

The *Broadway and Hawes* property is comprised of 8.692 acres located on the northeast corner of E. Broadway Road and S. Hawes Road, with a current address of 307 South Hawes Road ("Property"). The Property is zoned RM-4 PAD and subject to the permitted land uses and development standards in the RM-4 zoning district. The *Broadway and Hawes* development includes 237 residential rental units located within an elevator serviced, three story building with a clubhouse, pool and two outdoor courtyards with amenities. The project will utilize the RM-4 zoning district and associated development standards, except that the below-described modifications are requested as part of this PAD amendment.

Private Open Space: Table 11-5-5 and Section 11-5-5(C) of the Mesa Zoning Ordinance set forth standards for Required Open Space within Multi-Residence developments. Within the RM-4 District, a minimum of 150 square feet of open space per unit is required, and such open space must be comprised of a combination of private and common area open space. Standards for private open space include that studio and 1 bedroom units have at least 60 square feet, 2 bedroom units have at least 100 square feet, and 3 bedroom units have at least 120 square of private open space. Additional standards require that above-ground private open space (e.g., balconies) be a minimum of 60 square feet and shall not be less than 8 feet wide or 6 feet deep, and must be at least 50 % covered.

The *Broadway and Hawes* PAD Amendment requests the following:

1. Modification to 11-5-5(C)(1): A reduction of the minimum required private open space for 1, 2 and 3 bedroom units located on the second and third floor to a minimum 60 square feet of private open space per unit regardless of the number of bedrooms. Ground floor units will provide at least 60 square feet of private open space for 1 bedroom units, at least 100 square feet of private open space for 2 bedroom units, and at least 120 square feet for 3 bedroom units.
2. Modification to 11-5-5(C)(5)(b): A reduction of the minimum dimensions for private open space balconies as follows:
 - a. Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet.
 - b. Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet, and shall not be less than 8 feet wide or less than 6 feet deep.

Justification: The open space requirements are intended to ensure residents have adequate and functional private and common outdoor space opportunities for social,

recreational, aesthetic and economic purposes. As noted, the Mesa Zoning Ordinance requires a minimum of 150 square feet of open space (private and common combined) within the RM-4 district. With respect to private open space, *Broadway and Hawes* development will provide larger private patios ranging from 100 to 120 square feet for the ground floor units. The upper floor units will each have private balconies with a minimum of 60 square feet.

This project contains 237 total dwelling units comprised of 99 1-bedroom units, 120 2-bedroom units, and 18 3-bedroom units. Of this unit count, 145 dwelling units (61%) conform to the Zoning Ordinance requirements for private open space. The complying units include all 1-bedroom units (totaling 99 units), all 2-bedroom units located at the ground-floor (totaling 40 units), and all 3-bedroom units located at the ground-floor (totaling 6). The remaining 92 units, which are located on the second or third floor, require a reduction from the City of Mesa's minimum private open space requirement. Those units requiring reduced private space include 80 2-bedroom upper-floor units and 12 3-bedroom upper-floor units.

Although a reduction of the standards for private open space is requested to accommodate smaller balconies, the *Broadway and Hawes* development will provide its residents with 108,135 square-feet of total public open space, which is 456 square feet per unit. Combined with the private open space proposed, the *Broadway and Hawes* development provides an average total of 530 square feet of open space per unit. This equates to a 353 percent increase over that required by the Mesa Zoning Ordinance.

Broadway and Hawes is an age-restricted community that serves a defined senior demographic. The project has been designed to create a community-oriented social construct and places its open space emphasis on common open space amenities and communal social opportunities. Planned common area open space improvements include shaded BBQ dining areas; a swimming pool with extensive deck area, pool cabanas, an outdoor gaming area (including Bocce' Ball and Corn Hole courts), shade structures, and extensive landscaped walks. Additionally, the project includes an 8,145 square-foot clubhouse with kitchenette facilities, media room, business/office center, conference room, yoga room, and fitness center.

As an additional consideration, the *Broadway and Hawes* project will be financed with Federal Tax Credits administered through the Arizona Department of Housing's (ADOH) Qualified Allocation Plan. Based on the requirements of the program, any increase in private open space requires a corresponding decrease in interior square footage of each unit in order for the project to be in compliance with the ADOH's maximum square footage requirements. Based on the projected resident demographic, interior livable

square footage and communal open space areas have higher value and more responsive to resident needs. Providing additional private open space at the expense of losing interior square footage and common open space does not result in an overall enhancement to the project.

The overall open space provided within the project fulfills and exceeds the intent of the Mesa Zoning Ordinance open space by providing residents with higher quality and more varied open space opportunities for social, recreational, aesthetic and economic purposes than would otherwise be created by providing slightly larger patios. The following table summarizes the break-down between required and proposed open space within the project.

Summary of Open Space PAD Overlay Request					
Requirement	Units	Mesa Requirement - Private Space / Unit (SF)	Mesa Requirement - Total Private Space (SF)	Mesa Requirement - Total Common Space (SF)	Mesa Requirement - Total Open Space (SF)
1 Bedroom	66	60	3,960	3,935	7,895
1 Bedroom - Ground Floor	33	100	3,300	1,967	5,267
2 Bedroom	120	100	12,000	7,154	19,154
3 Bedroom	18	120	2,160	1,073	3,233
TOTAL	237		21,420	14,130	35,550
<i>Per Unit(SF)</i>			<i>90</i>	<i>60</i>	<i>150</i>
Proposed	Units	Proposed - Private Space / Unit (SF)	Proposed - Total Private Space (SF)	Proposed - Total Common Space (SF)	Proposed - Total Open Space (SF)
1 Bedroom	66	60	3,960	30,114	34,074
1 Bedroom - Ground Floor	33	100	3,300	15,057	18,357
1 Bedroom - Non-Conforming	-	-	-	-	-
2 Bedroom - Ground Floor	40	100	4,000	18,251	22,251
2 Bedroom - Non-Conforming	80	60	4,800	36,501	41,301
3 Bedroom - Ground Floor	6	120	720	2,738	3,458
3 Bedroom - Non-Conforming	12	60	720	5,475	6,195
TOTAL	237		17,500	108,135	125,635
<i>Per Unit(SF)</i>			<i>74</i>	<i>456</i>	<i>530</i>
			Surplus / (Deficit) Total Private Space (SF)	Surplus / (Deficit) Total Common Space (SF)	Surplus / (Deficit) Total Open Space (SF)
Surplus/ (Deficit) Per Unit - PAD Overlay			(17)	397	380

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES (LARGE)	ACACIA SALICINA 'DORIS D'	HYBRID WILLOW ACACIA	24" / 36" BOX"	42
	PARKINSONIA 'AZT'	HYBRID PALO VERDE	24" / 36" BOX"	20
	PROSOPIS HYBRID 'LESLIE ROY'	TEXAS HONEY MESQUITE	24" / 36" BOX"	42
	QUERCUS VIRGINIANA	LIVE OAK	24" / 36" BOX"	31
	SISSOO	DALBERGIA SISSOO	24" BOX	69
TREES (MEDIUM)	ASH	FRAXINUS VELUTINA	24" / 36" BOX"	17
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" / 36" BOX"	31
PALMS	CHITALPA TASHKENTENSIS	CHITALPA	24" / 36" BOX"	33
	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	24 TF	10
	PHOENIX ROBELINII	PYGMY DATE PALM	15 GAL	35

SHRUBS	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA	5 GAL	190
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	155
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	5 GAL	105
	DODONAEA VISCOSA	GREEN HOPSEED	5 GAL	60
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL	139
	LEUCOPHYLLUM 'LYNN'S LEGACY'	HYBRID TEXAS SAGE	5 GAL	87
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	184
	OLEA EUROPAEA 'DWARF OLIVE'	DWARF OLIVE	5 GAL	162
	RUCELLIA PENINSULARIS	BAJA RUELLIA	5 GAL	351
	RUESSELIA EQUISSETIFORMIS	CORAL FOUNTAIN	5 GAL	345
	TECOMA STANS ANGUSTATA	YELLOW BELLS	5 GAL	26
ACCENTS	AGAVE DESMETTIANA	VARIEGATED SMOOTH AGAVE	5 GAL	31
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL	104
	DASYLIRON WHEELERI	DESERT SPOON	5 GAL	204
	DIETES IRIDIOLIDES	AFRICAN IRIS	5 GAL	30
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL	39
	FOUQUIERIA SPLENDENS	OCOTILLO	24" BOX	42
	HESPERALOE FUNIFERA	YUCCA	15 GAL	78
	HESPERALOE PARVILORA	RED YUCCA	5 GAL	349
	OPUNTIA VIOLACEA	PURPLE PRICKLY PEAR	5 GAL	118
	PORTULACARIA AFRA	ELEPHANT'S FOOT	35	
	PACHYERUS MARGINATUS	MEXICAN FENCE POST	15 GAL	3

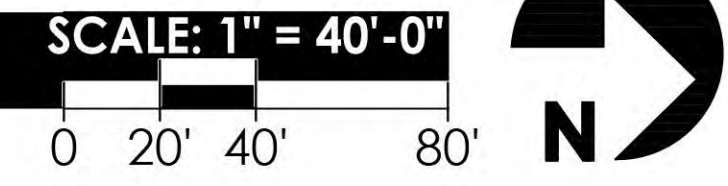
GROUNDCOVERS	EREMOPHILA GLABRA 'MINGENOW GOLD'	OUTBACK SUNRISE EMU	1 GAL	140
	LANTANA 'DALLAS RED'	RED LANTANA	1 GAL	37
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	148
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY	5 GAL	227
	SETCREASEA PALLIDA	PURPLE HEART	5 GAL	63
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL	66
VINES	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL	10
	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL	27
MISC	DECOMPOSED GRANITE: 2" DEPTH (U.O.N.) OF 1/2" SCREENED 'MADISON GOLD'			
	SYNTHETIC TURF: 'HEATWAVE' 65 OZ. NYLON, AVAILABLE FROM SYNTHETIC TURF SYSTEMS			
	DECOMPOSED GRANITE COBBLE RIP RAP: ARIZONA GOLD BY GRANITE EXPRESS FOUND IN ACCENT AREAS			
	TURF			

LANDSCAPE DATA	
ACCESSOR'S PARCEL NUMBER	218-44-001D
ZONING	RM-4
TOTAL UNITS	237 DU
REQUIRED PUBLIC OPEN SPACE PER UNIT (150 SF x 237 DU)	150 SF/DU
REQUIRED PUBLIC OPEN SPACE	35,550 SF
PROPOSED PUBLIC OPEN SPACE	102,760 SF

LANDSCAPE REQUIREMENTS		
LOCATION	REQUIRED TREES	PROVIDE TREES
HAWES FRONTAGE	1 PER 25 L.F.: 39	39
BROADWAY FRONTAGE	1 PER 25 L.F.: 13	13
NORTH PERIMETER	1 PER 20 L.F.: 16	16
EAST PERIMETER	1 PER 20 L.F.: 53	53



CONCEPTUAL LANDSCAPE PLAN



APARTMENTS at NEC of BROADWAY & HAWES

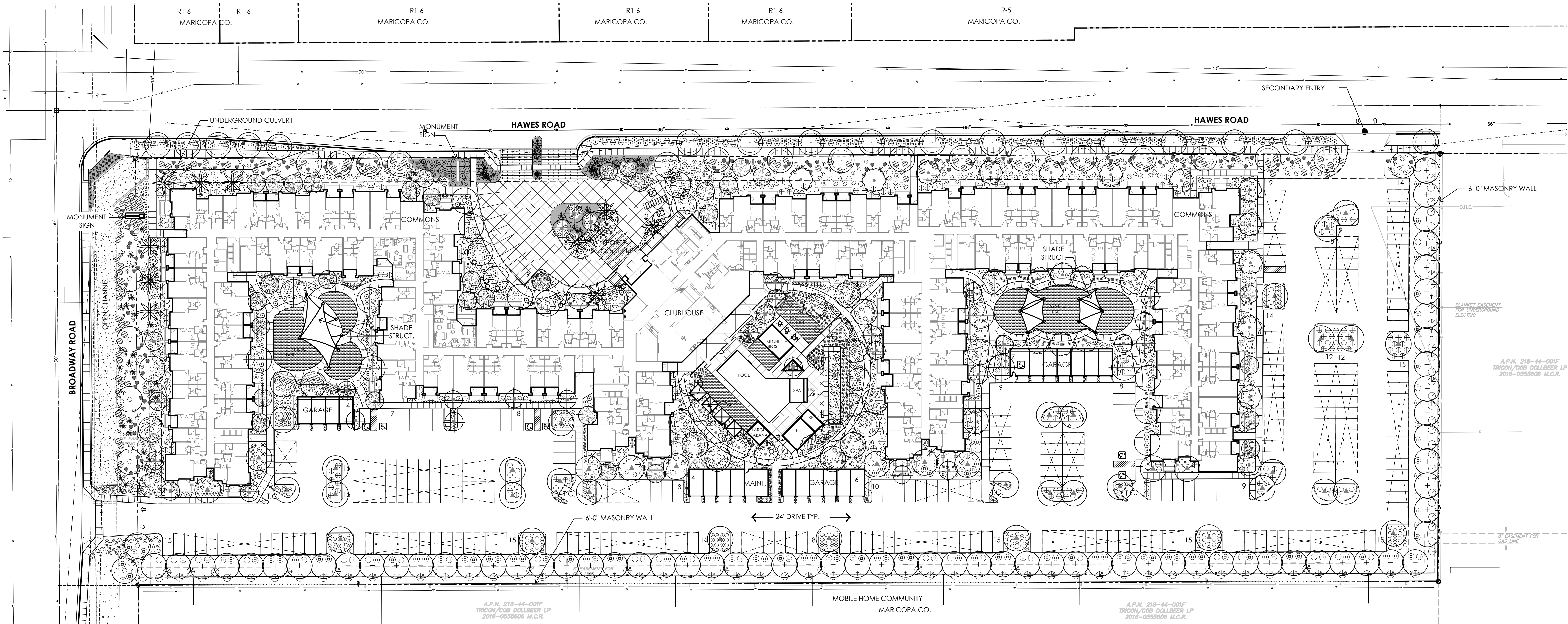
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES (LARGE)	ACACIA SALICINA 'DORIS D'	HYBRID WILLOW ACACIA	24" / 36" BOX"	42
	PARKINSONIA 'AZT'	HYBRID PALO VERDE	24" / 36" BOX"	20
	PROSOPIS HYBRID 'LESUE ROY'	TEXAS HONEY MESQUITE	24" / 36" BOX"	42
	QUERCUS VIRGINIANA	LIVE OAK	24" / 36" BOX"	31
	SISSOO	DALBERGIA SISSOO	24" BOX	69
TREES (MEDIUM)	ASH	FRAXINUS VELUTINA	24" / 36" BOX"	17
TREES (MEDIUM)	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" / 36" BOX"	31
	CHITALPA TASHKENTENSIS	CHITALPA	24" / 36" BOX"	33
		*NOTE: FINAL PLANS TO INDICATE INDIVIDUAL TREE SIZES TO MEET CITY REQUIRED SIZES		
	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	24 TF	10
PALMS	PHOENIX ROBELINII	PYGMY DATE PALM	15 GAL	35

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
SHRUBS	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA	5 GAL	190
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	155
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	5 GAL	105
	DODONEA VISCOSA	GREEN HOPSEED	5 GAL	60
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL	139
	LEUCOPHYLLUM 'LYNN'S LEGACY'	HYBRID TEXAS SAGE	5 GAL	87
	MUHLBERGIA RIGENS	DEER GRASS	5 GAL	184
	OLEA EUROPAEA 'DWARF OLIVE'	DWARF OLIVE	5 GAL	162
	RUPELLIA PENINSULARIS	BAJA RUELLIA	5 GAL	351
	RUESSELIA EQUIRETIFORMIS	CORAL FOUNTAIN	5 GAL	345
	TECOMA STANS ANGUSTATA	YELLOW BELLS	5 GAL	26
ACCENTS	AGAVE DESMETTIANA	VARIEGATED SMOOTH AGAVE	5 GAL	31
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL	104
	DASYLIRON WHEELERI	DESERT SPOON	5 GAL	204
	DIETES IRIDIOLIDES	AFRICAN IRIS	5 GAL	30
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL	39
	FOUQUIERIA SPLENDENS	OCOTILLO	24" BOX	42
	HESPERALOE FUNIFERA	GIANT YUCCA	15 GAL	78
	HESPERALOE PARVILORA	RED YUCCA	5 GAL	349
	OPUNTIA VIOLACEA	PURPLE PRICKLY PEAR	5 GAL	118
	PORTULACARIA AFRA	ELEPHANT'S FOOD	5 GAL	35
	PACHYERUS MARGINATUS	MEXICAN FENCE POST	15 GAL	3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
GROUNDCOVERS	EREMOPHILA GLABRA 'MINGENW GOLD'	OUTBACK SUNRISE EMU	1 GAL	140
	LANTANA 'DALLAS RED'	RED LANTANA	1 GAL	37
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	148
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY	5 GAL	227
	SETCREASEA PALLIDA	PURPLE HEART	5 GAL	63
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL	66
VINES	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL	10
	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL	27
MISC		DECOMPOSED GRANITE: 2" DEPTH (U.O.N.) OF 1/2" SCREENED 'MADISON GOLD'		
		SYNTHETIC TURF: 'HEATWAVE' 65 OZ. NYLON, AVAILABLE FROM SYNTHETIC TURF SYSTEMS		
		DECOMPOSED GRANITE COBBLE RIP RAP: ARIZONA GOLD BY GRANITE EXPRESS		

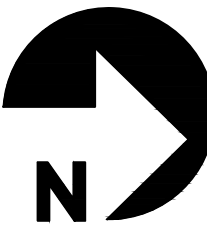
LANDSCAPE DATA	
ACCESSOR'S PARCEL NUMBER	218-44-001D
ZONING	RM-4
TOTAL UNITS	237 DU
REQUIRED PUBLIC OPEN SPACE PER UNIT (150 SF x 237 DU)	150 SF/DU
REQUIRED PUBLIC OPEN SPACE	35,550 SF
PROPOSED PUBLIC OPEN SPACE	108,135 SF

LANDSCAPE REQUIREMENTS		
LOCATION	REQUIRED TREES	PROVIDE TREES
HAWES FRONTAGE	1 PER 25 L.F.: 39	39
BROADWAY FRONTAGE	1 PER 25 L.F.: 13	13
NORTH PERIMETER	1 PER 20 L.F.: 16	16
EAST PERIMETER	1 PER 20 L.F.: 53	53



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 40'-0"
0 20' 40' 80'



APARTMENTS at NEC of BROADWAY & HAWES

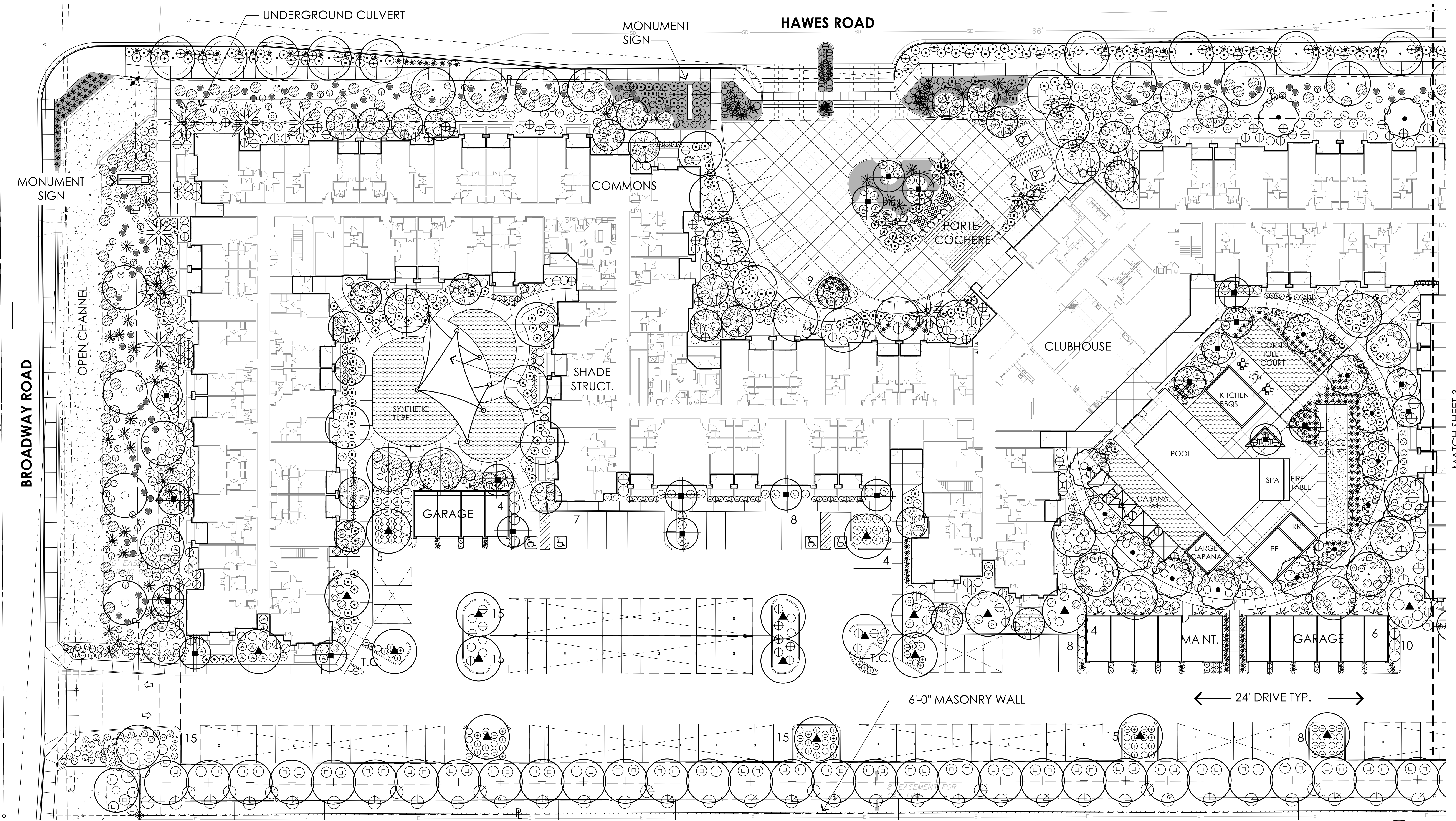


TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Mesa, Arizona
DESIGN REVIEW BOARD SUBMITTAL
Project No. 18-2021-00 Date 12-21-18

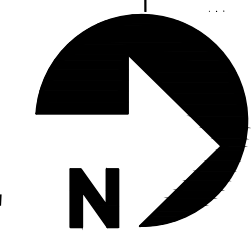




2: CONCEPTUAL LANDSCAPE PLAN ENLARGED

SCALE: 1" = 20'-0"

0 10' 20' 40'



Bradley Winkler

APARTMENTS at NEC of BROADWAY & HAWES

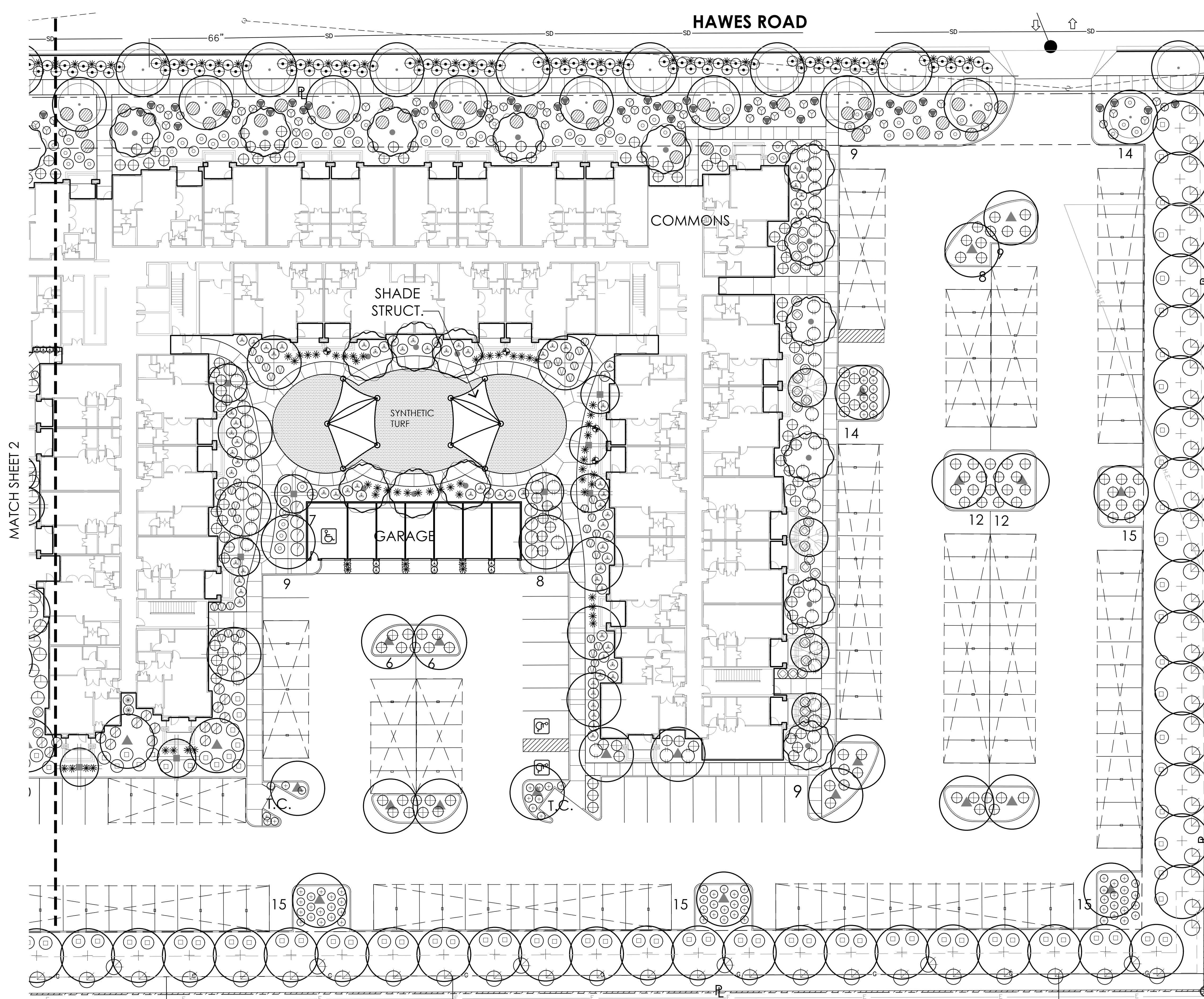


TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Mesa, Arizona
DESIGN REVIEW BOARD SUBMITTAL
Project No. 18-2021-00 Date 12-21-18

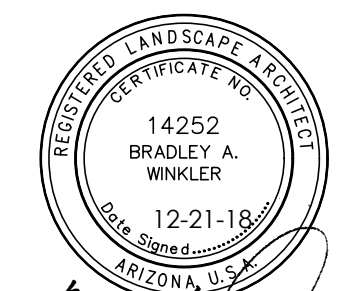
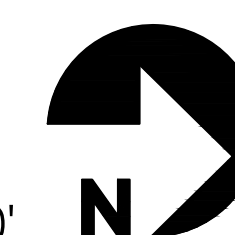




SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES (LARGE)	ACACIA SALICINA 'DORIS D'	HYBRID WILLOW ACACIA	24' / 36" BOX*	42
	PARKINSONIA 'AZI'	HYBRID PALO VERDE	24' / 36" BOX*	20
	PROSOPIS HYBRID 'LESUE ROY'	TEXAS HONEY MESQUITE	24' / 36" BOX*	42
	QUERCUS VIRGINIANA	LIVE OAK	24' / 36" BOX*	31
	SISSOO	DALBERGIA SISSOO	24" BOX	69
	ASH	FRAXINUS VELUTINA	24' / 36" BOX*	17
TREES (MEDIUM)				
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24' / 36" BOX*	31
	CHITALPA TASHKENTENSIS	CHITALPA	24' / 36" BOX*	33
*NOTE: FINAL PLANS TO INDICATE INDIVIDUAL TREE SIZES TO MEET CITY REQUIRED SIZES				
PALMS	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	24 TF	10
	PHOENIX ROBELINII	PYGMY DATE PALM	15 GAL	35
SHRUBS				
	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA	5 GAL	190
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	155
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	5 GAL	105
	DODONEA VISCOSA	GREEN HOPSEED	5 GAL	60
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL	139
	LEUCOPHYLLUM 'LYNN'S LEGACY'	HYBRID TEXAS SAGE	5 GAL	87
	MUEHLENBERGIA RIGENS	DEER GRASS	5 GAL	184
	OLEA EUROPAEA 'DWARF OLIVE'	DWARF OLIVE	5 GAL	162
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL	351
	RUESSIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL	345
	TECOMA STANS ANGUSTATA	YELLOW BELLS	5 GAL	26
ACCENTS				
	AGAVE DESMETTIANA	VARIEGATED SMOOTH AGAVE	5 GAL	31
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL	104
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	204
	DIETES IRRIDIODES	AFRICAN IRIS	5 GAL	30
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL	39
	FOUQUIERIA SPLENDENS	OCOTILLO	24" BOX	42
	HESPERALOE FUNIFERA	GIANT YUCCA	15 GAL	78
	HESPERALOE PARVILORA	RED YUCCA	5 GAL	349
	OPUNTIA VIOLACEA	PURPLE PRICKLY PEAR	5 GAL	118
	PORTULACARIA AFRA	ELEPHANT'S FOOD	5 GAL	35
	PACHYERUS MARGINATUS	MEXICAN FENCE POST	15 GAL	3
GROUNDCOVERS				
	EREMOPHILA GLABRA 'MINGENW GOLD'	OUTBACK SUNRISE EMU	1 GAL	140
	LANTANA 'DALLAS RED'	RED LANTANA	1 GAL	37
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	148
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY	5 GAL	227
	SETCREASEA PALLIDA	PURPLE HEART	5 GAL	63
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL	66
VINES				
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL	10
	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL	27
MISC				
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH (U.O.N.) OF 1/2" SCREENED 'MADISON GOLD'			
	SYNTHETIC TURF: 'HEATWAVE' 65 OZ. NYLON, AVAILABLE FROM SYNTHETIC TURF SYSTEMS			
	DECOMPOSED GRANITE COBBLE RIP RAP: ARIZONA GOLD BY GRANITE EXPRESS			

3: CONCEPTUAL LANDSCAPE PLAN ENLARGED

SCALE: 1" = 20'-0"



Bradley A. Winkler



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Mesa, Arizona
DESIGN REVIEW BOARD SUBMITTAL
Project No. 18-2021-00 Date 12-21-18



CONCEPTUAL GRADING & DRAINAGE PLAN
FOR
APARTMENTS AT THE NEC OF BROADWAY AND HAWES
NEC BROADWAY ROAD AND HAWES ROAD
MESA, ARIZONA

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2295L
(EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION IN AO ZONE USE DEPTH)
4013	2295	L	10/16/2013	ZONE X	N/A

DEVELOPER

DOMINIUM INC
1101 W. 120TH STREET, SUITE 400
BROOMFIELD, COLORADO 80021
PHONE: (763) 354-5637
EMAIL: rcondas@dominiuminc.com
CONTACT: RUSS CONDAS

ARCHITECT

TODD & ASSOCIATES
4019 N. 44TH STREET
PHOENIX, ARIZONA 85008
PHONE: (602) 952-8280
EMAIL: bfike@toddassoc.com
CONTACT: BRENT FIKE

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
E-MAIL: dleone@hunterengineeringpc.com
PHONE: (480) 991-3985
CONTACT: DANIEL J. LEONE

VICINITY MAP

SHEET INDEX

CONCEPTUAL GRADING & DRAINAGE PLAN C1-C2
CONCEPTUAL UTILITY PLAN C3-C4
TYPICAL SECTIONS C5

AREA

378,629 SQ FT 8.692 AC

APN: 218-44-001D

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS TAG ON HEADWALL APPROXIMATELY 500 FEET EAST OF HAWES ROAD ON THE NORTH SIDE OF APACHE TRAIL, HAVING AN ELEVATION OF 1,493.31 FEET (NAVD 88), PER CITY OF MESA BENCHMARKS.

BASIS OF BEARING

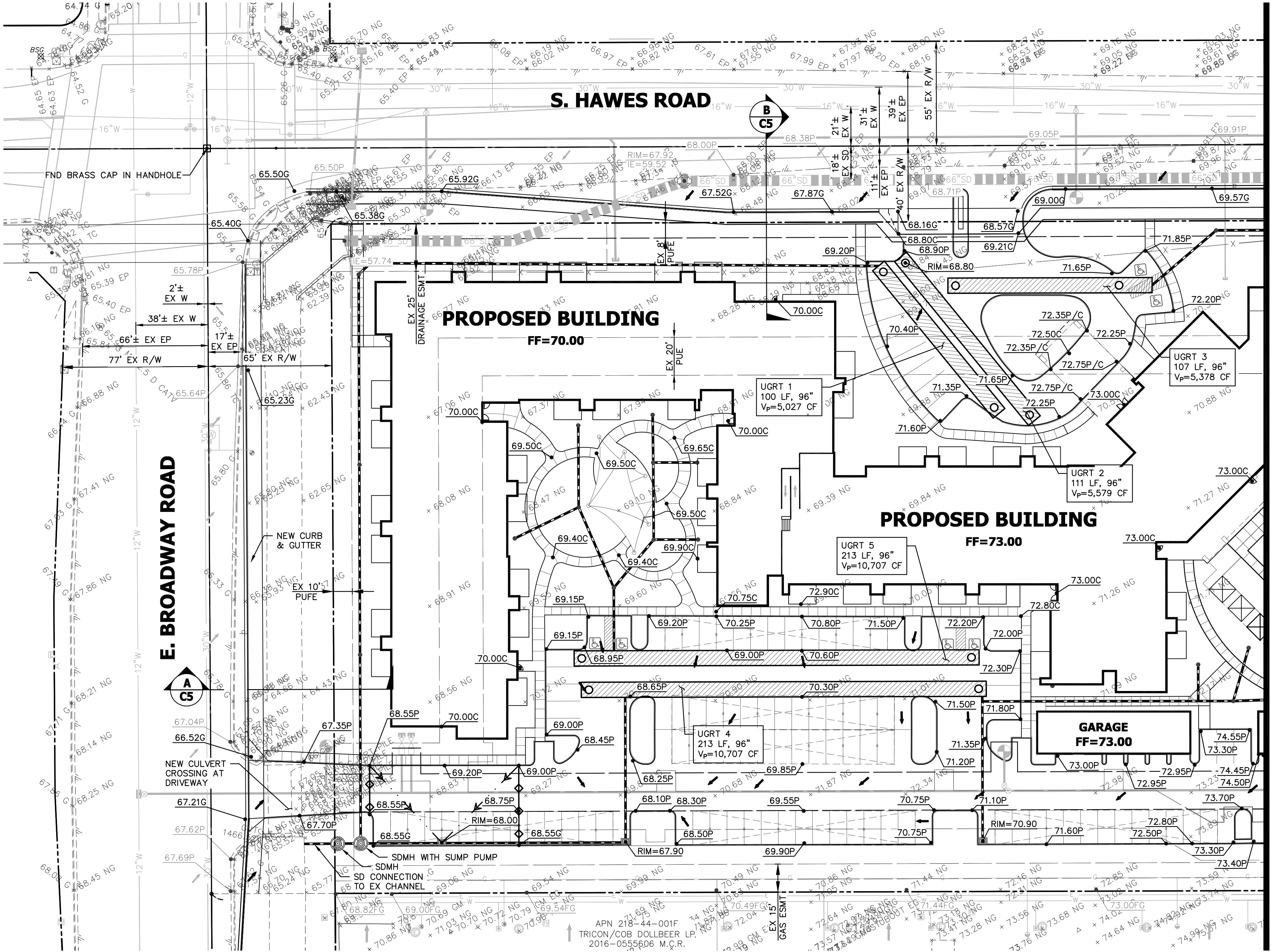
THE BASIS OF BEARING IS THE MONUMENT LINE OF BROADWAY ROAD, ALSO BEING THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 21, USING A BEARING OF NORTH 89 DEGREES 38 MINUTES 48 SECONDS EAST, PER RESULTS OF SURVEY AND LOT RECONFIGURATION RECORDED IN BOOK 1030 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP ONE (1) NORTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 392.18 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 21 SECONDS WEST RECORD (NORTH 00 DEGREES 10 MINUTES 23 SECONDS WEST MEASURED), 1137.17 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 21 SECONDS WEST RECORD (NORTH 89 DEGREES 46 MINUTES 11 SECONDS WEST MEASURED), 392.86 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS WEST RECORD (SOUTH 00 DEGREES 12 MINUTES 25 SECONDS EAST MEASURED) ALONG SAID WEST LINE 1141.17 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 40 FEET THEREOF; AND EXCEPT THE SOUTH 65.00 FEET.

LEGEND

CENTERLINE
RIGHT OF WAY
PROPERTY LINE
CONTOUR
PROPOSED FLOWLINE
DIRECTION OF SLOPE
GRADE BREAK
PROPOSED SPOT ELEVATION
PROPOSED STORMDRAIN
PROPOSED CATCH BASIN
PROPOSED SECTION CALLOUT
EXISTING FLOW ARROW



NO.	DATE	REVISION	BY

DESIGN BY: JOE
DRAWN BY: MTL
CHECKED BY: JDE

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
F 480 991 3985



CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR
APARTMENTS AT THE NEC OF BROADWAY AND HAWES
NEC BROADWAY AND HAWES
MESA, ARIZONA

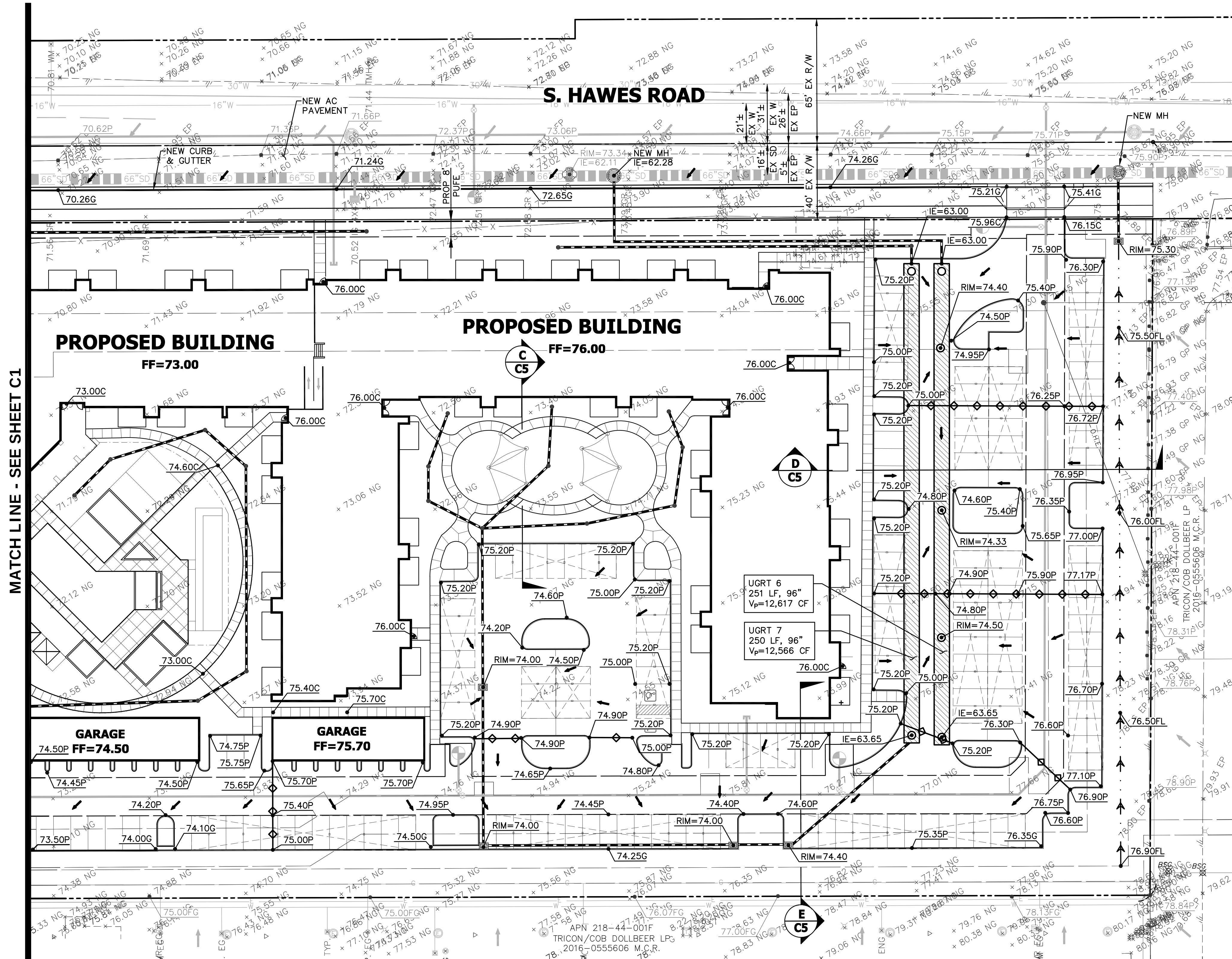
CONTACT ARIZONA.BIT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
CALL 811 OR CLICK ARIZONA.BIT

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

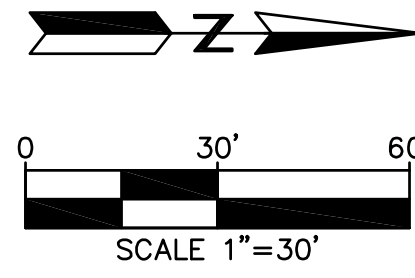
PROJECT NAME:
MOORHOUSE
COMMONS
APARTMENTS

HE NO.: DOMI001
SCALE: 1"=30'

SHEET:
C1



MATCH LINE - SEE SHEET C1



NO.	DATE	REVISION	BY

DESIGN BY: JOE
DRAWN BY: MTL
CHECKED BY: JOE

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
PH 480 991 3988
F 480 991 3988



**CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR
APARTMENTS AT THE NEC OF BROADWAY AND HAWES
NEC BROADWAY AND HAWES
MESA, ARIZONA**

CONTACT ARIZONA BTL AT LEAST 7 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

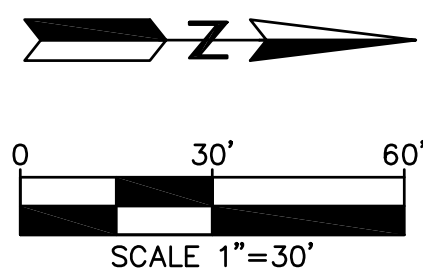
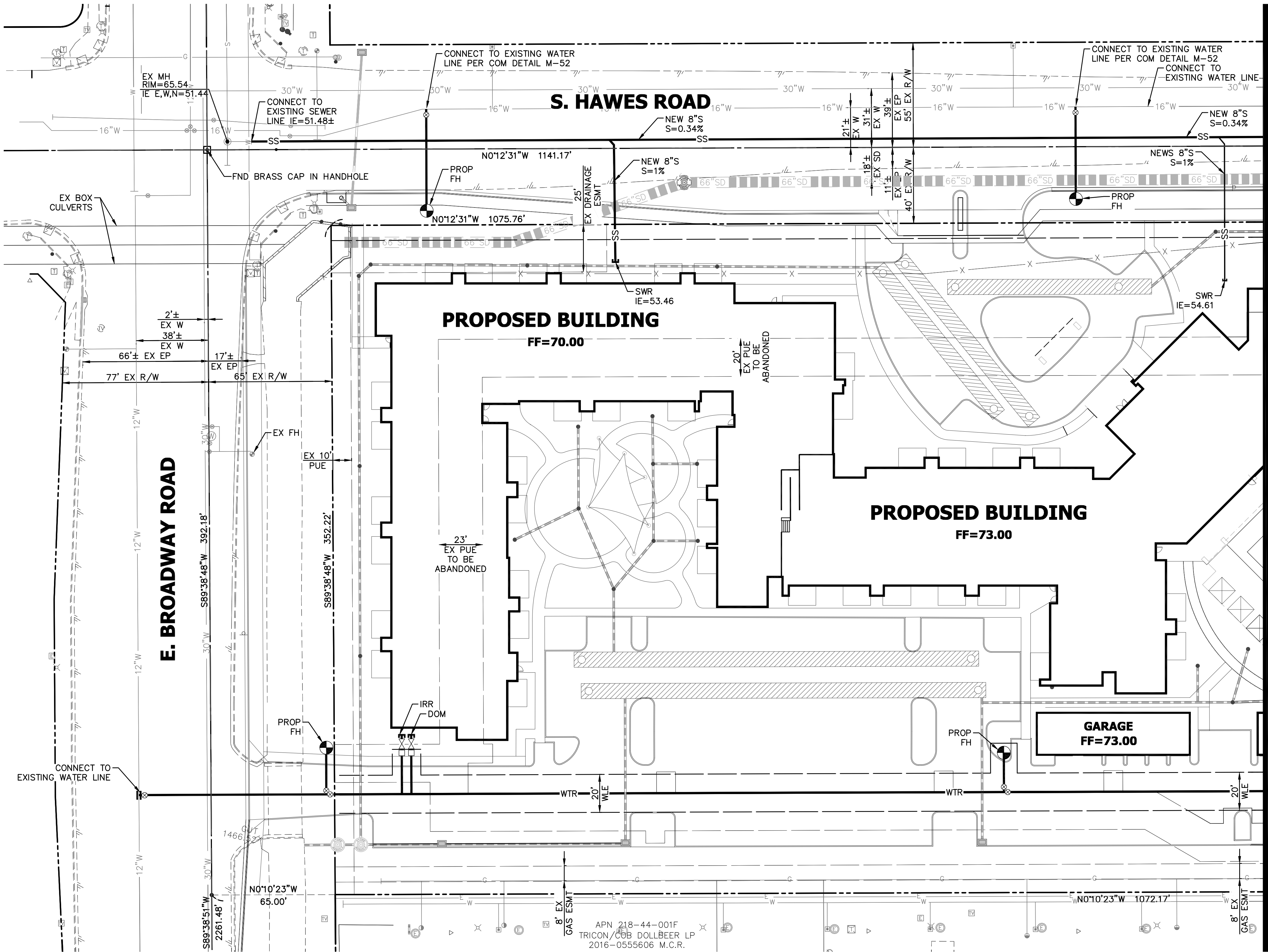
PROJECT NAME:
MOORHOUSE
COMMONS
APARTMENTS

HE NO.: DOMI001
SCALE: 1"=30'

SHEET:
C2

CONCEPTUAL UTILITY PLAN
FOR
APARTMENTS AT THE NEC OF BROADWAY AND HAWES
NEC BROADWAY ROAD AND HAWES ROAD
MESA, ARIZONA

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



NO.	DATE	REVISION	BY

PURPOSE:
CONCEPTUAL SUBMITTAL

DESIGN BY: JDE
DRAWN BY: MTL
CHECKED BY: JDE

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
P 480 991 3983
F 480 991 3988



CONCEPTUAL UTILITY PLAN
FOR
APARTMENTS AT THE NEC OF BROADWAY AND HAWES
NEC BROADWAY AND HAWES
MESA, ARIZONA

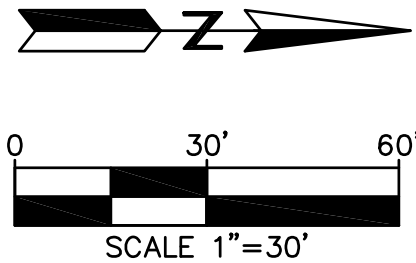
CONTACT ARIZONA BY AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
MOORELAN
APARTMENTS

HE NO.: DOMI001
SCALE: 1"=30'

SHEET:
C3

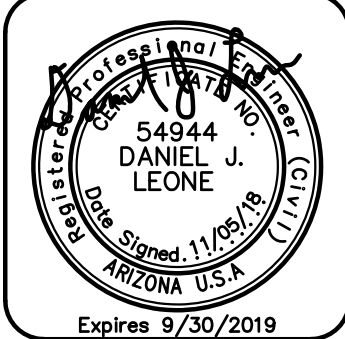


NO.	DATE	REVISION	BY

PURPOSE:
CONCEPTUAL SUBMITTAL

DESIGN BY: JDE
DRAWN BY: MTL
CHECKED BY: JDE

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480.991.3985
F 480.991.3986



**CONCEPTUAL UTILITY PLAN
FOR
APARTMENTS AT THE NEC OF BROADWAY AND HAWES
NEC BROADWAY AND HAWES
MESA, ARIZONA**

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
BLUE STAKE, INC.

CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
MOORELAN
APARTMENTS

HE NO.: DOMI001
SCALE: 1"=30'

SHEET:
C4



PURPOSE:
CONCEPTUAL SUBMITTAL

HUNTER
ENGINEERING

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85238
T 480 991 3963
F 480 991 3966

CIVIL AND SURVEY



SHEET:
C5



1 SOUTH ELEVATION

EXTERIOR MATERIALS

A	STUCCO	DUNN EDWARDS - DE ---- "-----"
B	STUCCO	DUNN EDWARDS - DE ---- "-----"
C	STUCCO	DUNN EDWARDS - DE ---- "-----"
D	STUCCO	DUNN EDWARDS - DE ---- "-----"
E	COMPOSITE WALL PANEL	WOODTONE RUSTIC SERIES "ASPEN RIDGE"
F	FACE BRICK	
G	METAL CANOPY	DUNN EDWARDS - DE ---- "-----"
H	METAL PERFORATED RAILING	PAINTED TO MATCH "DARK BRONZE"
I	RESIDENTIAL WINDOW FRAME	ARCADIA "DARK BRONZE"
J	STOREFRONT WINDOW FRAME	ARCADIA "DARK BRONZE"
K	WINDOW GLAZING	PPG CLEAR LOW-E GLASS

KEY PLAN



2 WEST ELEVATION - NORTH END



3 WEST ELEVATION - SOUTH END

EXTERIOR ELEVATIONS

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

0' 8' 16' 32'

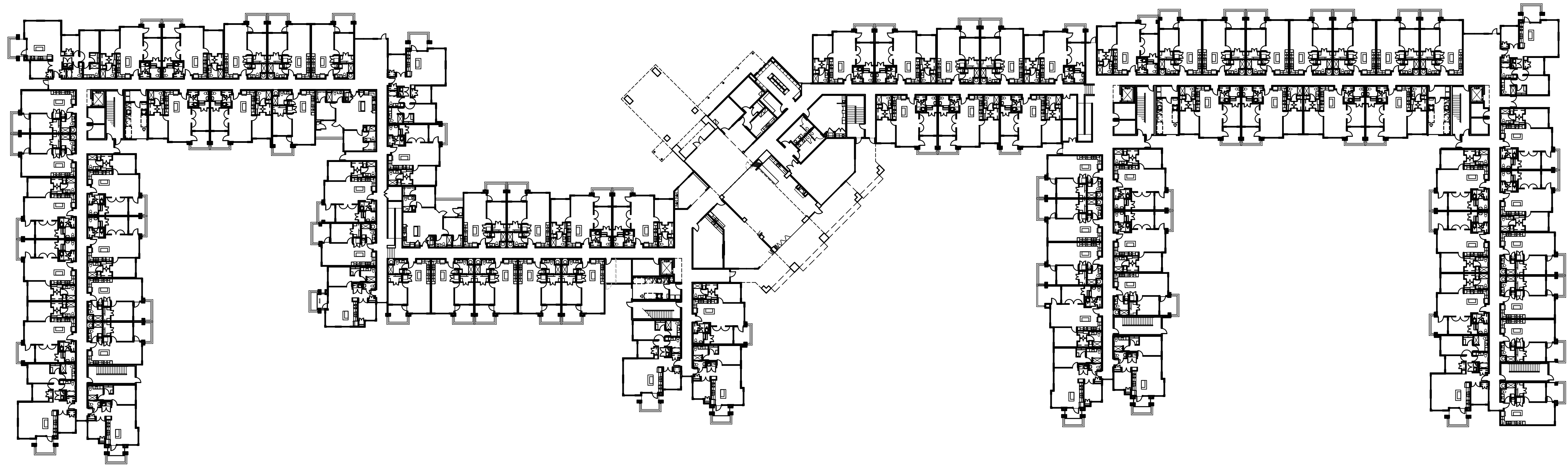
APARTMENTS at NEC of BROADWAY & HAWES

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

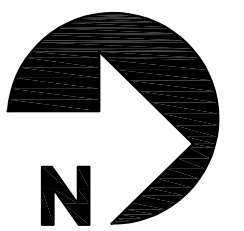
Mesa, Arizona
REVISED ELEVATIONS WITH NEW STANDARD UNITS
Project No. 18-2021-00 Date 12-06-2018





OVERALL FLOOR PLAN - LEVEL 1

SCALE: 1/32" = 1'-0"
0' 16' 32' 64'



APARTMENTS at NEC of BROADWAY & HAWES



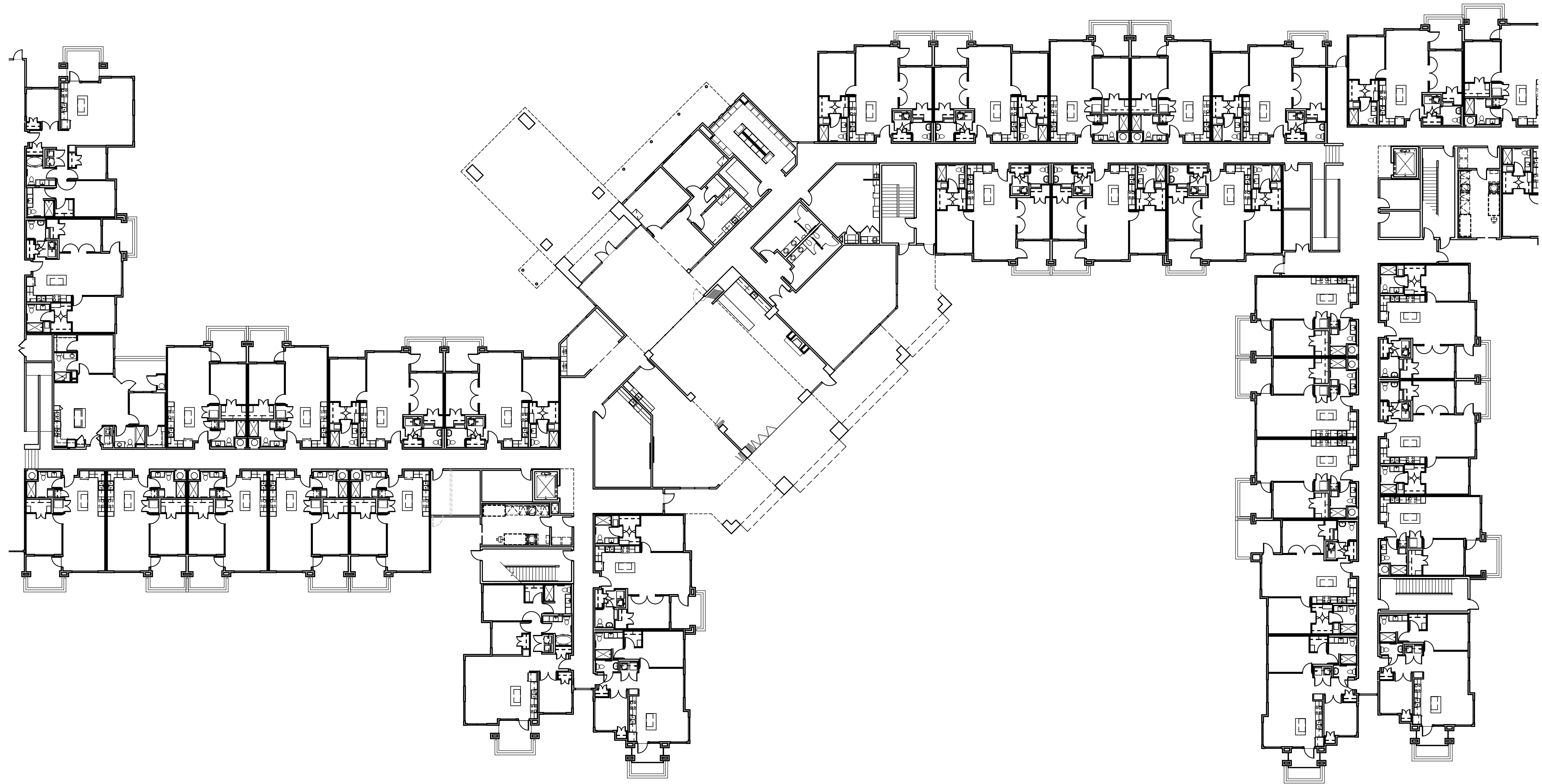
TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Mesa, Arizona

SCHEMATIC DESIGN- DESIGN REVIEW EXHIBIT
Project No. 18-2021-00 Date 12-30-2018

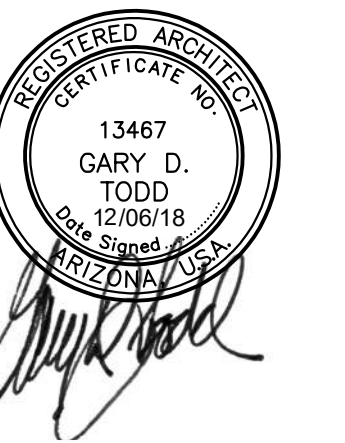
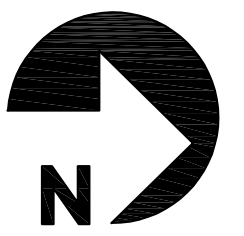




PARTIAL FLOOR PLAN - LEVEL 1 CENTRAL

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

0' 8' 16' 32'



APARTMENTS at NEC of BROADWAY & HAWES

Mesa, Arizona

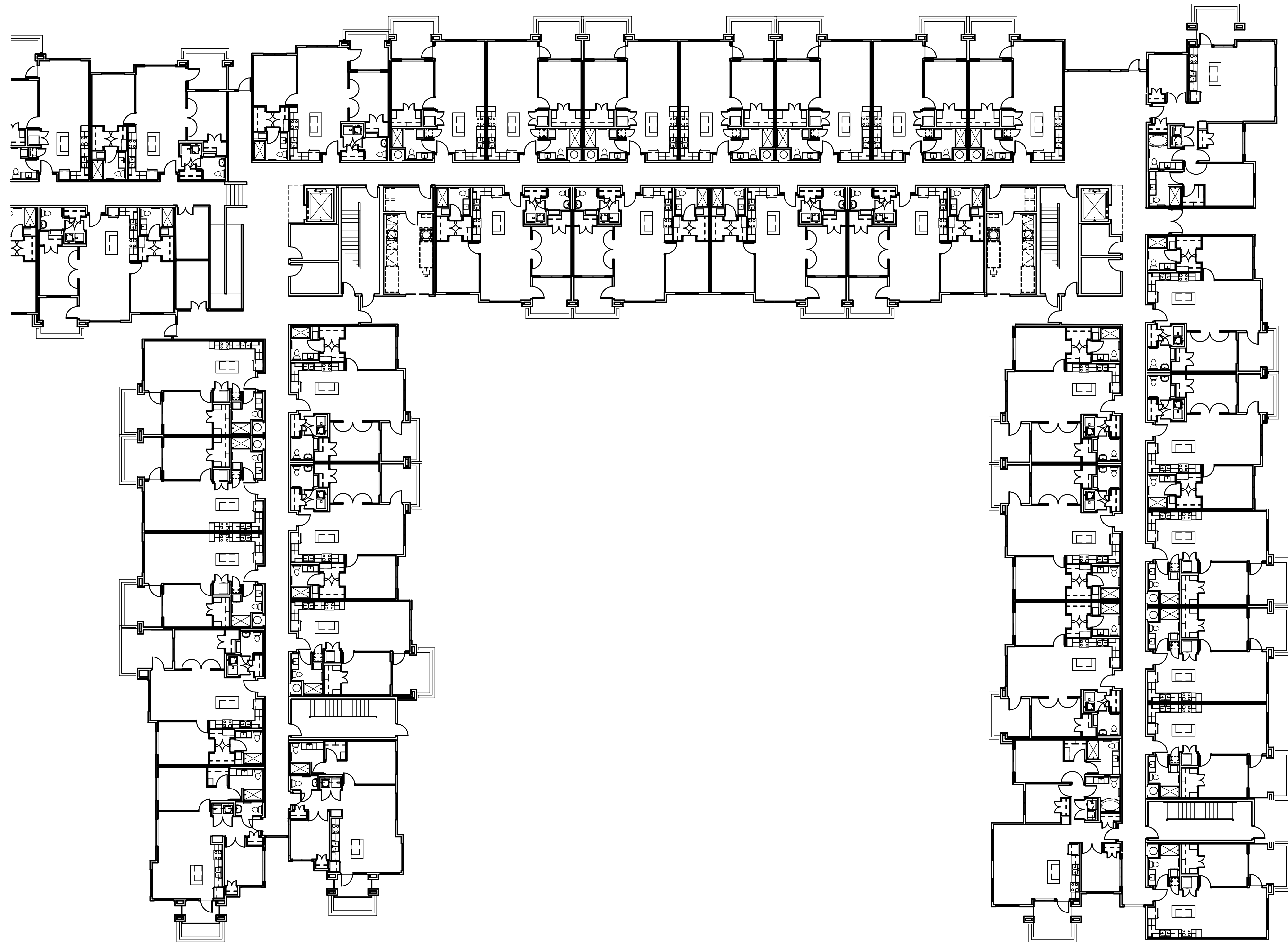
SCHEMATIC DESIGN- DESIGN REVIEW EXHIBIT
Project No. 18-2021-00 Date 12-30-2018



TODD & ASSOCIATES, INC.

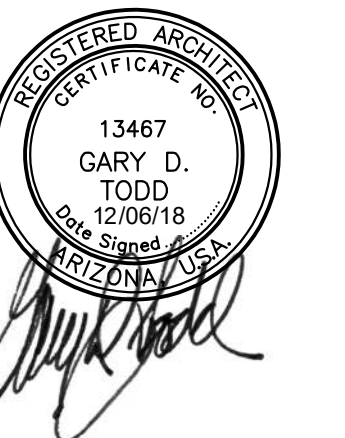
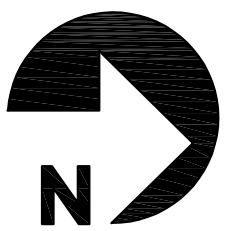
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com





PARTIAL FLOOR PLAN - LEVEL 1 NORTH END

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



APARTMENTS at NEC of BROADWAY & HAWES

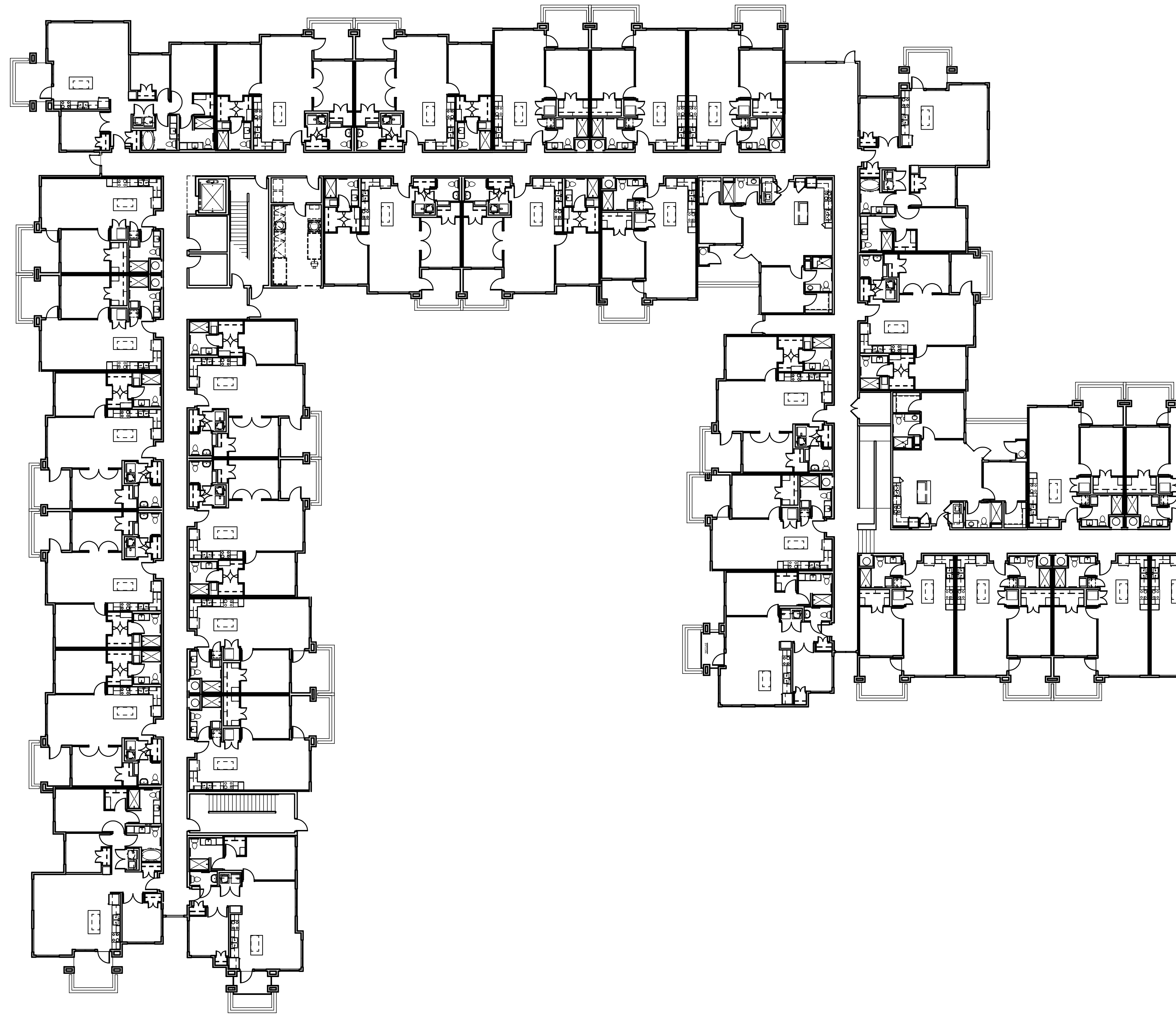
Mesa, Arizona

SCHEMATIC DESIGN- DESIGN REVIEW EXHIBIT
Project No. 18-2021-00 Date 12-30-2018

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

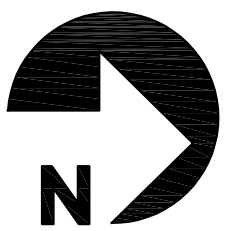




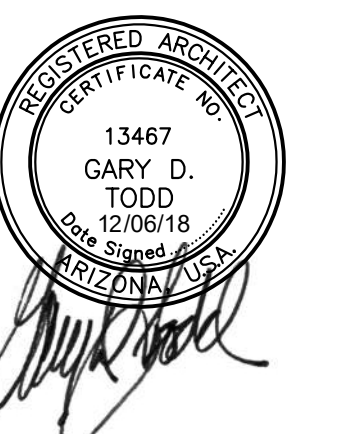
PARTIAL FLOOR PLAN - LEVEL 1 SOUTH END

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

0' 8' 16' 32'



APARTMENTS at NEC of BROADWAY & HAWES



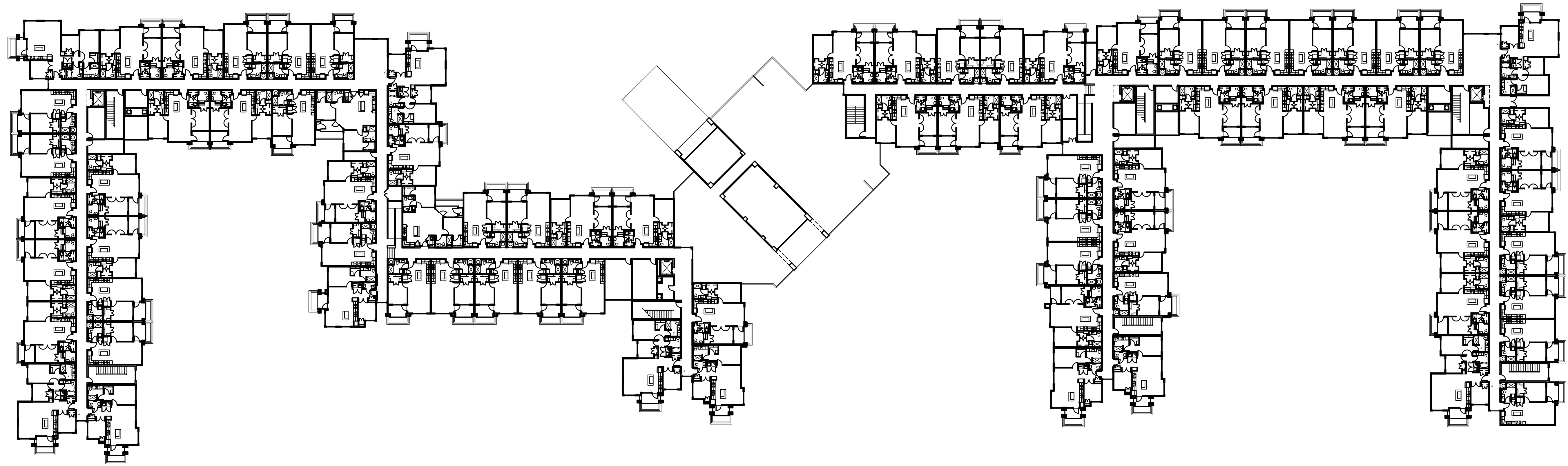
TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Mesa, Arizona

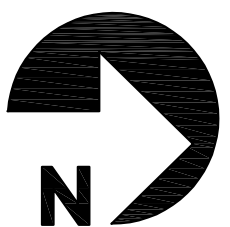
SCHEMATIC DESIGN- DESIGN REVIEW EXHIBIT
Project No. 18-2021-00 Date 12-30-2018



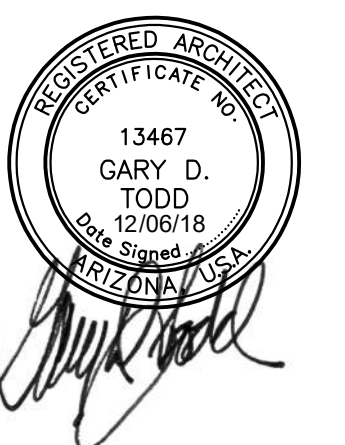


OVERALL FLOOR PLAN - LEVEL 2

SCALE: 1/32" = 1'-0"
0' 16' 32' 64'



APARTMENTS at NEC of BROADWAY & HAWES

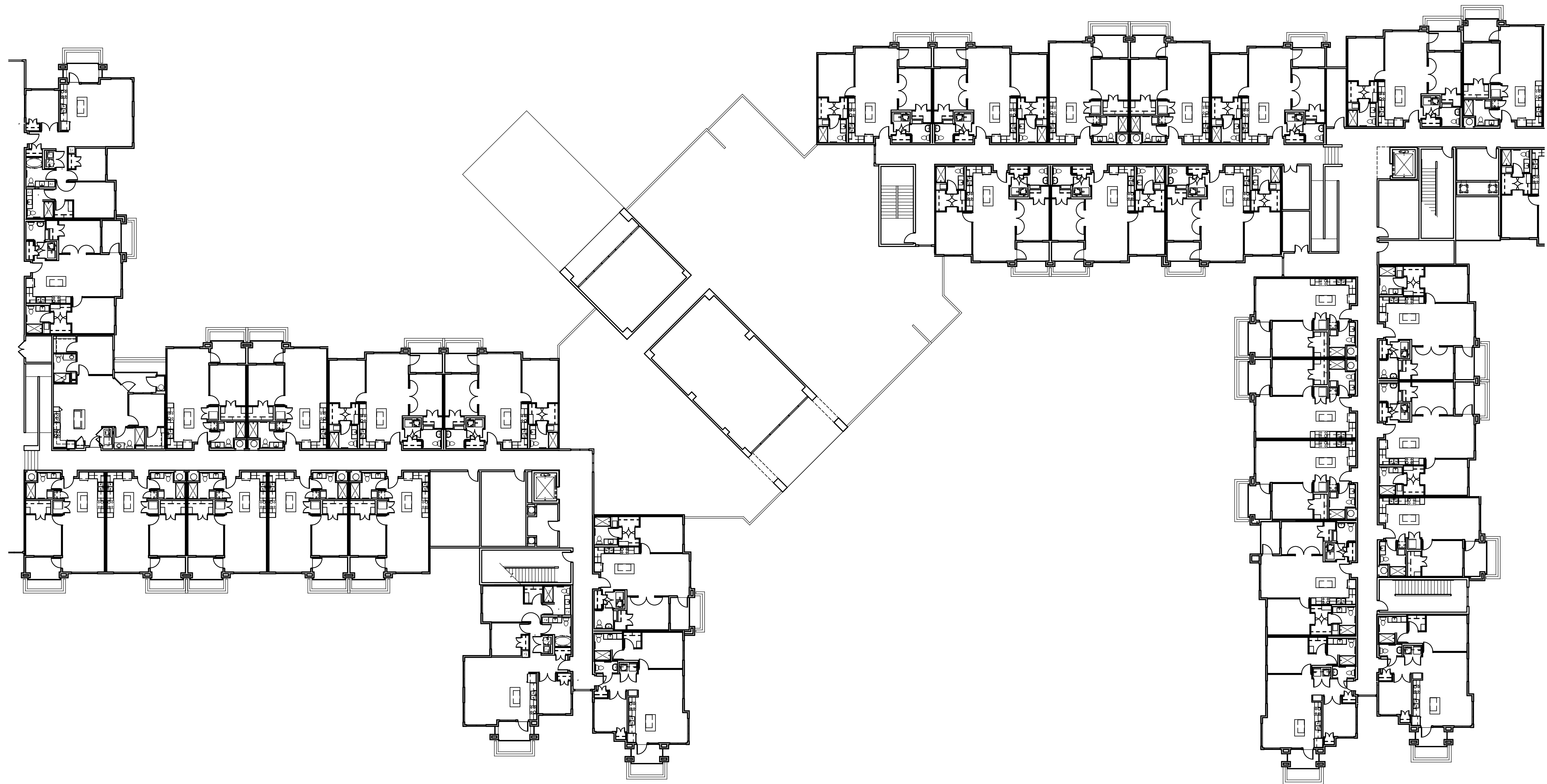



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

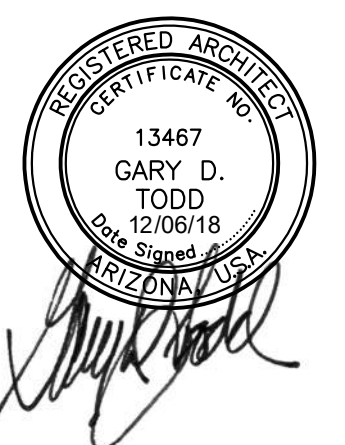
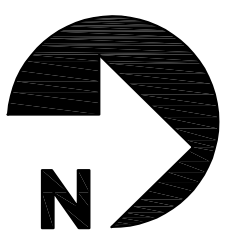
Mesa, Arizona
SCHEMATIC DESIGN- DESIGN REVIEW EXHIBIT
Project No. 18-2021-00 Date 12-30-2018





PARTIAL FLOOR PLAN - LEVEL 2 CENTRAL

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



APARTMENTS at NEC of BROADWAY & HAWES

Mesa, Arizona

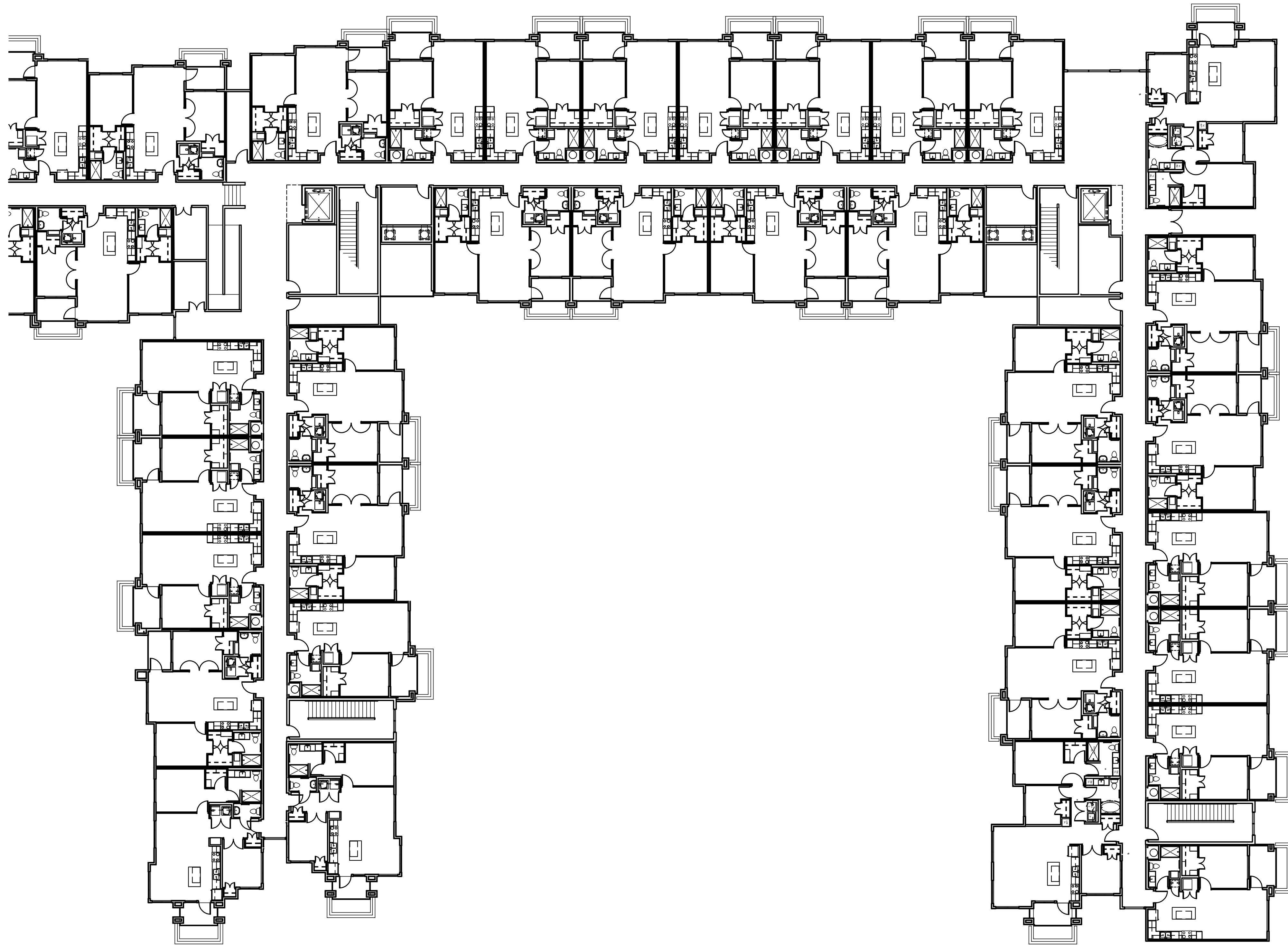
SCHEMATIC DESIGN- DESIGN REVIEW EXHIBIT
Project No. 18-2021-00 Date 12-30-2018



TODD & ASSOCIATES, INC.

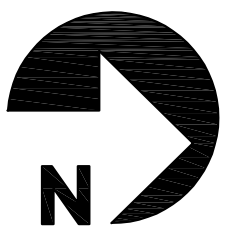
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com



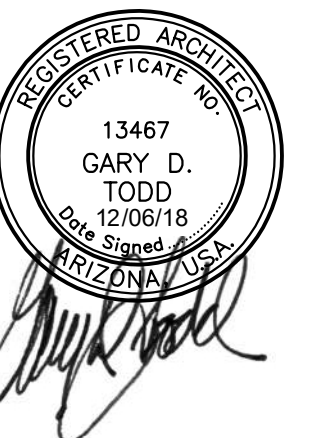


PARTIAL FLOOR PLAN - LEVEL 2 NORTH END

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



APARTMENTS at NEC of BROADWAY & HAWES



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Mesa, Arizona

SCHEMATIC DESIGN- DESIGN REVIEW EXHIBIT
Project No. 18-2021-00 Date 12-30-2018



Planned Area Development (PAD) Application – Citizen Participation Plan

Broadway and Hawes Senior Living – 307 South Hawes Road

Case No.: ZON18-00XXX

December 7, 2018

Introduction

Mesa Leased Housing Associates I, LP (“MLHA”), and Dominion, Inc. (“Dominium”) will conduct Citizen Participation in accordance with Section 11-67-3 of the City of Mesa (“City”) Zoning Ordinance (“Zoning Ordinance”) and the City’s Citizen Participation for Development Applications Resource Packet (“Resource Packet”).

MLHA, the proposed Owner, and Dominion, the proposed Project Sponsor, filed a Planned Area Development (PAD) application (“Application”) to modify the minimum required area and dimensions for private open space within a new 237-unit multi-residence senior living community.

Notice of PAD Amendment

On or before December 14, 2018, Gammage & Burnham PLC (“Applicant”), representative for MLHA and Dominion, will mail an informational Notice of Application letter by 1st class mail to property owners within 1,000-feet of the Property as identified by the Maricopa County Assessor’s map and City Registered Neighborhoods and homeowner associations within 1-mile of the Property as identified by City Staff (collectively, “Affected Parties”). The Notice of Application letter will include a description of the request and Application case number, site location and acreage, aerial map and site plan, and contact information for the Applicant and City Planner assigned to the case.

Public Hearing Notification

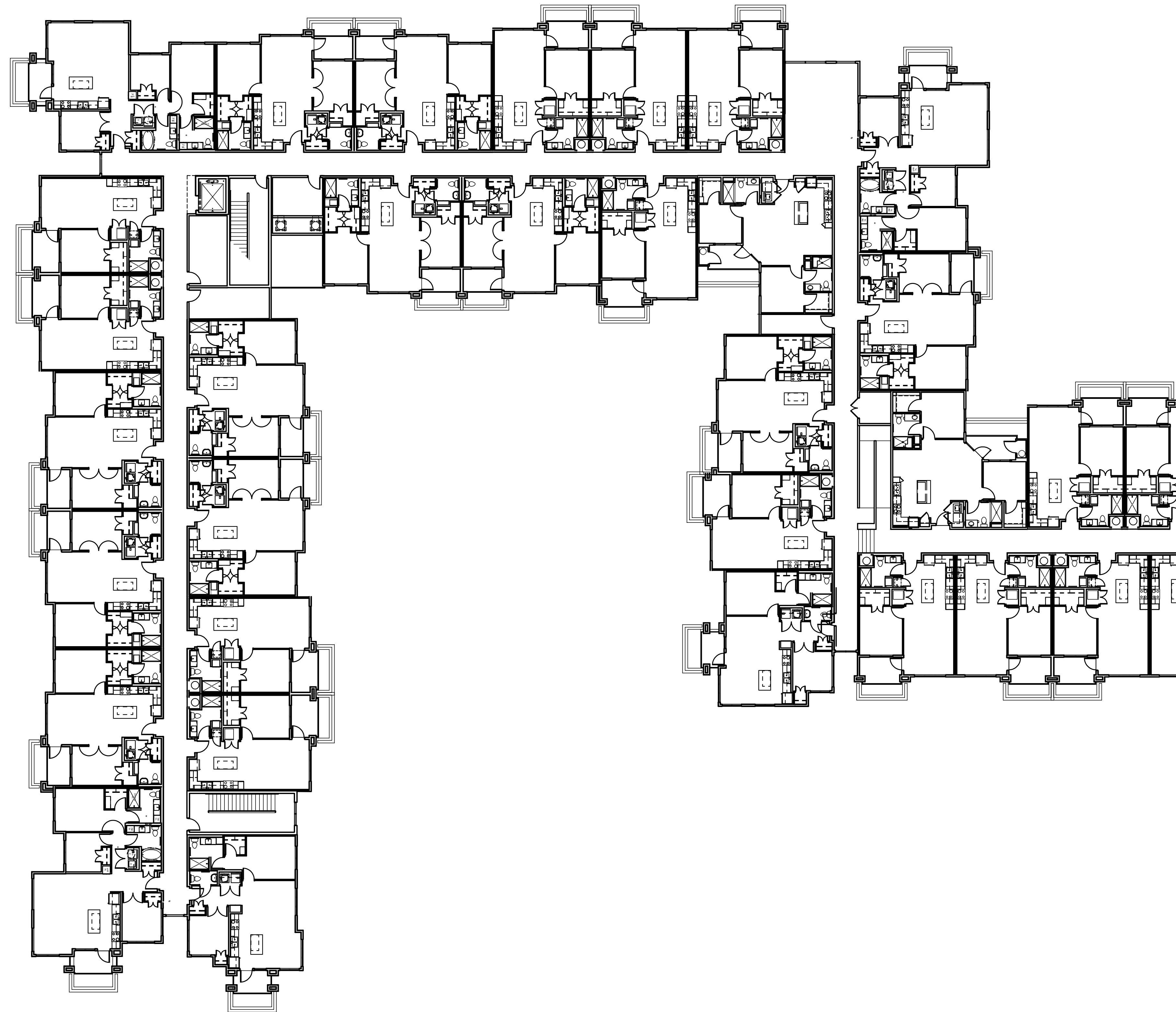
On or before January 2, 2019, the Applicant will submit to the City the Notice of Public Hearing letter addressed to property owners within 500-feet of the Property as identified by the Maricopa County Assessor’s map and City Registered Neighborhoods and homeowner associations within 1-mile of the Property as identified by City Staff. The Notice of Public Hearing letter will include a description of the request and Application case number, site location and acreage, aerial map and site plan, date, time and location of the Planning & Zoning Board hearing, and the contact information for the Applicant and City Planner Assigned to the case. The Applicant will install Public Hearing Notification site postings on the Property, which will include a description of the request and Application case number, site location and acreage, date, time and location of the Planning & Zoning Board hearing, and the contact information for the Applicant and City Planner assigned to the case.

Inquiries / Response Procedures

The Applicant will respond to and document inquiries in the Citizen Participation Report.

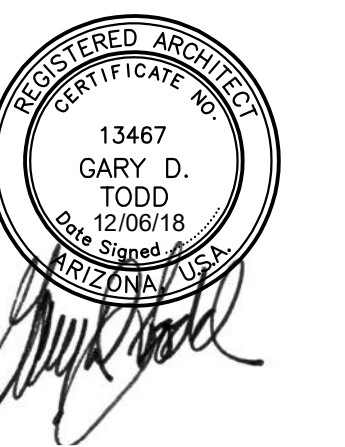
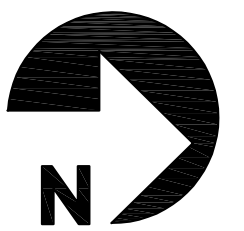
Schedule for Implementation

Application Filed:	December 7, 2018
Informational Mailing:	On or before December 14, 2018
Citizen Participation Report Submitted:	On or before January 2, 2019
P&Z Board Public Hearing Notification Submitted/Site Posting:	On or before January 2, 2019
Planning and Zoning Board Public Hearing:	January 16, 2019
City Council Hearing:	February 18, 2019



PARTIAL FLOOR PLAN - LEVEL 2 SOUTH END

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'



APARTMENTS at NEC of BROADWAY & HAWES

Mesa, Arizona

SCHEMATIC DESIGN- DESIGN REVIEW EXHIBIT
Project No. 18-2021-00 Date 12-30-2018

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com



ZON18-00958 – Citizen Participation Report

Broadway and Hawes Senior Living – 307 South Hawes Road

February 4, 2019

Introduction

Mesa Leased Housing Associates I, LP (“MLHA”), and Dominion, Inc. (“Dominium”) conducted Citizen Participation in accordance with Section 11-67-3 of the City of Mesa (“City”) Zoning Ordinance (“Zoning Ordinance”) and the City’s Citizen Participation for Development Applications Resource Packet (“Resource Packet”). This Citizen Participation Report (“CPR”) contains each of the enumerated items set forth in Section 11-67-3.B of the Zoning Ordinance and guidelines in the Resource Packet. The CPR is being submitted at least ten (10) City business days prior to the first scheduled public hearing (February 20, 2019 Planning & Zoning Board).

MLHA, the proposed Owner, and Dominion, the proposed Project Sponsor, filed a Site Plan and Planned Area Development (PAD) application (“Application”) (case no. ZON18-00958) to modify the minimum required area and dimensions for private open space within a new multi-residence senior living community.

Notice of PAD Amendment

On December 21, 2018, Gammage & Burnham PLC (“Applicant”), representative for MLHA and Dominion, mailed an informational Notice of Application letter by 1st class mail to property owners within 1,000-feet of the Property as identified by the Maricopa County Assessor’s map and City Registered Neighborhoods and homeowner associations within 1-mile of the Property as identified by City Staff (collectively, “Affected Parties”). The Notice of Application letter included a description of the request and Application case number, site location and acreage, aerial map and site plan, and contact information for the Applicant and City Planner assigned to the case. The Notice of Application letter, mailing list of Affected Parties, and map showing property owners within 1,000-feet of the Property are attached at **Tab A**.

Inquiries / Response Procedures

The Applicant received one (1) telephone call on December 26, 2018, inquiring why they received the Notice of Application letter. The Applicant responded by providing an overview of the Application, as well as explained the City requires that property owners within 1,000-feet be notified of the Application.

As of February 4, 2019, the Applicant has received no other telephone calls, letters, e-mails, or other inquiries regarding the Application.

Public Hearing Notification

On February 4, 2019, the Applicant submitted Notice of Public Hearing letters to the City. In accordance with Section 11-67-5, the City should mail the Notice of Public Hearing letters a minimum 15-days before the scheduled hearing date by 1st class mail to property owners within 500-feet of the Property as identified by the Maricopa County Assessor’s map and City Registered Neighborhoods and homeowner associations within ½ mile of the Property as identified by City Staff. The Notice of Public Hearing letter included a description of the request and Application case number, site location and acreage, aerial map and site plan, contact information for the Applicant and City Planner assigned to the case, and the time, date, and location of the Planning and Zoning Board hearing. The Notice of Public Hearing letter and mailing list of property owners within 500-feet and City Registered Neighborhoods and homeowner associations within ½ mile are attached at **Tab B**.

ZON18-00958 – Citizen Participation Report

Broadway and Hawes Senior Living – 307 South Hawes Road

February 4, 2019

No later than February 5, 2019, the Applicant will have Public Hearing Notification site postings installed on the Property. The Public Hearing Notification site postings will include a description of the applications and case number, location and acreage, date, time, and location of the Planning and Zoning Board hearing, and the contact information for the Applicant and City. The Affidavit of Public Hearing Notification site posting and photographic evidence will be submitted to City Staff following installation.

Schedule for Implementation

Application Filed:	December 7, 2018
Notice of Application Letter Mailing:	December 21, 2018
Citizen Participation Report Submitted:	February 4, 2019
Notice of Public Hearing Letter Submitted:	February 4, 2019
Public Hearing Notification Site Posting Completed:	On or before February 5, 2019
Planning and Zoning Board Public Hearing:	February 20, 2019
City Council Introduction:	March 4, 2019 (subject to change)
City Council Adoption:	March 18, 2019 (subject to change)

TAB A

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

December 21, 2018

WRITER'S DIRECT LINE
(602) 256-4456

Dear Property Owner, Registered Neighborhood or Homeowners Association:

We represent Mesa Leased Housing Associates I, LP ("MLHA"), the proposed Owner, and Dominion, Inc. ("Dominium"), the proposed Project Sponsor, for the development of a new multi-residence senior living community on the approximate 8.7 acres of property located at the northeast corner of Broadway and Hawes Roads ("Property") as shown on the enclosed Aerial Map. The Property is zoned RM-4 Multi-Residence District ("RM-4"). Dominion has extensive experience in property development and management, including currently managing over 30,000 residential units across 23 states.

The purpose of this correspondence is to inform you that MLHA and Dominion filed a Planned Area Development (PAD) application ("Application") (Case No. ZON18-00958) to modify the required area and dimensions of private open space (e.g., unit patios, balconies, etc.). Although a modification of these standards is requested, the development provides nearly 2.5 acres of common area open space, which will be improved with a shaded BBQ dining area, a swimming pool with extensive deck area, pool cabanas, an outdoor gaming area, shade structures, and extensive landscaped walks. This Application proposes no changes to the uses or number of dwelling units permitted on the Property. Enclosed for your reference is a copy of the Site Plan.

The City Planner assigned to the Application is Wahid Alam. Mr. Alam can be reached at (480) 644-4933 or Wahid.Alam@mesaaz.gov. Please feel free to contact me at **(602) 256-4456** or **sdemmitt@gblaw.com** to learn more about the case or if you have any questions regarding this proposal.

Sincerely,

GAMMAGE & BURNHAM, P.L.C.



By

Susan E. Demmitt

Enclosures

SED/ejb

AERIAL MAP



E. BROADWAY ROAD

S. HAWES ROAD



PROPERTY

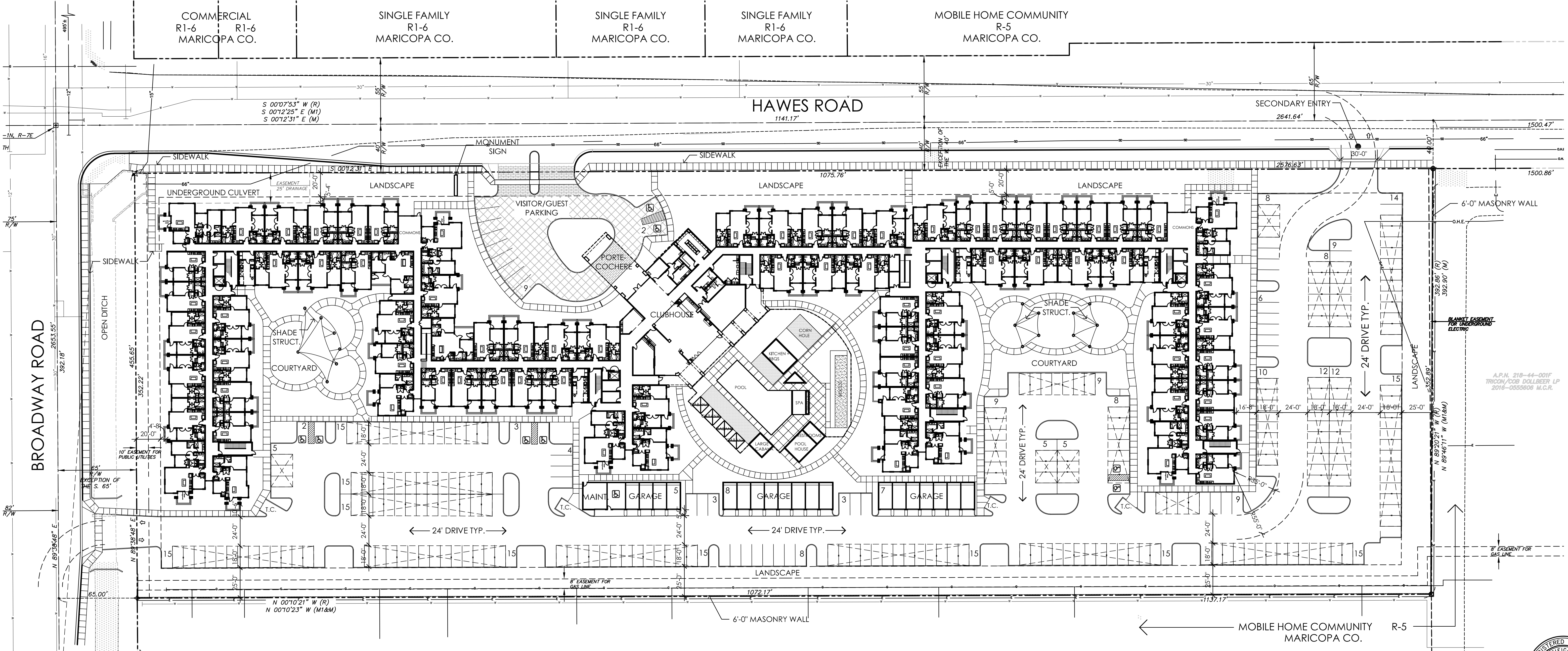
OPEN SPACE AREA CHART		
PROJECT ZONED: RM-4		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM OPEN SPACE (SQUARE FEET PER UNIT)	150 S.F.	456 S.F.
DWELLING UNITS (237) X OPEN SPACE (150 S.F.)	35,550 S.F.	108,135 S.F.
MINIMUM PRIVATE OPEN SPACE		
1- BEDROOM DWELLING UNITS	60 S.F.	60 S.F. **A
2- BEDROOM DWELLING UNITS	100 S.F.	100 S.F. **A
3- BEDROOM DWELLING UNITS	120 S.F.	120 S.F. **A
* ALL PRIVATE OPEN SPACE GROUND LEVEL (PATIOS & YARDS) HAVE A MINIMUM DIMENSION OF 10 FEET		
+ ALL PRIVATE OPEN SPACE ABOVE GROUND LEVEL (BALCONIES) HAVE THE MINIMUM 60 S.F. AND DIMENSIONS NOT LESS THAN 10'-0" WIDE BY 6'-0" DEEP.		
^ ALL PRIVATE OPEN SPACE IS AT LEAST 50 PERCENT COVERED AND ONE SIDE IS UNOBSTRUCTED BETWEEN 3 AND 8 FEET ABOVE ITS FLOOR LEVEL.		

- LEGEND**
- CARPORT
 - SIDEWALK
 - TINSEL SHADE STRUCTURE
 - TRASH COLLECTION ZONE

TRASH COLLECTION
PROJECT WILL HAVE PRIVATE TRASH COLLECTION MINI TRASH COMPACTORS WILL OPERATE WITHIN TRASH ROOMS IN THE BUILDINGS BINS WILL BE WHEELED OUT TO DESIGNATED TRASH COLLECTION ZONES AT DESIGNATED PICK-UP TIMES ARRANGED WITH PRIVATE COMPANY.

SITE DATA	
ACCESSOR'S PARCEL NUMBER	218-44-001D
NET SITE AREA	+/- 8.692 AC
EXISTING & PROPOSED ZONING	RM-4 (R-4)
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY SENIOR
DENSITY ALLOWED (NET)	30 DU/AC
NET DENSITY PROVIDED	+/- 27.27 DU/AC
BUILDING FOOTPRINT AREA	104,577 SF
BUILDING HEIGHT MAXIMUM ALLOWED	40'
BUILDING HEIGHT MAXIMUM PROPOSED	40'
BROADWAY ROAD SETBACK REQUIRED	20'
HAWES ROAD SETBACK REQUIRED	20'
SIDE BUILDING SETBACK REQUIRED	15' PER STORY
REAR BUILDING SETBACK REQUIRED	15' PER STORY
OTHER DEVELOPMENT STANDARDS ARE TO BE DETERMINED THROUGH THE SITE PLANNING PROCESS.	

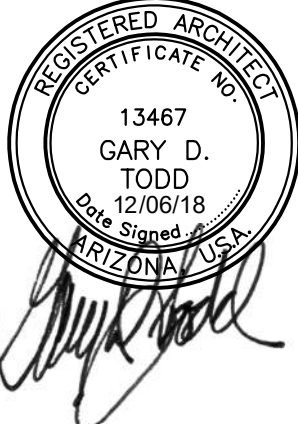
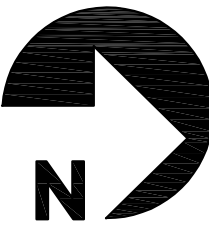
APARTMENTS UNIT MIX			
UNIT TYPE	RATIO	#DU	
A 1BR/1BA	34%	99	
B 2BR/2BA	57%	120	
C 3BR/2BA	9%	18	
TOTAL	100.0%	237	
PARKING REQUIRED (9' x 18') (MIN. 1 COVERED SPACE / D.U.)			
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A 1BR/1BA	99	2.1 P.S./DU	208
B 2BR/2BA	120	2.1 P.S./DU	252
C 3BR/2BA	18	2.1 P.S./DU	38
TOTAL			498
			(237 COVERED)
PARKING PROVIDED (1.405 P.S./DU)			
SURFACE PARKING PROVIDED (UNCOVERED)		95 P.S.	
PARKING GARAGES (COVERED)		20 P.S.	
SURFACE PARKING PROVIDED (COVERED)		218 P.S.	
TOTAL PARKING PROVIDED		333 P.S.	
FINAL PARKING RATIO=		1.405 P.S./ DU	



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'



APARTMENTS at NEC of BROADWAY & HAWES

Property Owners within 1,000-Feet				
Owner	Mailing Address	City	State	ZIP
HAMILTON RAYMOND C/CINDY L	140 S 82ND WAY	MESA	AZ	85204
GONZALEZ ARTURO A	8122 E 3RD AVE	MESA	AZ	85208
MARIN JOSE C	304 E HARWELL RD	GILBERT	AZ	85234
JOHNSON KAREN L	144 S 82ND WY	MESA	AZ	85208
SCHUERMAN JASON/CATHY	7205 E SUPERSTITION SPRINGS BLVD 1136	MESA	AZ	85208
KALINOWSKI DAVID J	109 S 82ND WAY	MESA	AZ	85208
SANDVOSS DENISE A	119 S 82ND WAY	MESA	AZ	85208
MCCUE RAYMOND L/MISTY D	129 S 82ND WAY	MESA	AZ	85208
WEBB JAMES W	139 S 82ND WY	MESA	AZ	85208
FISHER TERRY I	141 S 82ND WY	MESA	AZ	85208
CARRILLO MARISELA	143 S 82ND WY	MESA	AZ	85208
CARRILLO GARY LEE	145 S 82ND WY	MESA	AZ	85208
FRANK L BENNETT JR TRUST	4242 E ELMWOOD	MESA	AZ	85205
GARCIA OVIDIO DUARTE/FRANCISCA	201 S 82ND WY	MESA	AZ	85208
PRENTICE JUSTIN/HEATHER	205 S 82ND WAY	MESA	AZ	85208
FISHER ANTHONY WAYNE	209 S 82ND WAY	MESA	AZ	85208
BARRINGER JAY C	41 S 83RD PL	MESA	AZ	85208
RMRFJ THOMPSON LIVING TRUST	101 S 83RD PL	MESA	AZ	85208
YASOLSKY ELVA/MICHAEL/STEPHEN	107 S 83RD PL	MESA	AZ	85208
MLB PROPERTY HOLDINGS LLC	517 S BLOSSOM	MESA	AZ	85206
COMMONS MICHAEL GLEN	119 S 83RD PLACE	MESA	AZ	85208
DANIEL E & GAYLE E WEBBER REVOCABLE LIVING TR	222 VASSAR AVE	ELYRIA	OH	44035
DE ACOSTA MARIA OFELIA LOVO	8430 E EDGEWOOD AVE	MESA	AZ	85008
RLO LIVING TRUST ETAL	8751 E NORA ST	MESA	AZ	85207
MOBILE HOLDINGS LLC	7165 E UNIVERSITY DR SUITE 171	MESA	AZ	85207
BABCOCK NELRENE J	146 S 83RD PL	MESA	AZ	85208
GAILMOR FAMILY TRUST	18083 E UDALL DR	SURPRISE	AZ	85374
MAINES ELMER L/RICHARDS WILMA	138 S 83RD PL	MESA	AZ	85208
HEBERT WALLACE	132 S 83RD PL	MESA	AZ	85208
SCHMITZ MARK/JUANITA	126 S 83RD PL	MESA	AZ	85205
SANTOS ALEJANDRA J	120 S 83RD PL	MESA	AZ	85208
AVALOS FRANCISCO	4902 W CHEERY LYNN RD	PHOENIX	AZ	85031
ATLAS RESIDENTIAL LLC	6250 E CHENEY DR	PARADISE VALLEY	AZ	85253
BEVERLY ROBERT	102 S 83RD PL	MESA	AZ	85205
HAYES BARNEY A/MARGARET R CO-TR	827 N COUNTRY CLUB DR STE 3	MESA	AZ	85201
LOWMAN LARKIN/KIMBERLY E	2431 E HERMOSA DR	TEMPE	AZ	85282
LIZARD BARON LLC	1144 E MCMURRAY BLVD	CASA GRANDE	AZ	85122
GONZALEZ VICTORIA	7935 E 2ND AVE	MESA	AZ	85208
GOMEZ RAQUEL	8226 E 5TH AVE	MESA	AZ	85208
RIVERA BRUNA V	8223 E 5TH AVE	MESA	AZ	85208
DOMINGUEZ-TOLENTINO JOSE	8222 E 6TH AVE	MESA	AZ	85208
POLINGO HELEN L/ANA L	1316 W 7TH ST	TEMPE	AZ	85281
TAUVELI TANIELA VAILOA & ANA LUISA	8226 E 6TH AVE	MESA	AZ	85208
NOLAN SARAH E/GREENE MELVIN RAY	8223 E 6TH AVE	MESA	AZ	85208
GOMEZ MARY HELEN	8222 E BROADWAY RD	MESA	AZ	85208
HENNIGAN TERRA	8229 E 6TH AVE	MESA	AZ	85208
LUSANIA VINCENT	6256 E DECATUR	MESA	AZ	85205
SANCHEZ LETICIA	215 S 82ND WAY	MESA	AZ	85208
LAW JEANETTE	223 S 82ND WAY	MESA	AZ	85208
RAMBO ROGER L/DOUGLAS JEANETTE M	223 S 82ND WY	MESA	AZ	85208
BAGBY FRANK/DONNIE	229 S 82ND WAY	MESA	AZ	85208
GILMORE PAUL S	PO BOX 7808	MESA	AZ	85216
SANDOVAL JESUS MARIA/RAQUEL	239 S 82ND WY	MESA	AZ	85208
PAZ-BALTAZAR GLENDA/HERNANDEZ FLAVIO	243 S 82ND WAY	MESA	AZ	85208
WHITEWATER ENTERPRISES LLC	PO BOX 598	MEAD	WA	99021
GOWING THOMAS P	253 S 82ND WY	MESA	AZ	85208
GALE A SHIELDS RESIDUAL TRUST	8206 E FRITO DR	MESA	AZ	85208
POLINGO HELEN LOUISE TR	1316 W 7TH ST	TEMPE	AZ	85281
ALVAREZ JUSTIN L	327 S 82ND WAY	MESA	AZ	85208
LOPEZ RICHARD/ATHENA B	323 S 82ND WAY	MESA	AZ	85208-1440
HOWARD PRISCILLA A	331 S 82ND WAY	MESA	AZ	85208
VEGA MANUEL	335 S 82ND WY	MESA	AZ	85205
GONZALEZ OSCAR CELEDONIO	343 S 82ND WAY	MESA	AZ	85206

Property Owners within 1,000-Feet (Continued)				
Owner	Mailing Address	City	State	ZIP
FRENCH JERRY/HEIDE	345 S 82ND WAY	MESA	AZ	85208
BACA JOSE ABELARDO ALCARAZ	201 S 83RD PL	MESA	AZ	85208
GARY R SHIPLEY LIVING TRUST	207 S 83RD PLACE	MESA	AZ	85208
SIERRA ULFRANO SOSA/ROBERTS AMANDA	213 S 83RD PL	MESA	AZ	85208
MOCKLER WILLIAM N/PAMELA D	221 S 83RD PL	MESA	AZ	85208
225 SOUTH 83RD PLACE LLC	1129 S OAKLAND STE 101	MESA	AZ	85206
BALLARD JANINE ZUDER/KEVIN LEE	231 S 853RD PL	MESA	AZ	85208
DORMAN RANDY S	239 S 83RD PL	MESA	AZ	85208
GLATFELTER DAVID E & LEALA M	245 S 83RD PL	MESA	AZ	85208
VEGA SONIA COLON	301 S 83RD PL	MESA	AZ	85208
BAGBY FRANK/DONNIE G	34554 N BELL RD	QUEEN CREEK	AZ	85142
DONOZA CONSUELO	313 S 83RD PL	MESA	AZ	85208
DRAPPO RICH	1817 N 92ND ST	MESA	AZ	85207
HACKETT CHARLES J & PAULA M	319 S 83RD PL	MESA	AZ	85208
HANSON OPAL/JASON/KIRTLEY KATHY	331 S 83RD PL	MESA	AZ	85208
CHARLES R JONES TRUST	337 S 83RD PL	MESA	AZ	85208
PENTECOSTAL CHURCH OF GOD	PO BOX 48498	PHOENIX	AZ	85075
HOPKINS KATHY	10849 E ELMWOOD	APACHE JUNCTION	AZ	85220
SCRIBNER MATTHEW/EMILY	8304 E BROADWAY RD	MESA	AZ	85208
WOMACK KRISTAL K	338 S 83RD PLACE	MESA	AZ	85208
LUGO RAMON	336 S 83RD PL	MESA	AZ	85208
PARODIS MARIA A/JOSE A	332 S 83RD PL	MESA	AZ	85208
DRAPPO RICH/ B J	1817 N 92ND ST	MESA	AZ	85207
LONNIE L SCHLEICHER TR	318 S 83RD PL	MESA	AZ	85208
LONNIE L SCHLEICHER LIVING TRUST	318 S 83RD PL	MESA	AZ	85208
MORENO FIDEL PARADA/PARADA PATRICIA CASTRO DE	302 S 83RD PL	MESA	AZ	85208
SULLIVAN JOHN L/JOANN	110 W CHARLES	VALLEY	NE	68064
A1 PROPERTY MAINTENANCE LLC	240 S 83RD PL	MESA	AZ	85208
CALLAWAY DALE L	PO BOX 66	BEN LOMOND	CA	95005
MIKE ORDAZ JR & CELESTIA E ORDAZ LIVING TRUST	1311 W 13TH PL	TEMPE	AZ	85281
CALLAWAY DALE & HELEN JOSEPHINE	PO BOX 66	BEN LOMOND	CA	95005
LEGHART DAHLIA C	214 S 83RD PL	MESA	AZ	85208
SIERRA ULFRANO SOSA	208 S 83RD PL	MESA	AZ	85208
ARREOLA JUAN ANGEL/CRUZ	8310 E BROADWAY RD	MESA	AZ	85208
DUVALL HOWARD D/LOIS J TR	8320 E BROADWAY RD	MESA	AZ	85208
LEYVA MARISOL N	7836 E JAVALINA AVE	MESA	AZ	85208
STATEWIDE DISINFECTION SERVICE INC	4826 E FOUNTAIN ST	MESA	AZ	85205
HUSTAD PHILIP/PHYLLIS	4507 E CATALINA	MESA	AZ	85206
MARK KEVIN MCCUE BENEFICIARY TRUST	PSC 567 BOX 6634	FPO-AP 96384-6634		
GREEN BEN/APRIL	308 S HAWES RD	MESA	AZ	85208
WRIGHT JOHN RICHARD/LINDA	330 S HAWES RD	MESA	AZ	85208
NSHE PORTERVILLE LLC	1450 E INDIAN SCHOOL RD SUITE 104	PHOENIX	AZ	85014
BREIT BRIGHTHAVEN MHC LLC	2075 S COTTONWOOD DR	TEMPE	AZ	85282
SUNSET RESORT MOBILE HOME AND RV PARK LLC	23300 TELEGRAPH RD	SOUTHFIELD	MI	48034
AMLL MOUNTAIN VIEW ESTATES LLC	27777 FRANKLIN RD STE 200 SLOT MAR133	SOUTHFIELD	MI	48034
SUNSET CAPITAL LLC	4860 E BASELINE RD SUITE 107	MESA	AZ	85206
KOHLSTEDT GARY	418 S 86TH PL	MESA	AZ	85208
WYNSTONE HOMEOWNERS ASSOCIATION	9633 S 48TH ST STE 150	PHOENIX	AZ	85044
FABIANI JEFFREY	453 S LUTHER	MESA	AZ	85208
TUNIS WILLIAM J	447 S LUTHER	MESA	AZ	85208
NINO MIGUEL JR	441 S LUTHER	MESA	AZ	85208
WILDER RICK B/KARIANNE	PO BOX 702	BAYVIEW	ID	83803
FLESHNER STEVEN LEE	429 S LUTHER	MESA	AZ	85208
TAFF WILLIAM H JR	425 S LUTHER	MESA	AZ	85208
WHITLOCK DANIEL J/LORETTA M	2251 N JACKSON PL	CHANDLER	AZ	85225
MARITT JULIE	413 S LUTHER	MESA	AZ	85208
YABENY MICHELLE E	8556 E CALYPSO AVE	MESA	AZ	85208
HIGGINS ALAINA	8550 E CALYPSO AVE	MESA	AZ	85208
BORRUSO FAMILY LIVING TRUST	8131 E NATAL AVE	MESA	AZ	85209
ACOSTA ARMANDO N/PACHECO RAMON A	8532 E CALYPSO AVE	MESA	AZ	85208
LARSEN DANIEL Q/ANDERSON-LARSEN PAULA	8526 E CALYPSO AVE	MESA	AZ	85208
CREWSE PHILLIP A/BRANDY	8520 E CALPSC AVE	MESA	AZ	85208
WILLIAMS DYLAN T/STEPHANIE	412 S TORRENCE	MESA	AZ	85208

Property Owners within 1,000-Feet (Continued)				
Owner	Mailing Address	City	State	ZIP
MONTES JOANNA	418 S TORRENCE	MESA	AZ	85208
REMBOLD BRYNA E	422 S TORRENCE	MESA	AZ	85208
CRAWFORD DEBBORA ANN	428 S TORRENCE	MESA	AZ	85208
BUCK CHASE A/KAITLYN	434 S TORRENCE	MESA	AZ	85208
WATKINS ANGELA	438 S TORRENCE	MESA	AZ	85208
COX RONALD L/WINDHORST KRISTIN	442 S TORRENCE	MESA	AZ	85208
FREDERICK M AND SHIRLEY A TANIGUCHI REVOCABLE	448 S TORRENCE	MESA	AZ	85208
ISON JAMIE/KRISTEENA	7345 E DEWBERRY AVE	MESA	AZ	85208
2013-1 IH BORROWER LP	901 MAIN ST SUITE 4700	DALLAS	TX	75202
WEAVER SARA	464 S TORRANCE ST	MESA	AZ	85208
CLINT LAWRENCE MICHAEL/JULIE ANN	8522 E CAROL AVE	MESA	AZ	85208
SANCHEZ ALICIA	8516 E CAROL AVE	MESA	AZ	85208
MILHEIRO ARMANDO JOSE	8508 E CAROL AVE	MESA	AZ	85208
KINLICHEENIE CAROLINE/HARRISON	8502 E CAROL AVE	MESA	AZ	85208
DIGIORGIO KRIS/LUCIA	516 S MADELINE	MESA	AZ	85208
MINDE SHELLY	522 S MADELINE	MESA	AZ	85208
RAMIREZ JAMES D/ESPINAL ROSELIN	23 CONTINENTAL PL	GLEN COVE	NY	11542
OSBORNE-RUDDER JEANNIE	466 S LUTHER	MESA	AZ	85208-8228
MILLER JOHN H/SONYA K	460 S LUTHER	MESA	AZ	85208
MANASSRA ALI	454 S LUTHER DR	MESA	AZ	85208
RHODES HAROLD/DEBRA	41272 RUE JADOT	TEMECULA	CA	92591
BAKER KYLA	444 S LUTHER ST	MESA	AZ	85208
ONTIVEROS ALEJANDRO/CERVANTES SOLIDAD	438 S LUTHER ST	MESA	AZ	85208
CARLSON STEVE/RAYNITA	3464 N ASHBROOK	MESA	AZ	85213
AMH 2014-2 BORROWER LLC	30601 AGOURA RD SUITE 200	AGOURA HILLS	CA	91301
GREER SEAN CAMPBELL	419 S TORRENCE	MESA	AZ	85208
SCHOENHOFER NANCY	425 S TORRENCE	MESA	AZ	85208
STEVENS MELISSA	431 S TORRENCE AVE	MESA	AZ	85208
W & S PROPERTIES-TORRENCE	844 E SAN REMO AVE	GILBERT	AZ	85234-3560
CERVANTES RICHARD G/KARLA M	443 S TORRENCE	MESA	AZ	85208
MCALLISTER JOHN C/TABATHA	449 S TORRENCE ST	MESA	AZ	85208
CUSICK BRIAN	453 S TORRENCE ST	MESA	AZ	85208
LIPPERT SHARON	459 S TORRENCE ST	MESA	AZ	85208
MATTESON CARRIE	1370 W PARK AVE	GILBERT	AZ	85233
MCCUMBER TIFFANY A	505 S TORRENCE	MESA	AZ	85208
MCGUPPY LLC	PO BOX 31617	MESA	AZ	85275
SUPERSTITION POINT MESA HOMEOWNERS ASSOC	150 E ALAMO DR STE 3	CHANDLER	AZ	85225
KAUPKE JENNIFER R	451 S HAWES RD UNIT 1	MESA	AZ	85208
REIMER DEBRA	1119 BERKLEY DR	NW CALGARY	AB	T3K1S6
BIRCH JACK EUGENE	451 S HAWES RD UNIT 3	MESA	AZ	85208
NORTON BRENDON	451 S HAWES RD 14	MESA	AZ	85208
BRYANT JAZARAY C	451 S HAWES RD UNIT 5	MESA	AZ	85208
WEIDEMAN DANIEL A/JENNIFER K	451 S HAWES RD UNIT 6	MESA	AZ	85208
FLOWERS MATTHEW/FOREMAN SADIE	451 S HAWES RD UNIT 7	MESA	AZ	85208-1544
MILLER MARIA L	451 S HAWES RD UNIT 8	MESA	AZ	85208
POWELL RENEE	451 S HAWES RD	MESA	AZ	85208
ADAMS MICHAEL K/DEANNA L	PO BOX 3163	UNION GAP	WA	98903
JOHNSTON DANIELLE	451 S HAWES RD UNIT 11	MESA	AZ	85208
KNOSALLA JAMIE LEE	451 S HAWES RD UNIT 12	MESA	AZ	85208
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	85201
SHELZI SONIA LYNN	451 S HAWES RD NO 14	MESA	AZ	85208
BOWMAN SAMUEL K/JENNA K	451 S HAWES RD UNIT 15	MESA	AZ	85208
MUHSIN SAMSUN	451 S HAWES RD UNIT 16	MESA	AZ	85208
VASQUEZ IRENE	451 S HAWES RD UNIT 17	MESA	AZ	85208
AMORANTO BEN-HUR R	451 S HAWES RD UNIT 18	MESA	AZ	85208-1544
SCHNIER DAVID B	451 S HAWES RD UNIT 19	MESA	AZ	85208
HAUSFELD THOMAS L/SEARCY MEGHAN K	451 S HAWES RD UNIT 20	MESA	AZ	85208
DWIGHT SCHRUTE HOLDINGS LLC	575 W CHANDLER BLVD	CHANDLER	AZ	85225
SOMERSHOE CONNOR	451 S HAWES RD UNIT 22	MESA	AZ	85208-1544
IH5 PROPERTY PHOENIX LP	1325 N FIESTA BLVD STE-103	GILBERT	AZ	85233
FETTY JAMES J	451 S HAWES RD 24	MESA	AZ	85208
BAZZELL REBECCA	451 S HAWES RD UNIT 25	MESA	AZ	85208
WILLIAMS MICHAEL SHANE/WINDY P	451 S HAWES RD NO 26	MESA	AZ	85208

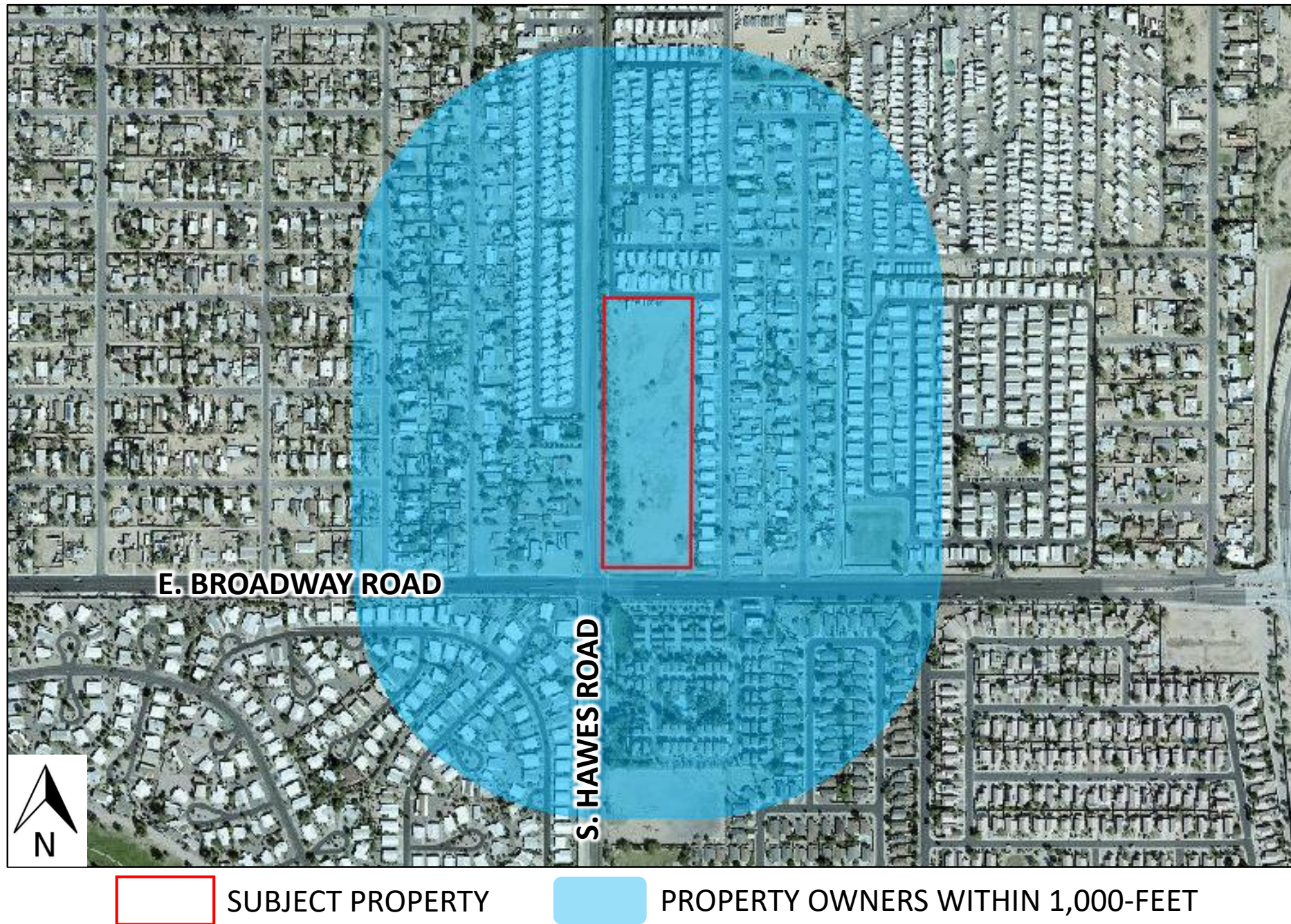
Property Owners within 1,000-Feet (Continued)				
Owner	Mailing Address	City	State	ZIP
MARTINEZ ALEX X	451 S HAWES RD UNIT 27	MESA	AZ	85208
JOHNSON DENISE MARIE	451 S HAWES RD UNIT 28	MESA	AZ	85208
SMITH KATHLEEN L	451 S HAWES RD UNIT 29	MESA	AZ	85208
IH5 PROPERTY LP	1325 N FIESTA BLVD SUITE 103	GILBERT	AZ	85233
BRAIN DAMAGE LLC	9231 S OAK ST	TEMPE	AZ	85284
NUNEZ RICARDO	451 S HAWES RD UNIT 32	MESA	AZ	85208
IH6 PROPERTY PHOENIX LP	1325 N FIESTA BLVD UNIT 103	GILBERT	AZ	85233
GSC LEASE HOUSE 3 LLC	1801 N LYNCH	MESA	AZ	85207
LEOPOLD XANDRIA D	451 S HAWES RD UNIT 35	MESA	AZ	85208
CORONA ARTURO	451 S HAWES RD #36	MESA	AZ	85208
WYSOCKI ADAM	2618 N 61ST ST	MESA	AZ	85215
RUBEN E CANNON AND VIRGINIA L CANNON TRUST	451 S HAWES RD UNIT 38	MESA	AZ	85208
ULMER JEFFREY S/MARLEEN	3819 N CANYON WASH CIR	MESA	AZ	85207
GLADIS PATRICIA A/JENNIFER	1464 S STAPLEY DR	MESA	AZ	85204
DONNELLY PROPERTIES LLC	1604 CORTE ORCHIDIA	CARLSBAD	CA	92011
MEYER ERIC	451 S HAWES RD UNIT 42	MESA	AZ	85208
KIDANE ADDISESHT	451 S HAWES RD UNIT 43	MESA	AZ	85208
HUFFAKER TERESA	451 S HAWES RD UNIT 44	MESA	AZ	85208
LATEEF DALYA	451 S HAWES RD UNIT 45	MESA	AZ	85208-1544
TANG RICHIE	451 S HAWES RD UNIT 46	MESA	AZ	85208
BREWINGTON ADIA	451 S HAWES RD UNIT 47	MESA	AZ	85208
MAGGIO ROBERT/SANDRA L	451 S HAWES RD UNIT 48	MESA	AZ	85208
ATAYDE JUAN J/BERTHA R	451 S HAWES RD	MESA	AZ	85208
MOON AMBER A	451 S HAWES RD NO 50	MESA	AZ	85208
CANTON STEPHANIE A/CHITA/ROBERT	451 S HAWES RD UNIT 51	MESA	AZ	85208
MORENO ENRIQUE JR	451 S HAWES RD NO 52	MESA	AZ	85208
CATBAGAN CURTIS A/BRITTANY N	451 S HAWES RD UNIT 53	MESA	AZ	85208
IH6 PROPERTY PHOENIX LP	1325 N FIESTA BLVD SUITE 103	GILBERT	AZ	85233
WILLIS ROBERT/BETHANY B/MEREDITH	451 S HAWES RD UNIT 55	MESA	AZ	85208-1544
HOEL CAROL S	451 S HAWES RD UNIT 56	MESA	AZ	85208
VARELA RAYMUND V/RIZA MARGARETT C	451 S HAWES RD UNIT 57	MESA	AZ	85208-1544
GULLEY MICHAEL A SR	451 S HAWES RD UNIT 58	MESA	AZ	85208
HENDERSON MARIA DEL ROSARIO LOPEZ	451 S HAWES RD UNIT 59	MESA	AZ	85208
STEARNS ANDREW	451 S HAWES RD NO 60	MESA	AZ	85208
AGA AZ INVESTMENTS LLC	3353 E FOX ST	MESA	AZ	85213
2018-2 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	75201
KIM SILLON/VANDARA	451 S HAWES RD NO 63	MESA	AZ	85208
COLLINS CLAYTON	451 S HAWES RD	MESA	AZ	85212
SALYER ADAM	451 S HAWES RD NO 67	MESA	AZ	85208
HASKINS CHRISTOPHER A	451 S HAWES RD NO 68	MESA	AZ	85208
NELSON DALLAS	451 S HAWES RD UNIT 69	MESA	AZ	85208-1544
LEWIS JAMIE S	451 S HAWES RD UNIT 70	MESA	AZ	85208
MAKAREWICZ JOSHUA A/ASHLEY L	451 S HAWES RD UNIT 71	MESA	AZ	85208
ARMIJO SANDRA	451 S HAWES RD UNIT 72	MESA	AZ	85208
LOPEZ GILBERTO	451 S HAWES RD UNIT 73	MESA	AZ	85208
MILBERGER WARREN/KAY	451 S HAWES RD UNIT 74	MESA	AZ	85208
HUTCHISON ALLAN E	451 S HAWES RD UNIT 75	MESA	AZ	85208
PHILLIP GAID TRUST	451 S HAWES RD UNIT 76	MESA	AZ	85208
WICKIZER ANDREW S	451 S HAWES RD UNIT 77	MESA	AZ	85208
FIVE MILE HOLDINGS LLLP	622 BECK CLOSE SW	EDMONTON	AB	T6W1E6
MANEK RONAK B/POONAM	12354 S BLUE WATER PKWY	PLAINFIELD	IL	60585
CRAIN BRYAN/NATASHA	1407 KALLINS ST	TUSTIN	CA	92782
GAMEZ GREG B	451 S HAWES RD UNIT 81	MESA	AZ	85208
TOWN SQUARE COMMUNITY ASSOCIATION	13951 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
THE JEFFREY & VIRGINIA MADERA FAMILY TRUST	4510 E CHISUM TRL	PHOENIX	AZ	85050
SOWYSHYN PATRICIA KATHERINE MARIE	15466 N BLUFF RD UNIT 702	WHITE ROCK	BC	V4B3G1
NAMA MANUEL J/JUANITA H	PO BOX 235	BROOKDALE	CA	95007
TURNER VIRGINIA	8262 E CACTUS DR	MESA	AZ	85208-4758
BONDS DIANA SUE TR	211 N BUCHANAN	HEYWORTH	IL	61745
PETZOLD GREGORY OWEN	8254 E CACTUS DR	MESA	AZ	85208
KILEY CAROL A	8250 E CACTUS DR	MESA	AZ	85208-4756
YODER DEBORAH	8251 E CACTUS DR	MESA	AZ	85208
BREEDEN DAVID/ROSEANNE	8255 E CACTUS DR	MESA	AZ	85208

Property Owners within 1,000-Feet (Continued)				
Owner	Mailing Address	City	State	ZIP
VAN VOORST ROGER D/CAROL F	3220 370TH ST	SIOUX CENTER	IA	51250-7542
FARNEY ROBERT E	8263 E CACTUS DR	MESA	AZ	85208
GROTHE VIRGINIA R TR	8301 E CALYPSO AVE	MESA	AZ	85208
GERMAIN JULIE	8307 E CALYPSO AVE	MESA	AZ	85208
HURST JAMES A/DAWN	8315 E CALYPSO AVE	MESA	AZ	85208
DRACE RAYMOND L	8321 E CALYPSO AVE	MESA	AZ	85208
PIETRAFESA GERARD	8327 E CALYPSO AVE	MESA	AZ	85208
ROSNER FAMILY TRUST THE	8318 E DESERT TRAIL	MESA	AZ	85208
WOLF ARNOLD P/OLIVE J TR	8314 E DESERT TRL	MESA	AZ	85208
BAILEY WARREN M/CYNTHIA L	9590 S M 37	BUCKLEY	MI	49620
G L MURPHY TRUST	8304 E DESERT TRL	MESA	AZ	85208
HALL RUSSELL V/MARY J	4252 JACKRABBIT DR	BILLINGS	MT	59106
DAVIS SANDRA	8269 E DESERT TRL	MESA	AZ	85208
HARRIS JENNIFER LEE/KIECKHEFER HEATHER M	506 S 83RD PL	MESA	AZ	85208
GODWIN JACK/GWEN	510 S 83RD PL	MESA	AZ	85208
BLOSBERG KENNETH R/MARILYN A	34180 POLK ST NE	CAMBRIDGE	MN	55008
BLESKE PATRICK T/CONNIE J	285 CARRIAGE RD	MONTELLO	WI	53949-9120
ENSING GORDON/LOUISE/Franzen Ernest/JUDY	503 S 83RD PL	MESA	AZ	85208
ROSKOS JOSEPH P/JUDITH N	8311 E DESERT TRAIL	MESA	AZ	85208
NEUFELD HENRY/SHIRLEY	8315 E DESERT TR	MESA	AZ	85208
HENDERSON WAYNE/BRENDA	8321 E DESERT TRL	MESA	AZ	85208
NEVA M WALKER REVOCABLE LIVING TRUST	PO BOX 375	TRUTH OR CONSEQUEN	NM	87901
DANAPILIS PETRAS/SHARON IOLA	444 S 83RD WY	MESA	AZ	85208
KALEMBER CAROL A	450 S 83RD WAY	MESA	AZ	85208
PHILLIPS CECIL JR/KELLY LINDA	456 S 83RD WAY	MESA	AZ	85208
VER VOORT JUDITH M	312 S MADISON ST	LITTLE CHUTE	WI	54140
LARSON BRUCE/JANICE	504 S 83RD WAY	MESA	AZ	85208
BRULE GERALD J/JEANNE M TR	2610 RIVERS BLUFF LN	ANOKA	MN	55303
DALEY STEVEN F	518 S 83RD WY	MESA	AZ	85208
WHITE FIG HOMES LLC	2225 W PECOS RD SUITE 6	CHANDLER	AZ	85224-4864
SOWAK ROSS GERALD/STEPHANIE	29 LOMBARD CRESC	ST ALBERT	AB	T8N3N1
PETERS DAVID/MARGARETHA	8240 E CALYPSO AVE	MESA	AZ	85208
HOUTKOOPEL LUCILLE	8246 E CALYPSO AVE	MESA	AZ	85208
SMITH PATSY L	3519 W ROYAL PALM RD	PHOENIX	AZ	85051
TORRES JOSEPH/JOSEPHINE E	8258 E CALYPSO AVE	MESA	AZ	85208-4750
MARVYD L KROME LIVING TRUST	8264 E CALYPSO AVE	MESA	AZ	85208
OAS LAWRENCE J/MARJORIE J	8304 E CALYPSO	MESA	AZ	85208
GRANTZ FAMILY TRUST	11126 E BECKER LN	SCOTTSDALE	AZ	85259
PATRICK G OSTROWSKI REVOCABLE TRUST	204039 HONEYDEW DR	WITTENBURG	WI	54499
WILLSEY LOUISE ANN	8322 E CALYPSO AVE	MESA	AZ	85208
LIVE C E & J LLC	619 E JEANNE LN	SAN TAN VALLEY	AZ	85140
AZURE ALOYUIS J/GLORIA J	8338 E DESERT TRAIL ST	MESA	AZ	85208
SMELSER JANET L	2238 WALDEN VIEW LN	LINCON	CA	95648
NELSON RICHARD J	8344 E DESERT TRL	MESA	AZ	85208
HARMON FERN	8349 E DESERT TRL	MESA	AZ	85208
HALSTENGARD THEODORE J/PEGGY J	8347 E DESERT TRL	MESA	AZ	85208
MCKAY ESTHER	8345 E DESERT TRL	MESA	AZ	85208
WHALEN ELIZABETH	1959 S POWER ROAD STE 103-212	MESA	AZ	85206
ROCKE RAYMOND C/HEDENBERG KAY S	445 S 83RD WY	MESA	AZ	85208-4761
HAHN RICHARD N	449 S 83RD WAY	MESA	AZ	85208
KEVIN M TROCHELMAN REVOCABLE TRUST	455 S 83RD WAY	MESA	AZ	85208
TIDEMANN PAUL M/CAROL A	461 S 83RD WAY	MESA	AZ	85208
NYE FAMILY TRUST	501 S 83RD WY	MESA	AZ	85208
RODGERS DARYL G/TWILA M	17336 EDNA ST	OMAHA	NE	68136
MOSEMAN SUE M BROWN	513 S 83RD WAY	MESA	AZ	85208
NIELSEN V MARIE	519 S 83RD WY	MESA	AZ	85208
SMITH PHILIP S/KIM E	525 S 83RD WY	MESA	AZ	85208
FOUNTAIN OF THE SUN ASSN	PO BOX 6127	MESA	AZ	85216-6127
VONLINTEL GLENN	8456 E ALDER AVE	MESA	AZ	85208
FREITAS MORONI/RHODA	1991 S MERIDIAN RD	APACHE JUNCTION	AZ	85120
GOODE ANDREW/JENNIFER	27921 N ADRENALINE AVE	SAN TAN VALLEY	AZ	85143
PATRICIA LINGARDO LIVING TRUST	8832 E PUEBLO AVE UNIT 10	MESA	AZ	85208
MAFFENBEIER MIKE LAWRENCE/CONSTANCE PATRICIA	PO BOX 42	GUERNSEY	SK	S0K1W0

Property Owners within 1,000-Feet (Continued)				
Owner	Mailing Address	City	State	ZIP
COLLON BRIAN	8524 E ALDER AVE	MESA	AZ	85208
SALAS THOMAS A & VARGAS DORITA	1243 E 2ND ST	MESA	AZ	85203
SAZ ESTATES LLC	15145 CALLE BARCELONA	CHINO HILLS	CA	91709
ROSS PHYLLIS DELENE TR	125 S 85TH ST	MESA	AZ	85208
HAMMER FAMILY LIVING TRUST	9390 MEAD LN	SNOWFLAKE	AZ	85937
CARDENAS JUAN CARLOS/GLENDA YADIRA	137 S 85TH ST	MESA	AZ	85208
SLOAN BETTY C/RADABAUGH ALBERTA	143 S 85TH ST	MESA	AZ	85208
JOANNE L BRYER LIVING TRUST	PO BOX 14123	MESA	AZ	85216
TREVINO GABRIELA	148 S 85TH ST	MESA	AZ	85208
EDMISTON RICK LEE	144 S 85TH ST	MESA	AZ	85208
CLYDE PRATER	138 S 85TH ST	MESA	AZ	85208
GUERRERO ADRIANA REYNOSO	132 S 85TH ST # 132	MESA	AZ	85208
WEBBER ADAM SCOTT	126 S 85TH ST	MESA	AZ	85208
SANTOS SANTIAGO D O D L/MOJICA ANGELA E	120 S 85TH LOT 53	MESA	AZ	85208-1555
DAGEN RICK E	116 S 85TH ST	MESA	AZ	85208-1510
JEROME ASHLEY	115 S 84TH WAY	MESA	AZ	85208
DRANE SUSAN I	7322 E BALMORAL AVE	MESA	AZ	85208
KELLIHER PATRICK B/GERTRUDE	PO BOX 216	NOME	AK	99762-0216
ROBERTS DAVID/BARBARA	PO BOX 7467	MESA	AZ	85216
SHIN SUNG HO	137 S 84TH WY	MESA	AZ	85208
BALTUS MICHAEL BRIAN/GROOVER TRACY	143 S 84TH WY	MESA	AZ	85208
NOLTE ROBERT L/BEVERLY A TR	1503 N 88TH PL	MESA	AZ	85207-3302
HAYS LEASING LLC	8449 E MAIN ST	MESA	AZ	85207
PUSTOVAR LINDA	203 S 85TH ST	MESA	AZ	85208
FIERRO KATHYA I ZUNIGA	8002 E 4TH AVE	MESA	AZ	85208
CUDDEBACK BRUCE DAVID/MARY ANN	213 S 85TH ST	MESA	AZ	85208
ELLIOTT ROSALIE A TR	219 S 85TH ST	MESA	AZ	85208
MADRIGAL-GARCIA MARIA I	225 S 85TH ST	MESA	AZ	85208
ADAMS DARYL K	229 S 85TH ST	MESA	AZ	85208
BEHLEN MATTHEW	235 S 85TH ST	MESA	AZ	85208
GOULET MICHAEL	241 S 85TH ST	MESA	AZ	85208
DECKER MICHAEL J	247 S 85TH ST	MESA	AZ	85207
INKEL DEBORAH	4560 E BRAE VOE WAY	SAN TAN VALLEY	AZ	85140
MCKENDRICK JEFFREY J/AIMEE RENE	307 S 85TH ST	MESA	AZ	85208
CHAPPELL KATHRYN/FRANK	331 S 85TH ST	MESA	AZ	85208
HAGEN THOMAS A/DARLENE M TR	319 S 85TH ST	MESA	AZ	85208
FUENTES ANGIE	325 S 85TH ST	MESA	AZ	85208
CHAPPELL FRANK L/KATHRYN L	331 S 85TH ST	MESA	AZ	85208
CORTEZ RODOLFO/NEEDHAM CHERIE L TR	339 S 85TH ST	MESA	AZ	85208
MARICOPA FLOOD CONTROL DIST	3335 W DURANGO	PHOENIX	AZ	85009
SANCHEZ JOHNNY	448 W 1ST AVE	MESA	AZ	85210
GRIFFIS JOY	P O BOX 20772	MESA	AZ	85277
LEONARD FAMILY LIVING TRUST	9208 ARNAZ WAY	SAANTEE	CA	92071
NEIDIG MELVIN	400 N 5TH ST	PHOENIX	AZ	85004
MANTOPH 4 LLC	19617 N 43RD AVE	GLENDALE	AZ	85308
POWERS THOMAS A/LANE-POWERS VIRGINAI L TR	8215 E DESERT TRL	MESA	AZ	85208
GOMEZ LORENZO G/HERNANDEZ MARIA/GULSVIG M	308 S 85TH ST	MESA	AZ	85208
ALMA PROPERTIES LLC	81 BLUE RAVINE RD SUITE 230	FOLSOM	CA	95630
HART CHANSE/FISCHER LINDSAY	248 S 85TH ST	MESA	AZ	85208
BENVENUTO ADRIANA	2425 S 85TH ST	MESA	AZ	85208
ENCINAS JOHN PETER/MADERA EUNICE	236 S 85TH ST	MESA	AZ	85208
WORTHINGTON JERRY E/JANICE R	230 S 85TH ST	MESA	AZ	85208
OAKS BARBARA A	P O BOX 5416	APACHE JUNCTION	AZ	85278
ARTHUR D AND JOYCE E FRANZ REV LIVING TRUST	7928 E 2ND AVE	MESA	AZ	85208
ODONNAL CLAUDIA M TR	214 S 85TH ST	MESA	AZ	85208
CRAVAT REX/AIMEE	208 S 85TH ST	MESA	AZ	85208
ASHMENT TAMARA	2222 E KNOLL ST	MESA	AZ	85213
HIGGINS HAROLD J JR & JANICE M	201 S 84TH WAY	MESA	AZ	85208
SUTTON JERRY/DEBORAH	207 S 84TH WAY	MESA	AZ	85208
BLANTON SHARON	213 S 84TH WY	MESA	AZ	85208
BRANTLEY LOIS M	4330 S SAN CARLOS DR	GLOBE	AZ	85501
MCLERRAN GARY O/SUE N	225 S 84TH WAY	MESA	AZ	85208
CASHNER KRIS	229 S 84TH WY	MESA	AZ	85208

Property Owners within 1,000-Feet (Continued)				
Owner	Mailing Address	City	State	ZIP
HALL MARY J/SITTON DEANNA	235 S 84TH WY	MESA	AZ	85208
OAKLEY BILLY J/DOLORES M	P O BOX 13816	MESA	AZ	85216
BURKHAMMER DAVID GLENN	247 S 84TH WAY	MESA	AZ	85208
LINK FAMILY TRUST	301 S 84TH WAY	MESA	AZ	85208-1507
JOHNSON RANDI L/LORRAINE R	307 S 84TH WAY	MESA	AZ	85208
DOUGHERTY ENTERPRISES LLC	11346 W BUCHANAN ST	AVONDALE	AZ	85323
CRUZ OLIVIA BARRON	319 S 84TH WAY	MESA	AZ	85208
BUYSSE VIKI TR	PO BOX 7712	MESA	AZ	85216
NORMAN LAWRENCE D/SHEILA L	1120 N CEDER ST	GILBERT	AZ	85233
BARTLETT TAYLOR D/CODY W/NORONAN L D/S L	343 S 84TH WAY	MESA	AZ	85208
City Registered Neighborhood Organizations within 1-Mile				
Organization/Contact	Mailing Address	City	State	ZIP
Fountain of the Sun Community Association Attn: Audrey Burfiend	440 S. 76th Place	Mesa	AZ	85208-6012
Fountain of the Sun Community Association Attn: Ed Fuss	451 S. 80th Place	Mesa	AZ	85208
Fountain of the Sun Community Association Attn: Betty Bradley	850 S. 79th Way	Mesa	AZ	85208
Carriage Manor Attn: HOA Business Office	7750 E. Broadway	Mesa	AZ	85208
City Registered Homeowners Associations within 1-Mile				
Organization/Contact	Mailing Address	City	State	ZIP
Apache Manor Community Association Attn: Dustin Snow/Snow Property Services	4135 S. Power Road, #122	Mesa	AZ	85212
Broadway Manor Homeowners' Association Attn: Kachina Management Inc.	21448 N. 75th Avenue, #11	Glendale	AZ	85308
Cecina Homeowners Association Attn: James A. Baska/Trestle Management Group	450 N. Dobson Road, #201	Mesa	AZ	85201
Desert Dawn Estates Home Owners Association, Inc. Attn: Amy Ebsen	9061 E. Eleanor Avenue	Mesa	AZ	85208
Fairway Vistas at FOS Homeowners Association, Inc. Attn: Bob Brown	7255 E. Hampton Avenue, Ste. 101	Mesa	AZ	85209
Fountain of the Sun Condominiums Association Attn: Mitch Kellogg	150 E. Alamo, #3	Chandler	AZ	85225
Pueblo Estates Condo Association, Inc. Attn: Mitch Kellogg	150 E. Alamo, #3	Chandler	AZ	85225
Superstition Point Mesa Homeowners Association Attn: David Mitchel Kellogg	150 E. Alamo, #3	Chandler	AZ	85225
Arizona Skies Homeowner's Association, Inc. Attn: Shirley Arends	8744 E. Delilah Avenue	Mesa	AZ	85208
Vista Mesa Estates Homeowners' Association Attn: Kachina Management Inc.	21448 N. 75th Avenue, #11	Glendale	AZ	85308
Wynstone Community Association, Inc. Attn: Darin Fisher/Vision Community Management	16625 S. Desert Foothills Parkway	Phoenix	AZ	85048
Villas at Montana Vista Homeowners Association Attn: Amanda Shaw	1600 W. Broadway Road, #200	Tempe	AZ	85282
Other Interested Parties				
Organization/Contact	Mailing Address	City	State	ZIP
Gammage & Burnham, PLC Attn: Nicholas A. Sobraske	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004

OWNERSHIP MAP – NOTICE OF APPLICATION



TAB B

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4456

February 4, 2019

Dear Property Owner, Registered Neighborhood or Homeowners Association:

We represent Mesa Leased Housing Associates I, LP ("MLHA"), the proposed Owner, and Dominion, Inc. ("Dominium"), the proposed Project Sponsor, for the development of a new multi-residence senior living community on the approximate 8.7 acres of property located at the northeast corner of Broadway and Hawes Roads ("Property") as shown on the enclosed Aerial Map. The Property is zoned RM-4 Multi-Residence District ("RM-4"). Dominion has extensive experience in property development and management, including currently managing over 30,000 residential units across 23 states.

The purpose of this correspondence is to inform you that MLHA and Dominion filed an application ("Application") (Case No. ZON18-00958) to Site Plan and change the zoning on the Property to RM-4 PAD, specifically to modify the required area and dimensions of private open space (e.g., unit patios, balconies, etc.). Although a modification of these standards is requested, the development provides an abundance of common area open space, which will be improved with a shaded BBQ dining area, a swimming pool with extensive deck area, pool cabanas, an outdoor gaming area, shade structures, and extensive landscaped walks. This Application proposes no other changes to the underlying RM-4 zoning district. Enclosed for your reference is a copy of the Site Plan.

The Application has been scheduled for public hearing as follows:

Planning and Zoning Board

Date and Time: February 20, 2019 at 4:00 PM

Meeting Location: City Council Chambers – Upper Level
57 East First Street

The City Planner assigned to the Application is Wahid Alam. Mr. Alam can be reached at (480) 644-4933 or Wahid.Alam@mesaaz.gov. Please feel free to contact me at (602) 256-4456 or sdemmitt@gblaw.com to learn more about the case or if you have any questions regarding this proposal.

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



By
Susan E. Demmitt

Enclosures

SED/ejb

RECEIVED

FEB - 4 2019

CITY OF MESA
DEVELOPMENT SERVICES

AERIAL MAP



E. BROADWAY ROAD

S. HAWES ROAD



PROPERTY

OPEN SPACE AREA CHART		
PROJECT ZONED: RM-4		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM OPEN SPACE (SQUARE FEET PER UNIT)	150 S.F.	433 S.F.
DWELLING UNITS (237) X OPEN SPACE (150 S.F.)	35,550 S.F.	102,760 S.F.
MINIMUM PRIVATE OPEN SPACE		
1- BEDROOM DWELLING UNITS	60 S.F.	60 S.F.
2- BEDROOM DWELLING UNITS	100 S.F.	100 S.F.
3- BEDROOM DWELLING UNITS	120 S.F.	120 S.F.
* ALL PRIVATE OPEN SPACE GROUND LEVEL (PATIOS & YARDS) HAVE A MINIMUM DIMENSION OF 10 FEET		
+ ALL PRIVATE OPEN SPACE ABOVE GROUND LEVEL (BALCONIES) HAVE THE MINIMUM 60 S.F. AND DIMENSIONS NOT LESS THAN 10'-0" WIDE BY 6'-0" DEEP.		
^ ALL PRIVATE OPEN SPACE IS AT LEAST 50 PERCENT COVERED AND ONE SIDE IS UNOBSTRUCTED BETWEEN 3 AND 8 FEET ABOVE ITS FLOOR LEVEL.		

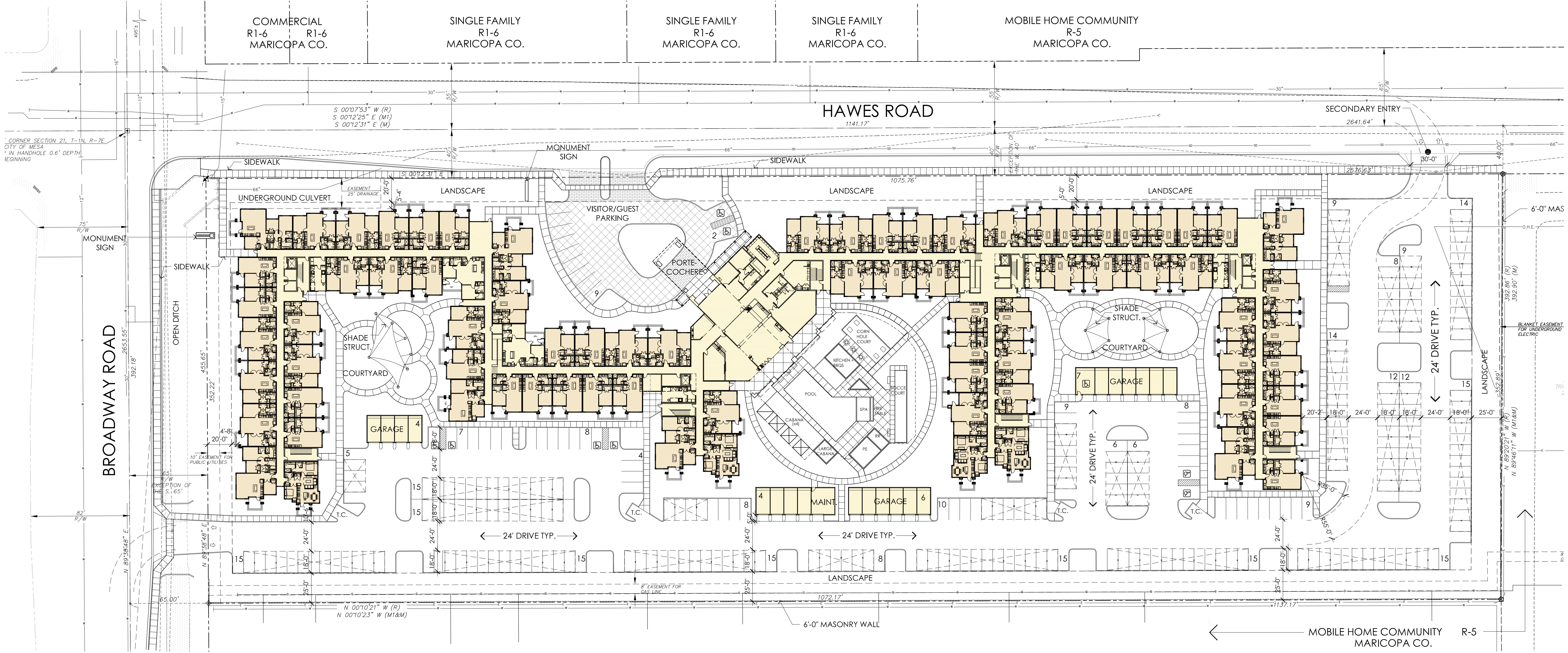
LEGEND	
	CARPORT
	SIDEWALK
	TENSILE SHADE STRUCTURE
	TRASH COLLECTION ZONE

TRASH COLLECTION
PROJECT WILL HAVE PRIVATE TRASH COLLECTION MINI TRASH COMPACTORS WILL OPERATE WITHIN TRASH ROOMS IN THE BUILDINGS BINS WILL BE WHEELED OUT TO DESIGNATED TRASH COLLECTION ZONES AT DESIGNATED PICK-UP TIMES ARRANGED WITH PRIVATE COMPANY.

SITE DATA	
ACCESSOR'S PARCEL NUMBER	218-44-001D
NET SITE AREA	+/- 8.692 AC
EXISTING & PROPOSED ZONING	RM-4 (R-4)
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY SENIOR
DENSITY ALLOWED (NET)	30 DU/AC
NET DENSITY PROVIDED	+/- 27.27 DU/AC
BUILDING FOOTPRINT AREA	104,577 SF

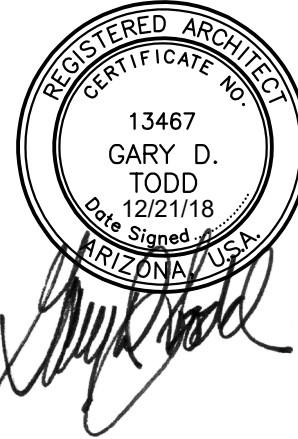
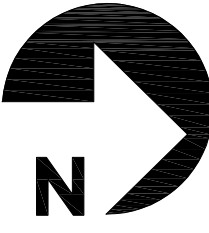
BUILDING HEIGHT MAXIMUM ALLOWED	40'
BUILDING HEIGHT MAXIMUM PROPOSED	40'
BROADWAY ROAD SETBACK REQUIRED	20'
HAWES ROAD SETBACK REQUIRED	20'
SIDE BUILDING SETBACK REQUIRED	15' PER STORY
REAR BUILDING SETBACK REQUIRED	15' PER STORY
OTHER DEVELOPMENT STANDARDS ARE TO BE DETERMINED THROUGH THE SITE PLANNING PROCESS.	

APARTMENTS UNIT MIX		
UNIT TYPE	RATIO	#DU
A 1BR/1BA	34%	99
B 2BR/2BA	57%	120
C 3BR/2BA	9%	18
TOTAL	100.0%	237
PARKING REQUIRED (9' x 18') (MIN. 1 COVERED SPACE / D.U.)		
UNIT TYPE	#DU	P.S. REQ.
A 1BR/1BA	99	2.1 P.S./DU
B 2BR/2BA	120	2.1 P.S./DU
C 3BR/2BA	18	2.1 P.S./DU
TOTAL		498 (237 COVERED)
PARKING PROVIDED (1.405 P.S./DU)		
SURFACE PARKING PROVIDED (UNCOVERED)		96 P.S.
PARKING GARAGES (COVERED)		21 P.S.
SURFACE PARKING PROVIDED (COVERED)		216 P.S.
TOTAL PARKING PROVIDED		333 P.S.
FINAL PARKING RATIO=		1.405 P.S./ DU



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



APARTMENTS at NEC of BROADWAY & HAWES

Property Owners within 500-Feet				
Owner	Mailing Address	City	State	ZIP
RLO LIVING TRUST ETAL	8751 E NORA ST	MESA	AZ	85207
MOBILE HOLDINGS LLC	7165 E UNIVERSITY DR SUITE 171	MESA	AZ	85207
HAYES BARNEY A/MARGARET R CO-TR	827 N COUNTRY CLUB DR STE 3	MESA	AZ	85201
BACA JOSE ABELARDO ALCARAZ	201 S 83RD PL	MESA	AZ	85208
GARY R SHIPLEY LIVING TRUST	207 S 83RD PLACE	MESA	AZ	85208
SIERRA ULFRANO SOSA/ROBERTS AMANDA	213 S 83RD PL	MESA	AZ	85208
MOCKLER WILLIAM N/PAMELA D	221 S 83RD PL	MESA	AZ	85208
225 SOUTH 83RD PLACE LLC	1129 S OAKLAND STE 101	MESA	AZ	85206
BALLARD JANINE ZUDER/KEVIN LEE	231 S 853RD PL	MESA	AZ	85208
DORMAN RANDY S	239 S 83RD PL	MESA	AZ	85208
GLATFELTER DAVID E & LEALA M	245 S 83RD PL	MESA	AZ	85208
VEGA SONIA COLON	301 S 83RD PL	MESA	AZ	85208
BAGBY FRANK/DONNIE G	34554 N BELL RD	QUEEN CREEK	AZ	85142
DONOZA CONSUELO	313 S 83RD PL	MESA	AZ	85208
DRAPPO RICH	1817 N 92ND ST	MESA	AZ	85207
HACKETT CHARLES J & PAULA M	319 S 83RD PL	MESA	AZ	85208
HANSON OPAL/JASON/KIRTLEY KATHY	331 S 83RD PL	MESA	AZ	85208
CHARLES R JONES TRUST	337 S 83RD PL	MESA	AZ	85208
PENTECOSTAL CHURCH OF GOD	PO BOX 48498	PHOENIX	AZ	85075
ARREOLA JUAN ANGEL/CRUZ	8310 E BROADWAY RD	MESA	AZ	85208
DUVALL HOWARD D/LOIS J TR	8320 E BROADWAY RD	MESA	AZ	85208
LEYVA MARISOL N	7836 E JAVALINA AVE	MESA	AZ	85208
STATEWIDE DISINFECTION SERVICE INC	4826 E FOUNTAIN ST	MESA	AZ	85205
HUSTAD PHILIP/PHYLLIS	4507 E CATALINA	MESA	AZ	85206
MARK KEVIN MCCUE BENEFICIARY TRUST	PSC 567 BOX 6634	FPO-AP 96384-6634		
GREEN BEN/APRIL	308 S HAWES RD	MESA	AZ	85208
WRIGHT JOHN RICHARD/LINDA	330 S HAWES RD	MESA	AZ	85208
NSHE PORTERVILLE LLC	1450 E INDIAN SCHOOL RD SUITE 104	PHOENIX	AZ	85014
BREIT BRIGHTHAVEN MHC LLC	2075 S COTTONWOOD DR	TEMPE	AZ	85282
LARSEN DANIEL Q/ANDERSON-LARSEN PAULA	8526 E CALYPSO AVE	MESA	AZ	85208
CREWSE PHILLIP A/BRANDY	8520 E CALPSC AVE	MESA	AZ	85208
WILLIAMS DYLAN T/STEPHANIE	412 S TORRENCE	MESA	AZ	85208
MONTES JOANNA	418 S TORRENCE	MESA	AZ	85208
SUPERSTITION POINT MESA HOMEOWNERS ASSOC	150 E ALAMO DR STE 3	CHANDLER	AZ	85225
CORONA ARTURO	451 S HAWES RD #36	MESA	AZ	85208
WYSOCKI ADAM	2618 N 61ST ST	MESA	AZ	85215
RUBEN E CANNON AND VIRGINIA L CANNON TRUST	451 S HAWES RD UNIT 38	MESA	AZ	85208
ULMER JEFFREY S/MARLEEN	3819 N CANYON WASH CIR	MESA	AZ	85207
GLADIS PATRICIA A/JENNIFER	1464 S STAPLEY DR	MESA	AZ	85204
DONNELLY PROPERTIES LLC	1604 CORTE ORCHIDIA	CARLSBAD	CA	92011
MEYER ERIC	451 S HAWES RD UNIT 42	MESA	AZ	85208
KIDANE ADDISESHT	451 S HAWES RD UNIT 43	MESA	AZ	85208
HUFFAKER TERESA	451 S HAWES RD UNIT 44	MESA	AZ	85208
LATEEF DALYA	451 S HAWES RD UNIT 45	MESA	AZ	85208-1544
TANG RICHIE	451 S HAWES RD UNIT 46	MESA	AZ	85208
BREWINGTON ADIA	451 S HAWES RD UNIT 47	MESA	AZ	85208
MAGGIO ROBERT/SANDRA L	451 S HAWES RD UNIT 48	MESA	AZ	85208
ATAYDE JUAN J/BERTHA R	451 S HAWES RD	MESA	AZ	85208
MOON AMBER A	451 S HAWES RD NO 50	MESA	AZ	85208
CANTON STEPHANIE A/CHITA/ROBERT	451 S HAWES RD UNIT 51	MESA	AZ	85208
MORENO ENRIQUE JR	451 S HAWES RD NO 52	MESA	AZ	85208
CATBAGAN CURTIS A/BRITTANY N	451 S HAWES RD UNIT 53	MESA	AZ	85208
IH6 PROPERTY PHOENIX LP	1325 N FIESTA BLVD SUITE 103	GILBERT	AZ	85233
WILLIS ROBERT/BETHANY B/MEREDITH	451 S HAWES RD UNIT 55	MESA	AZ	85208-1544
HOEL CAROL S	451 S HAWES RD UNIT 56	MESA	AZ	85208
VARELA RAYMUND V/RIZA MARGARETT C	451 S HAWES RD UNIT 57	MESA	AZ	85208-1544
GULLEY MICHAEL A SR	451 S HAWES RD UNIT 58	MESA	AZ	85208
HENDERSON MARIA DEL ROSARIO LOPEZ	451 S HAWES RD UNIT 59	MESA	AZ	85208
STEARNS ANDREW	451 S HAWES RD NO 60	MESA	AZ	85208

Property Owners within 500-Feet (Continued)				
Owner	Mailing Address	City	State	ZIP
AGA AZ INVESTMENTS LLC	3353 E FOX ST	MESA	AZ	85213
2018-2 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	75201
KIM SILLON/VANDARA	451 S HAWES RD NO 63	MESA	AZ	85208
IH5 PROPERTY PHOENIX LP	1325 N FIESTA BLVD STE-103	GILBERT	AZ	85233
COLLINS CLAYTON	451 S HAWES RD	MESA	AZ	85212
SALYER ADAM	451 S HAWES RD NO 67	MESA	AZ	85208
HASKINS CHRISTOPHER A	451 S HAWES RD NO 68	MESA	AZ	85208
NELSON DALLAS	451 S HAWES RD UNIT 69	MESA	AZ	85208-1544
LEWIS JAMIE S	451 S HAWES RD UNIT 70	MESA	AZ	85208
MAKAREWICZ JOSHUA A/ASHLEY L	451 S HAWES RD UNIT 71	MESA	AZ	85208
ARMIJO SANDRA	451 S HAWES RD UNIT 72	MESA	AZ	85208
LOPEZ GILBERTO	451 S HAWES RD UNIT 73	MESA	AZ	85208
MILBERGER WARREN/KAY	451 S HAWES RD UNIT 74	MESA	AZ	85208
HUTCHISON ALLAN E	451 S HAWES RD UNIT 75	MESA	AZ	85208
PHILLIP GAID TRUST	451 S HAWES RD UNIT 76	MESA	AZ	85208
WICKIZER ANDREW S	451 S HAWES RD UNIT 77	MESA	AZ	85208
FIVE MILE HOLDINGS LLLP	622 BECK CLOSE SW	EDMONTON	AB	T6W1E6
MANEK RONAK B/POONAM	12354 S BLUE WATER PKWY	PLAINFIELD	IL	60585
CRAIN BRYAN/NATASHA	1407 KALLINS ST	TUSTIN	CA	92782
GAMEZ GREG B	451 S HAWES RD UNIT 81	MESA	AZ	85208
TOWN SQUARE COMMUNITY ASSOCIATION	13951 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
THE JEFFREY & VIRGINIA MADERA FAMILY TRUST	4510 E CHISUM TRL	PHOENIX	AZ	85050
PATRICK G OSTROWSKI REVOCABLE TRUST	204039 HONEYDEW DR	WITTENBURG	WI	54499
WILLSEY LOUISE ANN	8322 E CALYPSO AVE	MESA	AZ	85208
LIVE C E & J LLC	619 E JEANNE LN	SAN TAN VALLEY	AZ	85140
AZURE ALOYUIS J/GLORIA J	8338 E DESERT TRAIL ST	MESA	AZ	85208
ROBERTS DANNY D/BRENDA LEE	8340 E DESERT TRL	MESA	AZ	85208
NELSON RICHARD J	8344 E DESERT TRL	MESA	AZ	85208
HARMON FERN	8349 E DESERT TRL	MESA	AZ	85208
HALSTENGARD THEODORE J/PEGGY J	8347 E DESERT TRL	MESA	AZ	85208
MCKAY ESTHER	8345 E DESERT TRL	MESA	AZ	85208
WHALEN ELIZABETH	1959 S POWER ROAD STE 103-212	MESA	AZ	85206
ROCKE RAYMOND C/HEDENBERG KAY S	445 S 83RD WY	MESA	AZ	85208-4761
HAHN RICHARD N	449 S 83RD WAY	MESA	AZ	85208
FOUNTAIN OF THE SUN ASSN	PO BOX 6127	MESA	AZ	85216-6127
TREVINO GABRIELA	148 S 85TH ST	MESA	AZ	85208
EDMISTON RICK LEE	144 S 85TH ST	MESA	AZ	85208
CLYDE PRATER	138 S 85TH ST	MESA	AZ	85208
ROBERTS DAVID/BARBARA	PO BOX 7467	MESA	AZ	85216
SHIN SUNG HO	137 S 84TH WY	MESA	AZ	85208
BALTUS MICHAEL BRIAN/GROOVER TRACY	143 S 84TH WY	MESA	AZ	85208
NOLTE ROBERT L/BEVERLY A TR	1503 N 88TH PL	MESA	AZ	85207-3302
PUSTOVAR LINDA	203 S 85TH ST	MESA	AZ	85208
FIERRO KATHYA I ZUNIGA	8002 E 4TH AVE	MESA	AZ	85208
CUDDEBACK BRUCE DAVID/MARY ANN	213 S 85TH ST	MESA	AZ	85208
ELLIOTT ROSALIE A TR	219 S 85TH ST	MESA	AZ	85208
MADRIGAL-GARCIA MARIA I	225 S 85TH ST	MESA	AZ	85208
ADAMS DARYL K	229 S 85TH ST	MESA	AZ	85208
BEHLEN MATTHEW	235 S 85TH ST	MESA	AZ	85208
GOULET MICHAEL	241 S 85TH ST	MESA	AZ	85208
DECKER MICHAEL J	247 S 85TH ST	MESA	AZ	85207
INKEL DEBORAH	4560 E BRAE VOE WAY	SAN TAN VALLEY	AZ	85140
MCKENDRICK JEFFREY J/AIMEE RENE	307 S 85TH ST	MESA	AZ	85208
CHAPPELL KATHRYN/FRANK	331 S 85TH ST	MESA	AZ	85208
HAGEN THOMAS A/DARLENE M TR	319 S 85TH ST	MESA	AZ	85208
FUENTES ANGIE	325 S 85TH ST	MESA	AZ	85208
CHAPPELL FRANK L/KATHRYN L	331 S 85TH ST	MESA	AZ	85208
CORTEZ RODOLFO/NEEDHAM CHERIE L TR	339 S 85TH ST	MESA	AZ	85208
MARICOPA FLOOD CONTROL DIST	3335 W DURANGO	PHOENIX	AZ	85009

Property Owners within 500-Feet (Continued)				
Owner	Mailing Address	City	State	ZIP
SANCHEZ JOHNNY	448 W 1ST AVE	MESA	AZ	85210
GRIFFIS JOY	P O BOX 20772	MESA	AZ	85277
LEONARD FAMILY LIVING TRUST	9208 ARNAZ WAY	SAANTEE	CA	92071
NEIDIG MELVIN	400 N 5TH ST	PHOENIX	AZ	85004
MANTOPH 4 LLC	19617 N 43RD AVE	GLENDALE	AZ	85308
POWERS THOMAS A/LANE-POWERS VIRGINIA L TR	8215 E DESERT TRL	MESA	AZ	85208
GOMEZ LORENZO G/HERNANDEZ MARIA/GULSVIG M	308 S 85TH ST	MESA	AZ	85208
ALMA PROPERTIES LLC	81 BLUE RAVINE RD SUITE 230	FOLSOM	CA	95630
HART CHANSE/FISCHER LINDSAY	248 S 85TH ST	MESA	AZ	85208
BENVENUTO ADRIANA	242 S 85TH ST	MESA	AZ	85208
ENCINAS JOHN PETER/MADERA EUNICE	236 S 85TH ST	MESA	AZ	85208
WORTHINGTON JERRY E/JANICE R	230 S 85TH ST	MESA	AZ	85208
OAKS BARBARA A	P O BOX 5416	APACHE JUNCTION	AZ	85278
ARTHUR D AND JOYCE E FRANZ REV LIVING TRUST	7928 E 2ND AVE	MESA	AZ	85208
ODONNAN CLAUDIA M TR	214 S 85TH ST	MESA	AZ	85208
CRAVAT REX/AIMEE	208 S 85TH ST	MESA	AZ	85208
ASHMENT TAMARA	2222 E KNOLL ST	MESA	AZ	85213
HIGGINS HAROLD J JR & JANICE M	201 S 84TH WAY	MESA	AZ	85208
SUTTON JERRY/DEBORAH	207 S 84TH WAY	MESA	AZ	85208
BLANTON SHARON	213 S 84TH WY	MESA	AZ	85208
BRANTLEY LOIS M	4330 S SAN CARLOS DR	GLOBE	AZ	85501
MCLERRAN GARY O/SUE N	225 S 84TH WAY	MESA	AZ	85208
CASHNER KRIS	229 S 84TH WY	MESA	AZ	85208
HALL MARY J/SITTON DEANNA	235 S 84TH WY	MESA	AZ	85208
OAKLEY BILLY J/DOLORES M	P O BOX 13816	MESA	AZ	85216
BURKHAMMER DAVID GLENN	247 S 84TH WAY	MESA	AZ	85208
LINK FAMILY TRUST	301 S 84TH WAY	MESA	AZ	85208-1507
JOHNSON RANDI L/LORRAINE R	307 S 84TH WAY	MESA	AZ	85208
DOUGHERTY ENTERPRISES LLC	11346 W BUCHANAN ST	AVONDALE	AZ	85323
CRUZ OLIVIA BARRON	319 S 84TH WAY	MESA	AZ	85208
BUYSSE VIKI TR	PO BOX 7712	MESA	AZ	85216
NORMAN LAWRENCE D/SHEILA L	1120 N CEDER ST	GILBERT	AZ	85233
BARTLETT TAYLOR D/CODY W/NORONAN L D/S L	343 S 84TH WAY	MESA	AZ	85208
City Registered Neighborhood Organizations within 1-Mile				
Organization/Contact	Mailing Address	City	State	ZIP
Fountain of the Sun Community Association Attn: Audrey Burfiend	440 S. 76th Place	Mesa	AZ	85208-6012
Fountain of the Sun Community Association Attn: Ed Fuss	451 S. 80th Place	Mesa	AZ	85208
Fountain of the Sun Community Association Attn: Betty Bradley	850 S. 79th Way	Mesa	AZ	85208
Carriage Manor Attn: HOA Business Office	7750 E. Broadway	Mesa	AZ	85208
Apache Manor Community Association Attn: Dustin Snow/Snow Property Services	4135 S. Power Road, #122	Mesa	AZ	85212
Broadway Manor Homeowners' Association Attn: Kachina Management Inc.	21448 N. 75th Avenue, #11	Glendale	AZ	85308
Cecina Homeowners Association Attn: James A. Baska/Trestle Management Group	450 N. Dobson Road, #201	Mesa	AZ	85201
Desert Dawn Estates Home Owners Association, Inc. Attn: Amy Ebsen	9061 E. Eleanor Avenue	Mesa	AZ	85208
Fairway Vistas at FOS Homeowners Association, Inc. Attn: Bob Brown	7255 E. Hampton Avenue, Ste. 101	Mesa	AZ	85209
Fountain of the Sun Condominiums Association Attn: Mitch Kellogg	150 E. Alamo, #3	Chandler	AZ	85225
Pueblo Estates Condo Association, Inc. Attn: Mitch Kellogg	150 E. Alamo, #3	Chandler	AZ	85225
Superstition Point Mesa Homeowners Association Attn: David Mitchel Kellogg	150 E. Alamo, #3	Chandler	AZ	85225

City Registered Neighborhood Organizations within 1-Mile (Continued)				
Organization/Contact	Mailing Address	City	State	ZIP
Arizona Skies Homeowner's Association, Inc. Attn: Shirley Arends	8744 E. Delilah Avenue	Mesa	AZ	85208
Vista Mesa Estates Homeowners' Association Attn: Kachina Management Inc.	21448 N. 75th Avenue, #11	Glendale	AZ	85308
Wynstone Community Association, Inc. Attn: Darin Fisher/Vision Community Management	16625 S. Desert Foothills Parkway	Phoenix	AZ	85048
Villas at Montana Vista Homeowners Association Attn: Amanda Shaw	1600 W. Broadway Road, #200	Tempe	AZ	85282
Other Interested Parties				
Organization/Contact	Mailing Address	City	State	ZIP
Gammage & Burnham, PLC Attn: Nicholas A. Sobraske	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
City of Mesa Planning Division Attn: Wahid Alam	55 N. Center Street, 1st Floor	Mesa	AZ	85201

OWNERSHIP MAP – PUBLIC HEARING NOTIFICATION

