

JACINTO LOFTS AT MESA SHORES

2136 E Baseline Road

Mesa, Arizona

FINAL CITIZEN PARTICIPATION REPORT

November 3, 2015

PURPOSE:

The purpose of this Final Citizen Participation Report is to provide results of the complete implementation of the Citizen Participation Plan to inform citizens, property owners, neighborhood associations, and businesses concerning the Applicant's request to the City of Mesa for the following items related to the property located at 2136 E Baseline Road:

1. Rezoning from Limited Commercial (LC) to Multiple Residence (RM-3 PAD).
2. Site Plan approval.
3. Preliminary Plat approval.
4. Design Review approval.

This report demonstrates that those potentially affected by this application have had an adequate opportunity to learn about and comment on the proposed plan addressed in this application.

CONTACT:

Coordination of the Citizen Participation activities has been performed by:

Jeff D. Welker
Welker Development Resources, LLC
3125 E. Dover Street
Phone: 480-209-7167
Email: jeffw@wdrllc.net

COMMUNICATIONS:

In the months proceeding this final report, the owner's and their representatives held numerous discussions with property owners that serve as leaders of the Ranch West registered neighborhood association. The Ranch West neighborhood is closest to the project site and the owner's believed their input was crucial.

Those informal discussions were constructive and resulted in a conceptual plan that the Ranch West leadership indicated they could support. In addition, the owner's and their representatives have communicated with Vice Mayor Kavanaugh (the site is in his district) to get his input and keep him updated as the rezoning process progresses.

CORRESPONDENCE:

On 10/16/2015, letters regarding the neighborhood meeting were mailed to those individuals listed on the contact list (see attached); including individual property owners within 1000-feet, all registered neighborhood associations and Homeowners Associations within 1-mile, and businesses within one quarter mile. These mailings included a letter describing the project and site plan (see attached copy of letter).

NEIGHBORHOOD MEETING:

On 10/29/2015, a neighborhood meeting was held at the project site located at 2136 E Baseline Road, from 6:00 to 7:00 PM. The meeting provided attendees an review of the proposed development and an opportunity to ask questions and state concerns. A sign-in list was used (see attached). Via this report, copies of the sign-in list and related documents are provided to the City of Mesa Planner assigned to this project.

RESULTS:

There are 336 persons/entities on the contact list as of the date of this Final Citizen Participation Report. A total of thirty three individuals attended the neighborhood meeting; even though only 24 attendees signed the sign-in list.

The meeting concluded approximately 15 minutes early due to inclement weather. Accordingly, the owners have committed to maintaining regular and ongoing communications with the Ranch West neighborhood leaders to address any questions or concerns the arise in the future.

As revisions occur to the site plan and other aspects of the project, updated documents will be provided to the Ranch West neighborhood leadership for use on their website and in future neighborhood communications

1. SUMMARY OF CONCERNS, ISSUES AND/OR PROBLEMS:

Of all the individuals attending the neighborhood meeting and all other communications held before and after, no specific opposition to the project as a whole has been expressed. Several questions and concerns were expressed at the neighborhood meeting and, in no particular order, they were generally identified as follows:

- The lack of a boundary/perimeter wall along the Jacinto Avenue frontage.
- Potential for increased traffic on 24th Street and Jacinto Avenue.
- The intended sales price for the new condo units.
- Potential for parking along Jacinto Avenue.
- Potential for vehicle headlights projecting from the new development into the existing residences on the north side of Jacinto Avenue.
- Opportunity for Mesa to install additional traffic signalization at the intersection of Jacinto Avenue and Gilbert Road.

Again, while these questions and/or concerns were expressed at the meeting, no opposition to the project in its totality was identified.

2. HOW CONCERNS ISSUES AND/OR PROBLEMS WERE ADDRESSED:

The questions and/or concerns noted above were addressed as follows:

- The owner's representatives explained that the City of Mesa had required removal of the proposed boundary/perimeter wall along the Jacinto Avenue frontage to help enhance connectivity and create a more harmonious transition between this new development and the existing neighborhood to the north.

Some attendees were not pleased with this explanation as they are concerned that, without a boundary/perimeter wall along the Jacinto Avenue, the new condo owners might choose to park on the south side of Jacinto Avenue adjacent to their respective units. It was explained that with or without a boundary/perimeter fence along Jacinto Avenue, any individual can park along. As many of the existing residents of the Ranch West neighborhood have done for many years.

- The owner's representatives explained that, while there is a potential for increased traffic on 24th Street and Jacinto Avenue after this proposed project is developed, said traffic would not exceed the levels anticipated by the City of Mesa had the previously approved Mesa Shores Shopping Center phase two been developed. Thus the reason for the extra-width of Jacinto Avenue between 24th Street and Gilbert Road.

- The owner's representatives explained that it was too early in the development process to have established any sales price projections that could be relied upon. Because such prices are market driven, it was explained that unit pricing will likely not be available until later in the development process.
- Responses to potential parking on Jacinto Avenue were provided with the responses to the boundary/perimeter fence questions/concerns noted above. In addition, attendees were assured that none of the parking required by the City of Mesa is designated for the existing parking spaces along Jacinto Avenue. Instead, all required parking is being provided within the proposed garages for each unit and elsewhere at the site.
- Concerns about vehicle headlights projecting from the new development into the existing residences on the north side of Jacinto Avenue were resolved by showing attendees how the building design and the solid fencing between buildings block any vehicle headlights from projecting out of the new development into the existing neighborhood.
- The owner's representatives explained that any potential for increased traffic signalization at Jacinto and Gilbert would not be connected to the development of this site. Instead, Mesa would determine the need for additional traffic control based upon nationally recognized and adopted transportation standards.

Should any additional questions or concerns be brought to the owners attention, they will be addressed forthwith. It should be noted that only one communication has occurred since the neighborhood meeting. Said email has been attached to this report for staff's review.

SCHEDULE:

- Formal submittal of rezoning application - August 31, 2015
- Re-submittal of rezoning application - October 13, 2015
- Neighborhood Meeting - October 29, 2015
- Submittal of Citizen Participation Report - November 3, 2015
- Planning and Zoning Board Hearing - November 18, 2015 (Anticipated)
- City Council Introduction - January 4, 2016 (Anticipated)
- City Council Final Action - January 18, 2016 (Anticipated)

WELKER DEVELOPMENT RESOURCES

LAND-USE SERVICES • SUBMITTAL MANAGEMENT • JURISDICTIONAL RELATIONS • PUBLIC INVOLVEMENT COORDINATION

October 16, 2015

Dear Neighbor:

Together with our client, Genia Arizona, LLC, we are pleased to invite you to a neighborhood meeting to discuss and receive your comments relative to our proposal to the City of Mesa to rezone the property located at 2136 E Baseline Road to allow for a multiple residence development. For your reference, the assessor parcel numbers associated with this site are 140-62-311, 312C, & 313B. The specific requests pending before the City of Mesa are as follows:

1. Rezoning from Limited Commercial (LC) to Multiple Residence (RM-3 PAD).
2. Site Plan approval.
3. Preliminary Plat approval.

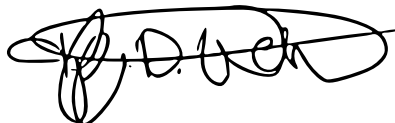
This neighborhood meeting has been scheduled to give adjacent property owners in this area an opportunity to meet with the applicant and learn more about the proposed project. If you are aware of any other parties interested in this project, please let them know about it. The details of the meeting are as follows:

Date:	Thursday, October 29th, 2015
Time:	6:00 PM
Place:	2136 E Baseline Road (On Site) Mesa, 85204 <i>On site next to the public sidewalk on the Jacinto Avenue frontage.</i>

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at 480-209-7167 or at jeffw@wdrllc.net. As we proceed through the planning process, there will be future public hearings at the City of Mesa's Planning & Zoning Board and City Council. Notifications about those meetings will be forthcoming as well. We hope to see you Thursday, October 29th.

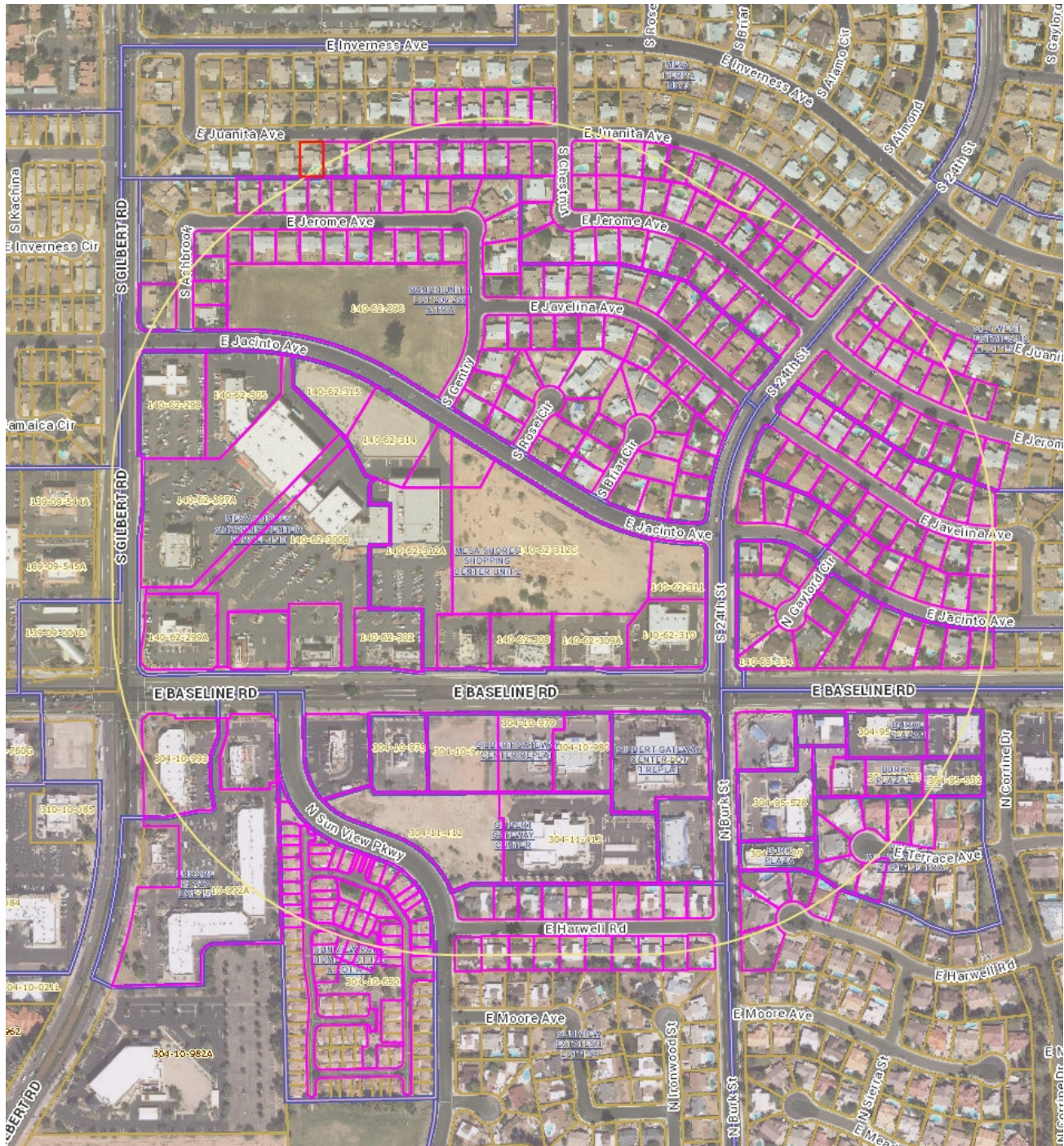
Sincerely,

WELKER DEVELOPMENT RESOURCES, LLC



Jeff D Welker

Neighborhood Meeting Mailing Map 1,000'



JACINTO LOFTS at MESA SHORES

ALL PROPERTY OWNERS WITHIN 1,000 FT., ALL HOA'S AND ALL NEIGHBORHOOD ASSOCIATIONS WITHIN 1-MILE OF THE SUBJECT PROPERTY.

NAME	ADDRESS	CITY	STATE	ZIP
JOHN & VERONICA SCHAPER JOINT LIV TRUST ETAL	1157 E JUANITA AVE	GILBERT	AZ	85234
SATKO STEPHANIE	1500 N SUNVIEW PKWY NO 4	GILBERT	AZ	85234
A R M OF SAVE THE FAMILY FOUNDATION OF AZ	125 E UNIVERISTY DR	MESA	AZ	85201
GORDILLO HECTOR JOSE	1500 N SUN VIEW PKWY 6	GILBERT	AZ	85234
WOLK JUSTIN	1500 N SUNVIEW PKWY NO 7	GILBERT	AZ	85234
HALL GRAHAM TIFFANY	1500 N SUNVIEW PKWY 8	GILBERT	AZ	85234
LEWICKI JAMES A/SUSAN M	1500 N SUN VIEW PKWY NO 9	GILBERT	AZ	85234
RIVERA ALBERT W	1500 N SUN VIEW PKWY NO 10	GILBERT	AZ	85234
SMITH JASON	1500 N SUNVIEW PKWY NO 11	GILBERT	AZ	85234
AGUILAR ERICK E/RAQUEL M	18667 LOCKSLEY ST	SAN DIEGO	CA	92128
FOK JENNY	428 N CHAPEL AVE NO E	ALHAMBRA	CA	91801
HARWELL RD LLC	2415 N HAWES RD	MESA	AZ	85207
WRIGHT JOHN E	304 E HARWELL RD	GILBERT	AZ	85234
MENDEZ SALVADOR/ ROSALBA	308 E HARWELL RD	GILBERT	AZ	85234
ODONNELL MATHEW E	312 E HARWELL RD	GILBERT	AZ	85234
SPENCER SHANNA	316 E HARWELL RD	GILBERT	AZ	85234
GOMEZ HECTOR/CAMILLA	PO BOX 937	THATCHER	AZ	85552
DE LA CRUZ LISANIS/RICHARD	324 E HARWELL RD	GILBERT	AZ	85234
HAAG MICHAEL	328 E HARWELL RD	GILBERT	AZ	85234
TROCHIMIAK STANISLAWA	334 E HARWELL RD	GILBERT	AZ	85234
SLOWIK LEONARD E/SUSAN K	340 E HARWELL RD	GILBERT	AZ	85234
WHITELEY BRETT R	339 E HARWELL RD	GILBERT	AZ	85234
GUALDRON DIANA C	335 E HARWELL RD	GILBERT	AZ	85234
BRODERSEN-DURHAM TRUST	1837 S HERITAGE ST	MESA	AZ	85210
PROWSE JOHN J	325 E HARWELL RD	GILBERT	AZ	85234
HOWATO MARGARET M	321 E HARWELL RD	GILBERT	AZ	85234
HERMANN CHARLENE J	317 E HARWELL	GILBERT	AZ	85234
LOPEZ BENJAMIN	313 E HARWELL RD	GILBERT	AZ	85234
HERMANN LIVING TRUST	306 E MOORE AVE	GILBERT	AZ	85234
FIRST PHASE MANAGEMENT LLC	9126 E RALPH ST	ROSEMEAD	CA	91770
POLLARD BRENT M	301 E HARWELL RD	GILBERT	AZ	85234
MCCALLEY BRIAN C/SARAH B	1500 N SUN VIEW PRKWY NO 50	GILBERT	AZ	85234
ROBERT GEORGES/DANIELE	1416 E LA VIEVE LN	TEMPE	AZ	85284
COLEMERE BOBBIE A	1500 N SUN VIEW PARKWAY 52	GILBERT	AZ	85234
PANDEL GEORGE J/CECELIA R	1500 N SUNVIEW PARK NO 55	GILBERT	AZ	85234
SEDILLO ROZANNA T	1500 N SUNVIEW PKWY NO 56	GILBERT	AZ	85234
WHITE GEORGE A/CYNTHIA DESANTI	545 E PARK AVE	GILBERT	AZ	85234
REYNOLDS GREGORY S	1500 N SUN VIEW PKWY UNIT 58	GILBERT	AZ	85234
RICHARD AND SUSAN ARNOLD LIVING TRUST	1500 N SUN VIEW PKWY UNIT 59	GILBERT	AZ	85234
MCLEOD JOGENA L	8502 E GRANDVIEW ST	MESA	AZ	85207
ANDERSON JERRI L	1500 N SUN VIEW PKWY UNIT 61	GILBERT	AZ	85234
TORRES DEBRA P	PO BOX 587	GILBERT	AZ	85299
GAYLE PAULA	1500 N SUNVIEW PKWY UNIT 63	GILBERT	AZ	85234
BEAGER ANDREW J	1500 N SUNVIEW PKWY #64	GILBERT	AZ	85234
BABBITT SHERRI G/ROBERT L	7193 PAUL HOWARD DR	JACKSONVILLE	FL	32222
MARTINEZ EILEEN M	1500 N SUN VIEW PKWY #66	GILBERT	AZ	85234
MARCUS FRANCES E	1500 N SUN VIEW PKWY NO 67	GILBERT	AZ	85234
ENCORE PLAZA SHOPPING CENTER LLC	451 BURNETT AVE	SAN FRANCISCO	CA	94131
PASADENA WINTER GARDENS INC	1754 GRAND AVE	SANTA BARBARA	CA	93103
FAZNELL PROPERTIES LC	6001 MONTROSE RD	ROCKVILLE	MD	20852
WALGREEN ARIZONA DRUG CO LEASE	P O OFFICE 1159	DEERFIELD	IL	60015
GATEWAY NO 4 LLC	8101 E PRENTICE AVE NO 510	GREENWOOD VILLAGE	CO	80111
MAURICE AND CHARLYNE PACK REVOCABLE TRUST	10193 TALL OAK DR	ESCONDIDO	CA	92026
DAHLE INVESTMENTS LLC	6575 S REDWOOD RD SUITE 100	TAYLORSVILLE	UT	84123
MONTIERTH ELAINE	1500 N SUN VIEW PKWY 85	GILBERT	AZ	85234
ARCHBOLD GLENDA	1500 N SUNVIEW PARKWAY UNIT 86	GILBERT	AZ	85234
EISENACH ROBERT GRANT	1500 N SUNVIEW PKWY #87	GILBERT	AZ	85234
BROMLEY SUSAN L	1500 N SUNVIEW PARKWAY NO 88	GILBERT	AZ	85234
WISE GEORGE H III	1500 N SUNVIEW PKWY UNIT 89	GILBERT	AZ	85234
LAGERSTEDT ELIZABETH MARIE	1500 N SUN VIEW PKWY UNIT 90	GILBERT	AZ	85234

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ALL PROPERTY OWNERS WITHIN 1,000 FT., ALL HOA'S AND ALL NEIGHBORHOOD ASSOCIATIONS WITHIN 1-MILE OF THE SUBJECT PROPERTY.

MARTIN LAURA D	1500 N SUN VIEW PARK	GILBERT	AZ	85234
REID KELLEN MAX	1500 N SUN VIEW PKWY UNIT 92	GILBERT	AZ	85234
FAIDE SHARON L/OSCAR A/GLADIS C	1500 N SUNVIEW PKWY UNIT 93	GILBERT	AZ	85234
ENCORE PLAZA SHOPPING CENTER LLC	451 BURNETT AVE	SAN FRANCISCO	CA	94131
ENCORE PLAZA SHOPPING CENTER LLC	451 BURNETT AVE	SAN FRANCISCO	CA	94131
SUNVIEW PATIO HOMES HOMEOWNERS ASSOC INC	760 S STAPLEY STE 3	MESA	AZ	85204
SUN VIEW HOMEOWNERS ASSOCIATION	760 S STAPLEY DR STE 3	MESA	AZ	85204
SUN VIEW HOMEOWNERS ASSOCIATION	760 S STAPLEY DR STE 3	MESA	AZ	85204
SUN VIEW HOMEOWNERS ASSOCIATION	760 S STAPLEY DR STE 3	MESA	AZ	85204
SUNVIEW PATIO HOMES HOMEOWNERS ASSOC INC	760 S STAPLEY STE 3	MESA	AZ	85204
SUNVIEW PATIO HOMES HOMEOWNERS ASSOC INC	760 S STAPLEY STE 3	MESA	AZ	85204
SUN VIEW HOMEOWNERS ASSOCIATION	760 S STAPLEY DR STE 3	MESA	AZ	85204
PLACONA LISA M	1500 N SUN VIEW PKWY NO 1	GILBERT	AZ	85234
CORNETT CARLA B	1500 N SUNVIEW PKY 2	GILBERT	AZ	85234
4-D/G IDA LLC	2870 N SWAN RD STE 100	TUCSON	AZ	85712
WENDYS INTERNATIONAL	1 DAVE THOMAS BLVD	DUBLIN	OH	43017
SUN VIEW LAND LLC	13101 E GOLD DUST AVE	SCOTTSDALE	AZ	85259
SUN VIEW MEDICAL BUILDING LLC	13101 E GOLD DUST AVE	SCOTTSDALE	AZ	85295
MEGHA LLC	2180 E BROADWAY RD	TEMPE	AZ	85284
BACK CHARLES D & MARIA L TR	414 E HARWELL RD	GILBERT	AZ	85234
DAHL MARK A & AMY M	408 E HARWELL RD	GILBERT	AZ	85234
COLEY TONYA GILES/ROCKY ALLAN	402 E HARWELL RD	GILBERT	AZ	85234
COOPER BILLY WARREN SR/CARNEL	401 E HARWELL RD	GILBERT	AZ	85234
M AND L TRUST	407 E HARWELL RD	GILBERT	AZ	85234
RUPPEL PATRICK C/PROVENCIO REINA	438 E TERRACE AVE	GILBERT	AZ	85234
FROM LITTLE ACORNS GROW LLC	6021 N 44TH ST	PARADISE VALLEY	AZ	85253
THOMAS KEVIN R/FELICIA	426 E TERRACE AVE	GILBERT	AZ	85234
KLINGENBERG DOUGLAS E/INGRID L	420 E TERRACE AVE	GILBERT	AZ	85234
CASH DALE A/BETSY J	414 E TERRACE CIRCLE	GILBERT	AZ	85234
VETERANS ACTION ASSOCIATION INC	555 US HIGHWAY 395 N	CARSON CITY	NV	89704
LISZEWSKI MATTHEW D	427 E TERRACE AVE	GILBERT	AZ	85234
URODE JOYCE D TR	1327 12TH ST #1	SANTA MONICA	CA	90401
TEN PLACE LLC	6014 CHESTERBROOK RD	MCLEAN	VA	22101
STORE SPE SUNRISE LLC	1791 W UNIVERSITY DR STE 166	TEMPE	AZ	85281
2353 BASELINE LLC	2353 E BASELINE RD STE A	GILBERT	AZ	85234
BURKE PLAZA B LLC	1549 N BURKE ST STE 100	GILBERT	AZ	85234
CHAUDS INVESTMENTS LLC	1721 N FOREST	MESA	AZ	85203
CHAUDS INVESTMENTS LLC	1721 N FOREST	MESA	AZ	85203
ADAIR ERNIE/MARY L TR	15430 E CRESTED BUTTE TRL	FOUNTAIN HILLS	AZ	85268
SOUTHERN VIRGINIA UNIVERSITY	2838 E COTTON CT	GILBERT	AZ	85234
ARIZONA SERVICE STATIONS II LLC	4636 E MCDOWELL RD	PHOENIX	AZ	85008
ZISNER ALLAN M & CINDY D	2124 E JUANITA AVE	MESA	AZ	85204
MCCUE ELIZABETH A	2304 E JEROME AVE	MESA	AZ	85204
WISSINGER PATSY SUE/WRIGHT ANDREW H	3951 E FORGE AVE	MESA	AZ	85206
MONREAL ALICIA	2237 E JEROME AVE	MESA	AZ	85204
STONE RALPH/CHRISTINE	2321 E JEROME AVE	MESA	AZ	85204
BENEVOLENT INVESTMENTS LLC	1833 E BASELINE RD NO 123	GILBERT	AZ	85233
WENGRIN JANELL D	2164 E JEROME AVE	MESA	AZ	85204
DEWITT GARY/THRASHER BETHANY J	1815 S GENTRY ST	MESA	AZ	85204
REES RANDALL/NICOLE	2262 E JAVELINA AVE	MESA	AZ	85204
MILLENIUM 2000 TRUST	2339 E JAVELINA AVE	MESA	AZ	85204
SELLES PAUL/TINA	10057 E LOMITA AVE	MESA	AZ	85209
SALDANA CELIA	4755 S RIM RD	GILBERT	AZ	85297
FIELD ROBERT A/PATRICIA A	2127 E JEROME AVE	MESA	AZ	85204
RICHARD C ADAMS JR SEPARATE PROPERTY TRUST	PO BOX 670491	DALLAS	TX	75367
DIETCHE AND FREUNDLICH INC	4501 E WILLIAMS DR	PHOENIX	AZ	85050
MESA SHORES OO LLC	12411 VENTURA BLVD	STUDIO CITY	CA	91604
MESA SHORES OO LLC	12411 VENTURA BLVD	STUDIO CITY	CA	91604
WHITEMAN HERBERT L JR	2413 E JEROME	MESA	AZ	85204
BUCKELS CLIFTON B/PAULA J	2418 E JAVELINA	MESA	AZ	85204

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ALL PROPERTY OWNERS WITHIN 1,000 FT., ALL HOA'S AND ALL NEIGHBORHOOD ASSOCIATIONS WITHIN 1-MILE OF THE SUBJECT PROPERTY.

MARTINEZ SONIA	2413 E JAVELINA AVE	MESA	AZ	85204
MORENO-CAMOU MIGUEL/MORENO JAZEL D	2423 E JAVELINA AVE	MESA	AZ	85204
PHILLIPS KELLY/KEMNITZ-PHILLIPS VALERIE	2403 E JACINTO AVE	MESA	AZ	85202
WOO IRIS REN	2139 E JUANITA AVE	MESA	AZ	85204
WOODCOCK LAURIE	2145 E JUANITA	MESA	AZ	85214
HIRSHBERG JUSTIN/JACOBSON FELISHA	2159 E JUANITA AVE	MESA	AZ	85204
MORALES MARCO A/DEBRA	2144 E JUANITA AVE	MESA	AZ	85204
RAIBOURNE CHRISTOPHER J/KIMBERLY S	2130 E JUANITA AVE	MESA	AZ	85204
LEDESMA LIZETH/JAZMIN	2315 E MUANITA AVE	MESA	AZ	85204
PLATT JUSTIN D/MEGAN C	2217 E JEROME AVE	MESA	AZ	85204
DAGUPAN JOSE L/CHERI	2206 E JAVELINA AVE	MESA	AZ	85204
COOK MICHELE	2242 E JAVELINA AVE	MESA	AZ	85204
LE THUY T/NGUYEN TOMMY JC	1315 S RIATA ST	GILBERT	AZ	85296
MCGREGOR BRUCE	2318 E JAVELINA AVE	MESA	AZ	85204
ZAPATA DOROTHY J	1834 S ROSE CR	MESA	AZ	85204
GREEN BRADLEY W	1844 S BRIAR CIR	MESA	AZ	85204
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
KELLEY MICHAEL B/ELVIRA M	2404 E JACINTO AVE	MESA	AZ	85204
GOLKA GARY M & MARY E	2422 E JEROME	MESA	AZ	85204
PACHECO RODRIGUEZ RUBEN/VIRGINIA	2432 E JAVELINA AVE	MESA	AZ	85204
OMEARA DAVID	2401 E JAVELINA AVE	MESA	AZ	85204
CANIZALES ARTHUR G JR	2442 E JACINTO AVE	MESA	AZ	85204
GOODMAN JAMES G	2433 E FAIRFIELD ST	MESA	AZ	85213
BARRICK VILATE MARIE JAUREGUI	2063 E JUANITA AVE	MESA	AZ	85204
MILLER RANDOLPH J	2153 E JUANITA	MESA	AZ	85204
PETERS ROBERT J & GERALDINE E	2158 E JUANITA AVE	MESA	AZ	85204
MEDINA JOSEPH J	2235 E JUANITA AVE	MESA	AZ	85204
BRENDENBERG THOMAS RICHARD & MARTHA KAY	2320 E JEROME	MESA	AZ	85204
GOMEZ MICHAEL	2236 E JEROME AVE	MESA	AZ	85204
NUNEZ THOMAS	2251 E JEROME AVE	MESA	AZ	85204
DE LA CRUZ ADAM J/YAHEIRY A	2052 E JEROME AVENUE	MESA	AZ	85204
MCGREGOR BRUCE	2318 E JAVELINA AVE	MESA	AZ	85204
ROBINS VERN G	1748 E CORTEZ DR	GILBERT	AZ	85234
HOPKINS MARK/JEAN	2128 E JEROME AVE	MESA	AZ	85204
MCQUISTON PAUL/ROBERTA	1854 S ROSE CIRCLE	MESA	AZ	85204
COLE RODNEY/INGRID	1864 S BRIAR CIR	MESA	AZ	85204
WISON JOSH	1850 S BRIAR CIR	MESA	AZ	85204
DOUGLAS JEFFREY ALAN	1866 S 24TH ST	MESA	AZ	85204
WONG ELIJAH/LIZABETH	1846 S 24TH ST	MESA	AZ	85204
MONTOYA RACHEL	PO BOX 8253	MESA	AZ	85214
MESA SHORES OO LLC	12411 VENTURA BLVD	STUDIO CITY	CA	91604
WG MORRISON PROPERTIES LLC	2336 E BASELINE RD	MESA	AZ	85204
HEIGHTS PROPERTIES	6179 E BROADWAY	TUCSON	AZ	85711
GENICA ARIZONA LLC	PO BOX 2267	CHILLIWACK	BC	V2R 1A6
GENICA ARIZONA LLC	PO BOX 2267	CHILLIWACK	BC	V2R 1A6
MESA SHORES OO LLC	12411 VENTURA BLVD	STUDIO CITY	CA	91604
WAY RAYMOND/TUCKER WAY STACEY	2408 E JACINTO AVE	MESA	AZ	85204
ZHANG JASON QISHENG TR	876 W GLENMERE DR	CHANDLER	AZ	85225
RAY KEITH E/SUZANNE S	2410 E JEROME	MESA	AZ	85204
VERRY THOMAS	2408 E JEROME AVE	MESA	AZ	85204
DULIAN TIM U/MELISSA D	2419 E JUANITA AVE	MESA	AZ	85204
SLACK JOINT REVOCABLE TR	2710 S RURAL RD	TEMPE	AZ	85282
VILLALOBOS AMBER B/JARAMILLO FELICIA A	2410 E JAVELLINA AVE	MESA	AZ	85204
GOMEZ CONSUELO	2406 E JAVELINA AVE	MESA	AZ	85204
FLORES EPIMENIO	2405 E JAVELINA AVE	MESA	AZ	85204
GARCIA GILDARDO	2439 E JAVELINA AVE	MESA	AZ	85204
MARKLEY WILLIAM H/THO THI	2438 E JACINTO AVE	MESA	AZ	85202
TROCKEL JENNIFER LYNN	2427 E JACINTO AVE	MESA	AZ	85204
PEREZ ANTONIO/MARISA	2443 E JACINTO	MESA	AZ	85204
KAISER SCOTT W	2414 E JAVELINA AVE	MESA	AZ	85204

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ALL PROPERTY OWNERS WITHIN 1,000 FT., ALL HOA'S AND ALL NEIGHBORHOOD ASSOCIATIONS WITHIN 1-MILE OF THE SUBJECT PROPERTY.

SOTELO YOLANDA/TRUJILLO CARL A	5813 E 41ST ST	PHOENIX	AZ	85040
SANNER MATTHEW	2427 E JAVELINA AVE	MESA	AZ	85204
TANG HOWARD DUONG	31 S BERETANIA ST	HONOLULU	HI	96813
GONZALES STEVEN/GRACE D	2430 E JACINTO AVE	MESA	AZ	85204
NGO TRI KHON	1936 S GAYLORD CIR	MESA	AZ	85204
RAMOS ROBERT KYLE/BERTA	1942 S GAYLORD CIR	MESA	AZ	85204
PALACIO JUAN RAUL	355 GLENBRIAR CIR	TRACY	CA	95377
LEIVA MAURICIO	2243 E JUANITA AVE	MESA	AZ	85204
SBY 2014 1 BORROWER LLC	3300 FERNBROOK LANE N NORTH SUITE 210	PLYMOUTH	MN	55447
LOPEZ JAIME/MARBEYA/MONROY MARCO TULIO	2310 E JEROME AVE	MESA	AZ	85204
SIERRA ROY	2244 E JEROME AVE	MESA	AZ	85204
HEALEY PAULSEN J/RIKKI B	2223 E JEROME AVE	MESA	AZ	85204
MANKEY FRANK MORRAY III	2060 E JEROME AVE	MESA	AZ	85204
GUILLEN FRED G/MARIANNA M	2148 E JEROME AVE	MESA	AZ	85204
NAVARRO JOSEPH R/ ESTELLA R 2008 REVOC TRUST	8263 N FRANKWOOD AVE	REEDLEY	CA	93654
GORMLEY JOSEPH JOHN	2319 E JAVELINA AVE	MESA	AZ	85204
ORTIZ AMBERLEE/DONALD F	2309 E JAVELINA AVE	MESA	AZ	85204
GERAGOOSIAN DAVID	2241 E JAVELINA AVE	MESA	AZ	85204
MELORO MICHAEL JOHN/ALEXANDER	1837 S ROSE CIR	MESA	AZ	85204
PEREZ HUGO AGUILAR/LOPEZ MARTHA POZOS	1851 S ROSE CIR	MESA	AZ	85204
CALTON JIMMY W/PENNY ANN	1840 S BRIAR CIR	MESA	AZ	85204
FERGUSON JOSHUA/RENEE	2155 E JEROME AVE	MESA	AZ	85204
ASHLEY RAYBURN D & KAREN K	1835 S ASHBROOK ST	MESA	AZ	85204
SEGUIN JEFF W/MADALYN B TR	249 E MAIN ST	LEXINGTON	KY	40507
JOHNSTON RICHARD D/KATHERINE E	2423 E JEROME AVE	MESA	AZ	85204
MARC COMMUNITY RESOURCES INC	924 N COUNTRY CLUB DR	MESA	AZ	85201
BAUMGARTEN CRAIG B/SANDRA J	2309 W MESQUITE	CHANDLER	AZ	85224
MITCHELL CAROLYN/NORTHERN TR BANK OF AZ CO-CN	2440 E JAVELINA	MESA	AZ	85204
BRUNK CLINTON/NATALIE	1933 S GAYLORD CIRCLE	MESA	AZ	85204
KATHY LYNN FREDRICKSON REVOCABLE TRUST	1437 N 4TH ST	CARRINGTON	ND	58421
BURGOS TELISHA D	1841 S BRIAR CIR	MESA	AZ	85204
HALVORSEN BARBARA L	1849 S BRIAR CIR	MESA	AZ	85204
DUTT HENRY	377 MANGELS AVE	SAN FRANCISCO	CA	94127
2160 BASELINE RD LLC	2870 N SWAN RD SUITE 100	TUCSON	AZ	85712
MESA SHORES OO LLC	12411 VENTURA BLVD	STUDIO CITY	CA	91604
GARCIA CECIL ERNEST	502 W MESA AVENUE	GALLUP	NM	87301
ARVISO VICTOR V	2414 E JEROME AVE	MESA	AZ	85204
ARMBURST TIM	2404 E JEROME AVE	MESA	AZ	85204
STOTTS DONALD E JR	2117 E JUANIT AVE	MESA	AZ	85204
SPENCER TINA H/BERNARD JAMES	2138 E JUANITA AVE	MESA	AZ	85204
RAMOS MARCELINO/GLORIA H	2343 E JUANITA AVE	MESA	AZ	85204
MURPHY MICHAEL T	2246 E JEROME	MESA	AZ	85204
TORRES ANTHONY E/GAIL P	2828 WRIGHT AVE	PINOLE	CA	94564
JONES ROBERT M	2046 E JEROME AVE	MESA	AZ	85204
HOPKINS MARK/JEAN	2128 E JEROME AVE	MESA	AZ	85204
TRUEBA MANUEL/MARIA J TR	731 W MELODY AVE	GILBERT	AZ	85233
LOTT ROBERT H	2231 E JAVELINA AVE	MESA	AZ	85204
GAMEZ FRANCISCO VILLEGAS	2211 E JAVELINA AVE	MESA	AZ	85204
DRAKE JOHN C III	1848 S ROSE CIR	MESA	AZ	85204
J P PEREZ INVESTMENTS LLC	1633 N TAMARISK DR	CHANDLER	AZ	85224
WILLIAM R JOHN/KESSLER ELAINE N	2309 E JUANITA AVE	MESA	AZ	85204
BURCH JERRY GRANT	2250 E JEROME AVE	MESA	AZ	85204
KELMAR PROPERTIES LLC	1913 E COLT RD	TEMPE	AZ	85284
MULLET MAXWELL J	2307 E JEROME AVENUE	MESA	AZ	85204
WHITNEY RONNIE DALE/SHARON FAITH TR	2036 E JEROME AVE	MESA	AZ	85204
S AND B MANAGEMENT LLC	4136 E EMELITA CIR	MESA	AZ	85206
SCHRAMM PHILLIP P/FLINN LAURA E	1857 S ROSE CIRCLE	MESA	AZ	85204
GOODALL DENNIS J JR	1858 S BRIAR CIR	GILBERT	AZ	85204
BIDDLE BRANDON	1852 S 24TH ST	MESA	AZ	85204
SINGH PHULJIT	2059 E JEROME AVE	MESA	AZ	85204

JACINTO LOFTS at MESA SHORES

ALL PROPERTY OWNERS WITHIN 1,000 FT., ALL HOA'S AND ALL NEIGHBORHOOD ASSOCIATIONS WITHIN 1-MILE OF THE SUBJECT PROPERTY.

EICHHORN JOHN B III	4124 E GRANADA RD	PHOENIX	AZ	85008
TURGEON MADONNA J	1817 S ASHBROOK	MESA	AZ	85204
HAWLEY DEANNA MARIE/JUSTIN DAVID	2403 E JEROME AVE	MESA	AZ	85204
LANGFORD BRIAN K/SARAH	2409 E JEROME AVE	MESA	AZ	85204
ARTHUR STEVEN L/MOLLY JUANITA	2409 E JUANITA AVE	MESA	AZ	85204
WATTERS KELLEY/DRANE STEVEN	2436 E JAVELINA AVE	MESA	AZ	85204
VILLECAS JOSEPH DONALD	2419 E JAVELINA AVE	MESA	AZ	85208
BURMAN BONNIE S	2433 E JAVELINA	MESA	AZ	85204
WHITEHEA E/P TR/BREZOVEC R/K TR/NORTON R/K TR	610 N POINSETTIA AVE	MANHATTAN BEACH	CA	90266
RUTH LAWLER REVOCABLE TRUST	2407 E JACINTO AVE	MESA	AZ	85204
DIETRICH DAHR/ANDRAYA	1939 S GAYLORD CIR	MESA	AZ	85284
THI T BRISSETTE LIVING TRUST	2435 E JACINTO AVE	MESA	AZ	85204
KEITH MARK R/BARBARA E	2447 E JACINTO	MESA	AZ	85204
FEDERAL NATIONAL MORTGAGE ASSOCIATION	INTRNL PLAZA 11 14221 DALLAS PKWY #1000	DALLAS	TX	75254
ORTIZ DANA	2426 E JACINTO AVE	MESA	AZ	85204
RICHARD DALTON LIVING TRUST	1950 S GAYLORD CIR	MESA	AZ	85204
SWARTZ LEE B & SANDRA SUE	1947 S GAYLORD CIR	MESA	AZ	85204
SMITH STEVEN G & GEORGIA	2431 E JACINTO AVE	MESA	AZ	85204
FORD DEREK	2103 E JUANITA AVE	MESA	AZ	85204
Z PROPERTY NO 1 LLC	1814 E DECATUR ST	MESA	AZ	85203
EVANGELISTA REBECA	2131 E JUANITA AVE	MESA	AZ	85204
HOOVER PHX LLC	20 HUDSON ST SUITE 703	NEW YORK	NY	10013
HUFFORD TY L/DONNA M/LOSHONKOHL DAVID J	2249 E JUANITA AVE	MESA	AZ	85204
SCHAUBERT CHRISTOPHER M/KETRINA R	2323 E JUANITA AVE	MESA	AZ	85204
BERMAN STEVEN	2329 E JUANITA AVE	MESA	AZ	85204
MENDOZA IRENE/VICTOR	2208 E JEROME AVE	MESA	AZ	85204
CHAVEZ JESUS/MARIA	1758 S CHESTNUT ST	MESA	AZ	85204
HAMMONDS ALLEN K/SANDRA M	2209 E JEROME AVE	MESA	AZ	85204
WAGNER BROTHERS PROPERTIES LLC	2925 N NORWALK	MESA	AZ	85215
CLARK JOHN	1825 S GENTRY	MESA	AZ	85204
HILL TODD C	2232 E JAVELINA AVE	MESA	AZ	85204
BLAKE ANDREA	2346 E JAVELINA AVE	MESA	AZ	85204
DENSON WADE L & SONDR A	2350 E JAVELINA AVE	MESA	AZ	85204
PACHECO ANDRES N	2353 E JAVELINA AVE	MESA	AZ	85204
PADILLA ANN	2201 E JAVELINA AVE	MESA	AZ	85204
ANASTASI STEVEN C/GUTIERREZ TARA	1838 S ROSE CIR	MESA	AZ	85204
OSUNA ALBERTA L	2348 E JACINTO AVE	MESA	AZ	85204
LASER ENTERPRISES LLC	2868 E LEXINGTON CT	GILBERT	AZ	85234
DARBY STEPHEN L/NORMA L	2147 E JEROME AVE	MESA	AZ	85204
MESA SHORES OO LLC	12411 VENTURA BLVD	STUDIO CITY	CA	91604
SELTZER HERBERT L/ANNETTE TR	2404 LORING ST - #94	SAN DIEGO	CA	92109
GENICA ARIZONA LLC	PO BOX 2267	CHILLIWACK	BC	V2R 1A6
GREEN DANIEL ALEXANDER	2416 E JACINTO AVE	MESA	AZ	85204
THOMSON LYNN S & PEGGY L	2412 E JACINTO	MESA	AZ	85204
PARK RULIN M/SANDRA J	2407 E JEROME AVE	MESA	AZ	85204
FOSTER HOPE	2415 E JEROME AVE	MESA	AZ	85204
DAY JOHN M	2417 E JEROME AVE	MESA	AZ	85204
SEATON DAVID/JUDY	2416 E JEROME AVE	MESA	AZ	85204
MCEVOY JANICE E TR	2415 E JUANITA AVE	MESA	AZ	85204
GONZALEZ VINCENT/VALDEZ ROSANNA	2055 E JUANITA AVE	MESA	AZ	85204
SILVESTRO VINCENT J/ EILEEN M	2207 E JUANITA AVE	MESA	AZ	85204
MOTTELER HEATHER	2215 E JUANITA AVE	MESA	AZ	85204
CHAVEZ GUADALUPE M & LINDA D	2227 E JUANITA	MESA	AZ	85204
HUSTON BRUCE DEAN & DEBORAH ANN TR	1427 N DREXEL CIR	MESA	AZ	85207
DUARTE ROGELIO/VALDEZ YESICA CRUZ	1752 S CHESTNUT	MESA	AZ	85204
ARMFIEL DANIEL J/TESSIE Y	2201 E JEROME AVE	MESA	AZ	85204
ECHENOZ THERESA F TR	2229 E JEROME AVE	MESA	AZ	85204
CASTEEL MATTHEW/MEGAN	2247 E JEROME AVE	MESA	AZ	85204
PIETRUSZKA JOHN	2317 E JEROME AVE	MESA	AZ	85204
BERUMEN HECTOR/GONZALEZ BERUMEN PATRICIA	2118 E JEROME AVE	MESA	AZ	85204

JACINTO LOFTS at MESA SHORES

ALL PROPERTY OWNERS WITHIN 1,000 FT., ALL HOA'S AND ALL NEIGHBORHOOD ASSOCIATIONS WITHIN 1-MILE OF THE SUBJECT PROPERTY.

STEELE KATHY L/EDWARD F	2020 E INVERNESS AVE APT 1012	MESA	AZ	85204
BEIJAN BABIL	275 W JUNIPER AVE NO 1007	GILBERT	AZ	85233
ST MARS TOMI F/ROGERS SHANE A	2338 E JAVELINA AVE	MESA	AZ	85204
STRONG CHRISTOPHER M/KAMBI L	1839 S GENTRY	MESA	AZ	85204
LOVIN HORTENCIA N	1853 S GENTRY	MESA	AZ	85204
BROWN DAVID M	1845 S ROSE CIR	MESA	AZ	85204
LANPHER TINA MARIE	1855 S BRIAR CIR	MESA	AZ	85204
COMER KENT	4840 E FLOSSMOOR AVE	MESA	AZ	85206
BABB JUSTIN	2115 E JEROME AVE	MESA	AZ	85204
STROUGHTER DARREN J/ANNETTE M	2361 E ROBIN LN	GILBERT	AZ	85296
LONDON KASSANDRA L	1807 S ASHBROOK ST	MESA	AZ	85204
DANG CALVIN	1827 S ASHBROOK	MESA	AZ	85204
MESA SHORES OO LLC	12411 VENTURA BLVD	STUDIO CITY	CA	91604
FIRST AMERICAN NATIONAL BANK	PO BOX 2609	CARLSBAD	CA	92018
SWT ARIZONA INVESTMENTS LLC	17154 BUTTE CREEK STE 200	HOUSTON	TX	77090
MESA SHORES OO LLC	12411 VENTURA BLVD	STUDIO CITY	CA	91604
JOHNSON ALLAN E/CAROLINE A TR	2421 E JEROME AVE	MESA	AZ	85204
LARGO THOMAS JR/CHRISTINA V	2428 E JAVELINA AVE	MESA	AZ	85204
WEBB MATTHEW/CAROL	2411 EAST JAVELINA AVE	MESA	AZ	85204
VERNIA CHRISTOPHER R/OLIVA SHAWN M	2422 E JACINTO AVE	MESA	AZ	85204
HIOKI REYNOLD T/JEANELLEN E	91-1019 OANIANI ST	KAPOLEI	HI	96707
SOUTHERN MANOR I & II, MESA GRANDE CONDOMINIUMS - RICHARD YOUNG	1418 S COCHISE	MESA	AZ	85204
SOUTHERN MANOR I & II, MESA GRANDE CONDOMINIUMS - JOE ANN BRIMHALL	1724 E HILTON AVE	MESA	AZ	85204
SOUTHERN MANOR I & II, MESA GRANDE CONDOMINIUMS - NEIL CHRISTENSEN	1747 E HAMPTON AVE	MESA	AZ	85204
JEROME AVENUE CRIME BUSTERS - JUDY SEATON	2416 E JEROME	MESA	AZ	85204
JEROME AVENUE CRIME BUSTERS - BETSY BUNNING	2454 E JAVELINA	MESA	AZ	85204
KINGSBOROUGH - WILL CARPENTER	2202 E HAMPTON	MESA	AZ	85204
KINGSBOROUGH - LYNN EWEN	2306 E HOLMES AVE	MESA	AZ	85204
KINGSBOROUGH - CHERYL LONG	2334 E GLADE AVE	MESA	AZ	85204
RANCH WEST NEIGHBORHOOD - DAVID BROWN	1845 S ROSE CIR	MESA	AZ	85204
RANCH WEST NEIGHBORHOOD - DESIREE	1802 S ASHBROOK	MESA	AZ	85204
JARED ARCHAMBAULT	PO BOX 1466	MESA	AZ	85211
CYNTHIA EZCURRA	PO BOX 1466	MESA	AZ	85211

NEIGHBORHOOD MEETING SIGN-IN SHEET

APPLICANT:
Welker Development Resources, LLC

PROPERTY LOCATION:
2136 E Baseline Road, Mesa, AZ

DATE:
October 29, 2015

MEETING LOCATION:
Onsite @ 2136 E Baseline Road

MEETING TIME:
6:00 PM

CASE:
Z15-039

NAME	ADDRESS	ZIP	EMAIL	PHONE
LEE SWARTZ	1947 S GAYLORD CIR	85204		
Richard Dalton	1950 S Gaylord	85204		
JANE SKULSTAD	1802 S ASHBROOK	85204		
Desirée Barnabas	1862 S. Ashbrook	85204		
PENNY CALTON	1840 S Briar Cir	85204		
Tina Marie Langhor	1855 S BRIAR Circle	85204	tnflywithme@gmail.com	
Jimmy CALTON	1840 S BRIAR Circle	85204		
Brad + Lisa Green	1844 S Briar Cir	85204		
Rodney Cole	1864 S. Briar Cir	"	rcole@mpsaz.org	480 326-3708
Melissa Vandever	1812 S Ashbrook	85204	myvandever@yahoo	480-235-1943
TODD & STACEY BAKKEN	2345 E. INVERNESS	85204	TODD@BAKKEN@MSN.COM	602-620-3032
RANDALL REES	2262 E JAVELINA	85204		
Phil Schramm	1857 S. ROSE CIR	85204		
Josh Wilson	1850 S Briar Cir	85204		

NEIGHBORHOOD MEETING SIGN-IN SHEET

APPLICANT:
Welker Development Resources, LLC

PROPERTY LOCATION:
2136 E Baseline Road, Mesa, AZ

DATE:
October 29, 2015

MEETING LOCATION:
Onsite @ 2136 E Baseline Road

MEETING TIME:
6:00 PM

CASE:
Z15-039

NAME	ADDRESS	ZIP	EMAIL	PHONE
JIM & ELLIE THOMPSON	1730 S ALMOND	85204	JIM@CARDSFROMJIM.COM	602-751-9194
John Drake	1848 S. Rose Cir	85204	forleyharley@gmail.com	
Pam M. Quiston	1854 S. Rose Cir	85204	Pam0054@yahoo.com	480-503-3265
Dorothy Zapata	1834 S. Rose Cir	85204	dorothy.zapata@yahoo.com	
Joe Juracich	2310 E Javelina Ave	85204	bejuracich@gmail.com	608-799-7848
MARK GRABOWSKI	1841 S. BRIAR CIRCLE	85204	MGI@Juno.com	602-763-8058
ALLAN ZISNER	2124 E JUANITA AVE	85204	AZISNER@Q.com	480-282-1686
DON CRANDALL	2339 E " "	85204		409-6392
Kevin Johnston	2423 E Jerome	85204	KDJOHNSTON1983@gmail.com	
DAVID BROWELL	845 S. Rose Cir	85204	DAVID@AZVULTECH.COM	759-3411
				480-800-1805

From: **Allan Zisner** azisner@q.com
Subject: Jacinto Lofts at Mesa Shores
Date: October 31, 2015 at 8:14 AM
To: jeffw@wdrllc.net, district3@mesaaz.gov, jared.archambault@mesaaz.gov

AZ

Hello Jeff;

I am in full support for the project. My questions were answered at the recent neighborhood meeting. It would be a nice addition for a piece of property that has been vacant for at least 35 years (ever since I have lived in this neighborhood).

1. I heard at the meeting concerns about on-street parking along Jacinto, personally this is a mute issue. The city has never posted "no parking signs." I have noticed occasionally vehicles parked along Jacinto.
2. I think it is a grand idea not having a "bump wall" along Jacinto & 24th. Even though these homes/condos are part of an HOA, what better way to become members of the neighborhood by having their front doors facing the neighbors across the street.
3. I live near the apartment complex at Inverness and Juanita. I don't find there is an issue with excess traffic exiting/entering the complex at the various times of day.
4. Headlight problems from those condo homes is a petty issue. It is no different than those neighbors who exit/enter their homes at night with their headlights on.

Thank you,

Allan Zisner
2124 E Juanita Ave
Mesa AZ 85204

480-282-1686
azisner@q.com