

CITIZEN PARTICIPATION REPORT
Walmart Fuel Station #3799
CASE # ZON24 - 00274

Date of report: June 28, 2024

Overview: This report provides progress update of the implementation of the citizen participation plan for the Walmart Fuel Station Site number 3799. This is located at 330 W Baseline Rd., Mesa, AZ 85210. This is an application for the redevelopment of approximately 1.50 acres of the existing Walmart lot. 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 this application. Any comments, sign-in lists, letters, summary sheets, and materials are attached.

Contact:

Ryan Alvarez, P.E.
1100 W. Town and Country Rd, Suite 700
Orange, CA 92868
(623) 552-3171
Ryan.Alvarez@kimley-horn.com

Correspondence and Telephone Calls:

- Property owners within 1000 feet from site (Neighborhood outreach notification) → letters to be delivered to City of Mesa Planning Department on 6/17/2024
- Neighborhood Outreach Call was conducted on 6/27/2024
- Property owners within 1000 feet from site (Public hearing notification) → letters to be delivered on 7/30/2024.

Results:

There are 45 persons on the 1000-foot contact list as of the date of this Citizen Participation Report (see attached). The preliminary neighborhood outreach meeting was held via teams on Thursday June 27th at :00 P.M. Nobody from the 1000- foot Residents list attended the call. No one has contacted us as of the date of this Report.

**CONTACT LIST
RESIDENTS WITHIN 1000-FEET OF PROPERTY**

See Following Pages for list of Residents

Owner Name *	Property Street Number	Property Street Direction	Property Street Name	Property Street Type	Property City	Property Zip Code
MOY MARGARET MARGIE SHIMADA	1945	S	COUNTRY CLUB	DR	MESA	85210
FOUR P PROPERTIES COLORADO LLC	1961	S	COUNTRY CLUB	DR	MESA	85210
J & J PACIFIC PROPERTIES LLC	408	W	JUANITA	AVE	MESA	85210
HD DEVELOPMENT OF MARYLAND INC	1740	S	COUNTRY CLUB	DR	MESA	85210
AVALON BASE COUNTRY LLC	1960	S	COUNTRY CLUB	DR	MESA	85210
MARICOPA COUNTY	1950	S	COUNTRY CLUB	DR	MESA	85210
COUNTRY CLUB URMTA LLC	1940	S	COUNTRY CLUB	DR	MESA	85210
RI CS1 LLC	1810	S	COUNTRY CLUB	DR	MESA	85210
RISSLING PAMELA JANE/DUNCAN PERRY GORDAN	1850	S	COUNTRY CLUB	DR	MESA	85210
DESERT TACO EAST LLC	1864	S	COUNTRY CLUB	DR	MESA	85210
MESA CITY OF	1830	S	COUNTRY CLUB	DR	MESA	85210
P & H MINING EQUIPMENT INC	112	W	IRON	AVE	MESA	85210
MESA CAMPUS LLC	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
LIPOVIC PARK LLC	40	W	BASELINE	RD	MESA	85210
NSA PROPERTY HOLDINGS LLC	20	W	BASELINE	RD	MESA	85210
UNION PACIFIC RAILROAD CO	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
WAFFLE HOUSE INC	1831	S	COUNTRY CLUB	DR	MESA	85210
JKB PROPERTIES LLC	1821	S	COUNTRY CLUB	DR	MESA	85210
RAMA INVESTMENTS LLC	333	W	JUANITA	AVE	MESA	85210
MESA CITY OF	255	W	JUANITA	AVE	MESA	85210
LUKE MARLEY LLC	235	W	JUANITA	AVE	MESA	85210
ZIMMERMAN PROPS INC	145	W	JUANITA	AVE	MESA	85210
ION R E SOLUTIONS LLC	1832	S	MACDONALD	<Null>	MESA	85210
J3 MOUNT DIABLO LLC	1854	S	MACDONALD	<Null>	MESA	85210
STORE MASTER FUNDING XI LLC	120	W	BASELINE	RD	MESA	85210
MCDONALD'S REAL ESTATE COMPANY	146	W	BASELINE	RD	MESA	85210
WAL MART STORES INC	240	W	BASELINE	RD	MESA	85210
EMPIRE PROPERTIES INC	1855	S	COUNTRY CLUB	DR	MESA	85210
EMPIRE PROPERTIES INC	1903	S	COUNTRY CLUB	DR	MESA	85210
CFT DEVELOPMENTS LLC	342	W	BASELINE	RD	MESA	85210
MESACR LLC	1909	S	COUNTRY CLUB	DR	MESA	85210
HALLE PROPERTIES LLC	2030	S	COUNTRY CLUB	DR	MESA	85210
LANCASTER CARLA TR/YORK EDWARD	225	W	BASELINE	RD	GILBERT	85233
HEWSON FIESTA TECH L L C	1440	N	FIESTA	BLVD	GILBERT	85233
R&K WEST LOT L L C	1493	N	TECH	BLVD	GILBERT	85233
TCCC GILBERT LLC	1580	N	FIESTA	BLVD	GILBERT	85233
PRICE COMPANY THE	1415	N	ARIZONA	AVE	GILBERT	85233
GILBERT TOWN OF	1525	N	FIESTA	BLVD	GILBERT	85233
J & B LEE LLC	1555	N	FIESTA	BLVD	GILBERT	85233
BCB GROUP INVESTMENTS LLC	385	W	BASELINE	RD	GILBERT	85233
EARNHARDT PROPERTIES LIMITED PARTNERSHIP	1301	N	COLORADO	ST	GILBERT	85233
25 BASELINE LLC	25	W	BASELINE	RD	GILBERT	85233
PEGASUS CHANDLER GILBERT OWNER LLC	75	W	BASELINE	RD	GILBERT	85233
UNITED STATES OF AMERICA	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>

Councilmember Jenn Duff
Priscilla Gutierrez
City of Mesa Development Services Department