





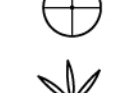




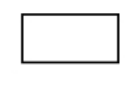
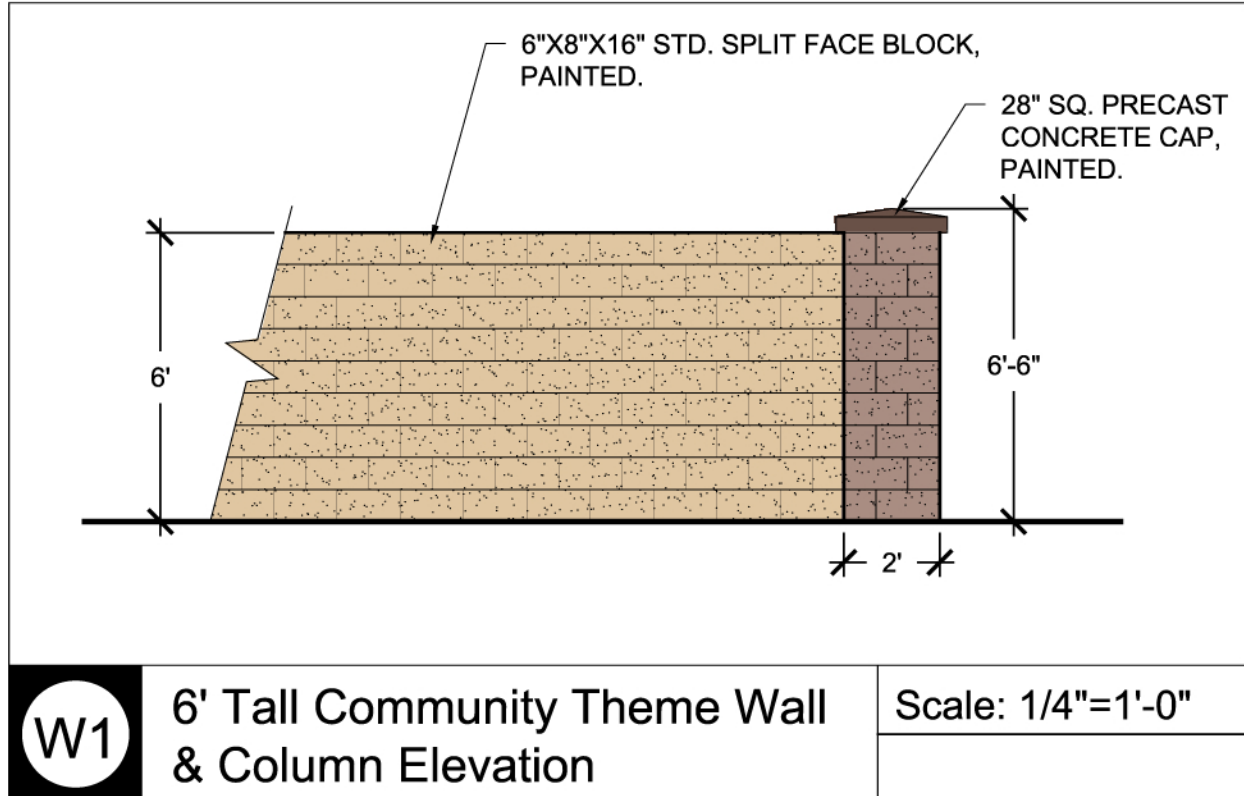


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
	2	Parkinsonia florida / Palo Verde	36"box
	2	Prosopis x 'Rio Salado' / 'Rio Salado' Mesquite Multi Trunk	15 gal
	3	Prosopis x 'Rio Salado' / 'Rio Salado' Mesquite Multi Trunk	24"box
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	9	Acacia redolens 'Desert Carpet' TM / Bank Catclaw	1 gal
	3	Caesalpinia pulcherrima / Red Bird Of Paradise	5 gal
	5	Calliandra californica / Red Baja Fairy Duster	5 gal
	18	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	5 gal
	2	Dasyliiron quadrangulatum / Mexican Grass Tree	5 gal
	5	Lantana montevidensis 'Purple' / Trailing Lantana	1 gal
	11	Lantana x 'New Gold' / New Gold Lantana	1 gal
	16	Leucophyllum langmaniae 'Rio Bravo' TM / Barometerbush	5 gal

MISCELLANEOUS	Quantity	Item	Comments
	4,323 S.F.	Decomposed Granite - 'Desert Gold' 1/2" Screened	2" Depth in all planting areas





GENERAL ROC# 159441 (B)  
POOL ROC# 282578 (B-5)  
CALIFORNIA ROC# 975740

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**RESIDENTIAL COMMUNITY**  
72ND STREET & HANNIBAL CIR.  
MESA, AZ

**CREATIVE ENVIRONMENTS**  
Design, Pool, Spa & Landscape



REVISIONS	
XXXXXX	XX

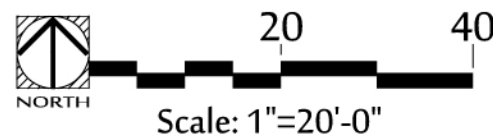
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DATE	3.12.15
SCALE	1" = 20'-0"
DESIGN	DP
DRAFT	DP

CONCEPTUAL LANDSCAPE  
PLAN & WALL ELEVATION

**L1**

SHEET 1/1



**Sunset Cove Estates**  
**72<sup>nd</sup> Street and Hannibal Circle (north of Brown Road)**  
**Mesa, Arizona**  
**Rezoning, Site Plan and Preliminary Plat Project Narrative**  
**January 5, 2015**  
**Updated January 30, 2015**

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**Project Summary and Request**

Pew & Lake, PLC, on behalf of Prestige International, LLC (owner) and LongTerm Development, LLC (developer), hereby submits this project narrative and in support of a zoning change, site plan and preliminary plat request for the approximately 3.34 net acres located at 72<sup>nd</sup> Street and Hannibal Circle (north of Brown Road), are identified as Assessor Parcel Numbers 218-04-174, 175 & 176. Specifically, we are requesting to: (a) rezone the property from RS-35 to RS-15, (b) site plan approval, and (c) preliminary plat approval, which will allow for a change in the existing 3-lot subdivision to a 4-lot subdivision, with lots of an average size of 31,729 sq. ft.

**Site History & Description**

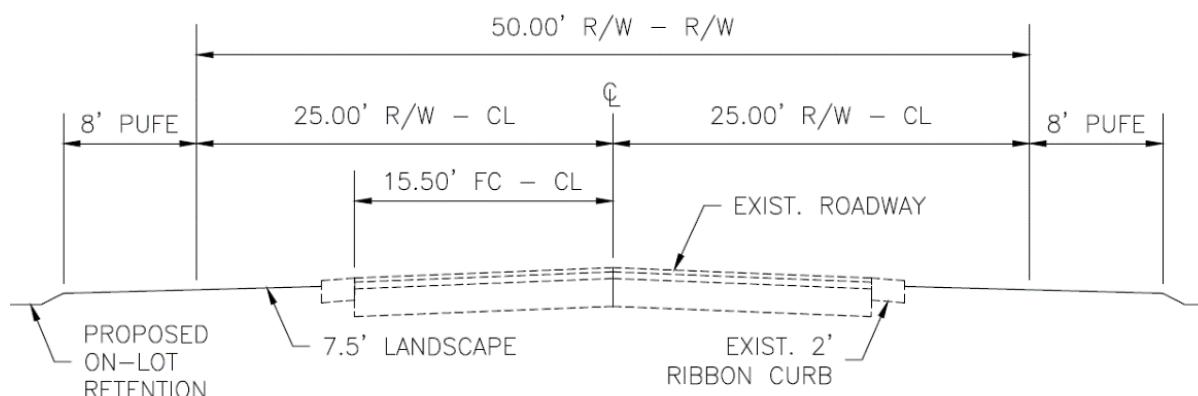
Prestige International, LLC, an affiliated company of LongTerm Development, currently owns the three (3) lot subdivision known as “Sunset Cove Estates”, which is located at 72<sup>nd</sup> Street and Hannibal Circle (north of Brown Road). As noted, this property is an existing, vacant, residential Subdivision for which the plat was recorded in 2007 (see attached Plat) and the road and other utility improvements were completed in 2009. At the time, Sunset Cove was approved, constructed and is classified as a “Suburban Ranch” subdivision with ribbon curbs and on-lot retention. The existing average lot size is approximately 43,000 sq. ft. and is a single cul-de-sac approximately 250 feet long. The zoning for this subdivision, at the time of its original approval and construction, was R1-35. Accordingly, it remains the same today at RS-35.

Sunset Cove will be a custom home, 4-lot, single-story subdivision. Together with the four (4) proposed lots, there will be new storm water retention basin area to collect offsite runoff from 72<sup>nd</sup> Street, which will be a separate tract maintained by the future HOA. Hannibal Circle is and will remain a public street. The retention basin along 72<sup>nd</sup> Street as well as the remaining street frontage along 72<sup>nd</sup> Street will be landscaped and a decorative block wall will be installed along 72<sup>nd</sup> Street. A perimeter block wall will also be built with the first phase of improvements, but individual walls on lots will be built at the time of construction of each lot. The average lot size is 31,729 sq. ft., with the largest lot being 33,079 sq. ft. and the smallest lot being 30,182 sq. ft.

As noted above, the road and utility improvements were completed around 2009 and since then the property has remained vacant. Prestige International recently purchased the property and proposes to re-plat the subdivision with four (4) lots. As noted, the average size of

the proposed lots will be 31,728 sq. ft. As part of this process, the owner is proposing to rezone the property from RS-35 to RS-15, which will comfortably allow for the proposed lot sizes as illustrated on the project site plan.

The unique nature of this request and the justification for such is the existing approved subdivision, roadway and its location within the City. As noted, the ribbon curb and road are existing in the configuration show below in Figure 1.



**Figure 1 – Existing Street Section**

The approval of this request will allow for the roadway and ribbon curb to remain without costly and unnecessary changes. Through this proposal, the existing drainage patterns will also remain and neither the volume nor direction of the flows will be changed. In our opinion, the drainage design, as proposed, will be improved and enforceability increased.

### **Onsite Retention**

The feasibility of this proposed redevelopment and rezone is contingent upon the allowed use of the existing Suburban Ranch roadway and development standards, including the onsite retention for the lots. Otherwise, there will be a significant amount of street and utility work that would have to be re-done and most likely not occur due to the costs.

This issue of retaining onsite retention was proposed to Gordon Haws, P.E. and Stephan Ganstrom, P.E., of the City of Mesa Engineering Design Group, via letter dated December 12, 2014, and was approved by engineering on December 24, 2014. For your convenience, attached is a copy of the request letter (**Exhibit A**) and the approval email from Mr. Ganstrom (**Exhibit B**).

The currently proposed layout, as shown on the site plan included with this application, will include a two-track approach to addressing storm water retention issues. The first aspect of the proposed plan is to locate and construct a sufficiently sized retention basin along 72<sup>nd</sup> Street to contain the offsite runoff from said street. This basin will be located either in a tract or part of a dedicated easement on a lot and designed with a 12-inch depth and will retain all of the storm water from 72<sup>nd</sup> Street. Of course, the basin will “outfall” back to 72<sup>nd</sup> Street, per City standards. It is important to note that the current approved layout collects the offsite runoff along the 72<sup>nd</sup> Street subdivision and retains it in a shallow basin on one of the existing subdivision lots. The



new proposed layout will separate this offsite runoff and help mitigate any flooding concerns that might result from any unusual offsite flows.

The second part of our proposed approach is to allow the four (4) proposed lots to retain storm water runoff on-site, as is currently approved for the subdivision. Although the subdivision “ultimate outfall” will remain to the southwest of the site, these four (4) lots will only be subject to the onsite runoff generated from the limited area of Hannibal Circle and the subdivision lots themselves. Because each of the proposed lots is greater than 31,728 sq. ft. in size, each lot is sufficiently large to provide the required retention volume for the 100-year, 2-hour storm event in a shallow basin(s), which will be less than 12-inches deep and easily incorporated into the landscaping of each yard, as determined by the specific owner.

We calculate the required basin(s) on a lot to be approximately 5,250 sq. ft. in size, which equates to about 16% - 17% of the total area of each lot. Thus, there will be adequate room on each lot not only for a house, but also a swimming pool and other similar amenities one would expect of a similar custom home subdivision. The specific location and configuration of the basin(s) will be determined at the time of development of each lot pursuant to an individual grading and drainage plan that will be required with the construction plans for the respective homes. It is most likely, that these basin(s) will be located in the front yards of the lots, but such specifics will be left to the designer at the time of construction plans. Also, as part of the subdivision improvements, not only will a perimeter block wall will be constructed, but also block walls will be constructed the separate each lot, which, together, will further mitigate any potential for storm water to inappropriately leave the subdivision.

To ensure that each lot will be required to provide & maintain their runoff volume, the developer proposes to notify both City Staff and future homes of this on-site storm water retention requirement through four (4) independent sources, which are:

- (a) Condition of Approvals attached to the zoning case, which will note the ability to retain storm water on site and the obligation of each lot owner to provide a grading and drainage plan as part of their construction document submittal for the home;
- (b) Drainage Easement noted on the new Plat, which will be general in nature, and also reference the requirement to provide a grading and drainage plan with the submittal of construction documents;
- (c) As requested by the Engineering Division, deed language that further encumbers each lot to maintain the drainage easement, and certify the as-built condition and not otherwise use the on-lot detention areas, which language will be coordinated between the City Attorney, the Real Estate Department and the owner; and
- (d) Private restrictions which will be addressed through the CC&R’s for the property, which will reiterate the requirements in (a), (b) and (c), above.

These four (4) sources will ensure that each property owner (and the City Staff who are asked to review future specific home plans) are aware and notified of the on-lot retention



requirements applicable to this subdivision. Moreover, these four (4) items will provide a sufficient means for the City and/or the future HOA to enforce these requirements.

Interestingly, there is also a fifth (5<sup>th</sup>) method at work here also, which is that LongTerm Development, is also going to remain the developer/builder/contractor. Meaning, the developer on each of these homes will have an intimate knowledge of this requirement to provide on-site retention.

Finally, we want to note that the underlying policy of the storm water retention is to prevent damage to property through improper grading or the re-direction of storm water flows. In this case, through (a) the dual-approach method to storm water retention we are proposing, (b) the sufficiently sized lots, (c) the regulatory notices in the zoning case and plat, (d) the private notification through the CC&Rs, (e) the owner remaining as the builder of the homes on the lots, and (f) the construction of a perimeter concrete block wall, we are confident that the intent and spirit of the storm water runoff regulations will have been met and most likely, even exceeded.

### **Ribbon Curb**

We have also confirmed verbally with Dale Brunk that the Streets & Transportation Division does not object to the four (4) lot plan and the retention of the existing ribbon curbing. They simply defer to the Engineering Division on the issue of on-site retention.

### **Previous Citizen Participation Efforts**

As part of our efforts, we also want to note that a neighborhood meeting was held on October 18, 2014. No adjacent property owners attended that meeting and as of the date of this Project Narrative, neither the applicant nor the owner/developer has received any negative comments about the proposed project. Interestingly, at the time of the neighborhood meeting, the project was contemplated at five (5) lots. Our assumption, of course, is that with no opposition to five (5) lots, these same neighbors should also not oppose four (4) lots. Given this, we have confirmed with City Staff that a second, follow-up neighborhood meeting is not necessary. Of course, individual meetings and correspondence will continue as needed. Please see our Citizen Participation Plan & Report submitted with this Application.

### **Adjacent Zoning Districts and Existing Uses**

The property owner believes a rezoning of this property to allow the proposed use is consistent with the historical use of this property and is compatible with the surrounding uses in the area. Shown below is a graphic indicating the surrounding zoning designations and existing uses.

Direction	Current Zoning	Current Use
North	RS-35	Existing Homes
South	RS-35	Vacant & Existing Home
East	RS-15	72 <sup>nd</sup> Street and then Existing Homes
West	RS-35	Existing Home

Direction	Current Zoning	Current Use
Subject Site	RS-35	Vacant

### **Impact on Surrounding Properties**

The requested zoning change will have little to no impact on surrounding properties. With this slight increase from three (3) lots to four (4) lots, there will be no perceptible change by the adjacent neighbors. Additionally, the homes are proposed as all single-story homes, in order to mitigate any visual impact on surrounding properties.

### **Conformance with General Plan and Zoning Code**

The site is currently designed as “Neighborhood” according to the Mesa 2040 General Plan and the Character Area Map (Figure 7-1). It is also located near, but not within the Desert Uplands sub-area. As such, this subdivision will likely a natural desert landscape. Because these are larger lots, open space will be accommodated on each lot and low lighting levels may be used to help preserve the dark sky at night.

### **Summary**

Accordingly, the granting of this request will allow: (a) this property to develop as a four (4) lot, single-story subdivision without any potential adverse impacts on the surrounding, downstream, neighbors, and (b) the new lots to be developed with limited improvements to the existing cul-de-sac solely for utility cuts.

**Sunset Cove Estates**  
**72nd Street & Hannibal Circle (north of Brown Road)**  
**Mesa, Arizona**  
**Citizen Participation Plan/Report**  
**January 5, 2014**  
**Updated January 27, 2015**

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**Purpose:**

The purpose of this Citizen Participation Plan is to provide an update to the City of Mesa Staff on the status of efforts to inform citizens, property owners, neighborhood associations, and businesses in the vicinity concerning the Applicant's request to the City of Mesa for the following items:

1. Rezoning for 3.34 net acres from R1-35 to R1-35 BIZ;
2. Site Plan Approval; and
3. Preliminary Plat approval.

This information will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan addressed in the application.

**Contact:**

Those coordinating the Citizen Participation activities are listed as follows:

Chris Long  
LongTerm Development  
2915 East Baseline Road,  
Suite 112  
Gilbert, AZ 85234  
Email: chris@ltdaz.com

Aaron Dutcher  
LongTerm Development  
2915 East Baseline Road,  
Suite 112  
Gilbert, AZ 85234  
Email: aaron@ltdaz.com

Reese L. Anderson  
Pew & Lake, PLC  
1744 South Val Vista Drive,  
Suite 217  
Mesa, AZ 85204  
Reese.anderson@pewandlake  
.com

**Actions:**

To provide effective citizen participation in conjunction with this application, the following actions are being undertaken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held on October 18, 2014 with property owners, citizens and interested parties to discuss the proposed development. Consistent with the City of Mesa requirements, all property owners within 1,000 ft. and all Neighborhood Associations within 1/2-mile of the subject property were notified regarding the neighborhood meeting. A copy of the notification letter, notification map, list of parties to whom the notification letter was sent and minutes from the neighborhood meeting are attached to this updated Citizen Participation



Plan/Report. No citizens attended the October 18<sup>th</sup> meeting, which showed a 5-lot subdivision and proposed a rezoning to SF-15.

2. For the public hearings, all property owners within 500' of the subject property, plus any and all neighbors who attended and signed-in at the neighborhood meeting will be notified of the public hearings before the Mesa Planning & Zoning Board and City Council meetings. These letters will be delivered to the City of Mesa staff as a part of the Citizen Participation Report to be included with the final submittal in this requested action.
3. Additional neighborhood meetings and/or presentations will be made to groups of citizens or neighborhood associations and other interested parties as necessary.

**Schedule:**

Formal Application Submittal – January 5, 2015

Planning and Zoning Board Hearing – March 25, 2015

City Council Introduction – April 6, 2015

City Council Final Action – April 20, 2015

## **Citizen Participation Report for Sunset Cove Estates Case # PS14-066 (PLN2014-00487)**

Date of Report: November 7, 2014

Overview: This report provides results of the implementation of the Citizen Participation Plan for Sunset Cove Estates. This site is located at 7135, 7156 & 7159 E. Hannibal Cir, Mesa AZ 85207 and is an application for the rezoning of 3 acres from RS-35 to R-15 and subdivide 3 lots to 5 lots for single family housing units. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application, Comments, sign-in lists, letters, and other materials are attached.

**Contact:** Aaron Dutcher  
2915 E Baseline Rd Suite 112  
Gilbert AZ 85234  
Direct: 480-7979-8369  
Fax: 800-779-2519  
[Email: Aaron@LTD AZ.Com](mailto:Aaron@LTD AZ.Com)

**Neighborhood Meetings:** The following are dates and locations of all meetings where citizens were invited to discuss the applicant's proposal.

1. October 18<sup>th</sup> 2014 at 2915 E Baseline Rd Suite 112, Gilbert AZ 85234. 12 P.M. to 1 P.M. Zero citizens in attendance

**Correspondence:**

Letters mailed to contact list (244), including homes, apartments, schools and Neighborhood Associations on 10/9/14 (see attached lists and example of materials mailed)

There are 244 persons on the contact list as of the date of this Citizen Participation Report (see attached)

Summary of concerns, issues and problems:

- No citizens were in attendance

How concerns issues and problems were addressed:

- No citizens were in attendance

Concerns, issues and problems not addressed and why:

- No citizens were in attendance

Dear Neighbor,

We have applied for the rezoning of 3 acres from RS-35 to R-15 and subdivide 3 lots to 5 lots for single family housing units. For the property located at 7135, 7156 & 7159 E. Hannibal Cir, Mesa AZ 85207. This request is for development of Sunset Cove Estates.

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 current site plan and projected site plan for the proposed development.

We will be holding a neighborhood meeting for consideration by Prestige International at their office held on October 18<sup>th</sup> 2014 at 2915 E Baseline Rd Suite 112, Gilbert AZ 85234. The meeting will begin at 1:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please call me at 480-797-8369. The City of Mesa has assigned this case to Tom Ellsworth of their Planning Division staff. He can be reached at 480- 644-2182 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,



Aaron Dutcher  
Prestige International  
Direct: 480-797-8369  
Aaron@LTDAZ.com



# DEDICATION

KNOW ALL MEN BY THESE PRESENTS

PETERSON CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "SUNSET COVE ESTATES" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "SUNSET COVE ESTATES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND OVER THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTED SAME, AND THAT SAID LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

PETERSON CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATE TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC STREETS, EAST HANNAH CIRCLE AND NORTH 72ND STREET, THE PUBLIC UTILITY AND FACILITY EASEMENTS, AND DRAINAGE EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PRELIMINARY. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR PURPOSES SHOWN HEREON.

THE UNDERSIGNED OWNERS, AGREE AS FOLLOWS:

- 1) THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INDIVIDUAL HOMEOWNERS AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY FOR THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF ADDRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;
- 2) THAT THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION, RAISING ADEQUATE TO CONVEY AND STORM DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY FOR THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;
- 3) THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPANT OF SAID PARCELS; AND
- 4) THAT THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR UNDERTAKING TO VIOLATE ANY OF THESE COVENANTS TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS ON THE CITY OF MESA PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

IN WITNESS WHEREOF:

PETERSON CAPITAL, L.L.C.  
AN ARIZONA LIMITED LIABILITY COMPANY

HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF LARRY PETERSON, ITS OWNER, THEREAFTER SOLY AUTHORIZED TO DO SO.

DATED THIS 24th DAY OF JULY, 2007.

By: *[Signature]*  
OWNER

## ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 24th DAY OF JULY, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LARRY PETERSON, WHO ACKNOWLEDGED HIMSELF AS BEING THE OWNER OF PETERSON CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

NOTARY SET BY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC  
11/11/2010  
MY COMMISSION EXPIRES

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD-BEARING
1	17.00	25.30	88°18'37"	11.00	24.04	S88°18'37"W
2	33.00	31.60	48°12'30"	11.00	28.41	S48°12'30"W
3	50.00	41.10	27°02'48"	14.12	36.61	S27°02'48"W
4	25.00	11.00	48°12'30"	11.00	24.04	S48°12'30"W
5	17.00	25.30	88°18'37"	11.00	24.04	S88°18'37"W
6	12.00	15.00	90°00'00"	12.00	12.00	S90°00'00"W
7	8.00	4.40	31°30'00"	2.38	4.30	S31°30'00"W
8	8.00	8.11	58°02'31"	4.48	7.92	S58°02'31"W
9	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
10	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
11	18.00	27.24	42°00'00"	14.25	24.00	S42°00'00"W
12	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
13	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
14	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
15	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
16	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
17	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
18	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
19	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
20	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
21	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
22	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
23	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W
24	8.00	12.00	90°00'00"	8.00	8.00	S90°00'00"W

## LEGEND

- BOUNDARY LINE
- ROADWAY CENTER LINE
- RIGHT OF WAY
- PUBLIC UTILITIES EASEMENT
- PUBLIC UTILITIES & FACILITIES EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- DRAINAGE EASEMENT
- PROPERTY LINE
- SIGHT TRIANGLE
- PROPERTY LINE
- BUILDING SETBACK LINE
- CENTERLINE MONUMENT
- CORNER OF SUBDIVISION
- CORNER OF SECTION
- MARICOPA COUNTY RECORDER

LINE	BEARING	LENGTH
1	S27°02'48"W	14.12
2	S48°12'30"W	11.00
3	S88°18'37"W	11.00
4	S90°00'00"W	12.00
5	S31°30'00"W	2.38
6	S58°02'31"W	4.48
7	S90°00'00"W	8.00
8	S90°00'00"W	8.00
9	S42°00'00"W	14.25
10	S90°00'00"W	8.00
11	S90°00'00"W	8.00
12	S90°00'00"W	8.00
13	S90°00'00"W	8.00
14	S90°00'00"W	8.00
15	S90°00'00"W	8.00
16	S90°00'00"W	8.00
17	S90°00'00"W	8.00
18	S90°00'00"W	8.00
19	S90°00'00"W	8.00
20	S90°00'00"W	8.00
21	S90°00'00"W	8.00
22	S90°00'00"W	8.00
23	S90°00'00"W	8.00
24	S90°00'00"W	8.00

AREA MUST BE KEPT CLEAR OF OBSTRUCTIONS, STOPS AND OTHER HAZARDS TO TRAFFIC

SITE DISTANCE TABLE

LOT	BEARING	LENGTH
1	S27°02'48"W	14.12
2	S48°12'30"W	11.00
3	S88°18'37"W	11.00
4	S90°00'00"W	12.00
5	S31°30'00"W	2.38
6	S58°02'31"W	4.48
7	S90°00'00"W	8.00
8	S90°00'00"W	8.00
9	S42°00'00"W	14.25
10	S90°00'00"W	8.00
11	S90°00'00"W	8.00
12	S90°00'00"W	8.00
13	S90°00'00"W	8.00
14	S90°00'00"W	8.00
15	S90°00'00"W	8.00
16	S90°00'00"W	8.00
17	S90°00'00"W	8.00
18	S90°00'00"W	8.00
19	S90°00'00"W	8.00
20	S90°00'00"W	8.00
21	S90°00'00"W	8.00
22	S90°00'00"W	8.00
23	S90°00'00"W	8.00
24	S90°00'00"W	8.00

LOT	BEARING	LENGTH
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14	S90°00'00"W	8.00
15	S90°00'00"W	8.00
16	S90°00'00"W	8.00
17	S90°00'00"W	8.00
18	S90°00'00"W	8.00
19	S90°00'00"W	8.00
20	S90°00'00"W	8.00
21	S90°00'00"W	8.00
22	S90°00'00"W	8.00
23	S90°00'00"W	8.00
24	S90°00'00"W	8.00

TYPICAL LOT LAYOUT AND BUILDING SETBACKS (NOT TO SCALE)

## FINAL PLAT OF

# SUNSET COVE ESTATES

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER  
PETERSON CAPITAL, L.L.C.  
171 E. CHANDLER AVE.  
SUITE 100  
CHANDLER, AZ 85224  
PHONE: 480.563.2505  
ATTN: LARRY PETERSON

DEVELOPER  
PETERSON CAPITAL, L.L.C.  
171 E. CHANDLER AVE.  
SUITE 100  
CHANDLER, AZ 85224  
PHONE: 480.563.2505  
ATTN: LARRY PETERSON

ENGINEER  
S.V.C. ENGINEERING, INC.  
8158 E. BAYVIEW ROAD  
SUITE 100  
MESA, ARIZONA 85209  
PHONE: 480.254.8700  
FAX: 480.254.8770  
CONTACT: BRAD ROBBINS

SURVEYOR  
HARVEY LAND SURVEYING, INC.  
401 E. CHANDLER AVE.  
SUITE 100  
CHANDLER, ARIZONA 85224  
PHONE: 480.254.8700  
FAX: 480.254.8770  
CONTACT: COLIN D. HARVEY

BOOK 944 PAGE 1  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN FURBER  
2007-0953740  
RECORDED  
FIVE 1/2



WORTHY MAP  
N.T.S.

## LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 88°18'37" WEST, A DISTANCE OF 25.30' TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°18'21" WEST, A DISTANCE OF 348.00'; THENCE SOUTH 88°18'37" WEST, A DISTANCE OF 435.00'; THENCE NORTH 00°18'21" EAST, A DISTANCE OF 348.00'; THENCE NORTH 88°18'37" EAST, A DISTANCE OF 435.00' TO THE TRUE POINT OF BEGINNING. CONTAINING 2.55 (254,624.64) ACRES MORE OR LESS.

## GENERAL NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT ORDINANCES.
2. A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION.
3. MAINTENANCE OF THE RIGHT-OF-WAY LANDSCAPING ALONG NORTH 72ND STREET ADJACENT TO LOT 1 SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1. THE MAINTENANCE OF THE RIGHT-OF-WAY LANDSCAPING ALONG NORTH 72ND STREET ADJACENT TO LOT 3 SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3.
4. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND SHALL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG EAST HANNAH CIRCLE OR NORTH 72ND STREET.

## BASE OF RECORD

A LINE BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 7 AND EXTENDING SOUTHWARD TO THE SOUTH QUARTER CORNER OF SECTION 7 HAVING AN ASSURED BEARING OF S00°18'21" W.

## SITE DATA TABLE

NET ACRES	2.54 AL
EXISTING TOWNSHIP	R1-35
MIN. LOT SIZE	12,799 S.F.
NO. OF LOTS	5

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE 11th DAY OF JULY, 2007.

By: *[Signature]* MAYOR  
Attest: *[Signature]* CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE EXISTING WATER SERVICE OF THE CITY OF MESA, WHICH IS DESIGNATED AS AN ASSURED WATER SUPPLY IN ACCORDANCE WITH APS 40-578.

By: *[Signature]* DATE: 7-7-07

## LAND SURVEYOR'S CERTIFICATION

I, COLIN D. HARVEY, OF HARVEY LAND SURVEYING, INC., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2007, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, THAT THE CORNER, POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE OF CONSTRUCTION.

COLIN D. HARVEY (REGISTRATION #0017)  
HARVEY LAND SURVEYING, INC.  
401 E. CHANDLER AVE.  
SUITE 100  
CHANDLER, ARIZONA 85224  
PHONE: 480.254.8700

7-6-07  
DATE



S Engineering  
100 E. BAYVIEW ROAD, SUITE 100  
MESA, ARIZONA 85209  
PHONE: 480.254.8700  
FAX: 480.254.8770  
EMAIL: INFO@S-ENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER  
NO. 100000000  
1-800-874-8444  
LARRY PETERSON

RECORDED

SUNSET COVE ESTATES  
FINAL PLAT  
MESA, ARIZONA

APPROVED  
DATE: 7-7-07

APPROVED  
DATE: 7-7-07

APPROVED  
DATE: 7-7-07

FP01



## Sunset Cove Community Mailing List

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	Apt/Suite Num	City	State	Zip
Moondance Townhouses	Anthony	Difranco	7006	E	Jensen	St	31	Mesa	AZ	85207
Stoneridge/Moondance	Makalani	Adalpho	1532	N	Rowen			Mesa	AZ	85207
Desert Uplands	William	Puffer	8330	E	Thomas	Rd		Mesa	AZ	85207
Sunrise at College Park	Jennifer	Moeller	7255	E	Hampton		101	Mesa	AZ	85209
Gray Fox at Las Sendas	Shawn	Coats	7414	E	Northridge	Cir		Mesa	AZ	85207
Saguaro Vista HOA	Jason	Craig	2155	E	Avoca			Mesa	AZ	85207
Saguaro Vista HOA	Adriana	van Os-gries	7255	E	Hampton		101	Mesa	AZ	85209
Saguaro Hills Estates	Barb	Caswell	1548	N	Power	Rd		Mesa	AZ	85205
Annecy	Kay	Raber	4025	S	McClintock	Dr	208	Mesa	AZ	85282
Annecy	Ammon	Woods	6853	E	Ingram	Cir		Mesa	AZ	85207
Annecy	Cole	Beecher	7009	E	Ivyglen	St		Mesa	AZ	85207
Falcon Hill Elementary School	Principal	Dr. Lynn Taylor-David	1645	N	Sterling	St		Mesa	AZ	85207
Fremont Junior High School	Principal	Todd Roberts	1001	N	Power	Rd		Mesa	AZ	85205
Red Mountain High School	Principal	Jared Ryan	7301	E	Brown	Rd		Mesa	AZ	85207



### Sunset Coves Property Owner Mailing List

NAME	LAST	FIRST	MIDDLE	INITIAL	DATE OF BIRTH	DATE OF DEATH	AGE	SEX	ETHNICITY	RELIGION	EDUCATION	CAREER	HOBBIES	SPORTS	TRAVEL	RESIDENCE	STATUS
Donald D. Trump	Trump	Donald	John	D.	1946	2025	79	M	White	Christian	High School	Real Estate Developer	Business	Golf	Switzerland	Married	Entrepreneur
Barack H. Obama	Obama	Barack	Hershel	B.	1961	2022	61	M	Black	Christian	University	Politician	Politics	Reading	Indonesia	Married	President
Melania K. Trump	Trump	Melania	Karen	M.	1970	2025	55	F	White	Catholic	University	First Lady	Fashion	Golf	Switzerland	Married	First Lady
David S. Byrne	Byrne	David	Stephen	S.	1928	2020	92	M	White	Catholic	High School	Actor	Acting	Baseball	USA	Married	Actor
Julius R. Rosenberg	Rosenberg	Julius	Samuel	J.	1918	2005	87	M	White	Jewish	University	Physicist	Science	Reading	USA	Married	Physicist
Charles H. Johnson	Johnson	Charles	Harold	H.	1908	2008	100	M	Black	Baptist	University	Physicist	Science	Reading	USA	Married	Physicist
Robert F. Kennedy	Kennedy	Robert	Francis	F.	1925	1968	43	M	White	Catholic	University	Politician	Politics	Reading	USA	Married	Politician
Constance S. Johnson	Johnson	Constance	Susan	S.	1910	2000	90	F	White	Catholic	University	Physicist	Science	Reading	USA	Married	Physicist
John F. Kennedy	Kennedy	John	Fitzgerald	J.	1917	1963	46	M	White	Catholic	University	Politician	Politics	Reading	USA	Married	Politician
Joseph P. Kennedy	Kennedy	Joseph	Patrick	P.	1888	1959	71	M	White	Catholic	University	Politician	Politics	Reading	USA	Married	Politician
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John F. Kennedy	Kennedy	John	Fitzgerald	J.	1917	1963	46	M	White	Catholic	University	Politician	Politics	Reading	USA	Married</	

Boyle Family Living Trust	James	William	R	Udell	James	James	Lydia	L	7913 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2513 N. McKinley Rd.	7531 F	McKinley
William J. Larcene	James	William	R	Udell	James	James	Lydia	L	3432 N. McKinley Rd.	Alaska	AZ	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Susan Horne	Horne	Stacy							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Country Roadway LLC	Kowalsky	Country							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Paul R. Haines	Haines	Paul							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Debra D. Haines	Haines	Debra							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Phillip J. Haines	Haines	Phillip							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Anna Belle Leifer	Leifer	Anna							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Paul R. Haines	Haines	Paul							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Bradley James Hoffman	Hoffman	Bradley							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
William Lawrence Peck	Peck	William							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Donna Wilson	Wilson	Donna							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Carlisle O'Brien	O'Brien	Carlisle							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Justin J. Denbrook	Denbrook	Justin							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Daniel S. Thomas	Thomas	Daniel							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Donnell Ben Family Living Trust	Ben	Donnell							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Charles Vincent Walker	Walker	Charles							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Michael J. Haines	Haines	Michael							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Lawson Properties, Arizona LLC	Lawson	Lawson							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Mark B. Dwyer	Dwyer	Mark							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
D.A. Peterson	Peterson	D.A.							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Bradley Alan Murphy	Murphy	Bradley							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Gary J. Fisher	Fisher	Gary							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Gay Taylor	Taylor	Gay							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Wood Trust Trustee	Wood	Wood							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Marion J. Manning	Manning	Marion							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Carl L. Black	Black	Carl							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
James Smith	Smith	James							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Kenneth D. O'Brien	O'Brien	Kenneth							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Donna Williams Leasing	Leasing	Donna							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Frank D. Morgan	Morgan	Frank							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas J. Baker	Baker	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Michael J. Davidson	Davidson	Michael							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
David L. Clark	Clark	David							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Donna J. Baker	Baker	Donna							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
William J. Daugherty	Daugherty	William							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas J. Daugherty	Daugherty	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
David C. Heath	Heath	David							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas C. Smith	Smith	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Don M. Baker	Baker	Don							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
David C. Wilkie	Wilkie	David							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Donna Family Trust	Donna	Donna							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
William J. Van Dusen	Van Dusen	William							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
James L. Keeling	Keeling	James							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Paul R. Haines	Haines	Paul							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Lawrence M. Baker	Baker	Lawrence							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
James M. Kinney	Kinney	James							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Donald J. Hurdley	Hurdley	Donald							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
James L. Keeling	Keeling	James							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Andrew Hughes	Hughes	Andrew							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Marion A. Denon	Denon	Marion							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Raymond J. Fink	Fink	Raymond							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Phyllis B. Van Dusen	Van Dusen	Phyllis							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
James L. Keeling	Keeling	James							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
John Calaway	Calaway	John							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
John Calaway	Calaway	John							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Mark James Smith	Smith	Mark							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Mark James Smith	Smith	Mark							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
John David Webster	Webster	John							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Michael Wright	Wright	Michael							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Cherry L. Liles	Liles	Cherry							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
John J. Swanson	Swanson	John							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Wayne L. Richards	Richards	Wayne							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Stanley Haines	Haines	Stanley							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Robert N. Schaeffer	Schaeffer	Robert							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Joseph J. Hurdley	Hurdley	Joseph							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Stanley Haines	Haines	Stanley							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Larry Francis McIndoe	McIndoe	Larry							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
William L. Westlake	Westlake	William							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
John T. Burt	Burt	John							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
David L. Keeling	Keeling	David							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
David L. Keeling	Keeling	David							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Stanley Haines	Haines	Stanley							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas J. Hurdley	Hurdley	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas J. Hurdley	Hurdley	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas J. Hurdley	Hurdley	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas J. Hurdley	Hurdley	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas J. Hurdley	Hurdley	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas J. Hurdley	Hurdley	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531 F	McKinley
Thomas J. Hurdley	Hurdley	Thomas							3412 N. McKinley Rd.	Alaska	AT	05/20/20	2955 05/20/20/2955	0000	2431 N. McKinley Rd.	7531	



[illegible]

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UK	Maria	A2	05.2007	2485	05.2007	2485	Maritima
UK	Maria	A2	05.2007	2486	05.2007	2486	Maritima
UK	Maria	A2	05.2007	2487	05.2007	2487	Maritima
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UK	Maria	A2	05.2007	2491	05.2007	2491	Maritima
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UK	Maria	A2	05.2007	2544	05.2007	2544	Maritima
UK	Maria	A2	05.2007	2545	05.2007	2545	Maritima

**Receipt View**

The UPS Store - #3590  
70 S Val Vista Dr #A3  
Gilbert, AZ 85296  
(480) 813-1567

10/09/14 04:50 PM

We are the one stop for all your  
shipping, postal and business needs.

We offer all the services you need  
to keep your business going.

001 000007 (022) TO \$ 192.80  
First Class Letter QTY 241  
Reg Unit Price \$ 0.80

SubTotal \$ 192.80

Total \$ 192.80

VISA \$ 192.80

ACCOUNT NUMBER \* \*\*\*\*\*7367

Appr Code: (S) Sale

Receipt ID 83975802620677883591 241 Items

CSH: Michael Tran: 4855 Reg: 001

Thank you for visiting our store.

Please come back again soon.

Whatever your business and personal  
needs, we are here to serve you.

US Postal Rates Are Subject to Surcharge  
Time Sensitive Marketing Message Removed



stige International  
Baseline Rd Ste 112  
bert, AZ 85234

PHOENIX  
AZ 852  
09 OCT '14  
PM 10 L



Susan Horne  
Or Current Resident  
7449 NIXIE  
Mesa

858 SE 1009 0010/11/1  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 85234242737 \*2414-04046-09-  
85234242737

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Baseline Rd Ste 112  
bert, AZ 85234

PHOENIX  
AZ 852  
09 OCT '14  
PM 10 L



Federal Natl Mtg Assn  
Or Current Resident  
1607 N Avoca  
Mesa, NIXIE

858 SE 1009 0010/11/1  
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VACANT  
UNABLE TO FORWARD

BC: 85234242737 \*2414-04027-09-  
85234242737

Prestige International  
315 E Baseline Rd Ste 112  
Gilbert, AZ 85234

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Charles H White  
Or Current  
1502  
Mesa,

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Prestige International  
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Gilbert, AZ 85234

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Oscar L Bigott  
Or Current Resident  
7426 E Ivy St  
Mesa, AZ 85207

NIXIE 850 SE 1009 0010/11  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 85234242737 \*2014-02088-0  
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PHOENIX  
AZ 852  
09 OCT '14  
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Dennis Hulm  
Or Current Resident  
745  
Me

NIXIE 850 SE 1009 0010/11/14

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 85234242737 \*2514-02537-09-31

85234242737



## SUNSET COVE CITIZEN PARTICIPATION MEETING

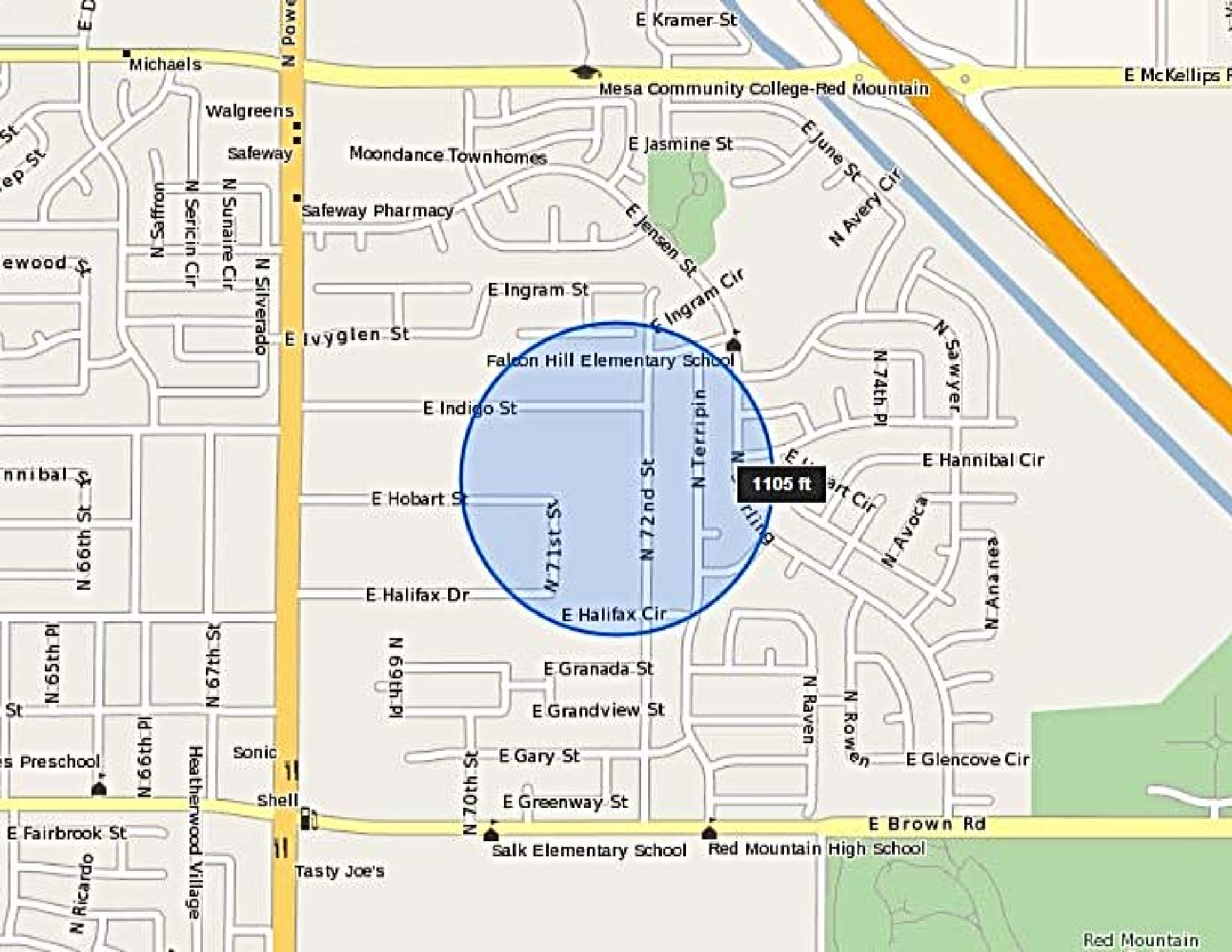
**Project:** 7135, 7156, & 7159 E Hannibal Circle

**Meeting Date:** October 18<sup>th</sup>, 2014

**Facilitator:** Aaron Dutcher

Place/Room: Prestige International





DAVID LEVITT  
7131 EAST INDIGO STREET  
MESA AZ 85207

3/12/2015

MS. KAELEE WILSON  
PLANNING DIVISION  
CITY OF MESA

RE: ZONE CHANGE FOR THE DEVELOPMENT OF HANNIBAL CIRCLE

DEAR MS. WILSON,

IT WAS A PLEASURE SPEAKING WITH YOU BY PHONE TODAY.  
I HAVE THE PROPERTY IMMEDIATELY TO THE NORTH OF THE LOT IN  
QUESTION. LOT 1 IS JUST BEHIND THE SOUTH WALL OF MY YARD.  
I MUST TELL YOU THAT I AM VERY CONCERNED ABOUT THIS PROPOSED  
ZONE CHANGE.

FIRSTLY, THIS NEIGHBORHOOD IS AN ENCLAVE OF THREE STREETS  
CONSISTING OF CUSTOM HOMES ON ONE ACRE LOTS, SURROUNDED BY  
MUCH SMALLER HOMES ON SMALLER LOTS.  
ANY DEVELOPMENT WITHIN THIS AREA SHOULD BE OF SIMILAR SIZE AND  
QUALITY TO FIT IN WITH THE CHARACTER OF THIS NEIGHBORHOOD.  
ANYTHING ELSE WOULD BE OUT OF CHARACTER AND COULD  
NEGATIVELY EFFECT THE QUALITY OF LIFE HERE.

SECONDLY, AS THE OWNER OF ONE OF THE ADJACENT PROPERTIES,  
I AM CONCERNED ABOUT THE HEIGHT OF THE PROPOSED HOUSES.  
WITHOUT A HEIGHT RESTRICTION. OR A CLAUSE STATING SINGLE STORY  
CONSTRUCTION ONLY, I COULD HAVE A TWO STORY HOUSE LOOKING  
DIRECTLY DOWN INTO MY BACK YARD! NOT ACCEPTABLE!

THIRDLY, THE ENGINEERED SITE PLAN SHOWS FOUR LOTS AND FOUR  
HOUSES. THIS MAY BE THE MAXIMUM NUMBER OF HOUSES POSSIBLE  
ON THIS LOT WITH THIS DRAINAGE AND RETENTION CONFIGURATION.  
BUT IF THE ZONING IS CHANGED FROM RS-35 TO RS-15, WHO'S TO SAY IF  
THIS PLAN WOULD NOT BE SCRAPPED AND A NEW PLAN WITH A  
DIFFERENT DRAINAGE AND RETENTION CONFIGURATION MIGHT BE  
SUBMITTED, ALLOWING FOR MORE HOUSES TO BE BUILT ON THIS LOT?

THE REASON I BOUGHT THIS HOUSE WAS BECAUSE OF THE LARGE ONE  
ACRE LOT, AND I DO NOT WANT A BUNCH OF LITTLE HOUSES BEHIND MY  
YARD! I AM SURE ALL OF MY NEIGHBORS WILL FEEL THE SAME WAY.

SINCERELY, CONCERNED PROPERTY OWNER,  
DAVID A. LEVITT

DAVID LEVITT  
7131 EAST INDIGO STREET  
MESA AZ 85207

3/12/2015

MS. KAELEE WILSON  
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CITY OF MESA

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IN CONCLUSION, I MUST OPPOSE THE ZONING CHANGE.  
THE CURRENT CONFIGURATION OF 3 LOTS AND 3 HOUSES IS ACCEPTABLE  
AND IN KEEPING WITH THE LARGE LOT CHARACTER OF THE AREA WEST  
OF 72<sup>ND</sup> STREET.

ALSO, CHANGING TO RS 15 WILL SET A PRECEDENT FOR FURTHER  
DEVELOPMENT OF THE OPEN SPACES WEST OF 72<sup>ND</sup> STREET, OUT OF  
CHARACTER OF THE SEMI RURAL, LARGE LOT ZONING OF RS35.

SINCERELY,

DAVID A. LEVITT  
CONCERNED PROPERTY OWNER



**From:** [Robert Adair](#)  
**To:** [Kaelee Wilson](#)  
**Subject:** sunset cove zoning case  
**Date:** Friday, March 20, 2015 9:05:25 AM

---

Kaelee as a homeowner close to this property I strongly am uposed to changing the zoning of this property. Mesa has a history of not doing anything until someone with enough money to hire the right connected law firm comes along and then they seem to do whatever they want. Please mark me down as upposed but since I am not connected with the right law firm I am sure it makes no difference.

Robert Adair  
7045 E. Indigo St.  
Mesa,  
480-720-4431

**From:** [Don Bahling](#)  
**To:** [Kaelee Wilson](#)  
**Subject:** 72nd street development south of Indigo street  
**Date:** Friday, March 13, 2015 9:18:18 AM

---

I live at 7119 E Indigo Street and my backyard backs up against the development that is requesting to build 4 homes in an area that is presently zoned for 3 homes.

We bought this property with the idea that all homes in our neighborhood would have a minimum of an acre which would keep our home values higher. It would also give us more privacy and it would be quieter, have a better view, and less traffic.

The big problem to me is that the center of the lot behind my house would be approx 80 feet closer to my home which is a significant impact and totally unacceptable to me.

JAY & DONNELLE BOREN  
7125 EAST INDIGO ST  
MESA, AZ 85207

KAELEE WILSON  
PLANNING DIVISION STAFF MEMBER  
kaelee.wilson@mesaaz.gov

SUBJECT: APPLICATION FOR ZONING CHANGE (SUNSET COVE ESTATES)

DEAR KAELEE WILSON,

THE NEW OWNER OF SUNSET COVE ESTATES FILED FOR A ZONING CHANGE, BUT WE THOUGHT THAT THIS MATTER WAS SETTLED BACK IN 2006 WHEN THE ZONING BOARD VOTED 6-0 TO LEAVE THE ZONING RS-35 .

**THE REASON GIVEN FOR THE DENIAL WAS "THE BOARD DETERMINED THAT THIS PROPOSAL WAS NOT COMPATABLE WITH THE SURROUNDING USES OR CONSISTANT WITH THE GENERAL PLAN"**

THE FOUR MAJOR CONCERNS THAT THE STAFF ANALYSIS IDENTIFIED ARE STILL CONCERNING. THE ZONING SHOULD STAY THE SAME .

THE OWNER AND DEVELOPER HAVE CHANGED AND THIS TIME THEY HAVE A WELL CONNECTED LAW FIRM REPRESENTING THEM, BUT THE CITY SHOULD PROTECT THE ZONING OF THIS NEIGHBORHOOD AND THE WISHES OF THE ADJACENT PROPERTY OWNERS.

THE ONLY ONE THAT WILL BENEFITS FROM A ZONING CHANGE IS THE OWNER OF THE 2.99 ACRES THAT PRESENTLY HAVE THE MAXIMUM LOTS (3) ALLOWED UNDER THE CURRENT ZONING.

WE ALSO DID NOT RECEIVE THE APPLICANTS NOTICE FOR THE NEIGHBORHOOD MEETING HELD ON OCT 18, 2014. WE HAVE TALKED TO SEVERAL NEIGHBORS AND NO ONE RECEIVED THE NEIGHBORHOOD PARTICIPATION LETTER FOR THE MEETING ON OCT 18, 2014. THAT IS PROBABLY WHY NO ONE ATTENDED.

JAY & DONNELLE BOREN

**From:** [craig-n-linda1@juno.com](mailto:craig-n-linda1@juno.com)  
**To:** [Kaelee Wilson](#)  
**Subject:** Z15-010  
**Date:** Monday, March 23, 2015 10:27:19 PM

---

Kaelee,

I just found all the information on-line regarding this rezoning case. I must say I don't like the city's new web page.

Anyway, I have tried to read through it all, and the one thing that stood out the most to me was that there was a neighborhood meeting on Oct. 18, 2014? Of which I had no notification about, believe me I would have been there!! I tried to look at the fuzzy list of names and addresses on the mailing list, but it is hard to read. Can you tell me if my name was on that list? This is disturbing to me, because if I didn't get notification, (and I live 200 feet away), who else didn't get notified. As a matter of fact, from what I can tell, I can't make out any 72nd Street addresses on that list?

Additionally, with all due respect to all the engineers who have looked at the retention basin figures and signed off on it, I am not convinced that a drainage issue, or the outfall to the southwest of the properties, won't still be a problem.

The current half street was constructed in 2008, and ever since the drainage from 72nd Street has been redirected through 1525 N. 71st Street, and our property. After flowing through our properties, it continues down the west side of 71st, and then the north side of Halifax Drive until it gets to the storm drains at Power Road. The city of Mesa - Transportation Dept. is then required to grade the shoulders on Halifax at least once a year, and clean the storm drains repeatedly. I think there is still reason to believe that outfall to the southwest will still be a significant issue.

I know this e-mail has gotten lengthy, I plan to call you Tuesday afternoon.

Respectfully,

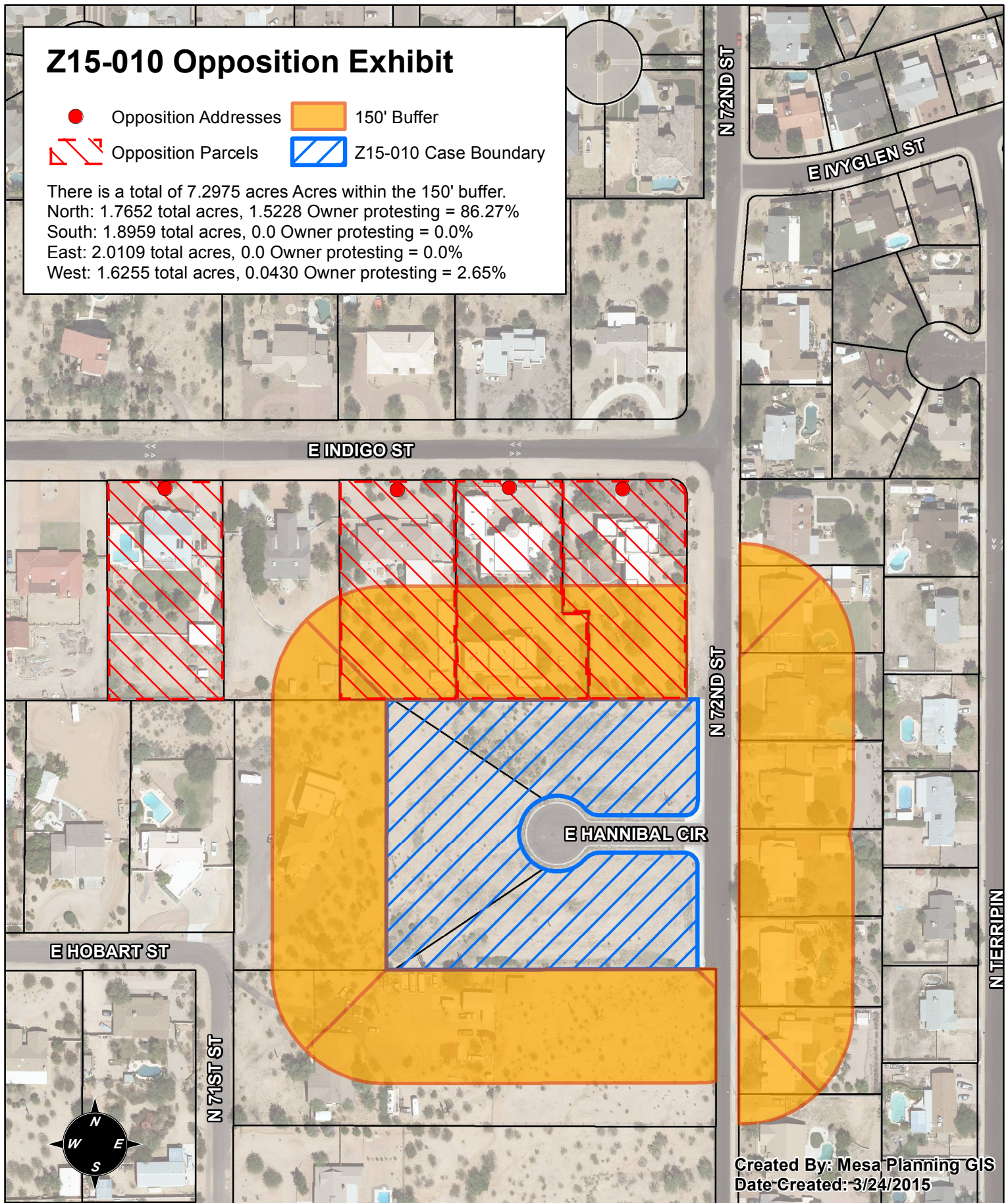
Craig M. Vossler  
1451 N. 71st Street  
Mesa, AZ 85207  
(480) 844-3719



# Z15-010 Opposition Exhibit

- Opposition Addresses
- 150' Buffer
- ▧ Opposition Parcels
- Z15-010 Case Boundary

There is a total of 7.2975 acres Acres within the 150' buffer.  
North: 1.7652 total acres, 1.5228 Owner protesting = 86.27%  
South: 1.8959 total acres, 0.0 Owner protesting = 0.0%  
East: 2.0109 total acres, 0.0 Owner protesting = 0.0%  
West: 1.6255 total acres, 0.0430 Owner protesting = 2.65%



Created By: Mesa Planning GIS  
Date Created: 3/24/2015

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