

PROJECT NARRATIVE
FOR
WARNER ENCLAVE

PREPARED FOR:
PROGRESS CONSTRUCTION

JANUARY 3, 2017

PROJECT REQUEST

Warner Enclave is a proposed residential project consisting of 41 2-story detached residential homes. The project parcel is comprised of 8.00 gross acres located at the southwest corner of Warner Road and Meridian Road.

The Rezoning request is from the current zoning of LC Limited Commercial to RSL2.5 Residential Small Lot Single Dwelling District. The proposed Rezoning will allow for the development of the aforementioned 41 residential homes.

PROJECT DESCRIPTION

The 8.00 gross acre site is presently undeveloped. It is proposed that a residential community consisting of 41 2-story homes be developed on the parcel. The residential lots will be a minimum of 42 feet wide with a minimum depth of 90 feet. The proposed homes will be 2 stories in height.

All requirements of the RSL-2.5 will be met, with no deviations requested. In fact, many of the minimum requirements will be exceeded, including that of Open Space. Private Open Space will be provided in the rear yard of each lot at a minimum of 630 square feet, which exceeds the development standard of 400 square feet per lot. Additionally, 29,000 square feet or 0.68 acres of common Open Space with amenities will also be provided.

Access to the site is provided with a single roadway connection to both Warner Road and Meridian Road, providing dual connections to the interior public streets. The interior public street pattern is a loop, providing the project with a community feel.

There is a centralized Open Space amenity that will be comprised of a ramada for neighbors to meet and a larger Open Space that will be used for retention and play activities. A Homeowner's Association will be formed to maintain the Open Space areas.

SURROUNDING AREA

The surrounding area to the south and west is existing residential uses, zoned RS-6. Existing residential, zoned RS-7 is to the north. To the east is undeveloped property lying within Pinal County.



DEVELOPMENT STANDARDS

Per Table 11-5-4 B, Chapter 5 of the Mesa Zoning Ordinance, the standards are summarized for the RSL-2.5 zoning district on the following chart. There are no deviations being requested.

TABLE 11-5-4 B

Standard	Required
Minimum Average Lot Area of Subdivision	2,500 sf
Minimum Individual Lot Area	2,000 sf
Minimum Lot Width-Interior Lot	25 feet
Minimum Lot Width-Corner Lot	30 feet
Minimum Lot Depth	75 feet
Maximum Height (ft.)	30
Maximum Number of Stories	2
Minimum Yards (ft.):	
Front - Building Wall	12
Front - Garage	20
Front- Porch	7
Street Side	10
Interior side: minimum each side	3
Interior Side: Minimum aggregate of 2 sides	8
Rear	15
Rear or side- garage, accessed by alley or common drive shared by 3 or more lots, measured to construction	13'
Minimum Useable Open Space (sq. ft.) per unit	400

DESIGN ELEMENTS

Per Table 11-5-4-A of the City of Mesa Zoning Ordinance, there are 5 design elements required for a Small-Lot Subdivision, where the Average Lot Area ranges from 3,000 to 3,999 square feet. This proposed development does provide Average Lot Area for the project of 3,780 square feet.

Table 11-5-4 A: Lot Size and Minimum Number of Required Design Elements for a Small-Lot Subdivision				
<i>Average Lot Area (sq. ft.)</i>	<i>Streetscape Elements</i>	<i>Site Design Elements</i>	<i>Building Design Elements</i>	<i>Total</i>
2,500 – 2,999	2	1	2	6
3,000 – 3,999	2	1	1	5
4,000 – 4,499	1	1	1	4

This project will incorporate the following five design elements to satisfy the requirement.

1. Parkland and Open Space: This development will include a privately maintained common open space of greater than 30 percent in area than the minimum open space required. The minimum open space required is 400 square feet per lot, or a total of 16,400 square feet. Open space will be provided in the area of 29,000 square feet in common open space that will be maintained by the Homeowner's Association. This is approximately 75 percent more than the minimum open space required.
2. Paving material: Decorative paving materials that may include pavers, stamped, colored asphalt or stamped or textured concrete will be utilized for pedestrian areas, street crossings, and entries into the development.
3. Variable Front Yards: No more than 50 percent of homes will be set back the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum. This element may be accomplished by recording "build-to" lines on the final subdivision map.
4. Shared or Clustered Driveways: Driveways will be clustered so that there is at least 36 feet of uninterrupted curb between the clustered driveways.
5. Entries and Porches: At least 50 percent of the homes include entries and covered porches extending along a minimum of 50 percent of the width of the homes' front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of 8 feet and a minimum depth of 4 feet.

LANDSCAPE NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE- CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
12. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES. APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOD ROLLER TO A MINIMUM DEPTH OF 2" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
13. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE LANDSCAPE PLANT SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
14. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
16. ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF MESA.
17. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
18. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 1 GALLON PLANT - 1 TABLET 15 GALLON PLANT - 4 TABLETS 5 GALLON PLANT - 2 TABLET BOXED TREE - 6 TABLETS (MIN.) TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
19. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
20. THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
21. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
22. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF SIX (6) MONTHS FOR ALL PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM. (1) YEAR GUARANTEE FOR PALMS.
23. INSTALL ALL SIDEWALKS PER A.D.A. REQUIREMENTS.

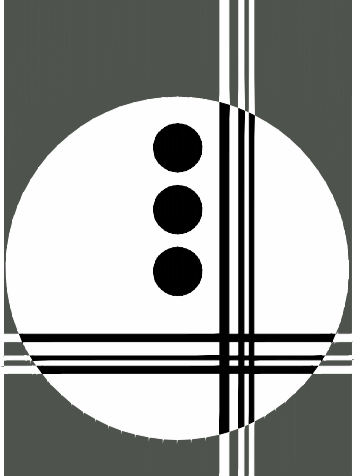
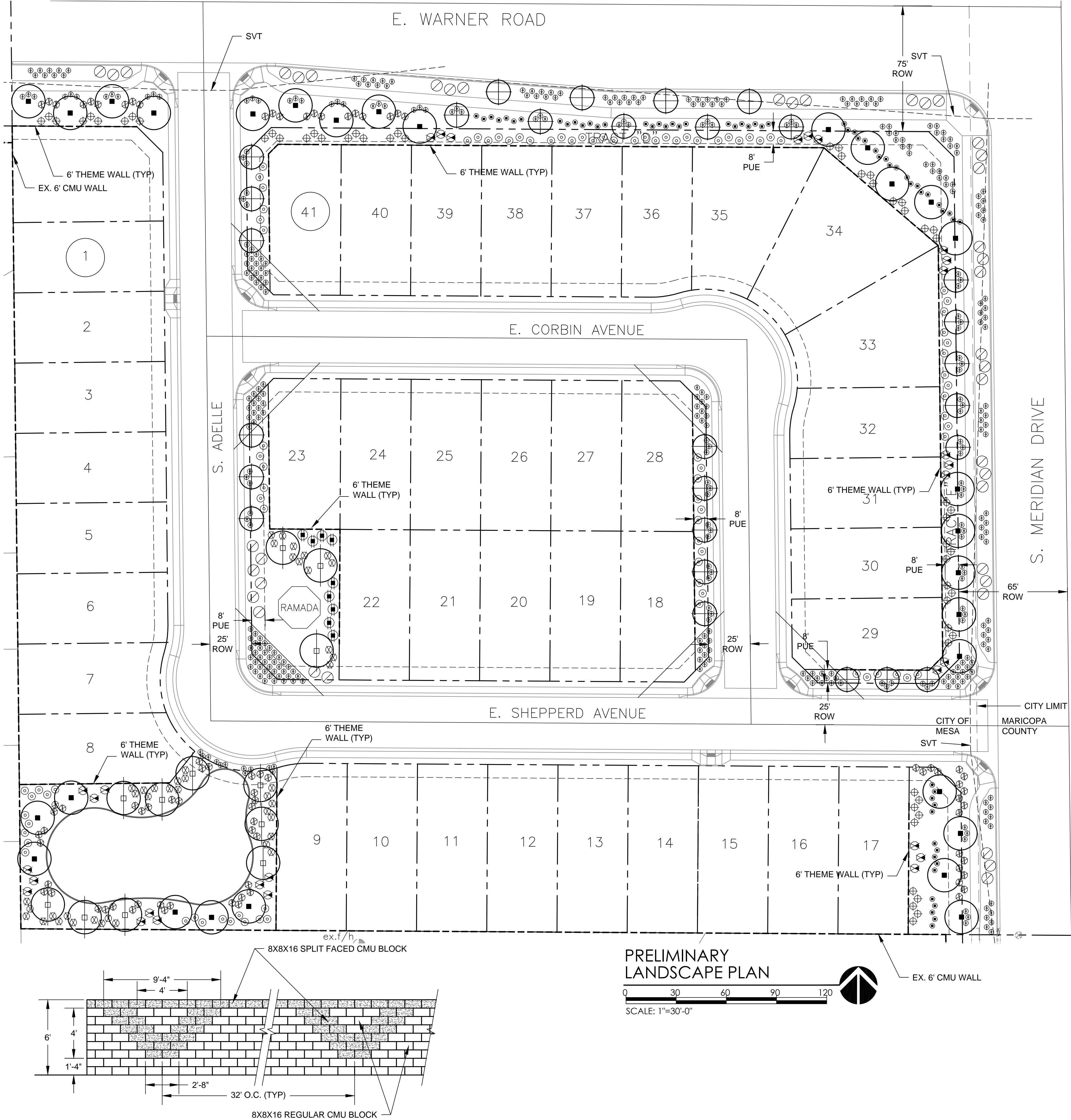
CITY OF MESA NOTES

1. THERE ARE NO OVERHEAD POWERLINES ON SITE
2. ALL NEW SIGNAGE TO BE UNDER SEPARATE REVIEW AND PERMIT
3. ALL EXISTING SIGNAGE TO BE BROUGHT INTO CURRENT CODE CONFORMANCE
4. ENTIRE PERIMETER WALL AND LANDSCAPING REQUIRED WITH FIRST PHASE OF DEVELOPMENT
5. PARALLEL FENCE WILL NOT BE PERMITTED ANYWHERE ON THE PROJECT
6. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING INSTALLED WITH THIS PROJECT- INCLUDING R.O.W. LANDSCAPING

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	CLPR/SIZE	MAT. SIZE (HxW)	QTY.	REMARKS
TREES					
	ACACIA ANEURA MULGA	2"/24" BOX.	15'X15'	-	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM BLUE PALO VERDE	2"/24" BOX.	20'X20'	-	STAKE AS REQUIRED
	DALBERGIA SISSOO SISSOO TREE	1"/15 GAL.	20'X20'	-	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	1"/15 GAL.	25'X25'	-	STAKE AS REQUIRED
SHRUBS					
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	6'X6'	-	1 GPH EMITTER
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	5 GAL.	4'X4'	-	1 GPH EMITTER
	EREMOPHILA HYGROPHANA BLUE BELLS™ BLUE BELLS	5 GAL.	2'X3'	-	1 GPH EMITTER
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'™ RIO BRAVO SAGE	5 GAL.	4'X4'	-	1 GPH EMITTER
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	4'X4'	-	1 GPH EMITTER
	TECOMA SPP. 'ORANGE JUBILEE'	5 GAL.	8'X6'	-	1 GPH EMITTER
ACCENTS					
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'X4'	-	1 GPH EMITTER
GROUNDCOVER					
	ACACIA REDOLENS 'DESERT CARPET' N.C.N.	1 GAL.	2'X6'	-	1 GPH EMITTER
	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	-	-	POP-UP SPRAY HEADS
	LANTANA SPP. 'NEW GOLD' LANTANA	1 GAL.	2'X3'	-	1 GPH EMITTER
	CONCRETE HEADER	6" x 6"	-	-	SEE DETAIL
	DECOMPOSED GRANITE 'EXPRESS CARMEL'	1/2" SCREENED	-	-	2" DEPTH ALL LANDSCAPE AREAS

- NOTES:
- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
 - 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



GILMORE
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PLANNING
LANDSCAPE ARCHITECTURE

WARNER ENCLAVE
SWC OF WARNER & MERIDIAN ROADS
MESA, AZ
PREPARED FOR: PROGRESS CONSTRUCTION LLC.

JOB NO. 15029
DRAWN BY. TCB
APPROVED BY. JJG
DATE. 11.8.16



Expires 12/31/2017

REVISIONS.

- 1.
- 2.
- 3.
- 4.

PRELIMINARY
LANDSCAPE PLAN
& WALL PLAN

SHEET

L1.1

1 OF 1



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 1670
MONTICELLO



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 2035
MONTICELLO



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 1799
MONTICELLO

CITIZEN PARTICIPATION PLAN FOR WARNER ENCLAVE

Date: January 12, 2017

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, schools and businesses in the vicinity of the site of an application for the Warner Enclave Subdivision. This site is located at the southwest corner of Warner and Meridian Roads. The application is for the rezoning of 8 acres from LC to RSL2.5, with concurrent approval of Preliminary Plat. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Jeff Giles
Clouse Engineering, Inc.
5010 E. Shea Boulevard, Suite 110
Scottsdale, Arizona 85254
Tel: (602)395-9300 Fax: (602)395-9310
Email: jgiles@clouseaz.com

Pre-application meeting:

The pre-application meeting with the City of Mesa planning staff was held on October 22, 2015. Staff reviewed the application and made several comments. They did advise that adjacent residents and nearby Homeowner Associations be contacted.

Action Plan:

1. A contact list will be developed for citizens and associations in the area.
2. The surrounding Homeowner's Association will be notified and materials will be delivered to be distributed to their residents in attendance to their regularly scheduled meetings.
3. Officers of the surrounding Homeowner's Association shall be contacted, along with representatives of their Management Company.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule:

- Pre-application meeting – October 22, 2015
- Initial phone calls to surrounding Homeowner's Association –November 2015.
- Attend Homeowner's Association Meeting and leave Site Plan information – November 2015.
- Attend Homeowner's Association Meeting – June/July 2016.
- Mail notice of citizen's meeting January 2017.
- Conduct citizen's & Homeowner's meeting January 17, 2017.
- Planning & Zoning Board Hearing – January 18, 2017

December 29, 2016

Dear Neighbor,

We have applied for Re-Zoning and Preliminary Plat approval for the property located at the southwest corner of Warner and Meridian Roads. This request is for development of 41-Single Family homes.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on January 18, 2016 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00pm. 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 (602) 395-9300. The City of Mesa has assigned this case to Lesley Davis of their Planning Division staff. She can be reached at (480) 644-4934 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,
Jeff. A. Giles, P.E.
President
Clouse Engineering, Inc.

56TH MD INC	5701 E MAIN ST	MESA	AZ	85205
ADKINS KANE C/CHRISTINE D	11413 E SHEPPERD AVE	MESA	AZ	85212
AGUILAR SAMUEL N JR	11360 E STARKEY AVE	MESA	AZ	85212
ALLEN JOHN T/COLLEEN T	11553 E RUTLEDGE AVE	MESA	AZ	85212
ALLEN SADIE A	11532 E SEGURA AVE	MESA	AZ	85212
AMH 2014-1 BORROWER LLC	30601 AGOURA RD STE-200	AGOURA HILLS	CA	91301
ANDERSON BRITTNEY D	11456 E SHEPPERD AVE	MESA	AZ	85212
ANDERSON SHAYNE B/STEPHANIE A	11434 E SEBRING CIR	MESA	AZ	85212
ANKROM CHRIS/MARTHA	11419 E SEBRING CIR	MESA	AZ	85212
ARIZONA INVESTMENTS AND LENDING LLC	1440 N 40TH ST NO 4	MESA	AZ	85205
BABBITT LORENZO S/SPACKMAN KARIE D	11462 E RUTLEDGE AVE	MESA	AZ	85212
BECKA DEREK J	11542 E RENFIELD AVE	MESA	AZ	85212
BEEMAN ROBERT R	11457 E STARKEY AVE	MESA	AZ	85212
BEEMAN ROD/SOPHIA TR/BEEMAN RYANT TY	11011 E PALM WY	GOLD CANYON	AZ	85118
BLUM SETH H/DIANE K	11436 E SEGURA AVE	MESA	AZ	85212
BONHUS SCOTT W	11446 E SEBRING AVE	MESA	AZ	85212
BOSSERT ROBERT E/SILVIA	11447 E RUTLEDGE AVE	MESA	AZ	85212
BOYER SHANA	4439 S BRICE	MESA	AZ	85212
BRINKMAN JOSEPH/DENISE	4630 S CALDERON	MESA	AZ	85212
BRISENDINE JACK L/CHRISTINA A	11521 E SEGURA AVE	MESA	AZ	85212
BROCKWELL TIMOTHY JAMES/JESSICA	4505 S ADELLE	MESA	AZ	85212
BROOK ERIC R/MEREDITH M	11455 E SHEPPERD AVE	MESA	AZ	85212
BROWN CHARLES L/SUSAN	11421 EAST ROSCOE AVE	MESA	AZ	85212
BROWN ERIC	4671 S CALDERON	MESA	AZ	85212
BROWNE HELEN A/BRIAN K	4423 S BRICE	MESA	AZ	85212
BUATTI JACOB/JENELLE	11348 E SEBRING AVE	MESA	AZ	85212
BUDERUS RONALD L JR/CARA E	4643 S ADELLE	MESA	AZ	85212
BUTTERS RON/STACY	11528 E RUTLEDGE AVE	MESA	AZ	85212
CANJURA EDGARD G	18225 N 51ST PL	SCOTTSDALE	AZ	85254
CARMA LIVELY FAMILY TRUST	11503 E ROSCOE AVE	MESA	AZ	85212
CHANG-KRAVITZ TRUST	11513 E SEBRING AVE	MESA	AZ	85212
CHO DANIEL/TASHA	11410 E SEBRING CIR	MESA	AZ	85212
CIENFUEGOS ANTHONY J/HETRICK NICHOLE E	11531 E SYLVAN AVE	MESA	AZ	85212
CLYDE THOMAS P/LISA M	11541 E RUTLEDGE AVE	MESA	AZ	85212

COOK EVAN RAY	11517 E RENFIELD AVE	MESA	AZ	85212
COOK JASON R	11529 E RUTLEDGE AVE	MESA	AZ	85212
COOK JENNIFER	11402 E SEBRING CIR	MESA	AZ	85212
COX CRAIG H/PAMELA	11365 E SHEPPARD AVE	MESA	AZ	85212
CRISLIP RICHARD S/WITHERCRISLIP AMY D	11454 E RUTLEDGE AVE	MESA	AZ	85212
CROZIER DAVID/MORGAN	11339 E RUTLEDGE AVE	MESA	AZ	85212
CUETO RAYMOND JR/DAWN M	11432 E REDFIELD AVE	MESA	AZ	85212
DANNELS MABELANN/DANNY	11457 E SEBRING AVE	MESA	AZ	85212
DAVILA KAREN P	11462 E SHEPPERD AVE	MESA	AZ	85212
DAVIS DONALD A/JUDITH E	4307 S ADELLE	MESA	AZ	85212
DESERT VALLEY HOA	7255 E HAMPTON AVE #101	MESA	AZ	85209
DESERT VALLEY HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
DILLON AMBER DENISE/ULMER LINDA	11366 E STARKEY AVE	MESA	AZ	85212
DONKLE GREGORY C/LUANNE E	4545 S ADELLE	MESA	AZ	85212
DOOLIN WILLIAM	11403 E SEBRING CIR	MESA	AZ	85212
DOWN CIBYL L/ALAN D	11352 E STARKEY AVE	MESA	AZ	85212
DOWNIE JASON/JENNIFER	11418 E SEBRING CIR	MESA	AZ	85212
DUREN RANDY/MARLEEN	11440 E RENFIELD AVE	MESA	AZ	85212
DURRANT EVAN W/DANA	11519 E STARKEY AVE	MESA	AZ	85212
DYE EQUITIES LLC	701 S 7TH ST	PHOENIX	AZ	85034
EKSTROM ANDREW R/SARAH E	11420 E SEGURA AVE	MESA	AZ	85212
ELLIOTT MELVIN G/CINDY J	11503 E STARKEY AVE	MESA	AZ	85212
ENGLISH JOHN C/MORRISON NANCY K	4202 E CABALLERO CIR	MESA	AZ	85205
ESPARZA HEIDI	2333 E CABALLEROS ST	MESA	AZ	85210
EVANS DANNIELLE M/GUZZO ANTHONY T	11438 E RUTLEDGE AVE	MESA	AZ	85212
FANELLI JOHN/BRITTANY A	11411 E SEBRING CIR	MESA	AZ	85212
FARLEY CURTIS/SHAYLA	4466 S BRICE	MESA	AZ	85212
FESE FRANK R/WANDA C	11422 E ROSCOE AVE	MESA	AZ	85212
FIERRO GREGORIO/JONELLE D LIVELY	11461 E ROSCOE AVE	MESA	AZ	85212
FORMAN RICHARD/JOANIE	341 VILLAGE COMMONS BLVD	CAMARILLO	CA	93012
FULCHER SUSAN	11517 E RUTLEDGE AVE	MESA	AZ	85212
FULLER CHRISTOPHER J/MYRONA	3642 E POWELL RD	LEWIS CENTER	OH	43035
GARCIA RONNIE	11414 E SHEPPERD AVE	MESA	AZ	85212
GARDINER PATRICIA M	11536 E SEBRING AVE	MESA	AZ	85212

GARDNER EUGENE R III	11545 E SEBRING AVE	MESA	AZ	85212
GILROY KEVIN/KATHY	11462 E ROSCOE AVE	MESA	AZ	85212
GORMAN DAVID M/DEBORAH M	11426 E SEBRING CIR	MESA	AZ	85212
GRACE JAMES ANTHONY III/YVONNE MARIE	11504 E ROSCOE AVE	MESA	AZ	85212
GRANILLO OMAR/JULIETA	11432 E SHEPPERD AVE	MESA	AZ	85212
GREEN KENDALL B/WENDY M TR	11423 E RENFIELD AVE	MESA	AZ	85212
GRIFFITH GREGORY A	11454 E ROSCOE AVE	MESA	AZ	85212
GRIFFITH RANDY L/CAROLINA L	11515 E ROSCOE AVE	MESA	AZ	85212
GUERBER PAUL J/SOPHIA W	11430 E ROSCOE AVE	MESA	AZ	85212
GUTHRIE WAYNE L/KATHRYN A	11544 E SYLVAN AVE	MESA	AZ	85212
GUZMAN DANIEL A JR	4253 S ADELLE	MESA	AZ	85212
HALLSTED BRUCE J/BROOKE	11438 E ROSCOE AVE	MESA	AZ	85212
HARD ELIZABETH ANNE	11544 E SEBRING AVE	MESA	AZ	85212
HARNSBERGER RONALD DEAN/MARGIE ELAINE	11365 E SEBRING AVE	MESA	AZ	85212
HARRIS MARK R/SHERRY L	11456 E RENFIELD AVE	MESA	AZ	85212
HART KENNETH L/VIRGINIA L	11514 E SEGURA AVE	MESA	AZ	85212
HART/PASTOR FAMILY LIVING TRUST	11561 E SEBRING AVE	MESA	AZ	85212
HEIN TANYA L	11553 E SEBRING AVE	MESA	AZ	85212-7124
HERRERA HERLINDA	11358 E SEGURA AVE	MESA	AZ	85212
HERZOG CANDICE	11527 E ROSCOE AVE	MESA	AZ	85212
HOCKING BRAD/ASHLEA	4513 S ADELLE	MESA	AZ	85212
HOLLAND JAMES E JR/TAWNYA M	11504 E RUTLEDGE AVE	MESA	AZ	85212
IBARRA AUDRA C	4463 S BRICE	MESA	AZ	85212
IH5 PROPERTY PHOENIX L P	1325 N FIESTA BLVD	GILBERT	AZ	85233
IH6 PROPERTY PHOENIX L P	1325 N FIESTA BLVD SUITE 103	GILBERT	AZ	85233
INGE STEVEN/ALLISON	4319 S ADELLE	MESA	AZ	85212
INZUNZA FRANCISCO A JR/LAURA J	11505 E RUTLEDGE AVE	MESA	AZ	85212
ISSAC SAJI/ANNAMMA	4065 S HARLAN	MESA	AZ	85212
JENSEN MATTHEW C/MARLOW H TR	11516 E RUTLEDGE AVE	MESA	AZ	85212
JOE AND MICHELLE H FAMILY TRUST	11451 E STARKEY AVE	MESA	AZ	85212
JOHNSON ANDREW/LISA	11338 E RUTLEDGE AVE	MESA	AZ	85212
JOHNSON BRANDON R/ASHLEY K	11417 E STARKEY CIR	MESA	AZ	85212
JONART RYAN	631 UTAH	BUTTE	MT	59701
JOYCE ARLENE MANDELLA REVOCABLE TRUST	4447 S BRICE	MESA	AZ	85212

JUAREZ LETICIA R/AVILA JAVIER JUAREZ	11547 E SYLVAN AVE	MESA	AZ	85212
KELLEY JOHN G/KELLY	2300 S SAN ANGELO UNIT 2144	GILBERT	AZ	85233
KELLY FAMILY TRUST	11449 E SHEPPERD AVE	MESA	AZ	85212
KELLY JOHN B/CHERYL	1515 S EXTENSION RD APT 1152	MESA	AZ	85210
KHAOV HUY/ENG	10412 E JUANITA AVE	MESA	AZ	85209
KHAOV HUY/ENG/NICOLE LILY	11363 E STARKEY AVE	MESA	AZ	85212
KIDWELL ROBERT D/LUCY M	4036 CREEK RD	KITTY HAWK	NC	27949
KIEFER YUEH M	11552 E SEBRING AVE	MESA	AZ	85212
KNOUREK REBECCA	4241 S ADELLE	MESA	AZ	85212
KONIECZNY KENNETH K II/FRANCINE J	6217 E GRANDVIEW ST	MESA	AZ	85205
KOSLAN D GREGG N/ADRIANA M	11511 E STARKEY AVE	MESA	AZ	85212
KUPFER ANDREW JOHN/KATRINA LINN	11366 E SEGURA AVE	MESA	AZ	85212
LAGANA DENISE A	11520 E SEBRING AVE	MESA	AZ	85212
LANE DEBORAH K	11518 E RENFIELD AVE	MESA	AZ	85212
LANGDON KATHY L/CARSON F	11505 E RENFIELD AVE	MESA	AZ	85212
LATONE NICOLE	11506 E SYLVAN AVE	MESA	AZ	85212
LEMOINE CHARLES EDWARD	11412 E STARKEY AVE	MESA	AZ	85212
LEWIS CATHERINE	11526 E SEGURA AVE	MESA	AZ	85212
LINDA EILEENE BELL LIVING TRUST	4627 S ADELLE	MESA	AZ	85212
LIVELY VICKIE	11538 E SEGURA AVE	MESA	AZ	85212
ONNIE H HARRINGTON 2009 REVOCABLE TRUS	11530 E RENFIELD AVE	MESA	AZ	85212
LOPEZ BARBARA B/JESUS MANUEL	26976 CUATRO MILPAS ST	VALENCIA	CA	91354
LOPEZ STEPHANIE R	11528 E ROSCOE AVE	MESA	AZ	85212
MACKENZIE JOAN ELLEN	11518 E SYLVAN AVE	MESA	AZ	85212
MAI TRANG D/NGUYEN LAN THI HONG	10035 E LAKEVIEW CIR	MESA	AZ	85209
MARBLE MICHAEL H/KIMBERLEY D	11463 E RENFIELD AVE	MESA	AZ	85212
MARC COMMUNITY RESOURCES INC	924 N COUNTRY CLUB DR	MESA	AZ	85201
MARICOPA COUNTY	2901 W DURANGO ST	PHOENIX	AZ	85009
MARTIN RONALD D/CHRISTINE L	4431 S BRICE	MESA	AZ	85212
MARTINEZ KIMBERLY MARIE	14406 E SHEPPERD AVE	MESA	AZ	85212
MARVIN LAWRENCE M	4619 S ADELLE	MESA	AZ	85212
MCALISTER JORDAN M/MCCOLM MOLLY	11507 E SYLVAN AVE	MESA	AZ	85212
MCDOWELL JON M/REBECCA M	11447 E RENFIELD AVE	MESA	AZ	85212
MCM TRUST	11431 E RENFIELD AVE	MESA	AZ	85212

MENDOZA DONNA E	4529 S ADELLE	MESA	AZ	85212
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MILLIGAN JAMES A/JENNIFER M	11364 E SEBRING AVE	MESA	AZ	85212
MOFFAT TRUST	4537 S ADELLE	MESA	AZ	85212
MORALES LIZBETH	11464 E SEBRING AVE	MESA	AZ	85212
MORGAN KENNETH/HEATHER	11439 E RENFIELD AVE	MESA	AZ	85212
MORTON STEVEN W/TERESA A	11464 E RENFIELD AVE	MESA	AZ	85212
MOUNTAIN STAR INVESTMENTS LLC	8217 N FAIRWAY VIEW DR	TUCSON	AZ	85742
MYERS RICHARD/CRYSTAL	11453 E ROSCOE AVE	MESA	AZ	85212
NELSON NICHOLAS C/LINDSEY B	11337 E ROSCOE AVE	MESA	AZ	85212
NICHOLS SEAN E/KELLY D	11448 E RENFIELD AVE	MESA	AZ	85212
NIELSON LORRICE SUE TR	11354 E RUTLEDGE AVE	MESA	AZ	85212
NIEVES LUIS A/SHIRLEY J	11520 E SEGURA AVE	MESA	AZ	85212
OATES JOSHUA/VALENZUELA-OATES MELINDA	11431 E SEBRING CIR	MESA	AZ	85212
ODEA KEVIN J/JANETTE M	4331 A ADELLE	MESA	AZ	85212
OFLYNN SEBASTIEN	11444 E SHEPPERD AVE	MESA	AZ	85212
OGIES LIVING TRUST	11441 E SHEPPERD AVE	MESA	AZ	85212
OLMSTEAD JOHN M	11551 E STARKEY AVE	MESA	AZ	85212
OPENDOOR HOMES PHOENIX 2 LLC	116 NEW MONTGOMERY ST SUITE 820	SAN FRANCISCO	CA	94105
ORRINO VINCENT/GONZALEZ ALBA	11357 E SEBRING AVE	MESA	AZ	85212
PALMER RYAN	11544 E SEGUARA AVE	MESA	AZ	85212
PATTON WAYNE F	11407 E SHEPPARD AVE	MESA	AZ	85212
PEDERSON SCOTT/SHAUNA	4521 S ADELLE	MESA	AZ	85212
PELESTOR MOYSES SANTIAGO	11533 E SEGURA AVE	MESA	AZ	85212
PETERSON CHRISTOPHER/MICHAEL	11539 E ROSCOE AVE	MESA	AZ	85212
PETERSON DONALD J/TERRI	11508 E SEGURA AVE	MESA	AZ	85212
PINEDA SERGIO O/KAREN O	11506 E RENFIELD AVE	MESA	AZ	85212
QUINLAN PATRICIA A	11423 E STARKEY CIR	MESA	AZ	85212
RAEF JOSH	11515 E SYLVAN AVE	MESA	AZ	85212
RASO ANTHONY DEWAYNE	11465 E SEBRING AVE	MESA	AZ	85212
AY GERALD F/DOROTHY L/MARK L/MERCEDES	11418 E STARKEY CIR	MESA	AZ	85212
RODRIGUEZ JOSE U	11535 E STARKEY AVE	MESA	AZ	85212
RODRIGUEZ JUAN F/ARRASELY	11366 E SHEPPERD AVE	MESA	AZ	85212
ROSS WAYNE T	11356 E SEBRING AVE	MESA	AZ	85212

ROTH SHANNON	11543 E STARKEY AVE	MESA	AZ	85212
RUDELL RACHEL A	11502 E SEGURA AVE	MESA	AZ	85212
RUETER MARCIA L/RODNEY	11444 E SEGURA AVE	MESA	AZ	85212
SAUCEDA PAVEL/DAWN	11404 E SEGURA AVE	MESA	AZ	85212
SCHENK CHARLES A/BETTY J	1423 E MAIN ST 248	CORTEZ	CO	81321
SCHLAGEL TRACY A/GREGORY S	11428 E SEGURA AVE	MESA	AZ	85212
SCHRAMM PAUL E JR/EVANS JENNIFER L	11540 E ROSCOE AVE	MESA	AZ	85212
SCHWINDT ETHAN L/HOOD-SCHWINDT AMY D	11516 E ROSCOE AVE	MESA	AZ	85212
SCOTT ROBIN R	11504 E SEBRING AVE	MESA	AZ	85212
SERR 2016 TRUST	11556 E SEGURA AVE	MESA	AZ	85212
SHAO DANIEL/MALINEE	15095 N THOMPSON PEAK PKWY #2088	SCOTTSDALE	AZ	85260
SHARP RICK A/RACHAEL K	11347 E RUTDEGE AVE	MESA	AZ	85212
SHEPARD AMY L	11355 E RUTLEDGE AVE	MESA	AZ	85212
SHIFLER MARC R/JINHY C	11463 E RUTLEDGE AVE	MESA	AZ	85212
SHINKLE JERRY D/KARYN L	11345 E ROSCOE AVE	MESA	AZ	85212
SHORE DEREK/SYLVIA	11550 E SEGURA AVE	MESA	AZ	85212
SHOWERS BRENT R/JEANIE	11527 E STARKEY AVE	MESA	AZ	85212
SHUMWAY WILLIAM L/KRISTEN M	11446 E RUTLEDGE AVE	MESA	AZ	85212
SIMMONS JUSTIN R	11540 E RUTLEDGE AVE	MESA	AZ	85212
SIMMONS RANDY J/JYL D	PO BOX 381	SHOW LOW	AZ	85902
SIZEMORE TIMOTHY/RACHEL	11528 E SEBRING AVE	MESA	AZ	85212
SOTO GABRIEL R/LAURA E	11430 E RUTLEDGE AVE	MESA	AZ	85212
STEINBRECHER WESLEY/TAMARA	11437 E ROSCOE AVE	MESA	AZ	85212
SULADIE JEFFREY A	11446 E ROSCOE AVE	MESA	AZ	85212
SWINDERMAN MARK A	11346 E RUTLEDGE AVE	MESA	AZ	85212
TABOR DAWN L/JOSEPH C	11529 E RENFIELD AVE	MESA	AZ	85212
TAYLOR CRAIG A/SARA J	11445 E ROSCOE AVE	MESA	AZ	85212
TELLES LYNDA A	4458 S BRICE	MESA	AZ	85212
TENORIO TIAMARI T/CURTIS	11438 E SHEPPERD AV	MESA	AZ	85212
TOBIN ALAN B/JENNIFER F	11351 E SHEPPERD AVE	MESA	AZ	85212
TRAW STEVEN/MERLIE TAMI	11455 E RENFIELD AVE	MESA	AZ	85212
TREEHOUSE ROBINSON LLC	3510 E ORLEANS DR	GILBERT	AZ	85298
TUIPALA JOSEPH L/LEAH C	11358 E SHEPPERD AVE	MESA	AZ	85212
VALCO HOMES LLC	7000 N 16TH ST STE 120 #183	PHOENIX	AZ	85020

VALKOS DONNA V	11411 E STARKEY CIR	MESA	AZ	85212
VANLO TWAN/BOONTUN	11437 E SEBRING CIR	MESA	AZ	85212
VELLA FAMILY REVOCABLE LIVING TRUST	11512 E SEBRING AVE	MESA	AZ	85212
WAGNER SHANDA L/HENRY KEE	11512 E SYLVAN AVE	MESA	AZ	85212
WALDEN RICHARD	11507 E SEGURA AVE	MESA	AZ	85212
WARD BILLY L	11458 E SEBRING AVE	MESA	AZ	85212
WARD RICHARD EDWARD/LUCY	4603 S ADELLE	MESA	AZ	85212
WATTS CAMDEN W/DANAE B	11350 E SHEPPERD AVE	MESA	AZ	85212
WEDDELL COLT S/ASHTON D	11562 E SEGURA AVE	MESA	AZ	85212-7126
WEITMAN KYLE CHRISTOPHER/SARA ISABEL	11515 E SEGURA AVE	MESA	AZ	85212
WERZYN JESSICA/EDWARD	11404 E STARKEY AVE	MESA	AZ	85212
WEYMOUTH DAVID/BARBARA	2301 S 19TH ST	MOUNT VERNON	WA	98274
WICKER LAURIE	11355 STARKEY AVE	MESA	AZ	85212
WILLIAMS EDDIE/JOHNNIE MAE TR	11523 E SYLVAN AVE	MESA	AZ	85212
WILLIAMS STUART/CAROLYN	11545 E SEGURA AVE	MESA	AZ	85212
WINTER BRONSON S	11521 E SEBRING AVE	MESA	AZ	85212
WORTHY WADE	4355 S ADELLE	MESA	AZ	85212

**SUMMARY
OF
CITIZEN PARTICIPATION MEETING FOR WARNER ENCLAVE**

A meeting was held at 6:30 p.m. on January 17th, 2017 at the American Leadership Academy. The location was 4507 S. Mountain Road, Mesa, which is within one-half mile from the proposed Warner Enclave subdivision. This is also the location which the surrounding Homeowner's Association typically meets. The date, time and location of the meeting were specifically chosen due to the circumstance that a regular Homeowner's Association meeting was also scheduled for 7:00 p.m. at the same location.

Prior to the meeting, calls were received from two residents. They were inquiring about the nature of the development. They reported that emails and Facebook postings were circulated to neighbors which indicated that the proposed low-income Section 8 housing project would destroy property values.

There were 221 letters mailed to property owners with an invitation to the Citizen's Participation meeting. Approximately 36 people attended the meeting, with 23 of them signing an attendance sheet (attached).

The neighbors expressed the following interests:

- They nearly unanimously preferred that the site be developed as commercial.

It was stated by several that they did not have a gas station nearby or other commercial facilities. They stated that they had purchased their home with the understanding that this parcel would be commercial.

The owner responded that there is not enough traffic for a commercial use at this location. It is effectively at the end of any traffic circulation and that no commercial use would be able to financially survive this location at this time, or in the foreseeable future.

- They were interested in the size of the proposed homes.

Some live in homes in excess of 3,000 square feet. They were concerned that the proposed homes would be smaller.

The owner responded that the smallest home would be nearly 2,000 square feet, and that the largest would be approximately 2,500 square feet.

- They expressed concern about the price of the proposed homes.

Initially, they had been told that the project was low-income Section 8 housing.

The owner could not precisely quote pricing at this time. Although somewhat premature, it was felt that they would be in the \$250,000.00 to \$280,000.00 range. He stated that since financing is currently difficult for many buyers, his price point is sensitive to FHA financing limits.

- They were concerned about their property values being decreased.

Several mentioned concerns of the proposed quality of construction and the size and pricing of the homes.

The owner could only assure the neighbors that the housing would be of substantial quality, and that the overall impact to them should not be negative.

- They were interested in who would be constructing the homes.

A couple of the neighbors asked if the owner would consider selling the parcel to a national home builder.

The owner stated that he may build the homes himself; partner with another builder; or sell the improved lots to another builder entirely. Those were all options that he could not deny, but it was most likely that he would build on the lots himself, or in partnership with a homebuilder.

- They asked about the setbacks of the proposed homes.

There was some concern expressed about the interior 5 foot side setbacks.

The owner had no specific comment regarding the side setbacks.

The meeting adjourned at approximately 7:45 p.m., at which time only 6 neighbors remained.

Warner Enclave
Citizens Participation Meeting
January 17, 2017
6:30 p.m.
American Leadership Academy
4507 S. Mountain Road, Mesa, AZ 85212

Name	Address	Email	Phone #
1 Jessica Alvarez	2427 S. Rowen, Mesa, 85209	Alvarezinco@gmail.com	480-353-8597
2 Marlis Kapellusch	4855 S. Calderon Mesa AZ 85212	marlis.kapellusch@gmail.com	480-624-4493
3 Linda Bell	4637 S. Adelle, Mesa 85313		
4 R. DAVE + Lucy M. Kidell	4611 S. Adelle 85212		
5 Daniel Dargatz	4548 South Chatham. 85212		
6 Marvina Adams	4556 S. Chatham 85212		
7 Don Adams	4556 S. Chatham 85212	don@pcsurgeonAZ.com	
8 Bill & Karen Ogren	11441 E. Sheffield 85212	ogren568@gmail.com	
9 Denise Brinkman	4630 S. Calderon 85212	brink-denise@hotmail.com	
10 RC HARD	11544 E. Sebring Ave 85212	RCGG.SolRd.Ax.com	480-224-4136
11 Molly Vella	11512 E. Sebring Ave		800-250-8001-285
12 Kristi Shumway	11264 E. Rutledge Ave Mesa, AZ 85212	marishumway@hotmail.com	(480) 244-3327
13 Hollie Rowley	11536 E. Sheridan Ave. 85212		(480) 696-3599
14 Dara Williams	4103 S. Brice Mesa 85212	DaraSwill@gmail.com	623-444-5118
15 Tyler Lively	11538 E. Sebring Ave Mesa AZ 85212		
16 Natalie Boyer	4439 S. Brice Mesa AZ 85212		
17 Carma Lively	11503 E. Roscoe Ave. 85212		
18 Bruce Hallsted	11438 E. Roscoe Ave 85212	bhallsted@cox.net	480-226-2339
19 Brooke Hallsted	11438 E. Roscoe Ave Mesa 85212	bhallsted@cox.net	
20 Brittany Anderson	11456 E. Sheppard Ave. Mesa 85212	brittney@mail@cox.net	
21 Stacy Truman	11300 E. Starfire Cir Mesa 85212	trumanfamily4@gmail.com	
22			

**SUMMARY
OF
FOLLOW-UP CITIZEN PARTICIPATION MEETING FOR WARNER ENCLAVE**

A follow-up meeting was held at 6:30 p.m. on January 30th, 2017 at Mesa Fire Station #217. During the initial Citizen Participation Meeting on January 17th, there appeared to be some significant misinformation and confusion regarding the proposed development. The owner felt that it would be productive to schedule a follow-up meeting to resolve any misunderstandings, and to provide further information regarding the proposed housing product. The owner had a real estate agent, civil engineer and potential joint venture home builder present to answer any questions from the vicinity property owners.

There were 221 letters mailed to property owners with an invitation to the follow-up Citizen's Participation meeting. 18 people attended the meeting, with 16 of them signing an attendance sheet (attached). Two people in attendance were asked, but declined to sign the attendance sheet. A total of 13 properties were represented (see attached map), with none of the immediately adjacent owners present.

The neighbors expressed the following interests:

- A number of the property owners were wanting the site to be developed as commercial. Somewhat less than a third of those present expressed that desire, as opposed to nearly all of them in the previous meeting.

It was stated by a couple of owners that they did not have a gas station nearby or other convenience facilities. They felt that there was not enough commercial in their immediate vicinity.

The owner responded that there is not enough traffic for a commercial use at this location. It is effectively at the end of any traffic circulation and that no commercial use would be able to financially survive this location at this time, or in the foreseeable future.

- They were interested in the size of the proposed homes.

Some live in homes in excess of 3,000 square feet. They were concerned that the proposed homes would be smaller.

The owner responded that the smallest home would be nearly 2,000 square feet, and that the largest would be approximately 2,500 square feet.

- They expressed concern about the price of the proposed homes.

Initially, they had been told that the project was low-income Section 8 housing. That was part of the misinformation that was present at the initial meeting. The owner assured the residents that this was not the case.

The owner could not precisely quote pricing at this time. Although somewhat premature, it was felt that they would be in the \$275,000.00 to \$300,000.00 range. The potential joint venture home builder explained that the base price of the smallest home would be in the \$275,000.00 range, but that typically, the buyers add approximately \$30,000.00 to \$40,000.00 of upgrades.

- They were concerned about their property values being decreased.

Several residents expressed concern that their home value would be adversely impacted.

The real estate agent advised them that new construction almost always boosts adjacent existing home values. The potential joint venture homebuilder reinforced that position.

- They were interested in the quality of the proposed homes.

The potential joint venture brought colored elevations to the meeting and explained the high quality of their homes. He invited the residents to visit his other developments and provided the names & addresses of which ones would be equivalent.

- They asked about the setbacks of the proposed homes and overall density of the project.

There was some concern expressed about the interior 5 foot side setbacks and overall density of the project.

The owner explained that the density was necessary due to the size of the site, and it being at the intersection of two major arterials. He explained cost factors to the residents.

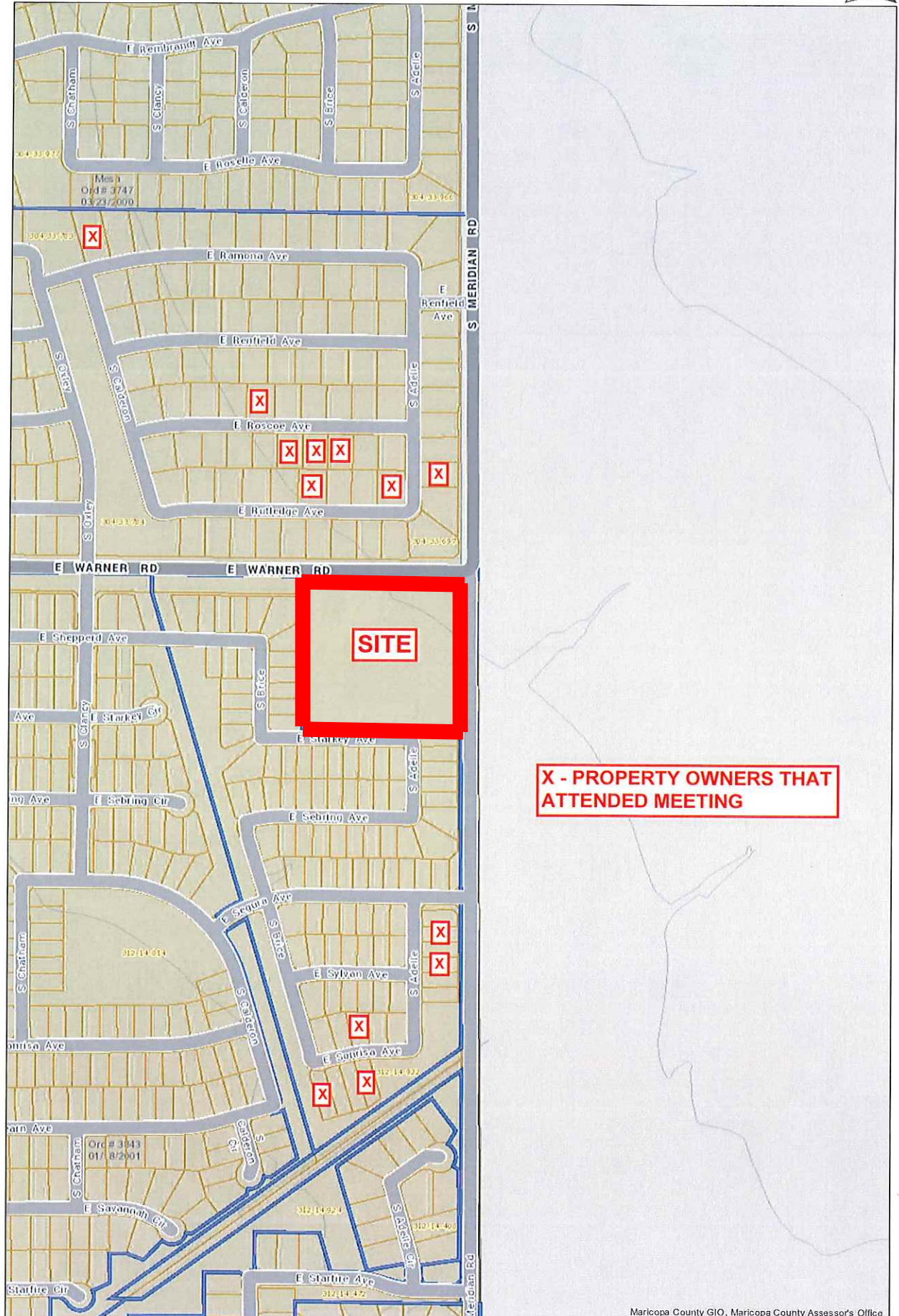
The meeting adjourned at approximately 8:00 p.m., at which time only 8 neighbors remained.

Warner Enclave
Citizens Participation Meeting
January 30, 2017
6:30 p.m.
Mesa Fire Station #217

Name	Address	Email	Phone #
R. N. Kidwell	4611 S Adelle	doneridwell62@gmail.com	252-207-2053
Linda Bee	4637 S. Adelle		
L.M. Kidwell	4611 S. Adelle		252-207-8549
Ekunoo Davis	11525 E Sonrisa Ave		
Doyle Chronis	11524 E SONRISA AVE MESA AZ		
Randy Griffith	11515 E. Roscoe Ave	rggriffith7@cox.net	
Phenelewy	11461 E ROSCOE AVE		
Carma Livdy	11503 E ROSCOE AVE		
JYL Simmons	4343 S. ADARLE		928-537-2574
Randy Simmons	" "		" "
Justin Simmons	11540 E Rutledge Ave		
Mark Harris	11456 E. Reafield Ave	dirtbag18602000@yahoo.	
MARK McAvoy	11408 E RAMONA AVE	mcmavoy@gmail.com	
Laurie Rainol	11501 E Sonrisa Ave		
Tawnya Holland	11504 E. Rutledge Ave	tmh35@cox.net	
Jim Holland	11504 E. Rutledge Ave		



CITIZEN MEETING MAP



**SUMMARY
OF
THIRD NEIGHBORHOOD MEETING**

A follow-up meeting was held at 7:00 p.m. on February 23rd, 2017 at Jim & Tawnya Holland's residence, 11504 E. Rutledge Avenue, Mesa. The Holland's had invited the Development Team, along with neighborhood representatives to meet at their home. Approximately 20 neighbors attended the meeting, along with the President of the Desert Valley Home Owner's Association, Mr. Adam Armer.

This follow up meeting was held due to the discussions from the Planning and Zoning Board Hearing held on February 15th. After agreeing to continue the case, the Developer further agreed to meet with the neighbors once again to try and resolve their continuing concerns.

The Developer felt that, at the Hearing, the primary remaining concerns expressed by the neighbors were density and the lack of any single story product. After considering various options, it was determined that it was possible to eliminate 2 lots, and also to provide 8 wider lots that could be offered for single story home sale. This compromise by the Developer on both of the main neighborhood concerns was displayed on a drawing and presented at the meeting. Essentially, the Developer offered a reduction of the 41 proposed lots, to a total of 39 lots. And the resulting Site Plan added wider lots, capable of accommodating 8 single story homes, or 20% of the total number of lots.

Mr. Armer, representing the Deer Valley HOA board, did offer to pursue allowing the project to connect to the existing public sewer in E. Starkey Avenue (the adjacent street along the southern boundary). However, it is not yet determined that this option is viable, due to HOA restrictions.

The neighbors expressed the following:

- Most continued to express dissatisfaction with the overall density. The Developer explained that due to the size of the project, and it's location at the intersection of 2 major arterials, that the improvement costs dictated the proposed density. After much back and forth, some neighbors seemed to accept the proposed density.
- There was quite a long discussion regarding the offer of potential single story homes lots. The discussion of the location of the wider lots (50 feet versus 42 feet) was quite involved. Although there was no consensus amongst the neighbors, it was generally

agreed that the north boundary should have a minimum of 3 of the wider lots, and that the west and south boundary should also be considered as primary locations for the wider lots.

- The neighbors expressed their desire of guarantees of the number and locations of single story homes. The Developer did not feel that it was possible to make iron-clad guarantees due to the nature of an often changing sales market. He thought that by offering a single story product and providing one-fifth of the total number of lots that could accommodate that product, that he was clearly making a good faith effort to resolve their concerns. The thinking was expressed that should a 2 story house be constructed on the wider lots, that the aggregate side setbacks would be increased from 10 feet to 18 feet, which would also address other concerns of homes being closer apart than the surrounding neighborhood.

The meeting adjourned at approximately 9:30 p.m.