

**Citizen Participation Report for Circle K Store
Northeast Corner of University Drive & Ellsworth Rd.
Mesa, Arizona**

Date: 11/20/19

Case No: PRS19-00046

Overview:

This report provides results of the implementation of the Citizen Participation Plan for the Circle K Convenience store with fuel sales. This site is located at the NEC of the intersection of University Drive and Ellsworth Rd. This application to the City of Mesa Planning Division is for a Special Use Permit to accommodate a fuel service station. This report provides evidence that citizens, neighbors, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Letters are attached.

Contact:

Ryan Mojahed
Circle K Stores, Inc.
1130 West Warner Road
Tempe, Arizona 85284
602-728-6007 (Office)
602-728-5292 (Fax)
Email: rmojahed@circlek.com

Michael Scarbrough
Land Development Consultants, LLC
11811 North Tatum Blvd., Suite 1051
Phoenix, Arizona 85028
602-850-8101 (Office)
602-997-9807 (Fax)
Email: mike@ldcaz.com

Pre-submittal Meeting:

The pre-submittal meeting with City of Mesa planning staff was held on February 4, 2019. Staff reviewed the application and recommended that adjacent residents within a 500 foot radius of the site be contacted.

Correspondence:

1. All persons listed on the contact list received a letter describing the project, project schedule, and site plan prior to DRB (October 29th, 2019). The letter encouraged feedback to the contact person(s) (See attached).
2. Property Owners within 500 ft and HOAs within ½ mile were notified of the P&Z Hearing, as well as the project and its purpose on November 19, 2019. The letter also encouraged feedback, concerns (See attached).
3. No presentations were requested by citizens or neighborhood associations.

Results:

Summary of Concerns:

1. No concerns were raised after notification of project and its intentions

Schedule:

Pre-submittal meeting – February 4, 2019 (Completed)

Application Submittal – September 3, 2019

Design Review Board – November 12, 2019 (Completed)

Neighborhood Meeting – N/A

Hearing date: December 11, 2019

Attachments: Contact list of neighbors to be noticed under this plan.



Notice of Public Meeting Design Review Board

Meeting Date: November 12, 2019

Time: 4:30 p.m.

Location: Lower Level City Council Chambers - 57 E. 1st Street

Proposed development: Convenience Store with Fuel Sales

Address: **9230 E University Drive**

Parcel Number: 220-21-003L

*Call Planning Division to verify date and time (480) 644-2385

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 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 this 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 55 North Center, or call the Mesa Planning Division Office at 480-644-2385.

Sincerely,

Applicant: Land Development Consultants

Phone: 602-684-5210



RE: Case No: **ZON19-00691**

9230 E University Drive, Mesa, AZ

Dear Neighbor,

An application has been filed with the City of Mesa for a Special Use Permit to accommodate a service station for a Convenience Store. A public hearing will be held to consider the proposal on **December 11th, 2019** at **4:00 P.M.** The meeting will be held at **57 East 1st Street Mesa, AZ.**

This letter is being sent to you as part of the notification procedure. A copy of the proposed plan is included for your review. Should you have any questions regarding this matter, you may contact me at 602-684-5210. If you should have any questions regarding the public hearing, please contact the City of Mesa Planning Division at 480-644-3654.

Sincerely,

Michael Scarbrough
11811 N Tatum Blvd. Suite 1051
Phoenix, AZ 85028
602-684-5210

USA-BOR 23636 N 7TH ST PHOENIX, AZ 85024	ELSWORTH-UNIVERSITY L L C 5730 ECHO CANYON DR PHOENIX, AZ 85018	ARIZONA DEPT OF TRANSPORTATION 205 S 17TH AVE STE 612E PHOENIX, AZ 85007-3212
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TOMS PROPERTY LLLP LTD LIABILITY PTSHP 116 N SUNRISE ST MESA, AZ 85207	USA-BOR 23636 N 7TH ST PHOENIX, AZ 85024	ELSWORTH-UNIVERSITY L L C 5730 ECHO CANYON DR PHOENIX, AZ 85018
MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009	MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009	VALENCIA HEIGHTS LLC 2505 ANTHEM VILLAGE DR NO E-580 HENDERSON, NV 89052
CHRISTOPHER TODD ELLSWORTH LLC 2600 N 44TH ST STE A-200 PHOENIX, AZ 85008	USA-BOR 23636 N 7TH ST PHOENIX, AZ 85024	USA-BOR 23636 N 7TH ST PHOENIX, AZ 85024
USA-BOR 23636 N 7TH ST PHOENIX, AZ 85024	USA-BOR 23636 N 7TH ST PHOENIX, AZ 85024	MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211
RASMUSSEN JIMMIE L TR 9261 E QUARTERLINE RD MESA, AZ 85207	USA-BOR 23636 N 7TH ST PHOENIX, AZ 85024	USA-BOR 23636 N 7TH ST PHOENIX, AZ 85024
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MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211	THE TOMS PROPERTY LLLP/THE TOMS CAPITAL LLLP 116 N SUNRISE ST MESA, AZ 85207-8218	USA-BOR 23636 N 7TH ST PHOENIX, AZ 85024

WILLIAMS ROSE MARY TR
9403 E CISCO RD
MESA, AZ 85207

2017-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

HERNANDEZ FRANCES E
508 N 94TH WAY
MESA, AZ 85207

ONEIL STEVEN M/CATHY
9346 E QUARTERLINE RD
MESA, AZ 85207

SANDVIG WINDY ANN
9338 E QUARTERLINE RD
MESA, AZ 85207

BLUE SKY TRUST
609 N 93RD ST
MESA, AZ 85207

NASUTA SANDRA A
615 N 93RD ST
MESA, AZ 85207

KECK CHRISTOPHER M/ANDREA K
9250 E DOVER ST
MESA, AZ 85207

OLGIN GILBERTO M/MARIE T
4274 S SNOWCAP CT
GILBERT, AZ 85297

WILEY RICHARD L
633 N 92ND PL
MESA, AZ 85207

MILLER RODNEY J/JENNIFER L
638 N 92ND PL
MESA, AZ 85207

ESPINOZA ANTHONY GUERRO
630 N 92ND PL
MESA, AZ 85207

GARCIA CARLOS X
618 N 92ND PL
MESA, AZ 85207

NEASE DARIN K
9225 E DOVER ST
MESA, AZ 85207

FOUNTAIN CORY
9235 E DOVER ST
MESA, AZ 85207

TAH 2017-2 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

WELDON ALEX J/CASSANDRA E
9251 E DOVER ST
MESA, AZ 85207

2017-1 IH BORROWER LP
1121 W WARNER RD
TEMPE, AZ 85284

WASHINGTON EDWARD/WENDY
632 N 93RD ST
MESA, AZ 85207

LAKE CHARLES IV
626 N 93RD ST
MESA, AZ 85207

LEE KENNETH W
618 N 93RD ST
MESA, AZ 85207

MOLINA ERNESTO A
610 N 93RD ST
MESA, AZ 85207

WESTBROOK PAUL/ALICIA V
9270 E QUARTERLINE RD
MESA, AZ 85207

THOMPSON CHARLES M
9266 E QUARTERLINE RD
MESA, AZ 85207

STEVENS BRET WAYNE
9262 E QUARTERLINE RD
MESA, AZ 85207

ANTELMAN HAROLD R/DOWREAN G TR
9258 E QUARTERLINE RD
MESA, AZ 85207

AMG QUARTERLINE RENTAL LLC
P O BOX 51090
MESA, AZ 85208

BEGAL BRITT J
9244 E QUARTERLINE RD
MESA, AZ 85207

MOYLE SHANE/CAROLYN
9234 E QUARTERLINE RD
MESA, AZ 85207

MCCORMICK JANET
9224 E QUARTERLINE RD
MESA, AZ 85207

CARLON NICHOLAS/DELIA F
9305 E QUARTERLINE RD
MESA, AZ 85207

WOODARD TAMARA
144 N 88TH PL
MESA, AZ 85207

HUGHES NATHAN A
9357 E QUARTERLINE RD
MESA, AZ 85207

KRANICH PAUL EVAN III
9350 E CONTESSA ST
MESA, AZ 85207

SHROYER KIM A/DENISE
9322 E CONTESSA CIR
MESA, AZ 85207

LIPSETT RONALD
9323 E CONTESSA CIR
MESA, AZ 85207

DELGADILLO DEBRA ANN/RAMON
ARTHUR
9345 E CONTESSA CIR
MESA, AZ 85207

DUNN ERIC
526 N 94TH CIR
MESA, AZ 85207

BUIKEMA MOLLY J
511 N 94TH CIR
MESA, AZ 85207

PARADISE VILLAGE II HOMEOWNERS
ASSOC INC
9323 E CONTESSA CIR
MESA, AZ 85207

MARTIS KAREN
9313 E QUARTERLINE RD
MESA, AZ 85207

MORENO PAUL/JANICE
9341 E QUARTERLINE RD
MESA, AZ 85207

COCKRELL RANDY M/DEBRA
9366 E CONTESSA ST
MESA, AZ 85207

GUNN ROBERT LEE
9342 E CONTESSA CIR
MESA, AZ 85207

WILLIAMSON WILLIAM R
9314 E CONTESSA CR
MESA, AZ 85207

MOLZAN ROBERT C
9331 E CONTESSA CIR
MESA, AZ 85207

BONOW DANIEL R
10840 E SAN SALVADOR DR
SCOTTSDALE, AZ 85259

HAUGHT SAMUEL R JR/RONDA S
520 N 94TH CIR
MESA, AZ 85207

POWELL RAYMOND A/FERNE B
517 N 94TH CIR
MESA, AZ 85207

PARADISE VILLAGE II HOMEOWNERS
ASSOC INC
PO BOX 998
GILBERT, AZ 85299-0998

OTOOL ERIC/JESSICA
9321 E QUARTERLINE RD
MESA, AZ 85207

MARTIN TINA LOUISE/ANDRES CLARK I
9349 E QUARTERLINE RD
MESA, AZ 85207

REVERE INVESTMENTS LLC
PO BOX 1404
MESA, AZ 85211

CARLTON JAY C/ ELAINE H
9330 E CONTESSA CIR
MESA, AZ 85207

THR PHOENIX LLC
1121 W WARNER RD STE 110
TEMPE, AZ 85284

LIGHTCAP MICHAEL
9339 E CONTESSA CIR
MESA, AZ 85207

LAWSON FAMILY TRUST
3521 S OPAL
MESA, AZ 85212

KOCHANOWSKI RICHARD S/NINA M
514 N 94TH CIR
MESA, AZ 85207

MILLER THOMAS/DEE ANN
523 N 94TH CIR
MESA, AZ 85207

USA-BOR
23636 N 7TH ST
PHOENIX, AZ 85024

CACTUS WREN MHP LLC
49 S W FLAGER AVE
STUART, FL 34994

243 NORTH 93RD STREET LLC
5345 E MCCLELLAN UNIT 101
MESA, AZ 85205

WRIGHT JEFFREY R/AMY L
1751 N CERISE CIR
MESA, AZ 85207

CHURCH BRYAN P/RANA H TR
493 WILLIAMS ST
FOLSOM, CA 95360

BEST STEVE
761 N MONTEREY ST 106
GILBERT, AZ 85233

WHITE CURTIS L
8015 SHANTUNG DR
SANTEE, CA 92071

MARICOPA COUNTY DEPT OF
TRANSPORTATION
2901 W DURANGO ST
PHOENIX, AZ 85009-6398

PRICE JOHN LEE/KEITH RYAN/NEIL
JAMES
6502 N 81ST PL
SCOTTSDALE, AZ 85250

CAP COMMUNITIES SS LLC
16255 VENTURA BLVD SUITE 1200
ENCINO, CA 91436

WRIGHT JEFFREY R
1751 N CERISE CIR
MESA, AZ 85207

MOOSE TRACKS II LLC
10755 SCRIPPS POWAY PKWY 490
SAN DIEGO, CA 92131

VILLALPANDO JOSE
20804 E EXCELSIOR AVE
QUEEN CREEK, AZ 85242

WHITE CURTIS L
8015 SHANTUNG DR
SANTEE, CA 92071

CAP COMMUNITIES SS LLC
16255 VENTURA BLVD SUITE 1200
ENCINO, CA 91436

QUIKTRIP CORPORATION
PO BOX 3475
TULSA, OK 74101-3475

CAP COMMUNITIES SS LLC
16255 VENTURA BLVD SUITE 1200
ENCINO, CA 91436

FRIENDSHIP MANOR HOMECARE LLC
9039 S DREA LN
TEMPE, AZ 85284

ENGBRECHT DONALD L
517 MARILYN DR
MANDAN, ND 58554

WHITE CURTIS L
8015 SHANTUNG DR
SANTEE, CA 92071

SAGUARO EAST SUBDIVISION HOME
OWNERS ASSOCIAT
519 N MAPLE ST
MESA, AZ 85205

VITA WATT MESA I LLC
 1017 N CENTRAL AVE STE 2
 PHOENIX, AZ 85004

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 1017 N CENTRAL AVE STE 2
 PHOENIX, AZ 85004

USA-BOR
 23636 N 7TH ST
 PHOENIX, AZ 85024

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THE TOMS PROPERTY LLLP/THE TOMS
 CAPITAL LLLP
 116 N SUNRISE ST
 MESA, AZ 85207-8218

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 PO BOX 998
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 JAMES
 6502 N 81ST PL
 SCOTTSDALE, AZ 85250

BEST STEVE
 761 N MONTEREY ST 106
 GILBERT, AZ 85233

TOMS PROPERTY LLLP LTD LIABILITY
 PTSHIP
 116 N SUNRISE ST
 MESA, AZ 85207

VALENCIA HEIGHTS LLC
 2505 ANTHEM VILLAGE DR NO E-580
 HENDERSON, NV 89052

USA-BOR
 23636 N 7TH ST
 PHOENIX, AZ 85024

MESA CITY OF
 20 E MAIN ST STE 650
 MESA, AZ 85211

USA-BOR
 23636 N 7TH ST
 PHOENIX, AZ 85024

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 PHOENIX, AZ 85024

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 23636 N 7TH ST
 PHOENIX, AZ 85024

USA-BOR
 23636 N 7TH ST
 PHOENIX, AZ 85024

QUIKTRIP CORPORATION
 PO BOX 3475
 TULSA, OK 74101-3475

LAZZATTI CLAUDIO OSVALDO/MONICA
 337 N 93RD ST
 MESA, AZ 85207

USA-BOR
 23636 N 7TH ST
 PHOENIX, AZ 85024

CHRISTOPHER TODD ELLSWORTH LLC
 2600 N 44TH ST STE A-200
 PHOENIX, AZ 85008

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 23636 N 7TH ST
 PHOENIX, AZ 85024

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 23636 N 7TH ST
 PHOENIX, AZ 85024

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 MESA, AZ 85211

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 49 S W FLAGER AVE
 STUART, FL 34994

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 ENCINO, CA 91436

WHITE CURTIS L
 8015 SHANTUNG DR
 SANTEE, CA 92071

WHITE CURTIS L
8015 SHANTUNG DR
SANTEE, CA 92071

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8015 SHANTUNG DR
SANTEE, CA 92071

SAGUARO EAST SUBDIVISION HOME
OWNERS ASSOCIAT
519 N MAPLE ST
MESA, AZ 85205

MARICOPA COUNTY DEPT OF
TRANSPORTATION
2901 W DURANGO ST
PHOENIX, AZ 85009-6398

RegisteredNeighborhoods.NAME

StreetNum StreetDirection StreetName
StreetType

City, State Zip

Mystic Heights

8817 E Colby Cir

Mesa, AZ 85207

Sonoran Village HOA

P.O. Box 14479

Mesa, AZ 85201

Adobe Corners

555 W Chandler Blvd #204

Chandler, AZ 85225

Broadway Manor

21448 N 75th Ave #11

Glendale, AZ 85308

Lost Dutchman Villas

2733 N Power Rd STE 102 PMB 160

Mesa, AZ 85215

Sonoran Village II

21448 N 75th Ave #11

Glendale, AZ 85308

Sonora Parke

9236 E El Paso

Mesa, AZ 85207

Mystic Heights

8833 E Colby Cir

Mesa, AZ 85207

Oasis Verde HOA

9452 E Fairway Cir

Mesa, AZ 85207

Apache Manor

4135 S Power Rd #122

Mesa, AZ 85212

Desert Heights

7255 E Hampton Ave Suite 101

Mesa, AZ 85209

Marble Creek

7255 E Hampton Ave Suite 101

Mesa, AZ 85209

Stone Ridge Community

7255 E Hampton Ave Suite 101

Mesa, AZ 85209

Mystic Heights

8804 E Colby Cir

Mesa, AZ 85207

United Neighborhoods of Mesa East

713 S Canfield

Mesa, AZ 85208

Oasis Verde HOA

9454 E Fenimore Rd

Mesa, AZ 85207

Ashley Heights

4645 E Cotton Gin Loop

Phoenix, AZ 85040

Falcon Ridge at Signal Butte

1901 E University Dr #440

Mesa, AZ 85203

Chrystal Manor

2135 E University Dr. #117

Mesa, AZ 85213