



PROJECT NARRATIVE

1126 North Ellsworth Road
Southwest Corner of Ellsworth Road and Brown Road
Mesa, Arizona



LAACO, LTD

Planning & Zoning Submittal: April 17, 2017

Zoning Case No. PLN2017-00081

DEVELOPMENT TEAM

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A. PROPERTY LOCATION

The subject site (the “Property”) is an approximate 4.8 gross/4.0 net acre triangular-shaped parcel located at the southwest corner of Ellsworth Road and Brown Road in Mesa, Arizona. The Property is comprised of one parcel and is identified as APN 218-07-001N. The Property is currently vacant and is immediately adjacent to the Signal Butte Floodway which is controlled by the Flood Control District of Maricopa County. See **Exhibit 1 –Context Aerial & Parcel Map**.

B. REQUEST OVERVIEW

The applicant, LAACO, Ltd. proposes to make a significant investment in this area with a new, 1-story (maximum 25-foot tall) air-conditioned self-storage facility which is designed to be compatible with existing buildings and uses in the surrounding area. The street frontage along Ellsworth Road will be substantially improved with a 15-foot wide landscape setback that includes native desert trees and shrubs. All four sides of the two (2) proposed storage buildings include a blend of integral color block, metal awning accents, stacked stone projections, stucco and storefront glass windows to further the pedestrian environment. Further, the building façade is broken up at regular intervals to create a more modern, high-end appearance that is similar to office developments.

Although site visibility may be a factor for traditional office and/or retail uses, self-storage is less dependent upon street visibility and this isolated parcel is ideal for a use such as this. Further, this property has significant challenges for any development including the unique shape/orientation of the triangular parcel and the fact that it takes on the historic water drainage from the northeast. The site is also impacted by the existing median on Ellsworth Road which restricts left-hand turn movements into the Property, thereby limiting its development potential.

The proposal as illustrated by the conceptual site plan demonstrates the ability to create a use that designs around these property hardships. Accordingly, LAACO Ltd. proposes a modern, climate-controlled self-storage facility. The storage of household items is a common need for many who are remodeling, relocating or going through life transitions. Similarly businesses require temporary space to store seasonal merchandise and excess inventory. Other self-storage facilities located in East Mesa are older, outdated, and farther away. They simply do not have the types of amenities this facility will offer residents and/or businesses, nor do they adequately serve this market area.

This development will provide a much-needed quality, self-storage facility for a currently underserved area. As designed, this well-conceived facility will serve as an amenity to area residents as well as business professionals, while providing diversity to the current mix of commercial uses in the area. The high quality nature of this facility will complement the mix of residential and commercial uses in the surrounding area. More important, because storage facilities have a very low number of daily trips, traffic generated by this use will be substantially lower than any other potential commercial use that may otherwise locate at this arterial intersection.

C. EXISTING ZONING & LAND USE

Existing Zoning

The Property is currently zoned RS-43 (formerly known as R1-43) subject to conditions the City approved in January 1999 under Zoning Case Z98-117. The Property has remained vacant since then although, much of the surrounding area has developed over time including the commercial property to the east which includes a Chevron gas station and commercial retail center (zoned Limited Commercial). The area immediately north of the site is a +/- 145-foot wide Signal Butte Floodway channel. On the opposite side of the channel is a professional medical office plaza (zoned Office Commercial). Further, single-family residential homes flank the remaining areas adjacent to the Property and the Signal Butte Floodway channel (zoned RS-6).

Any development of this land-locked, infill property is challenged especially given the significant constraints that exist including: (1) the odd shape of this triangular parcel which impacts the building layout, vehicular circulation, parking and access; (2) the historical drainage flows which are conveyed through the site from the north which slope to the southwest, (3) the existing topography and grade changes of the Property which vary from +/- 1614 feet to 1626 feet, (4) the Property's limited street frontage and visibility along Ellsworth Road and (5) the existing raised median in Ellsworth Road which restricts left-hand turn movements into the Property, thereby limiting its development potential.

The benefits of the development proposal area follows:

- This gated, self-storage facility has a more contemporary theme to further the pedestrian scale along Ellsworth Road. The modern architecture and high-quality materials blends well with the surrounding context and mixture of uses in the area.
- This project represents a new breed of self-service storage facility. With highly stylized design and air-conditioned units, it is vastly superior to the antiquated facilities that have historically located in more intense areas.
- As the demand for residential and commercial storage has increased, so has the need for facilities that supply it. This project will add value to a long-standing vacant Property and will galvanize the community with an attractive and refreshing neighborhood-friendly service that has little impact on the area.
- The proposed use will not generate significant activity, light or noise. In fact, the proposed storage warehouse is an ideal use for this uniquely shaped remnant property that has direct access to an arterial roadway.
- The proposed building and enhanced landscaping will vastly improve the site's current blighted condition. Further, the building's orientation along the Signal Butte Floodway drainage channel serves as a noise mitigation technique and will buffer the noises generated from the high volume of traffic along Brown and Ellsworth Roads.
- This secure, climate controlled storage project will provide a valuable service to support the needs of area residents and commercial users.

Existing General Plan Land Use Designation

The proposed storage use is consistent with the existing General Plan land use designation for the Property and will provide meaningful services to support the immediate area. The Mesa 2040 General Plan designates the Property as part of a Neighborhoods Character Area, and more specifically calls for a transition between the neighborhood character type and a neighborhood village character type which allows for small commercial uses that serve the surrounding neighborhoods such as this proposal. The General Plan states that neighborhoods can contain nonresidential uses such as schools, parks, places of worship, and local serving businesses. Further, the total area devoted to local serving businesses (commercial and office activities) in one location is generally less than 15 acres and these businesses typically serve people within a mile radius of the area. The proposed service-orientated use and low-scale buildings as designed will blend and add to with the existing character of uses within this community. See **Exhibit 2 – Existing Zoning & General Plan Maps**.

D. PROPOSED ZONING & COMPLIANCE WITH LAND USE GOALS

Proposed Zoning: Limited Commercial (“LC”) with a Bonus Intensity Zone (“BIZ”) Overlay

In addition to the proposed Limited Commercial (“LC”) zoning, a Bonus Intensity Zone (“BIZ”) Overlay is also being requested in order to allow for a minor reduction of the required interior building setback that is adjacent to the Signal Butte Floodway channel and to allow shrubs in place of trees that may be required specifically within the new retention basin on the western portion of the property. The modifications to the proposed landscaping apply to this specific area only and stem from the input received from an adjacent property owner along the southern property line. In consideration of the owner’s northwestern view of Spook Hill being potentially obstructed by the planting of new tall trees, this deviation seeks to replace the trees from that area with shrubs that comply with the Desert Uplands plant species palette. The landscape plan demonstrates that all existing 18 cacti, are to be salvaged from the site and planted mainly in the retention area along with shrubs. This requested landscaping does not impact the visual nature of the project. This retention basin is interior to the site and not immediately visible from Ellsworth Road or adjacent properties especially given the expanse of Signal Butte Floodway channel which further insulates the Property.

In short, there are only two deviations from the underlying Limited Commercial zoning development standards being requested for this project. More importantly, this requested overlay is a result of positive interactions and the support of the adjacent Sonora Village homeowner’s association who represent the neighborhood located immediately to the south of the Property. This BIZ overlay will allow for the western building (‘Building B’) to serve as the perimeter wall thereby avoiding a “no-man’s land” between the wall and building along the western property line. This requested deviation will also allow for a substantial landscape building setback along the southern property perimeter shared with the existing residential neighborhood. An additional benefit for the adjacent neighborhood is that significant improvements will be made to the existing drainage conditions as a result of a large retention basin that is proposed along the western perimeter. As a result, water should no longer dump onto the adjacent residential property which has been a longstanding concern of the HOA.

This development proposal as described in more detail below will transform a challenged infill site into a productive use and complies with the goals and stated purpose of the BIZ overlay. The project incorporates high-quality materials to create efficiencies associated with sustainable development

practices and will promote pedestrian activity along Ellsworth Road. The project reflects superior design elements as follows:

- Varied, high-quality, regionally-appropriate building materials that highlight building massing and detailing especially for building facades facing Ellsworth Road;
- Architecture that is low-scale and designed to achieve an office-type appearance in response to the existing character of the area;
- Site design, architecture and landscaping features are programmed for this challenged infill Property so as to benefit adjacent neighborhoods and promote energy/water conservation;
- Exceeds development standards of the Limited Commercial district, including the building height, lot coverage, landscaped building setbacks (except for northern property line), parking requirements and lighting.

The development of this infill vacant parcel will bring about positive physical changes to improve the visual environment along Ellsworth Road and will address the drainage issues that the adjacent residential community to the south has experienced for years. The project's architectural design and development standards further the City's long-term land use goals for this Property in order to draw upon the identity of the surrounding area. The development complies with the existing land use goals and also exceeds the proposed underlying Limited Commercial zoning with a Bonus Intensity Zone Overlay in the following manner:

Neighborhood Village Form and Guidelines:	Proposed Mini-Storage Project Standards:
Building heights generally one to three stories; respecting adjacent residential	Maximum Building Height of 1-story/25-feet which is 5-feet less than the 30-feet allowed by the Limited Commercial zoning district.
Lot coverage generally not more than 60 percent	Maximum Lot Coverage of 46%
Parking is often between the building and street, but in redevelopment and new development the building is encouraged to be closer to the street with parking to the side and rear.	Given the low-impact nature of use, it does not generate a significant amount of traffic and there is only a limited amount of parking required for the proposed use. Therefore, there is no 'sea of parking' between the building and Ellsworth Road.
Convenient, safe, and attractive pedestrian connections from the adjoining neighborhoods and transit.	A new 6-foot wide detached sidewalk will be installed along the perimeter of the project to connect the existing pedestrian routes along Ellsworth Road.
Attractive landscaping of public right-of-way with street trees and other plantings to enhance the character and identity of the center.	A mix of 1 gallon and 5 gallon shrubs along with a mix of 24-inch box trees consisting of Blue Palo Verde, Ironwood, Desert Willow and Mesquite trees are proposed.
Lighting and signage appropriate in scale and intensity for locations near residential uses.	Lighting is limited to 8-feet for building lights, 14-feet for lights under loading canopies and 15-feet tall light poles near the parking area.
Buildings placed in proximity and orientation to each other to help create a sense of place, energize streets, and improve pedestrian circulation to the center.	The intended layout for this gated, storage facility seeks to push the buildings towards the western perimeter adjacent to the Signal Butte Floodway channel in order to create a significant landscaped buffer of 20-feet wide by 561-feet along the southern property line which is shared with a single-family neighborhood. Further, all pedestrian and

	vehicular access will not create cut-through movements through adjacent residential but will instead provide safe routes along the existing 4-lane arterial roadway (Ellsworth Road).
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Desert Uplands Area

The property falls within the designated Desert Uplands Planning Area, where natural topographical and geological conditions constrain development. These constraints are recognized in the Desert Uplands Development Standards, which the City adopted in 1999 to ensure protection of the natural qualities of the area, as well as to protect new development against naturally hazardous conditions. The landscape plan demonstrates that all existing 18 cacti, are to be salvaged from the site and planted mainly in the retention area along with shrubs. As part of the request, a native plant preservation plan will be reviewed in conformance with the adopted standards to ensure that any potential wildlife and plant communities be preserved and protected as part of the project.

E. PERMITTED USES

This rezoning request seeks Limited Commercial (LC) zoning with a Bonus Intensity Zone (BIZ) Overlay District in order to permit the proposed mini-storage facility as illustrated by the conceptual site plan. See **Exhibit 3 – Conceptual Site Plan**.

F. DESCRIPTION OF PROPOSAL & DEVELOPMENT STANDARDS

The development proposal for this gated storage facility is comprised of two (2) single story buildings which will be designed with enhanced architectural elements in order to achieve a superior appearance. The overall development will offer approximately +/- 79,395 square-feet of storage space with a 700 square-foot office at the southern end of the Property. The majority of the facility will be climate-controlled however there are some drive-up units that are provided for easy access. At this time, there is no intent to provide a manager's quarters/residence. The larger building ('Building A') is thoughtfully situated in the middle of the Property approximately 60-feet from the property line adjacent to a 4-lane arterial roadway (Ellsworth Road). The second building ('Building B') flanks the northern property line that is shared with the Signal Butte Floodway drainage channel and facilities and serves as a perimeter wall for the Property. A defined entry is also proposed near the entry plaza of the building along Ellsworth Road. Key-pads provided for customers are also provided near the sliding gates that access the interior storage units. Key-pads are accessible from the driver's side window as they pull up to the gate. Given the low-intensity nature of the use, there are rarely two cars exiting/entering at the same time, and therefore, traffic conflicts are not anticipated. Additionally, it is expected that most users will enter the site from the northern driveway of the site, and exit to the southern driveway which also helps limit conflicts.

The overall design concept represents an "up-to-date" contemporary architectural expression with a blend of upgraded textures, colors and building materials which are usually reserved for office developments. A theme of blended forms and integrated materials with soft natural earth tone colors provides a relaxed and informal elegance. Due to the undulating grade changes of the Property, there will be steps in the roof/parapet heights of 'Building A' which will provide visual interest and detail in the roofline. Additionally, a decorative building entry feature with storefront-type architecture and window systems will be located on the east end of the building to provide a sense of arrival from Ellsworth Road. The overall building design

also incorporates functional elements, including areas for natural lighting, shaded loading zones, window shading techniques, and state-of-the-art security/access control systems. Additional interest is provided in the color block scheme providing a contemporary color palette that represents the Southwest design theme that enhances and complements the area. The main colors of the building will consist of earth tone browns, warm tans, contrasting white accents and southwestern red. Shapes, colors, textures and materials that will be consistent and aesthetically compatible with the neighboring architecture and landscape design.

The proposed development is a Class-A, climate controlled, indoor self-storage facility and its design, height and orientation have been carefully considered for this area. The proposal will serve as a transition between the more intense uses to the north and east and the residential uses to the south. The landscape buffers and building setbacks ensure an appropriate transition between uses. The building has been located with its largest landscape setbacks along the east and south sides of the Property that face Ellsworth Road and the neighborhood. A limited parking area with (13) stalls are primarily located interior to the site. This use requires only a minimal amount of employee and guest parking, which greatly differs from standard commercial and/or office developments with require larger parking fields. Customers of this facility will be alsoable to pull directly into the interior of the site and temporarily park under the shaded loading areas along the northern/western portions of the building. The project achieves high-performance design principles that are compatible with the surrounding area.

Development & Other Performance Standards

The proposal includes the following development standards as illustrated by the conceptual site plan:

Total Building Area:	+/- 79,395 sq.ft.
Maximum Building Height:	1-story, 25-feet
Maximum Lot Coverage:	46%
Total Parking Provided:	13 spaces, including 2 ADA spaces (exceeds requirement of 6 spaces)
Building Setbacks:	North: 0-feet (Building 'B' serves as perimeter wall) East /Ellsworth Road: 69-feet West: 125-feet South: 51-feet

The proposal shall be designed with four-sided architecture to enhance the views of adjacent property owners, residents, customers, and users of the facility as illustrated by the conceptual building elevations. The enhanced landscaping especially along Ellsworth Road will aid in transitioning uses from the building into the pedestrian experience. Design elements have been carefully chosen to further the relationship between the building and the surrounding environment and shall conform to with standards as indicated below and as demonstrated by the building elevations. See **Exhibit 4 – Building Elevations**

Building Articulation:

The visual impact of a building depends on its relationship between its height, length and width including such features as a prominent entry, windows, neutral colors and quality building materials. Building wall articulation shall be required with appropriate details and elements to recognize the pedestrian scale environment. A minimum

of two of the below acceptable modes of articulation shall be included per building facade:

- Changes in the horizontal wall plane
- Changes in the vertical wall plane
- Variation in the roof lines and form
- Use of vertical elements on or in front of expansive blank walls
- Use of pronounced wall plane offsets
- Use of vertical accents and focal points
- Change in the use of materials or color to provide a clear distinction between roof, body and base of building
- Changes in predominant material use
- Other form of building facade articulation as approved by the Planning Department.

Materials:

Approved exterior wall colors and materials shall include the following list, unless otherwise approved by the Planning Department:

- Concrete masonry unit (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture)
- Stucco or plaster
- Glass
- Metal panel and/or trim projections
- Metals (polished and rusted)
- Storefront glass systems
- Perforated and corrugated rusted metal panels
- Painted steel canopies
- Metal cladding and reveals

Sustainable Practices

This project is planned as a sustainable development within the community. Energy efficiency in design and long-term operation along with thermal comfort in building and site design provide a better self-storage atmosphere for customers, employees, property owners and residents.

- This Project shall adopt the latest energy and building codes that encourage the use of construction, roofing materials and paving surfaces with solar reflectance values which minimize heat island effects.
- Native desert vegetation with decomposed granite shall be planted in order to conserve water consumption.
- The project shall preserve existing mature trees to the extent the tree is deemed salvageable by the landscape consultant.

- Public building entries, loading areas and delineated pedestrian pathways shall be shaded with the use of building/architectural overhang elements and/or landscaping techniques.
- The Project shall reduce the heat island effect by using light colored roofs to provide a minimum roof SRI (Solar Reflectance Index).
- Low flow fixtures shall be used to reduce water consumption.

Landscape Standards

The development shall be in conformance with the table below as illustrated by the Conceptual Landscape Plan which provides for a range of plant species in order to complement the adjacent properties. Landscape materials within the site and along the perimeter will include a variety of vibrant and dense low-water use vegetation in the following manner:

<u>Landscape Standards</u>	<u>Proposed Standards</u>
Minimum Setback along Ellsworth Road	15-feet
Minimum Interior Setbacks	North: 0-feet South: 20-feet
Perimeter Streetscape Planting Sizes (along Ellsworth Road)	25% trees shall be 36" box or larger 50% trees shall be 24" box or larger No trees less than 15 gallon 50% shrubs shall be 5 gallon or larger No shrubs less than 1 gallon
	2 tree per 25-feet of street frontage
Shrubs	Min. six (6) shrubs per 25-feet of street frontage
Parking Lot Area Planting Sizes	
	Min. 10% (Interior parking surface area (exclusive of perimeter landscaping and all required setbacks))
Trees	25% trees shall be 36" box or larger 50% trees shall be 24" box or larger No trees less than 15 gallon
Shrubs	50% shrubs shall be 5 gallon or larger No shrubs less than 1 gallon

The landscape design along Ellsworth Road will be consistent with the City's Ordinance and Design Guidelines. Interior to the site and just east of the retention basin area proposed along the western perimeter of the site, a 6-foot tall wrought iron fence with pedestrian gates will secure the retention basin. Further, this interior fence will continue north and connect into 'Building B' which will serve as a perimeter wall along the northern boundary.

Vehicular Access & Parking

Vehicular access to the property is provided by (2) 40-foot wide right-in/right-out only driveways at the northern and southern ends of the Property which lead storage owners to a sliding gate with key pads. Loading canopies along the northern and western portions of 'Building A' provide a shaded area for owners to load/unload their items.

It is well recognized that self-service storage facilities generates significantly less vehicle trips per day/week than is typically estimated by the Institute of Transportation Engineers (ITE). As a result, the number of parking spaces, which are proportionally needed for this type of use, are much less than typical commercial uses. One fundamental reason is that these storage units are used for long-term purposes with few daily trips.

Parking spaces shall be a minimum dimension of nine and one-half (9 1/2) feet by eighteen (18) feet. Further, the required parking standard for the proposed use shall be 4 spaces plus 2 for the manager's office which is more than sufficient to meet the parking demands for this +/- 503 storage unit facility. The parking for the project is primarily located along the eastern side of the building in order to provide the most efficient use of the site. Additionally, because of its close proximity to the parking area, the landscaping provided in the along the streetscape softens the visual character of the development.

Lighting

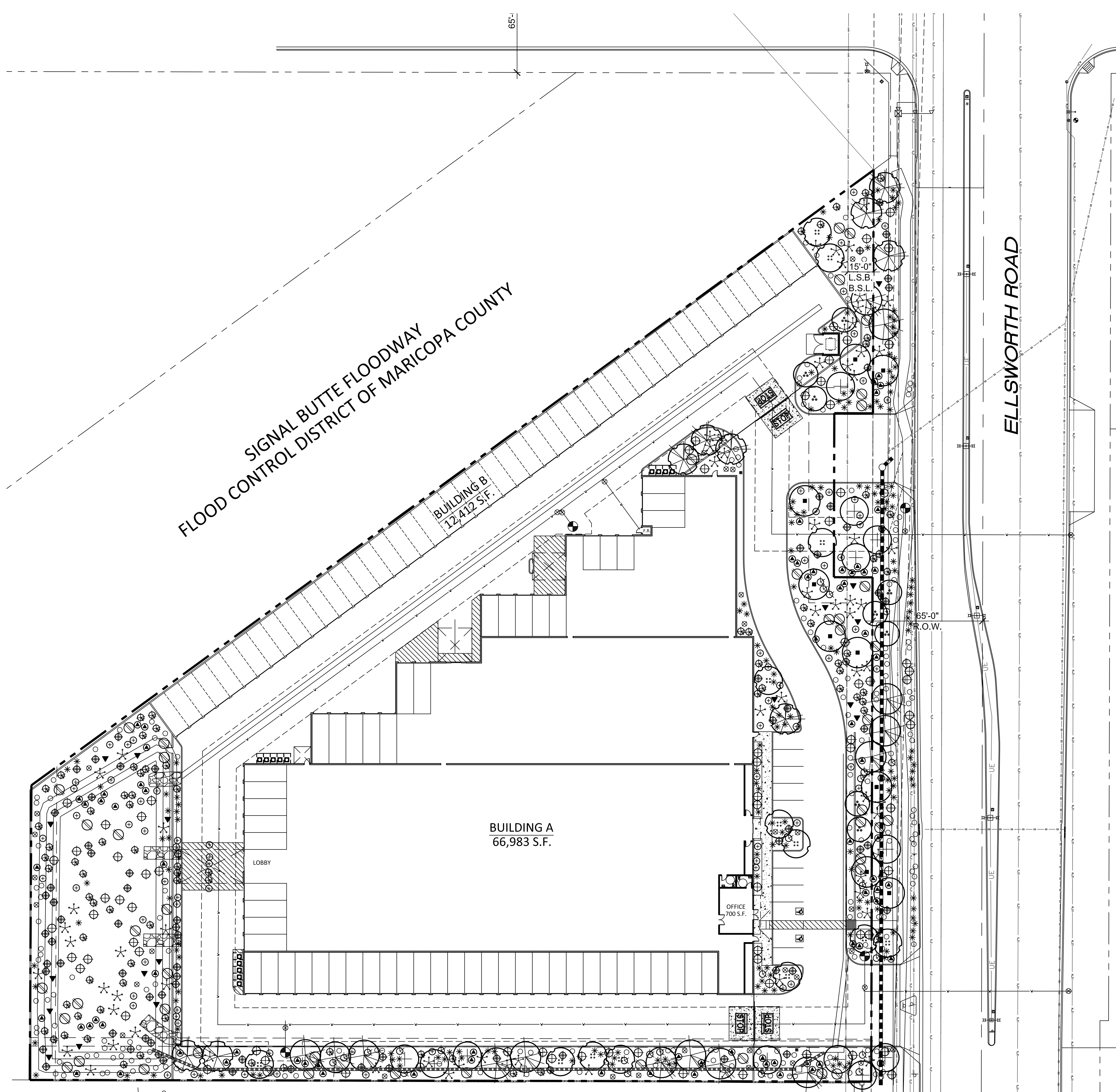
Exterior lighting shall comply with the Mesa Zoning Ordinance and as illustrated by the provided photometric plan.

Signs

All signage shall comply with the Mesa Zoning Ordinance.

Phasing

This project shall be developed in one phase.



MESA DESERT UPLANDS PLANT LIST
LANDSCAPE LEGEND

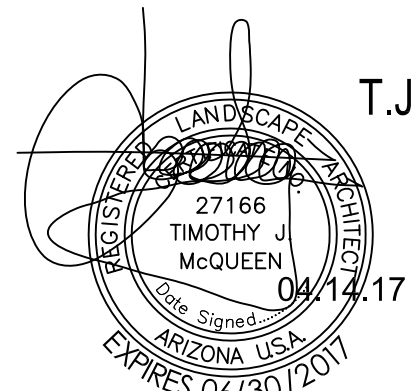
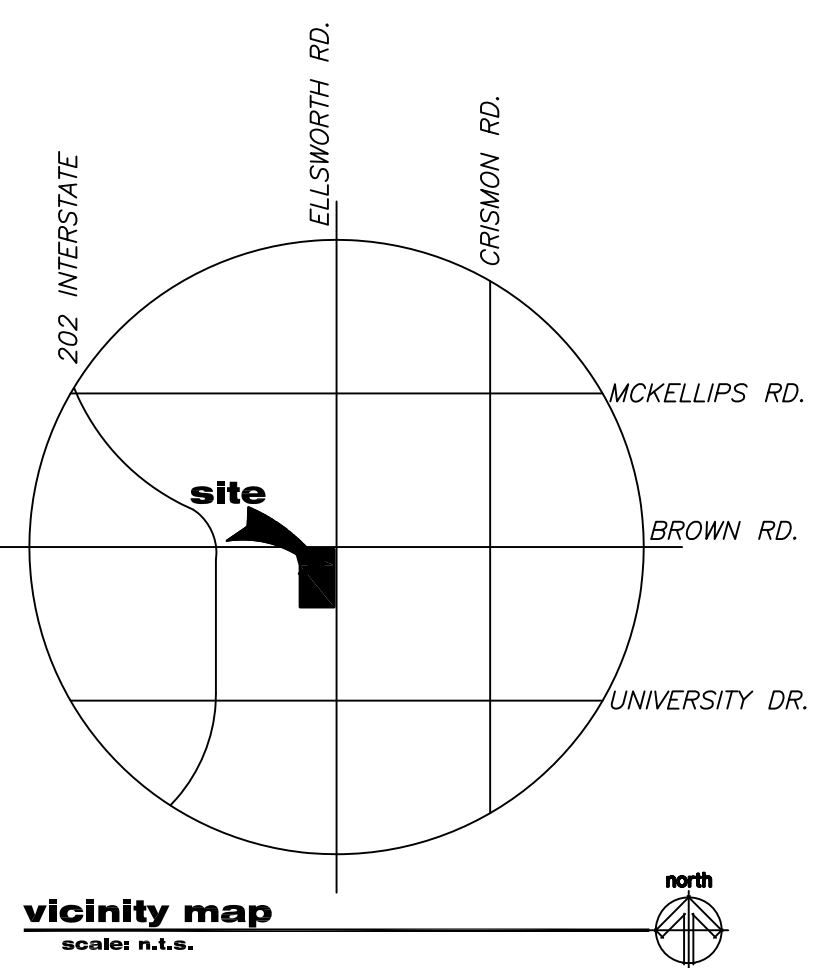
- SALVAGED FOOTHILL PV
SALVAGED FROM SITE
9- MATURE
- SALVAGED CACTUS
SALVAGED FROM SITE
2-BARREL CACTUS / 16 SAGUARO
- PARKINSONIA FLORIDA
BLUE PALO VERDE
24" BOX (MATCHING)
- OLNEYA TESOTA
IRONWOOD
24" BOX
- CHILOPSIS LINEARIS
DESERT WILLOW
24" BOX
- PROSOPIS VELUTINA
NATIVE MESQUITE
24" BOX
- CAESALPINIA CACALACO
CASCALOTE
15 GALLON
- LARREA TRIDENTATA
CREOSOTE BUSH
5 GALLON
- DASYLIROA WHEELERII
DESERT SPOON
5 GALLON
- DODONEA VISCOSA
HOP BUSH
5 GALLON
- SIMMONSIA CHINENSIS
JOJOBA
5 GALLON
- CELTIS PALLIDA
DESERT HACKBERRY
5 GALLON
- NOLINA MICROCARPA
BEAR GRASS
5 GALLON
- ENCELIA FARINOSA
BRITTLE BUSH
1 GALLON
- AMBROSIA DELTOIDEA
BURR SAGE
1 GALLON
- ERICAMERIA LARCIFOLIA
TERPENTINE BUSH
1 GALLON
- BAILEYA MULTIRADIATA
DESERT MARIGOLD
1 GALLON
- SPHAERALCEA AMBIGUA
DESERT GLOBE MALLOW
1 GALLON
- MELAMPodium LEUCANTHUM
BLACKFOOT DAISY
1 GALLON
- 1/4" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF MESA
LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
 - ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 - THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
 - REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
 - REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
 - PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.
- ARTERIAL STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERICAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
7. PLANT MATERIAL SIZES REQUIRED:
- TREES: (TOTAL REQUIRED TREES:)
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
- SHRUBS: (TOTAL REQUIRED SHRUBS:)
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON
8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.
10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.
17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

ADDITIONAL MESA NOTES:

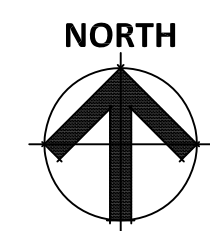
- REQUIRED TREES SHALL BE A MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION 'RECOMMENDED TREE SPECIFICATIONS' LATEST EDITION.
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE OWNER / OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.
- BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIALS LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH ENCLOSURE PAINTED GREEN TO DISCOURAGE THEFT AS REQUIRED BY THE POLICE DEPARTMENT.



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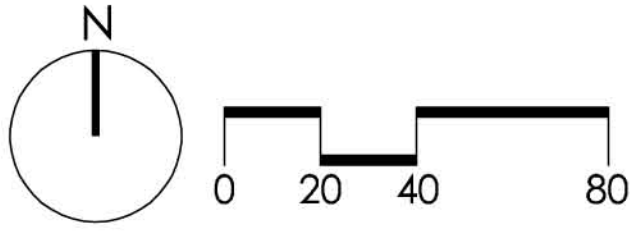
LANDSCAPE PLAN
SCALE: 1" = 30'-0"



PROPOSED SELF-STORAGE
SWC BROWN ROAD AND ELLSWORTH ROAD
MESA, ARIZONA
DATE: 04-14-2017 (PRELIMINARY)

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OF THE ARCHITECT.

La.01
#16222.50
RKAA
ARCHITECTS, INC.



Plant #	Common Name	Caliper (in)	Width (ft)	Height (ft)	Status	Comments
1	Foothills Palo Verde	14	25	20	NS	Trunk Form / Leaning
2	Foothills Palo Verde	7	12	12	S	
3	Foothills Palo Verde	4	6	7	S	
4	Foothills Palo Verde	10	18	20	S	
5	Saguaro			5	S	
6	Foothills Palo Verde	7	14	15	S	
7	Saguaro			17	S	
8	Saguaro			4	S	
9	Saguaro			11	S	1 arm
10	Saguaro			5	S	
11	Saguaro			6	S	
12	Foothills Palo Verde	6	6	10	S	
13	Saguaro			40	NS	2 arms / Damaged
14	Foothills Palo Verde	18	30	20	NS	Mistletoe
15	Foothills Palo Verde	6	9	13	S	
16	Foothills Palo Verde	9	17	17	NS	Branch Dieback
17	Foothills Palo Verde	8	12	14	NS	Branch Dieback
18	Foothills Palo Verde	9	14	16	S	Prune Mistletoe
19	Foothills Palo Verde	10	16	16	S	Prune Mistletoe
20	Foothills Palo Verde	6	11	12	NS	Cambium Damage / Mistletoe
21	Foothills Palo Verde	16	25	22	S	
22	Palo Brea	7	13	13	NS	In Wash / Leaning
23	Foothills Palo Verde	5	8	13	NS	Wash / Leaning
24	Foothills Palo Verde	8	14	16	S	
25	Foothills Palo Verde	7	12	14	S	
26	Foothills Palo Verde	5	8	12	NS	Proximity to #25
27	Palo Brea	5	8	12	NS	In Wash
28	Foothills Palo Verde	8	16	16	NS	Mistletoe
29	Saguaro			23	S	2 arms
30	Foothills Palo Verde	10	14	13	NS	Branch Dieback
31	Foothills Palo Verde	10	20	18	NS	Branch Dieback / Cambium Damage
32	Barrel			3	S	
33	Foothills Palo Verde	12	16	16	NS	Branch Dieback / Cambium Damage
34	Foothills Palo Verde	8	10	12	NS	Trunk Form / Root Growth
35	Saguaro			17	S	
36	Saguaro			17	NS	
37	Saguaro			12	S	Damaged
38	Barrel			6	S	
39	Saguaro			23	S	
40	Foothills Palo Verde	6	11	11	S	
41	Foothills Palo Verde	6	11	12	S	
42	Foothills Palo Verde	4	6	9	S	
43	Foothills Palo Verde	7	11	13	S	
44	Foothills Palo Verde	8	13	15	S	
45	Foothills Palo Verde	7	10	12	NS	Trunk Form / Root Growth
46	Saguaro			34	S	7 arms
47	Foothills Palo Verde	25	30	24	NS	Mistletoe / Cambium Damage
48	Saguaro			37	S	1 arm
49	Saguaro			3	S	
50	Saguaro			4	S	
51	Foothills Palo Verde	6	12	13	NS	Mistletoe / In Wash
52	Foothills Palo Verde	22	23	25	NS	Mistletoe / Cambium Damage
53	Foothills Palo Verde	15	20	22	NS	Trunk Form / Cambium Damage
54	Foothills Palo Verde	5	10	10	NS	Trunk Form / Leaning
55	Foothills Palo Verde	4	6	8	S	
56	Foothills Palo Verde	5	8	12	NS	Trunk Form / Leaning
57	Barrel			4	S	
58	Blue Palo Verde	4	9	11	NS	Proximity to #59
59	Blue Palo Verde	6	12	12	S	
60	Saguaro			5	S	

Summary	Trees	Cacti		
Salvageable	18	18		
Non-Salvageable	22	2		
Remain-In-Place	0	0		
Total	40	20		

Legend
S = Salvageable
NS = Non-Salvageable
RIP = Remain-In-Place

Plant Legend

- ⊕

Tree - Salvageable
- ⊕

Cacti - Salvageable
- ⊕

Tree - Non-Salvageable
- ⊕

Cacti - Non-Salvageable
- Tree - Remain In Place
- ⊕

Cacti - Remain In Place

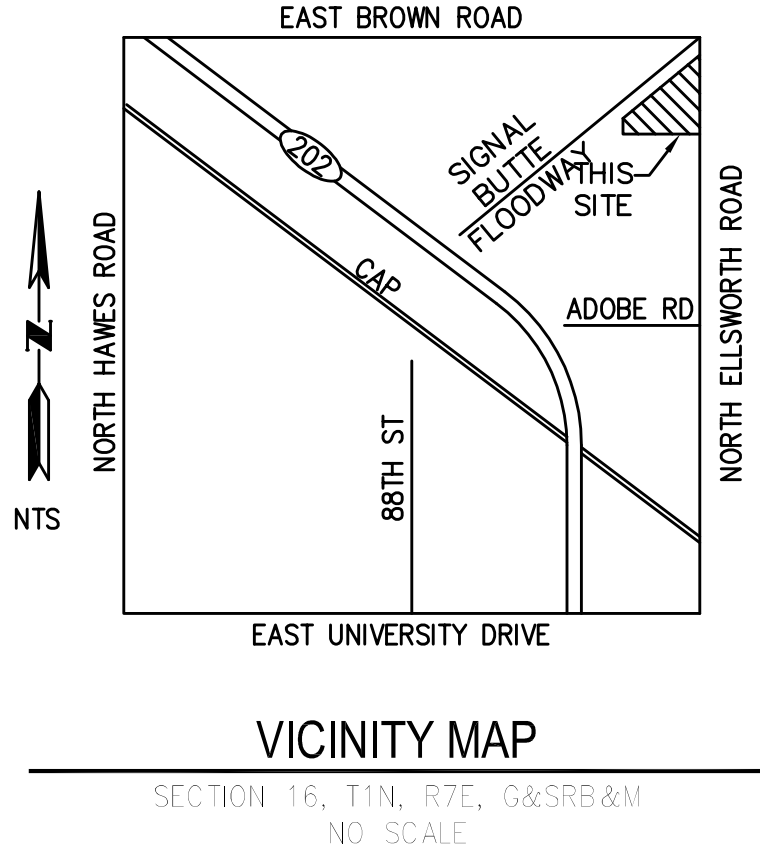
Project Consultants

Salvage Contractor

Native Resources International
1540 West Happy Valley Road
Phoenix, Arizona 85085
623-869-6757 (p) • 623-869-6769 (f)
Contact: Kevin Brenda - kevin@nativeresources.com

PRELIMINARY G&D AND
UTIL PLAN
N. ELLSWORTH RD

A PORTION OF THE NORTHEAST QUARTER OF SECTION
16, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.



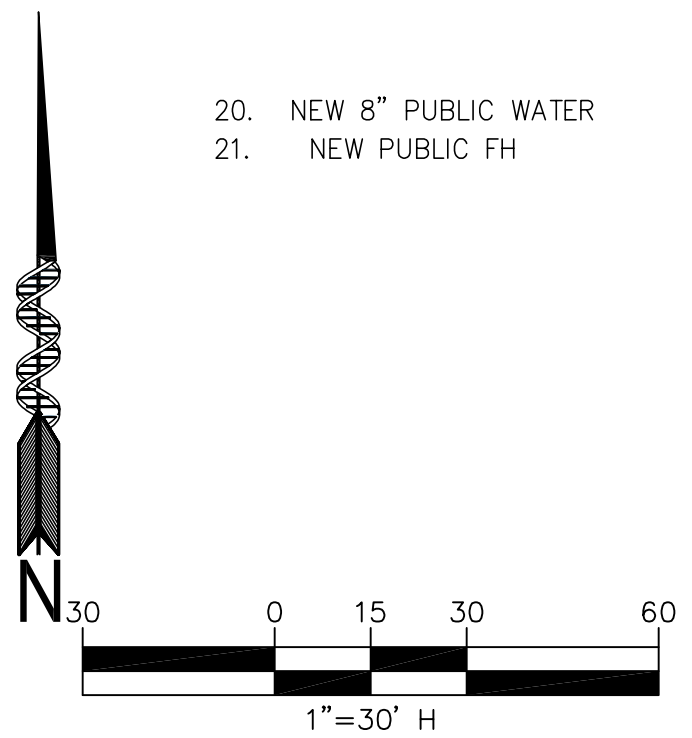
NARRATIVE:
PROJECT IS THE DEVELOPMENT OF TWO STORAGE BUILDINGS WITH SITEWORK AND UTILITIES.
SITE WILL PROVIDE THE 100 YEAR 2 HOUR VOLUME FOR ONSITE AREAS.
OFFSITE FLOWS IN ELLSWORTH ARE UNCHANGED BY THIS PROJECT.
SITE IS LOCATED IN FEMA ZONE X SHADED, PANEL 04013C2295L.

BENCHMARK
A BRASS TAG ON THE TOP OF CURB ON THE NE CORNER OF, BROWN & ELLSWORTH, ELEV. 1633.89, NAVD 88, FROM CITY OF MESA

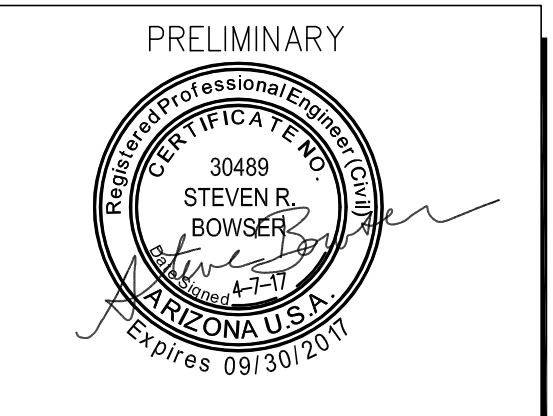
BASIS OF BEARINGS
THE NORTH LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 7 EAST, FROM THE NE CORNER OF SECTION 16, THAT IS A BRASS CAP IN HAND HOLE AT ELLSWORTH & BROWN, N.89°53'29", 5,290.19' TO A BRASS CAP IN HAND HOLE ON THE EAST SIDE OF THE OVERPASS OF BROWN RD. AT THE LOOP 202.

KEYED NOTES

- NEW MESA M-42 DRIVEWAY. SOUTH DRIVE SHALL HAVE RAISED 6" CURB DIVERTER IN DRIVEWAY.
- NEW 6" PUBLIC SIDEWALK
- NEW ONSITE RETAINING WALL
- NEW ONSITE SURFACE BASIN
- NEW 18" STORM DRAIN
- NEW 3" VALLEY GUTTER
- BUILDING TALL STEM
- BUILDING EXTERIOR WALL RETAINING / WATERPROOFING TO ELEVATION SHOWN
- NEW SECURITY FENCING
- STOP SIGN
- ADD R3-2 (NO LEFT TURN) BELOW EXISTING NO U TURN SIGN IN MEDIAN.
- RELOCATE BIKE LANE SIGN
- 24" STORM DRAIN - CONNECT TO EXISTING
- PLACE R3-2 (NO LEFT TURN) SIGN
- NEW 8" PUBLIC WATER
- NEW PUBLIC FH

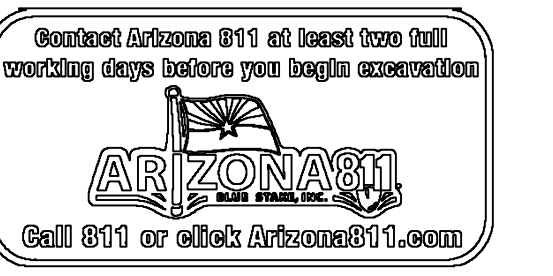


CLIENT:
LAACO, LTD
500 South Grand Ave
Suite 1300
Los Angeles, CA. 90071-2623
John.Hathaway@laaco.net
contact: Mr. John Hathaway



Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 112
Phoenix AZ 85050
602-788-2616
www.hxeng.com

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RELEASE	
DATE	
1-5-17	PRELIM GD
2-24-17	REV GD
2-27-17	REV GD
3-1-17	REV GD
4-7-17	REV GD

REVISIONS	
NO.	DATE
1	
2	
3	

PROJECT NAME
Storage West

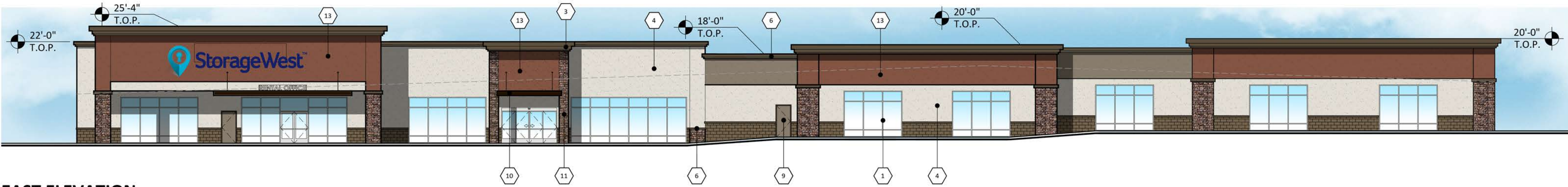
SITE ADDRESS
**N. Ellsworth Rd
Mesa, AZ**

PROJECT AREA

HELIX JOB NUMBER
295
SHEET TITLE
PRELIM GD / UTIL PLAN

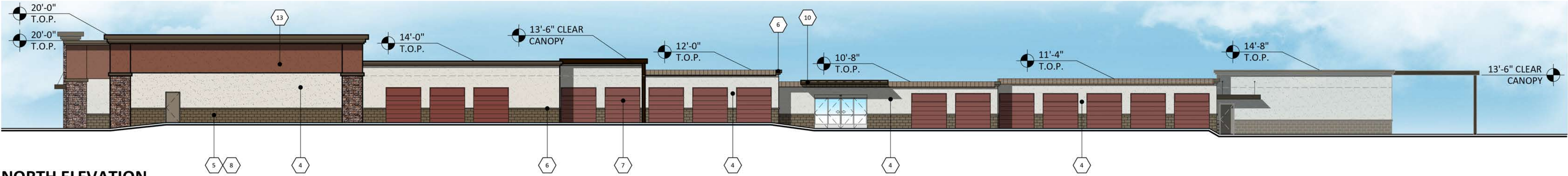
IN HOUSE
DRAWN BY: HXE
CHECKED BY: SB

SHEET
GD-1
PAGE
1 OF 1
PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"



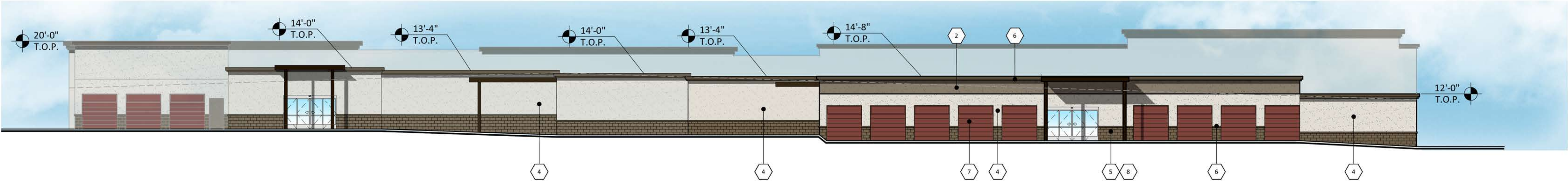
EAST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

MATERIALS		MATERIALS		MATERIALS	
1	ANODIZED ALUMINUM STOREFRONT KAWNEER CLEAR	6	PARAPET/TRIM SHERWIN WILLIAMS SW7034 STATUS BRONZE	12	STANDING SEAM METAL ROOF AEP SPAN COOL SIERRA TAN
2	STUCCO FINE FINISH SHERWIN WILLIAMS SW7032 WARM STONE	7	JANUS INTERNATIONAL ROLL-UP DOOR CEDAR RED	13	STUCCO FINE FINISH DUNN EDWARDS DE6091 RED HOOK
3	AEP SPAN METAL NU-WAVE CORRUGATED COOL METALLIC CHAMPAGNE	8	CUSTOM BUILDING PRODUCTS GROUT SOLUTIONS #59 SADDLE BROWN		
4	STUCCO FINE FINISH SHERWIN WILLIAMS SW7035 AESTHETIC WHITE	9	METAL DOOR PAINTED TO MATCH SHERWIN WILLIAMS SW7032 WARM STONE		
5	SUPERLITE BLOCK SMOOTH FACE COCOA BROWN	10	MCBI METAL AWNING DARK BRONZE		
		11	CORONADO ROCKY MOUNTAIN LEDGE COPPER CANYON		

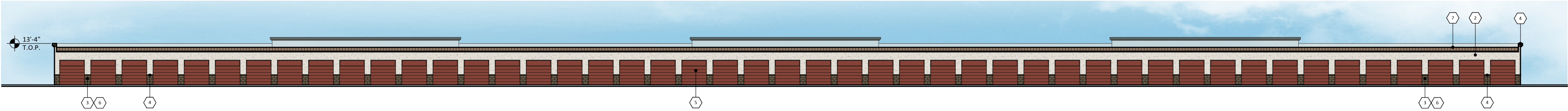
PROPOSED SELF-STORAGE
SWC BROWN ROAD AND ELLSWORTH ROAD
MESA, ARIZONA
DATE: 04-17-2017 (PRELIMINARY)



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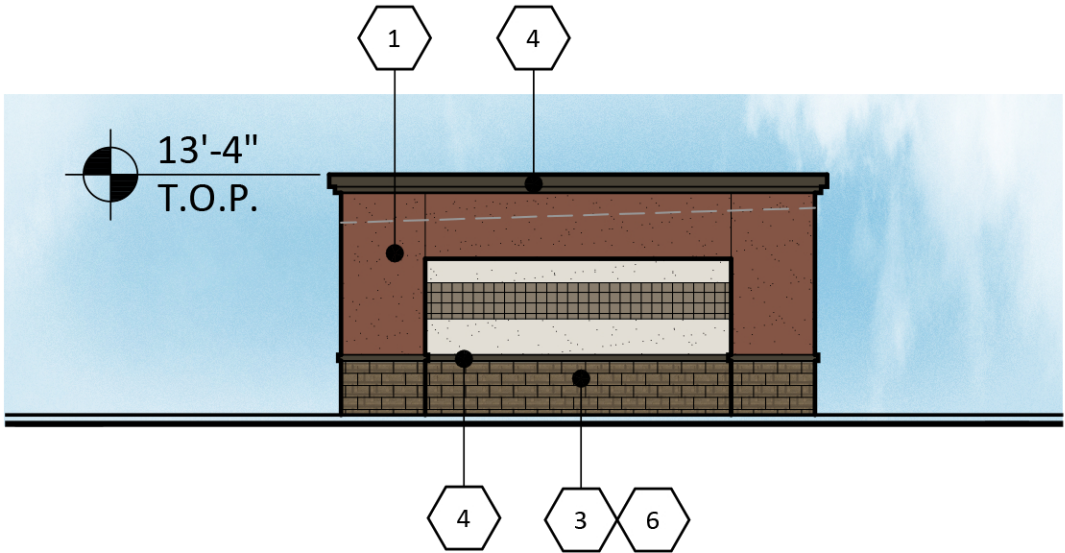
EL-1
#16222.50





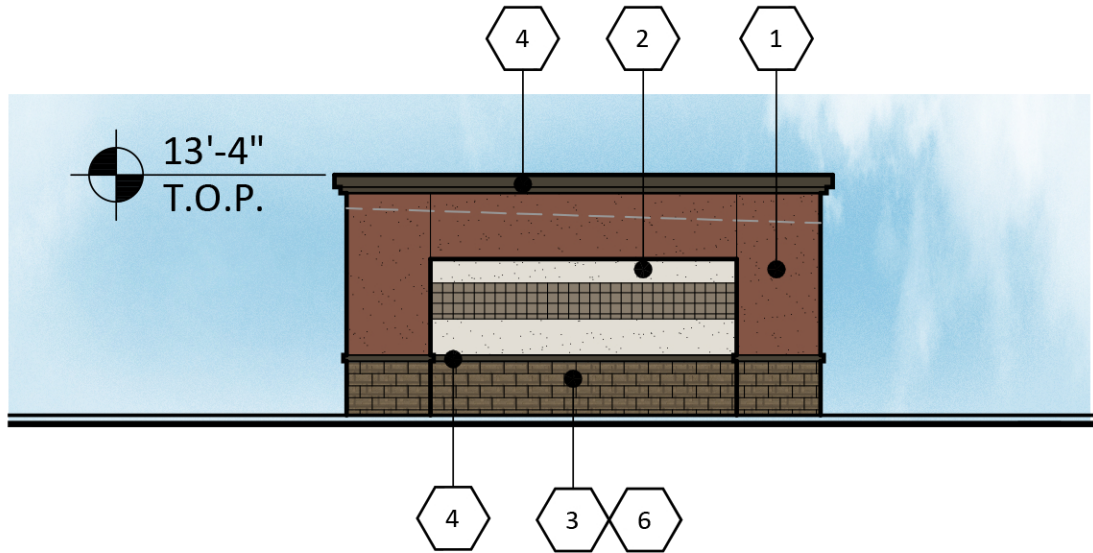
EAST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

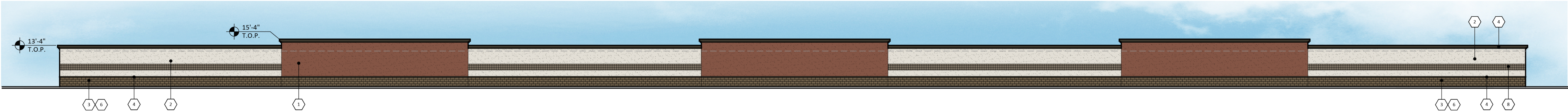
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

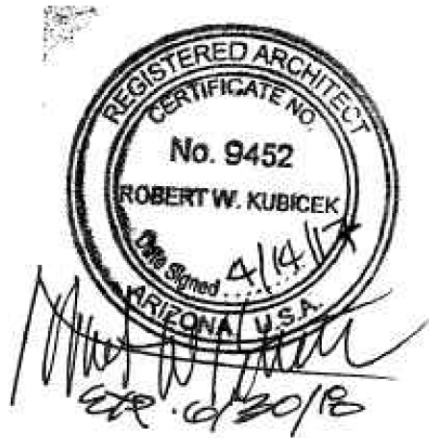
MATERIALS	
1	STUCCO FINE FINISH DUNN EDWARDS DE6091 RED HOOK
2	STUCCO FINE FINISH SHERWIN WILLIAMS SW7035 AESTHETIC WHITE
3	SUPERLITE BLOCK SMOOTH FACE COCOA BROWN
4	PARAPET/TRIM SHERWIN WILLIAMS SW7034 STATUS BRONZE
5	JANUS INTERNATIONAL ROLL-UP DOOR CEDAR RED
6	CUSTOM BUILDING PRODUCTS GROUT SOLUTIONS #59 SADDLE BROWN
7	STANDING SEAM METAL ROOF AEP SPAN COOL SIERRA TAN
8	SUPERLITE 8X8X16 VERTICAL SCORED BLOCK PAINTED SHERWIN WILLIAMS SW7032 WARM STONE



WEST ELEVATION

SCALE: 1/16" = 1'-0"

PROPOSED SELF-STORAGE
SWC BROWN ROAD AND ELLSWORTH ROAD
MESA, ARIZONA
DATE: 04-17-2017 (PRELIMINARY)



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EL-2

#16222.50





March 17, 2017

Re: A Rezoning Request for a 4.8 gross acre vacant "Property" located at 1126 North Ellsworth Road;
City of Mesa Zoning Case No. PLN2017-00121

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office recently filed companion rezoning with site plan and design review applications (PLN2017-00121) with the City of Mesa regarding the above-referenced site. The application proposes to rezone the property from RS-43 (Single-Residence) to Limited Commercial ("LC") zoning with a Bonus Intensity Zone ("BIZ") Overlay to permit a storage facility. The proposal is to develop a single story, indoor, climate controlled self-storage facility that is designed with a contemporary office theme. The modern architecture and high-quality materials proposed for the project blends well with the surrounding context and mixture of uses in the area. The overall building design also incorporates functional elements, including areas for natural lighting, shaded loading zones, window shading techniques, and state-of-the-art security/access control systems. Additional visual interest is provided with the use of a lush landscaping palette that includes a variety of vibrant and dense low-water use vegetation to complement the area.

The proposed development is a Class-A, climate controlled, self-storage facility and its design, height and orientation have been carefully considered for this area. The proposal will serve as a transition between the more intense commercial uses to the north and east and the residential neighborhood to the south. The landscape buffers and building setbacks ensure an appropriate transition between uses. The building has been located with its largest landscape setbacks along the east and south sides of the Property that face Ellsworth Road and an existing neighborhood. We firmly believe this project will add value to a long-standing vacant Property and will provide the community with an attractive neighborhood-friendly service with little impact on the area.

If you have any questions about the proposal, we have scheduled the following open house meeting:

Date: March 30, 2017
Time: Drop by anytime between 6:00pm and 7:00pm
Place: Red Mountain Center
Location: 7550 E Adobe Road (Room #3), Mesa, AZ 85207

If you cannot attend for any reason we would be happy to meet with you separately at your convenience. You may reach me or a member of my staff Kirste Kowalsky at (602) 230-0600 or via e-mail at adam@witheymorris.com or kirste@witheymorris.com.

Sincerely yours,

WITHEY MORRIS PLC

By Adam Baugh

Enclosure(s): Aerial, Landscape Plan, Site Plan and Elevations

Context Aerial & Parcel Map

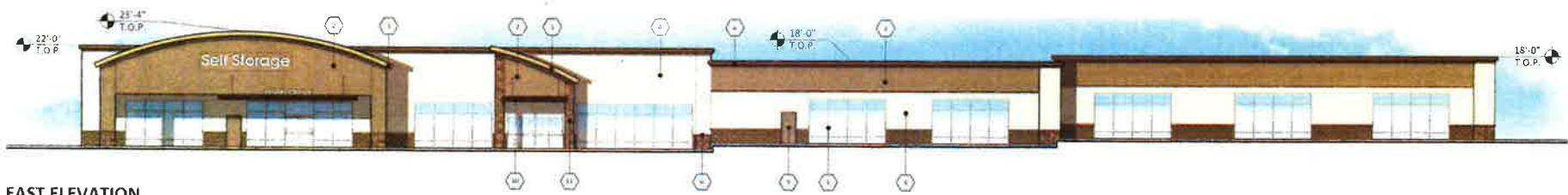


Proposed Self-Storage – 1126 N. Ellsworth Rd. (Mesa, Arizona)
Parcel 218-07-001N



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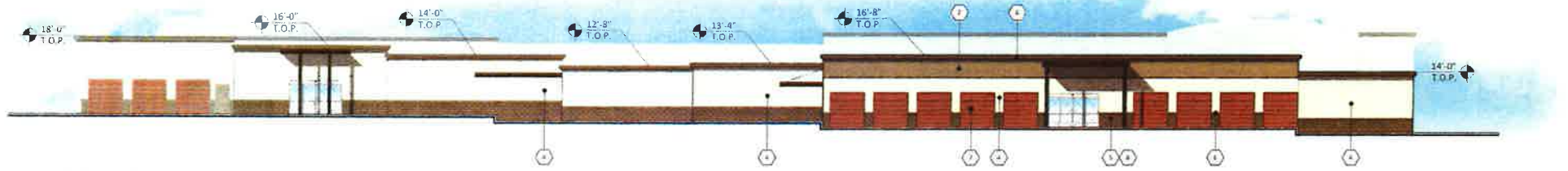
EAST ELEVATION

SCALE: 3/32" = 1'-0"



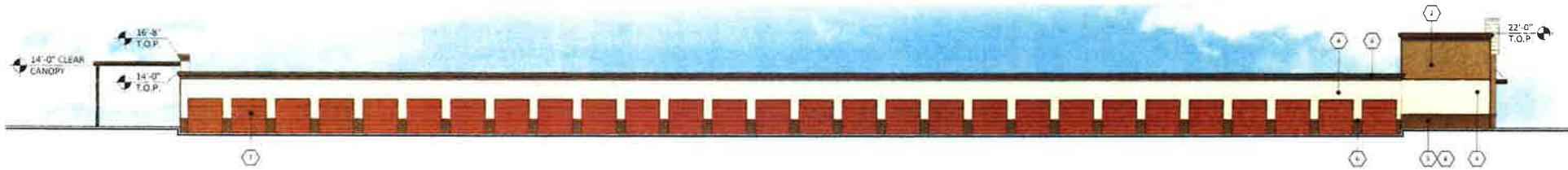
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

MATERIALS	MATERIALS
1 ANODIZED ALUMINUM STOREFRONT	8 PARAPET/TRIM
2 STUCCO FINE FINISH	9 SHERWIN WILLIAMS
3 SHERWIN WILLIAMS	10 SW7034 STATUS BRONZE
4 SW7032 WARM STONE	11 JANUS INTERNATIONAL
5 ACP SPAN METAL	12 ROLL-UP DOOR
6 NU-WAVE CORRUGATED	13 CEDAR RED
7 COOL METALLIC CHAMPAGNE	14 CUSTOM BUILDING PRODUCTS
8 STUCCO FINE FINISH	15 GROUT SOLUTIONS
9 SHERWIN WILLIAMS	16 859 SADDLE BROWN
10 SW7033 AESTHETIC WHITE	17 METAL DOOR PAINTED TO MATCH
11 SUPERLITE BLOCK	18 SHERWIN WILLIAMS
12 SMOOTH FACE	19 SW7032 WARM STONE
13 COCOA BROWN	20 MCB
	21 METAL AWNING
	22 DARK BRONZE
	23 CORONADO ROCKY MOUNTAIN LEDGE
	24 COPPER CANYON

PROPOSED SELF-STORAGE
 SWC BROWN ROAD AND ELLSWORTH ROAD
 MESA, ARIZONA
 DATE: 03-01-2017 (PRELIMINARY)



EL-1
 #16222.50



Audry Villaverde

From: Audry Villaverde
Sent: Friday, March 17, 2017 8:56 AM
To: Undisclosed recipients (audry@witheymorris.com)
Subject: Open house notification letter
Attachments: 1st Notification letter.pdf

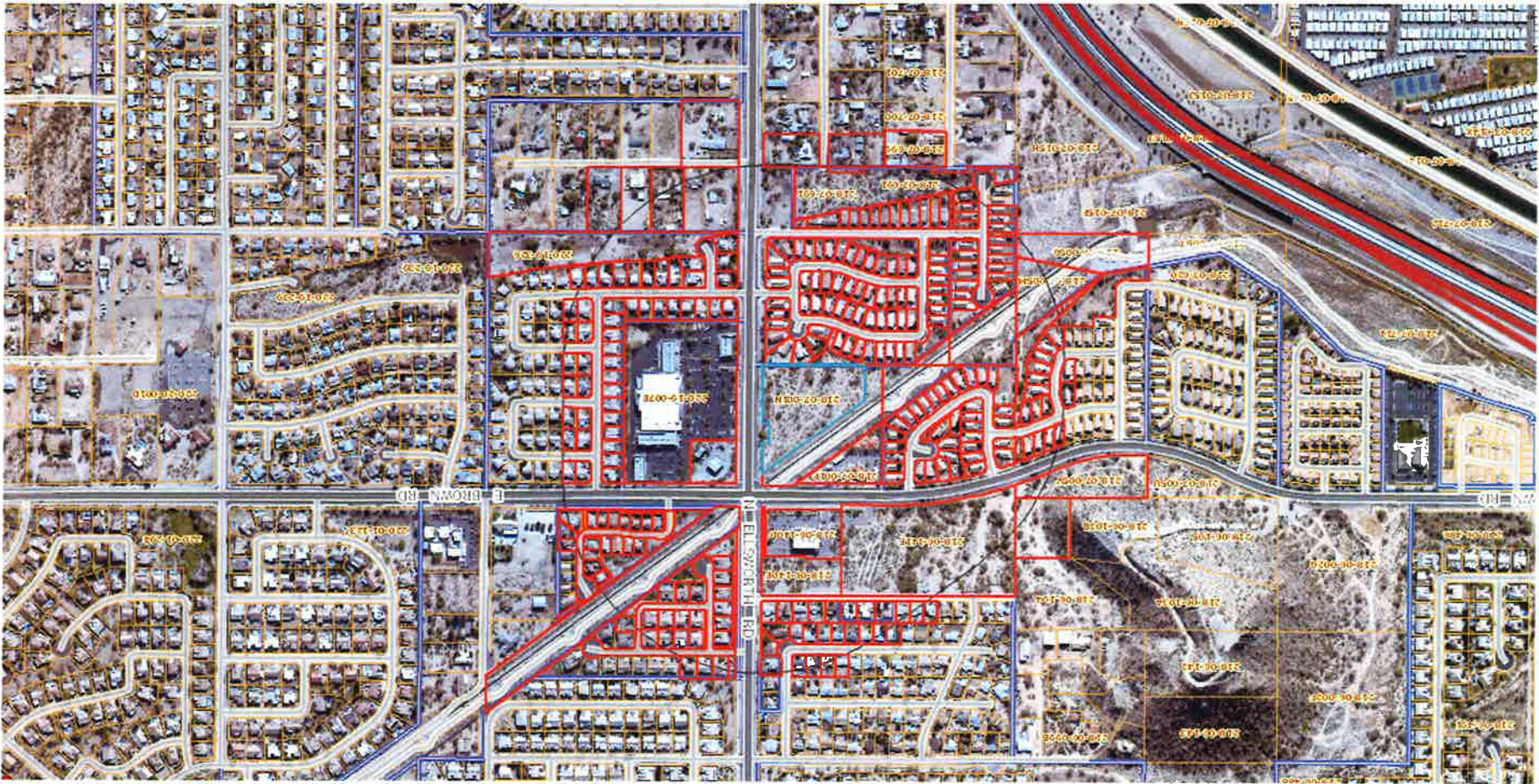
Please see the attached open house notification letter for the property located at 1126 North Ellsworth Road.

Thank you,

Audry Villaverde
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602-346-4609-direct



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1000 FT PROPERTY OWNER BOUNDARY MAP

Dennis Fleming
Sonoran HOA
1059 N 91st Place
Mesa, AZ 85207

Jackie Scartozzi
Crystal Manor HOA
PO Box 30730
Mesa, AZ 85275

Sandy Hoag
Oasis Verde HOA
9452 E Fairway Cir
Mesa, AZ 85207

Steve Reiland
Saguaro Mountain
9716 E Golden St
Mesa, AZ 85207

Beau Turner
Sonora Parke
9236 E El Paso
Mesa, AZ 85207

Greg Wingert
Whisper Mountain HOA
1761 N Berrett
Mesa, AZ 85207

Bob Miklos
Sonoran HOA
1054 N 91st Place
Mesa, AZ 85207

Charles Simonson
Grandview Estates HOA
8711 E Halifax St
Mesa, AZ 85207

Pam Siek
Saguaro Shadows HOA
1312 N Dillon
Mesa, AZ 85207

Eric Knutesen
Sierra Estates
1517 N Bernard Cir
Mesa, AZ 85207

Scott Jeske
University Manor Homeowners Assoc.
9732 E Baltimore Cir
Mesa, AZ 85207

Marc Vasquez
Whisper Mountain HOA
4025 N McClintock Unit 208
Tempe, AZ 85282

Dennis Mahlum
Sonoran HOA
1041 N 91st Place
Mesa, AZ 85207

Dianne Fesler
Mystic Heights
8817 E Colby Cir
Mesa, AZ 85207

Jason Spisak
Saguaro Mountain
1312 N Joplin Cir
Mesa, AZ 85207

Kevin McPherson
Sierra Heights
1540 N Sierra Heights Cir
Mesa, AZ 85207

Marc Vasquez
Whisper View HOA
4025 N McClintock Unit 208
Tempe, AZ 85282



2013-1 IH BORROWER LP
901 MAIN ST STE 4700
DALLAS, TX 75202

2015-3 IH2 BORROWER LP
901 MAIN ST STE 4700
DALLAS, TX 75202

ABBOTT TERRY L/MARJORIE K
9250 E GARY ST
MESA, AZ 85207

ACEVEDO JAYME DARIO
9041 E ELMWOOD ST
MESA, AZ 85207

ADAIR TRAVIS/MATTIELYNN
9124 E ENCANTO ST
MESA, AZ 85207

ADAMSKI CHAD/NIKOL
9011 E FOX ST
MESA, AZ 85207

AGAN NANCY D
9060 E GLENCOVE AVE
MESA, AZ 85207

ALAN AND DENISE MAGIERA TRUST
9300 E FAIRBROOK ST
MESA, AZ 85207

ALCAZAR MIRTA SALDAIN/SERAFIN
PEREZ
9007 E FOX ST
MESA, AZ 85207

ALFONSO TERESITA
9121 E ENCANTO ST
MESA, AZ 85207

AMH 2014-1 BORROWER LLC
30601 AGOURA RD STE-200
AGOURA HILLS, CA 91301

ARANKI RACHEL H
9226 W GARY ST
MESA, AZ 85207

BAKER HONG H
1256 N BERNARD ST
MESA, AZ 85207

BALDENEGRO ALFREDO R/THOMAS
9142 E GLENCOVE ST
MESA, AZ 85207

BALDENEGRO CHRISTOPHER
9138 E GLENCOVE AVE
MESA, AZ 85207

BALDWIN VANESSA R
9065 E ENCANTO ST
MESA, AZ 85207

BARBARA K DAHER TRUST
1118 N 93RD ST
MESA, AZ 85207

BASINGER BERYL/CONNIE
9240 E EVERGREEN ST
MESA, AZ 85207

BATEMAN NATHAN E/AMANDA B
1035 N 91ST PL
MESA, AZ 85207

BAYNES GREGORY S/JANELLE P
1232 N BERNARD CIR
MESA, AZ 85207

BEDARD JANETTE L
1156 N 90TH ST
MESA, AZ 85207

BELOAT BILL J/MOLEE TR
5434 E GROVE AVE
MESA, AZ 85206

BEN FATTO LP
1223 S CLEARVIEW AVE STE 105
MESA, AZ 85209

BETLEY KENNETH F/JANIE B
313 W CLARK ST
LIVINGSTON, MT 59047

BEZON JEFFREY W/BONNIE K
1036 N 93RD ST
MESA, AZ 85207

BIEDERMAN JONATHAN D/CHRISTINE
1053 N 91ST PL
MESA, AZ 85207

BIEN JOSEPH RICHARD
9301 E FOX ST
MESA, AZ 85207

BISSON MARY
2344 HUTCHISON ST
VISTA, CA 92084

BLACK RONALD/NICOLE
927 N 90TH PL
MESA, AZ 85207

BLUE RIDGE LIVING TRUST
9245 E GREENWAY ST
MESA, AZ 85207



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BLUTH JEWELL E
2560 N LINDSAY RD #54
MESA, AZ 85213

BOOMERANG SONORAN LLC
PO BOX 20130
MESA, AZ 85277

BORTA PAUL/MERIDITH A
9236 E FAIRFIELD ST
MESA, AZ 85207

BOWLER JOHN S/REBECCA A
1024 N 93RD ST
MESA, AZ 85207

BOWLER MARVIN D
7337 22ND ST
LUBBOCK, TX 79407

BOYER BRIAN/CAREY DANIELLE
9241 E FAIRFIELD ST
MESA, AZ 85207

BREGAR MATTHEW J
9308 E GREENWAY ST
MESA, AZ 85207

BRIGGS INA
9307 E FOUNTAIN ST
MESA, AZ 85207

BRITT GARY L/LYNN A
1035 N 90TH CIR
MESA, AZ 85207

BROWN MICHAEL A/SHARON K
8946 E FAIRBROOK ST
MESA, AZ 85208

BROWN SHEILA R/THOMAS E
9223 E FAIRFIELD ST
MESA, AZ 85207

BRUCKMAN JESSE A/KRISTA D
1117 N 89TH PL
MESA, AZ 85207

BURNETT TIMOTHY B
9301 E FAIRFIELD ST
MESA, AZ 85207

BUTCHER EDWARD T II
1134 N 90TH PL
MESA, AZ 85207

BUTTS DAWN
1013 N 92ND CIR
MESA, AZ 85207

CALAMITY VANESSA
23074 NW CHESTNUT ST
HILLSBORO, OR 97124

CAMAREMA STEVEN R/CHRISTINA
9300 E FAIRFIELD ST
MESA, AZ 85207

CAMILLO DOMINIC JOHN
9122 E FAIRFIELD ST
MESA, AZ 85207

CAMP DARLENE MONAGHAN TR
9153 E GARY LN
MESA, AZ 85207

CAMPBELL DEBORAH L
9166 E FAIRFIELD ST
MESA, AZ 85207

CARDONA JESUS
9127 E ENCANTO ST
MESA, AZ 85207

CAROLYN ANN DIFFENDERFER
REVOCABLE TRUST
1027 N 91ST PL
MESA, AZ 85207

CLARK ZACHARY E
1014 N 90TH CIR
MESA, AZ 85207

CLAUSON WENDY S
9003 E FOX ST
MESA, AZ 85207

CLEARY JAMES P & LINDA A
10521 GARRETT RD
KINGMAN, AZ 86401

COLBRESE KERRY S
1323 S YALE ST
MESA, AZ 85204

COX H REED/BARBARA J
8952 E FAIRBROOK ST
MESA, AZ 85207

CRAZY DIAMOND LLC
9231 S OAK ST
TEMPE, AZ 85284

CRYSTAL MANOR HOMEOWNERS
ASSOCIATION
PO BOX 30730
MESA, AZ 85275

CSH PROPERTY ONE LLC
8665 E HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255



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DELGADO ANA LAURA CERVANTES 1010 N 90TH CIR MESA, AZ 85207	DICKINSON MICHAEL 9301 E FAIRBROOK ST MESA, AZ 85207	DICOCCO RINALDO/LUZ E 3812 COUNTRY LIGHTS ST LAS VEGAS, NV 89129
DOMINGUEZ JULIO/MARIA 9159 E ENCANTO ST MESA, AZ 85207	DOWDY RYAN C/KRYSTAL 1135 N 90TH ST MESA, AZ 85207	DUBOVICK RONALD RAYMOND/BRENDA KAY 9235 E GOLDEN ST MESA, AZ 85207
DUFFY SHAUN 1022 N 90TH CIR MESA, AZ 85207	DUNKER BRUCE R/KAREN S 9263 E GREENWAY ST MESA, AZ 85207	DUNN PATRICIA JO 9113 E ELMWOOD ST MESA, AZ 85207
ECK ROBERT G/REGINA M 9101 E ELMWOOD ST MESA, AZ 85207	EDNA S ANDREWS-KROONE TRUST 1042 N 93RD ST MESA, AZ 85207	EDWARDS DEAN F/CHARLENE R 9227 E GOLDEN ST MESA, AZ 85207
ELDREDGE LAWRENCE/BRENDA 1048 N 90TH PL MESA, AZ 85207	ELLSWORTH HEIGHTS COMMUNITY ASSOCIATION 745 N GILBERT RD STE 124-269 PMB 269	ELLSWORTH HEIGHTS COMMUNITY ASSOCIATION PO BOX 5720 MESA, AZ 85211
ELLSWORTH MICHAEL/PAMELA 9251 E GOLDEN ST MESA, AZ 85207	ELSE WILLIAM E/MARCIA M 4815 N 65TH AVE PHOENIX, AZ 85033	ERHARD KYLER T/HOLLY L 1006 N 92ND CIR MESA, AZ 85207
ERICKSON ERIC J/KATHRYN E 1264 N BERNARD ST MESA, AZ 85207	ESR2 PROPERTIES LLC 205 N FAWN DR PAYSON, AZ 85541	EVANS WILLIAM B/LORETTA A 1112 N 93RD ST MESA, AZ 85207
FALCON RIDGE AT SIGNAL BUTTE COMMUNITY ETAL 1901 E UNIVERSITY DR STE 440 MESA, AZ 85203	FALCON RIDGE AT SIGNAL BUTTE COMMUNITY ETAL 5725 N SCOTTSDALE RD STE C100 SCOTTSDALE, AZ 85250	FARIDIAN KIYOUMARCE/SHAHEEN 9062 E FAIRFIELD ST MESA, AZ 85207
FERRELL ROLAND/MELISSA 1000 N 92ND CIR MESA, AZ 85207	FINK MICHAEL F 1141 N 89TH PL MESA, AZ 85207	FITZPATRICK TRACEE M 9066 E ENCANTO ST MESA, AZ 85207



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GARCIA DESIREE/JESUS M
9311 E GREENWAY ST
MESA, AZ 85207

GILL JEROME F
925 N 91ST WY
MESA, AZ 85207

GOMEZ CARLOS R/LENA B
1030 N 93RD ST
MESA, AZ 85207

GREDLEIN ELAINE L
9300 E FOX ST
MESA, AZ 85207

H2N INVESTMENTS INC
6807 E BROADWAY RD
MESA, AZ 85206

HARPER DALE H/JANICE M
64 CHELSEA WY
C, AB T8H 1E1

HEAP KRISTOPHER/SARAH
9233 E GARY ST
MESA, AZ 85207

HESS BARBARA J
9054 E ENCANTO ST
MESA, AZ 85207

FLEMING DENNIS J
1059 N 91ST PL
MESA, AZ 85207

FOY JANINE E
953 N 90TH CIR
MESA, AZ 85207

GAUNA CHRIS H/LETICIA
8940 E FAIRBROOK ST
MESA, AZ 85207

GILLESPIE SHELLEY
9130 E ENCANTO ST
MESA, AZ 85207

GRAF JAMES E/KATHLEEN
1134 WASHINGTON
GLENVIEW, IL 60025

GREENE VICKIE A
1047 N 91ST PL
MESA, AZ 85207

HANCOCK L PRESTON JR/TOBI
9145 ENCANTO ST
MESA, AZ 85207

HARRE JOHN C/NICOLE M
956 N 90TH CIR
MESA, AZ 85207

HENDERSHOTT BRELYN K
9305 E GREENWAY ST
MESA, AZ 85207

HETTMANN REVOCABLE TRUST
9302 E GREENWAY ST
MESA, AZ 85207

FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
2801W DURANGO ST
PHOENIX, AZ 85009

FROST JORDAN D
9307 E FOX ST
MESA, AZ 85207

GEARY CHRISTOPHER T
1030 N 90TH PL
MESA, AZ 85207

GLASGOW JEFFREY S/KATHERINE J
1011 N 90TH CIR
MESA, AZ 85207

GREB STEVEN P/PATRICIA J
1321 N ESTRADA CIR
MESA, AZ 85207

GUNSOLLEY CHRISTIAN R/ROCCENA B
1007 N 90TH CIR
MESA, AZ 85207

HARDEN ERIC J
9317 E GREENWAY ST
MESA, AZ 85207

HARYUNG TRENT/JOSH
9109 E ENCANTO ST
MESA, AZ 85207

HESI TEAL LLC
10105 E VIA LINDA 103-397
SCOTTSDALE, AZ 85258

HIERATH JEFFREY J/SUSAN B
9241 E GARY ST
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HORN ANDREW N
9307 E FAIRFIELD ST
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HUCKABEE DEBRA FAYE
1129 N 90TH ST
MESA, AZ 85207

HUSELID RIANN
1042 N 90TH PL
MESA, AZ 85207

IH5 PROPERTY PHOENIX LP
1325 N FIESTA BLVD SUITE 103
GILBERT, AZ 85233

JACKSON AARON H
1146 N 90TH PL
MESA, AZ 85207

KAUFMAN TONY J/CHRISTINE N
9242 E GARY ST
MESA, AZ 85207

KEETON KELLI S
1221 N COMPTON CIR
MESA, AZ 85207

KNOUREK MARK LEE/RIDDLE NANCY
925 N ELLSWORTH RD
MESA, AZ 85207

KONSCHAK CHRIS W & PENNY L
9137 E GARY LN
MESA, AZ 85207

HOBBS JEFFREY W/PARADISE DIANE
9306 E FOX ST
MESA, AZ 85207

HOROWITZ JONATHAN PAUL SR
9257 E GREENWAY ST
MESA, AZ 85207

HUNSAKER BEN W/CANDICE R
964 N 90TH CIR
MESA, AZ 85207

IH5 PROPERTY PHOENIX L P
1325 N FIESTA BLVD SUITE 103
GILBERT, AZ 85233

INVENTURED LLC
8540 E MCDOWELL RD 112
MESA, AZ 85207

JACKSON KYLE
301 SADDLE DR STE A
HELENA, MT 59601

KECKEISEN GRACE R/MORGAN
LINDSAY M
8937 E FOUNTAIN ST
MESA, AZ 85207

KING KEVIN P/ANGELA D
9307 E FAIRBROOK ST
MESA, AZ 85207

KNUTSON KEITH
1136 N 93RD ST
MESA, AZ 85207

KOPPELMANN LANCE
WILLIAM/BONNIE
1163 N 90TH PL
MESA, AZ 85207

HOLM SCOTT/JENNY
9117 E ELMWOOD NO 26
MESA, AZ 85207

HUBBYJACK KEVIN/WENDY SUE
941 N ELLSWORTH RD
MESA, AZ 85207

HUNSAKER WAYNE D/NONA
9049 E ELMWOOD ST
MESA, AZ 85207

IH5 PROPERTY PHOENIX L P
1325 N FIESTA BLVD
GILBERT, AZ 85233

IVERSON LARRY C/LINDA M
8934 E FAIRBROOK ST
MESA, AZ 85207

JEANINE DAWSON REVOCABLE TRUST
8515 E GARY ST
MESA, AZ 85207

KEELER CHRISTOPHER J/LISA C
8947 E FAIRBROOK ST
MESA, AZ 85207

KNAPP ANDREW/FERRALES CLAUDIA
9061 E FAIRFIELD ST
MESA, AZ 85207

KOCHER MICHAEL T/SHANNON L
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MESA, AZ 85207

KORINEK THOMAS F/TISHA L
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LETTOW ERIC/AGNES A
9301 E FOUNTAIN ST
MESA, AZ 85207

LIEBERMAN RICK/JAMMIE
9260 E GREENWAY ST
MESA, AZ 85207

LONASK KORNSOLYDA
1227 N COMPTON CIR
MESA, AZ 85207

LONGFELLOW DON B & BRENDA K
4925 VIZCAYA DR
PENSACOLA, FL 32507

LOPEZ JOE J
947 N ELLSWORTH RD
MESA, AZ 85207

LOPEZ PETY/PRICE JAMES DAVID III
9151 E ENCANTO ST
MESA, AZ 85207

LORING PATRICIA A
9247 E FAIRFIELD ST
MESA, AZ 85207

LYNGBY BRIAN A/MARY B
1147 N 90TH ST
MESA, AZ 85207

LYNTON R LESLIE AND RAE D LESLIE
REV TRUST
9037 E ELMWOOD ST
MESA, AZ 85207

MACDONALD JAMES B
4408 BEDFORD DR
PROVO, UT 84604

MAGDA PAVEL/SPIVAK EKATERINA
9113 E FAIRFIELD ST
MESA, AZ 85207

MAGICGIFTS LLC/ETAL
5731 W DUBLIN LN
CHANDLER, AZ 85226

MAHER ROBERT C
918 N 91ST WAY
MESA, AZ 85207

MAHLUM DENNIS C/SHARON L
1041 N 9TH PL
MESA, AZ 85207

MANA REAL ESTATE LLC
108 RUTLAND RD
GLEN ROCK, NJ 7452

MANOR BERNARD/MARILYN
1329 W 35TH ST
SAN PEDRO, CA 90731

MARIA L GARCIA TRUST
9143 E GARY LN
MESA, AZ 85207

MARK A LUSTIG REVOCABLE TRUST
9224 E GOLDEN ST
MESA, AZ 85207

MARTIN JOEL J /PATRICIA A
9235 E FAIRFIELD ST
MESA, AZ 85207

MARTINEZ BRADLEY/AIMEE
6448 E MILLS ST
MESA, AZ 85215

MAST RANDY S/KIMBERLY K
8929 E FAIRBROOK ST
MESA, AZ 85207

MAXWELL KENNETH R/LORRIE L
9110 E FAIRFIELD ST
MESA, AZ 85207

MAYKHA LLC
23120 BENT OAK RD
DIAMOND BAR, CA 91765

MCCLEERY LEE/JEAN
9629 E GARY ST
MESA, AZ 85207

MCCLELLAN BRUCE J
1043 N 90TH CIR
MESA, AZ 85207

MCCREA COLLEN M
1018 N 90TH PL
MESA, AZ 85207

MCGUCKIN FAMILY TRUST
1120 N 35TH ST
MESA, AZ 85213

MCIVER GREGORY A/APRIL D
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APACHE JUNCTION, AZ 85119

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MESA, AZ 85207

MENDEZ JANINE MARIE
1024 N 90TH PL
MESA, AZ 85207

MENDOZA MAYRA
9053 E ELMWOOD ST
MESA, AZ 85207

MIER BARBARA J/SHIRLEY A
9040 E GLENCOVE
MESA, AZ 85207

MIKLOS ROBERT NANDOR/RACHAEL E
1054 N 91ST PL
MESA, AZ 85207

MILLS STACEY J/RICHARD S
960 N 90TH CIR
MESA, AZ 85207

MONTESA NATALIO L JR
1134 N 90TH ST
MESA, AZ 85207

MORGAN JAMES/LINDA
1145 N 90TH PL
MESA, AZ 85207

MORIARTY FOREST J/GINA M
9138 E ENCANTO ST
MESA, AZ 85207

MOSSCROP OLIVERA
1151 N 90TH PL
MESA, AZ 85207

MOUNTAIN BRIDGE COMMUNITY
ASSOCIATION
8360 E VIA DE VENTURA L 100
SCOTTSDALE, AZ 85258

MYNER JOSEPH H JR
1140 N 90TH PL
MESA, AZ 85207

NAVARRO DAVID V/GRACIELA C
1309 N 91ST PL
MESA, AZ 85207

NEGRETE RAFAEL/MONTEJANO
ANGELICA NEGRETE
9306 E FOUNTAIN ST
MESA, AZ 85207

NELSON JASON A
9056 E FAIRFIELD ST
MESA, AZ 85255

NEVONA LLC
7336 N NORWOOD ST
MESA, AZ 85207

NEWMAN FAMILY TRUST
9143 E FAIRFIELD ST
MESA, AZ 85207

NOLTE ROBERT RAY & GAIL V
9142 E GARY LN
MESA, AZ 85207

OD ARIZONA D LLC
116 NEW MONTGOMERY ST SUITE 820
SAN FRANCISCO, CA 94105

OLIVEIRA MAUREEN ELIZABETH
1317 N 91ST PL
MESA, AZ 85207

OLIVER LANDRY TRUST
1162 N 94TH ST
MESA, AZ 85207

PAIGE TANERA Y TR
1041 W WESTON TRL
FLAGSTAFF, AZ 86001

PENROD JASON/ANNA
4222 E BROWN RD UNIT 20
MESA, AZ 85205

PESTERFIELD CHARLES G/ROSE
1141 N 90TH ST
MESA, AZ 85207

PETERMAN JEFFREY D/LINDA A WELLS
9125 E FAIRFIELD ST
MESA, AZ 85207

PETERS KEVIN M
9139 E ENCANTO ST
MESA, AZ 85207

PETKO JAMES G/BONNIE L
1007 N 92ND CIR
MESA, AZ 85207

PHILIPPON PETER A
9133 E ENCANTO ST
MESA, AZ 85207

PROGRESS RESIDENTIAL 2014-1
BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL 2015-1
BORROWER LLC

PO BOX 4090

SCOTTSDALE, AZ 85261

REYNOLDS PATRICK/JESSICA

9306 E FAIRFIELD ST

MESA, AZ 85207

ROBERT W AND MARGARET B COOK
FAMILY TRUST

1240 N BERNARD CIR

MESA, AZ 85207

RODRIGUEZ ERIC C/HEATHER C TR

9225 E GARY ST

MESA, AZ 85207

ROSE THOMAS EARL

9229 E FAIRFIELD ST

MESA, AZ 85207

SALSTROM HAROLD ELWOOD/DONNA
PAULINE

9146 E GLENCOVE ST

MESA, AZ 85207

SCHULTZ DAVID J/WILLIAMS KATHLEEN
M

1240 N COMPTON CIR

MESA, AZ 85207

SEAVER MICHAEL

1018 N 90TH CIRCLE

MESA, AZ 85207

SIEMIANOWSKI JOHN/JENNIE A/LYNN
LISA M

9306 E FAIRBROOK ST

MESA, AZ 85207

SMITH KENNETH EUGENE/LISA M

9216 E GOLDEN ST

MESA, AZ 85207

PUSCH MICHAEL A

9023 E FOX ST

MESA, AZ 85207

RICHTSEL MICHAEL A

1148 N 90TH ST

MESA, AZ 85207

ROBERTS JOHN/AYMEE

9300 E FOUNTAIN ST

MESA, AZ 85207

ROGERS KIRK R/NIKKI T

9131 E FAIRFIELD ST

MESA, AZ 85207

ROSSHARDT HELMUT & REBA C

9102 E GLENCOVE

MESA, AZ 85207

SANCHEZ CORRINE

1060 N 91ST PL

MESA, AZ 85207

SCOTT CORY JAY

8953 E FAIRBROOK ST

MESA, AZ 85207

SELLITTO PETER/DEBRA E

1018 N 93RD ST

MESA, AZ 85207

SISNEROS BRITTANY/LINDA

1248 N COMPTON CIR

MESA, AZ 85207

SOBIERALSKI JONATHAN/SHARON

1104 - 265 POULIN AVE

OTTAWA, ON K2B7Y8

REARS CHESTER D/FAYE K

9212 E FAIRFIELD ST

MESA, AZ 85207

ROBERT M SACHA TRUST

9106 E FAIRFIELD ST

MESA, AZ 85207

ROBINETTE FRED W & KAREN L

9134 E GARY LN

MESA, AZ 85207

ROMNEY DAVID P/NATALIE K

1142 N 93RD ST

MESA, AZ 85207

ROWE CHRISTOPHER S

100 VAN NESS AVE #1812

SAN FRANCISCO, CA 94102

SANCHEZ JENNIFER M/MCLAIN
WILLIAM/KRISTINE

3914 PLATTE DR

FORT COLLINS, CO 80526

SCP 2004D-002 LLC

ONE CVS DR

WOONSOCKET, RI 02895

SHULICK CHERYL M

9039 E FOX ST

MESA, AZ 85207

SLAVSKY JEREMY

1165 N 90TH ST

MESA, AZ 85207

SONORAN INVEST PROPERTIES VIII LLC

9519 E NORA CIR

MESA, AZ 85207



SONORAN VILLAGE II HOMEOWNERS
ASSOCIATION

PO BOX 12170

GLENDALE, AZ 85318

SPART MICHAEL J/LUCILLE E

1015 N 91ST PL

MESA, AZ 85207

SPRYGADA NOAH C/ANDREA

9047 E ENCANTO ST

MESA, AZ 85207

TALL BEVERLY A/WAVERLY THREE LLC

16147 E KEOTA DR

FOUNTAIN HILLS, AZ 85268

TOLLIVER SETH J

P O BOX 941

TONAPAH, AZ 85354

VALDEZ RONALD II

9120 E GARY LN

MESA, AZ 85207

VARGAS ELIGIO/FELIPA

9031 E FOX ST

MESA, AZ 85207

VIEL GLUCK LP/BENN FATTO LP/BOA
SORTE LP

1819 E SOUTHERN AVE STE B-10

MESA, AZ 85204

WALKER MICHAEL D/JOAN M

906 SE 166TH PL

PORTLAND, OR 97233

WEILMUNSTER DON K/LINDA L

PO BOX 4

GARDEN VALLEY, ID 83622

SONORAN VILLAGE OF MESA OWNERS
ASSOCIATION

PO BOX 14479

MESA, AZ 85216

SPECTRUM ACQUISITION MESA LLC

200 SPRUCE STREET STE 200

DENVER, CO 80230

STOECKLIN TIMOTHY G SR/CANDICE L

1157 N 90TH PL

MESA, AZ 85207

THOMPSON CHRISTINE ANN

9101 E GARY LN

MESA, AZ 85207

TUGGLE KENNETH S

9323 E GREENWAY ST

MESA, AZ 85207

VALENZUELA MANUEL DE JESUS

9054 E GLENCOVE AVE

MESA, AZ 85207

VELARDE JOEL F/DIANNA R

1012 N 92ND CIR

MESA, AZ 85207

VILLARREAL IVAN

1248 N BERNARD CIR

MESA, AZ 85207

WEBSTER SHEILA M

1021 N 91ST PL

MESA, AZ 85207

WEINBERG SCOTT/JULIE

1002 N 90TH CIR

MESA, AZ 85207

SONORAN VILLAGE OF MESA OWNERS
ASSOCIATION

222 S POWER RD #205

MESA, AZ 85206

SPOTTS WILLIAM M

9115 E ENCANTO ST

MESA, AZ 85207

SWIERCZYNSKI LOIS/GERALD

9061 E ELMWOOD ST

MESA, AZ 85207

THUENEN DANIEL M JR/BRANDIE
MARIE

1017 N 90TH CIRCLE

MESA, AZ 85207

UPPER GULL ENTERPRISES LLC

2129 E MINTON

MESA, AZ 85213

VANDERHOEVEN JONATHAN/JENNIFER

9242 E FAIRFIELD ST

MESA, AZ 85207

VIEL GLUCK LP/BEN FATTO LP/BOA
SORTE LP

1819 E SOUTHERN AVE STE B-10

MESA, AZ 85204

VINE WILLIAM

9113 E GARY LN

MESA, AZ 85207

WEIK DOROTHY

9234 E GARY ST

MESA, AZ 85207

WETZLER REGINA ANN

9118 E ENCANTO ST

MESA, AZ 85207



WHITE KARA JO
9101 E FAIRFIELD ST
MESA, AZ 85207

WILSON MICHAEL L/BROOKE A
1224 N COMPTON CIR
MESA, AZ 85207

WISE RONALD D/ALTHEA M
9218 E FAIRFIELD ST
MESA, AZ 85207

YERGEAU MAURICE
9050 E FAIRFIELD ST
MESA, AZ 85207

WILKINSON JAMES J/SHARON A
1012 N 90TH PL
MESA, AZ 85207

WIMMER RICHARD H/LINDA F
9123 E GARY LN
MESA, AZ 85207

WOJTYSIAK TINA M TR
9112 E ENCANTO
MESA, AZ 85207

ZERILLI SALVATORE JOSEPH TR
6539 E REGINA ST
MESA, AZ 85215

WILLIAMS CHRISTOPHER G/JILL TR
5926 WAGON WHEEL LN
LAKESIDE, AZ 85929

WINDFELDT JOHN P/CHERRIE
31217 N 152ND ST
SCOTTSDALE, AZ 85262

WORD FAMILY TRUST
11014 E DARTMOUTH ST
MESA, AZ 85207

CITIZEN PARTICIPATION REPORT

Southwest Corner of Ellsworth Road and Brown Road

Mesa, Arizona



LAACO, LTD

SUBMITTAL: MAY 1, 2017

1. INTRODUCTION

The following Citizen Participation Report provides the results of the implementation of the Citizen Participation Plan for the request to rezone approximately 4.8 acres (the "Property") located at the southwest corner of Ellsworth Road and Brown Road in Mesa, Arizona. The Property is comprised of one vacant parcel (APN 218-07-001N) and is immediately adjacent to the Signal Butte Floodway which is controlled by the Flood Control District of Maricopa County. Additionally, the Property is surrounded by a mixture of residential and commercial zoned property. **See Exhibit 1 – Aerial & Zoning Maps.**

The request seeks approval of Limited Commercial (LC) zoning with a Bonus Intensity Zone (BIZ) Overlay District with companion Site Plan and Design Review approval in order to permit the proposed self-storage facility as illustrated by the conceptual site plan and building elevations. **See Exhibit 2 – Conceptual Site Plan & Elevations.**

2. IMPLEMENTATION OF CITIZEN PARTICIPATION PLAN

The community involvement area for this project consists of both property owners who are located within 1,000 feet of the Property as well as registered neighborhoods and homeowner's associations that are located within one mile of the Property. In order to provide effective citizen participation in conjunction with the application, our office mailed a first class letter with companion exhibits on March 17, 2017 which described the development proposal and provided the details for an open house meeting scheduled for March 30, 2017. The letter also included the relevant city case number, applicant/city contact information, and exhibits including the conceptual site plan, landscape plan, aerial map and building elevations as shown on map at **Exhibit 3.**

A neighborhood meeting was held on March 30, 2017 and there were four development team members present to explain the proposed development and answer questions. The meeting was held at the Red Mountain Center located at 7550 E. Adobe Road (Room #3) in Mesa, Arizona and four neighbors attended. **See Exhibit 4 - Meeting Sign-in sheet.** The main points of discussion were as follows:

- Plans for development of the vacant parcel for the proposed 1 story (+/- 79,395 sq.ft.) gated, (interior-only) self-storage facility were presented by the development team.
- The complementary nature of this project in comparison to similar types of uses. The buildings have been designed to have an office-type appearance with variations in the building mass and rooflines, as well as the textures and colors, in order to create a better visual interest. Further, it was discussed that the building height along southern property line is limited to 14-feet in order to compliment the scale of the existing residential homes to the south and the existing 6-foot tall perimeter wall.
- Landscape building setbacks, on-site lighting, typical daily traffic, retention areas along the western perimeter, various types of vegetation/perimeter trees within the proposed retention area as well as building and wall heights for this site were discussed.
- The detailed security measures which will be implemented by the developer including alarmed units, control measures to prohibit after-hours activity, automatic keypad-only vehicular gates, video cameras and 24-hour security staff members were presented.

- The team explained the overall zoning entitlement process and shared more information about the scheduled public meetings including the April 11th Design Review Board work session and May 17th Planning & Zoning meeting which are aimed at gathering input on the proposed development.
- This proposal has been designed to be sensitive to the surrounding uses. The building envelope has a large landscaped building setback along the southern property line to improve visual aesthetics for the neighborhood. All loading and storage activity is screened and contained interior the site.

The attendees were supportive and recognized that the storage facility represents a positive change of use especially given the host of vagrants and other nefarious activities that have plagued the Property for years. Further, they expressed that the proposed use is far better than other types of commercial users that typically create noise, traffic and other types negative activity which have a negative impact on adjacent neighborhoods. They were interested to learn about the proposed rezoning and plans for the property, including design, operations, uses, and process. The team will continue to reach out to neighbors and answer questions, as well as provide additional information regarding the process and timeline with the second notification letter.

It is important to note this zoning request is a result of positive interactions and the support of some key members of the adjacent Sonora Village homeowner's association located immediately to the south of the Property. As part of that effort, a neighboring property owner expressed concern about the new trees to be planted which could potentially obstruct his view of Spook Hill. In response to this concern, the applicant recently filed a new landscaping plan to the city which replaces the trees with shrubs that comply with the Desert Uplands plant species palette. The new landscape plan demonstrates that all existing 18 cacti are to be salvaged from the site and planted mainly in the retention area along with shrubs. Notably, this requested landscaping does not impact the visual nature of the project. This retention basin is interior to the site along the western portion of the Property and is not immediately visible from Ellsworth Road or adjacent properties, especially given the expanse of Signal Butte Floodway channel which further insulates the Property. There was also a comment about lot coverage, but the applicant explained there is no restriction in the commercial code. More importantly, the lot coverage is a result of the project developed as single story only rather than two stories, which is preferable to the community and the abutting neighbors.

3. UPDATE TO PROJECT SCHEDULE

The overall entitlement schedule for this project anticipates the following steps/dates of completion:

- A. Pre-application meeting – February 27, 2017
- B. Initial outreach to adjacent home owner's association – February 27, 2017
- C. Application Submittal – March 1, 2017
- D. Neighborhood meeting –March 30, 2017
- E. Follow up with adjacent HOA board members - ongoing
- F. Design Review Board Meeting: April 11, 2017
- G. Submittal of Citizen Participation Report and Notification materials – May 2nd
- H. 2nd Design Review Board Meeting: May 9, 2017
- I. Planning and Zoning Board Hearing: May 17, 2017
- J. City Council Hearing (Introduction): July 3, 2017 or July 5, 2017
- K. City Council Hearing (Formal Hearing): July 10, 2017 or July 12, 2017

4. CONCLUSION

There has been general support for the proposed mini-storage facility. The proposal seeks to transform a challenged infill site into a productive use with a low-scale building design and superior design elements. The result is an office-type appearance that is reflective of the existing character of the area. The development proposal is an improvement to the required development standards of the underlying Limited Commercial district, including lower building height, enhanced landscaped setbacks, efficient parking requirements and limited lighting. Other benefits include the development of this infill vacant parcel will improve the visual environment along Ellsworth Road and solve the drainage issues that have affected the adjacent residential community for years. In concert with the action plan of the Citizen Participation Plan, the applicant will continue to be available to discuss the project with interested parties.

SIGN-IN

LAACO, LTD

SOUTHWEST CORNER OF ELLSWORTH & BROWN

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 30, 2017 – RED MOUNTAIN CENTER – 7550 E ADOBE RD, ROOM 03 – 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>	<i>Homeowner Assoc Name</i>
1. JOEL SIBICK.	9106 E FAIRFIELD ST		JAS 100 63@md.com	
2. Dennis Fleming	1059 N 91st Pl	541-306-1735	dennisfleming1@msn.com	
3. DENNIS MAHLER	1041 N. 91ST PL	480 772-3018	45714den@GMAIL.COM	
4. BOB MIKLOS	1054 N. 91ST PLACE	480-560-1716	RMIKLOSDESIGNS@YAHOO	
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