

Unit 48

Norah Chidester

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**From:** Luann Hillary [hilfarm@yousq.net]  
**Sent:** Monday, July 18, 2016 11:00 AM  
**To:** Norah Chidester  
**Subject:** Re: FW: ParkLinks News - Immediate Action Requested

To whom it may concern,

I am responding to the petition that has been presented to you on behalf of the homeowners of Park Links in Alta Mesa. As I was not able to physically sign, I would like you to know that I AM in agreement with the petition & strongly hope you will consider the attached alternative plat map the the "sanctuary at Alta Mesa".

I believe it to be an alternative that will enhance the new development as well as insure the privacy & enjoyment at our homes in Park Links as well. I was certainly aware that the vacant property behind mine would some day be developed & was patient in my acceptance of weeds, liter, dust, & popular foot traffic to the adjoining city park. But, I had never envisioned a development with 2 story homes. I question as to why this developer would even undertake such a project as it is well know that the market for such is not as strong as that for single level dwellings. This could be a problem for the project in general & not be of benefit to anyone in the Alta Mesa area. But if this type of development can not be prevented, I hope you will seriously consider the option that has been presented to you, Keeping in mind the quality of life for those of us who already own homes in this affected area.

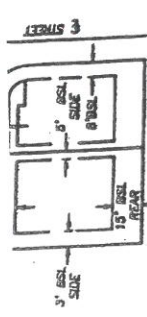
Thank you sincerely for this consideration.

Most respectfully,  
Luann Hillary  
Unit 48 Park Links at Alta Mesa.

What we are proposing is that the plat layout be changed to eliminate the six homes which would share our common wall & replace them with a roadway with a treed border along the common fence. This can be accomplished with no loss to the planned 31 building lots by moving their planned roadway to the west edge of their development and adding the building lots directly to the east of the new roadway. The addition of trees along the fence will add to the perceived value & enjoyment of both our neighbourhoods. In addition, it will mirror the development directly to our west, Desert Springs, making for a more unified appearance to the area.

[illegible]



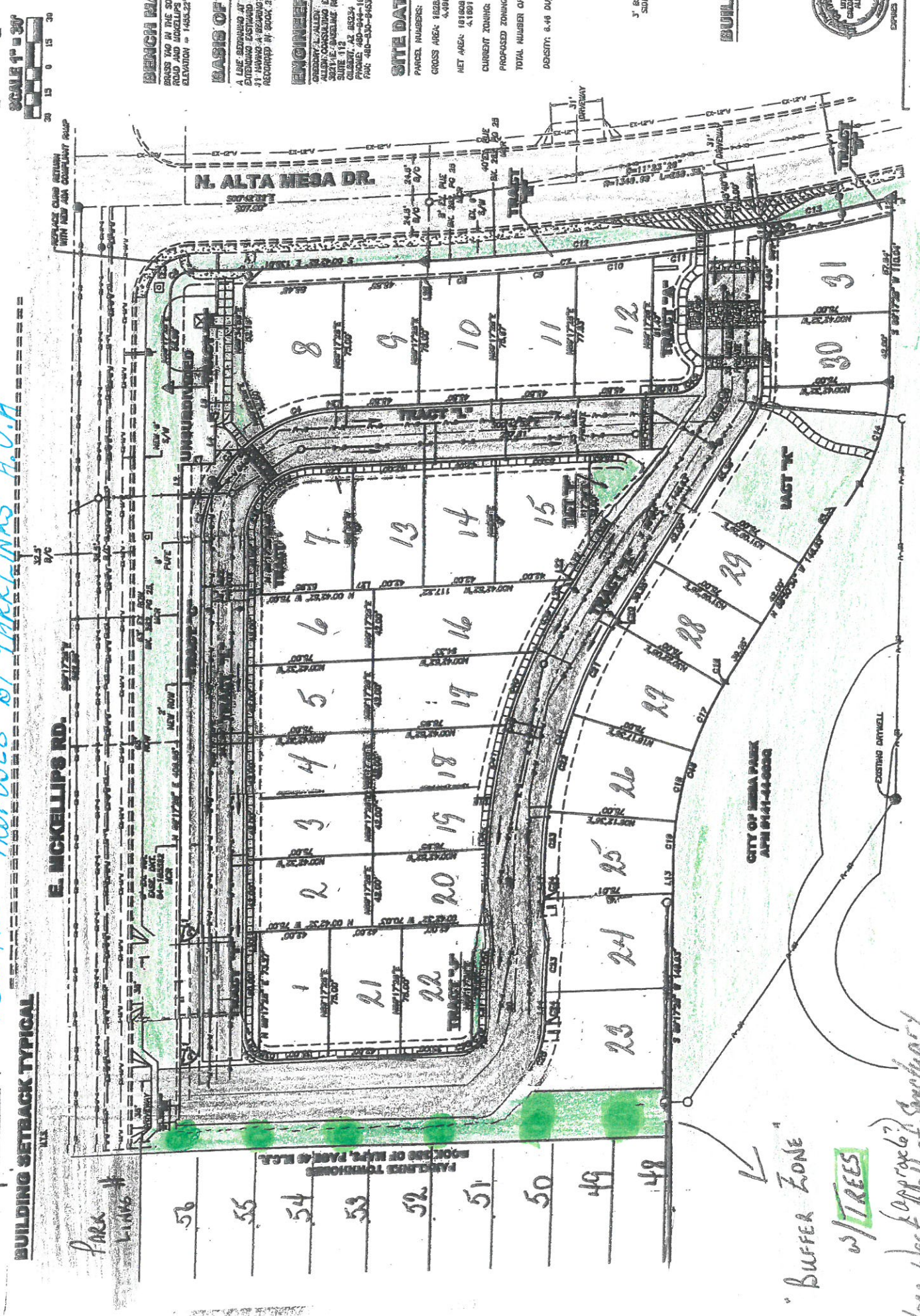
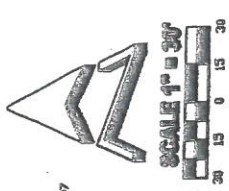


# SANCTUARY AT ALTA MESA

A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

160720 - PROPOSED BY PARKLINKS 40.9

OWNER:  
 GILF HANSEN, INC.  
 4400 E. BASSINGDALE ROAD, SUITE 107  
 MESA, ARIZONA 85204  
 PHONE (480) 284-0019  
 EMAIL: ghan@hanseinc.com



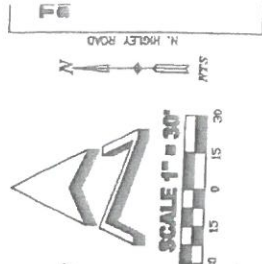


# SITE PLAN ~ 160627

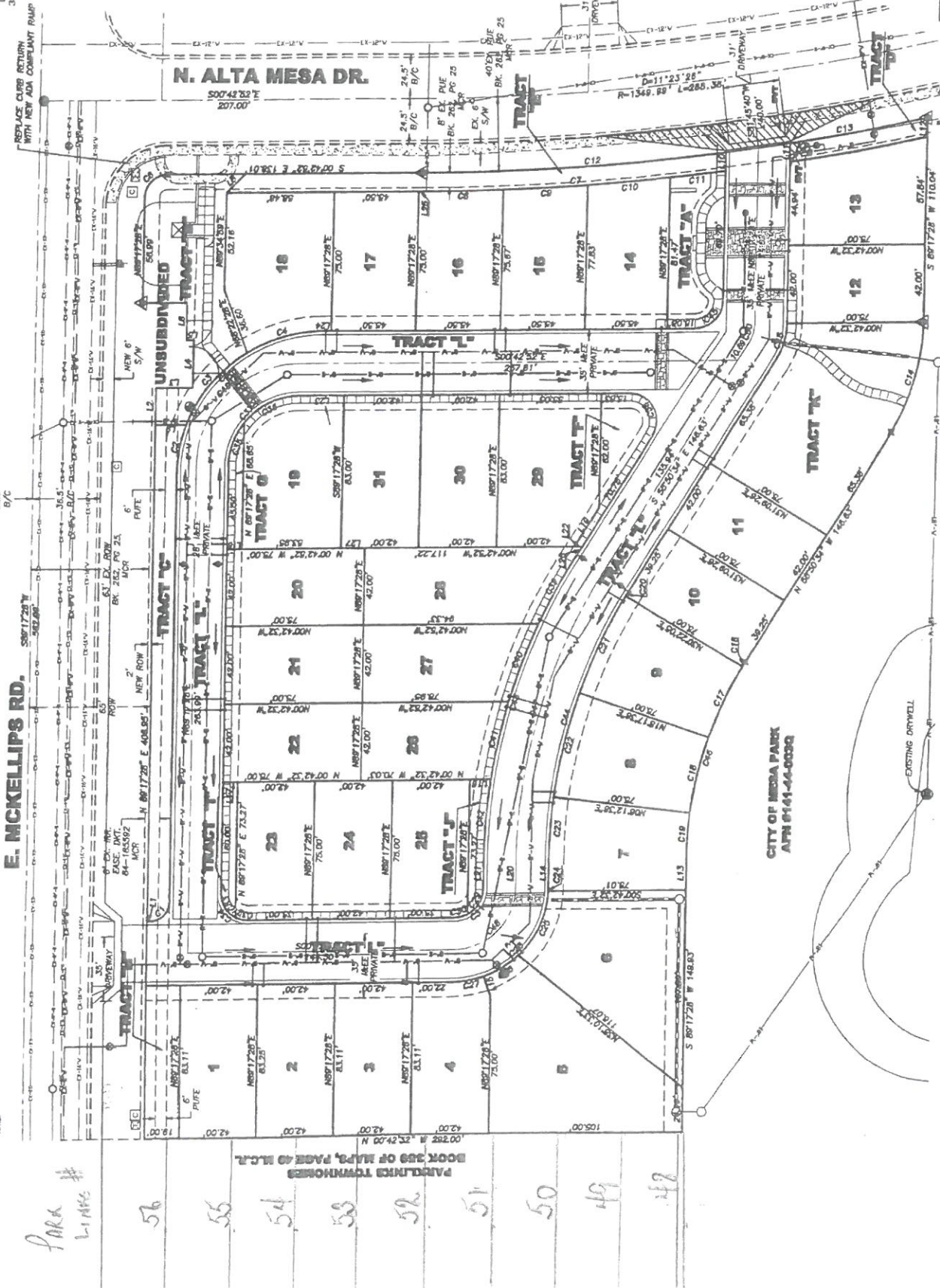
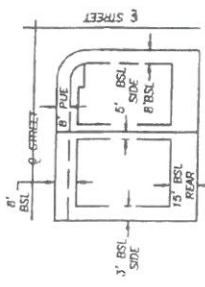
## SANCTUARY AT ALTA MESA

A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**OWNER**  
MINT HOMES, INC.  
CONTACT: DOROTHY LANE  
4600 N. ALTA MESA RD. SUITE 107  
MESA, ARIZONA 85204  
PHONE: (480) 284-5019  
EMAIL: dorothy@minthomes.net



**BUILDING SETBACK TYPICAL**

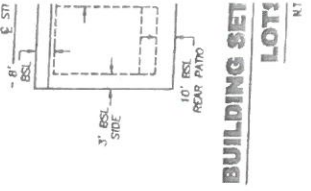


**BENCH MARK**  
BRASS TAC IN THE SOUTHEAST CORNER  
ROAD AND MCKELLIPS ROAD.  
ELEVATION - 1435.22' (CITY OF MESA)

**BASIS OF BEARINGS**  
A LINE BEGINNING AT THE MOUNTAIN  
EXTENDING EASTWARD TO THE NORTH  
11 HAVING A BEARING OF N 00° 00' 00" E  
RECORDED IN BOOK 262 OF MESA, 1

**ENGINEER**  
GREGORY L. ALLEN  
ALLEN CONSULTING ENGINEERS, INC.  
3921 E. BASELINE ROAD  
SUITE 112  
GILBERT, AZ 85334  
PHONE: 480-844-1866  
FAX: 480-830-8453

**SITE DATA**  
PARCEL NUMBERS: 141-44-003R (2)  
GROSS AREA: 162800 S.F.  
NET AREA: 161800 S.F.  
CURRENT ZONING: RM-2  
PROPOSED ZONING: RSL-2.5  
TOTAL NUMBER OF LOTS: 31  
DENSITY: 6.48 DU/ACRE



CITY OF MESA PARK  
APN 8141-44-003R

PARCELS 359 OF MAP, PAGE 49 M.C.R.

PARA #  
LINKS

56  
55  
54  
53  
52  
51  
50  
49  
48

Unit 50

We, the undersigned, homeowners of the 56 units of ParkLinks TownHome community located at 5445 E. McKellips Rd., Mesa, AZ 85215, request that the Mesa City Council, Zoning Commission consider the attached alternate plat map for the "Sanctuary at Alta Mesa" development proposed by Mint Homes for the property located directly east of our homes. As presented in their rezoning request, they are planning to build two story homes directly behind our single level patio homes resulting in loss of privacy & our enjoyment of our backyard space.

What we are proposing is that the plat layout be changed to eliminate the six homes which would share our common wall & replace them with a roadway with a treed border along the common fence. This can be accomplished with no loss to the planned 31 building lots by moving their planned roadway to the west edge of their development and adding the building lots directly to the east of the new roadway. The addition of trees along the fence will add to the perceived value & enjoyment of both our neighbourhoods. In addition, it will mirror the development directly to our west, Desert Springs, making for a more unified appearance to the area.

Respectfully submitted for your consideration by:

[illegible]



**A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST  
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

160720 - PROPOSES B1 PARK LINKS H.O.A.

## BUILDING SETBACK TYPICAL

# E. MCKELLIPS RD.

Parcel #

**BENCH MARK**  
BRASS TAG IN THE SO  
ROAD AND MCKELLIPS  
ELEVATION = 1485.22

# BASE OF

A LOVE BEGINNING AT  
EXTENDING EASTWARD  
111 HAVING A BEARING  
RECORDED IN BOOK 2

# RENTAL

**DATE**

PARCEL NUMBERS:

GROSS AREA: 1828  
440

NET AREA: 181608  
41691

CURRENT DOMINO

PROPOSED ZONING

TOTAL NUMBER OF

Density: 0.40 DU

NOTES

# BULL

BUFFER ZONE



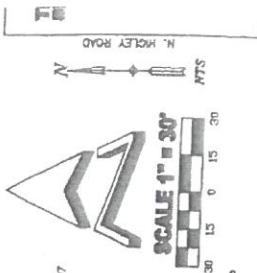
along West Hall of Sanctuary



# SITE PLAN ~ 160627 SANCTUARY AT ALTA MESA

A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA  
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**OWNER**  
MINT HOUSES, INC.  
CONTACT: DARREN LANE  
4860 E. BASELINE ROAD SUITE 107  
SCOTTSDALE, ARIZONA 85206  
PHONE: (480) 284-5019  
FAX: (480) 284-5019  
EMAIL: darren@minthouses.net



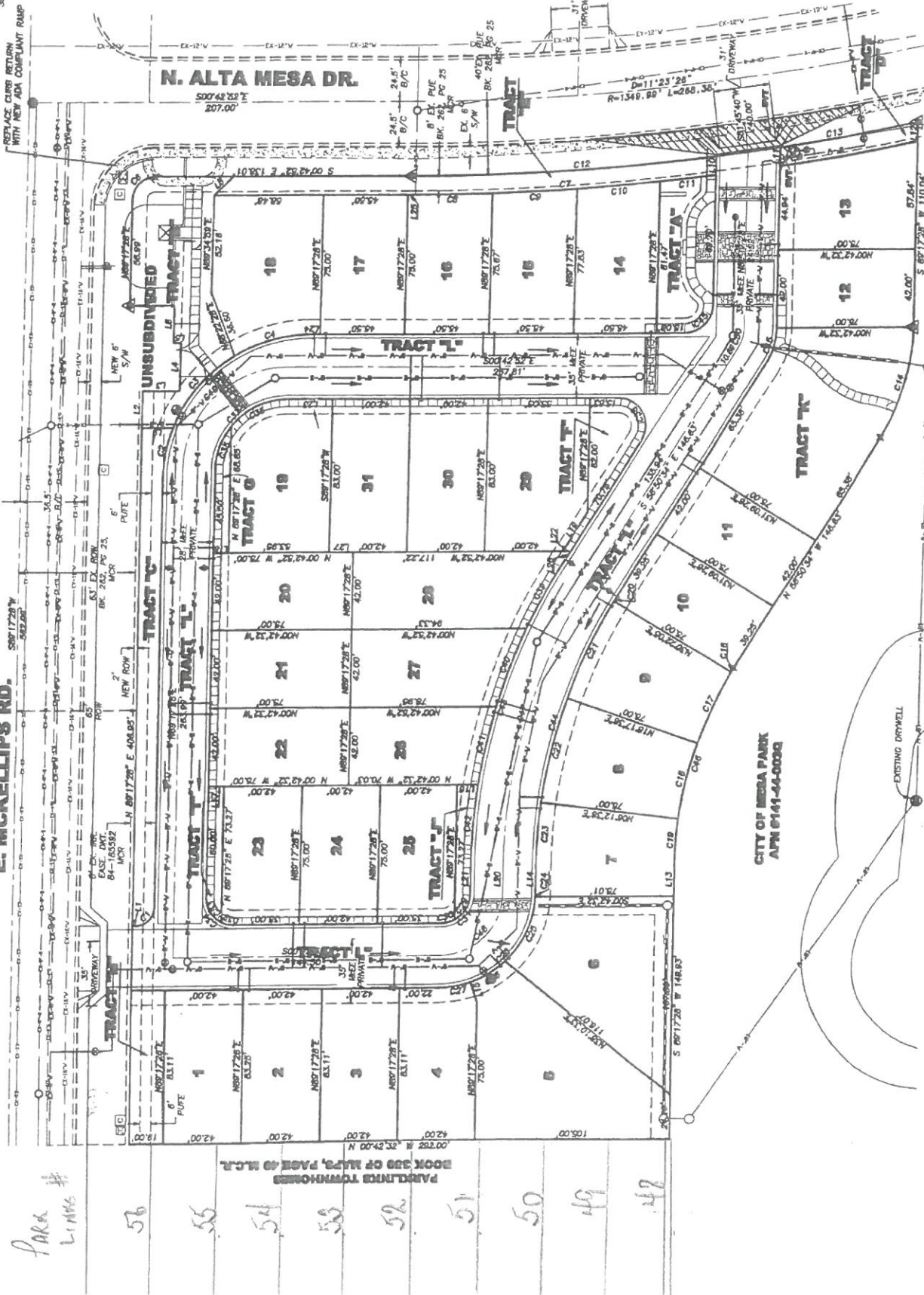
**BUILDING SETBACK TYPICAL**



K15

**E. MCKELLIPS RD.**

REPLACE CURB RETURN  
WITH NEW ADA COMPLIANT RAMP

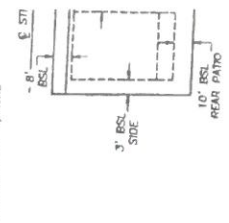


**BENCH MARK**  
BRASS IN THE SOUTHWEST CORNER  
ROAD AND MCKELLIPS ROAD  
ELEVATION = 1455.22' (CITY OF MTS)

**BASIS OF BEARINGS**  
A LINE BEGINNING AT THE NORTHEAST  
CORNER OF THE SECTION 11, TOWNSHIP 1 NORTH,  
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARING OF N07°28'32"  
RECORDED IN BOOK 282 OF MAPS, PAGE 49 M.C.R.

**ENGINEER**  
GREGORY L. ALLEN  
ALLEN CONSULTING ENGINEERS, INC.  
3021 E. BASELINE ROAD  
SUITE 112  
CLUBBET, AZ 85234  
PHONE: 480-844-1666  
FAX: 480-830-8453

**SITE DATA**  
PARCEL NUMBERS: 141-44-003R (C)  
GROSS AREA: 182000 S.F.  
4,4909 AC.  
NET AREA: 181000 S.F.  
4,4189 AC.  
CURRENT ZONING: RM-2  
PROPOSED ZONING: RSL-2.5  
TOTAL NUMBER OF LOTS: 31  
DENSITY: 6.46 DU/ACRE



**BUILDING SET**

**LOT**



EXEMPT 03-31-15

PARK LINKS

56

55

54

53

52

51

50

49

48

BOOK 282 OF MAPS, PAGE 49 M.C.R.

CITY OF MESA PARK  
APN 6141-44-0003Q

EXISTING DRYWELL

Jeff Campbell <Jeff@advantagecreditbureau.com>  
to me

Unit 51

Jun 3

Jack, I would like to address the proposed building project called Sanctuary at Alta Mesa. The proposed project, it seems to me would be really close to my east wall which would invade my privacy if the proposed buildings would be two story homes. I understand that the set backs from the wall are less than 20-30 feet which would be very uncomfortable for me and I would suspect for the buyers of the new homes privacy. If the homes are two story it would appear that I may be looking right into their home as well as them looking into my back yard. I hope that the builder would consider having at least one story homes along our east wall or at a very least have a greater distance of space between our wall and their project. From the plat drawings, I have viewed, it seems that the east side of the project along Alta Mesa Drive and McKellips Rd has larger buffers and space along the road side than what we would have next to our Wall. I would hope that the developer would want to be good neighbor and make our community a presentable and a somewhat private place to live.

Thanks

Jeff Campbell



Dear Jack,

Unit 52

Regarding the construction project just east of our complex and directly behind our unit, #52, we would like to add our voices to those of our neighbors, concerned about the lack of privacy which will result from the two story units proposed behind us. As the terrain there is higher than our ground, we feel the residents there will be looking directly onto our patios and into our living rooms.

We appreciate your representation of our issues with the project at the next meeting.

Many thanks,  
Sharon and Gerard Parrat  
Unit # 52  
Parklinks, Alta Mesa

We, the undersigned, homeowners of the 56 units of ParkLinks TownHome community located at 5445 E. McKellips Rd., Mesa, AZ 85215, request that the Mesa City Council, Zoning Commission consider the attached alternate plat map for the "Sanctuary at Alta Mesa" development proposed by Mint Homes for the property located directly east of our homes. As presented in their rezoning request, they are planning to build two story homes directly behind our single level patio homes resulting in loss of privacy & our enjoyment of our backyard space.

Respectfully submitted for your consideration by:

[illegible]





# SANCTUARY AT ALTA MESA

OWNER:  
UNIT HOMES, INC.  
1400 N. GILBERT AVE.  
SUITE 107  
MESA, ARIZONA 85203  
PHONE: (480) 284-4019  
EMAIL: deryn@unithomes.net



A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

160720 - PROPOSED BY PARKLINKS 40.8



**OWNER:** UNIT HOMES, INC.  
1400 N. GILBERT AVE.  
SUITE 107  
MESA, ARIZONA 85203  
PHONE: (480) 284-4019  
EMAIL: deryn@unithomes.net

**SCALE:** 1" = 30'

**DATE:** 10/11/2019

**PROJECT:** SANCTUARY AT ALTA MESA

**SECTION:** 11

**TOWNSHIP:** 1 NORTH

**RANGE:** 6 EAST

**COUNTY:** MARICOPA

**STATE:** ARIZONA

**PROPOSED BY:** PARKLINKS 40.8

**UNSUBDIVIDED**

**TRACT 1**

**TRACT 2**

**TRACT 3**

**TRACT 4**

**TRACT 5**

**TRACT 6**

**TRACT 7**

**TRACT 8**

**TRACT 9**

**TRACT 10**

**TRACT 11**

**TRACT 12**

**TRACT 13**

**TRACT 14**

**TRACT 15**

**TRACT 16**

**TRACT 17**

**TRACT 18**

**TRACT 19**

**TRACT 20**

**TRACT 21**

**TRACT 22**

**TRACT 23**

**TRACT 24**

**TRACT 25**

**TRACT 26**

**TRACT 27**

**TRACT 28**

**TRACT 29**

**TRACT 30**

**TRACT 31**

**N. ALTA MESA DR.**

**E. MCKELLIPS RD.**

**CITY OF MESA PARK**  
APN 9141-44-0000

**DRIVING DRIVEWAY**

**Buffer Zone**

**w/ TREES**

**along West Wall of Sanctuary**



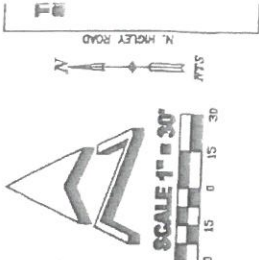
# SITE PLAN ~ 16.06.27

## SANCTUARY AT ALTA MESA

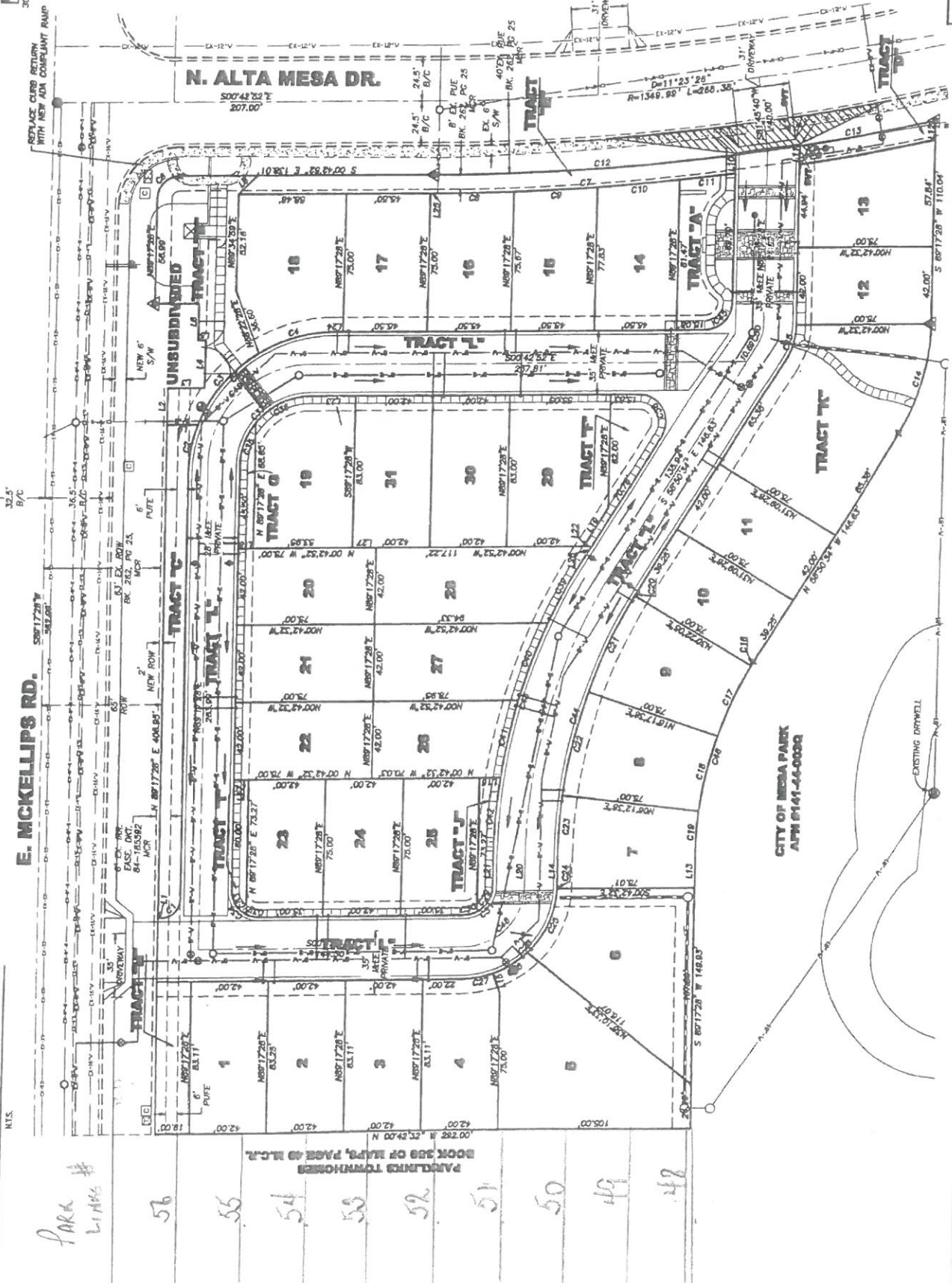
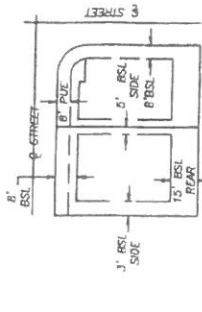
A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### OWNER

MINT HOMES, INC.  
CONTACT: DOROTHY LANE  
1000 E. BASTLINE ROAD SUITE 107  
MESA, ARIZONA 85204  
PHONE: (480) 284-5019  
EMAIL: dorothy@minthomes.net



### BUILDING SETBACK TYPICAL



### BENCH MARK

BRASS TAC IN THE SOUTHEAST CORNER  
ROAD AND MCKELLIPS ROAD  
ELEVATION = 1455.22' (CITY OF MESA)

### BASIS OF BEARI

A LINE BEGINNING AT THE NORTHWEST  
CORNER OF SECTION 11, TOWNSHIP 1 NORTH  
RANGE 6 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA  
RECORDED IN BOOK 282 OF MAPS, PAGE 49 M.C.R.

### ENGINEER

CORPORATE: ALLEN CONSTRUCTION, INC.  
ALLEN CONSTRUCTION, INC.  
SUITE 112  
3921 E. BASTLINE ROAD  
MESA, ARIZONA 85204  
PHONE: (480) 284-5019  
FAX: (480) 284-5019

### SITE DATA

PARCEL NUMBERS: 141-44-0039 (C)  
GROSS AREA: 100,000 S.F.  
4,400 AC.  
NET AREA: 101,000 S.F.  
4,460 AC.  
CURRENT ZONING: RM-2  
PROPOSED ZONING: RSL-2.5  
TOTAL NUMBER OF LOTS: 31  
DENSITY: 6.46 DU/ACRE

### BUILDING SET

LOT: 1



EXPIRES: 03-31-15



Robert Stelter  
to me, BILL

Unit 54

Jun 22

JUST SENDING THIS THAT YOU WOULD HAVE SOMETHING AT THE MEETINGS ... THE ROAD WAY SHOULD BE NEXT TO THE WALL AS IN THE PREVIOUS PLAN AND ONLY USED FOR AN EMERGENCY EXIT AND ENTRANCE... ALSO LOTS ALONG THAT WALL SHOULD BE ONLY LEVEL HOMES. JUST A QUESTION DOES ALTA MESA ASSOC. HAVE ANY INPUT INTO THIS THANKS FOR ALL YOUR GOOD WORK BOB AND NOVIA STELTER

Unit 55

To: [Planning.info@mesaaz.gov](mailto:Planning.info@mesaaz.gov) for Tom Ellsworth

Subject: Site Plan for Sanctuary at Alta Mesa,

My name is Nick Rainsberry and I have a concern about the decrease in value and privacy of my property and my neighbor's property at 5445 E. McKellips Rd. When I purchased the property, about a year ago, I looked at a development plan for the corner of E. McKellips Rd and N. Alta Mesa that showed the road entering the properties on the west between the wall and the building sites. Now Sanctuary at Alta Mesa's plan is to build next to the wall with the home's patio only feet from our back yard wall and then have more than one story building and with their elevation higher than the elevation of our properties. This will lower my property value and privacy along with my neighbors at 5445 E. McKellips Rd. Now we have a view of some of the mountains in the distance, but I know when they developed the property that this may not be the case, however the old plan with the road entering the property along the wall still gave us some privacy in the back yards. With the plan to build feet from the west wall, our property value and privacy is lost.

I'm writing this message to you because I can't attend meetings on this subdivision, Case # Z16-030

Nick Rainsberry