

# SA Recycling

Citizen Participation Report

Special Use Permit, Site Plan Review, and Design Review

Case No. ZON24-00784

December 16, 2024



WITHEY  
MORRIS  
BAUGH

## **Introduction**

The purpose of this Citizen Participation Report is to provide a summary of outreach efforts to citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a Special Use Permit, Site Plan Review, and Design Review for the development of new Recycling Collection Facility. The subject site is comprised of approximately 1 acre located north of the northwest corner of Southern Avenue and Center Street (the "Property"). See aerial map at **Tab A**.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

### **I. Contact**

Alex Hayes

Withey Morris Baugh, PLC

2525 East Arizona Biltmore Circle

Phoenix, Arizona 85016

602-230-0600

Email: hayes@wmbattorneys.com

### **II. Contact List**

Parties affected by the applications may include properties owners within 1,000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the contact list and map of the mailing area are attached at **Tab B**.

### **III. Notification Technique / Notice of Meetings**

On October 3<sup>rd</sup>, first class letters were mailed to each individual/entity on the contact list. The letter introduced the Applicant, provided information on the project, provided contact information for the City and the Applicant, and encouraged the recipient to contact the City or the Applicant with any questions or comments.

By December 23, 2024, first class letters will be delivered to the City of Mesa Planning Department for mailing to the Contact List, which shall also include the Council member and Council Coordinator. The letter will provide updated information on the Project and make recipients aware of the hearing date and participation details for the upcoming Planning & Zoning Board meeting. The letter will again provide contact information for the City and the Applicant and encourage the recipient to contact the City of the Applicant with any questions or comments.

Also by December 23, 2024, the Property will be posted with a hearing notification sign per the City requirements. The sign will provide project information and information on the upcoming Planning & Zoning Board meeting. The sign will also provide contact information for the Applicant and the City.

#### **IV. Response Procedures**

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

#### **V. Status Procedures**

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned

City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

**VI. Inquiries**

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

**VII. Summary of Outreach**

The Applicant fielded inquiries from one neighbor within the notice radius and discussed the project and its potential impacts. This included a phone call and email correspondence. The neighbor expressed concern over existing conditions on the property, which will actually be improved by the proposed development. The primary concern was related to dust from the alley west of the Property, which will be paved by the Applicant effectively reducing the dust currently experienced.

**VIII. Schedule**

- |                                 |                 |
|---------------------------------|-----------------|
| 1. SUP/SPR/DR Submittal         | September 2024  |
| 2. Notification letters mailed  | September 2024  |
| 3. SUP/SPR Hearing notification | December 2024   |
| 4. SUP/SPR Hearing              | January 8, 2025 |

**TAB A**



**TAB B**







Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1007 CENTER STREET LLC	1007 S CENTER ST	MESA	AZ	85210
1022-1026 CENTER STREET LLC	1007 S CENTER ST	MESA	AZ	85210
1050 SOUTH SIRRINE LLC	1050 S SIRRINE	MESA	AZ	85210
1105 - 1111 LEWIS LLC	1111 S SIRRINE	MESA	AZ	85210
1111-1123 SIRRINE LLC	1111 S SIRRINE	MESA	AZ	85210
1115 SOUTH CENTER LLC	9933 E BELL RD STE 130	SCOTTSDALE	AZ	85260
1125 SOUTH CENTER LLC	993 E BELL RD STE 130	SCOTTSDALE	AZ	85260
1146 SIRRINE MESA LLC	4240 W GLENDALE AVE	GLENDALE	AZ	85051
71 WEST 10TH DRIVE LLC	6125 E LARKSPUR DR	SCOTTSDALE	AZ	85254
ACOSTA ANGEL	67 W 10TH DR	MESA	AZ	85210
ACOSTA ERIK MENDIVIL	1070 S DREW ST	MESA	AZ	85210
ALVAREZ ENRIQUE/MIRALRIO GABRIELA C PALAFOX	56 W 10TH DR	MESA	AZ	85210
ALVAREZ OSCAR L	1050 S MACDONALD	MESA	AZ	85210
ANGUS HOBDELL INC	110 E SOUTHERN AVE	MESA	AZ	85210
ANICETO GEUDIEL G	57 W BEALL AVE	MESA	AZ	85210
ANN FRANCES HEIL FAMILY TRUST	56 W BEALL AVE	MESA	AZ	85210
ARIZONA PRECISION TRANSMISSION LLC	890 E ELGIN ST	GILBERT	AZ	85295
ARIZONA SKATING LLC	100 E CAMPUSVIEW BLVD STE 120	COLUMBUS	OH	43235
ASHLEY LISA A	81 W 11TH DR	MESA	AZ	85210
ATKINSON LAND HOLDINGS LLC	1146 S SIRRINE ST	MESA	AZ	85210
AVELLANEDA ANTONIA M	600 S DOBSON RD UNIT 120	MESA	AZ	85202
BALTAZAR HILARIO/BARRERA JUANA	80 W 11TH DR	MESA	AZ	85210
BEACH ROBIN CARLOS/CAITLIN NORA	43 W 10TH DR	MESA	AZ	85210
BELL LEASING INC	2401 W BELL RD	PHOENIX	AZ	85023
BENDIX MARY ANN	1064 S DREW ST	MESA	AZ	85210
BOZEMAN SARAH/FRANKLIN	1045 S DREW ST	MESA	AZ	85210
BRAYMILLER JAMES R & VIOLET	974 S DREW ST	MESA	AZ	85210
BROADBENT CHRISTINA	36 W 10TH DR	MESA	AZ	85210
CAIN JOSHUA SHAWN	3537 E MURRIETA RD	GILBERT	AZ	85297
CAMACHO DIANA	1113 S DREW	MESA	AZ	85202
CARPENTER JAMAIS/BRIAN	1118 S MACDONALD	MESA	AZ	85210
CARRIZAL RICARDO/BEJARANO ANA L	1129 S DREW	MESA	AZ	85210
CASARRUBIAS JOSUE/MARIA ELENA	59 W 11TH AVE	MESA	AZ	85210
CERCAS GABINO NERI/NERI JUANITA G	64 W 11TH AVE	MESA	AZ	85210
CMWN LLC	1611 W SAN REMO ST	GILBERT	AZ	85233
COE RHONDA L	60 W 11TH DR	MESA	AZ	85202
COMBS DAVID L	516 N ORANGE ST	MESA	AZ	85201
CORDOVA JOSEFINA/LASTRA MARIA J	67 W 11TH DR	MESA	AZ	85210
CORRAL ROSALIO T	70 W BEALL AVE	MESA	AZ	85210
COYOTE CANYON PROPERTIES LLC	PO BOX 8663	MESA	AZ	85214
CRUZ ARTURO CORNELIO	1053 S DREW ST	MESA	AZ	85210
DAKE PROPERTIES LLC	1822 E JACKSON ST	PHOENIX	AZ	85034
DANA REVOCABLE LIVING TRUST	1207 E FRIENDLY PINES RD	PRESCOTT	AZ	86303
DE LA TORRE BRIAN CHRISTOPHER/MICHAEL DOMINIC	1048 E SANDPIPER DR	TEMPE	AZ	85283
DEACON DANIEL	45 W 11TH AVE	MESA	AZ	85210
DEWITT WENDELL FRED & IDA CORRINE	66 W BEAL AVE	MESA	AZ	85201
DOMINGUEZ ALONZO ALEMAN	1105 S DREW ST	MESA	AZ	85210
EDWARDS CORRAL LLC	2633 E INDIAN SCHOOL RD STE 130	PHOENIX	AZ	85016
EHARA MARGARET J	53 W 11TH DR	MESA	AZ	85210
ENCISO ALFREDO D/PATRICIA	55 W 10TH AVE	MESA	AZ	85210
EULATE APALONIO P & PALMIRA	57 W 10TH DR	MESA	AZ	85201
FARLEY MICHAEL/SOMMER	5735 S WILSON ST	TEMPE	AZ	85283
FERNANDEZ ULYSSES	973 S DREW ST	MESA	AZ	85210
FONTES KRISTY A/FELIX A	1038 S DREW ST	MESA	AZ	85210
GAIL S SIMS TRUST/NEW DIRECTION IRA FBO MYERS	2323 W UNIVERSITY DR	TEMPE	AZ	85281
GARCIA ANA L	47 W 10TH AVE	MESA	AZ	85210
GARIBAY LEOPOLDO FARFAN/FARFAN ALMA I	1123 S DREW ST	MESA	AZ	85210
GLORIA L MERIDA TRUST	67 W BEALL AVE	MESA	AZ	85210
GNAV PROPERTIES LLC	1927 E FAIRFIELD	MESA	AZ	85203
GONZALES ISELA/ORLANDO E/WALKER ASHLEY	76 W SOUTHERN AVE	MESA	AZ	85210
GONZALEZ MANUEL A MONREAL/MONREAL CECILIA	37 W 11TH DR	MESA	AZ	85210
GRATTON INVESTMENTS LLC	202 E SOUTHERN AVE	MESA	AZ	85210
GRIZABELLA LLC	400 S 15TH AVE	PHOENIX	AZ	85007
GS PROPERTY HOLDINGS LLC	540 S DREW ST	MESA	AZ	85210
GUTIERREZ CLEMENTINA/MARIA CORRAL DE	61 W 10TH AVE	MESA	AZ	85210
HARRINGTON MELVIN JAMES & CHERRI ANN	1114 S DREW	MESA	AZ	85202
HATHCOCK ROBERT K/LESLIE J	3139 E HAMPTON	MESA	AZ	85204

HERNANDEZ JESUS M	68 W 10TH DR	MESA	AZ	85210
HERNANDEZ JOSE F	64 W 10TH DR	MESA	AZ	85210
HERNANDEZ MARIA M ETAL	68 W 11TH AVE	MESA	AZ	85202
HERNANDEZ MARINA/MACIAS ALEX HERNANDEZ	74 W 11TH DR	MESA	AZ	85210
HERNANDEZ-MARQUEZ JULIO	42 W BEALL AVE	MESA	AZ	85210
HOLYOAK LLC	35 W 10TH AVE	MESA	AZ	85210
HONN AUTO REPAIR LLC	431 S STAPLEY DR STE 7	MESA	AZ	85204
HOWARD MARILYN LEE	41695 N COYOTE RD	QUEEN CREEK	AZ	85242
JARVI ERIK S	PO BOX 757	MESA	AZ	85211
JARVI ERIK/WILLIAM	PO BOX 757	MESA	AZ	85211
JARVIS ORR SUSAN L	66 W 11TH DR	MESA	AZ	85210
JOHN V MARTINEZ FAMILY LIVING TRUST	48 W BEALL AVE	MESA	AZ	85210
JOSE AND PEDRO LLC	PO BOX 2938	CHANDLER	AZ	85224
KENNETH & TERRI ROWLEY FAMILY TRUST ETAL	2045 S VINEYARD STE 118	MESA	AZ	85210
KHALIL MATTHEW/HANNA GEORGE/HABEEB NADER	13368 N 91ST WAY	SCOTTSDALE	AZ	85260
LANDEROS GERARDO	30 W 10TH DR	MESA	AZ	85210
LASKEY NANCY L/GIFFORD RANDY EARL /CYNTHIA ANN	65 W 10TH AVE	MESA	AZ	85202
LAWRENCE AND JANET READ FAMILY TRUST	6519 E MALCOMB DR	PARADISE VALLEY	AZ	85253
LETOURNEAU REBECCA	61 W 11TH DR	MESA	AZ	85210
LOPEZ JOSE RODRIGUEZ	107 S PALO VERDE DR	APACHE JUNCTION	AZ	85120
LUJAN JUAN C/VILLA MARIA L HERNANDEZ	58 W 11TH AVE	MESA	AZ	85210
MACIAS FAMILY TRUST	1174 CRESPI DR	SUNNYVALE	CA	94086
MADRID ROSA/LOPEZ MARIO M	51 W 11TH AVE	MESA	AZ	85210
MADRILL MIKE V	50 W 10TH DR	MESA	AZ	85202
MALLES EDWARD D/ANDREW SCOTT/KATIE EMILY	1534 E 2ND ST	MESA	AZ	85203
MAR-MHP SOUTHERN PALMS LLC	10115 E BELL RD STE 107	SCOTTSDALE	AZ	85260
MARTINEZ GILBERT/ELVIRA	43 W BEALL AVE	MESA	AZ	85210
MASNER BEVERLY D	29 W 11TH DR	MESA	AZ	85211
MC PIPE AND SUPPLY LLC	1108 S LEWIS	MESA	AZ	85210
MCCARTY LINDA F	75 W 11TH DR	MESA	AZ	85210
MCKANE JEFFREY M	79 W 11TH AVE	MESA	AZ	85210
MEDAWAR MAALOUF TRUST	1825 E ELWOOD ST	MESA	AZ	85203
MENDIVIL JESUS RAMON/JOCELYN	27 W 10TH AVE	MESA	AZ	85210
MESA AIRE INC	1071 N NEBRASKA ST	CHANDLER	AZ	85225
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MILLER KARIE A/PRESTON J	1061 S DREW ST	MESA	AZ	85210
MIRANDA FRANCISCO/RAMIREZ MARIA C	1044 S DREW	MESA	AZ	85210
MONTANEZ LUIS F	77 W BEALL AVE	MESA	AZ	85210
MORALES CELEDONIO H MARQUEZ	1072 S MACDONALD ST	MESA	AZ	85210
MOROCA IONUT	1367 S COUNTRY CLUB DR UNIT 1050	MESA	AZ	85210
MORTENSEN JULIANNE/FERRUCCI JENNIFER	63 W BEALL AVE	MESA	AZ	85210
MULLENS VIRGIL L/JUDITH A	73 W 11TH AVE	MESA	AZ	85210
MYERS MICHELLE A	1367 S COUNTRY CLUB DR UNIT 1051	MESA	AZ	85210
NEZ ALECIA/ORONA MARK	21 W 10TH AVE	MESA	AZ	85210
NIELSEN BRADLEY J/LAUREN	3269 E CULLUMBER ST	GILBERT	AZ	85234
NOEL MARY J	1110 S MACDONALD	MESA	AZ	85202
ORNELAS ISAIAS	1135 S DREW ST	MESA	AZ	85210
ORTEGA OLIVIA	967 S DREW ST	MESA	AZ	85210
PALMISANO TYSON	41 W 10TH AVE	MESA	AZ	85210
PALMS AT MESA HOMEOWNERS ASSOCIATION INC	1600 W BROADWAY RD 200	TEMPE	AZ	85282
PALMS AT MESA HOMEOWNERS ASSOCIATION INC	9602 W TARO LN	PEORIA	AZ	85382
PARRA JESUS ADOLFO SANCHEZ/CARDONA ERICK MACIAS	1062 S MACDONALD	MESA	AZ	85210
PAVLAKES PROPERTIES LLC	19577 W CHEERY LYNN RD	BUCKEYE	AZ	85396
PEGGY T JENSEN FAMILY TRUST	33 W 10TH DR	MESA	AZ	85210
PEREZ RIGOBERTO L/MARIA D	44 W 10TH DR	MESA	AZ	85202
PETA THOMAS R	72 W 11TH AVE	MESA	AZ	85210
PIEDRA OMAR	44 W 11TH AVE	MESA	AZ	85210
PIEDRA REYNALDA/PIEDRA LOPEZ KEVIN	44 W 11TH AVE	MESA	AZ	85210
PINE TREE FOREST LLC	17504 E BROOKS FARM RD	GILBERT	AZ	85298
PINNACLE MARKETING LLC	3091 E SAN PEDRO CT	GILBERT	AZ	85234
PRO TECH FIRE ALARM COMMUNICATION SYSTEMS INC	29397 AGOURA RD STE 109	AGOURA HILLS	CA	91301
PROMONTORY CAPITAL	9000 PORTOFINO CIR APT 106 PMB 120	PALM BEACH GARDENS	FL	33418
PUTNAM HOLDINGS LLC	827 E 6TH AVE	MESA	AZ	85204
QDEWS 1054C LLC	PO BOX 12287	CHANDLER	AZ	85248
QUALITY POOL SERVICE INC	PO BOX 1835	GILBERT	AZ	85299
QUEEN ARLENE TRUST	PO BOX 41626	MESA	AZ	85274
RAPID RESPONSE DISASTER SERVICES LLC	1112 S SIRRINE ST	MESA	AZ	85210
RESICAP ARIZONA OWNER II LLC	3630 PEACHTREE RD NE 1500	ATLANTA	GA	30326

RICHARD N REESE FAMILY LIMITED LIABILITY COMPANY LLC	9310 S 370 W	SANDY	UT	84070
RODRIGUEZ FERNANDO MENA/MARIA OLIVIA R	49 W 10TH DR	MESA	AZ	85210
ROMAN BETH	65 W 11TH AVE	MESA	AZ	85210
RONIX HOLDINGS LLC	4365 E PECOS RD STE 108	GILBERT	AZ	85295
ROOFING WHOLESale CO INC	1918 W GRANT ST	PHOENIX	AZ	85009
RUTH LOURDES CASANOVA REVOCABLE TRUST/CASANOVA ANTHONY	22944 E VIA DEL ORO	QUEEN CREEK	AZ	85142
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001
SA RECYCLING LLC	2411 N GLASSELL ST	ORANGE	CA	92865
SANCHEZ IDANIA JACQUELIN ORTIZ/JOSE LUIS ORTIZ	1124 S DREW ST	MESA	AZ	85210
SCHOOL DIST 4 MESA UNIFIED	549 N STAPLEY DR	MESA	AZ	85203
SOTO ALEJANDRA G	132 W 11TH DR	MESA	AZ	85210
SOTO MAYRA M	69 W 11TH AVE	MESA	AZ	85210
SPIGELMIRE JESSY L	62 W BEALL AVE	MESA	AZ	85210
STARDOM RENTALS 2 LLC	3506 N 24TH ST	PHOENIX	AZ	85016
STUCKER GLENDA EILEEN	75 W 10TH DR	MESA	AZ	85210
TERRAZAS ROSALIO TARIN	260 E 9TH AVE	MESA	AZ	85210
THOMAS VAUNIE	1310 S PIMA ST 36	MESA	AZ	85210
THR PHOENIX LP	1121 W WARNER RD STE 110	TEMPE	AZ	85284
TORRES MARIA LOURDES OCHOA	78 W 11TH AVE	MESA	AZ	85210
TRIO PROPERTIES LLC	PO BOX 1465	MESA	AZ	85211
TUSSING INVESTMENTS LLC	15333 E ORCHID LN	GILBERT	AZ	85296
TYCO INVESTORS LLC	2455 E EMELITA AVE	MESA	AZ	85204
TYCO METAL WORKS LLC	1148 S LEWIS	MESA	AZ	85210
UNION PACIFIC RAILROAD CO	1400 DOUGLAS STREET STOP 1640	OMAHA	NE	68179
UNRELATED ENTERPRISES LLC	445 E HUBER ST	MESA	AZ	85210
USERY FUNERAL AND CREMATION LLC	NO ADDRESS PROVIDED	MESA	AZ	85203
VALENZUELA GILBERTO JR	70 W 11TH DR	MESA	AZ	85210
VILLALPANDO LEOBARDO D VEGA/MUNIZ DIANA E R	830 S DOBSON RD UNIT 20	MESA	AZ	85202
W SOUTHERN VENTURES LLC	10911 BLUFFSIDE DR UNIT 6	STUDIO CITY	CA	91614
WEBSTER SCOTT/PATRICIA	1303 S 22ND ST	ARTESIA	NM	88210
WENDELL AND KATHLEEN STRATMAN FAMILY TRUST	1039 S DREW ST	MESA	AZ	85210
WHITMILL VERNELL/SHERPHERD LIZZIE M	46 W 11TH DR	MESA	AZ	85210
YANEZ JOSE LUIS	1025 S DREW ST	MESA	AZ	85210
ZAPIEN SANTIAGO GARIBAY	1056 S MACDONALD	MESA	AZ	85210

<b>NeighborhoodName</b>	<b>FirstName</b>	<b>LastName</b>	<b>Address</b>	<b>Unit</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Amberwood Manor Condominiums							
Beall Park 2	Roger	Joyner	1039 S Grand		Mesa	AZ	85210
Beall Park 2	Socorro	Martinez	1048 S Grand St		Mesa	AZ	85210
Beall Park 2	Joseph	Madril	21 W 10th Ave		Mesa	AZ	85210
Casa Mesa	Delma	Dickerman	1238 S Lesueur		Mesa	AZ	85204
Casa Mesa	Jean	Decker	553 E Glade Ave		Mesa	AZ	85204
Circle Tree Owners Association							
Country Cousins Mobile Home Park	Jeanne	Bowles	61 W Southern Ave		Mesa	AZ	85210
Guerrero Park	Julian	Sanchez	931 E Morningstar Ln		Tempe	AZ	85283
Heritage Park Neighborhood	Alta	Daidsen	131 E Grove		Mesa	AZ	85210
Heritage Park Neighborhood	Margaret	Hargis	269 E Hampton		Mesa	AZ	85210
Kay Circle Neighbors	Deanna	Villanueva-Saucedo	1513 S Kay Cir		Mesa	AZ	85204
Kleinman Park Neighborhood Association	Scott	Seufert	1132 W Drummer		Mesa	AZ	85210
Kleinman Park Neighborhood Association	Ronda	Willis	654 W 6th Dr		Mesa	AZ	85210
Melody Terrace Condominiums							
Melody Villa Condominium Association							
MGM Neighborhood	Irene	Pine	744 S Morris Cir	A	Mesa	AZ	85210
Neighborgood	Julian	Ramirez	843 E Garnet Ave		Mesa	AZ	85204
Pace East No. 2 Homeowners Association	Sue	Manes	1430 S Date		Mesa	AZ	85210
Pasadena Neighborhood	Jackie	Salas	303 E Frankiln Ave		Mesa	AZ	85210
Pasadena Neighborhood	Juan	Candelaria	918 S Pasadena		Mesa	AZ	85210
Pasadena Neighborhood	Ken	McWilliams	241 E 7th Dr		Mesa	AZ	85210
Poinsettia	Hannah	Meek	1119 E 10th Ave		Mesa	AZ	85204
Poinsettia	Ray	Speakman	1055 E 9th Dr		Mesa	AZ	85204
Powell Estates	Daryl	Nash	548 W Enid Ave		Mesa	AZ	85210
RAILmesa (Retail, Arts, Innovation & Livability)	David	Crummey	658 W 1st St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Jen	Duff	146 W 2nd St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Ryan	Winkle	911 W Jacinto Cir		Mesa	AZ	85210
Sunset Mesa	Felecia	Zahn	615 E Glade		Mesa	AZ	85204
The Palms at Mesa Homeowners Association	ASSOCIATED	PROPERTY MANAGEMENT	3260 E Indian School Rd		Phoenix	AZ	85018