

# Citizen Participation Report

Case No. ZON18-00446 - Chicanos Por La Causa – Mesa Royale Rezone

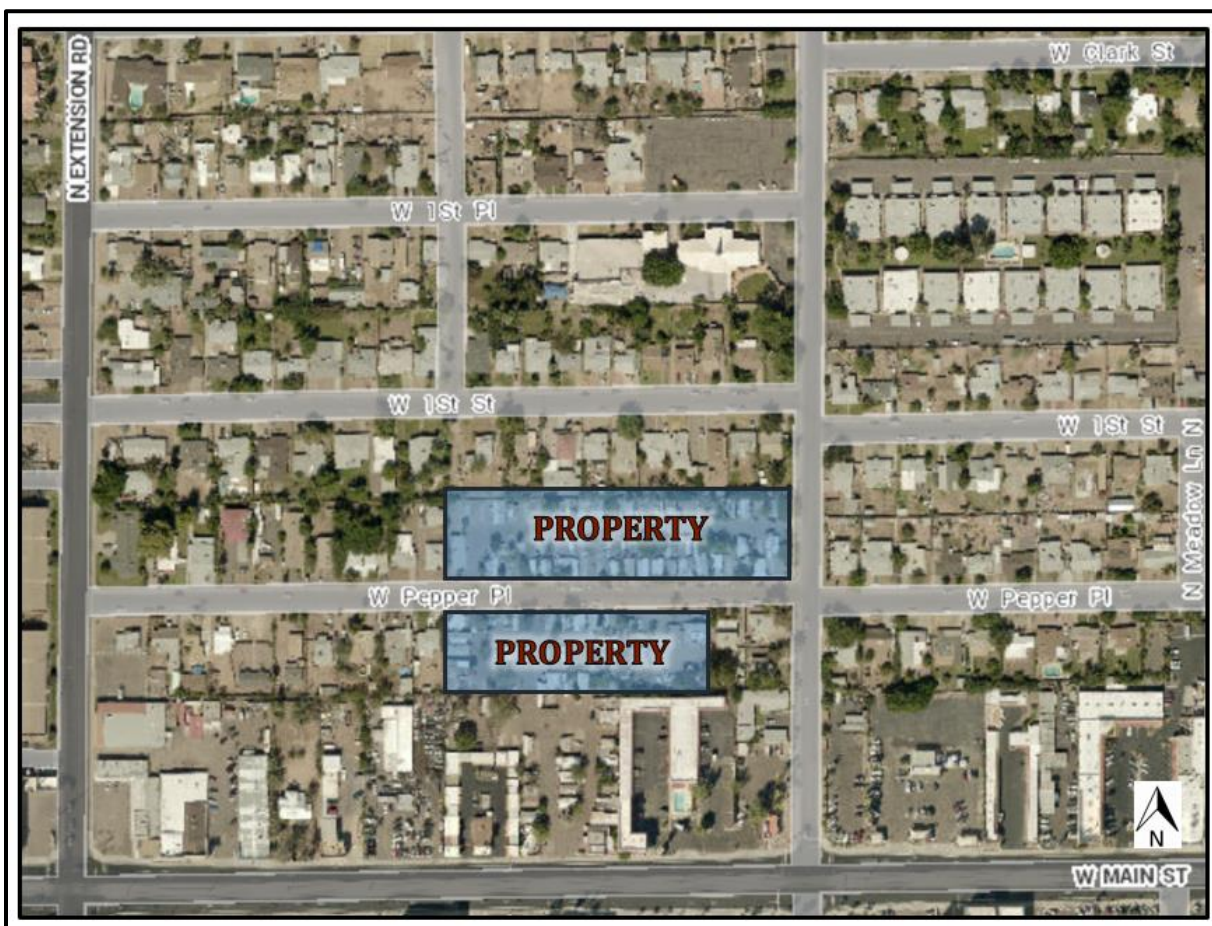
July 3, 2018

## Introduction

Chicanos Por La Causa (“CPLC”), a non-profit social services and community development organization, intends to redevelop approximately 3.4 acres of land as depicted on the Aerial Map below (the “Site”) as a residential condominium community. This application is submitted to request a Rezone of the Site from RM-2 to RM-3 with a Planned Area Development (PAD) Overlay concurrent with Site Plan Review approval and Preliminary Plat approval to entitle the proposed Mesa Royale Condominium community (collectively the “Applications”).

The Site abuts W. Pepper Place and N. Date Road within the City of Mesa (“City”) and includes the following five (5) Maricopa County Assessor Parcels: 135-57-019; -020; -021; -072; and -073 (“Property”). The Light Rail Transit (LRT) line follows the W. Main Street alignment south of the Site.

This Citizen Participation Report is submitted for the concurrent review of a Rezone, Preliminary Plat (condominium), and Site Plan Review.



Aerial Map

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## **Contact List**

Parties affected by the Applications included: (1) Property owners within the required public hearing notice area (1,000 feet) for a Rezone (See *Exhibit A Radius Map*); (2) Residents, registered neighborhoods, and homeowners associations that may be impacted as a result of the Application and other neighborhood entities identified by the City; (3) Interested parties which have requested that they be placed on a contact list of this Application; (4) Schools; and (5) Interested parties that have been identified by the City, collectively the “Affected Parties”. (See *Exhibit B Mailing Notification List*)

## **Notification**

Affected Parties were notified of the Applications through an informational notification mailing that included a general description of the Applications and an invitation to a neighborhood meeting. (See *Exhibit C Neighborhood Meeting Notification*) The informational notification mailing was mailed by first-class mail to the Affected Parties on June 18, 2018.

## **Neighborhood Meeting**

A Neighborhood Meeting was held on June 27, 2018, at 6:00 PM at the First Evangelical Lutheran Church located at 142 N. Date Road in Mesa. Twenty-nine (29) individuals signed the Sign-In Sheet. (See *Exhibit D Sign-In Sheet*) The development team representing the proposed Rezone included the following:

CPLC: Allisia Fiorini, Evelyn Guerrero, and Prince

Gammage & Burnham: Lindsay Schube and Jo Ryan

Perlman Architecture: Nate Maki

## **Summary of Neighborhood Meeting**

Lindsay Schube introduced the development team, most importantly Chicanos Por La Causa, which is a non-profit social services and community development organization serving the Phoenix area since 1969. Ms. Schube provided an overview of the Property to the attendees and explained the proposed Rezone, including a description of how the building heights would step down from 3 stories on the south (adjacent GC), to 2 stories on the north (adjacent RM-2) to provide for buffer and transition. Ms. Schube went on to list the benefits that redevelopment of the Property will bring to the surrounding community, including economic development, home ownership opportunities, improved walkability, landscaping, shade, and enhanced streetscape. Ms. Schube assured those in attendance that the residential units would be for sale and that an HOA with CC&R's would be established for ongoing maintenance of the condominium development.

Ms. Schube then introduced Nate Maki, the architect project manager. Mr. Maki described the building features, site layout, and building orientation. He described prominent elements of the proposal that include landscaped courtyards, a tot lot, parking for residents and guests that exceed the standard requirement, and a design for the units facing W. Pepper Place and N. Date Road that includes front doors and porches facing the street to promote and engage interaction at the street level.

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Ms. Schube ended the formal presentation by explaining the process and schedule for City review of the Applications, including public hearings before the Planning & Zoning Board and City Council. A question and answer session followed the presentation. Contact information was shared with the community members, who were assured that they would be notified of upcoming public hearings.

### **Comments**

Comments were generally supportive of proposed redevelopment. Questions and comments were related to (a) selling price of units, (b) proposed deviations from the standards [density and height], (c) how to prevent the units from becoming rental units, (d) when will parcels along Main Street be redeveloped, (e) architectural style, and (f) schedule to begin construction.

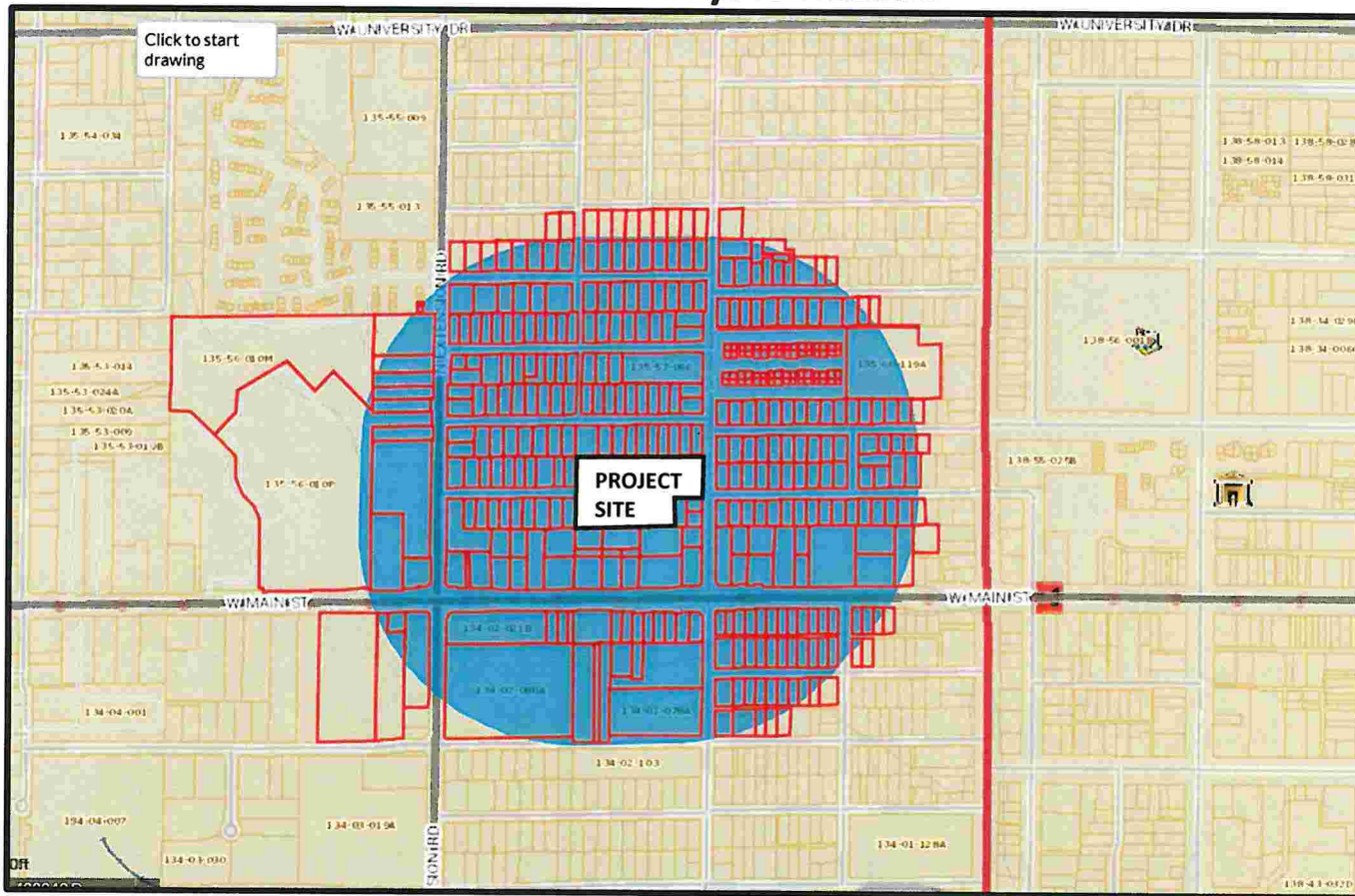
As of July 2, 2018, no formal inquiries, letters, petitions, or other written comments have been received.

### **Schedule for Implementation**

Pre-Application Meeting:	May 21, 2018
Application Filed:	May 29, 2018
Informational Mailing:	June 18, 2018
Neighborhood Meeting:	June 27, 2018
Amended Application Filed:	July 2, 2018
Citizen Participation Report Submitted:	July 3, 2018
Public Hearing Notification for	
Planning and Zoning Board:	TBD
Planning and Zoning Board:	TBD
City Council:	TBD

**EXHIBIT A**  
**Radius Map – Property Owners within 1,000 Feet**

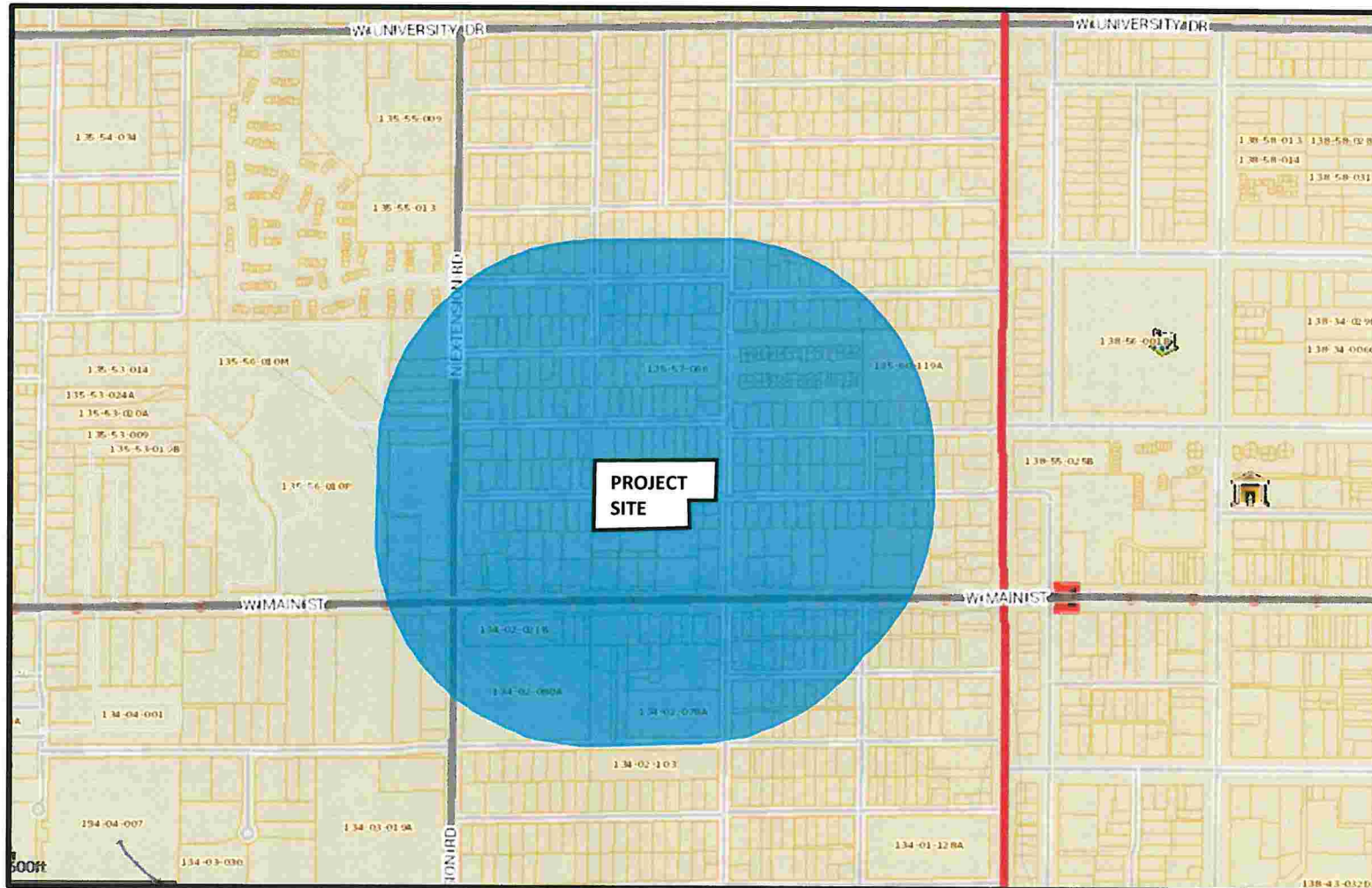
## Mesa Royale Rezone



### 1,000-Foot Radius Properties



# Mesa Royale Rezone



### 1,000-Foot Radius Properties

**EXHIBIT B**  
**Mailing Notification List**

Fiesta Pointe Condominiums  
16625 S Desert Foothills Parkway  
Phoenix, AZ 85048

Chelsea Condominiums  
3706 Thunderbird Drive  
Hays, KS 67601

Discovery at Continental Orchard  
42 S. Hamilton Place, #101  
Gilbert, AZ 85233

Mesa Madrid Townhouses  
42 S. Hamilton Place, #101  
Gilbert, AZ 85233

Palm Fountains Townhouses  
4135 S. Power Road, #122  
Mesa, AZ 85212

Robson Street Villas Condominiums  
225 W. 1st Street, Unit 232  
Mesa, AZ 85201

Santa Fe Villas of Mesa  
4135 S. Power Road, #122  
Mesa, AZ 85212

Sarkis Gardens Townhouses  
7500 N. Dobson Road, Suite 150  
Scottsdale, AZ 85256

Colonial Manor Mesa  
2487 S. Gilbert Road #106-622  
Gilbert, AZ 85295

Westbrook Townhouses  
150 E. Alamo, Suite 3  
Gilbert, AZ 85225



WEST MAIN PROPERTIES LLC 1425 S LINDSAY RD NO 63 MESA, AZ 85204	COURY CARMEN C TR 2451 E BASELINE RD STE B GILBERT, AZ 85234	ROGERSON MICHAEL A PO BOX 1599 KAMUELA, HI 96743
ANTOINETTE CHUCRI TRUST 1604 E FAIRFIELD ST MESA, AZ 85203	CARMEN C COURY TRUST 640 N ORANGE MESA, AZ 85201	GUERRERO F/A C/JAIMES M T TRUSTEES/KGMB LLC 531 W MAIN ST MESA, AZ 85201
SHURTZ KEN L/CORA L 1138 E EMERALD MESA, AZ 85204	MESA CITY OF 20 E MAIN STE 500 MESA, AZ 85201	WAGON WHEEL INVESTMENT LLC 3690 E AQUARIUS PL CHANDLER, AZ 85249
BUCK THOMAS C SR/YVONNE 964 E STOTTLER CT GILBERT, AZ 85296	MESA AUTO BODY LLC 704 N STEWART MESA, AZ 85201	CALHOUN MARK/TERRI 704 N STEWART ST MESA, AZ 85201
HERNANDEZ ERIK D MANDUJANO 2617 N 82ND ST MESA, AZ 85207	RAMIREZ RENE F/ROWE LORRIE A 547 W MAHONEY AVE MESA, AZ 85210	MACHINE AGE LLC 8117 E DEL TIBURON DR SCOTTSDALE, AZ 85258
DATE LLC 7165 E UNIVERSITY DR SUITE 171 MESA, AZ 85207-6414	SILKWOOD RITA OLVERA 542 W 1ST AVE MESA, AZ 85210	ECHO REI LLC 6530 E PRESIDIO RD SCOTTSDALE, AZ 85254
MACIAS ELISA C TR 103 E 8TH AVE MESA, AZ 85201	TRAYLEON HOLDINGS LLC 73-1222 KAUILANIAKEA DR KAILUA-KONA, HI 96740	ALMEIDA ANTHONY 7767 LADY BANKS LOOP CORONA, CA 92883
STARWEST ASSOCIATES LLC 1501 W FOUNTAINHEAD PKWY STE 650 TEMPE, AZ 85282	RB4 665 W MAIN LLC 4835 E CACTUS RD NO 320 SCOTTSDALE, AZ 85254	JMMA VENTURES LLC 703 W MAIN ST MESA, AZ 85201
DON DAN & DAVE SMITH LLC 208 S COUNTRY CLUB MESA, AZ 85210	STARWEST ASSOCIATES L L C 1501 W FOUNTAINHEAD PKWY STE 650 TEMPE, AZ 85282-1864	MAIN AND EXTENSION LLC 208 S COUNTRY CLUB DR MESA, AZ 85210
GABRIELSEN BRENT L/DENISE C 1177 E TONTO ST APACHE JUNCTION, AZ 85219	ON OCCASIONS PREMIER AND SPECIAL EVENT CO 3841 W ALAMEDA RD GLENDALE, AZ 85310	RAUSCHENBACH MARIANNE 920 E MAIN ST MESA, AZ 85203

WATKINS JAMES R/SANDRA J 921 W UNIVERSITY NO 1070 MESA, AZ 85201	PROPERTY ONE MANAGEMENT LLC 6929 N HAYDEN RD STE C4-486 SCOTTSDALE, AZ 85250-7986	MIRANDA LORENZO/ROMAN LAURA 736 S ROSE ST MESA, AZ 85204
RODELAS JESUS 632 N ROBSON MESA, AZ 85201	EXTENSIONCOKE LLC 417 W CLARK ST MESA, AZ 85201	LEGACY PARTNERS II LP 3 CHARTER OAK PL HARTFORD, CT 6106
TIMMER LLC PO BOX 8072 SCOTTSDALE, AZ 85252	RIDDHI ENTERPRISE LLC 836 W MAIN ST MESA, AZ 85201	COPPERSTATE INDUSTRIAL INC 10324 E JUANITA AVE MESA, AZ 85209
EPERNAY VENTURES LP 6211 CAMINO DE LA COSTA LA JOLLA, CA 92037	STANDAGE ROD/BOHLKEN MITZI 457 W CLARK MESA, AZ 85201	EVANS MICHAEL DENNIS/DENNIS BRIAN 107 E PALO VERDE GILBERT, AZ 85296
RELTSO LLC 567 E UNIVERSITY MESA, AZ 85203	DIAZ ROSALIA 1630 E LEHI MESA, AZ 85203	LAKINS LONNIE/VIRGINIA G 710 W 1ST ST MESA, AZ 85201
MARIE M LONG LIVING TRUST 716 W 1ST ST MESA, AZ 85201	MARSHALL DAVID 728 W 1ST ST MESA, AZ 85201	GIBSON PATTY J TR 734 W 1ST ST MESA, AZ 85201
MORALES JOSE 738 W 1ST ST MESA, AZ 85201	CISNEROS NATY 746 W 1ST ST MESA, AZ 85201	LEMIEUX MEGAN/ROBERTA 743 W 1ST ST MESA, AZ 85201
KLEINSCHMIDT PEGGY L 735 W 1ST ST MESA, AZ 85201	MANDICH CHARLES H 729 W 1ST ST MESA, AZ 85201	SOUTHWEST FINANCIAL LLC PO BOX 32173 MESA, AZ 85275
715 W 1ST ST LLC/HATCH PHELECIA 3962 E STANFORD AVENUE GILBERT, AZ 85234	CARPENTER 2015 REV TR/TOMALAVAGE A/WALLACE C 1007 W MOUNTAIN VIEW DR MESA, AZ 85201-3127	WILLIAMS INTER VIVOS TR/GOKE EVELYN V TR 924 PROVIDENCE WY MODESTO, CA 95355
THS PROPERTIES 3961 E CHANDLER BLVD STE 111-232 PHOENIX, AZ 85048	BURKETT LARRY 3091 E SAN PEDRO CT GILBERT, AZ 85234	VARELA VERTINA/VERDUGO CARLOS 1605 E CROWN UNIT A1 MESA, AZ 85203

NUEVAS VISTAS ON MAIN LLC  
1112 E BUCKEYE RD  
PHOENIX, AZ 85034

FIREFLY GRAPHICS INC  
734 W MAIN ST  
MESA, AZ 85201

IRON SHAMROCK LLC  
PO BOX 3514  
GILBERT, AZ 85299

LIHOSIT JEFF  
720 W MAIN ST  
MESA, AZ 85201

GIFFORD CORY LUCAS/CHANEY M  
704 W MAIN ST  
MESA, AZ 85201

CASTANARES TRUST  
55 E I ST  
CHULA VISTA, CA 91910

PATEL MITESH  
668 W MAIN ST  
MESA, AZ 85201

PRO AZ PROPERTIES LLC  
2875 W RAY RD 6-444  
CHANDLER, AZ 85224

VMS HOSPITALITY LLC  
4192 S PHEASANT RUN DR  
FLAGSTAFF, AZ 86001

DARKHAN GABRIAL/PARTRIDGE HELEN  
724 W MAIN ST  
MESA, AZ 85201

CRUMMEY DAVID/HUERTA-CRUMMEY  
ARIANNA  
658 W 1ST ST  
MESA, AZ 85201

TIZIO GINA MARIE  
654 W 1ST ST  
MESA, AZ 85201

AMADOR MARIA F FRAGOSO  
5501 E JUSTINE RD  
SCOTTSDALE, AZ 85283

SCHMIDT RICHARD A/RHONDA LEE  
417 E IVY CIR  
MESA, AZ 85203

FLAKE JUDDSON  
3091 E SAN PEDRO CT  
GILBERT, AZ 85234

PANKRATZ SARA & HOWARD S  
630 W 1ST ST  
MESA, AZ 85201

MONROY HUGO MELO/ELIZALDE  
ANGELES FRANCO  
624 W 1ST ST  
MESA, AZ 85201

TAYLOR DALE  
851 W 11TH ST  
MESA, AZ 85201

BRITISH INVASION LLC  
7000 N 16TH ST UNIT 120-618  
PHOENIX, AZ 85020

JDMD LLC INVESTMENTS  
1545 E IVYGLEN ST  
MESA, AZ 85203

CAMPOS MARY MARTINEZ  
649 W 1ST ST  
MESA, AZ 85201

CHANDLER HOLDINGS CO LLC  
2251 E INDIGO DR  
CHANDLER, AZ 85286

BUMP FRANK KENNETH/MICHELLE  
ANTOINETTE  
637 W 1ST ST  
MESA, AZ 85201

SCHAFER LOIS JEAN TR  
2051 E LAGUNA DR  
TEMPE, AZ 85282

ORANGE COVE PROPERTIES LLC  
737 N ORANGE CIR  
MESA, AZ 85201

VILLA DAVID  
617 W 1ST ST  
MESA, AZ 85201

WHEAT LARRY D/DEBORAH D  
2106 W MESQUITE ST  
CHANDLER, AZ 85224

MAYS JANET  
2515 N HORNE  
MESA, AZ 85202

FIRST EVANGELICAL LUTHERAN  
CHURCH  
142 N DATE ST  
MESA, AZ 85201

630 WEST 1ST PLACE L L C  
630 W FIRST PL  
MESA, AZ 85201

HALL TERRY/JESSE L 632 W 1ST PL MESA, AZ 85201	ANDRADE LORENZO/IRENE R 646 W 1ST PL MESA, AZ 85201	BERMUDEZ CIRILO 650 W 1ST PL MESA, AZ 85201
MORNINGSIDE FUNDING LLC 2370 RICE BLVD STE 200 HOUSTON, TX 77005	KAMPURD MARK B & DYNELL F 657 W 1ST PL MESA, AZ 85201	RUBIO NUNEZ HUGO/VIVIANNE 651 W 1ST PL MESA, AZ 85201
FIRST EVANGELICAL LUTH CH OF MESA AZ 142 N DATE ST MESA, AZ 85201	1ST EVANGELICAL LUTH CH OF MESA 142 N DATE MESA, AZ 85201	DURAN GALE J F/JULIE A WILLIAMS 740 W FIRST PL MESA, AZ 85201
ORTA EVA 95 N EXTENSION RD MESA, AZ 85201	HINDOCHA TRIPTI PO BOX 23914 TEMPE, AZ 85285	LEBARON ANDREW THOMAS/CHELSEA SHUMWAY 727 W 1ST PL MESA, AZ 85201
BEALS MARK AARON/JODIE RENEE 119 N EXTENSION RD MESA, AZ 85201	CORNIC TRUST 441 N BRISTOL CT ALPINE, UT 84004	HEYWOOD PAUL/JANET 255 E LEHI RD MESA, AZ 85201
MIRL FAMILY TRUST 3754 E DRAGOON AVE MESA, AZ 85206	TURNER KITTY 755 W 1ST ST MESA, AZ 85201	CAMPOS RAUL 841 E 6TH AVE MESA, AZ 85204
ROMERO ANGEL L 702 W 1ST PL MESA, AZ 85201	BIGGS BRITTANY A/CLUFF CHAD E 733 E UNIVERSITY DR STE 3 MESA, AZ 85203	CLYBURN LARRY J/TAMARA A/SUDANO CHARLES J 201 E MINTON DR TEMPE, AZ 85282
VEGA EMIGDIO SOTO/JAIME BEATRIZ GONZALEZ 755 W 1ST PL MESA, AZ 85201	ESPARZA ESTEBAN/CLAUDIA 6820 S 68TH LN LAVEEN, AZ 85339	HERRERA SEFERINO 741 W 1ST PL MESA, AZ 85201
SACKNOFF MICHAEL/MARIA 14041 N EDGEWORTH DR FOUNTAIN HILLS, AZ 85268	CLYBURN LARRY J/CAVE-CLYBURN TAMARA A 201 E MINTON DR TEMPE, AZ 85282	YOUNG NICHOLAS J III 728 W 1ST PL MESA, AZ 85201
BORGERSEN TRENT L/MADDOX SHANA D 750 W 1ST PL MESA, AZ 85201	HICKS WAVERLY/EMETERIA 1065 W 10TH ST MESA, AZ 85201	TRINITY INVESTMENTS ASSOCIATES LLC 2600 E SPRINGFIELD PL NO 82 CHANDLER, AZ 85249

HETRICK LEROY W/STEVEN M 748 W 1ST PL MESA, AZ 85201	GONZALEZ CELEDONIO 725 W PEPPER PL MESA, AZ 85201	GARCIA REYNALDO PINEDA/VASQUEZ ESPERANZA M 6197 S RURAL ROAD NO 103 TEMPE, AZ 85283
SANCHEZ MIGUEL/HINOJOSA MOISES 744 W 1ST PL MESA, AZ 85201	MERCY M PROPERTIES LLC 393 W WARNER RD SUITE 110 CHANDLER, AZ 85225	NGUYEN PHIEU 714 W PEPPER PL MESA, AZ 85201
MONTOYA ROBERT A & THERESE C 716 W 1ST PL MESA, AZ 85201	JOHNSON TYLER K/GRIZELDA TR 713 N 1ST PL MESA, AZ 85201	HOLTZ BERNADINE L/GRAY WALTER W 738 W 1ST PL MESA, AZ 85201
ALLEN WINSTON/MILDRED B TR 123 N EXTENSION RD MESA, AZ 85201	ORTA EVA 1043 W 5TH ST MESA, AZ 85201	WHITE JEROME N & YOSHIKO 3264 E CALYPSO AVE MESA, AZ 85204
AGUILAR GREGORIO 715 W PEPPER PLACE MESA, AZ 85201	SCHWARY ENTERPRISES LLC/SUTTLE ROCKIE 1913 E FLORIAN AVE MESA, AZ 85204	MESA LUIS AARON ORTEGA 702 W PEPPER PL MESA, AZ 85201
CARDENAS MIRELLA 12771 W ALVARADO RD AVONDALE, AZ 85392	JONATHAN V HARRIS SEP IRA 17-14831 701 W 1ST PL MESA, AZ 85201	PISCOPO JAMES P/DONNA T 4142 N 86 PL SCOTTSDALE, AZ 85251
RODRIGUEZ JESUS R 709 W PEPPER PL MESA, AZ 85201	BARRAZA MARGARITA M 750 W PEPPER PL MESA, AZ 85201	PAGSOLINGAN KEVIN/SABERON CLEO 726 W PEPPER PL MESA, AZ 85201
ROSE ERIC 3104 E CAMELBACK RD NO 731 PHOENIX, AZ 85016	VILLAGRAN ALEJANDRO 712 W 1ST PL MESA, AZ 85201	BUSHWAY DAVID W/EILEEN M 9151 E VISCO PL TUCSON, AZ 85710
VILLA LUPE S 705 W 2ND PL MESA, AZ 85204	TEUBERT KYLE J/KAMP-WHITTAKER APRIL E 607 W 2ND PL MESA, AZ 85201	2013-1 IH BORROWER LP 901 MAIN ST SUITE 4700 DALLAS, TX 75202
SUNDERMANN ROLAND/VALERIE F 613 W 2ND PL MESA, AZ 85201	CORONADO RAMON/MARIA 7081 W HUNT HWY QUEEN CREEK, AZ 85142	HILGER SCOTT M 645 W 2ND PL MESA, AZ 85201

DON W MCBRIDE JR TRUST 655 W 2ND PL MESA, AZ 85201	BAUCH DAVID ARTHUR/JACQUELINE JEANINE 661 W 2ND PL MESA, AZ 85201	CARPENTER LAURA J 671 W 2ND PL MESA, AZ 85201
MCGREGOR VIRGINIA JEAN BURNS PO BOX 17092 FOUNTAIN HILLS, AZ 85269	BATES JOHN 852 E LOWELL AVE GILBERT, AZ 85295	DIAZ XOCHITL/MOON ISABEL 670 W 2ND ST MESA, AZ 85201
BROWN NADEAN 660 W 2ND ST MESA, AZ 85201	YU LI ZHEN 2070 W 6TH ST BROOKLYN, NY 11223	OLIVAS ANDREA CORRAL 640 W 2ND ST MESA, AZ 85201
ARNETT JOSEPH W/JAMIE L 814 W 4TH PL MESA, AZ 85201	MUNOZ GERARDO APARICIO/APARICIO SHEILA 620 W 2ND ST MESA, AZ 85201	GUEVARA EMILIO/ADELA R 610 W 2ND ST MESA, AZ 85201
CASTRO REJINEL/MARIA SOFIA 600 W 2ND ST MESA, AZ 85201	KRAUS RUSSELL/PAULA 1 TANGLEWOOD POMONA, CA 91766	ITAAEHOU STEVEN/MOALA/SHEPHERD MARIAM H 25509 S LIME DR QUEEN CREEK, AZ 85142
GUENTZEL ALLYSON 625 W 2ND ST MESA, AZ 85201	BYRNES NANCY MARGARET 635 W 2ND ST MESA, AZ 85201	GARCIA GENARO M/ROSIE B 645 W 2ND ST MESA, AZ 85201
DRAKE MARK 655 W 2ND ST MESA, AZ 85201	ANTHONY P WELLS TRUST 640 N HALL ST MESA, AZ 85203	CLARK675COKE LLC 417 W CLARK ST MESA, AZ 85201
ORDUNG RAMON H/MARTHA E 685 W 2ND ST MESA, AZ 85201	FLORES JOSE 706 W 2ND ST MESA, AZ 85201	BRENNAN THOMAS J/KELLY M 1852 E BRUCE AVE GILBERT, AZ 85234
WORST MARTY J 720 W 2ND ST MESA, AZ 85201	GREER TERRANCE A 728 W 2ND ST MESA, AZ 85201	CHRISTENSEN GARY RAY 736 W 2ND ST MESA, AZ 85201
BURATOVICH NICK D 742 W 2ND ST MESA, AZ 85201	RITKO DAVID/TANIA 750 W 2ND ST MESA, AZ 85201	BALLESTEROS ALDRIN J 756 W 2ND ST MESA, AZ 85201

EDWARD C HARRIS TRUST 755 W 2ND ST MESA, AZ 85201	ROCKIE LEE SUTTLE LIVING TRUST ETAL 445 E HUBER ST MESA, AZ 85203	MODLIN BRENDA E 733 W 2ND ST MESA, AZ 85201
HINOJOS BERTA 725 W 2ND ST MESA, AZ 85201	FLORES STEPHEN/EVELYN 719 W 2ND ST MESA, AZ 85201	HARMON JAMES D/ALANE 703 W 2ND ST MESA, AZ 85201
WASILEWSKI MICHAEL 554 W CLARK ST MESA, AZ 85201	HARPER DOUGLAS ISAAC 546 W CLARK ST MESA, AZ 85201	WALSH WILLIAM P 540 W CLARK ST MESA, AZ 85201
NORA T GATICA LIVING TRUST 538 W CLARK ST MESA, AZ 85201	CLARK530COKE L L C 417 W CLARK ST MESA, AZ 85201	NORA LLC 2812 N NORWALK NO 103 MESA, AZ 85215
CLOSE CHRISTINE H 508 W CLARK ST MESA, AZ 85201	PYKE RAYMOND R 502 W CLARK MESA, AZ 85201	FRANKS DANIEL/JESSICA 551 W 2ND PL MESA, AZ 85201
MESA RENTALS LLC 2717 N STEVES BLVD STE 2-1 FLAGSTAFF, AZ 86004	MANDUJANO JAY STEWART 227 N DATE MESA, AZ 85201	NOVAK COLLETTE 428 W 1ST ST MESA, AZ 85201
LOGAN JOHN E/KIMBERLY 432 W 1ST ST MESA, AZ 85201	ANDREWS SANDRA GAYLE SUTTON 440 W 1ST MESA, AZ 85201	ERICKSON JENNIFER GALE 448 W 1ST ST MESA, AZ 85201
MARIAN SAMANTHA 452 W 1ST ST MESA, AZ 85201	LINDVALL JANET M TR 456 W 1ST ST MESA, AZ 85201	GALE JAIME L 504 W 1ST ST MESA, AZ 85201
CUMMARD L BLAIN/GERALDINE H TR/ETAL 413 N ORANGE MESA, AZ 85201	Jaurigui Family Living Trust 514 W 1ST ST MESA, AZ 85201	LOPEZ JULIO C 516 W 1ST ST MESA, AZ 85201
2015-3 IH2 BORROWER LP 901 MAIN ST STE 4700 DALLAS, TX 75202	PARKER CLAUDIA LOUISE 534 W 1ST ST MESA, AZ 85201	PATRICIA HENDERSON SUENOS LIVING TRUST 1325 N LOMA VISTA ST MESA, AZ 85213



THS PROPERTIES LLC  
3961 E CHANDLER BLVD STE 111-232  
PHOENIX, AZ 85048

KILBER MARY ELIZABETH  
552 W 1ST ST  
MESA, AZ 85201

RYAN SPENCER  
558 W 1ST ST  
MESA, AZ 85201

CRAWFORD BOBBY L & DORIS M  
425 W 1ST ST  
MESA, AZ 85201

GARDEA JUSTA  
429 W 1ST ST  
MESA, AZ 85201

MAY KELLY D/MARTOS FRANK V  
3548 E DOVER ST  
MESA, AZ 85213-7071

BURTON BARBARA  
445 W 1ST ST  
MESA, AZ 85201

2017-2 IH BORROWER LP  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

MILLICAN TAMBREY  
503 W 1ST ST  
MESA, AZ 85201

VILLALOBOS JOSE J/MARIA CRUZ  
ANDRADE  
510 W 1ST ST  
MESA, AZ 85201

BPM-2G LLC  
3514 N POWER RD STE 132  
MESA, AZ 85215

PURE CAPITAL INVESTMENTS LLC  
521 W FIRST ST  
MESA, AZ 85201

SWH 2017-1 BORROWER LP  
8665 E HARTFORD DR SUITE 200  
SCOTTSDALE, AZ 85255

STINOCHER BRADLEY S/JENNIFER  
533 W 1ST ST  
MESA, AZ 85201

JDMD LLC INVESTMENTS  
1545 E IVYGLEN ST  
MESA, AZ 85203-3332

SPJUT CHAD D  
6833 S 16TH WAY  
PHOENIX, AZ 85042

TANG ZHIZHONG/ZHANG SUSHU  
21 MADERA AVE  
SAN CARLOS, CA 94070

HINKLE JOHN/MARGE  
1225 W MAIN ST STE 101  
MESA, AZ 85201

AZIMUTH PROPERTY 1 LLC  
2023 E UNIVERSITY UNIT 3  
TEMPE, AZ 85281

TW2 PROPERTIES LLC  
3531 N SONORAN HEIGHTS  
MESA, AZ 85207

JACOME LEONIDES  
PO BOX 4081  
MESA, AZ 85211

RAMIREZ MARIANO  
534 W PEPPER PL  
MESA, AZ 85201

JAUREGUI JAVIER/CARMEN  
19499 N LELAND RD  
MARICOPA, AZ 85138

REECE MARY JANE  
522 W PEPPER PL  
MESA, AZ 85201

RUBIO ANNA K  
3753 E ROUSAY DR  
QUEEN CREEK, AZ 85242

VARGAS ZULMA Y  
510 W PEPPER PL  
MESA, AZ 85201

RODRIGUEZ JUAN/ESTEFANA  
504 W PEPPER PLACE  
MESA, AZ 85201

PALM COURT INVESTMENTS LLC  
456 W MAIN ST STE Q  
MESA, AZ 85201

BIDWELL BENJAMIN D  
515 W PEPPER PL  
MESA, AZ 85201

MARCOS & SECILIAS TRUST  
521 W PEPPER PL  
MESA, AZ 85201

RAMON ALMA 529 W PEPPER PL MESA, AZ 85201	WHITENER STEPHEN/SHARON 459 N MILLER ST MESA, AZ 85203	CANTURK OKAN 4523 E OXFORD LN GILBERT, AZ 85295
MORENO YESENIA 545 W PEPPER PL MESA, AZ 85201	SALCIDO SARAH/OLIVAS JOSE 551 W PEPPER PL MESA, AZ 85201	BALTIERRA MARY DOLORES 557 W PEPPER MESA, AZ 85201
KAST HOMES LLC 3091 E SAN PEDRO CT GILBERT, AZ 85234	MESA CITY OF PO BOX 1466 MESA, AZ 85211	FULLER RICHARD L 55 N MEADOW LN MESA, AZ 85201
WIECHERT ROBERT C JR/LISA R 10612 W TURNEY AVE PHOENIX, AZ 85037	LOPEZ ROBERT RAYMOND & SUSAN E 448 W PEPPER PL MESA, AZ 85201	WALTON JULIE 456 W PEPPER PL MESA, AZ 85201
WRIGHT R L/K L TR/FORTUNE B A/J K TR 14646 S 4TH DR PHOENIX, AZ 85045	LASEE RICHARD B/CAROL A TR 661 S ARROYA RD APACHE JUNCTION, AZ 85219	BOHLKEN MITZI D/STANDAGE MITZI D 447 W CLARK ST MESA, AZ 85201
DAVIS DANIEL H/ RUTHANN S 451 W CLARK MESA, AZ 85201	STANDAGE RODNEY KENT 457 W CLARK ST MESA, AZ 85201	LANCASTER JEFFRY R/JENNIFER R 461 W CLARK ST MESA, AZ 85201
MARTINEZ GABRIEL MARTIN 509 W CLARK ST MESA, AZ 85201	ANDERSON DAWN E W 515 W CLARK ST MESA, AZ 85201	ASATO STEFANI R 523 W CLARK MESA, AZ 85201
LYNCH DARYL 531 W CLARK ST MESA, AZ 85201	ROMERO ARNOLD G & MAGDALENE G 541 W CLARK ST MESA, AZ 85201	TATALAJSKI KEVIN E PO BOX 563 MESA, AZ 85211
THOMAS HAILEE 553 W CLARK ST MESA, AZ 85201	DE LOS SANTOS IVAN/JIMENEZ TOMASA 2015 E UNIVERSITY NO 20 TEMPE, AZ 85201	MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211
WESTWORLD PAINTBALL GAMES INC 140 N COUNTRY CLUB DR MESA, AZ 85201	BHAKTA DINESH V/LALITABEN D 524 W MAIN ST MESA, AZ 85201	PALM COURT INVESTMENTS LLC 456 W MAIN ST STE-Q MESA, AZ 85201

CPLC MAIN AND COUNTRY CLUB LLC 1112 E BUCKEYE RD PHOENIX, AZ 85034	CLARK LEIGH W 1912 S MARYLAND PKWY LAS VEGAS, NV 89104	BASILE YOLANDA TR 141 N DATE NO 1 MESA, AZ 85201
SCHMUKI STEPHEN J/LARIME BILLIE K 26 S QUINN CIR UNIT 22 MESA, AZ 85206	HEESE DAMIEN B/BARBARA M 1226 W RIVIERA DR GILBERT, AZ 85233	C & R REALTY II LLC 1325 E WHITTEN PL CHANDLER, AZ 85225
BOLIG MARY N 2059 E BROWN RD #75 MESA, AZ 85213	CRASE AMBER 141 N DATE ST UNIT 6 MESA, AZ 85201	LYONS MELISSA 141 N DATE ST UNIT 7 MESA, AZ 85201
SHORT JASON 141 N DATE ST - 8 MESA, AZ 85201	CASTO DAVID/CELIA 141 N DATE ST NO 9 MESA, AZ 85201	LUBIS RISMADJAJA/INDRAJATI A 141 N DATE APT 10 MESA, AZ 85201-6441
WOHLHART PAUL A/ROBERT A/JERRY M/DISENSEN S M 141 N DATE UNIT 12 MESA, AZ 85201	STARDOM REAL ESTATE LLC 3506 N 24TH ST PHOENIX, AZ 85016	RAMOS CRISTINA 141 N DATE UNIT 14 MESA, AZ 85201
PRS PROPERTIES LLC PO BOX 628 GILBERT, AZ 85299	STEPHENS LULA B TR PO BOX 349 MESA, AZ 85211	COOK MARLENE E 141 N DATE 17 MESA, AZ 85201
KLINE KATHRYN 926 WYNFIELD CIR ST AUGUSTINE, FL 32092-0421	RICKY LEE ROMAY TRUST 8641 E PAMPA AVE MESA, AZ 85212	JORDAN JUDY 2322 S ROGERS UNIT 51 MESA, AZ 85201
GINSBERG GABRIEL 141 N DATE ST NO 21 MESA, AZ 85201	BOGASH JAMES 745 W LONGHORN DR CHANDLER, AZ 85286	QUINTERO ERNESTO/VICTORIA MUNGUIA 613 N DREW STW MESA, AZ 85201
OCHOA LUIS R/MARIA 141 N DATE ST MESA, AZ 85201	OLSON ROBERT D/SIMONA D 931 W DIAMOND DR TEMPE, AZ 85283	LAMB DAWN 141 N DATE NO 26 MESA, AZ 85201
STEVENS CATHEY PO BOX 5004 MESA, AZ 85211	TURLEY THAD B/ANNA MARIE 141 NORTH DATE 29 MESA, AZ 85201	WEBER NAOMI 215 N POWER RD NO28 MESA, AZ 85205

FLANAGAN CONZIE III 141 N DATE APT 31 MESA, AZ 85201-6444	STEPP ROY LOUIS/BLAIR DIANA 141 N DATE #32 MESA, AZ 85201	FEENEY ALLYSON 141 N DATE APT 33 MESA, AZ 85201
WHITTACKER RICHARD/ASHLEY 141 N DATE APT 34 MESA, AZ 85201-6445	KOPP KELSEY L 141 N DATE APT 35 MESA, AZ 85201	REVELES ROSA SANTOYO 141 N DATE UNIT 36 MESA, AZ 85201
SEARS DAVID V/RHONDA J 141 N DATE NO 37 MESA, AZ 85201	SHEILA COLLEEN BYRON REVOCABLE TRUST 1507 W 6TH ST TEMPE, AZ 85281	CROCKETT CLINTON J/ERIN E 141 N DATE ST UNIT 39 MESA, AZ 85201
GILLETTE MICHEL R 141 N DATE NO 41 MESA, AZ 85201	GILLETTE MICHEL RAE 141 N DATE ST UNIT 41 MESA, AZ 85201	JOINER ROSEMARY 141 N DATE 42 MESA, AZ 85201
BAKER JAMES E/ROWLAND SANDRA 141 N DATE UNIT 43 MESA, AZ 85201	FIRST FINANCIAL LLC 10632 N SCOTTSDALE RD STE B466 SCOTTSDALE, AZ 85254	PLM INVESTMENTS LLC 141 N DATE UNIT 45 MESA, AZ 85201
BUSH TRUDY D 141 N DATE MESA, AZ 85201	ROSNOR INVESTMENTS LLC 2613 S ORANGE MESA, AZ 85210	SCHOLTEN LAURA J/JOHN C 901 S COUNTRY CLUB DR MESA, AZ 85210
RAYMOND MARY CATHERINE 1913 ROBERT ST LODI, CA 95242	COLE BENJAMIN STEWART JR 1225 W BUFFALO HOLBROOK, AZ 86025	OSE FAMILY TRUST 1379 W 14TH AVE APACHE JUNCTION, AZ 85120
LUPERCITO FRANCISCO J LOPEZ/SALAZAR MA R 141 N DATE APT 52 MESA, AZ 85201-6448	ANBAR ARIEL/MARNI 9317 S JUNIPER ST TEMPE, AZ 85284	HIGGINS DANIEL K 5359 E ELENA AVE MESA, AZ 85206
MATTISON KEITH A/TARA L/JOSHUA A 141 N DATE ST NO 55 MESA, AZ 85201	SCHMUCKER RUTH A TR 141 N DATE UNIT 56 MESA, AZ 85201	COLEMAN JOANNE/BRICE W 350 N TEWKSBURY BLVD YOUNG, AZ 85554
MATHEWS GERALD R SR TR 141 N DATE UNIT 58 MESA, AZ 85201	DATE STREET HOLDINGS LLC 843 N DATE PALM DR GILBERT, AZ 85234	ORTEGA MIKEL A 241 W LANE CIR LAKESIDE, AZ 85929

HUNTER GLEEN/GARRIDO MARIA  
CECILIA  
141 N DATE UNIT 63  
MESA, AZ 85201

Allisia Fiorini  
Chicanos Por La Causa, Inc.  
1008 East Buckeye Rd. Ste 115  
Phoenix, AZ 85034

GARRIDO ENRIQUE R JR/MARIA CECILIA  
141 N DATE UNIT 64  
MESA, AZ 85201

Mesa Unified School District  
63 East Main Street  
Mesa, AZ 85201

GAMMAGE & BURNHAM, PLC  
ATTN: JO M. RYAN  
2 N. CENTRAL AVE., 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

Mesa Grande Community Alliance  
Attn: Stephanie Wright  
660 N Date  
Mesa, AZ 85201-5608

Mesa Grande Community Alliance  
Attn: Dave Richins  
833 W 11th Place  
Mesa, AZ 85201

Mesa Grande Community Alliance  
Attn: Tanya Collins  
864 W 10th Street  
Mesa, AZ 85201

Kleinman Park Neighborhood  
Association  
Attn: Karl Kleinman  
717 W 6th Drive  
Mesa, AZ 85210

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

Kleinman Park Neighborhood  
Association  
Attn: Ellen Rees  
754 W 6th Avenue  
Mesa, AZ 85210

Alma Meadows  
Attn: Gloria Valles  
535 S Alma School  
Mesa, AZ 85210

Alma Meadows  
Attn: Renell Watt  
535 S Alma School  
Mesa, AZ 85210

Robson Historic District  
Attn: Sean Lopez  
236 N Robson  
Mesa, AZ 85201

Washington Escobedo  
Attn: Charlie Hemphill  
528 N Pima  
Mesa, AZ 85201

Washington Escobedo  
Attn: Maria Mancinas  
542 N Lewis  
Mesa, AZ 85201

Washington Escobedo  
Attn: Eileen Smith  
424 N Surrine  
Mesa, AZ 85201

Washington Escobedo  
Attn: Maria Juarez  
528 N Surrine  
Mesa, AZ 85201

Washington Escobedo  
Attn: Nancy Thompson  
417 N Surrine  
Mesa, AZ 85201

West Second Street Historic District  
Attn: Jen Duff  
146 W 2nd Street  
Mesa, AZ 85201

Comite de Familias en Accion  
Attn: Carmen Guerrero  
551 N Alma School Road  
Mesa, AZ 85201

Westwood Park  
Attn: Nathaniel Layton  
1124 W 2nd Place  
Mesa, AZ 85201

Westwood Park  
Attn: Lynette Kenney  
249 N Westwood  
Mesa, AZ 85201

Westwood Park  
Linda Spy  
Mesa, AZ 85201

Westwood Park  
Attn: Colleen Byron  
241 N Westwood  
Mesa, AZ 85201

C.A.N.D.O.  
Attn: Joe Arnett  
315 N Cherry Street  
Mesa, AZ 85201

Guerrero Park  
Attn: Irene Pine  
744 S Morris Circle, Unit A  
Mesa, AZ 85210

Guerrero Park  
Attn: Sue Douglas  
221 W 6th Avenue, Unit 8  
Mesa, AZ 85210

Guerrero Park  
Attn: Julian Sanchez  
931 E Morningstar Lane  
Tempe, AZ 85283

Guerrero Park  
Attn: Shorty Morton  
455 S MacDonald  
Mesa, AZ 85204

Alma Gardens Trailer Park  
Attn: Carolyn Jagla  
530 S Alma School  
Mesa, AZ 85210

Pepper Place  
Attn: Caroline Lamoreaux  
1317 W Pepper Place  
Mesa, AZ 85201

Pepper Place  
Attn: Cathy Shepherd  
1558 W 1st Street  
Mesa, AZ 85201

Pepper Place  
Attn: Debbie Anderson  
1418 W Pepper Place  
Mesa, AZ 85201

Pepper Place  
Attn: Rex Pettingill  
1326 W Pepper Place  
Mesa, AZ 85201

Pepper Place  
Attn: Jennifer Mott  
1609 W Bentley Street  
Mesa, AZ 85201

Palm Fountains Townhouse Association  
Attn: Michel Gillette  
141 N Date Street, Unit 54  
Mesa, AZ 85201

North Garden Grove  
Attn: Gilbert Rollier  
533 N Standage  
Mesa, AZ 85201

North Garden Grove  
Attn: Monica Randez  
1505 W 5th Street  
Mesa, AZ 85201

North Garden Grove  
Attn: Francisco Leon  
1420 W 4th Place  
Mesa, AZ 85201

North Garden Grove  
Attn: Jacqueline Williams  
1431 W 7th Place  
Mesa, AZ 85201

North Garden Grove  
Attn: Steve Wylie  
701 N Standage  
Mesa, AZ 85201

Devonshire Estates & Maricopa Manor  
Attn: Jerry Lewis  
1303 W 7th Street  
Mesa, AZ 85201

Devonshire Estates & Maricopa Manor  
Attn: Gerald Burr  
1311 W Devonshire Street  
Mesa, AZ 85201

Devonshire Estates & Maricopa Manor  
Attn: Tom O'Brien  
615N Elm  
Mesa, AZ 85201

Passey Place  
Attn: Alan Parker  
636 W Caballero Street  
Mesa, AZ 85201

Passey Place  
Attn: Dea Montague  
553 N Orange  
Mesa, AZ 85201

Passey Place  
Attn: Mike Wright  
629 W Caballero Street  
Mesa, AZ 85201

Clement Place  
Attn: Dave Clement  
439 N Clement  
Mesa, AZ 85201

Clement Place  
Attn: Courtney Davis  
849 W 4th Place  
Mesa, AZ 85201

Emerson Manor  
Attn: Jenny Burnham  
1062 W 4th Place  
Mesa, AZ 85201

Emerson Manor  
Attn: Laverne Krauel  
1014 W 5th Street  
Mesa, AZ 85201

Emerson Manor  
Attn: Carolyn Crandell  
1035 W 4th Place  
Mesa, AZ 85201

Emerson Manor  
Attn: Betty Butler  
1117 W 7th Street  
Mesa, AZ 85201

Emerson Manor  
Attn: Tim Boyle  
450 N Emerson  
Mesa, AZ 85201

Hot Date  
Attn: Sue Barker  
712 N Date  
Mesa, AZ 85201-4800

Hot Date  
Attn: Alma Pesqueira  
634 N Date  
Mesa, AZ 85201

Hot Date  
Attn: Jared Huish  
632 N Hosick Circle  
Mesa, AZ 85201

Robson Street Villas  
Attn: Sophia Fire  
225 W 1st Street  
Mesa, AZ 85201

La Cruz  
Attn: Teresa Salazar  
450 N Drew East Street  
Mesa, AZ 85201

La Cruz  
Attn: Jaime Martinez  
535 N Drew Street West  
Mesa, AZ 85201

La Cruz  
Attn: Alma Avila  
48 1/2 W Univeristy Drive  
Mesa, AZ 85210

West Side Clark Addition Historic  
District  
Attn: Jennifer Erickson  
448 W 1st Street  
Mesa, AZ 85201

West Side Clark Addition Historic  
District  
Attn: Sandy Sutton Andrews  
440 W 1st Street  
Mesa, AZ 85201

West Side Clark Addition Historic  
District  
Attn: Barbara Burton  
445 W 1st Street  
Mesa, AZ 85201



Evergreen Historic District  
Attn: Victor Linoff  
820 N Robson  
Mesa, AZ 85201

Evergreen Historic District  
Attn: Heather Scantlebury  
120 W University Drive  
Mesa, AZ 85201

Evergreen Historic District  
Attn: Donna Difrancesco  
463 N MacDonald  
Mesa, AZ 85201

Adams Estate Neighborhood  
Attn: Sarvia Ortiz  
506 S Sycamore  
Mesa, AZ 85202

Adams Estate Neighborhood  
Attn: Jan Neely  
1729 W Crescent Avenue  
Mesa, AZ 85202

Adams Estate Neighborhood  
Attn: Rick Jackson  
1645 W Carol Avenue  
Mesa, AZ 85202

Adams Estate Neighborhood  
Attn: Ian Bennett  
1609 W Capri Avenue  
Mesa, AZ 85202

Adams Estate Neighborhood  
Attn: Jackie Castro  
1508 W 6th Avenue  
Mesa, AZ 85202

RAILmesa (Retail; Arts; Innovation &  
Livability)  
Attn: Jen Duff  
146 W 2nd Street  
Mesa, AZ 85201

RAILmesa (Retail; Arts; Innovation &  
Livability)  
Attn: Amy Del Castillo  
675 E 1st Place  
Mesa, AZ 85201

RAILmesa (Retail; Arts; Innovation &  
Livability)  
Attn: David Crummey  
658 W 1st Street  
Mesa, AZ 85201

**EXHIBIT C**  
**Neighborhood Meeting Notification**



Chicanos Por La Causa, Inc.

## NEIGHBORHOOD MEETING NOTIFICATION

A PROMISE OF OPPORTUNITY

June 18, 2018

Dear Property Owner, Resident, or Interested Citizen:

Chicanos Por La Causa ("CPLC"), a non-profit social services and community development organization, recently purchased the Mesa Royale Mobile Home Park, as well as three adjacent single-family parcels, and intends to redevelop the land. CPLC proposes to rezone approximately 3.4 acres of the land ("Property") as shown on the Aerial Map below. CPLC recently filed applications with the City of Mesa to entitle the proposed Mesa Royale Condominium community ("Project"). (City of Mesa Record ID #ZON18-00446) Specifically, CPLC is requesting a Rezone of the Property from RM-2 to RM-3 with a PAD Overlay concurrent with Preliminary Site Plan Review and Preliminary Plat Review.

CPLC proposes a 57-unit attached single-residence community comprised of craftsman two- and three-story buildings that front onto shared open space courtyards; 30 units on the south side of W. Pepper Place, and 27 units on the north side, as depicted on the Landscape Plan below. The Project has been thoughtfully designed to promote a sense of community and encourage resident interaction within the well-designed greenway courtyards that will provide lush landscaping and sidewalks to access the fronts of individual units. The site perimeter will be landscaped with trees, shrubs, and groundcover while providing storage basins for storm water retention. Additionally, each unit will include a private covered patio, porch, and/or balcony as well as an attached, private two-car garage. A Homeowners Association will be established to ensure ongoing maintenance and upkeep of the community.

The development team has put much thought and care into the site design, landscaping, and architecture of the Project to afford future residents with a fulfilling lifestyle in a modern urban neighborhood with easy access to transit and major urban commercial, retail, and employment opportunities. Building heights have been stepped down as the Property transitions away from the General Commercial district (south) to the RM-2 district (north). Specifically, three-story buildings are proposed on the south side of W. Pepper Place, and two-story buildings are proposed on the north side of W. Pepper Place to buffer the existing single-family residential properties to the north. Building heights are consistent with the zoning in the area. Pepper Place will be planted with a pedestrian friendly urban landscape, lined with a canopy of trees along both sides of the street to provide shade and screening, as well as beautiful accent trees creating visual interest.

As part of our community outreach, we are hosting a neighborhood meeting where you will have an opportunity to meet the development team and learn about the Project. This meeting will be held:

June 27, 2018 at 6:00 PM

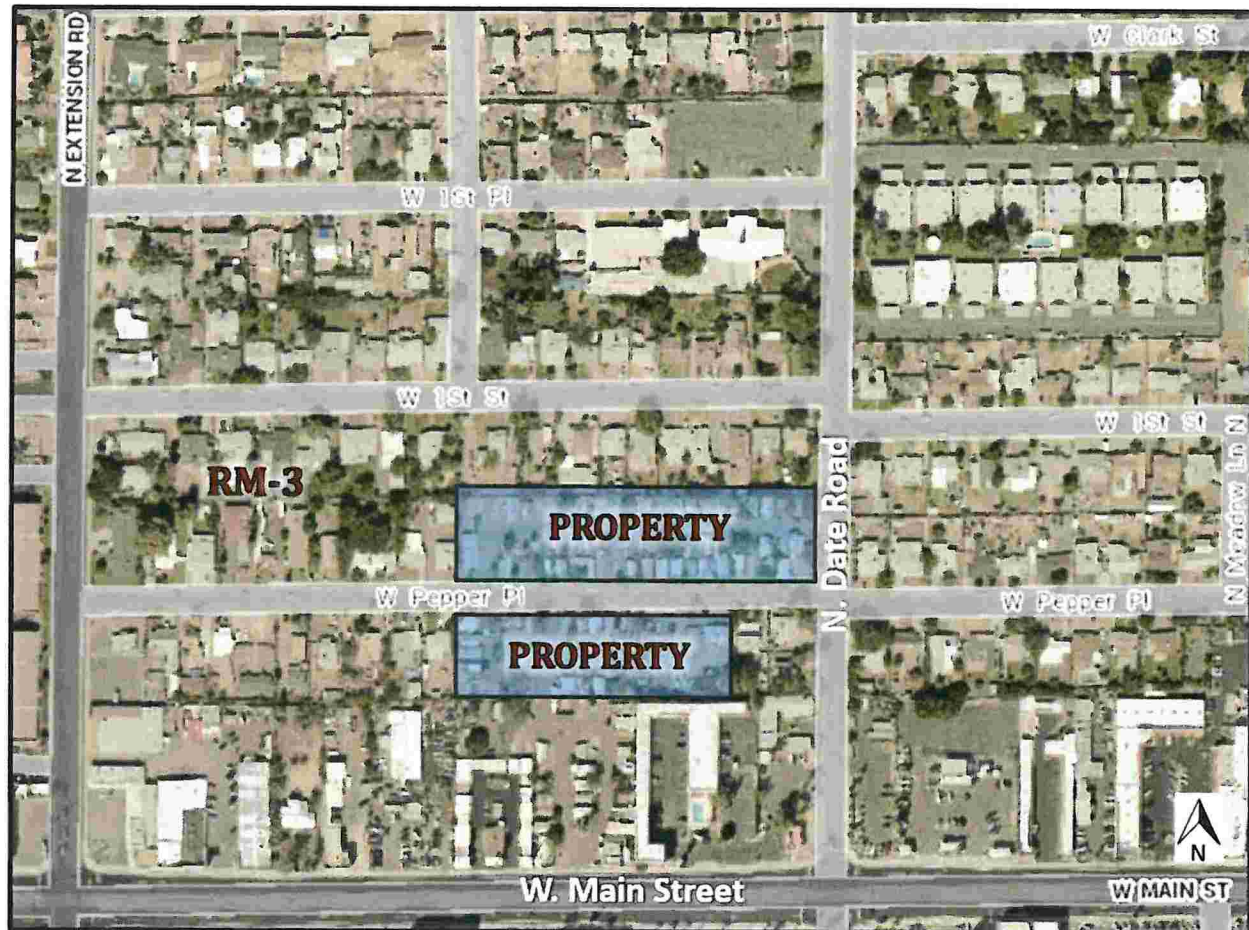
First Evangelical Lutheran Church, Great Room  
142 N Date, Mesa, AZ 85201

If you are unable to attend the neighborhood meeting or if you have any questions regarding this proposal, please contact me at (602) 282-8512 or [allisia.fiorini@cplc.org](mailto:allisia.fiorini@cplc.org). Thank you.

Sincerely,

Allisia Fiorini,  
Project Manager, Real Estate Operations

Aerial Map





## Landscape Plan



**EXHIBIT D**  
**Sign-In Sheet**

[illegible]





# Chicanos Por La Causa, Inc.

Name	Address	Telephone	E-mail
Eate Darkhan	724 W Main St Mesa AZ 85201	480 340-9545	lord.Darkhan @gmx.com
Lynda Maraby	503 N. Balboa Mesa, AZ 85205	206-579-1884	Lynda@firstev lutheran.com
Gibson S	Mesa, AZ 85201 734 W. 1st St.	480-969-9224	
Alan T	709 W 1st	505 916-4475	AlanTbird@aol.com
Amber Crase	141 N. Del <sup>Unit 6</sup> <sup>Mesa, AZ</sup>	480 332 8747	Amber.crase@gmail.com
Arianna Huerta-Crommey	US 8 W 1st St.	480-430-8312	ari80huerta@ gmail.com
Mary Ann	649 W 1st St	480 332 3029	
Larry Wheat	601 W. 1st St	480 821-5324	ldwheat@gmail.com
ROBERT SCATLEBOES	120 W. UNIVERSITY	(602) 762-4199	ROBERT SCATLEBOES @ ROBFORMESA.COM
Tim Bayle	450 N. Euclid	917 526 0323	tim@timbayle.com
Mike Allen	703 W. 1st pl-	480 294 6779	
Cassandra Chavez	Worke - 142 W Del Mesa, AZ	480-969-7221	cassandra@firstevlutheran. com



# Chicanos Por La Causa, Inc.

Name	Address	Telephone	E-mail
Susan Lopez	448 W. Pepper Pl		susaneather8@yahoo.
TANYA Collins	864 W 10 <sup>th</sup> St		
Karin Christensen	923 N. Revere	85201	
W. Dea Montoya	553 N. Orange	480-251-9590	wdeamontoya@hotmail.com
Marcia Montoya	11	11	11
Nancy Thompson	417 N. Serrine St	602 565 6688	priceless1nz@aol.com
Matt Bner	737 N Orange Cir	480 315 9652	
D.J. Stapley	505 N. Date	480-634-7467	stapleyds@gmail.com
Kath E Rogers	605 N Grant	480-461-0592	kathleenefirstevluth
Phonelle Schmidt	417 E. Ivey Circle	480-789-2829	remconnar@gmail.com

[illegible]

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW  
TWO NORTH CENTRAL AVENUE  
FIFTEENTH FLOOR  
PHOENIX, ARIZONA 85004-4470

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

WRITERS DIRECT LINE

September 5, 2018

Jo M. Ryan, AICP  
(602) 256-4448  
jryan@gblaw.com

Lisa David, Planner II  
City of Mesa  
55 North Center Street, First Floor  
Mesa, Arizona 85201

Re: ZON18-00446 – Supplement to Citizen Participation Report

Dear Lisa,

We represent Chicanos Por La Causa, the owner of the property located along W. Pepper Place ("Property"). The purpose of this correspondence is to supplement the Citizen Participation Report for ZON18-00446 that was submitted to the City of Mesa on July 2, 2018. Since the date the Report was submitted, we have corresponded with the following individuals:

- 1) *Rob Scantlebury*. Rob attended the neighborhood meeting on June 27<sup>th</sup> and expressed a few concerns that he had about the proposal. On July 12, 2018, Lindsay Schube addressed his concerns and questions in an email. That email is attached as an addendum to our Citizen Participation Report. Lindsay did not receive a response from Mr. Scantlebury.
- 2) *Debora Wheat*. On August 1<sup>st</sup> and August 2<sup>nd</sup>, Deborah emailed you with some concerns and questions that she had regarding this proposal. Lindsay Schube addressed her concerns in an email sent September 4, 2018. That correspondence is also attached to supplement the Citizen Participation Report.

As of this writing, we have received no other telephone calls, emails, letters, or other correspondence pertaining to this case. Please do not hesitate to contact me should you have any questions. Thank you.

Sincerely,  
GAMMAGE & BURNHAM, P.L.C.



By  
Jo M. Ryan, AICP

Enclosures



## Jo M. Ryan, AICP

---

**From:** Lindsay C. Schube  
**Sent:** Friday, August 24, 2018 10:47 AM  
**To:** Jo M. Ryan, AICP  
**Subject:** FW: Response from Mesa Royale Neighborhood Meeting

### Lindsay C. Schube

Gammage & Burnham | [Profile](#)

602.256.4471 Direct | 480.225.4400 Mobile

---

**From:** Lindsay C. Schube  
**Sent:** Thursday, July 12, 2018 2:41 PM  
**To:** 'robertscantlebury@robformesa.com' <robertscantlebury@robformesa.com>  
**Subject:** Response from Mesa Royale Neighborhood Meeting

Rob –

Great meeting you at our neighborhood meeting for the Mesa Royale project. You had some specific questions at that meeting that I could not answer on the spot.

We have done some additional research and have answers for you. If you have additional questions or need additional clarification feel free to write me back or call my cell phone!

1. The Mesa Royale Condominium development will be enclosed with a 6-foot high integral color concrete masonry wall along the perimeter property boundaries.
2. Owners of adjacent properties will benefit from the 6-foot high wall constructed on their shared property lines, i.e. to increase security, ensure privacy, impede trespass, and prevent future encroachments.
3. Approval of setback reductions because of the PAD request on the Mesa Royale site will have zero impact on neighboring property owners' development rights.
4. Neighboring property owners will have no limitations or restrictions from developing or constructing on their property as a result of the approved project, and will be held to the development standards of the underlying RM-2 zoning district.
  - a. The current required rear yard setback for adjacent property owners within the RM-2 zoning district is 15 feet, which is consistent with the rear yard setback proposed for the Mesa Royale 2-story buildings (15 feet).
  - b. The current side yard setback for adjacent property owners within the RM-2 zoning district is 5 feet. Mesa Royale proposes 17-foot side yard setbacks, which exceeds the standard side yard setback for single-residence detached units.
5. The 2-story units on the north are at a height consistent with the existing RM-2 building height standards of less than 30 feet. No deviation to building height is being requested for the 2-story buildings on the north of Pepper Place as a part of the proposed Rezone to RM-3 / PAD.

Let me know if you have questions.

Thanks,  
Lindsay

**Lindsay C. Schube**

602.256.4471 Direct | 480.225.4400 Mobile

[lschube@qblaw.com](mailto:lschube@qblaw.com) | [Profile](#) | [www.qblaw.com](http://www.qblaw.com)

**GAMMAGE & BURNHAM**

2 North Central Ave., 15th Floor | Phoenix, AZ 85004

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## Jo M. Ryan, AICP

---

**From:** Lindsay C. Schube  
**Sent:** Tuesday, September 4, 2018 4:45 PM  
**To:** ddiwheat@gmail.com  
**Cc:** Lisa Davis; Jo M. Ryan, AICP  
**Subject:** Response to your concerns

Hello Deborah,

Lisa Davis with the City of Mesa has forwarded your written comments and concerns to me in regards to the proposed Mesa Royale project. I appreciate your continued interest in this redevelopment project and would encourage you to attend the upcoming public hearings before the Planning & Zoning Commission and City Council.

I have addressed each of your comments below in red. I am happy to discuss any of these concerns with you in greater detail. Feel free to call or e-mail me. My contact information is listed below.

Thanks again, and I am confident that the completed Mesa Royale redevelopment will be an improvement to your neighborhood and to the greater community.

### Lindsay C. Schube

602.256.4471 Direct | 480.225.4400 Mobile  
[lschube@gblaw.com](mailto:lschube@gblaw.com) | [Profile](#) | [www.gblaw.com](http://www.gblaw.com)

### GAMMAGE & BURNHAM

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Just was wondering if a hearing/meeting has been set yet for case ZON18-00446? We went to the neighborhood meeting presented by Chicano Por La Cause and their architect and lawyer. I am not sure if they listened to our concerns or not, but some of them were:

**A hearing before the Planning & Zoning Commission has been scheduled for September 19<sup>th</sup>. You should be receiving a formal notification of the hearing in the mail very soon.**

-Not having the end of buildings that faced existing properties that reside along 1st street to have windows facing those properties as it would take the privacy of those living on 1st Street away from them.

**In response to comments received at the neighborhood meeting, the architect has modified the building plans and elevations to reduce the size and number of windows facing the single-family residences to the north. Keep in mind that two-story residential structures are permitted under current code.**



-Not having guest parking along the back walls that abut the existing homes on 1st Street, which according to the original plans you sent me they weren't supposed to have parking there and there was signage on the plans to that effect. The architect mentioned that the City required parking for Guests and it was the owners/architects decision to make that area that the City said could not be parking (appears to be turn around areas for those condos garages that are in that area due to inadequate driveway width in order to exit the garages to go out onto the main streets) to now become guest parking. This would be additional noise for the existing property owners to have to contend with, day or night.

**We understand your concerns regarding the proposed vehicle turnaround/guest parking spaces proposed at the end of the private drive aisles. Chicanos Por La Causa has decided to remove the vehicle turnaround/guest parking spaces from the site plan. We think this is a positive change and that it addresses your concerns.**

-At the meeting they discussed the possibility of making a driveway behind the condos for the guests as well as residents which is not acceptable to those who reside in the existing properties along 1st Street as that could/would lead to "druggies" and "hookers" in the area to be able to use those areas for their business since it is not going to be a gated community. As a property owner of a residence along 1st Street, I already have to contend with those incidences along Date Street and do not wish to have to contend with more of those activities directly behind my property either as a driveway nor as an alley.

**As discussed above, CPLC has decided to remove the vehicle turnaround/guest parking spaces from the site plan. To ensure safety, security, and privacy, the side and rear property boundaries of the Mesa Royale community will be enclosed with a 6-foot high block concrete wall to prohibit trespassers from leaving or entering the property.**

-Most if none of those area residents in attendance were in favor of the set backs they are trying to push for as it takes away from the privacy of the existing homes, especially since now instead of one story homes or trailers behind the existing properties, we will now have to contend with the encroachment of many more people in two and three story condos/townhouses.

**The Mesa Royale redevelopment proposal will not create any encroachments onto adjacent properties. Two-story residential units, as proposed, are permitted adjacent to the residential zoning district to the north. The reduced setbacks allow for the project to meet the City's density goals for this area, and is offset by an increase in open space and landscaping.**

-Lack of trees, shrubs to have it blend more with the neighborhood.

**The Landscape Plans have been modified since the neighborhood meeting to provide for more plantings around the perimeter and within the interior courtyards, and street trees will be planted along Pepper Place and Date Road to provide shade for pedestrians.**

-Block wall height to be higher than proposed would help slightly as would no windows facing the existing properties. It seems that folks on a 2nd story with uncovered windows could bother the existing neighbors/residents by being able to look out onto their properties which is a privacy issue.

**Six-foot concrete block walls are proposed around the perimeter of the project site, which is standard practice for private residential developments. In response to neighborhood comments, the number of windows on the second story, north-facing buildings has been reduced.**

There are other issues that were mentioned such as:

-Who is responsible for the removal of the feral cats. Their answer was the City.

-Who is responsible for the removal of the huge rat population that is at the existing property they purchased. Their answer was the City.



The existing residents along 1st Street do not want to see the demolition of the existing trailer park cause a huge issue with an invasion of the feral cats and the rats into their properties. Will the City take care of this issue?

**Any land disturbing activities on the property will be required to adhere to conditions of an approved Clearing & Grading Permit and/or Demolition Permit that will mitigate any potential adverse impacts to adjacent properties. The completed project will be an improvement to the existing conditions of the site.**

During construction, existing fencing is removed in order for them to put up their block wall, what steps will be taken to make sure those existing 1st Street residents will have safe backyards to protect them from their animals escaping or unsavory people in the neighborhood from coming onto their properties? And if there are procedures, who will bear the costs and what would be the minimum time frame for such an inconvenience?

**CPLC has met with the City's Crime Prevention team and intends to implement their recommendations, including measures to mitigate potential trespass during construction. Residents are encouraged to call 9-1-1 and report suspicious activities. We are committed to developing a safe a secure development.**

These are just a few questions and comments I have right now, but I would appreciate some answers if possible. Also, have any new plans, etc been submitted for me to review? I would like to keep abreast of the plans for these parcels.

**Updated application materials were submitted to the City of Mesa on July 3<sup>rd</sup> and again on August 7<sup>th</sup>.**

I want to note that while at the meeting the question was asked if there were any comparable existing properties that could be viewed similar to this proposed one in the Mesa area and the reply by the folks giving the meeting said no, but a gentleman stood up and said yes, indeed there was. It is Main Street Station on Main Street between Alma School and Dobson Roads across from EVIT. I must say that we have toured that property and it is indeed done very well. As the City, I must applaud you as well as the property owners of that property for coming up with an excellent plan that not only is great for the folks who buy into that property, but also to the surrounding property owners. I only wish Chicano Por La Cause would tour it too as it is a showcase as to what should be done to blend more with the surrounding longtime, established community and its residents. I love that the set backs between the property and the existing properties two story unites appears to be 60 feet and in that 60 feet is a wonderful brick walking pathway with trees and shrubs and rock that makes it very eye appealing as well as functional. Also, the width between building fronts as well as between the garages on the backsides is vastly more than what is proposed in the Chicano Por La Cause plans for our neighborhood. Also I want to point out that NONE of the buildings in that complex have exterior windows facing any of the existing older properties which definitely gives more privacy to those older homes that were there first. They also have a designated Guest Parking area that is away from not only the older existing residences, but also to the south of their own townhouse complex so that residents aren't disturbed by guest vehicles day or night. I do not know the dimensions of the "small" area or parcel is that everyone mentions is too small to do anything with that is along Main Street at the Mesa Royal, but could this area become the designated Guest Parking area? I will point out however, that even though the Mesa Royal architect and lawyer and another woman mentioned that no garbage cans would be out of the garages except on garbage days, we noted that almost every occupied townhome in the Main Street Station townhomes had their garbage cans sitting outside of their garages instead of inside. Our guess was that they were using the extra space in their garages for other items instead of for their garbage cans.

**The Mesa Royale Condominium community will have a Homeowners Association and will be governed by regulations and CC&Rs, which will require that garbage/recycling cans be stored in designated spaces within each 2-car garage.**

It is amazing how that even though each of their units is a 3 bedroom/2 bath, they are only 1420 square feet and 1501 square feet. The proposed sizes of the Mesa Royal are much larger even though similar in rooms, etc. If Chicano Por La Causa would do a redesign to make the square footage smaller and similar to the Main Street Station property, they would more than likely not need to ask to have the set backs reduced. Since seeing the wonderful job that was done on the Main Street Station property, I know that it can indeed be done with this Mesa Royal property and I am hoping the

City will aide in helping to ensure that the redevelopment of this parcel will blend and be a plus to the existing residents and neighborhood.

**The Main Street Station development site is considerably larger than the Mesa Royale site. The proposed unit sizes are based on market trends and demand. This proposal specifically responds to current redevelopment trends in the surrounding area.**

I want you to understand that I have no issue with the Mesa Royal being redeveloped, but I would hope that the City would push for it to be done in an orderly and fair manner to the residents that surround it whose properties have been there for years and especially respect the privacy of each and every one of those existing property owners parcels. Looking forward to your reply.

Respectfully,

Deborah Wheat

On Tue, Jun 26, 2018 at 9:47 PM, Deborah Wheat <[ddiwheat@gmail.com](mailto:ddiwheat@gmail.com)> wrote:  
Thank you Lisa for sending these for me to review.

Deborah

On Tue, Jun 26, 2018 at 3:00 PM, Lisa Davis <[Lisa.Davis@mesaaz.gov](mailto:Lisa.Davis@mesaaz.gov)> wrote:

Deborah

Attached this time are the proposed preliminary plat, vil plan, building floor plans, preliminary landscape plan and a copy of the first review City Staff comments. You will see that we are asking for additional information and revisions to the plans.

Please feel free to reach out to me with any questions or to get information on public hearing dates for Planning and Zoning Board and for City Council.

*Lisa Davis, AICP*

Planner II

City of Mesa

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September 10, 2018

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Lisa David, Planner II  
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Re: ZON18-00446 – Supplement No. 2 to Citizen Participation Report

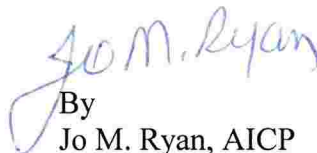
Dear Lisa,

We represent Chicanos Por La Causa, the owner of the property located along W. Pepper Place ("Property"). The purpose of this correspondence is to supplement the Citizen Participation Report for ZON18-00446 that was submitted to the City of Mesa on July 2, 2018, and the Supplement that was submitted to the City on September 5, 2018. Since the date those Reports were submitted, we have had communications with the following individuals:

- 1) *Emma Hicks*. Emma called Lindsay Schube on September 7, 2018. She lives two doors down from the project site and wanted to ensure we were not redeveloping her property as well. As soon as Lindsay explained what we were doing she was fine.

As of this writing, we have received no other telephone calls, emails, letters, or other correspondence pertaining to this case. Please do not hesitate to contact me should you have any questions. Thank you.

Sincerely,  
GAMMAGE & BURNHAM, P.L.C.

  
By  
Jo M. Ryan, AICP