

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 1000 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 or visiting <https://www.mesaaz.gov/government/advisory-boards-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 Chloe.DurfeeDaniel@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,



Adam Baugh





1

1

1

1

1

1

1

1

1

1

2

10



1956 S COUNTRY CLUB DR
MESA, AZ
PROTOTYPE VERSION 2.00



THIS DRAWING IS A DESIGN
DEVELOPMENT DOCUMENT
AND NOT A CONTRACT DOCUMENT.
IT IS THE RESPONSIBILITY OF THE
OWNER TO OBTAIN ALL NECESSARY
PERMITS AND TO VERIFY THE
ACCURACY OF ALL DIMENSIONS AND
NOTES. THE DRAWING IS FOR
CONSTRUCTION OF THE PROJECT
AND NOT FOR ANY OTHER PURPOSE.
DO NOT SCALE DIMENSIONS.
USE THE SCALE INDICATED.

PRELIMINARY ELEVATIONS
03/10/23

CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND CONDITIONS AT THE
JOB SITE. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR ANY DISCREPANCIES
BETWEEN THE DRAWING AND THE
ACTUAL CONDITIONS. THE CONTRACTOR
SHALL OBTAIN ALL NECESSARY
PERMITS AND TO VERIFY THE
ACCURACY OF ALL DIMENSIONS AND
NOTES. THE DRAWING IS FOR
CONSTRUCTION OF THE PROJECT
AND NOT FOR ANY OTHER PURPOSE.
DO NOT SCALE DIMENSIONS.
USE THE SCALE INDICATED.

USE: SITE ELEVATIONS

PROJECT INFORMATION
PROJECT NO: 150008
SHEET NO: A201
SCALE: AS NOTED
DRAWN BY: CO
CHECKED BY: JH
SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER
A201

EXTERIOR FINISH SCHEDULE									
NAME	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	REAR	WALK UP	DRIVE THRU	FRONT
1.1.1	PAINT: EXTERIOR	SQ YD	100	1.00	100	0	0	0	0
1.1.2	PAINT: INTERIOR	SQ YD	100	1.00	100	0	0	0	0
1.1.3	PAINT: ROOF	SQ YD	100	1.00	100	0	0	0	0
1.1.4	PAINT: CURB	SQ YD	100	1.00	100	0	0	0	0
1.1.5	PAINT: DRIVEWAY	SQ YD	100	1.00	100	0	0	0	0
1.1.6	PAINT: PORCH	SQ YD	100	1.00	100	0	0	0	0
1.1.7	PAINT: BALCONY	SQ YD	100	1.00	100	0	0	0	0
1.1.8	PAINT: TERRACE	SQ YD	100	1.00	100	0	0	0	0
1.1.9	PAINT: STAIRS	SQ YD	100	1.00	100	0	0	0	0
1.1.10	PAINT: FENCE	SQ YD	100	1.00	100	0	0	0	0
1.1.11	PAINT: GATE	SQ YD	100	1.00	100	0	0	0	0
1.1.12	PAINT: SIGN	SQ YD	100	1.00	100	0	0	0	0
1.1.13	PAINT: LIGHT	SQ YD	100	1.00	100	0	0	0	0
1.1.14	PAINT: VENT	SQ YD	100	1.00	100	0	0	0	0
1.1.15	PAINT: DUCT	SQ YD	100	1.00	100	0	0	0	0
1.1.16	PAINT: PIPE	SQ YD	100	1.00	100	0	0	0	0
1.1.17	PAINT: RAIL	SQ YD	100	1.00	100	0	0	0	0
1.1.18	PAINT: BENCH	SQ YD	100	1.00	100	0	0	0	0
1.1.19	PAINT: TABLE	SQ YD	100	1.00	100	0	0	0	0
1.1.20	PAINT: CHAIR	SQ YD	100	1.00	100	0	0	0	0
1.1.21	PAINT: UMBRELLA	SQ YD	100	1.00	100	0	0	0	0
1.1.22	PAINT: FURNITURE	SQ YD	100	1.00	100	0	0	0	0
1.1.23	PAINT: DECOR	SQ YD	100	1.00	100	0	0	0	0
1.1.24	PAINT: ART	SQ YD	100	1.00	100	0	0	0	0
1.1.25	PAINT: SCULPTURE	SQ YD	100	1.00	100	0	0	0	0
1.1.26	PAINT: LIGHTING	SQ YD	100	1.00	100	0	0	0	0
1.1.27	PAINT: SOUND	SQ YD	100	1.00	100	0	0	0	0
1.1.28	PAINT: VIDEO	SQ YD	100	1.00	100	0	0	0	0
1.1.29	PAINT: AUDIO	SQ YD	100	1.00	100	0	0	0	0
1.1.30	PAINT: NETWORK	SQ YD	100	1.00	100	0	0	0	0
1.1.31	PAINT: SECURITY	SQ YD	100	1.00	100	0	0	0	0
1.1.32	PAINT: ACCESS	SQ YD	100	1.00	100	0	0	0	0
1.1.33	PAINT: LOCK	SQ YD	100	1.00	100	0	0	0	0
1.1.34	PAINT: HANDLE	SQ YD	100	1.00	100	0	0	0	0
1.1.35	PAINT: KNOB	SQ YD	100	1.00	100	0	0	0	0
1.1.36	PAINT: LATCH	SQ YD	100	1.00	100	0	0	0	0
1.1.37	PAINT: STRIKE	SQ YD	100	1.00	100	0	0	0	0
1.1.38	PAINT: BOLT	SQ YD	100	1.00	100	0	0	0	0
1.1.39	PAINT: SCREW	SQ YD	100	1.00	100	0	0	0	0
1.1.40	PAINT: NAIL	SQ YD	100	1.00	100	0	0	0	0
1.1.41	PAINT: BRACKET	SQ YD	100	1.00	100	0	0	0	0
1.1.42	PAINT: JOINT	SQ YD	100	1.00	100	0	0	0	0
1.1.43	PAINT: GROUT	SQ YD	100	1.00	100	0	0	0	0
1.1.44	PAINT: TILE	SQ YD	100	1.00	100	0	0	0	0
1.1.45	PAINT: STONE	SQ YD	100	1.00	100	0	0	0	0
1.1.46	PAINT: MARBLE	SQ YD	100	1.00	100	0	0	0	0
1.1.47	PAINT: GRANITE	SQ YD	100	1.00	100	0	0	0	0
1.1.48	PAINT: SLATE	SQ YD	100	1.00	100	0	0	0	0
1.1.49	PAINT: LAMINATE	SQ YD	100	1.00	100	0	0	0	0
1.1.50	PAINT: VENEER	SQ YD	100	1.00	100	0	0	0	0
1.1.51	PAINT: GLASS	SQ YD	100	1.00	100	0	0	0	0
1.1.52	PAINT: MIRROR	SQ YD	100	1.00	100	0	0	0	0
1.1.53	PAINT: PICTURE	SQ YD	100	1.00	100	0	0	0	0
1.1.54	PAINT: CASE	SQ YD	100	1.00	100	0	0	0	0
1.1.55	PAINT: CABINET	SQ YD	100	1.00	100	0	0	0	0
1.1.56	PAINT: ISLAND	SQ YD	100	1.00	100	0	0	0	0
1.1.57	PAINT: BAR	SQ YD	100	1.00	100	0	0	0	0
1.1.58	PAINT: SEAT	SQ YD	100	1.00	100	0	0	0	0
1.1.59	PAINT: BACK	SQ YD	100	1.00	100	0	0	0	0
1.1.60	PAINT: CUSHION	SQ YD	100	1.00	100	0	0	0	0
1.1.61	PAINT: PILLOW	SQ YD	100	1.00	100	0	0	0	0
1.1.62	PAINT: BLIND	SQ YD	100	1.00	100	0	0	0	0
1.1.63	PAINT: SHUTTER	SQ YD	100	1.00	100	0	0	0	0
1.1.64	PAINT: CURTAIN	SQ YD	100	1.00	100	0	0	0	0
1.1.65	PAINT: ROLLER	SQ YD	100	1.00	100	0	0	0	0
1.1.66	PAINT: PLEATED	SQ YD	100	1.00	100	0	0	0	0
1.1.67	PAINT: VOILE	SQ YD	100	1.00	100	0	0	0	0
1.1.68	PAINT: LINEN	SQ YD	100	1.00	100	0	0	0	0
1.1.69	PAINT: TIE BACK	SQ YD	100	1.00	100	0	0	0	0
1.1.70	PAINT: VALANCE	SQ YD	100	1.00	100	0	0	0	0
1.1.71	PAINT: ROMAN	SQ YD	100	1.00	100	0	0	0	0
1.1.72	PAINT: SHADE	SQ YD	100	1.00	100	0	0	0	0
1.1.73	PAINT: BUNDLE	SQ YD	100	1.00	100	0	0	0	0
1.1.74	PAINT: PLEAT	SQ YD	100	1.00	100	0	0	0	0
1.1.75	PAINT: THERMOSTAT	SQ YD	100	1.00	100	0	0	0	0
1.1.76	PAINT: SWITCH	SQ YD	100	1.00	100	0	0	0	0
1.1.77	PAINT: OUTLET	SQ YD	100	1.00	100	0	0	0	0
1.1.78	PAINT: RECEPTACLE	SQ YD	100	1.00	100	0	0	0	0
1.1.79	PAINT: DIMMER	SQ YD	100	1.00	100	0	0	0	0
1.1.80	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.81	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.82	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.83	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.84	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.85	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.86	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.87	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.88	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.89	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.90	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.91	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.92	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.93	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.94	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.95	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.96	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.97	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.98	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.99	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0
1.1.100	PAINT: THERMOCOIL	SQ YD	100	1.00	100	0	0	0	0

MATERIAL CALCULATION										
	FRONT		DRIVE THRU		WALK UP		REAR		TOTAL	
	SF	%	SF	%	SF	%	SF	%	SF	
MATERIAL										
TOTAL ELEVATION AREA	374	100	1378	100	1053	100	319	100	3144	100
NON-GLAZED DOORS AND WINDOWS	0	0	0	0	27	142	50	1835	81	258
GLAZED DOORS AND WINDOWS	16	4.28	34	2.47	15	1.42	0	0	65	2.07
TOTAL (GLAZED NON-GLAZED DOORS AND WINDOWS)	358	100	1344	100	1011	100	285	100	2988	100
STONE	55	14.71	176	12.77	166	15.76	39	11.50	336	13.87
CAST TIL SHL	6	1.68	17	1.26	17	1.61	5	1.47	45	1.43
CURS	72	19.51	410	30%	2895	297	61.06	104%	3454	51
METAL PANELS	232	64.8	163	11.83	468	46.29	0	0	663	27.45
ANNING	29	8.30	56	4.17	37	3.66	20	7.02	142	4.74
COPING	6	1.60	18	1.34	18	1.78	6	2.11	48	1.60
CMU	8	2.13	363	27.01	0	0	8	2.81	379	12.64

101 USA ENTERPRISES INC
16761 KALMIA LN
FONTANA, CA 92336

2150 COUNTRY CLUB LLC
11440 CHANDLER BLVD NO 300
NORTH HOLLYWOOD, CA 91601

ACCEL PROPERTIES LLC
2728 N 24TH ST
PHOENIX, AZ 85008

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

BASELINE525 LLC
210 N SUNWAY DR
GILBERT, AZ 85233

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

BRE/ESA
345 PARK AVE
NEW YORK, NY 10154

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

COUNTRY CLUB URMTA LLC
PO BOX 5177
MESA, AZ 85211

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

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

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

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

EMPIRE PROPERTIES INC
53 N ACACIA DR
GILBERT, AZ 85233

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

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

HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

JACIOW BLAKE
6225 CLOVERHILL DR
SAN JOSE, CA 95120

JKB PROPERTIES LLC
PO BOX 73344
PHOENIX, AZ 85050

KENNEDY T LLC
495 N MONDEL DR
GILBERT, AZ 85233

KLOMAN PROPERTIES LLC
4059 FLAT ROCK DR
RIVERSIDE, CA 92505

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

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

MARICOPA COUNTY
2801 W DURANGO
PHOENIX, AZ 85009

MCCLELLAND CAROLYN
218 N POLK ST
PLACENTIA, CA 92870

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

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

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

MESACR LLC
PO BOX 2082
ASPEN, CO 81612

MJCARIZONA LLC
32300 E FRONTAGE RD
BOZEMAN, MT 59715

MOY MARGARET MARGIE SHIMADA
5 BLUE DUN CT
SACRAMENTO, CA 95381

MOZEE PAMELA Y
3180 KELLY ST
SCOTTDALE, GA 30079

NODENS REAL ESTATE INVESTMENTS
LLC
617 W HORSESHOE PL
CHANDLER, AZ 85248

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

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

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

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

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

PPI DELTA LLC
3675 GREENHILL RD
PASADENA, CA 91107

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

PZ INVESTMENTS LLC
1611 W SAN REMO
GILBERT, AZ 85233

RAMA INVESTMENTS LLC
2255 N BRISTLECONE DR
FLAGSTAFF, AZ 86004

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

RI CS1 LLC
PO BOX 460069
ESCONDIDO, CA 92046

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

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

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

TCCC GILBERT LLC
1580 N FIESTA BLVD
GILBERT, AZ 85233

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

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

V2E LLC
PO BOX 3157
TEMPE, AZ 85280

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

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

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

WAFFLE HOUSE INC
P O BOX 6450
NORCROSS, GA 30091

WAL MART STORES INC
1301 SE 10TH ST
BENTONVILLE, AR 72716

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