



FORMAN
ARCHITECTS
L.L.C.

Ryan McCann
CITY OF MESA
20 East Main Street, Suite 130
Mesa, Arizona 85201

4739 East Virginia Avenue
Phoenix, Arizona 85008

M 602/339.9084
studio@formanarchitects.com

April 12, 2019

TO WHOM IT MAY CONCERN,

Good day to you! On behalf of Jesus and Herman Ludwig, we are pleased to submit this written project description for the land located at Maricopa County Parcel number 137-05-034B, an unaddressed site located roughly on the northwest corner of University Drive and Stapely Drive in Mesa, Arizona. We are seeking a rezoning from RM-4 to RS-6 and will be applying for a lot split to divide the property into two lots at the same time.

We are attaching a site plan along with the intended lot split document survey for this application.

Upon successfully altering this property, the owner will be building two single family homes for two brothers. The proposed houses will be designed in accordance with the zoning requirements of RS-6 with no variances requested.

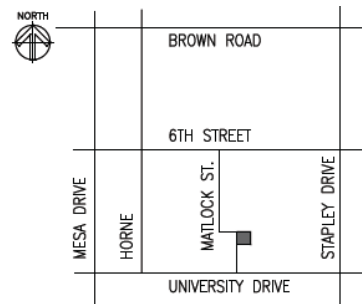
We have reviewed the Mesa 2040 General Plan and find the following three bullet points pertinent to this project:

1. The project is an appropriate infill project on an existing unbuilt lot adjacent to RS-6 zoning to the north and RM-4 on the remaining sides.
2. The new homes will utilize enhanced energy use as stipulated by the adopted International Building and Energy Conservation Codes. Vegetation that transitions from the desert sensitive landscape used currently at the commercial uses along University Drive to the residential neighborhood will minimize lawns and other water intensive uses to areas directly adjacent to livable space.
3. Development of this property as a residential property will assist in enhancing and maintaining property values in the adjacent Shepard Acres subdivision and the commercial properties as a consequence of development from an unused property.

The development of the property will therefore be consistent with the and conform with the Mesa 2040 General Plan. We look forward to working with staff to meet their goals for the property and bringing a great addition to the neighborhood. We look forward to hearing from you!

Sincerely yours,

Andrea Forman
Principal





FORMAN
ARCHITECTS
L.L.C.

Citizen Participation Plan for Property near Shepherd Acres Subdivision

Date: April 16, 2019

4739 East Virginia Avenue
Phoenix, Arizona 85008

M 602/339.9084
studio@formanarchitects.com

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application near Shepherd Acres and Sabin Acres Subdivisions. This site is located in the empty lot north of 1102 East University on Matlock Street (unaddressed). This project is an application for the rezoning of 0.38 acres from RM-4 to RS-6 for two single family homes. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact: Andrea Forman, FORMAN ARCHITECTS
4739 East Virginia Avenue, Phoenix, Arizona 85008
602/339.9084 or studio@formanarchitects.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on March 12, 2019. Staff reviewed the application and recommended that adjacent residents, Mesa School District 1 and nearby registered neighborhoods be contacted.

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

- I. A contact list has been developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Interested neighbors will focus on property owners within 1,000 feet of the site.
 - Mesa Public School District in writing, with copies to Mesa Unified #4 High School and Edison Elementary School, who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held on April 30th, at 6pm in the Saguaro Room at the Main Public Library in Mesa.
 - The first and only meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project. Responses to questions and concerns will be addressed directly and individually. Copies of those discussions and comments will be copied to the City of Mesa Planner.
3. Presentations will be made to groups of citizens or neighborhood associations upon request. All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa.
4. Schedule:
 - Pre-Submittal meeting - March 12, 2019
 - Application Submittal - March 25, 2019
 - First neighborhood meeting - April 30, 2019 at Saguaro Room in Main Library, 6:00pm to 7:00pm
 - Submittal of Citizen Participation Report and Notification materials - no later than June 1, 2019
 - Planning and Zoning Board Hearing - June 12, 2019



FORMAN
ARCHITECTS
L.L.C.

4739 East Virginia Avenue
Phoenix, Arizona 85008

M 602/339.9084
studio@formanarchitects.com

Citizen Participation Report

Date:	May 28, 2019	Project:	Ludwig Rezoning
To:	City of Mesa Planning Department	Project Number:	1902
From:	Andrea Forman, Principal	Case Number:	ZON19-00193

Overview: This report provides results of the implementation of the Citizen Participation Plan for the property located within the 400 block of North Matlock Street (east side). It is a case to rezone from RM-4 to RS-6. This request will allow for the development of single residences. This report provides evidence that citizens, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plan and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets and other materials are attached.

Contact: Andrea Forman
Forman Architects, LLC
4739 East Virginia Avenue
Phoenix, Arizona 85008
PH: 602/339.9084 EM: studio@formanarchitects.com

Neighborhood Meeting:

One public meeting was held at 6 p.m. in the Saguaro Room at the Main Public Library on April 30th, 2019 where citizens were invited to discuss the applicant's proposal (sign in sheet is attached). No interested parties attended the meeting.

Correspondence and Telephone Calls:

1. Invitations were sent to interested persons, neighborhood and HOA's, schools and homeowners within 1000 feet of the property on April 23, 2019 (see attached list and example of materials mailed)
2. One telephone call was received from a homeowner on April 28th confirming the location of the property. When asked if she had any concerns, none were expressed.

Results: There are 361 persons on the contact list as of the date of this Citizen Participation Report (see attached). There were no attendees at the meeting and only one phone call with no comments was received from the public.



April 23, 2019

SCHOOL DISTRICT #4
549 N STAPLEY DR
MESA, AZ 85203

4739 East Virginia Avenue
Phoenix, Arizona 85008

M 602/339.9084
studio@formanarchitects.com

RE: Case # ZON 19-00193, Rezoning of property from RM-4 to RS-6 for vacant property on East Matlock Street one building north of Broadway

Dear Neighbor,

We have applied for a rezoning from RM-4 to RS-6 for the vacant, property located approximately at 425 East Matlock Street (currently unaddressed). This request is for the development of two single family homes on the property.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan of the proposed development.

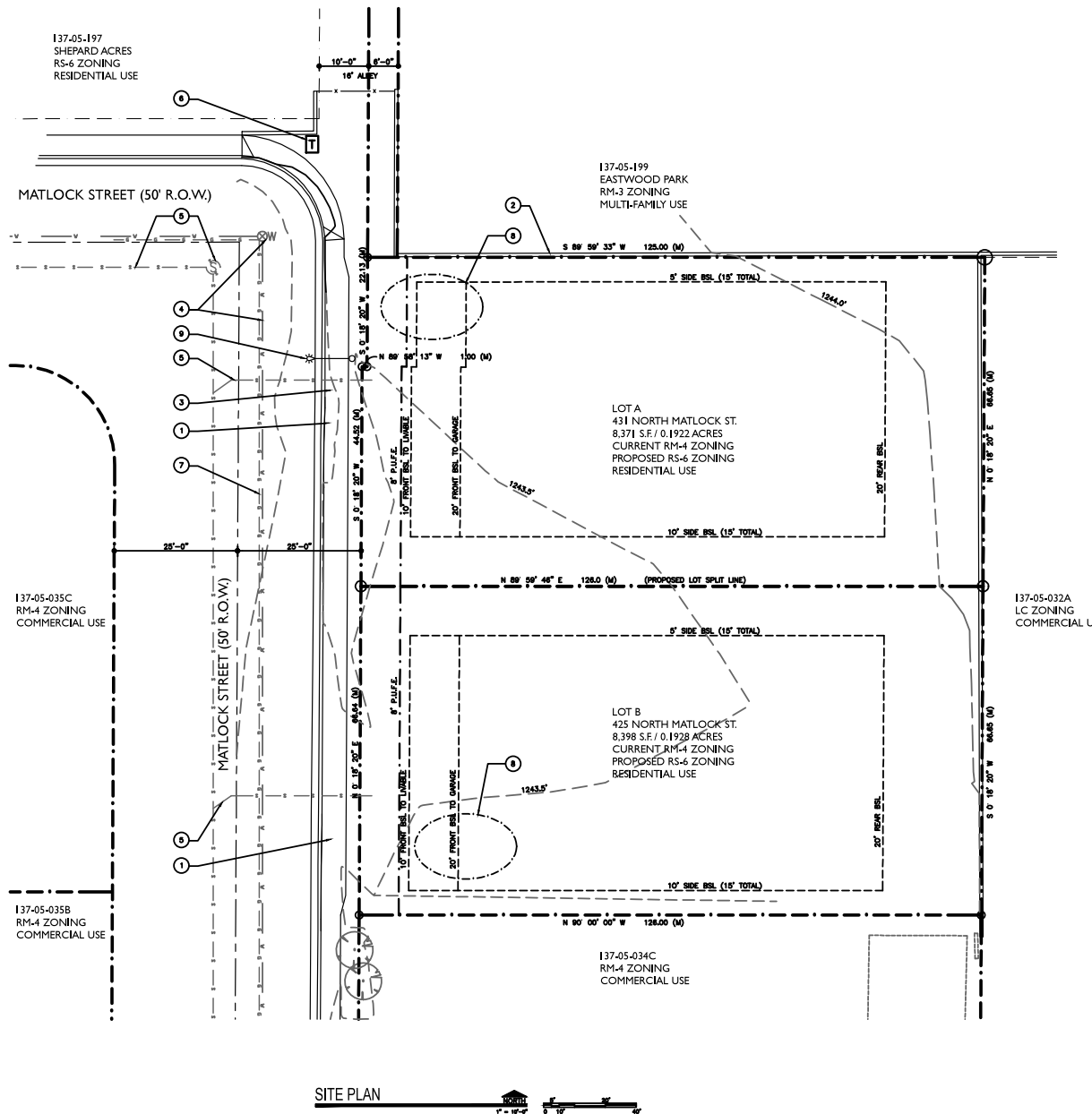
A public meeting is scheduled for interested neighbors to review the project on April 30, 2019 in the Saguaro Room of the City of Mesa Main Public Library at 6:00pm. The library is located at 64 East 1st Street. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please call me, Andrea Forman at 602/339.9084. The City of Mesa has assigned this case to Ryan McCann, 480/644.4691 should you have any question regarding the public hearing process.

Sincerely yours,

Andrea Forman
Principal

ENCL



PROJECT INFORMATION

OWNER INFORMATION AND PROJECT ADDRESS
 JESUS LIVING
 804 WEST 8TH AVENUE, SUITE 230, MESA, AZ 85210
 480/843.6034

PROJECT DATA

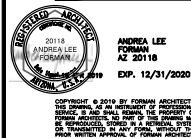
ADDRESS/STREET NUMBER: 137-05-034B
LOT XX
LOT AREA: 16,763 SF (0.38 AC)
EXISTING ZONING: RS-4
PROPOSED ZONING: RS-6
BUILDING TYPE: V-B
CLIMATE ZONE: ZONE 2B
OCCUPANCY: GROUP R - RESIDENTIAL

GENERAL SITE PLAN NOTES

- DEVELOPMENT AND USE OF SITE SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- VERIFY SITE CONDITIONS/BOUNDARIES. IF DISCREPANCY EXISTS FROM DRAWINGS OR ACTUAL SITE, CONTACT ARCHITECT/OWNER PRIOR TO ANY WORK. CALL BLUE STAKE (802/263.1100) FOR UTILITY PRE-ENGINEERING.
- DESCRIPTION OF PROPERTY BOUNDARIES, SETBACKS, ZONING, FLOOD AREA ZONES AND ADDRESSING SHOWN ARE SUPPLIED BY COCHISE COUNTY AND MUNICIPAL AGENCIES AND AVAILABLE RECORDS. NO RESPONSIBILITY IS COMPLIED WITH THE REPRESENTATION OF THIS INFORMATION ON THE SITE PLAN.

SITE PLAN NOTES

- EXISTING 18'-0" DRIVEWAY TO BE DEMOLISHED. NEW DRIVEWAY PER CITY OF MESA STANDARDS TO BE PROVIDED WITH DEVELOPMENT OF FUTURE RESIDENTIAL PROJECT.
- EXISTING PERMITTED WALL TO REMAIN.
- EXISTING 4'-0" SIDEWALK TO BE DEMOLISHED AND REPLACED WITH NEW 8'-0" SIDEWALK PER CITY OF MESA STANDARDS. MATCH EXISTING JOINT PATTERNS.
- EXISTING 8 INCH WATER LINE AND UNPAVED NEW WATER LINE CONNECTIONS AND NEW METER TO BE INSTALLED WITH DEVELOPMENT OF FUTURE RESIDENTIAL PROJECT.
- EXISTING 8" CEMENTY CONCRETE AND UNPAVED NEW 8" CONCRETE INTO EACH LOT. NEW SEWER LINE CONNECTIONS TO BE INSTALLED WITH DEVELOPMENT OF FUTURE RESIDENTIAL PROJECT.
- EXISTING 2 INCH GAS LINE CONNECTIONS TO BE INSTALLED WITH DEVELOPMENT OF FUTURE RESIDENTIAL PROJECT.
- GENERAL LOCATION OF FUTURE STORMWATER RETENTION BASINS AT FUTURE FRONT YARDS. SIZE AND LOCATION TO BE DETERMINED WITH DEVELOPMENT OF FUTURE RESIDENTIAL PROJECT.
- EXISTING STREET LIGHT TO BE DEMOLISHED AND NEW STREET LIGHT PER CITY OF MESA STANDARDS TO BE INSTALLED EAST OF EXISTING LOCATION TO BE DETERMINED UPON PROPERTY DEVELOPMENT (OUTSIDE OF SIDEWALK).



FORMAN ARCHITECTS

4739 East Virginia Avenue
 Phoenix, Arizona
 85018.1915

602/339.9084
 studio@formanarchitects.com

REGISTERED ARCHITECT FOR

LUDWIG PROPERTY

PARCEL NUMBER 137-05-034B
 425/431 NORTH MATLOCK ST.
 MESA, ARIZONA
 85211

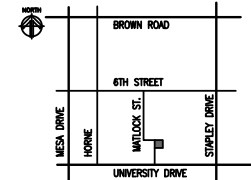
DATE: 4/18/2019
SCALE: AS INDICATED
JOB: 1902
REVISION:

SITE PLAN

DO NOT SCALE
 DRAWINGS

A1

VICINITY MAP



ZON19-00193 - List of Homeowners within 1000' of property

Owner	Address	City	State	Zip
SCHOOL DISTRICT #4	549 N STAPLEY DR	MESA	AZ	85203
KINETIC STAPLEY SQUARE LLC	2390 E CAMELBACK RD STE	PHOENIX	AZ	85016
COLE LA MESA AZ LLC	3161 MICHELSON STE 600	IRVINE	CA	92612
KINETIC STAPLEY SQUARE LLC	2390 E CAMELBACK RD STE	PHOENIX	AZ	85016
UNITED STATES OF AMERICA	135 N 2NDA AVE	PHOENIX	AZ	85003
DICKSON INSURANCE INC	1032 E UNIVERSITY DR	MESA	AZ	85203
HASKELL FAMILY LIVING TRUST	431 N MILLER STREET	MESA	AZ	85203
WINN GARY DEAN	447 N MILLER RD	MESA	AZ	85203
WHITENER STEPHEN/SHARON	459 N MILLER ST	MESA	AZ	85203
WRIGHT JONATHAN/LINDSAY	469 N MILLER ST	MESA	AZ	85203
ANDREWSON RODNEY J JR/CHRISTINE M	505 N MILLER	MESA	AZ	85203
TICHENOR PAULETTE E	517 N MILLER ST	MESA	AZ	85203
ALSTON DAVID W/SANDRA S	529 N MILLER ST	MESA	AZ	85203
MAYNARD DANNIE L/SUZANNE K	531 N MILLER	MESA	AZ	85203
KELLAR BENEFICIARY TRUST	545 N MILLER ST	MESA	AZ	85203
KOVELESKY FREDERICK J/BERNICE K	555 N MILLER STREET	MESA	AZ	85203
SIETSEMA CHRIS/NICHOLE	546 N MILLER RD	MESA	AZ	85203
FULTON JAMES C IV/MARGARET L	530 N MILLER ST	MESA	AZ	85203
PALMER FAMILY TRUST	522 N MILLER ST	MESA	AZ	85203
SEAMAN CHARLES F/HELEN P/NATHAN P	2630 VERMONT ST	QUINCY	IL	62301
BIGLER MICHAEL G/JOY A	500 N MILLER	MESA	AZ	85204
MILLER MICHAEL G	468 N MILLER	MESA	AZ	85203
FAUCETT ROLAND W/FAYE	440 N MILLER ST	MESA	AZ	85203
JONES ROBERT B/LISA A	458 N MILLER ST	MESA	AZ	85203
STONEBROOK PROPERTIES LLC	2162 E CAIRO DR	TEMPE	AZ	85282
WIRSING KLAUS TR	525 GLENVIEW AVE NO 1	OAKLAND	CA	94610
PEARL RANDY/ANN	5802 OAKDALE AVE	WOODLAND HILLS	CA	91367
MESA UNIFIED SCHOOL DIST #4	546 N STAPLEY DR	MESA	AZ	85203
BRAMLEY M J JR/ANNE W TR	1731 E JENSEN	MESA	AZ	85203
WHATS UP FOOD MART LLC	2662 N RIDGE CIR	MESA	AZ	85203
MESA UNIFIED SCHOOL DIST #4	546 N STAPLEY DR	MESA	AZ	85203
1102 E UNIVERSITY LLC	1907 E AZALEA CT	GILBERT	AZ	85298
CUERVO LLC	15945 E GENOA WAY	FOUNTAIN HILLS	AZ	85268
FRIENDS OF THE FAMILY LLC	515 N MATLOCK ST	MESA	AZ	85203
ROMANSKI THOMAS E/VIRGINIA	449 N MATLOCK ST	MESA	AZ	85203
SHARP JOHN W/CARLA TR	457 N MATLOCK	MESA	AZ	85203
LOPEZ DAVID A/ROSA A	465 N MATLOCK ST	MESA	AZ	85203
STEARNS DONNA G	507 N MATLOCK ST	MESA	AZ	85203
VAN MALE CHRISTOPHER G/CHRISTINA M	515 N MATLOCK ST	MESA	AZ	85203
FRITSCH JASON M	523 N MATLOCK ST	MESA	AZ	85203
JACOBUS JEREMY	527 N MATLOCK ST	MESA	AZ	85203
2017-1 IH BORROWER LP	1121 W WARNER RD	TEMPE	AZ	85284
STRADLING PHILLIP R/DORA LOUISE TR	547 N MATLOCK	MESA	AZ	85203
BIERLY JANINE	553 N MATLOCK	MESA	AZ	85203
HERDERICK JAMES DOUGLAS	835 E FAIRFIELD	MESA	AZ	85203
STOVER CATHERINE R	2329 N RECKER NO 47	MESA	AZ	85215

ZON19-00193 - List of Homeowners within 1000' of property

Owner	Address	City	State	Zip
WALLIN HOLDINGS LLC	3837 COCONINO ST	PHOENIX	AZ	85044
SCHULZ EMILY	430 N MATLOCK ST	MESA	AZ	85203
SHUMWAY DANIEL G/KRISTEN	422 N MATLOCK ST	MESA	AZ	85203
PORTALES RAYMOND M & AURORA L	440 N MATLOCK	MESA	AZ	85203
DJ-LAMAR INVESTMENTS LLC	2815 S LAS PALMAS CIR	MESA	AZ	85202
LAMAR M GRAY AND SARAH JEAN GRAY REV TRUST	1706 N ALAMO CIR	MESA	AZ	85213
SELL DAVID R/ALISHA J	464 N MATLOCK ST	MESA	AZ	85203
LONG JERRY KEITH	514 N MATLOCK ST	MESA	AZ	85203
SCHAIRER PAUL M/ESTRADA BLANCA B FLORES	518 N MATLOCK ST	MESA	AZ	85203-7224
BARLEY COLIN GARY	522 N MATLOCK ST	MESA	AZ	85203
BOND HYRUM K III	528 N MATLOCK ST	MESA	AZ	85203
PEREZ OPHELIA D	536 N MATLOCK	MESA	AZ	85203
FLYNN CHRISTOPHER L	544 N MATLOCK ST	MESA	AZ	85203-7224
THRAILKILL DIANE MARIE	605 N GRAND	MESA	AZ	85201
KING ANTHONY E	1035 E 6TH ST	MESA	AZ	85203
PETERSEN CRAIG WAYNE	560 N SPENCER CIR	MESA	AZ	85203
BARCELO MICHAEL A/ERICA R	561 N SPENCER	MESA	AZ	85203
KABERRY ANTHONY/MARYANN	3336 E HAMPTON AVE	MESA	AZ	85204
DO KATY	563 N PARSELL	MESA	AZ	85203
COTTAGE CORNER LLC	1133 N LOS ALAMOS	MESA	AZ	85213
SEELY EDITH	550 N SPENCER ST	MESA	AZ	85203
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	85201
LENK CHRISTOPHER G	552 N PARCELL ST	MESA	AZ	85203
BROWN KELLY	67 N FRASER EAST DR	MESA	AZ	85203
COTTAGE CORNER LLC	1133 N LOS ALAMOS	MESA	AZ	85213
RENTERIA CARLOS & FRANCES A	545 N PARSELL ST	MESA	AZ	85203
COTA JAMES B	544 N PARSELL ST	MESA	AZ	85203
BOLDER MANAGEMENT 2 LLC	909 KRUMKILL RD	SLINGERLANDS	NY	12159
LILES DENNIS E/KATHLEEN T	542 N SPENCER	MESA	AZ	85203
JOAN PATRICIA SCOTT LIVING TRUST	536 N SPENCER ST	MESA	AZ	85203
DUNNING JAMES A/ANNE V	537 N SPENCER	MESA	AZ	85203
KKP INVESTMENTS LLC	6501 E GREENWAY PKWY 10	SCOTTSDALE	AZ	85254
2017-1 IH BORROWER LP	1121 W WARNER RD	TEMPE	AZ	85284
TOSCANO ALFONSO	4660 E HALIFAX	MESA	AZ	85205
CHANDLER TYSON	1880 PINE AVE APT 2	LONG BEACH	CA	90806
GAMEL THOMAS	520 N STAPLEY DR	MESA	AZ	85203
COLLADO SHAWN E/SIXSMITH MARJORIE E	24208 S 197TH PL	QUEEN CREEK	AZ	85142
DELUXE REALTY 401K PLAN	520 N STAPLEY DR NO 105	MESA	AZ	85203
ARRIOLA DANIEL E	520 N STAPLEY DR UNIT 106	MESA	AZ	85203
HIGHER RETURN LLC	1135 N RECKER RD	MESA	AZ	85205
WAGNER RUTH/ERICKSON AMY	5207 BARNARD MILL RD	RINGWOOD	IL	60072
GUSTAFSON GAY LYNN	2107 FLORENCE RD	PAYSON	AZ	85547
FLEMING SAMUEL A	520 N STAPLEY DR UNIT 110	MESA	AZ	85203
BECK MARIA G FLORES/SHAWN	520 N STAPLEY DR UNIT 112	MESA	AZ	85203-7253
ACV ENTERPRISES LLC	4252 E ENROSE ST	MESA	AZ	85205
STANNY LORAYNE	520 N STAPLEY DR NO 114	MESA	AZ	85203

ZON19-00193 - List of Homeowners within 1000' of property

Owner	Address	City	State	Zip
SZWARE DELPHINE	520 N STAPLEY DR UNIT 115	MESA	AZ	85203
DYAR ERICA L	520 N STAPLEY DR UNIT 116	MESA	AZ	85203
HERSHBERGER MICHAEL R	520 N STAPLEY DR	MESA	AZ	85203
HSU WEINING/MING JEN	16540 E PECOS RD	GILBERT	AZ	85295
KIRBY ANNA S/GRAHAM L	520 N STAPLEY DR UNIT 119	MESA	AZ	85203-7255
NAVARRO ALEX	520 N STAPLEY DR NO 120	MESA	AZ	85203
VU PHAN/JENNIFER	1658 W ARGON ST	MESA	AZ	85201
IRMA MONTANO TRUST	520 N STAPLEY DR UNIT 122	MESA	AZ	85203-7255
MURPHY DENISE	520 NORTH STAPLEY DRIVE	MESA	AZ	85203
WINTER CATHERINE E	520 S STAPLEY DR 124	MESA	AZ	85203
KENSINGTON CAPITAL LLC	2541 E UNIVERSITY DR	PHOENIX	AZ	85034
DRUMMOND SHARON L	520 N STAPLEY #126	MESA	AZ	85203
MOORE MARTHA N	520 N STAPLEY DR UNIT 127	MESA	AZ	85203
DAMIANI ANTHONY	520 N STAPLEY DR NO 128	MESA	AZ	85203
ALLEN JENNIFER	520 N STAPLEY DR UNIT 129	MESA	AZ	85203
HUI XIAOLING	3515 E BART ST	GILBERT	AZ	85295
THOMAS MARIA ESPERANZA OCHOA	520 N STAPLEY DR UNIT 131	MESA	AZ	85203
GRAHAM ELLEN	520 N STAPLEY DR UNIT 132	MESA	AZ	85203
PALACIOS EDMUNDO E/LILA M	1903 N DALEY ST	MESA	AZ	85203
DICKERSON HOLDINGS LLC	5661 E FLORIAN AVE	MESA	AZ	85201
LEWIS LEANN J	520 N STAPLEY DR UNIT 135	MESA	AZ	85203
NORMA J ELSBERRY TRUST	520 N STAPLEY DR UNIT 136	MESA	AZ	85203
HUFFAKER JAXON KING/MACAYLA RILEY	520 N STAPLEY DR UNIT 137	MESA	AZ	85203
LINDSAY SERENA	520 N STAPLEY 138	MESA	AZ	85203
RON BAILLY TRUST	715 N GILBERT RD SUITE 2	MESA	AZ	85203
JAIDEN E WILSON TRUST	620 N ROANOKE CIR	MESA	AZ	85205
RIGGS PROPERTIES LLC	29 E BROADWAY RD	MESA	AZ	85210
AURICH MICHELLE	520 N STAPLEY DR NO 142	MESA	AZ	85203
MONTGOMERY THERESA L	12201 E PALOMINO RD	SCOTTSDALE	AZ	85259
HAMLETT RODNEY JR	520 N STAPLEY DR UNIT 144	MESA	AZ	85203
FLORES MARTIN ALBERTO	520 N STAPLEY UNIT 145	MESA	AZ	85203
THEROUX KRYSTEL	520 N STAPLEY DR UNIT 146	MESA	AZ	85203
EQUITY TRUST COMPANY	753 N MAIN CIR	MESA	AZ	85205
LEYVA XOCHILT SANCHEZ	509 W WIER AVE	PHOENIX	AZ	85041
SAWICKI MARILYN F	1659 INDEPENDENCE AVE	GLENVIEW	IL	60026
BOICE KENNARD	520 N STAPLEY DR UNIT 150	MESA	AZ	85203
N & D PROPERTIES LLC	2983 E VAUGHN AVE	GILBERT	AZ	85234
WOODS VICKIE A/SCOTT JOHN O	520 N STAPLEY DR UNIT 152	MESA	AZ	85203
MARSH FAMILY TRUST	16469 W YUMA RD	GOODYEAR	AZ	85338
COOK SCOTT S/TIFFANY	1449 S ST PAUL	MESA	AZ	85206
BARTLETT ROBERT L	520 N STAPLEY DR UNIT 156	MESA	AZ	85203
MARTIN CATHY J	520 N STAPLEY DR UNIT 157	MESA	AZ	85203
SHAW JACK L JR	520 N STAPLEY	MESA	AZ	85203
HSU WEINING/MING JEN	16540 E PECOS RD	GILBERT	AZ	85295
SALINGER RICHARD W	6661 LOPEZ AVE	RIVERSIDE	CA	92509
JHK INVESTMENTS LLC	1511 N SINOVA	MESA	AZ	85205

ZON19-00193 - List of Homeowners within 1000' of property

Owner	Address	City	State	Zip
TARALLO ANTHONY	PO BOX 232	TONTO BASIN	AZ	85553
MINAMORA RAUL GILBERT	195 N COTTONWOOD ST UNIT 10	CHANDLER	AZ	85225
DENNIS JENNIFER JEAN	1525 E HEARNE WAY	GILBERT	AZ	85234
A&M RUIZ PROPERTIES LLC	2036 N GILBERT RD SUITE 200	MESA	AZ	85203
GREENE MICHAEL	1373 E BARTLETT WY	CHANDLER	AZ	85249
MSP REAL ESTATE PROPERTIES LLC	40815 N HUDSON CT	ANTHEM	AZ	85086
TREVINO JASMINE B	520 N STAPLEY DR NO 168	MESA	AZ	85203
SHAW PATRICIA	520 N STAPLEY DR UNIT 169	MESA	AZ	85203
MOHR JEFFREY F	520 N STAPLEY DR #170	MESA	AZ	85203
CAI FAMILY TRUST	10025 TREEHAVEN CT	SAN DIEGO	AZ	92131
MITCHELL TYRON/DENNIS	3602 E ELM ST	PHOENIX	AZ	85016
POGUE RONALD J	1625 LAVELLE SMITH DR	TRACY	CA	95376
BETHANCOURT DANIEL L	520 N STAPLEY DR UNIT 174	MESA	AZ	85203
COLLADO SHAWN E/JULIO C	24208 S 197TH PL	QUEEN CREEK	AZ	85142
HEWETT RORY GLENN	520 N STAPLEY DR UNIT 176	MESA	AZ	85203
WALKER RICHARD W	7501 E KIMSEY LN	SCOTTSDALE	AZ	85257
SHARNHORST DANIEL M/JENNIFER M	520 N STAPLEY DR UNIT 179	MESA	AZ	85203
NELSON NATHANIEL D	520 N STAPLEY DR UNIT 180	MESA	AZ	85203
NIELSON JASON SCOTT	520 N STAPLEY UNIT 181	MESA	AZ	85203
FRESTEDT KRISTOF/RAPHEEPHAN	520 N STAPLEY DR	MESA	AZ	85203
LEE BONNIE D	24981/2 CENTRAL AVE	DUBUQUE	IA	52001
HALL JOHN KERBY/JANNA SPILKER	2417 S BRIGHTON CIR	MESA	AZ	85209
DEAN R HATCH TRUST	1350 E PEPPER PL	MESA	AZ	85203
DOWNING HEATHER	520 N STAPLEY DR UNIT 186	MESA	AZ	85203-7200
APODACA DOMINIC	520 N STAPLEY DR UNIT 187	MESA	AZ	85203-7200
KROUSE MARK S	P O BOX 341	ISLAND PKWY	NY	11558
SALAS SALENA R	520 N STAPLEY DR NO 189	MESA	AZ	85203
VAN ALLEN DEBORAH KATHLEEN/TOSCHI BETTY	516 VZ COUNTY ROAD 1216	GRAND SALINE	TX	75140
LEYVAS SALVADOR IV	520 N STAPLEY DR UNIT 191	MESA	AZ	85203-7266
RON BAILLY TRUST	715 N GILBERT RD SUITE 200	MESA	AZ	85203
REVOCABLE LIVING TRUST OF PATRICIA DEGROOT	8210 E GARFIELD ST #K206	SCOTTSDALE	AZ	85257
HILLCREST ENTERPRISES LLC	337 E 60 NORTH	LINDON	UT	84042
GLENROSA HOLDINGS LLC	520 N STAPLEY DR UNIT 201	MESA	AZ	85203
WOLFF WILLIAM R/MARI E	7839 E PORTOBELLO AVE	MESA	AZ	85212
MENDOZA KATHLEEN	520 N STAPLEY DR UNIT 203	MESA	AZ	85203-7266
STRIEBY TYLER C	10610 S 48TH ST UNIT 2018	PHOENIX	AZ	85044
HARLA BART H/WOJCIECH	59 RICHMOND ST	LODI	NJ	7644
WHITENIGHT TRAVIS/KAYLA	520 N STAPLEY DR UNIT 206	MESA	AZ	85203
PERALTA ABRAHAM O/GUADALUPE/EMMANUEL	520 N STAPLEY DR UNIT 207	MESA	AZ	85203
BENNETT FRANK L JR TR	4242 E ELMWOOD ST	MESA	AZ	85205
ORTIZ MAGALY	520 N STAPLEY AVE UNIT 208	MESA	AZ	85203
EQUITY TRUST COMPANY (CUSTODIAN)/ETAL	7104 S 19TH LN	PHOENIX	AZ	85041
MAIN KEITH/MARIA L/DOUGLAS A	520 N STAPLEY DR UNIT 211	MESA	AZ	85203
WEST STEPHEN/JULIE	1012 E 3RD ST	MESA	AZ	85203
EJB ENTERPRISES LLC	2606 N HALL CIR	MESA	AZ	85203
VALLE MARY DENISE/LUIS C	2430 MENDOCINO CT	SIERRA VISTA	AZ	85635

ZON19-00193 - List of Homeowners within 1000' of property

Owner	Address	City	State	Zip
AGUAYO JUDY	520 N STAPLEY DR UNIT 216	MESA	AZ	85203-7268
PAYNE JIMMIE L	520 N STAPLEY #217	MESA	AZ	85203
GREEN EMERALD LUXURY CONDOS LLC	7850 S GRANDVIEW AVE	TEMPE	AZ	85284
HUDGENS JANET E	520 N STAPLEY DR #227	MESA	AZ	85203
WELCH THONGMUAN	520 N STAPLEY DR NO 228	MESA	AZ	85203
ROOTS JANARA	520 N STAPLEY DR UNIT 229	MESA	AZ	85203
RESICAP LLC	5080 N 40TH ST STE 205	PHOENIX	AZ	85018
LITTLE DALE MARTIN/JANE ATWOOD	520 N STAPLEY DR UNIT 231	MESA	AZ	85203
LUDWIG BRITTANY	520 N STAPLEY DR 232	MESA	AZ	85203
WEHANI AZ LLC	1222 TRAPPERS PT	FORT COLLINS	CO	80524
YAN QI HUA/DUAN YING RAN	656 CHAPMAN AVE	COQUITLAM	BC	V3J4A3
SHUMAKER JESSE	916 N ALLEN CIR	MESA	AZ	85203
MARTIN AMELIA K	520 N STAPLEY DR UNIT 237	MESA	AZ	85203
KIMMEL KAYLN J	520 N STAPLEY DR UNIT 238	MESA	AZ	85203
T BURNHAM HOLDINGS LLC	5363 E FOUNTAIN ST	MESA	AZ	85205
KEEFE BRIAN J	520 N STAPLEY DR UNIT 248	MESA	AZ	85203
DENNIS M GAETA AND BRENDA L GAETA LIV TRUST	7830 PARK CENTRAL DRIVE	TINLEY PARK	IL	60477
REEDER IRMA	520 N STAPLEY DR UNIT 250	MESA	AZ	85203
ORANGEWOOD PLAZA LLC	4320 E BROWN RD STE 109	MESA	AZ	85205
MCLAREN RICKY M	520 N STAPLEY DR 252	MESA	AZ	85204
DC2P LLC	11221 N 35TH STREET	PHOENIX	AZ	85028
CHO FRANKIE WAN LUNG/CHEANG CAROLINE KA IN	465 WILDE AVE	SAN FRANCISCO	CA	94134
STROUT WILLIAM F	4504 E ENCINAS AVE	GILBERT	AZ	85234
REISNER LISA A	520 N STAPLEY DR 256	MESA	AZ	85203
OSBORNE PRESTON/TAUNA	520 N STAPLEY RD UNIT 257	MESA	AZ	85203
RIGGS ROBERT C	2251 N 32ND ST UNIT 3	MESA	AZ	85213
KAHL CAROL	520 N STAPLEY DR UNIT 259	MESA	AZ	85203
PASLEY CO LLC	11429 E LE MARCHE DR	SCOTTSDALE	AZ	85255
POCO VERDE ENTERPRISES LLC	3080 E SAN PEDRO CT	GILBERT	AZ	85225
BOYLE KAREN J	215 CENTRAL AVE	SEAL BEACH	CA	90740
ORTIZ MICHEAS/MIGUEL/SHIRLEY	520 N STAPLEY DR UNIT 263	MESA	AZ	85203-7273
JAIDEN E WILSON TRUST	620 N ROANOKE CIR	MESA	AZ	85205
OHOMES LLC	10533 E VIVID AVE	MESA	AZ	85212
MYERS ROSS M	22860 HABER DR	FAIRVIEW PARK	OH	44126
KEALEY PETER	520 N STAPLEY DR NO 283	MESA	AZ	85203
BROWNSON/ROBERT J/MARY I TR	1054 S RACINE	MESA	AZ	85206
H F LLC	11103 S DARTMOOR CT	PARKER	CO	80138
KNUDSEN MARK E/DONALD F/DEBRA L	2120 E CATAMARAN DR	GILBERT	AZ	85234
GILLARD DENNIS M	520 N STAPLEY DR UNIT 287	MESA	AZ	85203
CAMP DAVID CARL	520 N STAPLEY DR	MESA	AZ	85203
LARSON MICHAEL	742 N EMERSON ST	MESA	AZ	85201
LEE SCOTT TSUNG LUNG	412 REVERE ST	UPLAND	CA	91784
FOLKERSON RICHARD CARL ALBERT/LUELLA BEVERL	150 BADGER ST	SASKATOON	SK	S7N2X4
MCCLURE ANDREA	520 NORTH STAPLEY DRIVE	MESA	AZ	85203
SEARCY BROOKE ANDREA	520 N STAPLEY DR UNIT 293	MESA	AZ	85203
JOHNSON JOSEPH	520 N STAPLEY DR UNIT 294	MESA	AZ	85203

ZON19-00193 - List of Homeowners within 1000' of property

Owner	Address	City	State	Zip
HESS ADAM M	534 N TEMPLE ST	MESA	AZ	85203
PETERSEN CLAYTON III/ISABEL	535 N TEMPLE ST	MESA	AZ	85203
FISCHER WILLARD J	525 N TEMPLE ST	MESA	AZ	85203
CAMPO JOSHUA/ALEXANDRA	515 N TEMPLE ST	MESA	AZ	85203
HAMILTON TRAVIS HOLT/REBEKAH	503 N TEMPLE ST	MESA	AZ	85203
NORIEGA BLAKE	520 N TEMPLE ST	MESA	AZ	85203
ALLSUP DONALD J	512 N TEMPLE	MESA	AZ	85203
KINGHORN RALPH SCOTT	504 N TEMPLE ST	MESA	AZ	85203
DALE RIDD REVOCABLE TRUST	7940 S HIGHLAND DR	SALT LAKE CITY	UT	84121
CB RESIDENTIAL EQUITY LLC	733 E UNIVERSITY DR SUITE	MESA	AZ	85203
BURCH MELVIN W/DALAWNA	462 N TEMPLE ST	MESA	AZ	85203
GRADY CHARLES P/MARIA I TR/MCCLEVE JERRY	454 N TEMPLE ST	MESA	AZ	85203
WHITE JENNIFER GIAO/CHRISTOPHER RUSSELL	446 N TEMPLE ST	MESA	AZ	85203
OPENDOOR PROPERTY C LLC	405 HOWARD ST STE 550	SAN FRANCISCO	CA	94105
FAHL DANIEL W/DIANNA G TR	430 N TEMPLE ST	TEMPE	AZ	85203
ST ROSE SUSI SIMBOLON/JOHN II	422 N TEMPLE ST	MESA	AZ	85203
CHARLES C RUVOLO AND LAURIE L RUVOLO REVOC	PO BOX 6519	CHANDLER	AZ	85246
TUPA JASON/PACE STEPHANIE	427 N TEMPLE ST	MESA	AZ	85203
JAMES RUSSELL HOLLENBECK AND LINDA LOUISE H	1664 N ALMOND	MESA	AZ	85213
BARRY MARK A	445 N TEMPLE ST	MESA	AZ	85203
BLACKBURN CHRISTOPHER	453 N TEMPLE ST	MESA	AZ	85203
PINEDO DULCE N MARTINEZ	461 N TEMPLE ST	MESA	AZ	85203
LUNA SANTIAGO	1220 E 3RD ST	MESA	AZ	85203
WILLIAMSON STEPHEN A	1210 E 3RD ST	MESA	AZ	85203
CHICANOS POR LA CAUSA INC	1024 E BUCKEYE RD STE 175	PHOENIX	AZ	85034
SAGO LLC	6764 OLYMPUS DR	EVERGREEN	CO	80439
MESA CAR WASH INC	PO BOX 4450	CAVE CREEK	AZ	85331-4450
MPT OF MARICOPA RE-STEWART LLC	1000 URBAN CENTER DR S	BIRMINGHAM	AL	35242
GLC REAL ESTATE	1017 E LODGEPOLE DR	GILBERT	AZ	85298
SODHI MARWAH LLC	2662 N RIDGE CIRCLE	MESA	AZ	85203
MESA CAR WASH INC	PO BOX 4450	CAVE CREEK	AZ	85331-4450
FIRST CHURCH OF THE NAZARENE OF MESA	955 E UNIVERSITY	MESA	AZ	85201
HLG INVESTMENTS LLC	2143 E INCA STREET	MESA	AZ	85213
XCEED ENERGY SOLUTIONS LLC	1872 E MEGAN ST	GILBERT	AZ	85295
DENLEY SANDRA GEORGINA	1049 E UNIVERSITY DR	MESA	AZ	85203
FIRST CHURCH OF THE NAZARINE	955 E UNIVERSITY DR	MESA	AZ	85203
GRIZZLE MICHAEL D	9750 W GOLD DUST DR	QUEEN CREEK	AZ	85242
LESLIE TODD PAUL	1221 11TH ST	MANHATTAN BEACH	CA	90266
PRE-HAB FOUNDATION INC	868 E UNIVERSITY DR	GILBERT	AZ	85203
LOPEZ JAMES M	7960 E LILY CANYON DR	PRESCOTT VALLEY	AZ	86315
CONOVER WILSON L & SARAH D	PO BOX 1738	MARICOPA	AZ	85139
PRE-HAB FOUNDATION THE	PO BOX 5860	MESA	AZ	85211
TY INVESTMENTS LLC	1443 E HALIFAX ST	MESA	AZ	85203
SINGH JASWINDER/SURINDER K	2662 N RIDGE CIR	MESA	AZ	85203
MILES DIVERSITY GROUP LLC	PO BOX 21226	MESA	AZ	85277
L & M STRATEGIC INVESTMENTS	4235 E MONTECITO AVE	PHOENIX	AZ	85018

ZON19-00193 - List of Homeowners within 1000' of property

Owner	Address	City	State	Zip
DIVERSIFIED INVESTMENT SOLUTIONS LLC	326 N STAPLEY DR	MESA	AZ	85203
3-SIXTEEN PROPERTIES	316 N STAPLEY DR	MESA	AZ	85203
HAYMAN ANGELA	1150 E 3RD ST	MESA	AZ	85203
MITCHELL DAVID L	264 N STAPLEY DR	MESA	AZ	85203
HANKINSTODD L	1149 E 3RD ST	MESA	AZ	85203
KING PEGGY L/HAMILTON ANTHONY E	1136 E 3RD PL	MESA	AZ	85203
KING PEGGY	1136 E 3RD PL	MESA	AZ	85203
BISHOP JESSICA M	1429 N DORSEY LN	TEMPE	AZ	85281
CHALLIS ANITA	1114 E 3RD PL	MESA	AZ	85203
LAMBRIES STACEY	1104 E 3RD PL	MESA	AZ	85203
BERRY MICHAEL/STUART REVAE	1060 E 3RD PL	MESA	AZ	85203
SLOAN DUSTIN	1050 E 3RD PL	MESA	AZ	85203
SHELDON SHERMAN R & DORIS J	1040 E 3RD PL	MESA	AZ	85203
MCLAWS MARVIN K/FERN A	1030 E 3RD PLACE	MESA	AZ	85203
ISLEY JOYELINE K TR	1020 E 3RD PL	MESA	AZ	85203
MILNE KEVIN/WALSH TAYLER	1010 E 3RD PL	MESA	AZ	85203
DESANTIS MARK A/PAULA J	1011 E 3RD PL	MESA	AZ	85203
TRIPP SHIRLEY A	1021 E 3RD PL	MESA	AZ	85203
YOUNG JEANNE C	1031 E 3RD PL	MESA	AZ	85203
RAHN BETHANY A	1041 3RD PL	MESA	AZ	85203
CLUFF RANDY J/LAUREN E	1045 E 3RD PL	MESA	AZ	85203
DITTMER JULIE L	1047 E 3RD PL	MESA	AZ	85203
SAWYER VERNA JANE	1105 E 3RD PL	MESA	AZ	85203
LUCERO ANGELO	1115 E 3RD PL	MESA	AZ	85203
LIPANI MIKE A/ELIZABETH	1125 E 3RD PL	MESA	AZ	85203
JODI HOLZHAUER REVOCABLE LIVING TRUST	1126 E 3RD ST	MESA	AZ	85203
CARLING PRESTON/JAMIE	1116 E 3RD ST	MESA	AZ	85203
SMITH RUSSELL P/KATHLEEN B	1106 E 3RD ST	MESA	AZ	85203
SMITH CHAD R/AMBER A	1062 E 3RD ST	MESA	AZ	85203
MCBRIDE ORLANDO H/ALLISON C	1052 E 3RD ST	MESA	AZ	85203
WALTER D AND LELA M ZIMMERMAN REVOCABLE T	1042 E 3RD ST	MESA	AZ	85203
STANLEY RYAN	1032 E 3RD ST	MESA	AZ	85203
FRIEND ROGER A & LYNDA J	1022 E 3RD ST	MESA	AZ	85203
WEST STEPHEN L & JULIE W	1012 E 3RD ST	MESA	AZ	85203
BONDAR IOAN/AMALIA	1053 E 3RD ST	MESA	AZ	85203
TOBEY DAVID W/LILA LEE H TR	1063 E 3RD ST	MESA	AZ	85203
FLORES LORENZO/LISA J	1107 EAST 3RD ST	MESA	AZ	85203
CASTILLO RICHARD	1117 E 3RD ST	MESA	AZ	85203
RAHN REVOCABLE TRUST	1127 E 3RD ST	MESA	AZ	85203
DOWNS STEVE A	1145 E 3RD ST	MESA	AZ	85203
WOOD FAMILY TRUST	1133 E 3RD ST	MESA	AZ	85203
MASSEY SANDRA J	318 N MILLER ST	MESA	AZ	85203

ZON19-00193 - List of Neighborhood Associations within 1000' of property

Neighborhood Name	Name	Street Num	Street	City	State	Zip
Harrison Acres	Walter Zimmerman	1042	E. 3rd St.	Mesa	AZ	85203
Sherwood	Becky Hermosillo	1349	E. Pepper Pl.	Mesa	AZ	85203
Ashland	MJ Walsh	501	N. Ashland	Mesa	AZ	85203
Fraser Fields	Alice Skinner	235	N. Fraser E. Drive	Mesa	AZ	85203
Fraser Fields	Vera Martin	225	N. Fraser East Drive	Mesa	AZ	85203
Sherwood	Dick Delci	1233	E. First Pl.	Mesa	AZ	85203
Hawthorne	Sandra Munsch	1347	E. Dover St.	Mesa	AZ	85203
Reed Park Neighborhood	Duane Johnson	558	S. Kachina	Mesa	AZ	85204
Reed Park Neighborhood	Jeannie Schmidt	1955	E. 7th Ave.	Mesa	AZ	85204
Reed Park Neighborhood	Harley Gilpin	427	S. Ridge	Mesa	AZ	85204
Randall Heights	Brandon Robishaw	120	N. Hunt Dr. West	Mesa	AZ	85203
Ellsworth Park	Liz Hawkes	307	S. Solomon	Mesa	AZ	85204
Doran Circle	Lee Noblitt	61	D. Doran	Mesa	AZ	85204
2nd Ave & Company Neighbors	Donna Mitchell	1403	E. 2nd Ave.	Mesa	AZ	85204
2nd Ave & Company Neighbors	Laurie Bodek	1425	E. 2nd Ave.	Mesa	AZ	85204
RAILmesa (Retail, Arts, Innovation)	Jen Duff	146	W. 2nd St.	Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation)	Ryan Winkle	911	W. Jacinto Cir.	Mesa	AZ	85210
Fraser Fields	Cymany Skouson	125	N. Fraser East Drive	Mesa	AZ	85203
Temple Historic District	Mark Freeman	1118	E. Lockwood St.	Mesa	AZ	85203
Ellsworth Park	Mark Noble	126	S. Spencer	Mesa	AZ	85204
Hawthorne	Evelyn Henry	1209	E. Dover	Mesa	AZ	85203
Solomon Square (frmly Community)	Anne Spaulding	918	E. 7th Dr.	Mesa	AZ	85204
Solomon Square (frmly Community)	Gary Graham	923	E. 7th Ave.	Mesa	AZ	85204
Pioneer Protectors	Linda Stapley	702	E. 1st St.	Mesa	AZ	85203
Pioneer Protectors	Michelle Winkler	615	E. 1st St.	Mesa	AZ	85203
2nd Ave & Company Neighbors	Rosa Chupina	1340	E. Jarvis	Mesa	AZ	85204
La Mariposa Villas VI HOA	Mike Gerson	4801	S. Lakeshore Dr, #203	Mesa	AZ	85282
Temple Historic District	Jim Hatch	52	S. Leseuer	Mesa	AZ	85204
City of Mesa	Lindsey Balinkie	P.O	Box 1466, Ste. 250	Mesa	Az	85211
City of Mesa	Ryan McCann	55	N. Center St, First Floor	Mesa	AZ	85201

ZON19-00193 - List of HOA's within 1000' of property

Neighborhood Name	CO	Street	City	State	Zip
Eastwood Park Condominiums	C/O Trestle Mgmt. Co	450 N. Dobson Rd., Ste. 201	Mesa	AZ	85201
La Mariposa Villas Six	C/O Odgen & Co	1901 University Dr., Ste. 440	Mesa	AZ	85203
Riggs Circle		1930 N. Arboleda, Ste. 200	Mesa	AZ	85213
Sun Gardens Condominiums		16225 S. Desert Foothills Pkwy	Phoenix	AZ	85048
Casa La Mesa Townhouses		2727 W. Frye Rd., Ste. 230	Chandler	AZ	85224
Villas De La Fuente Condominiums		834 E. Fountain St., Unit 11	Mesa	AZ	85203
Woodridge Lake Villas		17220 N. Boswell Blvd, Suite 140	Sun City	AZ	85373
Old West Manor Condominiums		1011 E. Sorenson St.	Mesa	AZ	85203



PLEASE SIGN IN

Date: 4/30/2019
Owner: Jesus Ludwig

Project: Ludwig Rezoning
Project Number: 1902

4739 East Virginia Avenue
Phoenix, Arizona 85008

M 602/339.9084
studio@formanarchitects.com

Use two lines if needed!

[illegible]