

ALLIANCE – BROADSTONE DOBSON RANCH
at the
NWC OF DOBSON & ISABELLA

Citizen Participation Report

Date: July 24, 2019

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 development plans, for Broadstone Dobson Ranch, an attractive, amenity-rich, multi-family development. This site is located at 1666 S. Dobson Road, north of the northwest corner of Dobson Road and Isabella Avenue. Applications to rezone approximately 12 acres from LC to RM-4/PAD for the single-family housing units and approve a Site Plan were filed. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

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Burch & Cracchiolo, P.A.
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Phoenix, AZ 85014
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bray@bcattorneys.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on April 8, 2019. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

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

1. Contact lists have been developed for citizens and agencies in this area including:
 - All owners within 1,000' of the Site and 1,000' Ownership Map (**Exhibit A**)
 - Registered interested parties within one mile of the Site, homeowner associations within one-half mile of the Site and the School District (**Exhibit B**).
2. A neighborhood consultant has gone door-to-door to area residents within 500' of the Site starting on May 25, 2019.
3. On May 28, 2019, a DRB notification letter was mailed to everyone on the contact lists to let them know the DRB hearing was scheduled for June 11, 2019. A copy of the letter with attachments and notification lists are attached at **Exhibit C**.
4. All persons on the contact lists received a letter describing the development, development schedule, Site Plan and other plans, and an invitation to attend a neighborhood meeting. Letters were mailed out on June 4, 2019. The letter with attachments and contacts lists of neighbors receiving the letters can be found at **Exhibit D**.
5. The neighborhood meeting was held on June 19, 2019 A summary of the neighborhood meeting and sign-in sheet can be found at **Exhibit E**. A total of 37 neighbors attended the neighborhood meeting.

6. A hearing notification letter will be mailed out on or about July 31, 2019 to all owners and registered neighborhood groups to let them know about the P&Z Board hearing scheduled for August 14, 2019.
7. A Sign for the P&Z Board hearing will be posted on the site by 7/31/2019. The sign company will submit the Affidavit of Posting and photos of the sign directly to Planning Staff.
8. Any materials, such as sign-in sheets, comments, correspondence, etc., received from neighbors have been copied and sent to the City of Mesa.

Schedule: Pre-Application meeting – April 8, 2019

- Application submittal – May 6, 2019
- Neighborhood outreach – May 25, 2019 - ongoing
- DRB hearing letters mailed – May 28, 2019
- Neighborhood meeting letters mailed – June 4, 2019
- DRB hearing – June 11, 2019
- Neighborhood meeting – June 19, 2019
- Citizen Participation Report submitted to City –
- Hearing Notification letters mailed – July 31, 2019
- Site Posted with P&Z date – July 31, 2019
- Planning and Zoning Board Hearing – August 14, 2019

1000' Ownership List
Alliance Residential – NWC Isabella &
Dobson

134-26-001M
ARIZONA STATE OF
1701 W JACKSON ST
PHOENIX, AZ 85007

~~134-26-174
1844 W ISLETA LLC
1861 E CARVER RD
TEMPE, AZ 85284~~

305-02-427C
1845 SOUTH DOBSON LLC
813 S 75TH ST
BROKEN ARROW, OK 74014

305-02-360
2013 OLIVIA JIMENEZ REVOCABLE TRUST
1821 S PASEO LOMA CIR
MESA, AZ 85202

134-26-156
2018-1 1H BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

305-12-047A
2146 W ISBELLA AVE #139 LLC
5209 W BOWKER ST
LAVEEN, AZ 85339

305-12-090
2146 W ISBELLA AVE #202 LLC
5209 W BOWKER ST
LAVEEN, AZ 85339

134-26-160
ACOSTA DANIEL/BROWN DEBRA
1737 S CHOLLA
MESA, AZ 85202

305-02-635
ADARME JESSE/JESSICA L
2159 W ISTHMUS LOOP
MESA, AZ 85202

305-12-046A
ALDERSON JOAN F
2146 W ISABELLA AVE 138
MESA, AZ 85202

305-12-037A
ALLY HUSSAIN/MAXINE L
2146 W ISABELLA AVE UNIT 129
MESA, AZ 85202

305-02-343
AMBER DAWN TRUST
2027 E CLIPPER LN
GILBERT, AZ 85234

305-02-427A
AMERICAN WESTMINSTER INC
PO BOX 16290
HOUSTON, TX 77222

305-12-071
ANDERSON JOEL
2146 W ISABELLA AVE UNIT 107
MESA, AZ 85202

305-12-093&101
ANNEN JAMES J/MARILYN K
9576 MERIDIAN RD NE
MT ANGEL, OR 97362

305-02-431&432
ARIZONA STATE OF
205 S 17TH AVE RM 370
PHOENIX, AZ 85007

134-26-166
ARNESON RYAN A/JANET L
1665 S CHOLLA
MESA, AZ 85202

~~305-12-084
ARTHUR JARED B
2146 W ISABELLA AVE NO 120
MESA, AZ 85202~~

305-02-770
ATKINSON MICHAEL R/CONSTANCE J
1931 W JEROME AVE
MESA, AZ 85202

134-26-159
AVILEZ ADAM
1751 S CHOLLA ST
MESA, AZ 85202

305-02-948
AZII LLC
916 SILVER SPUR RD #210
ROLLING HILLS ESTATES, CA 90274

~~305-12-036A
BALES CAROLINE E
2146 W ISABELLA AVE 128
MESA, AZ 85202~~

134-43-014F
BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

305-12-098
BARAJAS ALFRED
2146 W ISABELLA AVE UNIT 210
MESA, AZ 85202

305-02-589
BARRETT SUSAN L
2104 W JIBSAIL LOOP
MESA, AZ 85202

~~305-02-793
BASTIDAS MARTHA
1827 S YUCCA
MESA, AZ 85202~~

305-02-950
BAYSHORE OIL INC
16897 ALGONGUIN ST STE A
HUNTINGTON BEACH, CA 92649

~~305-02-632
BEARS GENE/SHIRLEY
2151 W ISTHMUS LOOP
MESA, AZ 85202~~

305-02-642
BENCOMO JOSEPH P/DORA E/DAVID et al.
2110 W ISTHMUS LOOP
MESA, AZ 85202

305-12-011A
BERKEY ROBERT W JR
2146 W ISABELLA AVE APT 151
MESA, AZ 85202

134-26-167
BERKHEIMER RICHARD/ANNA
6778 E AMBER SUN DR
SCOTTSDALE, AZ 85266

305-12-075
BERKSTRESSER DAVID M/ELIZABETH M
3956 E NORA CIR
MESA, AZ 85215

134-26-173
BERNARD JONNIE GAYE
1838 W ISLETA AVE
MESA, AZ 85202

305-12-060A
BMF ISABELLA LLC
8911 WHISPERING WIND RD
LINCOLN, NE 68512

134-26-185
BOYD JOHN/PENNY
1726 S CHOLLA
MESA, AZ 85202

305-02-733
BRAMER-FORTIER KAREN/FORTIER WILFRED C
1810 S YUCCA ST
MESA, AZ 85202

305-02-638
BRANDT ANTHONY
2144 W ISTHMUS LOOP
MESA, AZ 85202

305-02-423F
BRE/HV PROPERTIES LLC
P O BOX 49550
CHARLOTTE, NC 28277

305-12-040A
BRENNAN RUSSELL J
2146 W ISABELLA AVE 132
MESA, AZ 85202

305-02-772
BUER ANGELA
1919 W JEROME AVE
MESA, AZ 85202

305-12-056A
BULMAN KATHLYN MARGARET
2146 W ISABELLA
MESA, AZ 85202

305-02-783
BUNCH WILLIAM/MICHELLE
3345 AILERON CT
NORTH POLE, AK 99705

305-02-634
CAIN GLENA BROWNLEE
2155 W ISTHMUS LOOP
MESA, AZ 85202

305-02-807
CALLAWAY CHASE L/BRENNA K
1824 S CHOLLA
MESA, AZ 85202

305-12-072
CARAN G GRUND REVOCABLE TRUST
2146 W ISABELLA AVE UNIT 108
MESA, AZ 85202

305-02-613
CARMODY CRAIG/AMY
1741 S SHORE CIR
MESA, AZ 85202

305-12-086&87
CARPENTER JAMES
2146 W ISABELLA AVE UNIT 123
MESA, AZ 85202

305-02-586
CARRELLO MICHELLE
2117 W JIBSAIL LOOP
MESA, AZ 85202

305-02-768
CARSON CHARLES A/MANDEL KEVIN P
1932 W JAVELINA AVE
MESA, AZ 85202

~~305-12-013A
CASILLAS ALEJANDRO/HEWITT SHARILYNN
92-862 WELO ST
KAPOLEI, HI 96707~~

305-12-006A
CASS DORIS R
2146 W ISABELLA UNIT 146
MESA, AZ 85202

305-12-077
CHENE MARY JUDE TR
2146 W ISABELLA UNIT 113
MESA, AZ 85202

134-26-093
CHESS GREGORY C/PATRICIA SACHS
1914 W ISABELLA AVE
MESA, AZ 85202

305-02-364
CIOCCHETTI SHANNON M
1806 S PASEO LOMA CIR
MESA, AZ 85202

134-26-179
CLUCAS MICHAEL/JENNIFER
1028 W WINDHAVEN AVE
GILBERT, AZ 85233

305-02-792
COLLINS KEVIN L & BEVERLY J
1803 S CHOLLA
MESA, AZ 85202

134-26-176
COLLINS STEVEN/JENNIFER
1634 S CHOLLA
MESA, AZ 85202

305-02-787
COLLINS-OLSON LIVING TRUST
1825 S CHOLLA
MESA, AZ 85202

305-02-622
COMSTOCK RUTH H
2115 W ISTHAMUS LOOP
MESA, AZ 85202

305-02-784
COMTOIS JONATHAN/YANA
1833 S CHOLLA
MESA, AZ 85202

305-12-095
CONNER ANGIE
5936 E WINDSONG ST
APACHE JUNCTION, AZ 85119

305-12-030A
CONRAD NANCY TRADITIONAL IRA/ETAL
7104 S 19TH LN
PHOENIX, AZ 85041

134-26-177
CREIGHTON-HARANK ANDREW J
1640 S CHOLLA
MESA, AZ 85202

305-02-644
CURIEL MARYLIN/JOHN
2102 W ISTHMUS LOOP
MESA, AZ 85202

305-02-646
CURRIER CASEY
2143 W ISABELLA AVE
MESA, AZ 85202

305-02-592
CYR HEATHER
2156 W JIBSAIL LP
MESA, AZ 85202

305-02-949
D D DUNLAP COMPANIES INC
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH, CA 92649

305-12-061A
DAI JIANMIN/ZHOU JING
5335 S MONTE VISTA ST
CHANDLER, AZ 85249

305-12-052A
DARR JEFFREY L/RUBY A
22 LOGAN HEIGHTS RD
YORK, PA 17403

305-12-005A
DAWSON BAILEY
2146 W ISABELLA AVE APT 145
MESA, AZ 85202

134-26-092
DE LA ROSA RODRIGO MARTIN/MARICELA
DEL CARMEN
1918 W ISABELLA AVE
MESA, AZ 85202

305-12-062A
DETERT EUGENE/YVONNE
3740 W COLLEGE AVE
GREENFIELD, WI 53221

305-02-608
DILLEY SHANE
2020 W INLET LOOP
MESA, AZ 85202

134-26-187
DINCHAK RONALD K TR
1738 S CHOLLA AVE
MESA, AZ 85202

134-43-014K;016A&018B
DISCOVERY HEALTH SYSTEM
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

~~134-43-017
DISCOVERY HEALTH SYSTEM
10350 ORMSBY PARK PL STE 300
LOUISVILLE, KY 40223~~

305-02-412-413;808A&B
DOBSON ASSOCIATION INC
2719 S REYES
MESA, AZ 85202

305-12-016A
DONNELLY JEFFREY A/DEBRA A
1850 S EL MARINO CIR
MESA, AZ 85202

305-12-003A
DORLEE TRUST
1919 N MEADOWLARK DR
FLAGSTAFF, AZ 86001

134-26-182
DOWNEY BLANCHE T
1706 S CHOLLA AVE
MESA, AZ 85202

~~134-43-016B
DSMB PROPERTIES L.L.C.
10350 ORMSBY PARK PL STE 300
LOUISVILLE, KY 40223~~

305-02-801
DUDO DAVID J
1916 W JEROME AVE
MESA, AZ 85202

305-02-601
DYKSTRA HENRY/JUNE
2113 W INLET LOOP
MESA, AZ 85202

305-02-636
EICH LEO B/BEVERLY J
2163 W ISTHMUS LP
MESA, AZ 85202

305-12-049A
EISCHEN KURT/DIANE
2724 WISTERIA WAY
PORT BERRINGTON, IL 60010

305-12-014A
ESPERICUETA RAUL
1121 E REDONDO CIR
TEMPE, AZ 85282

305-02-750
FALCONI JORGE E
1947 W JAVELINA CIR
MESA, AZ 85202

305-02-800
FALCONI ZOFIA
1920 W JEROME AVE
MESA, AZ 85202

~~305-12-025A
FISHER PAUL L/MARIAN L TR
3922 E GOLDFINCH GATE LN
PHOENIX, AZ 85044~~

~~305-02-736
FORTIER WILFRED C/BRAMER - FORTIER
KAREN L
1832 S YUCCA
MESA, AZ 85202~~

305-12-066
FRYE KEVIN C/MARILYN J TR
12 FOREST DR
E KINGSTON, NH 3827

305-02-423A
GC WATERSTONE LLC
9595 WILSHIRE BLVD SUITE 214
BEVERLY HILLS, CA 90212

~~305-12-054A
GRAF PAUL
3501 E COCONINO WY
GILBERT, AZ 85298~~

305-02-909
H A & A INVESTMENTS LLC
15817 N 59TH ST
SCOTTSDALE, AZ 85254

305-12-099
HARTZ BARBARA A
2146 W ISABELLA AVE 211
MESA, AZ 85202

305-12-026A
HINMAN JOHN S
2146 W ISABELLA NO 250
MESA, AZ 85202

305-12-088
HOFFMAN ALBERT W
2146 W ISABELLA 124
MESA, AZ 85202

305-02-797
FALCONI-LOPEZ AIDA C
1934 W JEROME AVE
MESA, AZ 85202

305-02-598
FITCH JOHN D/LINDA F
2130 W INLET LOOP
MESA, AZ 85202

305-02-633
FOUNTAIN CANDY S
1304 VANDERCOOK WAY
LONGVIEW, WA 98632

305-02-591
GALUS JEREMIAH J/CHRISTINA JOYE
2112 W JIBSAIL LP
MESA, AZ 85202

305-02-747
GERLITZ JASON/JENNIFER J
1961 W JAVALINA CIR
MESA, AZ 85202

305-02-350
GRONNING ERIC
1803 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-02-767
HANNON MELODY M
1922 W JAVELINA AVE
MESA, AZ 85202

305-12-097
HENLEY TROY II
2146 W ISABELLA AVE UNIT 209
MESA, AZ 85202

305-12-015A
HODGKINSON JEFFREY G/SHARON K TR
888 E LEISURE WORLD
MESA, AZ 85206

134-26-183
HOLCK AARON V/MARIE L
1712 S CHOLLA ST
MESA, AZ 85202

134-26-181
FAWNS JESS C JR/MARYBETH
1666 SOUTH CHOLLA AVENUE
MESA, AZ 85202

305-02-806
FLICKER ANDREW/BERG CORTNEY
1826 S CHOLLA
MESA, AZ 85202

305-02-795
FREEMAN WILLIAM DONALD/LOIS RUTH TR
1837 S YUCCA
MESA, AZ 85202

305-02-627
GAZZANO FRANK PETER/HICKEY ELLEN J
2131 W ISTHMUS LOOP
MESA, AZ 85202

305-02-771
GIFFORD MARILYN A
1927 W JEROME AVE
MESA, AZ 85202

305-02-630
GUILLORY LENNARD T SR
643 LAKEVIEW AVE
SAN FRANCISCO, CA 94112

305-02-742
HANSON JULIE E
1864 S YUCCA
MESA, AZ 85202

305-02-788
HENNA FAMILY TRUST
1823 S CHOLLA
MESA, AZ 85202

305-12-045A&041A
HOESSLY CAMILLE
2146 W ISABELLA AVE APT 133
MESA, AZ 85202

305-02-346
HOLLOWAY GEOFFREY L/SUSAN E
2227 W ISABELLA AVE
MESA, AZ 85202

305-02-609
HOSKIN DAVID S/ELIZABETH S
2026 W INLET LOOP
MESA, AZ 85202

305-02-748
HOWARDELL GEORGIA/PHILLIP
1957 W JAVELINA CIR
MESA, AZ 85202

305-12-033A
HUGHES WILLARD/WENDY
8512-148TH ST
EDMONTON, AB
Canada T5R0Z6

305-12-008A
ISAAK KENNETH W TR
2146 W ISABELLA AVE
MESA, AZ 85202

305-12-081
IVANCHAN TRAVIS J
2146 W ISABELLA AVE APT 117
MESA, AZ 85202

305-02-743
J ADAMS LIVING TRUST
1938 W JAVELINA CIR
MESA, AZ 85202

305-02-353
JACK SEALE HEIDEMANN LIVING TRUST
1816 S SALIDA DEL SOL CIR
MESA, AZ 85202

~~305-02-766
JAHASKE MONTY
1918 W JAVELINA AVE
MESA, AZ 85202~~

305-02-347
JAMES BRIAN TARO REVOCABLE TRUST
PO BOX 8080
KETCHIKAN, AK 99901

305-02-645
JARVIS TERRENCE/THOMAS
2137 W ISABELLA AVE
MESA, AZ 85202

305-02-618
JENSEN STEVEN D/KARLA
1732 E SHORE CIR
MESA, AZ 85202

305-12-065
JOHN D GRANDSTAND TRUST
PO BOX 275
CENTER CITY, MN 55012

305-02-738
JOHNSON DONALD LEE
1846 S YUCCA
MESA, AZ 85202

134-26-095
JOHNSON FLOYD C
1906 W ISABELLA AVE
MESA, AZ 85202

305-02-354
JONES CLIFFORD M/SHELIA G
1822 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-02-649
JOVANOVIC DANIJELA/JOVAN
2161 W ISABELLA AVE
MESA, AZ 85202

305-02-594
JUDGE JACQUELYN R
2164 W JIBSAIL LP
MESA, AZ 85202

305-02-621
KARRAS WILLIAM C/TANYA L
2111 W ISTHMUS LOOP
MESA, AZ 85202

305-12-057A
KAVANAUGH DENNIS P
2146 W ISABELLA 233
MESA, AZ 85202

305-12-024A
KAZELL GEORGE M/LINDA A
8360 QUAY DR
ARVADA, CO 80003

305-02-623
KELLER PHYLLIS J TR
2117 W ISTHMUS LOOP
MESA, AZ 85202

~~305-12-091
KENNARD TAMELA
2146 W ISABELLA 203
MESA, AZ 85202~~

~~305-12-019A
KILICASLAN HABIB
2146 W ISABELLA AVE UNIT 243
MESA, AZ 85202~~

305-12-108
KILICASLAN HABIB
2733 W IVANHOE ST
CHANDLER, AZ 85224

305-12-083
KLEMME CHERYL J
2146 W ISABELLA AVE #119
MESA, AZ 85202

134-26-165
KLUKAS RODNEY ALLEN/TUCKER LONNA B
1701 S CHOLLA ST
MESA, AZ 85202

305-12-002A
KRAL KATIE/CURTIS/KATHY D
2146 W ISABELLA AVENUE APT 142
MESA, AZ 85202

~~305-12-053A
KRAUS DAVID J
4740 E EUCLID AVE
PHOENIX, AZ 85044~~

305-12-110
KULAHCI MURAT/ANDERSEN STINA W
2146 W ISABELLA AVE UNIT 222
MESA, AZ 85202

134-26-169
LAGROU JAMES C/MCCABE-LAGROU MIKKI
1841 W ISLETA AVE
MESA, AZ 85202

305-02-427D
LAKEVIEW4 LLC
5400 CARILLON POINT 4TH FL
KIRKLAND, WA 98032

305-02-602
LAPIER KATHERINE
2107 W INLET LOOP
MESA, AZ 85202

305-02-614
LARRABEE ENTERPRISES LC
110 ASPEN DR
PARK CITY, UT 84098

305-02-625
LARRY J BISHOP AND THERESA A BISHOP
TRUST
2123 W ISTHMUS LOOP
MESA, AZ 85202

305-12-027A
LEE SURVIVORS TRUST
2123 S PASEO LOMA
MESA, AZ 85202

305-02-640
LEMKE AUTUMN M
2132 W ISTHMUS LP
MESA, AZ 85202

305-12-038A
LEVAR MARY ELIZABETH TR
2146 W ISABELLA AVE NO 130
MESA, AZ 85202

305-02-794
LEWIS CRYSTAL
1835 S YUCCA
MESA, AZ 85202

305-02-355
LEWIS M DAVID TR
PO BOX 6150
MALIBU, CA 90264

305-02-597
LIZARRAGA LYDIA O
3678 E ENCINAS AVE
GILBERT, AZ 85234

305-12-100
LOGUE ANGELA R
5209 W BOWKER ST
LAVEEN, AZ 85339

305-02-606
LOPEZ ADAM/LISA JIMANEZ
2008 W INLET LP
MESA, AZ 85202

305-12-034A
LOPEZ ARTHUR
2146 W ISABELLA AVE UNIT 126
MESA, AZ 85202

134-26-155
LOPEZ RUDY A/OPHELIA R
1734 S SYCAMORE ST
MESA, AZ 85202

305-02-607
LOZOYA OSCAR A
2014 W INLET LOOP
MESA, AZ 85202

305-12-023A
LUBAN BRANDON ALEX
2146 W ISABELLA AVE UNIT 247
MESA, AZ 85202

305-02-734
LUCAS ALICIA ROCHELLE
12555 W PALM LN
AVONDALE, AZ 85392

305-02-583
LUPINACCI ALVARO F/CINTY H
45210 W HORSE MESA RD
MARICOPA, AZ 85239

305-02-648
MARIANNE ANDRO LIVING TRUST
2155 W ISABELLA AVE
MESA, AZ 85202

134-26-767C&779
MARICOPA COUNTY COMMUNITY COLLEGE
DISTRICT
2411 W 14TH ST
TEMPE, AZ 85281

305-02-641
MARSA KAREN J
2114 W ISTHMUS LOOP
MESA, AZ 85202

305-02-584
MARTELLA ALLYSHA G
2125 W JIBSAIL LOOP
MESA, AZ 85202

305-02-647
MARTINEZ DANIEL/ERICA
2149 W ISABELLA AVE
MESA, AZ 85202

134-26-180
MARTINEZ JUAN PABLO/APRIL
1660 S CHOLLA
MESA, AZ 85202

305-12-064A
MARTINEZ NANCY/MICHAEL
2146 W ISABELLA AVE UNIT 240
MESA, AZ 85202

305-12-001A
MATTHYSSEN JASON B
2146 W ISABELLA AVE
MESA, AZ 85202

305-02-735
MCATEE JUSTIN SCOTT/KATIE L
1826 S YUCCA ST
MESA, AZ 85202

~~305-12-080
MCKILLOP DONALD
PO BOX 24562
FORT LAUDERDALE, FL 33007~~

305-12-021A
MDK HOLDINGS LLC
4680 E BLUE SPRUCE LN
GILBERT, AZ 85298

134-26-168
MELOCIK CLAYTON/WASHINGTON COURTNEY
1847 W ISLETA AVE
MESA, AZ 85202

305-02-433
MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

305-02-420
MESA ELEMENTARY SCHOOL DIST 4
549 N STAPLEY DR
MESA, AZ 85203

305-12-109
MICIC MLADOMIR/MILANKA
1172 W CINDY ST
CHANDLER, AZ 85224

305-02-363
MIDDLETON DIANA
1802 S PASEO LOMA CIR
MESA, AZ 85202

305-12-028A
MILANO MICA
2146 W ISABELLA AVE NO 252
MESA, AZ 85202

305-12-112
MILAZZO LOREDANA/LUISA
2146 W ISABELLA AVE NO 224
MESA, AZ 85202

134-26-189
MILLER MARIANNE C
1748 S CHOLLA
MESA, AZ 85202

305-02-629
MILLER KENTON D/Houser ELAINE V
1955 W BASELINE RD UNIT 113-503
MESA, AZ 85202

305-02-599
MILLER RONALD H/BARBARA J
2125 W INLET LOOP
MESA, AZ 85202

305-12-067
MILLSLAGLE GARY LEE
2146 W ISABELLA UNIT 103
MESA, AZ 85202

305-02-769
MONCHIK J M & SUSAN O
151 SLATER AVE
PROVIDENCE, RI 2906

305-02-362
MONROY MARILYNN/HECTOR
1803 S PASEO LOMA CIR
MESA, AZ 85202

305-02-785
MULLEN LINDSAY LORANG
1831 S CHOLLA ST
MESA, AZ 85202

305-02-604
MUTASCIO CHRISTOPHER/JENNIFER
2007 W INLET LOOP
MESA, AZ 85202

305-02-611
NELSON DAVID JOSEPH/LOVEGROVE
AUBREY LADEAN
2038 W INLET LOOP
MESA, AZ 85202

305-02-605
NIDO MARIA JOSE VEGA
2002 W INLET LOOP
MESA, AZ 85202

305-12-078
NIKKEL NELSON J/NORMA TR
17 LINCOLN ST
PELLA, IA 50219

305-12-094
NIZYNSKI JACK A/TERRI L
14418 N 43RD PL
PHOENIX, AZ 85032

305-02-737
NOVAK CHRISTINE/JAMES
1838 S YUCCA ST
MESA, AZ 85202

305-12-104
OHLMAN FAMILY REVOCABLE LIVING TRUST
PO BOX 82
TIPTON, MI 49287

305-02-352
OLESON MICHELE
1808 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-12-092
PALMER KEVIN J/STACY E
404 EUREKA AVE
SILVERTON, OR 97381

134-26-194
PARK PLACE ASSOCIATION INC
1501 W JEROME AVE
MESA, AZ 85202

134-26-094
PASTIN ARTHUR P & JEAN ANN
1910 W ISABELLA
MESA, AZ 85202

305-02-741
PAYNE GERALD L/SUANNE J TR
1860 S YUCCA ST
MESA, AZ 85202

305-02-582
PEACE ROBERT L SR/CECILIA M
17060 S MANN AVE
SAHUARITA, AZ 85629

305-02-796
PEART ROBERTO
1843 S YUCCA
MESA, AZ 85202

305-02-786
PEDENE WILLIAM K/PAULA L/STEVEN P
1829 S CHOLLA
MESA, AZ 85202

~~305-02-596
PETERLIN SHANE
2142 W INLET LOOP
MESA, AZ 85202~~

305-12-051A
PETERSON THOMAS ARNET-JENS III
2146 W ISABELLA AVE UNIT 227
MESA, AZ 85202

305-12-004A
PHILLIPS HOLLY L/MARIANO JOSHUA M
2146 W ISABELLA AVE UNIT 144
MESA, AZ 85202

~~305-02-749
PONICKI ERNEST M/SHEILA M
1251 W MADERO
MESA, AZ 85202~~

305-12-073
PRENTIS SUSAN B
955 W BEECHNUT DR
CHANDLER, AZ 85248

305-02-739
RADISICH BOZIDAR D/NANCY
1852 S YUCCA
MESA, AZ 85202

~~305-02-637
RAMDOUM HAMED
2150 W ISTHMUS LOOP
MESA, AZ 85202~~

~~305-12-055A
REMZE NORA M
2146 W ISABELLA AVE UNIT 231
PHOENIX, AZ 85202~~

134-26-157
ROBERT AND JUDITH BEDERKA LIVING
TRUST
1740 S SYCAMORE
MESA, AZ 85202

305-12-032A
ROLLINGS MELISSA K
2146 W ISABELLA AVE NO 256
MESA, AZ 85202

134-43-014B
ROUSE & AIKMAN INVESTMENTS/DSMB
PROP (LEASE)
10350 ORMSBY PARK PL STE 300
LOUISVILLE, KY 40223

134-26-163
RUTHERFORD BETH E
1715 S CHOLLA
MESA, AZ 85202

305-12-020A
PILLOW JANILET D
PO BOX 7193
CHANDLER, AZ 85246

305-02-746
POREMBSKI LUCY/MATTHEW
1965 W JAVALINA CIR
MESA, AZ 85202

134-26-161
PRINCE JAMES D/REBECCA L TR
1727 S CHOLLA AVE
MESA, AZ 85202

305-02-620
RADZIUNAITE DOVILE
2107 W ISTHMUS LOOP
MESA, AZ 85202

305-02-615
RAS SHORE LLC
6778 E AMBER SUN DR
SCOTTSDALE, AZ 85266

305-02-349
RIGGS TIFFANY/DEBORAH
1809 S SALIDA DEL SOL
MESA, AZ 85202

305-12-076
ROBISON ROCHELLE ANNE
2436 42ND AVE E # 234
SEATTLE, WA 98112

305-12-042A
RONALD E JR AND PATRICIA WRIGHT
LARSON TRUST
4661 S WANDER LN
SALT LAKE CITY, UT 84117

305-12-107
ROWE SYDNEY
2146 W ISABELLA AVE APT 219
MESA, AZ 85202

305-02-345
RUTKOWSKI EMMA JEAN TR
2235 W ISABELLA AVE
MESA, AZ 85202

305-12-102
POITRAS BERNARD V/BARBARA L
15496 DEER LN
SILVERTON, OR 97381

305-02-619
PRASETIO ALDO/HOLLY
2103 W ISTHMUS LP
MESA, AZ 85202

305-02-745
QUILLEN THOMAS W/SHERRIE L
1948 W JAVELINA CIR
MESA, AZ 85202

305-02-587
RAM MCIVER LIVING TRUST
2113 W JIBSAIL LOOP
MESA, AZ 85202

305-12-106
RASH JACQUELYN K
2146 W ISABELLA 218
MESA, AZ 85202

134-26-186
RLO LIVING TRUST
8751 E NORA ST
MESA, AZ 85207

305-02-585
RODRIGUEZ DANIEL V/RACHAEL
2121 W JIBSAIL LOOP
MESA, AZ 85202

305-02-628
RONALD RICCI REVOCABLE TRUST
2135 W ISTHMUS LOOP
MESA, AZ 85202

305-12-007A
RUPEL KENNETH O/MIERS CRAIG L
4638 KEWANEE ST
FAIR OAKES, CA 95628

305-02-344
RUTKOWSKI FRANK J
2241 W ISABELLA
MESA, AZ 85202

134-26-190
SABERHAGEN SONIA
1752 S CHOLLA
MESA, AZ 85202

305-02-798
SALAS DANIEL
1930 W JEROME AVE
MESA, AZ 85202

305-02-639
SANCHEZ OSCAR OZUNA
2136 W ISTHMUS LOOP
MESA, AZ 85202

305-02-626
SANDRA J LLOYD REVOCABLE LIVING TRUST
2631 E PINTO DR
GILBERT, AZ 85296

305-12-010A
SARNAT CATHERINE
422 N EAST ST
TACOMA, WA 98463

305-02-740
SCHAEFER WILFRIED/MORAN SCHAEFER
DIANE I
1856 S YUCCA
MESA, AZ 85202

134-26-164
SCHUBERT BRIAN ALLEN
1703 S CHOLLA
MESA, AZ 85202

305-02-348
SCOTT CHRISTOPHER/KANDISS
1819 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-02-799
SELLS ZARIN/ZOFIA
1924 W JEROME AVE
MESA, AZ 85202

305-02-631
SHIPLEY JOSEPH ELIOT/PATRICIA J
2147 W ISTHMUS LOOP
MESA, AZ 85202

305-02-751
SHUDDE STEPHEN P TR
PO BOX 640
LAKESIDE, AZ 85929

305-12-009A
SHUMWAY DANICA
2146 W ISABELLA AVENUE APT 149
MESA, AZ 85202

305-12-082
SILLS JUDITH
2146 E ISABELLA AVE UNIT 118
MESA, AZ 85202

305-02-610
SKAGGS BOB/NANCY
PO BOX 189
SONOITA, AZ 85637

305-02-789
SMITH ISABEL VALDEZ
1817 S CHOLLA
MESA, AZ 85202

305-12-096
SNOWDEN REBECCA M
61149 COUNTY RD 21
GOSHEN, IN 46528

305-12-111
SOON JOHN CHUL/PARK HWA OK
4135 E ERIE ST
GILBERT, AZ 85295

305-12-058A
SOPER CLAUDE ROBERT III
2146 W ISABELLA NO 234
MESA, AZ 85202

305-02-612
SORENSEN CHRISTA
1735 S SHORE CIR
MESA, AZ 85202

305-02-351
SPEAR RUTH A
1802 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-12-068
SPENCE MINDA D
2146 W ISABELLA AVE NO104
MESA, AZ 85202

305-12-059A
STAINES HAROLD A
522 E ARBOR VITAE ST
INGLEWOOD, CA 90301

305-12-029A
STANKOWSKI SHERLAINE A
2146 W ISABELLA AVE NO 253
MESA, AZ 85202

305-02-732
STASKO JAMES
1804 S YUCCA
MESA, AZ 85202

305-02-805
STEPHENS ROBERT W/DENISE J
1828 S CHOLLA
MESA, AZ 85202

305-12-022A
STEVEN R AND CAROL A COX IRREVOCABLE
TRUST
1878 GUTFORD CT
CLARKSVILLE, IN 47129

305-12-043A
STREU HEATHER/KURT
2146 W ISABELLA AVE UNIT 135
MESA, AZ 85202

305-12-085
STRONG JUDITH A
2146 W ISABELLA AVE UNIT 121
MESA, AZ 85202

134-26-175
SUNNY DAYS TRUST
1850 W ISLETA AVE
MESA, AZ 85202

305-12-069
SUTTON LIVING TRUST
413 W MCNAIR ST
CHANDLER, AZ 85225

305-12-017A
SWANTON MOLLY B/TERRY L
15895 W SUNSTONE LN
SURPRISE, AZ 85374

305-02-617
SYME JAMES J/AGUIAR REBECCA L
1432 E SECRETARIAT DR
TEMPE, AZ 85284

134-26-162
THOMPSON REBECCA/SEAN
1719 S CHOLLA
MESA, AZ 85202

305-02-422
TIC DOBSON RANCH 1 LLC/ETAL (IMPS)
610 N SANTA ANITA AVE
ARCADIA, CA 91006

305-12-070
TINKER PIN
2146 W ISABELLA #106
MESA, AZ 85202

305-12-048A
TORREGROSSA MARIO/AMY
2146 W ISABELLA AVE #140
MESA, AZ 85202

305-02-803
TORRENCE THOMAS P/BRENDA
1832 S CHOLLA
MESA, AZ 85202

305-12-089
TOWN & COUNTRY ASSET MANAGEMENT
633 E HARWELL RD
GILBERT, AZ 85234

305-12-105
TREMBLAY PATRICE/TURBIDE SANDRA
22432 MORSE CRESCENT
MAPLE RIDGE, BC
Canada V2K0K8

305-12-050A
TRYTHALL DONALD J/HAZEL JEAN
W172N8958 SHADY LN
MENOMONEE FALLS, WI 53051

305-02-590
ULERY KORI L
2108 W JIBSAIL LOOP
MESA, AZ 85202

305-12-044A
URIBE ROBIN GAYLE/FERAYORNI ALAN
JAMES
1144 S LYN RAE SQUARE
MESA, AZ 85204

305-02-616
VALENZUELA NIKOLE
1744 S SHORE CIR
MESA, AZ 85202

305-02-624
VANDENBERG SUSAN J
2119 W ISTHMUS LP
MESA, AZ 85202

~~305-02-595
VARNER JAMES C
2148 W INLET LOOP
MESA, AZ 85202~~

305-02-790
VASQUEZ AUSTIN/LESLIE
1811 S CHOLLA
MESA, AZ 85202

305-02-643
VERALRUD FAMILY TRUST
44014 N 49TH DR
NEW RIVER, AZ 85087

134-26-178
WADDELL DENNIS D/CHRISTINA D
1646 S CHOLLA
MESA, AZ 85202

~~305-12-012A
WALTERS DEAN E
2146 W ISABELLA NO 247
MESA, AZ 85202~~

305-02-804
WARBURTON MICHAEL J
1830 S CHOLLA
MESA, AZ 85202

305-12-063A
WATSON JOHN
2146 W ISABELLA AVE APT 239
MESA, AZ 85202

134-26-188
WEBB JULIE M
1744 S CHOLLA ST
MESA, AZ 85202

305-02-791
WHITEHURST JACOB M
1807 S CHOLLA
MESA, AZ 85202

305-02-744
WHITING FRED
2342 E RIVERDALE CIR
MESA, AZ 85213

305-02-361
WILEY LARRY P/SUSAN E
1811 S PASEO LOMA CIR
MESA, AZ 85202

305-02-593
WILL JEFFERY SCOTT
2160 W JIBBSAIL LOOP
MESA, AZ 85202

134-26-184
WILLEFORD ROBERT A/JENNIFER L
1720 S CHOLLA ST
MESA, AZ 85202

305-02-600
WILLETT TERRY
2119 W INLET LOOP
MESA, AZ 85202

305-12-074
WOLPERN RANDY E/DIANE J
15445 KANNABEC AVE
MONTGOMERY, MN 56069

~~305-12-103
WOUDENBERG JERRY LEE/ELDA H TR
2146 W ISABELLA #215
MESA, AZ 85202~~

305-12-039A
WRIGHT ALICE B
2146 W ISABELLA AVE UNIT 131
MESA, AZ 85202

305-12-018A
XIU BENJAMIN
2146 W ISABELLA AVE NO 242
MESA, AZ 85202

305-12-031A
YEAMANS KEVIN L
2146 W ISABELLA AVE UNIT 255
MESA, AZ 85202

305-12-035A
ZAYAS FRANCISCO FELIX/BEAITH MARISSA
1951 S ALTA VISTA CIR
MESA, AZ 85202

305-12-079
ZUIDEMA DELMAR E/LINDA F TR
2146 W ISABELLA UNIT 115
MESA, AZ 85202

305-02-603
FLORA JEDIDIAH C/KIRKILEWSKI-FLORA
SHAWN
2151 W INLET LOOP
MESA, AZ 85202

305-02-588
FLORES JUVENTINO E/PAULA TR
2109 W JIBSAIL LOOP
MESA, AZ 85202

305-12-013A*
CASILLAS ALEJANDRO/HEWITT SHARILYNN
92-862 WELO ST #460
KAPOLEI, HI 96707

305-12-091*
OWNER/OCCUPANT
2146 W ISABELLA 203
MESA, AZ 85202

305-12-103*
WOUDENBERG JERRY LEE/ELDA H TR
PO Box 18506
Fountain Hills, AZ 85269

305-12-012A*
WALTERS DEAN E
2146 W ISABELLA NO 152
MESA, AZ 85202

305-02-637*
OWNER/OCCUPANT
2150 W ISTMUS LOOP
MESA, AZ 85202

305-12-019A*
KILICASLAN HABIB
2146 W. Isabella Ave Apt 220
Mesa, AZ 85202

305-12-091*
OWNER/OCCUPANT
2146 W ISABELLA 203
MESA, AZ 85202

305-12-025A*
OWNER/OCCUPANT
3922 E GOLDFINCH GATE LN
PHOENIX, AZ 85044

305-12-036A*
OWNER/OCCUPANT
2146 W ISABELLA AVE 128
MESA, AZ 85202

305-12-055A*
OWNER/OCCUPANT
2146 W ISABELLA AVE UNIT 231
PHOENIX, AZ 85202

305-02-736*
OWNER/OCCUPANT
1832 S YUCCA
MESA, AZ 85202

305-02-595*
OWNER/OCCUPANT
2148 W INLET LOOP
MESA, AZ 85202

305-12-080*
MCKILLOP DONALD
2146 W. ISABELLA AVE APT 116
MESA, AZ 85202

134-26-174
1844 W ISLETA LLC
C/O MEANS TIMOTHY
PO BOX 1176
WAILUKU, HI 96793

305-12-053A
KRAUS DAVID J
4539 E SAN GABRIEL AVE
PHOENIX, AZ 85044

305-02-766
JAHASKE MONTY
7715 S ALDER DR
TEMPE, AZ 85284

305-02-793*
OWNER/OCCUPANT
1827 S YUCCA
MESA, AZ 85202

305-12-088*
OWNER/OCCUPANT
2146 W ISABELLA 124
MESA, AZ 85202

305-12-054A*
OWNER/OCCUPANT
2146 W ISABELLA AVE #230
MESA, AZ 85202

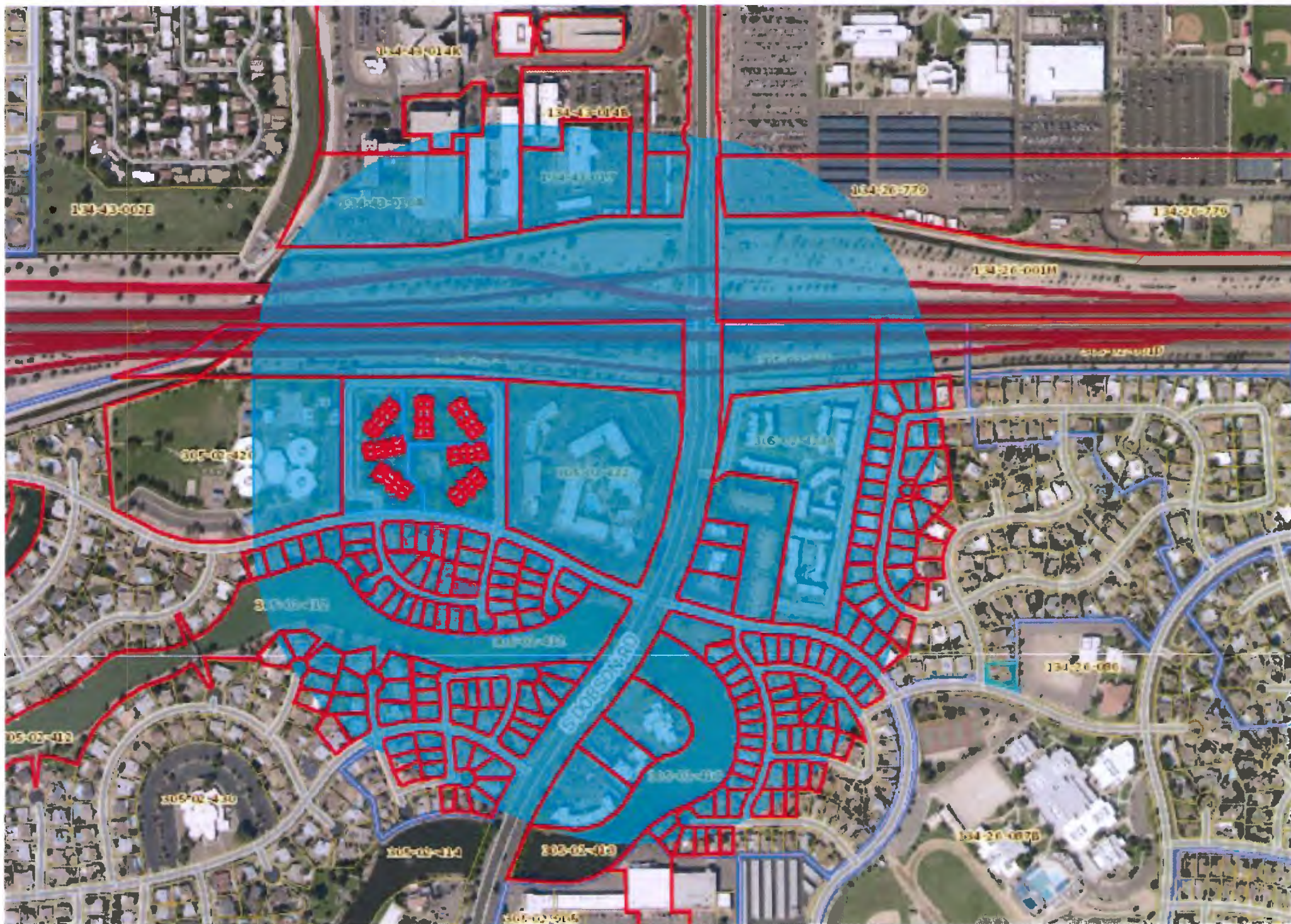
305-02-632^M
OWNER/OCCUPANT
2151 W ISTHMUS LOOP
MESA, AZ 85202

305-02-749^M
PONICKI ERNEST M/SHEILA M
1873 W ENCINAS ST
GILBERT, AZ 85233

134-43-017^M
DISCOVERY HEALTH SYSTEM
C/O ALTUS GROUP VENTAS
PO BOX 71970
PHOENIX, AZ 85050

134-43-016B^M
DISCOVERY HEALTH SYSTEMS
C/O ALTUS GROUP VENTAS
PO BOX 71970
PHOENIX, AZ 85050

305-02-596^M
OWNER/OCCUPANT
2142 W INLET LOOP
MESA, AZ 85202



RNO LIST

**Alliance Residential – NWC Isabella &
Dobson**

**MICHAEL BRUBAKER
BRIDGEWOOD TOWNHOMES
930 S. DOBSON ROAD, BOX A1
MESA, AZ 85202**

**DENNIS KAVANAUGH
DOBSON RANCH
2146 W. ISABELLA AVENUE, #223
MESA, AZ 85202**

**SONJA HICKMAN
DOBSON WOODS
1105 W. MESETO AVENUE
MESA, AZ 85201**

**CYNTHIA EZCURRA
CITY OF MESA
P.O. BOX 14666, STE 250
MESA, AZ 85211**

**JEAN-MARIE BELLINGTON, STAT AGENT
LAKE PARK VILLAGE I HOMEOWNER'S ASSOC
C/O TRI-CITY PROPERTY MGMT
760 S. STAPLEY DRIVE
MESA, AZ 85204**

**JONATHAN EBERTSHAUSER, STAT AGENT
PARK PLACE ASSOCIATION, INC.
1820 S. ASH
MESA, AZ 85202**

**PATTI GARVIN, STAT AGENT
WOOD CREEK TOWNHOMES ASSOCIATION
4645 E. COTTON GIN LOOP
PHOENIX, AZ 85040**

**LYLE L. KAHRS, STAT AGENT
DOBSON GREENS HOMEOWNERS
ASSOCIATION, INC.
1920 W. LINDNER AVENUE, #100
MESA, AZ 85202**

**MIKE GERSON
CONTINENTAL TOWNHOUSES
4801 S. LAKESHORE DRIVE, #203
MESA, AZ 85282**

**RYAN WINKLE
DOBSON WOODS
911 W. JACINTO CIRCLE
MESA, AZ 85210**

**WYATT MELLO
FIESTA HOUSING ALLIANCE DISTRICT
1825 W. EMELITA AVENUE
MESA, AZ 85202**

**MICHAEL BRUBAKER, STAT AGENT
BRIDGEWOOD NINE 30 PROPERTY OWNERS
ASSOCIATION, INC.
930 S. DOBSON ROAD, #89
MESA, AZ 85202**

**BOB BROWN, STAT AGENT
LANDINGS HOMEOWNERS ASSOC
C/O BROWN COMMUNITY MANAGEMENT
7255 E. HAMPTON AVE, #101
MESA, AZ 85209**

**JOSHUA M. BOLEN, STAT AGENT
DOBSON VILLAS HOMEOWNERS ASSOC
C/O BOLEN, P.C.
1400 E. SOUTHERN AVE, #400
TEMPE, AZ 85282**

**BOB BROWN, STAT AGENT
DOBSON GLEN, INC.
7255 E. HAMPTON AVENUE, SUITE 101
MESA, AZ 85209**

**CHARLES BEGLER, STAT AGENT
EMERALD SPRINGS HOMEOWNERS ASSOC
1300 E. JOSHUA AVENUE, SUITE B
PARKER, AZ 85344**

**LYNELLE GLYSSON
DOBSON RANCH
2719 S. REYES
MESA, AZ 85202**

**FRANCISCO HEREDIA
DOBSON WOODS
959 W. MONTE AVENUE
MESA, AZ 85210**

**SUZANNE JOHNSON
PARK PLACE ASSOCIATION
1326 W. JUANITA
MESA, AZ 85202**

**MIKE GERSON, STAT AGENT
CONTINENTAL TOWNHOUSES EAST UNIT ONE
C/O GERSON REALTY & MANAGEMENT COMPANY
4801 S. LAKESHORE DRIVE, #203
TEMPE, AZ 85282**

**ELAINE MCGINN, STAT AGENT
LEGANTE PASEO, LLC
2322 S. ROGERS 24
MESA, AZ 85202**

**DARIN FISHER, STAT AGENT
WATER WORKS CONDOMINIUM ASSOC INC.
16625 S. DESERT FOOTHILLS PKWY
PHOENIX, AZ 85048**

**RED MOUNTAIN MANAGEMENT, LLC, STAT
AGENT
DOBSON RANCH CONDOMINIUM ASSOC
2135 E. UNIVERSITY DR, STE 117
MESA, AZ 85213**

**Robin Desonle
Community Manager
PETERSON COMPANY
robin@petersoncompany.com
(480) 513-6846**

SCHOOL LIST

Alliance Residential – NWC Isabella &
Dobson

Washington Elementary School
2260 West Isabella Avenue
Mesa, AZ 85202

Rhodes Junior High
1860 South Longmore
Mesa, AZ 85202

Dobson High School
1501 West Guadalupe Road
Mesa, AZ 85202

BURCH & CRACCHIOLO, P.A.

702 East Osborn Road, Suite 200

Phoenix, Arizona 85014

(602) 234-8794

bray@bcattorneys.com

May 28, 2019

**Notice of Public Meeting
Design Review Case No. DRB19-00379
Broadstone Dobson Ranch**

Meeting Date: June 11, 2019*

Time: 4:30 p.m.

Location: Lower Level City Council Chambers – 57 E. 1st Street

*Call Evan Balmer, Planner with the Mesa Planning Division, to verify date and time (480-644-3654).

Proposed Development: Broadstone Dobson Ranch, a high quality residential community

Address: NWC Dobson Road & Isabella Avenue

Parcel No: 305-02-422

Dear Neighbor:

On behalf of Alliance Residential (“Alliance”) we have applied for City of Mesa Design Review approval for a 288 luxury multi-family community on approximately 12 gross acres located at the northwest corner of Dobson Road and Isabella Avenue (“Site”). This notice is being sent to all neighboring property owners within 500’ of the boundaries of the proposed development Site as required by the Mesa Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the Aerial, Landscape Plan, and Perspective Elevation.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does NOT review or discuss the actual use of the land (such as apartments, office building, etc.). Land use issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review Board process, please visit the Mesa Planning Division at 55 North Center or call 480-644-2385. If you have questions regarding the plans or process, please contact Tom Lewis with Alliance Residential at 602-778-2817, tlewis@allresco.com or me at 602-234-8794, bray@bcattorneys.com.

Thank you.



Brennan Ray

MBR/rlh
Attachments

SCALE 1" = 200'-0"



CONTEXT SITE PLAN
PRELIMINARY

US-60



CITY OF MESA L.S. REQUIREMENTS

	REQUIRED	PROVIDED
RIGHT OF WAY (DOBSON RD.)	1 Tree/6' Strip per 25 LF (and 50% Coverage)	31
TREES		31
SHRUBS		93
RIGHT OF WAY (ISABELLA AVE.)	1 Tree/4' Strip per 25 LF (and 50% Coverage)	28
TREES		28
SHRUBS		94
PARKING LOT (ISLAND)	1 Tree/3' Strip per 50 LF	14
TREES		14
SHRUBS		43
PARKING LOT (MEDIAN)	1 Tree/6' Strip per 50 LF	28
TREES		28
SHRUBS		142
NON-SINGLE RESIDENCE PERMETER	3 Trees/10' Strip per 100 LF	30
TREES		30
SHRUBS		89

- NOTES:**
- 25% OF TREES REQUIRED IN RUSHS SHOULD BE 36" BOX OR LARGER WITH A MINIMUM OF 50% OF REQUIRED TREES BEING 24" BOX AND TREES SMALLER THAN 9 GALLON.
 - 50% OF TREES REQUIRED IN PARKING ISLANDS / FRONTAGE PLANTING AREAS NEED TO BE 36" BOX WITH THE BALANCE BEING AT LEAST 24" BOX.
 - 50% OF TREES REQUIRED IN PERIMETER LANDSCAPE AREAS TO BE 24" BOX WITH THE BALANCE BEING 9 GALLON.
 - 50% OF ALL REQUIRED SHRUBS TO BE 9 GALLON WITH NO SHRUBS LESS THAN 1 GALLON.
- Additional Note:**
 431 ADDITIONAL 24" BOX TREES SUBSTITUTED FOR 141 9 GALLON TREES
 43124" BOX SUBSTITUTED FOR 167 9 GALLON TREES

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN 8'0" DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURN AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.
- 8'0" LOCATIONS WILL BE ADDRESSED ON THE FINAL PLAN. ALL LANDSCAPE ELEMENTS WILL COMPLY WITH MESA CITY CODES FOR B.Y.E.

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	COMMENTS
TREES				
<i>Acacia saligna</i>	Willow Acacia	36" Box	30	Standing Tree
<i>Cassia grandis</i>	Yellow Bird of Paradise	24" Box	35	PLANT - Tree, Domes Canopy
<i>Cordia alliodora</i>	Desert Passion Pale Yucca	36" Box	21	PLANT - Tree, Domes Canopy
<i>Chromolaena hillebrandii</i>	Madagascar Fan Palm	24" Box	8	PLANT - Tree, Domes Canopy
<i>Chrysomela</i>	Chrysomela	24" Box	20	Standing Tree
<i>Cordia alliodora</i>	Desert Olive Desert Olive	24" Box	14	Standing Tree
<i>Cordia alliodora</i>	Golden Ficus	15 Gal	31	Standing Tree
<i>Ficus religiosa</i>	Fan Leaf Jun	18" Box	48	Standing Tree
<i>Ficus religiosa</i>	Dale Plant	10" CTM	30	Big Tree Plan
<i>Ficus religiosa</i>	Pink Trumpet Tree	36" Box	4	Standing Tree
<i>Ficus religiosa</i>	Southern Live Oak	24" Box	30	Standing Tree
<i>Ficus religiosa</i>	California Fan Palm	6" CTM	12	Big Tree Plan
<i>Ficus religiosa</i>	Red Palm Palmetto	36" Box	6	Standing Tree
SHRUBS				
<i>Albizia leonensis</i>	Manzanillo Albino	9 Gal	25	As Per Plan
<i>Albizia leonensis</i>	Smooth Agave	9 Gal	25	As Per Plan
<i>Albizia leonensis</i>	Vine Bougainvillea	9 Gal	21	As Per Plan
<i>Albizia leonensis</i>	Yarn Grass Bougainvillea	9 Gal	19	As Per Plan
<i>Albizia leonensis</i>	Large Palm	9 Gal	22	As Per Plan
<i>Albizia leonensis</i>	Green Spoon	9 Gal	8	As Per Plan
<i>Albizia leonensis</i>	White Edge Yucca	9 Gal	30	As Per Plan
<i>Albizia leonensis</i>	Creeping Fig Vine	9 Gal	25	As Per Plan
<i>Albizia leonensis</i>	Toothless Spoon	9 Gal	30	As Per Plan
<i>Albizia leonensis</i>	Brick Red Yucca	9 Gal	45	As Per Plan
<i>Albizia leonensis</i>	Lady Slipper Plant	9 Gal	25	As Per Plan
<i>Albizia leonensis</i>	Pink Trumpet Tree	9 Gal	20	As Per Plan
<i>Albizia leonensis</i>	Lady Slipper Plant	9 Gal	14	As Per Plan
<i>Albizia leonensis</i>	Tropical Bird of Paradise	9 Gal	15	As Per Plan
SHRUBS				
<i>Albizia leonensis</i>	Yellow Bird of Paradise	24" Box	45	As Per Plan
<i>Albizia leonensis</i>	Coral Ruscus	9 Gal	61	As Per Plan
<i>Albizia leonensis</i>	Purple Sheepsfoot Bush	9 Gal	80	As Per Plan
<i>Albizia leonensis</i>	Blue Balls	9 Gal	34	As Per Plan
<i>Albizia leonensis</i>	Deer Marquis	9 Gal	50	As Per Plan
<i>Albizia leonensis</i>	Blue Balls	9 Gal	20	As Per Plan
<i>Albizia leonensis</i>	Balls of Fire	9 Gal	20	As Per Plan
<i>Albizia leonensis</i>	Yellow Balls	9 Gal	25	As Per Plan
<i>Albizia leonensis</i>	Orange Jubilee	9 Gal	27	As Per Plan
GROUND COVERS				
<i>Albizia leonensis</i>	'Alamancha' Bougainvillea	1 Gal	30	As Per Plan
<i>Albizia leonensis</i>	Red Lantana	1 Gal	60	As Per Plan
<i>Albizia leonensis</i>	New Gold Lantana	1 Gal	65	As Per Plan
<i>Albizia leonensis</i>	Purple Trailing Lantana	1 Gal	45	As Per Plan
<i>Albizia leonensis</i>	Double Sunrise	1 Gal	40	As Per Plan
<i>Albizia leonensis</i>	White Bells	1 Gal	25	As Per Plan
<i>Albizia leonensis</i>	White Bells	1 Gal	31	As Per Plan
<i>Albizia leonensis</i>	White Bells	1 Gal	25	As Per Plan
<i>Albizia leonensis</i>	White Bells	1 Gal	25	As Per Plan
<i>Albizia leonensis</i>	White Bells	1 Gal	25	As Per Plan
MISCELLANEOUS				
<i>Albizia leonensis</i>	Compressed Granite - 1/2" Compressed Granite (shown or equal)			
<i>Albizia leonensis</i>	2" Depth in All Planting Areas (1/2" - 1/2" Depth in All)			
<i>Albizia leonensis</i>	2" Depth in All Planting Areas (1/2" - 1/2" Depth in All)			
<i>Albizia leonensis</i>	2" Depth in All Planting Areas (1/2" - 1/2" Depth in All)			

BROADSTONE DOBSON RANCH
 1888 SOUTH DOBSON ROAD
 MESA, ARIZONA 85202

Office of Rich Barber
ORB
 Architecture, LLC

Westland@ORBArch.com
 Collaborative V
 Design Studio Inc
 7110 East 1st Avenue
 Suite 100
 Mesa, AZ 85205
 Office: 480.247.0199
 Office: 480.950.6212

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ALLIANCE
 RESIDENTIAL COMPANY

OWNER: BROADSTONE DOBSON RANCH
 ARCHITECT: ORB ARCHITECTURE, LLC
 DESIGNER: ALLIANCE RESIDENTIAL COMPANY
 PREPARED BY: ALLIANCE RESIDENTIAL COMPANY
 DATE: 01/15/2019

DATE: 01/15/2019
 BY: [Signature]
 FOR: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]

REVISIONS

CONCEPTUAL LANDSCAPE PLAN

REVISIONS

DESIGN REVIEW

DATE: 01/15/2019

CLS-1

FILE: 115415781.dwg (Rev) (12-22-12) Job: Broadstone Dobson Ranch (1222) 1200 Prospekt Ln. Suite 100, Mesa, AZ 85202 Date: May 23, 2011 Time: 11:30 AM



PERSPECTIVE VIEW

**BROADSTONE
DOBSON RANCH**
1666 SOUTH DOBSON ROAD
MESA, ARIZONA 85202

Office of Rich Barber
ORB
Architecture, LLC

WWW.ORB-ARCH.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ALLIANCE
RESIDENTIAL COMPANY

OWNER:
ALLIANCE RESIDENTIAL, INC.
2001 N. GILBERT AVENUE, SUITE 100
MESA, ARIZONA 85202
CONTACT: RICH BARBER

ARCHITECT:
ORB ARCHITECTURE, LLC
2001 N. GILBERT AVENUE, SUITE 100
MESA, ARIZONA 85202
CONTACT: RICH BARBER

LANDSCAPE:
COLLABORATIVE
2001 N. GILBERT AVENUE, SUITE 100
MESA, ARIZONA 85202
CONTACT: PAUL KOSKI

ELECTRICAL:
ORB ARCHITECTURE, LLC
2001 N. GILBERT AVENUE, SUITE 100
MESA, ARIZONA 85202
CONTACT: RICH BARBER

REVISION NO. 001
DATE: MAY 23, 2011
A3.60
PERSPECTIVE VIEW

500' Ownership List
Alliance Residential – NWC Isabella &
Dobson

305-12-047A
2146 W ISABELLA AVE #139 LLC
5209 W BOWKER ST
LAVEEN, AZ 85339

305-12-037A
ALLY HUSSAIN/MAXINE L
2146 W ISABELLA AVE UNIT 129
MESA, AZ 85202

305-12-093
ANNEN JAMES J/MARILYN K
9576 MERIDIAN RD NE
MT ANGEL, OR 97362

~~305-12-084
ARTHUR JARED B
2146 W ISABELLA AVE NO 120
MESA, AZ 85202~~

305-12-098
BARAJAS ALFRED
2146 W ISABELLA AVE UNIT 210
MESA, AZ 85202

305-02-642
BENCOMO JOSEPH P/DORA E/DAVID, et al.
2110 W ISTHMUS LOOP
MESA, AZ 85202

305-12-060A
BMF ISABELLA LLC
8911 WHISPERING WIND RD
LINCOLN, NE 68512

305-02-423F
BRE/HV PROPERTIES LLC
P O BOX 49550
CHARLOTTE, NC 28277

305-12-072
CARAN G GRUND REVOCABLE TRUST
2146 W ISABELLA AVE UNIT 108
MESA, AZ 85202

305-12-090
2146 W ISABELLA AVE #202 LLC
5209 W BOWKER ST
LAVEEN, AZ 85339

305-02-427A
AMERICAN WESTMINSTER INC
PO BOX 16290
HOUSTON, TX 77222

134-26-001M
ARIZONA STATE OF
1701 W JACKSON ST
PHOENIX, AZ 85007

305-02-948
AZII LLC
916 SILVER SPUR RD #210
ROLLING HILLS ESTATES, CA 90274

305-02-950
BAYSHORE OIL INC
16897 ALGONGUIN ST STE A
HUNTINGTON BEACH, CA 92649

305-12-011A
BERKEY ROBERT W JR
2146 W ISABELLA AVE APT 151
MESA, AZ 85202

305-02-733
BRAMER-FORTIER KAREN/FORTIER
WILFRED C
1810 S YUCCA ST
MESA, AZ 85202

305-12-040A
BRENNAN RUSSELL J
2146 W ISABELLA AVE 132
MESA, AZ 85202

305-02-613
CARMODY CRAIG/AMY
1741 S SHORE CIR
MESA, AZ 85202

305-12-046A
ALDERSON JOAN F
2146 W ISABELLA AVE 138
MESA, AZ 85202

305-12-071
ANDERSON JOEL
2146 W ISABELLA AVE UNIT 107
MESA, AZ 85202

305-02-431-432
ARIZONA STATE OF
205 S 17TH AVE RM 370
PHOENIX, AZ 85007

305-12-036A
BALES CAROLINE E
2146 W ISABELLA AVE 128
MESA, AZ 85202

305-02-632
BEARS GENE/SHIRLEY
2151 W ISTHMUS LOOP
MESA, AZ 85202

305-12-075
BERKSTRESSER DAVID M/ELIZABETH M
3956 E NORA CIR
MESA, AZ 85215

305-02-638
BRANDT ANTHONY
2144 W ISTHMUS LOOP
MESA, AZ 85202

305-12-056A
BULMAN KATHLYN MARGARET
2146 W ISABELLA
MESA, AZ 85202

305-12-086-87
CARPENTER JAMES
2146 W ISABELLA AVE UNIT 123
MESA, AZ 85202

~~305-12-013A
CASILLAS ALEJANDRO/HEWITT SHARILYNN
92-862 WELO ST
KAPOLEI, HI 96707~~

305-02-622
COMSTOCK RUTH H
2115 W ISTHAMUS LOOP
MESA, AZ 85202

305-02-644
CURIEL MARYLIN/JOHN
2102 W ISTHMUS LOOP
MESA, AZ 85202

305-12-061A
DAI JIANMIN/ZHOU JING
5335 S MONTE VISTA ST
CHANDLER, AZ 85249

305-12-062A
DETERT EUGENE/YVONNE
3740 W COLLEGE AVE
GREENFIELD, WI 53221

305-12-003A
DORLEE TRUST
1919 N MEADOWLARK DR
FLAGSTAFF, AZ 86001

~~305-12-025A
FISHER PAUL L/MARIAN L TR
3922 E GOLDFINCH GATE LN
PHOENIX, AZ 85044~~

305-02-423A
GC WATERSTONE LLC
9595 WILSHIRE BLVD SUITE 214
BEVERLY HILLS, CA 90212

305-12-099
HARTZ BARBARA A
2146 W ISABELLA AVE 211
MESA, AZ 85202

305-12-015A
HODGKINSON JEFFREY G/SHARON K TR
888 E LEISURE WORLD
MESA, AZ 85206

305-12-006A
CASS DORIS R
2146 W ISABELLA UNIT 146
MESA, AZ 85202

305-12-095
CONNER ANGIE
5936 E WINDSONG ST
APACHE JUNCTION, AZ 85119

305-02-646
CURRIER CASEY
2143 W ISABELLA AVE
MESA, AZ 85202

305-12-052A
DARR JEFFREY L/RUBY A
22 LOGAN HEIGHTS RD
YORK, PA 17403

305-02-412-413;808A&B
DOBSON ASSOCIATION INC
2719 S REYES
MESA, AZ 85202

305-12-049A
EISCHEN KURT/DIANE
2724 WISTERIA WAY
PORT BERRINGTON, IL 60010

305-12-066
FRYE KEVIN C/MARILYN J TR
12 FOREST DR
E KINGSTON, NH 3827

305-12-054A
GRAF PAUL
3501 E COCONINO WY
GILBERT, AZ 85298

305-12-097
HENLEY TROY II
2146 W ISABELLA AVE UNIT 209
MESA, AZ 85202

305-12-045A;041A
HOESSLY CAMILLE
2146 W ISABELLA AVE APT 133
MESA, AZ 85202

305-02-792
COLLINS KEVIN L & BEVERLY J
1803 S CHOLLA
MESA, AZ 85202

305-12-030A
CONRAD NANCY TRADITIONAL IRA/ETAL
7104 S 19TH LN
PHOENIX, AZ 85041

305-02-949
D D DUNLAP COMPANIES INC
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH, CA 92649

305-12-005A
DAWSON BAILEY
2146 W ISABELLA AVE APT 145
MESA, AZ 85202

305-12-016A
DONNELLY JEFFREY A/DEBRA A
1850 S EL MARINO CIR
MESA, AZ 85202

305-12-014A
ESPERICUETA RAUL
1121 E REDONDO CIR
TEMPE, AZ 85282

305-02-627
GAZZANO FRANK PETER/HICKEY ELLEN J
2131 W ISTHMUS LOOP
MESA, AZ 85202

305-02-630
GUILLORY LENNARD T SR
643 LAKEVIEW AVE
SAN FRANCISCO, CA 94112

305-12-026A
HINMAN JOHN S
2146 W ISABELLA NO 250
MESA, AZ 85202

305-12-088
HOFFMAN ALBERT W
2146 W ISABELLA 124
MESA, AZ 85202

305-02-609
HOSKIN DAVID S/ELIZABETH S
2026 W INLET LOOP
MESA, AZ 85202

305-02-645
JARVIS TERRENCE/THOMAS
2137 W ISABELLA AVE
MESA, AZ 85202

305-02-649
JOVANOVIC DANIJELA/JOVAN
2161 W ISABELLA AVE
MESA, AZ 85202

305-12-024A
KAZELL GEORGE M/LINDA A
8360 QUAY DR
ARVADA, CO 80003

~~305-12-019A
KILICASLAN HABIB
2146 W ISABELLA AVE UNIT 243
MESA, AZ 85202~~

305-12-002A
KRAL KATIE/CURTIS/KATHY D
2146 W ISABELLA AVENUE APT 142
MESA, AZ 85202

305-02-614
LARRABEE ENTERPRISES LC
110 ASPEN DR
PARK CITY, UT 84098

305-02-640
LEMKE AUTUMN M
2132 W ISTHMUS LP
MESA, AZ 85202

305-12-023A
LUBAN BRANDON ALEX
2146 W ISABELLA AVE UNIT 247
MESA, AZ 85202

305-02-641
MARSA KAREN J
2114 W ISTHMUS LOOP
MESA, AZ 85202

305-12-033A
HUGHES WILLARD/WENDY
8512-148TH ST
EDMONTON, AB
Canada T5R0Z6

305-02-618
JENSEN STEVEN D/KARLA
1732 E SHORE CIR
MESA, AZ 85202

305-02-621
KARRAS WILLIAM C/TANYA L
2111 W ISTHMUS LOOP
MESA, AZ 85202

305-02-623
KELLER PHYLLIS J TR
2117 W ISTHMUS LOOP
MESA, AZ 85202

305-12-108
KILICASLAN HABIB
2733 W IVANHOE ST
CHANDLER, AZ 85224

305-12-053A
KRAUS DAVID J
4740 E EUCLID AVE
PHOENIX, AZ 85044

305-02-625
LARRY BISHOP & THERESA A BISHOP TRUST
2123 W ISTHMUS LOOP
MESA, AZ 85202

305-12-038A
LEVAR MARY ELIZABETH TR
2146 W ISABELLA AVE NO 130
MESA, AZ 85202

305-02-734
LUCAS ALICIA ROCHELLE
12555 W PALM LN
AVONDALE, AZ 85392

305-02-647
MARTINEZ DANIEL/ERICA
2149 W ISABELLA AVE
MESA, AZ 85202

305-12-008A
ISAAK KENNETH W TR
2146 W ISABELLA AVE
MESA, AZ 85202

305-12-065
JOHN D GRANDSTAND TRUST
PO BOX 275
CENTER CITY, MN 55012

305-12-057A
KAVANAUGH DENNIS P
2146 W ISABELLA 233
MESA, AZ 85202

~~305-12-091
KENNARD TAMELA
2146 W ISABELLA 203
MESA, AZ 85202~~

305-12-083
KLEMM CHERYL J
2146 W ISABELLA AVE #119
MESA, AZ 85202

305-12-110
KULAHCI MURAT/ANDERSEN STINA W
2146 W ISABELLA AVE UNIT 222
MESA, AZ 85202

305-12-027A
LEE SURVIVORS TRUST
2123 S PASEO LOMA
MESA, AZ 85202

305-12-034A
LOPEZ ARTHUR
2146 W ISABELLA AVE UNIT 126
MESA, AZ 85202

305-02-648
MARIANNE ANDRO LIVING TRUST
2155 W ISABELLA AVE
MESA, AZ 85202

305-12-064A
MARTINEZ NANCY/MICHAEL
2146 W ISABELLA AVE UNIT 240
MESA, AZ 85202

305-12-001A
MATTHYSSEN JASON B
2146 W ISABELLA AVE
MESA, AZ 85202

~~305-12-080
MCKILLOP DONALD
PO BOX 24562
FORT LAUDERDALE, FL 33007~~

305-12-021A
MDK HOLDINGS LLC
4680 E BLUE SPRUCE LN
GILBERT, AZ 85298

305-12-109
MICIC MLADOMIR/MILANKA
1172 W CINDY ST
CHANDLER, AZ 85224

30512084

305-12-028A
MILANO MICA
2146 W ISABELLA AVE NO 252
MESA, AZ 85202

305-12-112
MILAZZO LOREDANA/LUISA
2146 W ISABELLA AVE NO 224
MESA, AZ 85202

305-12-078
NIKKEL NELSON J/NORMA TR
17 LINCOLN ST
PELLA, IA 50219

305-12-094
NIZYNSKI JACK A/TERRI L
14418 N 43RD PL
PHOENIX, AZ 85032

305-12-104
OHLMAN FAMILY REVOCABLE LIVING TRUST
PO BOX 82
TIPTON, MI 49287

305-12-092
PALMER KEVIN J/STACY E
404 EUREKA AVE
SILVERTON, OR 97381

305-12-051A
PETERSON THOMAS ARNET-JENS III
2146 W ISABELLA AVE UNIT 227
MESA, AZ 85202

305-12-004A
PHILLIPS HOLLY L/MARIANO JOSHUA M
2146 W ISABELLA AVE UNIT 144
MESA, AZ 85202

305-12-020A
PILLOW JANILET D
PO BOX 7193
CHANDLER, AZ 85246

305-12-102
POITRAS BERNARD V/BARBARA L
15496 DEER LN
SILVERTON, OR 97381

305-02-619
PRASETIO ALDO/HOLLY
2103 W ISTHMUS LP
MESA, AZ 85202

305-12-073
PRENTIS SUSAN B
955 W BEECHNUT DR
CHANDLER, AZ 85248

305-02-620
RADZIUNAITE DOVILE
2107 W ISTHMUS LOOP
MESA, AZ 85202

~~305-02-637
RAMDOUM HAMED
2150 W ISTHMUS LOOP
MESA, AZ 85202~~

305-02-615
RAS SHORE LLC
6778 E AMBER SUN DR
SCOTTSDALE, AZ 85266

305-12-106
RASH JACQUELYN K
2146 W ISABELLA 218
MESA, AZ 85202

305-12-055A
REMZE NORA M
2146 W ISABELLA AVE UNIT 231
PHOENIX, AZ 85202

305-12-032A
ROLLINGS MELISSA K
2146 W ISABELLA AVE NO 256
MESA, AZ 85202

305-12-042A
RONALD E JR AND PATRICIA WRIGHT LARSON
TRUST
4661 S WANDER LN
SALT LAKE CITY, UT 84117

305-02-628
RONALD RICCI REVOCABLE TRUST
2135 W ISTHMUS LOOP
MESA, AZ 85202

305-12-107
ROWE SYDNEY
2146 W ISABELLA AVE APT 219
MESA, AZ 85202

305-12-007A
RUPEL KENNETH O/MIERS CRAIG L
4638 KEWANEE ST
FAIR OAKES, CA 95628

305-02-639
SANCHEZ OSCAR OZUNA
2136 W ISTHMUS LOOP
MESA, AZ 85202

305-02-626
SANDRA J LLOYD REVOCABLE LIVING TRUST
2631 E PINTO DR
GILBERT, AZ 85296

305-12-010A
SARNAT CATHERINE
422 N EAST ST
TACOMA, WA 98463

305-02-631
SHIPLEY JOSEPH ELIOT/PATRICIA J
2147 W ISTHMUS LOOP
MESA, AZ 85202

305-02-610
SKAGGS BOB/NANCY
PO BOX 189
SONOITA, AZ 85637

305-12-058A
SOPER CLAUDE ROBERT III
2146 W ISABELLA NO 234
MESA, AZ 85202

305-12-059A
STAINED HAROLD A
522 E ARBOR VITAE ST
INGLEWOOD, CA 90301

305-12-022A
STEVEN R AND CAROL A COX IRREVOCABLE
TRUST
1878 GUTFORD CT
CLARKSVILLE, IN 47129

305-12-069
SUTTON LIVING TRUST
413 W MCNAIR ST
CHANDLER, AZ 85225

305-02-422
TIC DOBSON RANCH 1 LLC/ETAL (IMPS)
610 N SANTA ANITA AVE
ARCADIA, CA 91006

305-12-089
TOWN & COUNTRY ASSET MANAGEMENT LLC
633 E HARWELL RD
GILBERT, AZ 85234

305-02-616
VALENZUELA NIKOLE
1744 S SHORE CIR
MESA, AZ 85202

~~305-12-012A
WALTERS DEAN E
2146 W ISABELLA NO 247
MESA, AZ 85202~~

305-12-009A
SHUMWAY DANICA
2146 W ISABELLA AVENUE APT 149
MESA, AZ 85202

305-12-096
SNOWDEN REBECCA M
61149 COUNTY RD 21
GOSHEN, IN 46528

305-02-612
SORENSEN CHRISTA
1735 S SHORE CIR
MESA, AZ 85202

305-12-029A
STANKOWSKI SHERLAINE A
2146 W ISABELLA AVE NO 253
MESA, AZ 85202

305-12-043A
STREU HEATHER/KURT
2146 W ISABELLA AVE UNIT 135
MESA, AZ 85202

305-12-017A
SWANTON MOLLY B/TERRY L
15895 W SUNSTONE LN
SURPRISE, AZ 85374

305-12-070
TINKER PIN
2146 W ISABELLA #106
MESA, AZ 85202

305-12-050A
TRYTHALL DONALD J/HAZEL JEAN
W172N8958 SHADY LN
MENOMONEE FALLS, WI 53051

305-02-624
VANDENBERG SUSAN J
2119 W ISTHMUS LP
MESA, AZ 85202

305-12-063A
WATSON JOHN
2146 W ISABELLA AVE APT 239
MESA, AZ 85202

305-12-082
SILLS JUDITH
2146 E ISABELLA AVE UNIT 118
MESA, AZ 85202

305-12-111
SOON JOHN CHUL/PARK HWA OK
4135 E ERIE ST
GILBERT, AZ 85295

305-12-068
SPENCE MINDA D
2146 W ISABELLA AVE NO104
MESA, AZ 85202

305-02-732
STASKO JAMES
1804 S YUCCA
MESA, AZ 85202

305-12-085
STRONG JUDITH A
2146 W ISABELLA AVE UNIT 121
MESA, AZ 85202

305-02-617
SYME JAMES J/AGUIAR REBECCA L
1432 E SECRETARIAT DR
TEMPE, AZ 85284

305-12-048A
TORREGROSSA MARIO/AMY
2146 W ISABELLA AVE #140
MESA, AZ 85202

305-12-044A
URIBE ROBIN GAYLE/FERAYORNI ALAN
JAMES
1144 S LYN RAE SQUARE
MESA, AZ 85204

305-02-643
VERALRUD FAMILY TRUST
44014 N 49TH DR
NEW RIVER, AZ 85087

305-12-074
WOLPERN RANDY E/DIANE J
15445 KANNABEC AVE
MONTGOMERY, MN 56069

~~305-12-103
WOUDENBERG JERRY LEE/ELDA H TR
2146 W ISABELLA #215
MESA, AZ 85202~~

305-12-039A
WRIGHT ALICE B
2146 W ISABELLA AVE UNIT 131
MESA, AZ 85202

305-12-018A
XIU BENJAMIN
2146 W ISABELLA AVE NO 242
MESA, AZ 85202

305-12-031A
YEAMANS KEVIN L
2146 W ISABELLA AVE UNIT 255
MESA, AZ 85202

305-12-035A
ZAYAS FRANCISCO FELIX/BEAITH MARISSA
1951 S ALTA VISTA CIR
MESA, AZ 85202

305-12-079
ZUIDEMA DELMAR E/LINDA F TR
2146 W ISABELLA UNIT 115
MESA, AZ 85202

305-02-629
MILLER KENTON D/HOUSER ELAINE V
1955 W BASELINE RD UNIT 113-503
MESA, AZ 85202

305-12-067
MILLSLAGLE GARY LEE
2146 W ISABELLA UNIT 103
MESA, AZ 85202

305-12-013A*
CASILLAS ALEJANDRO/HEWITT SHARILYNN
92-862 WELO ST #460
KAPOLEI, HI 96707

305-12-103*
WOUDENBERG JERRY LEE/ELDA H TR
PO Box 18506
Fountain Hills, AZ 85269

305-12-019A*
KILICASLAN HABIB
2146 W. Isabella Ave Apt 220
Mesa, AZ 85202

305-12-012A*
WALTERS DEAN E
2146 W ISABELLA NO 152
MESA, AZ 85202

305-12-025A*
OWNER/OCCUPANT
3922 E GOLDFINCH GATE LN
PHOENIX, AZ 85044

305-12-084*
OWNER/OCCUPANT
2146 W ISABELLA AVE NO 120
MESA, AZ 85202

305-02-637*
OWNER/OCCUPANT
2150 W ISTMUS LOOP
MESA, AZ 85202

305-12-091*
OWNER/OCCUPANT
2146 W ISABELLA 203
MESA, AZ 85202

305-12-080*
MCKILLOP DONALD
2146 W. ISABELLA AVE APT 116
MESA, AZ 85202

BURCH & CRACCHIOLO, P.A.
702 East Osborn, Suite 200
Phoenix, Arizona 85014
(602) 234-8794
bray@bcattorneys.com

SITE LOCATION CORRECTION

TO: Area Neighbors and Registered Groups

FROM: Brennan Ray

DATE: June 4, 2019

RE: Case No. ZON19-00322
NEC **NWC** Dobson Road and Isabella Avenue
6/19/2019 Neighborhood Meeting

Dear Property Owner or Neighborhood Group Contact:

On behalf of Alliance Residential (“Alliance”), the purpose of this letter is to invite you to a neighborhood meeting. We have recently filed Rezoning and Site Plan requests for a luxury multi-family residential development at the ~~northeast~~ **northwest** corner of Dobson Road and Isabella Avenue (the “Site”), known as Broadstone Dobson Ranch. An aerial of the Site is attached.

Alliance is proposing that the Site be rezoned from LC (Limited Commercial) to RM-4/PAD (Multiple Residence-4, Planned Area Development) and obtain Site Plan approval for an upscale, luxury multi-family development. Broadstone Dobson Ranch is approximately 12 gross acres and will be developed with 288 residences that will be an attractive presence in the area, providing an amenity-rich living alternative to single-family homes. The community will contain a combination of 1-, 2-, 3-, and 4-story buildings, with the smaller buildings located along the south portion of the Site (along Isabella Avenue), transitioning to the taller buildings as you move north toward the US-60 Freeway and along Dobson Road.

The hotel that presently occupies the Site no longer attracts visitors for a variety of reasons, which as a result of continued low occupancy, the hotel and property has fallen into a state of disrepair. The proposed development is a good use on this challenging infill Site and will be a compatible neighbor to the surrounding area. A copy of the Landscape Plan and Perspectives are attached.

The neighborhood meeting will be held at the time and place listed below. Discussions at the meeting will include an overview of the rezoning and site plan, the City’s processes, and answers to questions you may have for Broadstone Dobson Ranch. The neighborhood meeting will be held:

June 19, 2019 at 6:00 p.m.
Dobson Ranch Inn & Suites
Pergola Banquet Room
1666 S. Dobson Road
Mesa, AZ 85202

We are happy to answer questions or hear concerns that you may have regarding the proposal. You can contact Tom Lewis at Alliance Residential (602-778-2817), Ricki Horowitz at Burch & Cracchiolo (602-234-8728) or me (602-234-8794). You can also contact Evan Balmer, Planner with the Mesa Planning Division (480-644-3654).

Thank you.



Brennan Ray

/rlh
Attachments

69 239 46
36 11 5° 239 0°



ALLIANCE
RESIDENTIAL COMPANY

DATE APR 14 1969 CAS 19 8773

A

CONTEXT SITE PLAN
PRELIMINARY

**BROADSTONE
DOBSON RANCH**
1666 SOUTH DOBSON ROAD
MESA, ARIZONA 85202



WorldHO@OReArch co



PRELIMINARY
NOT FOR
CONSTRUCTION

 ALLIANZ

OWNER:
ALLIANCE INDUSTRIAL CO.
2000 S. CHAMBERS RD.
P.O. BOX
FREDERICK, MARYLAND 21701
CONTACT: TOM LIND

ARCHITECTURAL:
DDB ARCHITECTURE
3000 N. GARY ST., S.
FREDERICK, MARYLAND
TEL. 410.977.4335
CONTACT: JOHN BARR

OFFICE:
ALAN D. CHURCH
1001 N. 10TH ST. STE. 207
PHOENIX, ARIZONA 85002
TEL. 461-6666
FAX 461-6666
WWW.DANIELCHURCH.COM

LANDSCAPE:
COLLABORATIVE 1
7710 E. 19TH AVE.
SCOTTSDALE, AZ 85258
TEL. 461-2720
FAX 461-2720
WWW.COLLABORATIVE1.COM

ELECTRICAL:
 HP ENGINEERING, INC.
 4013 N. 17TH AVENUE
 PHOENIX, AZ 85016
 TEL. 800/361-1519
 FAX 602/944-1109

DISCUSSION REVIEW

DATE MAY 13 1961 10 24 5

A3.60

PERSPECTIVE VIEW



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CITY	COMMENTS
Acacia salicina	White Acacia	36" Box	36"	Planting Tree
Calceolaria g. g. g. g. g.	Yellow Bird of Paradise	24" Box	35	Plant - Tree
Calceolaria g. g. g. g. g.	Yellow Bird of Paradise	36" Box	35	Plant - Tree
Calceolaria g. g. g. g. g.	Yellow Bird of Paradise	36" Box	35	Plant - Tree
Calceolaria g. g. g. g. g.	Yellow Bird of Paradise	36" Box	35	Plant - Tree
Calceolaria g. g. g. g. g.	Yellow Bird of Paradise	36" Box	35	Plant - Tree
Calceolaria g. g. g. g. g.	Yellow Bird of Paradise	36" Box	35	Plant - Tree
Calceolaria g. g. g. g. g.	Yellow Bird of Paradise	36" Box	35	Plant - Tree
Calceolaria g. g. g. g. g.	Yellow Bird of Paradise	36" Box	35	Plant - Tree
Calceolaria g. g. g. g. g.	Yellow Bird of Paradise	36" Box	35	Plant - Tree

ACCENT PLANTS

Albizia leucodermis	White Bird of Paradise	36" Box	35	As Per Plan
Albizia leucodermis	White Bird of Paradise	36" Box	35	As Per Plan
Albizia leucodermis	White Bird of Paradise	36" Box	35	As Per Plan
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ACCENT PLANTS

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ACCENT PLANTS

Albizia leucodermis	White Bird of Paradise	36" Box	35	As Per Plan
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Albizia leucodermis	White Bird of Paradise	36" Box	35	As Per Plan

CITY OF MESA LS REQUIREMENTS

RIGHT OF WAY (DOBSON RD)	PROVIDED
Trees	37
Shrubs	153
Right of Way (MESABELLA AVE)	
Trees	28
Shrubs	94
Parking Lot Island	
Trees	24
Shrubs	83
Parking Lot Median	
Trees	28
Shrubs	43
Non-Residential Perimeter	
Trees	70
Shrubs	70

NOTES

1. 25% OF TREES REQUIRED IN ROAD SHOULD BE 36" BOX OR LARGER WITH A MINIMUM OF 50% OF REQUIRED TREES BEING 36" BOX. NO TREES SMALLER THAN 18" GALLON.
2. 50% OF TREES REQUIRED IN PARKING ISLANDS & FOUNDATION PLANTING AREAS NEED TO BE 36" BOX WITH THE BALANCE BEING AT LEAST 24" BOX.
3. 50% OF TREES REQUIRED IN PERIMETER LANDSCAPE AREAS TO BE 36" BOX WITH THE BALANCE BEING 18" GALLON.
4. 50% OF ALL REQUIRED SHRUBS TO BE 3 GALLON WITH NO SHRUBS LESS THAN 1 GALLON.

Additional Note:
 1) 2) ADDITIONAL 24" BOX TREES SUBSTITUTED FOR (4) 18" GALLON TREES
 1) 3) 24" BOX SUBSTITUTED FOR (4) 18" GALLON TREES

CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SUBMITTED IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAINAGE ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE HARDY ORNAMENTAL. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAINAGE. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN RIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURN AREAS SHALL RECEIVE A 3" DEPTH OF DISPERSED GRANTS.
6. THE PRESENTATION BATCH ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL DRAINAGE AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK SHALL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. FINAL SITE PLAN CONFIGURATION MAY VARY AS THE TIME OF FINAL PLAN APPROVAL.
9. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.
10. BUT LOCATIONS WILL BE ADDRESSED ON THE FINAL PLAN. ALL LANDSCAPE ELEMENTS WILL COMPLY WITH MESA CITY CODES FOR SVL.

BROADSTONE DOBSON RANCH

1665 SOUTH DOBSON ROAD
 MESA, ARIZONA 85202



Working@ORBarch.com

Collaborative V
 Design Studio Inc.
 751640 1st Avenue
 Suite 102
 Phoenix, AZ 85014
 Phone: 480-347-8888
 Fax: 480-347-8888

PRELIMINARY NOT FOR CONSTRUCTION



OWNER:
 BROADSTONE DOBSON RANCH
 1665 SOUTH DOBSON ROAD
 MESA, ARIZONA 85202
 CONTACT: BOB SANDS

ARCHITECT/OWNER:
 COLLABORATIVE V
 DESIGN STUDIO INC.
 751640 1st Avenue
 Suite 102
 Phoenix, AZ 85014
 CONTACT: BOB SANDS

LANDSCAPE:
 CLS-1
 1665 SOUTH DOBSON ROAD
 MESA, ARIZONA 85202
 CONTACT: BOB SANDS

ELECTRICAL:
 CLS-1
 1665 SOUTH DOBSON ROAD
 MESA, ARIZONA 85202
 CONTACT: BOB SANDS

MECHANICAL:
 CLS-1
 1665 SOUTH DOBSON ROAD
 MESA, ARIZONA 85202
 CONTACT: BOB SANDS

PLUMBING:
 CLS-1
 1665 SOUTH DOBSON ROAD
 MESA, ARIZONA 85202
 CONTACT: BOB SANDS

CONCEPTUAL LANDSCAPE PLAN

REVISIONS

DESIGN REVIEW

2010 MAY 15 11:11 0101 0101

CLS-1



PERSPECTIVE VIEW

**BROADSTONE
DOBSON RANCH**
1646 SOUTH DOBSON ROAD
MESA, ARIZONA 85202

Office of Rick Barber
ORB
Architecture
WRT@ORBArch.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**ALLIANCE
RESIDENTIAL COMPANY**

OWNER:
ALLIANCE RESIDENTIAL CO.
2001 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
CONTACT: TONY LERO

ARCHITECTURAL:
ORB ARCHITECTURE, LLC
2001 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
CONTACT: TONY LERO

LANDSCAPE:
LANDSCAPE VISIONS, LLC
2001 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
CONTACT: TONY LERO

ELECTRICAL:
M. J. CONSTRUCTION, INC.
2001 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
CONTACT: TONY LERO

DESIGN REVIEW
DATE: MAY 23, 2019 08:11 4:12
A3.61
PERSPECTIVE V.CW

1000' Ownership List
Alliance Residential – NWC Isabella &
Dobson

134-26-001M
ARIZONA STATE OF
1701 W JACKSON ST
PHOENIX, AZ 85007

~~134-26-174
1844 W ISLETA LLC
1861 E CARVER RD
TEMPE, AZ 85284~~

305-02-427C
1845 SOUTH DOBSON LLC
813 S 75TH ST
BROKEN ARROW, OK 74014

305-02-360
2013 OLIVIA JIMENEZ REVOCABLE TRUST
1821 S PASEO LOMA CIR
MESA, AZ 85202

134-26-156
2018-1 1H BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

305-12-047A
2146 W ISBELLA AVE #139 LLC
5209 W BOWKER ST
LAVEEN, AZ 85339

305-12-090
2146 W ISBELLA AVE #202 LLC
5209 W BOWKER ST
LAVEEN, AZ 85339

134-26-160
ACOSTA DANIEL/BROWN DEBRA
1737 S CHOLLA
MESA, AZ 85202

305-02-635
ADARME JESSE/JESSICA L
2159 W ISTHMUS LOOP
MESA, AZ 85202

305-12-046A
ALDERSON JOAN F
2146 W ISABELLA AVE 138
MESA, AZ 85202

305-12-037A
ALLY HUSSAIN/MAXINE L
2146 W ISABELLA AVE UNIT 129
MESA, AZ 85202

305-02-343
AMBER DAWN TRUST
2027 E CLIPPER LN
GILBERT, AZ 85234

305-02-427A
AMERICAN WESTMINSTER INC
PO BOX 16290
HOUSTON, TX 77222

305-12-071
ANDERSON JOEL
2146 W ISABELLA AVE UNIT 107
MESA, AZ 85202

305-12-093&101
ANNEN JAMES J/MARILYN K
9576 MERIDIAN RD NE
MT ANGEL, OR 97362

305-02-431&432
ARIZONA STATE OF
205 S 17TH AVE RM 370
PHOENIX, AZ 85007

134-26-166
ARNESON RYAN A/JANET L
1665 S CHOLLA
MESA, AZ 85202

~~305-12-084
ARTHUR JARED B
2146 W ISABELLA AVE NO 120
MESA, AZ 85202~~

305-02-770
ATKINSON MICHAEL R/CONSTANCE J
1931 W JEROME AVE
MESA, AZ 85202

134-26-159
AVILEZ ADAM
1751 S CHOLLA ST
MESA, AZ 85202

305-02-948
AZII LLC
916 SILVER SPUR RD #210
ROLLING HILLS ESTATES, CA 90274

~~305-12-036A
BALES CAROLINE E
2146 W ISABELLA AVE 128
MESA, AZ 85202~~

134-43-014F
BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

305-12-098
BARAJAS ALFRED
2146 W ISABELLA AVE UNIT 210
MESA, AZ 85202

305-02-589
BARRETT SUSAN L
2104 W JIBSAIL LOOP
MESA, AZ 85202

~~305-02-793
BASTIDAS MARTHA
1827 S YUCCA
MESA, AZ 85202~~

305-02-950
BAYSHORE OIL INC
16897 ALGONGUIN ST STE A
HUNTINGTON BEACH, CA 92649

~~305-02-632
BEARS GENE/SHIRLEY
2151 W ISTHMUS LOOP
MESA, AZ 85202~~

305-02-642
BENCOMO JOSEPH P/DORA E/DAVID et al.
2110 W ISTHMUS LOOP
MESA, AZ 85202

305-12-011A
BERKEY ROBERT W JR
2146 W ISABELLA AVE APT 151
MESA, AZ 85202

134-26-167
BERKHEIMER RICHARD/ANNA
6778 E AMBER SUN DR
SCOTTSDALE, AZ 85266

305-12-075
BERKSTRESSER DAVID M/ELIZABETH M
3956 E NORA CIR
MESA, AZ 85215

134-26-173
BERNARD JONNIE GAYE
1838 W ISLETA AVE
MESA, AZ 85202

305-12-060A
BMF ISABELLA LLC
8911 WHISPERING WIND RD
LINCOLN, NE 68512

134-26-185
BOYD JOHN/PENNY
1726 S CHOLLA
MESA, AZ 85202

305-02-733
BRAMER-FORTIER KAREN/FORTIER WILFRED C
1810 S YUCCA ST
MESA, AZ 85202

305-02-638
BRANDT ANTHONY
2144 W ISTHMUS LOOP
MESA, AZ 85202

305-02-423F
BRE/HV PROPERTIES LLC
P O BOX 49550
CHARLOTTE, NC 28277

305-12-040A
BRENNAN RUSSELL J
2146 W ISABELLA AVE 132
MESA, AZ 85202

305-02-772
BUER ANGELA
1919 W JEROME AVE
MESA, AZ 85202

305-12-056A
BULMAN KATHLYN MARGARET
2146 W ISABELLA
MESA, AZ 85202

305-02-783
BUNCH WILLIAM/MICHELLE
3345 AILERON CT
NORTH POLE, AK 99705

305-02-634
CAIN GLENA BROWNLEE
2155 W ISTHMUS LOOP
MESA, AZ 85202

305-02-807
CALLAWAY CHASE L/BRENNAN K
1824 S CHOLLA
MESA, AZ 85202

305-12-072
CARAN G GRUND REVOCABLE TRUST
2146 W ISABELLA AVE UNIT 108
MESA, AZ 85202

305-02-613
CARMODY CRAIG/AMY
1741 S SHORE CIR
MESA, AZ 85202

305-12-086&87
CARPENTER JAMES
2146 W ISABELLA AVE UNIT 123
MESA, AZ 85202

305-02-586
CARRELLO MICHELLE
2117 W JIBSAIL LOOP
MESA, AZ 85202

305-02-768
CARSON CHARLES A/MANDEL KEVIN P
1932 W JAVELINA AVE
MESA, AZ 85202

~~305-12-013A
CASILLAS ALEJANDRO/HEWITT SHARILYNN
92-862 WELO ST
KAPOLEI, HI 96707~~

305-12-006A
CASS DORIS R
2146 W ISABELLA UNIT 146
MESA, AZ 85202

305-12-077
CHENE MARY JUDE TR
2146 W ISABELLA UNIT 113
MESA, AZ 85202

134-26-093
CHESS GREGORY C/PATRICIA SACHS
1914 W ISABELLA AVE
MESA, AZ 85202

305-02-364
CIOCCHETTI SHANNON M
1806 S PASEO LOMA CIR
MESA, AZ 85202

134-26-179
CLUCAS MICHAEL/JENNIFER
1028 W WINDHAVEN AVE
GILBERT, AZ 85233

305-02-792
COLLINS KEVIN L & BEVERLY J
1803 S CHOLLA
MESA, AZ 85202

134-26-176
COLLINS STEVEN/JENNIFER
1634 S CHOLLA
MESA, AZ 85202

305-02-787
COLLINS-OLSON LIVING TRUST
1825 S CHOLLA
MESA, AZ 85202

305-12-095
CONNER ANGIE
5936 E WINDSONG ST
APACHE JUNCTION, AZ 85119

305-02-644
CURIEL MARYLIN/JOHN
2102 W ISTHMUS LOOP
MESA, AZ 85202

305-02-949
D D DUNLAP COMPANIES INC
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH, CA 92649

305-12-005A
DAWSON BAILEY
2146 W ISABELLA AVE APT 145
MESA, AZ 85202

305-02-608
DILLEY SHANE
2020 W INLET LOOP
MESA, AZ 85202

~~134-43-017
DISCOVERY HEALTH SYSTEM
10350 ORMSBY PARK PL STE 300
LOUISVILLE, KY 40223~~

305-12-003A
DORLEE TRUST
1919 N MEADOWLARK DR
FLAGSTAFF, AZ 86001

305-02-801
DUDO DAVID J
1916 W JEROME AVE
MESA, AZ 85202

305-12-049A
EISCHEN KURT/DIANE
2724 WISTERIA WAY
PORT BERRINGTON, IL 60010

305-02-622
COMSTOCK RUTH H
2115 W ISTHAMUS LOOP
MESA, AZ 85202

305-12-030A
CONRAD NANCY TRADITIONAL IRA/ETAL
7104 S 19TH LN
PHOENIX, AZ 85041

305-02-646
CURRIER CASEY
2143 W ISABELLA AVE
MESA, AZ 85202

305-12-061A
DAI JIANMIN/ZHOU JING
5335 S MONTE VISTA ST
CHANDLER, AZ 85249

134-26-092
DE LA ROSA RODRIGO MARTIN/MARICELA
DEL CARMEN
1918 W ISABELLA AVE
MESA, AZ 85202

134-26-187
DINCHAK RONALD K TR
1738 S CHOLLA AVE
MESA, AZ 85202

305-02-412-413;808A&B
DOBSON ASSOCIATION INC
2719 S REYES
MESA, AZ 85202

134-26-182
DOWNEY BLANCHE T
1706 S CHOLLA AVE
MESA, AZ 85202

305-02-601
DYKSTRA HENRY/JUNE
2113 W INLET LOOP
MESA, AZ 85202

305-12-014A
ESPERICUETA RAUL
1121 E REDONDO CIR
TEMPE, AZ 85282

305-02-784
COMTOIS JONATHAN/YANA
1833 S CHOLLA
MESA, AZ 85202

134-26-177
CREIGHTON-HARANK ANDREW J
1640 S CHOLLA
MESA, AZ 85202

305-02-592
CYR HEATHER
2156 W JIBSAIL LP
MESA, AZ 85202

305-12-052A
DARR JEFFREY L/RUBY A
22 LOGAN HEIGHTS RD
YORK, PA 17403

305-12-062A
DETERT EUGENE/YVONNE
3740 W COLLEGE AVE
GREENFIELD, WI 53221

134-43-014K;016A&018B
DISCOVERY HEALTH SYSTEM
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

305-12-016A
DONNELLY JEFFREY A/DEBRA A
1850 S EL MARINO CIR
MESA, AZ 85202

~~134-43-016B
DSMB PROPERTIES L.L.C.
10350 ORMSBY PARK PL STE 300
LOUISVILLE, KY 40223~~

305-02-636
EICH LEO B/BEVERLY J
2163 W ISTHMUS LP
MESA, AZ 85202

305-02-750
FALCONI JORGE E
1947 W JAVELINA CIR
MESA, AZ 85202

305-02-800
FALCONI ZOFIA
1920 W JEROME AVE
MESA, AZ 85202

~~305-12-025A
FISHER PAUL L/MARIAN L TR
3922 E GOLDFINCH GATE LN
PHOENIX, AZ 85044~~

~~305-02-736
FORTIER WILFRED C/BRAMER - FORTIER
KAREN L
1832 S YUCCA
MESA, AZ 85202~~

305-12-066
FRYE KEVIN C/MARILYN J TR
12 FOREST DR
E KINGSTON, NH 3827

305-02-423A
GC WATERSTONE LLC
9595 WILSHIRE BLVD SUITE 214
BEVERLY HILLS, CA 90212

~~305-12-054A
GRAF PAUL
3501 E COCONINO WY
GILBERT, AZ 85298~~

305-02-909
H A & A INVESTMENTS LLC
15817 N 59TH ST
SCOTTSDALE, AZ 85254

305-12-099
HARTZ BARBARA A
2146 W ISABELLA AVE 211
MESA, AZ 85202

305-12-026A
HINMAN JOHN S
2146 W ISABELLA NO 250
MESA, AZ 85202

305-12-088
HOFFMAN ALBERT W
2146 W ISABELLA 124
MESA, AZ 85202

305-02-797
FALCONI-LOPEZ AIDA C
1934 W JEROME AVE
MESA, AZ 85202

305-02-598
FITCH JOHN D/LINDA F
2130 W INLET LOOP
MESA, AZ 85202

305-02-633
FOUNTAIN CANDY S
1304 VANDERCOOK WAY
LONGVIEW, WA 98632

305-02-591
GALUS JEREMIAH J/CHRISTINA JOYE
2112 W JIBSAIL LP
MESA, AZ 85202

305-02-747
GERLITZ JASON/JENNIFER J
1961 W JAVALINA CIR
MESA, AZ 85202

305-02-350
GRONNING ERIC
1803 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-02-767
HANNON MELODY M
1922 W JAVELINA AVE
MESA, AZ 85202

305-12-097
HENLEY TROY II
2146 W ISABELLA AVE UNIT 209
MESA, AZ 85202

305-12-015A
HODGKINSON JEFFREY G/SHARON K TR
888 E LEISURE WORLD
MESA, AZ 85206

134-26-183
HOLCK AARON V/MARIE L
1712 S CHOLLA ST
MESA, AZ 85202

134-26-181
FAWNS JESS C JR/MARYBETH
1666 SOUTH CHOLLA AVENUE
MESA, AZ 85202

305-02-806
FLICKER ANDREW/BERG CORTNEY
1826 S CHOLLA
MESA, AZ 85202

305-02-795
FREEMAN WILLIAM DONALD/LOIS RUTH TR
1837 S YUCCA
MESA, AZ 85202

305-02-627
GAZZANO FRANK PETER/HICKEY ELLEN J
2131 W ISTHMUS LOOP
MESA, AZ 85202

305-02-771
GIFFORD MARILYN A
1927 W JEROME AVE
MESA, AZ 85202

305-02-630
GUILLORY LENNARD T SR
643 LAKEVIEW AVE
SAN FRANCISCO, CA 94112

305-02-742
HANSON JULIE E
1864 S YUCCA
MESA, AZ 85202

305-02-788
HENNA FAMILY TRUST
1823 S CHOLLA
MESA, AZ 85202

305-12-045A&041A
HOESSLY CAMILLE
2146 W ISABELLA AVE APT 133
MESA, AZ 85202

305-02-346
HOLLOWAY GEOFFREY L/SUSAN E
2227 W ISABELLA AVE
MESA, AZ 85202

305-02-609
HOSKIN DAVID S/ELIZABETH S
2026 W INLET LOOP
MESA, AZ 85202

305-12-008A
ISAAK KENNETH W TR
2146 W ISABELLA AVE
MESA, AZ 85202

305-02-353
JACK SEALE HEIDEMANN LIVING TRUST
1816 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-02-645
JARVIS TERRENCE/THOMAS
2137 W ISABELLA AVE
MESA, AZ 85202

305-02-738
JOHNSON DONALD LEE
1846 S YUCCA
MESA, AZ 85202

305-02-649
JOVANOVIC DANIJELA/JOVAN
2161 W ISABELLA AVE
MESA, AZ 85202

305-12-057A
KAVANAUGH DENNIS P
2146 W ISABELLA 233
MESA, AZ 85202

~~305-12-091
KENNARD TAMELA
2146 W ISABELLA 203
MESA, AZ 85202~~

305-12-083
KLEMMER CHERYL J
2146 W ISABELLA AVE #119
MESA, AZ 85202

~~305-12-053A
KRAUS DAVID J
4740 E EUCLID AVE
PHOENIX, AZ 85044~~

305-02-748
HOWARDELL GEORGIA/PHILLIP
1957 W JAVELINA CIR
MESA, AZ 85202

305-12-081
IVANCHAN TRAVIS J
2146 W ISABELLA AVE APT 117
MESA, AZ 85202

~~305-02-766
JAHASKE MONTY
1918 W JAVELINA AVE
MESA, AZ 85202~~

305-02-618
JENSEN STEVEN D/KARLA
1732 E SHORE CIR
MESA, AZ 85202

134-26-095
JOHNSON FLOYD C
1906 W ISABELLA AVE
MESA, AZ 85202

305-02-594
JUDGE JACQUELYN R
2164 W JIBSAIL LP
MESA, AZ 85202

305-12-024A
KAZELL GEORGE M/LINDA A
8360 QUAY DR
ARVADA, CO 80003

~~305-12-019A
KILICASLAN HABIB
2146 W ISABELLA AVE UNIT 243
MESA, AZ 85202~~

134-26-165
KLUKAS RODNEY ALLEN/TUCKER LONNA B
1701 S CHOLLA ST
MESA, AZ 85202

305-12-110
KULAHCI MURAT/ANDERSEN STINA W
2146 W ISABELLA AVE UNIT 222
MESA, AZ 85202

305-12-033A
HUGHES WILLARD/WENDY
8512-148TH ST
EDMONTON, AB
Canada T5R0Z6

305-02-743
J ADAMS LIVING TRUST
1938 W JAVELINA CIR
MESA, AZ 85202

305-02-347
JAMES BRIAN TARO REVOCABLE TRUST
PO BOX 8080
KETCHIKAN, AK 99901

305-12-065
JOHN D GRANDSTAND TRUST
PO BOX 275
CENTER CITY, MN 55012

305-02-354
JONES CLIFFORD M/SHELIA G
1822 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-02-621
KARRAS WILLIAM C/TANYA L
2111 W ISTHMUS LOOP
MESA, AZ 85202

305-02-623
KELLER PHYLLIS J TR
2117 W ISTHMUS LOOP
MESA, AZ 85202

305-12-108
KILICASLAN HABIB
2733 W IVANHOE ST
CHANDLER, AZ 85224

305-12-002A
KRAL KATIE/CURTIS/KATHY D
2146 W ISABELLA AVENUE APT 142
MESA, AZ 85202

134-26-169
LAGROU JAMES C/MCCABE-LAGROU MIKKI
1841 W ISLETA AVE
MESA, AZ 85202

305-02-427D
LAKEVIEW4 LLC
5400 CARILLON POINT 4TH FL
KIRKLAND, WA 98032

305-02-625
LARRY J BISHOP AND THERESA A BISHOP
TRUST
2123 W ISTHMUS LOOP
MESA, AZ 85202

305-12-038A
LEVAR MARY ELIZABETH TR
2146 W ISABELLA AVE NO 130
MESA, AZ 85202

305-02-597
LIZARRAGA LYDIA O
3678 E ENCINAS AVE
GILBERT, AZ 85234

305-12-034A
LOPEZ ARTHUR
2146 W ISABELLA AVE UNIT 126
MESA, AZ 85202

305-12-023A
LUBAN BRANDON ALEX
2146 W ISABELLA AVE UNIT 247
MESA, AZ 85202

305-02-648
MARIANNE ANDRO LIVING TRUST
2155 W ISABELLA AVE
MESA, AZ 85202

305-02-584
MARTELLA ALLYSHA G
2125 W JIBSAIL LOOP
MESA, AZ 85202

305-12-064A
MARTINEZ NANCY/MICHAEL
2146 W ISABELLA AVE UNIT 240
MESA, AZ 85202

~~305-12-080
MCKILLOP DONALD
PO BOX 24562
FORT LAUDERDALE, FL 33007~~

305-02-602
LAPIER KATHERINE
2107 W INLET LOOP
MESA, AZ 85202

305-12-027A
LEE SURVIVORS TRUST
2123 S PASEO LOMA
MESA, AZ 85202

305-02-794
LEWIS CRYSTAL
1835 S YUCCA
MESA, AZ 85202

305-12-100
LOGUE ANGELA R
5209 W BOWKER ST
LAVEEN, AZ 85339

134-26-155
LOPEZ RUDY A/OPHELIA R
1734 S SYCAMORE ST
MESA, AZ 85202

305-02-734
LUCAS ALICIA ROCHELLE
12555 W PALM LN
AVONDALE, AZ 85392

134-26-767C&779
MARICOPA COUNTY COMMUNITY COLLEGE
DISTRICT
2411 W 14TH ST
TEMPE, AZ 85281

305-02-647
MARTINEZ DANIEL/ERICA
2149 W ISABELLA AVE
MESA, AZ 85202

305-12-001A
MATTHYSSEN JASON B
2146 W ISABELLA AVE
MESA, AZ 85202

305-12-021A
MDK HOLDINGS LLC
4680 E BLUE SPRUCE LN
GILBERT, AZ 85298

305-02-614
LARRABEE ENTERPRISES LC
110 ASPEN DR
PARK CITY, UT 84098

305-02-640
LEMKE AUTUMN M
2132 W ISTHMUS LP
MESA, AZ 85202

305-02-355
LEWIS M DAVID TR
PO BOX 6150
MALIBU, CA 90264

305-02-606
LOPEZ ADAM/LISA JIMANEZ
2008 W INLET LP
MESA, AZ 85202

305-02-607
LOZOYA OSCAR A
2014 W INLET LOOP
MESA, AZ 85202

305-02-583
LUPINACCI ALVARO F/CINTY H
45210 W HORSE MESA RD
MARICOPA, AZ 85239

305-02-641
MARSA KAREN J
2114 W ISTHMUS LOOP
MESA, AZ 85202

134-26-180
MARTINEZ JUAN PABLO/APRIL
1660 S CHOLLA
MESA, AZ 85202

305-02-735
MCATEE JUSTIN SCOTT/KATIE L
1826 S YUCCA ST
MESA, AZ 85202

134-26-168
MELOCIK CLAYTON/WASHINGTON COURTNEY
1847 W ISLETA AVE
MESA, AZ 85202

305-02-433
MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

305-02-363
MIDDLETON DIANA
1802 S PASEO LOMA CIR
MESA, AZ 85202

134-26-189
MILLER MARIANNE C
1748 S CHOLLA
MESA, AZ 85202

305-12-067
MILLSLAGE GARY LEE
2146 W ISABELLA UNIT 103
MESA, AZ 85202

305-02-785
MULLEN LINDSAY LORANG
1831 S CHOLLA ST
MESA, AZ 85202

305-02-605
NIDO MARIA JOSE VEGA
2002 W INLET LOOP
MESA, AZ 85202

305-02-737
NOVAK CHRISTINE/JAMES
1838 S YUCCA ST
MESA, AZ 85202

305-12-092
PALMER KEVIN J/STACY E
404 EUREKA AVE
SILVERTON, OR 97381

305-02-741
PAYNE GERALD L/SUANNE J TR
1860 S YUCCA ST
MESA, AZ 85202

305-02-786
PEDENE WILLIAM K/PAULA L/STEVEN P
1829 S CHOLLA
MESA, AZ 85202

305-02-420
MESA ELEMENTARY SCHOOL DIST 4
549 N STAPLEY DR
MESA, AZ 85203

305-12-028A
MILANO MICA
2146 W ISABELLA AVE NO 252
MESA, AZ 85202

305-02-629
MILLER KENTON D/HOUSER ELAINE V
1955 W BASELINE RD UNIT 113-503
MESA, AZ 85202

305-02-769
MONCHIK J M & SUSAN O
151 SLATER AVE
PROVIDENCE, RI 2906

305-02-604
MUTASCIO CHRISTOPHER/JENNIFER
2007 W INLET LOOP
MESA, AZ 85202

305-12-078
NIKKEL NELSON J/NORMA TR
17 LINCOLN ST
PELLA, IA 50219

305-12-104
OHLMAN FAMILY REVOCABLE LIVING TRUST
PO BOX 82
TIPTON, MI 49287

134-26-194
PARK PLACE ASSOCIATION INC
1501 W JEROME AVE
MESA, AZ 85202

305-02-582
PEACE ROBERT L SR/CECILIA M
17060 S MANN AVE
SAHUARITA, AZ 85629

~~305-02-596
PETERLIN SHANE
2142 W INLET LOOP
MESA, AZ 85202~~

305-12-109
MICIC MLADOMIR/MILANKA
1172 W CINDY ST
CHANDLER, AZ 85224

305-12-112
MILAZZO LOREDANA/LUISA
2146 W ISABELLA AVE NO 224
MESA, AZ 85202

305-02-599
MILLER RONALD H/BARBARA J
2125 W INLET LOOP
MESA, AZ 85202

305-02-362
MONROY MARILYNN/HECTOR
1803 S PASEO LOMA CIR
MESA, AZ 85202

305-02-611
NELSON DAVID JOSEPH/LOVEGROVE
AUBREY LADEAN
2038 W INLET LOOP
MESA, AZ 85202

305-12-094
NIZYNSKI JACK A/TERRI L
14418 N 43RD PL
PHOENIX, AZ 85032

305-02-352
OLESON MICHELE
1808 S SALIDA DEL SOL CIR
MESA, AZ 85202

134-26-094
PASTIN ARTHUR P & JEAN ANN
1910 W ISABELLA
MESA, AZ 85202

305-02-796
PEART ROBERTO
1843 S YUCCA
MESA, AZ 85202

305-12-051A
PETERSON THOMAS ARNET-JENS III
2146 W ISABELLA AVE UNIT 227
MESA, AZ 85202

305-12-004A
PHILLIPS HOLLY L/MARIANO JOSHUA M
2146 W ISABELLA AVE UNIT 144
MESA, AZ 85202

~~305-02-749
PONICKI ERNEST M/SHEILA M
1251 W MADERO
MESA, AZ 85202~~

305-12-073
PRENTIS SUSAN B
955 W BEECHNUT DR
CHANDLER, AZ 85248

305-02-739
RADISICH BOZIDAR D/NANCY
1852 S YUCCA
MESA, AZ 85202

~~305-02-637
RAMDOUM HAMED
2150 W ISTHMUS LOOP
MESA, AZ 85202~~

~~305-12-055A
REMZE NORA M
2146 W ISABELLA AVE UNIT 231
PHOENIX, AZ 85202~~

134-26-157
ROBERT AND JUDITH BEDERKA LIVING
TRUST
1740 S SYCAMORE
MESA, AZ 85202

305-12-032A
ROLLINGS MELISSA K
2146 W ISABELLA AVE NO 256
MESA, AZ 85202

134-43-014B
ROUSE & AIKMAN INVESTMENTS/DSMB
PROP (LEASE)
10350 ORMSBY PARK PL STE 300
LOUISVILLE, KY 40223

134-26-163
RUTHERFORD BETH E
1715 S CHOLLA
MESA, AZ 85202

305-12-020A
PILLOW JANILET D
PO BOX 7193
CHANDLER, AZ 85246

305-02-746
POREMBSKI LUCY/MATTHEW
1965 W JAVALINA CIR
MESA, AZ 85202

134-26-161
PRINCE JAMES D/REBECCA L TR
1727 S CHOLLA AVE
MESA, AZ 85202

305-02-620
RADZIUNAITE DOVILE
2107 W ISTHMUS LOOP
MESA, AZ 85202

305-02-615
RAS SHORE LLC
6778 E AMBER SUN DR
SCOTTSDALE, AZ 85266

305-02-349
RIGGS TIFFANY/DEBORAH
1809 S SALIDA DEL SOL
MESA, AZ 85202

305-12-076
ROBISON ROCHELLE ANNE
2436 42ND AVE E # 234
SEATTLE, WA 98112

305-12-042A
RONALD E JR AND PATRICIA WRIGHT
LARSON TRUST
4661 S WANDER LN
SALT LAKE CITY, UT 84117

305-12-107
ROWE SYDNEY
2146 W ISABELLA AVE APT 219
MESA, AZ 85202

305-02-345
RUTKOWSKI EMMA JEAN TR
2235 W ISABELLA AVE
MESA, AZ 85202

305-12-102
POITRAS BERNARD V/BARBARA L
15496 DEER LN
SILVERTON, OR 97381

305-02-619
PRASETIO ALDO/HOLLY
2103 W ISTHMUS LP
MESA, AZ 85202

305-02-745
QUILLEN THOMAS W/SHERRIE L
1948 W JAVELINA CIR
MESA, AZ 85202

305-02-587
RAM MCIVER LIVING TRUST
2113 W JIBSAIL LOOP
MESA, AZ 85202

305-12-106
RASH JACQUELYN K
2146 W ISABELLA 218
MESA, AZ 85202

134-26-186
RLO LIVING TRUST
8751 E NORA ST
MESA, AZ 85202

305-02-585
RODRIGUEZ DANIEL V/RACHAEL
2121 W JIBSAIL LOOP
MESA, AZ 85202

305-02-628
RONALD RICCI REVOCABLE TRUST
2135 W ISTHMUS LOOP
MESA, AZ 85202

305-12-007A
RUPEL KENNETH O/MIERS CRAIG L
4638 KEWANEE ST
FAIR OAKES, CA 95628

305-02-344
RUTKOWSKI FRANK J
2241 W ISABELLA
MESA, AZ 85202

134-26-190
SABERHAGEN SONIA
1752 S CHOLLA
MESA, AZ 85202

305-02-626
SANDRA J LLOYD REVOCABLE LIVING TRUST
2631 E PINTO DR
GILBERT, AZ 85296

134-26-164
SCHUBERT BRIAN ALLEN
1703 S CHOLLA
MESA, AZ 85202

305-02-631
SHIPLEY JOSEPH ELIOT/PATRICIA J
2147 W ISTHMUS LOOP
MESA, AZ 85202

305-12-082
SILLS JUDITH
2146 E ISABELLA AVE UNIT 118
MESA, AZ 85202

305-12-096
SNOWDEN REBECCA M
61149 COUNTY RD 21
GOSHEN, IN 46528

305-02-612
SORENSEN CHRISTA
1735 S SHORE CIR
MESA, AZ 85202

305-12-059A
STAINED HAROLD A
522 E ARBOR VITAE ST
INGLEWOOD, CA 90301

305-02-805
STEPHENS ROBERT W/DENISE J
1828 S CHOLLA
MESA, AZ 85202

305-12-085
STRONG JUDITH A
2146 W ISABELLA AVE UNIT 121
MESA, AZ 85202

305-02-798
SALAS DANIEL
1930 W JEROME AVE
MESA, AZ 85202

305-12-010A
SARNAT CATHERINE
422 N EAST ST
TACOMA, WA 98463

305-02-348
SCOTT CHRISTOPHER/KANDISS
1819 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-02-751
SHUDDE STEPHEN P TR
PO BOX 640
LAKESIDE, AZ 85929

305-02-610
SKAGGS BOB/NANCY
PO BOX 189
SONOITA, AZ 85637

305-12-111
SOON JOHN CHUL/PARK HWA OK
4135 E ERIE ST
GILBERT, AZ 85295

305-02-351
SPEAR RUTH A
1802 S SALIDA DEL SOL CIR
MESA, AZ 85202

305-12-029A
STANKOWSKI SHERLAINE A
2146 W ISABELLA AVE NO 253
MESA, AZ 85202

305-12-022A
STEVEN R AND CAROL A COX IRREVOCABLE
TRUST
1878 GUTFORD CT
CLARKSVILLE, IN 47129

134-26-175
SUNNY DAYS TRUST
1850 W ISLETA AVE
MESA, AZ 85202

305-02-639
SANCHEZ OSCAR OZUNA
2136 W ISTHMUS LOOP
MESA, AZ 85202

305-02-740
SCHAEFER WILFRIED/MORAN SCHAEFER
DIANE I
1856 S YUCCA
MESA, AZ 85202

305-02-799
SELLS ZARIN/ZOFIA
1924 W JEROME AVE
MESA, AZ 85202

305-12-009A
SHUMWAY DANICA
2146 W ISABELLA AVENUE APT 149
MESA, AZ 85202

305-02-789
SMITH ISABEL VALDEZ
1817 S CHOLLA
MESA, AZ 85202

305-12-058A
SOPER CLAUDE ROBERT III
2146 W ISABELLA NO 234
MESA, AZ 85202

305-12-068
SPENCE MINDA D
2146 W ISABELLA AVE NO104
MESA, AZ 85202

305-02-732
STASKO JAMES
1804 S YUCCA
MESA, AZ 85202

305-12-043A
STREU HEATHER/KURT
2146 W ISABELLA AVE UNIT 135
MESA, AZ 85202

305-12-069
SUTTON LIVING TRUST
413 W MCNAIR ST
CHANDLER, AZ 85225

305-12-017A
SWANTON MOLLY B/TERRY L
15895 W SUNSTONE LN
SURPRISE, AZ 85374

305-02-617
SYME JAMES J/AGUIAR REBECCA L
1432 E SECRETARIAT DR
TEMPE, AZ 85284

134-26-162
THOMPSON REBECCA/SEAN
1719 S CHOLLA
MESA, AZ 85202

305-02-422
TIC DOBSON RANCH 1 LLC/ETAL (IMPS)
610 N SANTA ANITA AVE
ARCADIA, CA 91006

305-12-070
TINKER PIN
2146 W ISABELLA #106
MESA, AZ 85202

305-12-048A
TORREGROSSA MARIO/AMY
2146 W ISABELLA AVE #140
MESA, AZ 85202

305-02-803
TORRENCE THOMAS P/BRENDA
1832 S CHOLLA
MESA, AZ 85202

305-12-089
TOWN & COUNTRY ASSET MANAGEMENT
633 E HARWELL RD
GILBERT, AZ 85234

305-12-105
TREMBLAY PATRICE/TURBIDE SANDRA
22432 MORSE CRESCENT
MAPLE RIDGE, BC
Canada V2K0K8

305-12-050A
TRYTHALL DONALD J/HAZEL JEAN
W172N8958 SHADY LN
MENOMONEE FALLS, WI 53051

305-02-590
ULERY KORI L
2108 W JIBSAIL LOOP
MESA, AZ 85202

305-12-044A
URIBE ROBIN GAYLE/FERAYORNI ALAN
JAMES
1144 S LYN RAE SQUARE
MESA, AZ 85204

305-02-616
VALENZUELA NIKOLE
1744 S SHORE CIR
MESA, AZ 85202

305-02-624
VANDENBERG SUSAN J
2119 W ISTHMUS LP
MESA, AZ 85202

~~305-02-595
VARNER JAMES C
2148 W INLET LOOP
MESA, AZ 85202~~

305-02-790
VASQUEZ AUSTIN/LESLIE
1811 S CHOLLA
MESA, AZ 85202

305-02-643
VERALRUD FAMILY TRUST
44014 N 49TH DR
NEW RIVER, AZ 85087

134-26-178
WADDELL DENNIS D/CHRISTINA D
1646 S CHOLLA
MESA, AZ 85202

~~305-12-012A
WALTERS DEAN E
2146 W ISABELLA NO 247
MESA, AZ 85202~~

305-02-804
WARBURTON MICHAEL J
1830 S CHOLLA
MESA, AZ 85202

305-12-063A
WATSON JOHN
2146 W ISABELLA AVE APT 239
MESA, AZ 85202

134-26-188
WEBB JULIE M
1744 S CHOLLA ST
MESA, AZ 85202

305-02-791
WHITEHURST JACOB M
1807 S CHOLLA
MESA, AZ 85202

305-02-744
WHITING FRED
2342 E RIVERDALE CIR
MESA, AZ 85213

305-02-361
WILEY LARRY P/SUSAN E
1811 S PASEO LOMA CIR
MESA, AZ 85202

305-02-593
WILL JEFFERY SCOTT
2160 W JIBBSAIL LOOP
MESA, AZ 85202

134-26-184
WILLEFORD ROBERT A/JENNIFER L
1720 S CHOLLA ST
MESA, AZ 85202

305-02-600
WILLETT TERRY
2119 W INLET LOOP
MESA, AZ 85202

305-12-074
WOLPERN RANDY E/DIANE J
15445 KANNABEC AVE
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~~305-12-103
WOUDENBERG JERRY LEE/ELDA H TR
2146 W ISABELLA #215
MESA, AZ 85202~~

305-12-039A
WRIGHT ALICE B
2146 W ISABELLA AVE UNIT 131
MESA, AZ 85202

305-12-018A
XIU BENJAMIN
2146 W ISABELLA AVE NO 242
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305-12-031A
YEAMANS KEVIN L
2146 W ISABELLA AVE UNIT 255
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305-12-035A
ZAYAS FRANCISCO FELIX/BEAITH MARISSA
1951 S ALTA VISTA CIR
MESA, AZ 85202

305-12-079
ZUIDEMA DELMAR E/LINDA F TR
2146 W ISABELLA UNIT 115
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305-02-603
FLORA JEDIDIAH C/KIRKILEWSKI-FLORA
SHAWN
2151 W INLET LOOP
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305-02-588
FLORES JUVENTINO E/PAULA TR
2109 W JIBSAIL LOOP
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305-12-013A*
CASILLAS ALEJANDRO/HEWITT SHARILYNN
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305-02-637*
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MESA, AZ 85202

305-12-019A*
KILICASLAN HABIB
2146 W. Isabella Ave Apt 220
Mesa, AZ 85202

305-12-091*
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305-12-025A*
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305-12-036A*
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305-12-055A*
OWNER/OCCUPANT
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305-02-736*
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305-02-595*
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2148 W INLET LOOP
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305-12-080*
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134-26-174
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305-02-749^M
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LANDINGS HOMEOWNERS ASSOC
C/O BROWN COMMUNITY MANAGEMENT
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1820 S. ASH
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**Robin Desonie
Community Manager
PETERSON COMPANY
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(480) 513-6846**

6/19/19 Neighborhood Meeting Summary
Alliance Residential – 1666 S. Dobson Road

Attendees

Tom Lewis, Alliance
Tom Bilsten, Bilsten Consulting
Evan Balmer, Mesa Planner
Brennan Ray, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
Joey Horowitz, Burch & Cracchiolo
43 +/- neighbors (see sign-in sheets)

Introduction

- The Site is currently a dilapidated hotel in which a lot of questionable behavior now takes place.
- Alliance is proposing to develop the site with one to four-story rental units.
- Alliance is a national builder located in Phoenix. Alliance manages approximately 15,000 individual units. This would be Alliance's 16th development since 2010.
- The rental units will be high quality and highly amenitized. Demographically, occupants are typically expected to be people who can afford home ownership but just do not choose it – it is a "renter-by-choice" environment. The average occupant age is expected to be in the high 30's. The rental units will have finishes similar to an owner-occupied unit.
- The interiors of the residences include stainless steel appliances, granite countertops, 9-foot ceilings, hardwood floors, high quality materials and design, and are maintenance free.
- There will be 288 individual units. Units are a mix of studio, 1, and 2 bedrooms.
- Garages are provided on a limited basis and applicable fees are incorporated into the rent price.
- The community will be gated. Access to the development will be off Dobson and Isabella Roads with Dobson being the primary entrance. The northern point of entry that exists now for the hotel on the Site will no longer be a point of ingress/egress.
- The proposal is to rezone the site from Limited Commercial to RM-4/PAD. Alliance is also proposing modifications to the existing development standards for height and parking to accommodate this unique concept. Site Plan and Design Review Board approvals are also being requested.
- Parking code requires 2.1 parking spaces for each dwelling unit regardless if it is a studio or 2 bedroom. Alliance is proposing 1.6 parking spaces for each dwelling unit. This is based on what they've seen at their other sites and properties they manage for this type of product.
- Possibly go to P&Z Board at the end of July and Council in August. (Council has 2 hearings – one to adopt the Ordinance and one for final adoption of the Ordinance.

Questions, Answers, and Comments

1. How will people get in and out of the development quickly?
 - a. The southern of the two right turn lanes off Dobson Road will remain as the main entrance to the development. The existing northern drive on Dobson will be removed. There will be access on Isabella Road as well. There will also be an exit only on Isabella Road further to the west that will also serve as an emergency entrance.
2. Will it be hard to rent units at this location?
 - a. No. Based upon nearby employment demographics in the area, the developer believes the development will be successful.
3. Will children from the new development overwhelm the local schools? Sounds like families will be moving in.

6/19/19 Neighborhood Meeting Summary
Alliance Residential – 1666 S. Dobson Road

- a. Not likely. Based upon similar developments, very few kids are expected to be living in the development. Have not reached out to school district yet but will follow up. Development is not expected to be a family development. There are no 3 or 4 bedrooms, and no tot lots, which typically are attractive to families with children.
4. Will the four-story buildings have elevators?
 - a. Yes.
5. What are the security plans other than the gates?
 - a. The community is gated. All units are interior units with air-conditioned corridors. Elevators and stairwells will only be accessible with resident fobs. There will be a front call box.
6. Will the timing of the traffic light at Dobson and Isabella Roads be changed?
 - a. The rezoning application will be reviewed by Traffic staff. Roadway improvements should already be adequate.
7. Where are the four-story buildings located on the property?
 - a. They are located further north on the site, away from the existing single-family homes and adjacent to the US 60.
8. Will the four-story buildings block traffic sound?
 - a. Yes. The buildings will act as a buffer from the noises of the US 60.
9. What is the contemplated traffic during construction?
 - a. Construction timing not known yet. Will take 24 months to build and within that period expect to open for occupancy in 18 months with additional 12 months to finish leasing.
10. How long will the demolition period be?
 - a. 30 day remediation period followed by a 30-45 day demolition period. Will try to keep traffic on Dobson Road during that time and leave the north driveway open as long as possible.
11. Why are four-story buildings needed?
 - a. Four-story buildings make sense close to freeways from a planning perspective. Less intense uses are farther from the freeway. The site is 10-12 feet below the level of the freeway.
12. Is the property part of Dobson Ranch?
 - a. No and there are no plans for it to become part of the Dobson Ranch Master HOA or sub-association either.
13. What amenities will be provided to keep people out of the neighboring communities?
 - a. Designated dog park and dog run, swimming pool, clubhouse, game room, and more. Cannot make any guarantees that our residents will not use the Dobson Ranch lakes and streams (just as Dobson Ranch cannot keep people out generally today), but we believe the Site's amenities are appropriate for our residents.
14. How many residents are expected?
 - a. Approximately 350-400 residents (1.4 residents per unit).
15. What is the rent structure?
 - a. Anticipated square footage for studios is 600 and up to 1,400 for two bedrooms. Rents will reflect the market for Class A construction at the time of opening.
16. How easy will it be to find/keep renters in the area? Not sure why young professionals would want to live here.
 - a. See this development as medical driven. This is a medical driven area with Banner Hospital to the north. The new development is a completely new product that did not exist before. There is 2.8 million square feet of commercial space within 1.5 miles of the property (Mesa Riverview, Tempe Marketplace).

6/19/19 Neighborhood Meeting Summary
Alliance Residential – 1666 S. Dobson Road

17. Comment that the development looks really nice and that the sidewalk on the west side of Dobson Road should be improved.
 - a. Thank you
18. Can you consider having a turn in going North on Dobson Road?
 - a. Probably cannot because of the median on Dobson Road. Restricted by ADOT right-of-way on the north half of the property and the left turn lane heading south on the south half of the property. Will check with Mesa regarding the timing of the light at Dobson and Isabella Roads.
19. What is the expected occupancy rate?
 - a. 93% occupancy rate expected.
20. Are there enough parking spaces? Concerned residents will park on Isabella or in the cul-de-sac. Some other developments in the area do not have enough parking, which is why neighbor is concerned about the number of parking spaces.
 - a. Because of Alliance's experience with these types of developments, they know what works for parking spaces. 1.6 spaces per unit will be enough. There are assigned and open parking spaces for visitors. People will park inside of the gated development. Open and covered parking is scattered throughout the development. 176 open parking spaces for residents and guests. 172 covered spaces (assigned spaces). 116 garage spaces. Also, because the units are all interior, parking on Isabella Road would not be convenient.
21. Consider getting in touch with the school to get another crossing guard on Isabella.
22. What is the view to the west for the four-story units?
 - a. The two-story adjacent condos. People usually do not spend a lot of time looking out of their windows.
23. Is a variance needed for the four-story buildings?
 - a. There is a request to increase the height to allow 4-story buildings.
24. How many carriage buildings and garages will there be?
 - a. There will be two carriage buildings each with four units on top of 16 garages. There are other garages on the ends of buildings. Approximately 30% of units will have their own garage.
25. What is the breakdown of unit types?
 - a. 60% studio and 1-bedroom and 40% 2-bedroom (49 studios, 129 1-bedrooms, and 110 2-bedrooms)
26. Is this a Class A, B, or C development, as listed on the Alliance website?
 - a. This is a class A development.
27. Comment – wants Alliance to get involved with Dobson Ranch because of the amenities in Dobson Ranch that guests may use.
 - a. Another neighbor commented that other people already use the Dobson Ranch amenities and that this concern is unfounded. Hotel visitors use Dobson Ranch lakes and trails.
28. Will more surface traffic be forced into the neighborhood?
 - a. We do not believe so. Not in the morning because Dobson Road is faster than Isabella Road. In the afternoon, there may be additional traffic on Isabella Road, but the school is out by the time of the afternoon traffic.
29. There may be more families and children that move in than expected because the development is close to schools and there are over 100 2-bedroom units.
 - a. Will notify the schools about the development. Another neighbor who is familiar with the school district commented that the school wants more students to enroll.

6/19/19 Neighborhood Meeting Summary
Alliance Residential – 1666 S. Dobson Road

30. Traffic is bad on Isabella Road, including when school gets out. One neighbor tried to get speed bumps around the school and tried to get a petition going but was unable to obtain enough signatures.
 - a. Unclear if people will take Isabella to get to the 101. Traffic study suggests they will not, at least in the morning.
31. How do we know the development will be what is proposed?
 - a. A bait and switch is not possible. Rezoning and Design Review submittals have already been submitted, and staff has made comments. The plans shown at this neighborhood meeting will be shown to the City Council and Planning and Zoning Board
32. Is the hotel that is currently on the property closed?
 - a. No, it is open. Will close once Alliance owns the property, probably by the first quarter of 2020.
33. Will the new development recycle?
 - a. Yes.
34. Are there tax incentives requested?
 - a. No.

6/19/19 - Neighborhood Meeting

Case No. ZON19-00322 – Alliance Residential – NWC of Dobson Road and Isabella Avenue

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Kelly & Ross Donaldson	1852 S. Saguaro Cir Mesa 85202	
John Boyd	1726 S. Cholla " "	
Doug KEFFLER	2316 W. IMPALA " "	
ECUADORIAN LOMA	2415 IMPALA CIR	
Judith Bielo	2208 So Catarina Mesa 85202	480-820-7371
JUDITH SALLS	2416 W ISABELLA AVE 85202	480-705-9223
EG Barber	1239 E Brundmer Tempe	
Evan Bodmer	SS N. Center Mesa 85201	480.644.3654
PATRICIA STEWART	2117 W. Madero Ave. Mesa, AZ 85202	
VINCE TERRITO	2502 W. LONPOC AVE. " "	

6/19/19 - Neighborhood Meeting

Case No. ZON19-00322 – Alliance Residential – NWC of Dobson Road and Isabella Avenue

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
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Bob Radovich	1852 SYCAMORE	480-335-4179
JERRY YEAMANS	2524 S EL PARADISO #2	480 247-2465
Sarah Farmer	1615 W KIOWA, Mesa, AZ 85202	480-345-2624
Phyllis Keller	2117 W. ISTHMUS Loop	480-891-2546
Helen Roberto	1645 W Baseline	480 730 6413
FARMER MIZNER	2430 S. Playa	
Sparks	2420 W. Isabella ave	480-773-3485
Stevens	2420 W Via Rialto	" 730-1823
NATE CINC	1325 W HEALS	(480) 831-6837
Christa Sorenson	1735 S. Shore Cir.	602 292 3200

6/19/19 - Neighborhood Meeting

Case No. ZON19-00322 - Alliance Residential - NWC of Dobson Road and Isabella Avenue

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Charlene Blatz	2469 S. El Dorado	
Adelaide Morrissey	2637 S. Reyes	
Barbara Hatz	3146 W. Isabella #211	
Joan ALDERSON	2146 W ISABELLA 138	
JUDY CHENE	2146 W ISABELLA, 113	
GENE STANKOWSKI	2146 W ISABELLA 253	
Davis + Barbara Griffith	" " 243	
Leola Beverly Eick	2143 W. Isthmus Loop	
Margaret Preece	El Dorado Mesa	
* JEANNIE Rutkowski	2235 ISABELLA 85202	480-839-4183
Allen Johnson	1369 W. Kiowa Ave Mesa, AZ 85202	

Case No. ZON19-00322 – Alliance Residential – NWC of Dobson Road and Isabella Avenue

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