Salad & Go

NWC of Country Club and Baseline Road Mesa, Arizona

SITE PLAN REVIEW

Case No. ZON22-01216

Citizen Participation Report

Submitted April 25, 2023

I. Introduction

The purpose of this Citizen Participation Report is to provide a summary of public outreach efforts associated with the request for Site Plan Review of the subject property for the development of new commercial/retail development. The subject site is approximately .67 acres located at the northwest corner of Baseline Road and Country Club Drive in Mesa, AZ (the "Property").

II. Contact

Adam Baugh Withey Morris Baugh, PLC 2525 East Arizona Biltmore Circle Phoenix, Arizona 85016 602-230-0600 Email: adam@wmbattorneys.com

III. Notification

The Applicant mailed notice letters to all property owners within a 1,000-foot radius 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 letter, mailing labels, and a map of the mailing area are attached to this report.

IV. Response

As of the writing of this report, the applicant has received no communications in response to the notice letter.

April 24, 2023 **Notice of Project** NWC Baseline Road & Country Club Drive ZON22-01216

Dear Neighbor,

We have applied for **Site Plan Review** for the property located **within the 1900 block of South Country Club Drive (west side) and within the 400 block of West Baseline Road (north side).** This request is for development of a restaurant with a drive-thru facility Review. The case number assigned to this project is **ZON22-01216**.

This letter is being sent to all property owners within <u>1000</u> 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 602-230-0600 or e-mail me at adam@wmbattorneys.com

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **May 10, 2023** in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 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 on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, 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 telephonically at the meeting, please submit an online comment card by scanning the QR code below https://www.mesaaz.gov/government/advisory-boardsor visiting committees/planning-zoning-board/online-meeting-comment-card 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 530 123 2921 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 <u>Chloe.DurfeeDaniel@MesaAZ.gov</u>, 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.

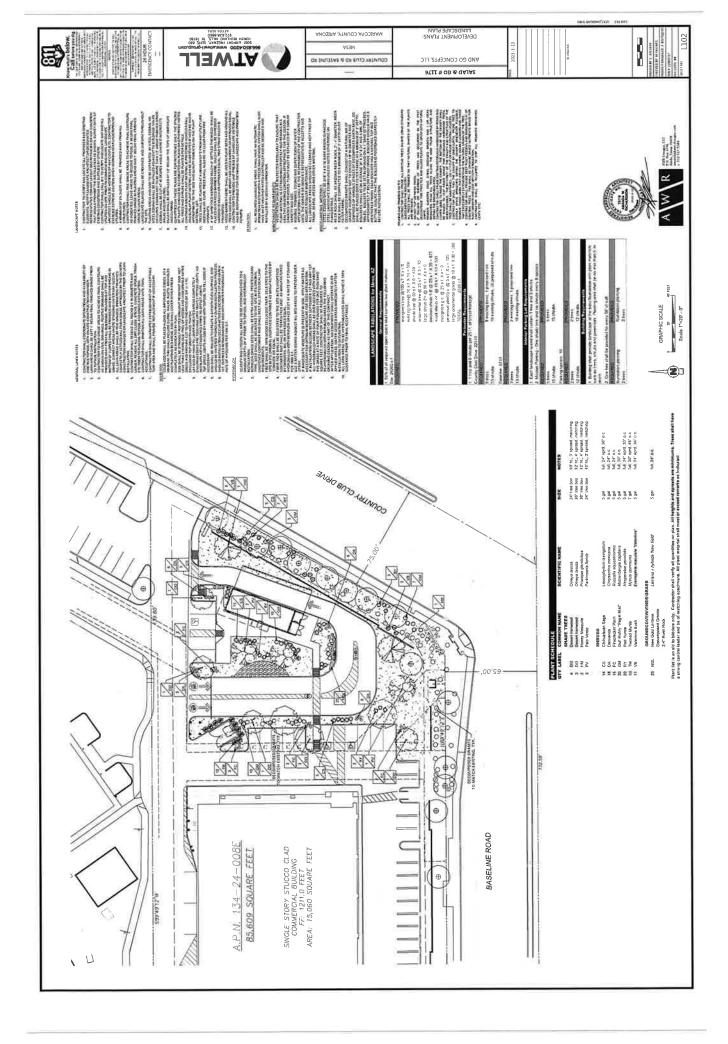
Sincerely,

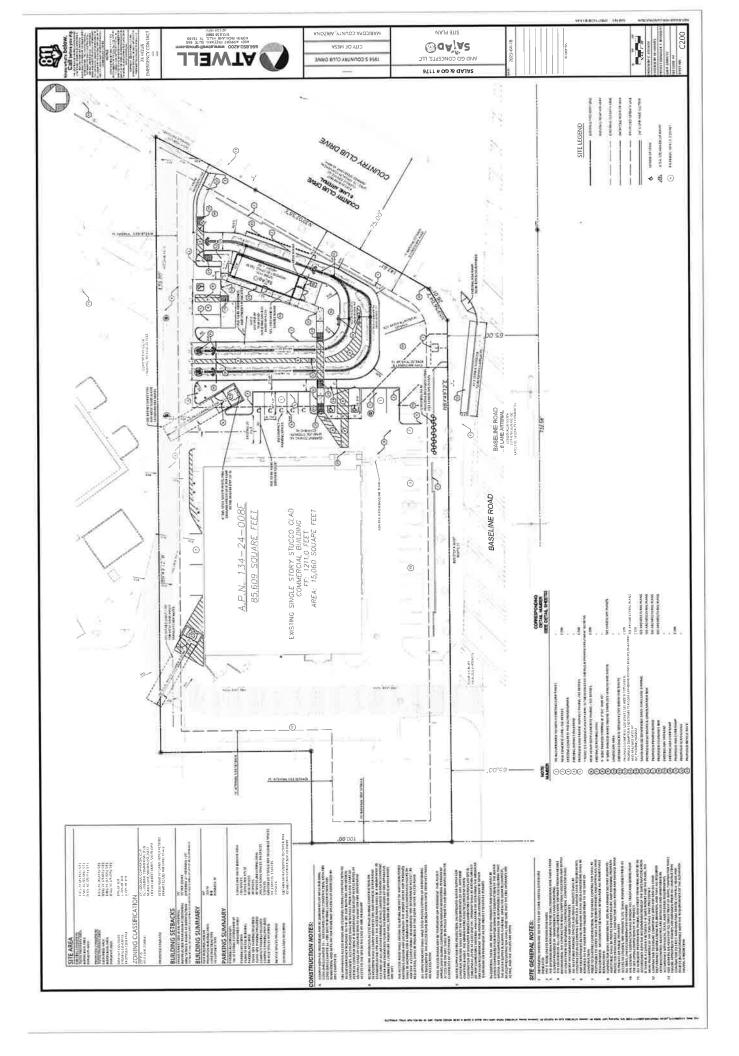
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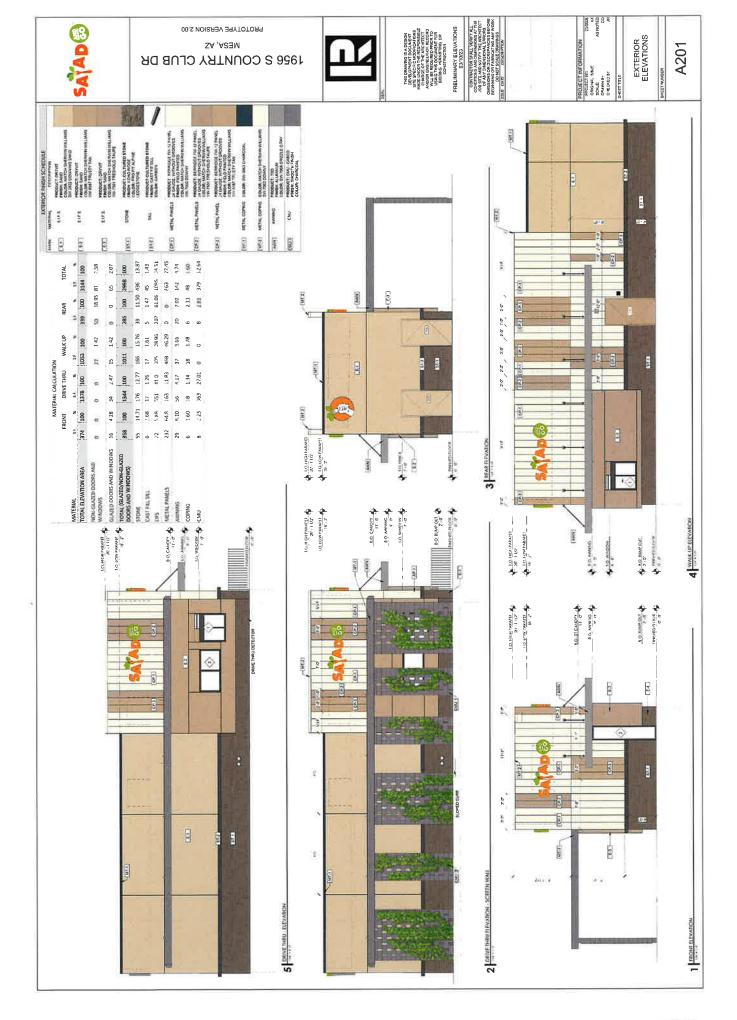
Adam Baugh



City of Mesa – Planning Division, P. O. Box 1466, Mesa, AZ 85211-1466, 480-644-2385







101 USA ENTERPRISES INC 16761 KALMIA LN FONTANA, CA 92336

AVALON BASE COUNTRY LLC 7333 E DOUBLE TREE RANCH RD SUITE 140 SCOTTSDALE, AZ 85258

BRE/ESA 345 PARK AVE NEW YORK, NY 10154

DESERT TACO EAST LLC 17704 N 92ND PL SCOTTSDALE, AZ 85255

EMPIRE PROPERTIES INC 2105 S 48TH ST SUITE 103 TEMPE, AZ 85282

GO BLUE HOLDINGS L L C 420 E CRESCENT PL CHANDLER, AZ 85249

JKB PROPERTIES LLC PO BOX 73344 PHOENIX, AZ 85050

LANCASTER CARLA TR/YORK EDWARD 2533 W GREGG DR CHANDLER, AZ 85224

MCCLELLAND CAROLYN 218 N POLK ST PLACENTIA, CA 92870

MESA CITY OF 20 E MAIN STE 500 MESA, AZ 85201 2150 COUNTRY CLUB LLC 11440 CHANDLER BLVD NO 300 NORTH HOLLYWOOD, CA 91601

BASELINE525 LLC 210 N SUNWAY DR GILBERT, AZ 85233

CFT DEVELOPMENTS LLC 1683 WALNUT GROVE AVE ROSEMEAD, CA 91770

DILLON REAL ESTATE CO INC 500 S 99TH AVE TOLLESON, AZ 85353

EMPIRE PROPERTIES INC 53 N ACACIA DR GILBERT, AZ 85233

HALLE PROPERTIES LLC 20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255

KENNEDY T LLC 495 N MONDEL DR GILBERT, AZ 85233

LANDMARK EQUITY INVESTORS LLC 4915 E BASELINE RD STE 105 GILBERT, AZ 85234

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

MESACR LLC PO BOX 2082 ASPEN, CO 81612 ACCEL PROPERTIES LLC 2728 N 24TH ST PHOENIX, AZ 85008

BCB GROUP INVESTMENTS LLC 2401 W BELL RD PHOENIX, AZ 85023

COUNTRY CLUB URMTA LLC PO BOX 5177 MESA, AZ 85211

DISBURN CONSULTING LLC 2045 S VINEYARD NO 124 MESA, AZ 85210

FOUR P PROPERTIES COLORADO LLC 6911 S YOSEMITE ST ENGLEWOOD, CO 80112

JACIOW BLAKE 6225 CLOVERHILL DR SAN JOSE, CA 95120

KLOMAN PROPERTIES LLC 4059 FLAT ROCK DR RIVERSIDE, CA 92505

MARICOPA COUNTY 2801 W DURANGO PHOENIX, AZ 85009

MESA CITY OF PO BOX 1466 MESA, AZ 85211

MJCARIZONA LLC 32300 E FRONTAGE RD BOZEMAN, MT 59715 MOY MARGARET MARGIE SHIMADA 5 BLUE DUN CT SACRAMENTO, CA 95381

ODYSSEY PROFFESIONAL PARK LLC 2045 S VINEYARD RD STE 153 MESA, AZ 85210

PDE INVESTMENTS LLC 535 W BASELINE RD STE 104 MESA, AZ 85210

PRICE COMPANY THE 999 LAKE DR STE 200 ISSAQUAH, WA 98027

REX INDUSTRIES 1 LLC 3415 WOOD OWL CIR BRADENTON, FL 34210

SMITH'S FOOD & DRUG CENTERS INC 500 S 99TH AVE TOLLESON, AZ 85353

TRES PIRATAS LLC 2045 S VINEYARD AVE 143 MESA, AZ 85210

VALLEY SUNSHINE ENTERPRISE LLC 2919 S ELLSWORTH RD 135 MESA, AZ 85212

WAFFLE HOUSE INC P O BOX 6450 NORCROSS, GA 30091 MOZEE PAMELA Y 3180 KELLY ST SCOTTDALE, GA 30079

OPP MESA UNIT OWNERS ASSOCIATION 1855 E SOUTHERN AVE #106 MESA, AZ 85204

PKA AND TRAN LLC 10697 N FRANK LLOYD WRIGHT BLVD STE 102 SCOTTSDALE, AZ 85259

PZ INVESTMENTS LLC 1611 W SAN REMO GILBERT, AZ 85233

RI CS1 LLC PO BOX 460069 ESCONDIDO, CA 92046

STABLE INVESTMENTS LLC 2045 S VINEYARD STE 119 MESA, AZ 85210

TROILO FAMILY PARTNERSHIP 3026 S LOOKOUT RDG GOLD CANYON, AZ 85118

VANDERBILT FARMS L L C 1121 W WARNER RD STE 109 TEMPE, AZ 85284

WAL MART STORES INC 1301 SE 10TH ST BENTONVILLE, AR 72716 NODENS REAL ESTATE INVESTMENTS LLC 617 W HORSESHOE PL CHANDLER, AZ 85248 P

. B VINEYARD 139 LLC 2546 E HEATHERBRAE DR PHOENIX, AZ 85016

PPI DELTA LLC 3675 GREENHILL RD PASADENA, CA 91107

RAMA INVESTMENTS LLC 2255 N BRISTLECONE DR FLAGSTAFF, AZ 86004

RISSLING PAMELA JANE/DUNCAN PERRY GORDAN 3315 ESSEX CRESCENT REGINA, SK 0

TCCC GILBERT LLC 1580 N FIESTA BLVD GILBERT, AZ 85233

V2E LLC PO BOX 3157 TEMPE, AZ 85280

VENTEC GROUP INVESTMENT LLC 1155 W LAREDO AVE GILBERT, AZ 85233

YANG PING/SHI YU MIN 2045 S VINEYARD NO 147 MESA, AZ 85205