

**CITY OF MESA**

**2008 / 09 PLANNING AND ZONING BOARD / HEARING OFFICER APPLICATION**

**ADDRESS or LOCATION:** Southeast corner of Elliot and Ellsworth Roads

**Date of Pre-submittal Conference:** 02/22/08 **Pre-submittal Number:** \_\_\_\_\_

**REQUEST:**

- Rezoning and Site Plan Review
- Rezoning, Preliminary Plat, and Site Plan Review
- Modification of an existing Council approved Site or Land Use Plan
- Development Master Plan
- Preliminary Plat, only
- Site Plan Review per Ordinance Condition
- Modification to an Ordinance
- Council Use Permit – Social Service Facility
- Council Use Permit – School (C1, C2, C3, PEP, M1, M2)
- Council Use Permit – Freeway Landmark Monument
- Council Use Permit – Pawn Shop
- Council Use Permit – Tattoo Parlor / Body Piercing
- Council Use Permit – Swap Meet, Farmer’s Market
- Council Use Permit – Retail exceeding area req’ts
- Council Use Permit – Bar, Pool-hall, Dance-hall, Nightclub in C-2)

**PLAT NAME:**

Mesa Proving Grounds

**APN NUMBER(S):**

304-31-001B, 304-33-005B, 304-32-001A, 304-33-011A, 304-34-005D, 304-35-004D

**DESCRIPTION (zoning change and development request):** Request to rezone from Rural-43 with Special

Use Permit for a Proving Grounds (Maricopa County) to Planned Community District (PCD)

**LEGAL DESCRIPTION AND SIZE OF EACH PARCEL (to the nearest 1/10 acre):**

See attached.

**OWNER:**

See attached.

original signature required

DMB Mesa Proving Grounds, LLC and Flood Control

name (please print) District of Maricopa County

7600 E. Doubletree Ranch Road #300

address

Scottsdale, AZ 85258

city state zip code

(480) 367-7000

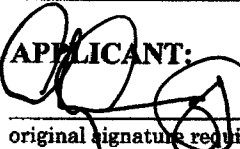
(area code) phone number

(480) 367-9788

(area code) fax number

jkusy@dmbinc.com

e-mail address



**APPLICANT:**

original signature required

Grady Gammage, Jr., Esq.

name (please print)

Gammage & Burnham PLC, Two N. Central Ave., 18th Flr.

address

Phoenix, AZ 85004

city state zip code

(602) 256-0566

(area code) phone number

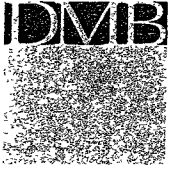
(602) 256-4475

(area code) fax number

ggammage@gblaw.com

e-mail address

Staff Use Only - Public Notice Assigned Case # \_\_\_\_\_ PLN Number \_\_\_\_\_



January 11, 2008

**VIA HAND DELIVERY**

John Wesley  
Planning Director  
City of Mesa  
20 East Main Street  
Mesa, AZ 85211

**RE: *Mesa Proving Grounds, Letter of Authorization***

Mr. Wesley:

This letter shall serve as authorization for Gammage & Burnham PLC and Gallagher & Kennedy, P.A. and Greenberg Traurig, LLP to represent DMB Mesa Proving Grounds LLC, a Delaware limited liability company ("DMB") in its capacity as the owner of the property located at the southeast corner of Elliot and Ellsworth Roads in Maricopa County (the "Property"). This specific authorization relates to the filing and processing of any and all requests filed on behalf of DMB necessary to develop the property in the City of Mesa, including representation at public hearings.

Sincerely,  
DMB MESA PROVING GROUNDS LLC, a Delaware  
limited liability company

By: DMB Associates, Inc., an Arizona corporation,  
Its Manager

By: Karrin K. Taylor  
Its: Vice President

cc (via email): Grady Gammage, Jr. Esq., Gammage & Burnham PLC  
Shelly McTee, Esq., Gallagher & Kennedy, P.A.  
Rebecca Lynne Burnham, Esq., Greenberg Traurig, LLP

DMB Mesa Proving Grounds  
20 East Main Street  
Mesa, AZ 85211  
Tel: 480.944.1333  
Fax: 480.944.1334  
www.dmbmesa.com



# Flood Control District of Maricopa County

**Board of Directors**  
Fulton Brock, District 1  
Don Stapley, District 2  
Andrew Kunasek, District 3  
Max Wilson, District 4  
Mary Rose Wilcox, District 5

[www.fcd.maricopa.gov](http://www.fcd.maricopa.gov)

2801 West Durango Street

Phoenix, Arizona 85009

Phone: 602-506-1501

Fax: 602-506-4601

TT: 602-505-5897 March 1, 2008

## VIA HAND DELIVERY

Mr. John Wesley  
Planning Director  
City of Mesa  
20 East Main Street  
Mesa, AZ 85211

**RE: *Letter of Authorization***

Dear Mr. Wesley:

This letter shall serve as authorization for DMB Mesa Proving Grounds LLC, Gammage & Burnham PLC, and Gallagher & Kennedy, P.A. to represent the Flood Control District of Maricopa County in its capacity as the owner of the property described on the attached and generally located along the Ray Road alignment between Ellsworth and Signal Butte Roads as depicted on the attached exhibit (the "Property"). This specific authorization relates to the filing and processing of a request to rezone the Property to the Planned Community District zoning category.

Sincerely,

A handwritten signature in black ink, appearing to read "T - S P", is written over a vertical line that extends from the signature area down towards the distribution list.

Timothy S. Phillips, P.E.  
Chief Engineer and General Manager  
Flood Control District of Maricopa County

cc (via email):

Jill Kusy, AICP, DMB Associates, Inc.  
Grady Gammage, Jr. Esq., Gammage & Burnham PLC  
Shelly McTee, Esq., Gallagher & Kennedy, P.A.  
Mike Wilson, Real Estate Division Manager, Public Works  
Dianna Cunningham, Property Management Manager, Public Works

*Wood, Patel & Associates, Inc.*  
*(480) 834-3300*  
*www.woodpatel.com*

November 8, 2007  
WP # 062753.01  
Page 1 of 2  
See Exhibit "A"

**PARCEL DESCRIPTION**  
**Mesa Proving Grounds**  
**Existing Power Line Floodway Parcel**

That certain parcel of land described in Docket 6414, page 56, Maricopa County Records, lying within Sections 22 and 23, Township 1 South, Range 7 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

The south 40 feet of said Sections 22 and 23;

**EXCEPTING THEREFROM**

The west 50 feet of said Section 22.

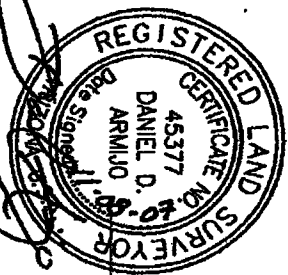
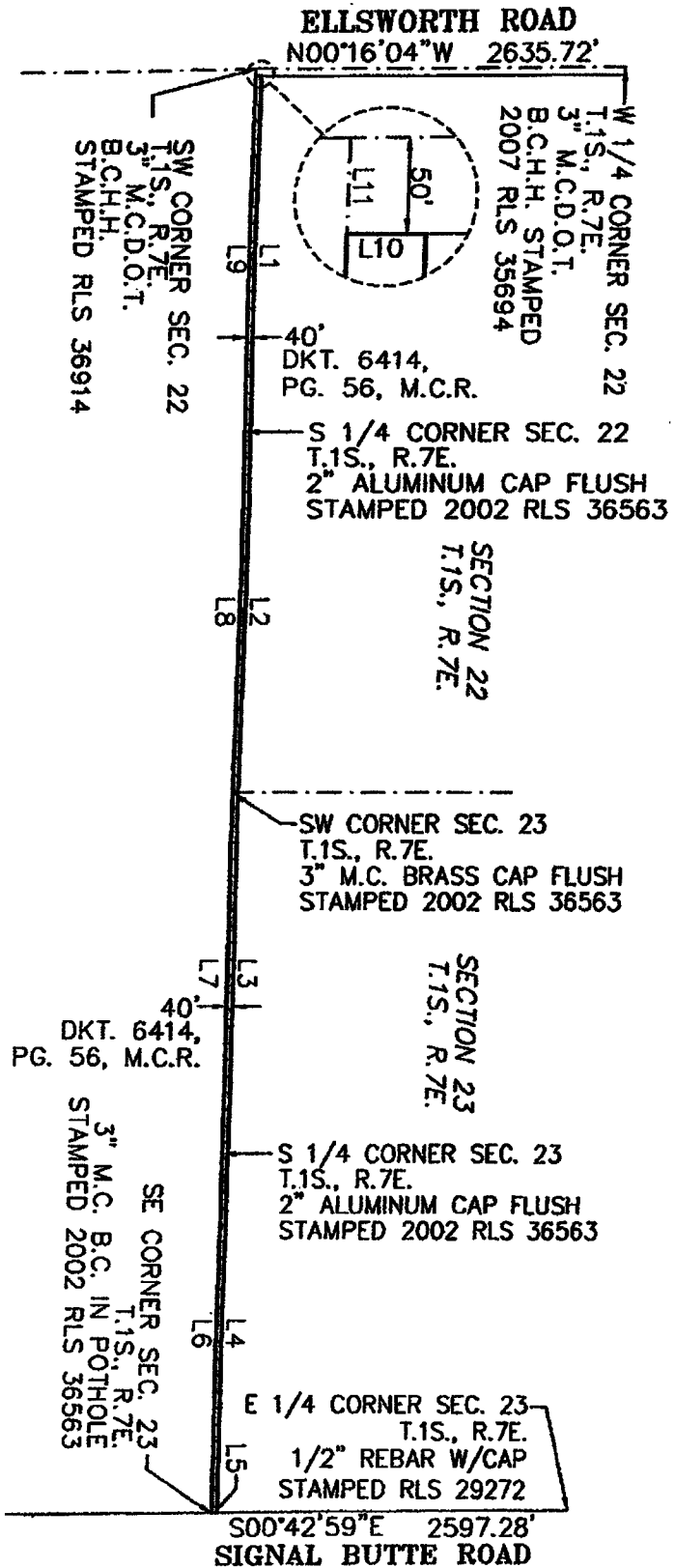
Containing 9.7205 acres, or 423,426 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the unrecorded ALTA Survey of GM Proving Grounds prepared by CMX, dated November 21, 2006, job number 7405.01 and other client provided information. This parcel description is located within an area surveyed by Wood, Patel and Associates, Inc. during the month of May, 2007 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\Parcel Descriptions\062753.01 GM Proving Grounds Proposed Power Line Floodway Parcel L03.doc





| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S89°38'34"E | 2597.52  |
| L2   | S89°36'10"E | 2658.23  |
| L3   | S89°38'35"E | 2664.76  |
| L4   | S89°37'09"E | 2664.99  |
| L5   | S00°42'59"E | 40.01    |
| L6   | N89°37'09"W | 2665.75  |
| L7   | N89°38'35"W | 2664.76  |
| L8   | N89°36'10"W | 2658.23  |
| L9   | N89°38'34"W | 2597.07  |
| L10  | N00°16'04"W | 40.00    |
| L11  | S89°38'34"E | 50.00    |

# WOOD/PATEL

1855 North Stapley Drive  
Mesa, AZ 85203

Phone: (480) 834-3300

Fax: (480) 834-3320

PHOENIX • MESA • TUCSON • GOODYEAR

## EXHIBIT "A"

MESA PROVING GROUNDS  
EXISTING POWER LINE FLOODWAY PARCEL  
11-08-07

WP#062753.01

PAGE 2 OF 2

NOT TO SCALE

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2753L03-DB\DWG\2753L03.DWG