

June 25, 2018

John Wesley, AICP
Planning Director
City of Mesa
55 N. Center Street
Mesa, AZ 85201

*Re: Letter of Support for Bella Encanta,
Zoning Case Nos. ZON18-00181 and ZON18-00067*

Dear Mr. Wesley,

As President of the Muirfield Village Community Association, I am writing this letter of support for Zoning Case Nos. ZON18-00181 and ZON18-00067 for the property being developed west of Crismon and north of the US-60 freeway. Please know that we are in full support of the Bella Encanta proposal and strongly prefer residential development over commercial/employment in this area, which belongs out on Crismon.

Thus, we disagree with Mesa's General Plan Land Use Map that shows commercial and employment development so close to our existing residential properties and far removed from Crismon Road. Given the poor visibility and lack of easy accessibility from the arterial roads, this interior property is much better suited for a high-quality housing project like Bella Encanta.

The Bella Encanta development offers opportunities for residential ownership, which is also our preference and is exactly what is needed for this vacant property that is currently and historically a homeless camp site, dumping ground and a general place for mischief. We feel Bella Encanta is a perfect fit and complements the existing neighborhoods. Thus, we urge your support of Bella Encanta.

Lastly, I would like to express the feelings of the Muirfield Village Residents and HOA Board by personally stating our concerns that if this project does not move forward the property will return to its previous vacant state for an extended period of time until a new commercial project is viable. In doing so, this property will return to the previous drain on resources that Muirfield Village, Mesa PD and City of Mesa compliance struggled with in the past. I would encourage you to review Mesa PD's prior calls for service to the proposed Bella Encanta Property, the ADOT basin and Muirfield Village Park. The issues with this property can also be reviewed and highlighted in multiple code cases and my extensive communication with Laura Hyneman over several years.

Sincerely,



Clint Gumm
President