

WALMART 1646

Site Plan Review / Modification

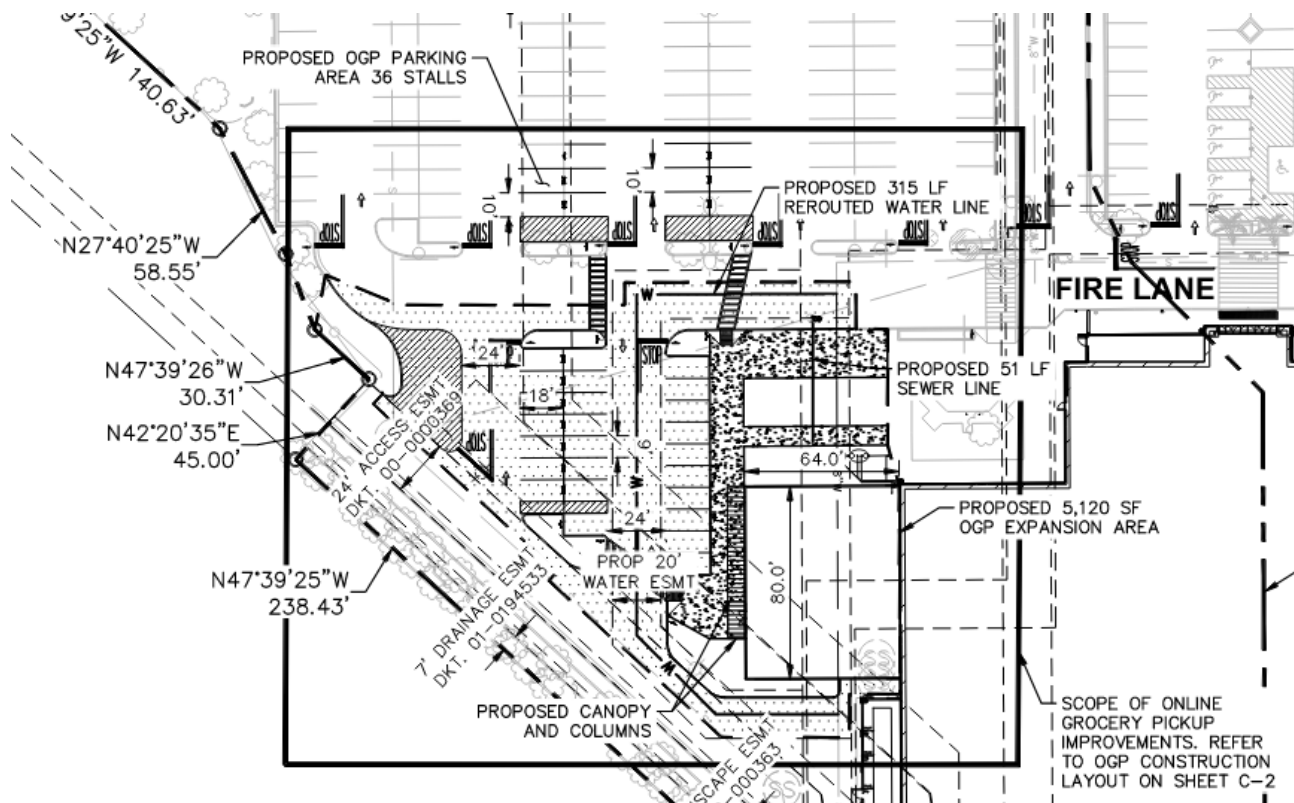
6131 E SOUTHERN AVE

10/3/2023

Please find a detailed narrative for the scope of work to be reviewed for the upcoming Walmart remodel at 6131 E Southern Avenue.

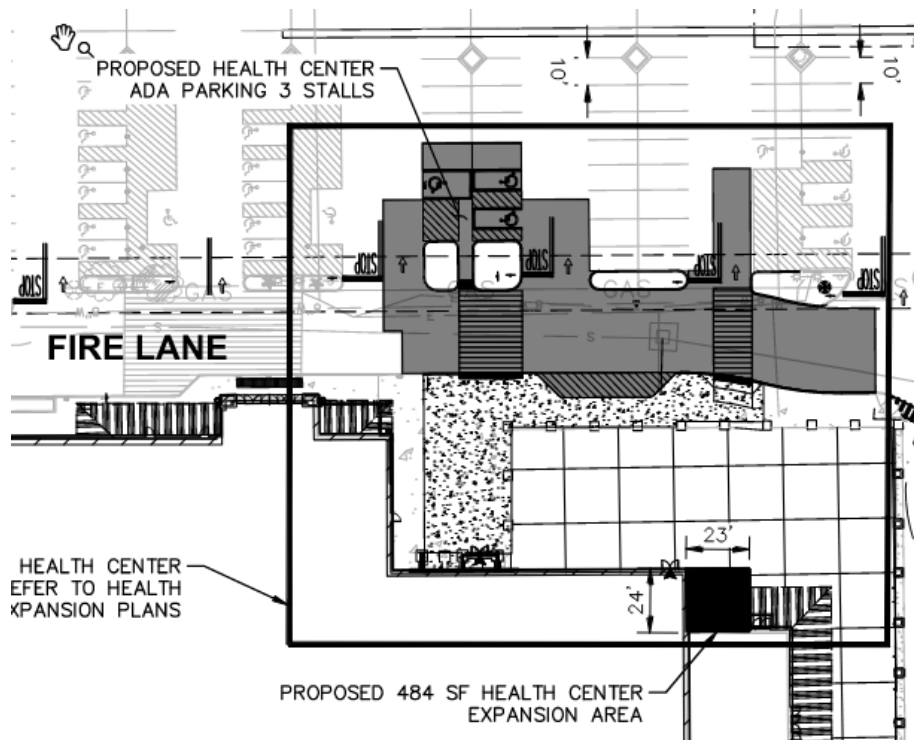
This submittal will have one large expansion, that will be specifically for the online grocery pickup (OGP) program operation, that is around 5,120 sq.ft. It will be going on the Northwest corner of the building. There will be site work done in correlation with this expansion, that revises the parking layout in that area, and also removes the existing blue canopy currently found over the existing online grocery pickup parking stalls.

Below you can see a proposed snip-it from our overall site plan that shows this proposed expansion area along with the parking updates. As you can see in the table below, we are still providing a total of 826 parking stalls. We will be striping a total of 36 stalls for designated OGP parking spaces, right there by the new OGP expansion. I have included updated parking count details as well, but this can also be found on our overall site plan.



WAL-MART (POST-EXPANSION)	212,589 SF
PARKING REQUIRED (1/375)	567 SPACES
STANDARD PARKING PROVIDED	942 SPACES
ADA PARKING PROVIDED	31 SPACES
TOTAL PARKING PROVIDED	973 SPACES

We are also proposing to enclose another small area that is currently part of the outdoor lawn and garden area. This space will be 484 sqft. And is shown as a black solid square in the screen shot below for clarity. This enclosed space will become part of the new Health Center that is being put in at this location. The Health Center will provide Primary Care, Behavioral Health/Consult, X-ray, POC Lab, Dental, Dental Imaging. No overnight stay, non-ambulatory, urgent care services, or anesthesia services provided in the health center. And By definition offered up to us by the City of Mesa, this will operate as a Medical or Dental Office, not as a clinic.

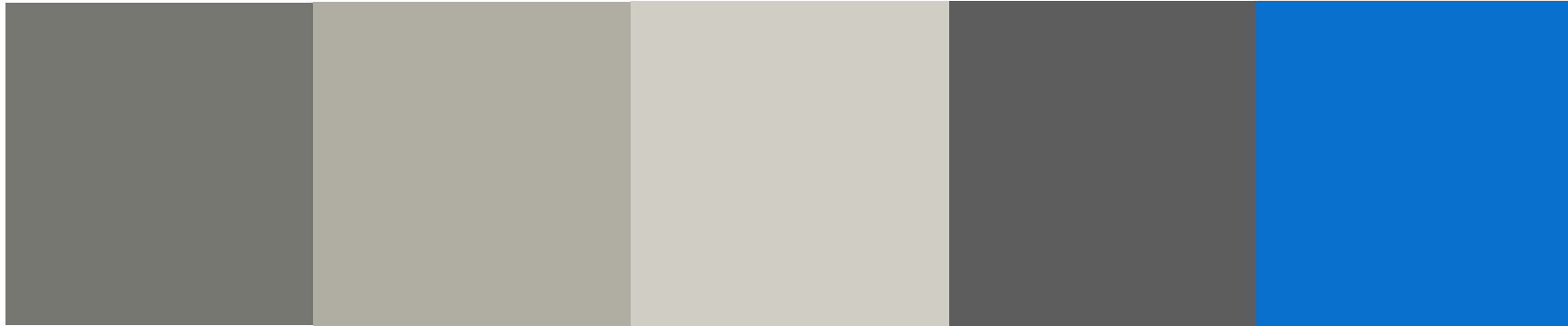


There are a few additional parking changes directly related to the Health Center, as shown in the screenshot above. These changes are also accounted for in the parking data table seen above. We are increasing our overall ADA accessible parking count to 31 stalls, with the addition of the 3 new ADA stalls. As shown in the parking data table above, we should still be adequately parked, even with all the restriping.

Kimley-Horn has provided a landscape and irrigation plan for a store expansion of Walmart No. 01646-244 located in at 6131 E Southern Ave in Mesa, AZ. The proposed landscape design of the expansion adheres to the City of Mesa's landscape requirements, satisfying planting requirements for the interior parking lot, building foundation base, and minimum plant sizes within the improvement area. The proposed design also includes a plan showing the extension of the irrigation equipment on site to ensure the longevity and survivability of the plant material.

We are taking the elevations and landscaping through a design review in a separate permit per the direction of Chloe, and all signage will go through a new Comprehensive Master Sign Plan Review separately. And as one last note or item of concern, we are aware of the potential for easement opportunities in regard to the utilities that run near the new OGP expansion area. Our civil team will be reaching out and working through the review process with the appropriate department at the city to address any comments, or concerns, the city has to ensure that we can reach an agreeable solution, and get any required permits or approvals to support that solution.

PAINT COLORS (Benjamin Moore Colors)



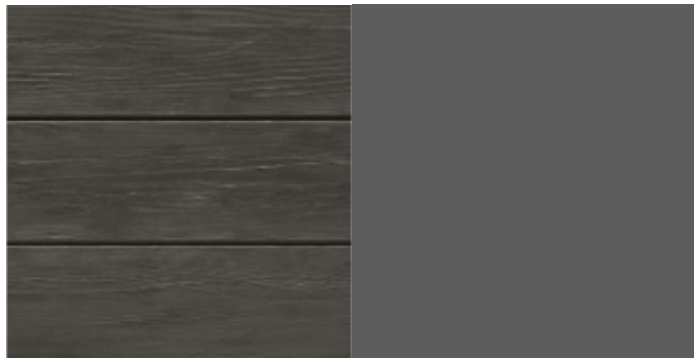
P49E Dark Gray
Amherst Gray

P135E Medium Gray

P134E Light Gray

P162E Black Gray

P76U Walmart Blue



Bark –
Nichiha Panel

Canopy – Metal Fascia
to match Black Gray P162E



Walmart Store #1646 Mesa, AZ Remodel

6131 E Southern Ave.

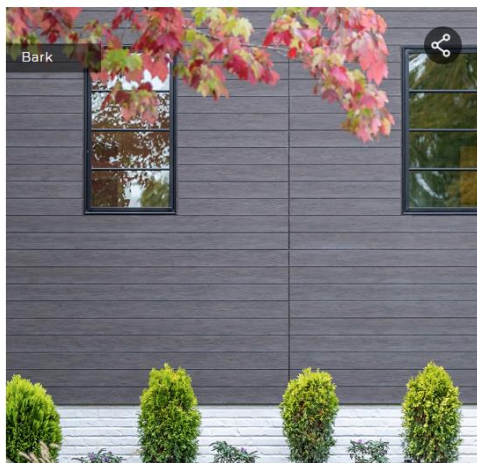
brr

VINTAGEWOOD

WOOD SERIES

- Achieve the refined look of wood
- Add warmth to cool materials like glass, metal and block panels
- Versatile corner options available
- Engineered with an integrated rainscreen
- Approved for soffit & angled wall installation
- Compare our wood panel products

AVAILABLE COLORS



SPECIFICATIONS

AWP 1818

Dimensions (in.)	17 7/8 H x 71 9/16 L
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Dimensions (actual mm)	455 H x 1818 L
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Thickness (in.)	5/8
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Thickness (actual mm)	16
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Weight (lbs. per panel)	34.8
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Weight (lbs. per sq. ft.)	3.9
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Exposed Coverage (sq. ft. per panel)	8.88
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Packaging (pieces per pack)	2 [17.76 sq. ft.]
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Panel Orientation	Horizontal
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AWP 3030

Dimensions (in.)	17 7/8 H x 119 5/16 L
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Dimensions (actual mm)	455 H x 3030 L
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Thickness (in.)	5/8
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Thickness (actual mm)	16
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Weight (lbs. per panel)	57.3
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Weight (lbs. per sq. ft.)	3.8
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Exposed Coverage (sq. ft. per panel)	14.81
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Packaging (pieces per pack)	2 [29.62 SQ. FT]
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Panel Orientation	Horizontal or Vertical
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Citizen Participation Plan for Walmart 1646

June 26, 2023

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for Walmart #1646. This site is located at 6131 E Southern Ave, southwest corner of E. Superstition Springs Blvd. and E Southern Ave. The application is for a new building addition that will house the online grocery pickup operation. And to enclose a small corner of the existing outdoor garden center sales floor, that will become part of the new Health Center. We are also restriping the parking lot to bring the overall parking ratio up to a 5.0, as well as provide additional online grocery pickup stalls. We will be updating all landscaping to be complaint with the current code. As well as updating/refreshing the elevations on this building. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Kristen Spillman
8131 Metcalf Ave.
Overland Park, KS 66204
(913) 236-3480
Kristen.spillman@brrarch.com

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on May 9, 2023. Staff reviewed the application and advised us to submit for a Site Plan Review/Modification for official comments approval.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. Interested neighbors - focused on 1,000 feet from site but may include more.
 - b. Neighboring Business – focused on 1,000 feet from site but may include more.

2. All persons listed on the contact list will receive a letter describing the project, and a potential project schedule.
3. This will also go through the Planning and Zoning Board on 10/11/2023 as long as we do not run into any delays.

Schedule:

Pre-Submittal Conference – 5/9/2023

Application Submittal – 6/26/23

1st Review Comments Due – 7/11/23

Meet with City – 7/17/23

Resubmittal – 7/31/23

Comments Due – 8/14/23

Planning and Zoning Board Hearing - October 11, 2023

CITIZEN PARTICIPATION PROGRESS REPORT

Walmart Store #1646

CASE # ZON23 - 00501

Date of report: September 25, 2023

Overview: This report provides progress update of the implementation of the citizen participation plan for Walmart Store #1646. The project is located at 6131 E Southern Ave, Mesa, AZ 85206. The application is for a new building addition that will house the online grocery pickup operation. And to enclose a small corner of the existing outdoor garden center sales floor, that will become part of the new Health Center. 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:

Heather D. Roberts, P.E.
1001 W. Southern Ave, Suite 131
Mesa, AZ 85210
(623) 552-3171
HeatherD.Roberts@kimley-horn.com

Correspondence and Telephone Calls:

- Property owners within 1000 feet from site (hearing notification) → letters were delivered to City of Mesa Planning Department on 9/25/2023

Results:

There are 258 addresses on the 1000-foot contact list as of the date of this Citizen Participation Report (see attached). No one has contacted us as of the date of this Report.

Schedule:

Pre-Submittal Conference – 5/9/2023
Application Submittal – 6/26/23
First Review Comments Due – 7/11/23
Meet with City – 7/17/23
Resubmittal – 7/31/23
Comments Due – 8/14/23
Planning and Zoning Board Hearing - October 11, 2023

CONTACT LIST
WITHIN 1000-FEET OF PROPERTY

APN	Owner Name	Mailing Address	City	State	Zip Code
14153051M	WOLFYS RE HOLDINGS LLC	2453 N KEYSTONE DR	FLAGSTAFF	AZ	86004
14154015H	CF SUPERSTITION SPRINGS ARCIS LLC	4851 LBJ FWY STE 600	DALLAS	TX	75244
14154091	FLORESCO MARIO/TERRILYN/CHRISTOPHER JAMES	35 WELLINGTON DR	BRANDON	MB	R7B2Z1
14154095	MOVING FORWARD VENTURES LLC	1753 E BROADWAY RD STE 101-400	TEMPE	AZ	85282
14154102	JOHNSON JANET L/PEACOCK PAMELA S	5 ELGAR CIR	MADISON	WI	53704
14154108	KECK MARIE M	6001 E SOUTHERN AVE UNIT 43	MESA	AZ	85206
14154134	ELLIS MICHELLE J	188 N QUAIL RUN	COLUMBIA CITY	IN	46725
14154141	DEWITZ KELLI/COLLINS STEVEN E	6001 E SOUTHERN AVE UNIT 76	MESA	AZ	85206
14154144	BOOTH TERENCE	6001 E SOUTHERN AVE UNIT 79	MESA	AZ	85206
14154168	COURTESY IMPORTS RE OF MESA LLC	1233 E CAMELBACK RD	PHOENIX	AZ	85014
14154413B	COURTESY RE II OF MESA LLC	1233 E CAMELBACK RD	PHOENIX	AZ	85014
14156030	VARK CHARLES E/EVELYN V	1119 LEISURE WORLD	MESA	AZ	85206
14156264	PETTAY MARK J/BELINDA G	16642 FREDERICK CIR	OMAHA	NE	68130
14183287	HEISLER JOHN A/MOLLY K	4909 S PHEASANT LN	SOUIX FALLS	SD	57108
14183293	ROBERT B AND LOLA M FORSEY LIVING TRUST	2307 LEISURE WORLD	MESA	AZ	85206
14183309	DELOSS THOMPSON & SONS INC	PO BOX 1403	STORM LAKE	IA	50588
14183312	JOHN H GUINAN TR/CATHERINE M GUINAN TR	2326 LEISURE WORLD	MESA	AZ	85206
14183320	SUSSMAN DAVID/KRISTINA	2334 LEISURE WORLD	MESA	AZ	85206
14183335	DAVID & CAROL ROBBINS TRUST	2349 LEISURE WORLD	MESA	AZ	85206
14183361	ZENDER SHERRY L/JOHN P	6136 S COOK ST	CENTENNIAL	CO	80121
14183365	RICKERT RANDALL R SR	2379 LEISURE WORLD	MESA	AZ	85206
14153051K	SUN CORE MANAGEMENT INC	1832 CAYUGA DRIVE NW	CALGARY	AB	T2L0N3
14154072	RUSSELL DANIEL	11111 READVILL LN	AUSTIN	TX	78739
14154156	PARKLINKS AT SUPERSTITION SPRINGS HOA	6001 E SOUTHERN AVE 86	MESA	AZ	85206
14156013	WINCEK EUGENE D/VIRGINIA I	1102 LEISURE WORLD BLVD	MESA	AZ	85206
14156038	JOHN R GOSNEY AND LILA L GOSNEY FAMILY TRUST	1127 LEISURE WORLD	MESA	AZ	85206
14156253	SAVELKOUL JOANN	1342 LEISURE WORLD	MESA	AZ	85206
14183311	MAXSON FAMILY REVOCABLE TRUST	6 9TH ST SE	MINOT	ND	58701
14183324	WITTMAN RACHEL	2338 LEISURE WORLD	MESA	AZ	85206
14183396	LEISURE WORLD COMMUNITY ASSOC	908 S POWER RD	MESA	AZ	85206
14154080A	BRASHEAR ELIZABETH L	6001 E SOUTHERN AVE UNIT 17	MESA	AZ	85206
14154088	HEIAR GARRY J/JEANNE A	1443 ROCKDALE RD	DUBUQUE	IA	52003
14154115	KECK KEVIN/ANNETTE	6001 E SOUTHERN AVE UNIT 50	MESA	AZ	85206
14154123	JAMES D SUTHERLAND AND TONJA G SUTHERLAND TRU	6001 E SOUTHERN 58	MESA	AZ	85206
14154129	RESNER STEVEN J/JANET L	6001 E SOUTHERN AVE 64	MESA	AZ	85206
14156012	ZZSCOTT COM LLC	5235 E SOUTHERN AVE UNIT D106-425	MESA	AZ	85206
14156257	MUSSELMAN GARY A/GEORGIA E	1346 LEISURE WORLD	MESA	AZ	85206
14156260	HEMERSON JAMES K/BARBARA L TR	1349 LEISURE WORLD	MESA	AZ	85206
14156262	VERNON L MONSON AND GERALDINE E MONSON REVO	PO BOX 364	LENNOX	SD	57039
14156323	LEISURE WORLD GOLDEN HILLS COMM ASSN	908 S POWER RD	MESA	AZ	85206
14183296	JOAN C SOIETH LIVING TRUST	2207 15TH AVE W	WILLISTON	ND	58801
14183304	H KEITH SINGER AND RUTH ANN SINGER TRUST	2318 LEISURE WORLD	MESA	AZ	85206
14183333	LINDA K MAHONEY FAMILY TRUST	2347 LEISURE WORLD	MESA	AZ	85206
14183340	HERRMANN ROBERT G/NEAL KAREN J	4505 W 6TH AVE	KENNEWICK	WA	99336
14183359	WINSLOW NORMA J	2477 LEISURE WORLD	MESA	AZ	85206
14154059J	RETAIL TRUST III (IMPS ONLY)	702 SW 8TH ST	BENTONVILLE	AR	72716-0550
14154075	GREEN BARBARA J	6001 E SOUTHERN AVE UNIT 14	MESA	AZ	85206
14154094	GEORG DAVID	10924 BEARSPAW DR W NW	EDMONTON	AB	T6J5B3
14156022	READ WILLIAM KAY/ANITA JOY/SHERRA KAY	1151 LEISURE WORLD	MESA	AZ	85206
14156032	CAPRON SUELLEN/BENNETT KEITH W	1121 LEISURE WORLD	MESA	AZ	85206
14183288	BRAUN FAMILY REVOCABLE TRUST	2556 CHERRY LANE CT NE	ALEXANDRIA	MN	56308-8727
14183290	RALPH B TOMPKINS AND KATHLEEN A TOMPKINS LIVINC	406 BILLINGS CT	DEKALB	IL	60115
14183301	ATKINSON THOMAS P/ROBYN L	3056 GREENWOOD DR	BISMARCK	ND	58503
14183318	ISABELL JON A	7006 E JENSEN ST UNIT 110	MESA	AZ	85207
14183350	STEVEN NELSON AND DARYL DUFFY TRUST	2364 LEISURE WORLD	MESA	AZ	85206
14183356	WIDEMAN DAVID B/SUSAN C	205 JAMES ST	MCMINNVILLE	TN	37110
14183381	JOHN J LORD JR AND ALINDA G LORD REVOCABLE LIVINC	2395 LEISURE WORLD	MESA	AZ	85206
14154086	KRAUSE RUDOLF/TERESA	626 TWIN BROOKS BEND	EDMONTON	AB	T6J7E2

14154067	KEIME TRENTE/TERESA	1301 W SIERRA BUENA CT	SHOW LOW	AZ	85901
14154114	SELLNER GERALD E/MARY A	213 SOUTHDALE SE	SLEEPY EVE	MN	56085
14154132	RICHERT HELMUT/ILSE/JACK CHRISTOPHER/ETAL	10451 21 AVE	EDMONTON	AB	T6J5E9
14154416	SRZ YUMA LLC	3158 AUTO CENTER CIR STE E	STOCKTON	CA	95212
14156023	WENCK KENT/CHERYLE	1114 W MAIN	CHEROKEE	IA	51012
14156024	HARMON HARVEY/GEORGIA A	1113 LEISURE WORLD	MESA	AZ	85206
14156031	ERICKSON JOHN S/LINDA M	170 COLBERT AVE NW	BUFFALO	MN	55313
14156263	ELIZABETH S KUEHLING TRUST	PO BOX 541	OURAY	CO	81427
14183289	WASIELEWSKI THOMAS R/AUDREY M	2303 LEISURE WORLD	MESA	AZ	85206
14183299	MCCORMICK SANDRA B	2313 LEISURE WORLD	MESA	AZ	85206
14183315	BEVERLY WILLARD LOCKE TRUST	2329 LEISURE WORLD	MESA	AZ	85206
14183332	MARSKE CAROL A TR	2346 LEISURE WORLD	MESA	AZ	85206
14183377	RAMES DUANE A/BEATRICE C TR	2391 LEISURE WORLD	MESA	AZ	85206
14154093	HAWKEY DAVID/LINDA ANN	6001 E SOUTHERN AVE UNIT 28	MESA	AZ	85206
14154059L	BROWN&BROWN CHEV-SUPERSTITION SPRINGS LLC	6330 E SUPERSTITION SPRINGS BLVD	MESA	AZ	85206
14154104	BRIGADOI ROLLIN W/SANDRA L	1631 GRANT DR	PARMA	OH	44134
14154054	GEN2 ARIZONA PROPERTIES LLC	3845 STOCKTON HILL RD	KINGMAN	AZ	86409-3059
14154084	KRAUSE BERNHARD G/KAREN R	1233 HOLLANDS CLOSE	EDMONTON	AB	T6R3N4
14154087	JACK P CHRISTIANSON AND JANE V CHRISTIANSON REVC	9805 W TRIPOLI AVE	MILWAUKEE	WI	53228
14183322	NANCY K LUCHT REVOCABLE TRUST	1267 ELECTRA WEST RD	DURANGO	CO	81301-8701
14183303	BORESKY ROBERT D/JUDITH E	4049 E GEDDES CIR	CENTENNIAL	CO	80122
14183307	ARNO A WARNKE LIVING TRUST	PO BOX 6570	MESA	AZ	85216
14183326	HOUSE JULIA ANN	2340 LEISURE WORLD	MESA	AZ	85206
14183329	DALEY CONSULTING LLC	1402 LEISURE WORLD	MESA	AZ	85206
14183338	ALBERTSON ELDON/KATHY	2352 LEISURE WORLD	MESA	AZ	85206
14183339	VOGTS DENNIS E/SHIRLEY R	2353 LEISURE WORLD	MESA	AZ	85206
14183369	GILLEY WILLIAM D/PAULA L/VERMILLION MICHAEL J/JAN	24503 143RD AVE SW	VASHON	WA	98070
14183370	REEMELIN MATTHEW J/JULIE A	2384 LEISURE WORLD	MESA	AZ	85206
14183375	HUTTON ROBERT W/JUDITH TR	1611 EASTMONT AVE	E WENATCHEE	WA	98802
14154079A	KRAUSE LOTHAR O/LYNN B	4008 28TH AVE NORTHWEST	EDMONTON	AB	T6L6E4
14154101	HIETTER FAMILY LIVING TRUST	6001 E SOUTHERN AVE 36	MESA	AZ	85206
14154057	B & L STORAGE	450 S ORANGE AVE 800	ORLANDO	FL	32801
14154110	BURWELL STEVEN S/KAREN L	334 WILEMAN DR	EDGERTON	WI	53534
14154116	PERDUE ALLEN	6001 E SOUTHERN AVE 51	MESA	AZ	85206
14154117	BARGHINI FAMILY TRUST	38170 JEFFERSON SCIO DR	SCIO	OR	97374
14154118	FST PROPERTIES LLC	1513 LAKEVIEW ST	ELLIS	KS	67637
14154120	SHERWOOD SHERED/UDALL SAMMI JOY	19321 E VIA DE PALMAS	QUEEN CREEK	AZ	85142
14154125	OTTIS JOSEPH/CHRISTINE	6001 E SOUTHERN AVE UNIT 60	MESA	AZ	85206
14154414	EARNHARDT PROPERTIES LIMITED PARTNERSHIP	7300 W ORCHID LN	CHANDLER	AZ	85226
14156018	DARLENE L DAVIS REVOCABLE TRUST	1529 GRUNDY AVE	MOVILLE	IA	51039
14156035	ANN D BACHNER TRUST	1124 LEISURE WORLD	MESA	AZ	85206
14183298	BENNETT ROBERT T/DIANE	2312 LEISURE WORLD	MESA	AZ	85206
14183314	JANICE REHMUS TRUST	2328 LEISURE WORLD	MESA	AZ	85206
14183321	BOB-K ENTERPRISES LTD	28-315 BAYVIEW CRES	SASKATOON	SK	S7V1B5
14183345	GOODIN TERRY L/CONNIE S	4040 E MCLELLAN RD UNIT 10	MESA	AZ	85205
14183351	JEFFERY E MATZKA AND LOREEN H MATZKA REVOCABLE	2365 LEISURE WORLD	MESA	AZ	85206
14183353	MELTON LISE B	735 55TH ST	DES MOINES	IA	50312
14183364	SITERA JEFFREY/LINDA	2378 LEISURE WORLD	MESA	AZ	85206
14183372	EVERETT R PAITEL AND SUSAN J PAITEL TRUST	2386 LEISURE WORLD	MESA	AZ	85206
14183380	TADROS EVELYN/ELIZABETH	2394 LEISURE WORLD	MESA	AZ	85206
14154066	DORLAND DEBORAH	6001 E SOUTHERN AVE UNIT 5	MESA	AZ	85206
14154107	THOMPSON DANIEL A/SUSAN L	6001 E SOUTHERN AVE UNIT 42	MESA	AZ	85206
14156016	DANIEL AVON LUNDY REVOCABLE TRUST	1105 LEISURE WORLD	MESA	AZ	85206
14156019	WILLIAMS JOHN W/DOROTHY R	1108 LEISURE WORLD	MESA	AZ	85206
14156025	KULA TIMOTHY R	1114 LEISURE WORLD	MESA	AZ	85206
14156255	BERNSTEIN FAMILY TRUST	1344 LEISURE WORLD	MESA	AZ	85206
14183313	CATHERINE M GUINAN REVOCABLE LIVING TRUST	2327 LEISURE WORLD	MESA	AZ	85206
14183323	T & R KAHL FAMILY TRUST	2337 LEISURE WORLD	MESA	AZ	85206
14183334	PARISH JOAN A(LIFE ESTATE)	2348 LEISURE WORLD	MESA	AZ	85206

14183342	WILLIAM & JOAN MCFADDEN FAMILY TRUST	2356 LEISURE WORLD	MESA	AZ	85206
14183349	HELGERSON DIANE L	2363 LEISURE WORLD	MESA	AZ	85206
14183363	CHAPMAN MICHAEL/LISA	2377 LEISURE WORLD	MESA	AZ	85206
14183366	COLE-GRAY JOAN	2380 LEISURE WORLD	MESA	AZ	85206
14154060	FOOTHILL MESA LLC	1575 PLACENTIA AVE	NEWPORT BEACH	CA	92663
14154050	FCPT GARDEN PROPERTIES LLC	1000 DARDEN CENTER DR	ORLANDO	FL	32837
14154046	BURLINGTON COAT FACTORY REALTY OF MESA INC	1830 ROUTE 130	BURLINGTON	NJ	08016-3017
14154049	MACERICH SUPERSTITION SPRINGS POWER CENTER LLC		PHOENIX	AZ	85004
14183280	BAUER MAYNARD H/DIANA L TR	29402 PINE RIDGE RD	GRAND RAPIDS	MN	55744
14183277	LAWRENCE GENE P/CAROL J	2291 LEISURE WORLD	MESA	AZ	85206
14183278	HARRIS DAVENE	2292 LEISURE WORLD	MESA	AZ	85206
14154071	KATHLEEN M CAHALAN TRUST REVOCABLE TRUST	1473 W HARTFORD WAY	SANTA MARIA	CA	93458
14154089	JOHN J BIER AND MARY T BIER REVOCABLE LIVING TRUS	5921 E COUNTY ROAD MM	JANESVILLE	WI	53546-9264
14154092	MAGRUDER ANNE	6001 E SOUTHERN AVE UNIT 27	MESA	AZ	85206
14154112	GAUDRY BRADLEY L/JONI R	PO BOX 383	MINTO	ND	58261
14154130	DENNY ABIGAIL/RENDON-LOPEZ SEBASTIAN	6001 E SOUTHERN AVE UNIT 65	MESA	AZ	85206
14156014	GRAFF REID/DONNI SUE	1170 GRUNDY AVE	MOVILLE	IA	51039
14156028	SUE E ZOBRIST TRUST		MESA	AZ	85206
14156259	BOWLES DIANE E	908 S POWER RD UNIT 1348	MESA	AZ	85206
14183286	SILVER DONALD M/CAROL E	57 FIELDSTONE	SYLVAN LAKE	AB	T4S 2L3
14183310	THOMAS L HOGUE AND JUDY A HOGUE REVOCABLE LIVI	2324 LEISURE WORLD	MESA	AZ	85206
14183325	ROWBOTHAM NORLAN W/ANNE F TR	2339 LEISURE WORLD	MESA	AZ	85206
14153871	SUMMERLIN VILLAGE COMMUNITY ASSOCIATION	14100 N 83RD AVE 200	PEORIA	AZ	85381
14154105	BEACH STEVEN R/HORSEY ROBERT S	6001 E SOUTHERN AVE 40	MESA	AZ	85206
14154070	WILSON WALTER D/JANE D	91 SWEETWATER CT	CATAULA	GA	31804
14154077A	CAIN DAVID A/PAMELA J	6001 E SOUTHERN AVE UNIT 15	MESA	AZ	85206
14154097	MONAHAN JULIE A/BORKENHAGEN THERESA M	6001 E SOUTHERN AVE UNIT 32	MESA	AZ	85206
14154103	HEYERDAHL SCHAFFER TRUST	10094 N BIGALOW LN	EDGERTON	WI	53534
14154131	LAWSON BRANT	6001 E SHOUTHERN AVE UNIT 66	MESA	AZ	85206
14154145	HUTCHINGS EDWARD ROBERT	6001 E SOUTHERN AVE UNIT 80	MESA	AZ	85206
14154148A	LANE GRACE	6001 E SOUTHERN AVE UNIT 82	MESA	AZ	85206-3609
14154417	SUPERSTITION SPRINGS AUTO PARK RETAILERS ASSO	2929 N 44TH ST STE 345	PHOENIX	AZ	85018
14156020	WALSH THOMAS P	1109 LEISURE WORLD	MESA	AZ	85206
14156033	ANDERSON CRAIG M/DEBRA D	102 DANIEL DR	PLENTYWOOD	MT	59254-2112
14156037	SARAH LYNNE MARTIN TRUST	7505 BRYANT AVE S	RICHFIELD	MN	55423-3919
14156258	BEHRENS FAMILY REVOCABLE TRUST	1347 LEISURE WORLD	MESA	AZ	85206
14183336	HANS PETER BERGER MULLER AND SYLVIA BERGER SCH/	2815 GOLF VIEW DR	FALLBROOK	CA	92028
14183337	MCCLEMENTS CALVIN/ARLENE	4213 43 B AVE	LEDUC	AB	T9E4T6
14183348	DAVENPORT HAROLD R/KATHLEEN J	2362 LEISURE WORLD	MESA	AZ	85206
14183362	ANITA K JEFFERSON REVOCABLE TRUST	2376 LEISURE WORLD	MESA	AZ	85206
14183379	ALEXANDER TERRY ALLEN/MELBA RUTH	193 ASHMORE WAY	SHERWOOD PARK	AB	T8HOW2
14154068	CONDOS STEPHEN W/ADRIANNE	6001 E SOUTHERN AVE UNIT 7	MESA	AZ	85206
14154069	HEISLEN RICHARD/BOWEN VICTORIA		MENOMONEE FALLS	WI	53051
14154082A	BRENDA M BEVERLY LIVING TRUST	1712 ROOT ST	CREST HILL	IL	60403
14154100	KENNY MARTHA	6001 E SOUTHERN AVE UNIT 35	MESA	AZ	85206
14154124	MOORE DONNA J	6001 E SOUTHERN AVE UNIT 59	MESA	AZ	85206
14154146A	NGUYEN HUY H	6001 E SOUTHERN AVE UNIT 81	MESA	AZ	85206
14156017	WIERZGACZ WAYNE E	3643 E MAIN ST	MESA	AZ	85205
14156027	MILLER MICHAEL ALLEN/JAMIE LEA	1116 LEISURE WORLD	MESA	AZ	85206
14183285	FABER COLLEEN	2299 LEISURE WORLD	MESA	AZ	85206
14183317	ROBERT L ELDER SR REVOCABLE TRUST/MARY L ELDER R	2331 LEISURE WORLD	MESA	AZ	85206
14183319	FILLMORE DENNIS B/CAROL L	6181 MEADOW LAKES DR	EAST AMHERST	NY	14051
14183327	MILLS WILLIAM C/CAROLYN L	2341 LEISURE WORLD	MESA	AZ	85206
14183341	CORNWELL FAMILY LIVING TRUST	2355 LEISURE WORLD	MESA	AZ	85206
14183346	LEISURE WORLD- 2360 LLC	555 S CHOLLA ST	GILBERT	AZ	85233
14183347	VAN SCOY FAMILY TRUST	2361 LEISURE WORLD	MESA	AZ	85206
14183378	DANNY AND BETTY BYERS REVOCABLE TRUST	224 NE PINEHURST CIR	ANKENY	IA	50021-4768
14153031C	ARIZONA STATE OF	205 S 17TH AVE RM 370	PHOENIX	AZ	85007
14154136	FOWLER EVANGELINE	6001 E SOUTHERN AVE UNIT 71	MESA	AZ	85206

14154064	CRUZ GANGERICO ALBERTO	6001 E SOUTHERN AVE UNIT 3	MESA	AZ	85206
14154090	SELL ROBERT A/BERNITA M TR	6001 E SOUTHERN AVE UNIT 25	MESA	AZ	85206
14154096	CUDZEWICZ GREGORY/MARY E TR	PO BOX 6968	MESA	AZ	85216
14154121	BULLOCK STEVEN L/DONNA M	6001 E SOUTHERN AVE UNIT 56	MESA	AZ	85206
14154142	LANE RICHARD A/SARAH J	11986 WHITE ANTLERS TRL	PEYTON	CO	80831
14154151A	HERTER RALPH WALTER/LINDA MICHELLE	16478 59A AVE	SURREY	BC	V3S6M6
14154153A	MELTON RICHARD M/LORI J	418 7TH AVE SW	ALBANY	OR	97321
14156036	ASP LLOYD A/ULISSI VERNA H TR	1125 LEISURE WORLD	MESA	AZ	85206
14156029	GREEN BRUCE E	1118 LEISURE WORLD	MESA	AZ	85206
14183352	STITT LINDA L	2366 LEISURE WORLD	MESA	AZ	85206
14183300	COHEN ELISSA T/STEVEN J	2314 LEISURE WORLD	MESA	AZ	85206
14183308	ARNOLD MEYER BONGART REVOCABLE TRUST	2322 LEISURE WORLD	MESA	AZ	85206
14183331	KILBY DIANA L	2345 LEISURE WORLD	MESA	AZ	85206
14183354	VALINSKI EDWARD J/WHITNEY HOPE E	2368 LEISURE WORLD	MESA	AZ	85206
14154098	FRANK AUBERT LIVING TRUST	6001 E SOUTHERN AVE UNIT 33	MESA	AZ	85206
14154073	THOMAS M AND JUDITH C KAUZRICH REV TRUST	9174 PRAIRIE VILLAGE DR	KENOSHA	WI	53142
14154085	LUNDQUIST ZACHARY/BRIAN/MELANIE	6001 E SOUTHERN AVE 20	MESA	AZ	85206
14154111	COLBERT RUBY B	2218 W IAN DR	PHOENIX	AZ	85041
14154122	MOOK JEFFREY JOHN/BRENDA J	6001 E SOUTHERN AVE UNIT 57	MESA	AZ	85206
14154126	GEORG WILLIE/LYDIA	6001 E SOUTHERN AVE UNIT 61	MESA	AZ	85206
14154140	HAYDOCK DONNA M TR	6001 E SOUTHERN AVE 75	MESA	AZ	85206
14154415	ALHAMBRA CLASSIC INVESTMENTS LLC	PO BOX 457	LODI	CA	95240
14156011	LISA JANINE COX LIVING TRUST	1100 LEISURE WORLD	MESA	AZ	85206
14156034	WANG RUJIL/ESTHER L/DAVID Z/LIJUAN	1123 LEISURE WORLD	MESA	AZ	85206
14183291	STELZNER DEVIN S/KATHRYN	2305 LEISURE WORLD	MESA	AZ	85206
14183297	JOSEPH J KELLY AND JANET KELLY LIV TRUST ETAL	2311 LEISURE WORLD	MESA	AZ	85206
14183367	TRIBBY JIMMY D/HELEN B TR	2381 LEISURE WORLD	MESA	AZ	85206-5410
14183382	LEMAISTRE RICHARD V/L JOANNE	83 MICHIGAN AVE	WINNIPEG	MB	R3T3V1
14154139	JUAREZ ANA RUTH	6001 E SOUTHERN AVE UNIT 74	MESA	AZ	85206-3617
14154127	REBECCA L MILLER LIVING TRUST	6001 E SOUTHERN AVE UNIT 62	MESA	AZ	85206
14154074	PORT ROXANNE M/GUSTAFSON LINDA J	6001 E SOUTHERN AVE 13	MESA	AZ	85206
14154128	HUBER DARREL R/KATHY JO	6001 E SOUTHERN AVE 63	MESA	AZ	85206
14154138	CONNOLLY BERNADETTE	1131 WINSTON DR	EDGERTON	WI	53534
14156026	BEACON DAVID J/LYNDA I	1115 LEISURE WORLD	MESA	AZ	85206
14183305	STEVE AND PAT HOGUE TRUST	2319 LEISURE WORLD	MESA	AZ	85206
14183330	LONGPRE DAVID/LYNDA	1492 TOWER RANCH DR	KELOWNA	BC	V1P1T8
14183371	KSL INVESTMENTS LLC	1762 LEISURE WORLD	MESA	AZ	85206
14183374	KOZIATEK HELEN/JOSEPH (LIFE ESTATE)	2388 LEISURE WORLD	MESA	AZ	85206
14154058G	HEIGHTS PROPERTIES LLP	6179 E BROADWAY BLVD	TUCSON	AZ	85711
14154058F	YAMIN FAMILY 1999 LIMITED PARTNERSHIP/NYL2020 TR	9545 WILSHIRE BLVD	BEVERLY HILLS	CA	90212
14154099	BRUNEAU MICHAEL/LOIS	6001 E SOUTHERN AVE UNIT 34	MESA	AZ	85206
14154109	YOUNG PHYLLIS TR	PO BOX 31827	MESA	AZ	85275
14154113	GRUNIG FARLEY R	27976 COUNTRY RD UNIT 45	BINGHAM LAKE	MN	56118
14154133	LINDA L MONTOYA TRUST	6001 E SOUTHERN AVE UNIT 68	MESA	AZ	85206-3606
14154135	POMYKALA SCOTT/PATRICIA	6001 E SOUTHERN AVE 70	MESA	AZ	85206
14154137	MCGUIRE JOSEPH	6001 E SOUTHERN AVE 72	MESA	AZ	85206
14156015	PETERSON WESLEY E/WOLFGANG-WELLS SALLY	1104 LEISURE WORLD	MESA	AZ	85206
14156021	RICE LYNDALL RAY/JANET J	1110 LEISURE WORLD	MESA	AZ	85206
14156261	FRENZELL BURT/THOMPSON IRIS/ROBERT	555 W 28TH ST STE 212	VANCOUVER	BC	V7N2J7
14183292	MOTISI THOMAS J/PEGGY J	2306 LEISURE WORLD	MESA	AZ	85206
14183295	SKOGEN LUTHER	3855 FOREST PARK RD SW	ALEXANDRIA	MN	56308
14183328	CHAMBERS FAMILY LIVING TRUST	2342 LEISURE WORLD	MESA	AZ	85206
14183343	WILSON TERRY M/JACCY A	2357 LEISURE WORLD	MESA	AZ	85205
14183355	F MARIAN BISHOP FAMILY REVOCABLE TRUST	2369 LEISURE WORLD	MESA	AZ	85206
14183358	NELL JAMES R/PHYLLIS M	2372 LEISURE WORLD	MESA	AZ	85206
14183376	RAMES KEATON H	2390 LEISURE WORLD	MESA	AZ	85206-5411
14154062	MULLINS RICHARD J/JANICE A	1040 E MALAPAI DR	PINETOP	AZ	85935
14154063	PASTORI VALERIO/BORTOLAN ALBERTO	VIA POMPONAZZI	BOLOGNA	NA	60139
14154065	PICCOLI MANON R	2547 E SANTA ROSA DR	GILBERT	AZ	85234

14154106 DOULL PERRY M	71 WEDGEWOOD PL	BRANDON	MB	R7B 3H7
14154119 PROGRESS RESIDENTIAL BORROWER 23 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
14154154 SHEILA MURPHY LIVING TRUST	6001 E SOUTHERN AVE UNIT 85	MESA	AZ	85206
14156256 CALLAHAN DANIEL L/SANDRA L	1345 LEISURE WORLD	MESA	AZ	85206
14156265 GENE AND RAMONA REES FAMILY TRUST	1354 LEISURE WORLD	MESA	AZ	85206
14183294 ABSKCZIOK FAMILY TRUST	2308 LEISURE WORLD	MESA	AZ	85206
14183302 COOLE GERALD C/DIANE S	404 B CANYON BLVD WEST	LETHBRIDGE	AB	T1K6V2
14183306 KSICINSKI FAMILY LIVING TRUST	2320 LEISURE WORLD	MESA	AZ	85206
14183316 CECIL AND SANDRA LACKORE TRUST	2330 LEISURE WORLD	MESA	AZ	85206
14183344 SOBOLIK FAMILY TRUST	2358 LEISURE WORLD	MESA	AZ	85206
14183357 HUMPHREY LINDA L	2371 LEISURE WORLD	MESA	AZ	85206
14183360 ARQUETTE MICHELLE F	2374 LEISURE WORLD	MESA	AZ	85206
14183368 COPSEY GERALDINE M	11442 E ELLIS ST	MESA	AZ	85207
14183373 VAGLIO LIVING TRUST	2387 LEISURE WORLD	MESA	AZ	85206
14154044C SERITAGE SRC FINANCE LLC	500 FIFTH AVE 1530	NEW YORK	NY	10110
14154051 NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE STE 900	ORLANDO	FL	32801
14154048 ASHLEY REAL ESTATE LLC	1 ASHLEY WAY	ARCADIA	WI	54612
14154041 SBMC MESA LLC	433 N CAMDEN DR STE 400-114	BEVERLY HILLS	CA	90210
14183283 KANE KENNETH/BURTON JEAN	2297 LEISURE WORLD	MESA	AZ	85206
14183281 JONES FAMILY LIVING TRUST	2295 LEISURE WORLD	MESA	AZ	85206
14183279 HENRY FAMILY TRUST	3038 LAZY MEADOW DR	TORRANCE	CA	90505
14183282 DAVID R CRARY REVOCABLE TRUST	2296 LEISURE WORLD	MESA	AZ	85206
14154044K EAST MESA MALL LLC	PO BOX 4085	SANTA MONICA	CA	90411

(Planning & Zoning Board Hearing - Sample Notification Letter)

Dear Neighbor,

We have applied for a building expansion for the property located at 6131 E Southern Avenue. This request is for the development of building expansion for online grocery pickup operations and health center operations. The case number assigned to this project is ZON23-00501.

This letter is being sent to all property owners within 500 or 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 623-552-3171 or e-mail me at HeatherD.Roberts@kimley-horn.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on October 11, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Chloe Durfee Daniel of their Planning Division staff. He/she can be reached at 480-644-2385 or Chloe.DurfeeDaniel@MesaAZ.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Heather Roberts



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 9/25/2023

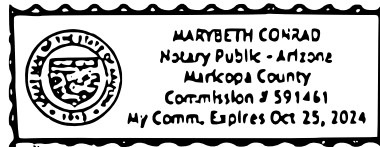
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00501, on SWC Southern Ave & Superstition Springs Blvd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant’s/Representative’s signature: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on 9/25/2023

Marybeth Conrad
Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 11, 2023
CASE: ZON23-00501

Request: Major Site Plan Modification and amending the conditions of approval for Case No. Z99-043. This request will allow for the expansion of an existing Walmart.

APPLICANT: Heather Roberts
PHONE: 623-552-3171
Planning Division 480-644-2385

Posting date: 9/25/2023



Sep 25, 2023 10:37AM
Walmart Supercenter
Maricopa County