

**REVISED: MARCH 22, 2018**  
**PROJECT NARRATIVE**  
**HERITAGE CROSSING**  
**BASELINE MIXED-USE PLANNED AREA DEVELOPMENT**

**CITY CASE NO. ZON18-00169**  
**REQUEST TO MODIFY MINIMUM INTERIOR GARAGE DIMENSIONS**  
**PLANNING AND ZONING BOARD - APRIL 18, 2018**  
**CITY COUNCIL – MAY 21, 2018**

Woodside Homes Sales AZ, LLC, known as "Woodside Homes", and Baseline Mesa LLC are requesting a modification to the Approved Baseline Mixed-Use Planned Area Development (PAD) located west of the Loop 202 on the north side of Baseline Road, City Zoning Case No. ZON17-00326. This modification request is for the Small Lot Single Residence – 2.5 (RSL-2.5) portion of the Baseline Mixed-Use PAD, known as "Heritage Crossing." The PAD modification is requested to amend the minimum interior garage dimensions as required per Section 11-32-4.F of the Zoning Ordinance. Approval of this request will allow a reduction in the minimum interior dimensions for a double-car garage as outlined in the table below:

<b>Interior Dimension for Double-Car Garage</b>	<b><u>REQUIRED</u> City of Mesa Zoning Ordinance Section 11-32-4.F.</b>	<b><u>REQUESTED</u> Heritage Crossing Traditional Lot (45'x110')</b>	<b><u>REQUESTED</u> Heritage Crossing Courtyard / Alley Lots</b>
Width	20' – 0"	19' – 4" (8" reduction)	21' – 4" (1'-4" increase)
Depth	22' – 0"	22' – 0" (no change)	20' – 0" (2'-0" reduction)
Square Footage	440 sq. ft.	425 sq. ft. (15 sq. ft. reduction)	427 sq. ft. (13 sq. ft. reduction)

The approved Heritage Crossing development incorporates three distinct small lot housing series that each require separate consideration regarding the interior garage dimensions. In general, smaller lot products create unique design considerations that are routinely distinguished from more traditional suburban-style development through the creation of distinct development standards and design guidelines. The City of Mesa Zoning Ordinance includes a series of standards and guidelines (Residential Small Lot) created specifically to address the specific and unique aspects of small lot product. With regard to the standards for interior garage dimensions; however, the City of Mesa Zoning Ordinance adopts a one size fits all approach that requires the same interior garage dimensions whether you are developing a traditional suburban home on an 8,000 square foot lot or an urban small lot home on a 2,500 square foot lot. The proposed modifications to the required interior garage dimensions for Heritage Crossing are intended to address the unique nature of small lot product and are in direct response to the specific home product designs and floorplans that Woodside Homes plans to build within Heritage Crossing. Further, the proposed modifications are designed to maintain the intent of the City's Ordinance standards, which include ensuring acceptable interior garage dimensions such that most SUVs and mid-size trucks (including two Chevy Suburbans) can be parked inside the garage and providing additional space for storage. The proposed home product for Heritage Crossing has been successfully built and buyer tested in other Valley

communities (with garage dimensions less than those proposed here). The requested modifications, discussed in detail below, represent a flexible and balanced approach to addressing the needs of small lot communities and the inherent design challenges, while maintaining adequate parking and storage opportunities for homebuyers.

**Small Lot - Traditional (45' x 110')**

The first housing series consists of a traditional small lot size of 45'x110' (4,950 sq. ft.). The product series consists of six (6) 35'-wide floorplans ranging from approximately 1,485 square feet to 3,053 square feet. *The proposed reduction would allow a minimum interior garage width of 19'-4", and maintain the Ordinance required minimum interior depth of 22'-0".* The City's Ordinance requirement results in 440 sf of interior garage space. Woodside's proposed modification provides 425 sf of interior garage space, a nominal 15 sf reduction. Driveway depths at Heritage Crossing are 20', which allow homeowners to park two cars in the driveway, in addition to the garage parking. Heritage Crossing has been designed to accommodate on-street parking – to City of Mesa standards – throughout the community as well, ensuring generous parking for residents and guests.

The 35'-wide product series proposed for Heritage Crossing is designed to be consistent and competitive with industry standards as seen across the Valley. The proposed lot size and product type fill a specific buyer demand, particularly for price sensitive first-time buyers. A significant portion of the frontage of the home is devoted, by necessity, to the garage. The remaining width is devoted to creating an inviting entryway and forward living space or bedroom. While the 8" reduction in the garage width may seem nominal, livable square footage is at a premium with this type of product and lot size. The proposed 8" reduction in the garage width allows Woodside to strike a balance between homeowner needs while remaining competitive in the marketplace with other builders in Mesa and the larger southeast Valley trade area. In particular, the proposed reduction allows Woodside to maintain a forward living area with a 10'-0" minimum interior dimension. The 10'-0" interior dimension for a front bedroom or living space (such as a den) is considered an absolute minimum to meet buyer demands.

In response to conversations with the City, Woodside will enhance each home with an architectural covered front porch, courtyard or other prominent architectural feature to mitigate garage dominance and diversify the streetscape for the community. This is an architectural enhancement proposed Heritage Crossing that has not been included in other Woodside communities where this same product has been constructed and will have significant positive impact on the look and feel of the community.

The request to reduce the interior width of the garage by 8" (from 20'-0" to 19'-4") allows Woodside to maintain industry standards for product size and lot width, maximize the livable square footage of the home while providing ample area for parking two cars, including space for storage. As noted previously, the required 22' depth will be provided. *See attached Product Floor Plans titled "Heritage Crossing 35's V351 – V356" showing the specific garage dimensions for the Small Lot – Traditional product series.*

**Courtyard and Alley Load**

The second and third lot series consists of three different lot sizes– 32'x69' (2,208 sq. ft.); 37'x69' (2,553 sq. ft.), and 43'x69' (2,967 sq. ft.), which are arranged in 'Courtyard' and 'Alley Load' lot configurations. The Courtyard and Alley Load housing series consists of six (6) floorplans ranging from approximately 1,463 to 2,090 square feet. Specific to the Courtyard and Alley Load product series, *the proposed reduction would allow an interior garage depth of 20'-0" in lieu of the required 22'-0". The garage width, however, will be increased to 21'-4"*, which exceeds the current Zoning Ordinance requirement of

20'-0". The City's Ordinance requirement results in 440 sf of interior garage space. Woodside's proposed modification provides 427 sf of interior garage space, a nominal 13 sf reduction. Effectively, this request seeks to 'flip' the width and depth dimensions to better align with the Courtyard and Alley Load floor plans and lot layout. *See attached* Product Floor Plans titled "Heritage Crossing Coutyard Product Plans 1 thru 6" showing the specific garage dimensions for the Courtyard and Alley Load product series.

The Courtyard and Alley Load homes are unique product types that create a number of design challenges. Square footage is at a premium and the homes must be designed efficiently to maximize livable area for the homeowners. Lot layout and product design are further constrained by other City requirements relating to private drive widths, public works needs, and fire/emergency service considerations. Woodside's Courtyard and Alley Load homes devote a significant percentage of ground floor area to the garage. Extending the garage further into livable area would result in a series of domino effects to the land plan and home design, including materially diminishing the home's living and dining areas. By reorienting the garage dimensions, Woodside is able to maintain ample parking and allow for storage on either side of the garage without further encroaching into livable area. Further, the Courtyard and Alley Load homes provide a dedicated storage area, approximately 25 sf, under the stairs. This more than makes up for the nominal 13 sf reduction in overall garage square footage. With regard to parking within the Courtyard and Alley Load portion of the community, the Baseline Mixed Use PAD standards require 326 total parking spaces be provided. As designed, the community provides 377 parking spaces, which exceeds the requirement by 51 spaces. As with the Traditional-Small Lot homes, the proposed garage dimensions for the Courtyard and Alley Load homes represent a flexible and balanced approach to addressing the needs of this unique product type while assuring that ample parking exists throughout the community.

#### **Summary**

The residential floorplans being built within Heritage Crossing have been well received by homebuyers in other Woodside communities. Homebuyers of small lot single residences have consistently demonstrated through their buying choices that they prefer to maximize livable square footage in lieu of extended and enhanced garage sizes. The requested interior garage dimension reductions for Heritage Crossing are respectful buyer demands and the design constraints inherent in small lot, urban communities, while more than adequately addressing the intent of the City's Ordinance by ensure parking and storage needs are accommodated.

The Woodside Homes team looks forward to continuing the collaborative partnership with the City of Mesa for Heritage Crossing within the Baseline Mixed-Use PAD. We respectfully request that this PAD modification application be scheduled for the April 18, 2018 Planning and Zoning Board and May 21, 2018 City Council hearing dates to align with the anticipated June 4, 2018 City Council date for Final Plat approval. Please do not hesitate to let us know if you have any questions, or need further information.

#### **ATTACHMENTS:**

1. Site Plan Map
2. Project Summary Sheet
3. Heritage Crossing 35's V351 – V356 (Small Lot – Traditional)
4. Heritage Crossing Courtyard Product Plans 1 thru 6 (Courtyard / Alley Load)
5. Citizen Participation Plan

**COURTYARD /ALLEY**

**MINIMUM INTERIOR  
DIMENSION FOR  
DOUBLE-CAR  
GARAGE  
WIDTH: 21'-4"  
DEPTH: 20'-0"**

A.P.N. 218-S7-006S

**TRADITIONAL LOT**

**MINIMUM INTERIOR  
DIMENSION FOR  
DOUBLE-CAR  
GARAGE  
WIDTH: 19'-4"  
DEPTH: 22'-0"**

A.P.N. 218-S7-006T

E. BASELINE RD.

17-293

Heritage Crossing

Site Plan Map



2045 S. Vineyard Ave.  
Ste. 101 Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

PROJECT SUMMARY	
Case Number	ZON18-00169
Related Case Number	ZON17-00326
Location / Address	The 8200 to 8400 blocks of East Baseline Road (north side)
General Vicinity	Located west of S. Channing (Hawes Road) on the north side of Baseline Road
Request	Modification to the minimum interior dimensions for a double-car garage for the Small Lot Residence portion of the Baseline Mixed Use PAD, known as Heritage Crossing.
Purpose	The request will allow a modification to the minimum interior dimensions for a double-car garage from the requirements of Section 11-32-4F of the Zoning Ordinance.
Council District	District 6
Owner	Baseline Mesa, LLC
Applicant	Heather Davenport, Woodside Homes

SITE DATA	
Parcel Numbers	218-57-006Q; 218-57-006U and 218-63-282A
Parcel Size	+/- 32.6 Acres
Existing Zoning	RSL-2.5
2040 GP Character Area	Neighborhoods – Suburban
Current Land Use	Vacant / Undeveloped

SITE CONTEXT	
North	US60 Freeway
East	(Across vacant land zoned-AG) Loop 202 San Tan Freeway
South	(Across vacant land zoned RLS-2.5) Baseline Road, Across Baseline Road, existing residential and office – zoned RS-6 and OC PAD
West	Existing single residences – zoned RS-7
Current Land Use	Vacant / Undeveloped

ZONING CASE HISTORY	
December 7, 1983	Annexed to City (Ord. #1752).
July 16, 1984	Establish City of Mesa AG zoning (Z84-94, Ord. #1854).
October 15, 1984	Rezoned to R1-7 PAD (Z84-015, Ordinance # 1883)
November 18, 1985	Established conceptual zoning on the site to allow the future consideration o multi-zone land use development (Z85-126)
December 8, 1986	Modification to DMP (Z86-109, Ordinance # 2154)
July 8, 2009	Rezone to C-2 and R-4 to establish Baseline Center DMP (Z08-047, Ord. #49) Adopting an amendment to Mesa 2025 General Plan to change the M designation to HDR 15+ for 20± acres and NC for 34± acres (GPMInor13 Resolution # 9537). Also adopting the development agreement for the “Base Center” (Resolution # 9538)
October 28, 2013	GP amendment from HDR 15+ and NC to MDR 6-10, HDR 15+ and NC (GPMajor13-001, Resolution# 10352)
May 5, 2014	Rezoning to LC PAD, RSL-2.5 PAD and RM-4 PAD (Z14-021, Ordinance 5217)
February 17, 2016	PAD Modification and Site Plan Review for a multi-residence development

**CITIZEN PARTICIPATION PLAN – REVISED 03/22/18**  
**HERITAGE CROSSING**  
**BASELINE MIXED-USE PLANNED AREA DEVELOPMENT**

**Purpose:**

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application to modify the minimum interior garage dimensions per Section 11-32-4F of the Zoning Ordinance for the Small Lot Single Residence – 2.5 (RSL-2.5) portion of the Baseline Mixed-Use PAD, known as “Heritage Crossing”. This plan will ensure citizens will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Drew Huseth, AICP  
Woodside Homes  
1811 S. Alma School Road, Suite 190  
Mesa, AZ 85210  
Tel. 480-755-2126  
Email: [drew.huseth@woodsidehomes.com](mailto:drew.huseth@woodsidehomes.com)

**Action Plan:**

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

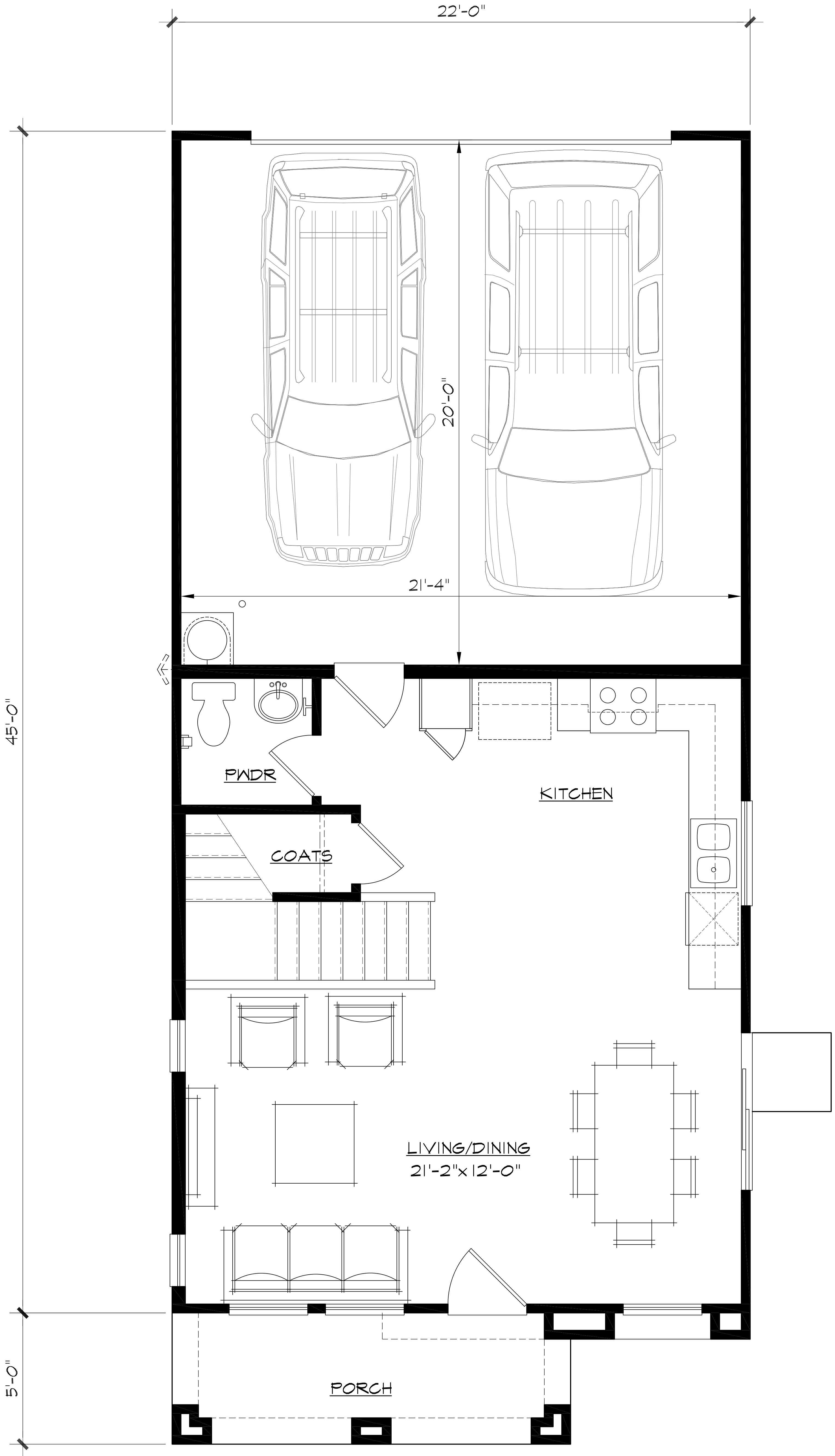
1. A contact list will be developed for citizens and agencies in this area including:
  - Property owners within 1,000 feet from site.
  - All registered neighborhood associations within 1 mile of the site.
  - Homeowner Associations within ½ mile of the site.
2. All persons listed on the contact list will receive a letter describing the project and PAD modification request.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
4. Neighborhood Associations and Homeowner Associations within 1,000 feet and a half mile, and property owners within 500 feet of the site will be notified to inform them of Planning & Zoning Board and City Council meeting dates.
5. A 4' x 4' sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board hearing date.

(All materials such as notification letters and comments received will be copied to the City of Mesa.)

**Schedule:**

- Application Submittal: Thursday, March 1, 2018
- Mailing Notification: approx. (3) weeks after application submittal
- Neighborhood Presentations: upon request.
- Submittal of Final Citizen Participation Report and Notification Materials: Ten (10) days prior to Planning and Zoning Board Hearing.
- Planning and Zoning Board Hearing: April 18, 2018
- City Council Hearing: May 21, 2018





Plan 1 (2263) - 1,463 S.F.

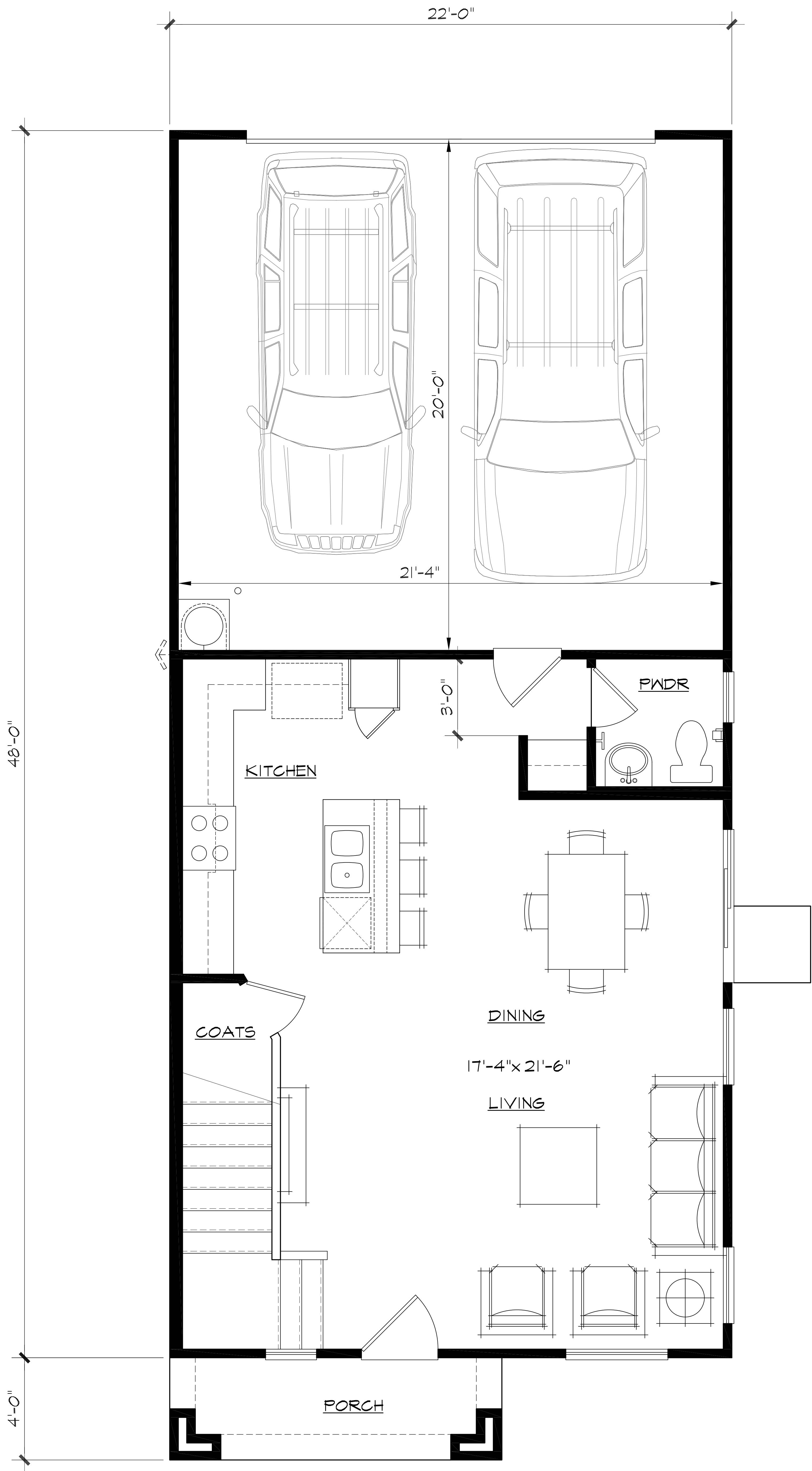
Scale:  $\frac{1}{2}$ " = 1'-0"

Heritage Crossing

Arizona



PH: 949.230.4537



Plan 2 (2205) - 1,605 S.F.

Scale:  $\frac{1}{2}$ " = 1'-0"

# Heritage Crossing

Arizona

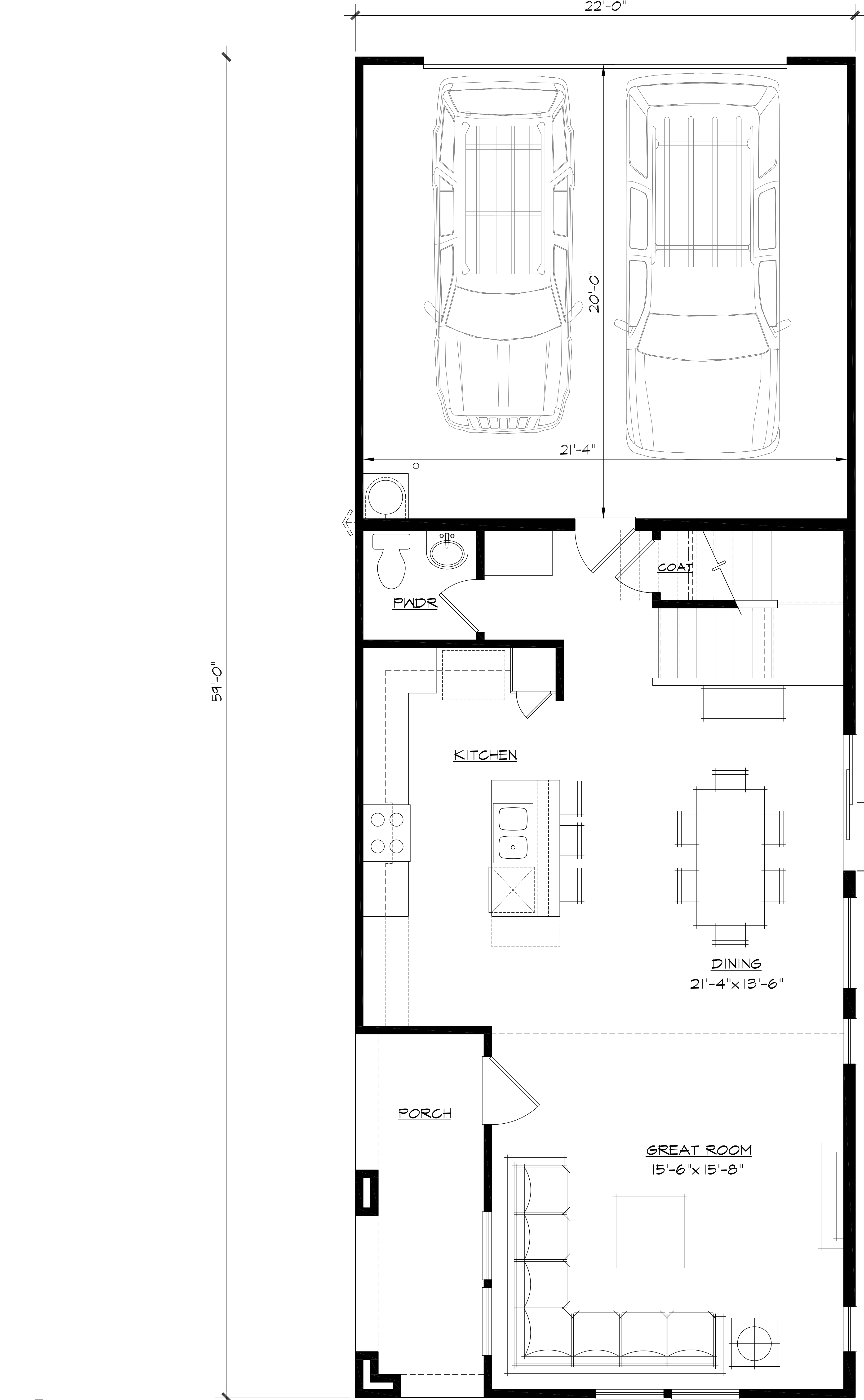


PH: 949.230.4537

PROJECT NO. 2018-007  
03.20.2018 03.28.2018 rev.







Plan 3 (2246) - 1,646 S.F.

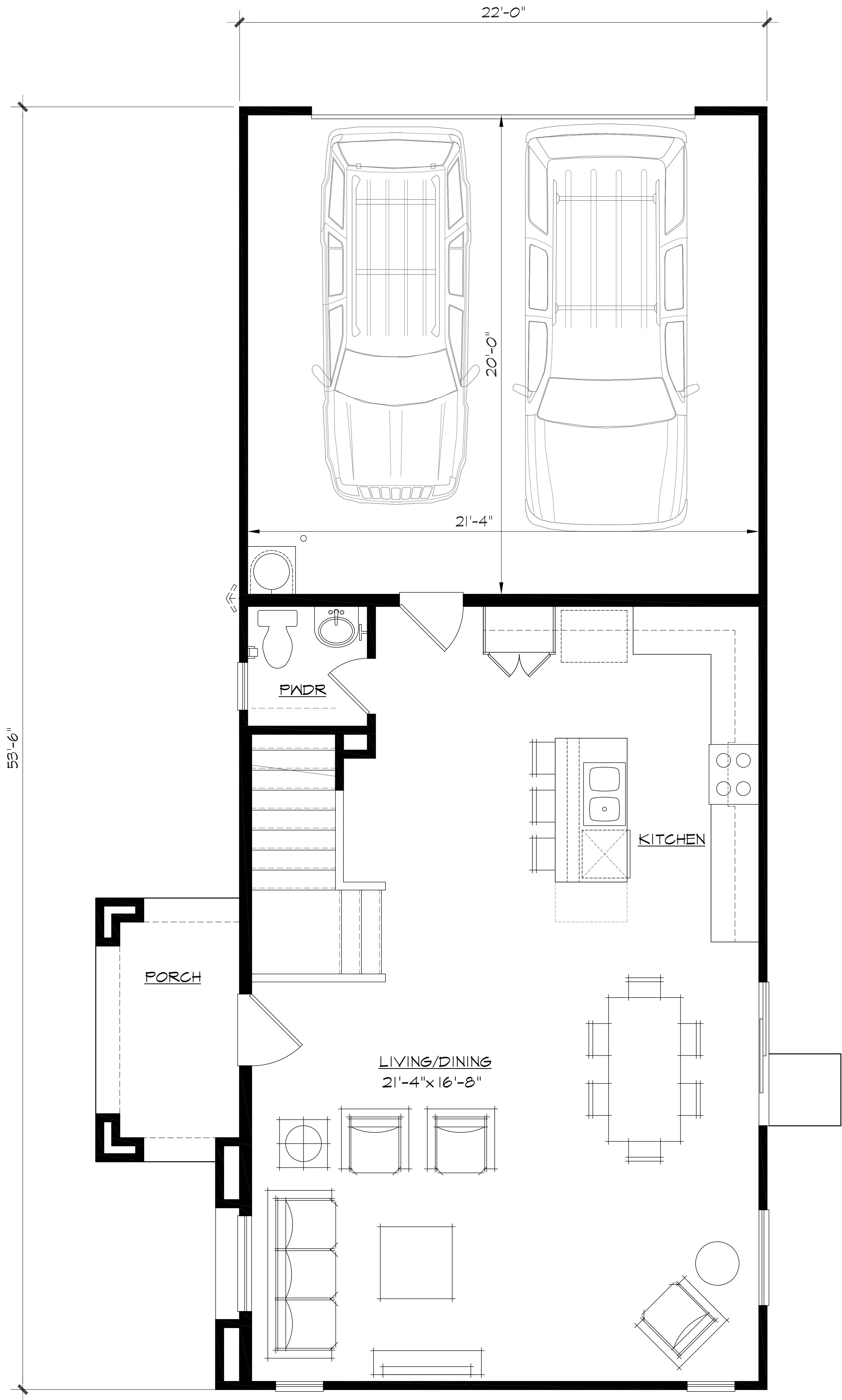
Scale: 1/2" = 1'-0"

# Heritage Crossing

Arizona



PH: 949.230.4537



Plan 4 (2240) - 1,840 S.F.

Scale:  $\frac{1}{2}$ " = 1'-0"

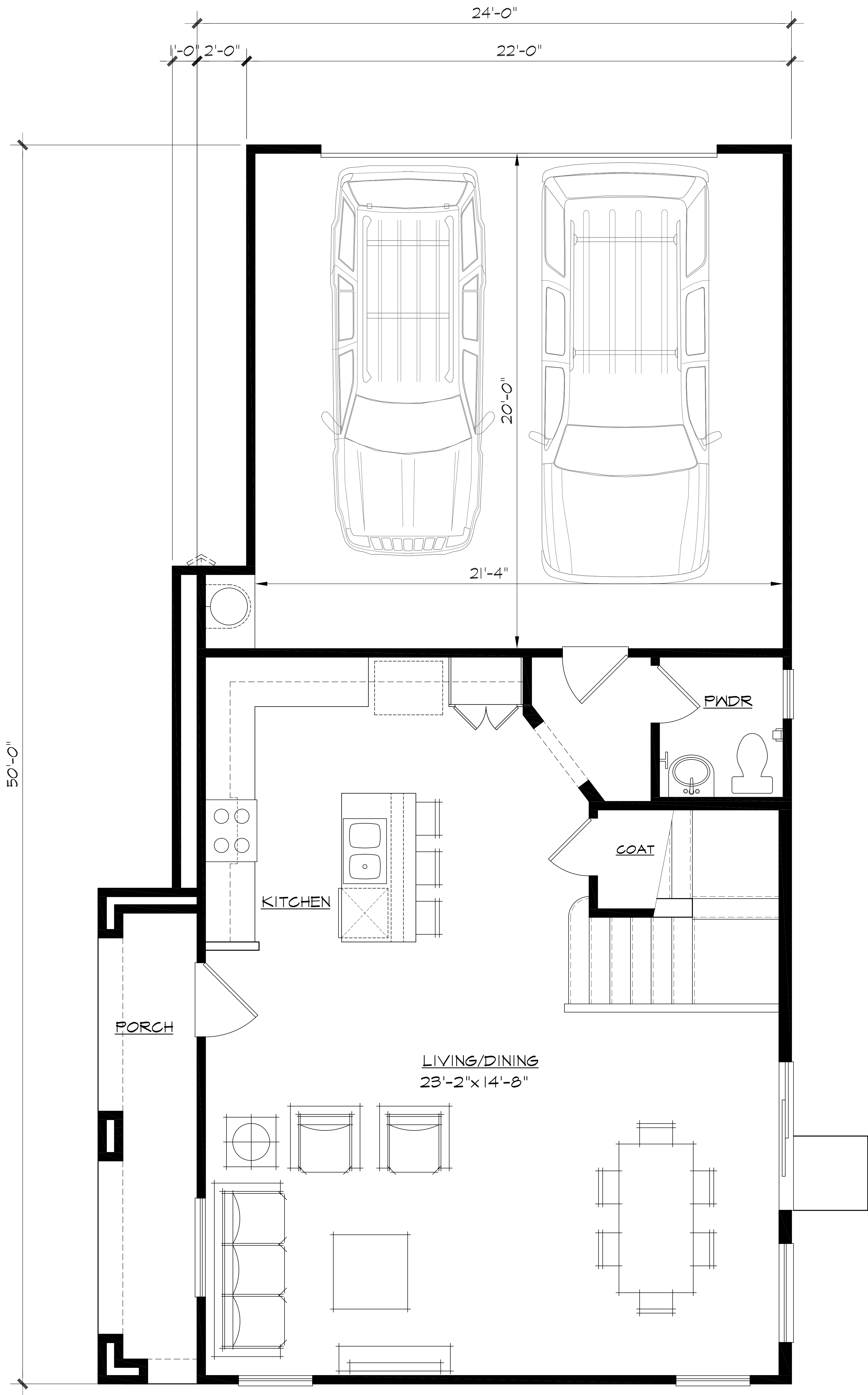
Heritage Crossing

Arizona

Design &  
**DK3**  
Planning

PH: 949.230.4537

PROJECT NO. 2018-007  
03.20.2018 03.28.2018 rev.



Plan 5 (2446) - 1,846 S.F.

Scale: 1/2" = 1'-0"

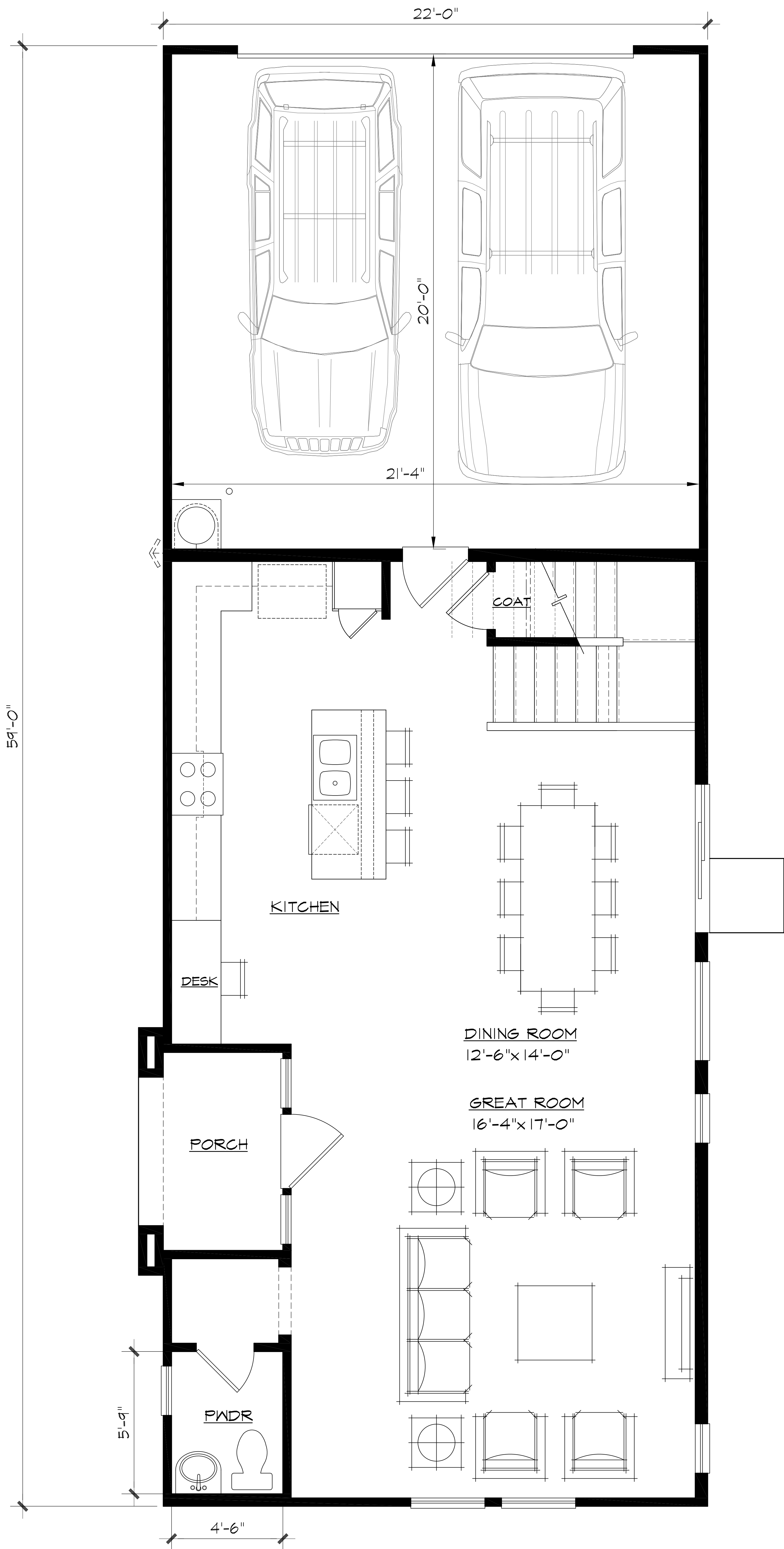
Heritage Crossing

Arizona

Design &  
**DK3**  
Planning

PH: 949.230.4537

PROJECT NO. 2018-007  
03.20.2018 03.28.2018 rev.



Plan 6 (2250) - 2,050 S.F.

Scale:  $\frac{1}{2}$ " = 1'-0"

Heritage Crossing

Arizona



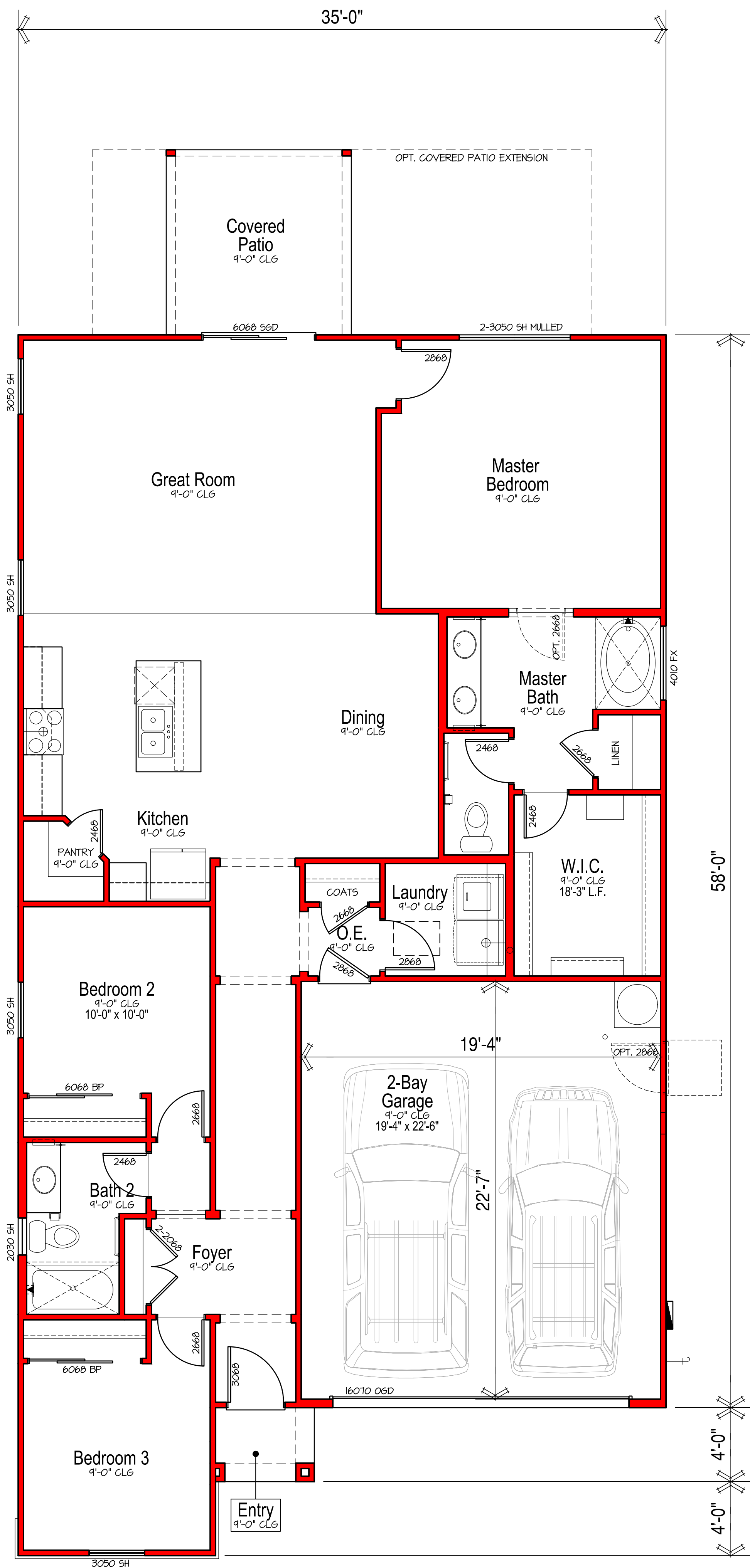
PH: 949.230.4537

PROJECT NO. 2018-007  
03.20.2018 03.28.2018 rev.





**BSB**  
DESIGN  
BSBDESIGN.COM



Elevation A  
Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Plan V352 - 1,661



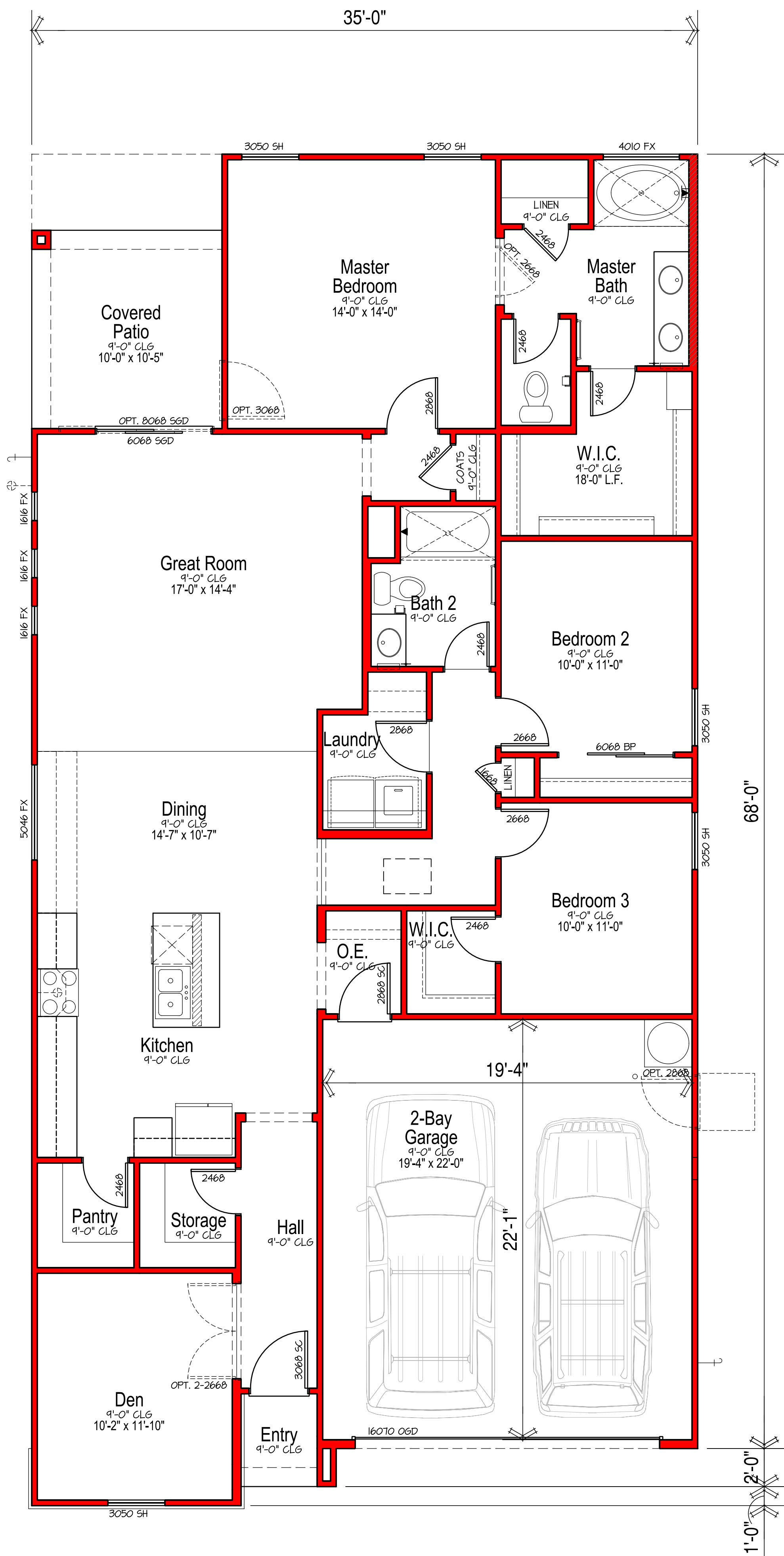
Woodside Homes  
BETTER BY DESIGN

Mesa, Arizona

Heritage Crossing 35's  
Mesa, Arizona







22' Deep Garage  
Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



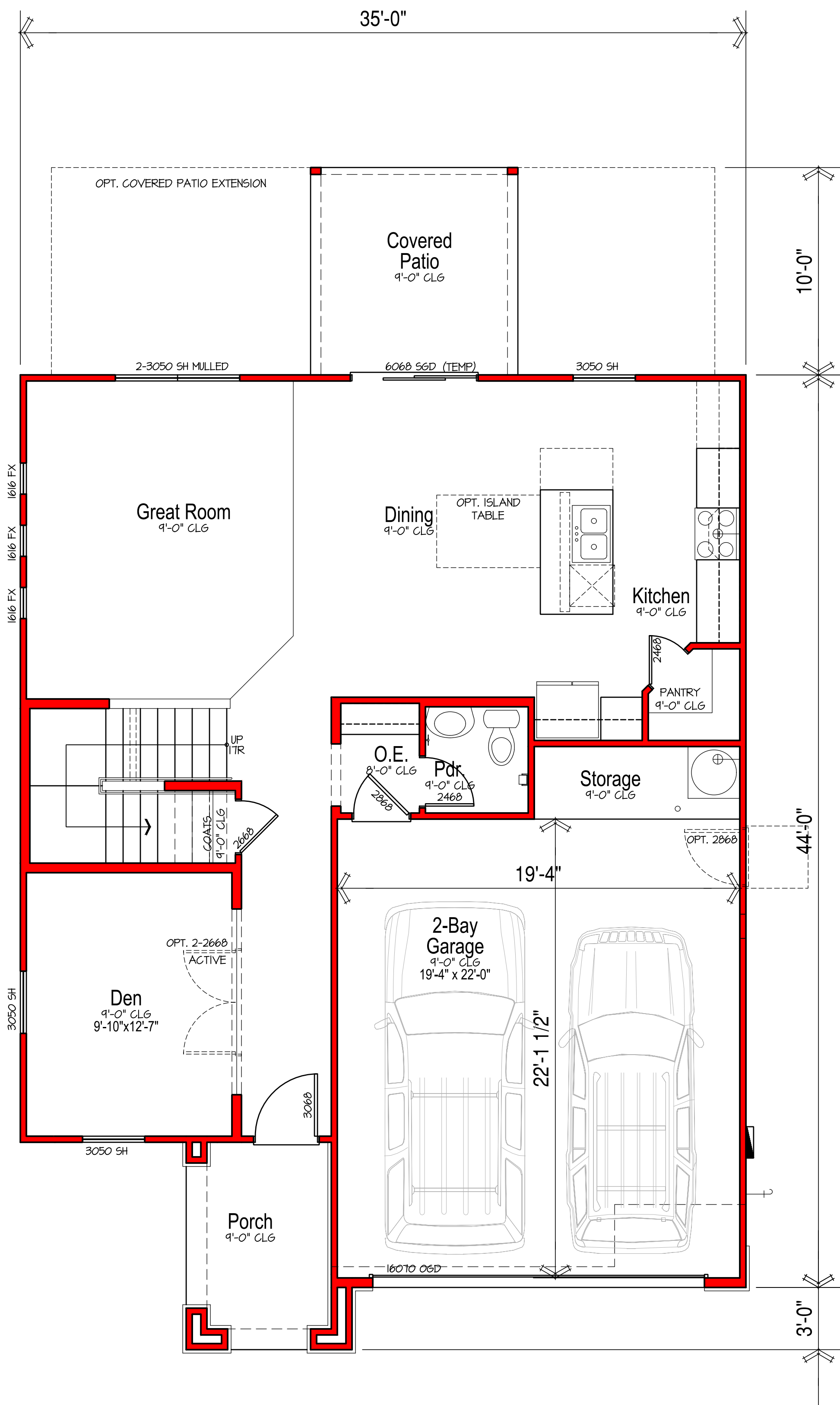
**Woodside Homes**  
BETTER BY DESIGN  
Mesa, Arizona

**Heritage Crossing 35's**  
Mesa, Arizona



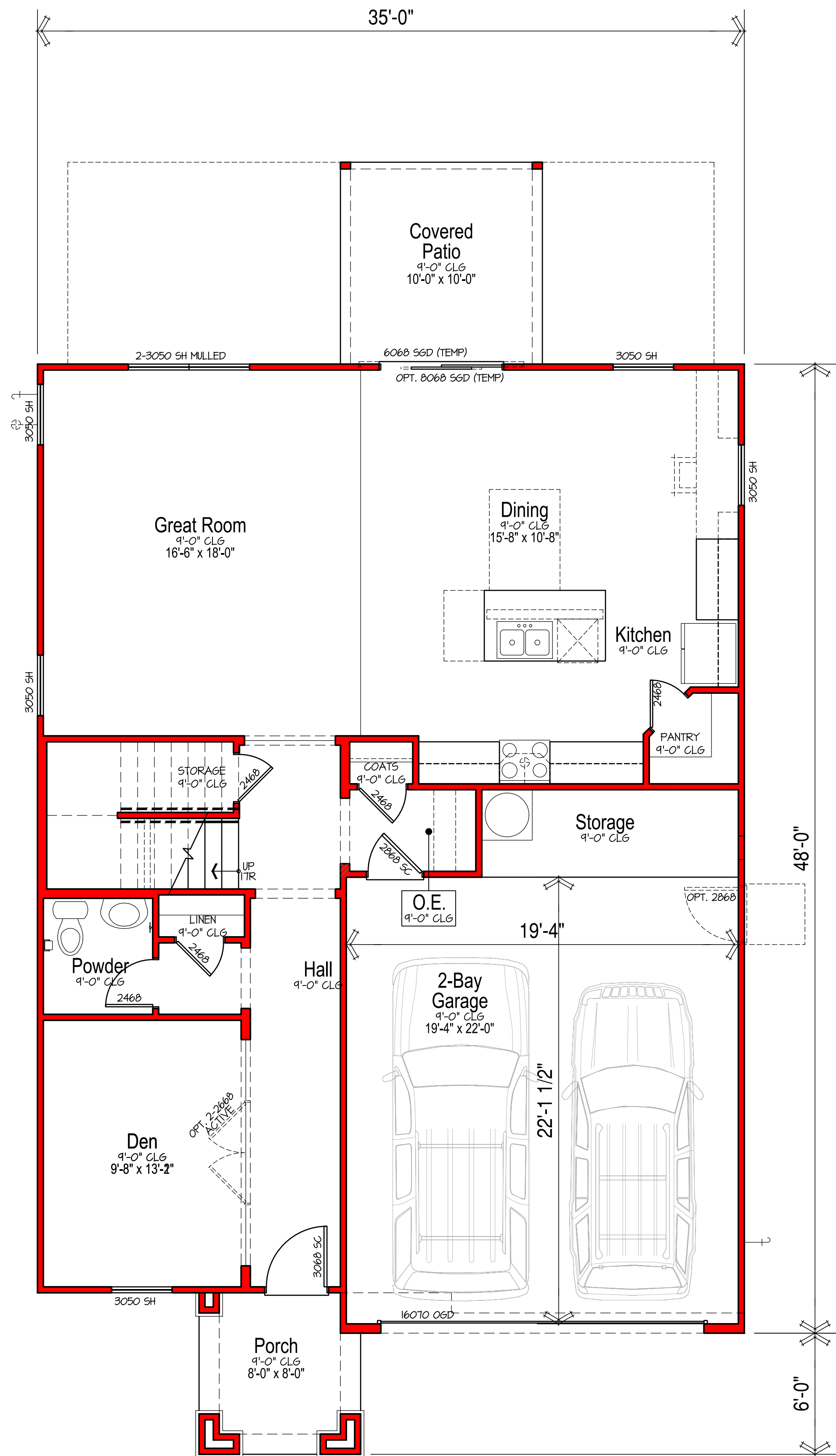
**BSB**  
DESIGN  
BSBDESIGN.COM





22' Deep Garage  
Main Floor Plan (952 S.F.)

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



22' Deep Garage  
Main Floor Plan (1,148 S.F.)

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



# **CITIZEN PARTICIPATION PLAN**

**REVISED 03/26/18**

## **HERITAGE CROSSING BASELINE MIXED-USE PLANNED AREA DEVELOPMENT**

### **PURPOSE:**

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application to modify the minimum interior garage dimensions per Section 11-32-4F of the Zoning Ordinance for the Small Lot Single Residence – 2.5 (RSL-2.5) portion of the Baseline Mixed-Use PAD, known as “Heritage Crossing”. This plan will ensure citizens will have an opportunity to learn about and comment on the proposal.

### **CONTACT:**

Drew Huseth, AICP  
Woodside Homes  
1811 S. Alma School Road, Suite 190  
Mesa, AZ 85210  
Tel. 480-755-2126  
Email: [drew.huseth@woodsidehomes.com](mailto:drew.huseth@woodsidehomes.com)

### **ACTION PLAN:**

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
  - Property owners within 500 feet from site.
  - All registered neighborhood associations within 1/2 mile of the site.
  - Homeowner Associations within 1/2 mile of the site.
2. All Property Owners, Registered Neighborhood Associations and Homeowner Associations listed on the contact list will receive a Public Hearing Notice Letter describing the project, PAD modification request, and inform them of the Planning and Zoning Board Hearing date.
3. Contact Information will be provided in the Public Hearing Notice Letter should citizens or neighborhood associations have any questions regarding the application. Informal presentations/meetings will be made to groups of upon request.
4. A 4' x 4' sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board hearing date.

(All materials such as notification letters and comments received will be copied to the City of Mesa.)

### **SCHEDULE:**

- **Application Submittal:** Thursday, March 1, 2018
- **Public Hearing Mailing Notification Letters to the Planning Office:** Wednesday, April 4, 2018  
(Stuffed, sealed, stamped, and addressed)
- **Submittal of Final Citizen Participation Report and Notification Materials:** Ten (10) days prior to Planning and Zoning Board Hearing.
- **Planning and Zoning Board Hearing:** April 18, 2018
- **City Council Hearing:** May 21, 2018

# **CITIZEN PARTICIPATION REPORT**

**APRIL 4, 2014**

## **HERITAGE CROSSING BASELINE MIXED-USE PLANNED AREA DEVELOPMENT**

### **PURPOSE:**

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1. A contact list will be developed for citizens and agencies in this area including:
  - Property owners within 500 feet from site.
  - All registered neighborhood associations within 1/2 mile of the site.
  - Homeowner Associations within 1/2 mile of the site.
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4. A 4' x 4' sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board hearing date.

### **REPORT:**

- Application Submittal was completed on Thursday, March 1, 2018
- Public Hearing Mailing Notification Letters (Stuffed, sealed, stamped, and addressed) were submitted to the Planning Office on Tuesday, April 3, 2018
- The Final Citizen Participation Report and Notification Materials were submitted to the Planning Department on Wednesday, April 4, 2018
- The Public Hearing Sign was posted on Wednesday, April 4, 2018.
- The Planning and Zoning Board Hearing will be held on April 18, 2018
- The City Council Hearing will be held on May 21, 2018

**PLANNING & ZONING BOARD NOTIFICATION PACKAGE ATTACHMENTS:**

- Public Hearing Notification Letter
- 500' Buffer Map
- 500' Mailing
- Sign Posting Affidavit
- Sign Image



# Notice of Public Hearing

March 28, 2018

Dear Neighbor,

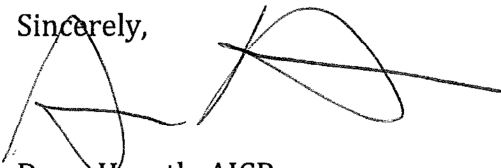
You are being notified regarding a PAD Amendment application that has been filed with the City of Mesa related to the single-family residential community known as *Heritage Crossing* on approximately 32.9 gross acres. The site is generally located on the north side of Baseline Road and west of the SanTan Loop 202 Freeway. Please see enclosed site location map. This letter is being sent to all property owners within 500 feet of the property at the request of the Mesa Planning Division.

The zoning for *Heritage Crossing* was approved by the City of Mesa in May 2014 as part of the Baseline Mixed Use PAD, and received Site Plan and Preliminary Plat Approval by the City of Mesa on December 20, 2017. *Heritage Crossing* is the second phase of development within the Baseline Mixed Use PAD. **This application requests an amendment to the existing single-residence PAD to modify the interior garage dimensions for the Heritage Crossing development, and DOES NOT discuss or change the existing approved zoning, site plan or preliminary plat.**

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 18, 2018 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please feel free to contact me by telephone at 480-755-2126 or by email at [drew.huseth@woodsidehomes.com](mailto:drew.huseth@woodsidehomes.com). The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 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,

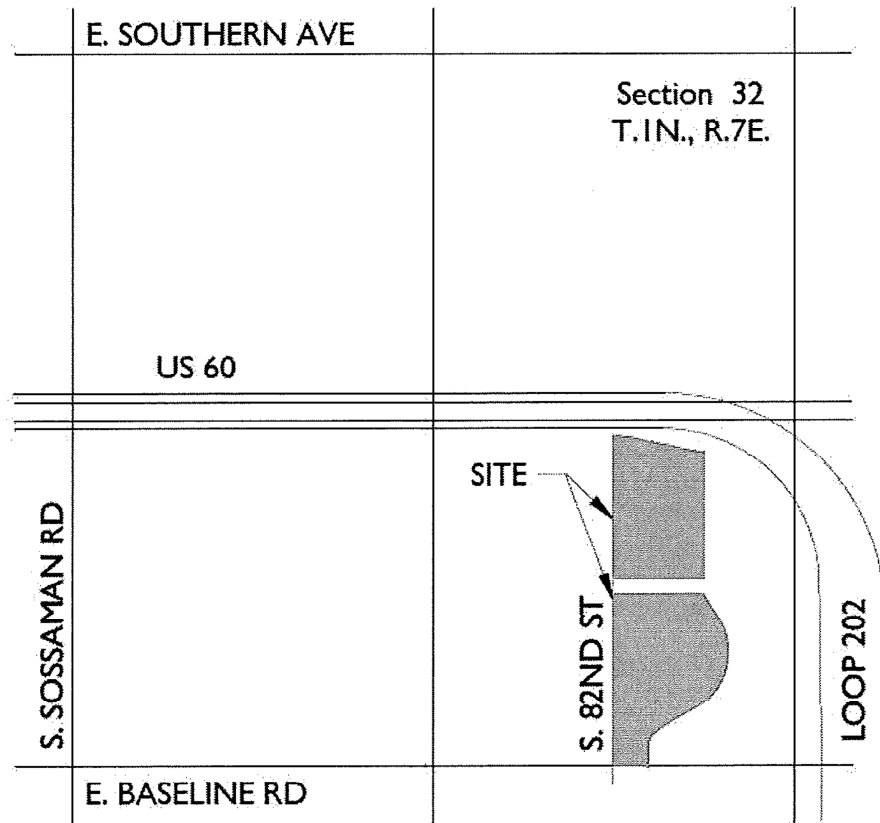
A handwritten signature in black ink, appearing to read 'Drew Huseth', with a stylized flourish extending to the right.

Drew Huseth, AICP  
Land Project Manager  
Woodside Homes  
Tel. 480-755-2126  
Email: [drew.huseth@woodsidehomes.com](mailto:drew.huseth@woodsidehomes.com)



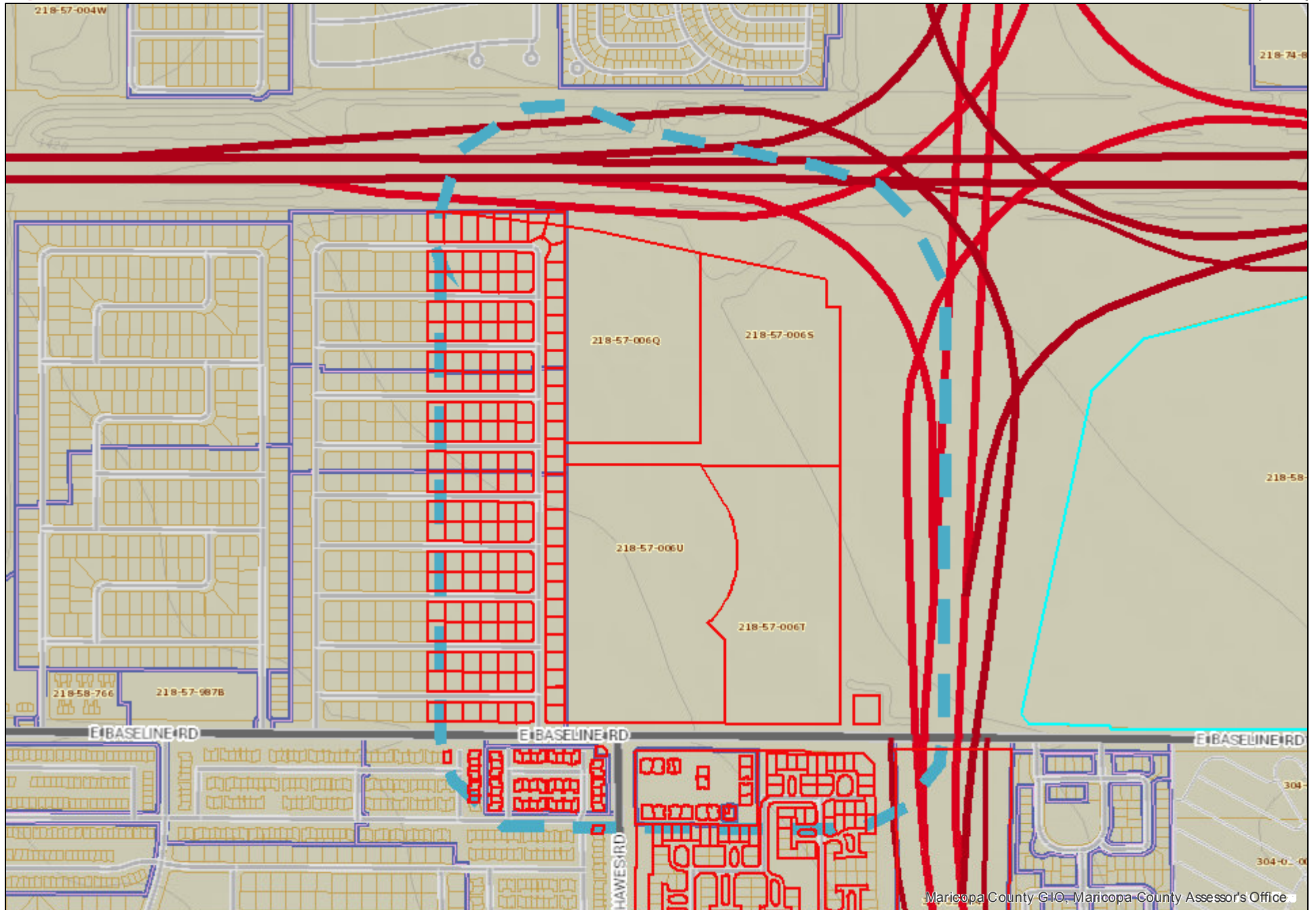
# VICINITY MAP

N.T.S.





# Heritage Crossing 500' Buffer



Property Owners within 500' of Heritage Crossing					
Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
309-02-946	ABELS JOHN TR	8260 E KEATS AVE 474	MESA	AZ	85206
218-63-256	ALTEMUS JESSE J	3116 S MILL AVE 255	TEMPE	AZ	85282
312-08-030	AMUNDSEN EDMUND R/AMANDA M	8510 E KIVA AVE	MESA	AZ	85209
218-63-018	ANDERSON CLYDE/SALLY	8124 E JACOB	MESA	AZ	85208
218-63-277	ANDERSON PATRICK MICHAEL/VIRGINIA	8117 INVERNESS AVE	MESA	AZ	85209
312-08-035	ANGUIZ JOSEPH J	8520 E KIVA AVE	MESA	AZ	85206
218-63-107	ANNIS DEBORAH R/RICHARD W	8124 E JUANITA AVE	MESA	AZ	85208
218-63-130	ARRIETA GLORIA	8131 E JAN AVE	MESA	AZ	85209
218-63-079	ARRIETA GLORIA G	8118 E JEROME AVE	MESA	AZ	85208
218-63-045	AVILA LUIS CESAR/VERONICA	1917 S 82ND ST	MESA	AZ	85208
218-63-046	B2 PROPERTIES LLC	911 E HIGH AVE	NEW PHILADEPHIA	OH	44663
218-63-016	BACA GLORIA/JUAN C	8138 E JACOB AVE	MESA	AZ	85209-4328
309-02-960	BARRY LEIGH/SHANA	35695 COUNTY HWY 32	RICHVILLE	MN	56576
218-63-197	BEARD WILLIAM JOE/BONNIE JO	8124 E IRAN	MESA	AZ	85208
218-63-255	BEGAY JOHNNY	8138 E IDAHO AVE	MESA	AZ	85208
218-63-279	BERCHOK SHARYN	8131 E INVERNESS AVE	MESA	AZ	85208
218-63-193	BERRY RAYMOND E II & ROBIN E	1727 S 82ND ST	MESA	AZ	85208
309-02-970	BETTY SLINKARD MUTH REVOCABLE TRUST	8260 E KEATS AVE UNIT 498	MESA	AZ	85209
304-03-953	BOGUE INVESTMENTS LLC	PO BOX 1904	KETCHUM	ID	83340
312-08-034	BOOKHAMER ERIC/NAHS LORYN	8518 E KIVA AVE	MESA	AZ	85209
218-63-044	BREWER SUZANNE N	1925 S 82ND ST	MESA	AZ	85208
218-63-226	BREWER TAMARA D	8132 E IRWIN AVE	MESA	AZ	85208
309-02-968	BRUNICK FAMILY TRUST	903 ST ANDREWS DR	BERESFORD	SD	57004
309-02-978	BUNN FAMILY REVOCABLE LIVING TRUST	8260 E KEATS AVE UNIT 506	MESA	AZ	85208
218-63-280	CANN CHARLTON R TR	8137 E INVERNESS AVE	MESA	AZ	85208
218-63-137	CAPRI ENTERPRISES LLC	2425 W CANYON ST	APACHE JUNCTION	AZ	85120
218-63-139	CARRILLO ARTURO/BEATRIZ	8123 E IMPALA AVE	MESA	AZ	85208
218-63-167	CASTRO ALEJANDRO	8124 E IMPALA AVE	MESA	AZ	85208
218-63-106	CENTRAL PHOENIX LLC	5235 E SOUTHERN STE D106-211	MESA	AZ	85206
218-63-108	CERVANTES JOHNNY O	1281 W AVALON CANYON DR	CASA GRANDE	AZ	85122-6633
312-08-032	CHACON MICHELLE V	8514 E KIVA AVE	MESA	AZ	85209
218-63-131	CHAMBERS FAMILY LIVING TRUST	8137 E JAN AVE	MESA	AZ	85209
218-63-019	CHRISTIANSON KAREN	8118 E JACOB AVE	MESA	AZ	85208
309-02-956	CHURCH GARY E/MYRNA K	784 VILLA PARK WY	WEST FARGO	ND	58078
218-63-048	COMPARI LLC	2092 E 36TH AVE	APACHE JUNCTION	AZ	85119
309-02-973	DARRELL V AND TERESA L ESTERLY TRUST	55 86TH STREET NW	RICE	MN	56367
218-63-191	DAVID L JONES AND APRIL M JONES TRUST	1229 N 66TH ST	MESA	AZ	85205
218-63-015	DAVIES PEGGY	1931 S 82ND ST	MESA	AZ	85209
309-02-951	DAVIS CLARENCE LEE/GERALDINE W TR	118 DUNHAM CT	HERCULES	CA	94547
312-08-031	DEROUEN FAMILY TRUST	8512 E KIVA AVE	MESA	AZ	85209-4361
309-02-977	DIANA M MONROE REVOCABLE TRUST	10500 MEREDITH DR UNIT 1	URBANDALE	IA	50322
218-63-250	DRAWERT PAUL E/PATRICIA A	8131 E IDAHO AVE	MESA	AZ	85208
218-63-163	ECKERT DANIEL J/DUKOWITZ MARGI A	1755 S 82ND ST	MESA	AZ	85209
218-63-162	ECKERT DANIEL J/DUKOWITZ MARGIE ANN	1763 S 82ND ST	MESA	AZ	85209-4302
218-63-135	EDWARDS WILLIAM R & DEBARRAH M	1801 S 82ND ST	MESA	AZ	85209
218-63-132	ELLENWOOD HUGH DANIEL	14433 N 32ND PL	PHOENIX	AZ	85032
312-08-033	EMERSON JEFFERY S/VANESSA	8516 E KIVA AVE	MESA	AZ	85208
218-63-138	EN PASSANT LLC	4043 E FOX ST	MESA	AZ	85205
309-02-966	ENGBRECHT KEITH L/JANICE K	25 PARK LN UNIT 6	GLENWOOD	MN	56334
218-63-099	ENTRUST ARIZONA (FBO)	11209 N TATUM BLVD	PHOENIX	AZ	85028
218-63-134	FINDER MARC	1811 S 82ND ST	MESA	AZ	85209
218-63-194	FINITZER JOHN S/SHARON D	1717 S 82ND ST	MESA	AZ	85209
218-63-071	FISHER NORMAN A & LOIS J CO-TR	PO BOX 156	HIGLEY	AZ	85236
218-63-074	FORT BARRY S/BETTYE C	3674 E HORSESHOE DR	CHANDLER	AZ	85249
309-02-947	FORT GLEN/MARILYN	8260 E KEATS NO 475	MESA	AZ	85209
218-63-224	FORTUNE HOWARD/ROMERO SONIA	1643 S 82ND ST	MESA	AZ	85209
218-63-104	FRIES ROBERT	1831 S 82ND ST	MESA	AZ	85209
218-63-195	GARCIA JOSE A & ANDREA Q	8138 E IRAN AVE	MESA	AZ	85208
218-63-220	GAWTHORP CHAD A/PLIEGO ELOY	8131 E IRWIN AVE	MESA	AZ	85209
218-63-223	GEHLEN MICHAEL	31060 N SNAPSHOT DR	QUEEN CREEK	AZ	85142
218-63-225	GEHLEN MICHAEL	8138 E IRWIN AVE	MESA	AZ	85208
309-02-944	GUNDERSEN GUNNAR/AUD H	8260 E KEATS AVE 472	MESA	AZ	85208
218-63-196	HALL TROY R	9625 E IRWIN AVE	MESA	AZ	85208
218-63-129	HAMMONS RUTH A TR	8123 E JAN AVE	MESA	AZ	85208-4331
309-02-952	HANSEN JOANN	8260 E KEATS AVE UNIT 480	MESA	AZ	85209
218-63-101	HARVEY J OBLANDER JR AND JANN C OBLANDER REVO	4456 E HIDALGO	PHOENIX	AZ	85040
309-02-958	HAYNIE MICHAEL MAX/JOYCE ELDER	8260 E KEATS AVE	MESA	AZ	85209
309-02-957	HERMAN CLARICE H	1303 NORTHVIEW DR	LIVERNE	MN	56156
218-63-078	HERNANDEZ JUVENTINO/MARIA	8124 E JEROME AVE	MESA	AZ	85209
218-63-253	HOLDREN KURT	1629 S 82ND ST	MESA	AZ	85209

218-63-042	HOWES SUZANNE E	8131 E JAVELINA ST	MESA	AZ	85208
304-03-939	INTRINSIC INVESTMENTS US LIMITED PARTNERSHIP	3-43 SPRINGBOROUGH BOULEVARD SW	CALGARY	AB	T3H 5V8
304-03-940					
309-10-008	JOCHIN TROY	3434 ROOSEVELT DRIVE	BISMARCK	ND	58503
309-02-975	JOHN AND SHARON WOOD TRUST	2471 BIRCH FOREST ROAD SW	NISSWA	MN	56468-2021
218-63-198	JOHNSTON LUTHER GUY	8118 E IRAN	MESA	AZ	85208
218-63-100	JOHNSTONE KENNETH J & RAMONA L	8123 E JUANITA AVE	MESA	AZ	85208
218-63-165	KAMRADT JODI	8138 E IMPALA AVE	MESA	AZ	85209
218-63-228	KEENE DAVID	8118 E IRWIN AVE	MESA	AZ	85208
218-63-257	KM 1 LLC	326 W BRISA DR	GILBERT	AZ	85233
218-63-017	LANDRUM JAMES K/SHELLE	19502 E CAMINA PLATA	QUEEN CREEK	AZ	85142
218-63-009					
218-63-010	LEDGER JOAN C TR	8123 E JACOB AVE	MESA	AZ	85208
304-03-935	LINJ FAMILY LLC	PO BOX 5878	GOODYEAR	AZ	85338
304-03-936					
218-63-076	LONGFIELD FAMILY REVOCABLE TRUST	9537 E INVERNESS CIR	MESA	AZ	85209
218-63-103	LOPEZ MARIA L	1837 S 82ND ST	MESA	AZ	85209
309-02-955	LYNNE ARDELL/VIVIAN	15301 394TH STREET SW	PLAZA	ND	58771
309-02-974	MANNING DELLA P	8260 E KEATS AVE UNIT 502	MESA	AZ	85209
218-63-011	MARCHESKI ALAN/PATRICIA	7962 E DOWNING CIR	MESA	AZ	85207
218-63-221					
218-63-249	MARCHESKI ROBERT A/DIANNE C	7702 E EMELITA AVE	MESA	AZ	85208
218-63-158	MARTINEZ ELIZABETH A	8117 E IMPALA AVE	MESA	AZ	85204
218-63-258	MARTINEZ ROGOBERTO S	8118 E IDAHO AVE	MESA	AZ	85208
309-02-945	MARY PAT LOCKWOOD TRUST	8260 E KEATS AVE UNIT 473	MESA	AZ	85209
309-02-967	MCCARTHY JOAN A/KIEFER THOMAS/CYNTHIA	8260 E KEATS AVE NO 495	MESA	AZ	85209
218-63-013	MCKINNON KEITH	1943 S 82ND ST	MESA	AZ	85209
309-02-954	MOATS RONALD/SUSAN	8260 E KEATS AVE UNIT 482	MESA	AZ	85209
218-63-073	MOORE DARYL A & ANNIE L	1911 S 82ND ST	MESA	AZ	85208
218-63-190	MORA HECTOR JOE & VICKI M	8131 E IRAN AVE	MESA	AZ	85208
304-03-937	MURPHY III LLC	513 VIA CIELITO	VENTURA	CA	93003
304-03-938					
309-02-980	MYRON AND LOUANN EARSLEY TRUST	8260 E KEATS AVE UNIT 508	MESA	AZ	85209-6343
218-63-227	NINO RALPH	8124 E IRWIN AVENUE	MESA	AZ	85209
218-63-047	OSTO ABELINO HERNANDEZ	8132 E JAVELINA AVE	MESA	AZ	85209
218-63-218	OTT TREVOR J/JAIME N	8117 E IRWIN AVE	MESA	AZ	85209
218-63-222	PENA LEONARDO/CLARA O	8434 E MESETO CIR	MESA	AZ	85209
309-02-953	PERRILL NORMAN K/ISLA M TR	8260 E KEATS AVE 481	MESA	AZ	85209
309-02-949	PERRY GRANT L/CLEO M	14219 W CIRCLE RIDGE DR	SUN CITY WEST	AZ	85375
218-63-248	PRICE TIMOTHY W	PO BOX 7857	MESA	AZ	85216
218-63-166	RAMIREZ FIDEL A & IRMA	8132 E IMPALA AVE	MESA	AZ	85208
309-02-965	RISAN MICHAEL/HELEN	9601 OAK DR	BISMACK	ND	58503
218-63-041	RIVERA JOANNA	8125 E JAVALINA AVE	MESA	AZ	85209
218-63-136	RIVERA MOISES/JUANA	8138 E JAN AVE	MESA	AZ	85208
309-02-961	ROBERT W DALY JR AND BETTY L DALY TRUST	8260 E KEATS AVE UNIT 489	MESA	AZ	85209-6342
218-63-252	ROBINSON KEITH W/LAURA L	1637 S 82ND ST	MESA	AZ	85209
218-63-168	RODRIGUEZ DAVID A & MARIA L	8118 E IMPALA AVE	MESA	AZ	85208
218-63-043	RODRIGUEZ JOE L / CAROL ANN	8137 E JAVALINA	MESA	AZ	85208
218-63-219	ROLLA LARRY D & MARY S	8123 E IRWIN AVE	MESA	AZ	85208
309-02-959	ROLLMAN FAMILY TRUST	4198 13TH STREET NW UNIT 40	GARRISON	ND	58540-9423
309-02-979	ROSSBACH EDWARD A/BABETTA J	10936 SUMTER AVE N	CHAMPLIN	MN	55316
218-63-254	ROTHSTEIN PATRICIA D/BROWN DONALD R	1623 S 82ND ST	MESA	AZ	85209
218-63-161	ROZUM MARY LEE	1764 S 82ND ST	MESA	AZ	85208
309-02-969	RUSSMAN HUBERT ALLAN/ELIZABETH MARIE	8260 E KEATS AVE UNIT 497	MESA	AZ	85209
218-63-049	SANCHEZ MARIA ADELINA	8118 E JAVELINA AVE	MESA	AZ	85209
218-63-251	SANDOVAL DIANE VILLEGAS	8137 E IDAHO AVE	MESA	AZ	85208
218-63-012	SCHUTTER AMY	8137 E JACOB AVE	MESA	AZ	85209
218-63-014	SCOTT MICHAEL D & IRMA	1937 S 82ND ST	MESA	AZ	85209
218-63-278	SEBASTIAN FRANCISCO MARTIN	8123 E INVERNESS AVE	MESA	AZ	85209
218-63-075	SFR 2012-1 US WEST LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
309-02-972	SHARON A OCONNELL REVOCABLE TRUST	24463 ST THOMAS ROAD	LE SUEUR	MN	56058
218-63-133	SHERWOOD DESIREE ANN/DAVID JOSEPH	1817 S 82ND ST	MESA	AZ	85209
218-63-192	SIEMENS BRIAN/MARIA	1735 SOUTH 82ND STREET	MESA	AZ	85209
218-63-105	SIMPSON VALYNN R & DEBORAH O	8138 E JUANITA	MESA	AZ	85208
309-02-971	SMITH GERTRUDE H	8260 E KEATS NO 499	MESA	AZ	85208
218-63-077	STARKEY TOMMY V	PO BOX 1551	FAYETTEVILLE	GA	30214
218-63-040	STARKS LIVING TRUST	8117 E JAVELINA	MESA	AZ	85209
218-63-188	STATZER MATTHEW	8117 E IRAN AVENUE	MESA	AZ	85209
304-05-976B	SUNLAND VILLAGE EAST GOLF CLUB INC	2250 S BUTTERCUP	MESA	AZ	85208
218-63-281	TALBERT RONALD L/BRENDA J	1615 S 82ND ST	MESA	AZ	85209
218-63-164	TATE DANIEL	PO BOX 699	HIGLEY	AZ	85236
218-63-102	TAYLOR BRUCE K	1834 S 82ND ST	MESA	AZ	85209
218-63-070	TWARDZIK BEVERLY J	8123 E JEROME AVE	MESA	AZ	85208

309-02-950	VARBERG JOAN	624 - 32ND AVE SW UNIT F	MINOT	ND	58701
218-63-189	VILORIA ROBERT A II	8123 E IRAN AVE	MESA	AZ	85208
218-63-069	VINCELLI DEBORAH A	8117 E JEROME AVE	MESA	AZ	85208
218-63-160	WARD LINDA A	8131 E IMPALA	MESA	AZ	85208
218-63-128	WARWICK ELAINE M	8117 E JAN	MESA	AZ	85208
304-03-925	WCCP BASELINE CROSSINGS LLC	6900 E CAMELBACK RD STE 280	SCOTTSDALE	AZ	85251
304-03-926					
304-03-927					
304-03-928					
304-03-929					
304-03-930					
304-03-933					
304-03-934					
304-03-941					
304-03-942					
304-03-954					
218-63-072	WEST MESA LLC	5235 E SOUTHERN STE D106-211	MESA	AZ	85206
309-02-976	ZAHNOW DORINE F TR	1 SOLPER LN	BOTTINEAU	ND	58318
309-02-948	ZANARINI LIVING TRUST	8260 E KEATS AVE UNIT 476	MESA	AZ	85209-6341

Registered Neighborhoods Within 1/2 Mile of Heritage Crossing					
APN	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
304-03-826	ARIZONA ESPIRIT II HOMEOWNERS ASSOCIATION	13951 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
304-03-827					
304-03-828					
304-03-829					
304-03-830					
304-03-831					
304-03-832					
304-03-833					
304-03-834					
304-03-835					
304-03-836					
304-03-837					
304-03-838					
304-03-839					
304-03-840					
304-03-843	BARRINGTON ESTATES HOMEOWNERS ASSOCIATION	2345 S ALMA SCHOOL RD STE 210	MESA	AZ	85210
304-03-844					
312-03-786					
312-03-840					
312-03-841					
312-03-842					
312-03-843					
312-03-844					
312-03-845					
312-03-846					
312-03-847					
312-03-848					
312-03-849					
312-03-851					
304-03-003H	MHC MONTE VISTA L L C	PO BOX 06115	CHICAGO	IL	60606-6115
304-03-003X					
304-03-003Y					
304-03-003Z					
304-03-005C					
304-03-005E					
304-03-005F					
304-03-006A					
304-03-923					
218-58-736					
218-58-737					
218-58-738					
218-58-739					
218-58-740					
218-58-741					
218-58-742					
218-58-743					
218-58-744					
218-58-745					
218-58-746					
218-58-747					

218-58-748	VILLA RIALTO II LLC	1635 N GREENFIELD STE 115	MESA	AZ	85205
218-58-749					
218-58-750					
218-58-751					
218-58-752					
218-58-753					
218-58-754					
218-58-755					
218-58-756					
218-58-757					
218-58-758					
218-58-759					
218-58-760					
218-58-761					
218-58-762					
218-58-763					
218-58-764					
218-58-765					
218-58-766					
304-05-381	SUNLAND VILLAGE EAST ASSOCIATION	2145 S FARNSWORTH DR	MESA	AZ	85208
304-05-385C					
304-05-386					
304-05-387					
304-05-388					
304-05-389					
304-05-390					

HOAs Within 1/2 Mile of Heritage Crossing					
APN	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
304-03-943A	BASELINE CROSSINGS CONDOMINIUM ASSOCIATION	10645 N TATUM BLVD STE C200-670	PHOENIX	AZ	85028
304-04-975	MISSION HEIGHTS HOMEOWNERS ASSOC OF MESA	7255 E HAMPTON AVE SUITE 101	MESA	AZ	85209-3312
304-04-976					
304-04-977					
304-04-978					
304-04-981					



CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: April 18, 2018  
CASE: ZON18-00169

**Request: Modification of an existing PAD.**  
This request will allow for the reduction of  
interior garage dimensions.

APPLICANT: Woodside Homes  
PHONE: 480-755-2126

Planning Division 480-644-2385

Posting date: 4/4/2018

4/4/18 13:58:26



City of Mesa Planning Division

**AFFIDAVIT OF PUBLIC POSTING**

To be submitted to the Planning Division by April 4, 2018

Date: April 4, 2018

I, Meghan Liggett, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON18-00169 on the 4<sup>th</sup> day of April, 20 18. At least 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 4<sup>th</sup> day of April, 20 18.

Mary Beth Conrad  
Notary Public

Case Number: ZON18-00169

Project Name: \_\_\_\_\_

