

Citizen Participation Report
for Drive-Thru Coffee Shop at Gilbert Rd. & Southern Ave.
Case ZON18-00590

Date: October 1, 2018

Overview: This report provides results of the implementation of the Citizen Participation Plan for a Drive-Thru Coffee Shop. This site is located north of the northwest corner of Gilbert Rd. and Southern Ave., at approximately 1126 S. Gilbert Rd. and is an application for Design Review and Site Plan. 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.

Contact:

Peter Krahenbuhl
6900 E. 2nd Street
Scottsdale, AZ 85251
Office Phone: 480-745-1956
Email: peter.krahenbuhl@simoncre.com

Neighborhood Meetings: A meeting with concerned parties was available upon request, however there were no requests received.

Correspondence:

1. Letters were mailed to contact list including property owners and HOAs on 9/18/18 (see attached list and example of materials mailed).

Results: There were 84 contacts on the contact list as of the date of this Citizen Participation Report.

1. Summary of concerns, issues and problems:
 - None noted.
2. How concerns/issues and problems were addressed:
 - N/A.
3. Concerns, issues and problems not addressed and why:
 - N/A



September 18, 2018

Re: Case No. DRB18-00591 / ZON18-00590

SimonCRE Highlands IV, LLC – Citizen Participation Letter

Dear Neighbor:

A Design Review and Site Plan application has been filed with the City of Mesa for a proposed 1,905 S.F. drive-thru coffee shop with a small outdoor patio. The proposed coffee shop would be placed between the existing Banner Urgent Care and Chevron gas station in an area of the parking field close to Gilbert Rd. that is currently used as parking for the center.

This letter is being sent to you as a part of the notification procedure. Enclosed with this letter is a copy of the proposed site plan for your review. Your comments and/or concerns are valuable to both us and the City of Mesa. If you have questions, please contact Peter Krahenbuhl at the contact information below. Upon request, a meeting will be scheduled in close proximity of the site to present and outline the project. All feedback will be accumulated and presented to the City of Mesa in a report as part of the approval process.

Contact:
Peter Krahenbuhl
6900 E. 2nd Street
Scottsdale, AZ 85251
Office Phone: 480-745-1956
Email: peter.krahenbuhl@simoncre.com

Encl: Copy of the Proposed Site Plan and Exterior Elevations

Thank you,

Peter Krahenbuhl
Vice President of Development
SimonCRE Highlands IV, LLC

Parcel Number	Owner	Property Address	Mailing Address
139-06-003J	VERMA AVTAR C /SATYA P	1125 S ORACLE MESA 85204	5474 E DESERT JEWEL DR PARADISE VALLEY AZ 85253
139-06-003M	SANDRA REILLY IRREVOCABLE TRUST	1110 S GILBERT RD MESA 85204	PO BOX 9167 SPRINGFIELD MO 65801
139-06-003P	REDLANDS LLC	1956 E SOUTHERN AVE MESA 85204	2401 W BELL RD PHOENIX AZ 85023
139-06-176A	REESE MARGARET F	1016 S KACHINA MESA 85204	1016 S KACHINA MESA AZ 85204
139-06-177A	PATTERSON ALFREDA B	1022 S KACHINA MESA 85204	1022 S KACHINA MESA AZ 85204
139-06-178A	TABET JAMES STEPHEN	1034 S KACHINA MESA 85204	1034 S KACHINA MESA AZ 85204
139-06-180	RJP AZ2 LLC	1040 S KACHINA MESA 85204	7301 E FOREST TRAIL CIRCLE MESA AZ 85207
139-06-181	LEIFHEIT ROGER	1046 S KACHINA MESA 85204	1046 S KACHINA AVE MESA AZ 85204
139-06-182	THOMASON SANDRA J	1052 S KACHINA MESA 85204	1052 S KACHINA MESA AZ 85204
139-06-183	RFB ENTERPRISES LLC	1053 S COCHISE CIR MESA 85204	2606 N HALL CIR MESA AZ 85203
139-06-184	LOPEZ TRUST	1047 S COCHISE CIR MESA 85204	1047 S COCHISE CIR MESA AZ 85204
139-06-185	CASTOR DEBRA S	1041 S COCHISE CIR MESA 85204	1041 S COCHISE CIR MESA AZ 85204
139-06-186	EATON MICHAEL J/KIMBERLY J	1033 S COCHISE CIR MESA 85204	1033 S COCHISE MESA AZ 85204
139-06-187	2017-2 IH BORROWER LP	1027 S COCHISE CIR MESA 85204	1717 MAIN ST STE 2000 DALLAS TX 75201
139-06-188	SESATE MARIO P/KAREN L	1021 S COCHISE CIR MESA 85204	1021 S COCHISE CIR MESA AZ 85204
139-06-190	LAIL CHARLES R/BARBARA A	1020 S COCHISE CIR MESA 85204	PO BOX 1592 OVERGAARD AZ 85933
139-06-191	SHERAIN LUSK LIVING TRUST	1026 S COCHISE CIR MESA 85204	1026 S COCHISE CIR MESA AZ 85204
139-06-192	TODD JOHN & KAREN A	1034 S COCHISE CIR MESA 85204	136 W RAWHIDE AVE GILBERT AZ 85234
139-06-193	IDEAL HOMES AZ LLC	1040 S COCHISE CIR MESA 85204	312 S TUCANA CT GILBERT AZ 85296
139-06-194	GARNICA BAUDELIO	1046 S COCHISE CIR MESA 85204	1046 S COCHISE CIR MESA AZ 85204
139-06-195	TEEGARDEN JIMMY C	1052 S COCHISE CIR MESA 85204	12728 SE 25TH PL BELLEVUE WA 98005
139-06-196	1866 LLC	1866 E FARMDALE AVE MESA 85204	PO BOX 1732 SCOTTSDALE AZ 85252
139-06-197	ZARATE CHRISTINA M	1864 E FARMDALE AVE MESA 85204	1864 E FARMDALE MESA AZ 85204
139-06-198	KEIL JIAN P/SHAREN M	1862 E FARMDALE AVE MESA 85204	1862 E FARMDALE AVE MESA AZ 85204
139-06-199	ESTELIO TORRES TRUST	1860 E FARMDALE AVE MESA 85204	1312 E MAPLE ST GLENDALE CA 91205-2607
139-06-200	LASGNA JEANETTE	1858 E FARMDALE AVE MESA 85204	1858 E FARMDALE AVE MESA AZ 85204
139-06-201	MILLER DANIEL W	1856 E FARMDALE AVE MESA 85204	942 E HAMPTON LN GILBERT AZ 85295
139-06-213	NGUYEN FAMILY LIVING TRUST	1835 E FARMDALE AVE MESA 85204	2767 E DENNISPORT AVE GILBERT AZ 85295
139-06-214	SMITH BRYAN	1841 E FARMDALE AVE MESA 85204	151 12TH AVE UNIT 212 SEATTLE WA 98122
139-06-215	MARTINEZ DAVID/HERNANDEZ FRANCISCA	1847 E FARMDALE AVE MESA 85204	1847 E FARMDALE AVE MESA AZ 85204
139-06-216	JUAREZ JAILENE	1851 E FARMDALE AVE MESA 85204	1851 E FARMDALE AVE MESA AZ 85204
139-06-217	CONRAD PROPERTIES 4 LLC	1853 E FARMDALE AVE MESA 85204	1382 E CANYON CREEK DR GILBERT AZ 85295
139-06-218	BARM BRUNO K	1859 E FARMDALE AVE MESA 85204	1859 E FARMDALE AVE MESA AZ 85204
139-06-219	BUCIO JOSE LUIS/ALMA BELTRAN	1863 E FARMDALE AVE MESA 85204	1863 E FARMDALE AVE MESA AZ 85204
139-06-220	PEREZ FIDENCIO GOMORA	1867 E FARMDALE AVE MESA 85204	1867 E FARMDALE AVE MESA AZ 85204
139-06-221	WILCOX JEFFRY L	1053 S ORACLE CIR MESA 85204	1053 S ORACLE CIR MESA AZ 85204
139-06-222	ORTEGA PEDRO	1047 S ORACLE CIR MESA 85204	1047 S ORACLE CIR MESA AZ 85204
139-06-223	KIRKEY RICHARD J/ROCHELLE L	1043 S ORACLE CIR MESA 85204	1043 S ORACLE CIR MESA AZ 85204
139-06-224	SINOR STEVEN R	1040 S ORACLE CIR MESA 85204	1040 S ORACLE CIR MESA AZ 85204
139-06-225	POWERS GAYLE M	1046 S ORACLE CIR MESA 85204	1046 S ORACLE CIR MESA AZ 85204

139-06-226	LUKE TAYLOR/WELLMAN ERIC	1054 S ORACLE CIR MESA 85204	1054 S ORACLE CIR MESA AZ 85204
139-06-227	COLEMAN REBECCA L/JOHN C	1055 S TOLTEC MESA 85204	1055 S TOLTEC MESA AZ 85204
139-06-228	PRODANOV CHRISTIAN PLAMENOV/LACORTE JENNIFER	1047 S TOLTEC MESA 85204	1047 S TOLTEC MESA AZ 85204
139-06-233	ALMANZA RAUL/MARTINA	1023 S KACHINA MESA 85204	2427 E HARMONY AVE MESA AZ 85204
139-06-234	BURNS GEORGE L	1029 S KACHINA MESA 85204	1029 S KACHINA MESA AZ 85202
139-06-235	LEWIS MARK C/MARIA M/RANDOLPH E	1035 S KACHINA MESA 85204	1035 S KACHINA MESA AZ 85204
139-06-236	MEEK STEPHANIE J/SALINAS LUIS RENE	1041 S KACHINA MESA 85204	1041 S KACHINA MESA AZ 85204
139-06-237	RAMIREZ MIGUEL ANGEL ESTRADA	1049 S KACHINA MESA 85204	1049 S KACHINA MESA AZ 85204
139-06-238	FULGHUM KIMBERLY A	1055 S KACHINA MESA 85204	1055 S KACHINA MESA AZ 85204
139-06-239	YAW MICHAEL JOSEPH	1953 E FLORIAN AVE MESA 85204	1953 E FLORIAN AVE MESA AZ 85204
139-06-240	DE ROSAS AMAYELIT	1945 E FLORIAN AVE MESA 85204	1020 S LEBARON MESA AZ 85210
139-06-241	GARDIA JOSE F	1939 E FLORIAN AVE MESA 85204	1939 E FLORIAN MESA AZ 85204
139-06-242	HUERTA ALBERT MORENO	1931 E FLORIAN AVE MESA 85204	1931 E FLORIAN AVE MESA AZ 85204
139-06-243	HEDRICK WILLIAM M/JANE M TR	1925 E FLORIAN AVE MESA 85204	1748 N CHOLLA ST CHANDLER AZ 85224
139-06-244	LUCERO PATRICIO F	1919 E FLORIAN AVE MESA 85204	1919 E FLORIAN MESA AZ 85204
139-06-245	SUTTLE ROCKIE LEE/LINDA DIANE	1913 E FLORIAN AVE MESA 85204	101 E 1ST AVE 105 MESA AZ 85210
139-06-246	SKINNER GRANT	1905 E FLORIAN AVE MESA 85204	1434 N DELMAR MESA AZ 85203
139-06-247	MARTINEZ MERCI M	1865 E FLORIAN AVE MESA 85204	1865 E FLORIAN AVE MESA AZ 85204
139-06-248	CHURCH KEVIN/MARIA LEISLA	1859 E FLORIAN AVE MESA 85204	1350 E PARKSIDE DR GILBERT AZ 85234
139-06-249	SOLANO RAFAEL	1853 E FLORIAN AVE MESA 85204	1853 E FLORIAN AVE MESA AZ 85204
139-06-250	L & L ENTERPRISES	1847 E FLORIAN AVE MESA 85204	PO BOX 14012 MESA AZ 85216
139-06-251	COPETILLO LORENE M	1833 E FLORIAN AVE MESA 85204	1833 E FLORIAN AVE MESA AZ 85204
139-06-252	SMITH CAROLYN IRENE/ IRENE	1827 E FLORIAN AVE MESA 85204	1827 E FLORIAN AVE MESA AZ 85204
139-06-253	SANDOVAL FAUSTINO	1821 E FLORIAN AVE MESA 85204	1821 E FLORIAN AVE MESA AZ 85204
139-06-287	GOYER DOUGLAS DEAN/DIANA RUTH	1818 E SOUTHERN AVE MESA 85204	420 W RAVENWOOD HILLS CIR BROOKFIELD WI 53029
139-06-289	PHOENIX HOLDINGS LLC	1102 S ORACLE MESA 85204	3080 E SAN PEDRO CT GILBERT AZ 85234
139-06-290	MESA GSA II LLC	1118 S ORACLE MESA 85204	6641 W BROAD ST STE 101 RICHMOND VA 23230
139-06-291	SIMONCRE HIGHLANDS IV LLC	1120 S GILBERT RD MESA 85204	6900 E 2ND ST SCOTTSDALE AZ 85251
139-06-292	STORE MASTER FUNDING XII LLC	1126 S GILBERT RD MESA 85204	8377 E HARTFORD DR STE 100 SCOTTSDALE AZ 85255
139-06-293	SIMONCRE HIGHLANDS IV LLC	1942 E SOUTHERN AVE MESA 85204	6900 E 2ND ST SCOTTSDALE AZ 85251
139-08-278B	BOA SORTE L P/VIEL GLUCK L P/BEN FATTO L P	1819 E SOUTHERN AVE MESA 85204	1223 S CLEARVIEW AVE STE 105 MESA AZ 85209
139-08-279	L & T BROADWAY INVESTORS LLC	1855 E SOUTHERN AVE MESA 85204	1911 E FREEPORT CIR GILBERT AZ 85234
139-08-282A	PUZISS KELLY	1953 E SOUTHERN AVE MESA 85204	PO BOX 435 PHOENIX AZ 85060
139-08-454	ART AND FRAN FRIEDMAN REVOCABLE TRUST	1937 E SOUTHERN AVE MESA 85204	1819 E SOUTHERN AVE STE E10 MESA AZ 85203
139-08-455	WODISKE FAMILY ENTERPRISES I LLC	1901 E SOUTHERN AVE MESA 85204	1900 E GRANITE DELLS RD PAYSON AZ 85541
139-08-456	MESA SOUTH LLC	1244 S GILBERT RD 101 MESA 85204	503 32ND ST SUITE 200 NEWPORT BEACH CA 92663
139-08-457A	MESA SOUTH LLC	1937 E SOUTHERN AVE MESA 85204	503 32ND ST SUITE 200 NEWPORT BEACH CA 92663
139-08-458	MESA SOUTH LLC	1902 E HAMPTON AVE MESA 85204	503 32ND ST SUITE 200 NEWPORT BEACH CA 92663
140-43-001J	TARGET CORPORATION T 0251	1135 S GILBERT RD MESA 85204	PO BOX 9456 MINNEAPOLIS MN 55440-9456
140-43-001K	BURGER KING CORPORATION	2024 E SOUTHERN AVE MESA 85204	P O BOX 460189 HOUSTON TX 77056
140-43-001P	BRENDEN HOLDINGS II LLC/10118 SF VENTURES LLC	2034 E SOUTHERN AVE MESA 85204	433 N CAMDEN DR SUITE 1010 BEVERLY HILLS CA 90210

140-61-160	MESAR LLC
140-61-162	TABLELAND VILLAGE I LLC
140-61-163	TRIPLE B AZ LLC

1221 S GILBERT RD MESA 85204
1235 S GILBERT RD MESA 85204
2033 E SOUTHERN AVE MESA 85204

1135 SONORA CT SUNNYVALE CA 94086
341 W 2ND ST STE 1 SAN BERNARDINO CA 92401
2282 E ZION WAY CHANDLER AZ 85249

Registered Neighborhoods																
OBJECTID	NameofNeighborhood	CouncilDis	CFirstNam	CLastName	Primary	Secondary	POBox	StreetNum	StreetNum	StreetDire	StreetNam	StreetType	UnitNum	City	State	Zip
26	Parkview Terrace	2	Jean	Servin	1	0		2615		E	Catalina	Ave		Mesa	AZ	85204
63	Reed Park Neighborhood	4	Vicki	Halmstad	1	0		511		S	Ridge			Mesa	AZ	85204
63	Reed Park Neighborhood	4	Duane	Johnson	0	1		558		S	Kachina			Mesa	AZ	85204
63	Reed Park Neighborhood	4	Jeannie	Schmidt	0	1		1955		E	7th	Ave		Mesa	AZ	85204
63	Reed Park Neighborhood	4	Harley	Gilpin	0	1		427		S	Ridge			Mesa	AZ	85204
63	Reed Park Neighborhood	4	Cecil	Conrad	0	1		516		S	Ridge			Mesa	AZ	85204
63	Reed Park Neighborhood	4	Marnita	Hill	0	1		1948		E	2nd	Ave		Mesa	AZ	85204
188	Jerome Avenue Crime Busters	3	Judy	Seaton	1	0		2416		E	Jerome			Mesa	AZ	85204
347	Casa de Sol	4	Bonnie	Holloman	1	0		2101		E	Alpine	Cir		Mesa	AZ	85204
347	Casa de Sol	4	Carmen	Newman	1	0		2345		E	Birchwood			Mesa	AZ	85204
397	Kingsborough	3	Will	Carpenter	1	0		2202		E	Hampton			Mesa	AZ	85204
397	Kingsborough	3	Cheryl	Long	1	0		2334		E	Glade	Ave		Mesa	AZ	85204
397	Kingsborough	3	Lynn	Ewen	1	0		2306		E	Holmes	Ave		Mesa	AZ	85204
397	Kingsborough	3	Thomas	Hagen	0	1		1514		S	Chestnut	Cir		Mesa	AZ	85204
405	Lyn Rae Square	2	Ron	Evans	1	0		1025		S	Lyn Rae Sq			Mesa	AZ	85204
405	Lyn Rae Square	2	Chad	Campbell	1	0		1101		S	Lyn Rae Sq			Mesa	AZ	85204
443	Ranch West Neighborhood	3	David	Brown	1	0		1845		S	Rose	Cir		Mesa	AZ	85204
443	Ranch West Neighborhood	3	Phil	Schramm	0	1		1857		S	Rose	Cir		Mesa	AZ	85204
443	Ranch West Neighborhood	3	Mark	Hopkins	0	1		2128		E	Jerome			Mesa	AZ	85204
445	Fuller Ranch	2	Robin	Brown	1	0		2348		E	Catalina	Ave		Mesa	AZ	85204
445	Fuller Ranch	2	Kaleigh	Brown	1	0		2242		E	Dragoon	Ave		Mesa	AZ	85204
445	Fuller Ranch	2	Nancy	Stombres	1	0		2343		E	Dolphin	Ave		Mesa	AZ	85204
445	Fuller Ranch	2	Mary	Boyd	1	0		2263		E	Carmel	Ave		Mesa	AZ	85204
445	Fuller Ranch	2	Wendy	Jordan	1	0		2361		E	Dolphin	Ave		Mesa	AZ	85204
445	Fuller Ranch	2	Daniel	Zufelt	1	0		2211		E	Dolphin	Ave		Mesa	AZ	85204
475	RAILmesa (Retail; Arts; Innovation & Livability)	4	Jen	Duff	0	1		146		W	2nd	St		Mesa	AZ	85201
475	RAILmesa (Retail; Arts; Innovation & Livability)	4	Ryan	Winkle	1	0		911		W	Jacinto	Cir		Mesa	AZ	85210
475	RAILmesa (Retail; Arts; Innovation & Livability)	4	David	Crummey	1	0		658		W	1st	St		Mesa	AZ	85201
489	Lindbergh	4	Shelley	Tiffany	1	0		1030		S	Spur			Mesa	AZ	85204
489	Lindbergh	4	Jayne	Rieth	1	0		1440		E	El Moro	Dr		Mesa	AZ	85204
489	Lindbergh	4	Ellen	Granillo	0	1		827		S	Allen			Mesa	AZ	85204

HOAs			
NeighborhoodID	NAME	CDNUM	AZCC_URL Link to Contacts
1050	La Mesa Grande Condominiums	4	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01392904
1069	Mateo Villa Condominiums	4	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07575634
1102	Summer Place Phase II	2	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01426857
1179	Woodbridge Crossing	3	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01538125
1062	Lindsay Park Townhomes	2	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12393986



SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

MATERIAL/COLOR SCHEDULE

MATERIALS

1. BLACK ALUMINUM FRAME WITH 1" INSULATED GLAZING
2. STUCCO FINISH TO BE PAINTED
3. ROUGH CUT WOOD STONE
4. STEEL STRUCTURE/CANOPY

COLORS

by Dunn Edwards (or Equal):

A. DET648 "WHITE PICKET FENCE"

by Coronado Stone:

C. BARNWOOD STONE - OLD FRONTIER

Storefront System:

B. BLACK ANODIZED

Steel Finish:

D. CLEAR COAT FINISH

MATERIAL

FINISH

#

X



