

**Citizen Participation Report for Circle K Store
Northwest Corner of Broadway Road and Extension Road
Case No. ZON21-00132 & DRB21-00131**

Date of Report: September 29, 2021

Case No: PRS290-00718

Overview:

This report provided results of the implementation of the Citizen Participation Plan for Circle K Stores located at the northwest corner of Broadway Road and Extension Road, 824 W. Broadway Road. This is an application for Design Review Board, Site Plan Review and Special Use Permit for construction of a new Circle K Convenience store with fuel sales. This Report provides evidence that citizens, neighbors, public agencies and interested persons have adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, meeting summary sheets, letters and other materials are attached.

Contact:

Ryan Mojahed
Circle K Stores, Inc.
1130 West Warner Road
Tempe, Arizona 85284
602-728-6007 (Office)
Email: rmojahed@circlek.com

Jodi Hamill
Land Development Consultants, LLC
11811 North Tatum Blvd., Suite 1051
Phoenix, Arizona 85028
602-549-9125 (Direct Line)
Email: jill@ldcaz.com

Neighborhood Meeting:

A Neighborhood Meeting was held virtually on July 1, 2021, at 6:00pm via Microsoft Teams. Neighbors were invited to learn more about the project by attending online to view a video call or by calling in via audio only. There were no neighbors who called in or contacted the applicant for more information. Applicant and staff ended meeting at 7pm.

Correspondence:

1. Neighborhood Meeting Notice Letter mailed on June 17, 2021, to contact list (115) including homes, apartments, HOAs, schools and neighborhood associations. See attached list, map and example of materials mailed.
2. Design Review Board Public Meeting Notice mailed on September 25, 2021, to contact list (77). See attached list, map and example of materials mailed.
3. Planning and Zoning Board Public Hearing Notice plus copy of the Design Review Board Hearing Notice mailed on September 29, 2021, to contact list (115). See attached list, map and example of materials mailed.

Results:

There are 115 contacts on the mailing list as of the date of this Citizen Participation Report.

Summary of concerns, issues, and problems:

- On 9/29/2021, applicant received an email from Mr. David Crummey stating that the letter he received did not contain site plans or elevations as indicated in the letter.

How concerns, issues, and problems were addressed:

- Applicant replied by email to Mr. Crummey stating that the letters would be resent immediately on 9/29/2021, with the attachments as indicated. A small note was included explaining that this may be a duplicate but applicant wanted to ensure all recipients were properly notified.

Attachments:

Neighborhood Meeting Notification Letter with attachments.

Design Review Board Public Meeting Notice with attachments

Planning & Zoning Board Public Hearing Notice with attachments

Copy of Email from Mr. Crummey



June 17, 2021

RE: Case No: **DRB21-00131 and ZON21-00132**

824 W Broadway Road

Dear Neighbor,

An application has been filed with the City of Mesa for a Design Review, Site Plan Review and Special Use Permit to accommodate a Convenience Store for the property located at the northwest corner of Broadway Road and Extension Road. This request is for the development of a Circle K convenience store with 7-fuel dispensing pumps.

This letter is being sent to all property owners within 1,000 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.

A Neighborhood Meeting has been scheduled to give property owners in the area an opportunity to meet with the applicant and to learn more about the proposed project. The meeting will be held virtually via Microsoft Teams to address social distancing policies in accordance with local COVID-19 response protocols. The details of this meeting are as follows:

Date: Thursday, July 1, 2021

Time: 6:00 p.m. to 7 p.m.

Website: <https://www.microsoft.com/en-us/microsoft-teams/download-app>

Call in by Phone: Dial 520-415-6047 **Meeting ID:** 818 660 233#

To participate in the Video Call: To view the video call, sometime before the meeting begins, please download the Microsoft Teams app for your mobile device or desktop computer. Email me at the address below to receive a link to the meeting.

For Audio Call Only: Simply call the phone number above and enter the meeting ID when prompted.

Should you have any questions regarding this proposal, you may contact me at 602-549-9125. If you should have any questions regarding the process, please contact the City of Mesa Planning Division at 480-644-3654. If you have sold this property in the interim, please forward this correspondence to the new owner.

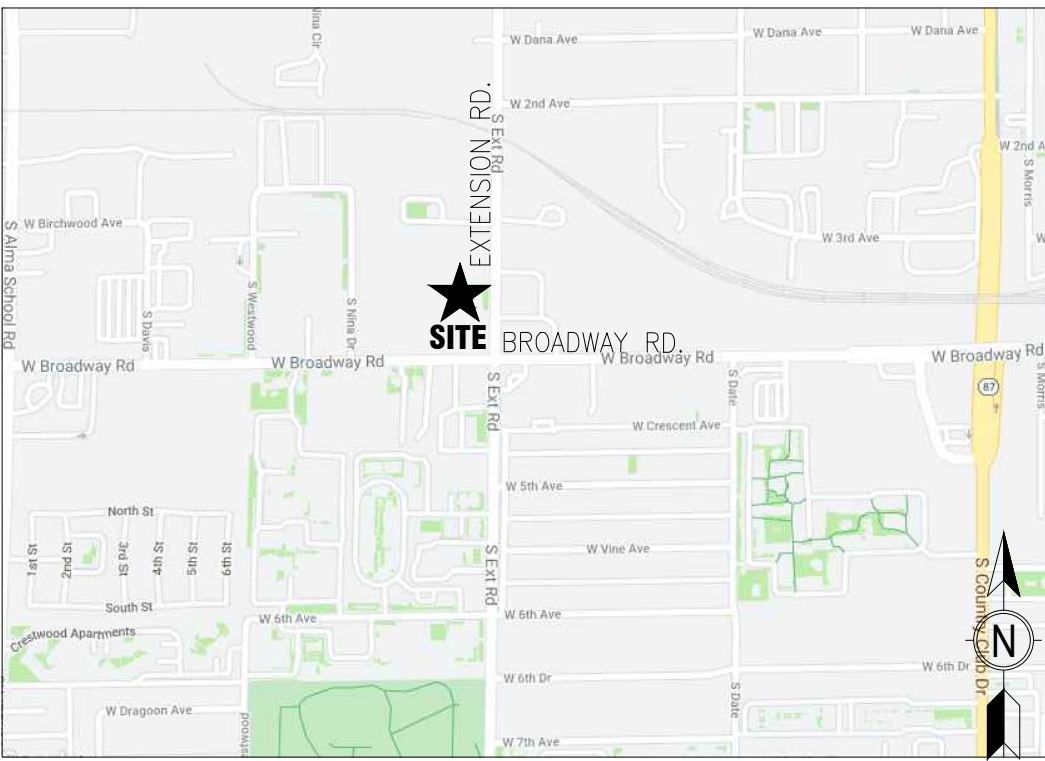
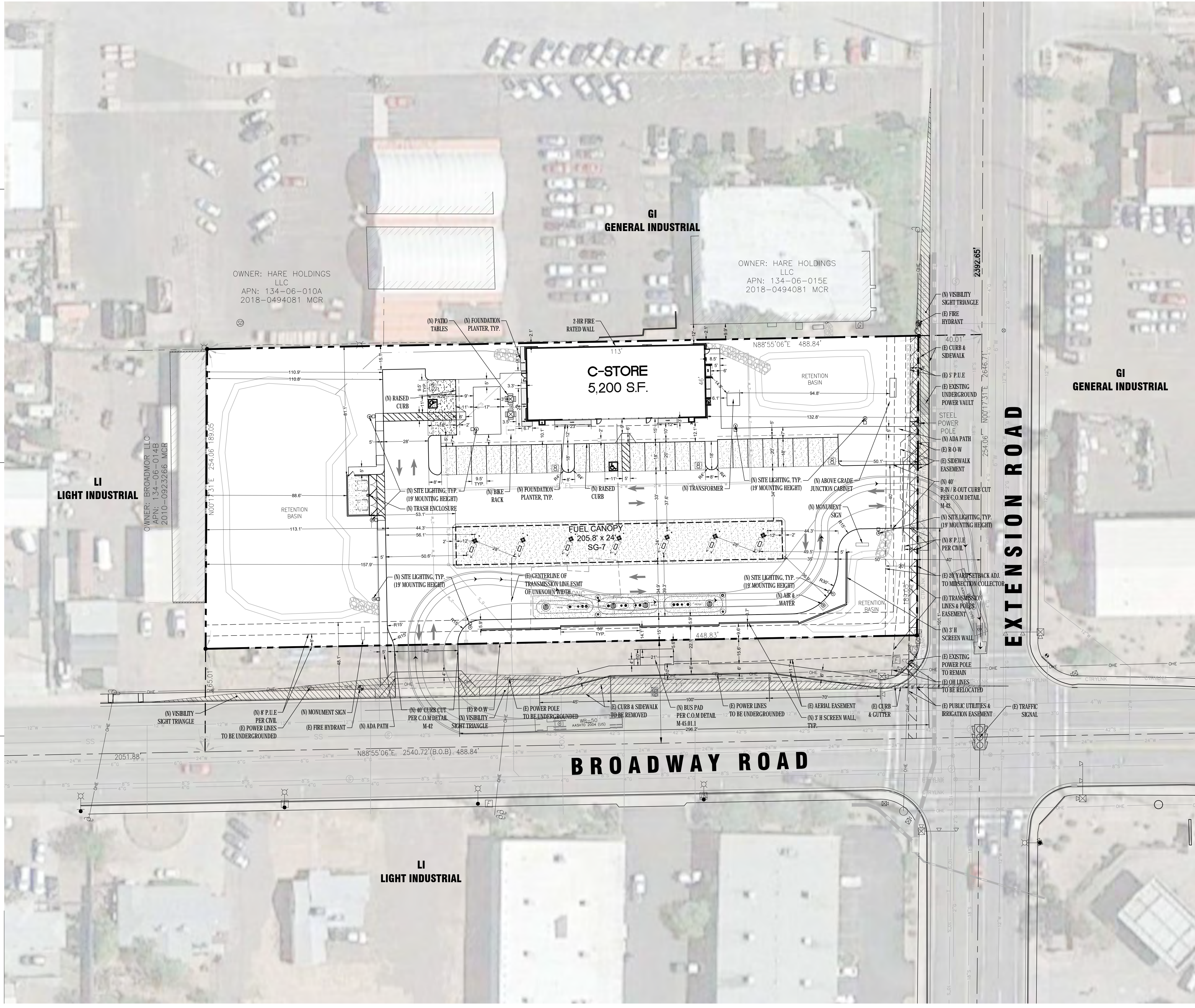
Sincerely,

Jodi Hamill

Jodi Hamill
jodi@ldcaz.com
602-549-9125

CIRCLE K STORE SITE PLAN

NWC W. BROADWAY RD & S. EXTENSION RD, MESA, AZ



OWNER:
CIRCLE K STORES INC.
1120 WEST WARNER ROAD
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9807
CONTACT: MIKE SCARBROUGH

ARCHITECT :
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC BROADWAY RD & EXTENSION RD, MESA, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AND A FUEL CANOPY WITH 7 FUEL PUMPS

ZONING INFORMATION

JURISDICTION: CITY OF MESA, AZ
EXISTING ZONING: LI (LIGHT INDUSTRIAL)
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)
MAX. BLDG HEIGHT ALLOWED: 40'
BLDG HEIGHT PROVIDED: 23'-8"
SETBACKS:
FRONT/BROADWAY ROAD: 15'
STREET/EXTENSION ROAD: 20'
STREET: 0'
REAR: 0'

SITE DATA

PARCEL: 134-06-015D
CIRCLE K SITE AREA: ± 1.947 AC (± 84,828 SF)

LANDSCAPE DATA

SITE AREA: 84,827 SQ. FT.
OFF-SITE LANDSCAPE: 9,409 SQ. FT.
ON-SITE LANDSCAPE: 36,821 SQ. FT.
PERCENT LANDSCAPE: 43%
OPEN SPACE COVERAGE REQUIRED: 18,411 SQ. FT. (50%)
OPEN SPACE COVERAGE PROVIDED: 19,147 SQ. FT. (52%)

BUILDING AREA

CONVENIENCE STORE BLDG AREA (MERCANTILE OCCUPANCY) 5,200 SF
TYPE V CONSTRUCTION
FUEL CANOPY AREA 4,939 SF
TYPE II CONSTRUCTION
CIRCLE K SITE COVERAGE ±6.13% (2,671 SF/AC)
(BASED ON 5,200 SF BLDG AND ±1.947 AC OF NET SITE AREA)

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED
CONVENIENCE STORE: @1 SP/375 SF 14 SP*
CIRCLE K PARKING PROVIDED
STANDARD PARKING SPACES 25 SP
ACCESSIBLE PARKING SPACES 2 SP
TOTAL CIRCLE K PARKING PROVIDED 27 SP
BICYCLE PARKING PROVIDED 2 SP

*PROVIDED PARKING CANNOT EXCEED 125% OF THE MINIMUM REQUIRED SPACES PER CITY OF MESA ZONING ORDINANCE, SECTION 11-32-3.C.)

GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY HELIX ENGINEERING, LLC, DATED 08/20/2020, AND AN AERIAL.



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ISSUE/REVISION RECORD	
DATE	DESCRIPTION
12/11/20	PREP SP-1
12/21/20	PREP SP-2
12/23/20	PREP SP-3
01/26/20	PREP SP-4
02/12/21	PREP SP-5
04/29/21	PREP SP-6
05/20/21	PREP SP-7
05/21/21	REV SP-7
06/09/21	PREP SP-8

PROFESSIONAL IN CHARGE
ARCH PROOF IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC
QUALITY CONTROL

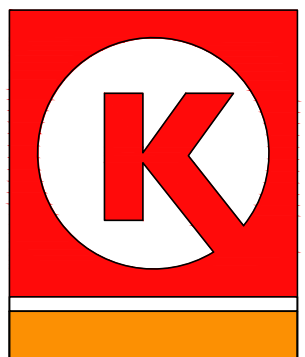
DRAWN BY
JN

PROJECT NAME
CIRCLE K
STORE #

MESA,
ARIZONA
NWC BROADWAY RD
& EXTENSION RD



LAND DEVELOPMENT
CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

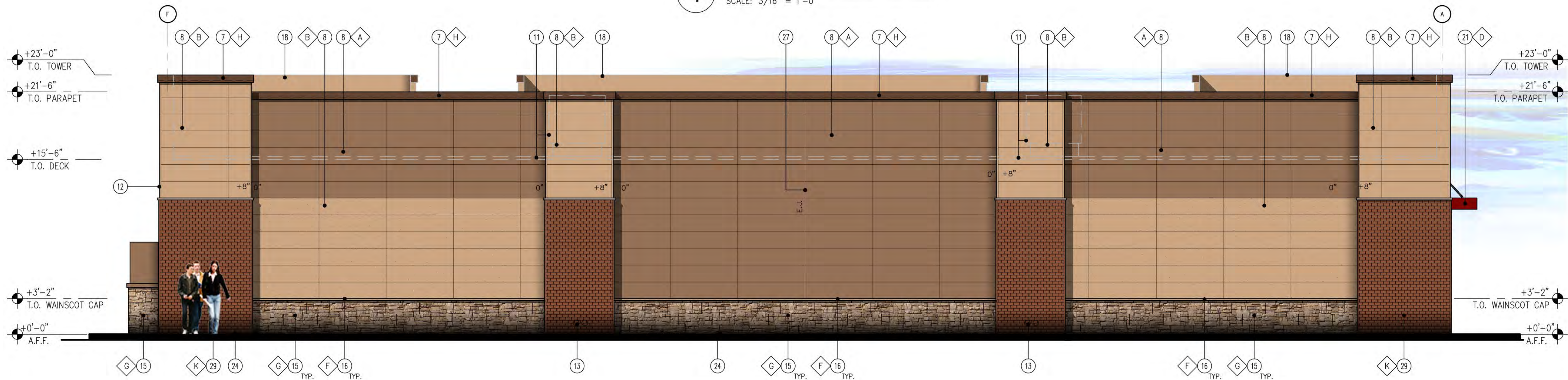
PROJECT NUMBER
20201060.0

SHEET TITLE
SITE PLAN

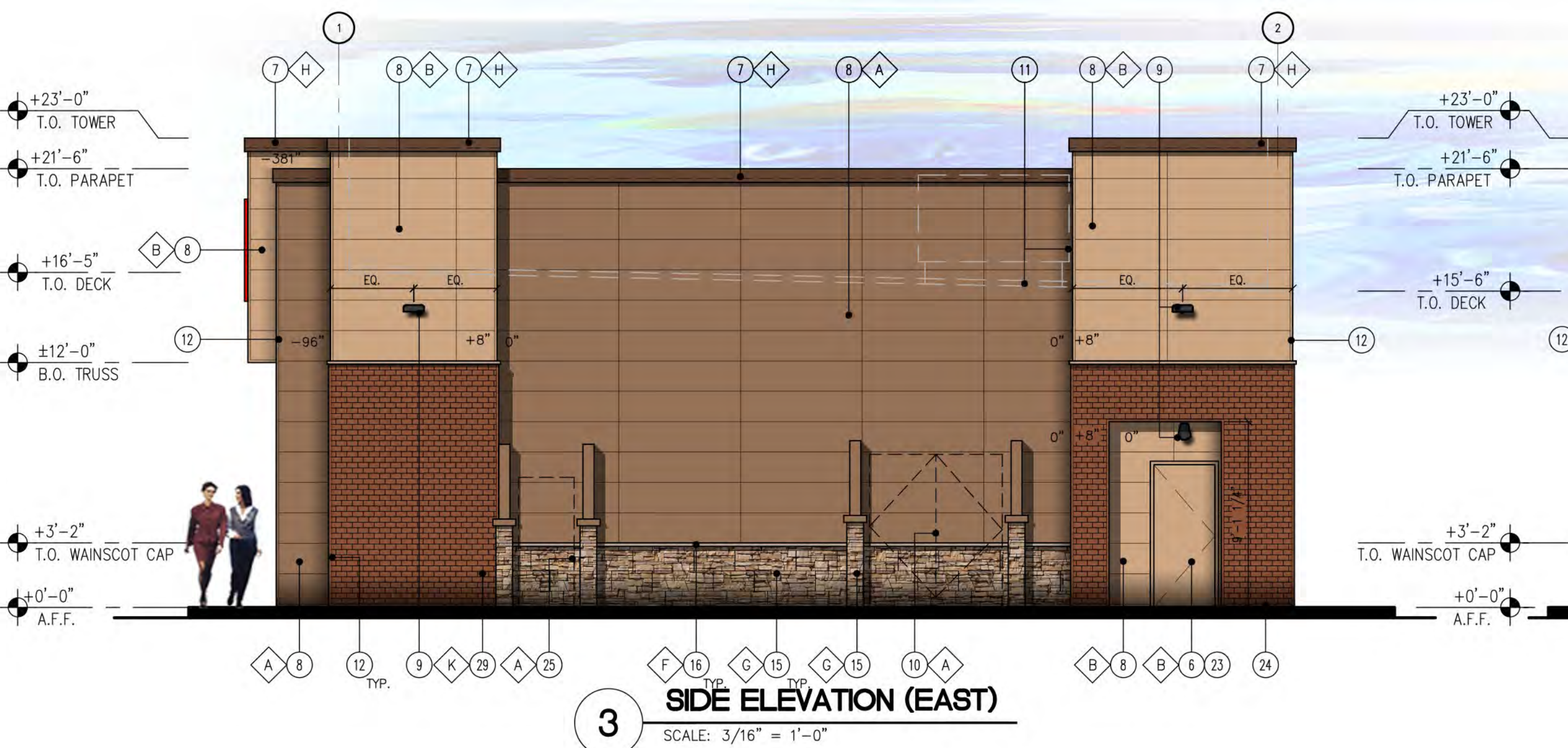
SHEET NUMBER
SP-8



1 FRONT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

KEY NOTES

- STEEL COLUMN WRAP WITH BREAK METAL
- LINE OF CANOPY / SOFFIT
- DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS
- INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED METAL COPING
- NICHHA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK
- SES PANEL LOCATION
- ROOF LINE AND HVAC UNITS
- 1-1/2" CORNER KEY EDGE, TYP. TO ALL CORNERS
- ROOF DRAIN TAIL OVERFLOW, DOWNSPOUTS (LOCATED INTERNALLY)
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT
- 1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
- FRY REGLET DRIP CAP
- PARAPET WALL BEYOND
- (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- FIRE DEPARTMENT CONNECTION (IF REQUIRED)
- ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
- EMERGENCY FUEL SHUT-OFF SWITCH
- INSULATED METAL DOOR
- NICHHA ESSENTIAL "STARTER" FLASHING
- CO2 TANK WITH METAL LOUVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
- CONTROL/EXPANSION JOINT "E.J." LOCATION
- HARDIESOFFIT FIBER CEMENT PANELS
- 8" x 17 1/2" NICHHA PLYMOUTHBRICK HIGH FIBER CEMENT WAINSCOT

FINISH SCHEDULE

- | | | | |
|---|---|---|---|
| A | ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 6095 TOASTY | G | ***NICHHA LEDGESTONE BLUFF |
| B | ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 6115 TOTALLY TAN | H | *SHERWIN WILLIAMS #SW 6090 - JAVA
- FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING) |
| C | 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS | I | CIRCLE K ORANGE #PMS 144 |
| D | *SHERWIN WILLIAMS #SW 4081
- **SAFETY RED | J | ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 4081 |
| E | *SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE | K | ***NICHHA CRIMSON PLYMOUTHBRICK |
| F | ***NICHHA CHISELED SILL TAN | | |
- * USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C.
G.C. TO COORDINATE WITH CIRCLE K PM AND OWNER'S REP
circlek@nichha.com

FRONT ELEVATION (SOUTH)		
FINISH TYPE	AREA	PERCENTAGE
NICHHA WALL PANEL SYSTEM #SW 6115 - TOTALLY TAN	876.4 sq. ft.	34%
NICHHA WALL PANEL SYSTEM #SW 6095 - TOASTY	613.4 sq. ft.	24%
NICHHA WALL PANEL SYSTEM #SW 4081 - SAFETY RED	72 sq. ft.	3%
GLASSING/ STOREFRONT SYSTEM	562.1 sq. ft.	21%
NICHHA KURASTONE, LEDGESTONE BLUFF	273.3 sq. ft.	10%
NICHHA CRIMSON PLYMOUTHBRICK	194 sq. ft.	8%

BACK ELEVATION (NORTH)		
FINISH TYPE	AREA	PERCENTAGE
NICHHA WALL PANEL SYSTEM #SW 6115 - TOTALLY TAN	734.9 sq. ft.	30%
NICHHA WALL PANEL SYSTEM #SW 6095 - TOASTY	1064.7 sq. ft.	44%
NICHHA KURASTONE, LEDGESTONE BLUFF	283.2 sq. ft.	12%
NICHHA CRIMSON PLYMOUTHBRICK	350 sq. ft.	14%

SIDE ELEVATION (EAST)		
FINISH TYPE	AREA	PERCENTAGE
NICHHA WALL PANEL SYSTEM #SW 6115 - TOTALLY TAN	236.8 sq. ft.	22%
NICHHA WALL PANEL SYSTEM #SW 6095 - TOASTY	558.1 sq. ft.	50%
METAL DOOR	23.9 sq. ft.	2%
NICHHA KURASTONE, LEDGESTONE BLUFF	93.3 sq. ft.	17%
NICHHA CRIMSON PLYMOUTHBRICK	183.2 sq. ft.	9%

SIDE ELEVATION (WEST)		
FINISH TYPE	AREA	PERCENTAGE
NICHHA WALL PANEL SYSTEM #SW 6115 - TOTALLY TAN	183.8 sq. ft.	17%
NICHHA WALL PANEL SYSTEM #SW 6095 - TOASTY	566.9 sq. ft.	51%
ALUMINUM AWNING #SW 4081 - SAFETY RED	7.3 sq. ft.	1%
GLASSING/ STOREFRONT SYSTEM	48.6 sq. ft.	5%
NICHHA KURASTONE, LEDGESTONE BLUFF	80.1 sq. ft.	7%
NICHHA CRIMSON PLYMOUTHBRICK	201.4 sq. ft.	19%

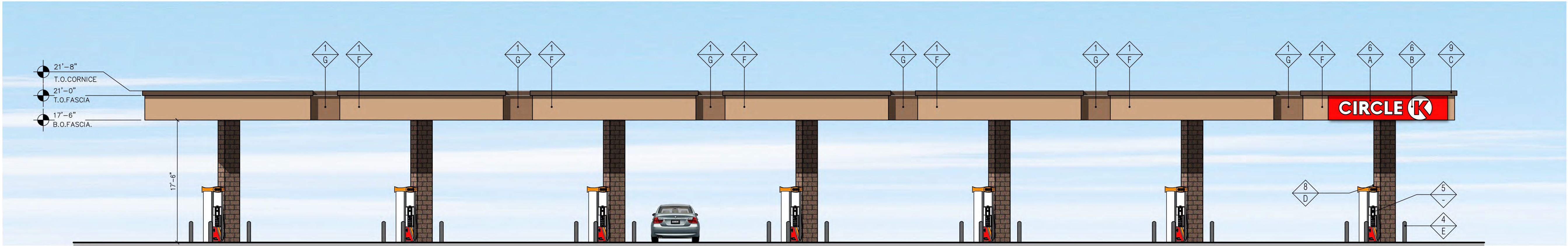


3 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

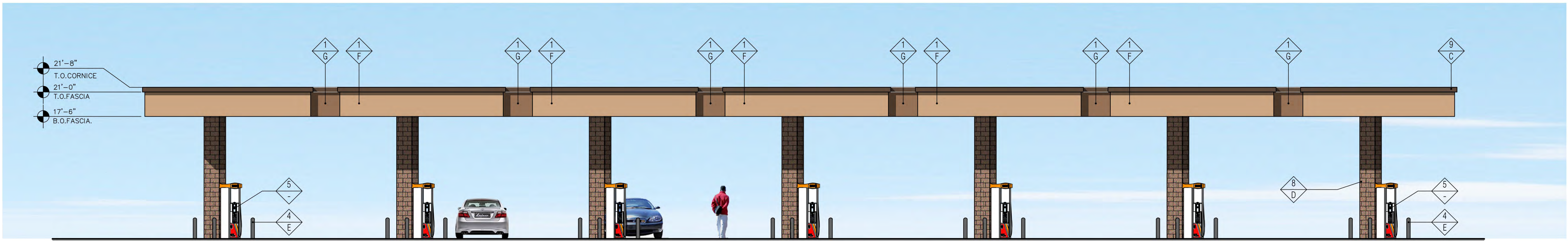
4 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
▲	FINISH MATERIAL
1	ACM PANEL "TEX-COTE"
2	NOT USED
3	NOT USED
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
7	NOT USED
8	4X8X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
9	PRE-FINISHED METAL COPING
▼	FINISH COLOR
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	FIRESTONE MANSARD BROWN SR (FOR PRE-FINISHED METAL COPING) OR MATCH SHERWIN WILLIAMS - #SW 6090-JAVA
D	SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	SHERWIN WILLIAMS - SW6115 - TOTALLY TAN
G	SHERWIN WILLIAMS - SW6095 - TOASTY

Notes:
1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
2. The fascia panels are pre-finished by signage vendor.
3. All signs require a separate submittal.
4. All lighting on canopy to be flush mounted with fascia



2 "FRONT" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



1 "REAR" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

Circle K at Broadway & Extension

Circle K at Broadway & Extension



Public Notification Mailing List for:
Circle K at Broadway Extension, 824 W. Broadway Road

Parcel Number	Owner	Property Address	Mailing Address
134-05-006	WHITE BROTHERS INVESTMENTS LLC	333 S NINA DR MESA 85210	333 S NINA DR MESA AZ 85210
134-05-007A	UNITED FOOD BANK/YELWOC LLC	245 S NINA DR FH1 MESA 85210	245 S NINA DR MESA AZ 85210
134-05-008A	UNITED FOOD BANK/YELWOC LLC	245 S NINA DR MESA 85210	245 S NINA DR MESA AZ 85210
134-05-009	UNITED FOOD BANK/YELWOC LLC	245 S NINA DR 104 MESA 85210	245 S NINA DR MESA AZ 85210
134-05-011	WESTWOOD-NINA PARTNERS	310 S NINA DR MESA 85210	2122 E HIGHLAND AVE STE 400 PHOENIX AZ 85016
134-05-012A	WESTWOOD-NINA PARTNERS	310 S NINA DR MESA 85210	2122 E HIGHLAND AVE STE 400 PHOENIX AZ 85016
134-05-012B	WESTWOOD-NINA PARTNERS	320 S NINA DR 13 MESA 85210	2122 E HIGHLAND AVE STE 400 PHOENIX AZ 85016
134-05-013	WESTWOOD-NINA PARTNERS	320 S NINA DR MESA 85210	2122 E HIGHLAND AVE STE 400 PHOENIX AZ 85016
134-06-001	CELAYA LENA	928 W BROADWAY RD MESA 85210	PO BOX 42125 MESA AZ 85274-2125
134-06-002A	PADILLA MOSES/PADILLA J GUADALUPE/TERESA	922 W BROADWAY RD MESA 85210	3840 E JUDE LN GILBERT AZ 85298
134-06-003	MEYERS DEBRA L	338 S NINA DR MESA 85210	338 S NINA DR MESA AZ 85210-8430
134-06-004	RESTATED ANTHONY G SHUMWAY REV LIV TRUST	330 S NINA DR MESA 85210	734 W 6TH AVE MESA AZ 85210
134-06-005A	BURCIAGA ALBELARDO/CASANOVA ERIKA SUSANA	910 W BROADWAY RD MESA 85210	910 W BROADWAY RD MESA AZ 85210
134-06-006	PETERSEN BRANDON	904 W BROADWAY RD MESA 85210	2138 N STAPLEY DR MESA AZ 85203
134-06-007	NINAMAX LLC	343 S NINA DR MESA 85210	343 S NINA DR MESA AZ 85210
134-06-008	MOSLEY HARVEY C/N EDITH	337 S NINA DR MESA 85210	337 S NINA DR MESA AZ 85210
134-06-009	CARROLL WILLIAM J	936 W BROADWAY RD MESA 85210	2314 W COLT RD CHANDLER AZ 85224
134-06-010A	HARE HOLDINGS LLC	308 S EXTENSION RD MESA 85210	308 S EXTENSION STE 101 MESA AZ 85210
134-06-012	MESA CITY OF	234 S EXTENSION RD MESA 85210	20 E MAIN ST STE 650 PO BOX 1466 MESA AZ 85211
134-06-014B	BROADMOR LLC	856 W BROADWAY RD MESA 85210	343 S NINA DR MESA AZ 85210
134-06-015D	JJADAR MAMLECHET LLC	824 W BROADWAY RD MESA 85210	10 E SAN NIGUEL PHOENIX AZ 85012
134-06-015E	HARE HOLDINGS LLC	310 S EXTENSION RD MESA 85210	308 S EXTENSION STE 101 MESA AZ 85210
134-07-002	MENKIN RICHARD/LABADIE MONICA	263 S EXTENSION RD MESA 85210	PO BOX 243 CHEYENNE WY 82003
134-07-003B	JJADAR MAMLECHET LLC	740 W BROADWAY RD MESA 85210	10 E SAN NIGUEL PHOENIX AZ 85012
134-07-005A	BROADWAY MESA CENTER LLC	710 W BROADWAY RD MESA 85210	2122 E HIGHLAND AVE STE 400 PHOENIX AZ 85016
134-07-006	MENKIN RICHARD/LABADIE MONICA	255 S EXTENSION RD MESA 85210	PO BOX 243 CHEYENNE WY 82003
134-07-015B	MESA CITY OF	301 S EXTENSION RD MESA 85210	20 E MAIN ST STE 650 PO BOX 1466 MESA AZ 85211
134-10-063E	MARTIN MARINE LLC	715 W BROADWAY RD MESA 85210	2946 E WOOD ST PHOENIX AZ 85040
134-10-063M	FISHER PROPERTIES LLC	744 W CRESCENT AVE MESA 85210	2656 E CANYON PL CHANDLER AZ 85249
134-10-063P	FISHER PROPERTIES LLC	744 W CRESCENT AVE MESA 85210	2656 E CANYON PL CHANDLER AZ 85249
134-10-063T	FISHER PROPERTIES LLC	744 W CRESCENT AVE MESA 85210	2656 E CANYON PL CHANDLER AZ 85249
134-10-063Z	S & S FAMILY TRUST	753 W BROADWAY RD MESA 85210	1130 W WARNER RD BLDG B TEMPE AZ 85284
134-10-064D	FISHER PROPERTIES LLC	741 W CRESCENT AVE MESA 85210	2656 E CANYON PL CHANDLER AZ 85249

Public Notification Mailing List for:
Circle K at Broadway Extension, 824 W. Broadway Road

Parcel Number	Owner	Property Address	Mailing Address
134-10-065A	A TO Z PROPERTIES LLC	735 W BROADWAY RD MESA 85210	1308 E TREASURE COVE DR GILBERT AZ 85295
134-11-001	NAJ REAL ESTATE HOLDINGS LLC	919 W BROADWAY RD MESA 85210	2729 E EL MORO MESA AZ 85204
134-11-002	NAJ REAL ESTATE HOLDINGS LLC	919 W BROADWAY RD MESA 85210	2729 E EL MORO MESA AZ 85204
134-11-003	NAJ REAL ESTATE HOLDINGS LLC		2729 E EL MORO MESA AZ 85204
134-11-005C	STICKLER LAWRENCE G/MARY M	905 W BROADWAY RD MESA 85210	25565 N 113TH WAY SCOTTSDALE AZ 85255
134-11-014A	GDC PROPERTIES LLC		3687 S SKYLINE DR GILBERT AZ 85297
134-11-015	GDC PROPERTIES LLC	833 W BROADWAY RD MESA 85210	3687 S SKYLINE DR GILBERT AZ 85297
134-11-021A	GRAY DALE/JANICE TR	853 W BROADWAY RD MESA 85210	853 W BROADWAY RD MESA AZ 85210
134-11-025B	ROWLEY CLINTON D/CHRISTINA A	835 W BROADWAY RD MESA 85210	1705 N HORNE MESA AZ 85203
134-11-026A	ROWLEY CLINTON D/CHRISTINA A		1705 N HORNE MESA AZ 85203
134-11-559	7575 E REDFIELD LLC	807 W BROADWAY RD MESA 85210	2150 E HIGHLAND AVE STE 207 PHOENIX AZ 85016
134-11-560	7575 E REDFIELD LLC	432 S EXTENSION RD MESA 85210	2150 E HIGHLAND AVE STE 207 PHOENIX AZ 85016
134-11-561	FORNOFF VENTURES LLC	440 S EXTENSION RD MESA 85210	440 S EXTENSION MESA AZ 85210
134-11-562	GDC PROPERTIES LLC	821 W BROADWAY RD MESA 85210	821 W BROADWAY RD MESA AZ 85210
134-11-563	7575 E REDFIELD LLC	807 W BROADWAY RD MESA 85210	2150 E HIGHLAND AVE STE 207 PHOENIX AZ 85016

Mailing List for HOAs - DRB21-00131 ZON21-00132

Neighborhood Name	First Name	Last Name	Address	City	State	Zip
Passey Place	Alan	Parker	636 W Caballero St	Mesa	AZ	85201
Kleinman Park Neighbor Assn	Mary	Kleinman	717 W 6th Dr	Mesa	AZ	85210
Adams Estate Neighborhood	Sarvia	Ortiz	506 S Sycamore	Mesa	AZ	85202
Mesa Grande Community Alliance	Stephanie	Wright	660 N Date	Mesa	AZ	85201
Adams Estate Neighborhood	Jan	Neely	1729 W Crescent Ave	Mesa	AZ	85202
Passey Place	Dea	Montague	553 N Orange	Mesa	AZ	85201
Passey Place	Mike	Wright	629 W Caballero St	Mesa	AZ	85201
Clement Place	Dave	Clement	439 N Clement	Mesa	AZ	85201
Comité de Familias en Acción	Carmen	Guerrero	551 N Alma School Rd	Mesa	AZ	85201
Mesa Grande Community Alliance	Dave	Richins	833 W 11th Pl	Mesa	AZ	85201
C.A.N.D.O./Vista Grande	Sandy	Sutton Andrews	440 W 1st St	Mesa	AZ	85201
C.A.N.D.O./Vista Grande	Barbara	Burton	445 W 1st St	Mesa	AZ	85201
Country Village	Melinda	Ruiz	1031 W Emerald Ave	Mesa	AZ	85210
Kleinman Park Neighbor Assn	Scott	Seufert	1132 W Drummer	Mesa	AZ	85210
Guerrero Park	Irene	Pine	744 S Morris Cir, Unit A	Mesa	AZ	85210
Guerrero Park	Julian	Sanchez	931 E Morningstar Ln	Tempe	AZ	85283
Pepper Place	Caroline	Lamoreaux	1317 W Pepper Pl	Mesa	AZ	
Pepper Place	Cathy	Shepherd	1558 W 1st St	Mesa	AZ	85201
Mesa Grande Community Alliance	Tanya	Collins	864 W 10th St	Mesa	AZ	85201
Clement Place	Courtney	Davis	849 W 4th Pl	Mesa	AZ	85201
Powell Estates	Daryl	Nash	548 W Enid Ave	Mesa	AZ	85210
Pepper Place	Rex	Pettingill	1326 W Pepper Pl	Mesa	AZ	85201
Westwood Park	Lynette	Kenney	249 N Westwood	Mesa	AZ	85201
Adams Estate Neighborhood	Rick	Jackson	1645 W Carol Ave	Mesa	AZ	85202
West Side Clark Hist Dist	Jennifer	Erickson	448 W 1st St	Mesa	AZ	85201
West Side Clark Hist Dist	Sandy	Sutton Andrews	440 W 1st St	Mesa	AZ	85201
West Side Clark Hist Dist	Barbara	Burton	445 W 1st St	Mesa	AZ	85201
West Second Street Hist Dist	Jen	Duff	146 W 2nd St	Mesa	AZ	85201
RAILmesa	David	Crummey	658 W 1st St	Mesa	AZ	85201
RAILmesa	Jen	Duff	146 W 2nd St	Mesa	AZ	85201
RAILmesa	Marco	Meraz		Mesa	AZ	85201
RAILmesa	Ryan	Winkle	911 W Jacinto Cir	Mesa	AZ	85210
Alma Meadows	Gloria	Valles	535 S Alma School	Mesa	AZ	85210
Alma Gardens Trailer Park	Carolyn	Jagla	530 S Alma School	Mesa	AZ	85210
Robson Street Villas	Sophia	Fire	225 W 1st St, #232	Mesa	AZ	85201
Palm Fountains Townhouses	Michel	Gillette	141 N Date St, #54	Mesa	AZ	85201

Mailing List for HOAs - DRB21-00131 ZON21-00132

Neighborhood Name	First Name	Last Name	Address	City	State	Zip
Kleinman Park Neighbor Assn	Ellen	Rees	754 W 6th Ave	Mesa	AZ	85210
Westwood Park	Colleen	Byron	241 N Westwood	Mesa	AZ	85201
C.A.N.D.O./Vista Grande	David	Crummey	658 W 1st St	Mesa	AZ	85201
Kleinman Park Neighbor Assn	Rhonda	Willis	654 W 6th Dr	Mesa	AZ	85210
Mesa Grande Community Alliance	Daniel	Jarvis	1104 W 9th Place	Mesa	AZ	85201
Cottonwood Villas Condos			16625 S Desert Foothills Pkwy	Phoenix	AZ	85048
Fiesta Park Village Condos			7255 E Hampton Ave, #101	Mesa	AZ	85209
Fiesta Pointe Condos			16625 S Desert Foothills Pkwy	Phoenix	AZ	85048
Chelsea Condos			4645 E Cotton Gin Loop	Phoenix	AZ	85040
Discovery at Continental Orchard			42 S Hamilton Place, #101	Gilbert	AZ	85233
Mesa Coronado III Condos			745 N Gilbert Rd, #124-269	Gilbert	AZ	85234
Mesa Madrid Townhouses			42 S Hamilton Place, #101	Gilbert	AZ	85233
Palm Fountains Townhouses			4135 S Power Rd, #122	Mesa	AZ	85212
Robson Street Villas Condos			225 W 1st St, #232	Mesa	AZ	85201
Santa Fe Villas of Mesa			4135 S Power Rd, #122	Mesa	AZ	85212
Amberwood Manor Condos			6435 E Hobart	Mesa	AZ	85205

Dear Neighbor,

It has come to our attention that not all of our neighbors received the documents intended to be included in this Notice. Therefore, the documents are being resent to ensure all intended recipients are properly advised of the enclosed information.

Please excuse the duplicate, if you indeed already received this packet previously.

Thank you.



September 29, 2021

RE: Case No: **ZON21-00132**
824 W Broadway Road

Dear Neighbor,

An application has been filed with the City of Mesa for a Site Plan Review and Special Use Permit to accommodate a Convenience Store for the property located at the northwest corner of Broadway Road and Extension Road. This request is for the development of a Circle K convenience store with 7-fuel dispensing pumps. The case number of this project is **ZON21-00132**.

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.

This application will be scheduled for consideration by the **Mesa Planning and Zoning Board**. You are invited to attend this meeting and provide any input you may have regarding this proposal. The details of this meeting are as follows:

Date: Wednesday, Wednesday October 13, 2021

Time: 4:00 p.m. **Location:** 57 East First Street

The public can attend the meeting either in person or electronically and telephonically.

View Live Meeting: [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live

Call in by Phone: Toll Free 888-788-0099 or 877-853-5247 **Meeting ID:** 530 123 2921#

If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <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 Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or 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.

If you have any questions regarding this proposal, you may contact me at 602-549-9125 or Jodi@ldcaz.com.

Sincerely,

Jodi Hamill

Jodi Hamill



September 29, 2021

RE: Case No: **DRB21-00131**

824 W Broadway Road

Dear Neighbor,

An application has been filed with the City of Mesa for a Design Review for the property located at the northwest corner of Broadway Road and Extension Road.

Request: Review by the Design Review Board for the development of a proposed Circle K convenience market with an associated fuel station

Address: Within the 800 block of West Broadway Road (north side), and within the 300 block of South Extension Road (west side). Located east of Alma School Road on the north side of Broadway Road. (1.9± acres). (District 4)

DRB Public Meeting: Tuesday, October 12, 2021, at 4:30 pm

Case Number: DRB21-00131.

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.

This application will be scheduled for consideration by the **Mesa Design Review Board**. You are invited to attend this meeting and provide any input you may have regarding this proposal. The details of this meeting are as follows:

Date: Tuesday, October 12, 2021. **Time:** 4:30 p.m.

Location: Lower Level of the City Council Chambers, 57 East First Street

The public can attend the meeting either in-person or electronically and telephonically.

View Live Meeting : <https://mesa11.zoom.us/j/5301232921>

Call in by Phone: Toll Free 888-788-0099 or 877-853-5247 **Meeting ID:** 530 123 2921#

If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <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.

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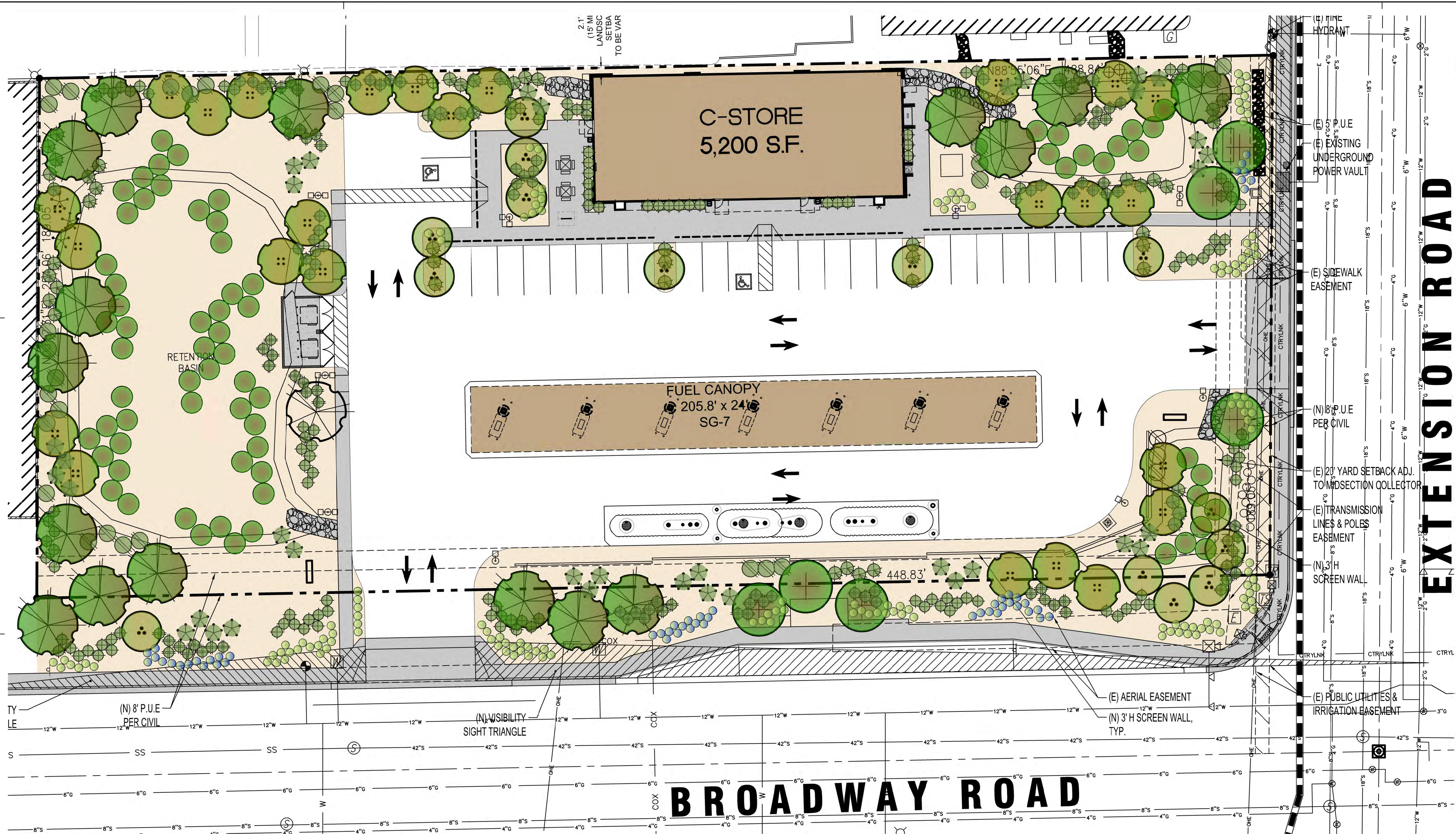
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If you have any questions regarding this proposal, you may contact me at 602-549-9125 or Jodi@ldcaz.com.

Sincerely,

Jodi Hamill

Jodi Hamill
jodi@ldcaz.com



LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX
- ACACIA SALICINA
WILLOW ACACIA
36" BOX
- ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX
- CAESALPINIA CACALOCA 'SMOOTHIE'
CASCALOTE
36" BOX
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- ACACIA REDOLENS
'DESERT CARPET' tm
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
- 1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

SITE AREA: 84,827 SQ.FT.
OFF-SITE LANDSCAPE: 9,409 SQ.FT.
ON-SITE LANDSCAPE: 36,821 SQ.FT.
PERCENT LANDSCAPE: 43%
OPEN SPACE COVERAGE REQUIRED:
18,411 SQ.FT. (50%)
OPEN SPACE COVERAGE PROVIDED:
19,147 SQ.FT. (52%)

CITY OF MESA
LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
- ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
- REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
- REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRED SHRUBS SHALL BE 5 GALLON SIZE.
- PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

ARTERIAL STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

MAJOR, MIDSECTION COLLECTOR STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

COLLECTOR/INDUSTRIAL/COMMERICAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:

TREES: (TOTAL REQUIRED TREES):

25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS):

50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND
IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES

9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS
REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS
ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET.
PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50%
PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE
TESTED AND APPROVED BY A CERTIFIED TECHNICIAN
DESIGNATED IN THE 'CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW
PREVENTION ASSEMBLIES'.

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY
SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED
IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW
PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT
FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED
BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL
SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT
WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS
CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET
LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET
AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC
STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 45 MPH

STREET CROSS SECTION 4LU

FIGURE 2.3 (50MPH DESIGN SPEED) SD=625'

ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS
USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE
MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT
PRACTICE OF THE LANDSCAPE INDUSTRY.

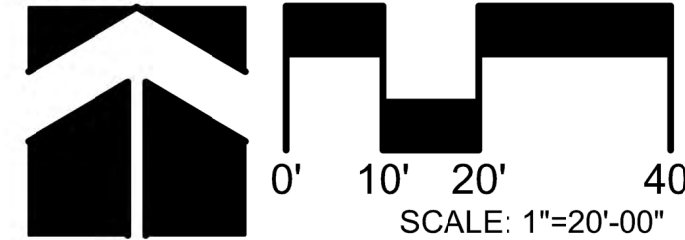
ALL TREES AND SHRUBS LOCATED IN THE LIGN OF SIGHT WILL
BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.
THE LIGN OF SITE IS OUT OF THE SCOPE OF WORK ON THIS
PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER
OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-
CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE
NOT PART OF THE LANDSCAPE DESIGN.

ALL LANDSCAPE AREAS WILL BE WATERED BY AN AUTOMATIC
HIGH EFFICIENCY DRIP IRRIGATION SYSTEM.

LANDSCAPE PLAN



LANDSCAPE CALCULATIONS:

BROADWAY ROAD (405 L.F. PLANTABLE)
TREES REQUIRED: 16
TREES PROVIDED: 16
SHRUBS REQUIRED: 80
SHRUBS PROVIDED: 87

EXTENSION ROAD (150 L.F. PLANTABLE)
TREES REQUIRED: 6
TREES PROVIDED: 6
SHRUBS REQUIRED: 30
SHRUBS PROVIDED: 43

NORTH PROPERTY LINE (345 L.F. PLANTABLE)
TREES REQUIRED: 14
TREES PROVIDED: 14
SHRUBS REQUIRED: 70
SHRUBS PROVIDED: 73

WEST PROPERTY LINE (189 L.F. PLANTABLE)
TREES REQUIRED: 8
TREES PROVIDED: 8
SHRUBS REQUIRED: 40
SHRUBS PROVIDED: 42

PARKING AREA (6 ISLANDS)
TREES REQUIRED: 6
TREES PROVIDED: 6
SHRUBS REQUIRED: 18
SHRUBS PROVIDED: 19

FOUNDATION BASE (208 L.F.)
REQUIRED: 104 L.F.
PROVIDED: 104 L.F.

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 285-0320

EMAIL: timmqueen@tjmla.net

T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE (TJMLA) IS A PROFESSIONAL CORPORATION. THIS DRAWING IS THE PROPERTY OF T.J. McQUEEN & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF T.J. McQUEEN & ASSOCIATES, INC.

LAND DEVELOPMENT
CONSULTANTS, LLC
18181 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

PROJECT NUMBER
20191225.0

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

La.01



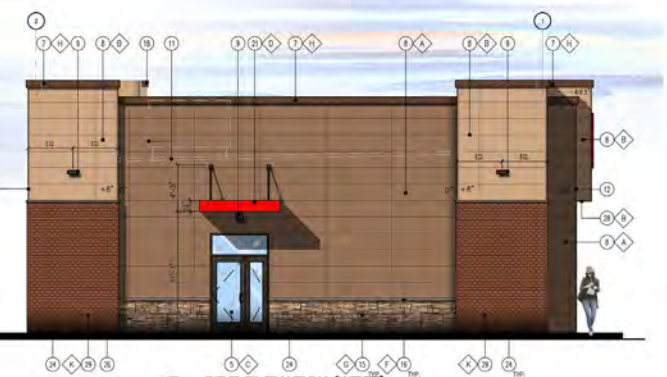
1 FRONT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

KEY NOTES

1. STEEL COLUMN WRAP WITH BRICK MESH.
2. LINE OF CANOPY / DOOR.
3. DARK BRIDGE ANGLEDOOR WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARWALL SQUAREFOOT SPEED.
4. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT).
5. DARK BRIDGE ANGLEDOOR W/ GRAY TINTED GLASS UNDERDOOR SYSTEM.
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL.
7. PRE-FINISHED METAL CORNER.
8. NICHIA FIBER CEMENT WALL PANEL SYSTEM.
9. WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK.
10. SEE PANEL LOCATION.
11. ROOF LINE AND HANG LANTS.
12. 1-1/2" CORNER KEY EDGE, TYP. TO ALL CORNERS.
13. ROOF DRAIN THE OVERLAP DOWNSPOUTS (LOCATED INTERNALLY).
14. ADDRESSING LOCATION AT WALL WITH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 1-3/4" THK. 8" NICHIA KURASTONE HIGH FIBER CEMENT WANDSCOT.
16. 1-1/2" HIGH NICHIA FIBER CEMENT CAP INSTALL PER WFL SPEED.
17. PRE-SELECTED DRIP CAP.
18. PARAPET WALL BEYOND.
19. (CHECK KEY-BUS AT 4'-0" INT. IF REQUIRED BY FIRE DEPARTMENT).
20. FIRE DEPARTMENT CONNECTION (IF REQUIRED).
21. ALUMINUM WINDOW WITH SUPPORT ROOF ABOVE THE SIDE ENTRY DOOR BY CIRCLE K-PRONG. PRONG BUILDING IS EXTERIOR WALL FOR DRAINAGE AND SUPPORT.
22. EMERGENCY FUEL SHUT-OFF SWITCH.
23. INSULATED METAL DOOR.
24. NICHIA ESSENTIAL "DOORSET" FLASHING.
25. CO2 TANK WITH METAL COVERED CORNER.
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/PAVING.
27. CONTROL/EXTERIOR JOINT "J.L.C." LOCATION.
28. HARDSOFT FIBER CEMENT FINELS.
29. 8" x 11" NICHIA PLUNKENBROCK HIGH FIBER CEMENT WANDSCOT.

FINISH SCHEDULE

- | | |
|---|--|
| 1. NICHIA TUFF BLOCK | 2. NICHIA LESTONSTONE BLUFF |
| 3. COLOR TO MATCH #20 ROSS TONED | 4. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 5. NICHIA TUFF BLOCK | 6. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 7. COLOR TO MATCH #20 ROSS TONED | 8. 1" INSULATED DOUBLE PANELED GRAY TINTED GLASS |
| 9. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 10. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 11. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 12. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 13. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 14. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 15. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 16. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 17. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 18. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 19. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 20. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 21. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 22. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 23. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 24. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 25. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 26. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 27. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 28. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
| 29. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED | 30. NICHIA WALL PANEL SYSTEM #20 ROSS - TONED |
- * USE NICHIA WALL MANUFACTURER ONLY
* COLOR TO BE PRE-SELECTED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
* FINISHED BY CIRCLE K/PRONGED BY S.C. TO COORDINATE WITH CIRCLE K FIN AND ORIENTED REP

FRONT ELEVATION (SOUTH)			
FINISH TYPE	AREA	PERCENTAGE	
NICHIA WALL PANEL SYSTEM #20 ROSS - TONED	876.4 sq. ft.	74%	
NICHIA WALL PANEL SYSTEM #20 ROSS - TONED	613.4 sq. ft.	52%	
NICHIA WALL PANEL SYSTEM #20 ROSS - TONED	72 sq. ft.	6%	
NICHIA KURASTONE LESTONSTONE BLUFF	273.8 sq. ft.	23%	
NICHIA CRIMSON PLYMOUTHBRICK	188 sq. ft.	16%	

BACK ELEVATION (NORTH)			
FINISH TYPE	AREA	PERCENTAGE	
NICHIA WALL PANEL SYSTEM #20 ROSS - TONED	734.9 sq. ft.	62%	
NICHIA WALL PANEL SYSTEM #20 ROSS - TONED	1054.7 sq. ft.	89%	
NICHIA KURASTONE LESTONSTONE BLUFF	283.2 sq. ft.	24%	
NICHIA CRIMSON PLYMOUTHBRICK	360 sq. ft.	30%	

SIDE ELEVATION (EAST)			
FINISH TYPE	AREA	PERCENTAGE	
NICHIA WALL PANEL SYSTEM #20 ROSS - TONED	236.8 sq. ft.	20%	
NICHIA WALL PANEL SYSTEM #20 ROSS - TONED	550.1 sq. ft.	47%	
NICHIA KURASTONE LESTONSTONE BLUFF	23.4 sq. ft.	2%	
NICHIA CRIMSON PLYMOUTHBRICK	183.2 sq. ft.	16%	

SIDE ELEVATION (WEST)			
FINISH TYPE	AREA	PERCENTAGE	
NICHIA WALL PANEL SYSTEM #20 ROSS - TONED	183.8 sq. ft.	15%	
NICHIA WALL PANEL SYSTEM #20 ROSS - TONED	550.1 sq. ft.	47%	
NICHIA KURASTONE LESTONSTONE BLUFF	23.4 sq. ft.	2%	
NICHIA CRIMSON PLYMOUTHBRICK	201.4 sq. ft.	17%	

GreenbergFarrow
30 Executive Park, Suite 100
Irvine, CA 92614
t: 949 296 0450

CIRCLE K STORES INC.
1120 W Warner Road, Building B
Tempe, Arizona 85284
t: (602) 728-4850 f: (602) 307-4850

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. Tatum Blvd. Ste. 1051
Phoenix, Arizona 85028
Phone: (602) 850-9101; Fax: (602) 997-9807

CIRCLE K
824 W BROADWAY ROAD
MESA, ARIZONA 85210
20201060.0

BUILDING EXTERIOR ELEVATIONS - 5200
SCALE: AS NOTED
A-2



3 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

4 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 "FRONT" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



1 "REAR" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

FINISH MATERIAL
1. ACM PANEL
2. NOT USED
3. NOT USED
4. 6" Ø BOLLARD, 30" HIGH
5. FUEL PUMP
6. INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
7. NOT USED
8. 400X15 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
9. PRE-FINISHED METAL COPING
FINISH COLOR
A. CIRCLE K RED #PMG 485
B. CIRCLE K WHITE
C. FIRESTONE MANSARD BROWN SR (FOR PRE-FINISHED METAL COPING) OR MATCH SHERWIN WILLIAMS - #SW 6090-JAVA
D. SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
E. PVC BOLLARD SLEEVE "DARK GRAY"
F. SHERWIN WILLIAMS - SW6115 - TOTALLY TAN
G. SHERWIN WILLIAMS - SW6095 - TOASTY

Notes:
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. The finish points are pre-finished by storage vendor.
 3. All signs require a separate submittal.
 4. All lighting on canopy to be flush mounted with fascia.



30 Executive Park
Suite 100
Irvine, CA 92614
t: 949 298 0450



CIRCLE K STORES INC.
1120 W. Warner Road, Building B
Tempe, Arizona 85284
t: (602) 728-4850 f: (602) 307-4850



LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. Tatum Blvd. Ste 1051
Phoenix, Arizona 85028
Phone: (602) 850-8101; Fax: (602) 997-9807

CIRCLE K
824 W BROADWAY ROAD
MESA, ARIZONA 85210
20201060.0

FUEL CANOPY EXTERIOR ELEVATIONS - VS07

SCALE: AS NOTED

A-4

08/26/2021

Circle K at Broadway & Extension

Circle K at Broadway & Extension



1000-ft Mailing List - DRB21-00131 ZON21-00132

Owner	Address	City	State	Zip	
CORP PRESIDING BISHOP LDS	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY	UT	84150	
WHITE BROTHERS INVESTMENTS LLC	333 S NINA DR	MESA	AZ	85210	
UNITED FOOD BANK	358 JAVELINA AVE	MESA	AZ	85210	
WESTWOOD-NINA PARTNERS	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016	
CEH LLC	PO BOX 13499	CHANDLER	AZ	85248	
WESTWOOD-NINA PARTNERS	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016	
MORTENSEN BARBARA ANN	301 S WESTWOOD	MESA	AZ	85210	
BEN FATTO LLC/VIEL GLUCK LIMITED PARTNERSHIP	1223 S CLEARVIEW AVE STE 103	MESA	AZ	85209	
UNITED FOOD BANK	358 JAVELINA AVE	MESA	AZ	85210	
RDC PROPERTIES LLC	930 W BIRCHWOOD AVE BLDG 1	MESA	AZ	85210	
J D MEYERS LLC	930 W BIRCHWOOD	MESA	AZ	85210	
BRENNAN DONNA MARIE	1090 QUICKSILVER DR	PRESCOTT	AZ	86303	
MTS GROUP LLC	3737 E ESCONDIDO CIR	MESA	AZ	85206	
CELAYA LENA	PO BOX 42125	MESA	AZ	85274-2125	
PADILLA MOSES/PADILLA J GUADALUPE/TERESA	3840 E JUDE LN	GILBERT	AZ	85298	
MEYERS DEBRA L	338 S NINA DR	MESA	AZ	85210-8430	
RESTATED ANTHONY G SHUMWAY REV LIV TRUST	734 W 6TH AVE	MESA	AZ	85210	
BURCIAGA ALBELARDO/CASANOVA ERIKA SUSANA	910 W BROADWAY RD	MESA	AZ	85210	
PETERSEN BRANDON	2138 N STAPLEY DR	MESA	AZ	85203	
MORTGAGE MODIFICATION LLC	2644 N CHAMPLAIN AVE	TEMPE	AZ	85281	
MOSLEY HARVEY C/N EDITH	337 S NINA DR	MESA	AZ	85210	
CARROLL WILLIAM J	2314 W COLT RD	CHANDLER	AZ	85224	
HARE HOLDINGS LLC	308 S EXTENSION STE 101	MESA	AZ	85210	
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211	
BROADMOR LLC	343 S NINA DR	MESA	AZ	85210	
CIRCLE K STORES INC	1130 W WARNER RD BLDG B	TEMPE	AZ	85284	
HARE HOLDINGS LLC	308 S EXTENSION STE 101	MESA	AZ	85210	
LOPEZ JAMES M	7960 E LILY CANYON DR	PRESCOTT VALLEY	AZ	86315	
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211	
SOUTHERN PACIFIC CO/OPERATIVE	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	
D&KS MESA LLC	1728 MCBAIN AVE	SAN JOSE	CA	95125	
JJADAR MAMLECHET LLC	10 E SAN NIGUEL	PHOENIX	AZ	85012	
BROADWAY MESA CENTER LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016	
D&KS MESA LLC	1728 MCBAIN AVE	SAN JOSE	CA	95125	
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211	

1000-ft Mailing List - DRB21-00131 ZON21-00132

Owner	Address	City	State	Zip	
739 W2A LLC	739 W 2ND AVE	MESA	AZ	85210	
HARE HOLDINGS LLC	308 S EXTENSION STE 101	MESA	AZ	85210	
YELWOC LLC	1106 N GILBERT RD #2128	MESA	AZ	85203	
207 BUILDING	114 E 14TH ST	TEMPE	AZ	85281	
JESSE PROPERTIES LLC	2753 E BROADWAY RD SUITE 101 PMB 421	MESA	AZ	85204-1573	
FAGHIH NIMA	4330 S PURPLE SAGE PL	CHANDLER	AZ	85248	
W T BREWER PROPERTIES LLC	1051 N DELMAR	MESA	AZ	85203	
5TH 4 PLEX LLC	15730 OAK KNOLL DR	LOS GATOS	CA	95030	
WILLIAMS SCOTT	625 W SOUTHERN AVE STE# E-152	MESA	AZ	85210	
ZIHUA LLC	2708 N WINTHROP	MESA	AZ	85213	
RAMIREZ JAVIER JIMENEZ	733 W 5TH AVE	MESA	AZ	85210	
RADCLIFFE DANIELLE N DAVIS	21172 E TIERRA GRANDE DR	QUEEN CREEK	AZ	85142	
BOATHOUSE PROPERTIES LLC	915 W SHAWNEE DR	CHANDLER	AZ	85225	
JACKSON LUKE KEITH	756 W VINE AVE	MESA	AZ	85210	
MARTIN MARINE LLC	2946 E WOOD ST	PHOENIX	AZ	85040	
FISHER PROPERTIES LLC	2656 E CANYON PL	CHANDLER	AZ	85249	
THOMPSON RICHARD A/JULIE A TR	1415 E MONTEREY ST	CHANDLER	AZ	85225	
S & S FAMILY TRUST	1130 W WARNER RD BLDG B	TEMPE	AZ	85284	
FISHER PROPERTIES LLC	2656 E CANYON PL	CHANDLER	AZ	85249	
AMKED ENTERPRISES L L C	858 N HERITAGE	MESA	AZ	85201	
A TO Z PROPERTIES LLC	1308 E TREASURE COVE DR	GILBERT	AZ	85295	
NAJ REAL ESTATE HOLDINGS LLC	2729 E EL MORO	MESA	AZ	85204	
STICKLER LAWRENCE G/MARY M	25565 N 113TH WAY	SCOTTSDALE	AZ	85255	
S H MOTORSPORT INC	452 S EXTENSION	MESA	AZ	85210	
BAECHLER ROBERT F/JOYCE D TR	450 S EXTENSION RD	MESA	AZ	85210	
GDC PROPERTIES LLC	3687 S SKYLINE DR	GILBERT	AZ	85297	
GRAY DARRIN/NADENE	853 W BROADWAY RD	MESA	AZ	85210	
LPT ENTERPRISES LLC	PO BOX 5523	MESA	AZ	85211	
ROWLEY CLINTON D/CHRISTINA A	1705 N HORNE	MESA	AZ	85203	
ROWLEY CLINTON D/CHRISTINA A	1705 N HORNE	MESA	AZ	85203	
WEST BROADWAY ROAD PROPERTY OWNER LLC	10100 SANTA MONICA BLVD STE 420	LOS ANGELES	CA	90067-4118	
WEST BROADWAY ROAD PROPERTY OWNER LLC	10100 SANTA MONICA BLVD STE 420	LOS ANGELES	CA	90067-4118	
USVI TSG ALANTRA VENTURE LLC	159 S BEVERLY DR	BEVERLY HILLS	CA	90212	
USVI TSG ALANTRA VENTURE LLC	159 S BEVERLY DR	BEVERLY HILLS	CA	90212	
7575 E REDFIELD LLC	2150 E HIGHLAND AVE STE 207	PHOENIX	AZ	85016	

1000-ft Mailing List - DRB21-00131 ZON21-00132

Owner	Address	City	State	Zip	
FORNOFF VENTURES LLC	440 S EXTENSION	MESA	AZ	85210	
GDC PROPERTIES LLC	821 W BROADWAY RD	MESA	AZ	85210	
BAUM & PELL CO INC	8250 SKOKIE BLVD	SKOKIE	IL	60077	

Mailing List for HOAs - DRB21-00131 ZON21-00132

Neighborhood Name	First Name	Last Name	Address	City	State	Zip
Passey Place	Alan	Parker	636 W Caballero St	Mesa	AZ	85201
Kleinman Park Neighbor Assn	Mary	Kleinman	717 W 6th Dr	Mesa	AZ	85210
Adams Estate Neighborhood	Sarvia	Ortiz	506 S Sycamore	Mesa	AZ	85202
Mesa Grande Community Alliance	Stephanie	Wright	660 N Date	Mesa	AZ	85201
Adams Estate Neighborhood	Jan	Neely	1729 W Crescent Ave	Mesa	AZ	85202
Passey Place	Dea	Montague	553 N Orange	Mesa	AZ	85201
Passey Place	Mike	Wright	629 W Caballero St	Mesa	AZ	85201
Clement Place	Dave	Clement	439 N Clement	Mesa	AZ	85201
Comité de Familias en Acción	Carmen	Guerrero	551 N Alma School Rd	Mesa	AZ	85201
Mesa Grande Community Alliance	Dave	Richins	833 W 11th Pl	Mesa	AZ	85201
C.A.N.D.O./Vista Grande	Sandy	Sutton Andrews	440 W 1st St	Mesa	AZ	85201
C.A.N.D.O./Vista Grande	Barbara	Burton	445 W 1st St	Mesa	AZ	85201
Country Village	Melinda	Ruiz	1031 W Emerald Ave	Mesa	AZ	85210
Kleinman Park Neighbor Assn	Scott	Seufert	1132 W Drummer	Mesa	AZ	85210
Guerrero Park	Irene	Pine	744 S Morris Cir, Unit A	Mesa	AZ	85210
Guerrero Park	Julian	Sanchez	931 E Morningstar Ln	Tempe	AZ	85283
Pepper Place	Caroline	Lamoreaux	1317 W Pepper Pl	Mesa	AZ	
Pepper Place	Cathy	Shepherd	1558 W 1st St	Mesa	AZ	85201
Mesa Grande Community Alliance	Tanya	Collins	864 W 10th St	Mesa	AZ	85201
Clement Place	Courtney	Davis	849 W 4th Pl	Mesa	AZ	85201
Powell Estates	Daryl	Nash	548 W Enid Ave	Mesa	AZ	85210
Pepper Place	Rex	Pettingill	1326 W Pepper Pl	Mesa	AZ	85201
Westwood Park	Lynette	Kenney	249 N Westwood	Mesa	AZ	85201
Adams Estate Neighborhood	Rick	Jackson	1645 W Carol Ave	Mesa	AZ	85202
West Side Clark Hist Dist	Jennifer	Erickson	448 W 1st St	Mesa	AZ	85201
West Side Clark Hist Dist	Sandy	Sutton Andrews	440 W 1st St	Mesa	AZ	85201
West Side Clark Hist Dist	Barbara	Burton	445 W 1st St	Mesa	AZ	85201
West Second Street Hist Dist	Jen	Duff	146 W 2nd St	Mesa	AZ	85201
RAILmesa	David	Crummey	658 W 1st St	Mesa	AZ	85201
RAILmesa	Jen	Duff	146 W 2nd St	Mesa	AZ	85201
RAILmesa	Marco	Meraz		Mesa	AZ	85201
RAILmesa	Ryan	Winkle	911 W Jacinto Cir	Mesa	AZ	85210
Alma Meadows	Gloria	Valles	535 S Alma School	Mesa	AZ	85210
Alma Gardens Trailer Park	Carolyn	Jagla	530 S Alma School	Mesa	AZ	85210
Robson Street Villas	Sophia	Fire	225 W 1st St, #232	Mesa	AZ	85201
Palm Fountains Townhouses	Michel	Gillette	141 N Date St, #54	Mesa	AZ	85201

Mailing List for HOAs - DRB21-00131 ZON21-00132

Neighborhood Name	First Name	Last Name	Address	City	State	Zip
Kleinman Park Neighbor Assn	Ellen	Rees	754 W 6th Ave	Mesa	AZ	85210
Westwood Park	Colleen	Byron	241 N Westwood	Mesa	AZ	85201
C.A.N.D.O./Vista Grande	David	Crummey	658 W 1st St	Mesa	AZ	85201
Kleinman Park Neighbor Assn	Rhonda	Willis	654 W 6th Dr	Mesa	AZ	85210
Mesa Grande Community Alliance	Daniel	Jarvis	1104 W 9th Place	Mesa	AZ	85201
Cottonwood Villas Condos			16625 S Desert Foothills Pkwy	Phoenix	AZ	85048
Fiesta Park Village Condos			7255 E Hampton Ave, #101	Mesa	AZ	85209
Fiesta Pointe Condos			16625 S Desert Foothills Pkwy	Phoenix	AZ	85048
Chelsea Condos			4645 E Cotton Gin Loop	Phoenix	AZ	85040
Discovery at Continental Orchard			42 S Hamilton Place, #101	Gilbert	AZ	85233
Mesa Coronado III Condos			745 N Gilbert Rd, #124-269	Gilbert	AZ	85234
Mesa Madrid Townhouses			42 S Hamilton Place, #101	Gilbert	AZ	85233
Palm Fountains Townhouses			4135 S Power Rd, #122	Mesa	AZ	85212
Robson Street Villas Condos			225 W 1st St, #232	Mesa	AZ	85201
Santa Fe Villas of Mesa			4135 S Power Rd, #122	Mesa	AZ	85212
Amberwood Manor Condos			6435 E Hobart	Mesa	AZ	85205

**CITY OF MESA
PUBLIC NOTICE
ZONING HEARING**

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

TIME: 4:00 PM DATE: October 13, 2021

CASE: ZON21-00132

REQUEST: Site Plan Review; and Special Use Permit.

**This request will allow for the development
of a convenience market with an associated fuel station.**

APPLICANT: Jodi Hamill

PHONE: (602) 549-9125

Planning Division 480-644-2385

Posting date: 9/29/2021

9/29/21 09:10:22

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: September 29th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON21-00132 (case number), on the 29th day of September, 2021. 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: Maria Hitt

SUBSCRIBED AND SWORN before me this 29th day of September, 2021

Marybeth Conrad
Notary Public



From: [Jodi Hamill](#)
To: [David Crummey](#)
Cc: charlotte.bridges@mesaaz.gov
Subject: RE: Case No. ZON21-00132
Date: Wednesday, September 29, 2021 10:09:00 AM

Hi Mr. Crummey,

Thank you for advising me that the documents were missing. We will be resending the letters with the attachments today.

Jodi Hamill

Land Development Consultants, LLC
11811 N. Tatum Blvd., #1051
Phoenix, AZ 85028
602-549-9125
jodi@ldcaz.com

From: David Crummey <david.crummey@gmail.com>
Sent: Wednesday, September 29, 2021 9:49 AM
To: Jodi Hamill <jodi@ldcaz.com>
Cc: charlotte.bridges@mesaaz.gov
Subject: Case No. ZON21-00132

Good morning, Ms. Hamill,

I have received four copies of this notice this week (attached). Please note that none of these have included site plans or elevations as noted in the letter, nor a link to find them online.

I am very concerned that this letter is intended to provide the "effective, early, and continuous public participation" as required by the people of the City of Mesa, as it fails to do so. I do not consider public notice to have been served until all individuals on the required public notice list have received a complete notice and packet well in advance of any public meeting.

I would like to request a copy of the Citizen Participation Plan for this project, along with the site plan and elevations.

Thank you,

David Crummey
602-370-4459 (cell)