



Whataburger Mesa NWC Stapley & Baseline

Citizen Participation Plan



(Example Rendering)

Request:

Design and Site Plan Review for a proposed fast-food restaurant located
at 1400 E. Baseline Rd., Mesa

Date: September 30, 2021

Purpose

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of a site plan and design review application for the development of a new 2-lane Whataburger Drive-Through Restaurant located at 1400 E. Baseline Road Mesa, AZ. This plan will ensure that those affected by this application(s) will have an adequate opportunity to learn about and comment on the proposal.

Contact

Kevin Zenk – Project and Entitlements Coordinator
Sustainability Engineering Group, LLC
8280 E. Gelding Drive, Suite 101
Scottsdale, AZ 85260
Phone: 480-237-2511
Email: kevin@azseg.com

Pre-Application Meeting

A pre-submittal meeting with the City of Mesa planning staff was held on June 1, 2021. The purpose of the pre-application meeting was for staff to conduct a review of the preliminary site plan and provide design recommendations.

Action Plan

In order to provide effective citizen participation in conjunction with the required applications, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list of property owners will be developed consisting of neighbors within 1,000' of the property and will be kept on file. A list of HOAs/Neighborhood Associations was provided by the City and is attached with this CPP.
2. Once the Design Review Board Hearing date is established, notification letters will be drafted and sent out 15 days prior to the scheduled hearing date. Notification letters will be sent to the following:
 - All registered neighborhood associations, HOAs and property owners within 500' of the development site as required per Sec. 11-67-5(A)(3) of the MZO.
3. Once the PZ Board Hearing date is established, notification letters will be drafted and sent out 15 days prior to the scheduled hearing date. Notification letters will be sent to the following:
 - All registered neighborhood associations, HOAs and property owners within 500' of the development site as required per Sec. 11-67-5(A)(1)(C) of the MZO .
4. Any Property Owners/HOAs listed on the contact list will receive a "Notice of Public Hearing" letter describing the application's request, project details, a copy of the site plan and notification of the time/date of the hearings.
5. Once the PZ Board Hearing date is established, a Sign will be posted no less than 15 days prior to assigned PZ Hearing date, as stipulated in Sec. 11-67-5(A)(1)(B) of the MZO.

Notification lists will be obtained from the Maricopa County Parcel Assessor website and will include address labels and a buffer map depicting the radius used.

Schedule

Pre-Submittal Application – May 12, 2021

Pre- Submittal Meeting – June 1, 2021

1st Design/Site Plan Application Submittal – September 30, 2021

Design Review Board – TBD

Planning and Zoning Commission – TBD

Attachments:

- HOA/NOA Notification List (Provided By City of Mesa)
- 1,000' Buffer List and Radius Map
- 500' Notification Buffer List and Radius Map



HOA/NOA NotificationList

(Provided By City of Mesa)

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	St type	City	State
Kay Circle Neighbors	Deanna	Villanueva	1513	S	Kay	Cir	Mesa	AZ
Neighborgood	Julian	Ramirez	843	E	Garnet	Ave	Mesa	AZ
Casa Mesa	Delma	Dickerman	1238	S	Lesueur		Mesa	AZ
Casa Mesa	Jean	Decker	553	E	Glade	Ave	Mesa	AZ
Sunset Mesa	Felecia	Zahn	615	E	Glade		Mesa	AZ

HOA Name	Corp Comm Link
Suntree	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=013998&entityType=HOA
Woodbridge Crossing	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=015381&entityType=HOA

Zip Code

85204

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23

25



1,000' Buffer List & Radius Map

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
139-10-012	LUNAR VENTURES LLC	10 SW QUAIL BUTTE PL	BEND	OR	97702
139-10-016	WAL-MART STORES INC	1301 S E 10TH ST NO 2768	BENTONVILLE	AR	72716-0550
139-10-017, ET AL	DSW MESA GRAND/SPECTRUM LLC	1795 E SKYLINE DR STE 193	TUCSON	AZ	85718
139-10-019	EDEN SB MESA LLC	5696 E VILLAGE DR	PARADISE VALLEY	AZ	85253
139-10-020	DSW MESA GRAND/SPECTRUM LLC	1795 E SKYLINE DR STE 193	TUCSON	AZ	85718
139-10-021	1230 E BASELINE LLC	15953 N GREENWAY-HAYDEN LOOP STE G	SCOTTSDALE	AZ	85260
139-10-022	DSW MESA GRAND/SPECTRUM LLC	1795 E SKYLINE DR STE 193	TUCSON	AZ	85718
139-11-001K	RI CS1 LLC	1500 N PRIEST DR	TEMPE	AZ	85281
139-11-001N	STAPLEY & BASELINE LLC	955 E JAVELINA AVE STE B114	MESA	AZ	85204
139-11-001P	BANK OF AMERICA NA	101 N TRYON ST	CHARLOTTE	NC	28255
139-11-001Q	MYERSCOUGH JERRY E/CAROL L	683 CASTLE DR	CHARLESTON	IL	61920
139-11-001R	KENNETH L KELTNER REVOCABLE LIVING TRUST	4021 MEADOWS LN	LAS VEGAS	NV	89107
139-11-038	JUANITA LLC	1254 MOKAPU BLVD	KAILUA	HI	96734

139-11-039	CALDERON REAL ESTATE HOLDINGS LLC	7902 W GOLD DUST AVE	PEORIA	AZ	85345
139-11-045	CRUM PLUMBING INC	920 E JAVELINA AVE STE 2	MESA	AZ	85204-6689
139-11-046	CLOD LLC	2150 E HIGHLAND AVE STE 207	PHOENIX	AZ	85016
139-11-047	CLOD LLC	2150 E HIGHLAND AVE STE 207	PHOENIX	AZ	85016
139-11-048	CLOD LLC	2150 E HIGHLAND AVE STE 207	PHOENIX	AZ	85016
139-11-049C	NATIONAL CENTER FOR AMERICAN INDIAN ENTERPRIS	953 E JUANITA AVE	MESA	AZ	85204
139-11-050, ET AL	NELLA PROPERTIES LLC	2630 LINDBERG ST	AUBURN	CA	95602
139-11-052C	HALL ROBERT P TR	2030 N 3RD AVE	NAPA	CA	94558
139-11-053, ET AL	JUANITA PROPERTIES LLC	PO BOX 5771	SCOTTSDALE	AZ	85261
139-11-054	CRUM PLUMBING INC	920 E JAVELINA AVE STE 2	MESA	AZ	85204-6689
139-11-074, ET AL	FOREST LANE INVESTMENTS LLC/PARAGON CENTER LL	7904 E CHAPARRAL RD STE A110-496	SCOTTSDALE	AZ	85250
139-11-094	ALLIANCE BANK OF ARIZONA	2701 E CAMELBACK RD SUITE 110	PHOENIX	AZ	85016
139-11-095	JINLI TWO REAL ESTATE LLC	6371 MCDANIEL RD	GOLLAGE GROVE	TN	37046
139-11-096, ET AL	CYPRESS STAPLEY PROPERTY LLC	10089 WILLOW CREEK RD STE 230	SAN DIEGO	CA	92131
139-11-098, ET AL	CLOD LLC/DC 23 LLC/RGA PROPERTIES LLC	2150 E HIGHLAND AVE	PHOENIX	AZ	85016

302-12-002V	CIRCLE K PROPERTIES INC	3003 N CENTRAL AVE	PHOENIX	AZ	85012
302-12-515	1017 BASELINE ROAD LLC	1330 BROADWAY SUITE 1050	OAKLAND	CA	94612
302-12-516, ET AL	SY GILBERT COMMONS I LLC	150 PELICAN WY	SAN RAFAEL	CA	94901
302-12-517	HUMAN RESOURCES PROVIDER INC	8312 S HARDY DR STE 108	TEMPE	AZ	85284
302-12-521A	ALPHA IV DEVELOPMENT LLC	8601 S DORSEY LN	TEMPE	AZ	85284
310-05-290	MULLINS COLUMBUS/NINA J	708 W MOORE	GILBERT	AZ	85233
310-05-291	ORLANDO PETER C/ROBERTA L TR	716 W MOORE AVE	GILBERT	AZ	85233
310-05-292	DOWNING BRITTANY/RICHARDSON ROBERT	20933 N LAUREN RD	MARICOPA	AZ	85138
310-05-293	BAIN LIAM	14302 SE SUMMIT DR	CLACKAMAS	OR	97015
310-05-294	MURRIETTA PABLO C/ELVA N	740 W MOORE AVE	GILBERT	AZ	85233
310-05-295	MULDER LUANN	748 W MOORE AVE	GILBERT	AZ	85233
310-05-296	GENTRY FAMILY TRUST	756 W MOORE AVE	GILBERT	AZ	85233
310-05-297	ELLISON KIMBERLEE/THOMAS	762 W MOORE AVE	GILBERT	AZ	85233
310-05-298	HATZIATHANASSIOU CHRISTOS/TINA M	1518 N SADDLE ST	GILBERT	AZ	85233
310-05-299	PROGRESS RESIDENTIAL BORROWER 16 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261

310-05-300	BEETSO DERRICK	1500 N SADDLE ST	GILBERT	AZ	85233
310-05-301	AYSON MARCUS/TAMBASCO CARLIE	1492 N SADDLE ST	GILBERT	AZ	85233
310-05-302	BUCKNER WILLIAM H/JENNIFER L	1484 N SADDLE ST	GILBERT	AZ	85233
310-05-303	GARCIA JESUS R	755 W MOORE	GILBERT	AZ	85233
310-05-304	BUSTAMANTE RAUL F	749 WEST MOORE AVENUE	GILBERT	AZ	85233
310-05-305	HESS MICHAEL J/KIMBERLY A	741 W MOORE AVE	GILBERT	AZ	85233
310-05-306	GEHRING LINDA	731 WEST MOORE AVE	GILBERT	AZ	85234
310-05-307	ENGELMANN JAMES V/TAMARA L	721 W MOORE AVE	GILBERT	AZ	85233
310-05-314	TRAN DUC HUU PHUOC/NGUYEN ALICE TIEN THUY	740 W HANCOCK AVE	GILBERT	AZ	85233
310-05-315	LOW CHRISTINE/HUANG HENRY/LINH	2059 45TH AVE	SAN FRANCISCO	CA	94116
310-05-316	MOORE CHRISTOPHER L/LISA M	756 W HANCOCK AVE	GILBERT	AZ	85233
310-05-338	MCKAY JESSE	1077 MARINASIDE CRESCENT UNIT 2002	VANCOUVER	BC	V6Z2Z5
310-05-428	STONEHENGE-GILBERT HOMEOWNERS ASSOCIATION	760 S STAPLEY DR	MESA	AZ	85204
310-05-429	STONEHENGE-GILBERT HOMEOWNERS ASSOCIATION	760 S STAPLEY DR	MESA	AZ	85204

314-01-001	LEIGH ENTERPRISES INC	10215 N 111TH PLACE	SCOTTSDALE	AZ	85259
314-01-002	MIKE GRUNER AND AUDREY GRUNER REVOCABLE TRUST	108 TOWNPARK DR NW	KENNESAW	GA	30144- 5508
314-01-003	GLAMOZON BEAUTIQUE LLC	2431 W MAYA WY	PHOENIX	AZ	85085
314-01-004	GM VASQUEZ PROPERTIES LLC	2727 W FRYE RD STE 205	CHANDLER	AZ	85224
314-01-005	COOPER BASELINE PLACE LLC/LIONFUR LLC	8111 E INDIAN BEND RD	SCOTTSDALE	AZ	85230
314-01-006	VAL VISTA VILLAGE SQUARE LLC	12806 S BRISTOL CIR	LOS ANGELES	CA	90049
314-01-007	BB MAC LLC	18935 E PICACHO RD	RIO VERDE	AZ	85263



Feature Information

(1 of 2)

Clear ?

139-11-001N

Owner Information

Owner Name: STAPLEY & BASELINE LLC
Property Address: 1140 E BASELINE RD MESA 85204
Mailing Address: 955 E JAVELINA AVE STE B114 MESA AZ 85204
Deed Number: 011042650
Sale Date:
Sale Price: \$

Property Information

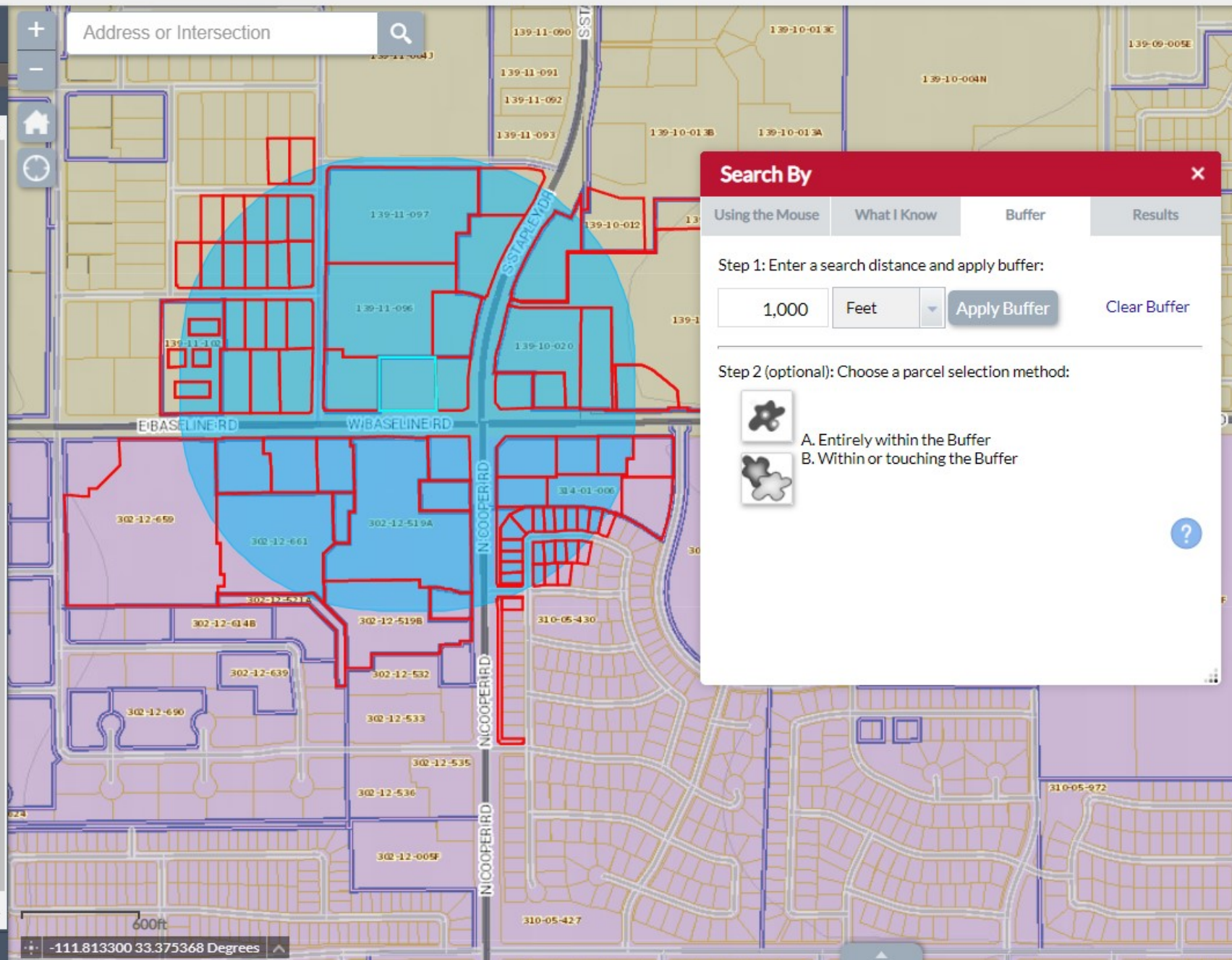
Lat/Long: 33.379476, -111.808479
S/T/R: 35 1N 5E
Jurisdiction: MESA
Zoning: LI
PUC: 1753
Lot Size (sq ft): 76,580
MCR #:
Subdivision:
Lot #: 1
Floor:
Construction Year:
Living Space (sq ft):

Valuation Information

Tax Year:	2022	2021
FCV:	\$2,178,400	\$2,191,400
LPV:	\$2,074,387	\$1,975,607
Legal Class:	1.12	1.12



Zoom to Clear Selected



Search By

Using the Mouse

What I Know

Buffer

Results

Step 1: Enter a search distance and apply buffer:

1,000

Feet

Apply Buffer

Clear Buffer

Step 2 (optional): Choose a parcel selection method:



A. Entirely within the Buffer



B. Within or touching the Buffer



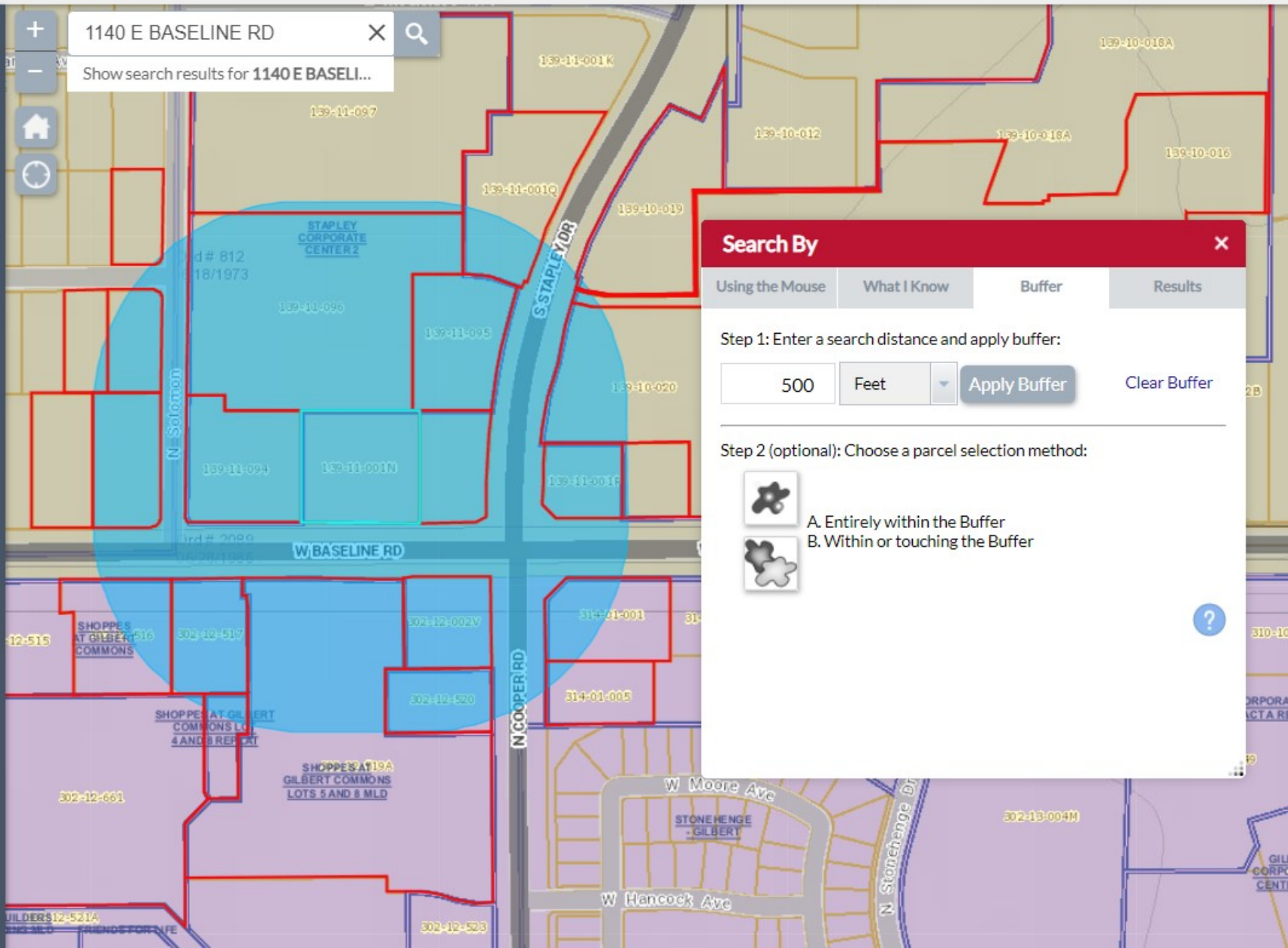
500' Notification Buffer List & Radius Map

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE
139-10-016	WAL-MART STORES INC	1301 S E 10TH ST NO 2768	BENTONVILLE	AR
139-10-018A	DSW MESA GRAND/SPECTRUM LLC	1795 E SKYLINE DR STE 193	TUCSON	AZ
139-10-019	EDEN SB MESA LLC	5696 E VILLAGE DR	PARADISE VALLEY	AZ
139-10-020	DSW MESA GRAND/SPECTRUM LLC	1795 E SKYLINE DR STE 193	TUCSON	AZ
139-10-021	1230 E BASELINE LLC	15953 N GREENWAY-HAYDEN LOOP STE G	SCOTTSDALE	AZ
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302-12-517	HUMAN RESOURCES PROVIDER INC	8312 S HARDY DR STE 108	TEMPE	AZ

	PENDING	PENDING	PENDING	
314-01-001	LEIGH ENTERPRISES INC	10215 N 111TH PLACE	SCOTTSDALE	AZ
314-01-005	COOPER BASELINE PLACE LLC/LIONFUR LLC	8111 E INDIAN BEND RD	SCOTTSDALE	AZ

MAIL_ZIP
72716-0550
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89107
95602
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85016
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85012
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85259
85230



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Results

Step 1: Enter a search distance and apply buffer:

Clear Buffer

Step 2 (optional): Choose a parcel selection method:

