

Greenfield & Baseline

A Luxury Multiple-Family Community
by



Project Narrative

Amendment of PAD and Site Plan in Case No. Z-17-038



Prepared By
Mark-Taylor & Earl, Curley and Lagarde
December 2017

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I. Introduction

The purpose of this amendment is to make adjustments to the site plan that in the view of Mark-Taylor will respond better to this apartment sub-market. Following the City Council's approval, Mark-Taylor purchased the property and put the approved design thru a detailed vetting process that evaluated the site plan for potential inefficiencies or problem areas (tight parking areas, street noise impacts, close access to open space amenities and market forces). That process revealed that a few refinements were appropriate and can be accommodated with City approval without affecting any surrounding properties.

The biggest reason for this amendment is that all units were enlarged and the resulting building footprints challenge the project's ability to comply with required building separation standards. In the effort to update the plan with larger units, Mark-Taylor adjusted the location of as many buildings as possible to eliminate the separation deficiencies but six (6) out of a possible twenty-six (26) locations remain. An exhibit is included with this application which shows the reduced separation locations, and provided dimensions, and identifies other building changes so that this amendment can be readily understood. The unit sizes are increasing from a minimum of 732 to 870 s.f. for the smallest units and 1,456 to 1,495 for the largest units. The proposed modifications to the approved site plan are as follows using the new building numbering on the proposed amended plan:

1. Relocate half of the lower level 3-bedroom units from buildings #2, 13, 18 & 28 – to the street side of the neighboring buildings (#3, 12, 19 & 27 respectively). This means that the two-bedroom units on the first and second floors of the street-side of buildings #3, 12, 19 & 27 become three-bedroom units. This creates a more interesting street elevation (stepped roofline) and helps with building separation. Moving those bedrooms creates sufficient separation between these buildings and almost enough separation between the 2-story element and the open-air porte-cochere. The requested reduction between a 2-story and a 1-story building element is from 25-ft. to 22-ft.
2. The Two of the one-story garages (G-1 and G-2) were changed into 2-story Carriage buildings (each with 2 units atop.) G-2 (now Bldg. #15) was changed for a better impression upon entry from Banner Gateway Drive. Please refer to page 2 of the attached revised site plan which presents a "Before" and an "After" view of the entry experience based on this change. Garage G1 was moved off of the east property line into the development approximately 40 ft.
3. Additional parking was added in the vicinity of the Carriage buildings to comply with the approved parking ratio of 2.08.

In our view, the refined and modified plan substantially conforms to the plan and stipulations approved by the City Council last year. The number of units have increased slightly from 344 to 348 although additional parking was added to maintain the approved parking ratio was added. The amount of open space is still 4.5 times greater than required.

This is still a proposal for a signature luxury level multi-family community. The company's vision has always been to exceed community expectations, by delivering beautiful apartment

homes that offer a true sense of livability, quality craftsmanship and a wide spectrum of resort level amenities. The designs of Mark-Taylor communities have evolved over the last three decades to address the ever-changing resident lifestyle demands, which have been reflected in their market-leading performance.

II. Description of Property and Relationship to Surrounding Properties

There are no changes in the past few months regarding the property or its relationship to surrounding properties. The following text is from the previously submitted narrative.

The property is bordered by a few large agricultural lots with homes on the west, Baseline Road on the south, land owned by Banner Health and planned to be developed with medical related uses within Banner Gateway Hospital's campus to the north and a commerce park development on the east. Although a north/south collector street is nearby (Pierpont Dr.), an east/west link to connect Banner Gateway Road at Pierpont Drive out to Greenfield Road has long been needed. Mark-Taylor will be installing this missing link of public roadway in conjunction with the development of its new multi-family community on the south side of the freeway east of Greenfield Road. This new collector level street will complete the critical connection between Higley Road and Greenfield Road. The property is currently zoned L1, PEP and AG and designated on the General Plan as Employment.

The site is generally level with a gentle slope to the southwest. Approximately 7 acres of the site is being used for agricultural production, almost 5 acres is a junkyard and 6.5 acres is vacant undeveloped land. At present, the westernmost 3.5 acres in the assemblage contain the remnants of a charter school. Several irrigation structures are also located on the property.

The General Plan Land Use designations, Land Uses, and existing Zoning for the properties surrounding the subject site are as follows:

General Plan Land Use Designation:

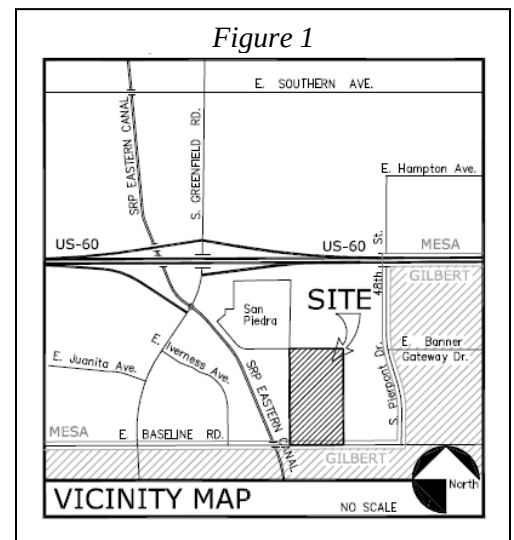
North:	Employment up to U.S. 60
South:	Residential 3.5 – 5.0 du/ac. (Town of Gilbert)
East:	Employment
West:	Employment

Existing Land Use:

North:	Vacant Land Owned by Banner Health Systems for Expansion
South:	Single Family subdivision south of Baseline Road in Gilbert
East:	Commerce Park development
West:	Residential ranchettes and the commercial out to Greenfield

Existing Zoning:

North:	LI, LI PAD
South:	SF-7 (Gilbert)
East:	PEP
West:	AG



III. Site Plan and PAD Amendment Requests

A. General Plan, Zoning and Site Plan

The City Council recently approved a Minor General Plan Amendment to change the Character Type from Employment to Mixed Use Activity District; rezoned the property from AG, LI and PEP to RM-3 PAD and approved a site plan for a 348-unit luxury apartment community by Mark-Taylor. These narrow and exceptionally deep lots have been underutilized for decades.

These requests were approved for a variety of reasons including the fact that high density residential land uses (15.0 + du/ac) are appropriate in locations that offer direct arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services; all of which are attributes enjoyed by this site. High Density Residential areas can serve as buffers between principal/arterial roadways and other lower density residential areas or to support existing and planned employment or commercial service areas. In this case, the development of this property will help support the commercial and office uses east and west of Greenfield Road from Baseline Road to US 60, as well as the planned expansion by Banner Health Systems of its hospital campus on its land just to the north of the subject site. It will also benefit and service the Kirksville Osteopathic College of Medicine and other small and large employers nearby.

Community Details

All of the details of the proposed community are still planned. The number of units has increased by 4 from 344 to 348 and additional parking has been added to maintain the approved parking ratio. Density is still below 15 du/ac.; 14.94 du/ac.

The community will have enhanced exterior appointments as well as new floor plans that cater to the desires of today's demanding renter. There will be four (4) unique floor plans with variations all having from one to three bedrooms; with an average size of approximately 1,057 s.f. (approximately 125 s.f. larger than the average new apartment community being built today) in buildings that are two and three stories tall.

Perhaps the most immediately recognizable feature will again be the guard-housed grand porte-cochere entrance, which greets residents and evokes a sense of 'arrival.' The entire community will be extensively landscaped with wrought-iron fencing, accent block and color coordinated masonry walls. The exterior elevations evoke a Spanish Colonial theme with varied and interesting elevations, including: arched openings, exposed rafter tails and wrought iron detailing.

Spacious floor plans will include state-of-the-art interior amenities, such as: stainless steel kitchen appliances, kitchen islands, granite countertops, custom cabinets, pendant lighting, distressed wood plank flooring, granite bathroom vanities, rounded wall corners and crown molding are included. Other practical features include: full-size washers & dryers, frost-free refrigerators with icemakers, dishwashers, microwaves, linen closets, ceiling fans in most rooms, private balconies with built-in storage areas and optional intrusion alarm systems.

The benefits of living in this community will extend beyond the luxuries of the individual apartment units to the beauty of the overall community. In terms of amenities, the community will offer residents the opportunity to work out at the industry-leading fitness center, lounge at the over-sized lagoon pool or relax under spacious ramadas to enjoy the sound of a splashing waterfall or unwind in the whirlpool spa. The community will also have a 2,200-square foot clubhouse area for parties and special events, where guests can take advantage of the large plasma screen TV, lounge and a fireplace- centered living room. The clubhouse is equipped with a complete kitchen, granite-topped bar, fireplace, restrooms and dual living room areas.

The overall open space in the community is very generous. The community is essentially divided into two mirrored 174-unit communities - each with very significant but differently programmed open spaces which are the size of small parks in other developments. The City requires 1.4 acres of open space for a site of this size and density but this plan provides a total of 4.3 acres of open space that is useable by tenants in addition to another 2 acres which qualifies as open space for a total of 6.7 acres of open space.

B. PAD Amendment

The PAD Overlay currently allows:

1. Slightly reduce the amount of required parking to a ratio of 2.08 per unit.
2. Relief from 11-5-5(D)3b for the future Banner Gateway Drive frontage. The south half of the community which has frontage on Baseline Road is exempted from this requirement due to the traffic volumes and number of lanes for Baseline Road.
3. Partial relief from Sec. 11-30-4: Fences and Freestanding Walls to allow an 8-ft. tall wall in combination with steel view fencing to be located in the required street/front yard setback.

Building Separation Reduction Request – December 2017

Sec. 11-5-5 Development Standards, Building Separation, states the standards for the required separations between buildings of varying heights. The site plan has 26 locations where the separation standards are applied. Of these, due to the increase in unit size and relocation of some units, eight (8) of them are less than required by a small amount. Four of these locations are identical separations between the 1-story open-air entry porte-cocheres and adjacent 2-story building elements (buildings #2, 13, 18 & 28).

The requested reduction is from 25-ft. to 22-ft. The other locations are between the corners of buildings #10/11 and 14 (and similar corners of 20/21 and 17), and the separations between 14, 16 & 17. The requested reduction is from 30-ft. to 25-ft (3-story to 2-story) with a small corner-to-corner area at only 22-ft separation (between buildings 10 and 14). The ends of Bldg. #16, to which building separation is measured, is an open-air stair and unit entry landing. The walls of living space are another 8-ft beyond, and there are no view windows on that elevation, so privacy would not be compromised in the slightest. All of these separation reduction requests are due to the enlarging of the units to improve the standard of living and long-term success of the project without jeopardizing the intent of Mesa's generous separations.

IV. Conclusion

In our view, this request is consistent with the recent site plan approval and rezoning. The adjustments are modest and will yield and even more attractive development both to the market and to the community. This area is an ideal location for a new Mark-Taylor community for several reasons. First, is the high concentration of quality jobs nearby, excellent freeway accessibility from the two freeway interchanges at Greenfield and Higley, the proximity to Banner Gateway Medical Campus and the Anderson Cancer Treatment Center, the Kirksville Osteopathic College of Medicine campus and a wide variety of nearby retail, entertainment, restaurant and grocery options.

Second, this submarket continues to lack sufficient high-end rental options, even with the recent approval in 2015 of the 344-unit Mark-Taylor community to the northwest – a problem aggravated by the general aging of the existing apartment inventory within Mesa and third Banner and Mark-Taylor have, for many years, shared a unique informal partnership with mutually compatible uses. Banner Health sees the direct beneficial value of Mark-Taylor's unique type of resort style rental communities near their medical facilities, providing their employees (and even long care patients) with quality housing options – as well as to provide convenient and well-appointed lifestyle units for visiting doctors and nurses.

The company's vision has always been to exceed community expectations, by delivering beautiful apartment homes that offer a true sense of livability, quality craftsmanship and a wide spectrum of resort level amenities. The designs of Mark-Taylor communities have evolved over the last three decades to address the ever-changing resident lifestyle demands, which have been reflected in their market-leading performance.

For this site, Mark-Taylor is proposing a development that features all of the most current designs, architectural features, amenities and interior finishes, which should be expected in a luxury multi-family community.

O:\INDEX\MARK-TAYLOR\Greenfield Road & Baseline Road\Docs\Site Plan Amendment 2017-2018\Rezoning Narrative for Site Plan Amendment Draft Dec 2017 Draft 3.doc

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN EIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
9. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

[illegible]

TREES/PALMS

ACCENTS & VINES

<i>Acacia salicina</i>	Willow Acacia
<i>Cassalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Eucalyptus papuana</i>	Ghost Gum
<i>Fraxinus</i>	Fan West Ash
<i>Nerium oleander</i>	Tree Oleander
<i>Phoenix dactylifera</i>	Date Palm
<i>Pinus eldarica</i>	Mondell Pine
<i>Prunus cerasifera</i>	Purple Leaf Plum
<i>Quercus virginiana</i> "Cathedral"	Southern Live Oak
<i>Schinus terebinthifolius</i>	Brazilian Pepper
<i>Tipuana tipu</i>	Tipu Tree
<i>Washingtonia</i> x "Filibusta"	Hybrid Fan Palm

ACCENTS & VINES

<i>Aloe barbadensis</i>	Medicinal Aloe
Aloe X 'Topaz'	Topaz Aloe
<i>Bougainvillea</i> x 'Barbara Karst'	Vine Bougainvillea
<i>Cycas revoluta</i>	Sago Palm
<i>Daigylirion quadrangulatum</i>	Toothless Spoon
<i>Hesperaloe funifera</i>	Giant Hesperaloe
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist
<i>Nolina nelsonii</i>	Blue Nolina
<i>Phoenix roebelenii</i>	Fluffy Date Palm
<i>Rosa banksiae</i>	Lady Banks Rose
<i>Streptitiza reginae</i>	Tropical Bird of F
<i>Tecoma</i> x 'Orange Jubilee'	Vine Orange Jubilee
<i>Trachelooperium asiaticum</i>	Vine Asiatic Jasmine

SHRUBS

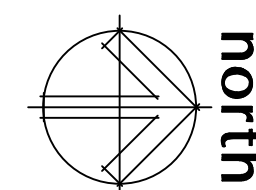
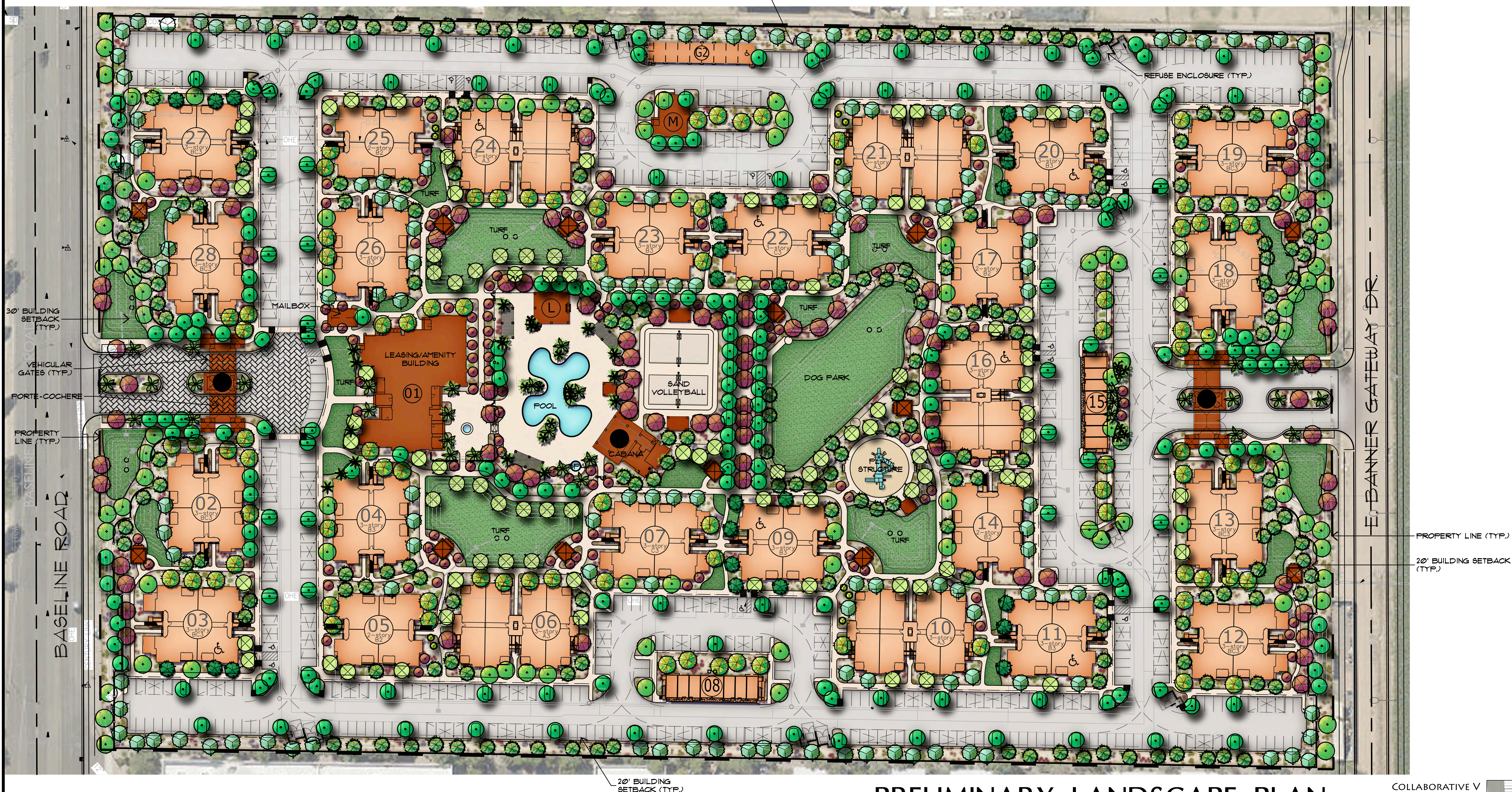
Bougainvillea hybrid 'Alexandra'	Alexandra Bougainvillea
Bougainvillea 'Torch Glow'	Torch Glow
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Hibiscus TU 'Mandarin'	Mandarin Wind Hibiscus
Leucophaea frutescens 'Heavenly Cloud'	Heavenly Cloud Sage
Myrica communis 'Compacta'	Dwarf Myrtle
Nerium Oleander 'Petite Pink'	Petite Pink Oleander
Nerium Oleander 'Little Red'	Little Red Oleander
Hamelia patens	Firecracker Bush
Plumbago capensis	Cape Plumbago
Rhaphiolepis indica	Indian Hawthorn
Ruellia brittoniana	Barrio Ruellia
Eremophya hygrophana	Bells Bells
Tecoma hybrid 'Bells of Fire'	Bells of Fire
Tecoma hybrid 'Lydia'	Tecoma Lydia
Tecoma stans	Yellow Bells
Tecoma 'Orange Jubilee'	Orange Jubilee

GROUND COVERS

Asparagus densiflorus 'Meyers'	Asparagus Fern
Eremophila glabra 'Mingensue Gold'	Outback Sunrise
Eremophila glabra 'Winter Blaze'	Winter Blaze
Lantana hybrid 'New Gold'	New Gold Lantana
Lantana montevidensis	Purple Trailing Lantana
Lantana 'Dallas Red'	Dallas Red Lantana
Trachelospermum asiaticum	Asiatic Jasmine
Tradescantia pallida	Purple Hearts
Wedelia trilobata	Wedelia
Seasonal Annuals	Seasonal Annuals

MISCELLANEOUS

	Decomposed Granite - 2" depth in all planting areas (Typ)
Turf	Hybrid Bermuda Sod with Concrete Header



SCALE: 1" = 50'

**COLLABORATIVE V
DESIGN STUDIO INC.**
7116 EAST 1ST AVENUE,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012

ARCHITECTURAL
DESIGN GROUP

6623 North Scottsdale Road
Scottsdale, Az. 85250

480-991-9111

	DATE:	REVISIONS:	DATE:	REVISIONS:
	11	—	8	—
	12	—	9	—
	13	—	10	—
	14	—	11	—
	15	—	12	—
	16	—	13	—
	17	—	14	—

Mark - Taylor Development

Baseline Assemblage

4510 E. Banner Gateway Dr. _____ Mesa, AZ 85206



PRELIMINARY

Job No:

Date: 2017 Dec. 20

Scale: **As Shown**

Drawn: **GP**

Checked: **RO**

Plan Check No.

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BOTANICAL NAME	COMMON NAME
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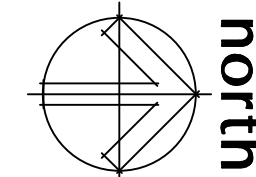
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Bougainvillea hybrid 'Alexandra'	Alexandra Bougainvillea
Bougainvillea 'Torch Glow'	Torch Glow
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Hibiscus 'TW Mandarin'	Mandarin Wind Hibiscus
Leucosiphium frutescens	Heavenly Cloud Sage
'Heavenly Cloud' Mertensia Commutata	Dwarf Myrtle
'Compacta' Nerium Oleander	Petite Pink Oleander
'Petite Pink' Nerium Oleander	Little Red Oleander
'Little Red' Hamelia patens	Firecracker Bush
Flumbago capensis	Cape Flumbago
Raphiolepis indica	Indian Hawthorn
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Tecoma hybrid 'Lydia'	Tecoma Lydia
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3/3	—	4/10	—
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5/5	—	6/12	—
6/6	—	7/13	—
7/7	—	8/14	—

Mark - Taylor Development

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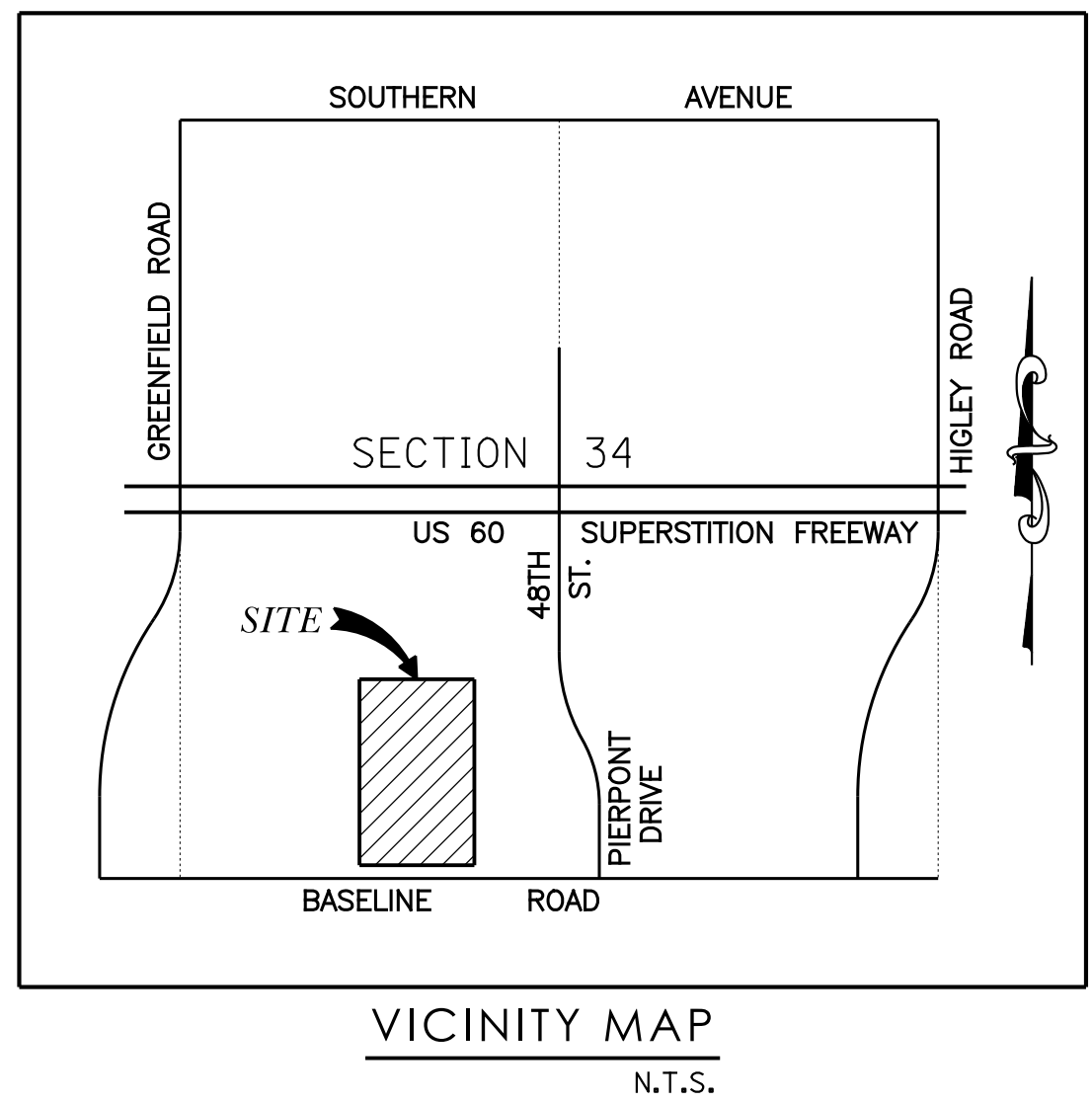
Drawn: **GP**

checked: **RO**

Plan Check No. _____

100

PRELIMINARY GRADING & DRAINAGE PLAN
FOR
BASELINE ASSEMBLAGE
BASELINE ROAD, MESA, ARIZONA 85206
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



RETENTION CALCULATIONS

100-YR 2-HOUR STORM EVENT
REQUIRED VOLUME
 V_R = REQUIRED RETENTION VOLUME, CF
 D = DEPTH OF WATER TO RETAIN, 2.16 INCHES
 A = TOTAL SITE AREA, 990,465 SF OR 22.74 ACRES (INCLUDES BASELINE HALF STREET)
 C = RUNOFF COEFFICIENT, 0.78
 $V_R = \left(\frac{D}{12} \right) \times A \times C$
 $V_R = \left(\frac{2.16}{12} \right) \times 990,465 \times 0.78$
 $V_R = 133,713 \text{ CF}$
PROVIDED VOLUME
SURFACE VOLUME = 135,372 CF
UNDERGROUND VOLUME (10" DIA.) = 16,493 CF
TOTAL VOLUME PROVIDED = 148,318 CF

OWNER:
MARK-TAYLOR, INC.
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250
CONTACT: ROB ORME
PHONE: (480) 281-5549

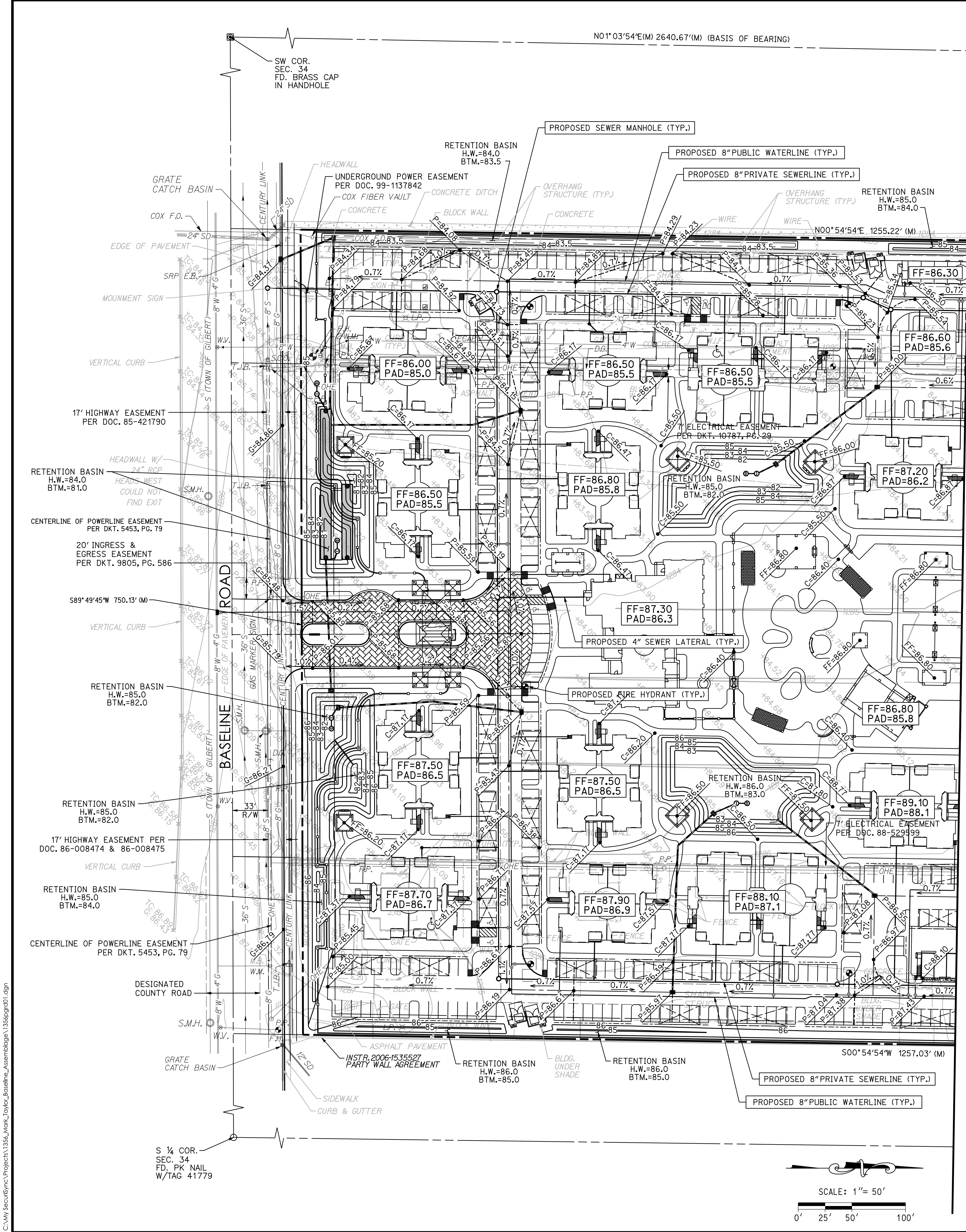
ARCHITECT:
ARCHITECTURE DESIGN GROUP
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250
CONTACT: ROB ORME
PHONE: (480) 281-5549

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

BENCHMARK:
CITY OF MESA BENCHMARK:
BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF THE
INTERSECTION OF GREENFIELD ROAD AND SOUTHERN AVENUE.
ELEVATION: 1291.78 NAVD88
CITY OF MESA DATUM

LEGEND

- INDICATES PROPERTY / BOUNDARY LINE
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES PROPOSED CONTOUR ELEVATION
- INDICATES EXISTING TOP OF CURB ELEVATION
- INDICATES EXISTING GUTTER ELEVATION
- INDICATES EXISTING GROUND ELEVATION
- INDICATES EXISTING PAVEMENT ELEVATION
- INDICATES EXISTING CONCRETE ELEVATION
- INDICATES EXISTING WATER LINE, VALVE & SIZE
- INDICATES EXISTING SEWER LINE & SIZE
- INDICATES EXISTING LIGHT POLE
- INDICATES EXISTING BURIED TELEPHONE CONDUIT
- INDICATES EXISTING BURIED ELECTRIC CONDUIT
- INDICATES EXISTING IRRIGATION CONTROL VALVE
- INDICATES EXISTING ELECTRIC BOX
- INDICATES EXISTING WATER METER
- INDICATES EXISTING BACKFLOW PREVENTER VALVE
- INDICATES EXISTING FIRE HYDRANT
- INDICATES EXISTING POWER POLE
- INDICATES PROPOSED GROUND ELEVATION
- INDICATES DIRECTION OF FLOW & SLOPE
- INDICATES GRADE BREAK
- INDICATES PROPOSED TOP OF CURB & GUTTER ELEV.
- INDICATES PROPOSED PAVEMENT ELEVATION
- INDICATES PROPOSED TOP OF CONC. ELEVATION
- INDICATES PROPOSED FINISH FLOOR ELEVATION
- INDICATES PROPOSED PAD ELEVATION
- INDICATES PROPOSED CATCH BASIN
- INDICATES PROPOSED STORM DRAIN PIPE
- INDICATES PROPOSED DRYWELL
- INDICATES PROPOSED UNDERGROUND RETENTION



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300engineering
planning
civil engineering
surveying

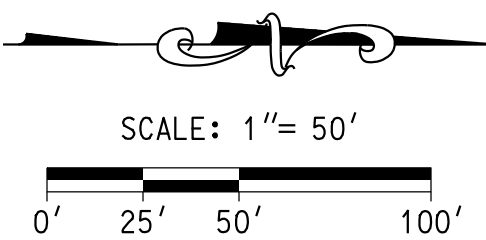
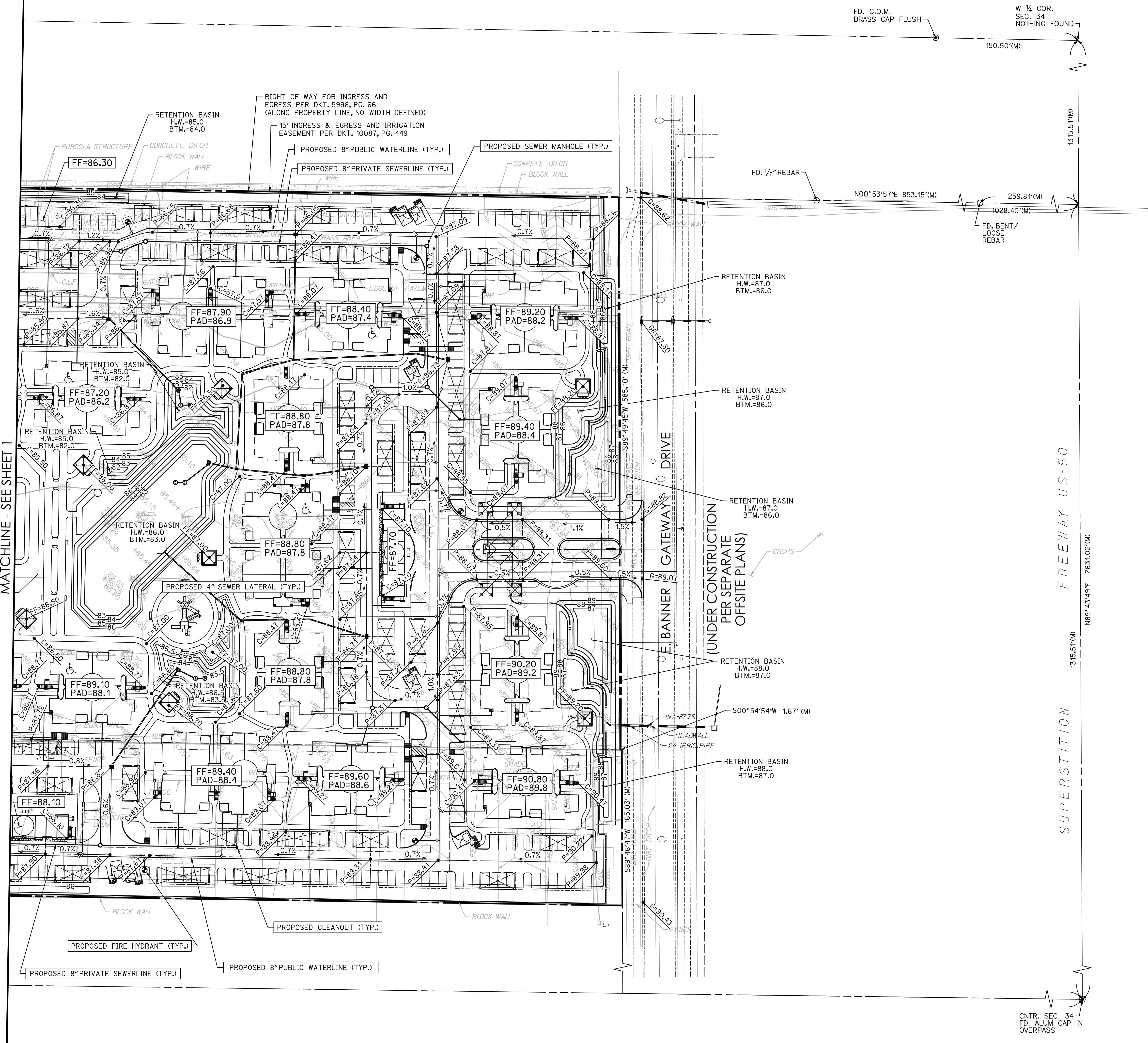
DATE: 12/18/17
PROJECT NO. 1356
SHEET NO. PGD01 1 of 2

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. MANN
ARIZONA, U.S.A.
EXPIRES: 9/30/2019

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. MANN
ARIZONA, U.S.A.
EXPIRES: 9/30/2019

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MATCHLINE - SEE SHEET 1



Contact Arizona 911 at least two full working days before you begin excavation.
Call 911 or click Arizona911.com

BASELINE ASSEMBLAGE

BASELINE ROAD, MESA, ARIZONA 85206

PRELIMINARY GRADING & DRAINAGE PLAN



EXPIRES: 9/30/2019

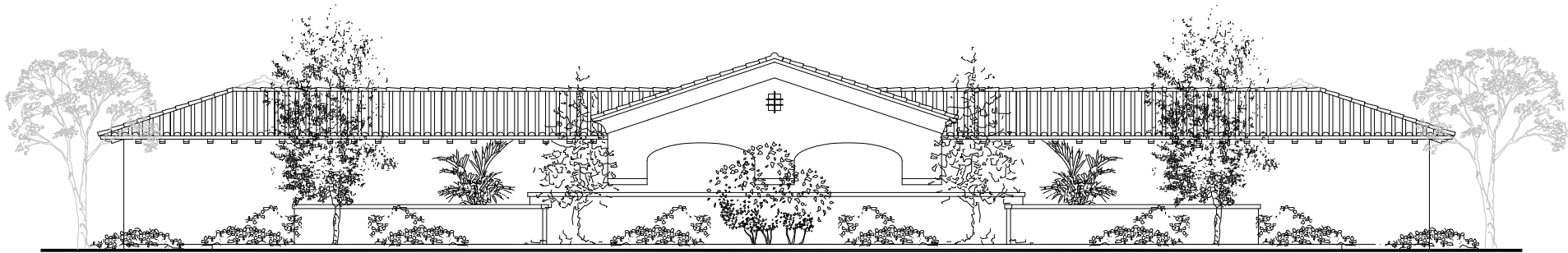
300engineering
planning
civil engineering
300ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.300ENGINEERING.COM

DATE: 12/18/17

PROJECT NO.
1356

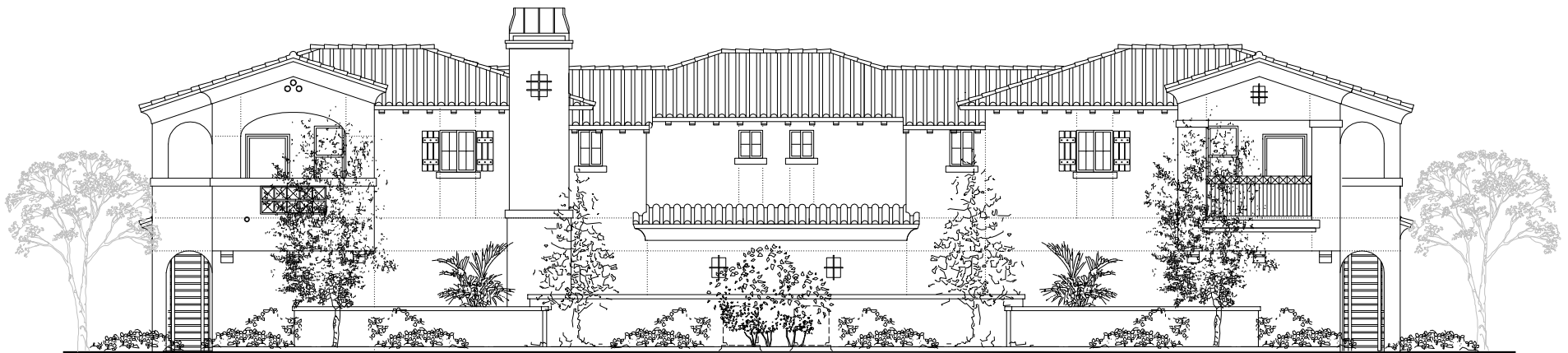
SHEET NO.
PGD02
2 of 2

Before

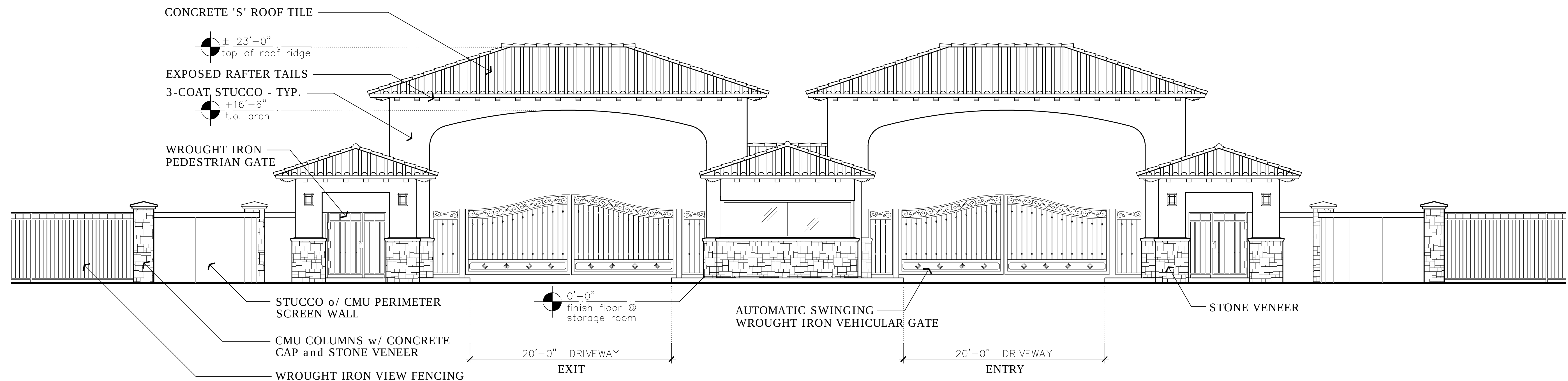


Banner Entry view with Garage

After

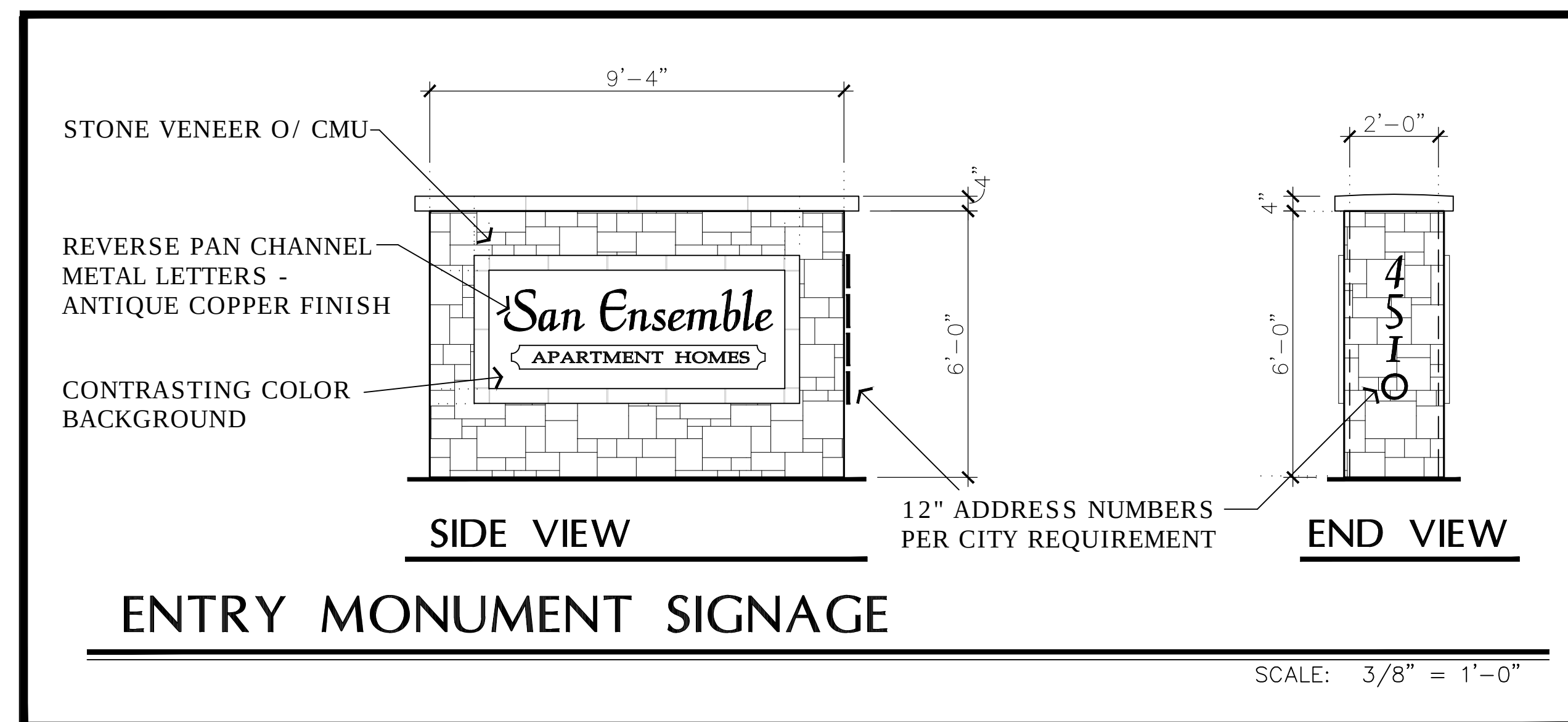


Banner Entry view with Carriage Bldg.



ENTRY DRIVE / PORTE COCHERE

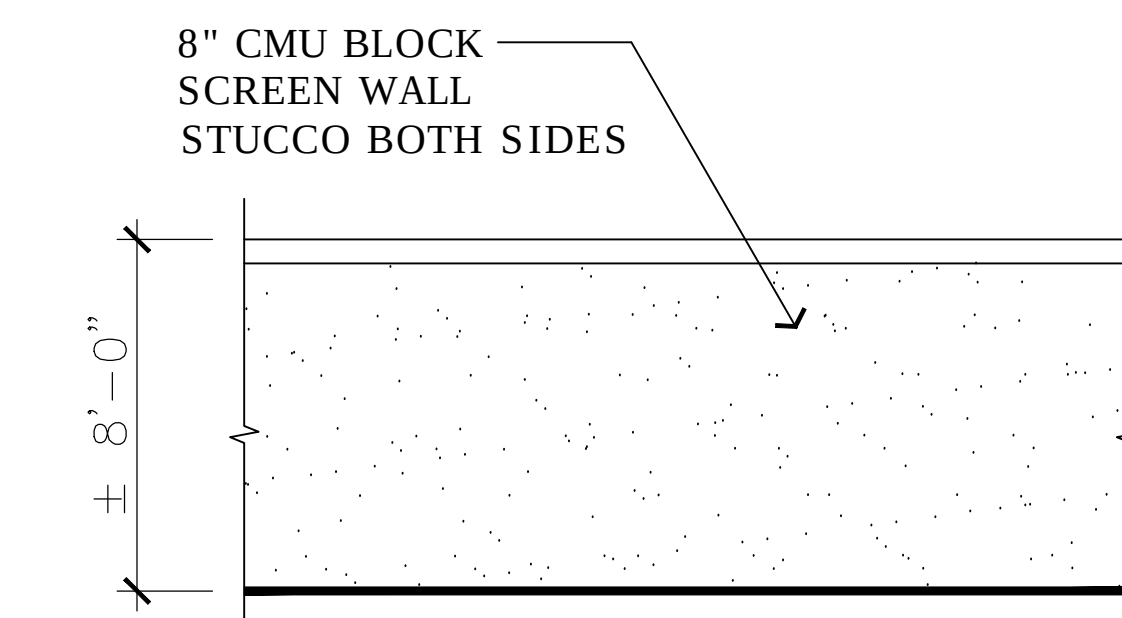
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ENTRY MONUMENT SIGNAGE

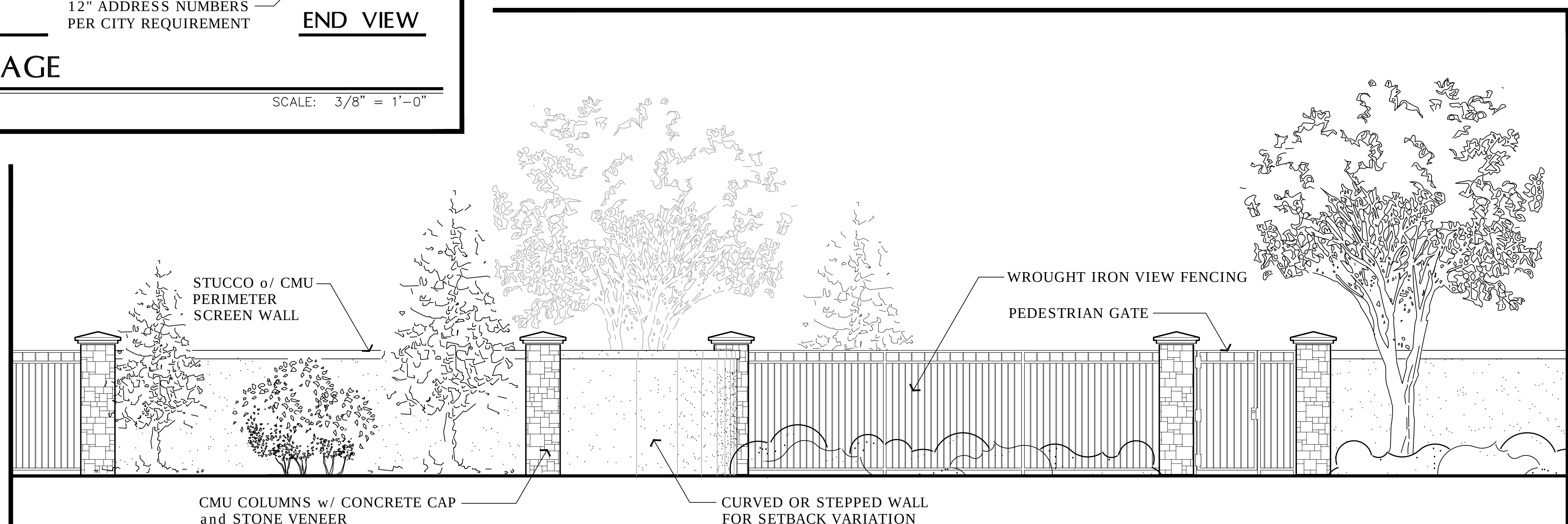
SCALE: 3/8" = 1'-0"

SITE WALL / ENTRY DRIVE / SIGNAGE



PERIMETER WALL ALONG EAST AND WEST SIDE OF SITE

SCALE: 1/4" = 1'-0"



WALL / FENCING ALONG BASELINE RD. and BANNER GATEWAY DR.

SCALE: 1/4" = 1'-0"



ARCHITECTURAL DESIGN GROUP

6623 North Scottsdale Road
Scottsdale, Az 85250

480-991-9111

Owner

BASELINE GATEWAY APIS, LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)

EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer

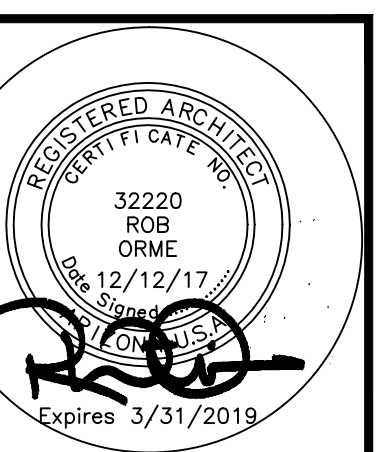
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't

COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



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Plan Check No:

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**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner
BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer
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SCOTTSDALE, AZ 85250
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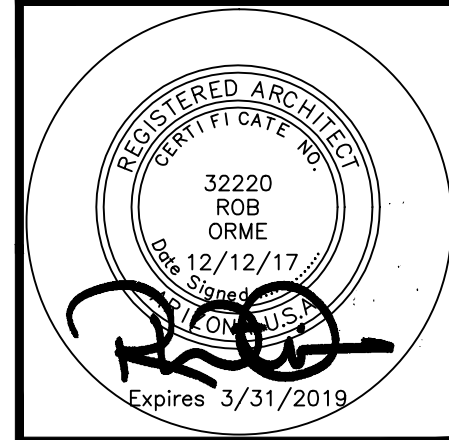
Applicant (GPA, Arizona)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

Civil Engineer
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't
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SCOTTSDALE, AZ 85251
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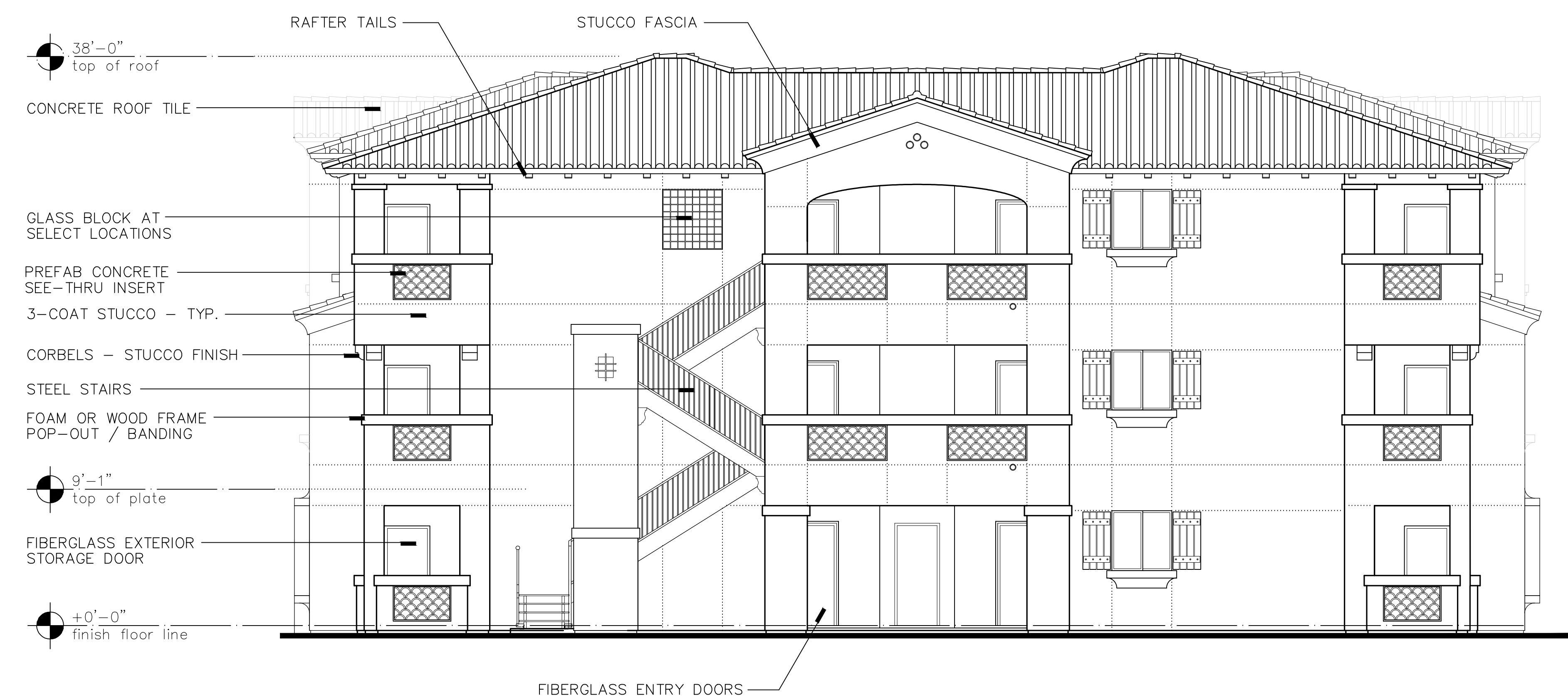
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A2.4



FRONT ELEVATION

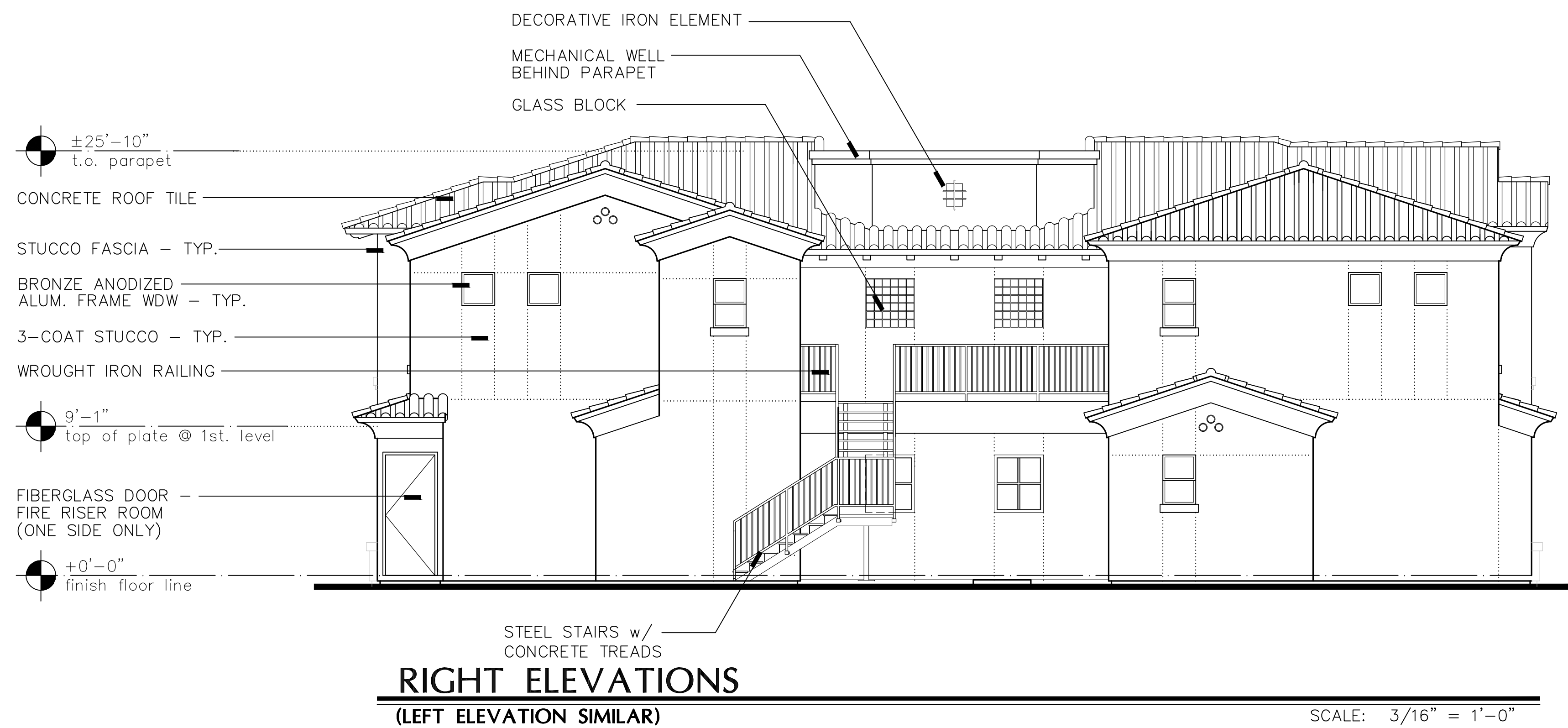
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

(LEFT ELEVATION SIMILAR)

SCALE: 3/16" = 1'-0"



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

BASLINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)

EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer

3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't

COLLABORATIVE-Y DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



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Plan Check No:

A3.4



FRONT ELEVATION
(REAR ELEVATION SIMILAR)

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
(LEFT ELEVATION SIMILAR)

SCALE: 3/16" = 1'-0"



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

BASILE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)

EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer

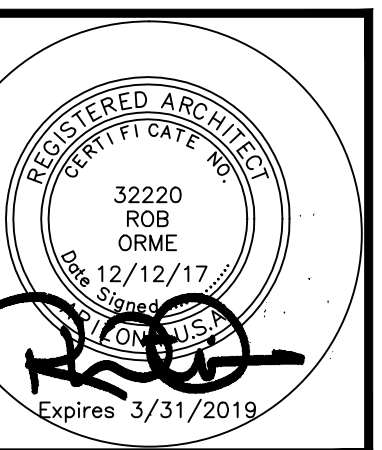
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't

COLLABORATIVE-Y DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



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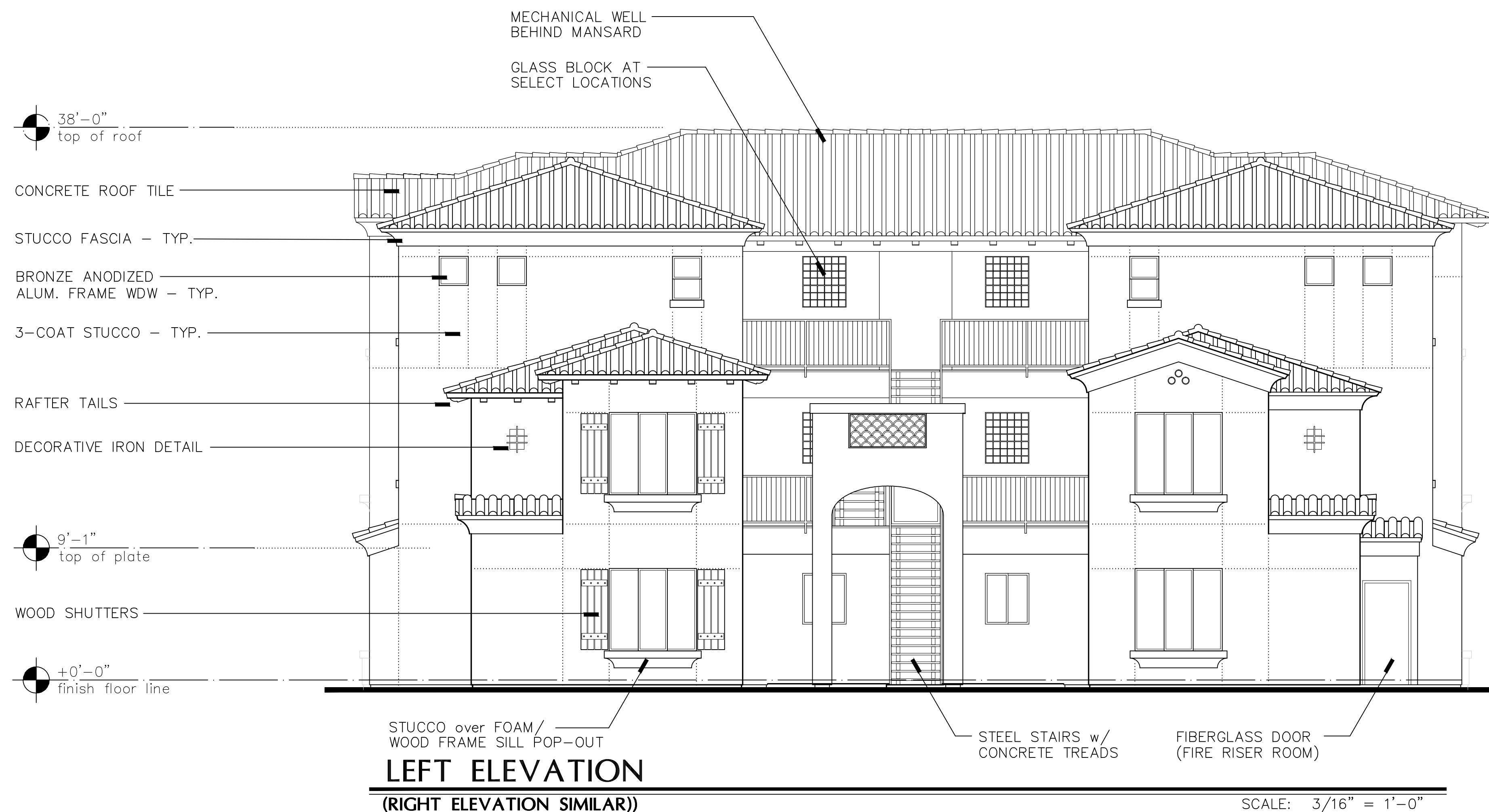
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A4.4

Exterior Elevations - Bldg B3



**ARCHITECTURAL
DESIGN GROUP**
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Scottsdale, Az. 85250
480-991-9111

Owner
BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer
MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

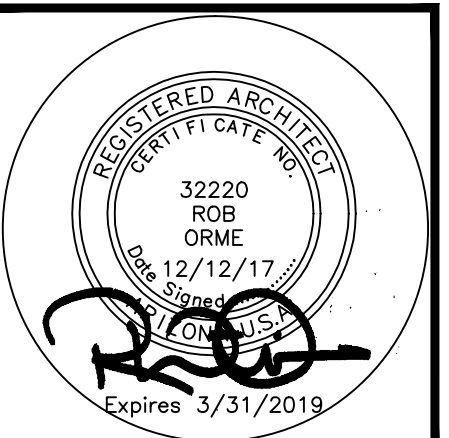
Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

Civil Engineer
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

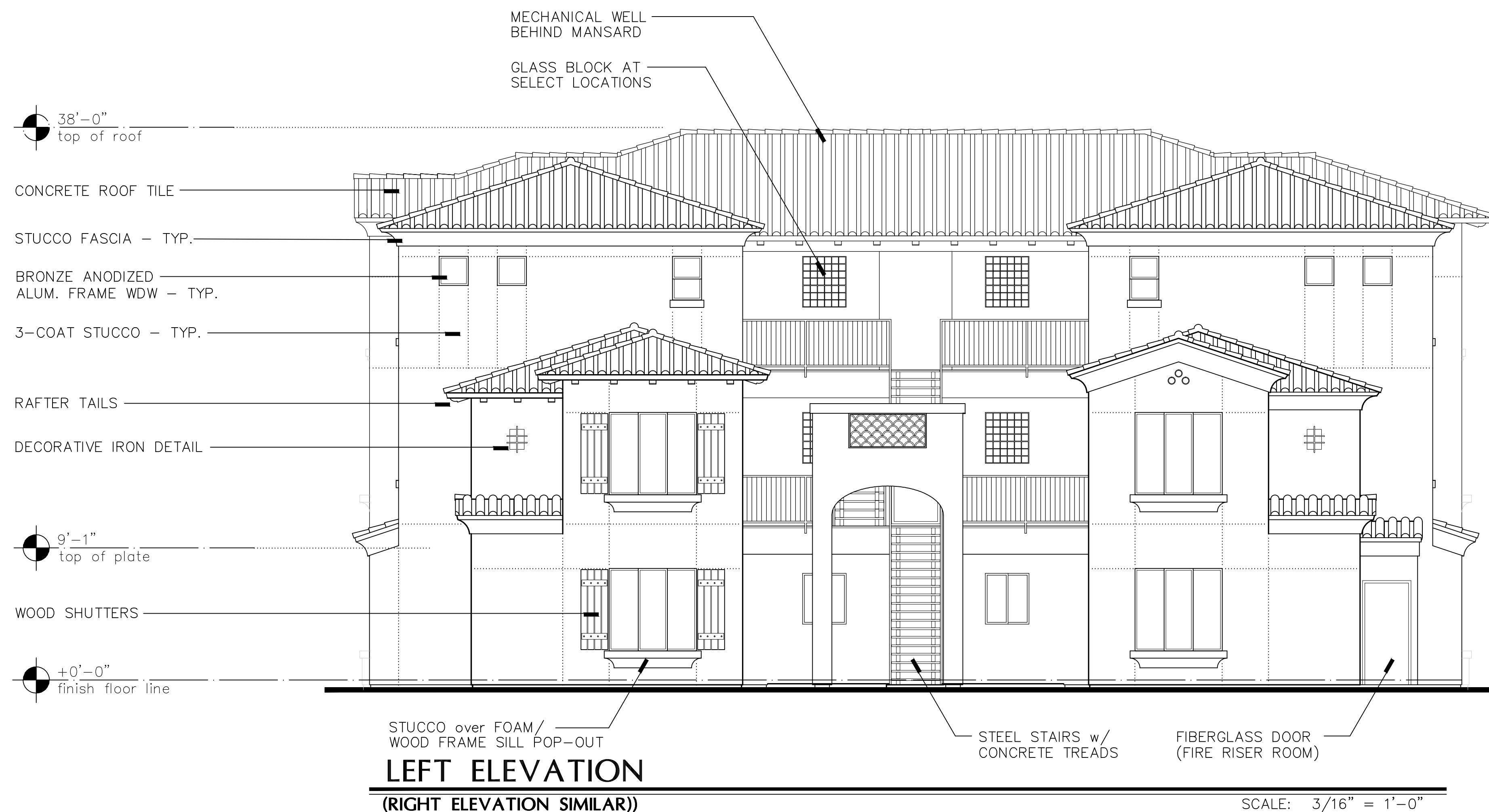
Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



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Plan Check No: _____

A5.4



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Applicant (GPA, Rezone)

EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

Civil Engineer

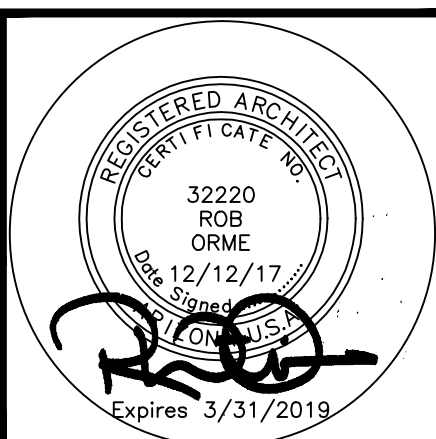
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't

COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



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Drawn: **A6.4**

Checked:

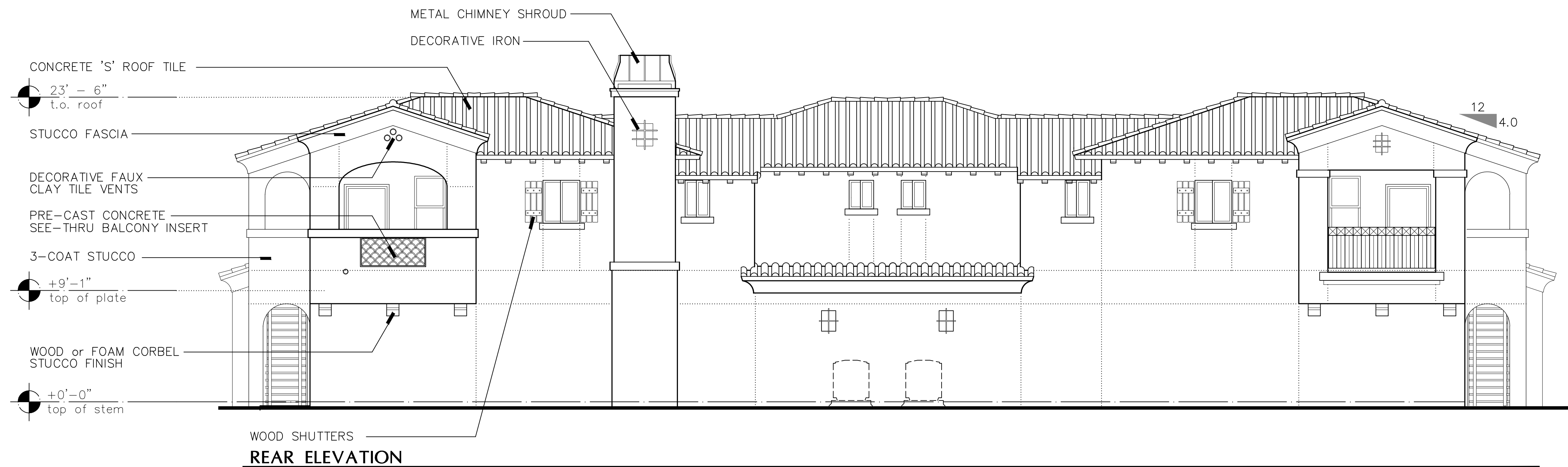
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Exterior Elevations - Bldg BC3



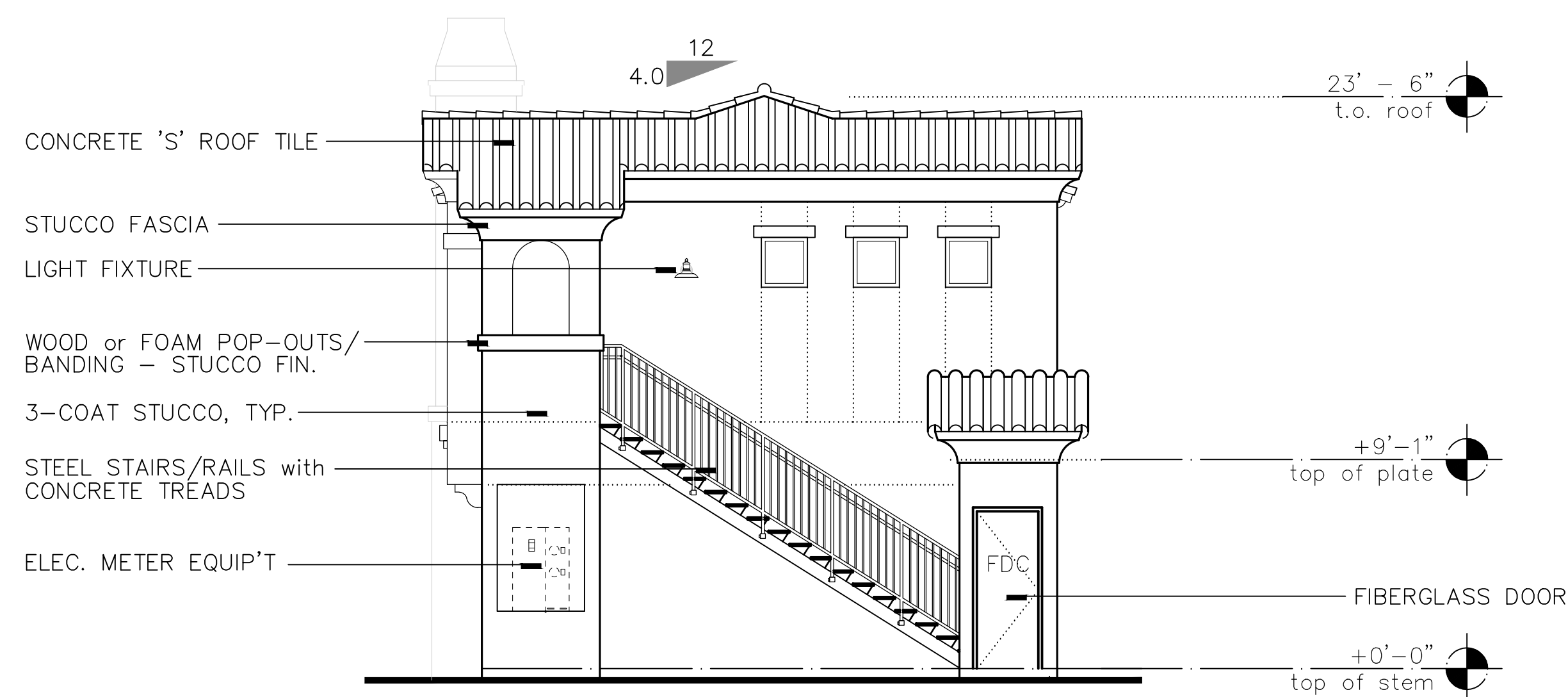
FRONT ELEVATION

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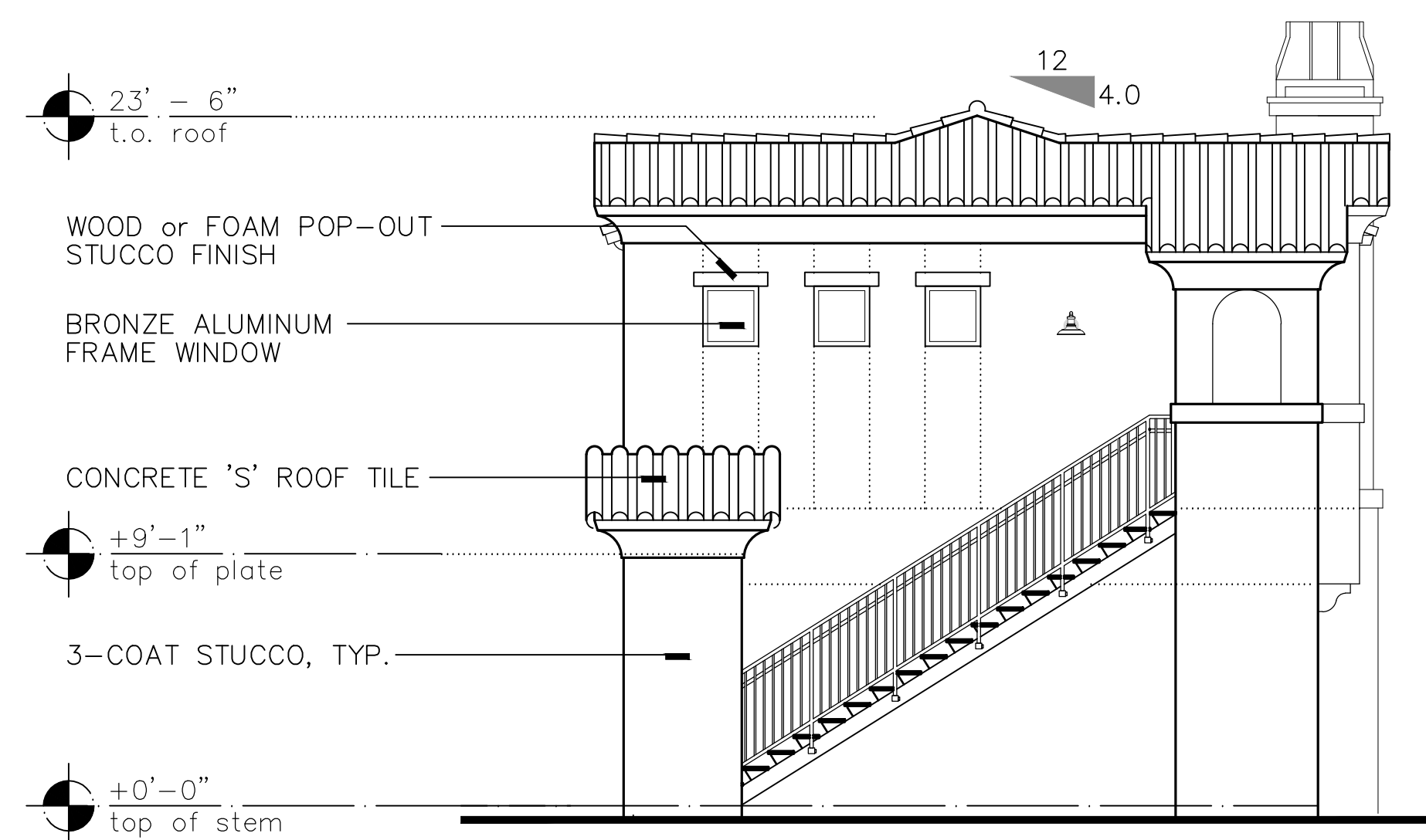
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Exterior Elevations - Bldg G2



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

BASLINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)

EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer

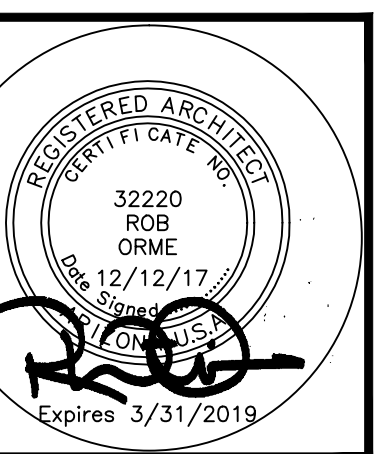
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't

COLLABORATIVE-Y DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



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Date: Sheet No:

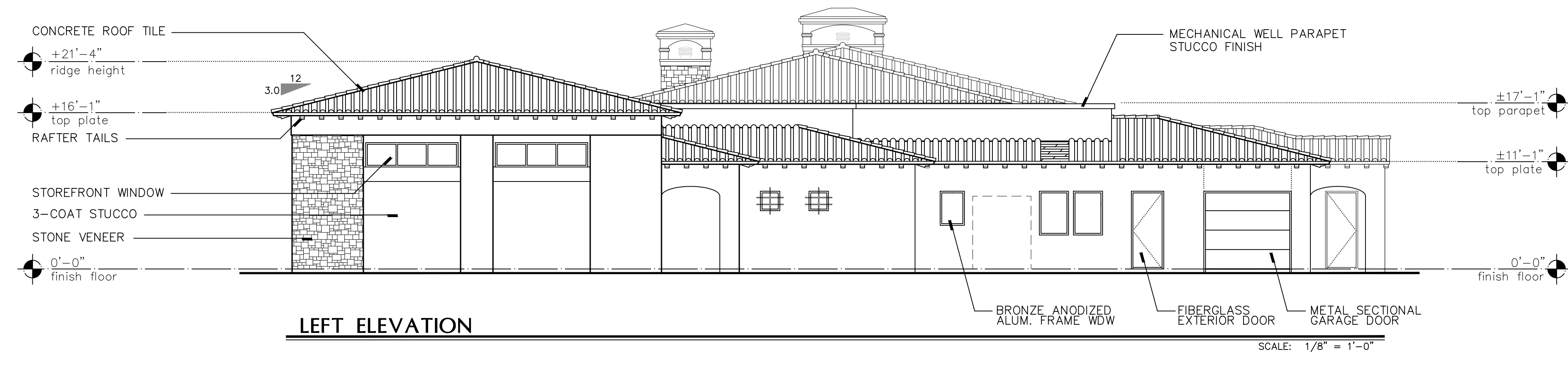
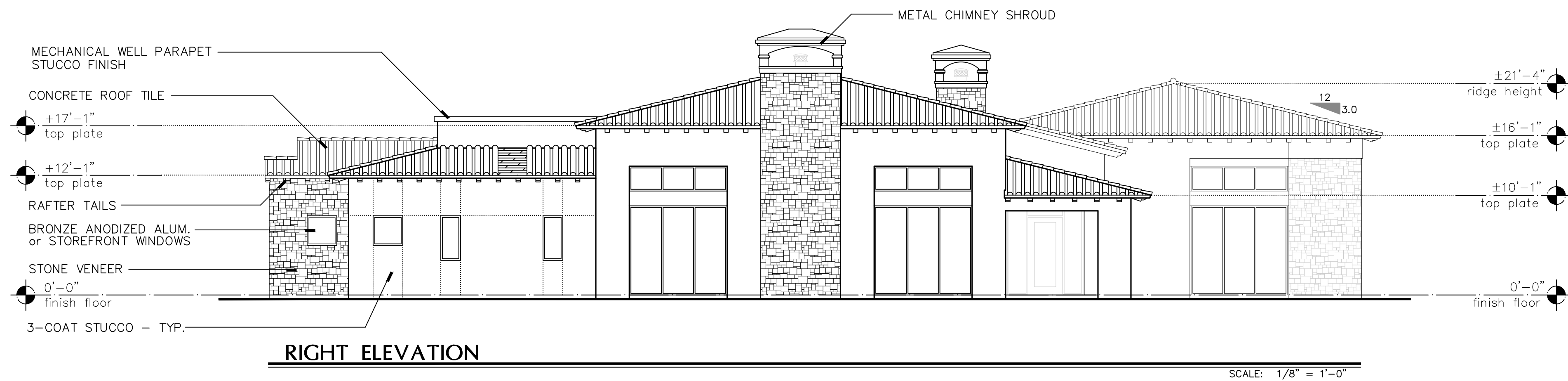
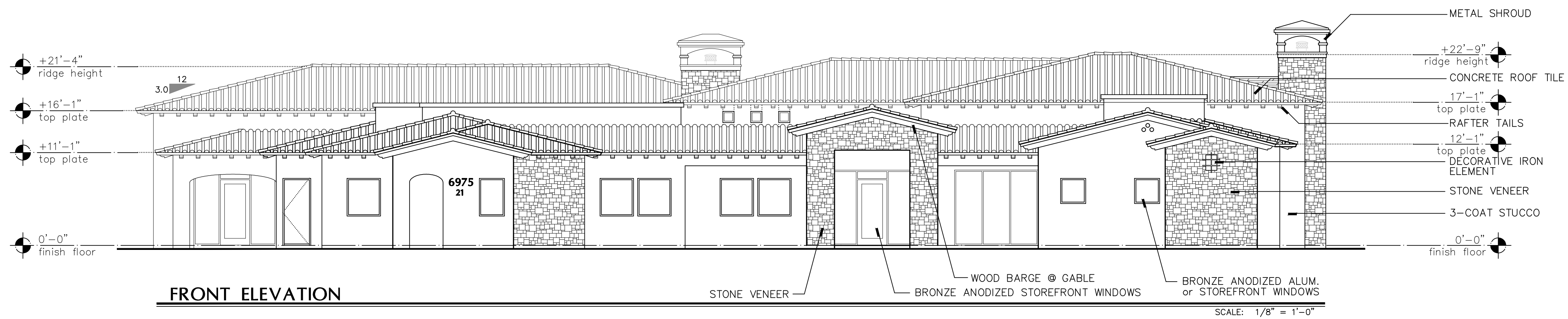
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Checked:

Plan Check No:

A7.4



Exterior Elevations - Amenity Building



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner
BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer
MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

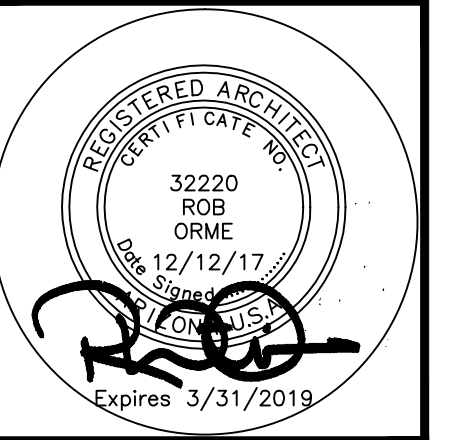
Applicant (GPA, Arizona)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

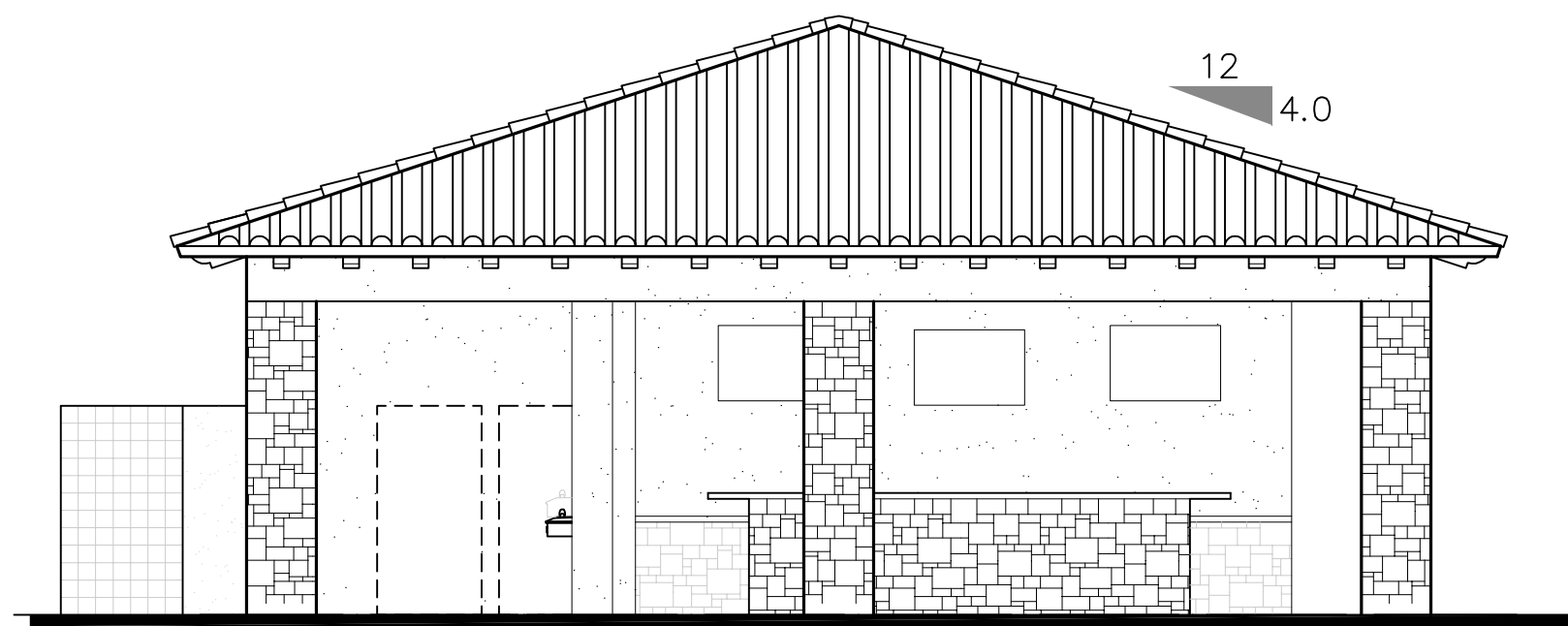
Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



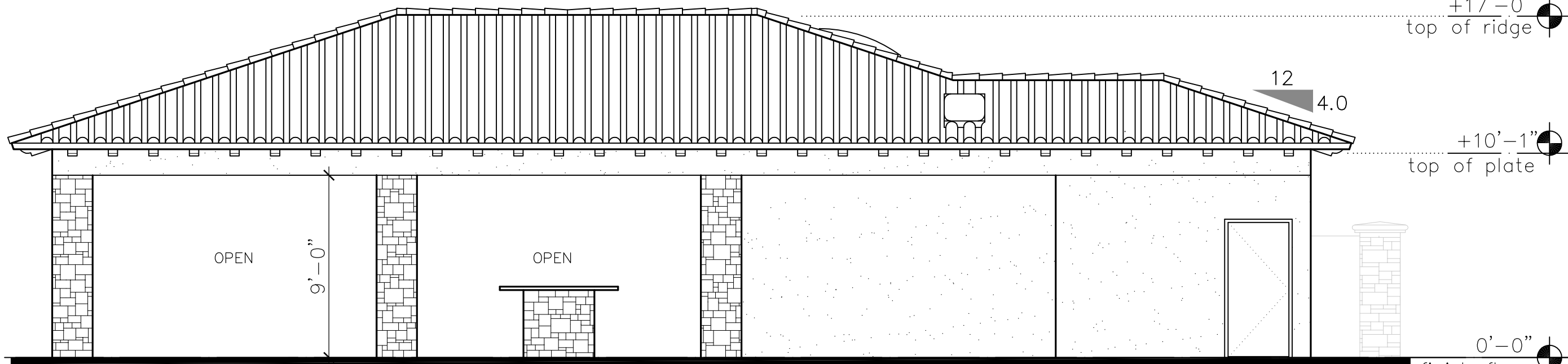
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Sheet No: **A8.11**



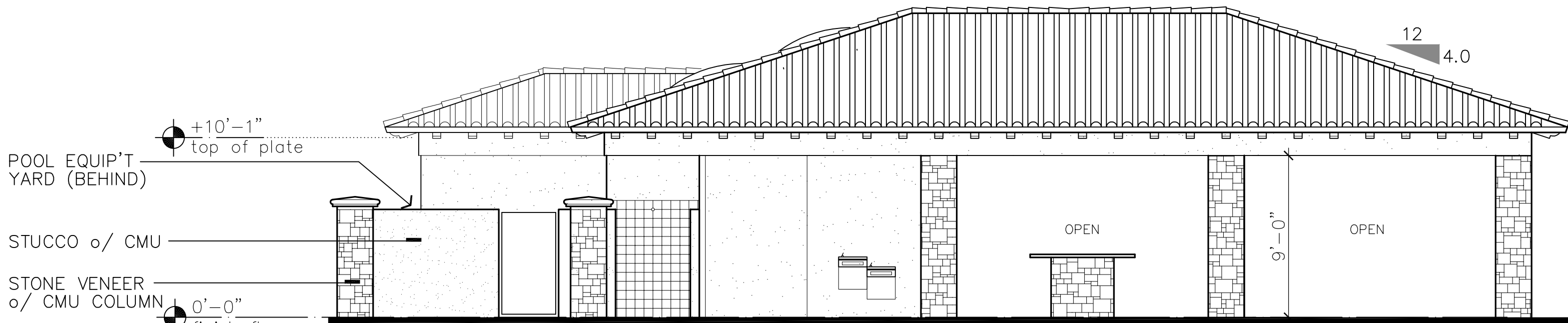
FRONT ELEVATION - CABANA

SCALE: 3/16" = 1'-0"



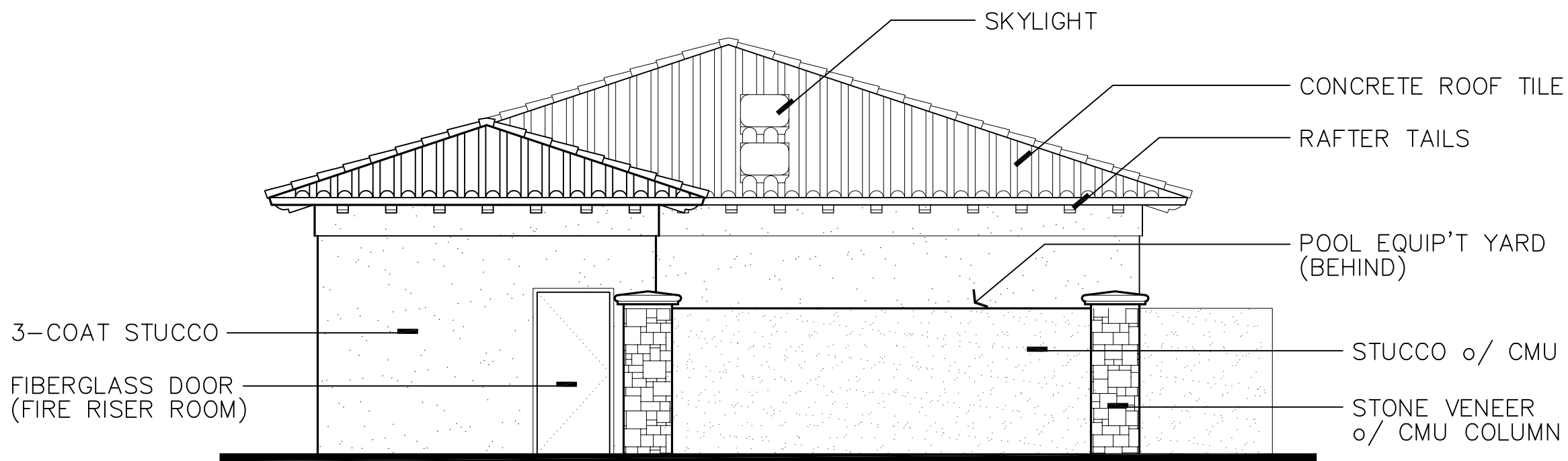
RIGHT ELEVATION - CABANA

SCALE: 3/16" = 1'-0"



LEFT ELEVATION - CABANA

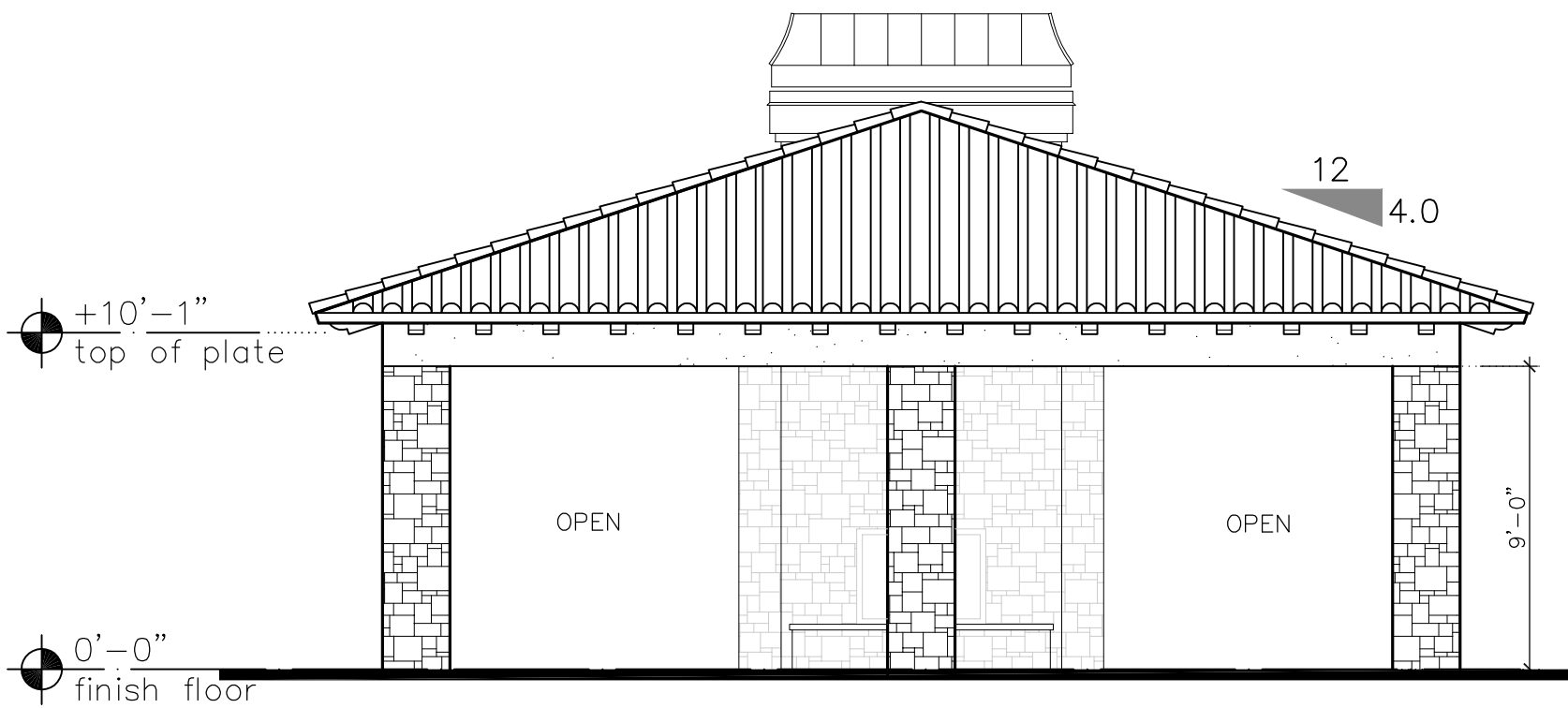
SCALE: 3/16" = 1'-0"



REAR ELEVATION - CABANA

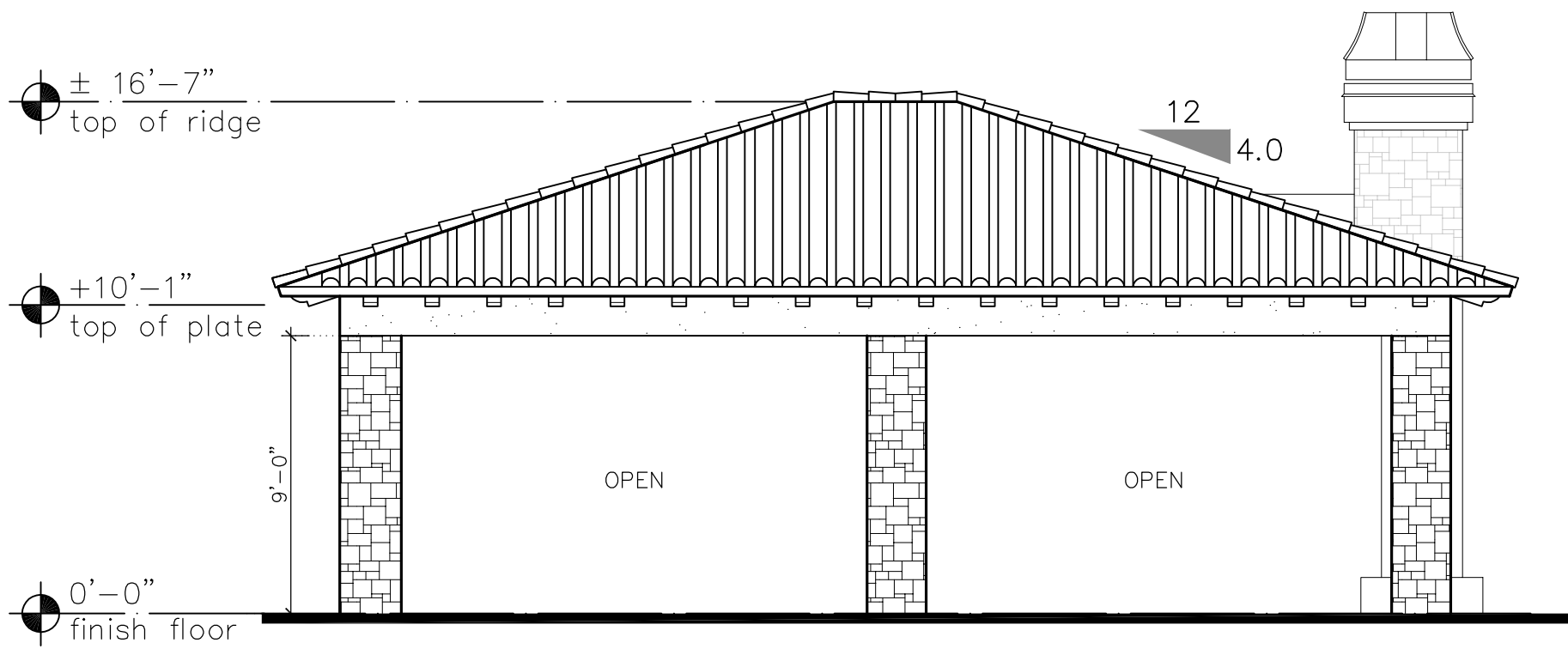
SCALE: 3/16" = 1'-0"

POOL CABANA



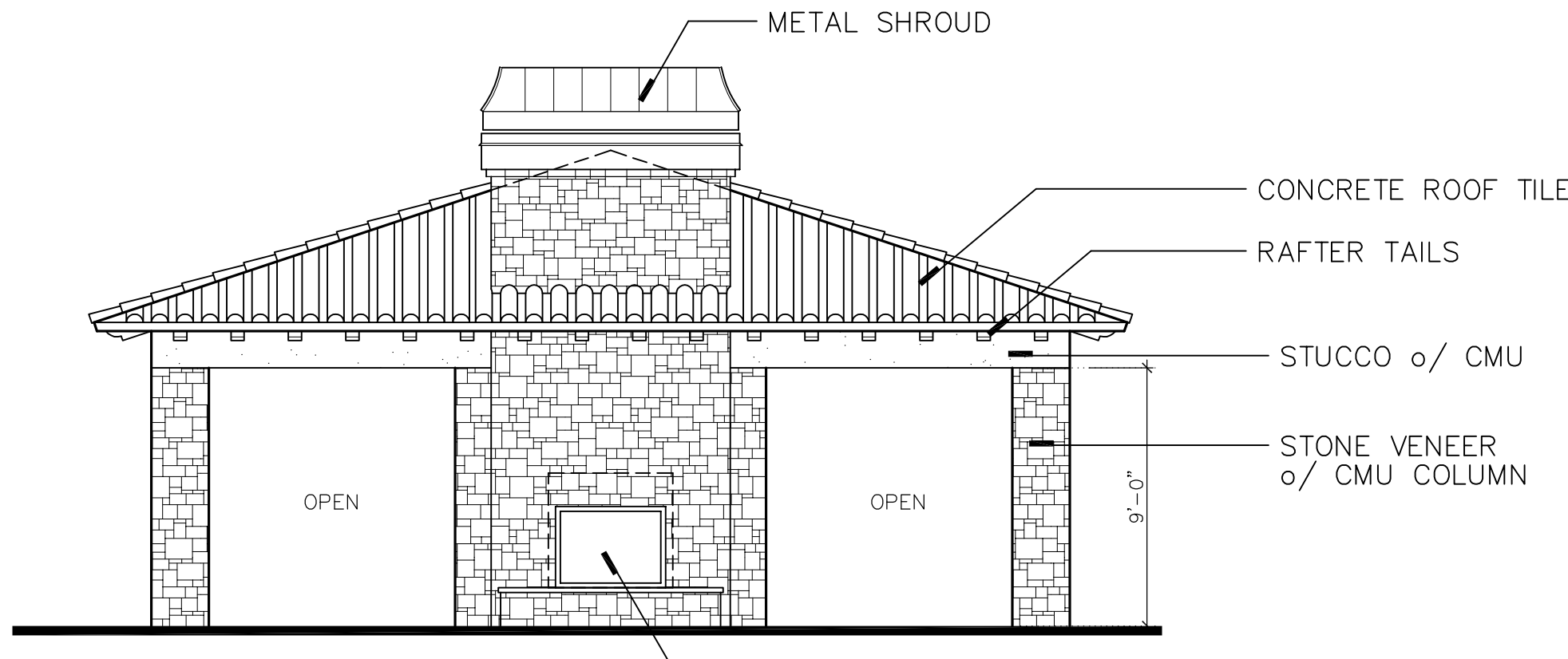
FRONT ELEVATION - POOL LOUNGE

SCALE: 3/16" = 1'-0"



SIDE ELEVATION - POOL LOUNGE

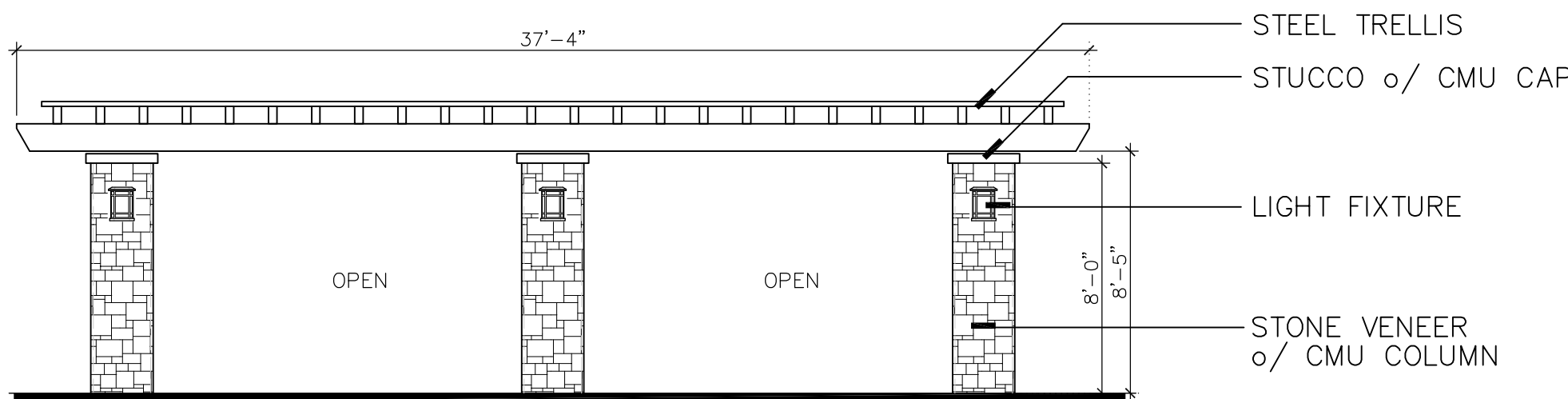
SCALE: 3/16" = 1'-0"



FIREPLACE ELEVATION - POOL LOUNGE

SCALE: 3/16" = 1'-0"

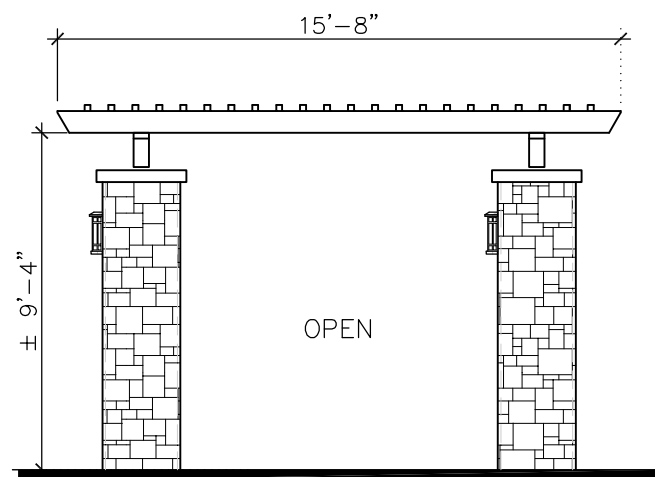
POOL LOUNGE



FRONT ELEVATION - PERGOLA

(REAR SIMILAR - WITHOUT LIGHTS)

SCALE: 3/16" = 1'-0"



END ELEVATION - PERGOLA

SCALE: 3/16" = 1'-0"

POOL PERGOLA



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)

EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer

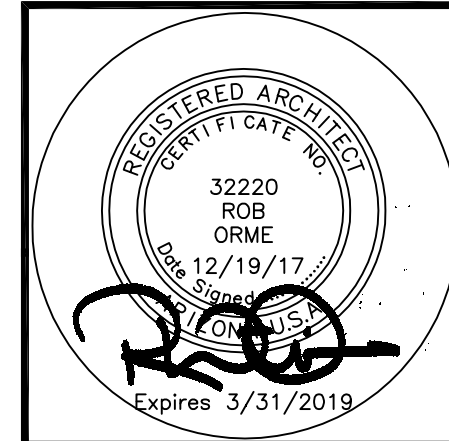
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't

COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



Job No:

Date: Sheet No:

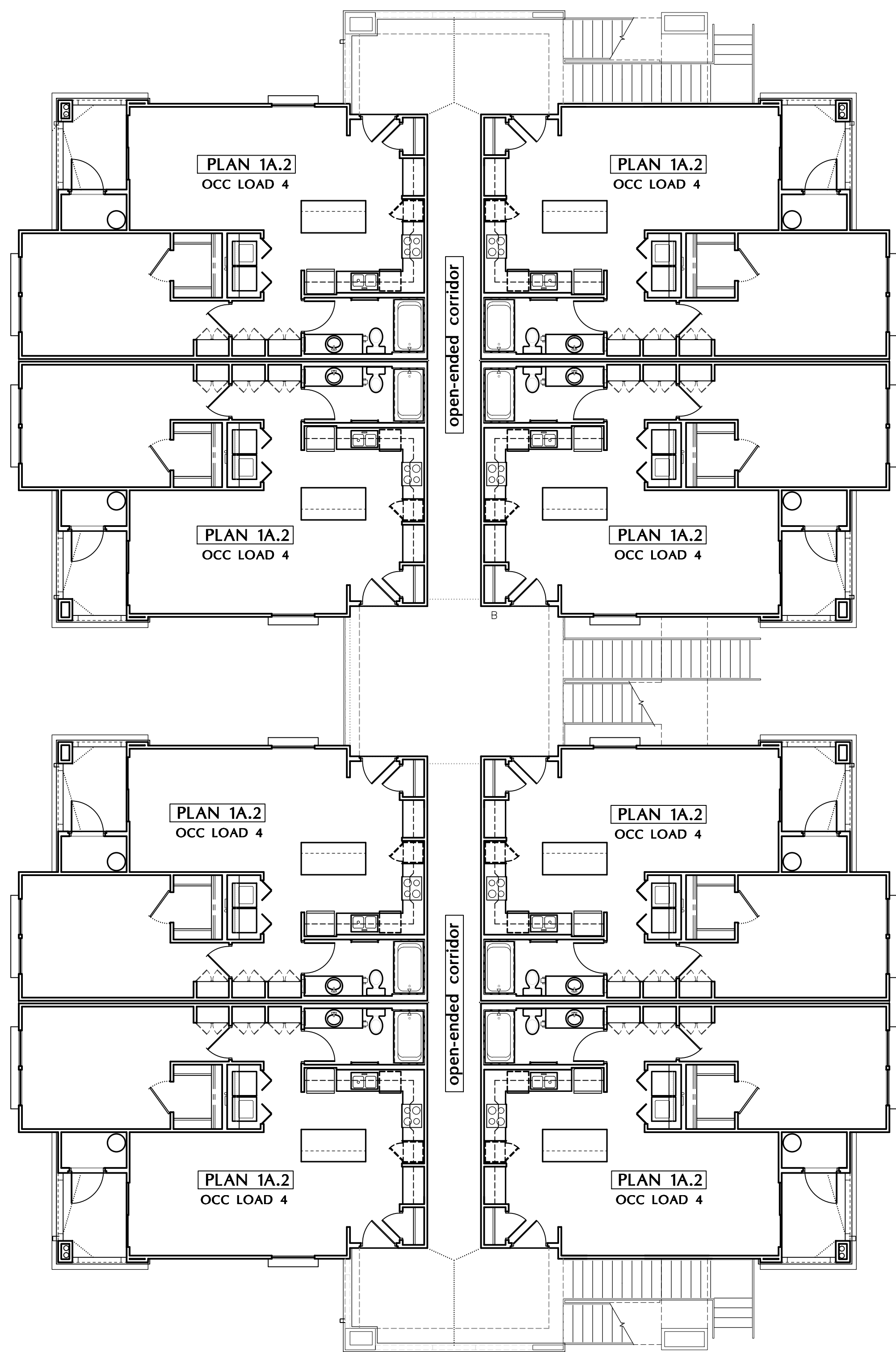
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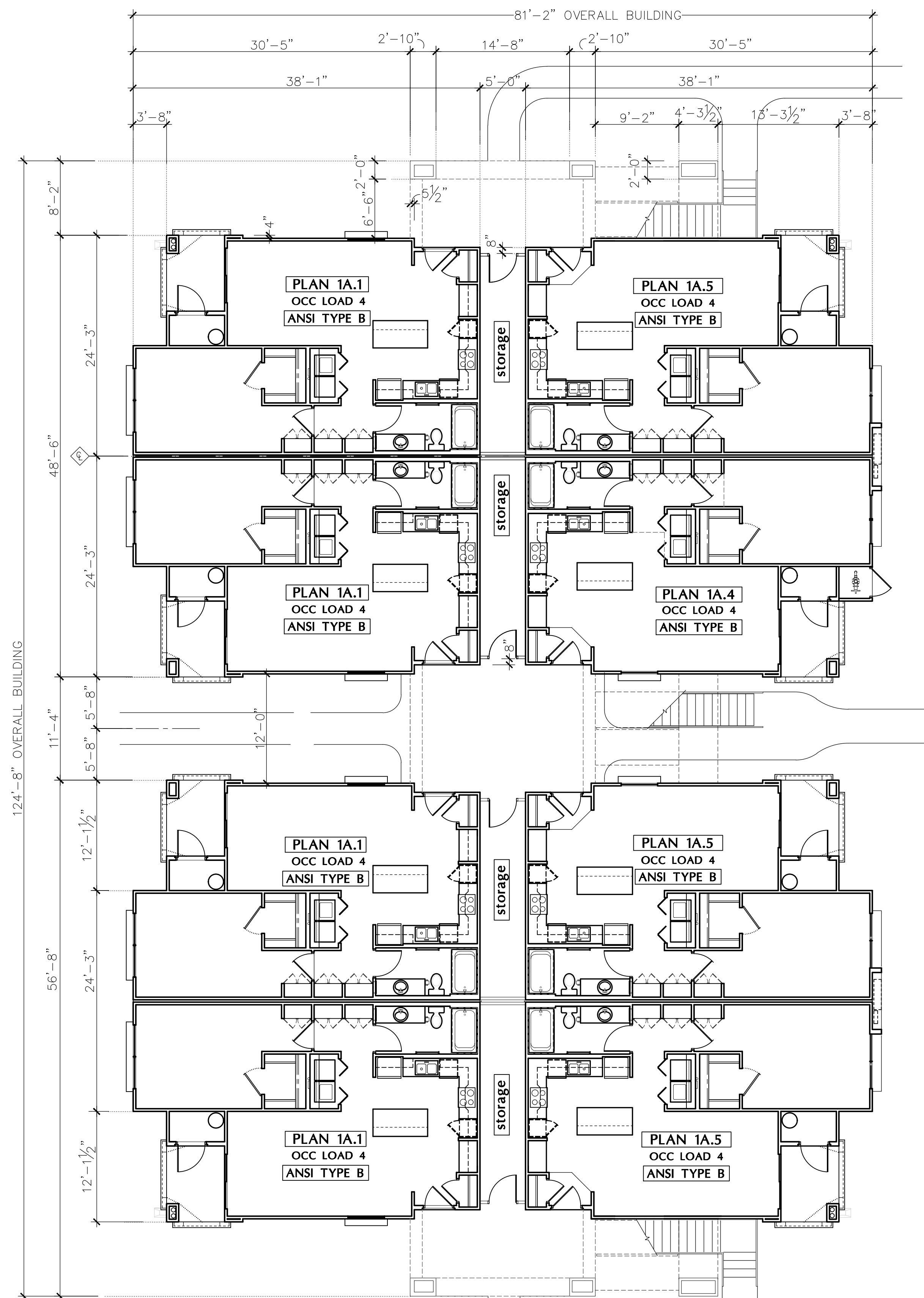
A9.3



SECOND FLOOR (8 DWELLING UNITS)

GROSS AREA = 7,995 s.f.
OCCUPANCY LOAD = 40

SCALE: 1/8" = 1'-0"



FIRST FLOOR (8 DWELLING UNITS)

GROSS AREA = 8,059 s.f.
OCCUPANCY LOAD = 40

SCALE: 1/8" = 1'-0"



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

BASILE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

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SCOTTSDALE, AZ 85250
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P: (480) 991-9111

Applicant (GPA, Rezone)

EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer

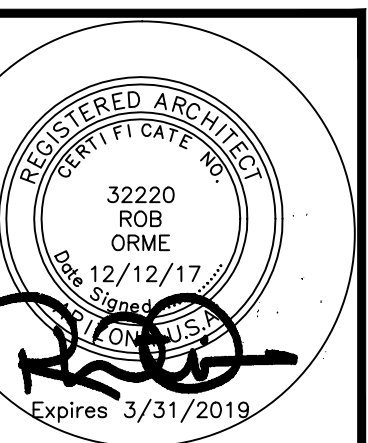
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
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Landscape Arch't

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SCOTTSDALE, AZ 85251
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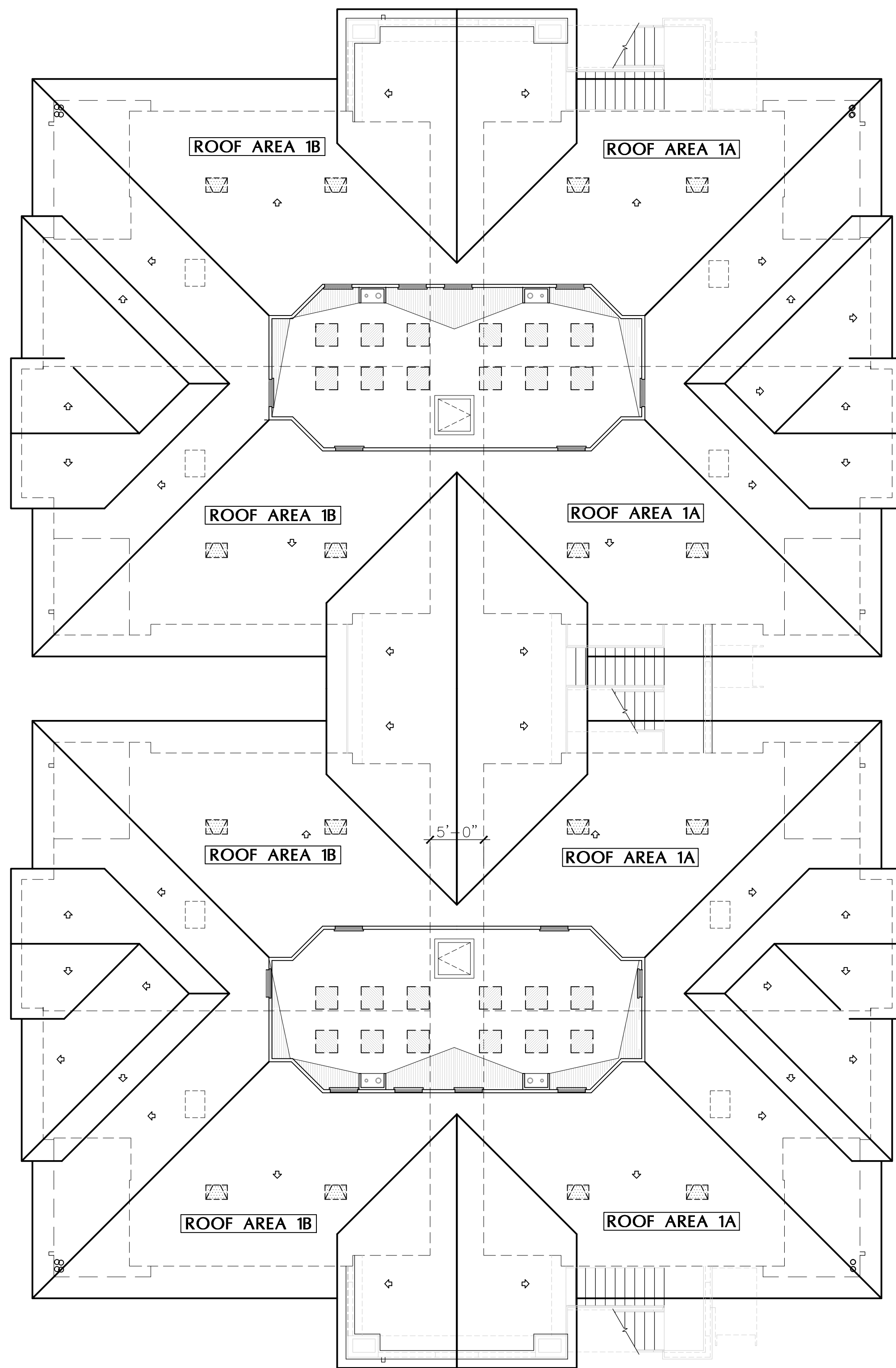
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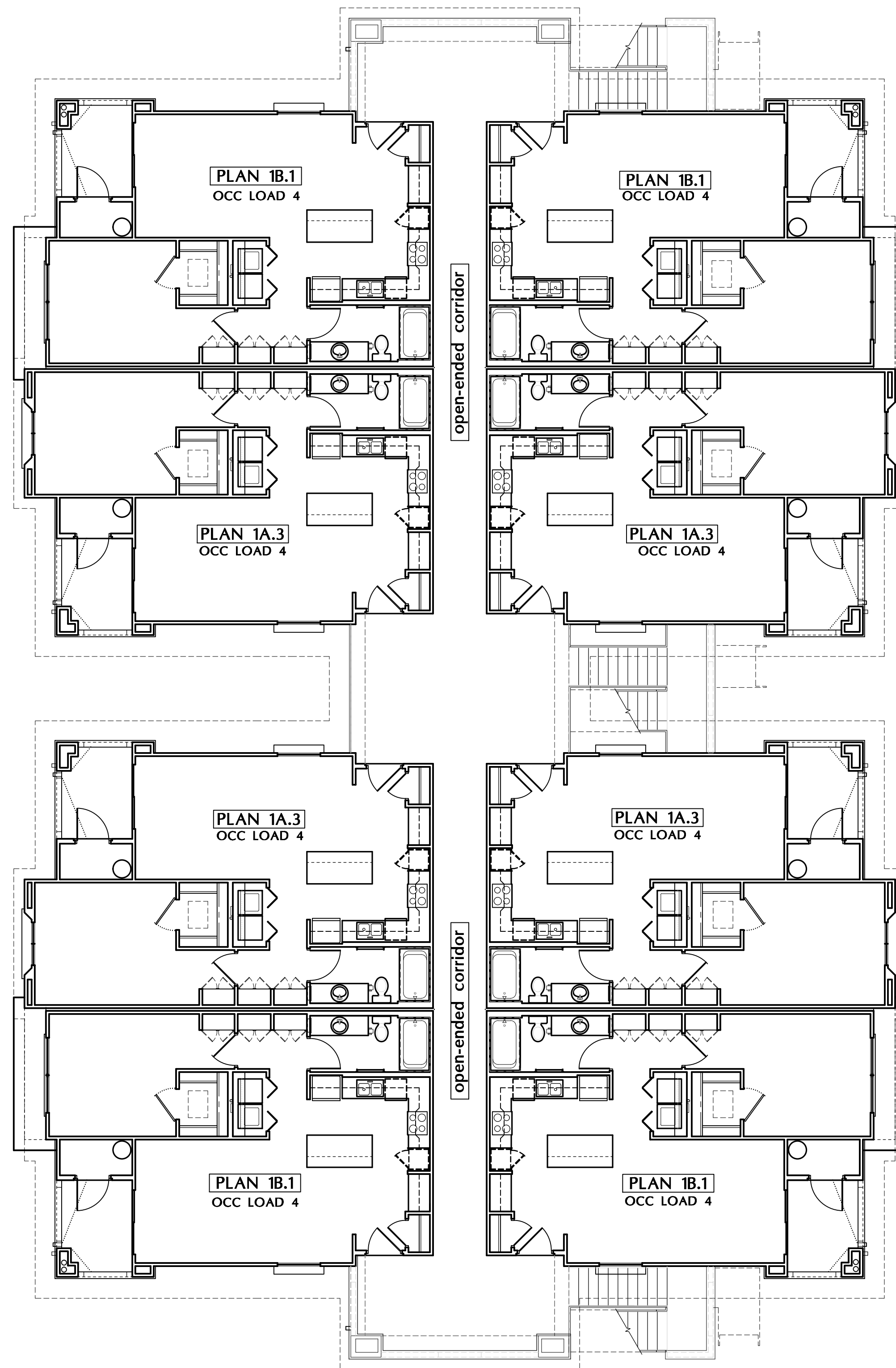
Plan Check No:

A2.1



ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR (8 DWELLING UNITS)

GROSS AREA = 8,019 s.f.
OCCUPANCY LOAD = 40

SCALE: 1/8" = 1'-0"



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner
BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

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SCOTTSDALE, AZ 85250
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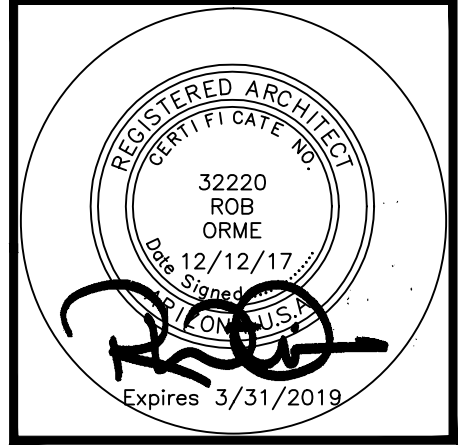
Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
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P: (480) 281-5549

Landscape Arch't
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



Job No: _____
Date: _____ Sheet No: _____
Scale: _____
Drawn: _____ **A2.2**
Checked: _____
Plan Check No: _____



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DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner
BASELINE GATEWAY APTS. LLC
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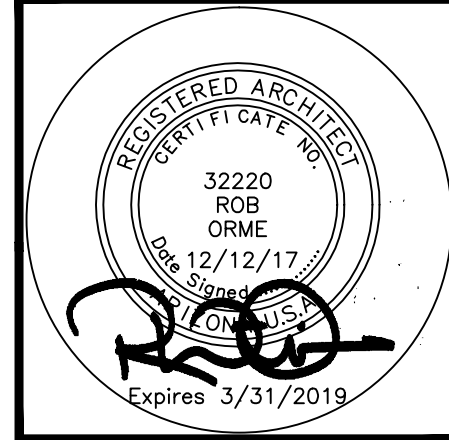
Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

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6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

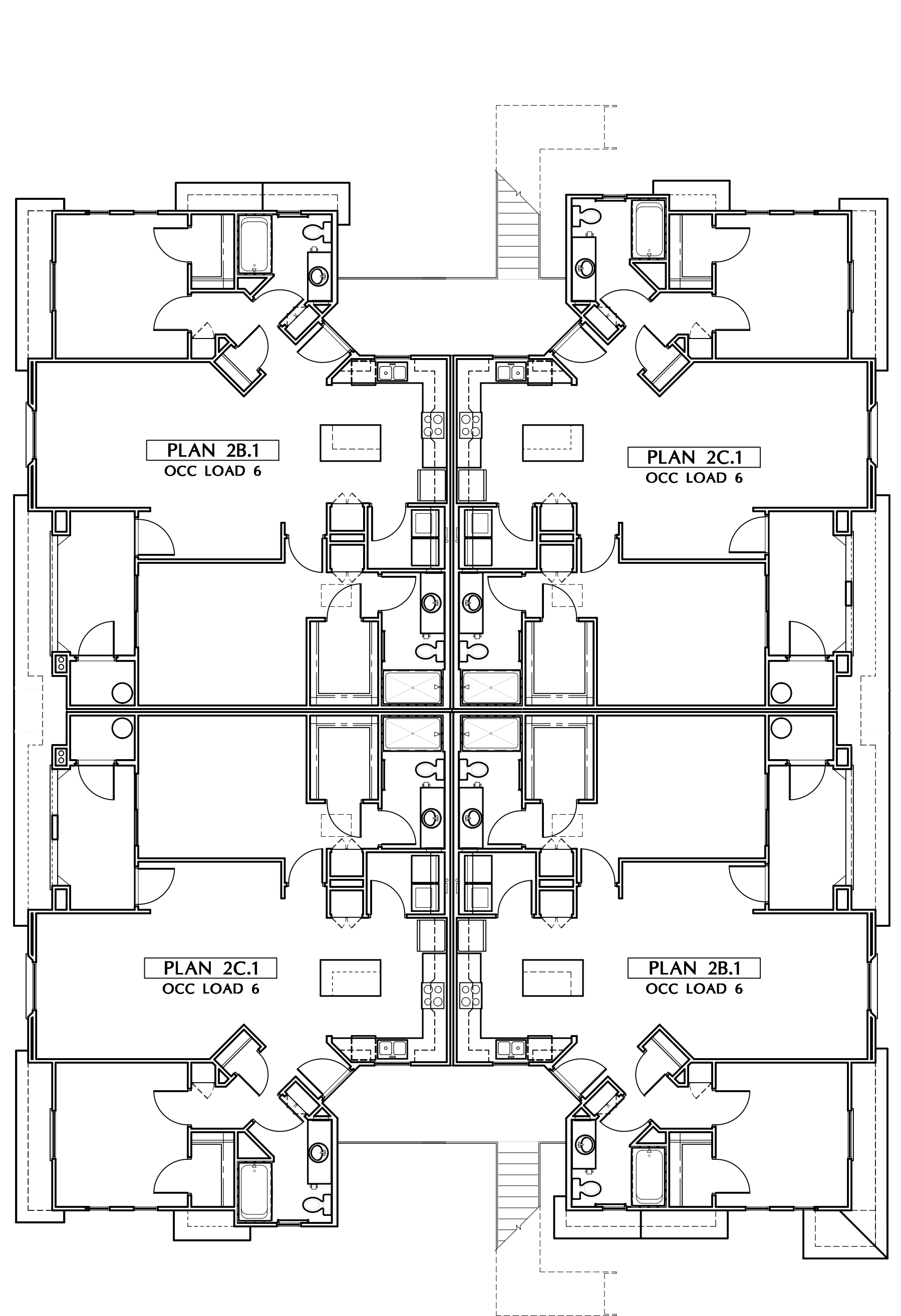
Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't
COLLABORATIVE-Y DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

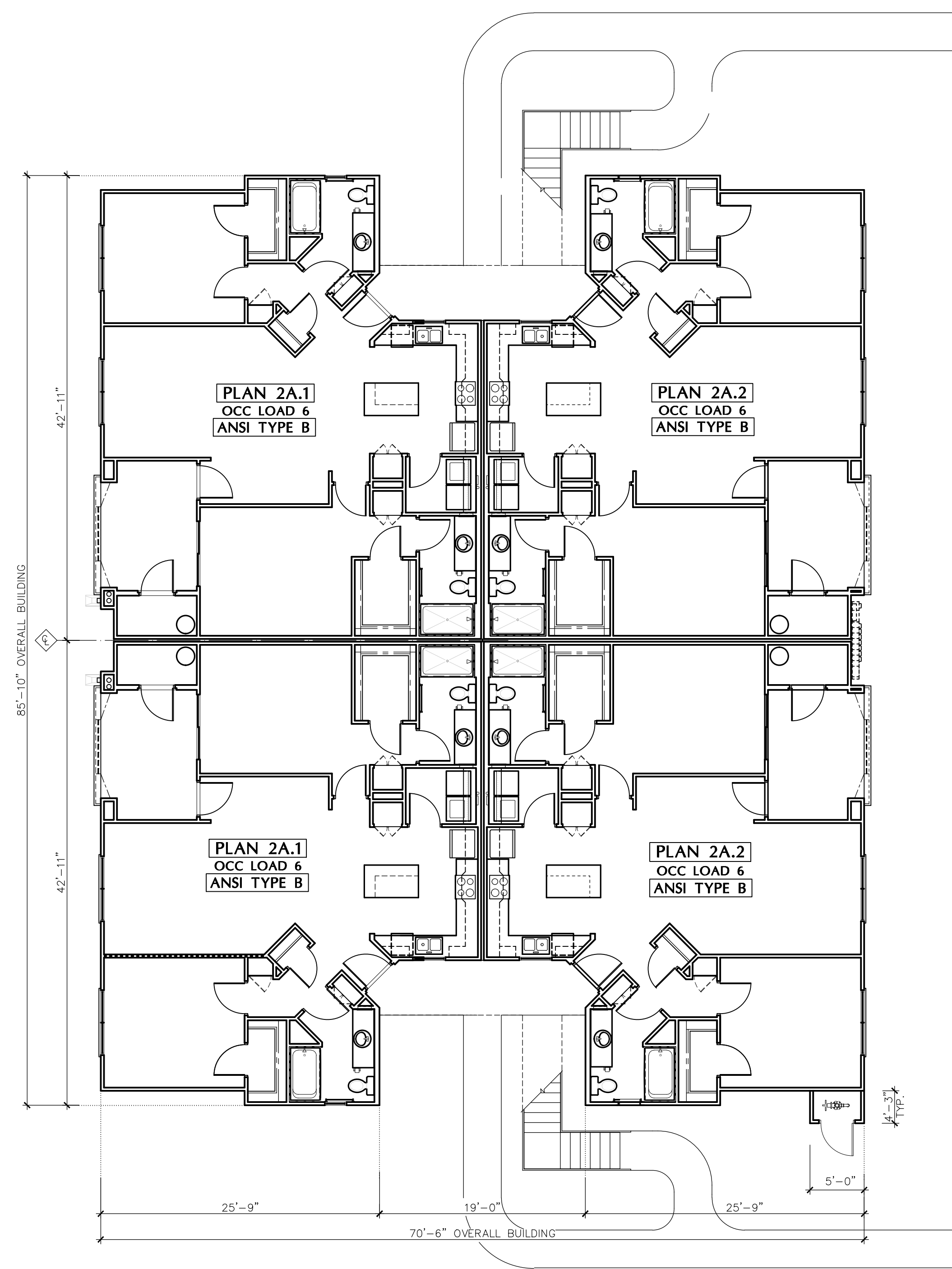


Job No: _____
Date: _____ Sheet No: _____
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Drawn: _____
Checked: _____
Plan Check No: _____

A3.1



SECOND FLOOR (4 DWELLING UNITS)
GROSS AREA = 5,430 s.f.
OCCUPANCY LOAD = 24
SCALE: 1/8" = 1'-0"



FIRST FLOOR (4 DWELLING UNITS)
GROSS AREA = 5,668 s.f.
OCCUPANCY LOAD = 24
SCALE: 1/8" = 1'-0"



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner
BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer
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6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

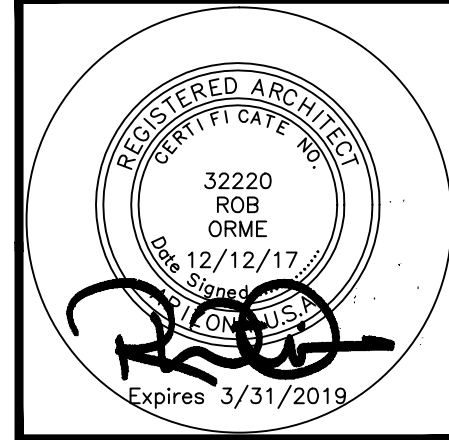
Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

Civil Engineer
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

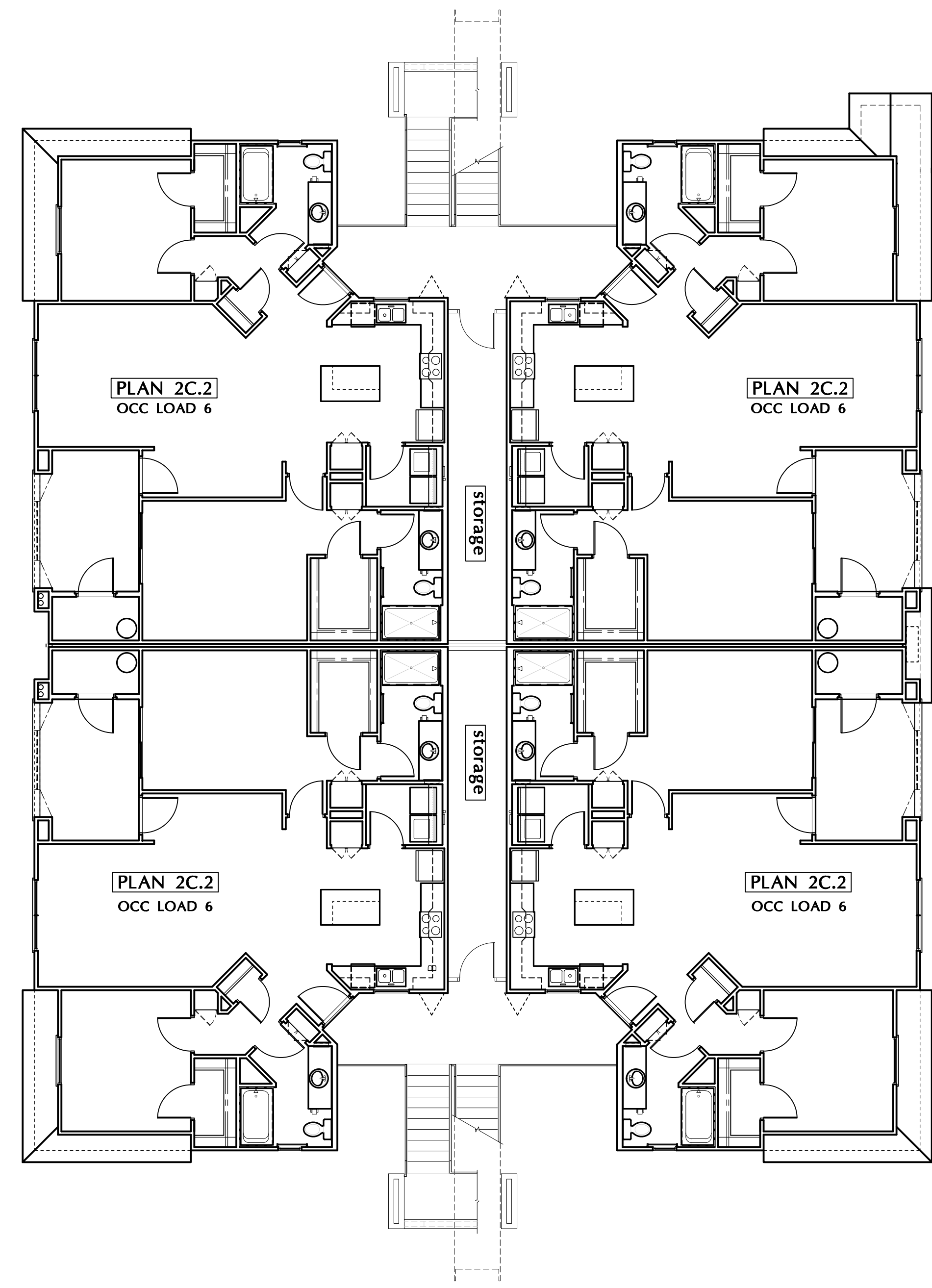
Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't
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SCOTTSDALE, AZ 85251
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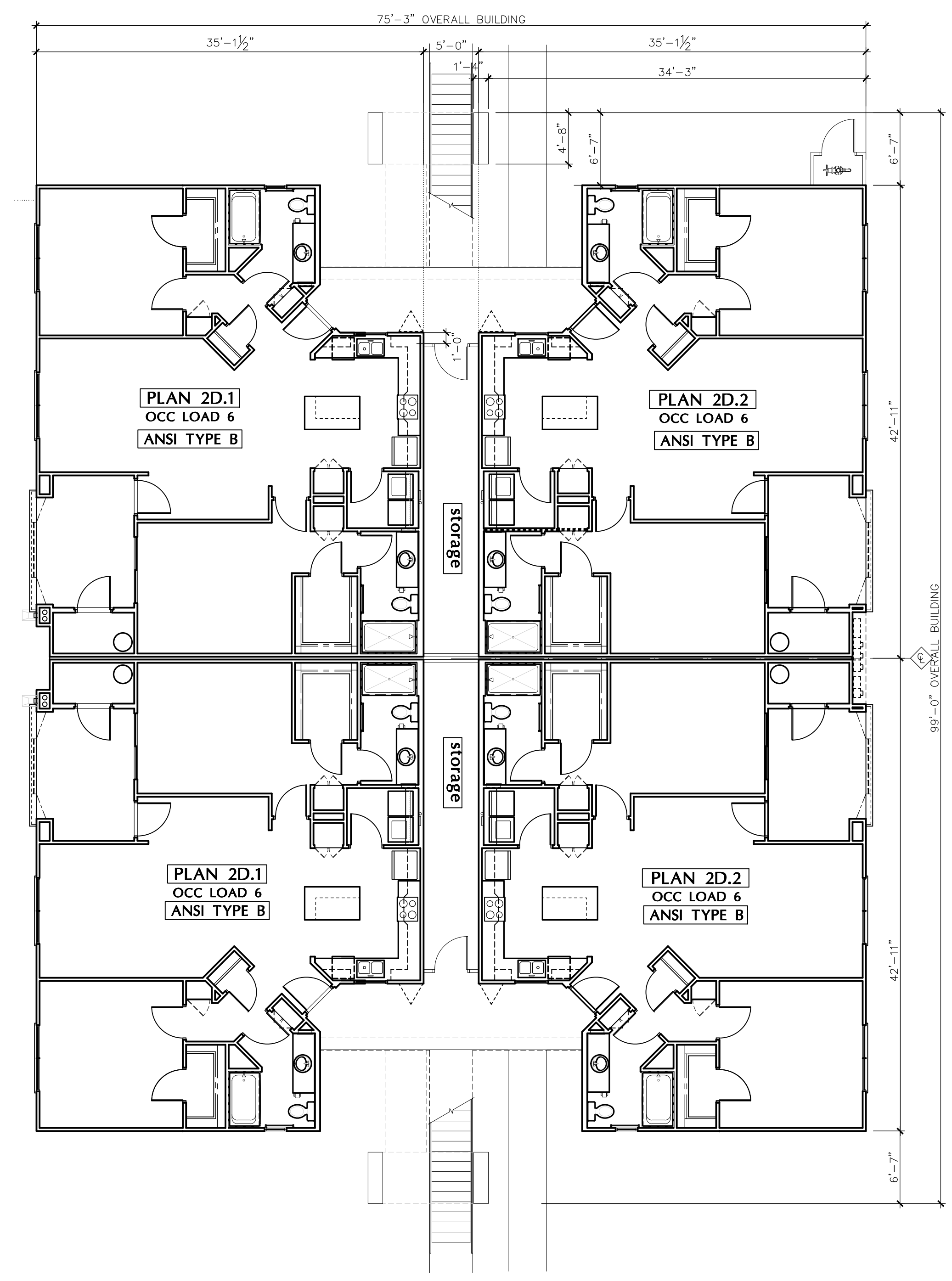


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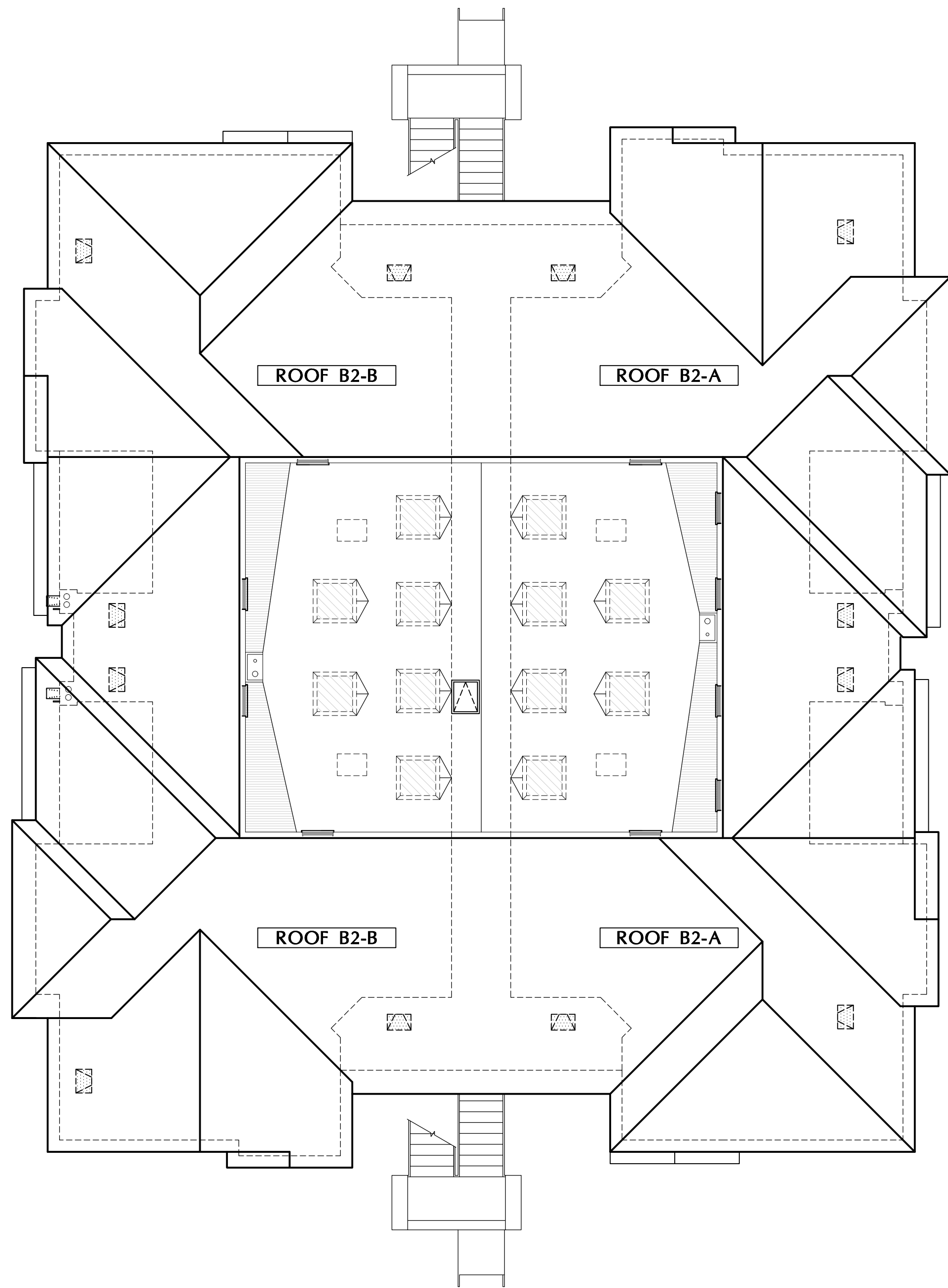
A4.1



SECOND FLOOR (4 DWELLING UNITS)
GROSS AREA = 5,926 s.f.
OCCUPANCY LOAD = 26
SCALE: 1/8" = 1'-0"

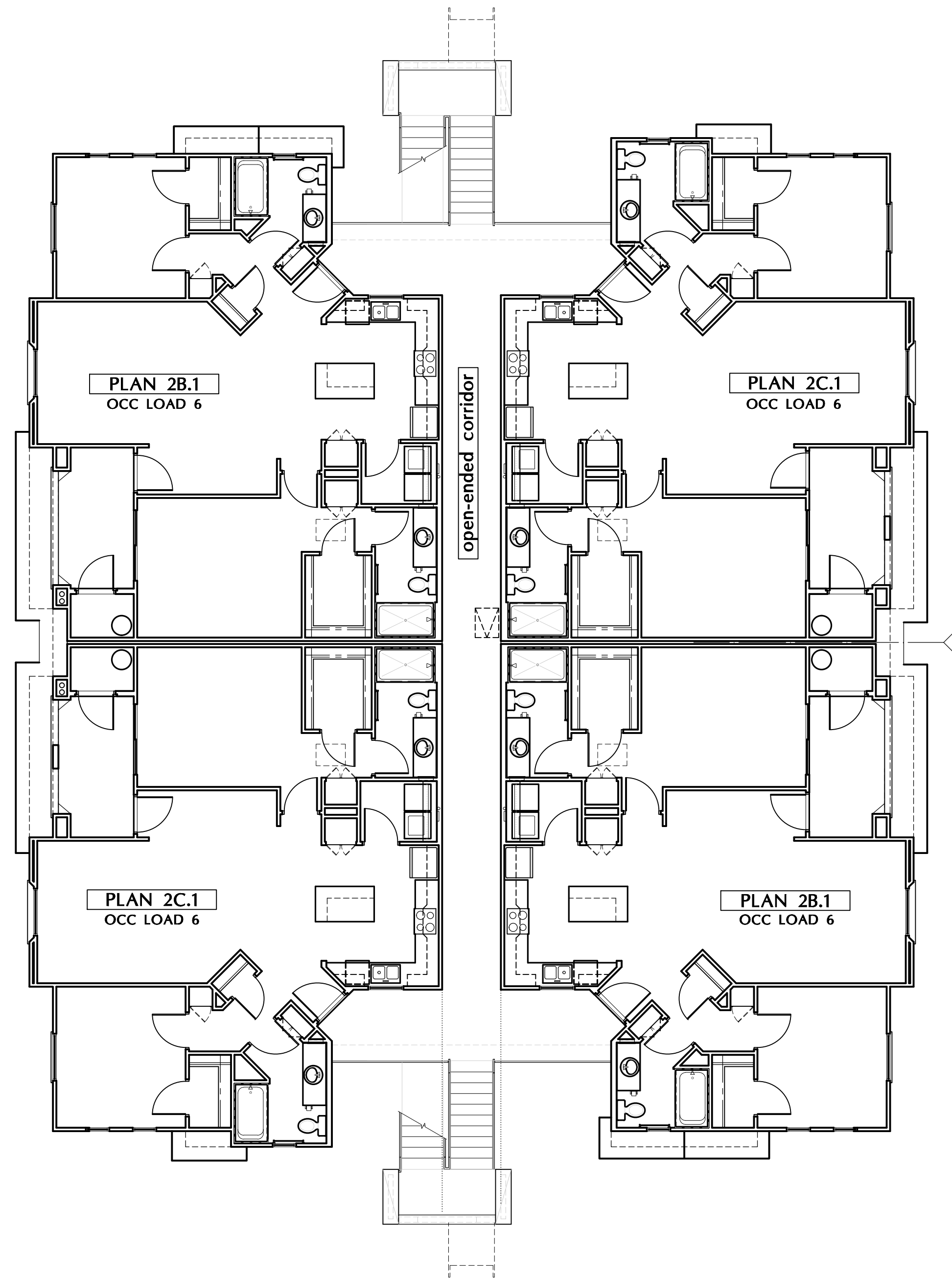


FIRST FLOOR (4 DWELLING UNITS)
GROSS AREA = 6,034 s.f.
OCCUPANCY LOAD = 27
SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR (4 DWELLING UNITS)

GROSS AREA = 5,750 s.f.
OCCUPANCY LOAD = 26

SCALE: 1/8" = 1'-0"



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

BASLINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)

EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

Civil Engineer

3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't

COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



Job No:

Date:

Scale:

Drawn:

Checked:

Plan Check No:

Sheet No:
A4.2



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner
BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer
MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

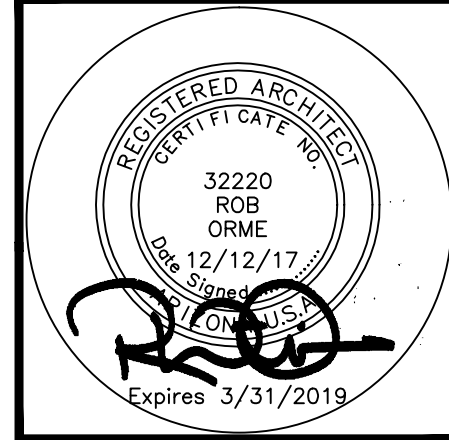
Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

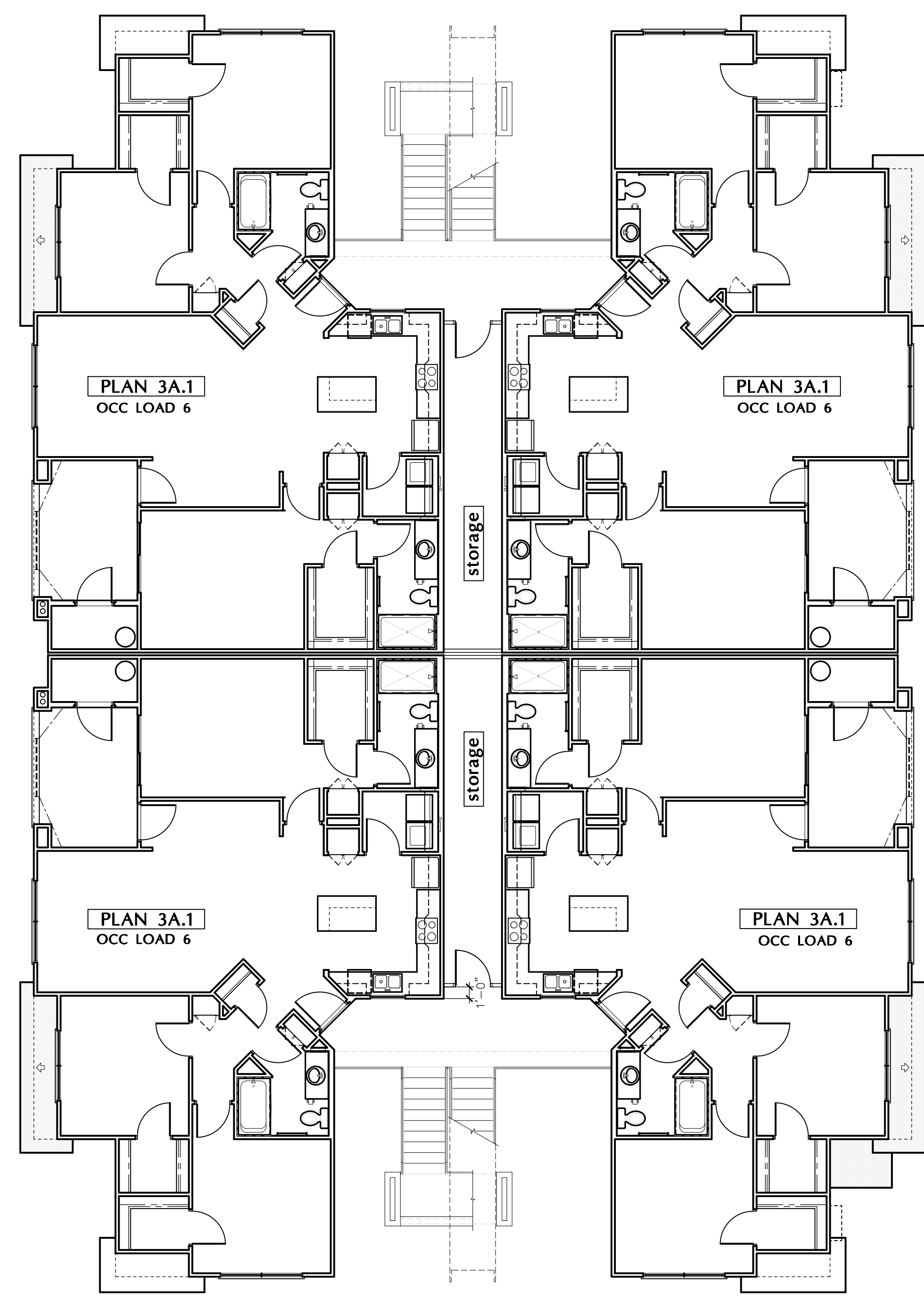
Civil Engineer
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

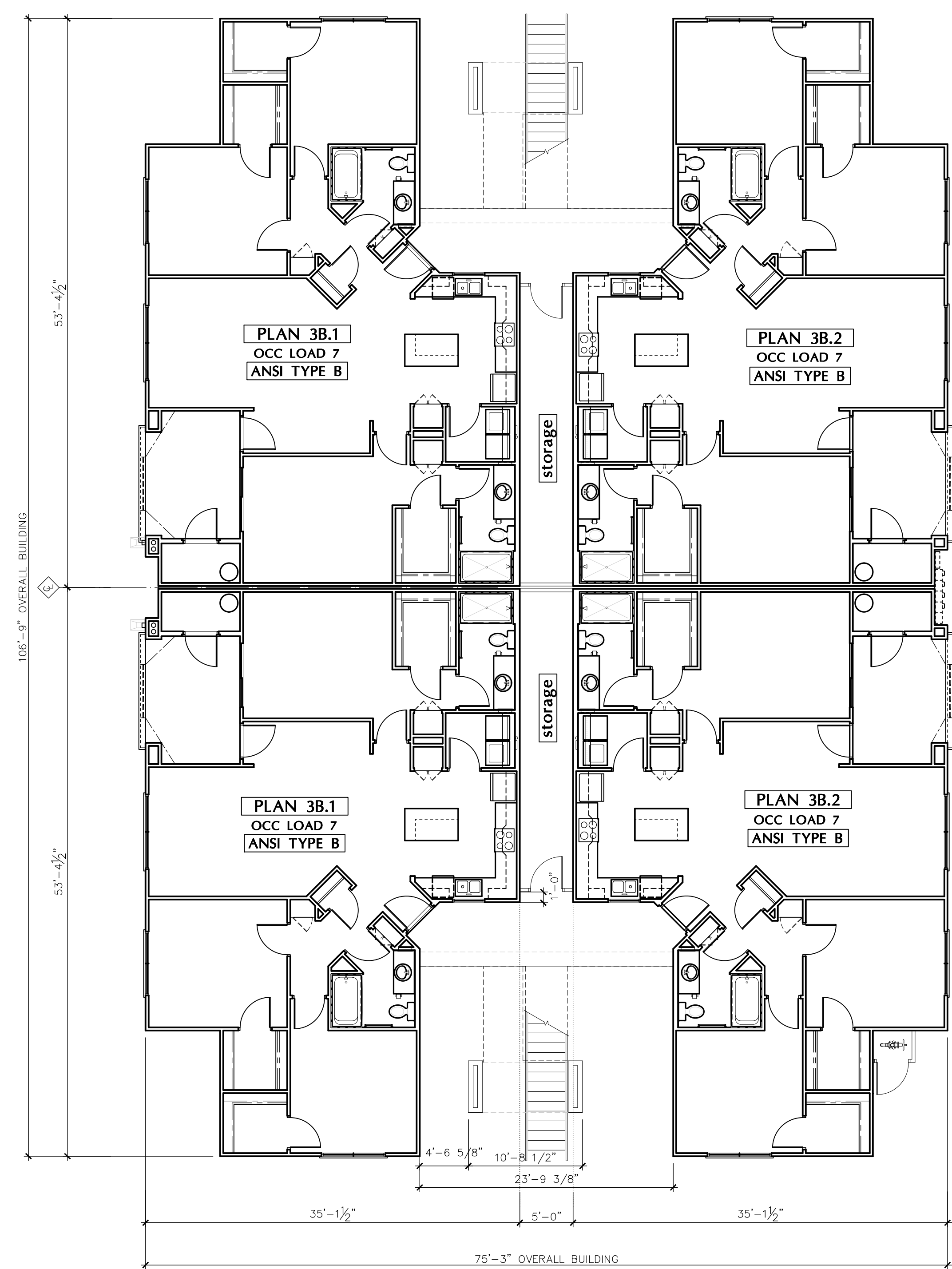
Landscape Arch't
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
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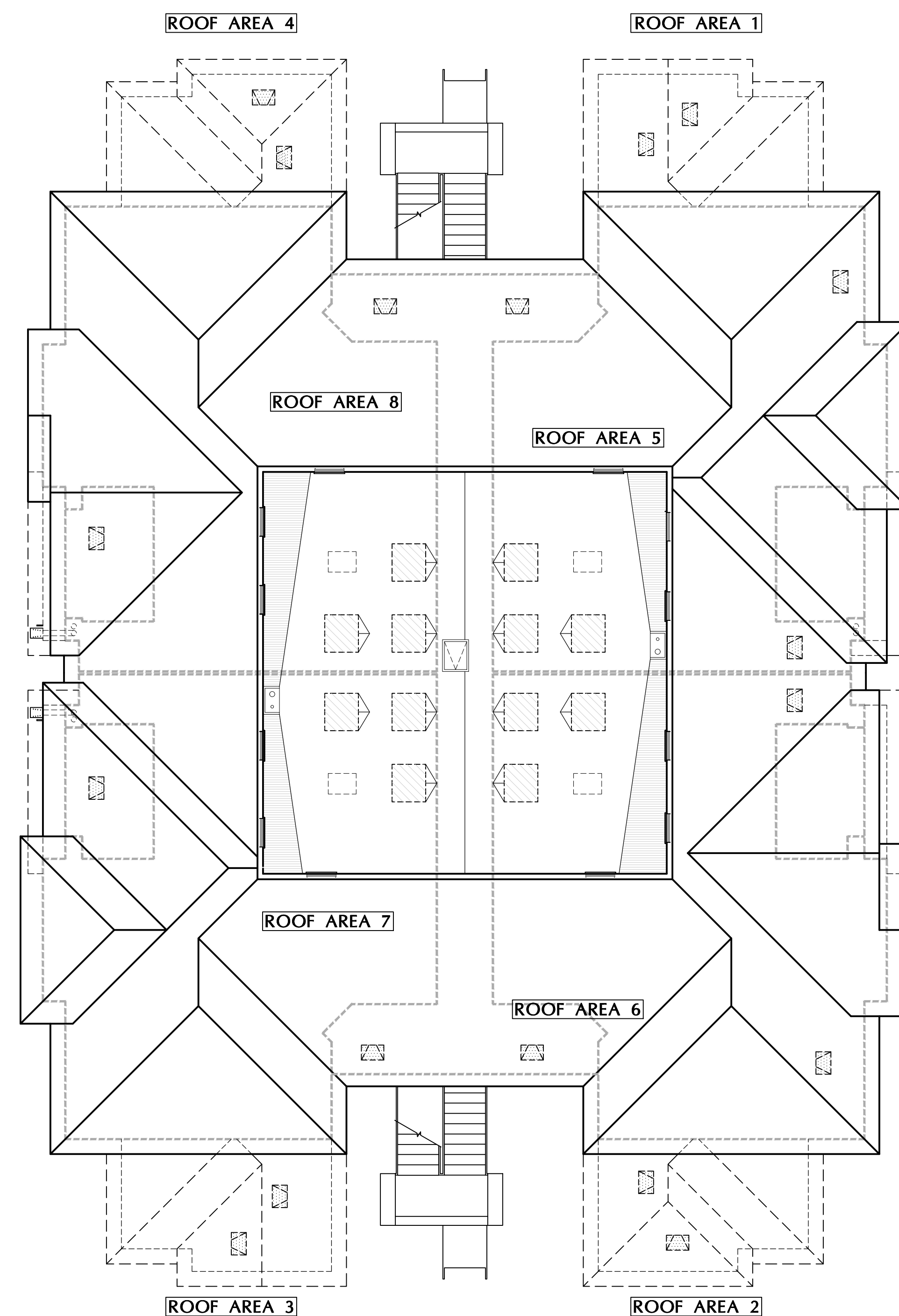
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SECOND FLOOR (4 DWELLING UNITS)
GROSS AREA = 6686 s.f.
OCCUPANCY LOAD = 31
SCALE: 1/8" = 1'-0"

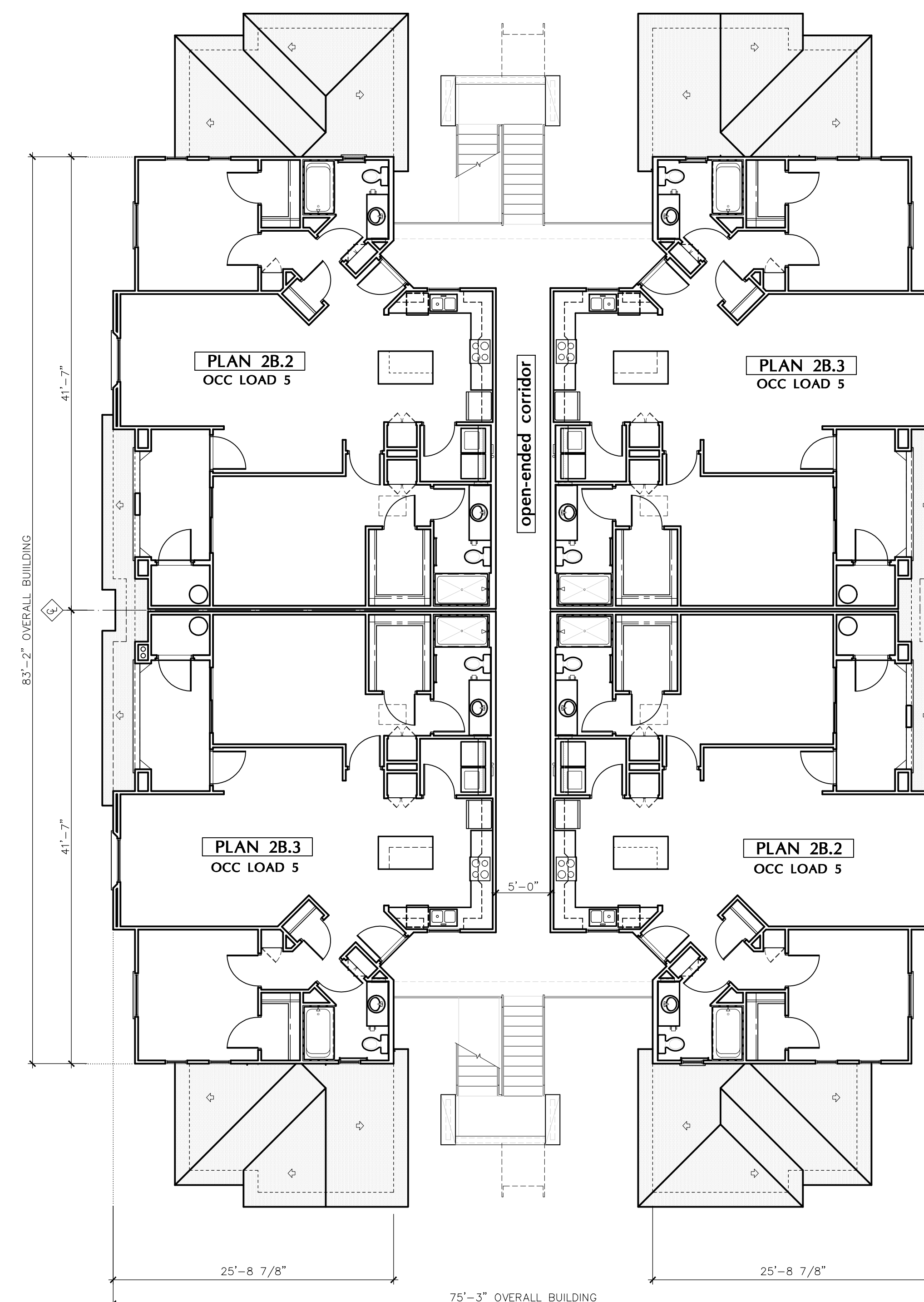


FIRST FLOOR (4 DWELLING UNITS)
GROSS AREA = 6,851 s.f.
OCCUPANCY LOAD = 31
SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR

GROSS AREA = 5,720 s.f.
OCCUPANCY LOAD = 26

SCALE: 1/8" = 1'-0"



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner
BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

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6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
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P: (480) 991-9111

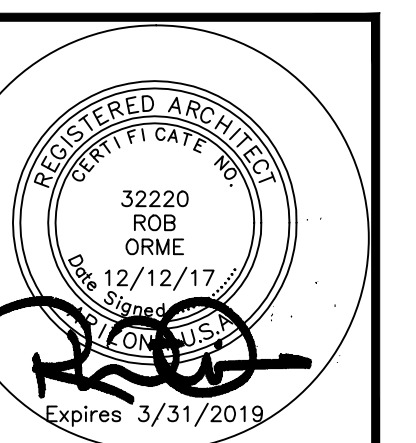
Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

Civil Engineer
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

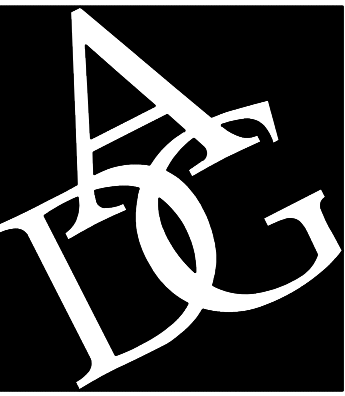
Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't
COLLABORATIVE-Y DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



Job No: _____
Date: _____ Sheet No: _____
Scale: _____
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Plan Check No: _____

A5.2



ARCHITECTURAL
DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

BASLINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
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P: (480) 991-9111

Applicant (GPA, Rezone)

EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer

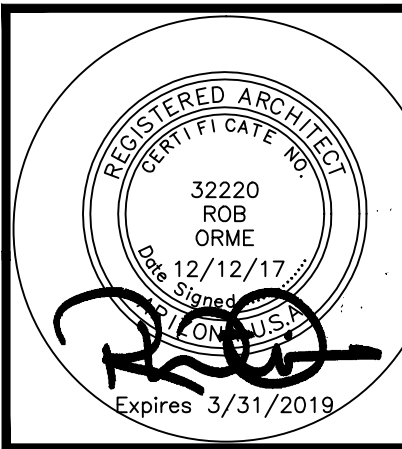
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
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P: (480) 281-5549

Landscape Arch't

COLLABORATIVE-V DESIGN STUDIO
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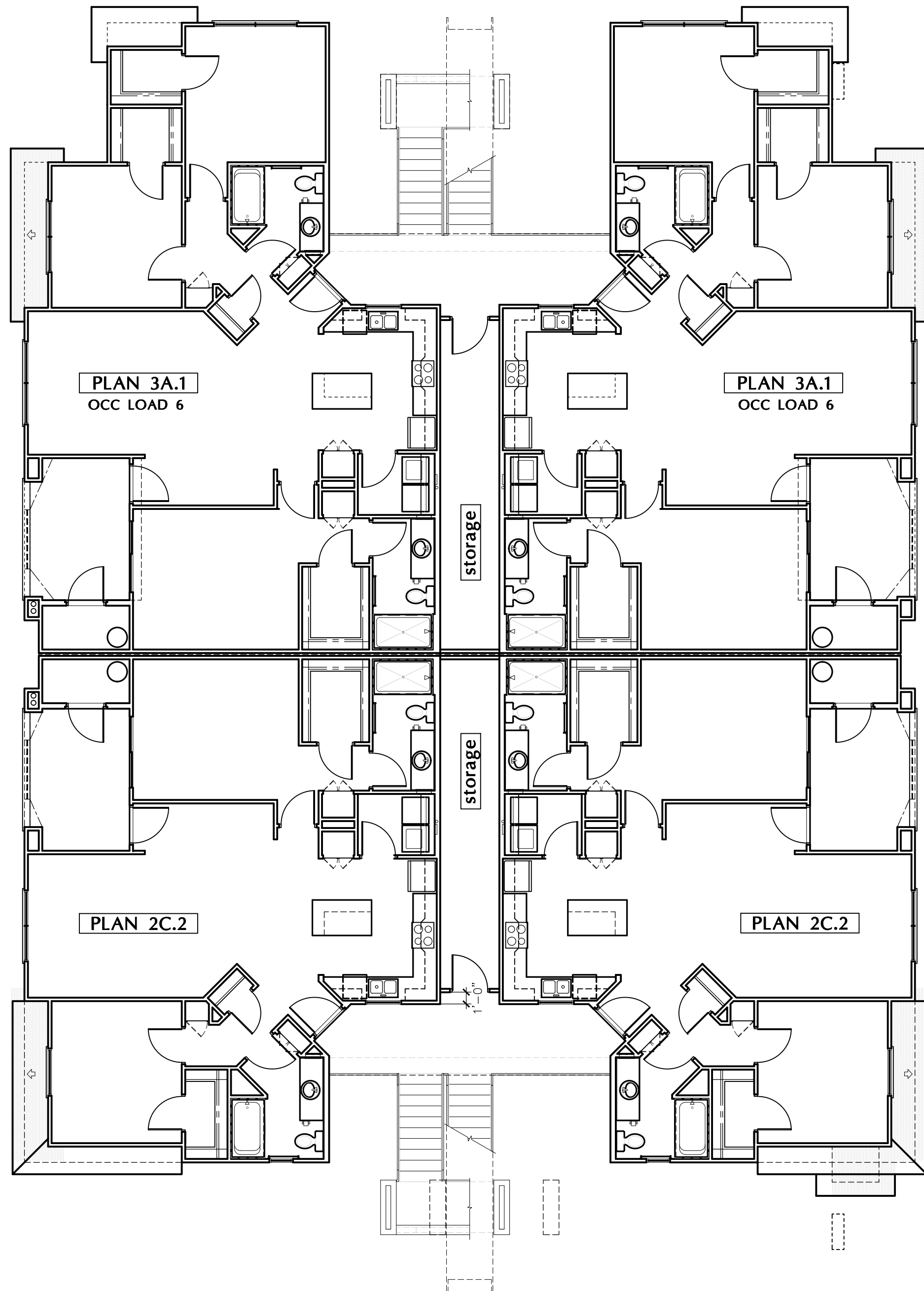
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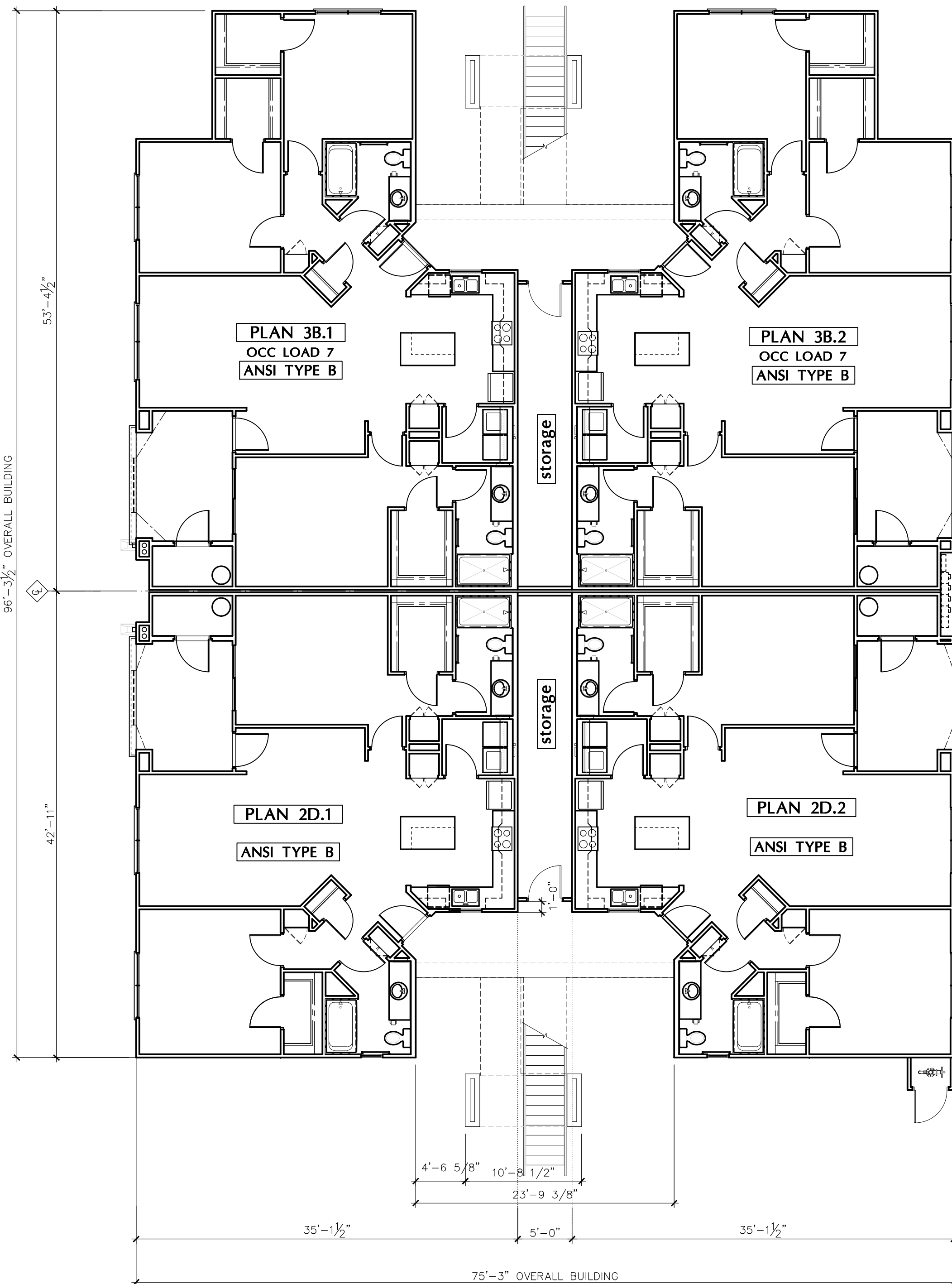
A6.1



SECOND FLOOR (4 DWELLING UNITS)

GROSS AREA = 6686 s.f.
OCCUPANCY LOAD = 31

SCALE: 1/8" = 1'-0"

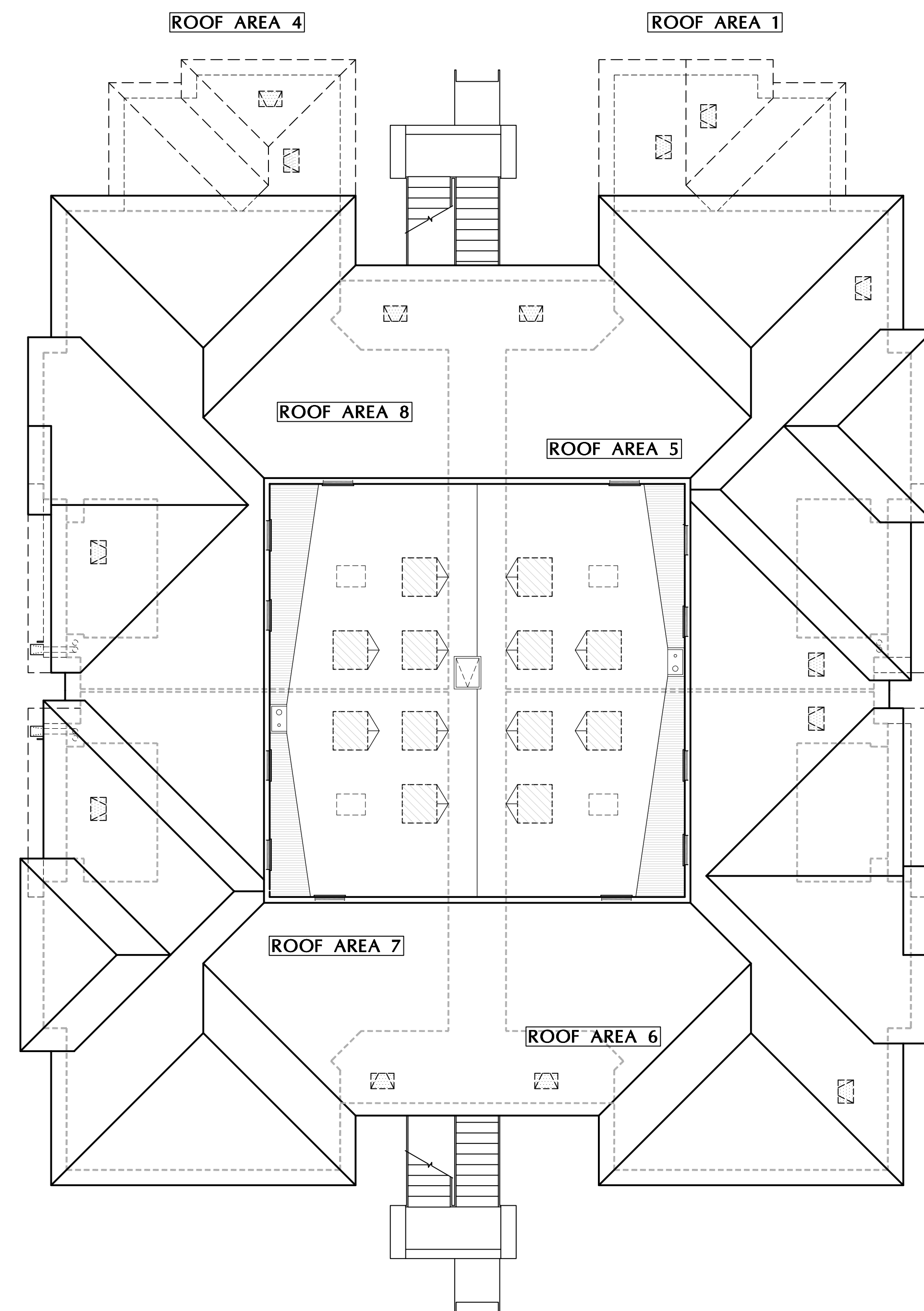


FIRST FLOOR (4 DWELLING UNITS)

GROSS AREA = 6,851 s.f.
OCCUPANCY LOAD = 31

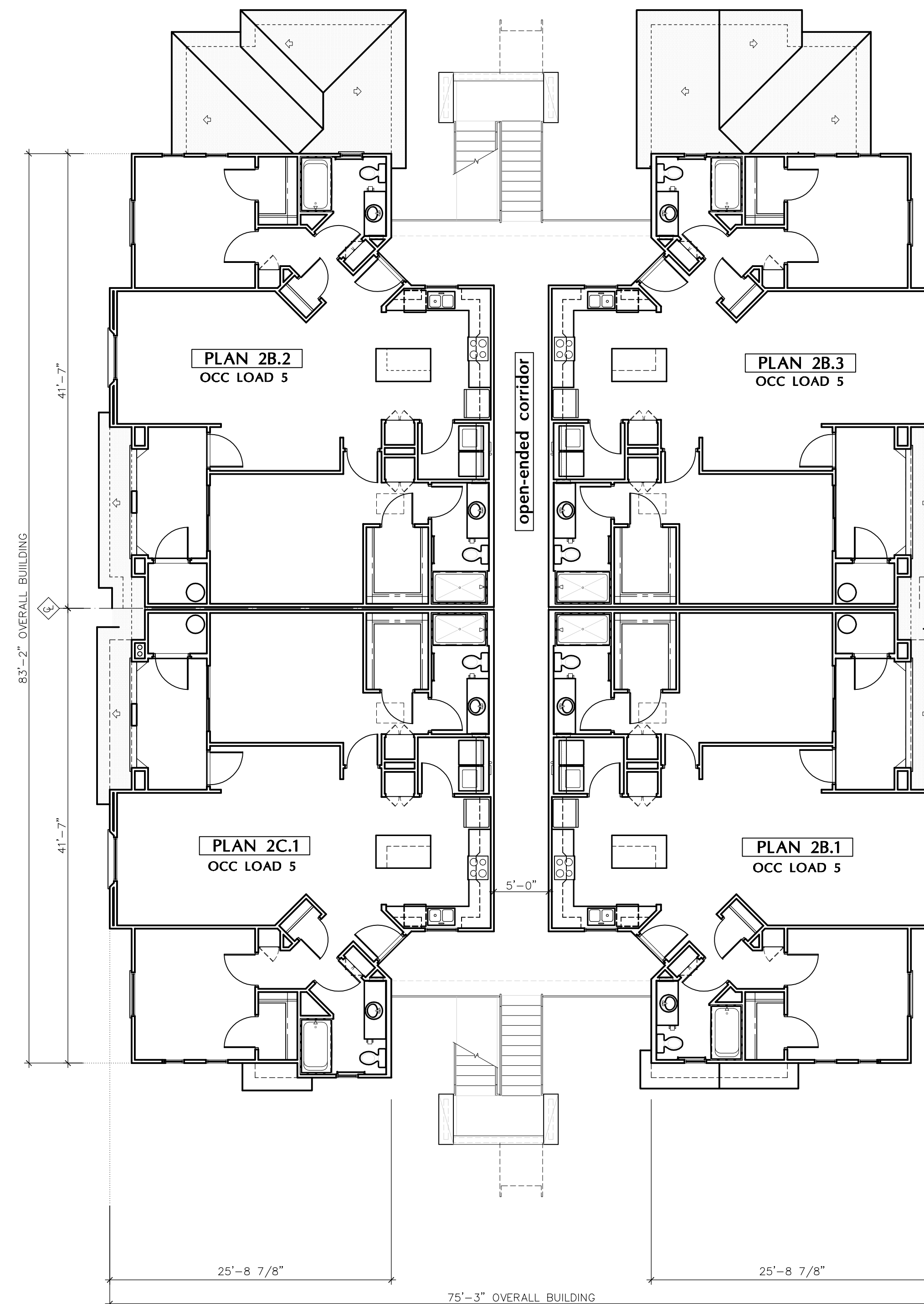
SCALE: 1/8" = 1'-0"

Building Floor Plan - Bldg BC3



ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR

GROSS AREA = 5,720 s.f.
OCCUPANCY LOAD = 26

SCALE: 1/8" = 1'-0"



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DESIGN GROUP**
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480-991-9111

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PHOENIX, AZ 85012
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P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

Civil Engineer

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SCOTTSDALE, AZ 85251
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Architect

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
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P: (480) 281-5549

Landscape Arch't

COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



Job No:

Date: Sheet No:

Scale:

Drawn: **A6.2**

Checked:

Plan Check No:



**ARCHITECTURAL
DESIGN GROUP**
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Scottsdale, Az. 85250
480-991-9111

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P: (480) 991-9111

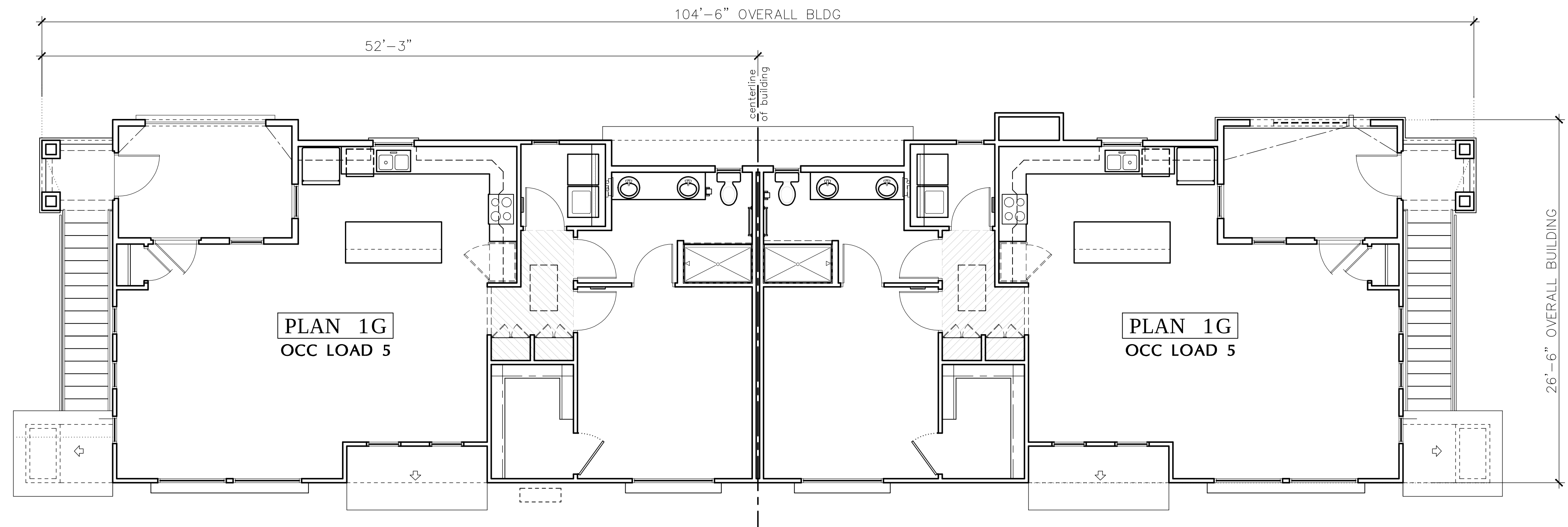
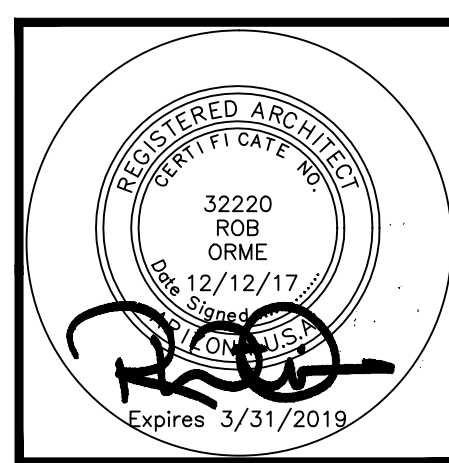
Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

Civil Engineer
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

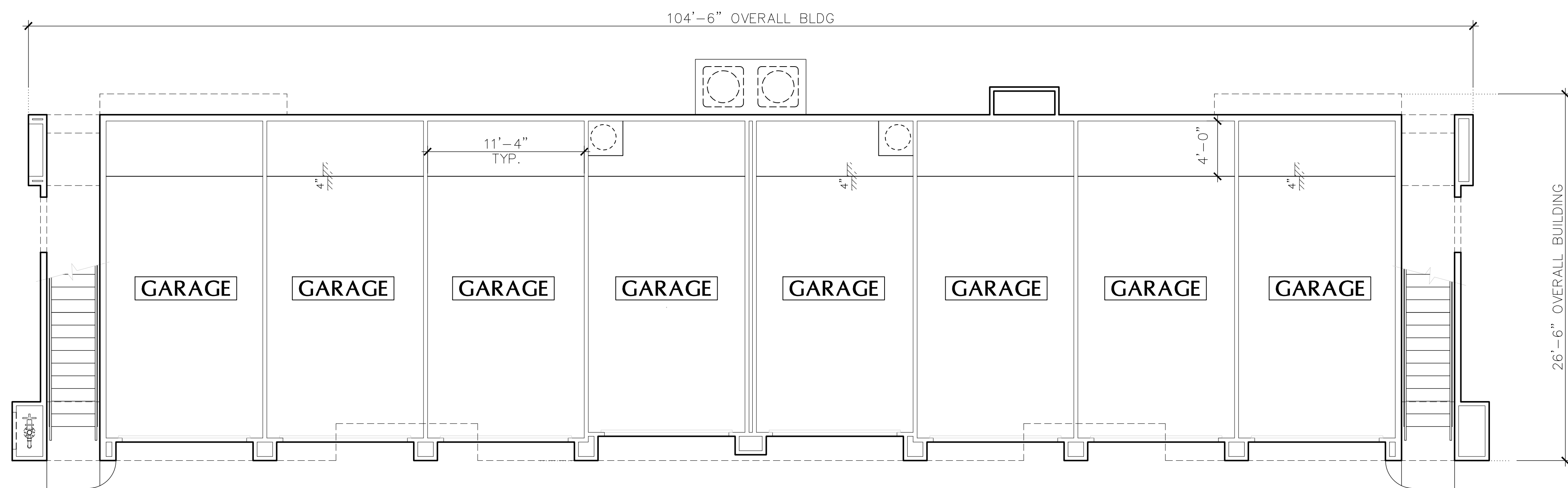
Landscape Arch't
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



SECOND FLOOR (2 DWELLING UNITS)

GROSS AREA (R-Occ) = 2,300 s.f.
OCCUPANCY LOAD = 12

SCALE: 3/16" = 1'-0"



FIRST FLOOR (8 GARAGES)

GROSS AREA (U-Occ) = 2,346 s.f.
OCCUPANCY LOAD = 12

SCALE: 3/16" = 1'-0"

Job No: _____

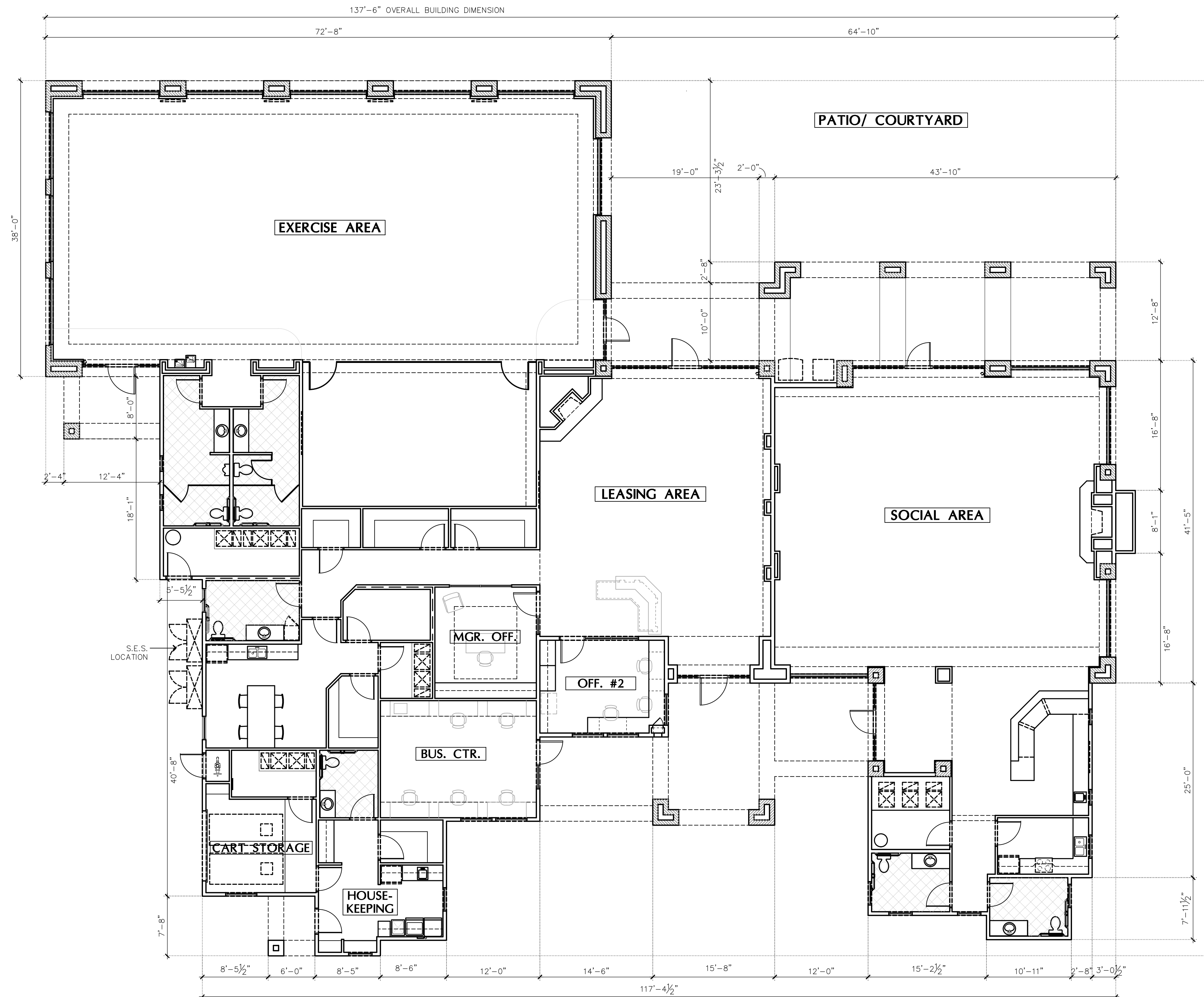
Date: _____ Sheet No: _____

Scale: _____

Drawn: _____

Checked: **A7.1**

Plan Check No: _____



FLOOR PLAN

Square Footage:
NET (air conditioned) . . 9,834 Sq/Ft
GROSS 11,339 Sq/Ft

SCALE: 1/8" = 1'-0"



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Owner

BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

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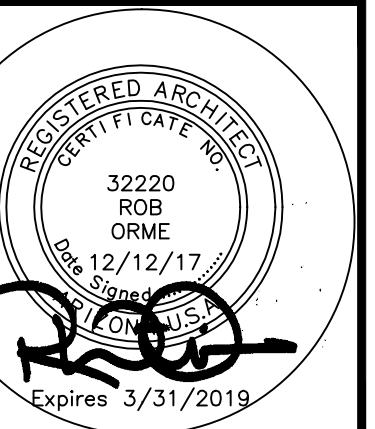
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Date: Sheet No:

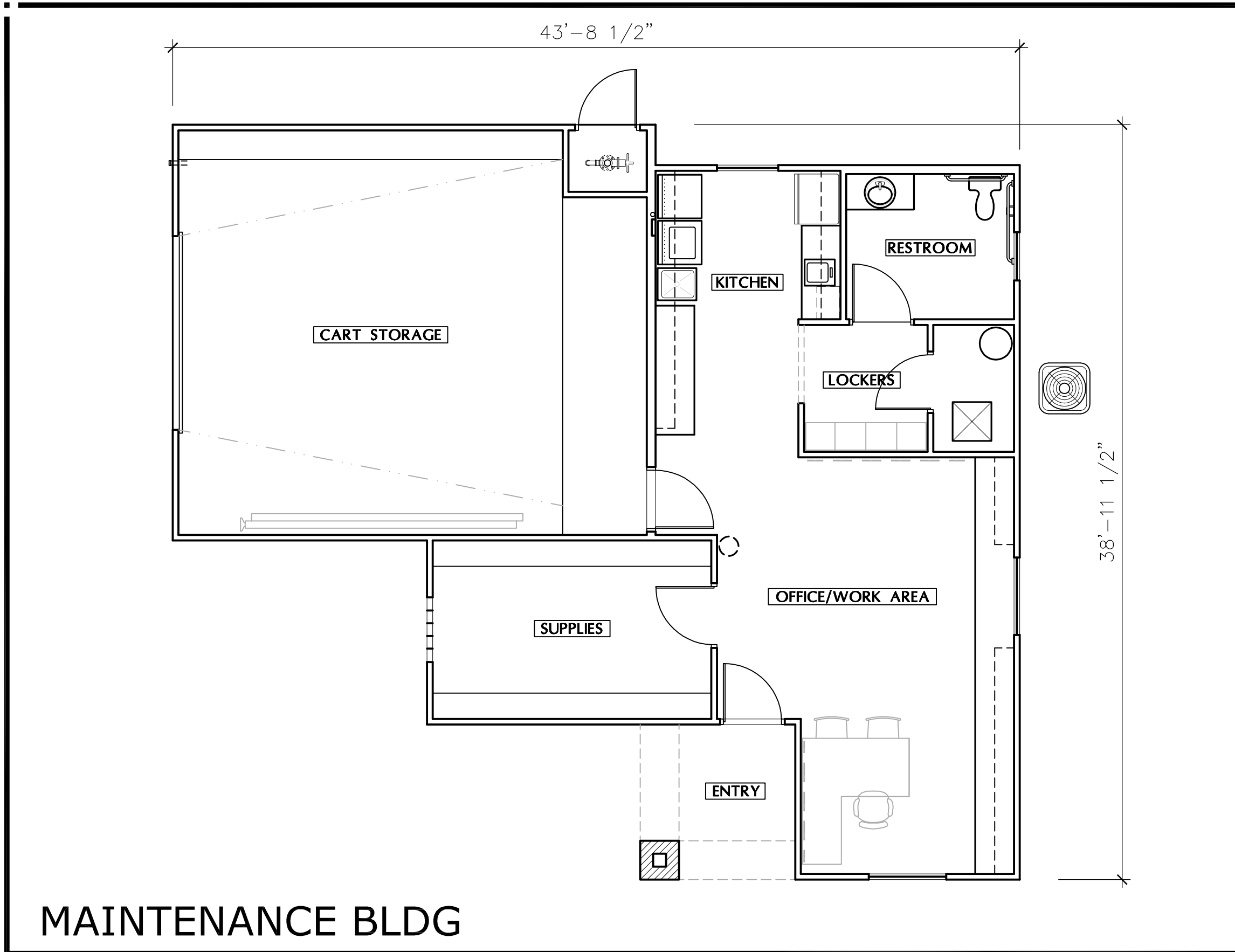
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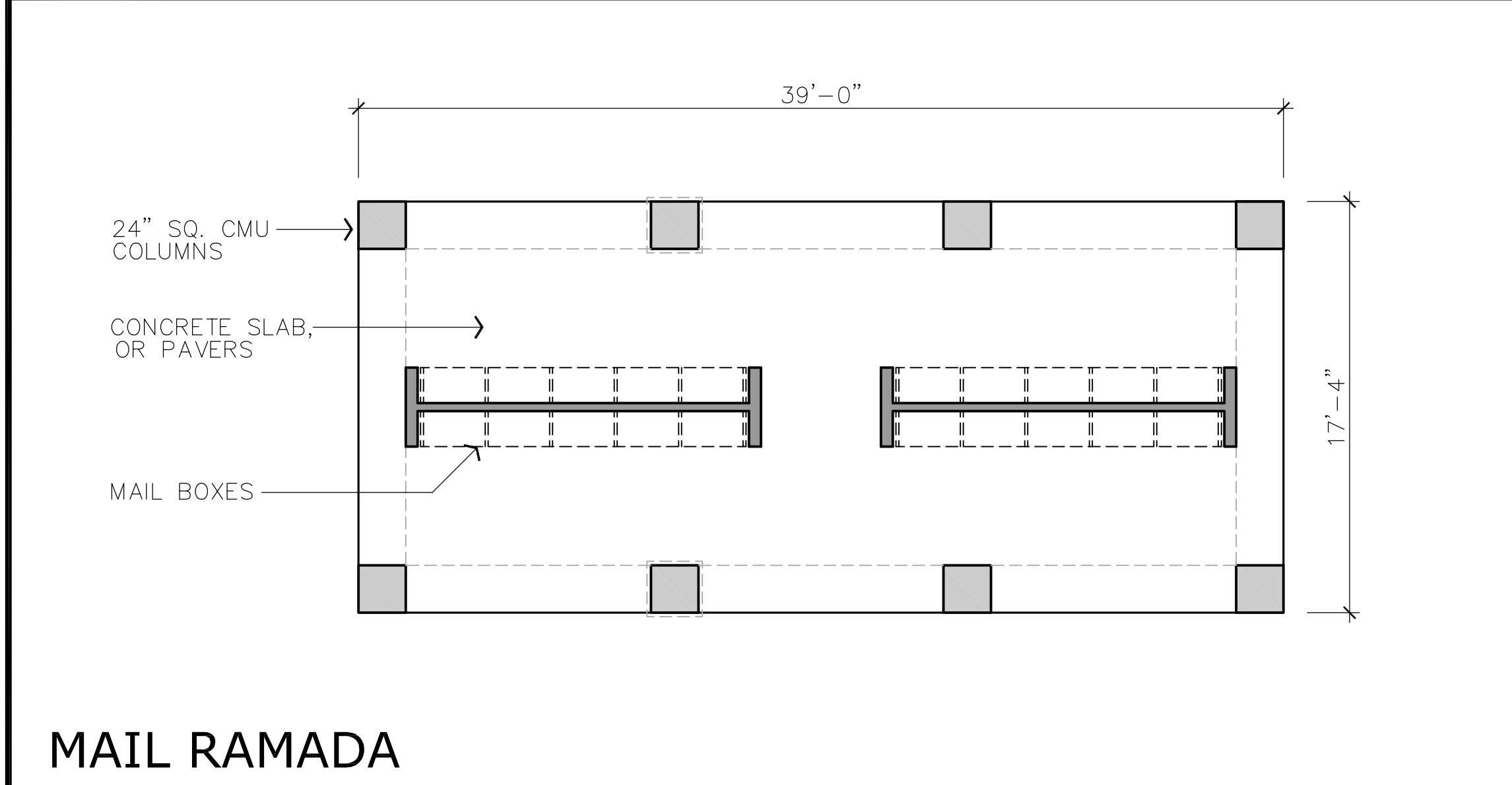
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Plan Check No:

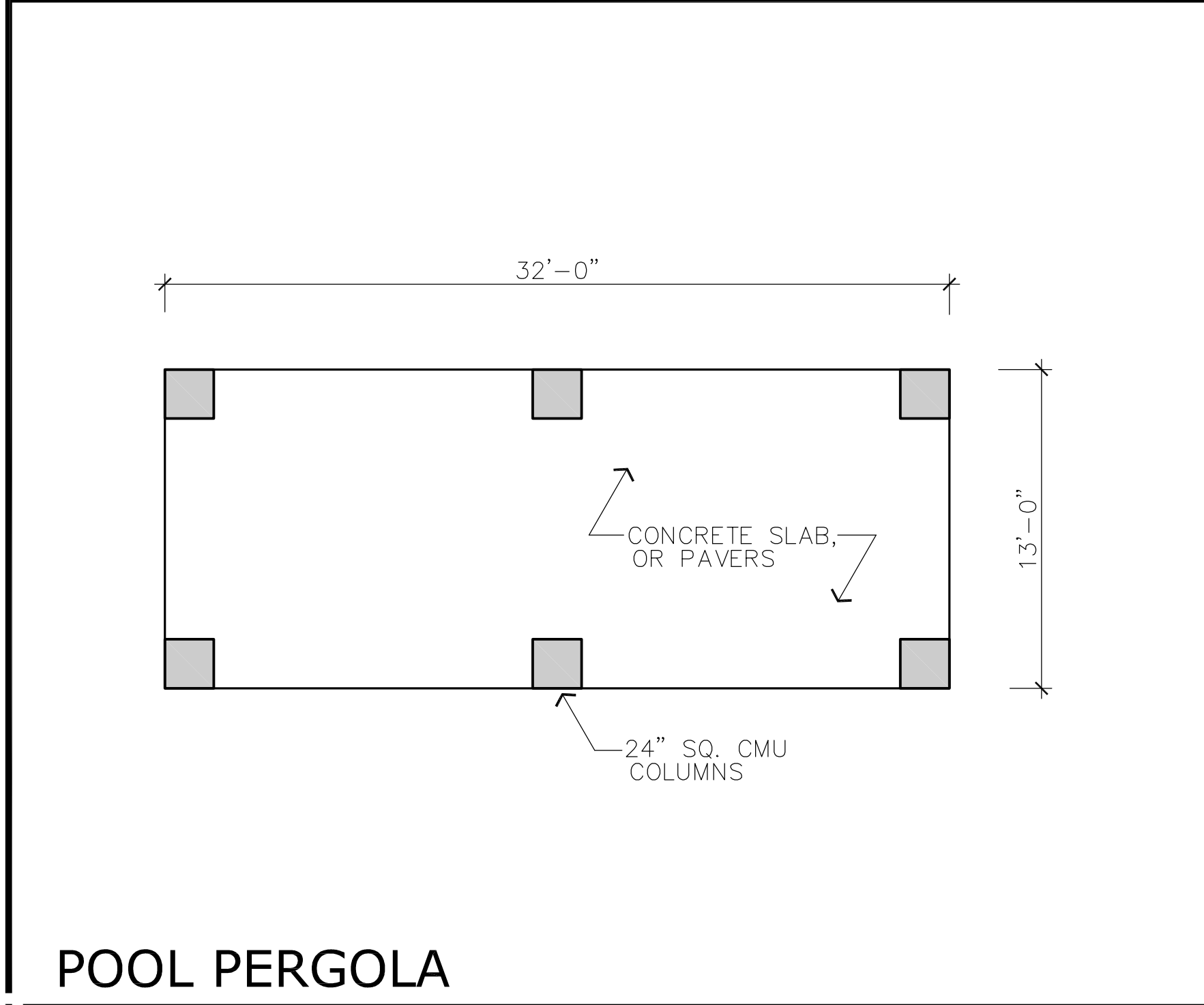
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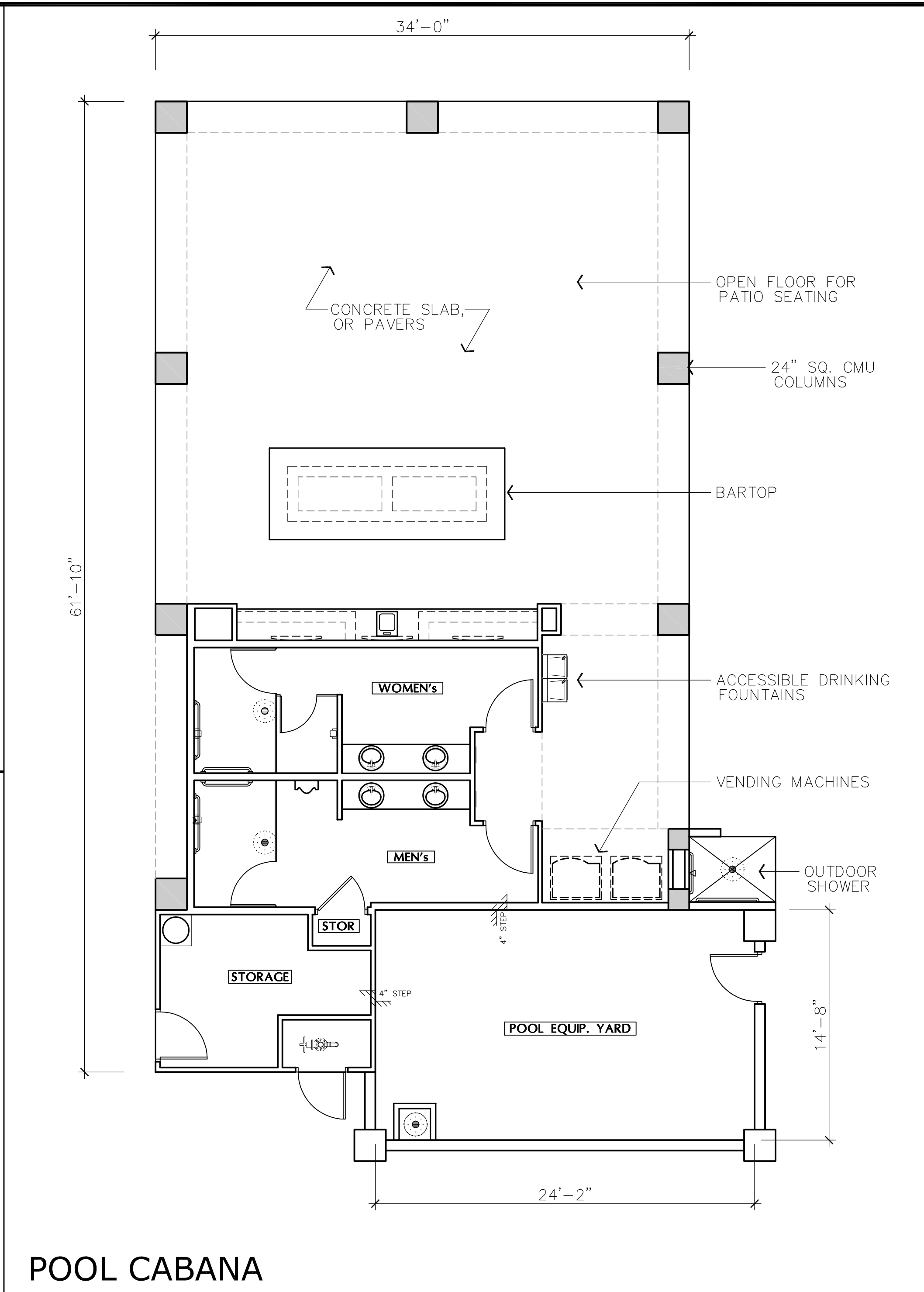
MAINTENANCE BLDG



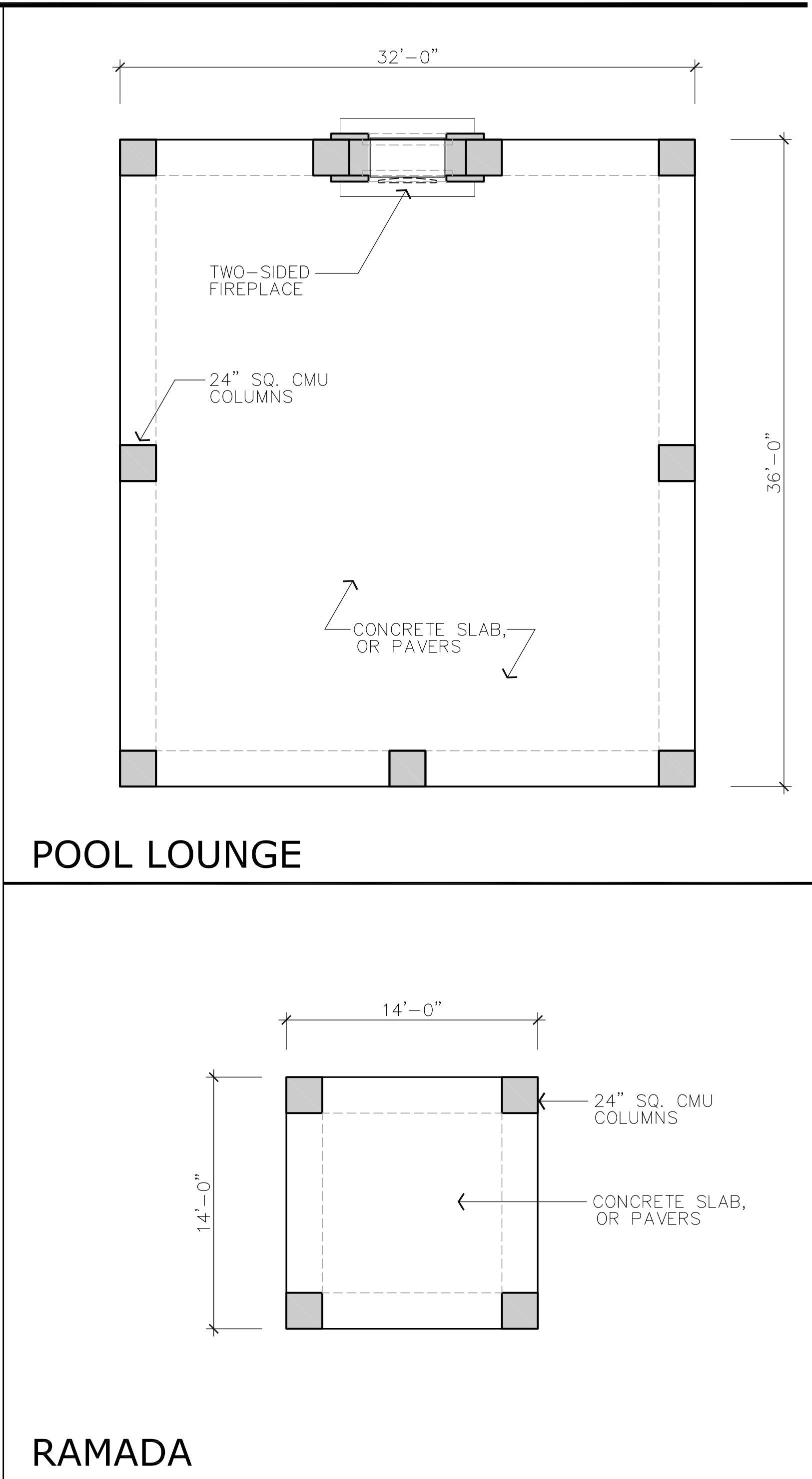
MAIL RAMADA



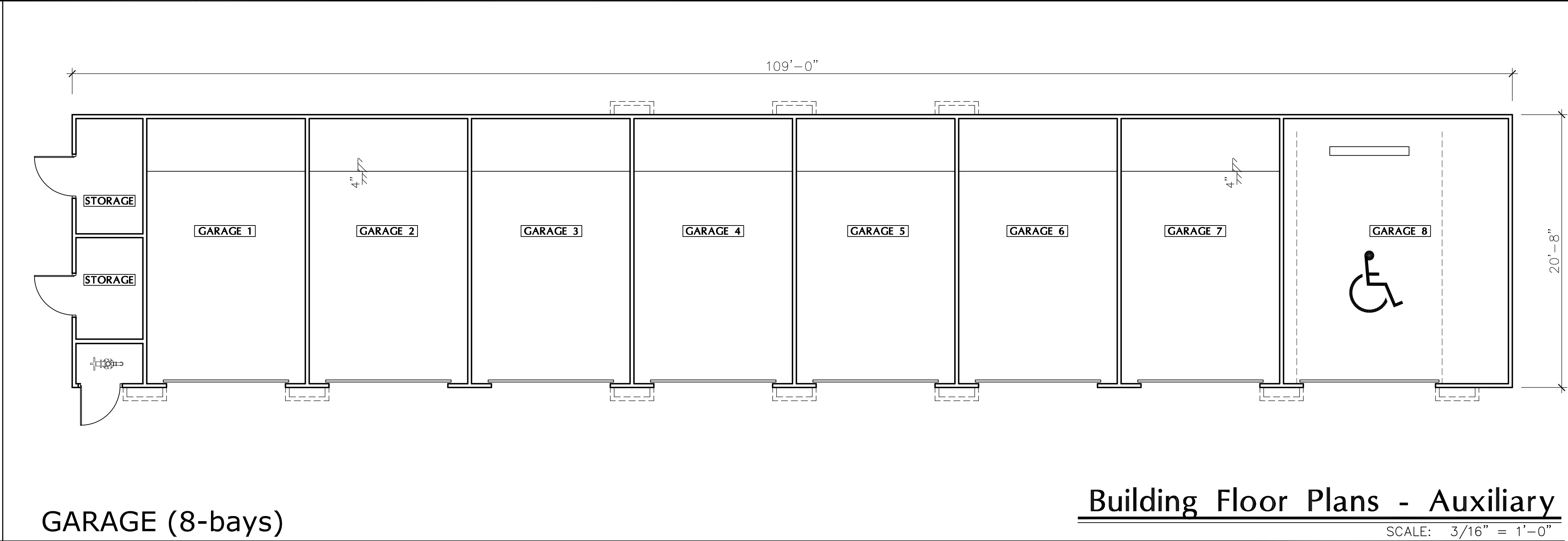
POOL PERGOLA



POOL CABANA



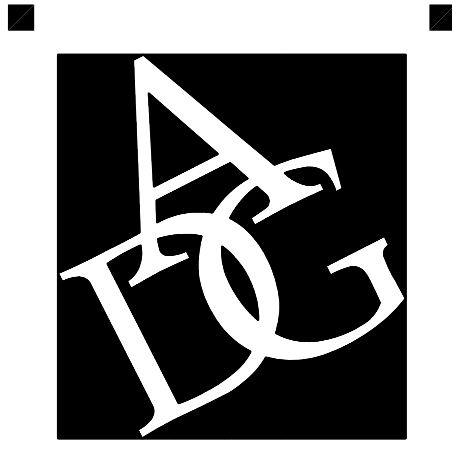
RAMADA



GARAGE (8-bays)

Building Floor Plans - Auxiliary

SCALE: 3/16" = 1'-0"



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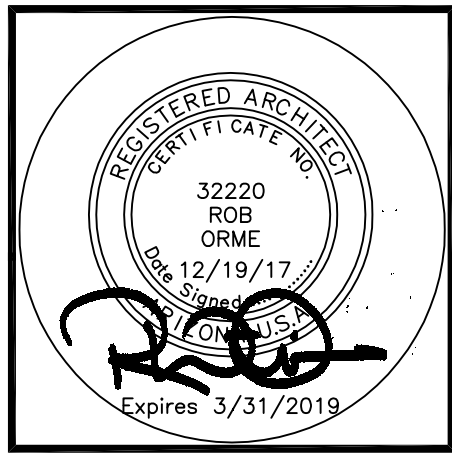
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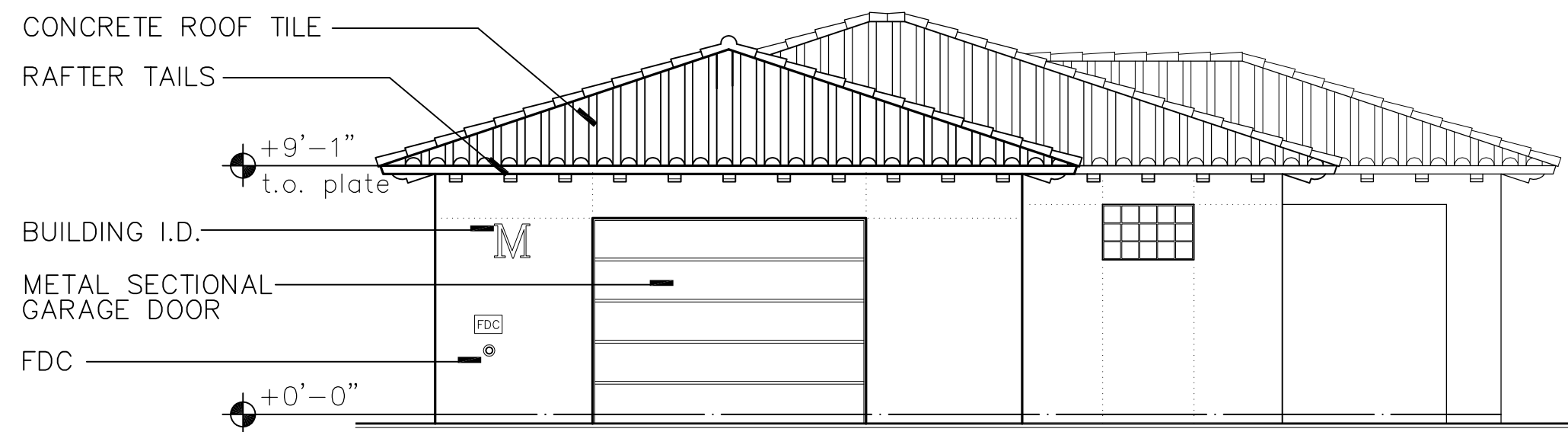
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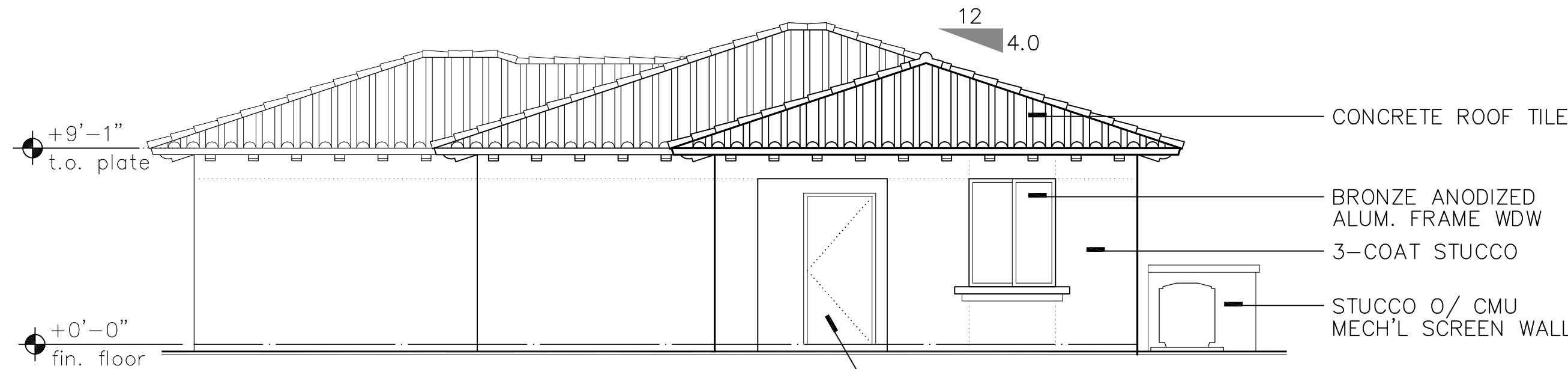


Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138



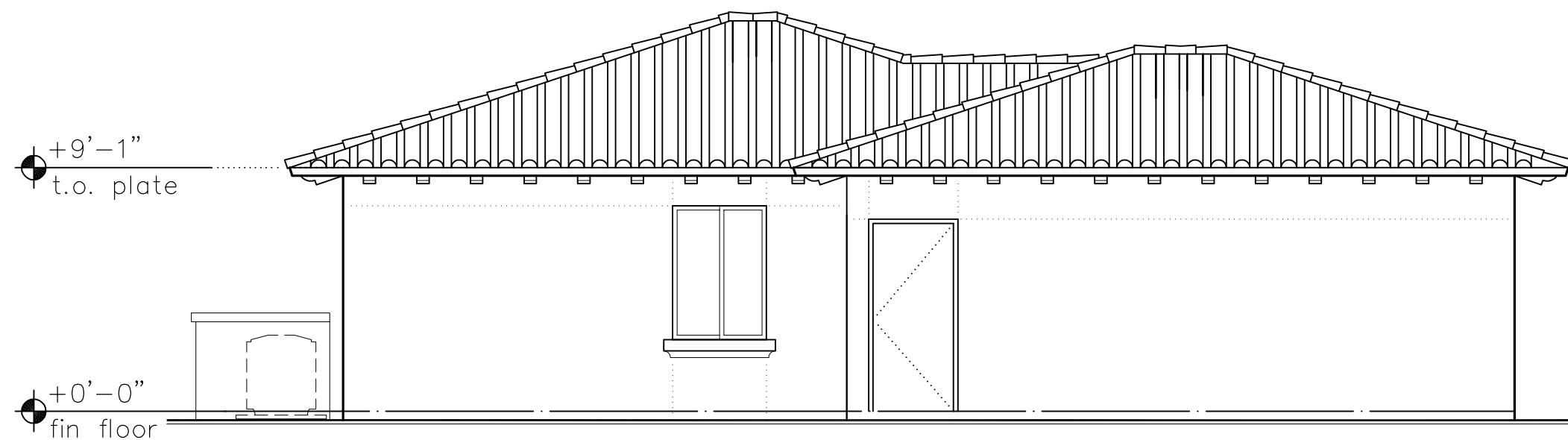
FRONT ELEVATION - MAINTENANCE

SCALE: 3/16" = 1'-0"



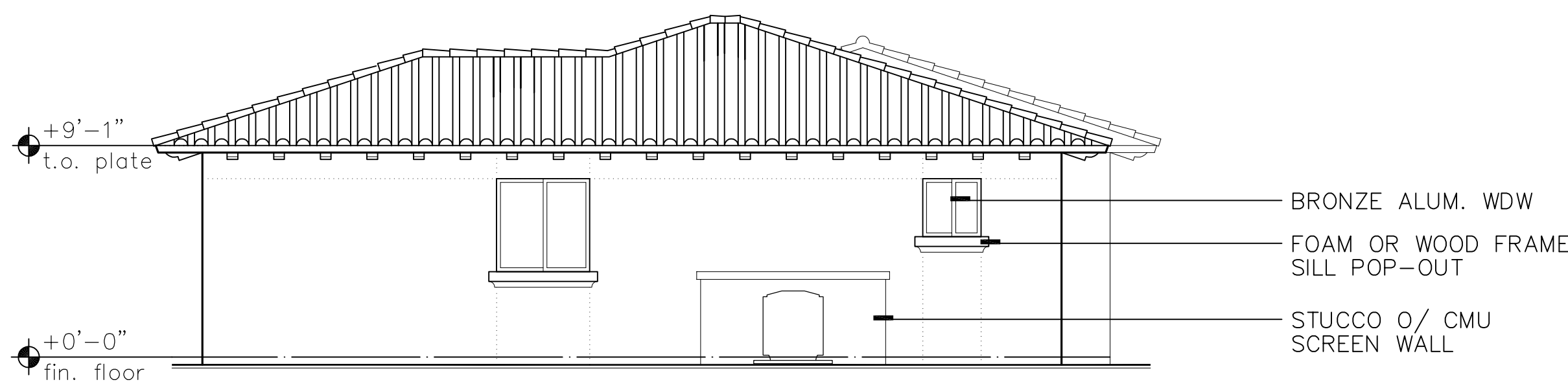
RIGHT ELEVATION - MAINTENANCE

SCALE: 3/16" = 1'-0"



LEFT ELEVATION - MAINTENANCE

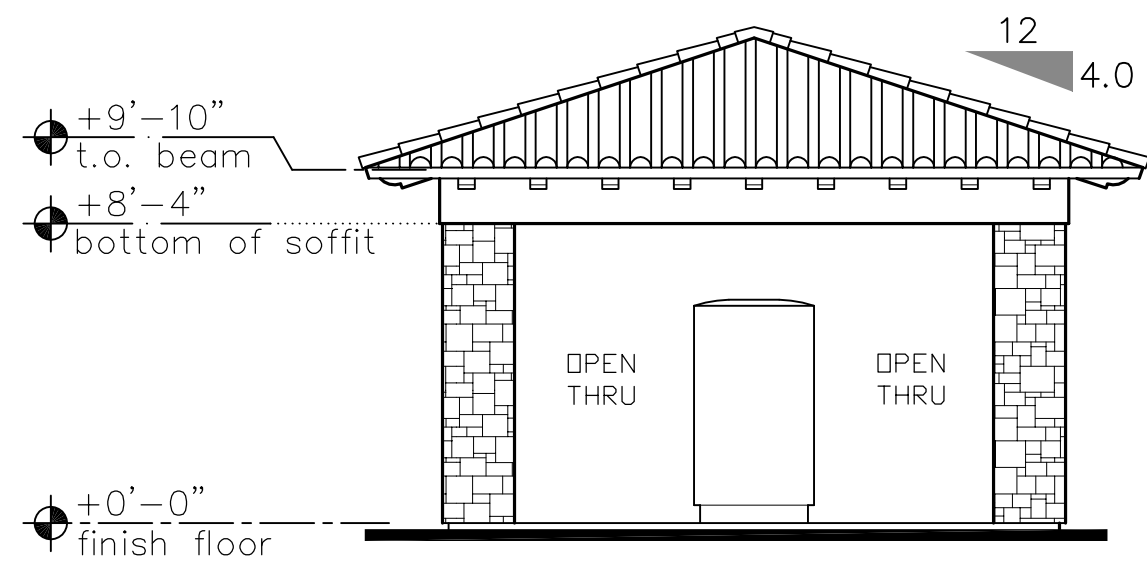
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REAR ELEVATION - MAINTENANCE

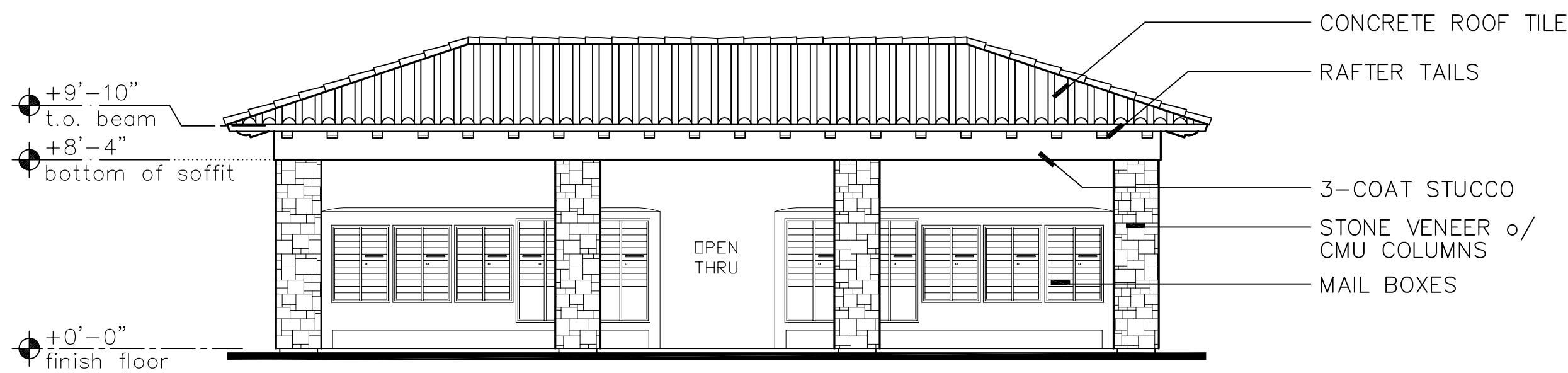
SCALE: 3/16" = 1'-0"

MAINTENANCE BLDG



END ELEVATION - MAIL RAMADA

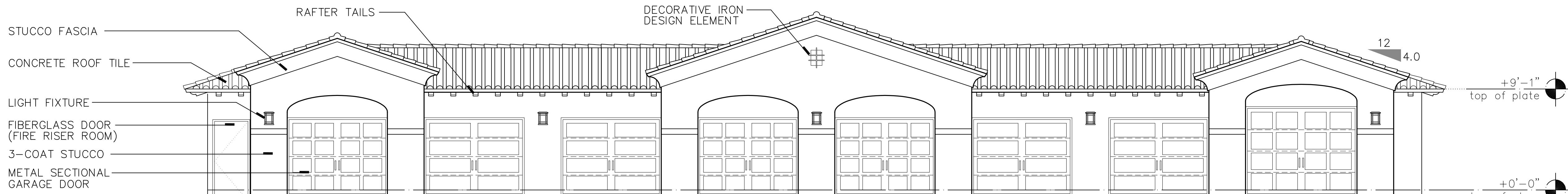
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SIDE ELEVATION - MAIL RAMADA

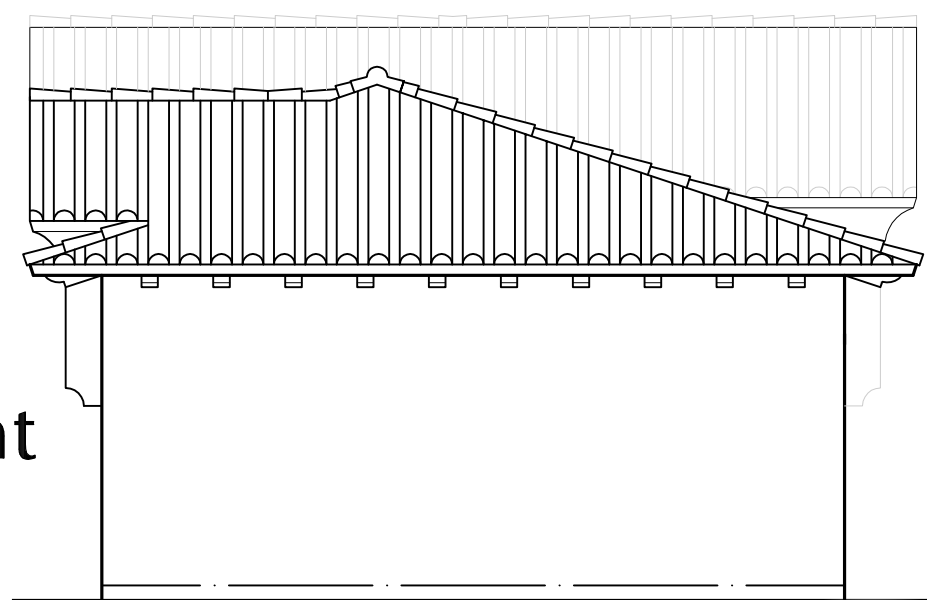
SCALE: 3/16" = 1'-0"

MAIL RAMADA



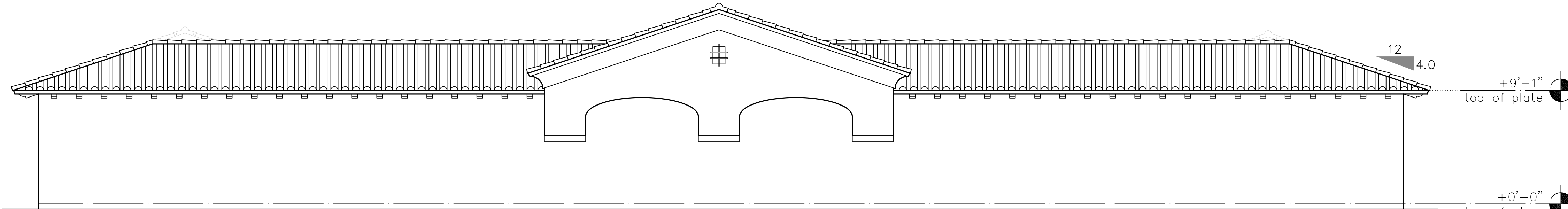
FRONT ELEVATION - GARAGE

SCALE: 3/16" = 1'-0"



END ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION - GARAGE

SCALE: 3/16" = 1'-0"

8-BAY GARAGE



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480-991-9111

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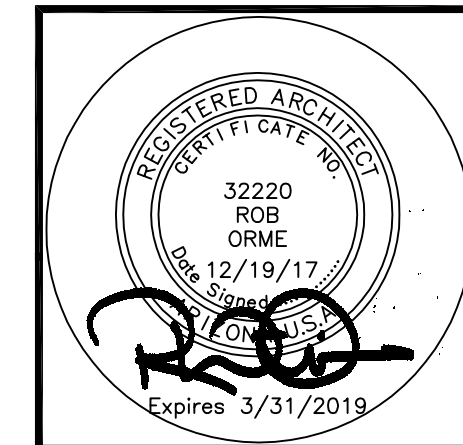
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SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



Job No:

Date: Sheet No:

Scale:

Drawn:

Checked:

Plan Check No:

A9.4

**Citizen Participation Plan for
Mark-Taylor's Proposed Luxury Apartment Community
East of the Eastern Canal on Baseline Road**

Date of Plan: December 2018

Overview: The purpose of this Citizen Participation Plan is to inform surrounding property owners and other interested parties of the merits of Mark-Taylor's request to develop a 23.3-acre, 348-unit luxury apartment community on the north side of Baseline Road east of the Eastern Canal. This application seeks approval of reductions in six (6) of the required twenty-six (26) on-site building separations.

Contact:

Stephen C. Earl
3101 N. Central Ave. #1000
Phoenix, Arizona 85012
(602) 265-0094; (602) 265-2195 (FAX)
Email; gking@ecllaw.com

Pre-Application Meeting:

No formal pre-application meeting was held. Due to the very minor nature of the request, a neighborhood meeting was also determined by Staff to not be required. The original pre-submittal conference on this project with City Staff was held on February 6, 2017. Subsequently, the Minor General Plan Amendment, the rezoning, the site plan and pre-plat were all approved last October.

Action Plan: In order to implement an effective citizen participation program, the following actions will be taken to provide opportunities for interested parties to understand the elements of the proposed project and address any real or perceived impacts that the development might have on them.

- A notification letter will be sent by first class mail to all property owners and Registered Associations/HOAs (within 1,00-feet and one mile respectively) of the subject site, interested parties, and the City of Mesa Planner to advise them of the proposed site plan amendment application. The 1,000-ft. is in lieu of holding a neighborhood meeting.
- The neighborhood meeting notification letter will include a description of requests, site plan, applicant contact person, and applicant contact information such as address, phone, e-mail, and fax number, Neighborhood Meeting date, time and location.
- If necessary, the applicant's development team will hold individual and/or group meetings later with interested parties and/or surrounding property owners.
- Complete a Citizen Review Final Report and submit to the Planning Department with the formal application.

Schedule:

Application Submittal – Dec. 2017
Submittal of Citizen Participation Report and Notification materials – As requested by Staff
Planning and Zoning Board Hearing – Jan. 17, 2018
City Council Hearing – TBD if necessary.

Greenfield & Baseline

A Luxury Multiple-Family Community
by



Citizen Participation Report

Site Plan and PAD Amendment
Case No. ZON17-00581



Prepared By
Mark-Taylor & Earl, Curley and Lagarde
February 2018

Citizen Participation Report for Mark-Taylor's Proposed Luxury Apartment Community East of the Eastern Canal on Baseline Road

Date of Plan: February 2018

Overview: Late last year, the City of Mesa approved a minor General Plan Amendment, a rezoning, a site plan modification and a preliminary plat for a 21-net acre, 344-unit luxury apartment community on the north side of Baseline Road east of the Eastern Canal by Mark-Taylor. Due to a refinement in the project design, Mark-Taylor, is requesting several adjustments to the site plan – one of which requires a public hearing.

Project Description

Proposed adjustments to the site plan:

- *Improvements to the units included enlarging the floor plans which reduced building separation distances. Buildings were adjusted/shifted to take advantage of the extra separation dimensions we had previously, and mitigate the effects of the larger footprints.*
- *In some cases, greater efforts were required, and buildings were changed in a mutually beneficial way. For example, half of the protruding 3-bedroom units (1st & 2nd floor) of Bldg. #2 were switched with units on the street-side of Bldg. #3. This solves the Bldg. separation problem between those two buildings and gives Bldg. #3 a more interesting elevation facing the street. This exact same improvement was made to Bldgs. 12/13, 18/19, and 27/28.*
- *After all the adjustments to address the building separations, there remain a few locations for which we are requesting a reduction in the City's separation standard. This is the purpose for the public hearing.*
- *We are requesting a separation reduction between the one-story, open-air porte-cochere (at each entry), and adjacent 2-story building elements from 25' to 22' -- and the two to three-story separations at buildings 14, 15, and 16 from 30' to 25.'*
- *At the same time as we made these improvements, we changed two 8-bay garages to carriage buildings (eight garage bays on the ground floor with two units above). This improved the aesthetics of the Banner Gateway Drive entry, and added a few of these very popular units to the project.*
- *In our view, the refined and modified plan substantially conform to the site plan and stipulations approved by the City Council last year. The number of units have increased slightly from 344 to 348 although additional parking was added to maintain the approved parking ratio was added. The amount of open space is still 4.5 times greater than required.*

This is still a proposal for a signature luxury level multi-family community. The company's vision has always been to exceed community expectations, by delivering beautiful apartment homes that offer a true sense of livability, quality craftsmanship and a wide spectrum of resort level amenities. The designs of Mark-Taylor communities have evolved over the last three decades to address the ever-changing resident lifestyle demands, which have been reflected in their market-leading performance.

Elements of Citizen Notification

A neighborhood meeting was not required for this application due to the lack of impact on adjacent properties. However, with the evidence of notice, letters addressed to all property owners and Registered Associations/HOAs (within 1,000-feet and one mile respectively) of the subject site to advise them of the upcoming public hearing by the Planning and Zoning Board. This was done out of an abundance of caution to ensure everyone has an opportunity to comment on this request. However, the recent approval was not opposed. Also, the property has been posted since Dec. 28, 2017.

APPENDIX

1. Public Hearing Notice Letter w/map and list of owners to 1000-ft. and ROA's within 1 mile.
2. Affidavit of Sign Posting

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

January, 2018

NOTICE OF PUBLIC HEARING

Re: PROPOSAL FOR LUXURY APARTMENT COMMUNITY
4700-4800 Block of East Baseline Road (North Side)
Application Number: ZON17-00581

Dear Neighbor or Registered Association Representative:

This letter is being sent to all neighboring property owners within 1000 feet of the boundaries of the above referenced site and Registered Associations within 1 mile as required by the City of Mesa Planning Division to inform you of the upcoming public hearing by the Mesa Planning and Zoning Board. This letter follows up letters we previously sent inviting you to an open house to hear and discuss details about the General Plan, Rezoning and Site Plan review requests as well as the hearing by the Planning and Zoning Board on those requests.

The purpose of this letter is to inform you that our client, Mark-Taylor, is requesting several adjustments to the site plan – one of which requires a public hearing. The proposed modification which requires the public hearing is as follows:

- *Improvements to the units included enlarging the floor plans which reduced building separation distances. Buildings were adjusted/shifted to take advantage of the extra separation dimensions we had previously, and mitigate the effects of the larger footprints.*
- *In some cases, greater efforts were required, and buildings were changed in a mutually beneficial way. For example, half of the protruding 3-bedroom units (1st & 2nd floor) of Bldg. #2 were switched with units on the street-side of Bldg. #3. This solves the Bldg. separation problem between those two buildings and gives Bldg. #3 a more interesting elevation facing the street. This exact same improvement was made to Bldgs. 12/13, 18/19, and 27/28.*
- *After all the adjustments to address the building separations, there remain a few locations for which we are requesting a reduction in the City's separation standard. This is the purpose for the public hearing.*
- *We are requesting a separation reduction between the one-story, open-air porte-cochere (at each entry), and adjacent 2-story building elements from 25' to 22' -- and the two to three-story separations at buildings 14, 15, and 16 from 30' to 25.'*
- *At the same time as we made these improvements, we changed two 8-bay garages to carriage buildings (eight garage bays on the ground floor with two units above). This improved the aesthetics of the Banner Gateway Drive entry, and added a few of these very popular units to the project.*
- *In our view, the refined and modified plan substantially conform to the site plan and stipulations approved by the City Council last year. The number of units have increased slightly from 344 to 348 although additional parking was added to maintain the approved parking ratio was added. The amount of open space is still 4.5 times greater than required.*

This is still a proposal for a signature luxury level multi-family community. The company's vision has always been to exceed community expectations, by delivering beautiful apartment homes that offer a true sense of livability, quality craftsmanship and a wide spectrum of resort level amenities. The designs of Mark-Taylor communities have evolved over the last three decades to address the ever-changing resident lifestyle demands, which have been reflected in their market-leading performance.

The Mesa Planning and Zoning Board will consider these applications on their February 21, 2018 agenda. You are invited to attend and provide any input you may have regarding this proposal. Your attendance is not required; this letter is simply a courtesy notice. The details for the PZB hearing are as follows:

Meeting Date: Feb. 21, 2018

Time: 4:00 p.m.

Location: City Council Chambers – 57 E. 1st Street

Please call the Planning Department at (480) 644-4273 to verify date and time.

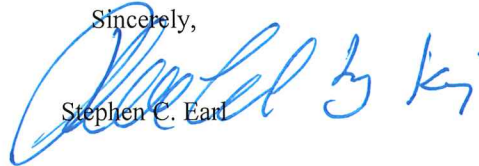
January 2018

Page 2

We would be happy to discuss this request with you but again the purpose of this letter is to inform you of the upcoming public hearing on our client's request to seek approval of an application to amend the land use designation and zoning on 23.3 acres of land. Mark-Taylor is one of, if not, the premier developers of luxury apartment communities in Arizona as evidenced by the numerous awards it has received both nationally and regionally over a thirty year time span. And Mark-Taylor proposes to develop a complex of approximately 344 apartment units in a variety of (1) bedroom, two (2) bedroom, three (3) bedroom units and with a wide spectrum of first class amenities. If you would like to see other Mark-Taylor projects that illustrate the high level of quality Mark-Taylor designs into all of its projects, please visit this website: <http://www.mark-taylor.com/arizona/apartments>

Enclosed for your review is a copy of the site plan. If you have any questions, please call me or Gary King, our in-house planner on this project. We are reachable at (602) 265-0094. The City of Mesa has assigned this case to Kim Steadman. He can be reached at 480-644-2762 should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

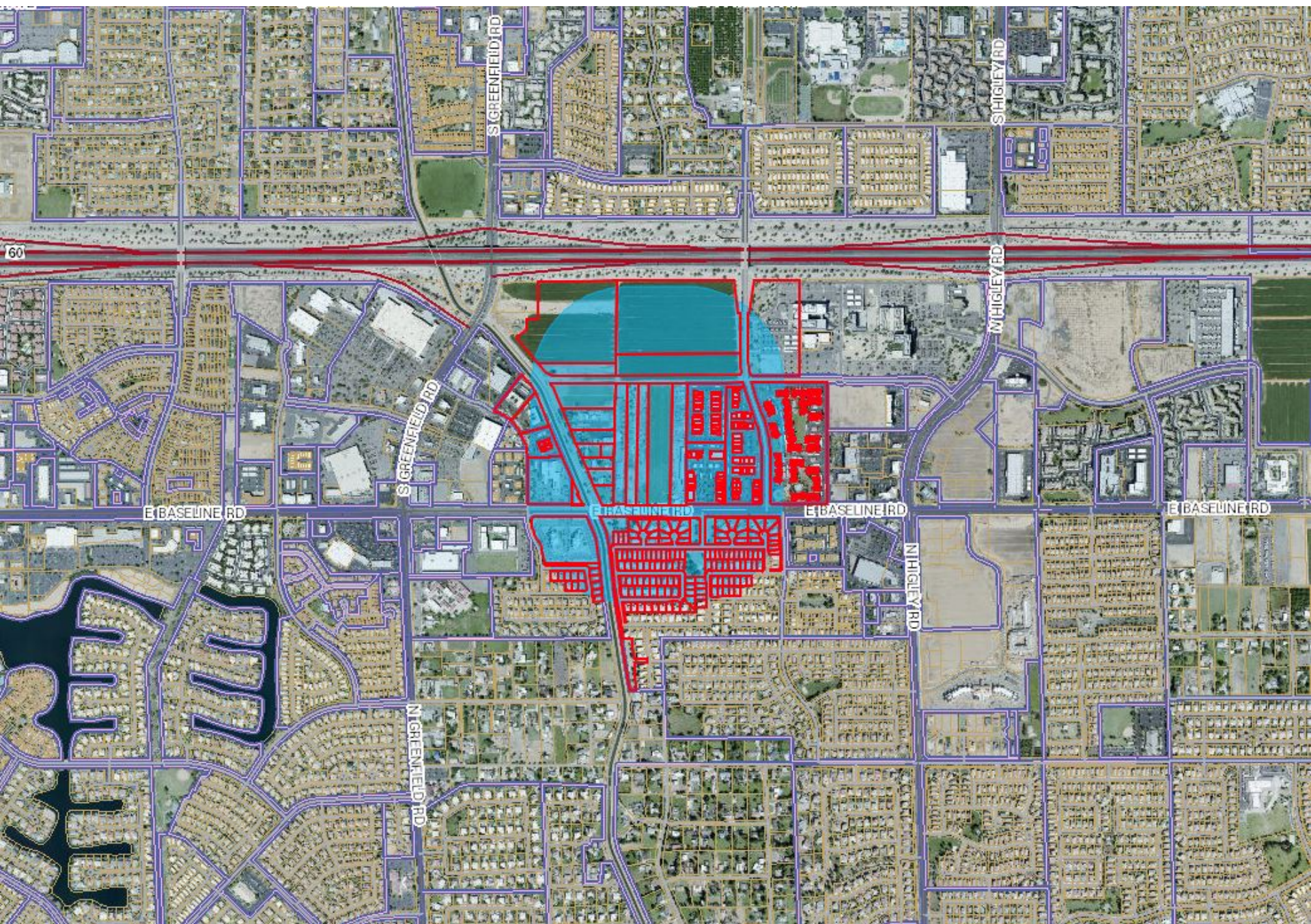
Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen C. Earl". The signature is fluid and cursive, with the first name "Stephen" being the most prominent part.

Stephen C. Earl

SCE/GVK

Attachments: Conceptual Site Plan



PO's (1,000 feet) – 352
RNO's – 3
TOTAL – 355

O:\INDEX\MARK-TAYLOR\Greenfield Road & Baseline Road\Notification January 2018\1,000 feet\Labels (1,000 feet) 1.22.18.docx

PARCEL 140-69-078
KLETKE BRIAN A/EVELYN J P
150 SEEKINGS ST
MANITOBA, MB R4J 1A9
CANADA

PARCEL 140-69-103
EDIE CALVIN/GWENDOLYN
BOX 674 RR #1
DUGALD, MB R0E 0K0
CANADA

PARCEL 140-69-107
PETRUSHCHAK ANDRIY
18308 - 99TH AVE
EDMONTON, AB T5T 3J2
CANADA

PARCEL 140-69-222
STESKI EVELYN LEE/DUPAS MIRIAM D
78 HIGHFIELD PL
EAST ST PAUL, MN R2E0G3
CANADA

PARCEL 140-69-249
0704217 BC LTD
3111 DEL RIO DR
NORTH VANCOUVER, BC V7N 4L3
CANADA

PARCEL 140-69-264
VERSCHOOR DUANE/NADINE
BOX 23
SLAVE LAKE, AB T0G 2A0
CANADA

PARCEL 304-08-671
SAVCHUK OKSANA
15869 114TH AVE
SURREY, BC V4N 1R6
CANADA

PARCEL 140-68-003P
LANGLEY BANNER GATEWAY LLC
2738 E GUADALUPE RD
GILBERT, AZ 85234

PARCEL 140-68-003Z
BARKER INVESTMENT COMPANY OF
ARIZONA LLC
1376 N ROCKWELL ST
GILBERT, AZ 85234

PARCEL 140-69-070
KTB LLC/KAS 62 LLC
443 LINWOOD ST
WINNIPEG, MB R3J 2E2
CANADA

PARCEL 140-69-079
0704217 BC LTD
3111 DEL RIO DR
NORTH VANCOUVER, BC V7N 4L3
CANADA

PARCEL 140-69-104
MARQUES JOHN P/PAULA M
290 PRITCHARD FARM RD
WINNIPEG, MB R2E 0B4
CANADA

PARCEL 140-69-108
KELLY SEAN
3055 WADDINGTON PL
COQUITLAM, BC V3E2Y9
CANADA

PARCEL 140-69-224
MORRISH ALLAN RICHARD
70 RILEY CRESCENT
WINNEPEG, MB R3T 0J4
CANADA

PARCEL 140-69-259
CLARKE RONALD/FAST SHERYL
21995 ISAAC CRESCENT
MAPLE RIDGE, BC V2X 8N8
CANADA

PARCEL 140-69-269
BAKER BARBARA ANN
159 AUTUMN RIDGE TRL
KITCHENER, ON N292K3
CANADA

PARCEL 140-69-066
STONE KEVIN S/PATRICIA J
11 CANADIAN DR
ASHTON, ON K0A 1B0
CANADA

PARCEL 140-68-003X
OLD GREENFIELD PROPERTIES LLC
3823 E DECATUR ST
MESA, AZ 85205

PARCEL 140-68-004B
RAMSEY LINDA RAE
2013 LEISURE WORLD
MESA, AZ 85206

PARCEL 140-69-077
EBEN ALFRED/BEVERLEY/VERSCHOOR
DUANE/NADINE
BOX 243
SLAVE LAKE, AB T0G 2A0
CANADA

PARCEL 140-69-082
WAGENAAR ALBERT JAN/KAREN JOY
2716 49TH ST
CALGARY, AB T3E 3Y1
CANADA

PARCEL 140-69-105
CHU KENNETH/NABATA MILES/TAM
RENEE/LAI VIVIEN
1145 W 7TH AVE
VANCOUVER, BC V6H 1B5
CANADA

PARCEL 140-69-118
REPAS LORNE JOHN/CHERYL ALISON
8469 PORTSIDE CRT
VAN COUVER, BC V5P 4V4
CANADA

PARCEL 140-69-226
THAU GAIL
132 ELM ST
WINNIPEG, MB R3M 3P1
CANADA

PARCEL 140-69-262
CARTER PAUL/VIVIAN
14616 103 AVE
EDMONTON, AB T5N 0T7
CANADA

PARCEL 304-08-558
WONG CHIN YOON/VALENTINA WEI-RIN
7403 GALMORGAN WY
MISSISSAUGA, ON L5N 7Z4
CANADA

PARCEL 140-68-003C
HERNDON VARREL L/SANDI L
1925 S GREENFIELD RD
MESA, AZ 85206

PARCEL 140-68-003Y
RONSUE LLC
10429 S GREENFIELD RD
GILBERT, AZ 85234

PARCEL 140-68-004C
RAMSEY LINDA RAE
2013 LEISURE WORLD
MESA, AZ 85206

PARCEL 140-68-005F
BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

PARCEL 140-68-005H
CRISKO L L C/TOOLSON KAY/JUDY
2025 E MAIN ST
MESA, AZ 85213

PARCEL 140-68-006R
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

PARCEL 140-68-006S
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

PARCEL 140-68-006T
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

PARCEL 140-68-006U
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

PARCEL 140-68-006V
TOOLSON KAY/JUDY TR/CRISKO BASELINE
LLC
1727 E FAIRFIELD
MESA, AZ 85203

PARCEL 140-68-006W
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

PARCEL 140-68-007A
SRPAI & PD
1521 PROJECT DR
TEMPE, AZ 85281

PARCEL 140-68-007B
SRPAI & PD
1521 PROJECT DR
TEMPE, AZ 85281

PARCEL 140-68-008
S R P A I & P D
PO BOX 1980
PHOENIX, AZ 85001

PARCEL 140-68-009A
SRPAI & PD
1521 PROJECT DR
TEMPE, AZ 85281

PARCEL 140-68-009B
SRPAI & PD
1521 PROJECT DR
TEMPE, AZ 85281

PARCEL 140-68-010
BARKER INVESTMENT COMPANY OF
ARIZONA LLC
1376 N ROCKWELL ST
GILBERT, AZ 85234

PARCEL 140-68-011H
GREENFIELD 60 APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

PARCEL 140-68-038C
RISE LEGACY DEVELOPMENT LLC
4542 E INVERNESS AVE
MESA, AZ 85206

PARCEL 140-68-039
RISE LEGACY DEVELOPMENT LLC
4554 E INVERNESS AVE
MESA, AZ 85206

PARCEL 140-68-090B
NSH MESA REAL ESTATE
250 S WACKER DR STE 500
CHICAGO, IL 60606

PARCEL 140-68-104
GEUPEL FLP INVERNESS LLC
1760 E PECOS RD STE 447
GILBERT, AZ 85295

PARCEL 140-68-107
G TO G LLC
240 W MAIN ST
MESA, AZ 85201

PARCEL 140-68-108
JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

PARCEL 140-68-109
G TO G LLC
240 W MAIN ST
MESA, AZ 85201

PARCEL 140-68-110
DAVERIC INVESTMENTS LLC
4566 E INVERNESS AVE STE 205
MESA, AZ 85206

PARCEL 140-68-111
JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

PARCEL 140-68-112
ACC INVERNESS LLC
615 FRONT STREET
SAN FRANCISCO, CA 94111

PARCEL 140-68-113
ADHMAH LLC
4856 E BASELINE UNIT 108
MESA, AZ 85206

PARCEL 140-68-114
ADHMAH LLC
4856 E BASELINE UNIT 108
MESA, AZ 85206

PARCEL 140-68-115
E AND J HOLDINGS LLC
3651 E BASELINE RD STE 103
GILBERT, AZ 85234

PARCEL 140-68-116
COPPERGATE PROPERTIES LLC
4838 E BASELINE RD NO 108
MESA, AZ 85206

PARCEL 140-68-117
GATESTEELE PROPERTIES LLC
4838 E BASELINE RD STE 108
MESA, AZ 85206

PARCEL 140-68-118
GATEIRON PROPERTIES LLC
1002 N PEPPER TREE DR
GILBERT, AZ 85234

PARCEL 140-68-119
SETH PROPERTIES LLC
11263 E APPALOOSA PL
SCOTTSDALE, AZ 85259

PARCEL 140-68-120
PIERPONT & BASELINE PROPERTIES LLC
17 CASTLE HARBOR ISLE
LAUDERDALE, FL 33308

PARCEL 140-68-121
PIERPONT & BASELINE PROPERTIES LLC
17 CASTLE HARBOR ISLE
LAUDERDALE, FL 33308

PARCEL 140-68-122
PIERPONT & BASELINE PROPERTIES LLC
17 CASTLE HARBOR ISLE
LAUDERDALE, FL 33308

PARCEL 140-68-123
PIERPONT & BASELINE PROPERTIES LLC
17 CASTLE HARBOR ISLE
LAUDERDALE, FL 33308

PARCEL 140-68-124
PIERPONT & BASELINE PROPERTIES LLC
17 CASTLE HARBOR ISLE
LAUDERDALE, FL 33308

PARCEL 140-68-125
ETT HIC LLC
PO BOX 14150
MESA, AZ 85216

PARCEL 140-68-126
ETT HIC LLC
PO BOX 14150
MESA, AZ 85216

PARCEL 140-68-127
STEWART CAMERON M/RAMONA
751 E BROADWAY RD
MESA, AZ 85204

PARCEL 140-68-128
SIMIAN WORLDWIDE LLC
2838 E PISTACHIO ST
GILBERT, AZ 85296

PARCEL 140-68-129
BASELINE HOLDINGS LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

PARCEL 140-68-130
BASELINE HOLDINGS LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

PARCEL 140-68-131
LAYTON SKYLINE INVESTORS LLP/ETAL
1277 N SPARROW DR
GILBERT, AZ 85234

PARCEL 140-68-132
HAMMOND LIVING TRUST
8575 E TWISTED LEAF DR
GOLD CANYON, AZ 85118

PARCEL 140-68-133
BLB PROPERTIES LLC
4838 E BASELINE RD STE 128-B
MESA, AZ 85206

PARCEL 140-68-134
H & H HOUND LLC
4459 E TREMAINE AVE
GILBERT, AZ 85234

PARCEL 140-68-135
LEVITATE FINANCIAL SOLUTIONS LLC
4838 E BASELINE RD NO 130
MESA, AZ 85206

PARCEL 140-68-136
LEVITATE FINANCIAL SOLUTIONS LLC
4838 E BASELINE RD NO 130
MESA, AZ 85206

PARCEL 140-68-137
PIERPONT COMMERCE PARTNERS LLC
1901 E UNIVERSITY DR NO 333
MESA, AZ 85203

PARCEL 140-68-138A
AMG PROPERTIES LLC
7600 N INVERGORDON RD
PARADISE VALLEY, AZ 85253

PARCEL 140-68-138B
AMG PROPERTIES LLC
7600 N INVERGORDON RD
PARADISE VALLEY, AZ 85253

PARCEL 140-68-138C
WHH HOM LLC
812 E NEWTON LN
PLACENTINA, CA 92870

PARCEL 140-68-138D
NELSON HOLDINGS LLC
4824 E BASELINE RD STE 107
MESA, AZ 85206

PARCEL 140-68-138E
MEYER REALTY 1 LLC
4824 E BASELINE RD NO 109
MESA, AZ 85206

PARCEL 140-68-138F
MEYER REALTY 1 LLC
4824 E BASELINE RD NO 105
MESA, AZ 85206

PARCEL 140-68-138G
S & R PIERPONT 110 LLC
P O BOX 2630
THATCHER, AZ 85552

PARCEL 140-68-138H
PIERPONT 4860 LLC
4860 E BASELINE RD NO 107
MESA, AZ 85206

PARCEL 140-68-138J
FRANKLIN D RICHARDS JR FAMILY TRUST
2419 COUNTRY LN
PARK CITY, UT 84060

PARCEL 140-68-139
RNA REAL ESTATE HOLDINGS INC
230 16TH ST
ROCK ISLAND, IL 61201

PARCEL 140-68-140A
ANDERSON MARK W/VELIA A
10744 E PORTOBELLO RD
MESA, AZ 85212

PARCEL 140-68-140B
SEASIDER INVESTMENTS LLC
4824 E BASELINE RD
MESA, AZ 85206

PARCEL 140-68-140C
PMA REAL ESTATE LLC
1520 S DOBSON RD STE 203
MESA, AZ 85202

PARCEL 140-68-140D
PMA REAL ESTATE LLC
1520 S DOBSON RD STE 203
MESA, AZ 85202

PARCEL 140-68-141B
KLEIN HOLDINGS LLC
4824 E BASELINE RD STE 135
MESA, AZ 85206

PARCEL 140-68-141C
BUSBYS LLC
2895 E SAGEBRUSH ST
GILBERT, AZ 85296

PARCEL 140-68-141D
AFC INVESTMENTS LLC
P O BOX 488
QUEEN CREEK, AZ 85142

PARCEL 140-68-141E
BTML LLC
4828 E BASELINE RD UNIT 129
MESA, AZ 85206

PARCEL 140-68-141F
VERVE CHIROPRACTIC GROUP LTD
25 S ARIZONA PL STE 520
CHANDLER, AZ 85225

PARCEL 140-68-141H
VERVE CHIROPRACTIC GROUP LTD
4824 E BASELINE RD 140
MESA, AZ 85206

PARCEL 140-68-141J
VERVE CHIROPRACTIC GROUP LTD
4824 E BASELINE RD SUITE 136
MESA, AZ 85206

PARCEL 140-68-142
PIERPONT COMMERCE CENTER LLC
4852 E BASELINE RD NO 105
MESA, AZ 85206

PARCEL 140-68-145
JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

PARCEL 140-68-146
KENNEDY JOHN M TR/GOODHILL
ENTERPRISES INC
3140 N ARIZONA AVE STE 101
CHANDLER, AZ 85225

PARCEL 140-68-156
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

PARCEL 140-68-157B
GREENFIELD 60 APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

PARCEL 140-69-001H
BANNER HEALTH FOUNDATION
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

PARCEL 140-69-019
MESA GATEWAY PROPERTY LLC
3414 E BARBARITA AVE
GILBERT, AZ 85234

PARCEL 140-69-021
BINGHAM JASON
4864 E BASELINE RD SUITE 106
MESA, AZ 85206

PARCEL 140-69-022
EVERETT AND BEULAH STEWART FAMILY LP
250 W RAY RD
GILBERT, AZ 85233

PARCEL 140-69-023
STARONE HOLDINGS LLLP
21 E 6TH ST UNIT 706
TEMPE, AZ 85281

PARCEL 140-69-024
STAPLEY BUSINESS SUITE LLC
4850 E BASELINE RD STE 101
MESA, AZ 85206

PARCEL 140-69-025
THE PAUL GEBHARD AGENCY INC
4850 E BASELINE RD STE 103
MESA, AZ 85206

PARCEL 140-69-026
SEALHATFIELD LLC
4850 E BASELINE RD SUITE 118
MESA, AZ 85206

PARCEL 140-69-027
JEK ENTERPRISES LLC
2224 FIRST LANDING LN
VIRGINIA BEACH, VA 23451

PARCEL 140-69-028
HDC PIERPONT LLC
2985 E HARWELL RD
GILBERT, AZ 85234

PARCEL 140-69-029
HDC PIERPONT LLC
2985 E HARWELL RD
GILBERT, AZ 85234

PARCEL 140-69-030
WHIPPLE FAMILY REVOCABLE TRUST
928 S 41ST ST
MESA, AZ 85206

PARCEL 140-69-031
SEALHATFIELD LLC
4850 E BASELINE RD SUITE 118
MESA, AZ 85206

PARCEL 140-69-032
SEALHATFIELD LLC
4850 E BASELINE RD SUITE 118
MESA, AZ 85206

PARCEL 140-69-033
PIERPONT COMMERCE GROUP LLC/ETAL
4852 E BASELINE RD STE 101
MESA, AZ 85206

PARCEL 140-69-034
WONG DUANE W/MARIA T/DARRELL
W/ALISSA H/DAVID
705 S DOBSON RD
CHANDLER, AZ 85224

PARCEL 140-69-035
COLONY TREE LLC
8912 PINNACLE PK RD STE F-9 585
SCOTTSDALE, AZ 85255

PARCEL 140-69-036
FINRICH LLC
4852 E BASELINE RD UNIT C3
MESA, AZ 85206

PARCEL 140-69-037
SHREE LAKSHMI LLC
6750 E BAYWOOD AVE STE 502
MESA, AZ 85206

PARCEL 140-69-038
SANDRA G REYES DDS PLLC
3060 E PARK AVE
GILBERT, AZ 85234

PARCEL 140-69-039
GANWELL HOLDINGS LLC
2500 S POWER RD NO 103
MESA, AZ 85209

PARCEL 140-69-040
GANWELL HOLDINGS LLC
2500 S POWER RD NO 103
MESA, AZ 85209

PARCEL 140-69-041
GANWELL HOLDINGS LLC
2500 S POWER RD NO 103
MESA, AZ 85209

PARCEL 140-69-042
JEK ENTERPRISES LLC
2224 FIRST LANDING LN
VIRGINIA BEACH, VA 23451

PARCEL 140-69-043
1211 NORTH NINTH STREET LLC
1046 W HEARNE WAY
GILBERT, AZ 85233

PARCEL 140-69-044
1211 NORTH NINTH STREET LLC
1046 W HEARNE WAY
GILBERT, AZ 85233

PARCEL 140-69-045
PRESIDENTIAL OFFICES LLC
4856 E BASELINE RD STE 106
MESA, AZ 85206

PARCEL 140-69-046
SUNSHINE REALTY GROUP LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

PARCEL 140-69-047
CHALK CREEK INVESTMENTS LLLP
705 S HIGH RIDGE CIR
ALPINE, UT 84004

PARCEL 140-69-048
BASELINE PROJECT LLC
4858 E BASELINE ROAD STE 103
MESA, AZ 85206

PARCEL 140-69-049
DESERT GROWTH VENTURES LLC
4852 EAST BASELINE RD STE 105
MESA, AZ 85206

PARCEL 140-69-050
CADE PROPERTIES LLC
3303 E BASELINE RD NO 112
GILBERT, AZ 85234

PARCEL 140-69-051
MICULS HOLDINGS LLC
465 S 30TH STREET
MESA, AZ 85204

PARCEL 140-69-052
L&N REAL ESTATE INVESTMENTS LLC
4915 E BASELINE RD SUITE 103
GILBERT, AZ 85234

PARCEL 140-69-053
MCBRIDE BRADLEY G/CHRISTINE P
2869 E PAGE CT
GILBERT, AZ 85234

PARCEL 140-69-054
BASELINE PAIN MANAGEMENT LLC
1301 E MCDOWELL RD STE 100
PHOENIX, AZ 85006

PARCEL 140-69-055
BASELINE PAIN MANAGEMENT LLC
1301 E MCDOWELL RD STE 100
PHOENIX, AZ 85006

PARCEL 140-69-056
BASELINE PAIN MANAGEMENT LLC
1301 E MCDOWELL RD STE 100
PHOENIX, AZ 85006

PARCEL 140-69-057
WLIA REAL ESTATE HOLDINGS LLC
1855 E SOUTHERN AVE
TEMPE, AZ 85282

PARCEL 140-69-058
S & L BROTHERS LLC/4860 LLC
4860 E BASELINE RD NO 107
MESA, AZ 85206

PARCEL 140-69-059
CARLSON CHARLES F/VICKIE L
4850 E BASELINE RD STE 105
MESA, AZ 85206

PARCEL 140-69-060
4862 BASELINE LLC
4862 E BASELINE RD STE H 103
MESA, AZ 85206

PARCEL 140-69-061
KAMBY PARTNERS LLC
4862 E BASELINE RD
MESA, AZ 85206

PARCEL 140-69-062
FREEDMAN BENJAMIN/JODI A
862 N DATE PALM DR
GILBERT, AZ 85234

PARCEL 140-69-063
PALLADIGATE PROPERTIES LLC
4838 E BASELINE RD SUITE 104
MESA, AZ 85206

PARCEL 140-69-064
PIERPONT COMMERCE GROUP LLC/ETAL
4850 E BASELINE RD STE 105
MESA, AZ 85206

PARCEL 140-69-065
MOWREY SHEREE E
1941 S PIERPONT UNIT 1001
MESA, AZ 85206

PARCEL 140-69-067
HUSSEIN INSAF M
1941 S PIERPONT APT 1003
MESA, AZ 85206

PARCEL 140-69-068
SPRING MICHAEL
2320 NORTHWEST 157TH AVE
VANCOUVER, WA 98684

PARCEL 140-69-069
LEGEZDH SHERRY A
491 NORTHWEST 41ST AVE
COCONUT CREEK, FL 33066

PARCEL 140-69-080
KAMMO FAIROOZ
1941 S PIERPONT APT 1016
MESA, AZ 85206

PARCEL 140-69-081
KRISTEN L HAIDUK LIVING TRUST
890 E BOSTON ST
GILBERT, AZ 85295

PARCEL 140-69-106
MOCK STEVEN G
3970 PAUL TERRACE
FREMONT, CA 94538

PARCEL 140-69-115
CHASE SHAUNA
1941 S PIERPONT APT 1051
MESA, AZ 85206

PARCEL 140-69-116
PARTON FAMILY LIVING TRUST
10040 N 106TH ST
SCOTTSDALE, AZ 85258

PARCEL 140-69-117
MYERS BUDDY
1941 S PIERPONT UNIT 1053
MESA, AZ 85206

PARCEL 140-69-119
REILLY PAUL A/TAMI A
1941 S PIERPONT UNIT 1055
GILBERT, AZ 85206

PARCEL 140-69-120
DAVID AND BONITA RUSSELL FAMILY TRUST
2943 N 129TH AVE
PEORIA, AZ 85383

PARCEL 140-69-125
COONS DONALD SCOTT
1941 S PIERPONT NO 1061
GILBERT, AZ 85206

PARCEL 140-69-128
EDLEN DANIEL/BRITTANY
3663 E WASHINGTON AVE
GILBERT, AZ 85234

PARCEL 140-69-129
CHAU MEI
2166 CABRILLO LN
HOFFMAN ESTATES, IL 60192

PARCEL 140-69-130
VILLALOBOS MAUREEN
1941 S PIERPONT UNIT 1066
MESA, AZ 85206

PARCEL 140-69-131
KO HYUN SOOK
4911 FOLKER ST
ANCHORAGE, AK 99507

PARCEL 140-69-132
DURAND LUC/RITZER WILMA
1649 E BETHANY HOME RD
PHOENIX, AZ 85016

PARCEL 140-69-133
BEGGS CRYSTAL
1941 S PIERPONT UNIT 1069
MESA, AZ 85206

PARCEL 140-69-209
VELLA MARY L TR
886 TIOGA DR
MILLBRAE, CA 94030

PARCEL 140-69-210
THOMPSON PETER
1941 S PIERPONT DR APT 2002
MESA, AZ 85206

PARCEL 140-69-211
FREITAS ELIZABETH A
1915 DIAMOND ST
SAN FRANCISCO, CA 94131

PARCEL 140-69-212
MORRIS ROBERT E/SHANNON K
3313 E PAGE AVE
GILBERT, AZ 85234

PARCEL 140-69-213
CRITCHLEY TRUST
9139 MT ISRAEL RD
ESCONDIDO, CA 92029

PARCEL 140-69-214
GILLES JOSEPH ERIK
P O BOX 124
PLANO, IL 60545

PARCEL 140-69-221
SHIN LEONARD
22 DARTMOUTH ST NO 2
SOMERVILLE, MA 2145

PARCEL 140-69-223
MILLENIUM TRUST COMPANY LLC
(CUSTODIAN)
1941 S PIERPONT NO 2015
MESA, AZ 85206

PARCEL 140-69-225
STAUDACHER ROBERT N/KAREN E
910 MARKET ST
KIRKLAND, WA 98033

PARCEL 140-69-247
NASH MORGAN ALEXIS/NASH WILLIAM
WALTER
3116 MARINGO RD SE
OLYMPIA, WA 98501

PARCEL 140-69-248
TEJAS ENTERPRISES LLC
1941 S PIERPONT UNIT 2040
GILBERT, AZ 85206

PARCEL 140-69-250
TAN FAMILY LLC
4871 CORSO CIR
CYPRESS, CA 90630

PARCEL 140-69-251
NAJAH Y PUTRUS LIVING TRUST
1941 S PIERPONT APT 1024
MESA, AZ 85206

PARCEL 140-69-252
DIAMOND V-ARIZONA LLC
9211 NE 121ST CT
KIRKLAND, WA 98034

PARCEL 140-69-260
TULEY RYAN C/LINDA
1372 SMOKEWOOD DR
SANTA ANA, CA 92705

PARCEL 140-69-261
CISAR DANIEL
18868 PACIFIC PLAZA
ELKHORN, NE 68022

PARCEL 140-69-263
2016 OUELLET FAMILY TRUST
22525 FRIAR ST
WOODLAND HILLS, CA 91367

PARCEL 140-69-272
DJT HOLDINGS LLC
1941 S PIERPONT 2064
GILBERT, AZ 85206

PARCEL 140-69-273
DJT HOLDINGS LLC
11020 DETROIT AVE 1
CLEVELAND, OH 44102

PARCEL 140-69-274
LEONARD WILLIAM R
1941 S PIERPONT UNIT 2066
MESA, AZ 85206

PARCEL 140-69-275
ROLSTON JULIE ANN
1941 S PIERPONT UNIT 2067
MESA, AZ 85206

PARCEL 140-69-276
MCLAUGHLIN DAVID/VINCENT KATHLEEN
1941 S PIERPOINT 2068
MESA, AZ 85206

PARCEL 140-69-277
HAYGOOD JOHANNA
1941 S PIERPONT UNIT 2069
MESA, AZ 85206

PARCEL 140-69-353
SOLANA CONDOMINIUMS LLC
8553 E SAN ALBERTO DR
SCOTTSDALE, AZ 85258

PARCEL 140-69-354A
GILBERT TOWN OF
50 E CIVIC CENTER DR
GILBERT, AZ 85296

PARCEL 140-69-357
LOCKJAW RANCH HOLDINGS LLC
1220 D CATCLAW ST
GILBERT, AZ 85296

PARCEL 140-69-358
DESERT GROWTH VENTURES LLC
4852 EAST BASELINE RD STE 105
MESA, AZ 85206

PARCEL 304-08-518
SILBERFARB MICHAEL
2730 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-519
STOOPS STEPHEN M/SHORR SUSAN A
2736 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-520
TERRACE #1 INC
11259 E SHERIDAN AVE
MESA, AZ 85212

PARCEL 304-08-521
TOWE JENNIFER/BRUCE
1554 N CONSTELLATION CT
GILBERT, AZ 85234

PARCEL 304-08-522
TRAN SHAWN D
1564 N CONSTELLATION CT
GILBERT, AZ 85234

PARCEL 304-08-523
ELIZARRARAZ DENISE/JOSE A
1574 N CONSTELLATION CT
GILBERT, AZ 85234

PARCEL 304-08-524
BROWN-BRODY JOHANNA/BRODY MICHAEL
1583 N CONSTAELLATION
GILBERT, AZ 85234

PARCEL 304-08-525
AUGUSTSON NATHAN J/NGUYEN HA M
1575 N CONSTELLATION CT
GILBERT, AZ 85234

PARCEL 304-08-526
VALENCIA JORGE/VALMIRA
1565 N COSTELLATION CT
GILBERT, AZ 85234

PARCEL 304-08-527
JETT DAWN M
1555 N CONSTELLATION CT
GILBERT, AZ 85234

PARCEL 304-08-528
KOSISKY MARGARET
2964 E RAWHIDE ST
GILBERT, AZ 85296

PARCEL 304-08-529
FUDULOFF JOHN/RHONDA
1558 N TUCANA CT
GILBERT, AZ 85234

PARCEL 304-08-530
BOYER SHARON L
1576 N ROCKWELL CT
GILBERT, AZ 85234

PARCEL 304-08-531
CARBONE MARTIN T/LINDA
1585 N ROCKWELL CT
GILBERT, AZ 85234

PARCEL 304-08-532
FLYNN AMANDA S/JOSEPH R
1573 N ROCKWELL CT
GILBERT, AZ 85234

PARCEL 304-08-533
HANSEN RODNEY J/ELLIS GEORGEANN
1563 N ROCKWELL CT
GILBERT, AZ 85234

PARCEL 304-08-534
GUMBER ROBERT J
1553 N ROCKWELL CT
GILBERT, AZ 85234

PARCEL 304-08-535
WANG/HUANG FAMILY TRUST
19661 SCOTLAND DR
SARATOGA, CA 95070

PARCEL 304-08-536
ALBERTI STEVEN R
2831 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-537
BLEAK KATHY A
2823 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-538
WILLET KIMBERLY/HIRST NANCY
2817 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-539
BRACHER CHERYL
2811 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-540
TROXEL DARREL R/VERONICA A
2805 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-541
JETT STEPHANIE M/KEVIN
2799 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-542
WOLD ISAK/KYM SHOSHANA
5 LAKEWOOD GARDENS LN
MADISON, WI 53704

PARCEL 304-08-543
TAYLOR TIMOTHY R
2781 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-544
OZTURK CAHIT
2771 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-545
HIBISCUS EQUITY LLC
929 N VAL VISTA DR C109
GILBERT, AZ 85234

PARCEL 304-08-546
AMBER ENTERPRISES LLC
929 N VAL VISTA DR SUITE C109
GILBERT, AZ 85234

PARCEL 304-08-547
SHIRLEY LATOYA L/BENALLY WESLEY R
2741 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-548
CHEN XIUHAO JOEL/ZHOU LILI
3287 CARPENTER WAY
SAN RAMON, CA 94582

PARCEL 304-08-549
CARBINE KORY
2732 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-550
HAVENS CONSTANCE A
2742 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-551
DUTRA PAUL A/DEBRA S
1314 N POMEROY
MESA, AZ 85201

PARCEL 304-08-552
HEROD CHARLES C/AUGUSTINA B
624 JEDWARE CIR
SWANTON, VT 5488

PARCEL 304-08-553
MONICA REGAN NELSON TRUST
2772 E HARWELL
GILBERT, AZ 85234

PARCEL 304-08-554
PADIGOS SHERWIN/ERIN
2782 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-555
WEI ZHAOYI
2241 E MALLARD CT
GILBERT, AZ 85234

PARCEL 304-08-556
DEAN ANDREW J F/JODY L C
2812 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-557
ANDERSON RALPH/GAY
1816 101ST AVENUE SE
WIMBLEDON, ND 58492

PARCEL 304-08-559
PALANIAPPAN LAKSHMANAN
2205 E SAN CARLOS PL
CHANDLER, AZ 85249

PARCEL 304-08-560
HUPPLER RICHARD T
2835 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-561
PEJKOVIC IVAN
2825 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-562
OBERHOLTZER COREY/CAROLYN
9788 E TOPAZ DR
SCOTTSDALE, AZ 85258

PARCEL 304-08-563
AHUMADA DANIELA
2795 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-564
ROTEN EDWARD L/MEGHAN L
2785 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-565
KIM JAE HWAN/MINA
610 EYRE CIR
PLACENTIA, CA 92870

PARCEL 304-08-566
HODES ALAN S/ KIKUGAWA CYNTHIA A
1755 POPPY AVE
MENLO PARK, CA 94025

PARCEL 304-08-567
BILLQUEST CHRISTINA
2755 E HARWELL
GILBERT, AZ 85234

PARCEL 304-08-568
ALLEN RICK D/LISA A
2745 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-569
ROTH LISA K
2735 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-570
NELSON LARI A
6804 ALDERPOINT CT
RIVERSIDE, CA 92506

PARCEL 304-08-571
HICKS TIMOTHY
2754 E MICHELLE WY
GILBERT, AZ 85234

PARCEL 304-08-572
PUHLMANN MARTIN E/DENISE D
2764 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-573
LACKO MICHAEL A/NICOLE A
2784 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-574
OTTO RICKY DALE/PATTI JO TR
2804 E MICHELLE WY
GILBERT, AZ 85234

PARCEL 304-08-575
WALKER LINDA
2824 E MICHELLE WY
GILBERT, AZ 85234

PARCEL 304-08-576
RAMOS JUAN G III/MARRISA P
2834 E MICHELLE WY
GILBERT, AZ 85234

PARCEL 304-08-577
ARCINIEGA KEITH A/GRETCHEN M
2844 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-578
FLORES LUIS RIVAS/QUINONES XYOMARA
JIMENEZ
2745 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-579
HITCHCOCK KIMBERLY C
1230 N TOWER AVE
CHANDLER, AZ 85225

PARCEL 304-08-580
RAY FAMILY TRUST
2765 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-581
MEYER PATTI
2785 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-582
OVERSON MICHAEL R/MARIANNE C
2805 E MICHELLE WY
GILBERT, AZ 85234

PARCEL 304-08-583
KLATT ARMIN P/JANICE E
2825 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-584
JONES DAVID S/BRYAN-JONES NANCY
2835 E MICHELLE WY
GILBERT, AZ 85204

PARCEL 304-08-585
STRYCKER COREY M/JESSICA C
2845 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-586
COLLIER NICHOLAS
2855 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-587
GARY R ALMY AND DALE T ALMY REVOCABLE
TRUST
1473 N ROCKWELL ST
GILBERT, AZ 85234

PARCEL 304-08-588
TOVAR HECTOR D
1483 N ROCKWELL ST
GILBERT, AZ 85234

PARCEL 304-08-589
CIOARA JOHN D
1493 N ROCKWELL ST
GILBERT, AZ 85234

PARCEL 304-08-590
MILLETT NATHAN B
1503 N ROCKWELL ST
GILBERT, AZ 85234

PARCEL 304-08-591
SPISAK SEAN M/ASHLEY W
1502 N ROCHESTER DR
GILBERT, AZ 85234

PARCEL 304-08-592
GOODMAN TRAVIS/SUNNI LYN TR
1492 N ROCHESTER DR
GILBERT, AZ 85234

PARCEL 304-08-593
POOLE JESSE A III/JENNIFER L
1480 N ROCHESTER DR
GILBERT, AZ 85234

PARCEL 304-08-594
LENO AMANDA SUE
1476 N ROCHESTER DR
GILBERT, AZ 85234

PARCEL 304-08-595
CASANOVA ALAN
1464 N ROCHESTER DR
GILBERT, AZ 85234

PARCEL 304-08-665
FITZGERALD HUI
2936 E MICHELLE WY
GILBERT, AZ 85234

PARCEL 304-08-666
PENDLE FAMILY TRUST
2926 E MICHELLE WY
GILBERT, AZ 85234

PARCEL 304-08-667
KEATS LIVING TR/ENGLISH JODI/ROBERT
2244 E INDIGO DR
GILBERT, AZ 85234

PARCEL 304-08-668
XU FENG/CHUN HUA
2906 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-669
TOY DON Y
1425 NORIEGA ST
SAN FRANCISCO, CA 94122

PARCEL 304-08-670
HUMPHREY TERRENCE MSR/ELAINE A
2885 E HARWELL
GILBERT, AZ 85234

PARCEL 304-08-672
WAN DANIEL/FONNY M F
6671 E BASELINE RD 105-266
MESA, AZ 85206

PARCEL 304-08-673
MCINTOSH DWAYNE E
2915 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-674
TJ SONORAN PROPERTIES LLC
1513 E IVANHOE ST
GILBERT, AZ 85295

PARCEL 304-08-675
PALO VERDE FINANCIAL LLC
1831 E PARKE AVE
GILBERT, AZ 85234

PARCEL 304-08-676
MCCARTHER BOBBY RAY/EMILY KAY
2945 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-681
GUTIERREZ RENE/MICHELLE
2968 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-682
SFR 2012-1 US WEST LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

PARCEL 304-08-683
STRUNK BROOKE
2948 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-684
PIOHARSKI STEVEN W/CHRISTINE M
2938 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-685
DANNY RAY EIMERS & CAROL SELZER
EIMERS FAM TR
10360 RUE FINISTERRE
SAN DIEGO, CA 92131

PARCEL 304-08-686
CHEWNING CHERYL ANN
2918 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-687
THOMPSON BRANDON K/WENDY
2908 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-688
MICKELSEN DANIEL/MARLOWE TAWNIA
2898 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-689
SOGARD KIRK L
2888 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-690
MARTINEZ JOE G/LUPITA C
2880 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-691
WILCOCK JOHN DALEN
3132 E SIERRA MADRE AVE
GILBERT, AZ 85296

PARCEL 304-08-692
FREDERIC L BISHOP AND CYNTHIA A BISHOP
TRUST
2957 E INDIGO ST
MESA, AZ 85213

PARCEL 304-08-693
HITCHCOCK JARED M/KOURTNEY G
2897 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-694
SEAGRAVES JEFFREY/JOYLYN KATE
2907 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-695
BONZA ENTERPRISE LLC
PO BOX 246
HIGLEY, AZ 85236

PARCEL 304-08-696
LECKEY RICHARD M/JENNIFER L
2927 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-697
KENT/NILSEN REVOCABLE TR/KENT MICHAEL
S
1149 MITCHELL LN
WINDSOR, CA 95492

PARCEL 304-08-698
MORENO EFREN SOBERANES/SOBERANEX
GLORIA R
2943 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-699
BATTISTA SEAN T
2949 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-700
BAKER TIMOTHY/JONATHAN
2955 E TERRACE AVE
GILBERT, AZ 85234

PARCEL 304-08-701
RUBIO LUIS/CHRISTIAN
2415 FIELDSTONE CURV
WOODBURY, MN 55129

PARCEL 304-08-702
DAUGHERTY LAURA IRENE
1715 E PIMA
SAN TAN VALLEY, AZ 85140

PARCEL 304-08-706
FINE STACY
1537 N TUCANA LN
GILBERT, AZ 85234

PARCEL 304-08-707
HINSDALE JAMES K/GAYLE A
1547 N TUCANA LN
GILBERT, AZ 85234

PARCEL 304-08-708
BIANCO DOMINICK R/DIANE D
1557 N TUCANA LN
GILBERT, AZ 85234

PARCEL 304-08-709
SNOW GEORGE/LYNDAMAREE
1567 N TUCANA CT
GILBERT, AZ 85234

PARCEL 304-08-710
CORKILL MICHAEL H/WENDY L
1577 N TUCANA CT
GILBERT, AZ 85234

PARCEL 304-08-711
CRAY CARLA K/AGNITSCH NANCY J
1587 N TUCANA LN
GILBERT, AZ 85234

PARCEL 304-08-712
GREGORY GLEN F
1581 N TUCANA CT
GILBERT, AZ 85234

PARCEL 304-08-713
CND INVESTMENTS LLC
2112 E GONDOLA LN
GILBERT, AZ 85234

PARCEL 304-08-714
FUSTAINO RUSSELL
1568 N TUCANA CT
GILBERT, AZ 85234

PARCEL 304-08-715
NELSON VICKY K
1558 N TUCANA CT
GILBERT, AZ 85234

PARCEL 304-08-716
BREIN ROBIN L
1551 N RACINE CT
GILBERT, AZ 85234

PARCEL 304-08-717
HOCH AMBER R
1561 N RACINE CT
GILBERT, AZ 85234

PARCEL 304-08-718
DE VOS JAMES T/KELLY
1571 N RACINE CT
GILBERT, AZ 85234

PARCEL 304-08-719
ROCK RIDGE ENTERPRISES LLC
9034 E PINE VALLEY
SCOTTSDALE, AZ 85260

PARCEL 304-08-720
KOSZAREK STEVEN/MARY
1570 N RACINE CT
GILBERT, AZ 85234

PARCEL 304-08-721
AMEDEO TRINIDAD PLASCENCIA
1560 N RACINE CT
GILBERT, AZ 85234

PARCEL 304-08-722
CROWE SUZANNE M
1550 N RACINE CT
GILBERT, AZ 85234

PARCEL 304-08-723
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-724
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-725
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-729
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-730
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-731
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-732
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-733
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-734
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-735
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-736
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-737
TONE ESTATES COMMUNITY ASSOCIATION
706 S STAPLEY DR
MESA, AZ 85204

PARCEL 304-08-751
POWELL MICHAEL W
1505 N ROANOKE ST
GILBERT, AZ 85234

PARCEL 304-08-752
GARY K NELSON TRUST
1495 NORTH ROANOKE STREET
GILBERT, AZ 85234

PARCEL 304-08-753
CHEN SI FENG
1485 N ROANOKE ST
GILBERT, AZ 85234

PARCEL 304-08-754
BLAUVELT DAVID
1475 N ROANOKE ST
GILBERT, AZ 85234

PARCEL 304-08-755
CLEMONS MICHAEL W
1465 N ROANOKE ST
GILBERT, AZ 85234

PARCEL 304-08-806
STEWART MARK D/DEBI F
2650 E MICHELLE WAY
GLENDALE, AZ 85234

PARCEL 304-08-807
GAO YINGHUA
2670 E MICHELLE WY
GILBERT, AZ 85234

PARCEL 304-08-808
NILE RICHARD E JR/ANDREA R
2690 E MICHELLE WAY
GILBERT, AZ 85234

PARCEL 304-08-809
C&C POORE FAMILY TRUST
2691 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-810
BOLTZ KENNETH H
2671 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-811
ROZWARSKI CONNIE JEAN
2651 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-812
HADVAB THUY QUANG PHAN LE TR
2641 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-813
MORGAN ERIC R/ASHLI M
2621 E HARWELL RD
GILBERT, AZ 85234

PARCEL 304-08-815
GREENFIELD PARK AT BASELINE
HOMEOWNERS ASSOCI
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

PARCEL 304-08-824
FALLS EVENT CENTER LLC
9067 S 1300 WEST STE 301
WEST JORDAN, UT 84088

PARCEL 140-68-002A
RAMSEY LINDA RAE
2013 LEISURE WORLD
MESA, AZ 85206

Dustin Snow
Hunters Glen
4135 S Power Rd 122
Mesa, AZ 85212

Michael Ward
Vista Villages II HOA
1811 S 39th St 10
Mesa, AZ 85206

Heidi Annest
San Michelle
5320 E Hopi Ave
Mesa, AZ 85206

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: January 8, 2018

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON17-00581(case number), on the 8th day of January, 2018. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: _____

Meghan Liggett

SUBSCRIBED AND SWORN before me this 8 day of January 2018

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: February 21, 2018
CASE: ZON17-00581

Request: Amend PAD & Site Plan

APPLICANT: Stephen C. Earl
PHONE: 602-265-0094
Planning Division 480-644-2385

Posting date: 12/28/2017

1/8/18 16:07:41