

10.27.2016

Lesley Davis
Planning Division
CITY OF MESA
55 North Center Street
Mesa, AZ 85201

RE: Project Narrative

We are pleased to submit the enclosed materials for the Design Review Application Package.

As the site plan and building elevations illustrate, we propose to develop two industrial buildings, each 72,000 SF per phase totaling approximately 144,000 SF. The buildings will be utilized for light manufacturing and warehouse operations. The site is currently zoned light industrial for this use. Phase 1 of this project, which we are currently submitting to your consideration for review will consist of 4.82 acres of the empty property to be developed for warehouse use with a small office area at the north end of the building. Parking will be provided on the north, east, and south ends of the site with a truck court and maneuvering area to the west. We will have a shared access easement on the west end of the property to pave the extra lot required to maintain the 60' truck maneuvering area between the two truck wells. The site will be split for each of the properties east and west of phase 1 for shared drive access off of Ray Road. Phase 2 is planned for completion within a two year time frame and will include a mirrored building to match phase 1, on a 5.18 acre property with a shared drive off of Ray Road.

The architecture of the building will be exterior site-cast, tilt panel construction with reveal details and attenuation both across and along the height of the building. The materials board has been submitted for your consideration of the color scheme and materials to be used in construction. Storefront with shade canopies will provide natural light to the office area at the north end of the building as well as at the center opposite the truck court. Wall washing accent lighting will highlight the building recesses and formliner textures used to give the building a greater level of character at night.

Our proposed concept is consistent with the city of Mesa's development standards and regulations for light industrial development. The design team has been in contact with the Phoenix-Mesa Gateway Airport planner Tony Bianchi to get his input on the building development to maintain regular airport operations. All lighting will be pointed downwards to reduce glare for all aircraft entering or leaving the runway.

Both phases 1 and 2 will be a single user, B and F-1 occupancy, office and warehouse for an owner who manufactures cabinetry. The warehouse will house woodworking machinery and a fully integrated dust collection system for the equipment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Evernham', with a long horizontal flourish extending to the right.

WARE MALCOMB

Kevin Evernham NCARB AIA
Regional Director

BASIS OF BEARING

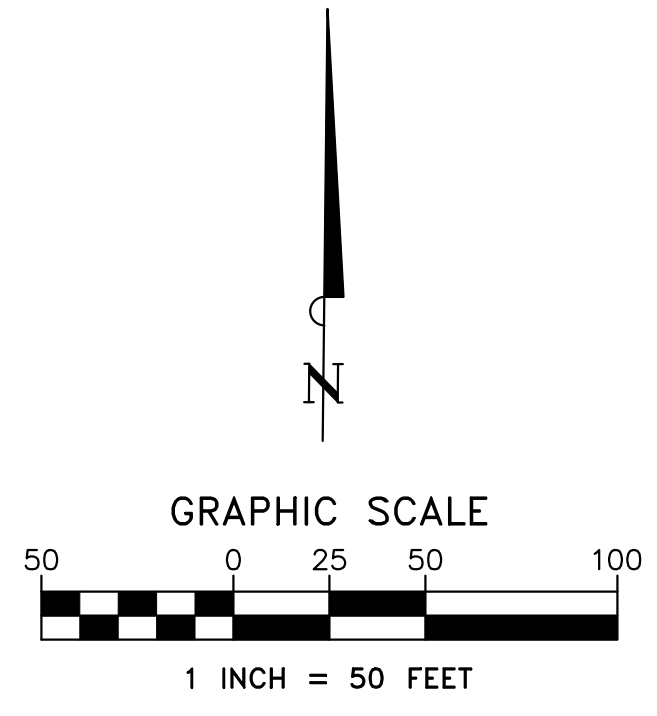
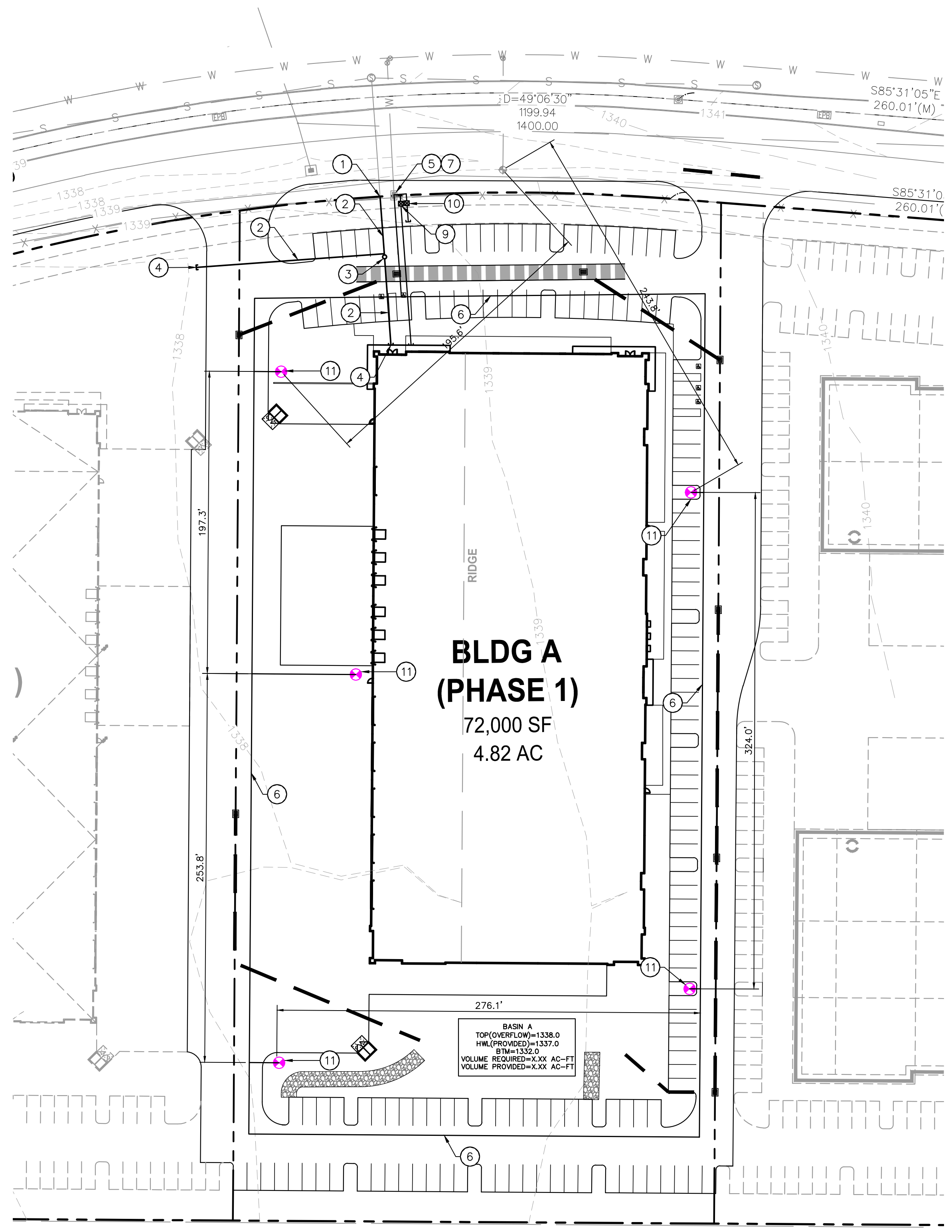
BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF POWER ROAD AND HIGHWAY 202. ELEVATION=1324.10 FEET, CITY OF MESA DATUM (NAVD88).

BENCHMARK

BASIS OF BEARINGS BEING NORTH 00 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN ACCORDING TO DOCUMENT NO.: 2012-0453105, RECORDS OF MARICOPA COUNTY, ARIZONA.

UTILITY PLAN KEY NOTES

1. CONNECT TO EXISTING SANITARY SEWER.
2. INSTALL 6" SANITARY SEWER AT S=-1.0% MIN.
3. INSTALL SANITARY SEWER CLEANOUT.
4. STUB AND CAP SANITARY SEWER.
5. CONNECT TO EXISTING DOMESTIC WATER.
6. INSTALL 8" WATERLINE.
7. INSTALL 8"x4" TEE.
8. INSTALL 8" DCDA.
9. INSTALL 2" DOMESTIC WATER WATER.
10. INSTALL 1-1/2" LANDSCAPE WATER METER.
11. INSTALL FIRE HYDRANT AND ASSEMBLY.



C:\Egnyte\Shared\Projects_BCE-AZ\140007 - Project - Contempo\dwg\Prelim\140007UT-Prelim.dwg

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beck
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PHONE: (602) 943-6200
FAX: (602) 943-6201

PROJECT CONTEMPO
EAST RAY ROAD
MESA, AZ 85212

PRELIMINARY UTILITY PLAN	
DATE	REMARKS

PA / PM:
DRAWN BY:
JOB NO.:



SHEET
UT.1

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PROJECT CONTEMPO
 EAST RAY ROAD
 MESA, AZ 85212

DATE	REMARKS
10/21/2016	DESIGN REVIEW SUBMITTAL

PA / PM: K. EVERNHAM
 DRAWN BY: E. ZITNY
 JOB NO.: PHX16-0083-00

SHEET
A1.

SITE PLAN NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS (— · — · —)
- 2 LANDSCAPE AND IRRIGATION AREA.
- 3 ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 4 EASEMENT LINE.
- 5 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 6 DETENTION BASIN
- 7 NEW CURB CUT
- 8 FUTURE CURB CUT
- 9 8'-0" HIGH CMU SCREEN WALL
- 10 TRASH ENCLOSURE WITH RECYCLE BIN.
- 11 CONCRETE PAVEMENT AT TRUCK DOCKS
- 12 DASHED LINE INDICATES AREA OF FUTURE SITE EXPANSION
- 13 EDGE OF PHASE 1 PAVING
- 14 ASPHALT PAVING
- 15 FUTURE 8'-0" HIGH CMU SCREEN WALL

SITE DATA

USE:
 EXISTING: UNDEVELOPED
 PROPOSED: WAREHOUSE

ZONING:
 EXISTING: LIGHT INDUSTRIAL
 PROPOSED: LIGHT INDUSTRIAL

PROPOSED HEIGHT: 36'-2"

ACREAGE (PHASE-1 ESTIMATED):
 GROSS: 4.82 AC (210,034 SF)
 NET: 4.48 AC (195,509 SF)

PARKING:
 INDUSTRIAL: 1/600

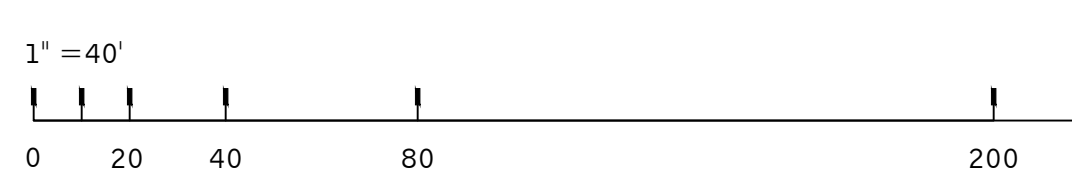
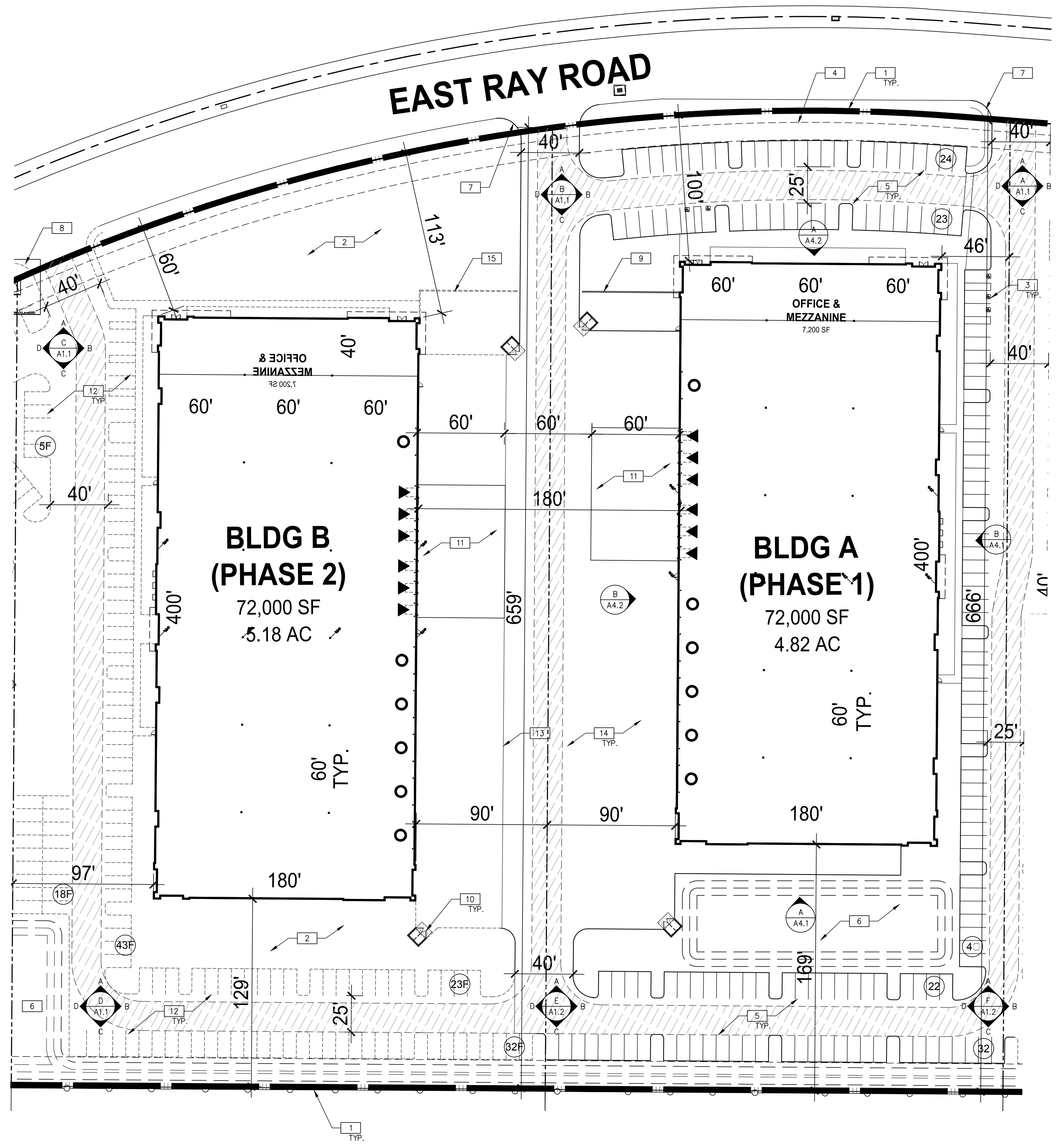
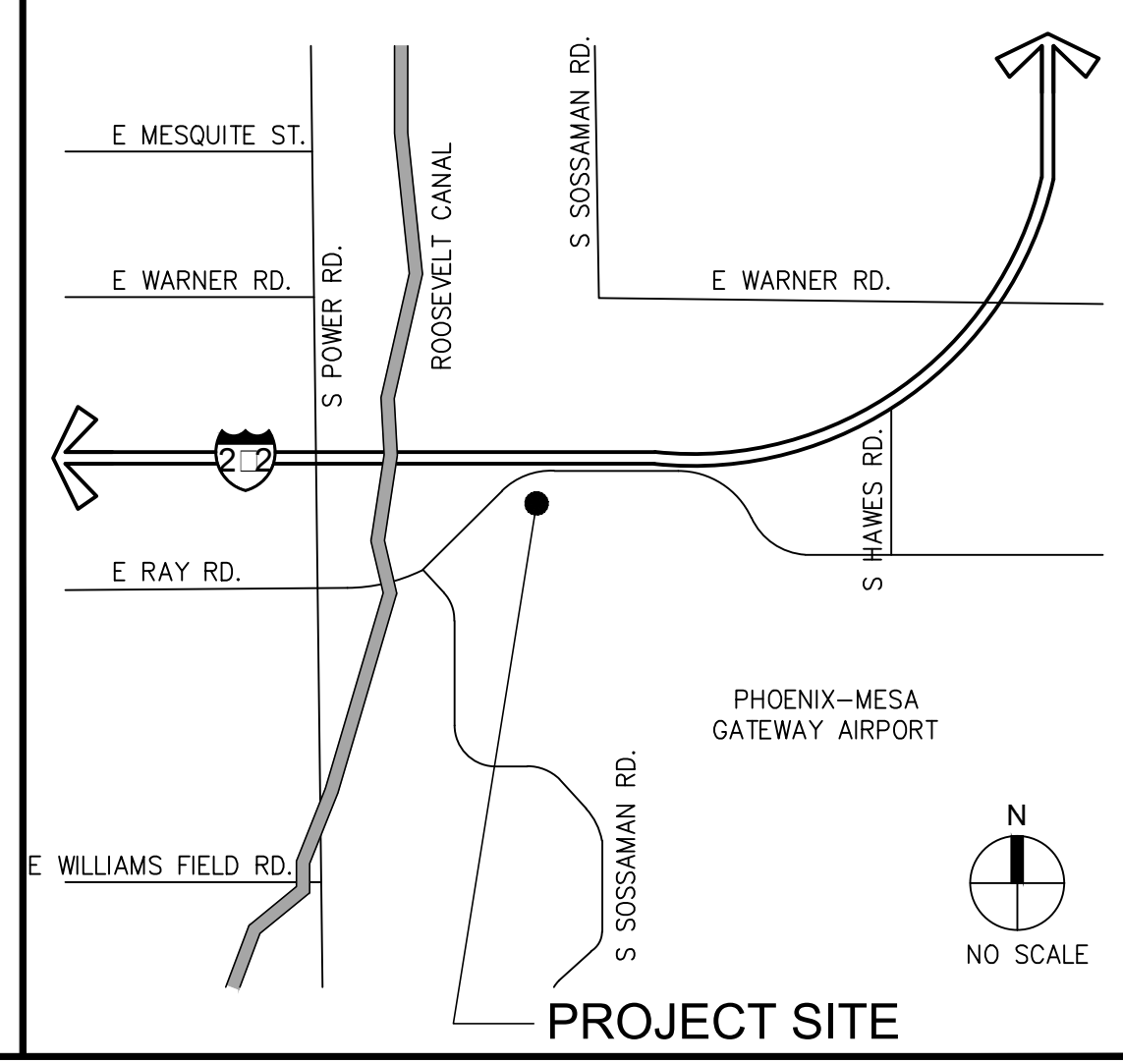
BUILDING A:
 REQUIRED: 120 STALLS
 PROVIDED: 150 STALLS
 ACCESSIBLE: 5 STALLS

BUILDING B:
 REQUIRED: 120 STALLS
 FUTURE: 121 STALLS
 ACCESSIBLE: 5 STALLS

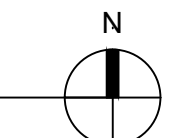
SITE LEGEND

- PHASE 1 FIRE LANE (HATCHED)
- PHASE 1 PARKING STALL COUNT TOTAL.
- FUTURE PARKING STALL COUNT TOTAL.
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR

LOCINITY MAP

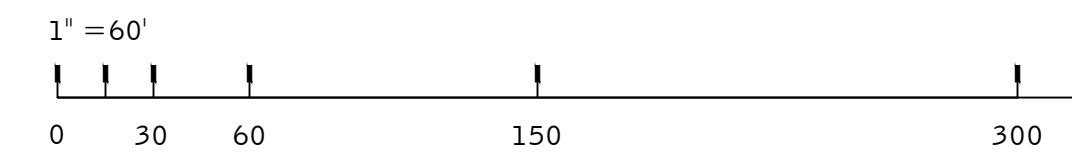
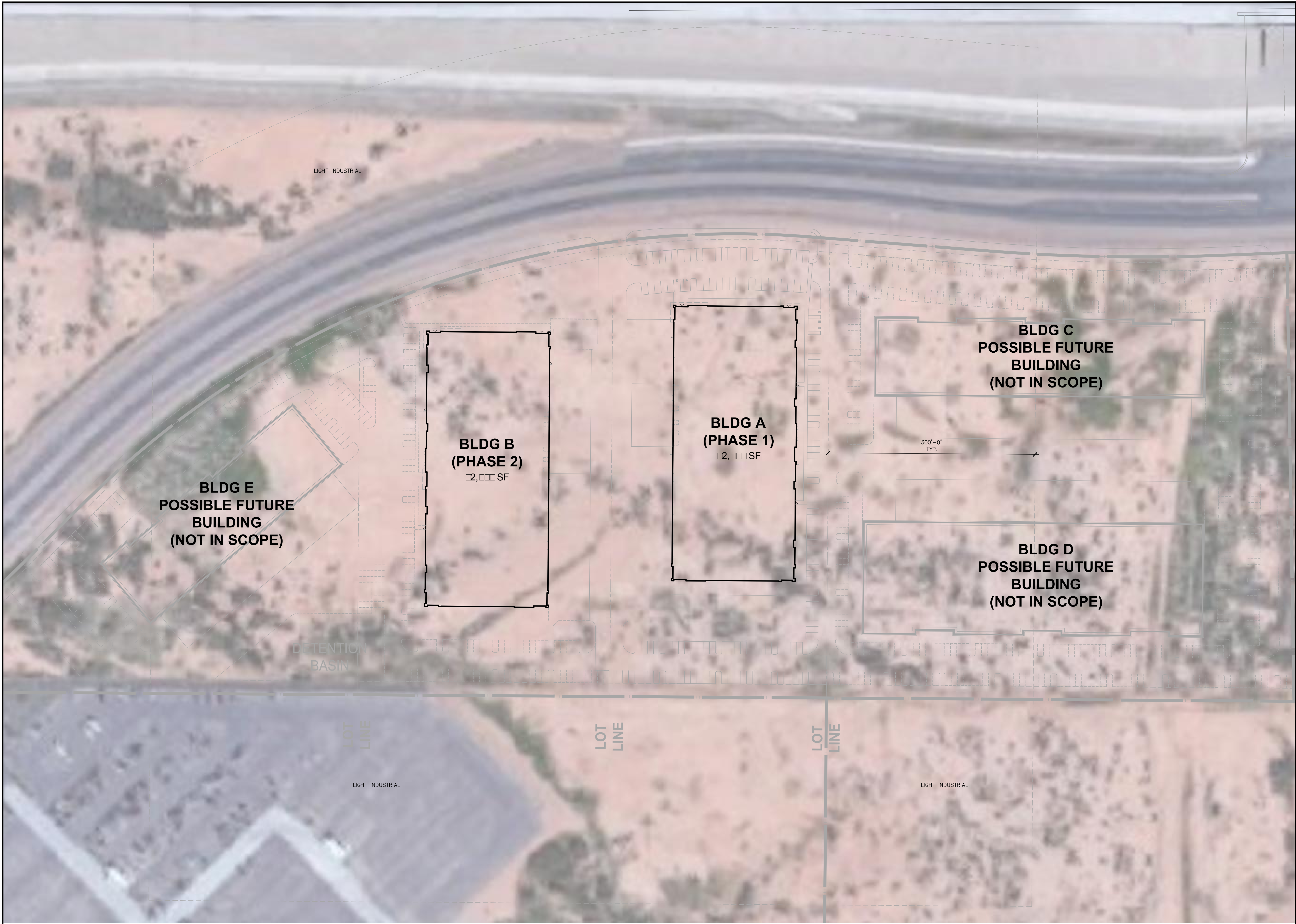


PROJECT PLAN
 SCALE: 1"=40'-0"

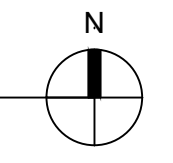


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W:\PHX\16\0083\00\Architectural\Cad\SD\0083_A10a.dwg

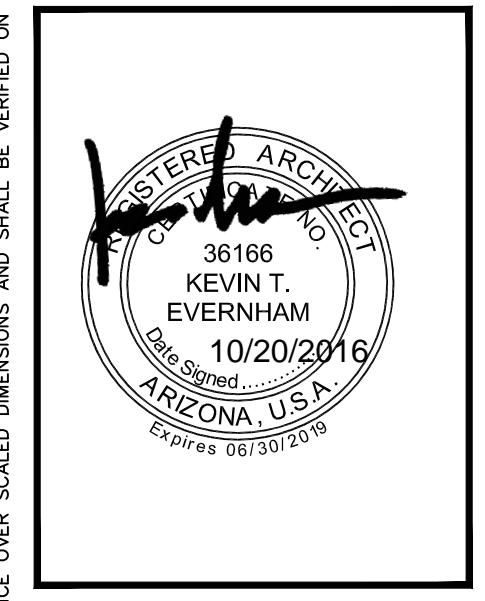


PROJECT PLAN
SCALE: 1"=60'-0"



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PROJECT CONTEMPO
EAST RAY ROAD
MESA, AZ 85212

SITE AERIAL	
DATE	REMARKS
10/21/2016	DESIGN REVIEW SUBMITTAL

PA / PM: K. EVERNHAM
DRAWN BY: E. ZITNY
JOB NO.: PHX16-0083-00

SHEET
A1. □ □
Thu, 20 Oct 2016

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-D-



-C-



-B-



-A-

LOCATION A

SCALE: 1/8"=1'-0"

(A)



-D-



-C-



-B-



-A-

LOCATION B

SCALE: 1/8"=1'-0"

(B)



-D-



-C-



-B-



-A-

LOCATION C

SCALE: 1/8"=1'-0"

(C)



-D-



-C-



-B-



-A-

LOCATION D

SCALE: 1/8"=1'-0"

(D)

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PROJECT
CONTEMPO
EAST RAY ROAD
MESA, AZ 85212

SITE IMAGES	
DATE	REMARKS

PA / PM: K. EVERNHAM
DRAWN BY: E. ZITNY
JOB NO.: PHX16-0083-00

SHEET
A1.1



-D-



-C-



-B-



-A-

LOCATION E

SCALE: 1/8"=1'-0"



-D-



-C-



-B-



-A-

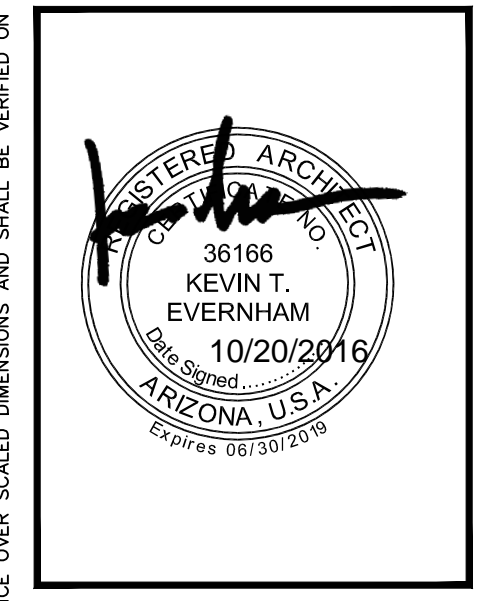
LOCATION F

SCALE: 1/8"=1'-0"



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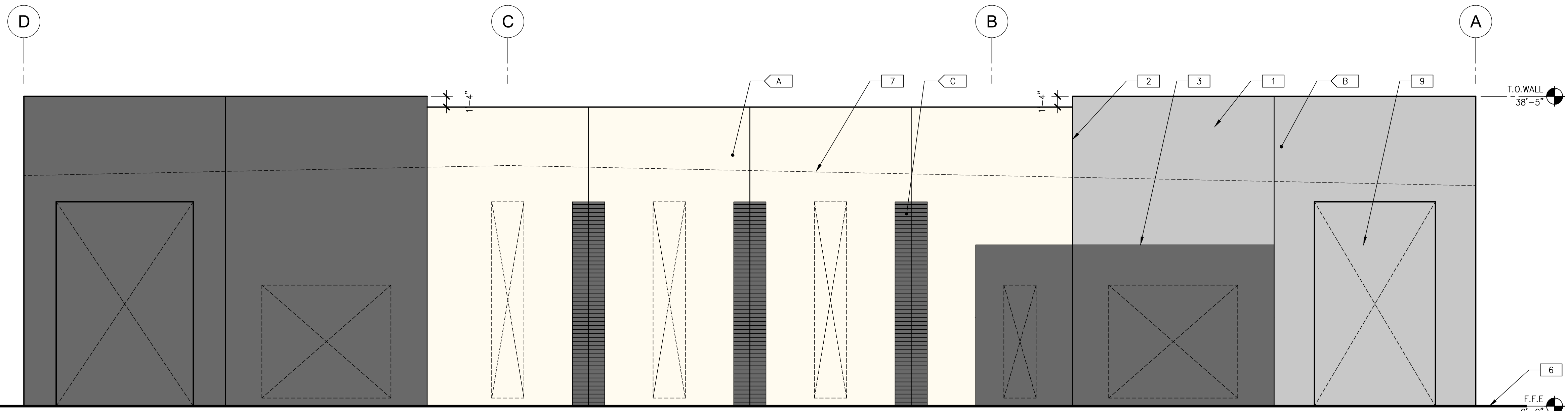


PROJECT
CONTEMPO
EAST RAY ROAD
MESA, AZ 85212

SITE IMAGES	
DATE	REMARKS

PA / PM:	K. EVERNHAM
DRAWN BY:	E. ZITNY
JOB NO.:	PHX16-0083-00

SHEET
A1.2



SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION NOTES

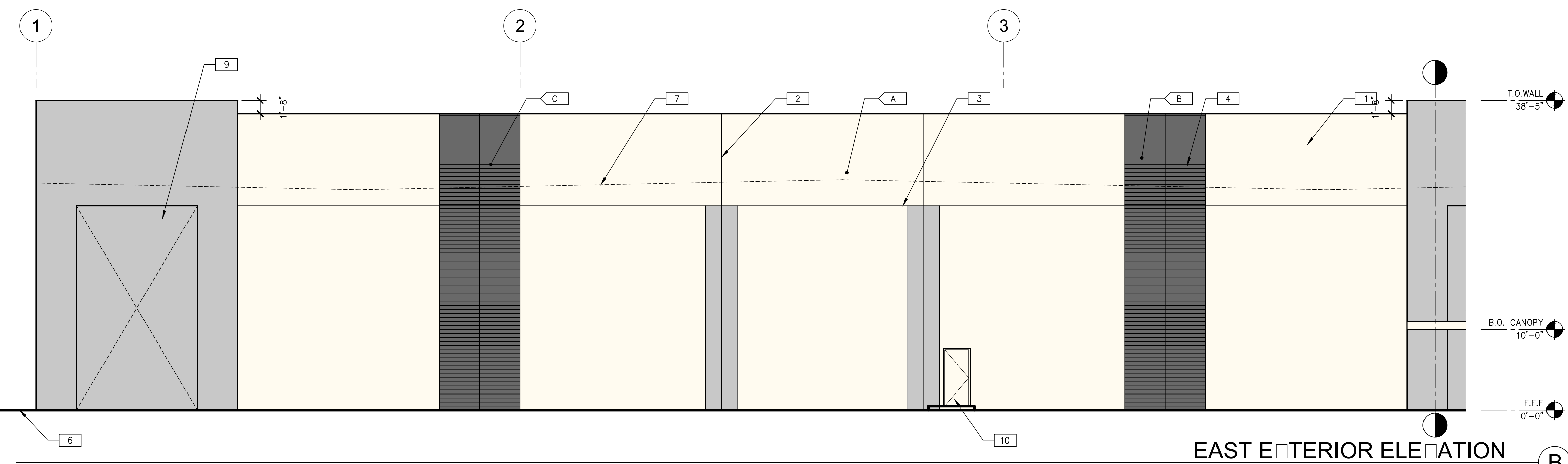
- 1 CONCRETE WALL, PAINTED.
- 2 CONCRETE WALL JOINT.
- 3 3/4" V-REVEAL.
- 4 RECESSED FORMLINER PANEL, SEE PLAN
- 5 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- 6 FINISH GRADE, VARIES.
- 7 LINE OF ROOF BEYOND.
- 8 METAL CANOPY - PAINTED.
- 9 KNOCK OUT PANEL FOR FUTURE WINDOWS OR DOORS
- 10 METAL MAN DOOR, PAINTED

COLOR LEGEND

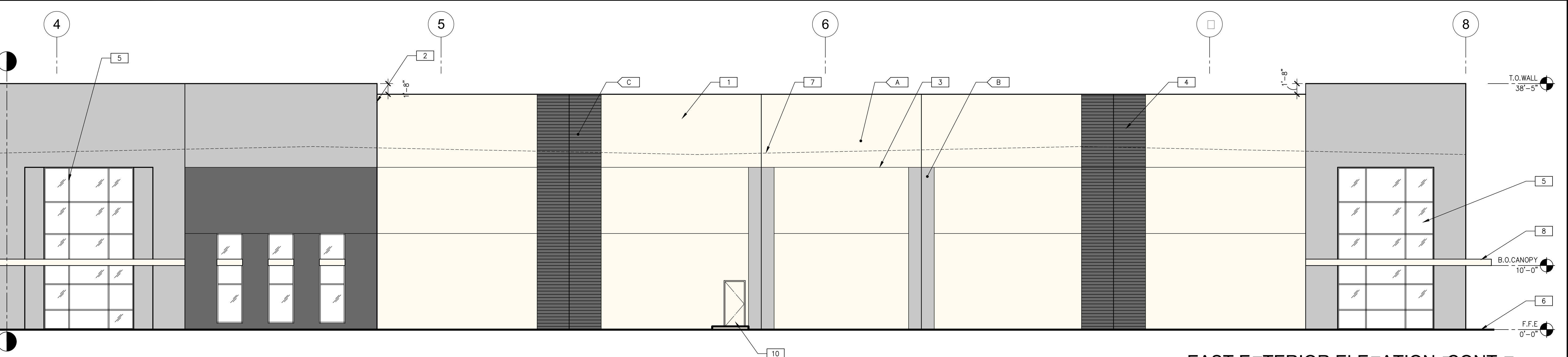
- A BASE COLOR: VAPOR - DE6358
- B SECONDARY COLOR: BABY SEAL - DE6361
- C ACCENT COLOR: STORM CLOUD - DE6362

LEGEND

- VISION GLASS
- ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28



EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



EAST EXTERIOR ELEVATION (CONT.)
SCALE: 1/8"=1'-0"

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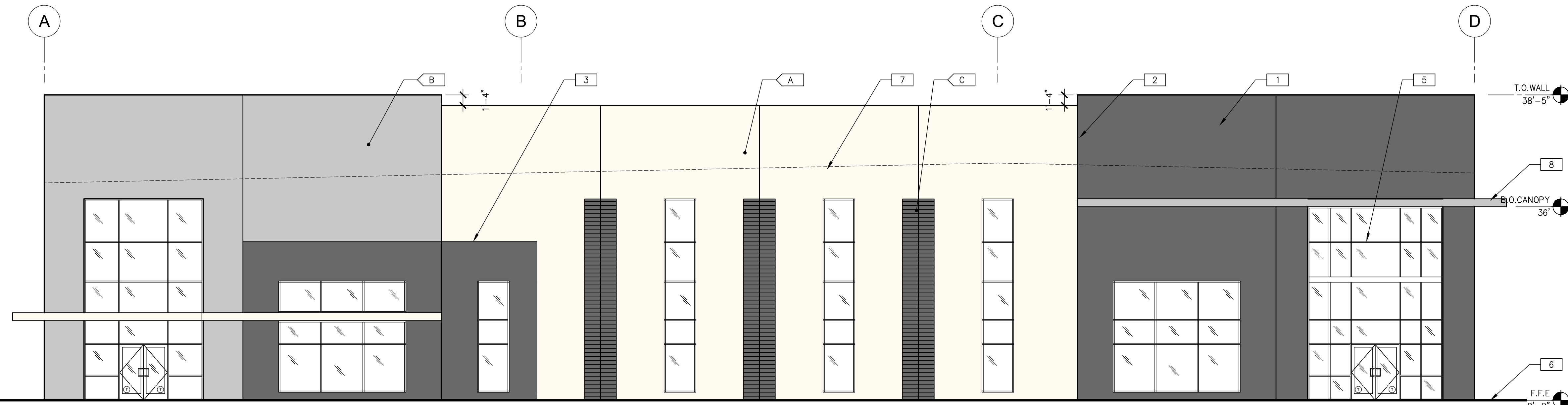
PROJECT
CONTEMPO
EAST RAY ROAD
MESA, AZ 85212

EXTERIOR ELEVATIONS	
DATE	REMARKS

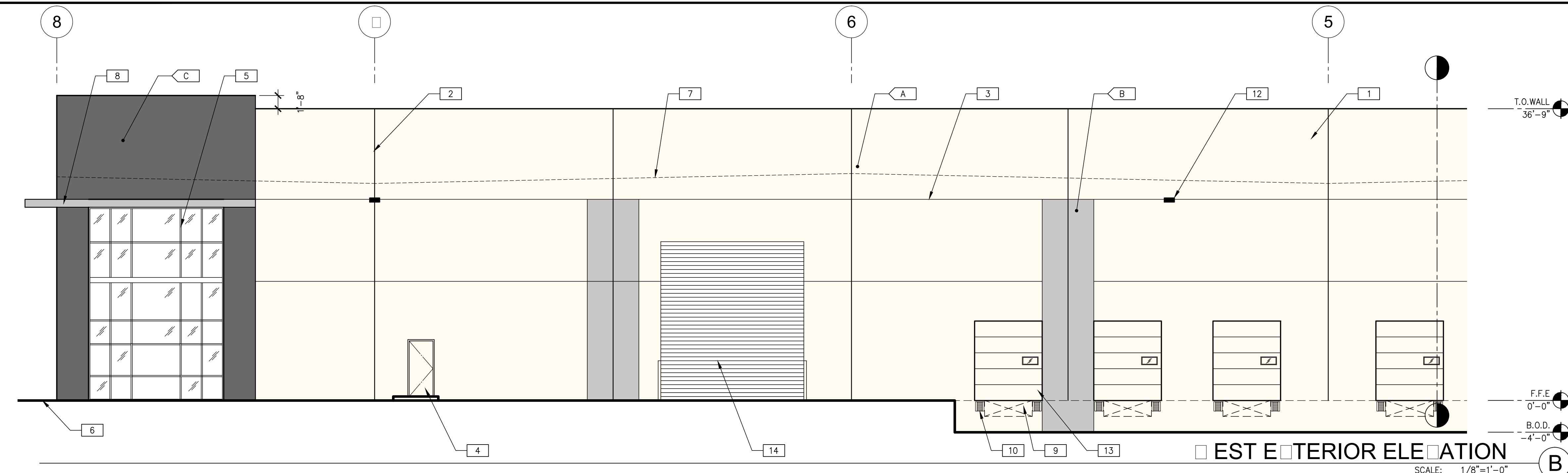
PA / PM: K. EVERNHAM
DRAWN BY: E. ZITNY
JOB NO.: PHX16-0083-00

SHEET
A4.1

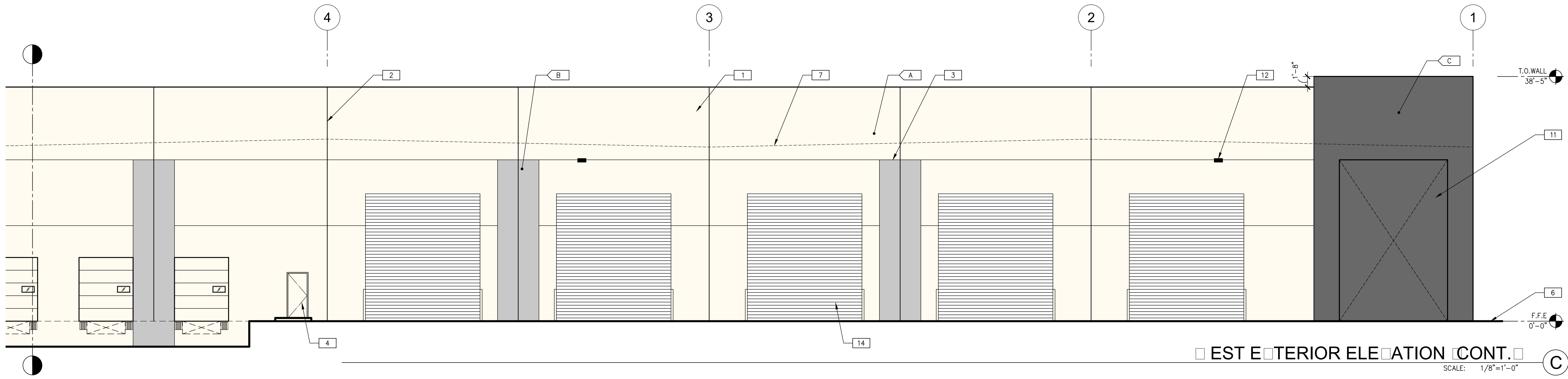
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NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



EAST EXTERIOR ELEVATION CONT.
SCALE: 1/8"=1'-0"

ELEVATION NOTES

- 1 CONCRETE WALL, PAINTED.
- 2 CONCRETE WALL JOINT.
- 3 3/4" V-REVEAL.
- 4 METAL MAN DOOR, PAINTED
- 5 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- 6 FINISH GRADE, VARIES.
- 7 LINE OF ROOF BEYOND.
- 8 METAL CANOPY - PAINTED.
- 9 DOCK LEVELER.
- 10 DOCK BUMPER.
- 11 KNOCK OUT PANEL FOR FUTURE WINDOWS OR DOORS.
- 12 WALL PACK MOUNTED.
- 13 DOCK-HIGH DOOR.
- 14 GRADE DOOR.

COLOR LEGEND

- A BASE COLOR: VAPOR - DE6358
- B SECONDARY COLOR: BABY SEAL - DE6361
- C ACCENT COLOR: STORM CLOUD - DE6362

LEGEND

VISION GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28

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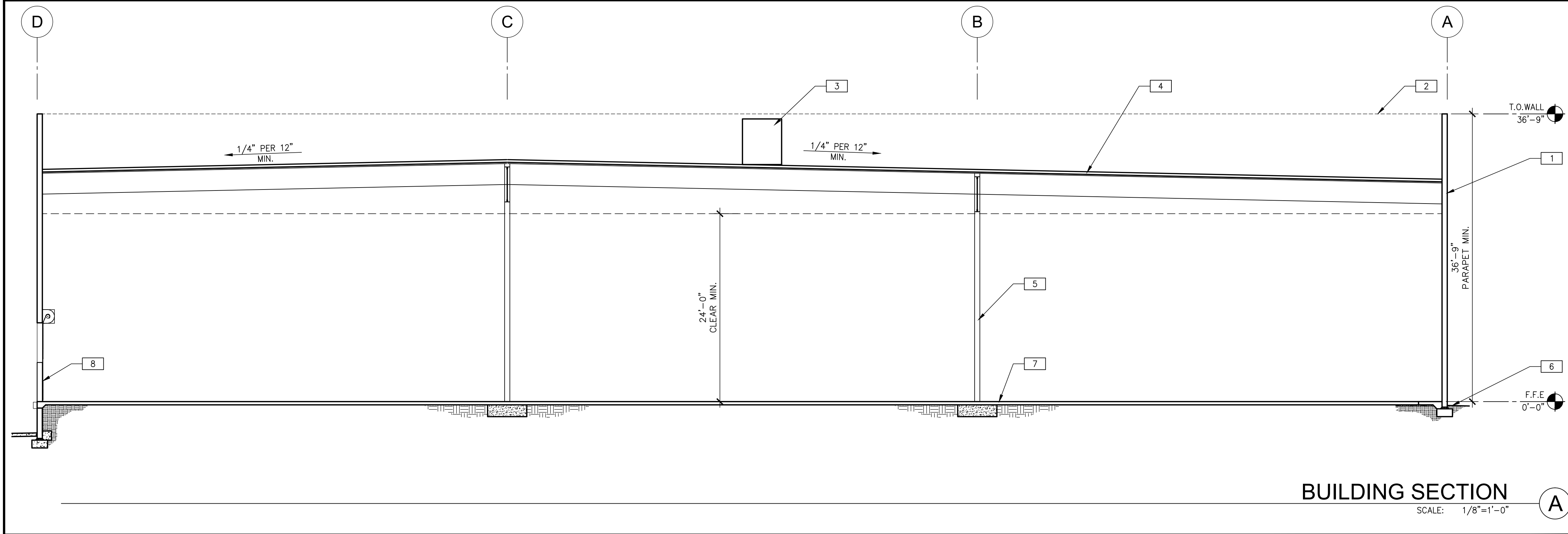


PROJECT CONTEMPO
EAST RAY ROAD
MESA, AZ 85212

ELEVATION ELEVATIONS	
DATE	REMARKS

PA / PM: K. EVERHAM
DRAWN BY: E. ZITNY
JOB NO.: PHX16-0083-00

SHEET
A4.2
Wed, 12 Oct 2016



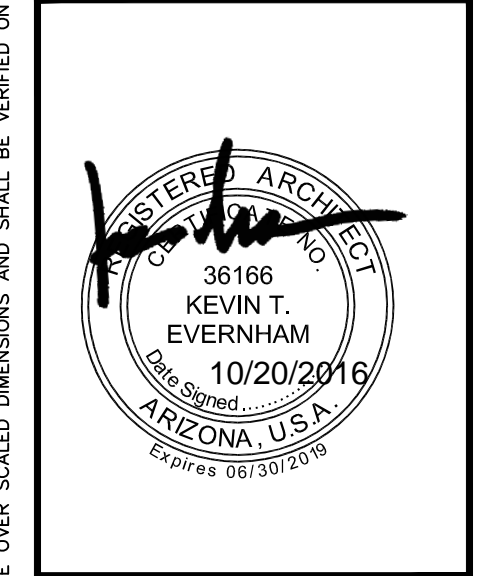
BUILDING SECTION
SCALE: 1/8"=1'-0" **A**

SECTION NOTES

- 1 CONCRETE WALL, PAINTED.
- 2 MINIMUM PARAPET BEYOND
- 3 FULLY SCREENED MECHANICAL UNIT
- 4 ROOF SYSTEM OVER STRUCTURAL STEEL DECK AND JOISTS
- 5 STEEL COLUMN
- 6 FINISH GRADE, VARIES.
- 7 SLAB ON GRADE
- 8 DOCK HIGH DOOR

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PROJECT
CONTEMPO
EAST RAY ROAD
MESA, AZ 85212

BUILDING SECTIONS	
DATE	REMARKS
10/21/2016	DESIGN REVIEW SUBMITTAL

PA / PM: K. EVERNHAM
DRAWN BY: E. ZITNY
JOB NO.: PHX16-0083-00

SHEET
A5.1

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EXHIBIT A

Legal Description

PARCEL NO. 1:

A portion of land located in Section 19, Township 1 South, Range 7 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap with LS Tag 6451 at the Southeast corner of said Section 19;

Thence North 00 degrees 53 minutes 56 seconds West, along the East line of said Section 19, a distance of 1,415.19 feet to a found brass cap with LS Tag 6451 and the POINT OF BEGINNING of the parcel herein described;

Thence North 89 degrees 36 minutes 05 seconds West, leaving said East Section line, along the subdivision boundary line of Williams Gateway Airport Authority Airport Parcel, according to Book 409 of Maps, Page 13, records of Maricopa County, Arizona, a distance of 2,203.18 feet to a found brass cap with LS Tag 6451;

Thence South 45 degrees 24 minutes 50 seconds West, a distance of 1,533.98 feet;

Thence South 89 degrees 47 minutes 32 seconds West, a distance of 222.11 feet to a found brass cap with markings "WGA 1995";

Thence South 00 degrees 35 minutes 45 seconds East, a distance of 285.75 feet;

Thence North 20 degrees 58 minutes 25 seconds West, leaving said subdivision boundary line of Williams Gateway Airport Authority Airport Parcel, a distance of 606.37 feet;

Thence North 00 degrees 50 minutes 27 seconds West, a distance of 202.13 feet;

Thence North 11 degrees 00 minutes 15 seconds East, along a line parallel with and 450 feet East of the centerline of the RWCD Canal, according to Book 168 of Maps, Page 42, records of Maricopa County, Arizona, a distance of 1,308.79 feet to a point on line 2 of the legal description contained in Department of Transportation Right-of-Way Acquisition according to Document No. 89-66727, records of Maricopa County, Arizona;

Thence North 68 degrees 38 minutes 29 seconds East, leaving said line parallel to the RWCD Canal centerline, along said line 2, a distance of 190.00 feet;

Thence North 86 degrees 43 minutes 58 seconds East, a distance of 639.61 feet;

Thence North 88 degrees 46 minutes 22 seconds East, a distance of 498.66 feet;

Thence North 87 degrees 37 minutes 53 seconds East, a distance of 501.84 feet;

Thence South 87 degrees 47 minutes 27 seconds East, a distance of 1,501.20 feet;

Thence North 87 degrees 54 minutes 05 seconds East, a distance of 157.11 feet to a point on the East line of said Section 19;

Thence South 00 degrees 53 minutes 56 seconds East, leaving said line 2, along said East Section line, a distance of 790.04 feet to the POINT OF BEGINNING of the parcel herein described;

EXCEPT that portion conveyed to the CITY OF MESA recorded in Document Nos. 98-636304, 98-636305 and 98-636306.

PARCEL NO. 2:

A portion of land located in Section 19, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap with LS Tag 6451 at the Southeast corner of said Section 19;

Thence North 00 degrees 53 minutes 56 seconds West, along the East line of said Section 19, a distance of 2,629.38 feet to a found brass cap at the East quarter corner of said Section 19;

Thence North 00 degrees 03 minutes 26 seconds West, continuing along said East Section line, a distance of 143.12 feet to a point on line 1 of the legal description contained in Department of Transportation Right-of-Way Acquisition according to Document No. 89-66727, records of Maricopa County, Arizona, and the POINT OF BEGINNING of the parcel herein described;

Thence North 87 degrees 37 minutes 12 seconds West, along said line 1, a distance of 157.56 feet;

Thence South 87 degrees 57 minutes 00 seconds West, a distance of 1587.49 feet;

Thence North 87 degrees 00 minutes 20 seconds West, a distance of 1,718.06 feet;

Thence North 04 degrees 45 minutes 30 seconds West, leaving said line 1, along a line parallel with and 450 feet East of the centerline of the RWCD Canal, according to Book 168 of Maps, Page 42, records of Maricopa County, Arizona, a distance of 421.55 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies North 84 degrees 34 minutes 53 seconds East, a radial distance of 889.35 feet;

Unofficial Document

Thence Northerly along the arc of said curve, through a central angle of 18 degrees 10 minutes 40 seconds, a distance of 282.16 feet;

Thence North 13 degrees 23 minutes 22 seconds East, a distance of 1,816.59 feet to a point on the North line of said Section 19;

Thence South 89 degrees 38 minutes 32 seconds East, leaving said line parallel to the RWCD Canal centerline, along said North Section line, a distance of 409.44 feet to a found brass cap at the North quarter corner of said Section 19;

Thence South 89 degrees 38 minutes 49 seconds East, continuing along said North Section line, a distance of 2,611.06 feet to a point on the West right-of-way line of SOSSAMAN ROAD;

Thence South 00 degrees 03 minutes 26 seconds East, leaving said North Section line, along said West right-of-way line, a distance of 33.00 feet to a point on the South right-of-way line of WARNER ROAD;

Thence South 89 degrees 38 minutes 49 seconds East, along said South right-of-way line, a distance of 33.00 feet to a point on the East line of said Section 19;

Thence South 00 degrees 03 minutes 26 seconds East, leaving said South right-of-way line, along said East Section line, a distance of 2,455.35 feet to the POINT OF BEGINNING of the Parcel herein described;

EXCEPT that part of said Section 19 deeded to Warner Road Business Park Developers, LLC in Document No. 2006-888420; more particularly described as follows:

COMMENCING at a found brass cap at the Northeast corner of Section 19, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, from which a found brass cap at the East quarter corner of said Section 19 bears South 00 degrees 03 in 26 seconds East, a distance of 2631.48 feet;

Thence North 89 degrees 38 minutes 49 seconds West along the North line of said Section 19, a distance of 1526.16 feet to the POINT OF BEGINNING of the Parcel herein described;

Thence South 00 degrees 21 minutes 20 seconds West, leaving said North Section line, a distance of 1974.72 feet;

Thence North 89 degrees 39 minutes 07 seconds West, a distance of 1957.67 feet to a point on the East line of the East Maricopa Floodway, according to Docket 10777, Page 892, records of Maricopa County, Arizona, and to the point of curve of a non-tangent curve to the right, of which the radius point lies North 89 degrees 26 minutes 43 seconds East, a radial distance of 889.35 feet;

Thence Northerly along the arc of said curve and along said East right of way line, through a central angle of 13 degrees 18 minutes 50 seconds, a distance of 206.66 feet;

Thence North 13 degrees 23 minutes 22 seconds East, a distance of 1816.59 feet to a point on the North line of said Section 19;

Thence South 89 degrees 38 minutes 32 seconds East along said North Section line, a distance of 409.44 feet to a found brass cap at the North quarter corner of said Section 19;

Thence South 89 degrees 38 minutes 49 seconds East, continuing along said North Section line, a distance of 1117.90 feet to the POINT OF BEGINNING of the Parcel herein described.

EXCEPT any part of Parcel No. 1 and 2, conveyed to City of Mesa in Document No. 2009-1169903

Citizen Participation Plan for Project Contempo

Date: October 28, 2016

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for Project Contempo. This site is located on the south side of Ray Road east of Power Road. This is an application for Site Plan Review for the approximately 5 acre development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Daryl Sam
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Pre-application Meeting:

The pre-application meeting with City of Mesa planning staff was held on September 8, 2002.

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 their development that members of the community may have.

1. A contact list will be develop 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, but may include more
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to request a neighborhood meeting.
3. 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.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.
5. Site will be posted as required.

All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa

Schedule:

Pre-application meeting – October 10, 2016

Initial phone calls and door to door visits done –

Application Submittal – October 28, 2016

First neighborhood meeting – if requested

Submittal of Citizen Participation Report and Notification materials –

Planning and Zoning Board Hearing –