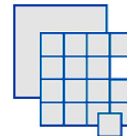


# Southern Avenue Villas

## ***Site Plan Modification & PAD Amendment***

***Southern & Extensions Rd  
Case No. ZON17-00432***

*Submitted by:*



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

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On behalf of:  
Frankel Family Trust

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## Introduction

Applicant, Pew & Lake, PLC, on behalf of Edward B. Frankel, Trustee of the Frankel Family Trust, dated December 17, 1981, hereby respectfully requests a modification to the approved site plan and amendment to the existing Planned Area Development (PAD) to modify the required parking count per unit for Southern Avenue Villas, which was originally approved on October 28, 2013 through Zoning Case No. Z13-045. The Southern Avenue Villas project was one of the first unique, high quality, upscale, urban-style, multi-family residential development within the area within the past 30+ years, and has enhanced the emerging and exciting Fiesta District. Southern Avenue Villas is located on the approximate 18.84 acres (net) at the southwest corner of Southern Avenue and Extension Roads. Currently, the development consists of 354 total units at a density of 18.8 du/net acre, utilizing 3-story buildings throughout the site (APN: 134-23-003E). See Figure 1 below identifying the project site and the modification area.

*Figure 1: Proposed Site Modification*



## Request

The Applicant hereby requests the following:

1. To modify the approved site plan for one (1) additional building on site, which will add an additional 30 rental units to the project.
2. To amend the PAD to allow for (a) a parking ratio of 1.90 parking spaces per unit rather than 2.1 parking spaces per unit, and (b) a reduction in the required landscaping island width between parking canopies from 24 ft. to 8 ft.

## Existing and Surrounding Site Uses

The site is currently zoned RM-4 PAD and has a General Plan Land Use Designation of Mixed Use Activity District. The project is located within the Fiesta District and is currently operating as an urban apartment community. The subject property is adjacent to Southern Avenue, an arterial road, Extension Road, a mid-section collector; and Grove Avenue, a collector. Table C-1, below, further describes the site and the surrounding context.

*Table C-1: Site Context with Surrounding Properties*

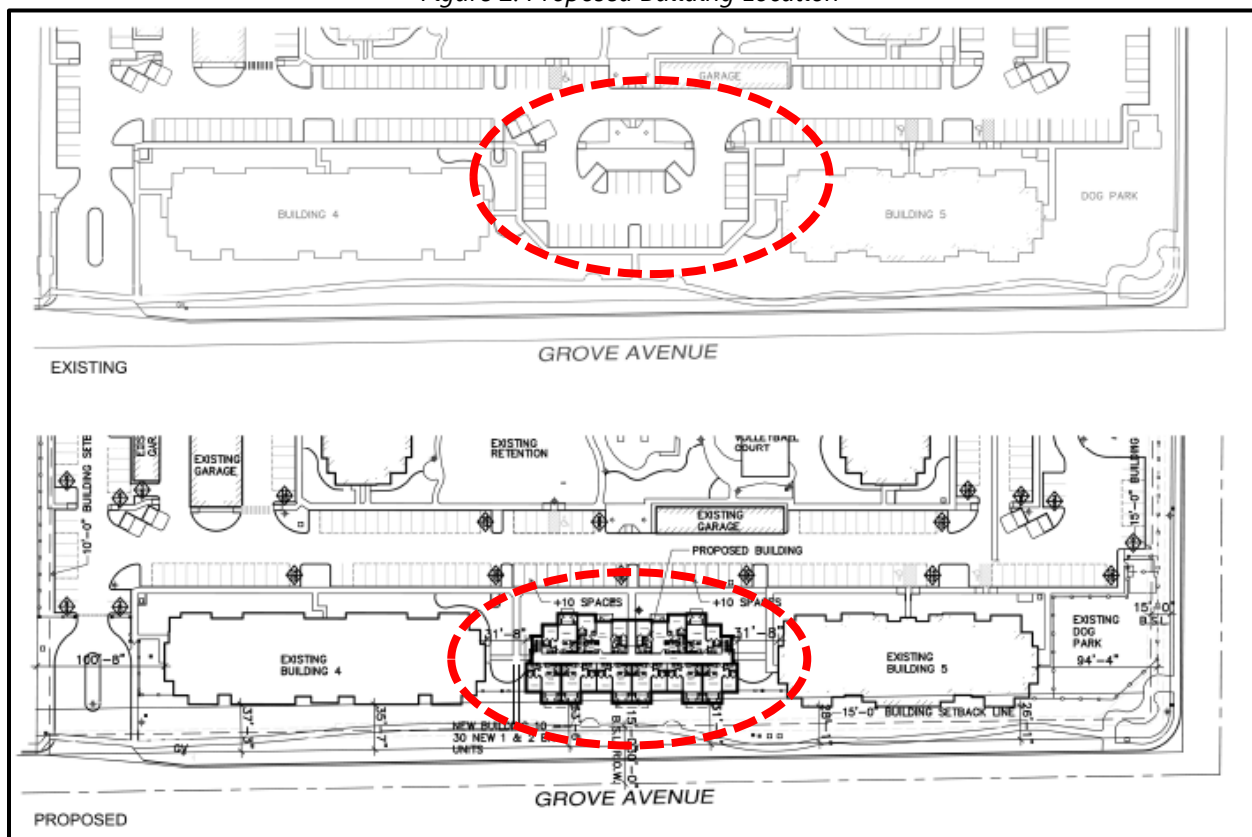
DIRECTION	ADJACENT LAND USE	ZONING	GENERAL PLAN
<b>Subject Site</b>	Southern Avenue Villas	LC (CUP, DMP, BIZ)	Mixed Use Activity District
<b>North</b>	Southern Avenue, then Commercial	CC & LC	Mixed Use Activity District
<b>South</b>	Grove Avenue, then Commercial	LC (BIZ)	Mixed Use Activity District
<b>East</b>	Extension Road, then Single Residential Subdivision (Pace East Subdivision)	RS-6 (PAD) & C-2	Neighborhood Suburban
<b>West</b>	Multi-story hotels and office buildings (Mesa Marriot)	LC (BIZ DMP)	Mixed Use Activity District

## Project Description

### 1. Site Layout/modification

Southern Avenue Villas currently consist of a central club house and eight (8) apartment buildings that are spread over the 18.84 acre site. The proposed site modification is for a tenth (10th) building that will fit seamlessly in between buildings 4 & 5 along the south portion of the site, facing Grove Avenue. See Figure 2.

Figure 2: Proposed Building Location



The northern perimeter of the site is comprised of two buildings behind a pedestrian-friendly paseo, which accommodates visitors and residents arriving by various modes of transportation, including valley metro Routes 61, 112 and 104 that are within walking or biking distance. The residential buildings flank an overhead gateway announcing the arrival into Southern Avenue Villas. Visitors and residents arriving by car proceed under the entry feature and may either park in the visitor parking spaces lining a center roundabout, or proceed back to the other residential buildings through keycard, controlled access gates. The northern portion of the site will remain unchanged.

The remaining buildings are arrayed on the property in a symmetrical fashion, surrounding the common areas, which include amenities such as: sand volleyball court, social pavilions, playground, and resort-style swimming pool. The central clubhouse/leasing office boasts an indoor basketball court, exercise room, club room, business center, game room, covered patio and central meeting area. The rear corners of the property are anchored by a dog park on the east and a resident-only entrance/exit on the west. Again, these areas will remain unchanged with this proposal.

The individual buildings contain a mix of 1-, 2- and 3-bedroom units with square footages ranging from 552 to 1,290, providing for a wide range of alternatives in living spaces. The

combined site layout, floor plans, amenities and open spaces allow for opportunities that can be enjoyed by individuals, roommates as well as small families, in an urban atmosphere from which each can benefit.

The new building, Building 10, will contain a mix of one (1) and two (2) bedroom units with square footages of 660 sq. ft. and 1,140 sq. ft., respectively. The one bedroom unit is a new floorplan for Southern Avenue Villas and will offer another popular entry level unit. The two bedroom unit is one of the most sought after at Southern Avenue Villas and is why it was selected for Building 10.

Prior to the approved site plan for the Southern Avenue Villas, an early site plan by the Owner had a proposed building at this location on Grove Ave., but decide to remove it due to a concern over market conditions and the Country's recent emergence from the housing recession; thinking that this additional building may have a chance to come back if leasing is successful. Since the start of leasing approximately 8 months ago, the demand has exceeded expectations and the time to add Building 10 is now.

In fact, as of the date of this submittal, Southern Avenue Villas has an occupancy rate of 95.5%. The proposed Building 10 will have a smaller footprint than the other existing buildings; thus, it will fit easily and comfortably within the site without detracting from the aesthetics along Grove Avenue. The additional building will also permit the introduction of another style of one (1) bedroom unit, which has proven popular in this location. Also, the building location and configuration on the site will not disturb the site circulation and will have minimal impact on existing residents.

Figure 3 below provides a summary of the pre and post site data and land area calculations:

*Figure 3: Site Data and Land Area Calculations*

<b>LAND AREA CALCULATIONS</b>	<b>EXISTING SQ. FT.</b>	<b>NEW SQ. FT.</b>	<b>CHANGE</b>
LOT AREA:	820,670	820,670	N/A
BUILDING AREA (UNDER ROOF):	176,995	187,237	+10,242 sq. ft.
PAVED AREA:	553,576	540,877	-12,699 sq. ft.
OPEN SPACE AREA:	90,099	92,556	+2,457 sq. ft.
OPEN SPACE PERCENT:	10.98%	11.28%	+.3%
TOTAL UNITS:	354	384	+30
DENSITY:	18.79	20.38	+1.59 du/ac
IMPERVIOUS RATIO:	89.02%	88.72%	-.3%

## 2. Circulation / Pedestrian Connectivity / Parking

The primary entrance to Southern Avenue Villas is on Southern Avenue on the north side of the property. Residents and visitors alike enter the project beneath an overhead gateway which identifies the project by name. Two key card-controlled access gates are placed on each side of the entry, deep into the project to allow for stacking of cars and circulation of visitors into the clubhouse/ leasing area. A resident-only, gated entrance/exit point is provided in the southwestern corner of the property.

Circulation throughout the project is designed in an efficient manner, with the streets bordered by both detached garages and covered parking areas. Pedestrian walkways and open space amenities can be easily accessed by residents and visitors through well-planned pedestrian walkways within and connecting to the surrounding community which are easily identified by a contrasting paving material. The new building will displace the current pedestrian connection to Grove Avenue. To resolve this, a new pedestrian connection will be installed just to the west of Building 10.

As requested, the owner is seeking to modify the site plan. Within this modification, an additional building is being proposed between Buildings 4 & 5. The proposed location is current surface parking for residents and guest in the southern quadrant of the Southern Avenue Villas. Currently, the site has a total of 744 spaces, resulting in a ratio of 2.1 spaces to each rental unit. We are proposing to reduce this requirement and modify the standards within the PAD amendment to allow a reduction in surface parking to accommodate the proposed Building 10, totaling 30 units. Specifically, we are requesting a reduction from 744 spaces to 730 spaces (a 1.88% reduction in total parking spaces), which provides us a parking ratio of 1.90 spaces per unit. Also, please note that while we may be decreasing overall spaces, we have actually increased the amount of covered parking spaces, which is a benefit to the residents. To help maximize the covered parking for residents, we are also requesting that the PAD modification include a reduction of the landscape island width between canopies to 8 ft. as shown on the site plan. For your convenience, we have provided Figure 4 below, which is the pre and post parking data:

*Figure 4 – Parking Site Data*

<b>PARKING PROVIDED (Type of Spaces)</b>	<b>EXISTING PARKING COUNT</b>	<b>NEW PARKING COUNT</b>
COVERED STANDARD PARKING SPACES (9' X 18') =	355	367
STANDARD PARKING SPACES (9' X 18') =	291	265
DETACHED GARAGE SPACES =	80	80
ACCESSIBLE PARKING SPACES (9'+6' X 18') =	7	8

<b>PARKING PROVIDED (Type of Spaces)</b>	<b>EXISTING PARKING COUNT</b>	<b>NEW PARKING COUNT</b>
COVERED ACCESSIBLE PARKING SPACES (9' + 6' X 18') =	7	6
DETACHED ACCESSIBLE GARAGE SPACES =	2	2
VAN ACCESSIBLE PARKING SPACES (9' + 9' X 18') =	2	2
<b>TOTAL PROVIDED PARKING =</b>	<b>744</b>	<b>730</b>

A parking analysis was conducted by the property management for several days during the month of October, 2017. Parking counts were taken on two (2) weekday nights and in the early morning hours of two (2) weekend days so as to get an accurate count of parking during times when the majority of tenants would be home. The figures in the table below are based on the following fixed data points: (a) there are 338 of the 354 total units leased for a 95.5% lease rate, and (b) there is currently a total of 744 total parking spaces. We found that on average only 507.25 spaces of the total available spaces (which is only 68.18% full) were utilized for a parking ratio of 1.50 spaces per unit. Please see our parking data below in Figure 5.

*Figure 5 – Parking Count Data*

<b>Date</b>	<b>Time</b>	<b>Total Spaces</b>	<b>Open Spaces</b>	<b>Occupied Spaces</b>	<b>% Occupied</b>	<b>Parking Ratio</b>
10/18/17	9:48 PM	744	263	481	64.65%	1.42
10/19/17	12:00 AM	744	203	541	77.72%	1.60
10/21/17	10:30 PM	744	252	492	66.13%	1.46
10/22/17	8:34 PM	744	229	515	69.22%	1.52
<b>AVERAGES =</b>		<b>744</b>	<b>236.75</b>	<b>507.25</b>	<b>68.18%</b>	<b>1.50</b>

The conclusion is clear after several surveys of the existing conditions that the actual use of the available parking spaces is at an average ratio of 1.50 spaces per unit and the highest ratio calculated was only 1.60 parking spaces per unit. Thus, we are more than confident that our proposed parking ratio of 1.90 spaces per unit will be more than adequate to satisfy the parking demands of the expanded Southern Avenue Villas. We are also confident that there is a sufficient buffer in the parking count so that it will never cause residents to park outside of the project.

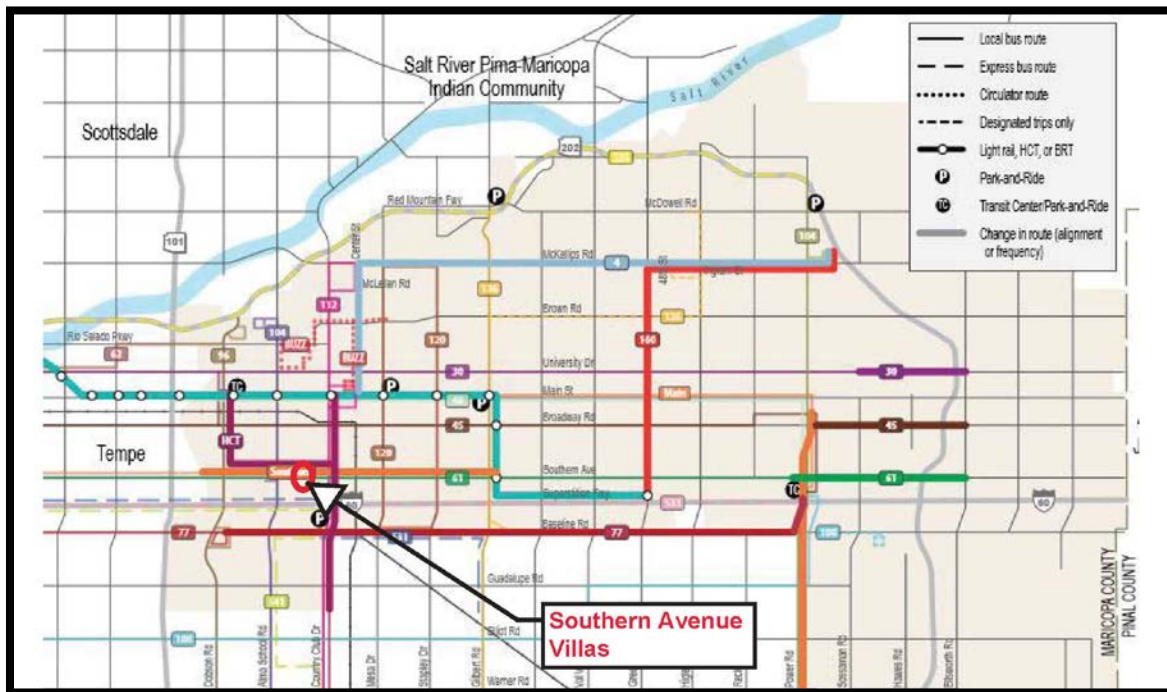
We believe that this requested modification to the parking ratio is warranted due to:

- The request is only minor in nature and all parking needs can easily be accommodated wholly within the project site.
- The new building, Building 10, consists of 24, one (1) bedroom units and six (6), two (2) bedroom units. Thus, with the predominant mix of one (1) bedroom units within the new building, the parking demand will correspondingly be diminished on a per unit basis.
- On average, the project is parking at a ratio of 1.50 parking spaces per unit, which is well below our proposed ratio of 1.9. Another way of looking at this is that even with the reduction in parking from 744 total spaces to 730, there will likely still be 100 to 150 open parking spaces even when there is fully leased, fully occupied project.
- Due to the project location, for example, it is well connected to and in close proximity to local and regional transportation routes, bike paths and pedestrian connections within the Fiesta District, which also supports a modest reduction in the required parking.

We also believe our proposed parking reduction is warranted and supportive because it promotes the City of Mesa's vision for using alternative modes of transportation within the Fiesta District, as clearly depicted with the City of Mesa's General Plan Map and current Valley Metro transit expansion studies.

For example, the City of Mesa's Transit Plan 2040, together with the City's General Plan, confirms the City's desire that Southern Ave within the Fiesta District should be a focus area for mass and rapid transit. Within the 2040 plan, the desire is expressed to connect to important, strategic activity centers as outlined within the 2040 plan. Below is an exhibit (See Figure 6) from the 2040 Transportation Plan showing the desire to connect this area with the region as a High Capacity Transit Corridor.

Figure 6: Future Regional Transportation Network



In addition to the current studies and vision for additional mass transit within the Fiesta District, currently, the site is adjacent to local bus routes 61 that goes east-west on Southern Ave, Routes 112 (County Club) and Route 104 (Alma School) are north-south routes. Route 61 is the highest performing bus route within the City of Mesa according to the 2040 Mesa Transit Plan. The project is also less than a mile away from the West Mesa Park-and-Ride Express Route 531.

Another example is that Valley Metro is in the middle of its Fiesta – Downtown Chandler study, which is focusing on this area of the Valley as a High Capacity Transit corridor, that would connect downtown Chandler to the existing Light Rail line at the Mesa Sycamore station. Within the findings and future studies, Valley Metro along with the City of Mesa, is looking at alternative rapid transit, such as light rail, streetcar and BRT routes along this potential route which is in close proximity to Southern Avenue Villas.

With all of the current progress with the transportation network, the Fiesta District has seen an increase in employment activities within the District, justifying the need for more mass transit service in the district. The District has also seen recent renovations and expansions to Desert Banner, Mesa Community College, and multiple other existing buildings within the District. Fiesta Mall, itself, is going through a significant change in focus from a regional retail center to a major employment center. With these and other important revitalization efforts within the Fiesta District, the need for vehicular transportation will continue to decrease with the progress of the area.

Since the Southern Avenue Villas is located within a Transit Corridor with future express, rapid and potentially mass transit routes being planned for the area, along with the proximity to current transit lines and the revitalization of the Fiesta District, we believe the proposed minimal parking reduction would be an appropriate adjustment for this development. This de minimis reduction will not place a hardship on current or future residents of Southern Avenue Villas.

#### 4. Architecture / Design / Building Mass & Materials

The proposed building will be in harmony and will mirror all existing architecture elements, materials, massing and colors and will provide a consistent design around the project adding and enhancing the aesthetically pleasing urban atmosphere of the Southern Avenue Villas. See Figure 7 below illustrating the colored elevations of Building 10.

Figure 7: Building 10 Elevations



#### 5. Landscaping / Hardscaping

The landscape and hardscape components are integral with the design of the site and buildings. The proposed Building 10 will not negatively affect the landscaping along the

Grove Avenue frontage. Any landscaping disturbed will be replaced with consistent landscaping materials and plantings so as to provide a seamless look once done. Also, the existing Pedestrian Paseo Pathway and Micro Park sand will remain in place and all landscaping will reflect the existing site. All landscaping/hardscaping will meet or exceed the requirements set forth by the City of Mesa. In fact, due to the removal of parking areas, our open space percentage increases from 10.98% of the site to 11.28%. We have also maintained the pedestrian connection to Grove Avenue by relocating it to the area just west of the new building.

## **6. Utilities**

The onsite water and sewer services and other utilities will continue to be supplied via the existing connections and all on-site loop of services will be retained. Some of the existing utilities in the area of Building 10 (e.g., water & storm drain piping) will require relocation due to conflicts with the new building footprint. We will closely work with the City toward an abandonment of the existing PUE for the affected areas and the granting of a new PUE, which we anticipate will be processed at the time of construction plan submittal.

## **7. Retention**

The south half of the project is located within the Kent Commercial Park Subdivision. Thus, retention for the south half of the site will continue to drain to the Kent Commercial retention area located in the golf course to the south. The proposed Building 10 will slightly decrease the retention requirements of the site, but not much as it is replacing one impervious surface with another. In fact, the impervious surface ratio decreases from 89.02% to 88.72% with this proposed change. The north half of the site will continue to drain into retention basins both on the north and south half of the property which are an integral part of the landscaping for the site.

## **Fiesta Quadrant Conformance**

The Fiesta Quadrant was originally conceived as a 64-acre master plan that emphasizes mixed use, high density, and pedestrian connectivity. While many of the specifics of the plan have changed, the concepts, ideals and goals have remained. The proposed building within the Southern Avenue Villas will conform to the purposes and intents of the Fiesta Quadrant DMP through its high quality design, high density, and pedestrian-friendly programming. The proposed building conforms to the current development of Southern Avenue Villas. In addition, the proposed building adheres to the Fiesta Quadrant development plan evident by the following:

- Providing a high quality cohesive corporate image which is both functional and aesthetically pleasing. (Goals and Objectives; Architecture B)

- Accommodating and being sensitive to the pedestrians. (Goals and Objectives; Architecture B1)
- Integrates interior site circulation with City streets, including the provision of interior connections between sites for vehicular and pedestrian circulation. (Goals and Objectives; Circulation and Parking C2)
- Provides linkages between land uses, projects, other activity centers, regional recreation facilities and trails, etc., wherever feasible. (Goals and Objectives; Open Space/Recreation D2)

### **General Plan Conformance**

The application conforms to the General Plan of Mixed Use Activity District and does not need to be amended or addressed within this site plan modification and PAD amendment. The project will continue to be in conformance with the City of Mesa General Plan.

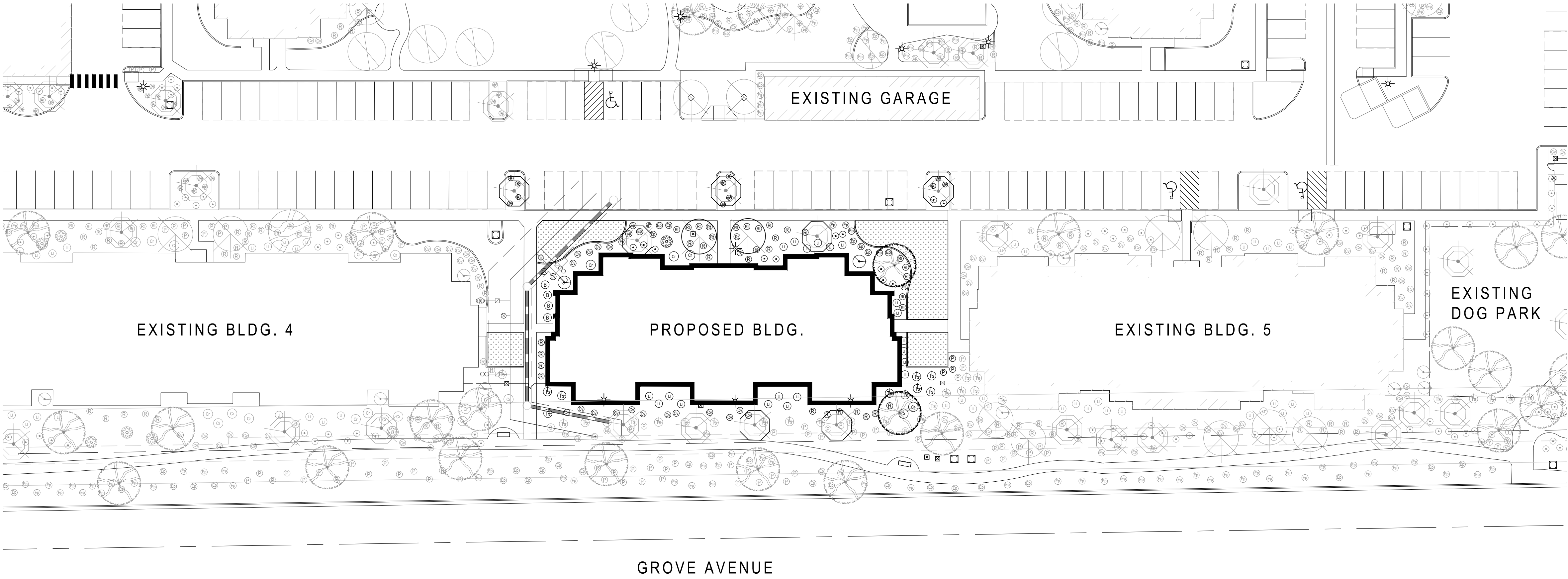
### **Compatibility with Surrounding Area**

Southern Avenue Villas is consistent with the surrounding community and provides vitality of an urban-lifestyle theme to west Mesa and within the Fiesta District. The proposed building within Southern Avenue Villas will improve the immediate area by increasing the availability of housing options within the district within a high quality project that has provided a modern, aesthetically-pleasing community which has served as a beacon to revitalize the adjacent community and the City as a whole.

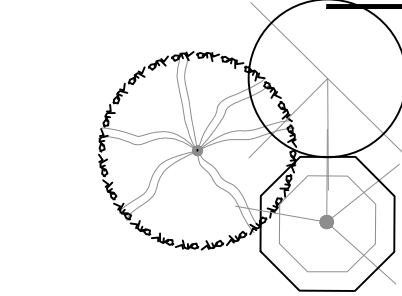
### **Conclusion**

With the detailed request for site plan modification and PAD amendments above, along with the stated findings of the request for the Southern Avenue Villas, we firmly believe that the desired request is minor and will have no detrimental effect on the residents of the project nor the other properties in the area from either a parking or circulation standpoint. However, we also believe the proposed modification to the site plan will have a beneficial impact on bringing additional people to both Southern Avenue Villas and the Fiesta District as a whole as we continue our work to support the revitalization of this area.

\\server\projects\1\Frankel Family Trust\Southern Avenue Villas Drawings\Construction Documents\03-Planting\_SAVillas.dwg



Plant Materials Legend		
Trees	Size	Quantity
Chitalpa tashkinensis	24" box	2
Chitalpa		
Parkinsonia hyb. 'Desert Museum' Palo Verde	24" box	2
Quercus virginiana 'Cathedral' Oak	24" box	7
Extra Large Shrubs	Size	Quantity
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	2
Tecoma sp. 'Sparky' Sparky	5 gal.	9
Large Shrubs	Size	Quantity
Calliandra californica Red Fairy Duster	5 gal.	5
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	20
Medium Shrubs	Size	Quantity
Eremophila glabra spp. caranosa-Winter Blaze	5 gal.	12
Ruellia brittoniana Ruellia	5 gal.	21
Ruellia peninsularis Desert Ruellia	5 gal.	19
Small Shrubs	Size	Quantity
Bougainvillea 'San Diego Red' San Diego Red Bougainvillea	5 gal.	4
Groundcovers	Size	Quantity
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal.	15
Lantana montevidensis Purple Trailing Lantana	1 gal.	3
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	16
Cacti/ Accents	Size	Quantity
Agave americana 'Marginata' Century Plant	5 gal.	1
Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal.	11
Cacti/ Accents	Size	Quantity
Decomposed Granite to match existing 2" thick, in all planting areas		
Turf to match existing		
6" Concrete Header		



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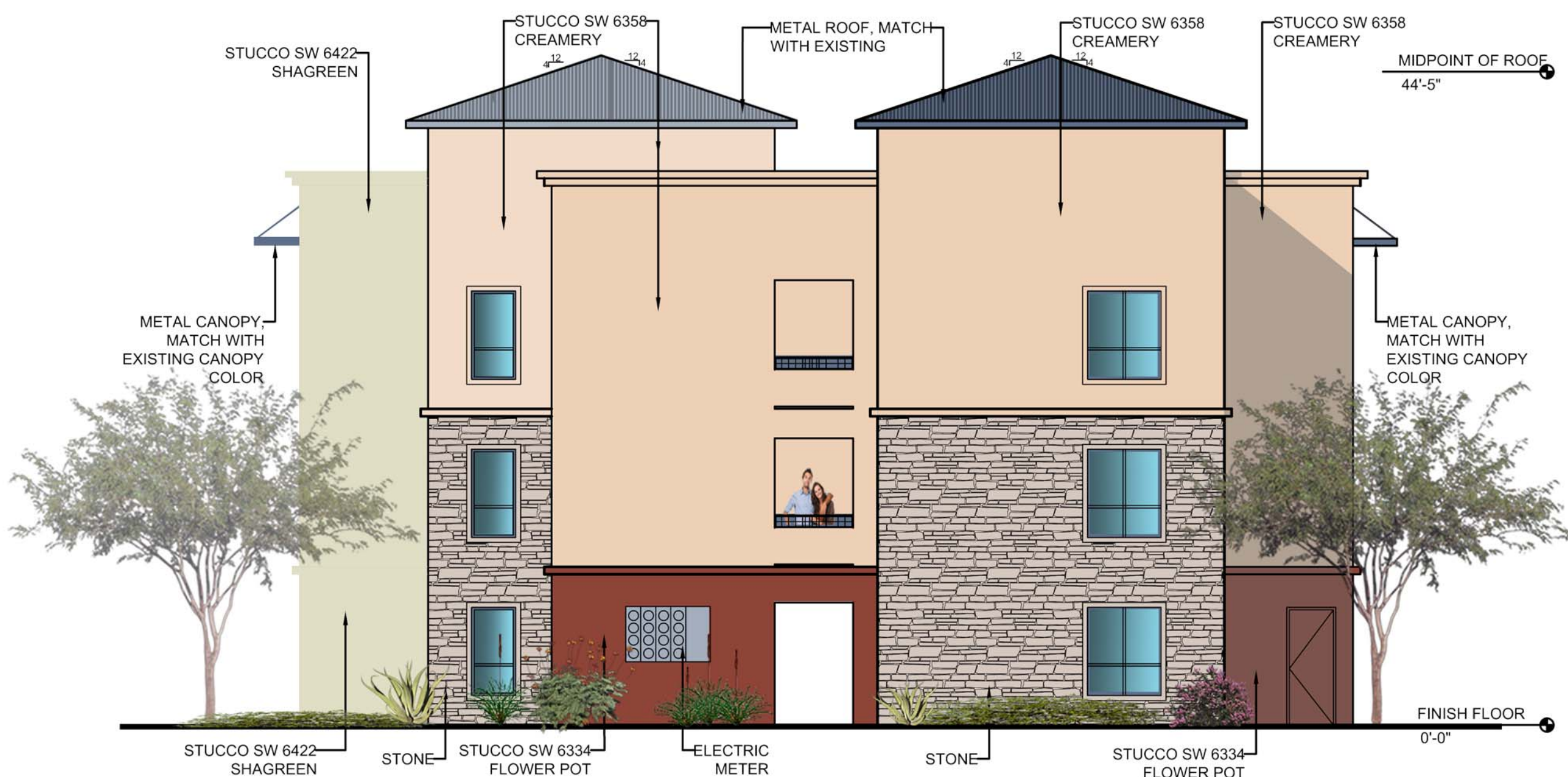
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**BACK ELEVATION**



**SIDE ELEVATION**



**SIDE ELEVATION**



**FRONT ELEVATION**

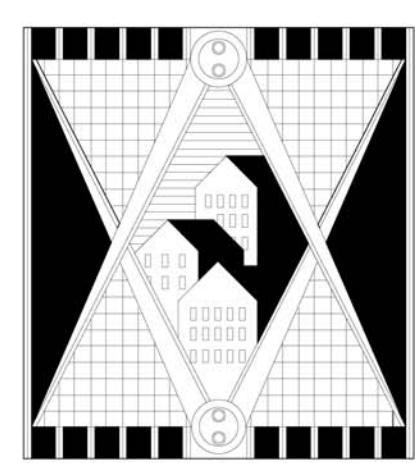
**SOUTHERN AVE  
VILLAS**

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REVISION SCHEDULE



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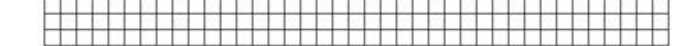
ARCHITECTURE AND PLANNING

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**COLOR EXTERIOR  
ELEVATIONS**

***Southern Avenue Villas***  
***SWC Southern Avenue & Extension Road***  
***Mesa, Arizona***  
***Rezoning & Design Review Board Citizen Participation Plan***  
***October 23, 2017***

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**Purpose:**

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity concerning the Applicant's application with the City of Mesa for the approval of a site plan modification and PAD amendment to the Southern Avenue Villas, located at the SWC of Southern Avenue and Extension Road in Mesa, Arizona. These efforts have been made to ensure that those affected by these applications have had an adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

**Applicant Contact(s):**

Those coordinating the Citizen Participation activities are listed as follows:

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hreed@pewandlake.com

**Action Plan:** To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide members of the public opportunities to understand and address any real or perceived impacts the development that members of the community may have:

1. A contact list was developed for citizens and agencies in this area including:
  - a. Interested neighbors – within 1,000 feet from the site.
  - b. All registered neighborhood associations within one mile of the project.
  - c. Homeowners Associations within one half mile of the project.
  - d. Mesa Public School District;
2. All persons listed on the contact list will receive a letter describing the history of the project, site plan modification and PAD amendment and invitation to a neighborhood meeting held on site at the Southern Avenue Villas Clubhouse at 6:00 PM on November 16, 2017. The meeting will be organized in a way which provided an introduction to the modification, and an opportunity for neighbors to ask questions and state concerns.

3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site were also contacted via first class mail and will be invited to the neighborhood meeting.
4. All surrounding property owners within 1,000 feet of the subject property, including those who will sign in at the proposed neighborhood meeting, will be notified of the subject request and hearing dates before the Mesa Planning & Zoning Board. These letters will be delivered to the City of Mesa staff as a part of the second submittal in this requested action.
5. Presentations will be made to groups of citizens or neighborhood associations upon request.
6. The applicant will post one (1) or more 4' x 4' sign(s) on the property. The number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

**Schedule:**

Pre-Submittal Conference – Waived per John Wesley

Formal Application Submittal – October 23, 2017

Neighborhood Meeting – November 16, 2017

P&Z Follow-Up Submittal Deadline – November, 2017

Planning & Zoning Board Hearing – December, 2017

City Council Introduction/Final Action – TBD

***Southern Avenue Villas***  
***SWC Southern Avenue & Extension Road***  
***Mesa, Arizona***  
***Rezoning & Design Review Board Citizen Participation Report***  
***November 22, 2017***

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**Purpose:**

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity concerning the Applicant's application with the City of Mesa for the approval of a site plan modification and PAD amendment to the Southern Avenue Villas, located at the SWC of Southern Avenue and Extension Road in Mesa, Arizona. These efforts have been made to ensure that those affected by these applications have had an adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

**Applicant Contact(s):**

Those coordinating the Citizen Participation activities are listed as follows:

Reese L. Anderson  
Pew & Lake, P.L.C.  
1744 S. Val Vista Drive, Ste. 217  
Mesa, Arizona 85204  
(480) 461-4670 (office)  
(480) 461-4676 (fax)  
reese.anderson@pewandlake.com

Heath Reed  
Pew & Lake, P.L.C.  
1744 S. Val Vista Drive, Ste. 217  
Mesa, Arizona 85204  
(480) 461-4670 (office)  
(480) 461-4676 (fax)  
hreed@pewandlake.com

**Action Plan:** To provide effective citizen participation in conjunction with this application, the following actions have been taken to provide members of the public opportunities to understand and address any real or perceived impacts the development that members of the community may have:

1. A contact list was developed for citizens and agencies in this area including:
  - a. Interested neighbors – within 1,000 feet from the site.
  - b. All registered neighborhood associations within one mile of the project.
  - c. Homeowners Associations within one half mile of the project.
  - d. Mesa Public School District;
2. All persons listed on the contact list have received a letter describing the history of the project, site plan modification and PAD amendment and invitation to a neighborhood meeting held on site at the Southern Avenue Villas Clubhouse at 6:00 PM on November 16, 2017. The meeting was organized in a way which provided an introduction to the modification, and an opportunity for neighbors to ask questions and state concerns.

3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site were also contacted via first class mail and will be invited to the neighborhood meeting.
4. All surrounding property owners within 1,000 feet of the subject property, including those who will sign in at the proposed neighborhood meeting, will be notified of the subject request and hearing dates before the Mesa Planning & Zoning Board. These letters will be delivered to the City of Mesa staff as a part of the second submittal in this requested action.
5. Presentations will be made to groups of citizens or neighborhood associations upon request.
6. The applicant will post one (1) or more 4' x 4' sign(s) on the property. The number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

**Schedule:**

Pre-Submittal Conference – Waived per John Wesley

Formal Application Submittal – October 23, 2017

Neighborhood Meeting – November 16, 2017

P&Z Follow-Up Submittal Deadline – November 22, 2017

Planning & Zoning Board Hearing – December 20, 2017

City Council Introduction/Final Action – January 2018

***Southern Avenue Villas***  
***SWC Southern Avenue & Extension Road***  
***Mesa, Arizona***  
***Minutes of Neighborhood Meeting***  
***November 16, 2017***  
***Southern Ave Villas Clubhouse***

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**Public Notification Area:**

- a. Property owners within 1,000 feet from the site.
- b. All registered neighborhood associations within one mile of the project.
- c. Homeowners Associations within one half mile of the project
- d. Addresses were obtained using the Maricopa County Assessor's parcel information.

Frankel Family	
Southern Avenue Villas Expansion Neighborhood Meeting Minutes	
November 16, 2017 at 6 pm	
Southern Avenue Villas Clubhouse 855 W Southern Ave., Mesa, AZ 85210 (on-site)	

Meeting began at 6:00 pm.

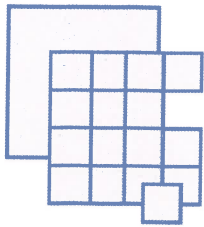
Mr. Anderson welcomed Development Team in attendance.

- Michelle Holmes
- Dave Adams
- Jody Piccinino
- Robin Benning
- Wendy Yorgesen
- Nick Roe

No neighbors/property owners attended this meeting.

Meeting concluded at 6:40 pm

Public Comment	Applicant Response
n/a	n/a



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

**W. Ralph Pew**  
Certified Real Estate Specialist  
**Sean B. Lake**  
**Reese L. Anderson**

October 26, 2017

Dear Neighbor:

Together with our client, the Frankel Family Trust, we are pleased to invite you to a neighborhood meeting to share with you our application to the City of Mesa for a minor expansion of the Southern Avenue Villas project located at 855 W. Southern (APN: 134-23-003E).

If you recall, the Southern Avenue Villas Zoning Case (Z13-045) was approved on October 28, 2013 with 354 total units at a density of 18.79 du/net acre. Our client is proposing to add a new, 30 unit building to the site that will be located between buildings 4 and 5, on the south side of the project, and that will front onto Grove Avenue. The proposed expansion will increase the total units to 384 with a density of 20.38 du/ac. We have included a visual aid on the back of this letter to show the "new building location" and the proposed "new building elevations".

To accomplish this minor expansion, we have applied to the City of Mesa for a Site Plan Modification (to add the new building) as well as an amendment to the existing Planned Area Development (PAD) overly, to allow for a small reduction in the required parking ratio (from 2.1 parking spaces per unit to 1.9).

A neighborhood meeting has been scheduled to give property owners in the surrounding area an opportunity to meet with the Applicant and learn more about the proposed project. The details of this meeting are as follows:

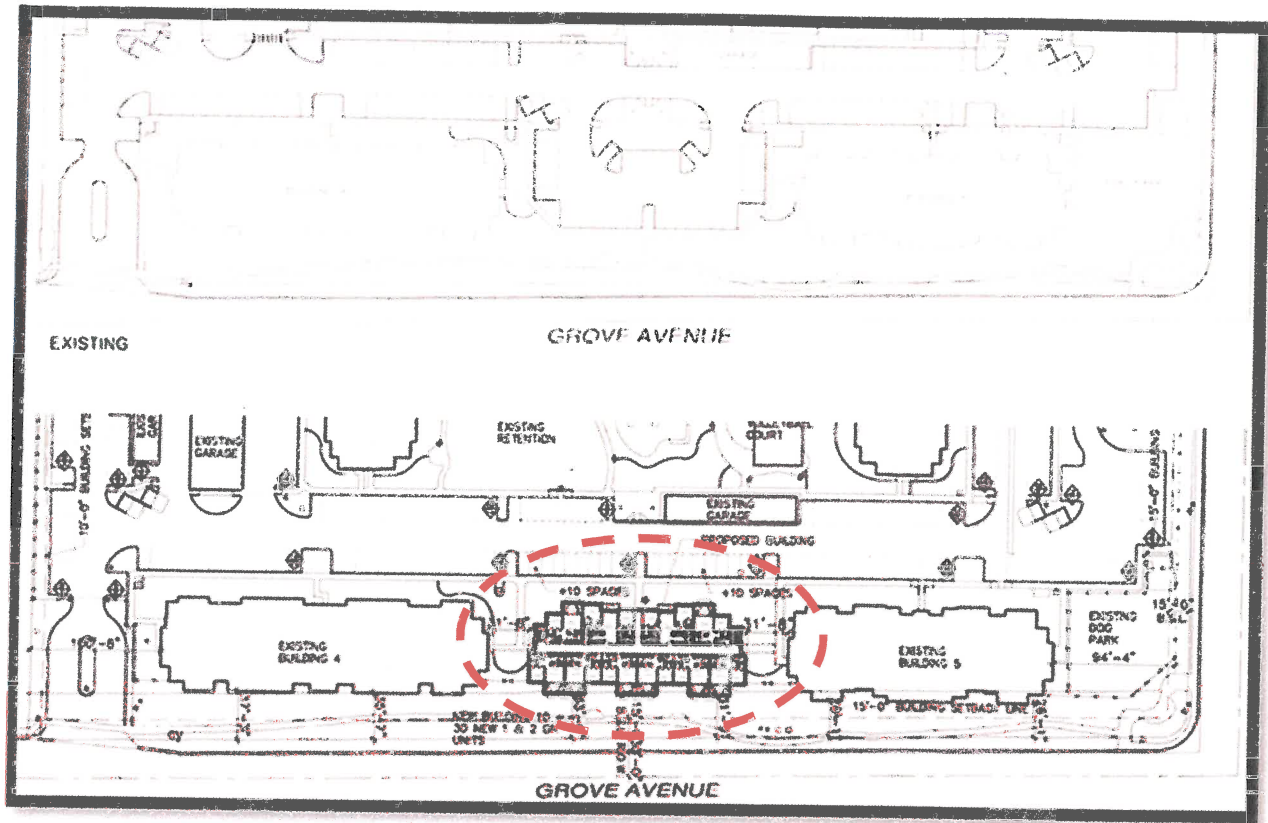
<p><b>Date:</b> November 16, 2017 <b>Time:</b> 6:00 P.M. <b>Place:</b> Southern Avenue Villas Clubhouse 855 W Southern Ave. Mesa, AZ 85210</p>
--

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at my office at (480) 461-4670. As we proceed through the process, there will be future public hearings at the City's Planning & Zoning Board and Mesa City Council. You will be notified about these meetings as well.

Sincerely,

  
Reese L. Anderson  
**PEW & LAKE, PLC**

## Proposed Building Location



## Building Elevations



**FRANKEL FAMILY**  
**Neighborhood Meeting**  
 Sign-In Sheet

**Applicant:**

**FRANKEL FAMILY**

**Property Location:**

**(Southern Avenue Villas)  
 855 W Southern Avenue Mesa**

**Date:**

**November 16, 2017**

**Meeting Location:**

**Southern Avenue Villas Clubhouse  
 855 W Southern Ave Mesa 85210**

**Time:**

**6:00 PM**

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Michelle Holmes	5876 W. Del Lago Gr	85308	mheselgra-e04@yahoo.	623-556-3631
2	Pave Adams	6609 Blanco		dadams@rentappt.com	2105451606
3	Jody Piccinino	13440 N. 44TH ST.	85032	JPICCININO@GMAIL.COM	818 674 7378
4	Robin Bonning	575 W CHANDLER BLVD #123	85225	robin@whitneybellperry.com	480 272 7193
5	Wendy Georges	2585 E Carol Dr	85298	yorgi egats@yahoo.com	480 773-2080
6	Nick Roe	5343 E. Calle Redonda	85018	nickroe@cox.net	602.763.7637
7	Reese Anderson				
8					
9					
10					
11					
12					

## 1000' Property Owners Mailing List

1036 FIESTA COMMONS LLC  
5769 N 25TH PL  
PHOENIX, AZ 85210

1201 PARTNERS LLC  
626 WILSHIRE BLVD SUITE 900  
LOS ANGELES, CA 90017

2017-1 IH BORROWER LP  
1717 MAIN ST SUITE 2000  
DALLAS, TX 75201

3J INVESTMENTS LLC  
928 N WINTHROP CIR  
MESA, AZ 85213

955 SOUTHERN LLC  
220 N MCKEMY BLVD  
CHANDLER, AZ 85226

ADAME FRANCIS J  
759 W GROVE CIR  
MESA, AZ 85210

ADAMS RAYMOND M  
645 W GABLE AVE  
MESA, AZ 85210

AKAL INVESTMENTS LLC  
2350 W LAREDO ST  
CHANDLER, AZ 85224

ALGER STEPHEN M/NATALIE M  
661 W GABLE AVE  
MESA, AZ 85210

ALLARD RONALD W  
740 W FLOWER AVE  
MESA, AZ 85210

ALVARADO JORGE/FLOR D  
1852 E LEXINGTON AVE  
GILBERT, AZ 85234

ANDRADE MANUEL  
918 W FRITO AVE  
MESA, AZ 85210

ANGELIDIS WILLIAM G  
1265 S REVERE ST  
MESA, AZ 85210

ANTHONY JOHN  
731 W GABLE AVE  
MESA, AZ 85210

ASHBRIDGE JUSTIN W/DREW  
W/KAYLENE A  
724 W GARNET AVE  
MESA, AZ 85210

AVILA MARIA ISELA  
707 W GABLE AVE  
MESA, AZ 85210

BADGETT MOLLIE E  
712 W GROVE CIR  
MESA, AZ 85202

BARNES DOROTHY ANN  
654 W GABLE AVE  
MESA, AZ 85210

BARRAZA MARTIN DE JESUS  
631 W GARNET AVE  
MESA, AZ 85210

BETTENCOURT MANUEL  
GENE/THELMA  
15819 E SYCAMORE DR  
FOUNTAIN HILLS, AZ 85268

BIGGS RAY F/CHERRI J  
1262 S REVERE ST  
MESA, AZ 85210

BLONDHEIM ELAINE M  
745 W GROVE  
MESA, AZ 85202

BRADLEY MICHAEL K  
1064 S REVERE ST  
MESA, AZ 85210

BRANDT LOIS MAE TR  
11645 N 25TH PL  
PHOENIX, AZ 85028

BRE TIMBERWOLF PROPERTY  
OWNER LLC  
PO BOX 396  
BOCA RATON, FL 33429

BRE/LQ PROPERTIES LLC  
909 HIDDEN RDG #600  
IRVING, TX 75038

BREIDEL SUSAN D/ROLAND  
PMB UNIT 441  
MESA, AZ 85210

BRUNELLE JOHN J/DAWN L  
711 W GROVE CIR  
MESA, AZ 85210

BSP MESA CORPORATE CENTER LLC  
888 SAN CLEMENTE DR STE 200  
NEWPORT BEACH, CA 92660

C2 LAND LP  
1717 MC KINNEY AVE STE 1900  
DALLAS, TX 75202

CAMPOY ALBERT & BARBARA JEAN  
702 W GROVE CIR  
MESA, AZ 85210

CAROL BRAND LIVING TRUST  
1045 S REVERE ST  
MESA, AZ 85210

CASILLAS SYLVIA B  
719 W GARNET AVE  
MESA, AZ 85210

CASTRO RUIZ MOISES  
960 W FRITO ST  
MESA, AZ 85202

CAVE CREEK AND 101 LLC  
2601 W DUNLAP STE 10  
PHOENIX, AZ 85021

CHRISTENSEN RONALD D  
709 W FLOWER AVE  
MESA, AZ 85210

CLARK ASHLEY  
1125 W MESETO AVE  
MESA, AZ 85210

CLARK JEFFREY L/REID DENETTE L  
946 W FRITO AVE  
MESA, AZ 85210

CLARK JEFFREY/REID DENETTE  
954 W FRITO AVE  
MESA, AZ 85210

CLARK STEVEN W/BARBARA A  
701 W GABLE  
MESA, AZ 85202

CMG SOLUTIONS LLC  
6294 E WILSHIRE DR  
SCOTTSDALE, AZ 85257

CONTRERAS MARIA V  
656 W GARNET AVE  
MESA, AZ 85210

CONTRERAS MARIA V  
651 W GARNET AVE  
MESA, AZ 85210

CONTRERAS PEDRO/IRMA  
728 W GROVE  
MESA, AZ 85210

COOK SARA R/VILLALOBOS ROBERT  
K  
1056 S REVERE  
MESA, AZ 85210

CORTEZ ROGELIO  
15424 S 14TH PL  
PHOENIX, AZ 85048

COULTER DAN R  
1442 S REVERE STREET  
MESA, AZ 85210

COULTER TERRY E  
739 W GROVE CIR  
MESA, AZ 85210

COVERT JOSEPH/JASON/JANE  
1061 S REVERE  
MESA, AZ 85210

CRAIG RICHARD B/DASHTI SARAAB  
1347 S REVERE ST  
MESA, AZ 85210

CROOKED FENCE LLC  
1845 S DOBSON RD STE 111  
MESA, AZ 85202

CROWE JOHN D & NANETTE  
1417 S REVERE  
MESA, AZ 85202

CRUSE FRANK W & JULIE ANN  
720 W GROVE CIR  
MESA, AZ 85202

CRUZ RAY G/CATALINA B  
722 W FLOWER AVE  
MESA, AZ 85210

DARLENE J AGLE REVOCABLE  
TRUST  
1253 S REVERE ST  
MESA, AZ 85202

DAVITO TERESA JANE  
716 W GROVE CIR  
MESA, AZ 85210

DECHEY ENTERPRISES LLC  
745 E MARYLAND #100  
PHOENIX, AZ 85014

DENTI CARL R/PATRICIA K  
645 W GROVE CIR  
MESA, AZ 85210

DESCHEENY CYNTHIA  
649 W GROVE CIR  
MESA, AZ 85210-5115

DI CATALDO JASON M/GEORGETTE  
GEORGES  
710 W GARNET AVE  
MESA, AZ 85210

DICK ROGER G/MARIA G  
925 W FARMDALE AVE  
MESA, AZ 85210

DUMOUCHEL DAMIEN/DEAN CORRIE  
635 W GABLE AVE  
MESA, AZ 85202

ESPINOBARROS FRANCISCO E  
1310 S REVERE RD  
MESA, AZ 85210

ESTRADA BARBARA A  
1049 S NINA CIR  
MESA, AZ 85210

EVENSON DONALD C/GALINA  
634 WEST GABLE AVE  
MESA, AZ 85210

FAIQ AND HEND ADY FAMILY TRUST  
28111 SAN NICOLAS DR  
RANCHO PALOS VERDES, CA 90275

FEENEY RICHARD M/DIANE M  
1043 W FRITO\_AVE  
MESA, AZ 85210

FIELD BARBARA ANN  
1623 N ARCO ST  
MESA, AZ 85213

FIGUEROA MARIAELENA E  
1325 S REVERE  
MESA, AZ 85210

FINLEY FAMILY LIMITED  
PARTNERSHIP  
3500 E LINCOLN DR  
PHOENIX, AZ 85018

FIRST RACHAEL  
1446 S REVERE  
MESA, AZ 85210

FLAVIN NORA  
1322 S REVERE  
MESA, AZ 85210

FLYNN EDMUND P & SANDRA K  
746 W GABLE AVE  
MESA, AZ 85202

FRANKEL EDWARD B TR  
1800 E DEERE AVE  
SANTA ANA, CA 92705

FRIAS DAVID MAGDALENO/LOPEZ  
ZENaida GARCIA  
649 W FLOWER AVE  
MESA, AZ 85210

GARCIA JESUS A  
1366 S REVERE ST  
MESA, AZ 85210

GARIBO VICENTE M/TERESA  
1341 S REVERE  
MESA, AZ 85210

GONZALEZ JOSE/PETRA  
727 W FRITO AVE  
MESA, AZ 85210

GONZALEZ ROBERTO/ANGELICA  
13312 1/2 S VERNON AVE  
GARDENA, CA 90247

GRANITE SPRINGS EQUITY  
PARTNERS LLC  
4505 S WASATCH BLVD #120  
SALT LAKE CITY, UT 84124

GRRO 245 LLC  
1791 W UNIVERSITY DR NO 166  
TEMPE, AZ 85281

GUERRERO RUBEN/HORVATH  
BARBARA A  
1256 S REVERE  
MESA, AZ 85210

GUZMAN RAMIRO L/LIMA NORMA E  
9006 VARNA AVE  
ARLETA, CA 91331

HAM JAMES M  
715 W FLOWER AVE  
MESA, AZ 85210

HAMLET JOSHUA A  
720 W GABLE AVE  
MESA, AZ 85210

HAMRICK ALEXANDER V/TYLER M  
1439 S REVERE ST  
MESA, AZ 85210

HARPER RUSSELL V  
860 W SOUTHERN  
MESA, AZ 85201

HARVEY MICHAEL D/KRISTIN M  
643 W GARNET AVE  
MESA, AZ 85210

HERNANDEZ CARMEN H  
1055 S NINA DR  
MESA, AZ 85210

HEYWOOD BEN  
954 W FRITO AVE  
MESA, AZ 85210

HH POCA FIESTA LLC  
15445 N GREENWAY HAYDEN LOOP  
RD SUITE C2  
SCOTTSDALE, AZ 85260

HOFFMAN PATRICK K  
718 W GARNET AVE  
MESA, AZ 85210

HOGAN JUDITH L  
943 W FRITO  
MESA, AZ 85202

HOLLOWAY GREGORY A  
706 W GABLE AVE  
MESA, AZ 85210

HUMBERT ERICK T  
644 W GARNET  
MESA, AZ 85202

HV & CANAL LLC  
2920 E CAMELBACK RD SUITE 200  
PHOENIX, AZ 85016

HYLAND JOHN/DEVAN  
1406 S REVERE  
MESA, AZ 85210

INGRAHAM MAX L & RITA D  
648 W GABLE AVE  
MESA, AZ 85202

J AND E FAMILY TRUST  
1433 S REVERE ST  
MESA, AZ 85210

JAMES LAMPE GENERAL  
CONTRACTOR  
460 E AUTO CENTER DR  
MESA, AZ 85204

JMGUTZ DEL SOL MNGT LLC  
PO BOX 55015  
PHOENIX, AZ 85078

KALISHA LLC  
3037 E VAN BUREN ST  
PHOENIX, AZ 85008

KAPPAS VALERIE K/GARY P  
729 W GARNET AVE  
MESA, AZ 85210

KEAR AARON A  
1444 S REVERE  
MESA, AZ 85210

KENNETH AND PAMELA  
MCCARVILLE LIVING TRUST  
915 W FRITO AVE  
MESA, AZ 85210

KHAN GULAM M  
659 W GARNET AVE  
MESA, AZ 85210

KIPP DANIEL E/TAMMY J  
929 W FRITO AVE  
MESA, AZ 85214

KITCHELL JAMES A/GLENDA L  
11243 N CAMERON CT  
FOUNTAIN HILLS, AZ 85268

KNAPP RICHARD A/JOANNE F  
724 W GROVE CIR  
MESA, AZ 85210

KNOX TIMOTHY/ALEXANDRA MARI  
726 W FLOWER AVE  
MESA, AZ 85210

KOCHANSKI NANCY L  
659 W GROVE CIR  
MESA, AZ 85202

LATEULERE JOHN F/JOANNE L  
9706 S 25TH AVE  
PHOENIX, AZ 85041

LEAVERTON CHARLES W & GLORIA  
JEAN  
657 W FLOWER  
MESA, AZ 85202

LEMONS DENVER W  
651 W GABLE AVE  
MESA, AZ 85210

LEWIS ALAN/KATHY S  
658 W GROVE CIR  
MESA, AZ 85210

LINDSTROM ADAM/JENNIFER  
958 W FRITO DR  
MESA, AZ 85210

LITCHFIELD MARCIA B/LAWRENCE  
N  
637 W GROVE CIR  
MESA, AZ 85210

LUDINGTON RAYMOND E/PITTMAN-  
LUDINGTON AKNITA  
955 W FARMDALE AVE  
MESA, AZ 85210

LUNA KARLA/DESSENS JORGE LUNA  
933 W FARMDALE AVE  
MESA, AZ 85210

LUPICA MARIO  
961 W FRITO AVE  
MESA, AZ 85210

LUQUENO CIPRIANO  
732 W FLOWER AVE  
MESA, AZ 85210

LYFTOGT TIMOTHY  
726 W GROVE CIRCLE  
MESA, AZ 85210

MACIAS-HOYO MARIA/HARVEY  
6181 GREENBRIER DR  
HUNTINGTON BEACH, CA 92648

MACLEAN MARK  
718 W GROVE CIR  
MESA, AZ 85210

MADRID MAURO GARCIA  
1441 S REVERE ST  
MESA, AZ 85210

MAI MARY  
1914 W JAVELINA AVE  
MESA, AZ 85202

MCGONIGLE GERALD JOHN  
1316 S REVERE  
MESA, AZ 85202

MCINTEER MIKE  
664 W GARNET  
MESA, AZ 85210

MECHANICAL DESIGNS  
INC/COSGROVE DAVID/ETAL  
7025 N SCOTTSDALE RD STE-305  
SCOTTSDALE, AZ 85253

MESA CITY OF  
20 E MAIN ST STE 650  
MESA, AZ 85211

MESA CITY OF  
20 E MAIN ST STE-250  
MESA, AZ 85201

MESA INVESTMENT CORP  
450 2ND AVE NORTH NO 100  
SASKATOON, SK S7K 2C3

MESA TEMPE PROPERTIES LTD  
PO BOX 2471  
SAN DIEGO, CA 92121

MILLER CECIL E JR/TERRY R TR  
2412 E 27TH TER  
LAWRENCE, KS 66046

MIRANDA JOSE/ARMIDA  
1057 S REVERE ST  
MESA, AZ 85210

MOHIUDDIN MOHAMMED  
K/HAFIZAH  
203 W CRESCENT WY  
CHANDLER, AZ 85248

MONAHAN TERRENCE F/JOCELYN H  
1244 S REVERE ST  
MESA, AZ 85210

MONTOYA BERNARDO CAMACHO  
715 W GROVE CIRCLE  
MESA, AZ 85210

MORGAN LESLEY JEAN  
1030 E BETHANY HOME RD UNIT 8  
PHOENIX, AZ 85014

MORTENSEN LAYNE W  
708 W FLOWER AVE  
MESA, AZ 85010

MRKVICKA DANIEL  
730 W GARNET AVE  
MESA, AZ 85210

NATIONAL BANK OF ARIZONA  
335 N WILMOT RD STE 100  
TUCSON, AZ 85711

NATIVE HEALTH  
4041 N CENTRAL AVE BLDG C  
PHOENIX, AZ 85012

NATIVIDAD FRANK/NORMA M  
1048 S REVERE ST  
MESA, AZ 85202

NEILD DEBORAH L/HAROLD D  
637 W GARNET AVE  
MESA, AZ 85210

NEW ARIZONA FAMILY INC  
202 E EARLL DR STE 200  
PHOENIX, AZ 85012

NGUYEN NGOC NU THI  
753 W GROVE CIR  
MESA, AZ 85210

OPACIC ZORAN  
9034 N 38TH DR  
PHOENIX, AZ 85051

OWENS LIVING TRUST  
917 W FARMDALE DR  
MESA, AZ 85210

PACE EAST #2 HOMEOWNERS ASSOC  
INC  
550 W BASELINE RD STE 102 PMB 122  
MESA, AZ 85210

PALOMO YOLANDA  
1437 S REVERE ST  
MESA, AZ 85210

PEACE CODY JOHN  
7525 N 17TH AVE  
PHOENIX, AZ 85027

PEREZ ANNELLE M  
1600 N ARIZONA AVE APT 1036  
CHANDLER, AZ 85225-7148

PETRIK SALLY  
PO BOX 729  
HILLMAN, MT 49746

PICKLE TRUST  
728 W GABLE AVE  
MESA, AZ 85210

PIEDRA ANN E  
1259 S REVERE  
MESA, AZ 85210

PREWITT RICHARD  
855 N DOBSON STE 2001  
CHANDLER, AZ 85224

QUIROZ IGNACIO  
1012 W FRITO AVE  
MESA, AZ 85210

RAINBOW INVESTMENTS  
LLC/NEVADA VENTURES LLC  
23945 CALABASA RD STE 101  
CALABASAS, CA 91302

RAMIREZ IRMA  
947 W FARMDALE  
MESA, AZ 85210

RAMIREZ JUAN M GALVAN  
PO BOX 1943  
CHANDLER, AZ 85244

RAMOS CELINA  
2939 E GABLE CIR  
MESA, AZ 85204

RAMOS JUANA  
18 N FRASER DR EAST  
MESA, AZ 85203

RASUO STEVO/MILICA/DRAGAN  
713 W GARNET AVE  
MESA, AZ 85210

RATLIFF KENNETH R  
514 E CAMPBELL AVE  
GILBERT, AZ 85234

REEB RENNIE JANICE  
PO BOX 324  
GILBERT, AZ 85299

REKTE ADOLFS & JOAN D  
1250 S REVERE  
MESA, AZ 85202

RIVERA LESLIE  
1354 S REVERE ST  
MESA, AZ 85210

RODRIGUEZ FRANK  
1401 S REVERE ST  
MESA, AZ 85210

RUMBLE DEBRA  
1412 S REVERE  
MESA, AZ 85210

RUSSLER STACIE  
1355 S REVERE  
MESA, AZ 85210

S R P A I & P D  
PO BOX 1980  
PHOENIX, AZ 85001

SALAS DAMAS/CLAUDIA  
1035 W FRITO AVE  
MESA, AZ 85210

SALT RIVER PROJECT  
PO BOX 52025  
PHOENIX, AZ 85072

SANCHEZ BERNARDO  
650 W GARNET AVE  
MESA, AZ 85210

SANDERSON NATHAN  
640 W GABLE AVE  
MESA, AZ 85210

SANTOS LIONEL H  
1342 S REVERE ST  
MESA, AZ 85210

SATTLER GAIL K  
1409 S REVERE  
MESA, AZ 85210

SCHOOL DISTRICT 4 MESA UNIFIED  
549 N STAPLEY DR  
MESA, AZ 85203

SCHULTZ JAMES A/COLLEEN L  
638 W GARNET AVE  
MESA, AZ 85210

SELECT SUITES SOUTHERN  
GARDENS ARIZONA LTD  
11661 SAN VICENTE BLVD STE 404  
LOS ANGELES, CA 90049

SIDES TARA L  
PO BOX 67251  
PHOENIX, AZ 85082

SLADE SHIRLEY/DELLHEIM DEBBIE  
937 W FRITO AVE  
MESA, AZ 85210

SMITH KEVIN  
4406 W PASEO WAY  
LAVEEN, AZ 85339

SMITH PAULA M  
664 W GROVE CIR  
MESA, AZ 85210

SON RIDA  
640 W GROVE CIR  
MESA, AZ 85210

SOUND LLC  
PO BOX 2129  
MESA, AZ 85214

SPEAROW DAVID M  
1361 S REVERE  
MESA, AZ 85210

SPEZZANO AMANDA/COLT D  
664 W FLOWER AVE  
MESA, AZ 85210

STROHM DAVID  
1445 S REVERE  
MESA, AZ 85210

STRYSKI KATHLEEN I/RONALD M TR  
1443 S REVERE ST  
MESA, AZ 85210

SUN QUORUM LLC  
PO BOX 1368  
CARLSBAD, CA 92018

SUNWIZE PROPERTY I LLC  
247 E KAIBAB DR  
CHANDLER, AZ 85249

TABOR ZACHARY C  
1348 S REVERE ST  
MESA, AZ 85210

TAPERNOUX LUCAS A  
1333 S REVERE DR  
MESA, AZ 85210

TORRES FRANCES  
942 W FRITO AVE  
MESA, AZ 85210

TOWLE STEVEN MICHAEL  
746 W GROVE CIR  
MESA, AZ 85202

TRAN SU Q  
930 W FRITO AVE  
MESA, AZ 85210

TREJO MANUEL NOE  
1037 S NINA DR  
MESA, AZ 85210

TREVIZO MARIA I  
1029 W FRITO  
MESA, AZ 85201

TURPIN JAMES/CAROLYN  
3931 E LEAH CT  
GILBERT, AZ 85234

TWEEDY OCHOA TRUST  
1346 S DATE  
MESA, AZ 85210

TYNOR WILLIAM E  
722 W GROVE CIR  
MESA, AZ 85210

URQUIDEZ BUENAVENTURA  
737 W GARNET AVE  
MESA, AZ 85210

UTLEY TAMMI A  
1302 S REVERE ST  
MESA, AZ 85210

VALQUINTO ANGEL F/FRITES  
SUSANA Z  
1049 W FRITO AVE  
MESA, AZ 85210

VAUGHN ROBERT  
758 W GROVE CIR  
MESA, AZ 85202

VENZEY ERIKA  
213 E STRAHAN DR  
TEMPE, AZ 85283

VERSTEEG MARCUS L  
707 W GARNET AVE  
MESA, AZ 85210

VILLA PROPERTIES LLC  
848 TOULON DR  
PACIFIC PALISADES, CA 90272

VINCENT JOHN T/RACHELE L  
8522 E ROOSEVELT ST  
SCOTTSDALE, AZ 85257

WAGNER ALICE M  
941 W FARMDALE AVE  
MESA, AZ 85202

WATSON FAMILY TRUST  
20522 E FIRESTONE DR  
QUEEN CREEK, AZ 85242

WEED CHAD/STACIE  
752 W GROVE CIR  
MESA, AZ 85210

WHITE FIG HOMES LLC  
2225 W PECOS RD SUITE 6  
CHANDLER, AZ 85224

WIEDEL KRISTINA H  
713 W GABLE AVE  
MESA, AZ 85210

WIERZGACZ WAYNE E  
3643 E MAIN ST  
MESA, AZ 85205

YOUSIF KHALID AWAD/ELAWAD  
ESLAM ABDALLA  
655 W FLOWER AVE  
MESA, AZ 85210

ZEFERINO GONZALO  
1042 S REVERE ST  
MESA, AZ 85210

QUEZADA PEDRO L/ROBLES ROSEANNE  
963 W FARMDALE AVE  
MESA AZ 85210

## Registered Neighborhood Associations and Homeowners Associations

Dobson Ranch  
David Jones  
2719 S Reyes  
Mesa, AZ 85202

Pace East II Homeowners Association  
Sue Manes  
1430 S Date  
Mesa, AZ 85210

Kleinman Park Neighborhood Association  
Scott Seufert  
1132 W Drummer  
Mesa, AZ 85210

Guerrero Park  
Shorty Morton  
455 S MacDonald  
Mesa, AZ 85204

Guerrero Park  
Irene Pine  
744 S Morris Cir A  
Mesa, AZ 85210

Park Place Association, Inc.  
Suzanne Johnson  
1326 W Juanita  
Mesa, AZ 85202

Park Place Association, Inc.  
Suzanne Johnson  
1501 W Jerome Ave  
Mesa, AZ 85202

Beall Park 2  
Roger Joyner  
1039 S Grand  
Mesa, AZ 85210

Country Village  
Melinda Ruiz  
1031 W Emerald Ave  
Mesa, AZ 85210

Dobson Woods  
Ryan Winkle  
911 W Jacinto Cir  
Mesa, AZ 85210

Dobson Woods  
Betsy Dyson  
2341 S Beverly St  
Mesa, AZ 85210

Powell Estates  
Dale Riley  
614 W Enid  
Mesa, AZ 85210

Adams Estate Neighborhood  
Rick Jackson  
1645 W Carol Ave  
Mesa, AZ 85202

Dobson Woods  
Francisco Heredia  
959 W Monte Ave  
Mesa, AZ 85210

City of Mesa  
Jared Archambault  
PO Box 1466 Ste. 750  
Mesa, AZ 85211-1466

City of Mesa  
Cynthia Ezcurra  
PO Box 1466 Ste. 250  
, 85211-1466

