

# **UNIVERSITY & ELLSWORTH COMMERCIAL**

**PROPOSED COMMERCIAL DEVELOPMENT  
SWC University Drive & Ellsworth Road  
Mesa, Arizona**

Rezoning, SPR, and Design Review Application  
**Citizen Participation Plan**

Submitted: March 14, 2022

**I. Introduction**

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. The Applicant is requesting to rezone the subject property for the development of new two-lot commercial/retail development. The subject site is approximately 4.3 acres of vacant land located at the southwest corner of University Drive and Ellsworth Road (the "Property") as shown on the attached Aerial Map.

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.

**II. Contact**

Benjamin Tate  
Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Phoenix, Arizona 85016  
602-230-0600  
Email: ben@witheymorris.com

**III. Contact List**

Parties affected by the applications may include properties owners within 500-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. To provide additional outreach, the Applicant has decided to expand the notification to 1,000 feet. A copy of the contact list and map of the mailing area are attached.

**IV. Notification Technique / Notice of Meetings**

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the rezone application will be notified of the application through an informational mailing to be sent in late March. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments. The letter will also invite neighbors to attend a future neighbor meeting to discuss the proposal.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

**V. 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.

**VI. 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.

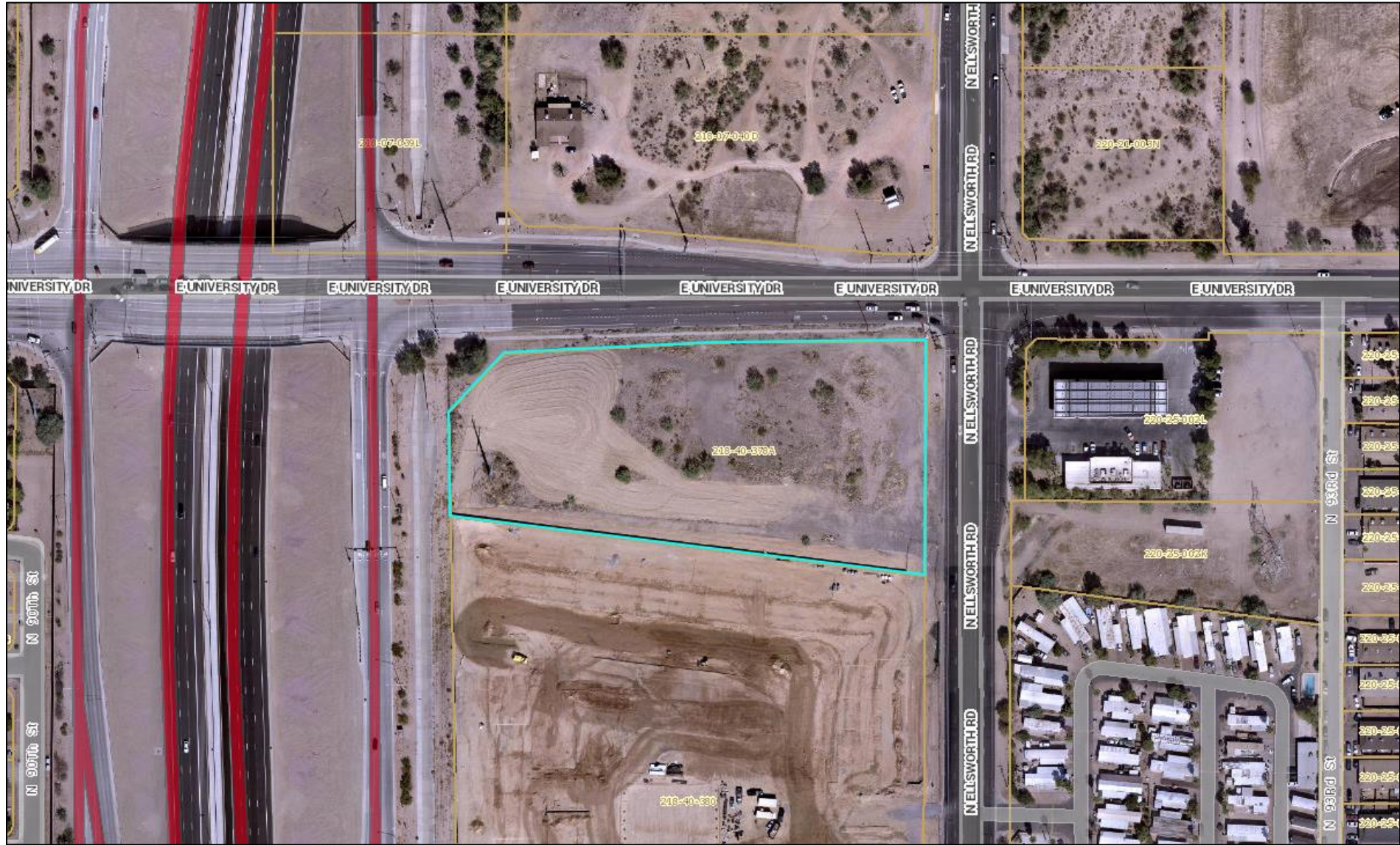
**VII. Inquiries**

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

**VIII. Schedule for Implementation**

- |                                    |                 |
|------------------------------------|-----------------|
| 1. Submittal                       | March 14, 2022  |
| 2. Notification Letter             | Late March 2022 |
| 3. Virtual open house              | April 2022      |
| 4. Planning & Zoning notifications | May/June        |
| 5. Planning & Zoning Board hearing | May/June        |
| 6. City Council hearing            | June/July       |

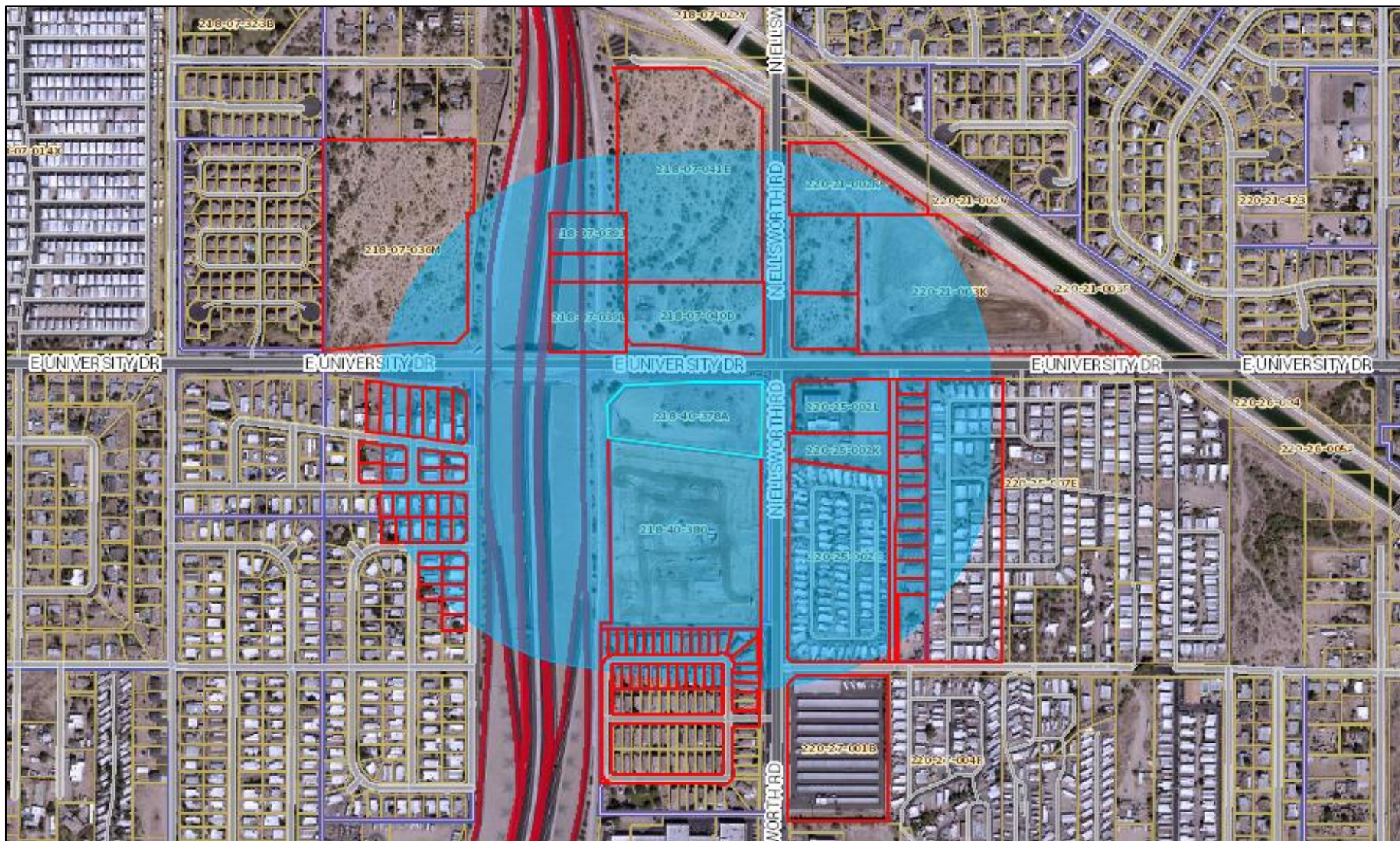
# Aerial Map



SWC University Drive & Ellsworth Road – Mesa, AZ



# Mailing Map



SWC University Drive & Ellsworth Road – Mesa, AZ



Owner	Address	City	State	ZIP
AKA GROUP LLC	104 E 1ST AVE	MESA	AZ	85210
APACHE MANOR COMMUNITY ASSOCIATION	4135 S POWER RD STE 122	MESA	AZ	85212
APACHE MANOR COMMUNITY ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
ARIZONA DEPT OF TRANSPORTATION	205 S 17TH AVE STE 612E	PHOENIX	AZ	85007-3212
BELDEN GARY KING	8931 E BUTTE ST	MESA	AZ	85207
BERG NICHOLAS R	8841 E DALLAS ST	MESA	AZ	85207
BOISE STREET INVESTMENTS	9053 E HOBART ST	MESA	AZ	85207
BRYANT JOSHUA M	8938 E BILLINGS ST	MESA	AZ	85207
CACTUS MHP LLC	49 S W FLAGER AVE	STUART	FL	34994
CAMP RICHARD D/JODIE L	9131 E BOISE ST	MESA	AZ	85207
CAP COMMUNITIES SS LLC	16255 VENTURA BLVD SUITE 1200	ENCINO	CA	91436
CAPITAL HILL INVESTMENTS LLC	8914 E BILLINGS ST	MESA	AZ	85207
CAREGA RAFAEL	2227 N 89TH PL	MESA	AZ	85037
CARRIERI PIERINA	9123 E BOISE ST	MESA	AZ	85207
CASTILLO BORIS R HERNANDEZ	8944 E BILLINGS ST	MESA	AZ	85207
CENTRAL SELF STORAGE INVESTORS VIII LTD PTSHP	1148 ALPINE	WALNUT CREEK	CA	94596
CHB ENTERPRISES LLC	2606 N HALL CIR	MESA	AZ	85203
CHIENG TSIU CUN SAU/TISU LAY	9154 E BOISE ST	MESA	AZ	85207
CHURCH BRYAN P/RANA H TR	493 WILLIAMS ST	FOLSOM	CA	95360
COCHRAN ROBERTA A	8920 E BILLINGS ST	MESA	AZ	85207
CRAWFORD BRIAN JAMES	7714 E EMILTA AVE	MESA	AZ	85208
CURTIS LESLIE WHITE 2021	8015 SHANTUNG DR	SANTEE	CA	92071
DACANAY ALEJANDRO A	9127 E BOISE ST	MESA	AZ	85207
DAWSON JOHN/ASHLEY	9118 E BOISE ST	MESA	AZ	85207
DIAZ CAROLYN	8932 E BALTIMORE ST	MESA	AZ	85207
DUNMIRE ELIZABETH ANN/STEVEN CHARLES	9130 E BOISE ST	MESA	AZ	85207
ERICKSON TODD L/THOMAS C	8915 E BILLINGS ST	MESA	AZ	85207
ESTES EVELYN B/EDWARD J	315 N 89TH ST	MESA	AZ	85207
FALLEN JEFFERY S	8938 E BALTIMORE ST	MESA	AZ	85207
FENG YAO/HUANG JIANYING	9115 BOISE ST	MESA	AZ	85207
FLORES ORLANDO ALEXIS	316 N 90TH ST	MESA	AZ	85207
FREEMAN JEFFREY J	PO BOX 4785	APACHE JUNCTION	AZ	85178
FRIENDSHIP MANOR HOMECARE LLC	PO BOX 13172	TEMPE	AZ	85284
GARCIA PEDRO GARCIA	2207 W MAIN ST	MESA	AZ	85201
GOBLET PAULA KAYE	9106 E BOISE ST	MESA	AZ	85207
GODOY DAMIAN/LAUNI	21462 S 222ND ST	QUEEN CREEK	AZ	85142
GOULDING-REED CHARLENE	8654 E DULCIANA AVE	MESA	AZ	85208

GUERRERO-BRISENO CLAUDIA/GUERRERO	231 N 86TH PL	MESA	AZ	85207
GUTIERREZ	9110 E BOISE ST	MESA	AZ	85207
HEREDIA GUADALUPE	9134 E BOISE ST	MESA	AZ	85207
HEYE MATTHEW WILLIAM/ALICIA MAE	9143 E BOISE ST	MESA	AZ	85207
IBARRA MARIA C/OCHOA GONZALO	228 N 90TH ST	MESA	AZ	85207
ISOLA MESA LLC	13555 SE 36TH ST STE 320	BELLEVUE	WA	98006
JAMES MICHAEL ALLEN	1405 S NELLIS BLVD STE 1100	LAS VEGAS	NV	89104
JAZIRI SWANLI TAN /MONCEF	5125 ELLSWORTH ST	SAN DIEGO	CA	92110
JONES BEVERLY A/WALLES RHONDA	235 N 89TH PL	MESA	AZ	85207
JONES CHERYL A	145 N SIERRA HEIGHTS	MESA	AZ	85207
JOY BENJAMIN A	9138 E BOISE ST	MESA	AZ	85207
JUHL BRIAN	8937 E BUTTE ST	MESA	AZ	85207
KIZZAR STETSON	331 N 93RD ST	MESA	AZ	85207
KNIGHT SHERRI	316 N 89TH PL	MESA	AZ	85207
KRUPP MICHAL D/SAMANTHA J	8932 E BILLINGS ST	MESA	AZ	85207
KUBES RANDY J	241 N 89TH PL	MESA	AZ	85207
LOCKE WILLIAM B/MICHELE	8943 E BUTTE ST	MESA	AZ	85207
MANN MELISSA S	9139 E BOISE ST	MESA	AZ	85207
MARICOPA COUNTY DEPT OF TRANSPORTATION	2901 W DURANGO ST	PHOENIX	AZ	85009
MARS PROPERTIES HOLDINGS LLC	140 RIVERSIDE BLVD APT 924	NEW YORK	NY	10069
MARTINEZ JESUS A	9102 E BOISE ST	MESA	AZ	85207
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MILLER RYAN J	43416 N SHANE AVE	QUEEN CREEK	AZ	85140
MONTER JESUS/HERNANDEZ ERENDIRA	534 W PRINCETON AVE	GILBERT	AZ	85233
MOORE DEBRA A/LEO R JR	8908 E COOPER VALLEY LN	SUN LAKES	AZ	85248
MOOSE TRACKS II LLC	10755 SCRIPPS POWAY PKWY 490	SAN DIEGO	CA	92131
MORERO LENO JR/HEIDI	9150 E BOISE ST	MESA	AZ	85207
MORGA REYNALDO/CONNIE	8926 BILLINGS ST UNIT 4	MESA	AZ	85207
MUNGER VERA	216 N 90TH ST	MESA	AZ	85207
PETERS ANDREW	1408 S SUNNYVALE	MESA	AZ	85206-6747
PRICE JOHN LEE/KEITH RYAN/NEIL JAMES	6502 N 81ST PL	SCOTTSDALE	AZ	85250
QUIKTRIP CORPORATION	PO BOX 3475	TULSA	OK	74101-3475
RHOADS RYAN	324 N 89TH PL	MESA	AZ	85207
RR38 LLC	3304 N DELAWARE	CHANDLER	AZ	85225
SCARDINA PETER N	317 N 93RD ST	MESA	AZ	85207
SCHROEDER CHARLES O	323 N 89TH ST	MESA	AZ	85207
SIRLS MARY	9107 E BOISE ST	MESA	AZ	85207

SOLHEIM ERIC A/ANNA M	151 N SIERRA HTS	MESA	AZ	85207
STOLTZ JOHN A/JENNIFER C	9302 E SLEEPY HOLLOW RD	MESA	AZ	85207
SUNBERG STACH SANDIE	8951 E BUTTE ST	MESA	AZ	85207
TAH 2018-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
THR PHOENIX LP	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
TM BTR OF ELLSWORTH LLC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
TOMS INVESTMENT LLC	116 N SUNRISE ST	MESA	AZ	85207-8218
TOMS PROPERTY LLLP LTD LIABILITY PTSHP	116 N SUNRISE ST	MESA	AZ	85207
TRINIDAD REAL PROPERTY INVESTMENTS LLC	PO BOX 23914	TEMPE	AZ	85285
TRISOLIERE TYLER/SWISHER DARIAN	9142 E BOISE ST	MESA	AZ	85207
URIBE INDALECIO M	163 N SIERRA HEIGHTS	MESA	AZ	85207
VALENCIA HEIGHTS LLC	2505 ANTHEM VILLAGE DR NO E-580	HENDERSON	NV	89052
VILLALOBOS REYMUNDO M/SUSANA A	9103 E BOISE ST	MESA	AZ	85207
WEATHERFORD LONNIE/JOAN	306 N 90TH ST	MESA	AZ	85207
WEEKS RANDALL L/LISA D	8958 E BALTIMORE ST	MESA	AZ	85207
WOLLAM BRENNEN/JESSICA	7615 E HERMOSA VISTA DR	MESA	AZ	85207
WRIGHT JEFFREY R	1751 N CERISE CIR	MESA	AZ	85207
WRIGHT JEFFREY R/AMY L	1751 N CERISE CIR	MESA	AZ	85207
YAGER KIIRA A	157 N SIERRA HEIGHTS	MESA	AZ	85207
YUKON SOUTH LLC	11201 N TATUM BLVD PMB 91557	PHOENIX	AZ	85028