

Circle K

**Southeast Corner Pecos Road
and Sossaman Road**

Citizen Participation Report

Submitted to:
City of Mesa
Planning Department
55 N. Center St.
Mesa, AZ 85201

For:
Circle K Stores, Inc.

Prepared by:
Ray Law Firm
Brennan Ray
2325 E. Camelback Rd, Ste 400
Phoenix, AZ 85016

Case Numbers: ZON25-324 & ZON25-325
Submitted: November 24, 2025

Citizen Participation Report for Circle K

Case #: ZON25-324 & ZON25-325

Date: November 21, 2025

Purpose:

This report provides results of the implementation of the Citizen Participation Plan for a proposed Circle K convenience store and gas station. This site is located at 7601 E Pecos Road, the southeast corner of Pecos Road and Sossaman Road, and is an application for a Special Use Permit, Site Plan, and Design Review.

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 the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Brennan Ray
Ray Law Firm
2325 E. Camelback Rd. Suite 400
602-558-9934
bray@raylawaz.com

Neighborhood Meetings:

A neighborhood meeting was not required per City of Mesa Planning Department.

Correspondence and Telephone Calls:

1. Letters were mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the Site on 10/21/25 to inform the neighbors about the proposed development. The letter included information about the Special Use Permit, Site Plan, and Design Review requests. The letter with exhibits, and mailing list are attached at **Exhibit 1.**
2. ZON25-324 Signs for the Planning and Zoning Hearing were posted on the site on 11/24/25. The Affidavit of Posting and photos of the signs are attached at **Exhibit 2.**
3. DRB25-325 Letters were mailed to neighbors, homeowner associations, and interested parties within 1,000' of the Site on 11/21/25 and included the Design Review Board hearing date of 12/9/25. The letter also described the development and included exhibits of the proposal. The letter with exhibits and mailing list is attached at **Exhibit 3.**

4. ZON25-324 Letters were mailed to neighbors, homeowner associations, and interested parties within 1,000' of the Site on 11/21/25 and included the and the Planning and Zoning hearing date of 12/10/25. The letter also described the development and included exhibits of the proposal. The letter with exhibits and mailing list is attached at **Exhibit 4**.

Results:

There were 17 persons on the contact list as of the date of this Citizen Participation Report (see attached). As of the date of this report there has been no feedback from neighbors.

Exhibit 1
Neighborhood Outreach Letter and
Mailing List

Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: November 23, 2025
RE: DRB25-00325 Circle K – Southeast Corner of Pecos Road and Sossaman Road

Dear Neighbor:

We have applied for a Design Review application for the property located at the southeast corner of Pecos Road and Sossaman Road. This request is for development of a convenience store and fueling station on approximately 2.95 gross (1.90+/- net) acres. The Design Review application is seeking approval of the architecture, landscaping, and site aesthetics. The case number assigned to this project is DRB25-00325.

This letter is being sent to all property owners within 500 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 602-558-9934 or e-mail me at bray@raylawaz.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on December 9, 2025 in the Mesa City Hall located at 20 East Main Street. The meeting will begin at 4:30 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 via zoom <https://mesa11.zoom.us/j/84758854558>, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 847 5885 4558** 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/Design-Review-Board> 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 847 5885 4558 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. She can be reached at 480-644-6714 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,


Brennan Ray

/lcr
Attachments

QR CODE:







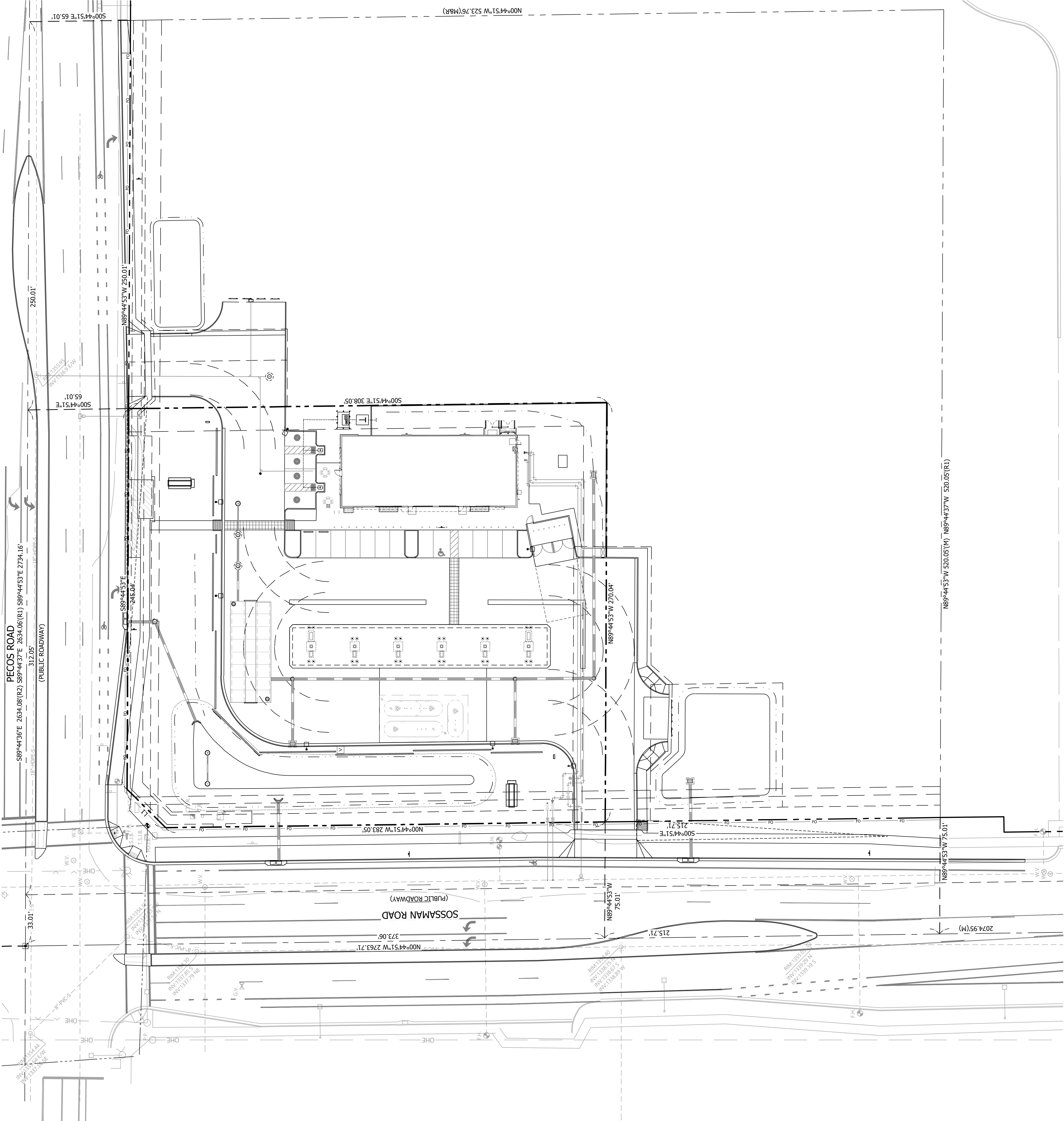
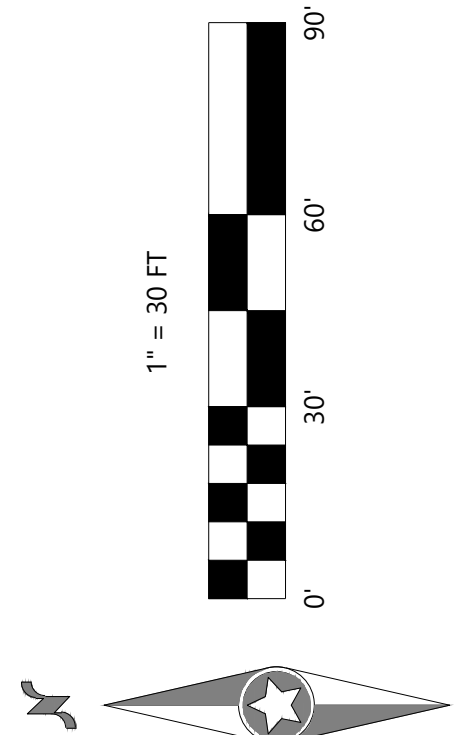
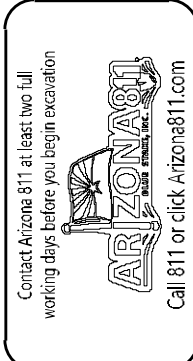
SITE PLAN
CIRCLE K
SE COR PECOS RD & SOSSAMAN RD
MESA, ARIZONA

Q.S.#

Westwood
Westwood Professional Services, Inc.
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone (480) 747-6558
Fax (480) 367-8025
westwoodps.com

DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	
SCALE: 1" = 30'	HORIZONTAL
SCALE: 1" = 30'	VERTICAL

REV.	△	
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INITIAL ISSUE:		2025-03-17





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OWNERSHIP 1000'
ZON25-324, ZON25-325
CIRCLE K - SEC PECOS RD AND
SOSSAMAN RD

Vice Mayor Scott Somers
PO Box 1466
Mesa, AZ 85211-1466

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Nana Appiah
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Chloe D. Daniel
Mesa, AZ 85211-1466

City of Mesa
ATTN: Marc Hershberg
Mesa, AZ 85211-1466

30461010C
KEB ENTERPRISES LLC
2100 W PLEASANT GROVE BLVD STE 450
PLEASANT GROVE, UT 84062

30461009C
CV AZ PECOS PROPERTY OWNER LLC
1901 AVENUE OF THE STARS STE 1950
LOS ANGELES, CA 90067

30461005A
SL7 MESA INDUSTRIAL LP
3200 GRACIA KILTZ LN STE 500
AUSTIN, TX 78758

30461016G
NICOLA PECOS & SOSSAMAN LP
1400-1100 MELVILLE ST
VANCOUVER, BC V6E 4A6

30461021D
UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

30461021F
MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

30461023S
XPO LOGISTICS FREIGHT INC
2211 OLD EARHART RD
ANN ARBOR, MI 48105

30461006H
UNBOUND PHASE I PROPERTY OWNER
LLC
465 MEETING ST STE 500
CHARLESTON, SC 29403

30461991
RLIF MESA DEVELOPMENT SPE LLC
201 WEST ST
ANNAPOLIS, MD 21401

30461010D
AMERICAN LEADERSHIP ACADEMY INC
6913 E REMBRANDT AVE STE 2
MESA, AZ 85212

30461010E
C1 PARTNERS LLC
3115 E LION LN STE 300
SALT LAKE CITY, UT 84121

Exhibit 2

Site Posting Affidavit and Photo

Exhibit 3

Design Review Board (DRB25-325) Affidavit of Mailing, Hearing Letter, and Mailing List



City of Mesa Planning Division

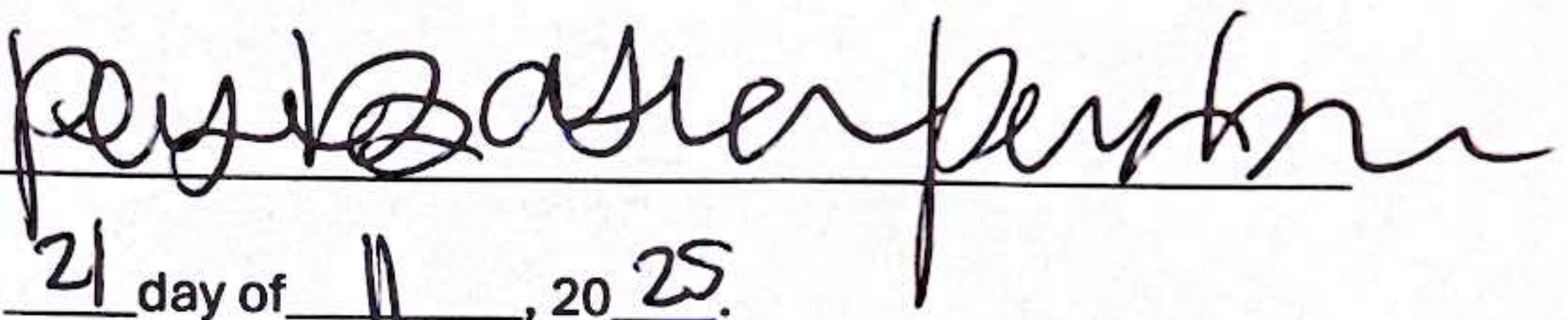
AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **November 24, 2025**.

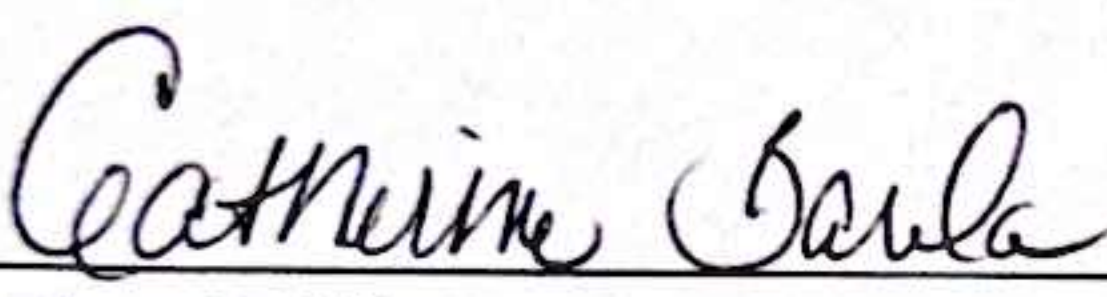
Date: 11/21/25

I, peyton basha, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **DRB25-325** on the 21 day of 11, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

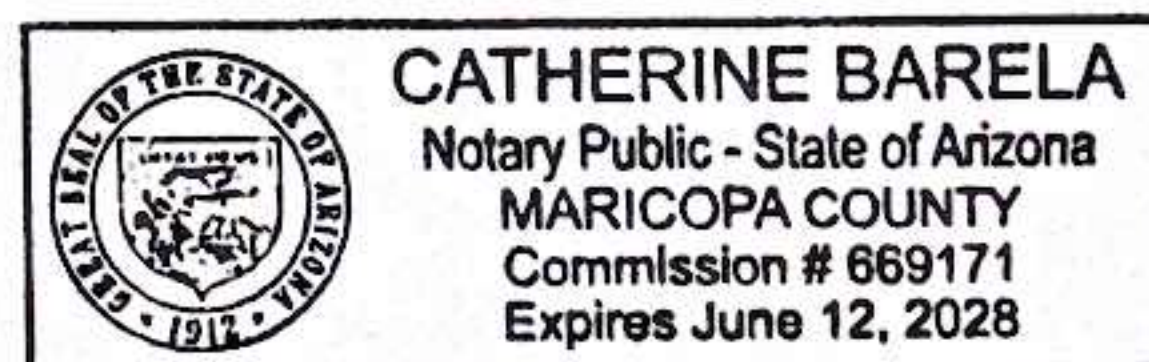
Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me this 21 day of 11, 2025.


Notary Public

Case Number: **DRB25-325**

Project Name: _____



OWNERSHIP 1000'
ZON25-324, ZON25-325
CIRCLE K - SEC PECOS RD AND
SOSSAMAN RD

Vice Mayor Scott Somers
PO Box 1466
Mesa, AZ 85211-1466

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Nana Appiah
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Chloe D. Daniel
Mesa, AZ 85211-1466

City of Mesa
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2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: November 23, 2025
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Sincerely,


Brennan Ray

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MESA, ARIZONA

Westwood

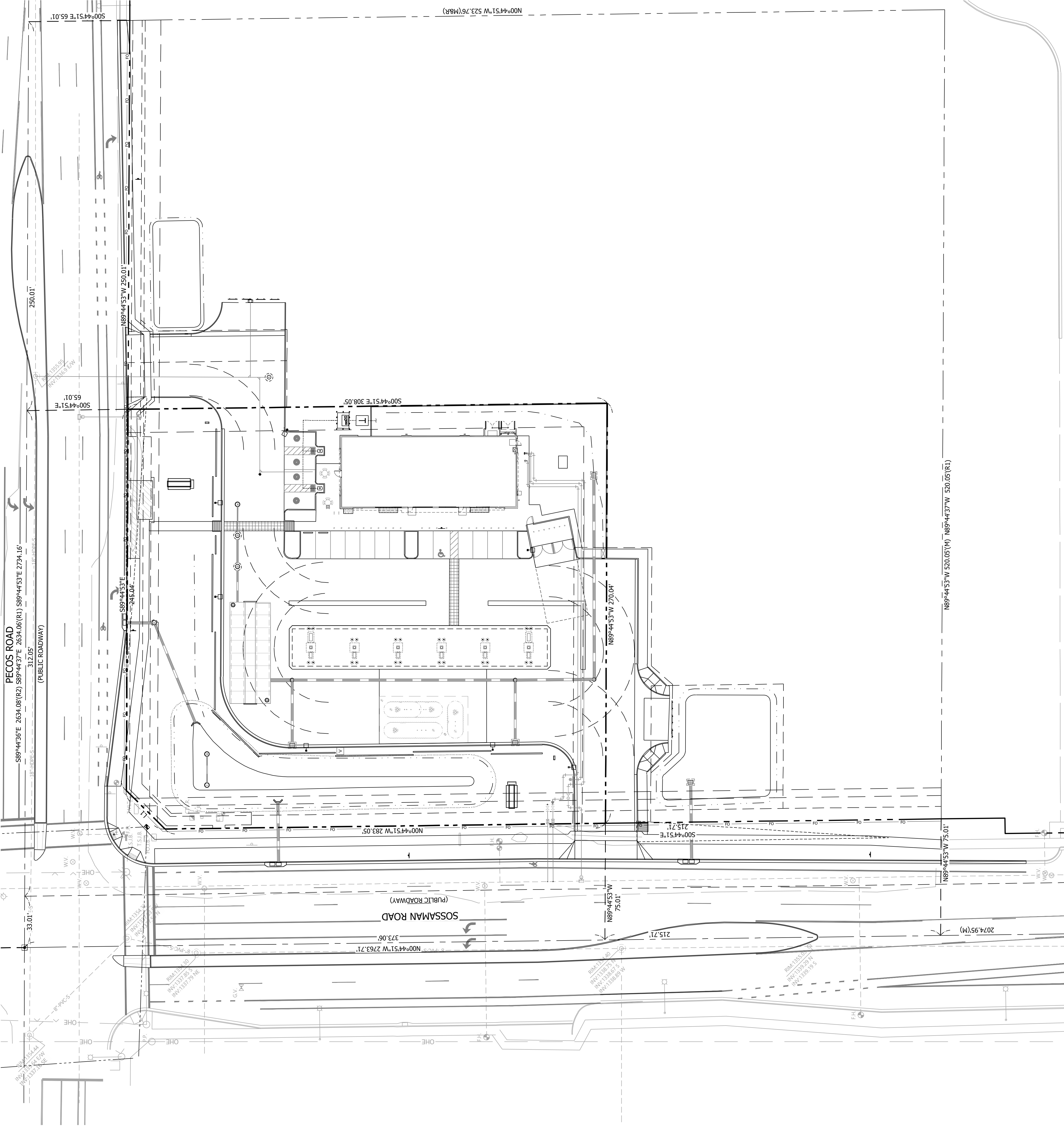
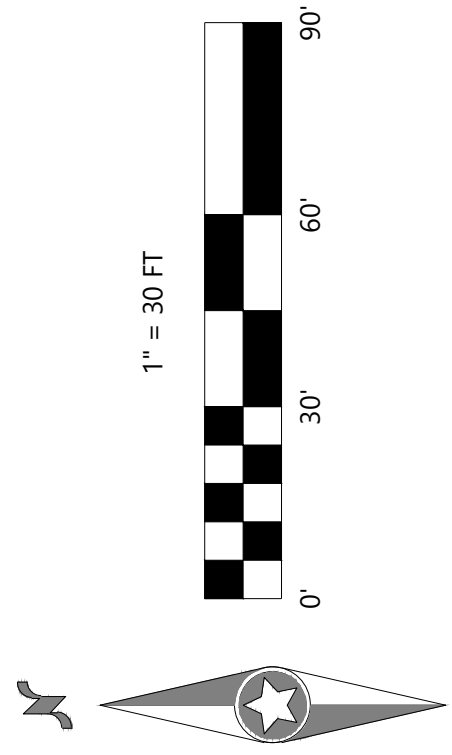
Phone (480) 747-6558
Fax (480) 367-8025
6909 East Greenway
Scottsdale, AZ 852
Westwood@a.com
Westwood Professional Services, Inc.

Phone	(480) 747-6558	6909 East Greenway Parkway, Suite 250
Fax	(480) 367-8025	Scottsdale, AZ 85254

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Exhibit 4

Planning and Zoning (ZON25-324) Affidavit of Mailing, Hearing Letter, and Mailing List



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **November 25, 2025**.

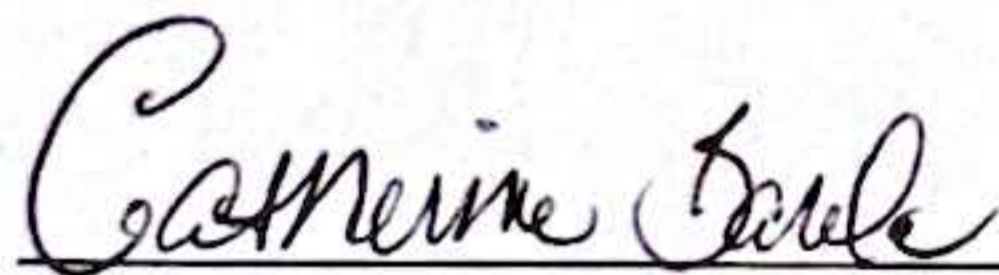
Date: 11/21/25

I, Peyton Basha, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00324** on the 21 day of 11, 20 25.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: 

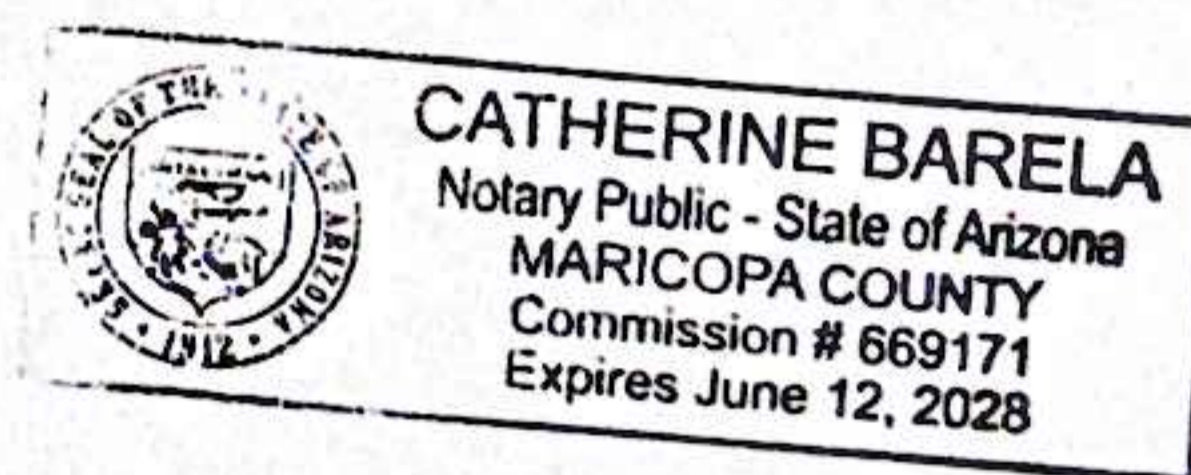
SUBSCRIBED AND SWORN before me this 21 day of 11, 20 25.



Notary Public

Case Number: **ZON25-00324**

Project Name: _____



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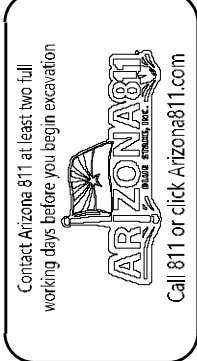
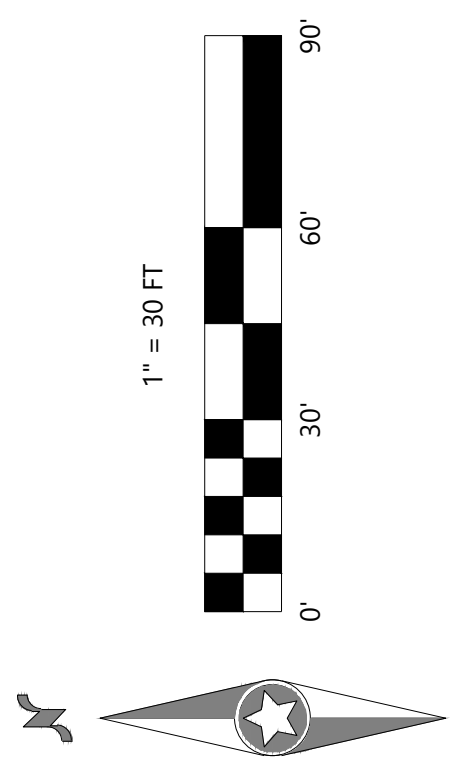
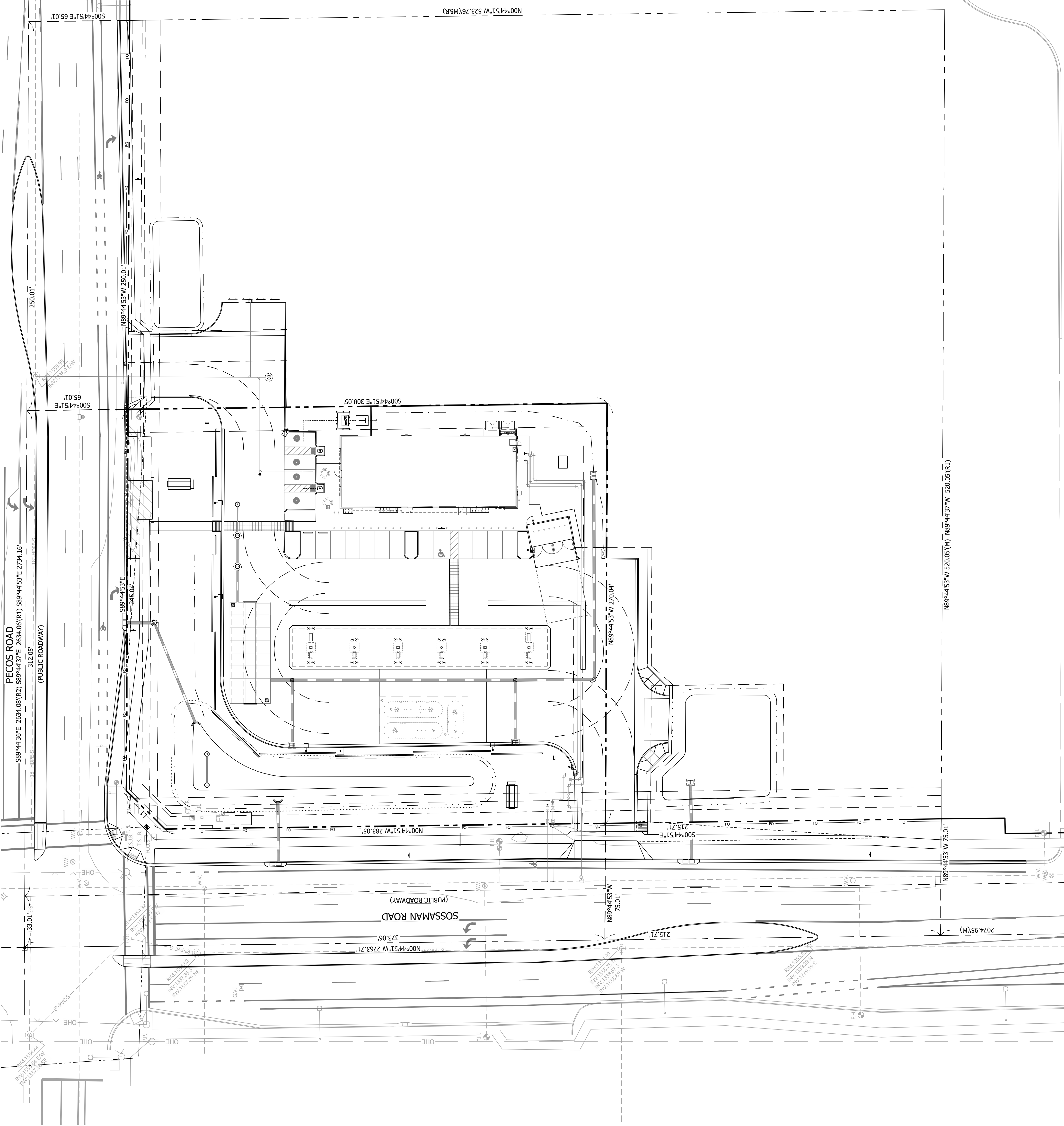

Brennan Ray

/lcr
Attachments

QR CODE:







SHEET NUMBER: 1 OF 1
DATE: 2025-10-07
PROJ: 0051626.00
PR524-01084



SITE PLAN
CIRCLE K
SE COR PECOS RD & SOSSAMAN RD
MESA, ARIZONA

Q.S.#

Westwood
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DESIGNED: _____
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