



10201 s. 51st street, suite a-240, phoenix, az 85044 tel• 480-704-7555 fax• 480-704-7888

October 10, 2018

Ryan McCann, Planner I
City of Mesa Planning
55 N. Center St.
Mesa, AZ 85201

Re: The Fix Drive-thru Coffee
5135 E. McKellips Road, Mesa, AZ 85205
ZON18-00580/ DRB18-00552
Citizen Participation Report

Dear Ryan,

As was outlined in our Citizen Participation Proposal for the above mentioned project, we mailed the invitation letters to all neighbors within 1000 ft. of the site on September 20, 2018. The invitation letters were also sent to all HOAs within ½ mile of the site as well as all registered neighborhoods within 1 mile of the site (list of addresses attached). We sent them a copy of site plan, landscape plan as well as elevations and 3d sketches of the building.

Neighborhood meetings were held on October 3, 2018 at 10:30am and October 5, 2018 at 10:30am at Venezia's Pizzeria, 5057 E McKellips Rd., Mesa, AZ 85205. We had prepared a presentation board for the attendees.

No one from the neighborhood showed up for either the October 3rd or the October 5th meetings. We also did not receive any emails or phone calls from any of the mail recipients. However, a few people who work in the area happened to come to the restaurant at the time the October 5th meeting was scheduled and asked us what was going on. We informed them about the proposed project and they were very excited about having a coffee shop being built on the site.

Please let me know if you require any other information about the Citizen Participation process we conducted.

Sincerely,

A handwritten signature in black ink, appearing to read "Yash Chaudhry", written in a cursive style.

Yash Chaudhry

Project: The Fix Drive-thru Coffee Shop - 5137 E McKellips Road, Mesa, AZ 85205**List of Property Owners within 1000 feet of Site**

Parcel Number	Owner	Mailing Address
141-35-007	STYD DEVELOPMENT COMPANY LLC	226 W RANCH ROAD TEMPE AZ 85284
141-35-012	HORAK HOLDINGS LLC	2039 N POMELO MESA AZ 85215
141-35-013	INGRAM INVESTMENT PROPERTIES LLC	5128 E INGRAM ST MESA AZ 85205
141-35-014A	HDK ENTERPRISES LLC	1859 N ROSEMONT MESA AZ 85205
141-35-014B	HDK ENTERPRISES LLC	1859 N ROSEMONT MESA AZ 85205
141-35-016A	DLA6 PROPERTIES LLC	PO BOX 13117 SCOTTSDALE AZ 85267-3117
141-35-016G	MONTANILE PROPERTIES-MCKELLIPS LLC	2055 E 5TH ST SUITE 103 TEMPE AZ 85281
141-35-016H	MONTANILE PROPERTIES-MCKELLIPS LLC	PO BOX 51266 PHOENIX AZ 85076
141-35-017B	HAM FOREST LLC	PO BOX 15662 MESA AZ 85060
141-35-020C	TRI CITY READY MIX INC	1261 E FAIRFIELD ST MESA AZ 85203
141-35-020E	DCSJ LTD	1952 N 39TH ST MESA AZ 85205
141-35-020F	MOTO HOLDINGS LLC	2016 E NORCROFT ST MESA AZ 85213
141-35-021	HOYT PHILLIP/BRENDA	6681 W ARROYO VEERDE RD GOLD CANYON AZ 85118
141-35-022	VAUSON HOLDINGS LLC	2407 N KACHINA MESA AZ 85203
141-35-025	4945 E MCKELLIPS ROAD LLC	4955 E MCKELLIPS RD MESA AZ 85215
141-35-026A	4955 E MCKELLIPS ROAD LLC	4955 E MCKELLIPS RD MESA AZ 85213
141-35-027	VAUSON HOLDINGS LLC	2407 N KACHINA MESA AZ 85203
141-35-028	VAUSON HOLDINGS LLC	2407 N KACHINA MESA AZ 85203
141-35-029	1935 N ROSEMONT LLC	4955 E MCKELLIPS RD MESA AZ 85215
141-35-030	KDS PROPERTIES LLC	3831 E MENLO ST MESA AZ 85215
141-35-031	L&T FREEMAN ROSEMONT LLC	4955 E MCKELLIPS RD MESA AZ 85215
141-35-032	JENKINS LYNN J/ARDELL H	1913 N ROSEMONT MESA AZ 85205
141-35-033	JOSEPH D BOYLE REVOCABLE TRUST	2550 N PIONEER MESA AZ 85203
141-35-034	1923 N ROSEMONT BLDG 8 LLC	2251 N 32ND ST NO 8 MESA AZ 85213
141-35-035	B&D REAL ESTATE HOLDINGS LLC	5035 E MCKELLIPS RD MESA AZ 85215
141-35-036	RT DEVELOPMENT LLC	1140 S COUNTRY CLUB DR 109 MESA AZ 85210
141-35-037	ROSEMONT BUSINESS PARK II CONDO OWNERS ASSOC	5035 E MCKELLIPS RD MESA AZ 85215
141-35-038	WH CAPITAL LLC	3290 NORTHSIDE PKWY STE 385 ATLANTA GA 30327
141-35-039	S AND P PROPERTIES LLC	80 E HIGHLAND ST STE 3 CHANDLER AZ 85225
141-35-040	LEWIS MICHAEL R/NORA J	1930 N HIGLEY RD MESA AZ 85205
141-35-041	PRIORITY 1 AIR RESCUE OPERATIONS LP	1924 N HIGLEY RD MESA AZ 85205
141-35-042	ARCHER LIVING TRUST	1251 N TERRIPIN MESA AZ 85207
141-35-043	TRI CITY READY-MIX INC	1261 E FAIRFIELD ST MESA AZ 85203

141-35-044A	CRL INVESTMENT LLC	8924 E PINNACLE PEAK RD SUITE G5-433 SCOTTSDALE AZ 85255
141-35-045A	1850 NORTH HIGLEY LLC	2251 N 32ND ST #17 MESA AZ 85213
141-35-046	DGMP PROPERTIES LC	11120 E SUNLAND AVE MESA AZ 85208
141-35-047	YEEBA! LLC	1902 N HIGLEY RD MESA AZ 85205
141-35-048	LOST BOYS INC	1906 N HIGLEY RD MESA AZ 85205
141-35-049	ST AUGUSTINE MOTORS LLC	1962 N HIGLEY RD MESA AZ 85205
141-35-050	SURPLUS SAMS COMMERCIAL RENTALS LLC	1426 N BOYD RD APACHE JUNCTION AZ 85119
141-35-051	1946 NORTH HIGLEY ROAD LLC	1946 N HIGLEY RD MESA AZ 85213
141-36-002	HABEEB MARY P TR/SKY LANE GROWERS L L C	PO BOX 1464 MESA AZ 85211-1464
141-36-003B	MESA CITY OF	20 E MAIN ST STE 650 PO BOX 1466 MESA AZ 85211
141-36-003E	HABEEB MARY P TR/SKY LANE GROWERS LLC	PO BOX 1464 MESA AZ 85211
141-43-004H	SUNRISE MOBILE HOME PARK LTD	11100 SANTA MONICA BLVD STE 1100 LOS ANGELES CA 90025
141-44-001A	CIRCLE K STORES INC	P O BOX 52085 PHOENIX AZ 85072
141-44-001D	2013 ROBERT A GARFINKLE KATHLEEN M GARFINKLE	32924 MONROVIA ST UNION CITY CA 94587
141-44-001E	NIELDS MORGAN W	767 POTATO PATCH DR STE 3 VAIL CO 81657
141-44-002A	NECTAR MESA 2017 LLC	1720 S BELLAIRE STE 1209 DENVER CO 80222
141-44-003B	NECTAR MESA 2017 LLC	1720 S BELLAIRE STE 1209 DENVER CO 80222
141-44-464	CAPITAL REAL ESTATE-SPRINGS AT ALTA MESA LLC	1800 LARIMER ST STE 1700 DENVER CO 80202
141-44-465	ANDERSON WILLIAM L JR	10907 CUT PLAINS LOOP AUSTIN TX 78726
141-44-466	CHEN YUYIN	3134 E MCKELLIPS RD UNIT 223 MESA AZ 85213
141-44-467	ALVARADO AMBER D/LUIS G/CATHY	5220 E INGRAM ST MESA AZ 85205
141-44-468	MINER BRIAN DIXON/EMILY G	5224 E INGRAM ST MESA AZ 85205
141-44-469	BLONS MATTHEW JAY	5228 E INGRAM ST MESA AZ 85205
141-44-470	INGRAM MESA LLC	7716 S 32ND RUN PHOENIX AZ 85042
141-44-471	LIEBOLD DAVID A/KIMBERLY K	5236 E INGRAM ST MESA AZ 85205
141-44-601	PROPERTY OWNERS ASSOC FOR VILLAS @ ALTA MESA	2432 W PEORIA AVE STE 1302 PHOENIX AZ 85029
141-44-602	PROPERTY OWNERS ASSOC FOR VILLAS @ ALTA MESA	2432 W PEORIA AVE STE 1302 PHOENIX AZ 85029
141-80-263	SOLBRIG DORIS W	5218 E LINDSTROM LN MESA AZ 85215
141-80-280	SCALETTA SUSAN L	2117 N HIGLEY RD MESA AZ 85215
141-80-281	MENDRICK MARY L TR	5211 E LINDSTROM LN MESA AZ 85215
141-80-282	SMITH SUSAN KAY	5215 E LINDSTROM LN MESA AZ 85215
141-80-283	LESTER SHIRLEY A	16425 SW 137TH AVE TIGARD OR 97224-1619
141-80-284	SIMONSON JOHN O/JERALDINE	10206 177TH AVE E BONNEY LAKE WA 98391
141-80-285	RAGUSA FRANK J/MARY C	5233 E LINDSTROM LN MESA AZ 85215
141-80-286	KING RICHARD/GERALDINE A	5241 E LINDSTROM LN MESA AZ 85215

Project: The Fix Drive-thru Coffee Shop - 5137 E McKellips Road, Mesa, AZ 85205**List of HOAs within 1/2 mile of Site**

Parcel Number	Owner	Mailing Address
141-44-599	ALTA MESA COMMUNITY ASSOCIATION INC	6909 E GREENWAY PKWY 245 SCOTTSDALE AZ 85254
141-45-975	ALTA MESA COMMUNITY ASSOCIATION INC	1514 W TODD DR SUITE 103 TEMPE AZ 85283-4846
141-45-580	ALTA MESA ESTATES HOMEOWNERS ASSOCIATION	150 E ALAMO DR NO 3 CHANDLER AZ 85225
141-44-269	ALTA MESA RESORT TRUST	30 CEDARWOOD CT EAST S PAUL MB CANADA R2E0H6
141-44-129	ALTA MESA TOWNHOMES ASSOC	5505 E MCLELLAN RD #126 MESA AZ 85205-3401
141-44-467	ALVARADO AMBER D/LUIS G/CATHY	5220 E INGRAM ST MESA AZ 85205
141-36-448	ALVARADO JOSE LUIS NARANJO/ESPINOZA ELVIRA	5066 E HANNIBAL ST MESA AZ 85205
141-34-590	COPPER CREST COMMUNITY ASSOCIATION	450 N DOBSON RD STE 201 MESA AZ 85201
141-35-019A	MESA UNIFIED SCHOOL DISTRICT #4	549 N STAPLEY DR MESA AZ 85203-7297
141-44-235	PARKLINKS AT ALTA MESA HOMEOWNERS ASSOC	222 S POWER RD STE 205 MESA AZ 85206
141-44-591	PROPERTY OWNERS ASSOC FOR VILLAS @ ALTA MESA	2432 W PEORIA AVE STE 1302 PHOENIX AZ 85029
141-44-825	SANTUARY AT ALTA MESA HOMEOWNERS ASSOCIATION	42 S HAMILTON PL UNIT 101 GILBERT AZ 85233
141-44-701	DESERT SPRINGS AT ALTA MESA HOMEOWNERS ASSOC	1901 E UNIVERSITY DR STE 440 MESA AZ 85203

Project: The Fix Drive-thru Coffee Shop - 5137 E McKellips Road, Mesa, AZ 85205

List of Registered Neighborhoods within 1 mile of Site

Parcel Number	Owner	Mailing Address
	APACHE WELLS HOMEOWNERS ASSN	2223 N 56TH ST MESA AZ 85215
	ALTA MESA COM ASSOC INC	1514 W TODD DR STE B103 TEMPE AZ 85283
	MESA INDUSTRIAL PARK ASSOCIATION	4001 N 3RD ST 405 PHOENIX AZ 85012
	MIRA MESA	450 N DOBSON RD STE 201 MESA AZ 85201
	PRINCESS PARK	4434 E FAIRBROOK ST MESA 85205
	MESA UNIFIED SCHOOL DISTRICT #4	549 N STAPLEY DR MESA AZ 85203-7297