

# Citizen Participation Report

## NWC of Power & Guadalupe

### May 30, 2023

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#### Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made, by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Site Plan Modification, Design Review, Special Use Permit, and a Special Conformance Improvement Permit. These requests are being made for the proposed development located at 6810 East Guadalupe Road. The site is approximately 2.52 gross acres and further identified as Maricopa County parcels, APNs: 304-05-982E, 304-05-982G, 304-05-981C, 304-05-981D. The proposed project is *a redevelopment of an existing gas station, auto repair, and car wash to allow a limited-service restaurant with drive-thru facilities and carwash.*

By providing opportunities for citizen participation, the Applicant ensured that those affected by this application have an adequate opportunity to learn about and comment on the proposed plan. The Applicant provided neighborhood notice for future public hearings and any other meetings requested by citizens. Dates for the notices and site posting are included in the schedule on the next page.

#### Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

##### **Sean B. Lake**

Pew & Lake, P.L.C.  
1744 S. Val Vista Drive, Ste. 217  
Mesa, Arizona 85204  
(480) 461-4670 (office)  
(480) 461-4676 (fax)  
[sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com)

##### **Sarah Fitzgerald**

Pew & Lake, P.L.C.  
1744 S. Val Vista Drive, Ste. 217  
Mesa, Arizona 85204  
(480) 461-4670 (office)  
(480) 461-4676 (fax)  
[sarah.fitzgerald@pewandlake.com](mailto:sarah.fitzgerald@pewandlake.com)

#### Action Plan:

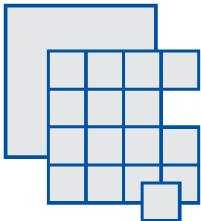
To provide effective citizen participation in conjunction with this application, the following actions were taken, to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was provided by the City of Mesa for citizens and agencies in this area including:
  - a. Interested neighbors – focused on 1000+ feet from parent parcel;

- b. Registered neighborhood associations and Homeowners Associations within 1 mile of the project –
- 2. The notification list for the neighborhood meeting includes the above-referenced contact list of all property owners within 1000+ ft. of the subject property. A copy of the notification letter and contact list has been provided.
- 3. A sign-in sheet will be collected at the neighborhood meeting in an effort to notify those in attendance of any future meetings, including the public meetings. Presentations will be made to groups of citizens upon request.
  - a. One neighbor was in attendance for the Neighborhood Meeting.
- 4. For public hearing notice, applicant will posted one (1) 4' x 4' sign(s) on the property. The sign(s) were placed on the property on May 26, 2023, two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) were submitted to the Planning Staff to be kept in the case file.

## Schedule:

Pre-Application Submittal	August 16, 2022
Formal Submittal to City	December 20, 2022
Neighborhood Meeting	January 19, 2023
Follow-Up Submittals	February 27, 2023, March 27, 2023, April 24, 2023
Public Hearing Notice Letters Mailed	May 22, 2023
Site Posted	May 26, 2023
Board of Adjustment Hearing	June 7, 2023
Design Review Board	June 13, 2023
Planning & Zoning Public Hearing	June 14, 2023



**Pew & Lake, P.L.C.**

Real Estate and Land Use Attorneys



W. Ralph Pew  
Certified Real Estate Specialist  
Sean B. Lake  
Reese L. Anderson

May 22, 2023

**NOTICE OF PUBLIC MEETINGS**  
**Board of Adjustment, Design Review Board and Planning & Zoning Board**  
**Case Nos. BOA22-01323, DRB22-01242 & ZON22-01332**

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client, P & M LLC, is providing you notice of **three** upcoming public meetings related to its proposal to allow for the development of a restaurant with a drive-thru facility and to upgrade the existing automobile car wash in the Limited Commercial (LC) zoning district. The property is located east of Power Road and north of Guadalupe Road within the 2700 Block of South Power Road (east side) and within the 6800 block of East Guadalupe Road (north side). We have applied for a Special Use Permit (SUP) to expand a non-conforming structure, modification of a (SUP) for an automobile/vehicle car wash, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards. Additionally, we have applied for site plan review.

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 or Sarah Fitzgerald at 480-461-4670 or e-mail at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [sarah.fitzgerald@pewandlake.com](mailto:sarah.fitzgerald@pewandlake.com).

**Board of Adjustment**

City Council Chambers  
57 East First Street  
**June 7, 2023**  
Study Session: 4:30 p.m.  
Public Hearing: 5:30 p.m.

**Design Review Board**

City Council Chambers (lower level)  
57 East First Street  
**June 13, 2023**  
Work Session: 4:30 p.m.

**Planning and Zoning Board**

City Council Chambers  
57 East First Street  
**June 14, 2023**  
Study Session: 3:00 p.m.  
Public Hearing: 4:00 p.m.

The public can attend the meetings either in-person or electronically and telephonically. The live meeting may be watched via zoom <https://mesa11.zoom.us/j/5301232921>, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

If you want to provide a written comment or speak at a meeting, please submit a comment card to Planning staff at the public hearing or electronically at least 1 hour prior to the start of the meeting at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card>. If you want to speak at a meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and if not attending the meeting in person you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. When the case number is read, Planning staff will call you up to speak or your line will be taken off mute and you will be given an opportunity to note your support or opposition on the record.

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 Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or [charlotte.bridges@mesaaz.gov](mailto:charlotte.bridges@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.

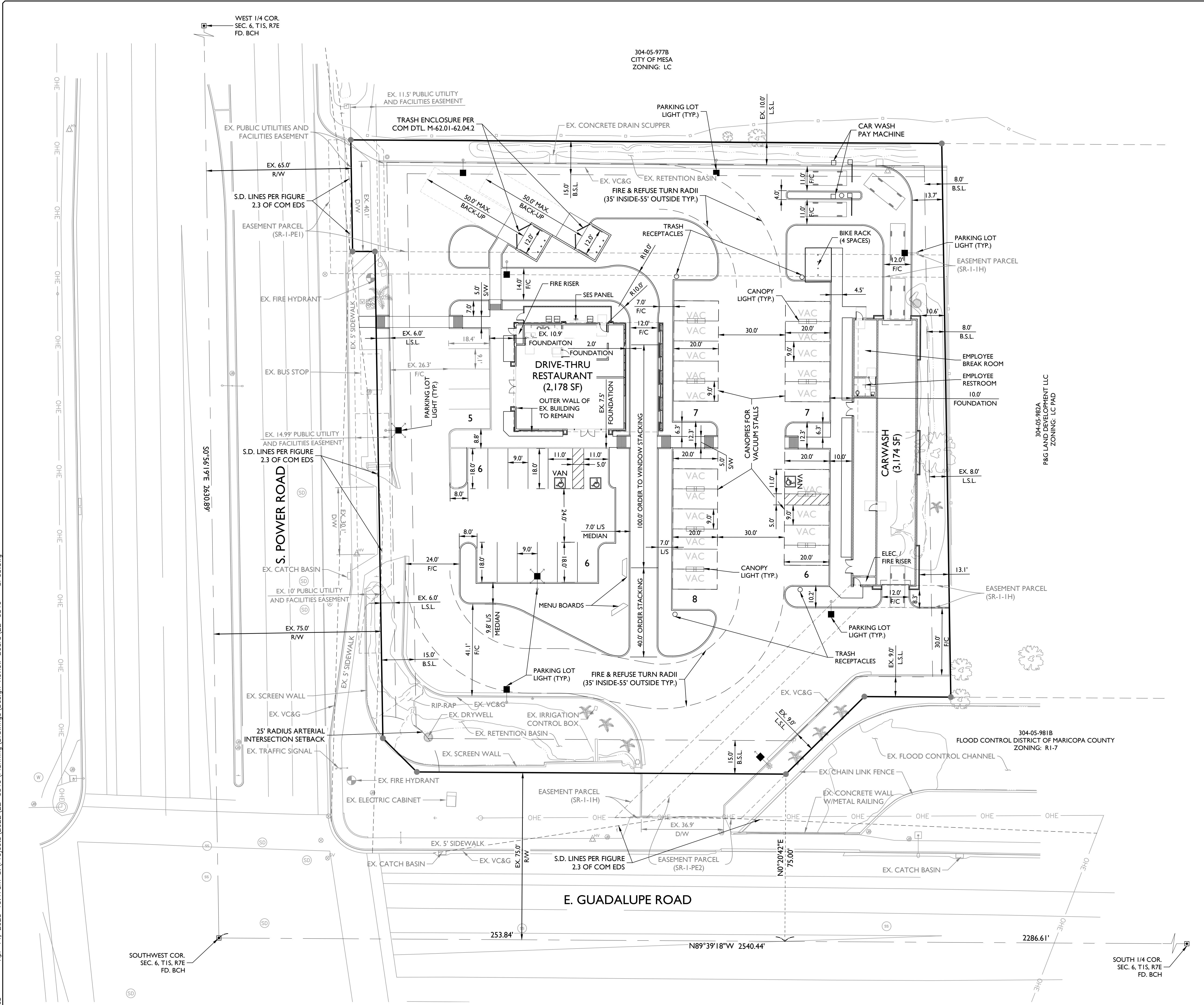
Sincerely,

Sean B. Lake  
**PEW & LAKE, PLC.**

# 22-0519 - Guadalupe & Power Retail

S:\Projects\2022\22-0519\Planning\Drawings\Design Review Board\22-0519 - SP03.dwg

jimenez



## LEGEND

FD	FOUND
BCH	BRASS CAP IN HAND HOLE
S/W	SIDEWALK
F/C	FACE OF CURB
EX.	EXISTING
—/S	LANDSCAPE
—.S.L.	LANDSCAPE SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
TYP.	TYPICAL
R/W	RIGHT OF WAY
VC&G	VERTICAL CURB AND GUTTER
VAC.	VACUUM STALL
	BOUNDARY LINE
	SECTION LINE
	SETBACK LINE
	EXISTING CURB
	EXISTING EASEMENT LINE
	PROPOSED CURB
	ELECTRIC OVERHEAD
OHE	OHE
	EXISTING PARCEL LINE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	DRYWELL
	WATER VALVE
	WATER METER
	BACK FLOW PREVENTER
	UTILITY POLE
	DOWN GUY
	TELEPHONE PEDESTAL
	LIGHT POLE
	JUNCTION BOX
	STREET LIGHT
	SIGN
	POST/BOLLARD
	FENCE POST
	TELEPHONE PEDESTAL
	AIR RELEASE VALVE
	HANDICAPPED PARKING SPACE
	SEWER CLEANOUT
	GATE
	GAS VALVE
	MAIL BOX
	AIR CONDITIONING UNIT
	TRAFFIC MAST SIGNAL MAST
	HANDICAP PARKING

# Guadalupe & Power Retail

6810 E. Guadalupe Road  
Mesa, Arizona

6810 E. Guadalupe Road  
Mesa, Arizona

The logo for EPS Group is displayed on a white background. It features a large, bold, black 'EPS' stacked vertically. To the left of 'EPS' is a stylized 'G' composed of a white circle with a black triangle pointing to the right. Below 'EPS' is the word 'Group' in a smaller, black, sans-serif font. To the right of the 'EPS Group' text is a large, thin-lined rectangular box. Inside this box, the words 'Type & Power Retail' are written in a bold, black, sans-serif font. Below this text is the address '6810 E. Guadalupe Road' and 'Mesa, Arizona' in a smaller, black, sans-serif font.

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.  
w w . e p s g r o u p i n c . c

**EPS**  
GROUP

Project: **Guadalupe & Power Retail**  
6810 E. Guadalupe Road  
Mesa, Arizona

# **Site Plan**

Dial 8-1-1 or 1-800-STAKE-IT (782-4848)  
In Maricopa County: (602)263-1111

Or  
Recording

Job No.  
**22-0519**

SP03  
Sheet No. 2

3  
of 3

Car Wash Exterior



Retail Exterior



**City of Mesa Planning Division**

**AFFIDAVIT OF PUBLIC POSTING**

Date: **05/26/23**

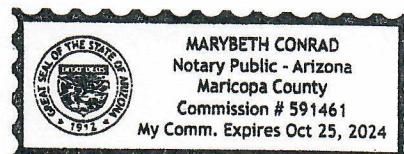
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # **ZON22-01332**, on **NEC Power & Guadalupe**. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way 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 **05/26/23**

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: June 14, 2023

CASE: ZON22-01332

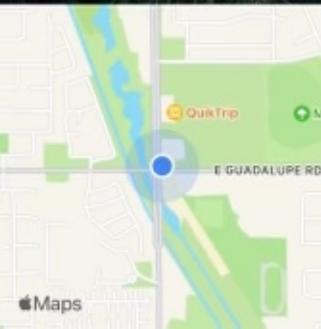
REQUEST: Site Plan Review and Special Use Permit. This request will allow for a restaurant with a drive-thru facility and an automobile/vehicle car wash.

APPLICANT: Pew & Lake, PLC.

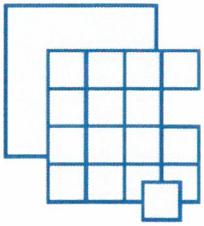
PHONE: 480-461-4670

Planning Division: (480) 644-2385

Posting date: 5/26/23



May 26, 2023 06:20AM  
6810 E Guadalupe Rd  
Maricopa County



## Pew & Lake, P.L.C.

Real Estate and Land Use Attorneys

W. Ralph Pew  
Certified Real Estate Specialist  
Sean B. Lake  
Reese L. Anderson

January 11, 2023

### NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client DR ONE LLC, we are pleased to invite you to a neighborhood meeting to receive your comments regarding a proposed re-use development on approximately 2.25 acres located at the northeast corner of Power and Guadalupe Roads in Mesa. The property is identified as Maricopa County Assessor Parcel numbers 304-05-982E, 304-05-982G, 304-05981C, 304-05-981D and the approximate boundaries of the proposed development site are shown below outlined in red.



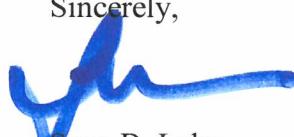
The proposed redevelopment consists of remodeling the existing automobile service facility to create a soda drive through restaurant and upgrading the existing car wash to feature the newest technology.

We have scheduled a virtual neighborhood meeting to meet with the community, share additional details on the plans, and discuss the project. The details of the meeting are listed below.

**Date:** January 19, 2023 **Time:** 6:00 pm  
**Zoom Link:** [www.zoom.us](http://www.zoom.us)  
**Meeting ID:** 306 914 4846 **Password:** 100

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me or Sarah Fitzgerald in my office at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [sarah.fitzgerald@pewandlake.com](mailto:sarah.fitzgerald@pewandlake.com) or by phone at (480) 461-4670.

Sincerely,



Sean B. Lake  
**PEW & LAKE, PLC**

## Power & Guadalupe Retail Neighborhood Meeting

01/19/2023

Zoom.us

**Hosted by:** Sean B. Lake, Sarah Fitzgerald – Pew & Lake, PLC. **From the Development Team:** David Hughes, David Darling, Tom Snyder, Ray Johnson.

**In Attendance:** one neighbor who lives SW of the site (Denise and Ben)

### **Summary:**

#### **1. Does the corndog stand do community events?**

- a. The owners are very familiar with the community and are interested in outreach.

#### **2. What is the estimated time of completion?**

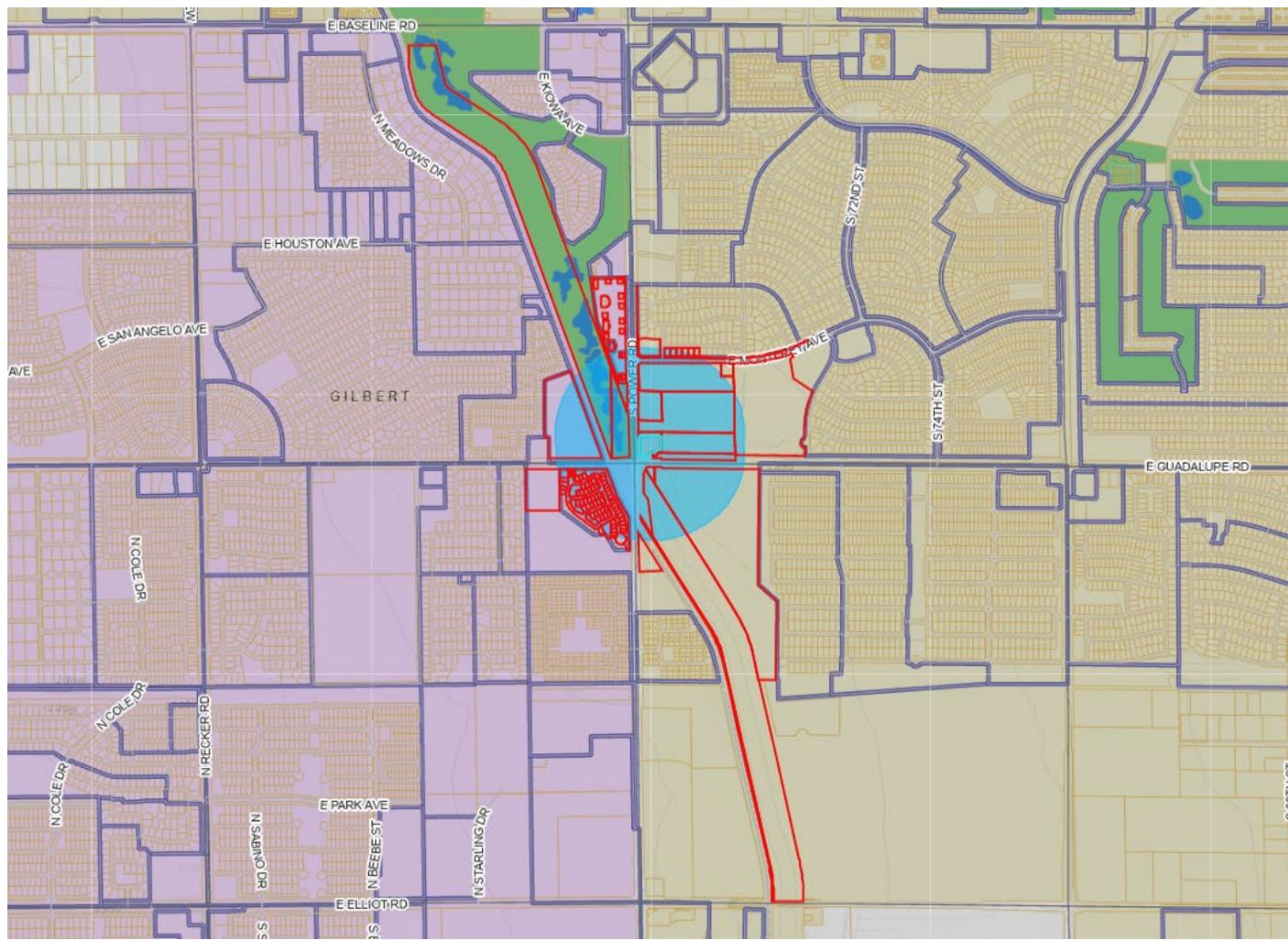
- a. We could be doing demo and remodel within a year from now, end of 2024 or sooner.

#### **3. Will it be drive through only?**

- a. There will be an outdoor dining area and walk up to order window.

The meeting ended at 6:20 pm.

1000' Map - ZON22-01332, DRB22-01242, BOA22-01323



ALBRECHT CASSANDRA  
4703 E BARBARITA AVE  
GILBERT, AZ 85234

BAKER JOHN T III/BENNETT JORDAN  
759 N SPARROW DR  
GILBERT, AZ 85234

BARCENA BRENT QUINTE  
690 N SPARROW CT  
GILBERT, AZ 85234

BENG LIYUAN/HUANG JERRY  
4702 E BARBARITA AVE  
GILBERT, AZ 85234

BERCZY 2 LLC  
110 GENTLE BREEZE  
IRVINE, CA 92602

BOYLL CHRISTOPHER/FEIN SARAH  
767 N SPARROW DR  
GILBERT, AZ 85234

CALDERA MELISSA D/FEDERICO  
4747 E TREMAINE AVE  
GILBERT, AZ 85234

CARAN JON JR  
4711 E ASPEN WAY  
GILBERT, AZ 85234

CF SUPERSTITION SPRINGS ARCIS  
LLC  
4851 LBJ FREEWAY STE 600  
DALLAS, TX 75244

CHAO ION HONG/LEONG SOK CHI  
4722 E TREMAINE AVE  
GILBERT, AZ 85234

CORKERY ANGEL  
4741 E TREMAINE AVE  
GILBERT, AZ 85234

CORP PRESIDING BISHOP CHURCH  
JESUS CHRIST LDS  
50 E NORTH TEMPLE RM 2225  
SALT LAKE CITY, UT 84150

DALY PAUL J/ANNA F  
6909 E MONTE AVE  
MESA, AZ 85208-4978

DAVIS ALICIA LAURA/MARELLA  
MICHAEL N D  
4716 E TREMAINE AVE  
GILBERT, AZ 85234

DR ONE LLC  
4445 E HOLMES AVE STE 107  
MESA, AZ 85206

EASTPOINT HOMEOWNERS  
ASSOCIATION  
450 N DOBSON RD STE 201  
MESA, AZ 85201-5287

ECH PROPERTIES LLC  
24 E SILVER CREEK RD  
GILBERT, AZ 85296

EDWARDS AUSTIN  
4729 E TREMAINE AVE  
GILBERT, AZ 85234

ENGLISH KELSEY JOANN/TAYLOR  
JOHN  
4723 E TREMAINE AVE  
GILBERT, AZ 85234

ERTEN ONUR/KI SEOL  
747 N SPARROW DR  
GILBERT, AZ 85234

FAIRWAYS SS DEVELOPMENT LC  
3850 E BASELINE RD STE 128  
MESA, AZ 85206

FLOOD CONTROL DISTRICT OF  
MARICOPA COUNTY  
2801 W DURANGO ST  
PHOENIX, AZ 85009

GILBERT UNIFIED SCHOOL DIST #41  
140 S GILBERT RD  
GILBERT, AZ 85234

GISH SAMUEL/MEGHAN  
4696 E ASPEN WAY  
GILBERT, AZ 85234

GONZALEZ MONICA JEANNE  
687 N SPARROW CT  
GILBERT, AZ 85234

GUO LINLIN/SHI BINCHENG  
4724 E BARBARITA AVE  
GILBERT, AZ 85234

HARVEY LIVING TRUST  
2824 N POWER RD STE 113 PMB 104  
MESA, AZ 85215

HERNANDEZ BENITO JR/DENISE  
4714 E ASPEN WAY  
GILBERT, AZ 85234

HICKS TROY/MELINDA  
737 N SPARROW DR  
GILBERT, AZ 85234

HINES RONALD EUGENE/LEE  
JOSEPHINE  
721 N SPARROW DR  
GILBERT, AZ 85234

HOLFORD MICHAEL/BILLIE  
4723 E BARBARITA AVE  
GILBERT, AZ 85234

HOLLINGSHEAD  
ZACHARY/ELIZABETH  
695 N SPARROW CT  
GILBERT, AZ 85234

IH6 PROPERTY PHOENIX L P  
8665 E HARTFORD DR STE 200  
SCOTTSDALE, AZ 85255

IH6 PROPERTY PHOENIX LP  
8665 E HARTFORD DR STE 200  
SCOTTSDALE, AZ 85255

KANUHO JERMAH/KIMBERLY L  
SILENTMAN  
4706 E ASPEN WAY  
GILBERT, AZ 85234

KELLY D AND JACQUELINE A  
HAMPTON LIVING TRUST  
699 N SPARROW CT  
GILBERT, AZ 85234

KIRSCHNER  
RICHARD/SHIRLEY/HENRY M  
TODD/ETAL  
P O BOX 3475  
TULSA, OK 74101

LEE BENJAMIN/STACIE  
706 N SPARROW CT  
GILBERT, AZ 85234

LEE JOHN/KRISTINE  
682 N SPARROW CT  
GILBERT, AZ 85234

LEE MERLINE S  
11201 N TATUM BLVD PMB 91557  
STE 300  
PHOENIX, AZ 85028

LINSENMEYER STEPHEN III/STEPHEN JR  
4697 E BARBARITA AVE  
GILBERT, AZ 85234

MCLEOD CONNIE  
4705 E ASPEN WAY  
GILBERT, AZ 85234

MCRAE ELLEN  
764 N BLACKBIRD DR  
GILBERT, AZ 85234

MESA CITY OF  
PO BOX 1466  
MESA, AZ 85211

MESA CITY OF  
Attention:  
PO Box 1466  
MESA, AZ 85203

MESA CITY OF  
20 E MAIN STE 500  
MESA, AZ 85201

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

MIRANDA LINEE  
4758 E OLIVE AVE  
GILBERT, AZ 85234

MONCHILOV TODD/NICOLE  
4711 E BARBARITA AVE  
GILBERT, AZ 85234

MOUM JAY/NICOLE BRADY  
6853 E MONTE AVE  
MESA, AZ 85209

NADENDLA ASHWIN/PRASHANTHI  
703 N SPARROW CT  
GILBERT, AZ 85234

NGUYEN BRIAN P  
729 N SPARROW DR  
GILBERT, AZ 85234

NORMAN GRANT WILLIAM/AMANDA  
MARIE  
6861 E MONTE AVE  
MESA, AZ 85209

P & G LAND DEVELOPMENT LLC  
11232 N 136TH PL  
SCOTTSDALE, AZ 85259

PARAMESWARAN MENON  
REVOCABLE LIVING TRUST  
696 N SPARROW CT  
GILBERT, AZ 85234

PATEL MEHUL M/JARIWALA  
KRISHANABEN  
4717 E BARBARITA AVE  
GILBERT, AZ 85234

PINETT ISMAEL GROVES/KARI  
MICHELLE  
4730 E TREMAINE AVE  
GILBERT, AZ 85234

PROGRESS RESIDENTIAL BORROWER  
21 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

QUERNEMOEN BARRY/GRETCHYN  
8171 146TH AVE  
BECKER, MN 55308

RCL REAL ESTATE INVESTMENTS  
LLC  
3133 E MARLENE DR  
GILBERT, AZ 85296

RED ROCK CPA RE HOLDINGS LLC  
1290 S STATE ROUTE 260  
COTTONWOOD, AZ 86326

REDWITZ ROBERT ERIC/JENNIFER  
ANNE  
6845 E MONTE AVE  
MESA, AZ 85209

RICE ANN ELIZABETH  
4748 E TREMAINE AVE  
GILBERT, AZ 85234

ROBERT D THIELE JR AND  
CHRISTINE YVONNE THIELE  
REVOCABLE TRUST  
2548 E THORNTON CT  
GILBERT, AZ 85297

SAFAII SIRAJ L/TENGAIO AUSTIN J  
6837 E MONTE AVE  
MESA, AZ 85209

SANCHEZ GERARDO JR/MYERS  
JAHAIRA L  
744 N BLACKBIRD DR  
GILBERT, AZ 85234

SBAIH KHALIL MAHMUD/SUZANNE  
HIJAZI  
709 N SPARROW DR  
GILBERT, AZ 85234

SCALETI SHANE/ALEXSIS  
6917 E MONTE AVE  
MESA, AZ 85209

SCHENCK ANDRE/DARIA  
4725 E ASPEN WAY  
GILBERT, AZ 85234

SCHONIG CINDY  
4754 E OLIVE AVE  
GILBERT, AZ 85234

SONG DANIEL/KIM ANH  
4748 E OLIVE AVE  
GILBERT, AZ 85234

SONOMA LANDING APARTMENTS  
LLC  
9757 NE JUANITA DR STE 300  
KIRKLAND, WA 98033

STEINBRONER BRITTANY JO/CORY  
CARLTON  
4717 E ASPEN WAY  
GILBERT, AZ 85234-8813

SUPERSITION SPRINGS COMMUNITY  
MASTER ASSOC  
7255 E HAMPTON AVE STE 101  
MESA, AZ 85209

SUPERSTITION SPRINGS  
COMMUNITY MASTER ASSOC  
2500 S POWER RD #126-3  
MESA, AZ 85209

SUPERSTITION SPRINGS  
COMMUNITY MASTER ASSOC  
PO BOX 6419  
MESA, AZ 85216

TERRY MICHAEL/CARI  
5822 RIVERSIDE DR  
GREENDALE, WI 53129

THEIS MATTHEW/AGNES  
4708 E BARBARITA AVE  
GILBERT, AZ 85234

TODD WILLIAM  
715 N SPARROW DR  
GILBERT, AZ 85234

TODD WILLIAM  
18374 BLUE SKY ST  
RIVERSIDE, CA 92508

TREMAINE CAPITAL LLC  
4005 W TIN CART TRL  
MARANA, AZ 85658

TRENTON PROPERTIES LLC  
2500 S POWER RD STE 128  
MESA, AZ 85208

UNDERWOOD GISELLA  
4735 E TREMAINE AVE  
GILBERT, AZ 85234

WARDROP BRADLEY G  
2939 S POWER RD  
MESA, AZ 85212

WU XIAOHUI/ZOU CHENGHONG  
949 LOMA VERDE AVE  
PALO ALTO, CA 94303

Superstition Springs Community Master Assoc  
Dave Hubalik  
6929 E Medina Ave  
Mesa, AZ 85209

Superstition Springs Community Master Assoc  
Eric Jorgensen  
7345 E Milagro Ave  
Mesa, AZ 85209

Superstition Springs Community Master Assoc  
Jennifer Campbell  
6555 E Southern Ave  
Mesa, AZ 85209

Superstition Springs Community Master Assoc  
Monique Bursey  
7235 E Hampton Ave., Suite 105  
Mesa, AZ 85209

SUPERSITION SPRINGS COMMUNITY  
MASTER ASSOC  
7235 E HAMPTON AVE STE 105  
MESA, AZ 85209