

SPECIAL USE PERMIT

CITIZEN PARTICIPATION PLAN

PROPOSED PROJECT:

QUIKTRIP

NORTHWEST CORNER OF BROADWAY AND DOBSON ROADS

APN: 134-37-017

CASE NUMBER: PS13-097 (PLN2013-00509)

REPRESENTATIVE:

Huellmantel & Affiliates
Charles Huellmantel
PO Box 1833
Tempe, Arizona 85281
charles@huellmantel.com
P: (480)921-2800
F: (480)323-2175

APPLICANT:

QuikTrip Corporation
Juan Romero
1116 East Broadway Road
Tempe, Arizona 85282
jromero@quiktrip.com
P: (480)446-6322
F: (480)921-1927

This Citizen Participation Plan accompanies a Special Use Permit application for the property located on the Northwest corner of Broadway and Dobson Roads, APN: 134-37-017. The applicant, through their representative, is seeking a Special Use Permit to open a Service Station at this location, zoned Light Industrial (LI) with a PAD.

The pre-application meeting with City of Mesa planning staff member Angelica Guevara took place on November 4, 2013. Staff reviewed the application and decided a Planning and Zoning Board meeting, Design Review Board meeting and Board of Adjustment meeting are all necessary hearings for this site.

The applicant's agent will notify all property owners within a 500-foot radius as well as all registered neighborhoods and homeowners associations that may be impacted by the application within 1000 feet of the site. Any other interested parties that request to be informed of the progress of this application will also be sent notification in letter form. The list of property owners within a 500-foot radius was obtained from the Maricopa County Assessor's records and the additional list of registered neighborhoods, homeowners associations and registered neighborhood contacts within a 1000-foot radius was obtained from the Neighborhood Outreach Coordinator Cynthia Ezcurra-Garza. Both lists are attached at the end of this plan.

Any party who may be potentially affected by this application will be notified via Certified or First Class mail of the filing of the application and proposed project with a Letter of Notification. This letter will include the nature of the request for the Council Use Permit, the proposed use of the property and the contact information for the applicant's representative with an invitation to contact him with any questions or concerns about the proposed project. Should the application require any amendments or changes, the agent will update interested parties and nearby property owners of these prior to any hearing on such matters via Certified or First Class mail. The notification letter to be sent to residents is attached to this participation plan.

In addition to the notification letters being sent, signage consistent with that required by the City for notification of hearing date will be posted on the property two weeks prior and a notarized affidavit of posting will follow shortly after with all required photos and information. It will be 4 feet wide by 4 feet tall and contain information about the hearing date and time, case number, nature of the request project, and name and contact information for the applicant's representative.

All appropriate affidavits confirming compliance with this requirement will be submitted to the City of Mesa in a timely manner and in conformance with the applicable time limits. Should any neighbors voice concerns about the proposed project and/or Special Use Permit application, the applicant and applicant's agent will meet with concerned neighbors to address these issues prior to a public hearing.

After the Letters of Notification have been sent and any contact has been made with neighbors, interested parties or homeowner's associations, a Citizen Participation Report will be completed and submitted to the City of Mesa detailing the nature of any contacts

and minutes, sign-in sheets and comments/petitions received at any meetings held with concerned individuals.

Our schedule for completion of these requirements in conjunction with the hearing is as follows:

Planning and Zoning Board:

- Formal application submittal: December 3, 2013
- Submit Letters of Notification: December 3, 2014
- Follow-up submittal deadline: January 7, 2014
- Posting of sign (two weeks before hearing) and submission of Citizen Participation Report: February 5, 2014
- Planning and Zoning Board hearing date: February 19, 2013

Design Review Board:

- Formal application submittal: December 3, 2013
- Submit letters of notice with attachments: December 3, 2013
- Work Session: January 1, 2014
- Hearing Date: February 5, 2014

SPECIAL USE PERMIT
CITIZEN PARTICIPATION REPORT

PROPOSED PROJECT:

QUIKTRIP
NORTHWEST CORNER OF BROADWAY AND DOBSON ROADS
APN: 134-37-017
CASE NUMBER: PS13-097 (PLN2013-00509)

REPRESENTATIVE:

Huellmantel & Affiliates
Charles Huellmantel
PO Box 1833
Tempe, Arizona 85281
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APPLICANT:

QuikTrip Corporation
Juan Romero
1116 East Broadway Road
Tempe, Arizona 85282
jromero@quiktrip.com
P: (480)446-6322
F: (480)921-1927

BACKGROUND

This Citizen Participation Report accompanies a Special Use Permit application for the property located on the Northwest corner of Broadway and Dobson Roads, APN: 134-37-017. The applicant, through their representative, is seeking a Special Use Permit to open a Service Station at this location, zoned Light Industrial (LI) with a PAD.

The pre-application meeting with City of Mesa planning staff member Angelica Guevara took place on November 4, 2013. Staff reviewed the application and decided a Planning and Zoning Board meeting and Design Review Board meeting are necessary hearings for this site.

PROCEDURES

The applicant's agent notified all property owners within a 500-foot radius as well as all registered neighborhoods and homeowners associations that may be impacted by the application within 1,000 feet of the site with two separate notification letters. Any other interested parties that request to be informed of the progress of this application were also sent notification in letter form. The list of property owners within a 500-foot radius was obtained from the Maricopa County Assessor's records and the additional list of registered neighborhoods, homeowners associations and registered neighborhood contacts within a 1,000-foot radius was obtained from the Neighborhood Outreach Coordinator Cynthia Ezcurra-Garza. Both lists are attached at the end of this report.

Any party who may be potentially affected by this application has been notified via First Class mail of the filing of the application and proposed project with Letters of Notification for both the Design Review Board and Planning and Zoning hearing. These letters included the nature of the request for the Council Use Permit, the proposed use of the property and the contact information for the applicant's representative with an invitation to contact him with any questions or concerns about the proposed project. As there were no amendments or changes, there was no need for updated letters to be sent to interested parties and nearby property owners of these prior to any hearing on such matters via First Class mail. The notification letters sent to residents are attached to this participation plan.

In addition to the notification letters being sent, signage consistent with that required by the City for notification of hearing date has been posted on the property two weeks prior and a notarized affidavit of posting has been submitted with all required photos and information. It is 4 feet wide by 4 feet tall and contains information about the Planning and Zoning hearing date and time, case number, nature of the request project, and name and contact information for the applicant's representative.

All appropriate affidavits confirming compliance with this requirement have been submitted to the City of Mesa in a timely manner and in conformance with the applicable time limits. Should any neighbors voice concerns about the proposed project and/or Special Use Permit application, the applicant and applicant's agent will meet or call concerned neighbors to address these issues prior to a public hearing.

Our schedule for completion of these requirements in conjunction with the hearing is as follows:

Planning and Zoning Board:

- Formal application submittal: December 3, 2013
- Submit Letters of Notification: December 3, 2014
- Follow-up submittal deadline: January 7, 2014
- Submit 2nd set of Letters of Notification: February 4, 2014
- Posting of sign (two weeks before hearing) and submission of Citizen Participation Report: February 5, 2014
- Planning and Zoning Board hearing date: February 19, 2013

Design Review Board:

- Formal application submittal: December 3, 2013
- Submit letters of notice with attachments: December 3, 2013
- Hearing Date: January 8, 2014

SUMMARY

During the Citizen Participation Plan implementation and notification process, there were no concerns, issues or problems brought up by any property owners or interested parties. QuikTrip was not notified of any issues or requests for a Neighborhood Meeting. The City of Mesa was contacted by a few neighbors regarding the QuikTrip at Broadway and Valencia.

Huellmantel & Affiliates was contacted by two neighbors requesting more information.

On February 7, 2014, at 11:01 am, neighbor Victor Bafaro called Huellmantel & Affiliates to inquire about the impact of the proposed store and whether the existing QuikTrip on Broadway would remain open. Charles Huellmantel spoke with Mr. Bafaro on February 10, 2014 to discuss his questions. Mr. Bafaro is in support of the project.

Also on February 7, 2014, Ryan Erbach called Huellmantel & Affiliates to request information regarding the project. Charles Huellmantel called M. Erbach on February 11, 2014 and Mr. Erbach supports the QuikTrip project.



QuikTrip Corporation

PHOENIX DIVISION
1115 E. Broadway Road
Tempe, AZ 85282
480-446-6300
FAX 480-921-1927

December 26, 2013

Notice of Public Meeting Design Review Board

Meeting Date: January 8th, 2014

Time: 4:30pm

Location: Upper Level City Council Chambers – 57 E. 1st Street

Proposed Development: QuikTrip #419

Address: Northwest corner of Broadway & Dobson Roads

Parcel Number: 134-37-017

*Call Planning Division to verify date and time (480) 644-4273

Dear Neighbor,

We have applied for City of Mesa Design Review approval for development at this location. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site and all Registered Neighborhoods and Homeowners Associations within 1,000 feet of the site as required by the Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding the proposal. Enclosed with this letter are copies of the site plan, landscape plan and elevations.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as gas station, apartments or office building). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review process please contact the Mesa Planning Division at 565 North Center, or call the Mesa Planning Division at 480-644-4273.

Sincerely,

A handwritten signature in black ink, appearing to read "Juan D. Romero".

Juan D. Romero
Real Estate Project Manager-QuikTrip Corporation
480-446-6322

HUELLMANTEL AFFILIATES

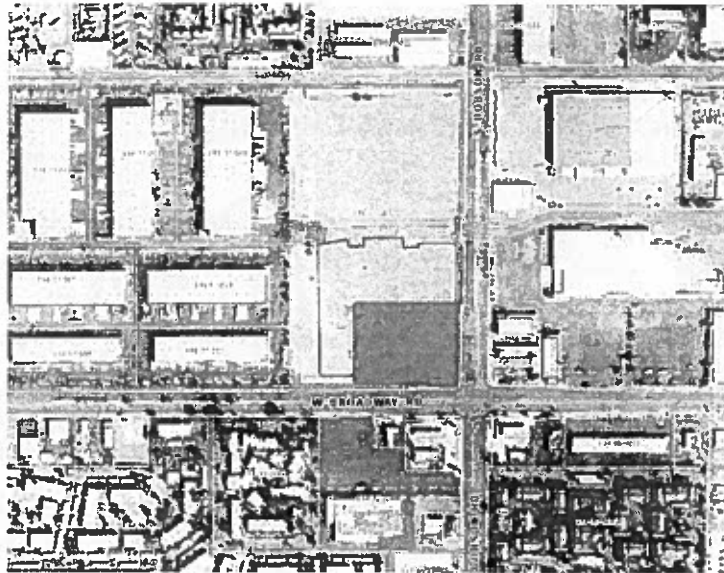
February 3, 2014

NEIGHBORHOOD NOTIFICATION

Dear Neighbor:

RE: Case #: Z14-011 – Planning and Zoning Board – Site Plan Approval and Special Use Permit to allow the development of a QuikTrip Service Station in the General Industrial District

We have submitted plans for the property located on the Northwest corner of Broadway and Dobson Roads, as indicated in blue below:



This requested Special Use Permit is for the operation of a service station. This vacant and unused parking lot is a prime location for the amenities a QuikTrip provides. This letter is being sent to all property owners within 500 feet of the property and neighborhood associations within 1,000 feet of the property at the request of the City of Mesa Planning Division. With the development of this site, this vacant corner will receive significant upgrades and be subject to new landscaping if the plans are approved. Enclosed for your review is a copy of the site plan and elevations for this proposed development.

This application will be scheduled for consideration by the Mesa Board of Adjustment at their meeting held on February 19, 2014 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. If you have any questions regarding this proposal, I can be reached at (480) 921-2800. The City of Mesa has assigned this case to Jason Sanks of their Planning Division staff. He can be reached at (602) 326-0581 or through email at Jason.Sanks@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.

Huellmantel & Associates + Charles Huellmantel + P.O. Box 1833 + Tempe, Arizona + 85280-1833

QUIKTRIP

BROADWAY AND DOBSON ROADS

500-Foot Property Owners:

OWNER	ADDRESS	CITY	STATE	ZIP CODE	COUNTRY	APN
Bay Club Parters 472 LLC	3827 SW Hall Blvd	Beaverton	OR	97005	United States	134-33-001E
Holy Land Corporation INC	333 South Dobson STE 103	Mesa	AZ	85202	United States	134-33-002H
Papco Properties LLC	236 South Malberry 107	Mesa	AZ	85202	United States	134-33-002J
Southern Pacific Co/Operative/	1400 Douglas Street, Stop 1640	Omaha	NE	68179	United States	134-33-970
Mekong Property LLC	66 South Dobson Road STE 117	Mesa	AZ	85202	United States	134-33-972A
BNY Western Trust Company	1500 North Priest Drive	Tempe	AZ	85281	United States	134-30-001E
MSBAZV Madera LLC	7001 N. Scottsdale Road STE 2016	Scottsdale	AZ	85253	United States	134-30-001Q
Broadway Dobson Plaza L L C	23300 Telegraph	Southfield	MI	48033	United States	134-30-001Y
Gregory G & Diana L Sargentti Trust, ETAL	1900 Dalrock Road	Rowlett	TX	75088	United States	134-30-001Z
IIT Broadway 101 CC LLC	518 17th Street, 17th Floor	Denver	CO	80202	United States	134-37-012
						134-37-013
						134-37-014
						134-37-015
2107 W Broadway Road LP	2300 Yonge Street STE-1600	Toronto	ON	M4P 1E4	Canada	134-39-008K
MGF Property LLC	1887 Mott CT	Camarillo	CA	93012	United States	134-39-008N
						134-39-008P
JER Realty LLC	1130 W. Warner Road, Building B	Tempe	AZ	85284	United States	134-39-008W
						134-39-875
John W. & Leslie Maria Widera Living Trusts	3016 Java Road	Costa Mesa	CA	92626	United States	134-32-001L
Off Dobson LLC	1830 W Broadway Road	Mesa	AZ	85202	United States	134-32-001Q
R&L Campton LLC	2451 W. Birchwood Ave. STE 101	Mesa	AZ	85202	United States	134-32-001R
Broadway Dobson LLC	6859 S. Eastern Ave. 101	Las Vegas	NV	89119	United States	134-32-001U
Mekong Real Estate Investment Group LLC	66 South Dobson No. 132	Mesa	AZ	85202	United States	134-32-001V
Classen Asset Management LLC	5100 N. Classen STE 500	Oklahoma City	OK	73118	United States	134-32-020
Nicole Howie Properties LLC	10050 E. Mountain View Lake Dr. STE 55	Scottsdale	AZ	85258	United States	134-32-021
Sun Pontiac II LLC	5640 E. Joshua Tree Lane	Paradise Valley	AZ	85253	United States	134-32-022
LMREC CDO I REO VIII INC	10880 Wilshire Blvd. STE 1750	Los Angeles	CA	90024	United States	134-39-874

Registered Neighbor Associations (1000 feet):

Barb Warren	930 South Dobson Road #35	Mesa	AZ	85202
Lettie Nease	930 South Dobson Road #4	Mesa	AZ	85202

QUIKTRIP

BROADWAY AND DOBSON ROADS

Mike Hufnagel	665 South Esquire Way	Mesa	AZ	85202
Diane Olson	730 South El Dorado	Mesa	AZ	85202
Irma Letson	410 South El Dorado	Mesa	AZ	85202
Phyllis Holmes	430 South Esquire Way	Mesa	AZ	85202
Nathan Giles	442 South El Dorado	Mesa	AZ	85202
Kathy Erikson	451 South Esquire Way	Mesa	AZ	85202
Stuart Fisher	463 South El Dorado	Mesa	AZ	85202
David Woodring	504 South El Dorado	Mesa	AZ	85202
Carol Baldwin	505 South Esquire Way	Mesa	AZ	85202
Mark Dangerfield	506 South Esquire Way	Mesa	AZ	85202
Al Price	508 South El Dorado	Mesa	AZ	85202
William Hochgraef	515 South El Dorado	Mesa	AZ	85202
Glenn Vandiver	515 South Esquire Way	Mesa	AZ	85202
Jeremy Peterman	526 South Esquire Way	Mesa	AZ	85202
Jack Bricker	542 South El Dorado	Mesa	AZ	85202
Anne Berkly	551 South Esquire Way	Mesa	AZ	85202
Kathy Montagna	604 South El Dorado	Mesa	AZ	85204
George Wolf	616 Esquire Way	Mesa	AZ	85202
Durrie Parks	634 South El Dorado	Mesa	AZ	85202
Ernest Denhardt	645 South El Dorado	Mesa	AZ	85202
Donald Dearth	668 South El Dorado	Mesa	AZ	85202
Cordell Ketterling	705 South El Dorado	Mesa	AZ	85202
Lenee Eller	720 South El Dorado	Mesa	AZ	85202
Evan Olson	730 South El Dorado	Mesa	AZ	85202
Sebastian Ivan	740 South El Dorado	Mesa	AZ	85202
Marty Escarega	5317 East Carol Avenue	Mesa	AZ	85206
Alma Gardens	21620 North 19th Avenue #A101	Phoenix	AZ	85027
Bev Dial	1051 South Dobson Road #183	Mesa	AZ	85202
Jake Cain	1051 South Dobson Road #208	Mesa	AZ	85202
Mark Wilson	948 South Alma School Road #13	Mesa	AZ	85210
Verneesa Wilson	948 South Alma School Road #36	Mesa	AZ	85210
Kim Alexander	948 South Alma School Road #91	Mesa	AZ	85210
Raunda Reed	948 South Alma School Road #91	Mesa	AZ	85210

QUIKTRIP

BROADWAY AND DOBSON ROADS

Elsa Michel	948 South Alma School Road #92	Mesa	AZ	85210
Lucille Then	1342 West Emerald Avenue #259	Mesa	AZ	85202
James Marchese	1342 West Emerald Avenue #283	Mesa	AZ	85202
Kevin Wilburn	6622 South Gentilly Lane	Tempe	AZ	85283
Susan Harms	9446 East Elmwood Street	Mesa	AZ	85207
Wyatt Mello	1825 West Emelita Avenue	Mesa	AZ	85202
Sarvia Ortiz	506 South Sycamore	Mesa	AZ	85202
Ian Bennett	1609 West Capri Avenue	Mesa	AZ	85202
Rick Jackson	1645 West Carol Avenue	Mesa	AZ	85202
Jan Neely	1729 West Crescent Avenue	Mesa	AZ	85202
Vera Frund	708 South Sycamore	Mesa	AZ	85202
Katie Navarrette	709 South Sycamore	Mesa	AZ	85202
Juan Gomez	719 South Sycamore	Mesa	AZ	85202
Barb Boxler	805 South Sycamore Street #127	Mesa	AZ	85202
Russ Manges	1608 West 6th Drive	Mesa	AZ	85202
Cindy Mow	1629 West Crescent Avenue	Mesa	AZ	85202
Regina Nicasio	1630 West 7th Avenue	Mesa	AZ	85202
John Arvizu	1637 West Capri Avenue	Mesa	AZ	85202
Wayne Moorhouse	1643 West 6th Avenue	Mesa	AZ	85202
Abe Dehoyos	1643 West Capri Avenue	Mesa	AZ	85202
Jose Moreno	1661 West 6th Avenue	Mesa	AZ	85202
Chris Thuenen	1702 West Carmel Avenue	Mesa	AZ	85202
Patricia Renteria	1703 West Pueblo Avenue	Mesa	AZ	85202
John Davila	1708 West 6th Avenue	Mesa	AZ	85202
Larry Judd	1709 West Carol Avenue	Mesa	AZ	85202
Fé (Faith) Judd	1709 West Carol Avenue	Mesa	AZ	85202
Jesus Arteaga	1714 West 7th Avenue	Mesa	AZ	85202
Norma Guzman	1720 West Crescent Avenue	Mesa	AZ	85202
David Belanger	1722 West Carol Avenue	Mesa	AZ	85202
John Riedel	1724 West Carmel Avenue	Mesa	AZ	85202
Frank Herrera	1731 West 6th Avenue	Mesa	AZ	85202
Maria Velea	1734 West Crescent Avenue	Mesa	AZ	85202
Sal Salazar	1745 West Crescent Avenue	Mesa	AZ	85202

QUIKTRIP

BROADWAY AND DOBSON ROADS

Trinidad Salazar	1745 West Crescent Avenue	Mesa	AZ	85202
George Flener	1749 West 6th Drive	Mesa	AZ	85202
Patricia Attridge	2341 West Del Campo Circle	Mesa	AZ	85202
Kelly Vorseth	2343 West De Palma Circle	Mesa	AZ	85202
Harolyn Tussing	516 South Dobson Road	Mesa	AZ	85202
Shirley Rish	532 South Valencia	Mesa	AZ	85202
Christopher Gomez	548 South Valencia	Mesa	AZ	85202
Amador Gonzalez	556 South Visalia	Mesa	AZ	85202
Jerry Nichols	629 South San Jose	Mesa	AZ	85202
Holly Wilkins	630 South San Jose	Mesa	AZ	85202
Patricia Cates	708 South San Jose	Mesa	AZ	85202
Larry Hughes	2112 West Del Campo Circle	Mesa	AZ	85202
Ed Schaffer	2116 West Del Campo Circle	Mesa	AZ	85202
Jane Kearney	2120 West 8th Avenue	Mesa	AZ	85202
Shirl Butler	2131 West De Palma Circle	Mesa	AZ	85202
Melissa Bene	2136 West 8th Avenue	Mesa	AZ	85202
Kathleen Becerra	2137 West Del Campo Circle	Mesa	AZ	85202
John Gonzalez	2144 West Del Oro Circle	Mesa	AZ	85202
Pat Templin	2158 West Catalina Avenue	Mesa	AZ	85202
Jose Barbosa	2208 West De Palma Circle	Mesa	AZ	85202
Danielle Lopez	2212 West Del Campo Circle	Mesa	AZ	85202
Frank Munoz	2213 West De Palma Circle	Mesa	AZ	85202
Margaret Biggs	2213 West 8th Avenue	Mesa	AZ	85202
Melanie Horneman	2220 West Catalina Avenue	Mesa	AZ	85202
Fernando Hernandez	2220 West 8th Avenue	Mesa	AZ	85202
Mark Adelman	2224 West Catalina Avenue	Mesa	AZ	85202
Viola Brown-Lee	2229 West De Palma Circle	Mesa	AZ	85202
Michael Hesse	2232 West 8th Avenue	Mesa	AZ	85202
Jose Soto	2234 West Cabana Avenue	Mesa	AZ	85202
Robyn Johnson	2235 West Cabana Avenue	Mesa	AZ	85202
Lindsey Shooteer	2235 West De Palma Circle	Mesa	AZ	85202
Chester Fic	2240 West Catalina Avenue	Mesa	AZ	85202
Dounsky Constantin	2241 West Cabana Avenue	Mesa	AZ	85202

QUIKTRIP

BROADWAY AND DOBSON ROADS

Andrew Winter	2241 West Concho Circle	Mesa	AZ	85202
Bill Stanley	2241 West De Palma Circle	Mesa	AZ	85202
Gene Foster	2245 West Broadway	Mesa	AZ	85202
Kris Brimhall	2251 West Concho Avenue	Mesa	AZ	85202
Vic Bafaro	2255 West Catalina Avenue	Mesa	AZ	85202
Ray Jenkins	2258 West Concho Circle	Mesa	AZ	85202
Martin Lawrence	2302 West 8th Avenue	Mesa	AZ	85202
Carmen Ortega	2305 West Catalina Avenue	Mesa	AZ	85202
Mike Bigelow	2311 West 8th Avenue	Mesa	AZ	85202
Susi Lerma	2312 West Cabana Circle	Mesa	AZ	85202
Vaughn Olthhouse	2318 West De Palma Circle	Mesa	AZ	85202
Michael Miller	2334 West 8th Avenue	Mesa	AZ	85202
Janice McPhail	2335 West Del Oro Circle	Mesa	AZ	85202
Edward Youn	2342 West 8th Avenue	Mesa	AZ	85202
Patti Dunlap	2342 West Del Campo Circle	Mesa	AZ	85202
Norm Ultis	2342 West Del Oro Circle	Mesa	AZ	85202
Diana Riggs	2343 West Del Oro Circle	Mesa	AZ	85202
Joy Reid	2350 West 8th Avenue	Mesa	AZ	85202
Robert Becker	2356 West Catalina Avenue	Mesa	AZ	85202
Sara Austin	2359 West Del Campo Circle	Mesa	AZ	85202
Stephanie Wright	535 North Orange	Mesa	AZ	85201
Dave Richins	833 West 11th Place	Mesa	AZ	85201
Tanya Collins	864 West 10th Street	Mesa	AZ	85201
Terry Benelli	12 North Main Street	Mesa	AZ	85210
Jen Duff	146 West 2nd Street	Mesa	AZ	85201
David Crummev	1339 West 1st Street	Mesa	AZ	85201
Roger Waggener	5 East 2nd Avenue	Mesa	AZ	85201
Sharon Terry	5 East 2nd Avenue	Mesa	AZ	85201
G.R. Courtney	44 North 2nd Avenue	Mesa	AZ	85201
Laura Salvaggio	53 East 2nd Avenue	Mesa	AZ	85201
Schmidt Westergard	77 West University Drive	Mesa	AZ	85201
Suzanne Woodford	101 West Main	Mesa	AZ	85201
Jennifer Kaupke	103 North Pasadena	Mesa	AZ	85201

QUIKTRIP BROADWAY AND DOBSON ROADS

Diana Garcia	106 South Pomeroy	Mesa	AZ	85201
Dan Winters	110 South Robson	Mesa	AZ	85201
Tish Saeniisch	115 West 2nd Street	Mesa	AZ	85201
Rebecca Pacheco	117 North Pasadena	Mesa	AZ	85201
DeeAnn Deator	117 North Wilbur	Mesa	AZ	85201
Jannar Rider	119 West 2nd Street	Mesa	AZ	85201
A. Jensen	120 North Hibbert	Mesa	AZ	85201
Dave Jensen	120 North Hibbert	Mesa	AZ	85201
Candace Armenta	120 North Pasadena	Mesa	AZ	85201
Cindy Chesley	122 North Wilbur	Mesa	AZ	85201
Cathy Mendley	125 East 2nd Avenue	Mesa	AZ	85201
Amy Nelson	125 North Pasadena	Mesa	AZ	85201
Roy Drozanowski	125 South Hibbert	Mesa	AZ	85201
Sheryl Eaton	125 West 2nd Avenue	Mesa	AZ	85201
Leslie Smith	126 South Hibbert	Mesa	AZ	85201
Teresa Grasser	128 North Macdonald	Mesa	AZ	85201
Barb Willian	130 North 2nd Street	Mesa	AZ	85201
Susan Tibshraeny	130 West Pepper Place	Mesa	AZ	85201
Jessica Anderson	136 West 3rd Place	Mesa	AZ	85201
Gretchen Bickert	137 North Robson #3	Mesa	AZ	85201
Bob Meeks	138 North Wilbur	Mesa	AZ	85201
Brendan Nikolich	139 East 1st Avenue	Mesa	AZ	85201
Edward Mack	146 East 1st Street	Mesa	AZ	85201
Vince Mosca	151 North Centennial Way	Mesa	AZ	85201
Brian Rocks	151 North Centennial Way	Mesa	AZ	85203
Vicki Morehouse	151 North Hibbert #9	Mesa	AZ	85201
Sharon Larsen	152 West 2nd Street	Mesa	AZ	85201
Victor Kirtle	153 South Lebaron	Mesa	AZ	85201
Matthew Ehlers-Kohlbeck	155 North Pasadena	Mesa	AZ	85201
John Parker	156 West 3rd Place	Mesa	AZ	85201
Dan O'Donnell	162 North Macdonald	Mesa	AZ	85201
Mary Green	165 North Pasadena	Mesa	AZ	85201
Steve Lynch	202 West Main Street	Mesa	AZ	85201

QUIKTRIP

BROADWAY AND DOBSON ROADS

Arianna Huerta	205 North Lebaron #104	Mesa	AZ	85201
Randall Shank	219 West 2nd Avenue	Mesa	AZ	85201
Dave Miller	219 West 2nd Avenue	Mesa	AZ	85210
Jackolyn Gaddie	225 West 1st Street #111	Mesa	AZ	85201
Brian Thibodeau	231 North Robson #18	Mesa	AZ	85201
Robert Kropp	232 North Robson Street	Mesa	AZ	85201
S. Hawkes	236 North Lebaron	Mesa	AZ	85201
Fredesvinda Jaspers	236 North Westwood	Mesa	AZ	85201
Eileen Nelson	238 West 2nd Avenue	Mesa	AZ	85201
Natali Guthrie	244 East 2nd Avenue	Mesa	AZ	85201
Christopher Bradley	248 East 1st Street	Mesa	AZ	85201
Armando Aguilar	258 North Robson Street	Mesa	AZ	85201
Gracie Sotelo	258 West 2nd Street	Mesa	AZ	85201
Virginia Soliz	260 West 2nd Avenue	Mesa	AZ	85201
Wayne Pomeroy	444 West Fairway Circle	Mesa	AZ	85201
Sandy Van Hilsen	531 North Pasadena	Mesa	AZ	85201
Amy Del Castillo	675 East 1st Place	Mesa	AZ	85201
Ryan Winkle	911 West Jacinto Circle	Mesa	AZ	85210
Luz Maria Serrano	917 West Jerome Circle	Mesa	AZ	85210
Anne Stehr	1210 West Esplanade Street	Mesa	AZ	85201
C. Brooks	1235 North Sunnyvale #74	Mesa	AZ	85201
Jordan Coleman	1353 West Pepper Place	Mesa	AZ	85201
Ora Coleman	1353 West Pepper Place	Mesa	AZ	85201
Virginia Berg	2403 East Laurel	Mesa	AZ	85210
Jan Montgomery	4203 East Crescent Avenue	Mesa	AZ	85201
Connie Collins	4435 East Elmwood	Mesa	AZ	85201
Sophia Fire	225 West 1st Street	Mesa	AZ	85201
Jaime Glasser	145 West 3rd Place	Mesa	AZ	85201
Cynthia Ezcurra-Garza	PO Box 1466	Mesa	AZ	85211-1466
Jared Archambault	PO Box 1466	Mesa	AZ	85211-1466

QUIKTRIP
BROADWAY AND DOBSON ROADS

CC:

City of Mesa Planning Division

PO Box 1466

Mesa

AZ

85211

Charles Huellmantel

P.O. Box 1833

Tempe

AZ

85280

Jason Sanks

From: Kris Brimhall <krisbrimhall@gmail.com>
Sent: Friday, February 07, 2014 8:18 AM
To: Jason Sanks
Subject: QuikTrip planned for the Northwest corner of Broadway and Dobson

Dear Mr. Sanks:

I received the "Neighborhood Notification" dated February 3, 2014 from Huellmantel Affiliates concerning the Board of Adjustment meeting to consider issuance of a Special Use Permit for this QuikTrip.

I have no objection to a new QuikTrip at this location.

The issue that concerns me is: Will the existing QuikTrip at the corner of Broadway and Valencia remain open after this new store opens?

I live at 2251 West Concho Circle which is just south of the existing QT. Closing this store and leaving it vacant will create another eyesore in the neighborhood. I have lived here for 24 years. I enjoy the neighborhood but I am concerned with the many vacant buildings in the area.

I strongly object if the plan is to close the store at Valencia and Broadway and replace it with a new store at Broadway and Dobson.

Would you please let me whether or not the current store is going to close as part of the plan to build a new QuikTrip.

Thank you,

Kris Brimhall
480-844-0539



QuikTrip

Project Narrative for Special Use Permit

QuikTrip #419

NWC of Dobson and Broadway Roads

Project Description

QuikTrip Corporation, a Fortune 500 corporation, is in escrow to purchase approximately 2.14 acres of land at the northwest corner of Dobson and Broadway Roads in the City of Mesa. QuikTrip is proposing to develop a new ground-up retail convenience grocery store with gasoline and diesel fueling pumps on this property. The existing use for this property is a parking lot in which was once used by the long abandoned Motorola Plant. The development of this site will incorporate the QuikTrip Generation III store design which recently received a positive review at the Mesa Design Review Board.

General Plan/Zoning

The property is currently zoned by the City of Mesa in the M-1 PAD district (Light Industrial with a Planned Area Development). The General Plan Land Use Plan projected use of General Industrial. Additionally, the property is located within the Industrial Corridor of the West Main Street Area Plan. Based upon our Pre-submittal conference and an interpretation by the Zoning Administrator the site is appropriate.

Architecture and Design

The proposed QuikTrip development will include the construction of a new 5,858+/- square foot retail convenience grocery store oriented toward Broadway Road and positioned closer to the corner of the intersection. The canopy, with eight gasoline and diesel dispensing pumps, will be to the west of the store and on the side also more orientated toward Broadway Road.

The new QuikTrip building has been upgraded with architectural enhancements. The building will have four entry points, providing upfront parking and immediate entry from three sides of the building. The entry points have articulations and parapets that break up the normal box look of a building and add much needed character to the building. The canopies above the entryways add relief to the walls and shade for pedestrian traffic.

The building materials consist of an earth tone block that stands up to the elements much better than the typical stucco and the tile coordinates very nicely with the color of the block adding the undulations to the front of the building or main entrances. The canopy is a double stack eight with reveals in the canopy to break up the look, and the columns are also block that matches the building. Another unique design item is that the columns are turned at 45 degrees to perpendicular to the canopy changing the look of what would be considered normal column design. The QuikTrip parking lot will consist entirely of concrete as it looks better and lasts longer than typical asphalt; this material also helps reduce the heat island effect of typical black asphalt.

The landscaping will be consistent throughout the site and consist of low use water trees and plants and will follow the City of Mesa ordinance requirements.



QuikTrip

Project Narrative for Special Use Permit

The QuikTrip will be operated seven days a week and 24 hours a day and never closes. This allows us to provide the products and services for anyone at anytime. Throughout the day there can be anywhere up to 15 employees on site and no less than two at any given time. One other new service provided in the Generation III QuikTrip is the “full service counter”. This new addition to QT provides a whole variety of products to our customers. They include ice-cream cones to pizza and pretzels. Hot and cold specialty coffees, smoothies, shakes and sandwiches are also served out of the full service counter. The hours of the full service counter varies from store-to-store and their customer’s need for such products.

Justification

The QuikTrip is allowed in the City of Mesa Zoning Code in Chapter 6, Table 11-6-2, under section “Automobile/Vehicle Sales and Services” as a “Service Station”, allowed with a Special Use Permit. The Special Use Permit is also in conformance with the original plans for the corner and QuikTrip will not be adding any sue that was not originally expected for this corner. There will also be no additional traffic to the intersection of Broadway and Dobson, other than what would be expected for the original intended use. The Special Use Permit conforms to the following criteria:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

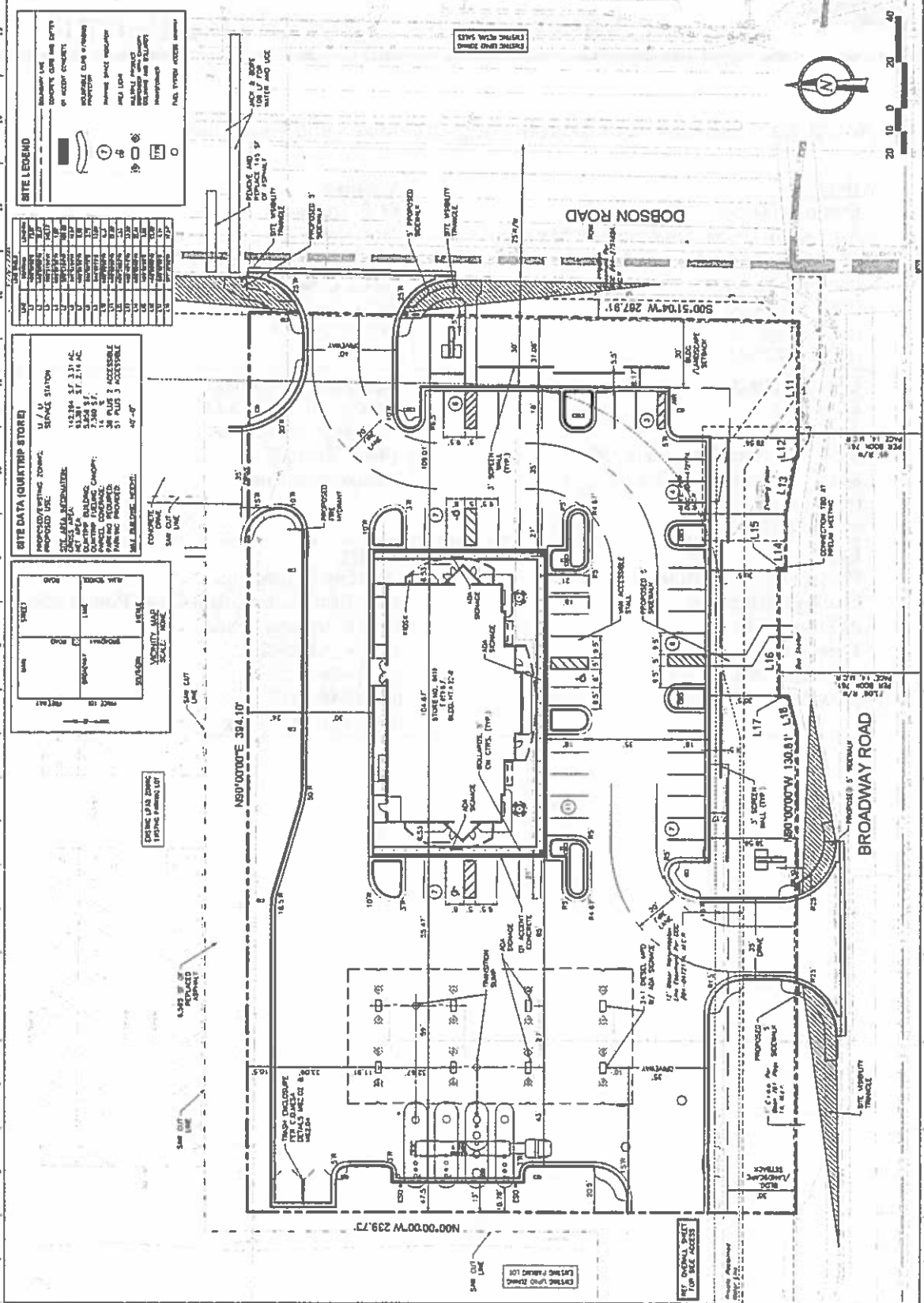


QuikTrip

Project Narrative for Special Use Permit

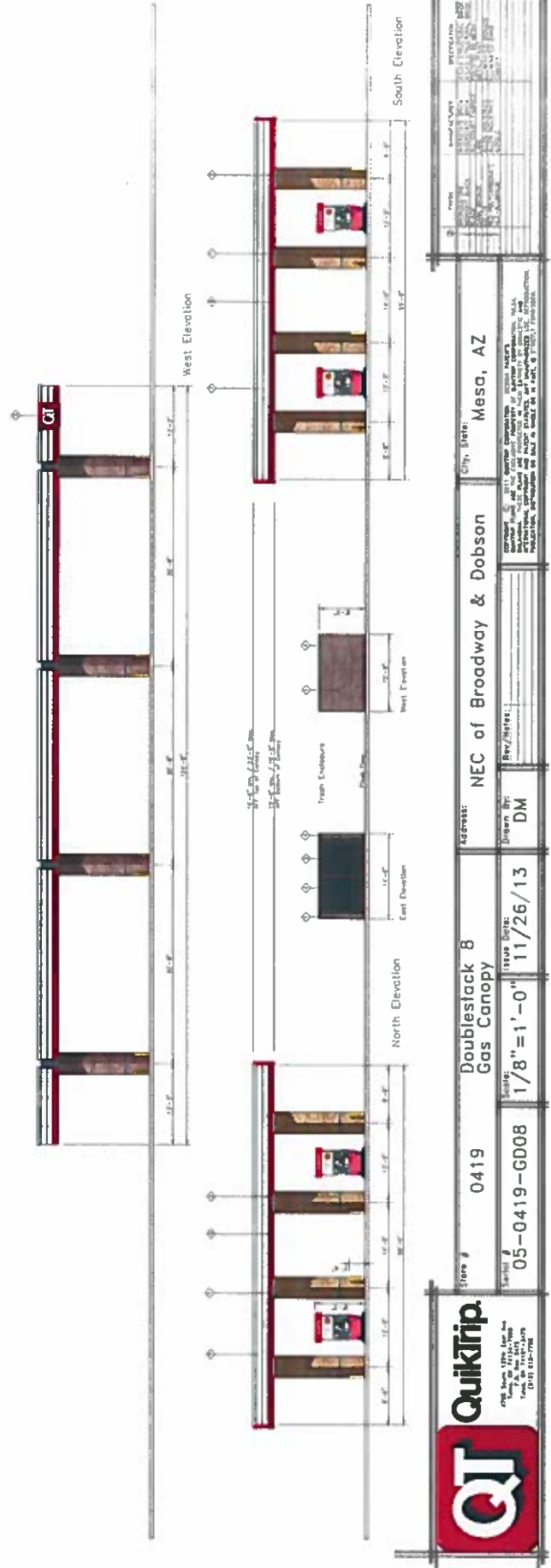
Our project team will consist of the following individuals and companies:

<u>Developer</u> Evergreen Devco, INC. Attn: Kelly Hayes, Senior Project Manager 2390 E. Camelback Road, Suite 410 Phoenix, AZ 85016 (602) 808-8600 (602) 284-4736 (602) 567-7084 – fax	<u>Architect</u> KDF Architects Attn: Kim Filuk 300 W. Clarendon, Suite 300 Phoenix, AZ. 85013 (602) 234-1868 (602) 234-1413
<u>Civil Engineer</u> Zell Company Attn: Ken Zell 3400 N. Dysart Road, Suite 130 84392 Avondale, Arizona (623) 547-2504 office (623) 547-2401	<u>Landscape Architect</u> Watermark design, LLC Attn: Marc Lang, RLA (480) 529-7337 Mlange2@cox.net
<u>Legal</u> Huellmantel and Affiliates Charles Huellmantel P.O. Box 1833 Tempe, Arizona 85280 (480) 921-2800 (480) 323-2175 - fax	<u>Owner</u> QuikTrip Corporation Attn: Juan Romero, Real Estate Project Manager 1116 E. Broadway Road Tempe, AZ 85282 (480) 446-6322 (480) 648-7077 (480) 921-1927 – fax

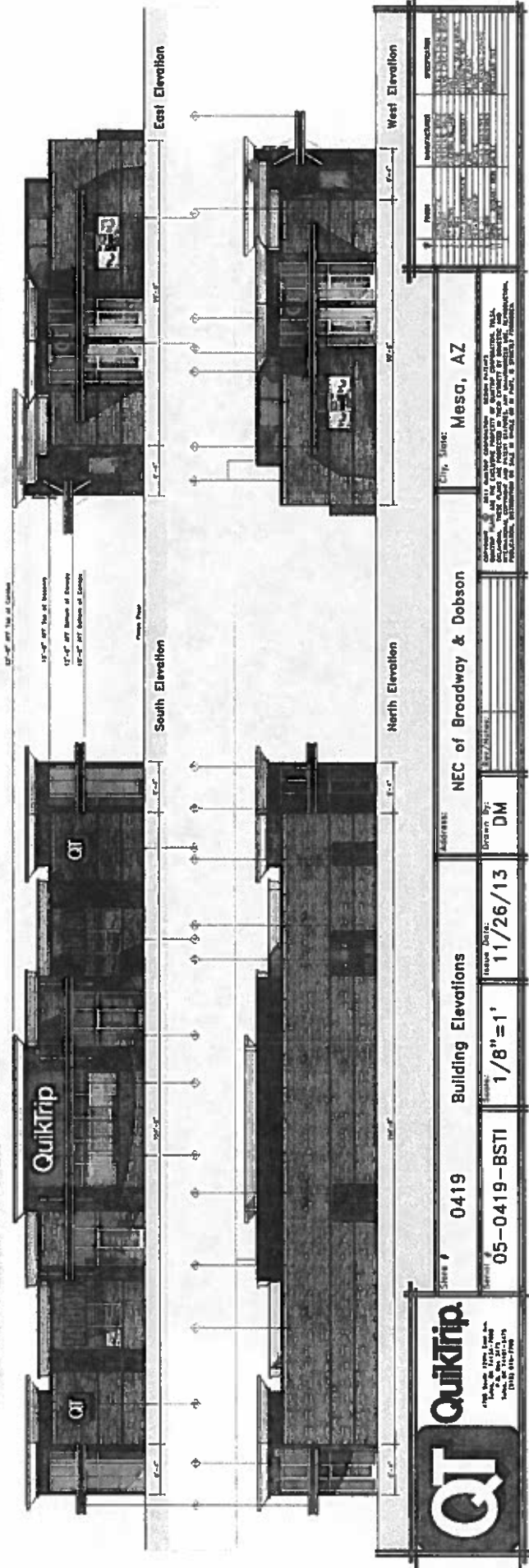
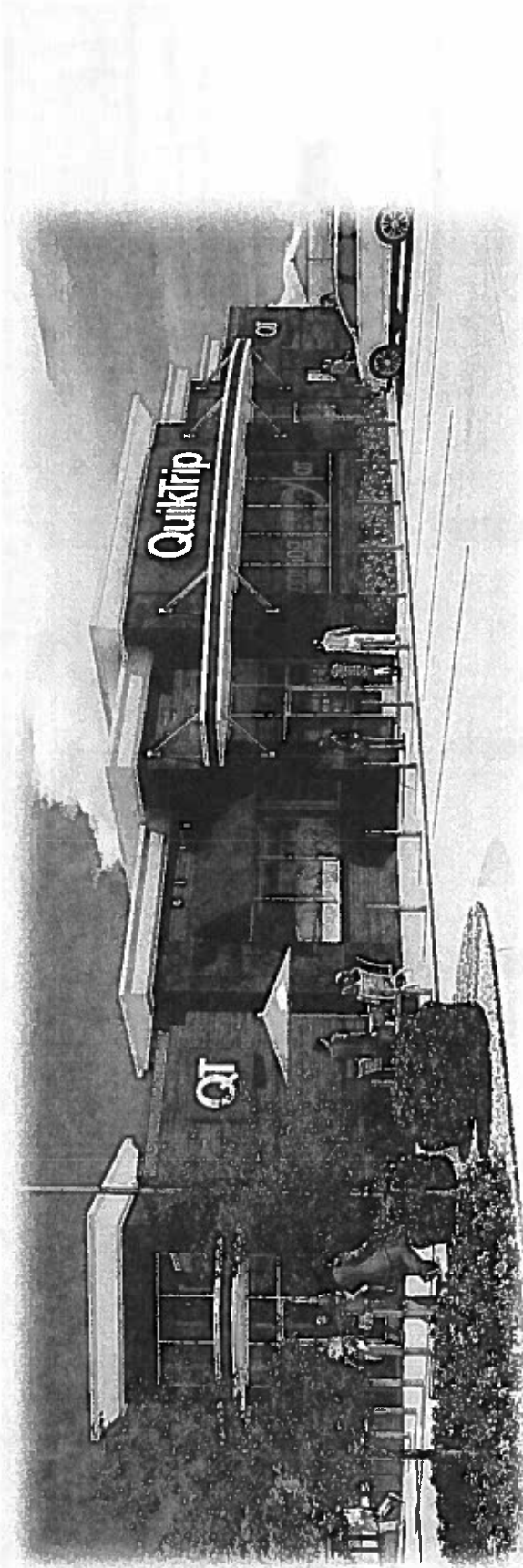


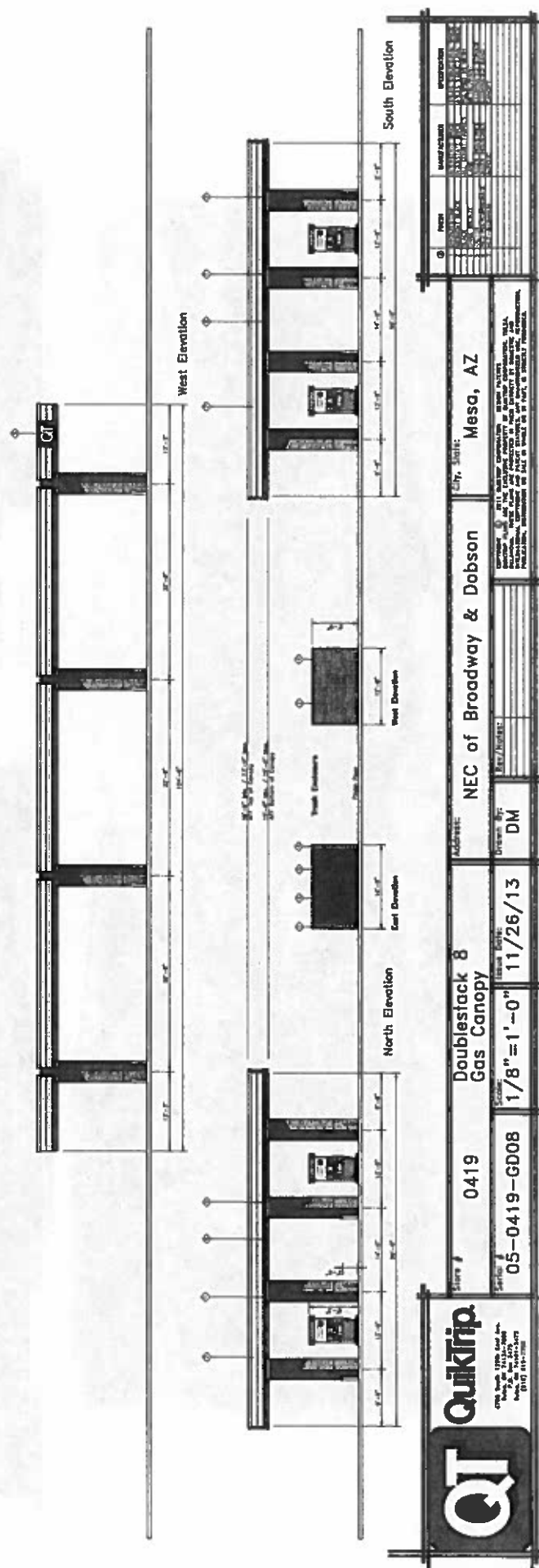
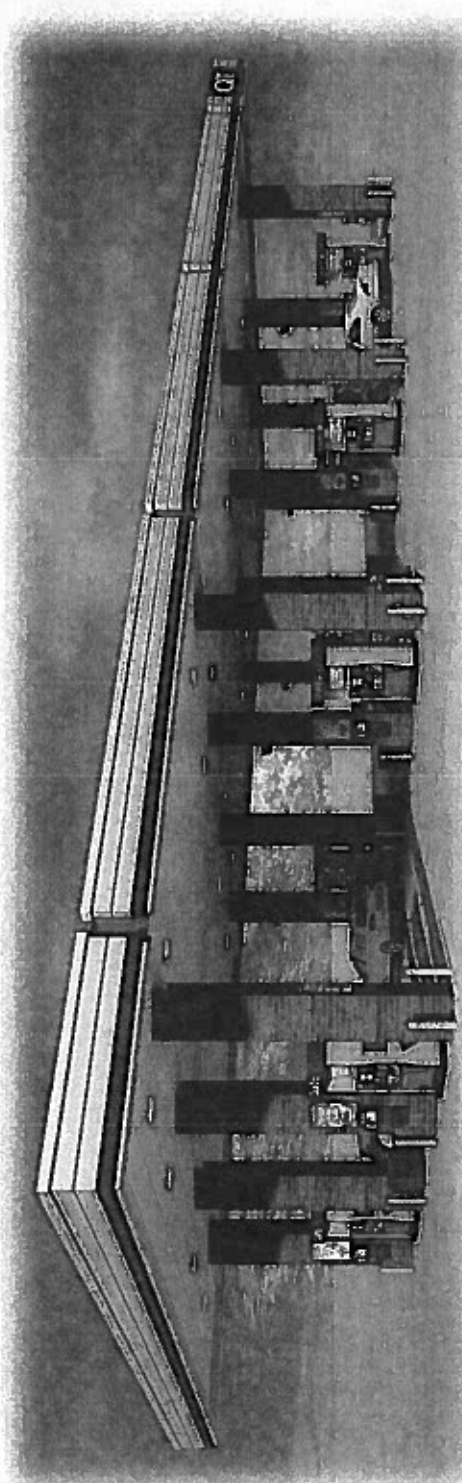


 QuikTrip. <small>© 2013 QuikTrip, Inc. All Rights Reserved. QuikTrip is a registered trademark of QuikTrip, Inc. in the United States and other countries. All other trademarks are the property of their respective owners.</small>	Date # 05-0419-BSII	Building Elevations NTS	Issue Date: 11/26/13	Drawn By: DM	Address: NEC of Broadway & Dobson Mesa, AZ	City/State: Mesa, AZ
	Scale: 1/8" = 1'-0"					



[illegible]





SITE PHOTO TEMPLATE

PHOTOGRAPHS OF SITE & SURROUNDING AREA

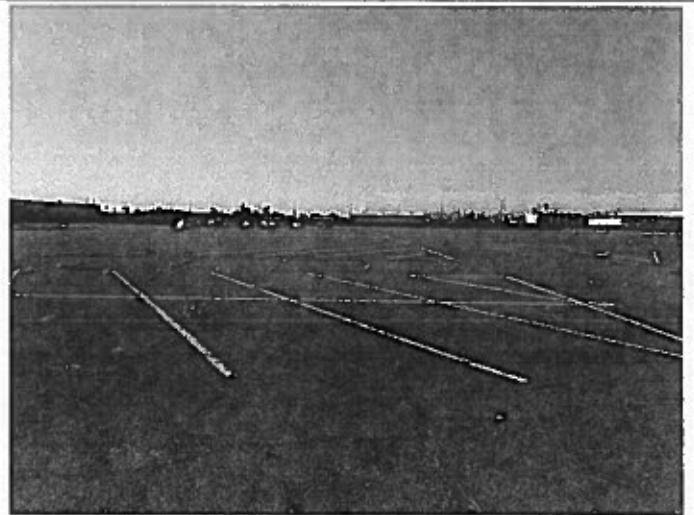
Store No: 419

Date: 11-27-13

Location: NWC of Dobson and Broadway



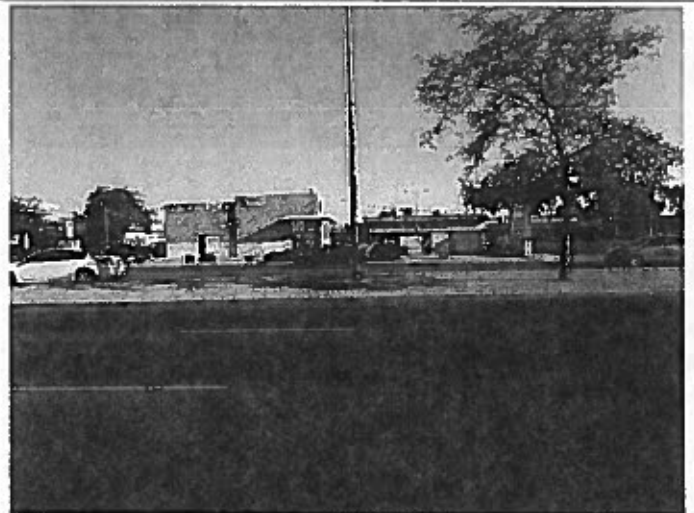
Photograph #1 SWC looking W



Photograph #2 SWC looking N



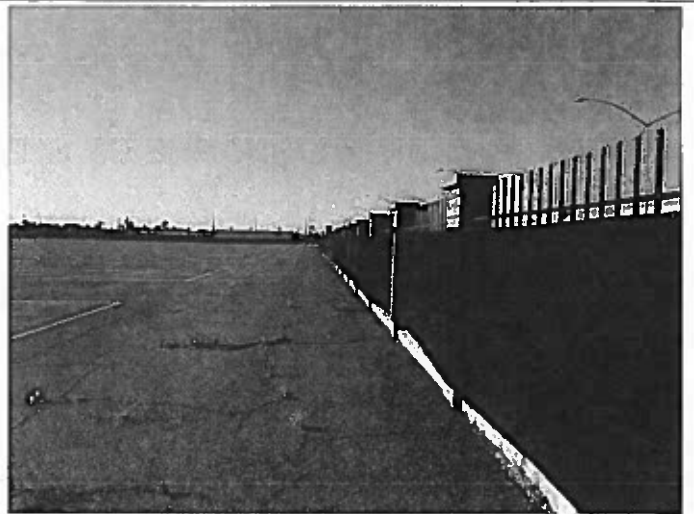
Photograph #3 SWC looking E



Photograph #4 SWC looking S



Photograph #5 SEC looking E



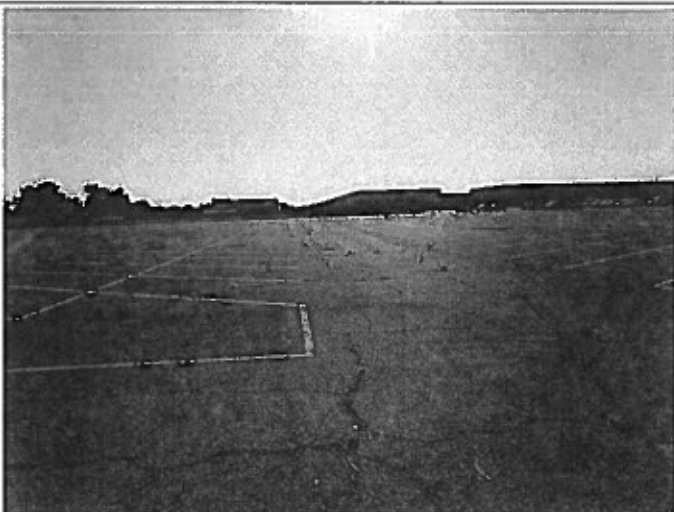
Photograph #6 SEC looking N



Photograph #7 SEC looking W



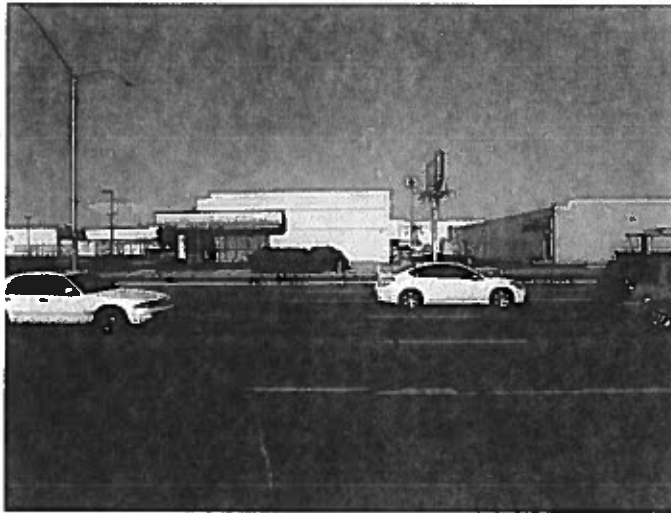
Photograph #8 SEC looking S



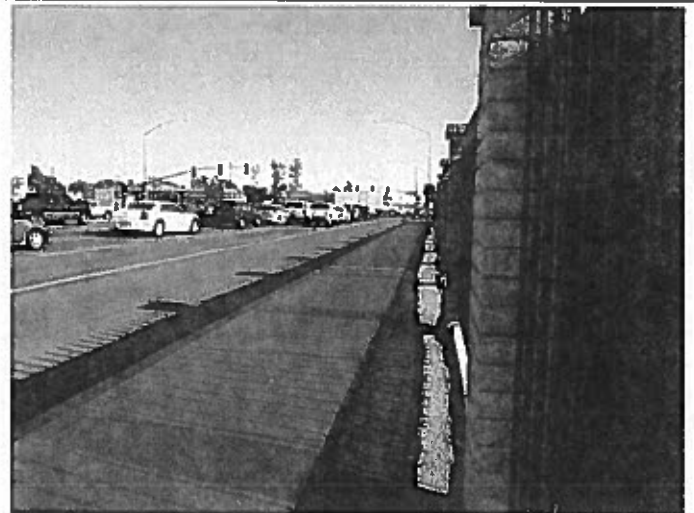
Photograph #9 NEC looking W



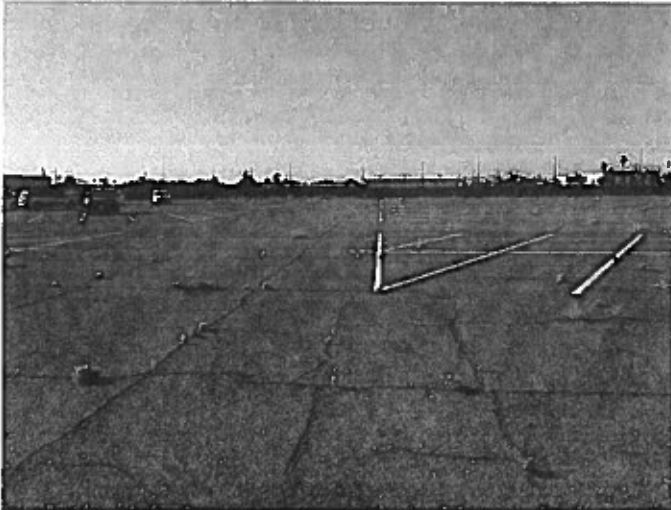
Photograph #10 NEC looking N



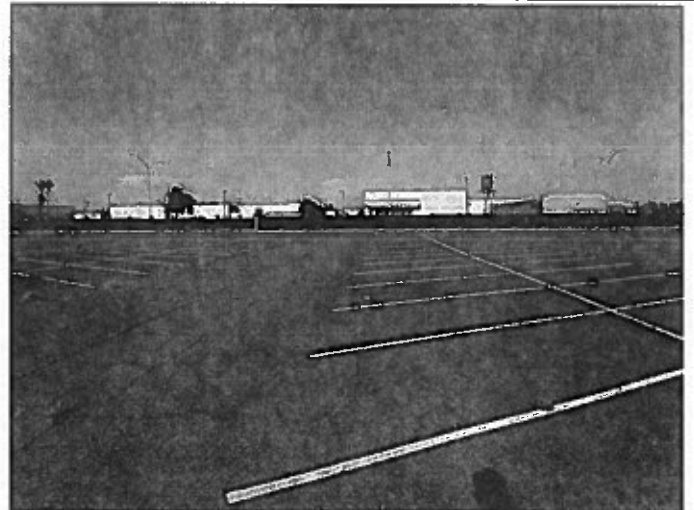
Photograph #11 NEC looking E



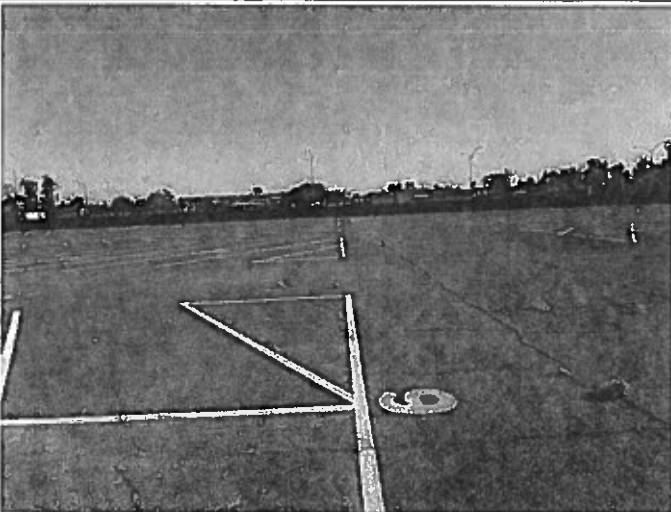
Photograph #12 NEC looking S



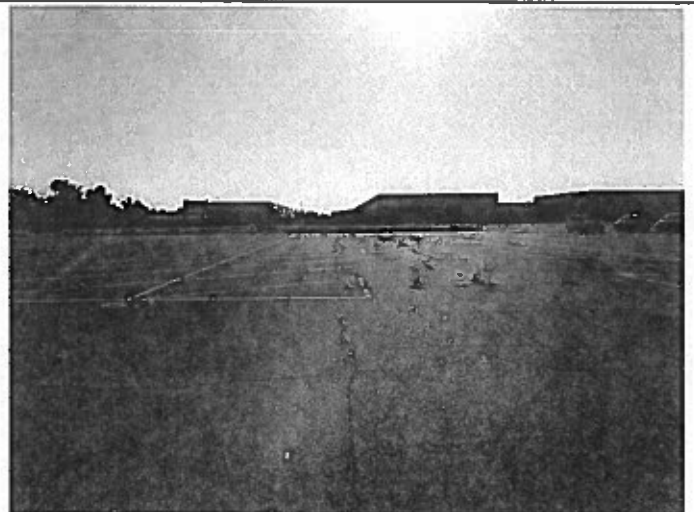
Photograph #13 NWC looking N



Photograph #14 NWC looking E



Photograph #15 NWC looking S



Photograph #16 NWC looking W