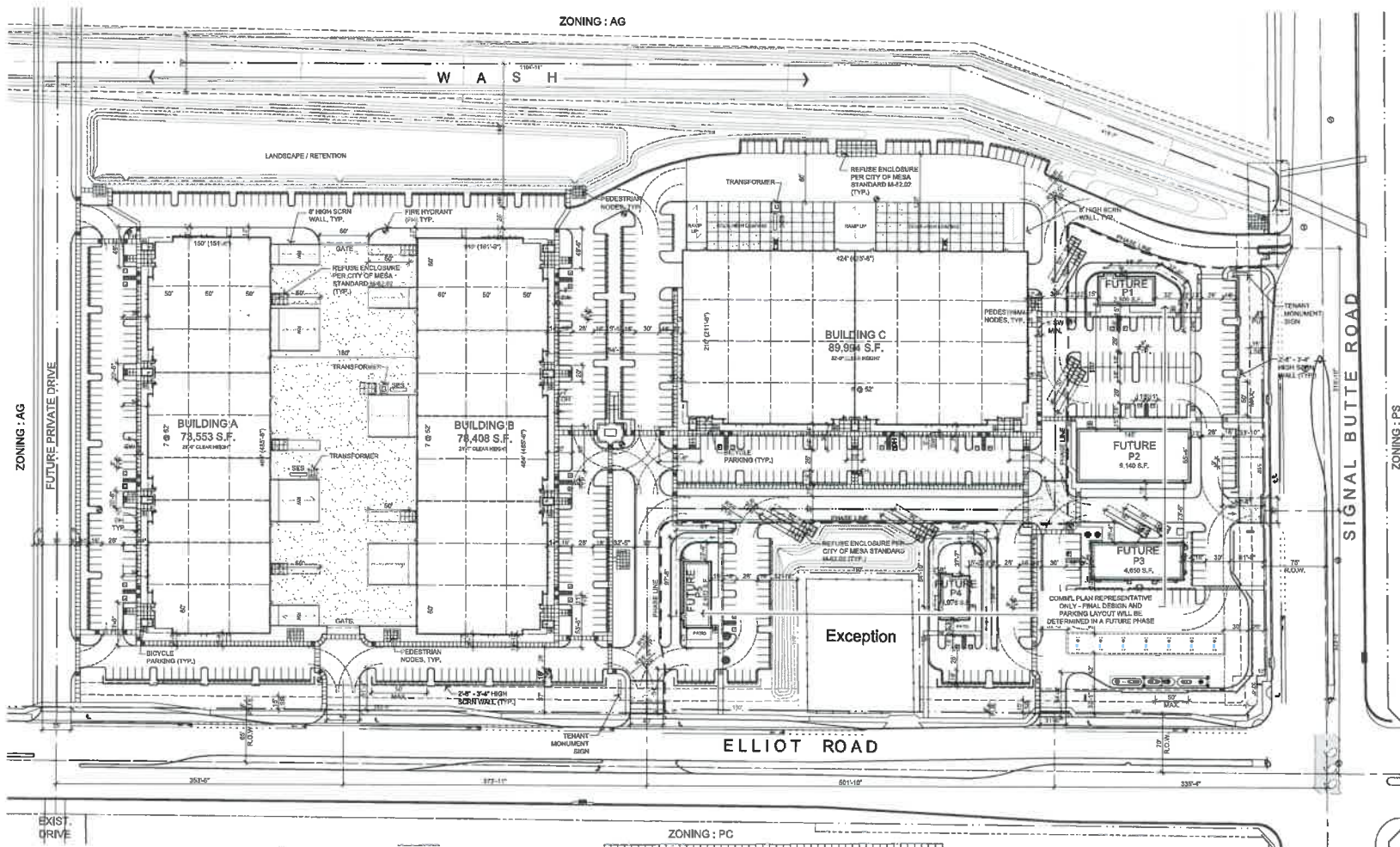
Sincerely,

WITHEY MORRIS P.L.C.

By *on behalf of*
G. Adam Baugh

Enclosures

100



MESA FIRE CODE NOTES

1. PER MESA AMENDED FIRE CODE SECTION 510.1.1 NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL OR BUILDINGS OR STRUCTURES TOTALING 45,000 SQUARE FEET (13,714 M²) OR MORE ON ANY SINGLE FLOOR.
2. FIRE SPRINKLER SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA FIRE CODE 603.2, UNLESS EXEMPTED BY THE LISTED EXEMPTIONS OF 603.1.
3. MESA AMENDED FIRE CODE SECTION 603.3.1.1.3 BUILDINGS WITH ROOF STRUCTURE OVER 29 FEET, THE MINIMUM DESIGN REQUIREMENTS FOR BUILDING WITH THE ROOF STRUCTURE OVER 29 FEET ABOVE THE FINISHED FLOOR SHALL BE FOR BACK STORAGE OF GROUP IV COMMODITIES AS DEFINED IN CHAPTER 32 AND SECTION 603.1.1.1. AND PER MESA AMENDED FIRE CODE SECTION 603.2.1, THE SIZE OF THE FIRE DEPARTMENT CONNECTION AND PIPING IS DEPENDENT ON THE AUTOMATIC SPRINKLER DESIGN FLOW. THE MAXIMUM DESIGN FLOW FOR A 2-1/2 INCH SAMPLE CONNECTION IS 500 GPM. FOR DESIGN FLOW GREATER THAN 500 GPM INSTALL A SINGLE 2-1/2 INCH SAMPLE CONNECTION AND 5-INCH STORE CONNECTION.

THOMPSON THRIFT

SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

NWC of Elliot and Signal Butte
Mesa, Arizona

VICINITY MAP



PROJECT DATA

Existing Zoning:	AG
APN#:	A PORTION OF 304-01-006Q
Net Site Area:	1,086,862 S.F. (25.18 AC.)
Building Area:	281,533 S.F.

PROJECT DATA - INDUSTRIAL

Net Site Area:	840,212 S.F. (19.42 AC.)
Building Area:	241,955 S.F.
Coverage:	28.0%
Parking Required	
241,955 S.F. @ 25% = 60,489 S.F. / 375:	162 Spaces
241,955 S.F. @ 75% = 181,466 S.F. / 900:	202 Spaces
Total Parking Required:	364 Spaces
Total Parking Provided:	408 Spaces
ADA Parking Required:	9 Spaces
ADA Parking Provided:	18 Spaces
Site Parking Required (1/10 Spaces):	44 Spaces
Site Parking Provided:	44 Spaces
Proposed Height:	VARIES 5'-0" MAX.
Foundation Base	
Building A:	
West Required (15' X 485'-6"):	7,283 S.F.
West Provided:	10,474 S.F.
North Required (5' X 151'-6"):	756 S.F.
North Provided:	1,517 S.F.
South Required (5' X 151'-6"):	756 S.F.
South Provided:	2,304 S.F.
Building B:	
East Required (15' X 485'-6"):	7,283 S.F.
East Provided:	10,483 S.F.
North Required (5' X 161'-6"):	808 S.F.
North Provided:	1,925 S.F.
South Required (5' X 161'-6"):	808 S.F.
South Provided:	2,472 S.F.
Building C:	
South Required (15' X 425'-6"):	6,363 S.F.
South Provided:	8,855 S.F.
West Required (10' X 211'-6"):	2,115 S.F.
West Provided:	2,124 S.F.
East Required (10' X 211'-6"):	2,115 S.F.
East Provided:	3,054 S.F.

PROJECT DATA - COMMERCIAL*

Net Site Area:	250,650 S.F. (5.76 AC.)
Building Area:	19,578 S.F.
Coverage:	7.8%

* COMMERCIAL PLAN REPRESENTATIVE ONLY - FINAL DESIGN AND PARKING LAYOUT WILL BE DETERMINED IN A FUTURE PHASE

Building Codes:
 2016 International Building Code (IBC)
 2016 International Existing Building Code (IEBC)
 2016 International Residential Code (IRC)
 2018 International Energy Conservation Code (IECC)
 2016 International Fire Code (IFC)
 2016 International Fuel Gas Code (IFGC)
 2016 International Mechanical Code (IMC)
 2018 International Plumbing Code (IPC)
 2016 International Swimming Pool and Spa Code (ISPS)
 2017 National Electrical Code (NEC)

PROJECT TEAM

Developer Thompson Thrift 2398 E. Camelback Rd. Ste. 210 Phoenix, Arizona 85016 Contact: Andrew Call Ph: (602) 313-8831 Em: acall@thompsonthrift.com	Architect Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Glenn Hurd Ph: (602) 957-1800 ghurd@butlerdesigngroup.com
Civil Engineer Hunter Engineering 10450 N. 74th Street, Ste 200 Scottsdale, Arizona 85259 Contact: Jeff Hunter Ph: (480) 991-3985 jhunter@hunterengineeringpc.com	Landscape Architect Laskin & Associates, Inc 67 E. Weldon Avenue, Ste 230 Phoenix, Arizona 85012 Contact: Hardy Laskin Ph: (602) 840-7771 hardy@laskindesign.com



06-07-21 19065-ST72



EX01

SITE PLAN

Butler Design Group, Inc
architects & planners

ABRAHAM VENTURES LLC

PO BOX 386

COOPERSTOWN, ND 58425

ARAUJO JUAN M PONCE

3656 S HASSETT

MESA, AZ 85212

BALZARINI LAURIE LYNN/RAYMOND RENO

4401 CORDOVA PL

FREMONT, CA 94536

BRADLEY T PORTER AND JANALEE H
PORTER TRUST

5345 E MCLELLAN RD UNIT 87

MESA, AZ 85205

CORP PRESIDING BISHOP CH JESUS CHRIST
LDS

50 E NORTH TEMPLE RM 2225

SALT LAKE CITY, UT 84150

DAVIS NATHAN/WENDY

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DYE JOHN D/KRISTIE MARIE

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ASSOCIATION

1600 W BROADWAY RD STE 200

TEMPE, AZ 85282

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HILL TIMOTHY

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JACOBITZ TIMOTHY D/MEGAN H

3639 S HASSETT

MESA, AZ 85212

MASYNO COMPANY LLC

P O BOX 520

COLLIDGE, AZ 85128

APPEL MARK/VICTORIA W

3664 S HASSETT

MESA, AZ 85212

BAIER WENDY-ANN/ULRICH

3647 S HASSETT

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BENNETT SKYLAR D/DANICA MARIE

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CORNCOB FAMILY TRUST

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CP CLARKE TRUST

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DMB MESA PROVING GROUNDS LLC

14646 N KIERLAND BLVD STE 165

SCOTTSDALE, AZ 85254

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MESA CITY OF

20 E MAIN ST STE 650

MESA, AZ 85211

MESA CITY OF

20 E MAIN ST 6TH FL

MESA, AZ 85201

NTT GLOBAL DATA CENTERS PH LLC

1625 W NATIONAL DR

SACRAMENTO, CA 95834

PLATYPUS DEVELOPMENT LLC

1 INFINITE LOOP, MS: 18-RE

CUPERTINO, CA 95014

REED HEATH P/STACEY A

3710 S GARRISON

MESA, AZ 85212

S R P A I & P D -PAB 350

PO BOX 52025

PHOENIX, AZ 85072

SIGNAL BUTTE MESA HOLDINGS LLC

700 MEADOW LN NORTH

MINNEAPOLIS, MN 55422

SOLARO JOSEPH G/SANSOTTA SABRINA T

3711 S HASSETT

MESA, AZ 85212

TODD DEBORAH J/LOSTER WILLIAM C

3701 S GARRISON

MESA, AZ 85212

VERT FAMILY TRUST

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WHANE OF MESA LIMITED PARTNERSHIP
LLLP

5040 E SHEA BLVD 254

SCOTTSDALE, AZ 85254

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PERAZA CARLOS A/SANCHEZ LOURDES

10855 E QUARRY CIR

MESA, AZ 85212

PUSCH RUSSELL WADE/BARBARA ANN

10910 E QUARRY CIR

MESA, AZ 85212

S R P A I & P D PA # 53-101842-01

PO BOX 52025

PHOENIX, AZ 85072

SIGNAL BUTTE GRID LLC

1495 CANYON BLVD STE 218

BOULDER, CO 80302

SMITH MICHAEL/JOHNSON ELLEN

3630 S GARRISON

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VELA RODRIGO G JR

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WHANE OF MESA LP

5040 E SHEA BLVD 254

SCOTTSDALE, AZ 85254



August 27, 2021

RE: Notice of Hearing
ZON20-00447 & DRB20-00446
10630 E Pecos Road

Dear Property Owner or Resident:

Our firm represents Thompson Thrift Retail Group, regarding +/-25 acres of vacant land located at the northwest corner of Elliot Road and Signal Butte Road in Mesa (the "Property"), as shown on the enclosed map. The site is currently vacant and zoned Agriculture (AG). This request is for the development of a commercial center and industrial park. The case number assigned to this project is DRB 21-00547.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-230-0600 or e-mail me at adam@withey-morris.com

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on **September 14, 2021** in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 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 via a video conferencing platform at <https://mesa11.zoom.us/j/5301232921> 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** online 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.

August 27, 2021

Page 2

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.

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 adam@witheymorris.com.

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.



By

Adam Baugh

Enclosures



THOMPSON THRIFT

SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

NWC of Elliot and Signal Butte

Mesa, Arizona

08-10-21 REVISION

08-07-21

10055-ST22



Butler Design Group, Inc.
architects & planners



THOMPSON THRIFT

SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

NWC of Elliot and Signal Butte
Mesa, Arizona

06-18-21 REVISION

06-07-21

10065-ST22



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THOMPSON THRIFT

SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

NWC of Elliot and Signal Butte
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06-16-21 REVISION
08-07-21 10055-BT22



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SCOTTSDALE, AZ 85254



Dear Neighbor,

Our firm represents Thompson Thrift Retail Group, regarding a +/-25 acres of vacant land located at the northwest corner of Elliot Road and Signal Butte Road in Mesa. We have applied for a rezone from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD); Site Plan Review and Special Use Permit for the property located within the 10500 to 10800 blocks of East Elliot Road (north side) and within the 3500 block of South Signal Butte Road (west side), as shown on the attached map.

This request is for development of a commercial and industrial development. The project proposes a three-building industrial center with ancillary commercial uses at the intersection corner. The industrial buildings are consistent with the area's industrial zoning and overall development trends along Elliot Road. This development will create many employment opportunities and is ideally situated to provide commerce/manufacturing related employment uses. The proposed commercial uses support the nearby employment area and provides retail amenities and dining opportunities for employees and area residents. The case number assigned to this project is ZON21-00540.

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 602-230-0600 or e-mail me at adam@witheymorris.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at the meeting held on **October 13, 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.


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Sincerely,

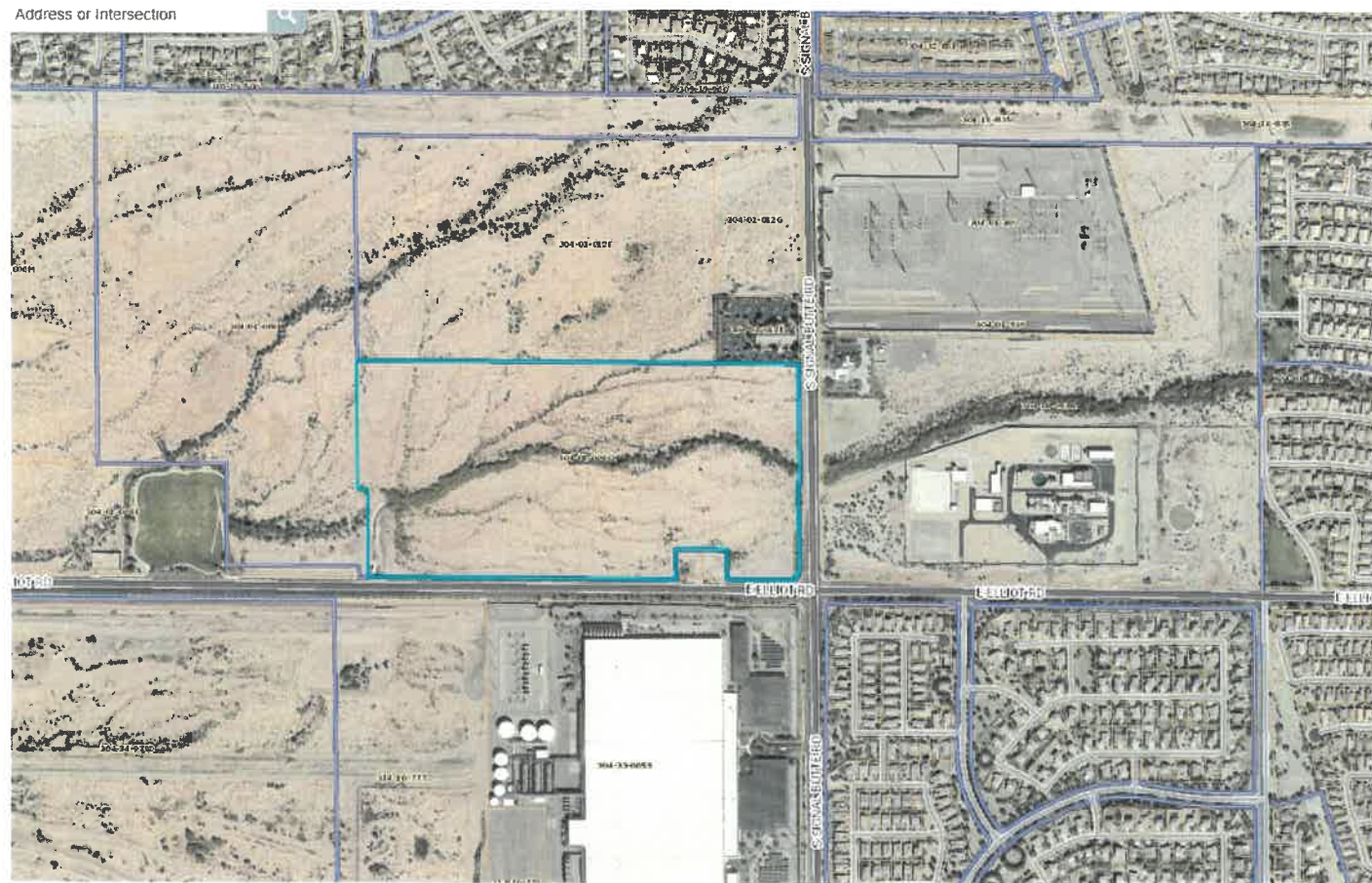
WITHEY MORRIS P.L.C.

By 

Adam Baugh

Enclosures

Aerial Map



EX09

07/13/2021
19056

Proposed Industrial / Commercial Development

NWC of Elliot and Signal Butte
Mesa, Arizona





EAST ELEVATION - BUILDING B

Scale: 1" = 20'



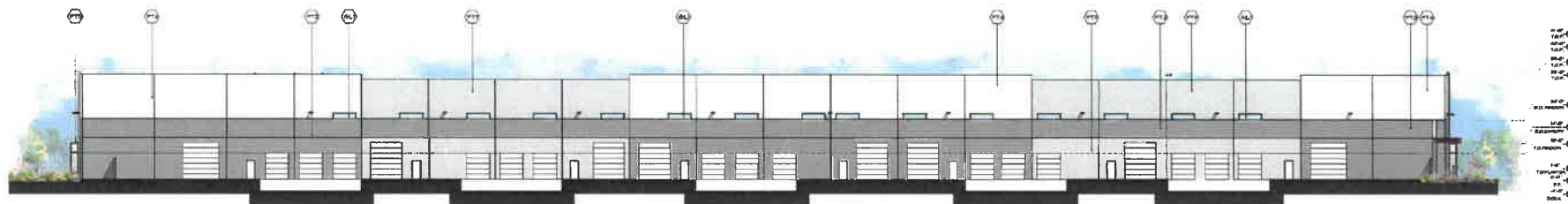
SOUTH ELEVATION - BUILDING B

Scale: 1" = 20'



NORTH ELEVATION - BUILDING B

Scale: 1" = 20'



WEST ELEVATION - BUILDING B

Scale: 1" = 20'

MATERIAL / COLOR SCHEDULE					
MARK DESCRIPTION	FINISH/COLOR	T.B.D.	MODEL	T.B.D.	MANUFACTURER
0101 1" INSULATED LONHE GLAZING	GLASS				
PT01 TILT-UP CONCRETE PANEL, PAINTED	CELLULOSE	DET619			DUNN EDWARDS
PT02 TILT-UP CONCRETE PANEL, PAINTED	BANK VAULT	DET623			DUNN EDWARDS
PT03 TILT-UP CONCRETE PANEL, PAINTED	INDUSTRIAL AGE	DET618			DUNN EDWARDS
PT04 TILT-UP CONCRETE PANEL, PAINTED	PINTER HORN	DET216			DUNN EDWARDS
PT05 TILT-UP CONCRETE PANEL, PAINTED	BLACK TIE	DET6991			DUNN EDWARDS
PT06 PAINTED DECORATIVE STEEL	ROYAL RED FLUSH	DET428			DUNN EDWARDS

THOMPSON THRIFT

SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

NWC of Elliot and Signal Butte
Mesa, Arizona

EX13



Butler Design Group, Inc.
architects & planners

07/13/2021
18055



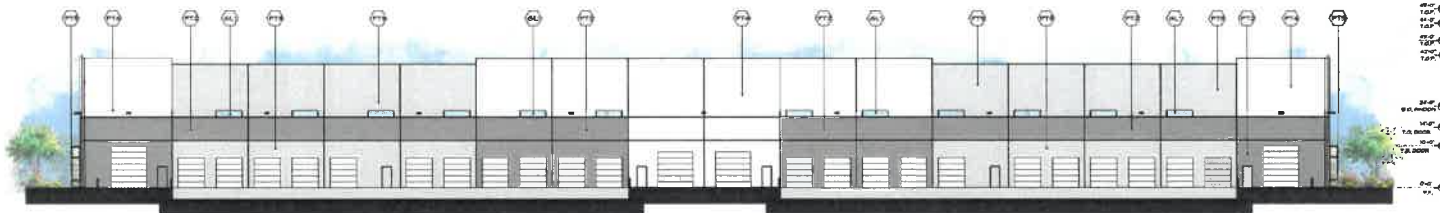
1 SOUTH ELEVATION - BUILDING C
Scale: 1" = 20'



2 WEST ELEVATION - BUILDING C
Scale: 1" = 20'



3 EAST ELEVATION - BUILDING C
Scale: 1" = 20'



4 NORTH ELEVATION - BUILDING C
Scale: 1" = 20'

MATERIAL / COLOR SCHEDULE					
MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS	
GL01 1" INSULATED LOW E GLAZING	CLEAR	Y.B.D.	Y.B.D.	GLASS	
PT01 TILT-UP CONCRETE PANEL, PAINTED	CEMENT/COLORED	DET019	DUNN EDWARDS		
PT02 TILT-UP CONCRETE PANEL, PAINTED	BANK VAULT	DET005	DUNN EDWARDS		
PT03 TILT-UP CONCRETE PANEL, PAINTED	INDUSTRIAL AGE	DET018	DUNN EDWARDS		
PT04 TILT-UP CONCRETE PANEL, PAINTED	WINTER HORN	DET016	DUNN EDWARDS		
PT05 TILT-UP CONCRETE PANEL, PAINTED	BLACK TE	DET009	DUNN EDWARDS		
PT06 PAINTED DECORATIVE STEEL	ROYAL RED FLUSH	DET425	DUNN EDWARDS		

THOMPSON THRIFT

SIGNAL BUTTE & ELLIOT ROAD

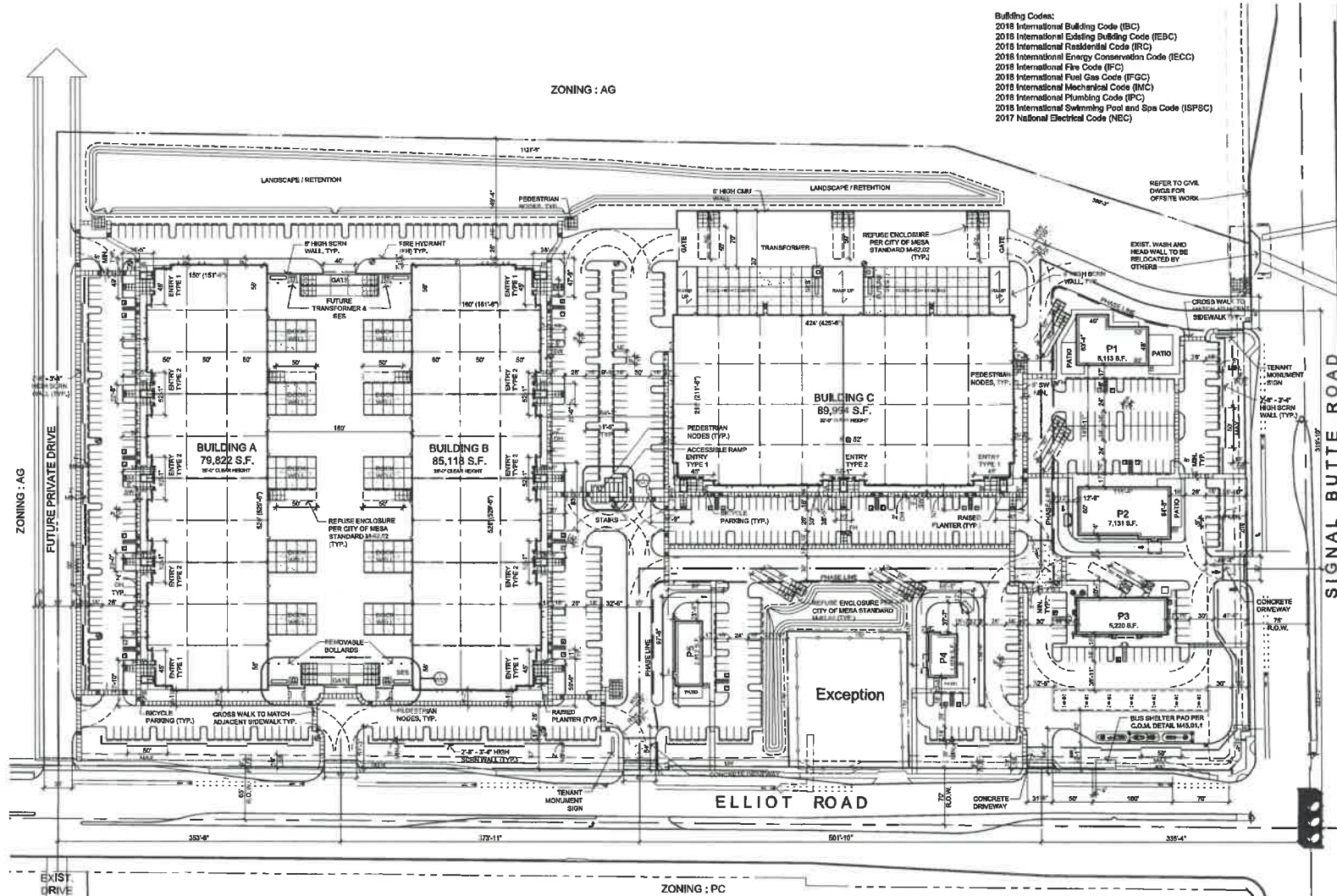
Proposed Industrial / Commercial Development

NWC of Elliot and Signal Butte
Mesa, Arizona

EX17



07/13/2021
18055



Building Codes:
 2018 International Building Code (IBC)
 2018 International Existing Building Code (IEBC)
 2018 International Residential Code (IRC)
 2018 International Energy Conservation Code (IECC)
 2018 International Fire Code (IFC)
 2018 International Fuel Gas Code (IFGC)
 2018 International Mechanical Code (IMC)
 2018 International Plumbing Code (IPC)
 2018 International Swimming Pool and Spa Code (ISPS/C)
 2017 National Electrical Code (NEC)

PROJECT DATA

Existing Zoning:	AG
APN#:	A PORTION OF 304-01-006Q
Net Site Area:	1,113,789 S.F. (25.57 AC.)
Building Area:	277,267 S.F.

PROJECT DATA - INDUSTRIAL

Net Site Area:	863,119 S.F. (19.81 AC.)
Building Area:	254,934 S.F.
Coverage:	29.5 %
Impervious Area:	248,157 S.F. / 863,119 S.F. = 21 %
Parking Required:	
254,934 S.F. @ 25% = 63,734 S.F. / 376:	170 Spaces
254,934 S.F. @ 75% = 191,200 S.F. / 900:	213 Spaces
Total Parking Required:	383 Spaces
Total Parking Provided:	389 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	18 Spaces
Bike Parking Required (1/10 Spaces):	39 Spaces
Bike Parking Provided:	40 Spaces
Proposed Height:	VARIES 45'-0" MAX.

Foundation Base

Entry Plaza (All Entry Types In-Excess of 900 sq ft):

Entry Type 1:	441,460 S.F.
Entry Type 2:	421,380 S.F.

Building A:

West Required (15' X 529'-6"):	7,943 S.F.
West Provided:	11,424 S.F.
North Required (5' X 151'-6"):	755 S.F.
North Provided:	1,817 S.F.
South Required (5' X 151'-6"):	755 S.F.
South Provided:	2,304 S.F.

Building B:

East Required (15' X 529'-6"):	7,943 S.F.
East Provided:	11,424 S.F.
North Required (5' X 151'-6"):	755 S.F.
North Provided:	1,817 S.F.
South Required (5' X 151'-6"):	755 S.F.
South Provided:	2,304 S.F.

Building C:

South Required (15' X 425'-6"):	6,385 S.F.
South Provided:	8,855 S.F.
West Required (10' X 211'-6"):	2,115 S.F.
West Provided:	2,115 S.F.
East Required (10' X 211'-6"):	2,115 S.F.
East Provided:	3,054 S.F.

PROJECT DATA - COMMERCIAL

Net Site Area:	250,850 S.F. (5.76 AC.)
Building Area:	22,333 S.F.
Coverage:	8.9 %
Parking Required:	
Restaurant (9,190 S.F. @ 1/100 S.F.):	92 Spaces
Patios (3,600 S.F. @ 1/200 S.F.):	18 Spaces
Retail (7,923 S.F. @ 1/375 S.F.):	22 Spaces
Service Station (5,220 S.F. @ 1/375 S.F.):	14 Spaces
Total Parking Required:	146 Spaces
Total Parking Provided:	163 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	10 Spaces
Bike Parking Required (1/10 Spaces):	16 Spaces
Bike Parking Provided:	16 Spaces
Proposed Height:	28 Feet

PROJECT TEAM

Developer	Architect
Thompson Thrift	Butler Design Group
2395 E. Camelback Rd. Ste. 210	5017 E. Washington St. Ste 107
Phoenix, Arizona 85018	Phoenix, Arizona 85034
Contact: Andrew Call	Contact: Glenn Hurd
Ph: (602) 313-8831	Ph: (602) 957-1800
Email: acall@thompsonthrift.com	ghurd@butlerdesigngroup.com
Civil Engineer	Landscaping Architect
Hunter Engineering	Larkin & Associates, Inc
10450 N. 74th Street, Ste 200	87 E. Weldon Avenue, Ste 230
Scottsdale, Arizona 85258	Phoenix, Arizona 85012
Contact: Jeff Hunter	Contact: Hardy Larkin
Ph: (480) 991-3985	Ph: (602) 840-7771
jhunter@hunterengineering.com	hardy@larkinlsc.com



MESA FIRE CODE NOTES

- PER MESA AMENDED FIRE CODE SECTION 903.1, NEW BUILDINGS SHALL HAVE APPROVED HAZARD CONVEYANCE FOR EMERGENCY RESPONSES WITHIN THE BUILDING, BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL, OR BUILDINGS OR STRUCTURES TOTALING 45,000 SQUARE FEET (13,718 SQ. M) OR MORE ON ANY SINGLE FLOOR.
- FIRE SPRINKLER SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA FIRE CODE, UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS OF 903.2.1.
- MESA AMENDED FIRE CODE SECTION 903.1.1, 1.3.3 BUILDINGS WITH ROOF STRUCTURE OVER 20 FEET, THE MINIMUM DESIGN REQUIREMENTS FOR BUILDINGS WITH THE ROOF STRUCTURE OVER 20 FEET ABOVE THE FINISHED FLOOR SHALL BE FOR RACK STORAGE OF GROUP IV COMMODITIES AS DEFINED IN CHAPTER 21 AND SECTION 903.1.1, AND PER MESA AMENDED FIRE CODE SECTION 903.3.7.1, THE SIZE OF THE FIRE DEPARTMENT CONNECTION AND PIPING IS DEPENDENT ON THE AUTOMATIC SPRINKLER DESIGN FLOW, THE MAXIMUM DESIGN FLOW FOR A 2 1/2 INCH BRASSIE CONNECTION IS 500 GPM FOR DESIGN FLOWING GREATER THAN 500 GPM INSTALL A SINGLE 2 1/4 INCH BRASSIE CONNECTION AND 5/8 INCH STOR. CONNECTION.

SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

NWC of Elliot and Signal Butte
 Mesa, Arizona



EX01
 SITE PLAN



ABRAHAM VENTURES LLC

PO BOX 386

COOPERSTOWN, ND 58425

ARAUJO JUAN M PONCE

3656 S HASSETT

MESA, AZ 85212

BALZARINI LAURIE LYNN/RAYMOND RENO

4401 CORDOVA PL

FREMONT, CA 94536

BRADLEY T PORTER AND JANALEE H
PORTER TRUST

5345 E MCLELLAN RD UNIT 87

MESA, AZ 85205

CORP PRESIDING BISHOP CH JESUS CHRIST
LDS

50 E NORTH TEMPLE RM 2225

SALT LAKE CITY, UT 84150

DAVIS NATHAN/WENDY

10806 E QUARRY AVE

MESA, AZ 85212

DYE JOHN D/KRISTIE MARIE

10814 E QUARRY AVE

MESA, AZ 85212

HIGHLAND RIDGE HOMEOWNERS
ASSOCIATION

1600 W BROADWAY RD STE 200

TEMPE, AZ 85282

HULSE BENJAMIN/STEPHANIE D

3623 S HASSETT

MESA, AZ 85212

LOPEZ RUBEN F/JARETH

10846 E QUARRY AVE

MESA, AZ 85212

ANDERSON MATTHEW S/TANYA N

3645 S GARRISON

MESA, AZ 85212

ARIZONA OPEN RANGE LLC

3655 S HASSETT

MESA, AZ 85212

BALZARINI RYAN J

3661 S GARRISON

MESA, AZ 85212

BROWNE FAMILY LIVING TRUST

10905 E QUARRY CIR

MESA, AZ 85212

COX KATIE

3654 S GARRISON

MESA, AZ 85212

DIETZ DAWN

10913 E QUARRY CIR

MESA, AZ 85212

EL-AAWAR SOUHEIL/DIANA S

10838 E QUARRY AVE

MESA, AZ 85212

HILL TIMOTHY

10830 E QUARRY AVE

MESA, AZ 85212

JACOBITZ TIMOTHY D/MEGAN H

3639 S HASSETT

MESA, AZ 85212

MASYNO COMPANY LLC

P O BOX 520

COLLIDGE, AZ 85128

APPEL MARK/VICTORIA W

3664 S HASSETT

MESA, AZ 85212

BAIER WENDY-ANN/ULRICH

3647 S HASSETT

MESA, AZ 85212

BENNETT SKYLAR D/DANICA MARIE

3622 S GARRISON

MESA, AZ 85212

CORNCOB FAMILY TRUST

3624 S HASSETT

MESA, AZ 85212

CP CLARKE TRUST

3702 S GARRISON

MESA, AZ 85212

DMB MESA PROVING GROUNDS LLC

14646 N KIERLAND BLVD STE 165

SCOTTSDALE, AZ 85254

HAWKINS DAVID M/DAVID M

3637 S GARRISON

MESA, AZ 85212

HORVATH PHILLIP/JENNIFER MICHELLE

3616 S HASSETT

MESA, AZ 85212

KRAUSE MATTHEW J/ERIN B

10822 E QUARRY AVE

MESA, AZ 85212

MESA CITY OF

20 E MAIN ST STE 650

MESA, AZ 85211

MESA CITY OF
20 E MAIN ST 6TH FL
MESA, AZ 85201

NTT GLOBAL DATA CENTERS PH LLC
1625 W NATIONAL DR
SACRAMENTO, CA 95834

PLATYPUS DEVELOPMENT LLC
1 INFINITE LOOP, MS: 18-RE
CUPERTINO, CA 95014

REED HEATH P/STACEY A
3710 S GARRISON
MESA, AZ 85212

S R P A I & P D -PAB 350
PO BOX 52025
PHOENIX, AZ 85072

SIGNAL BUTTE MESA HOLDINGS LLC
700 MEADOW LN NORTH
MINNEAPOLIS, MN 55422

SOLARO JOSEPH G/SANSOTTA SABRINA T
3711 S HASSETT
MESA, AZ 85212

TODD DEBORAH J/LOSTER WILLIAM C
3701 S GARRISON
MESA, AZ 85212

VERT FAMILY TRUST
10821 E QUADE AVE
MESA, AZ 85212

MORROW MICHAEL
3631 S HASSETT
MESA, AZ 85212

PADILLA ANNA/RICARDO R/YVONNE K
3638 S GARRISON
MESA, AZ 85212

POWELL WILLIAM M
10902 E QUARRY CIR
MESA, AZ 85212

ROE BRITTANY L/DERRICK
10862 E QUARRY CIR
MESA, AZ 85212

SEASTAR HOLDINGS
3648 S HASSETT
MESA, AZ 85212

SMITH JARED/ALLISON
10854 E QUARRY CIR
MESA, AZ 85212

TAJOLOSA LOURDES T
3662 S GARRISON
MESA, AZ 85212

UEHLING KELLY P/PAMELA J
3703 S HASSETT
MESA, AZ 85212

WHANE OF MESA LIMITED PARTNERSHIP
LLP
5040 E SHEA BLVD 254
SCOTTSDALE, AZ 85254

MYLES MICHAEL/ELIZABETH
3640 S HASSETT
MESA, AZ 85212

PERAZA CARLOS A/SANCHEZ LOURDES
10855 E QUARRY CIR
MESA, AZ 85212

PUSCH RUSSELL WADE/BARBARA ANN
10910 E QUARRY CIR
MESA, AZ 85212

S R P A I & P D PA # 53-101842-01
PO BOX 52025
PHOENIX, AZ 85072

SIGNAL BUTTE GRID LLC
1495 CANYON BLVD STE 218
BOULDER, CO 80302

SMITH MICHAEL/JOHNSON ELLEN
3630 S GARRISON
MESA, AZ 85212

THEOBALD NATASHA
10863 E QUARRY CIR
MESA, AZ 85212

VELA RODRIGO G JR
3632 S HASSETT
MESA, AZ 85212

WHANE OF MESA LP
5040 E SHEA BLVD 254
SCOTTSDALE, AZ 85254

**CITY OF MESA
PUBLIC NOTICE
ZONING HEARING**

**PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA**

**TIME: 4:00 PM DATE: October 13, 2021
CASE: ZON21-00540**

**REQUEST: Rezone from Agriculture (AG) to Light Industrial
with a Planned Area Development overlay (LI-PAD);
Site Plan Review and Special Use Permit. This request
will allow for a commercial and industrial development.**

APPLICANT: Adam Baugh - Withey Morris, PLC

**PHONE: 602-230-0600
Planning Division 480-644-2385**

Posting date: 9/27/2021

**CITY OF MESA
PUBLIC NOTICE
ZONING HEARING**

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APPLICANT: Adam Baugh - Withey Morris, PLC

**PHONE: 602-230-0600
Planning Division 480-644-2385**

Posting date: 9/27/2021

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: September 27th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON21-00540 (case number), on the 27th day of September, 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 27th day of September, 2021

Marybeth Conrad
Notary Public

