

Citizen Participation Plan

Mesa Premier RV & Boat Storage

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning, Minor General Plan Amendment, Modification of an existing Council Use Permit and Major Site Plan Modification Preliminary Specific Site Plan, Council Use Permit, Minor General Plan Amendment, and Preliminary Plat to allow for RV & Boat Storage facility. The property is further identified on the Maricopa County Assessor's Map as parcel numbers 141-38-048 and 047A.

We provided opportunities for citizen participation; the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant provided neighborhood notice for a neighborhood meeting and future public hearings.

Contact Information:

Coordinating the Citizen Participation Activities are as follows:

Russell J. Skuse

RS Consulting
106668 S. Monica Ridge Way Unit Z2
South Jordan, UT 84095
(702) 580-1146 (cell)
rjskuse@gmail.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions have and will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was provided by the City of Mesa for citizens and agencies in this area including:
 - a. All property owners within 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A neighborhood meeting was held by the applicant on November 30, 2021 to provide an opportunity for members of the public to discuss the proposed project. An

attendance/participation list and a summary of the meeting were provided with this application and submitted to the city.

3. The notification list for the planning and zoning commission meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list has been submitted to the city. The notification letters were mailed to attached list of surrounding property owners on September 4, 2025 for the upcoming September 24, 2025 P&Z meeting.
4. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant has been submitted to the City Staff along with the Citizen Participation Report for this case.
5. For public hearing notice, the applicant has completed with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. Pursuant staff, two (2) signs were needed, and were coordinated by Planning Staff. The sign(s) were placed on the property on September 9, 2025, on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) has been submitted to the Planning Staff to be kept in the case file.

Completed/Ongoing Schedule:

Formal Submittal	November 2024
Planning & Zoning Meeting Notice Mailed	September 4, 2025
Neighborhood Meeting	November 30, 2021
Public Hearing Notice Letter & Site Posting	Sept 4 & Sept. 9, 2025
Planning and Zoning Hearing	September 24, 2025
City Council Study Session	TBD
City Council Introduction	TBD
City Council Final Action	TBD

Notice of Public Meeting Planning & Zoning Board Hearing

Dear Neighbor,

Meeting Date: September 24th, 2025

Time: 3:45 p.m.

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

Proposed development: Mesa Premier Boat & RV Storage – Phase II

Address: Southeast corner of Higley Rd and Thomas Rd

Parcel Number: 141-38-048

*Please note: More information regarding the required Citizen Participation Process can be found online at:
[Citizen Participation Process - City of Mesa](#)*

We have applied for a PAD rezoning and Minor General Plan Amendment and modification of an existing Council Use Permit (CUP) for the property located at the above listed address. This request is for the development of Phase II of the previously approved Mesa Premier RV & Boat Storage. The case numbers assigned to this project are **ZON24-01027** and **ZON25-00673**.

This letter is being sent to all property owners within 1,000 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 (702) 580-1146 or e-mail me at rjskuse@gmail.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 24, 2025 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 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 **Josh Grandlienard, AICP** of their Planning Division staff. He can be reached at 480-644-4691 or joshua.grandlienard@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,



Russell J. Skuse
Principal, RS Consulting
Alveare, LLC



Citizen Participation

Notice of Neighborhood Meeting

Proposed Development: **Mesa Premier RV & Boat Storage Phase II**

Address: Southeast corner of Higley Rd and Thomas Rd

Parcel Number: 141-38-047A, 048

Meeting Date: November 30, 2021

Time: 6:00 p.m.

Location: Zoom

Dear Neighbor,

On behalf of our client R&S Development, we held a neighborhood meeting at 6:00 pm on the evening of November 30, 2021 via an online Zoom meeting regarding a Council Use Permit application for the southeast corner of Higley Road and Thomas Road.

The initial neighborhood meeting is a part of the process to provide information to the neighborhood while obtaining input and discussing our plans to develop the proposed a RV & Boat Storage facility the location provided. The proposal for this meeting will consist of a council use permit application for the site.

After our initial neighborhood meeting, the Citizen Participation Report will be submitted to the City of Mesa, the application receives initial staff reviews, and the item is forwarded to the Planning and Zoning Commission and then City Council. Together with the City of Mesa, we will provide additional information for the day and time to attend.

We look forward to your participation.

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: Russell J. Skuse

RS Consulting

Email: rjskuse@gmail.com

Cell: (702) 580-1146

Cc: Mesa Boat & RV Storage



AEE LAND HOLDING (MESA) LP
1185 W GEORGIA ST #1045
VANCOUVER, BC V6E4E6
APN: 141-400-10

AFG INC
10645 N TATUM BLVD STE C200670
PHOENIX, AZ 85028
APN: 141-380-10K

AGGREGATE INDUSTRIES LAND COMPANY INC
6211 ANN ARBOR RD
DUNDEE, MI 48131
APN: 141-37-001H

ARIZONA DEPARTMENT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007-3212
APN: 141-40-004, 141-38-044, 141-40-003L
141-40-003S, 141-37-001L

ROGER & BARBARA A BARRIENTOS
3655 S HASSETT
MESA, AZ 85212
APN: 141-38-006X

BOYLE FAMILY LLC
1261 E FAIRFIELD
MESA AZ 85203
APN: 141-38-006E

BOYLE FAMILY LLC
745 N STAPLEY DR
MESA AZ 85203
APN: 141-38-042

WILLIAM G II & DIANA S CUMMARD
3211 N 91ST STREET
MESA AZ 85207
APN: 141-38-042

DUANE AND BARBARA WIRTH TRUST
344 E HOPE ST
MESA AZ 85203
APN: 141-38-034A, 141-38-018D

ELITE AIR CONDITIONING SOLUTIONS LLC
3115 N NEVADA ST STE 2
CHANDLER, AZ 85225
APN: 141-40-002A

HIGLEY 202 INDUSTRIAL LLC
4505 E VIRGINIA ST
MESA, AZ 85215
APN: 141-38-009N

MICHAEL D & MARNA IZZO
733 E GALVIN ST
PHOENIX, AZ 85086
APN: 141-38-003K

LAFAYETTE CIRCLE LLC
PO BOX 1029
MESA AZ 85211
APN: 141-38-030A, 141-38-028, 141-38-029

DENNIS LEWIS
3923 N HIGLEY RD.
MESA AZ 85205
APN: 141-38-003M

MARK ALAN PROPERTIES LLC
2223 E VIRGINIA ST
MESA AZ 85213
APN: 141-38-012V

CITY OF MESA
20 E MAIN ST STE 650
MESA AZ 85211
APN: 141-40-009

NORTHRIM DEVELOPMENT LLC
4446 E UNIVERSITY DR UNIT 110
MESA AZ 85205
APN: 141-38-021

MARA A POTTHOFF
3575 E BARBARITA AVE
GILBERT AZ 85234
APN: 141-38-023

RED ACORN MANAGEMENT LLC
2929 N POWER RD 101
MESA AZ 85215
APN: 141-38-022

RED MOUNTAIN COMMERCE CENTER ASSOC.
5515 E REDMONT CIR
MESA AZ 85215
APN: 141-38-032, 033

REX BRYANT PHILLIPS LIVING TRUST
3737 N 54TH ST
MESA AZ 85215
APN: 141-38-006Y

SALK LLC
PO BOX 4241
MESA AZ 85211
APN: 141-38-016A

SUGARLOAF HOLDINGS LLC
PO BOX 21141
MESA AZ 85277
APN: 141-38-038

SUNSHINE ACRES CHILDREN'S HOME INC
3405 N HIGLEY RD
MESA AZ 85201
APN: 141-40-001A, 141-40-014, 141-40-006

TRI CITY READY MIX INC
745 N STAPLEY DR
MESA AZ 85203
APN: 141-38-039

STEPHEN E. WRIGHT
3919 N HIGLEY RD
MESA AZ 85215
APN: 141-38-003L

COUNCILMEMBER ALICIA GOFORTH
ANTONIA MEJIA
PO BOX 1466
MESA AZ 85211-1466

CITY OF MESA DEVELOPMENT SERVICES
ATTN: JOSHUA GRANDIENARD, AICP

CITY OF MESA DEVELOPMENT SERVICES
ATTN: MARC HERSHBERG

