

## Citizen Participation Report for 1728 S. Greenfield road, Mesa Arizona

2019 August 27th

Ref: ZON19-00440  
1728 S. Greenfield Road  
Mesa, Arizona 85206

**Neighborhood meeting Date:** August 21st, 2019  
**Meeting Notification mailing date:** August 8th, 2019

**Purpose:** The purpose of this meeting was to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the rezoning and use permit application for pawn shop use and to give them an adequate opportunity to learn about and discuss the proposed application and project. This application is for rezoning from existing Light Industrial (LI) zoning to proposed Limited Commercial (LC) zoning and use permit application is for a pawn shop on this property. The proposed use is permitted in this zoning with a use permit.

**Report:** Pre-submittal meeting for this project was held on May 23, 2019. As per staff recommendation a letter along with site plan was sent to all property owners within 1000 feet of the property as well as all registered neighborhood associations within 1 mile of the project and all HOAs within ½ mile of the project at the request of the City of Mesa Planning Division on August 8<sup>th</sup>, 2019. We have also posted two signs on adjacent streets as notification for the P&Z board hearing to be held on 11<sup>th</sup> September 2019, per City of Mesa requirement and information received via email from Mesa planning department. The sign posting affidavit and photos have been uploaded in our case file on Mesa Dimes web site. We have also uploaded a mailing list of neighbors, map showing 1,000' radius and letter of notification along with site plan which were (sealed, stuffed, addressed, stamped) submitted to city of Mesa planning department per city requirement.

**Mailing Response:** We did not receive any communication from any neighbors or Neighborhood associations in response to the letters mailed.

**Neighborhood meeting Report:** Please see attached letter from Perfect pawn. Also attached are photos of their existing Perfect Pawn shop facility in other location for reference and information.

Regards,

Neil Feaser, AIA

**RKAA Architects, Inc.**



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**Principals:**

Robert W. Kubicek, AIA  
Kathleen D. Rieger, VP  
Steve A. Nosal, VP  
Neil A. Feaser, AIA, VP

**PERFECT**  
PAWN & JEWELRY

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August 23, 2019

To whom it may concern:

This letter is meant to serve as a recap of the public meeting held on Aug. 21, 2019 at 1728 S. Greenfield Rd. Ste. 111, Mesa, AZ 85206.

During the meeting the owner of Kachina Stained Glass located in the same center at 1762 S. Greenfield Rd. Ste. 101, Mesa, AZ 85206. During our conversation he revealed that his uncle had owned a pawn shop in Tucson, AZ and was vaguely familiar with the business but since he didn't know me still had the same concerns many people have that are not intimately familiar with the pawn business. After about Twenty minutes of addressing his question's/concern's I'd like to think we put him at ease that we in fact will be a good neighbor.

Other visitors to the meeting were the District Manager as well as the Store Manager of Sportsman's Warehouse, again located in the same center at 1750 S Greenfield Rd. Mesa, AZ 85206. The DM was sent down from the corporate office to attend the meeting expressing the same concerns. And after a pleasant conversation and laying out in detail how our business operates and what our business philosophy is I think we were able to tear down some of the negative perception of what a pawn shop is vs. what Hollywood has portrayed it to be.

All parties were invited to visit our location unannounced so they can see for themselves the type of service we offer our customers.

As stated in our "Good Neighbor" letter no one is more sensitive to the perception and reputation of our business than me. We are nothing more than a lending institution and we do everything in our power to project that to the public.

As a final note of interest, before LA Fitness agreed to come to the center of our current location I was asked if I would have a meeting with their corporate executives and give them a tour of our facility and explain what we do. I jumped at the chance because anytime I can educate someone on the business and how it works is an opportunity to break down the negative stereotype.

Sincerely,

*M. D. Cox*  
Michael D. Cox

President

Perfect Pawn & Jewelry

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