

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3060
aarmstrong@beusgilbert.com

100119-15

February 5, 2018

VIA HAND DELIVERY

Wahid Alam, Planner II
City of Mesa Development & Sustainability Department
55 N. Center Street
Mesa, Arizona 85201

Re: Christopher Todd Communities at Ellsworth – Hearing Notification Materials
Case Number: ZON-17-00478
Location: Southwest corner of Ellsworth Road & University Drive
Acreage: Approximately 13 +/- Acres.

Dear Wahid,

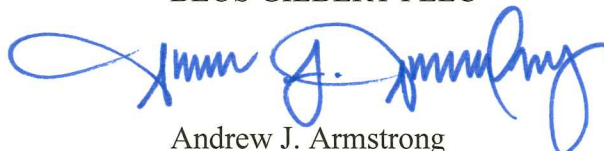
Per the upcoming Planning & Zoning Board Hearing scheduled for February 21, 2018, enclosed are the sealed notification letters indicating the upcoming hearing information, a completed Citizen Participation Report, and the completed Consent & Conditions Waiver of Land Use Claims. In addition, the site has been posted and the affidavit and photographs were emailed by Dynamite Sign Company today, February 5, 2018.

If you have any questions or need anything else, please feel free to contact me.

As always, thank you for your continued time and assistance.

Very truly yours,

BEUS GILBERT PLLC



Andrew J. Armstrong
Assistant Planning Consultant

Enclosures: As stated.

**Citizen Participation Report for “Christopher Todd Communities at Ellsworth”
Case: ZON17-00478**

Date: February 5, 2018

Purpose: This report provides the results of the implementation of the Citizen Participation Plan to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the proposed development. The site consists of approximately 12.77 gross acres located at the southwest corner of Ellsworth Drive and University Road. The application is for a rezoning for a PAD overlay from RM-4 to RM-4 PAD for a Multi-Family residential development.

Contact:

Andrew J. Armstrong, Beus Gilbert PLLC
701 N. 44th Street
Phoenix, AZ 85008
(480) 429-3060
aarmstrong@beusgilbert.com

Pre-Application Meeting:

The Pre-Application Meeting with the City of Mesa planning staff was held on June 5, 2017. Staff reviewed the application and provided a list of Neighborhood or Homeowners Associations to be contacted.

Outreach:

In discussions with Mesa staff, it was determined that a Neighborhood Meeting was not necessary in order to provide effective citizen participation in conjunction with the application. The following actions have been taken to provide opportunities to understand and address any real or perceived impacts the development that members of the community may have.

Initial Notification & Outreach:

- 1) A contact list for the first notification letter (*Attachment A*) was developed for citizens and agencies in this area including:
 - All registered Neighborhood Associations within one (1) mile.
 - Homeowner’s associations within one half (1/2) mile of the project.
 - Interested neighbors – Focused on 500 feet from site.
- 2) All persons listed on the contact list received a letter describing the project, site plan, and contact information for any future correspondence on January 9, 2018 (*Attachment B*).

Hearing Notification:

- 1) A contact list for the second notification letter (hearing letter) (*Attachment C*) was developed for citizens and agencies in this area including:
 - All registered Neighborhood Associations within a half (1/2) mile.
 - Homeowner's Associations within a half (1/2) mile of the project.
 - Property Owners – Focused on 1,000 feet from site.
- 2) All persons listed in the second notification contact list will receive a letter describing the project, site plan, contact information, and hearing date, time, and location. The sealed hearing letters were delivered to the City of Mesa Planning Department on February 5, 2018 (*Attachment D*).
- 3) The site was posted with two (2) signs along the frontages of Ellsworth Road and University Drive indicating the upcoming hearing information.

Results:

- To date, February 5, 2018 we have received a total of four (4) emails all in support of the project from nearby residents (*see attached emails – Attachment E*).
- We have been available by telephone but we have not received any phone calls or any other additional forms of correspondence from interested citizens, associations, or other parties regarding the project aside from the four (4) emails of support listed above with no concerns expressed, this report has no need to discuss how concerns were resolved or if any were not addressed.

Schedule:

Pre-Application Meeting – June 5, 2017

Application Submittal – November 13, 2017

Application Re-submittal – January 12, 2018

Citizen Participation Final Report Submitted – February 5, 2018

Planning & Zoning Board Hearing – February 21, 2018

Attachment A:
Outreach Notification List

Outreach Notification List - CTC on Ellsworth

Owner	Mailing Address	City	State	Zip
2014-3 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS	TX	75201
ALVAREZ JAIME L	9105 E AUBURN ST	MESA	AZ	85207
AMSPOKER LAUREN K	9120 E AUBURN ST	MESA	AZ	85207
ANNISON PAUL M/SUMMER K	9116 E AUBURN ST	MESA	AZ	85207
APACHE MANOR COMMUNITY ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
ARIZONA DEPT OF TRANSPORTATION	205 S 17TH AVE STE 612E	PHOENIX	AZ	85007-3212
BILLINGS BRADLEY	9112 E AUBURN ST	MESA	AZ	85207
BOUHABIB ELIE J/KOIKE KAYO	7722 E WILLET TA ST	MESA	AZ	85207
BUCUR ANDREI	59 LEEWARD DR	BRAMPTON	ON	L6S 5V8
CAMP RICHARD D/JODIE L	9131 E BOISE ST	MESA	AZ	85207
CARRIERI DONATO/PIERINA	9123 E BOISE ST	MESA	AZ	85207
CENTRAL SELF STORAGE INVESTORS VIII LTD PTSHP	1148 ALPINE	WALNUT CREEK	CA	94596
CHEROSKE RAY/LINDA	8437 E KEATS AVE	MESA	AZ	85209
CHIENG MAI	9154 E BOISE ST	MESA	AZ	85207
CONWAY ALLEN J/DIANE G	9129 E AUBURN ST	MESA	AZ	85207
COVARRUBIAS MICHAEL	127 N SIERRA HEIGHTS 69	MESA	AZ	85207
DACANAY ALEJANDRO A	9127 E BOISE ST	MESA	AZ	85207
ELSWORTH-UNIVERSITY L L C	5730 ECHO CANYON DR	PHOENIX	AZ	85018
ESPELIEN MAJEL	9149 E AUBURN ST	MESA	AZ	85207
FENG YAO/HUANG JIANYING	9115 BOISE ST	MESA	AZ	85207
FERRELL LORI E	9136 E AUBURN ST	MESA	AZ	85207
FIGUEROA ANTHONY	9104 W AUBURN ST	MESA	AZ	85207
GAGNON ERNEST/CELINE/GAIL	9137 E AUBURN ST	MESA	AZ	85207
GIULIANI SHIRLEY M	9148 E AUBURN ST	MESA	AZ	85207
GOBLET PAULA KAYE	9106 E BOISE ST	MESA	AZ	85207
GRAMMATICO MICHAEL/NICOLE	9122 E BOISE ST	MESA	AZ	85207
GUST DON A/LORRAINE M	9133 E AUBURN ST	MESA	AZ	85207
HADDEN STEPHEN P/NANCY E	9113 E AUBURN ST	MESA	AZ	85207
HARRIS SHAWN C	9132 E AUBURN ST	MESA	AZ	85207
JAMESON CYNDEE R/MCGUIRE ROY G/VIRGINIA	9135 E BOISE ST	MESA	AZ	85207
JAZIRI SWANLI TAN /MONCEF TR	5125 ELLSWORTH ST	SAN DIEGO	CA	92110
JONES CHERYL A	145 N SIERRA HEIGHTS	MESA	AZ	85207

JOY BENJAMIN A	9138 E BOISE ST	MESA	AZ	85207
JTB CAPITAL LLC	9053 E HOBART ST	MESA	AZ	85207
KASTAMA STEPHEN/CAREY J	9124 E AUBURN ST	MESA	AZ	85207
LIANG CHIYUNG	9140 E AUBURN ST	MESA	AZ	85207
MANN MELISSA S	9139 E BOISE ST	MESA	AZ	85207
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MONCIVAIZ DAVID	9143 E BOISE ST	MESA	AZ	85207
MORERO LENO JR/HEIDI	9150 E BOISE ST	MESA	AZ	85207
MULLIN CHRISTOPHER SHANE	133 N SIERRA HEIGHTS	MESA	AZ	85207
OLIVER LELAND CLARK/DULCE G	9102 E BOISE ST	MESA	AZ	85207
OVERKAMP RUSS E/JUNE C	9108 E AUBURN ST	MESA	AZ	85207
PALMER STANLEY L III/MERRY BETH	300 BROMLEY PL	BAINBRIDGE ISLAND	WA	98110
PETERSON KENNETH R/VIRGINIA M	9117 E AUBURN ST	MESA	AZ	85207
PISAPATI SYAMA S	9118 E BOISE ST	MESA	AZ	85207
PRIBULA CAROL DIANNE TR	9145 E AUBURN ST	MESA	AZ	85207
PRICE JOHN LEE/KEITH RYAN/NEIL JAMES	6502 N 81ST PL	SCOTTSDALE	AZ	85250
PROUDFIT ERIC	9109 E AUBURN ST	MESA	AZ	85207
QUIKTRIP CORPORATION	PO BOX 3475	TULSA	OK	74101-3475
ROBINS JACOB	9130 E BOISE ST	MESA	AZ	85207
RODIL FAMILY TRUST	7750 E BROADWAY RD UNIT 746	MESA	AZ	85208
RODRIGUEZ-GERMAN JULIO CESAR	9110 E BOISE ST	MESA	AZ	85207
ROGERS WILLIAM EDWARD/BARBARA ANN TR	9128 E AUBURN ST	MESA	AZ	85207
RR32 LLC	3304 N DELAWARE ST	CHANDLER	AZ	85225
RR38 LLC	3304 N DELAWARE	CHANDLER	AZ	85225
SIERRA HEIGHTS LLC	4711 E FALCON DR SUITE 312	MESA	AZ	85215
SIRLS MARY	9107 E BOISE ST	MESA	AZ	85207
SOLHEIM ERIC A/ANNA M	151 N SIERRA HEIGHTS	MESA	AZ	85207
TAH 2015-1 BORROWER LLC	PO BOX 6660	FOLSOM	CA	95763
THE TOMS PROPERTY LLLP/THE TOMS CAPITAL LLLP	116 N SUNRISE ST	MESA	AZ	85207-8218
TOMS PROPERTY LLLP LTD LIABILITY PTSHP	116 N SUNRISE ST	MESA	AZ	85207
UEBEL FAMILY TR/JACK AND SUSAN KANTOR LIV TR	235 N ELLSWORTH RD	MESA	AZ	85207
URIBE INDALECIO M	163 N SIERRA HEIGHTS	MESA	AZ	85207
VALENCIA HEIGHTS LLC	2505 ANTHEM VILLAGE DR NO E-580	HENDERSON	NV	89052
VASTERLING LESLIE/KIMBERELY D	9126 E BOISE ST	MESA	AZ	85207

VILLALOBOS REYMUNDO M/SUSANA A	9103 E BOISE ST	MESA	AZ	85207
WOOD JULIE KAY	9121 E AUBURN ST	MESA	AZ	85207
YAGER KIIRA A	157 N SIERRA HEIGHTS	MESA	AZ	85207
United Neighborhoods of Mesa East	713 S Canfield	Mesa	AZ	85208
Crystal Manor HOA	PO Box 30730	Mesa	AZ	85275
Sonora Parke	9236 E El Paso	Mesa	AZ	85207
University Manor Homeowners Assoc.	9732 E Baltimore Circle	Mesa	AZ	85207
Mystic Heights	8817 E Colby Circle	Mesa	AZ	85207
Sonoran Village HOA	PO Box 14479	Mesa	AZ	85216
Oasis Verde HOA	9452 E Fairway Circle	Mesa	AZ	85207
Adobe Corners Homeowner's Association	565 W CHANDLER BLVD #115	Chandler	AZ	85255
Ashley Heights HOA	4645 E COTTON GIN LOOP	Phoenix	AZ	85040
Broadway Heights HOA	21448 N 75TH AVE # 6	Glendale	AZ	85308
Desert Heights HOA	7255 E HAMPTON AVE STE 101	Mesa	AZ	85209
Falcon Ridge at Signal Butte HOA	1901 E UNIVERSITY DR STE 440	Mesa	AZ	85203
Lost Dutchman Villas HOA	2733 N POWER RD STE 102 PMB 160	Mesa	AZ	85215
Sonoran Village II HOA	21448 N 75TH AVE #6	Glendale	AZ	85308
Stone Ridge Community HOA	7255 E HAMPTON AVE SUITE 101	Mesa	AZ	85209
Vista Mesa HOA	21448 N 75TH AVE # 6	Mesa	AZ	85308
Sienna Estates HOA	4135 S. POWER RD., #122	Mesa	AZ	85212
Wynstone Crossing HOA	16625 S DESERT FOOTHILLS PKWY	Phoenix	AZ	85048
Wahid Alam, City of Mesa - Planning Dept.	55 N. Center Street	Mesa	AZ	85201

Attachment B:
Outreach Notification Letter

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3060
aarmstrong@beusgilbert.com

100119-15

January 9, 2018

VIA U.S. MAIL

Re: Southwest Corner of University Drive & Ellsworth Road
"Christopher Todd Communities at Ellsworth"
PAD Overlay Zoning Application Filed
(Case: ZON17-00478)

Dear Property Owner, Resident, or Homeowner's Association:

You are receiving this notice because you are shown on County Records as a property owner within 500 feet of the above referenced site. The purpose of this letter is to inform you that we have recently filed a rezoning application with the City of Mesa for the referenced site, currently zoned as RM-4, multi-family. (*See attached aerial location map, proposed site plan, and proposed elevations.*)

The parcel is physically bifurcated by existing high voltage power lines, and the southern portion, consisting of 12.22 acres, is proposed to be "Christopher Todd Communities at Ellsworth" (CTC at Ellsworth). CTC at Ellsworth consists of 145 total units for a gross density of 12.77 dwelling units per acre, which will work as a transition and buffer for the existing single-family residential subdivision to the south.

Our request is for a PAD (*Planned Area Development*) overlay to allow modified development standards for a unique new multi-family residential development. The request is necessary as the traditional City of Mesa development standards for multi-family are not applicable to this unique development product. Proposed deviations include reduced setbacks and building separations but also propose restrictions for single-story structures and a total unit count of less than half of what could be built on this property under the current zoning.

CTC at Ellsworth is a unique proposal consisting of a mixture of one and two bedroom rental homes which are all single-story and function less like a traditional apartment complex and more like a grouping of attached and detached single family homes. The use is akin to a compact single family subdivision with centralized common amenities. Each home within the development offers a small private backyard, similar to a single family home, but will be maintained by the site manager, just like the remainder of the property. The product will fill a niche market for those Mesa renters who do not need the size of a single-family home or that do not want the traditional apartment experience with a loud neighbor above or below them.

Hearings have not been set, you will receive a subsequent letter with hearing information.

The City of Mesa has assigned this case to Wahid Alam of the Planning Division staff. He can be reached at (480) 644-4933 should you have any questions regarding the rezoning process.

I would also be happy to answer any questions that you may have regarding this proposal. You may reach me at either of the following ways; telephone: (480) 429-3060, e-mail: aarmstrong@beusgilbert.com, or by fax: (480) 429-3100.

Very truly yours,

BEUS GILBERT PLLC

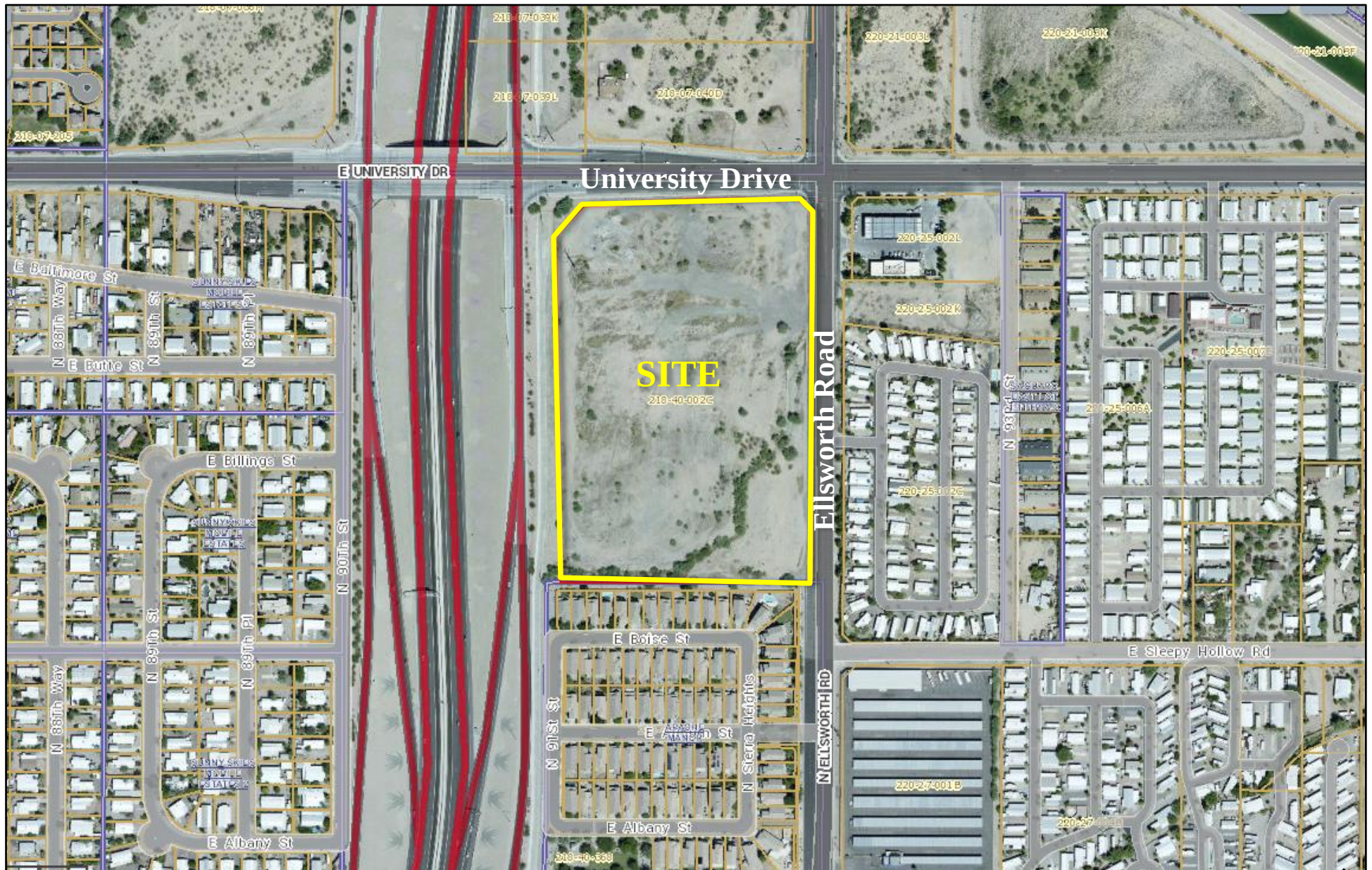


Andrew J. Armstrong
Assistant Planning Consultant

Attachments: Aerial Location Map
Proposed Site Plan
Proposed Elevations

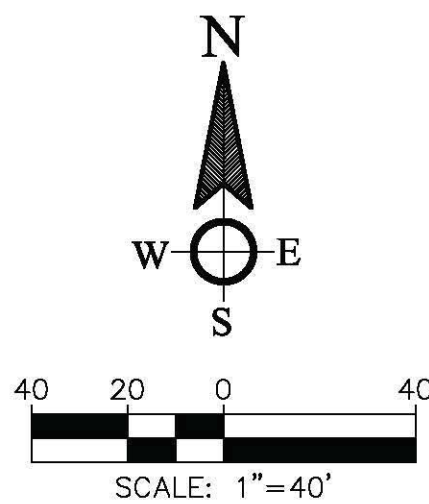
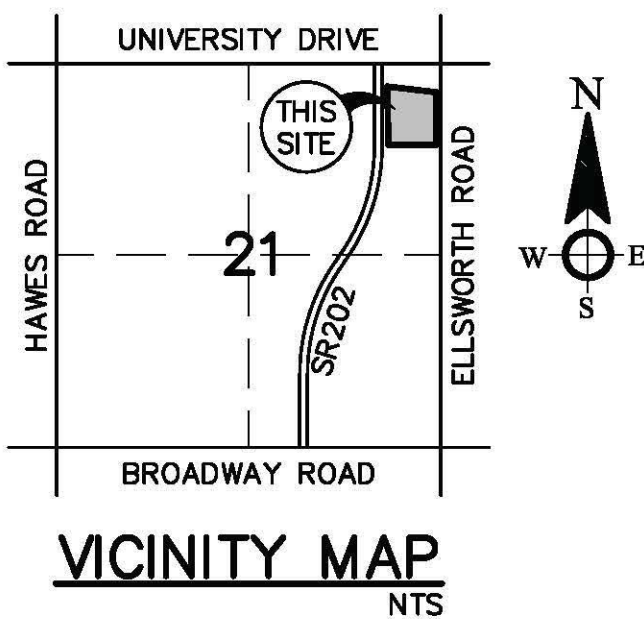
“Christopher Todd Communities at Ellsworth”

Southwest corner of University Drive & Ellsworth Road



U:\Vida\1907A\1959.17\LA\Graphics\DWG\1959.17-Preliminary

- HANDICAP PARKING
- ONE BEDROOM
- TWO BEDROOM



WestLand Resources

2020 N. Central Avenue

Suite 695

Phoenix, Arizona 85004

(602) 888-7000



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	
SMALL TREES			
	<i>Bauhinia congesta</i>	White Orchid Tree	
	<i>Lysiloma watsonii</i>	Featherbush	
	<i>Chitalpa tashkentensis</i>	Chitalpa	
MEDIUM TREES			
	<i>Chilopsis linearis</i>	Desert Willow-Dazzlewine	
	'Lopur' PPAF Dazzlewine		
	<i>Jacaranda mimosifolia</i>	Jacaranda	
	<i>Parkinsonia praecox</i>	Palo Brea	
	<i>Phoenix dactylifera</i>	Date Palm	
LARGE TREES			
	<i>Ficus microcarpa</i>	Indian Laurel Fig	
	<i>Pistacea Chinensis</i>	Red Push Pistache	
	'RED PUSH'		
	<i>Ulmus parvifolia sempervirens</i>	Chinese Evergreen Elm	
SMALL SHRUBS			
	<i>Carissa macrocarpa</i>	Prostrate Natal Plum	
	'Prostrata'		
	<i>Euphorbia rigida</i>	Gopher Plant	
	<i>Gaura lindheimeri</i> 'Whirling Butterflies'	White Gaura	
	<i>Justicia brandegeana</i>	Shrimp Plant	
	<i>Ruellia brittoniana</i> 'Katie'	British Ruellia	
MEDIUM SHRUBS			
	<i>Bougainvillea x Torch Glow</i>	Torch Glow Bush Bougainvillea	
	<i>Eremophila maculata</i>	Valentine Bush	
	<i>Justicia spicigera</i>	Mexican Honeysuckle	
	<i>Nerium oleander</i> 'Petite Salmon'	Petite Salmon Oleander	
LARGE SHRUBS			
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	
	<i>Tacoma x 'Orange Jubilee'</i>	Orange Jubilee Yellow Bells	
	<i>Dodonea viscosa</i>	Hopbush	
ACCENTS			
	<i>Agave Ocahui</i>	Ocahui Agave	
	<i>Aloe barbadensis</i>	Barbados Aloe	
	<i>Asclepias subulata</i>	Desert Milkweed	
	<i>Cereus peruvianus</i>	Peruvian Apple Cactus	
	<i>Dasyllirion acrotriche</i>	Green Spoon	
	<i>Hesperaloe parviflora</i>	Red Yucca	
	<i>Lophocereus schottii monstrose</i>	Totem Pole Cactus	
	<i>Pedilanthus macrocarpus</i>	Slipper Flower	
	<i>Cycas revoluta</i>	Sago Palm	
SMALL GROUND COVERS			
	<i>Dalea capitata</i>	Lemon Dalea	
	<i>Bulbine frutescens</i>	Orange Stalked Bulbine	
	'Orange'		
	<i>Lantana camara</i>	New Gold Lantana	
	'New Gold'		
	<i>Myoporum parvifolium</i>	Myoporum	
LARGE GROUND COVERS			
	<i>Acacia redolens</i> 'Desert Carpet'	Desert Carpet Acacia	
	<i>Baccharis pilularis</i>	Dwarf Coyote Bush	
	'Starn Thompson'		
3/4" Minus Decomposed Granite Hybrid Bermuda Turf Grass 1 1/2" Angular Landscape Rock NOTE: All plantings to be irrigated by an automated underground irrigation system.			

CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH

PRELIMINARY LANDSCAPE PLAN

DISCLAIMER:
THESE DOCUMENTS PROVIDE DESIGN INTENT ONLY AND ARE NOT
TO BE USED FOR CONSTRUCTION. THE REGISTERED ARCHITECTURAL SET OF
DRAWINGS, SPECIFICATIONS, AND SCHEDULES SHALL BE THE BASIS FOR
CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER
INSTALLATION AND MAINTENANCE OF THE FINISHES.
THESE DOCUMENTS ARE THE PROPERTY OF CREATIVE LICENSE
INTERNATIONAL AND SHALL BE RETURNED TO THE FIRM UPON
COMPLETION OF THE PROJECT.

CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME: CTC - CRAFTSMAN COLOR SELECTION
PROJECT LOCATION: _____
SHEET NAME: SCHEMES - COLORS & MATERIALS



REVISIONS:	
INSTALL DATE:	
SCALE:	
DATE:	05-04-17
JOB NUMBER:	-
DRAWN BY:	CAC
PM:	000
AE:	000
SHEET:	



1 BEDROOM

SCHEME 01



2 BEDROOM



1 BEDROOM

SCHEME 02



2 BEDROOM



1 BEDROOM

SCHEME 03



2 BEDROOM

Attachment C:
Hearing Notification List

Hearing Notification List (February 5, 2018)

8944 E BILLINGS LLC	PO BOX 11047	TEMPE	AZ	85284
ALVAREZ JAIME L	9105 E AUBURN ST	MESA	AZ	85207
AMSPOKER LAUREN K	9120 E AUBURN ST	MESA	AZ	85207
ANNISON PAUL M/SUMMER K	9116 E AUBURN ST	MESA	AZ	85207
APACHE MANOR COMMUNITY ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
ARIZONA DEPT OF TRANSPORTATION	205 S 17TH AVE STE 612E	PHOENIX	AZ	85007-3212
ARIZONA STATE OF	301 W JEFFERSON ST 10TH FL	PHOENIX	AZ	85003
BAKER CLIFFORD D/LEONA M TR	324 N 90TH ST	MESA	AZ	85207
BALDWIN ARLEN R/CHERYL S	22892 W TWILIGHT TRL	BUCKEYE	AZ	85326-7819
BANDT MICHAEL A	1101 4TH ST NW	WATERTOWN	SD	57201-1312
BARTNETT ALEXANDER JAMES	9232 E ADOBE RD	MESA	AZ	85207
BEAN ROGER/KOREN	316 N 90TH ST	MESA	AZ	85207
BELDEN GARY KING	8931 E BUTTE ST	MESA	AZ	85207
BENEDETTO WALTER H/JOAN L TR	43416 N SHANE AVE	QUEEN CREEK	AZ	85140
BERO HALA	1056 ELM AVE NO 5	GLENDALE	CA	91201
BERUMEN JESUS JOSE	121 N 89TH PL	MESA	AZ	85207
BEST STEVE	761 N MONTEREY ST 106	GILBERT	AZ	85233
BETTER NEIGHBORHOODS LLC	261 E SHERRI DR	GILBERT	AZ	85296
BILLINGS BRADLEY	9112 E AUBURN ST	MESA	AZ	85207
BLAIR MICHAEL ALAN JR/BLAIR HEELAN REBECCA A	221 N 89TH PL	MESA	AZ	85207
BLUM TRAVIS A/PECO ELIZABETH C	119 N SIERRA HEIGHTS	MESA	AZ	85207-7852
BOEHLEN MARY	107 N 89TH PL	MESA	AZ	85207
BOUHABIB ELIE J/KOIKE KAYO	7722 E WILLET TA ST	MESA	AZ	85207
BROOKS BENJAMIN W BROCK	215 N 89TH PL	MESA	AZ	85207
BROOKS STACY R/MOORMAN MONTY R/DEBBIE L	9114 E ALBANY ST	MESA	AZ	85207
BRYANT JOSHUA M	8938 E BILLINGS ST	MESA	AZ	85207
BUCUR ANDREI	59 LEEWARD DR	BRAMPTON	ON	L6S 5V8
BURCH DARLENE S	116 N 90TH ST	MESA	AZ	85207
CABALLERO GILBERTO/SOCCORO M	105 N 87TH PL	MESA	AZ	85207
CAMP RICHARD D/JODIE L	9131 E BOISE ST	MESA	AZ	85207
CAMPBELL BRUCE/VICKI	1512 HILLTOP DR	LOVELAND	CO	80537
CAMPOS MARTHA	9126 E ALBANY ST	MESA	AZ	85207

CANNING JON R	102 N 89TH ST	MESA	AZ	85207
CAREGA RAFAEL	2227 N 89TH PL	MESA	AZ	85037
CARRIERI DONATO/PIERINA	9123 E BOISE ST	MESA	AZ	85207
CASALETTA CHRISTOPHER	9141 E ALBANY ST	MESA	AZ	85207
CENTRAL SELF STORAGE INVESTORS VIII LTD PTHF	1148 ALPINE	WALNUT CREEK	CA	94596
CERVANTES MONICA	3808 W FALLEN LEAF LN	GLENDALE	AZ	85310-3315
CHB ENTERPRISES LLC	2606 N HALL CIR	MESA	AZ	85203
CHEROSKE RAY/LINDA	8437 E KEATS AVE	MESA	AZ	85209
CHIENG MAI	9154 E BOISE ST	MESA	AZ	85207
CHIOVATERO DIANE	108 N 90TH ST	MESA	AZ	85207
CHURCH BRYAN P/RANA H TR	493 WILLIAMS ST	FOLSOM	CA	95360
COCHRAN ROBERTA A	8920 E BILLINGS ST	MESA	AZ	85207
COLLIER EDWARD	232 N 89TH PLACE	MESA	AZ	85207
CONWAY ALLEN J/DIANE G	9129 E AUBURN ST	MESA	AZ	85207
COOK JAMES R/BROOKE T	9145 E ALBANY ST	MESA	AZ	85207
COVARRUBIAS MICHAEL	127 N SIERRA HEIGHTS 69	MESA	AZ	85207
CRAWFORD BRIAN	7714 E EMELITA AVE	MESA	AZ	85208
CRAWFORD BRIAN JAMES	7714 E EMILTA AVE	MESA	AZ	85208
DACANAY ALEJANDRO A	9127 E BOISE ST	MESA	AZ	85207
DAVID AND SANDRA CRAWFORD REVOCABLE TRUS	924 N LAKE DR	WATERTOWN	SD	57201
DAVIS JERRY	1950 N 66TH LN	MESA	AZ	85205
DUNN DAVID	133 N 89TH PL	MESA	AZ	85207
EBNET DAVID/JOSEPHINE	238 HAMPSHIRE DR	HOYT LAKES	MN	55750
ELSWORTH-UNIVERSITY L L C	5730 ECHO CANYON DR	PHOENIX	AZ	85018
ENGBRECHT DONALD L	517 MARILYN DR	MANDAN	ND	58554
ENRIQUEZ MAURICIO	2025 E DON CARLOS AVE	TEMPE	AZ	85281
ERICKSON ROGER W ESTATE OF	220 N 89TH PL	MESA	AZ	85207
ERICKSON TODD L	8915 E BILLINGS ST	MESA	AZ	85207-7819
ERICKSON TODD L	PO BOX 309	MESA	AZ	85211-0309
ERICKSON TODD L/BRUCE R	8915 E BILLINGS ST	MESA	AZ	85207
ERNEST G AND LISA I LANNET DECL OF TRUST	PO BOX 110821	ANCHORAGE	AK	99511
ESPELIEN MAJEL	9149 E AUBURN ST	MESA	AZ	85207
ESTES EVELYN B/EDWARD J	315 N 89TH ST	MESA	AZ	85207
FENG YAO/HUANG JIANYING	9115 BOISE ST	MESA	AZ	85207

FERRELL LORI E	9136 E AUBURN ST	MESA	AZ	85207
FIGUEROA ANTHONY	9104 W AUBURN ST	MESA	AZ	85207
FINSTROM FAMILY TRUST	501 WASHINGTON AVE NE	FERTILE	MN	56540
FOURNIER SOPHIA	130 N 89TH PL	MESA	AZ	85207
FREEMAN JEFFREY J	PO BOX 4785	APACHE JUNCTION	AZ	85178
FULSOME KEVIN D/SUSAN E TR	955 S PALO VERDE ST	MESA	AZ	85208
GAGNON ERNEST/CELINE/GAIL	9137 E AUBURN ST	MESA	AZ	85207
GIULIANI SHIRLEY M	9148 E AUBURN ST	MESA	AZ	85207
GOBLET PAULA KAYE	9106 E BOISE ST	MESA	AZ	85207
GRAFFA TODD/LISA	255 N 100TH WAY	MESA	AZ	85207
GRAMMATICO MICHAEL/NICOLE	9122 E BOISE ST	MESA	AZ	85207
GREEN ORVILLE O/BETTY J	134 N 90TH ST	MESA	AZ	85207
GUERRERO-BRISENO CLAUDIA/GUERRERO NORBE	231 N 86TH PL	MESA	AZ	85207
GUHR LARRY	146 N 90TH ST	MESA	AZ	85207
GUST DON A/LORRAINE M	9133 E AUBURN ST	MESA	AZ	85207
HADDEN STEPHEN P/NANCY E	9113 E AUBURN ST	MESA	AZ	85207
HALE BRUCE N/ANITA J	101 N 89TH PL	MESA	AZ	85207
HARRACKSINGH YVONNE	853 W KNOWLES CIR	MESA	AZ	85210
HARRIS SHAWN C	9132 E AUBURN ST	MESA	AZ	85207
HARVEY TIMOTHY LEO	6818 SE LAKE BLVD	LAKE NEBAGAMON	WI	54849
HENSLEY GARY	208 N 90TH ST	MESA	AZ	85207
HUNT HIROKO/BRADY GRAINGER	700 W UNIVERSITY DR UNIT 242	TEMPE	AZ	85281
IBARRA MARIA C/OCHOA GONZALO	228 N 90TH ST	MESA	AZ	85207
JAMESON CYNDEE R/MCGUIRE ROY G/VIRGINIA	9135 E BOISE ST	MESA	AZ	85207
JAZIRI SWANLI TAN /MONCEF TR	5125 ELLSWORTH ST	SAN DIEGO	CA	92110
JCN 7 RENTAL PROPERTIES LLC	5345 E MCLELLAN RD SUITE 101	MESA	AZ	85205
JCN RENTAL PROPERTIES 2 LLC	5345 E MCCLELLAN UNIT 101	MESA	AZ	85205
JONES BEVERLY A/WALLES RHONDA	235 N 89TH PL	MESA	AZ	85207
JONES CHERYL A	145 N SIERRA HEIGHTS	MESA	AZ	85207
JONES JERRY L/SHENLA	1719 E MCLELLAN RD	MESA	AZ	85203
JORCZAK DAWN L	8932 E BILLINGS ST	MESA	AZ	85207
JOY BENJAMIN A	9138 E BOISE ST	MESA	AZ	85207
JTB CAPITAL LLC	9053 E HOBART ST	MESA	AZ	85207
JUHL BRIAN	8937 E BUTTE ST	MESA	AZ	85207

KARNO NORTON S/SILVER SPUR LLC	385 CLINTON ST	COSTA MESA	CA	92626
KASTAMA STEPHEN/CAREY J	9124 E AUBURN ST	MESA	AZ	85207
KNIGHT SHERRI	316 N 89TH PL	MESA	AZ	85207
KOCHIS CHERYL A	242 N 90TH ST	MESA	AZ	85207
KUBES RANDY J	241 N 89TH PL	MESA	AZ	85207
LAIACANO JASON A/KELLY M	9155 E ALBANY ST	MESA	AZ	85207
LIANG CHYUNG	9140 E AUBURN ST	MESA	AZ	85207
LOCKE WILLIAM B/MICHELE	8943 E BUTTE ST	MESA	AZ	85207
MACIAS MARIANO/TERWILLIGER REBECCA	9142 E ALBANY ST	MESA	AZ	85207
MANN MELISSA S	9139 E BOISE ST	MESA	AZ	85207
MARICOPA COUNTY DEPT OF TRANSPORTATION	2901 W DURANGO ST	PHOENIX	AZ	85009-6398
MARS PROPERTIES	140 RIVERSIDE BLVD APT 924	NEW YORK	NY	10069
MCKENDRICK KELLY R/CHRISTINA	4574 E JUANITA AVE	GILBERT	AZ	85234
MEADE TERRY A	201 N 89TH PL	MESA	AZ	85207
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MINER SANDY L/ANNA J TR	9110 E ALBANY ST	MESA	AZ	85207
MINTON ENTERPRISES LLC	2129 E MINTON ST	MESA	AZ	85213
MONCIVAIZ DAVID	9143 E BOISE ST	MESA	AZ	85207
MOORE DEBRA A/LEO R JR	8908 E COOPER VALLEY LN	SUN LAKES	AZ	85248
MOOSE TRACKS II LLC	10755 SCRIPPS POWAY PKWY 490	SAN DIEGO	CA	92131
MORERO LENO JR/HEIDI	9150 E BOISE ST	MESA	AZ	85207
MORGA REYNALDO/CONNIE	8926 BILLINGS ST UNIT 4	MESA	AZ	85207
MULLIN CHRISTOPHER SHANE	133 N SIERRA HEIGHTS	MESA	AZ	85207
MUNGER VERA	216 N 90TH ST	MESA	AZ	85207
OLIVER LELAND CLARK/DULCE G	9102 E BOISE ST	MESA	AZ	85207
OLSON SHERMAN/JUDY F	146 N 89TH PL	MESA	AZ	85207
OVERKAMP RUSS E/JUNE C	9108 E AUBURN ST	MESA	AZ	85207
PALMER STANLEY L III/MERRY BETH	300 BROMLEY PL	BAINBRIDGE ISLAND	WA	98110
PATS FAMILY TRUST	9118 E ALBANY ST	MESA	AZ	85207
PETERSON KENNETH R/VIRGINIA M	9117 E AUBURN ST	MESA	AZ	85207
PISAPATI SYAMA S	9118 E BOISE ST	MESA	AZ	85207
PRIBULA CAROL DIANNE TR	9145 E AUBURN ST	MESA	AZ	85207
PRICE JOHN LEE/KEITH RYAN/NEIL JAMES	6502 N 81ST PL	SCOTTSDALE	AZ	85250
PROUDFIT ERIC	9109 E AUBURN ST	MESA	AZ	85207

QUIKTRIP CORPORATION	PO BOX 3475	TULSA	OK	74101-3475
RED MOUNTAIN ASSET FUND I LLC	1234 E 17TH ST	SANTA ANA	CA	92701
RLO LIVING TRUST	8751 E NORA ST	MESA	AZ	85207
ROBINS JACOB	9130 E BOISE ST	MESA	AZ	85207
RODIL FAMILY TRUST	7750 E BROADWAY RD UNIT 746	MESA	AZ	85208
RODRIGUEZ-GERMAN JULIO CESAR	9110 E BOISE ST	MESA	AZ	85207
ROGERS WILLIAM EDWARD/BARBARA ANN TR	9128 E AUBURN ST	MESA	AZ	85207
ROMERO EULOGIO/GLORIA	207 N 89TH PL	MESA	AZ	85207
RR32 LLC	3304 N DELAWARE ST	CHANDLER	AZ	85225
SAGUARO EAST SUBDIVISION HOME OWNERS ASS	519 N MAPLE ST	MESA	AZ	85205
SANJA TRUST	111 N SIERRA HEIGHTS	MESA	AZ	85207
SBICCA PROPERTIES LLC	2895 LORRAINE RD	SAN MARINO	CA	91108
SCHROEDER CHARLES O	323 N 89TH ST	MESA	AZ	85207
SCHWIN ROBERT S/LOYDEA A	231 N 89TH ST	MESA	AZ	85207
SIERRA HEIGHTS LLC	4711 E FALCON DR SUITE 312	MESA	AZ	85215
SILVER SPUR RANCH MHP LLC	6626 W STEVENS LN	HIGHLAND	UT	84003
SIMPSON BOYLSTON BERNARD/SERENITY M	3115 AVENUE I APT 6N	BROOKLYN	NY	11210
SIMS ELAINE J	324 N 89TH PL	MESA	AZ	85207
SIRLS MARY	9107 E BOISE ST	MESA	AZ	85207
SOLHEIM ERIC A/ANNA M	151 N SIERRA HEIGHTS	MESA	AZ	85207
SOSA MIGUEL/NICOLA K	208 N 89TH PL	MESA	AZ	85207
STOLTZ JOHN A/JENNIFER C	9302 E SLEEPY HOLLOW RD	MESA	AZ	85207
SUNBERG STACH SANDIE	8951 E BUTTE ST	MESA	AZ	85207
TAH 2015-1 BORROWER LLC	PO BOX 6660	FOLSOM	CA	95763
THE TOMS PROPERTY LLLP/THE TOMS CAPITAL LLL	116 N SUNRISE ST	MESA	AZ	85207-8218
THOMAS WILLIAM R	9150 E ALBANY ST	MESA	AZ	85207
THOMPSON ELI/LEE ANN	115 N SIERRA HEIGHTS	MESA	AZ	85207
THOMPSON LESTER/DENISE	25715 N 153RD AVE	SURPRISE	AZ	85387
THOMPSON MICHAEL R	9146 E ALBANY ST	MESA	AZ	85207
THR PHOENIX LP	1717 MAIN ST SUITE 2000	DALLAS	TX	75201
TIEMAN JILL MCCARRON	9137 E ALBANY ST	MESA	AZ	85207
TOLLY SUE	8906 E BILLINGS ST	MESA	AZ	85207
TOMS PROPERTY LLLP LTD LIABILITY PTSHP	116 N SUNRISE ST	MESA	AZ	85207
TORRES JESSICA A	9134 E ALBANY ST	MESA	AZ	85207

TUCKER DAVID LOYD	43 N BARKLEY ST	MESA	AZ	85203
UEBEL FAMILY TR/JACK AND SUSAN KANTOR LIV T	235 N ELLSWORTH RD	MESA	AZ	85207
URIBE INDALECIO M	163 N SIERRA HEIGHTS	MESA	AZ	85207
VALENCIA HEIGHTS LLC	2505 ANTHEM VILLAGE DR NO E-580	HENDERSON	NV	89052
VASTERLING LESLIE/KIMBERELY D	9126 E BOISE ST	MESA	AZ	85207
VILLALOBOS REYMUNDO M/SUSANA A	9103 E BOISE ST	MESA	AZ	85207
VILLALPANDO JOSE	20804 E EXCELSIOR AVE	QUEEN CREEK	AZ	85242
W M GRACE DEVELOPMENT CO	6925 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
WALSH SAM/SHAYE	9122 E ALBANY ST	MESA	AZ	85207
WEATHERFORD LONNIE/JOAN	306 N 90TH ST	MESA	AZ	85207
WEEKS RANDALL L/LISA D	8958 E BALTIMORE ST	MESA	AZ	85207
WHITE CURTIS L	8015 SHANTUNG DR	SANTEE	CA	92071
WMG-CCI NORWALK LLC	6925 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
WOOD JULIE KAY	9121 E AUBURN ST	MESA	AZ	85207
WRIGHT JEFFREY R/AMY L	1751 N CERISE CIR	MESA	AZ	85207
YAGER KIIRA A	157 N SIERRA HEIGHTS	MESA	AZ	85207
ZI HUA LLC	P O BOX 37	MESA	AZ	85211
United Neighborhoods of Mesa East	713 S Canfield	Mesa	AZ	85208
Crystal Manor HOA	PO Box 30730	Mesa	AZ	85275
Sonora Parke	9236 E El Paso	Mesa	AZ	85207
University Manor Homeowners Assoc.	9732 E Baltimore Circle	Mesa	AZ	85207
Mystic Heights	8817 E Colby Circle	Mesa	AZ	85207
Sonoran Village HOA	PO Box 14479	Mesa	AZ	85216
Oasis Verde HOA	9452 E Fairway Circle	Mesa	AZ	85207
Adobe Corners Homeowner's Association	565 W CHANDLER BLVD #115	Chandler	AZ	85255
Ashley Heights HOA	4645 E COTTON GIN LOOP	Phoenix	AZ	85040
Broadway Heights HOA	21448 N 75TH AVE # 6	Glendale	AZ	85308
Desert Heights HOA	7255 E HAMPTON AVE STE 101	Mesa	AZ	85209
Falcon Ridge at Signal Butte HOA	1901 E UNIVERSITY DR STE 440	Mesa	AZ	85203
Lost Dutchman Villas HOA	2733 N POWER RD STE 102 PMB 160	Mesa	AZ	85215
Sonoran Village II HOA	21448 N 75TH AVE #6	Glendale	AZ	85308
Stone Ridge Community HOA	7255 E HAMPTON AVE SUITE 101	Mesa	AZ	85209
Vista Mesa HOA	21448 N 75TH AVE # 6	Mesa	AZ	85308
Sienna Estates HOA	4135 S. POWER RD., #122	Mesa	AZ	85212

Wynstone Crossing HOA	16625 S DESERT FOOTHILLS PKWY	Phoenix	AZ	85048
Wahid Alam, City of Mesa - Planning Dept.	55 N. Center Street	Mesa	AZ	85201

Address or Intersection

Search By

Using the Mouse What I Know Buffer Results

Features selected: 203

218-07-036M

Owner: MARS PROPERTIES
 Property Address: 8950 E DECATUR RD MESA 85207
 Mailing Address: 140 RIVERSIDE BLVD APT 924 NEW YORK NY 10069
 Latitude: 33.42385022076139
 Longitude: -111.63812139900305

218-07-038A

Owner: ELSWORTH-UNIVERSITY L L C
 Property Address:
 Mailing Address: 5730 ECHO CANYON DR PHOENIX AZ 85018
 Latitude: 33.42508711698984
 Longitude: -111.63488767911929

Map labels: E UNIVERSITY DR, E Baltimore St, E Butler St, E Billings St, E Albany St, E Sleepy Hollow Rd, E Boise St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 91st St, N 92nd St, N 93rd St, N 94th St, N 95th St, N 96th St, N 97th St, N 98th St, N 99th St, N 100th St, N 101st St, N 102nd St, N 103rd St, N 104th St, N 105th St, N 106th St, N 107th St, N 108th St, N 109th St, N 110th St, N 111th St, N 112th St, N 113th St, N 114th St, N 115th St, N 116th St, N 117th St, N 118th St, N 119th St, N 120th St, N 121st St, N 122nd St, N 123rd St, N 124th St, N 125th St, N 126th St, N 127th St, N 128th St, N 129th St, N 130th St, N 131st St, N 132nd St, N 133rd St, N 134th St, N 135th St, N 136th St, N 137th St, N 138th St, N 139th St, N 140th St, N 141st St, N 142nd St, N 143rd St, N 144th St, N 145th St, N 146th St, N 147th St, N 148th St, N 149th St, N 150th St, N 151st St, N 152nd St, N 153rd St, N 154th St, N 155th St, N 156th St, N 157th St, N 158th St, N 159th St, N 160th St, N 161st St, N 162nd St, N 163rd St, N 164th St, N 165th St, N 166th St, N 167th St, N 168th St, N 169th St, N 170th St, N 171st St, N 172nd St, N 173rd St, N 174th St, N 175th St, N 176th St, N 177th St, N 178th St, N 179th St, N 180th St, N 181st St, N 182nd St, N 183rd St, N 184th St, N 185th St, N 186th St, N 187th St, N 188th St, N 189th St, N 190th St, N 191st St, N 192nd St, N 193rd St, N 194th St, N 195th St, N 196th St, N 197th St, N 198th St, N 199th St, N 200th St, N 201st St, N 202nd St, N 203rd St, N 204th St, N 205th St, N 206th St, N 207th St, N 208th St, N 209th St, N 210th St, N 211st St, N 212nd St, N 213rd St, N 214th St, N 215th St, N 216th St, N 217th St, N 218th St, N 219th St, N 220th St, N 221st St, N 222nd St, N 223rd St, N 224th St, N 225th St, N 226th St, N 227th St, N 228th St, N 229th St, N 230th St, N 231st St, N 232nd St, N 233rd St, N 234th St, N 235th St, N 236th St, N 237th St, N 238th St, N 239th St, N 240th St, N 241st St, N 242nd St, N 243rd St, N 244th St, N 245th St, N 246th St, N 247th St, N 248th St, N 249th St, N 250th St, N 251st St, N 252nd St, N 253rd St, N 254th St, N 255th St, N 256th St, N 257th St, N 258th St, N 259th St, N 260th St, N 261st St, N 262nd St, N 263rd St, N 264th St, N 265th St, N 266th St, N 267th St, N 268th St, N 269th St, N 270th St, N 271st St, N 272nd St, N 273rd St, N 274th St, N 275th St, N 276th St, N 277th St, N 278th St, N 279th St, N 280th St, N 281st St, N 282nd St, N 283rd St, N 284th St, N 285th St, N 286th St, N 287th St, N 288th St, N 289th St, N 290th St, N 291st St, N 292nd St, N 293rd St, N 294th St, N 295th St, N 296th St, N 297th St, N 298th St, N 299th St, N 300th St, N 301st St, N 302nd St, N 303rd St, N 304th St, N 305th St, N 306th St, N 307th St, N 308th St, N 309th St, N 310th St, N 311st St, N 312nd St, N 313rd St, N 314th St, N 315th St, N 316th St, N 317th St, N 318th St, N 319th St, N 320th St, N 321st St, N 322nd St, N 323rd St, N 324th St, N 325th St, N 326th St, N 327th St, N 328th St, N 329th St, N 330th St, N 331st St, N 332nd St, N 333rd St, N 334th St, N 335th St, N 336th St, N 337th St, N 338th St, N 339th St, N 340th St, N 341st St, N 342nd St, N 343rd St, N 344th St, N 345th St, N 346th St, N 347th St, N 348th St, N 349th St, N 350th St, N 351st St, N 352nd St, N 353rd St, N 354th St, N 355th St, N 356th St, N 357th St, N 358th St, N 359th St, N 360th St, N 361st St, N 362nd St, N 363rd St, N 364th St, N 365th St, N 366th St, N 367th St, N 368th St, N 369th St, N 370th St, N 371st St, N 372nd St, N 373rd St, N 374th St, N 375th St, N 376th St, N 377th St, N 378th St, N 379th St, N 380th St, N 381st St, N 382nd St, N 383rd St, N 384th St, N 385th St, N 386th St, N 387th St, N 388th St, N 389th St, N 390th St, N 391st St, N 392nd St, N 393rd St, N 394th St, N 395th St, N 396th St, N 397th St, N 398th St, N 399th St, N 400th St, N 401st St, N 402nd St, N 403rd St, N 404th St, N 405th St, N 406th St, N 407th St, N 408th St, N 409th St, N 410th St, N 411st St, N 412nd St, N 413rd St, N 414th St, N 415th St, N 416th St, N 417th St, N 418th St, N 419th St, N 420th St, N 421st St, N 422nd St, N 423rd St, N 424th St, N 425th St, N 426th St, N 427th St, N 428th St, N 429th St, N 430th St, N 431st St, N 432nd St, N 433rd St, N 434th St, N 435th St, N 436th St, N 437th St, N 438th St, N 439th St, N 440th St, N 441st St, N 442nd St, N 443rd St, N 444th St, N 445th St, N 446th St, N 447th St, N 448th St, N 449th St, N 450th St, N 451st St, N 452nd St, N 453rd St, N 454th St, N 455th St, N 456th St, N 457th St, N 458th St, N 459th St, N 460th St, N 461st St, N 462nd St, N 463rd St, N 464th St, N 465th St, N 466th St, N 467th St, N 468th St, N 469th St, N 470th St, N 471st St, N 472nd St, N 473rd St, N 474th St, N 475th St, N 476th St, N 477th St, N 478th St, N 479th St, N 480th St, N 481st St, N 482nd St, N 483rd St, N 484th St, N 485th St, N 486th St, N 487th St, N 488th St, N 489th St, N 490th St, N 491st St, N 492nd St, N 493rd St, N 494th St, N 495th St, N 496th St, N 497th St, N 498th St, N 499th St, N 500th St, N 501st St, N 502nd St, N 503rd St, N 504th St, N 505th St, N 506th St, N 507th St, N 508th St, N 509th St, N 510th St, N 511st St, N 512nd St, N 513rd St, N 514th St, N 515th St, N 516th St, N 517th St, N 518th St, N 519th St, N 520th St, N 521st St, N 522nd St, N 523rd St, N 524th St, N 525th St, N 526th St, N 527th St, N 528th St, N 529th St, N 530th St, N 531st St, N 532nd St, N 533rd St, N 534th St, N 535th St, N 536th St, N 537th St, N 538th

Attachment D:
Hearing Notification Letter

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3060
aarmstrong@beusgilbert.com

100119-15

February 5, 2018

VIA U.S. MAIL

Re: Southwest Corner of University Drive & Ellsworth Road
"Christopher Todd Communities at Ellsworth"
PAD Overlay Zoning Application - Scheduled for Hearing
(Case: ZON17-00478)

Dear Property Owner, Resident, or Homeowner's Association:

You are receiving this notice because you are shown on County Records as a property owner within 1,000 feet of the above referenced site (9100 block of E. University Drive (south side) and the 100 to 300 blocks of N. Ellsworth Road (west side)). The purpose of this letter is to inform you that the proposed rezoning for the referenced site has now been scheduled for public hearings with the City of Mesa. *(See attached aerial location map, proposed site plan, and proposed elevations.)*

This application will be considered by the Mesa Planning & Zoning Board as follows:

Wednesday, February 21, 2018, starting at 4:00 PM

City Council Chambers
57 East First Street
Mesa, Arizona

The parcel is physically bifurcated by existing high voltage power lines, and the southern portion, consisting of 12.22 acres, is proposed to be "Christopher Todd Communities at Ellsworth" (CTC at Ellsworth). CTC at Ellsworth consists of 145 total units for a gross density of 12.77 dwelling units per acre, which will work as a transition and buffer for the existing single-family residential subdivision to the south.

Our request is to add a PAD (*Planned Area Development*) Overlay to the existing RM-4 (*Multi-Family Zoning*) to allow modified development standards for a unique new multi-family residential development. The request is necessary as the traditional City of Mesa development standards for multi-family are not applicable to this unique development product. Proposed deviations include reduced setbacks and building separations but also propose restrictions for single-story structures and a total unit count of less than half of what could be built on this property under the current zoning.

CTC at Ellsworth is a unique proposal consisting of a mixture of one and two bedroom rental homes which are all single-story and function less like a traditional apartment complex and more like a grouping of attached and detached single family homes. The use is akin to a compact single family subdivision with centralized common amenities. Each home within the development offers a small private backyard, similar to a single family home, but will be maintained by the site manager, just like the remainder of the property. The product will fill a niche market for those Mesa renters who do not need the size of a single-family home or that do not want the traditional apartment experience with a loud neighbor above or below them.

The City of Mesa has assigned this case to Wahid Alam of the Planning Division staff. He can be reached at (480) 644-4933 should you have any questions regarding the rezoning process.

I would also be happy to answer any questions that you may have regarding this proposal. You may reach me at either of the following ways; telephone: (480) 429-3060, e-mail: aarmstrong@beusgilbert.com, or by fax: (480) 429-3100.

Very truly yours,

BEUS GILBERT PLLC

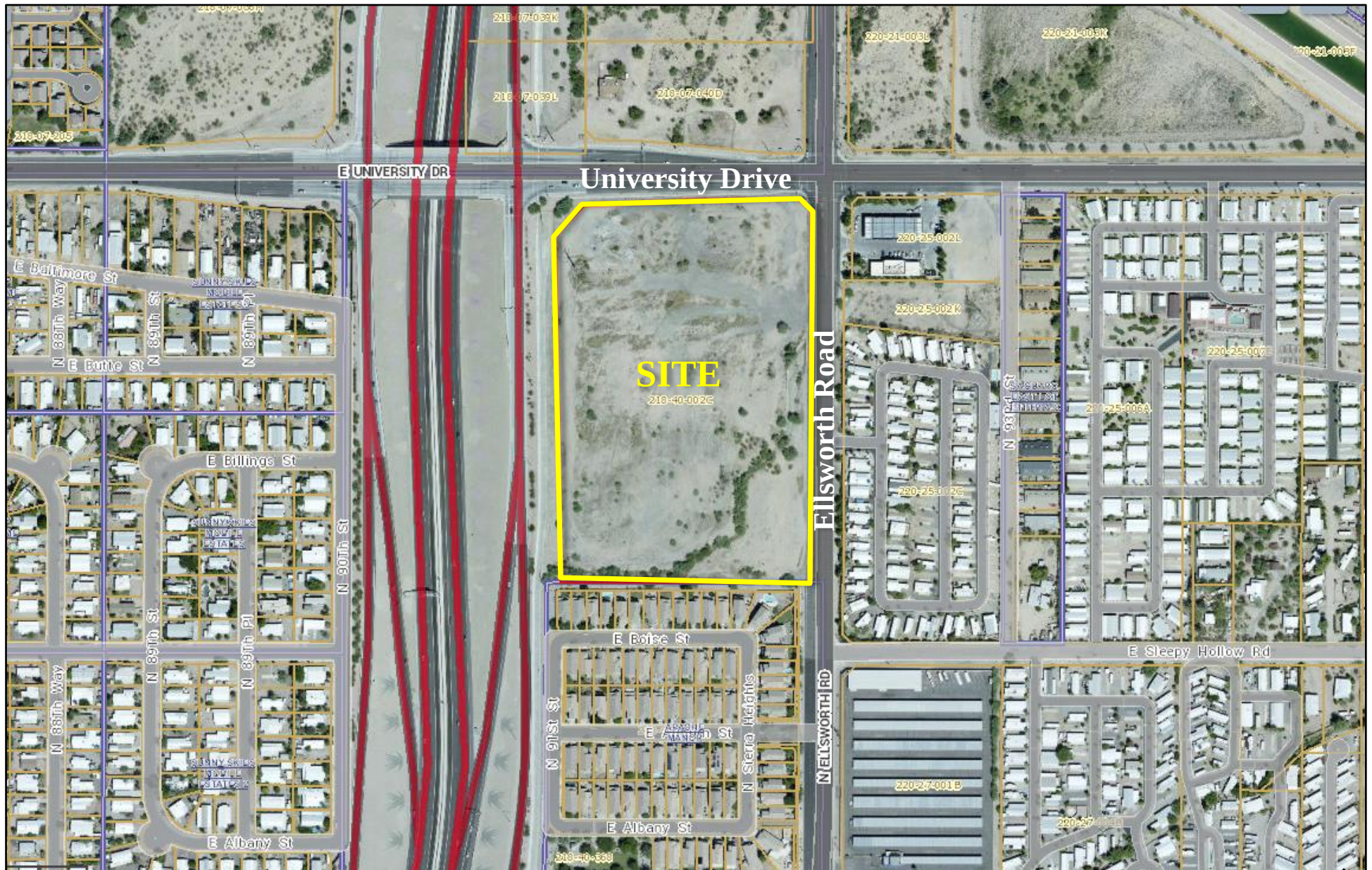


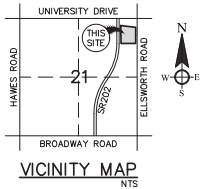
Andrew J. Armstrong
Assistant Planning Consultant

Attachments: Aerial Location Map
Proposed Site Plan
Proposed Landscape Plan
Proposed Elevations

“Christopher Todd Communities at Ellsworth”

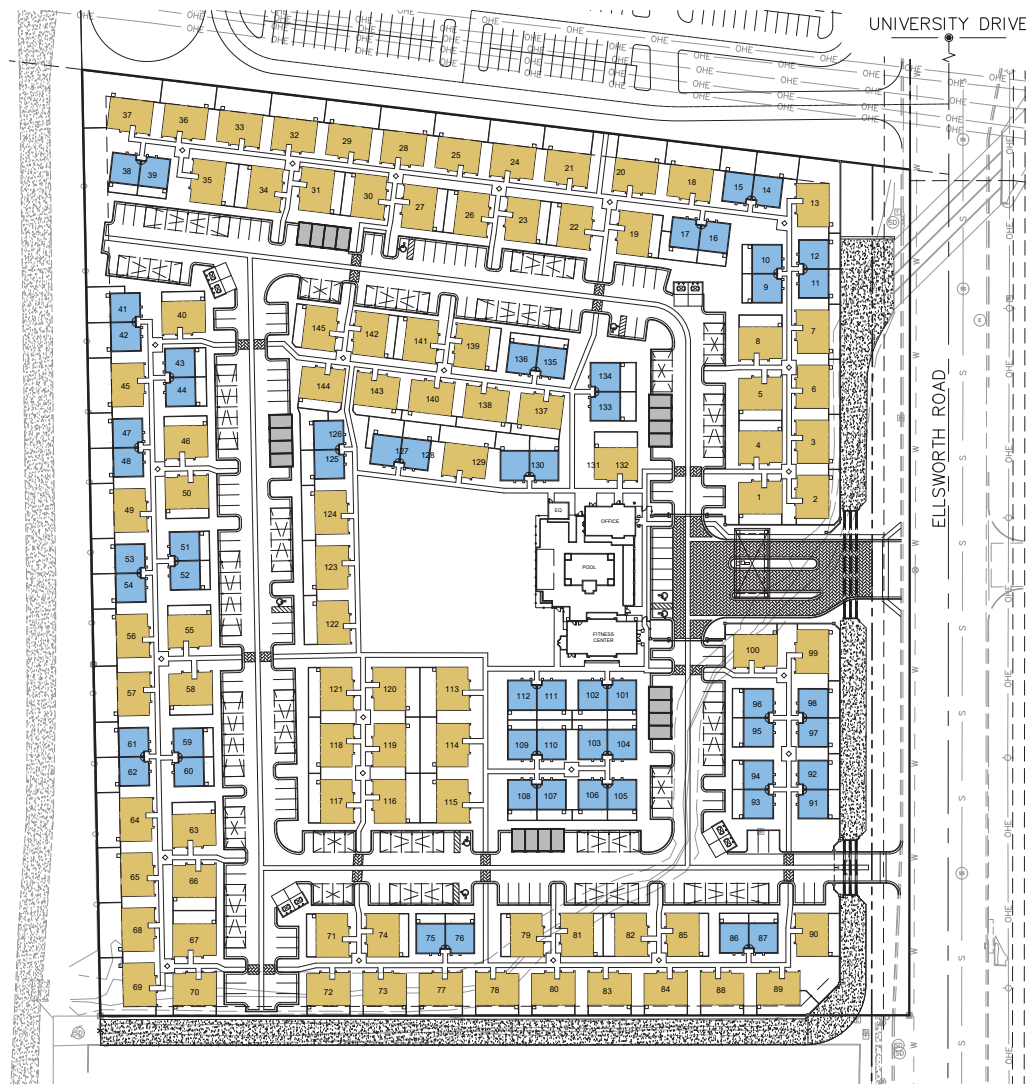
Southwest corner of University Drive & Ellsworth Road





CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 7 EAST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE PLAN YIELD

GROSS AREA ±556,148 SF / ±12.77 AC
NET AREA ±532,430 SF / ±12.22 AC
DENSITY PROVIDED 145 UNITS/11.36 AC=12.77 DU/AC GROSS AC

PROJECT DESCRIPTION

CASITA 2-BEDROOM AND DUPLEX 1-BEDROOM SINGLE STORY RENTAL PROPERTY

PROJECT DATA

YIELD DATA

UNIT TYPE	YIELD	TOTAL # BEDS	UNIT SQUARE FEET	TOTAL SQUARE FEET	MIX %
1 BEDROOM	58	58	640.84	37,169	40
2 BEDROOM	87	174	997.37	86,771	60
UNITS PROVIDED	145	232		123,940	100
RENTAL OFFICE				1141	
FITNESS CENTER				1781	
GARAGES				4500	
TOTAL:				131,362	
LOT COVERAGE PROVIDED	131,362 SQ FT/12.2*43,560=			25%	
LOT COVER ALLOWED				50%	

APN NUMBER 218-40-002C

ALLOWED HEIGHT 3 STORY/40'
PROPOSED MAX HEIGHT 1 STORY/25' 11-1/2"

CURRENT ZONING RM-4
PROPOSED ZONING RM-4 PAD
PROPOSED USE RESIDENTIAL RENTAL

PARKING SPACES
1 BDRM-2 SPACES/UNIT=58x2.1 = 122 SPACES
2 BDRM-2 SPACES/UNIT=87x2.1 = 183 SPACES
TOTAL PARKING REQUIRED = 305 SPACES
TOTAL SPACES PROVIDED = 305 SPACES
COVERED PARKING PROVIDED = 168 SPACES
GARAGE PARKING = 20 SPACES
UNCOVERED PARKING = 137 SPACES

ACCESSIBLE SPACES REQUIRED = 8 SPACES
ACCESSIBLE SPACES PROVIDED = 8 SPACES

COMMON AREA OPEN SPACE PROVIDED = 66%
(191,014 SQ FT/12.62 AC)

COMMON AREA REQUIRED MINIMUM 4% OF GROSS AREA
(150 SQ FT PER UNIT 145x150=21,750 SQ FT)

OPEN RECREATIONAL SPACE SUMMARY:
COMMON OPEN SPACE CALCULATION:
POOL 6,678 SF
AMENITY OPEN SPACE 28,988 SF
AMENITY OPEN SPACE (SUM) 35,666 SF
OPEN SPACE WALKING AREA 155,348 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM) 191,014 SF
65% OF OPEN SPACE, 1,303 SF/UNIT

PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 65,476 SF
23% OF OPEN SPACE, 452 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 33,039 SF
11% OF OPEN SPACE, 228 SF/UNIT

SCHOOL DISTRICT:
MESA PUBLIC SCHOOLS
63 E MAIN STREET
MESA, AZ 85201
PH: 480-472-0000

PROJECT CONSULTANT TEAM

OWNER: VALENCIA HEIGHTS, LLC/
THE VINCI COMPANIES
11811 N TATUM BLVD, SUITE 1051
PHOENIX, AZ 85028
(602) 953-8737
CONTACT: BRUCE VINCI
VINCLAND@GMAIL.COM

CIVIL/APPLICANT: WESTLAND RESOURCES, INC.
2020 N CENTRAL, SUITE 695
PHOENIX, AZ 85004
(602) 888-7000
CONTACT: CLAYTON L. NEILSEN, P.E.
EMAIL: CNEILSEN@WESTLANDRESOURCES.COM

DEVELOPER: HANCOCK COMMUNITIES, LLC
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
(480) 285-1300
CONTACT: GREG HANCOCK
EMAIL: GREG@HANCOCK-AZ.COM



SITE PLAN



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
SMALL TREES		
	<i>Bauhinia congesta</i>	White Orchid Tree
	<i>Lysithea watsonii</i>	Featherbush
	<i>Onchopha tashkentensis</i>	Onchopha
MEDIUM TREES		
	<i>Onchopha linearis</i>	Desert Willow-Dazzlewine
	<i>Lopur PPAF Dazzlewine</i>	Jacaranda
	<i>Jacaranda mimosaefolia</i>	Palo Brea
	<i>Parkinsonia praecox</i>	Date Palm
	<i>Phoenix dactylifera</i>	
LARGE TREES		
	<i>Ficus microcarpa</i>	Indian Laurel Fig
	<i>Pistacia chinensis</i>	Red Push Pistache
	RED PUSH	
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm
	<i>sempervirens</i>	
SMALL SHRUBS		
	<i>Carissa macrocarpa</i>	Prostrate Natal Plum
	<i>Prostrata</i>	Gopher Plant
	<i>Euphorbia rigida</i>	White Gaura
	<i>Gaura lindheimeri</i>	Whirling Butterflies
	<i>Justicia brandegeana</i>	Shrimp Plant
	<i>Ruellia brittoniana</i>	British Ruellia
MEDIUM SHRUBS		
	<i>Bougainvillea x Torch Glow</i>	Torch Glow Bush Bougainvillea
	<i>Eremophila maculata</i>	Valentine Bush
	<i>Justicia spicigera</i>	Mexican Honeysuckle
	<i>Nerium oleander</i>	Petite Salmon Oleander
	<i>Petite Salmon</i>	
LARGE SHRUBS		
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
	<i>Tacoma x Orange Jubilee</i>	Orange Jubilee Yellow Bells
	<i>Dodonaea viscosa</i>	Hopbush
ACCENTS		
	<i>Agave Ocahui</i>	Ocahui Agave
	<i>Aloe barbadensis</i>	Barbados Aloe
	<i>Asclepias tuberosa</i>	Desert Milkweed
	<i>Cereus peruvianus</i>	Peruvian Apple Cactus
	<i>Dasylirocn acrostichum</i>	Green Spoon
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Lophoceros schottii</i>	Totem Pole Cactus
	<i>monstrosum</i>	
	<i>Pedilanthus macrocarpus</i>	Slipper Flower
	<i>Cycas revoluta</i>	Sago Palm
SMALL GROUND COVERS		
	<i>Dalies capitata</i>	Lemon Dalies
	<i>Bulbine frutescens</i>	Orange Stalked Bulbine
	<i>Lantana camara</i>	New Gold Lantana
	<i>New Gold</i>	Myoporum
	<i>Myoporum parvifolium</i>	
LARGE GROUND COVERS		
	<i>Acacia redolens</i>	Desert Carpet Acacia
	<i>Carpet</i>	
	<i>Baccharis pilularis</i>	Desert Coyote Bush
	<i>Stam Thompson</i>	

NOTE: All plantings to be irrigated by an automated underground irrigation system.

CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH PRELIMINARY LANDSCAPE PLAN

DISCLAIMER:
THESE DOCUMENTS PROVIDE DESIGN INTENT ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE REGISTERED ARCHITECTURAL SET OF DOCUMENTS, INCLUDING BUT NOT LIMITED TO, THE GENERAL CONTRACTOR AND TRADE CONTRACTOR MUST VERIFY ALL DIMENSIONS, MATERIALS, AND FINISHES. THE REGISTERED ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE REGISTERED ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE REGISTERED ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME: CTC - CRAFTSMAN COLOR SELECTION
PROJECT LOCATION: _____
SHEET NAME: SCHEMES - COLORS & MATERIALS



REVISIONS:	
INSTALL DATE:	
SCALE:	
DATE:	05-04-17
JOB NUMBER:	-
DRAWN BY:	CAC
PM:	000
AE:	000
SHEET:	



1 BEDROOM

SCHEME 01



2 BEDROOM



1 BEDROOM

SCHEME 02



2 BEDROOM



1 BEDROOM

SCHEME 03



2 BEDROOM

Attachment E:
Correspondence Received

Andrew Armstrong

From: Andy Jochums
Sent: Thursday, January 25, 2018 3:56 PM
To: Andrew Armstrong
Subject: FW: Planned Community

Another outreach email for CTC Ellsworth

Andy Jochums, AICP
Planning Consultant

BEUS GILBERT PLLC
701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3063 | Main: 480.429.3000 | Fax: 480.429.3100
Email: ajochums@beusgilbert.com
Assistant: Wendy Peterson | 480.429.3138 | wpeterson@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

-----Original Message-----

From: mim_1227@yahoo.com [mailto:mim_1227@yahoo.com]
Sent: Thursday, January 25, 2018 3:48 PM
To: Andy Jochums
Subject: Planned Community

As a homeowner and resident of Apache Manor, I am in favor of the community being built on the lot north of us. I believe that it would be in our best interest and I hope that the plan is approved.

Thank you,

Martha Campos
Apache Manor homeowner

Sent from my iPad

This Beus Gilbert e-mail message, and any attachment hereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any use, dissemination, distribution or copying of this e-mail message, and/or any attachment hereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and permanently delete the original and any copy of this message, its attachments, and any printout thereof. Thank you.

Andrew Armstrong

From: Andy Jochums
Sent: Friday, February 02, 2018 12:46 PM
To: Andrew Armstrong
Subject: Fwd: Proposed development on University & Ellsworth

Another for the outreach summary if you haven't finished it already.

Andy Jochums
Sent from my iPhone

Begin forwarded message:

From: Bernard and Serenity Simpson <bernardserenity2016@gmail.com>
Date: February 2, 2018 at 12:08:30 PM MST
To: Andy Jochums <ajochums@beusgilbert.com>
Cc: "gmapat44@yahoo.com" <gmapat44@yahoo.com>
Subject: Proposed development on University & Ellsworth

Hi Andy,

Happy Friday.

We are writing to let you know that we approve without reservation, of the proposed 80 town home, single storey rentals units, with stores, to be constructed at the above-referenced location.

The development will be a far better use of the land that currently exists at the site.

We occupy a home on East Albany Street in the adjacent Apache Manor.

Thank you for your attention to our message.

Bernard & Serenity Simpson

This Beus Gilbert e-mail message, and any attachment hereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any use, dissemination, distribution or copying of this e-mail message, and/or any attachment hereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and permanently delete the original and any copy of this message, its attachments, and any printout thereof. Thank you.

Andrew Armstrong

From: Andy Jochums
Sent: Thursday, January 25, 2018 11:41 AM
To: Andrew Armstrong
Subject: FW: Planned community north of Apache Manor Attn Andy Jochums

Another email for the outreach summary.

Andy Jochums, AICP
Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3063 | Main: 480.429.3000 | Fax: 480.429.3100
Email: ajochums@beusgilbert.com
Assistant: Wendy Peterson | 480.429.3138 | wpeterson@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: Sandy Miner [mailto:sandy_miner@hotmail.com]
Sent: Thursday, January 25, 2018 10:15 AM
To: Andy Jochums
Subject: Planned community north of Apache Manor Attn Andy Jochums

My name is Sandy Miner and I live in Apache Manor at 9110 E Albany St, Mesa, AZ. I am writing this in support of the planned community to the north of Apache Manor. I believe this community being planned on the vacant lot north of our community would be a good addition to the area.

Thank you, Sandy L. Miner

This Beus Gilbert e-mail message, and any attachment hereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any use, dissemination, distribution or copying of this e-mail message, and/or any attachment hereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and permanently delete the original and any copy of this message, its attachments, and any printout thereof. Thank you.

Andrew Armstrong

From: Andy Jochums
Sent: Wednesday, January 24, 2018 5:17 PM
To: Andrew Armstrong
Subject: Fwd: Mesa City Planning and Zoning meeting

For our community outreach report

Andy Jochums
Sent from my iPhone

Begin forwarded message:

From: d kc <deez3britts@hotmail.com>
Date: January 24, 2018 at 5:02:33 PM MST
To: Andy Jochums <ajochums@beusgilbert.com>
Subject: Mesa City Planning and Zoning meeting

Re: final approval for Hancock planned community north of Apache Manor.

I am the owner of lot 73 within Apache Manor. I would request the planning and zoning committee approve the project presented. It is congruent with the single family housing within Apache Manor and keeping with the low density designation. The subject property is currently unutilized. When developed, it will be an asset to the area - not an eye sore when driving by.

What information I have researched regarding Hancock, they have a good reputation in the building community; have been long-term Arizonans, and care about the Mesa area.

Approval of this project seems in the best interests of all concerned!

Thank you.

Dolores (Dee) Casey
111 N Sierra Heights
Mesa, AZ 85207