

**Rezoning, Site Plan, and Design Review
Applications**

for

***Broadstone Dobson
Ranch***

**Northwest corner of
Dobson Road and Isabella Avenue**

by:

Alliance Residential

Case Nos.: ZON19-00322

Submitted: May 23, 2019

Updated: June 26, 2019

Updated: July 11, 2019

Updated: July 18, 2019

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BROADSTONE DOBSON RANCH

I. INTRODUCTION

Continuing its reputation for developing high quality and successful multi-family communities in the greater Phoenix Metro Area and other parts of the country, Alliance Residential¹ (“Alliance”) is in escrow to acquire 12± gross (10.05± net) acres at the northwest corner of Dobson Road and Isabella Avenue (the “Site”) and develop it with a high-quality residential community known as “Broadstone Dobson Ranch.” The Site currently consists of the Dobson Ranch Inn hotel and Fiesta Bar & Grill. The hotel no longer attracts visitors due to several reasons including its location and the development of better located, newer lodging accommodations in the area. As a result of the continued low occupancy, the hotel and property has fallen into a state of disrepair. Alliance is anticipating to redevelop the Site as a luxury multi-family community with approximately 288± dwellings that will be an attractive presence in the area, providing an amenity-rich living alternative to single-family homes and serving as an appropriate and compatible land use for this Site and surrounding area.

To achieve this, Alliance requests the following:

- Rezone the Site from LC to RM-4/PAD;
- Site Plan approval for 288 residence ; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc. for Broadstone Dobson Ranch.

II. SITE AND SURROUNDING AREA

An aerial of the Site is attached as ***Exhibit 1***. The Site is designated on the City’s General Plan as Neighborhoods and is zoned LC. North of the Site is the US-60 Freeway, Banner Desert Medical Center (zoned NC) and Mesa Community College (zoned PS). To the west is an existing multi-family development known as “Dobson Villas” that is zoned RM-2 and further west is the Washington Elementary School that is zoned RS-6. South of the Site are single-family residences that are part of Dobson Ranch that are zoned RS-6. East of the Site is a small commercial development zoned LC and a multi-family community known as “Waterstone” that is zoned RM-4.

III. PROPOSED REZONING, SITE PLAN, AND DESIGN REVIEW

As discussed, Alliance is proposing the Site be rezoned from LC to RM-4/PAD. Alliance’s proposed Rezoning, Site Plan, and Design Review applications for an upscale, high-quality multi-family development is compatible with the City’s General Plan and is viable and sustainable solution on a challenging site. The General Plan’s Goals and Policies identified in *Appendix A: General Plan Compatibility* support Alliance’s applications. Alliance’s requests will provide for a coordinated and compatibly arranged variety of land uses in the area through innovative site planning. The proposed zoning change responds to the existing and future needs of the community by providing an additional housing choice for people seeking to live in the area.

¹ Alliance is headquartered in Phoenix, Arizona and is one of the largest private U.S. multi-family companies in the United States with offices throughout the West, Southwest, Mountain, Central, Southeast, Mid-Atlantic and Northeast regions.

A. Site Plan

As is depicted on the Preliminary Site Plan attached as ***Exhibit 2***, careful consideration has gone into planning Broadstone Dobson Ranch. Alliance has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging Site. Broadstone Dobson Ranch is a gated community that will consist of approximately 288 residences at a density of approximately 28.6 net du/ac. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout Broadstone Dobson Ranch. Particular attention has been given to provide pedestrians with convenient access to centrally located amenities and open space areas.

Dobson Broadstone Ranch contains a combination of 1-, 2-, 3-, and 4-story buildings. The buildings are appropriately located throughout the Site, 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 majority of the buildings are oriented toward an internal open space courtyard where most of community's amenities are located. The placement of the buildings and walls provide visual interest by varying the roof lines and orientations and providing a coordinated theme through the amenities, landscape features, and architectural detail.

Two primary entrances are provided to Broadstone Dobson Ranch; one from Dobson Road and the other from Isabella Avenue. ***See Exhibit 6, Perspective – Dobson/Isabella Intersection.*** A sense of arrival is provided at these primary entrances with a lushly landscaped, well designed corner entry feature at the Dobson Road/Isabella Avenue intersection. A secondary exit only and emergency access is provided further west along Isabella Avenue. The area between the two Isabella Avenue access points will be lushly landscape, creating a pleasing street scene. Visitor and guest parking spaces and resident access (via a gated entrance) are conveniently located near the leasing office. Parking garages are within most of the residential buildings, as well as along the north and west boundaries of the Site. The amount of covered and garage spaces is intended to provide upgraded parking opportunities for every unit.

A fire access drive has been provided in accordance with the Fire Department requirements, including circulation around the site and two points of entry. Alliance has worked with the Fire Department to establish appropriate building access points. ***See Exhibit 10, Fire Access Plan.*** The refuse container is located in the northeast corner of the Site and will be appropriately screened. A concierge trash service is available to residents, where staff will collect the refuse and take it to the refuse container.

B. Landscaping, Amenities, and Open Space

The overall landscape theme is inspired by the Sonoran Desert with accents of lush, native and native adapted, desert oasis landscaping at focal points to create an environment of luxury resort living at Broadstone Dobson Ranch. ***See Exhibit 3, Preliminary Landscape Plan.*** As shown on the Conceptual Landscape Plan, the design, elements, and materials create a sense of community and neighborhood, while adding a fresh approach to timeless desert environments for Arizona residential communities. The elements and features are designed to create a “sense of place” and a permanence achieved by relating the elements to the “human scale” and integrating with the architecture.

The landscape palette draws from the lush desert look and feel of an adapted Sonoran landscape tempered for the Arizona climate through the use of water-conscious plants. The use of

palms at the community entry and pool area creates a sense of priority and a resort style look and feel. The landscape palette provides a diversity of colorful plant materials that enhance the community environment throughout the year with a variety of compositions, texture, and seasonal color. The hardscape and pedestrian amenities throughout the Site integrate design cues from the architectural vernacular and design elements of the building architecture. Together these elements embrace the architecture of the proposed buildings and blend with the existing built environment of the area.

Broadstone Dobson Ranch has been planned with quality amenities consistent with Alliance's desire to create an upscale community where residents will be able to play, relax, or socialize in a pleasing environment. *See Exhibit 4, Amenities Plan and Exhibit 5, Perspective – Main Amenity Area.* The amenity areas within Broadstone Dobson Ranch are designed to enhance the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of effective internal and external open spaces. The amenity and theming elements have been designed to maintain the overall "sense of place" and the identity of the community. Broadstone Dobson Ranch will contain a centrally located main amenity area, providing active and passive open space for residents and guests to enjoy. Pedestrian paths are provided throughout the Site, connecting the residences to the amenities. Outdoor amenities include a resort style pool and separate spa surrounded by various seating options, both covered and open. There is a large turf area for active and passive events and recreation. This turf area is surrounded by generous landscaping, ramadas, and outdoor kitchen facilities for resident use. A dog park located in the northeast corner of the Site, which includes a dog washing and drinking station. Indoor amenities include a large recreation facility that houses community spaces for fitness, business services, game room, wi-fi café/rideshare lounge, and mail facilities.

C. *Architecture*

The proposed architecture for Broadstone Dobson Ranch is appropriate for this Site and is compatible with the surrounding area. *See Exhibit 5, Perspective – Main Amenity Area and Exhibit 6, Perspective – Dobson/Isabella Intersection.* The site has a mix of 1-, 2-, 3- and 4-story buildings. *See Exhibit 7, Building Elevations.* There are three floor plans: studio, 1-, and 2-bedroom units ranging in square footage from 587 square feet to 1,221 square feet. *See Exhibit 8, Floor and Roof Plans.*

The buildings are developed as a series of overlapping planes which creates strong contrast and finishes and shadow lines. These wall planes are punctuated with recessed openings for windows and balconies. The balconies are a mixture of open and solid rail. All the buildings have access points in the middle and at the ends of the buildings, providing convenient access to the Site's amenities. Each building facade, has substantial surface relief and undulation, providing shade and shadow lines for windows, entries, and balcony projections. The use of color accentuates the depth of the surface treatments. The building colors are neutral, tending slightly to warm. *See Exhibit 9, Color and Material Palette.* This helps transition from the palette of the nearby residential developments to the surrounding commercial properties.

D. *Theme Walls, Entry Gates, and Entry Monument*

The theme walls, view fencing, and entry monument have been designed to be consistent with the residential building elevations and landscaping theme. *See Exhibit 11, Wall and Signage Elevations.* The site elements are a mixture of accent metal, wrought iron fencing, and stucco

walls to match the residential building architecture. These elements transition into the landscape with the use of a strong foundation planting palette.

E. Development Standards

Alliance anticipates rezoning the Site from LC to RM-4 with a PAD Overlay to modify certain Development Standards. Alliance's community has been planned with the following development standards (changes noted in **bold**):

Regulation	City of Mesa RM-4 Development Regulations	Broadstone Mesa Proposed Development Regulations
Min. Lot Area (sq. ft.)	6,000	6,000
Min. Lot Width (ft.) – Multi-Family Res.	60	60
Min. Lot Depth (ft.) – Multi-Family Res.	94	94
Max. Density (du/net ac.)	30	30
Min. Lot Area per du (sq. ft.)	1,452	1,452
Max. Height (ft.)	40	52
Building Setbacks (ft.)		
Front (Isabella Ave.)	20	25
Side (Dobson Rd.)	30	20
Side (west)	15 for each story	5
Rear (north)	15 for each story	6
Landscape Setback (ft.)		
Front (Isabella Ave.)	20	25
Side (Dobson Rd.)	20	20
Side (west)	20	5
Rear (north)	30	5
Separation Between Buildings (ft.)		
1-story	25	25
2-story	30	30
3-story	35	35
Parking Canopies	20	20
Max. Building Coverage	55%	55%
Min. Open Space (sq. ft./unit)		
Studio/1 bdr.	60	50
2 bdr.	100	70
Min. Open Space (dimensions – ft.)		
Ground Level	10	6
Above Ground	8 x 6	8 x 4 ½
Parking	2.1 spaces per du	1.6 spaces per du

The proposed modifications for building height, setbacks, open space requirements for each unit, and parking (discussed in Section IV.A below) are appropriate for the following reasons:

- The Site's infill nature and proximity to the US-60 is an appropriate location to consider additional building height. The 4-story buildings are located toward the US-60 and Dobson Road, away from the existing single-family residences south of Isabella Avenue and the 2-story condominiums west of the Site. The additional building height on this Site is likewise consistent with good planning principles, as it provides a buffer and transition from the less intense residential uses south and east of the Site to the US-60 and Dobson Road interchange.
- The requested modification to the minimum open space requirements per unit provided is necessary to provide multiple patio configurations and sizes allow us to meet the various market preferences of the residents, who prefer options and flexibility (including preference for greater interior space). The multiple patio and balcony sizes, allow additional movement in the building facades, by flexing the building envelope, to provide more depth, and material finish adjustments.. Any slight reduction in private open space is offset by the introduction of more "common amenities" that otherwise might not be available. Some of those amenities include internet café, rideshare pick-up, enhanced, programmed fitness, recreation, dog park, resort style pool/ spa area with ramadas, cabanas, water elements. Notwithstanding the slight reduction, on average:
 - Approximately 100 square feet for the Studio/1-Bedroom and approximately 85 square feet for the 2-Bedroom and
 - Approximately 11 feet of depth on the ground level and approximately 11 feet x 6 feet in dimensions above the ground.
- Additionally, as is shown on the **Preliminary Landscape Plan (Exhibit 3)**, **Amenities Plan (Exhibit 4)**, and **Perspective – Main Amenity Area (Exhibit 5)**, the open space/amenities area are well designed and have been integrated into the layout of Broadstone Dobson Ranch. Broadstone Dobson Ranch has been designed with resort-level amenities. The amenities are centrally located and surrounded by buildings, creating an "exclusive" environment and minimizing any potential impact that the use of such amenities might cause on the existing residential developments.

IV. MISCELLANEOUS

A. *Parking*

Broadstone Dobson Ranch is required to provide approximately 605 parking spaces. Due to the unique nature of the Site (infill, redevelopment), Alliance requests a deviation from the City's Zoning Ordinance requirement and will provide approximately 464 parking spaces, a ratio of 1.61 spaces per unit. The provided parking is appropriate for the needs of this type of development. The City's Zoning Ordinance contemplates that 2.1 spaces are to be provided for each dwelling unit, without any distinction between a given units bedroom count, e.g., studio, 1-bedroom, or 2-bedroom. With a lower bedroom count per unit, there is a corresponding potential reduction in the amount of parking spaces needed for that unit. Broadstone Dobson Ranch will contain 178 studio and 1-bedroom units (approximately 62% of the total number of units) and 110

2-bedroom units. Because of the significant amount of studio/1-bedrooms, the proposed ratio of 1.61 spaces per unit is appropriate. Additionally, a Parking Study has been separately submitted to support the requested reduction.

B. Phasing

It is anticipated that Broadstone Dobson Ranch will be constructed in one phase.

C. Grading and Drainage

The Preliminary Grading and Drainage Plan is attached as ***Exhibit 12***. All project drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City of Mesa Standard Details and Specifications. Onsite drainage (including adjacent half-street areas) and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

V. PROJECT TEAM

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VI. CONCLUSION

Broadstone Dobson Ranch's is an exciting, high-quality multi-family development that makes good use of this challenging, infill, redevelopment Site. The proposed Rezoning, Site Plan, and Design Review approvals are supported by the City's General Plan and are compatible with

the surrounding area. Broadstone Dobson Ranch creates a sustainable solution for this Site and an attractive presence in the area. We request your approval.

Alliance Residential

APPENDIX A: GENERAL PLAN COMPATIBILITY

The Broadstone Dobson Ranch Rezoning, Site Plan, and Design Review applications are supported by the City's General Plan goals, objectives, and policies as follows:

Guiding Principle 1: Create and maintain a variety of great neighborhoods.

Key Element 1: Safe, Clean and Healthy Living Environment

- Initial site planning and design/redesign that includes application of Crime Prevention Through Environmental Design (CPTED) standards.
- Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed.
- Avoiding incompatible land uses and/or providing appropriate transitions between uses.
- Encouraging new development and redevelopment that improves walkability between housing and key amenities and services.
- Locate and design public spaces so that there is a high degree of natural surveillance.
- Provision of active outdoor open space for all ages.

Key Element 2: Build Community and Foster Social Interaction

- Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together.

Key Element 3: Connectivity and Walkability

- It is also important to design and maintain neighborhoods to be walkable. Walkable neighborhoods have streets, sidewalks, and trails designed and maintained to help people feel safe and comfortable using them.
- Block lengths developed consistent with the character area standards.
- Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk and paths.
- Utilizing Crime Prevention Through Environmental Design standards and techniques for the design of lighting, landscaping, and buildings along streets.
- Encouraging a development pattern that provides easy, multimodal access to shopping, work, recreation, and other nearby amenities.

Key Element 4: Provide for Diversity

- Having a variety of housing types provides interest to the built environment and provides the opportunity for differing people to live in close proximity to one another. The variety of housing also allows people to stay in the same neighborhood as their housing needs change throughout their life.
- Neighborhoods become interesting place to live when you can encounter a variety of people. Diverse and inclusive neighborhoods allow people of different incomes, ages, races, and ethnicities to gather and get to know each other which make the community stronger.

- Encouraging a variety of dwelling types within each area of the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in an area.

Key Element 5: Neighborhood Character and Personality

- Reviewing new/reuse developments for the elements needed to add to the surrounding community and create a unique sense of place.
- Requiring the use of high-quality architecture, building materials and landscape design and maintenance in all developments.
- Creating neighborhood boundaries and limiting through traffic into the neighborhoods.
- Supporting new development and redevelopment projects that support the identity of the neighborhood, and rejecting proposals which fail to do this.

Key Element 6: Quality Design and Development

- Reviewing all development projects for conformance with high-quality design/construction standards.
- Requiring that all building facades that face a street or public space have architectural interest.
- Using a variety of high-quality, durable materials that are appropriate for this climate.
- Unique public or community spaces that provide a focal point to draw people together.
- Maintaining a pedestrian scale and attractiveness along streets

Neighborhoods Policy P1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

Neighborhoods Strategy S5: Investigate strategies and incentives to encourage appropriate infill and property reuse consistent with neighborhood goals and values.

Housing

- Providing a mix of high-quality housing options throughout the city, in conjunction with supporting uses and activities, is the key to achieving the goal of creating and monitoring a variety of great neighborhoods.
- Encouraging the integration of a mix of housing options in each area of the city.
- Requiring the application of Crime Prevention Through Environmental Design principles to the development and redevelopment of multi residence projects.
- Requiring architectural design, outdoor space, and amenities that will maintain value over time, and including a requirement for perpetual maintenance of these original design features.

Housing Policy 1: Encourage a range of housing options in all areas of the city in order to allow people to stay in their neighborhood as their housing needs change.

Redevelopment

Redevelopment P2: Encourage and facilitate infill development that improves the quality of the neighborhood.

Transportation

Transportation Goal 2

- Objective 2 – Make walking safe, convenient and enjoyable while encouraging social interaction in public places.

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CITY OF MESA LS REQUIREMENTS

	REQUIRED	PROVIDED
RIGHT OF WAY (DOBSON RD.)	1 Tree/6 Shrub per 25 LF (And 50% Coverage)	
TREES	31	32
SHRUBS	106	103
RIGHT OF WAY (ISABELLA AVE.)	1 Tree/4 Shrub per 25 LF (And 50% Coverage)	
TREES	22	28
SHRUBS	88	94
PARKING LOT ISLAND	1 Tree/3 Shrub per Island	
TREES	17	24
SHRUBS	51	65
PARKING LOT MEDIAN	1 Tree/6 Shrub per 8 Spaces	
TREES	23	28
SHRUBS	138	142
NON-SINGLE RESIDENCE PERIMETER	3 Tree/20 Shrub per 100 LF	
TREES	18	20
SHRUBS	116	125

NOTES

- 25% OF TREES REQUIRED IN ROW SHOULD BE 36" BOX OR LARGER, WITH A MINIMUM OF 50% OF REQUIRED TREES BEING 24" BOX. NO TREES SMALLER THAN 15 GALLON.
- 10% OF TREES REQUIRED IN PARKING ISLANDS & FOUNDATION 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 15 GALLON.
- 50% OF ALL REQUIRED SHRUBS TO BE 5 GALLON WITH NO SHRUBS LESS THAN 1 GALLON.

Additional Note:

- *(2) ADDITIONAL 24" BOX TREES SUBSTITUTED FOR (4) 15 GALLON TREES
*(3) 24" BOX SUBSTITUTED FOR (6) 15 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 SIGHT 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-TURF 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 PLAT 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.
- SVT LOCATIONS WILL BE ADDRESSED ON THE FINAL PLAT. ALL LANDSCAPE ELEMENTS WILL COMPLY WITH MESA CITY CODE FOR SVTs.

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	COMMENTS
TREES				
Acacia salicina	Willow Acacia	36" Box	36	Standard Trunk Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	24" Box	35	Multi - Trunk Dense Canopy
Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	36" Box	21	Multi - Trunk Dense Canopy
Chamaerops humilis	Mediterranean Fan Palm	24" Box	0	Multi - Trunk Dense Canopy
Chitalpa tashkentensis	Chitalpa	24" Box	39	Standard Trunk Dense Canopy
Chiopsis linearis 'SUNLOFT'	Desert Diva Desert Willow	24" Box	14	Standard Trunk Dense Canopy
Ficus M. Nitida 'Column'	Columnar Ficus	15 Gal.	32	Standard Trunk Dense Canopy
Fraxinus 'Fan West'	Fan West Ash	24" Box	52	Standard Trunk Dense Canopy
Phoenix dactylifera	Date Palm	18' C.T.H.	36	Size Per Plan Diamond Cut
Tabebuia species	Pink Trumpet Tree	36" Box	4	Standard Trunk Dense Canopy
Quercus virginiana 'Empire'	Southern Live Oak	24" Box	31	Standard Trunk Dense Canopy
Washingtonia filifera	California Fan Palm	18' C.T.H.	12	Size Per Plan Skinned
Pistacia x 'Red Rush'	Red Rush Pistache	36" Box	10	Standard Trunk Dense Canopy

ACCENTS/VINES

Aloe barbadensis	Medicinal Aloe	5 Gal.	25	As Per Plan
Agave desmettiana	Smooth Agave	5 Gal.	25	As Per Plan
Bougainvillea	Vine Bougainvillea	5 Gal.	21	As Per Plan
Bougainvillea 'Barbara Karst'	Torch Glow Bougainvillea	5 Gal.	25	As Per Plan
Cycas revoluta	Sago Palm	5 Gal.	22	As Per Plan
Dasyllirion acrotrichum	Green Spoon	5 Gal.	15	As Per Plan
Yucca filamentosa 'Bright Edge'	Bright Edge Yucca	5 Gal.	36	As Per Plan
Ficus pumila	Creeping Fig Vine	5 Gal.	25	As Per Plan
Dasyllirion quadrangulatum	Toothless Spoon	5 Gal.	30	As Per Plan
Hesperaloe parviflora	Brakelights Red Yucca	5 Gal.	45	As Per Plan
Pedilanthus macrocarpus	Lady Slipper Plant	5 Gal.	25	As Per Plan
Podraena ricasoliana	Pink Trumpet Vine	5 Gal.	20	As Per Plan
Rosa banksiae	Lady Banks Rose	5 Gal.	14	As Per Plan
Strelitzia reginae	Tropical Bird of Paradise	5 Gal.	25	As Per Plan

SHRUBS

Caesalpinia gilliesii	Yellow Bird of Paradise	24" Box	45	As Per Plan
Ruellia equisetiformis	Coral Fountain	5 Gal.	62	As Per Plan
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 Gal.	80	As Per Plan
Eremophila hygrophana	Blue Bella	5 Gal.	34	As Per Plan
Hibiscus rosa-sinensis	Dwarf Hibiscus	5 Gal.	30	As Per Plan
Ruellia peninsularis	Baja Ruellia	5 Gal.	28	As Per Plan
Tecoma hybrid 'Bells of Fire'	Bells of Fire	5 Gal.	20	As Per Plan
Tecoma stans	Yellow Bells	5 Gal.	25	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee	5 Gal.	22	As Per Plan

GROUND COVERS

Bougainvillea 'Alexandra'	'Alexandra' Bougainvillea	1 Gal.	36	As Per Plan
Lantana hybrid 'Bandara'	Red Lantana	1 Gal.	85	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	65	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	45	As Per Plan
Eremophila glabra 'Fingert Gold'	Outback Sunrise	1 Gal.	40	As Per Plan
Eremophila glabra 'Winter Blaze'	Winter Blaze	1 Gal.	25	As Per Plan
Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	31	As Per Plan
Wedelia trilobata	Wedelia	1 Gal.	25	As Per Plan
Seasonal Annuals	Seasonal Annuals	1 Gal.	100	12" O.C. Per Plan

MISCELLANEOUS

Decomposed Granite - 1/2" Screened Express Brown or equal	2" Depth In All Planting Areas (Typ) - 123,170 SQ. FT.
Synthetic Turf - EasyTurf (Pedigree for dog park)	Revolution Olive Lush or equal - 6,003 SQ. FT.
Turf	Midiron Bermuda Sod - 4,855 SQ. FT.

BROADSTONE DOBSON RANCH

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PRELIMINARY
NOT FOR
CONSTRUCTION

ALLIANCE
RESIDENTIAL COMPANY

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FAX 480.393.8825
CONTACT: LESLIE KLAND

LANDSCAPE :
COLLABORATIVE V
7116 E. FIRST AVE. STE. 103
SCOTTSDALE, AZ 85251
TEL. 480.347.0590
FAX 480.949.2655
CONTACT: MATT DRAGER
PAUL VECCHIA

ELECTRICAL :
NP ENGINEERING, INC.
4115 N. 15TH AVENUE
PHOENIX, AZ 85015
TEL. 602.265.1559
FAX 602.265.1005
CONTACT: RICHARD PANOFIO

Contractor must verify all dimensions at project before proceeding with this work.

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Notice of alternate billing (or payment) cycle

This contract allows (may allow) the owner to require the submission of billings or estimates in billing cycles other than thirty days. (This contract may allow the owner to make payment on some alternative schedule after certification and approval of billings and estimates). A written description of such other billing (and/or) cycle applicable to the project is available from the owner or the owner's designated agent of ALLIANCE RESIDENTIAL COMPANY 2525 E CAMELBACK RD, SUITE 500, PHOENIX, AZ 85016 (602) 778-2832 and the owner or its designated agent shall provide this written description on request.

REVISIONS

△	SECOND DRB SUBMITTAL
△	6/12/2019
△	THIRD DRB SUBMITTAL
△	7/12/2019
△	
△	
△	

DESIGN REVIEW

DATE: JULY 12, 2019 ORB # 18-223

CLS-1



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

TRACT K, AMENDED PLAT OF LOS ALTOS, ACCORDING TO BOOK 167 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

PRELIMINARY IMPROVEMENT PLAN

BROADSTONE DOBSON

1666 SOUTH DOBSON ROAD MESA, AZ

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ARCHITECT

ORB ARCHITECTURE, L.L.C.
2944 N. 44TH ST., STE 101
PHOENIX, AZ 85018
PH: (602) 957-4530
CONTACT: RICH BARBER

ENGINEER

KLAND CIVIL ENGINEERS
7227 N. 16TH ST., STE 217
PHOENIX, AZ 85020
PH: (480) 344-0480
CONTACT: LESLIE KLAND, PE

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, AS SHOWN IN BOOK 167, PAGE 27, MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 88 DEGREES 32 MINUTES 58 SECONDS EAST.

BENCHMARK

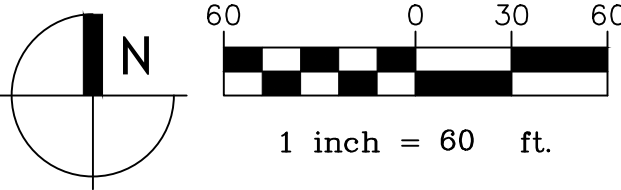
FOUND BRASS TAG ON THE TOP OF CURB ON THE SOUTHEAST CORNER AT THE INTERSECTION OF DOBSON ROAD AND BASELINE ROAD.
ELEVATION = 1197.84' (NAVD88, CITY OF MESA DATUM)

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2265 M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

SHEET INDEX

PIP1 COVER SHEET
PGD1-PGD2 PRELIMINARY GRADING AND DRAINAGE PLAN
PWS1-PWS2 PRELIMINARY WATER AND SEWER PLAN



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SURVEY MARKER	
	CURB AND GUTTER	
	SIDEWALK	
	SINGLE CURB	
	NATURAL GROUND	
	TOP OF CURB AND GUTTER	
	CONCRETE ELEVATION	
	PAVEMENT ELEVATION	
	FINISHED GRADE ELEVATION	
	RIM AND INVERT ELEVATION	
	CONTOURS	
	A.C. PAVEMENT	
	CONCRETE PAVEMENT	
	WATER FITTINGS	
	WATER METER	
	WATER LINE	
	FIRE HYDRANT	
	SEWER LINE	
	SEWER MANHOLE/CLEANOUT	
	STORM DRAIN	
	CATCH BASIN	
	UNDERGROUND STORAGE TANK	
	DRY WELL	
	TRIBUTARY AREA	
	GRADE BREAK/RIDGE	
	FLOWLINE	
	SLOPE	
	FINISHED FLOOR	
	GAS LINE/METER/VALVE	
	ELECTRIC LINE/METER	
	CABLE/JUNCTION BOX	
	COMMUNICATION LINE	
	OVERHEAD ELECTRIC/POLE	
	VEGETATION	
	BOUNDARY LINE	
	CENTER LINE	
	EASEMENT	

RETENTION CALCULATIONS

AREA	AREA (SF)	V _{100yr} (CFT)	V _{100yr} (SURFACE)	V _{100yr} (UNDERGROUND) (CFT)	TOTAL V _{100yr} (CFT)	DRYWELLS
* A	227,083	34,494	0	0	0	0
B	211,069	32,061	0	32,201 (410 LF @ 10)	32,021	3

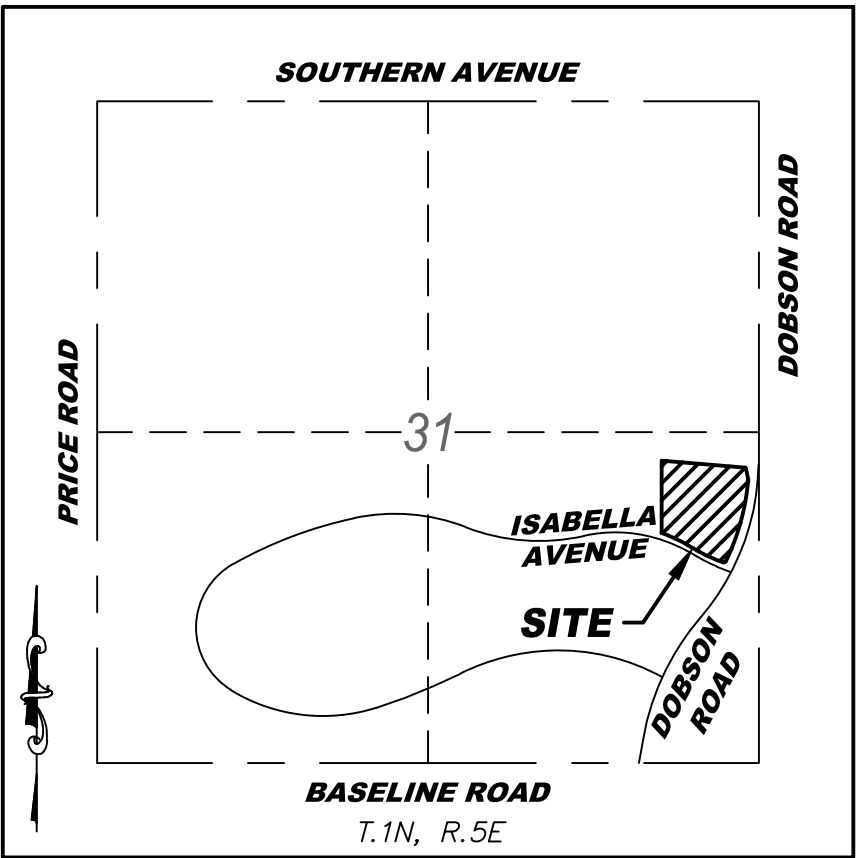
RETENTION HAS BEEN PROVIDED FOR THE 100-YEAR 2-HOUR STORM EVENT FOR THE NORTH AND WEST PORTIONS OF THE SITE.

* AREA A DOES NOT PROVIDE ANY ONSITE RETENTION. FLOW FROM THIS AREA DRAIN TO THE LAKE LOCATED TO THE SOUTH OF ISABELLA AVENUE.

100-YEAR 2-HOUR RETENTION

V_{100yr} = P CA
C = 0.84 PROPOSED RUNOFF COEFFICIENT
P = 2.17" (NOAA ATLAS14, VOL1, VERS)
A = AREA IN SQUARE FEET

PROPOSED WEIGHTED RUNOFF
A = 108,232 (PERVIOUS) @ C of 0.5
A = 329,920 SF (IMPERVIOUS) @ C of 0.95
C_p = 0.84 (WEIGHTED)

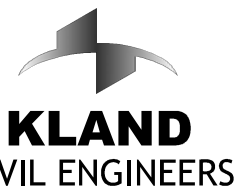


VICINITY MAP

N.T.S.

BROADSTONE DOBSON

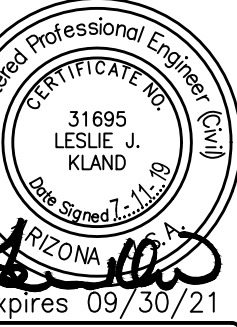
PRELIMINARY IMPROVEMENT PLAN



CIVIL ENGINEERING
LAND DEVELOPMENT
SERVICES
LAND SURVEYING

7227 N. 16th St., Suite 217
Phoenix, Arizona 85020
PHONE: (480) 344-0480
www.klandeng.com

ENGINEER: L. KLAND
DESIGNER: C. HADERLY
CAD TECH: FITZGERALD



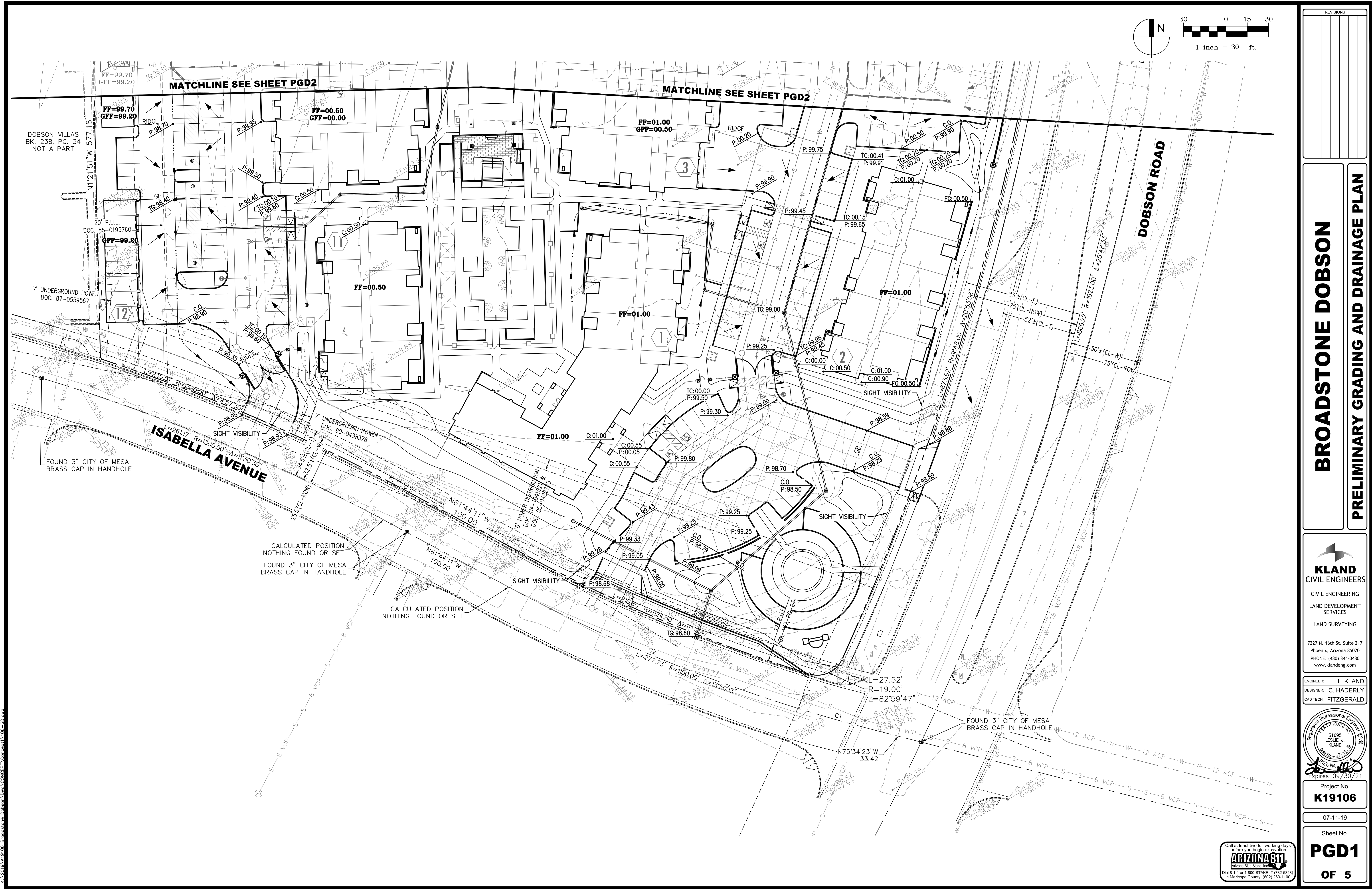
Project No.
K19106

07-11-19

Sheet No.

PIP1
OF 5





REVISIONS	

BROADSTONE DOBSON

PRELIMINARY GRADING AND DRAINAGE PLAN

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CIVIL ENGINEERS

CIVIL ENGINEERING
LAND DEVELOPMENT
SERVICES
LAND SURVEYING

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Project No.
K19106

07-11-19

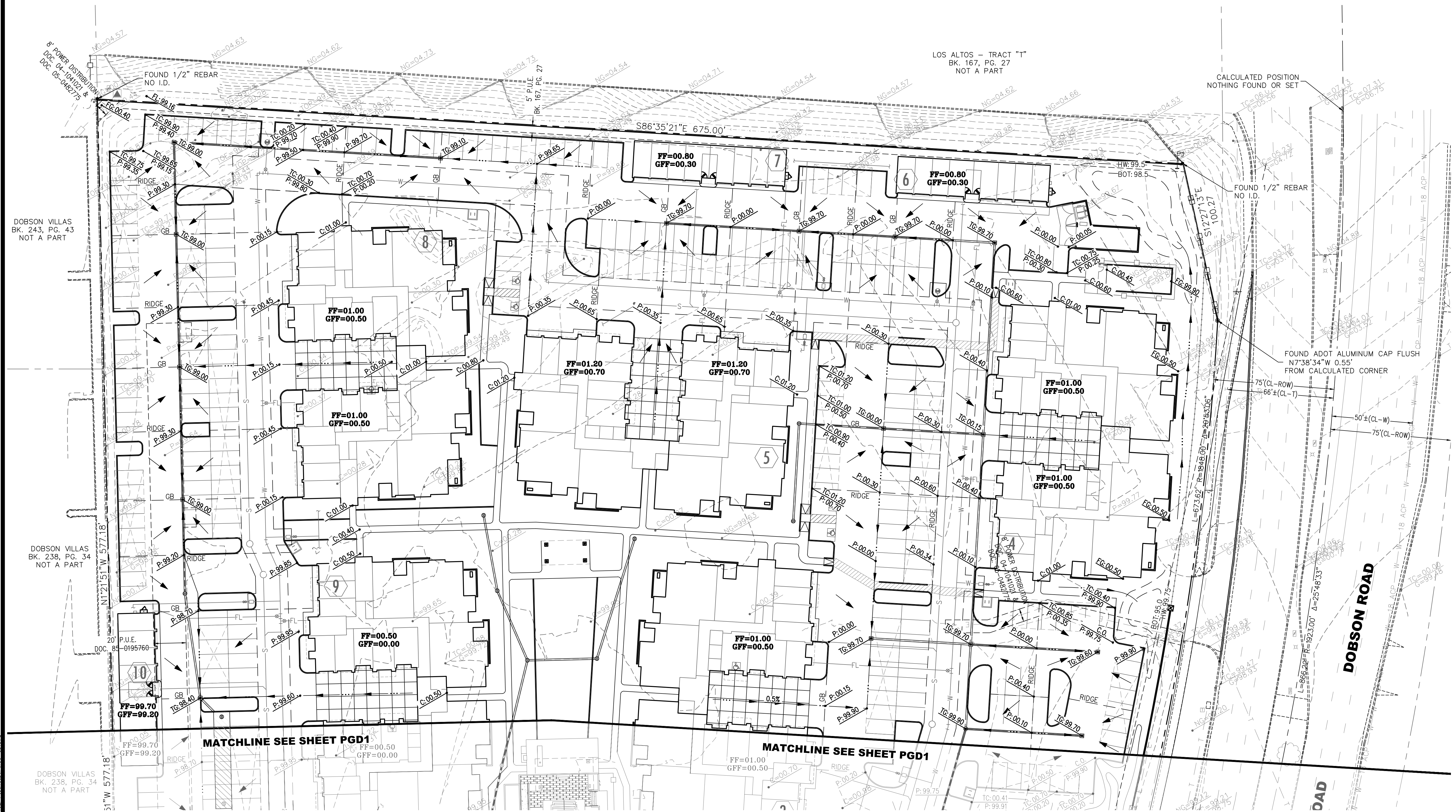
Sheet No.

PGD1
OF 5

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Blue Stakes Inc.

Dial 811 or 1-800-STAKEIT (785-5348)
In Maricopa County: (602) 285-1100



BROADSTONE DOBSON

PRELIMINARY GRADING AND DRAINAGE PLAN

Registered Professional Engineer (Civil)
 CERTIFICATE NO.
 31695
 LESLIE J.
 KLAND
 Date Signed 7-11-19
 ARIZONA
 Expires 09/30/21

Project No.
K19106

07-11-19

Sheet No.
PGD2

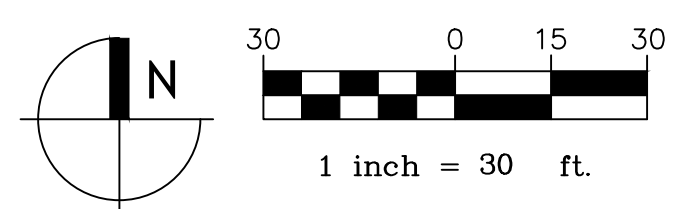
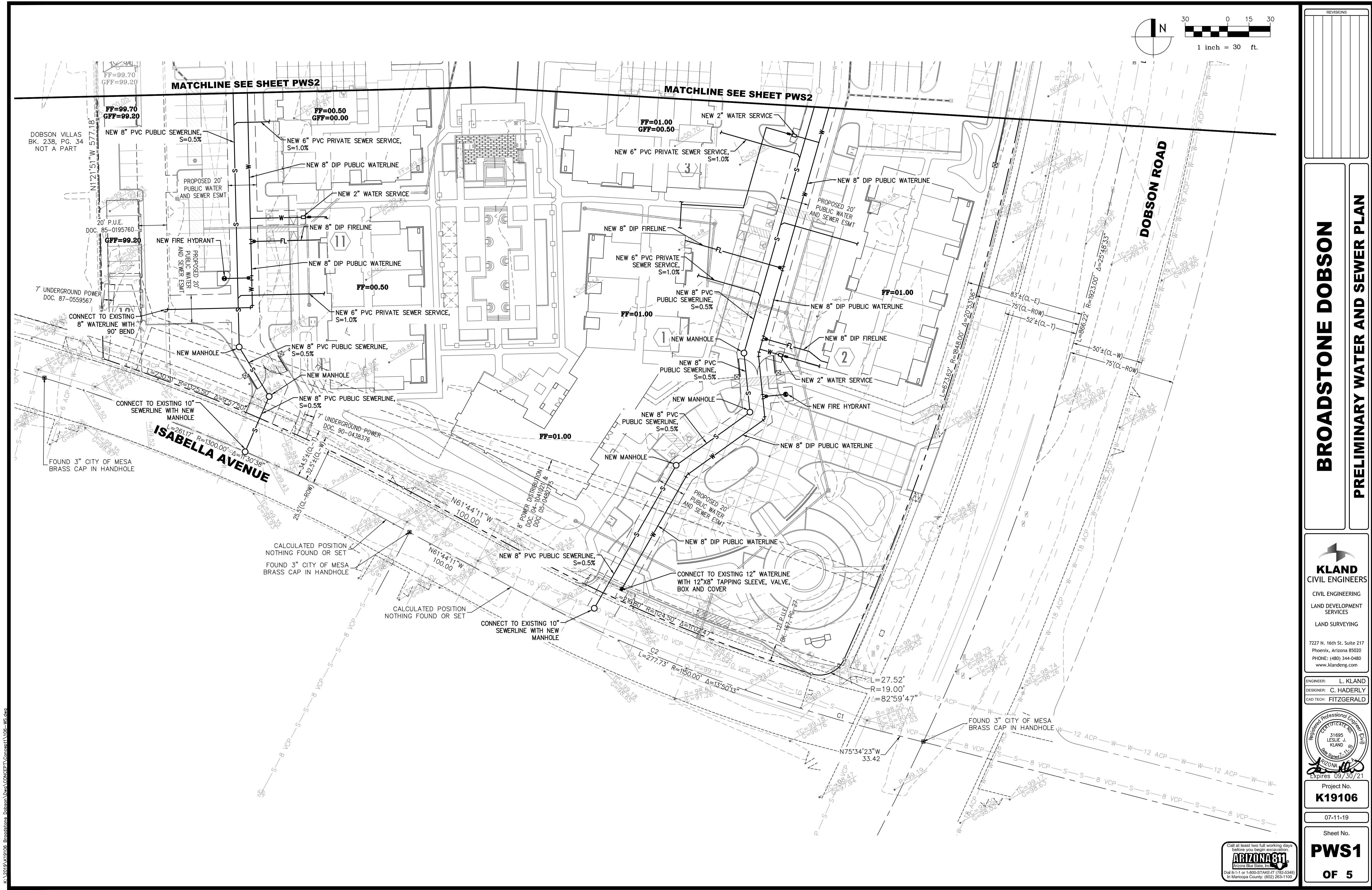
OF 5

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before you begin excavation.

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Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

K:\2019\K19106 Broadstone Debson\Dwg\CONCEPT\Concept1\106-GD.dwg



REVISIONS	

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PRELIMINARY WATER AND SEWER PLAN

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CIVIL ENGINEERS

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SERVICES
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Project No.
K19106

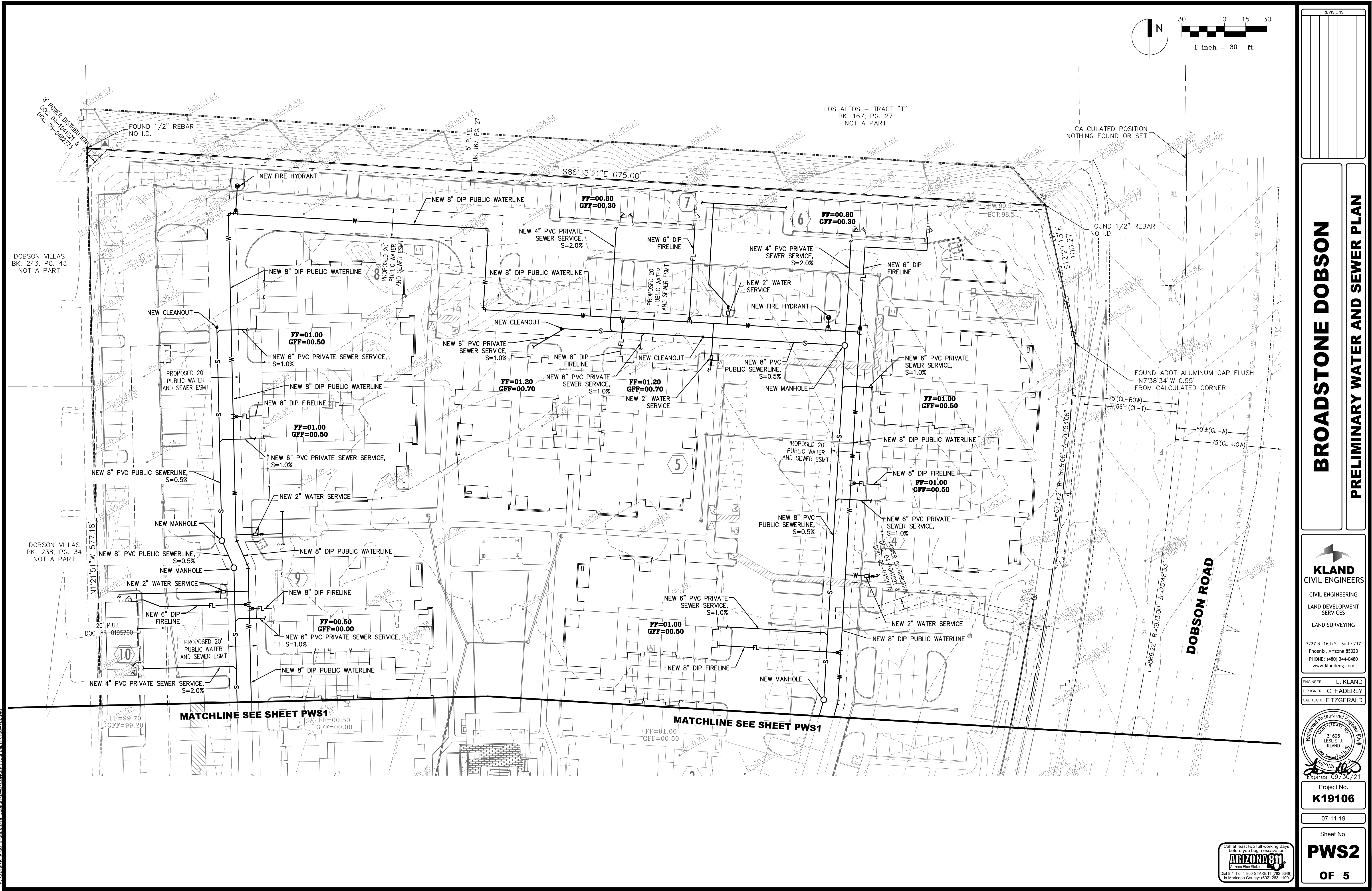
07-11-19

Sheet No.

PWS1
OF 5



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REVISIONS	

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PRELIMINARY WATER AND SEWER PLAN

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PHONE: (480) 344-0480
www.klandeng.com

ENGINEER: L. KLAND
DESIGNER: C. HADERLY
CAD TECH: FITZGERALD



Project No.
K19106

07-11-19

Sheet No.

PWS2
OF 5





MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
- (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
- (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
- (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (F) CANOPIES METAL FASCIA PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
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- (O) CORONADO COLOSSEUM 16" X 24" - COLOR "MUSHROOM"
- (P) 2" WINDOW POP-OUT

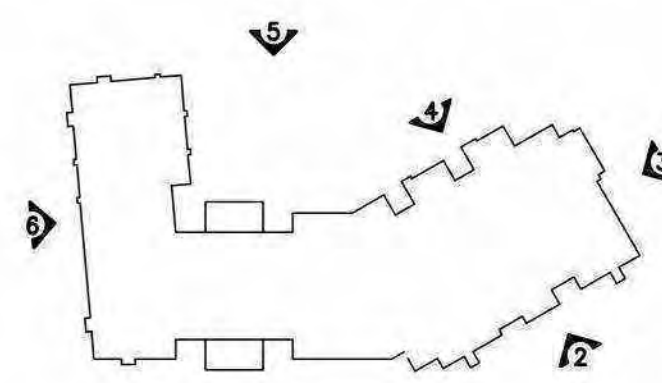
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1666 SOUTH DOBSON ROAD
MESA, ARIZONA 85202

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ORB
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WorldHQ@ORBArch.com



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KEYMAP

DESIGN REVIEW

DATE: JULY 24, 2019 ORB # 18-223

A3.15

BUILDING TYPE 1
ELEVATIONS

BROADSTONE DOBSON RANCH

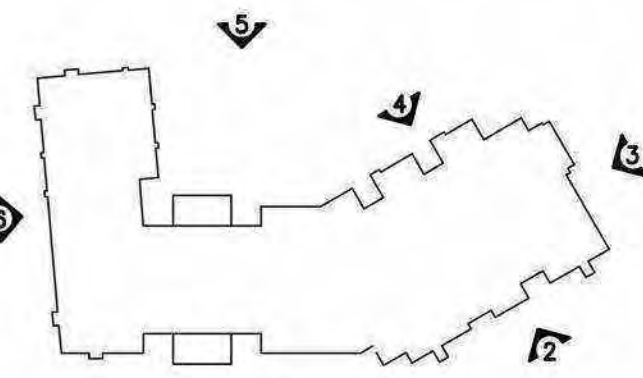
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KEYMAP

DESIGN REVIEW

DATE: JULY 24, 2019 ORB # 18-223

A3.16

BUILDING TYPE 1
ELEVATIONS



4 - BLDG. TYPE 1 - ELEVATION

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



5 - BLDG. TYPE 1 - ELEVATION

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



6 - BLDG. TYPE 1 - ELEVATION

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
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- (N) HARDIE PLANK JAMES HARDIE COLOR "CHAMPAGNE" PAINT AS HIGH GLOSS
- (O) CORONADO COLOSSEUM 16" X 24" - COLOR "MUSHROOM"
- (P) 2" WINDOW POP-OUT



1 - BLDG. TYPE 2 - ELEVATION

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

MATERIAL KEY NOTES:

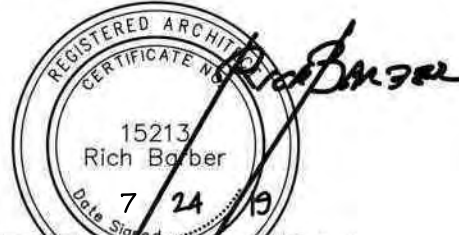
- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
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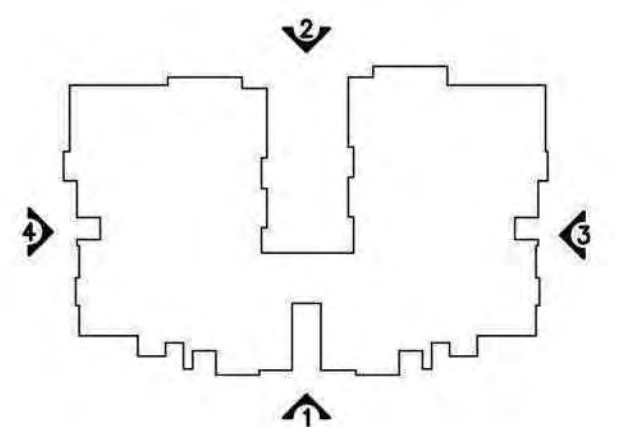
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2 - BLDG. TYPE 2 - ELEVATION

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



KEYMAP

DESIGN REVIEW

DATE: JULY 24, 2019

ORB # 18-223

A3.26

BUILDING TYPE 2
ELEVATIONS



- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
 - (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
 - (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
 - (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
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 - (P) 2" WINDOW POP-OUT

BROADSTONE DOBSON RANCH

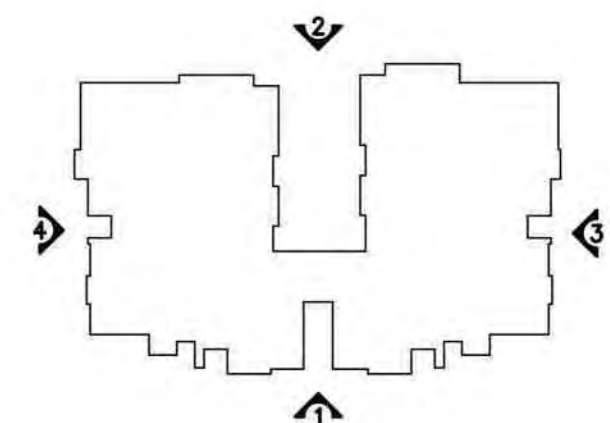
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KEYMAP

DESIGN REVIEW

DATE: JULY 24, 2019 ORB # 18-223

A3.27

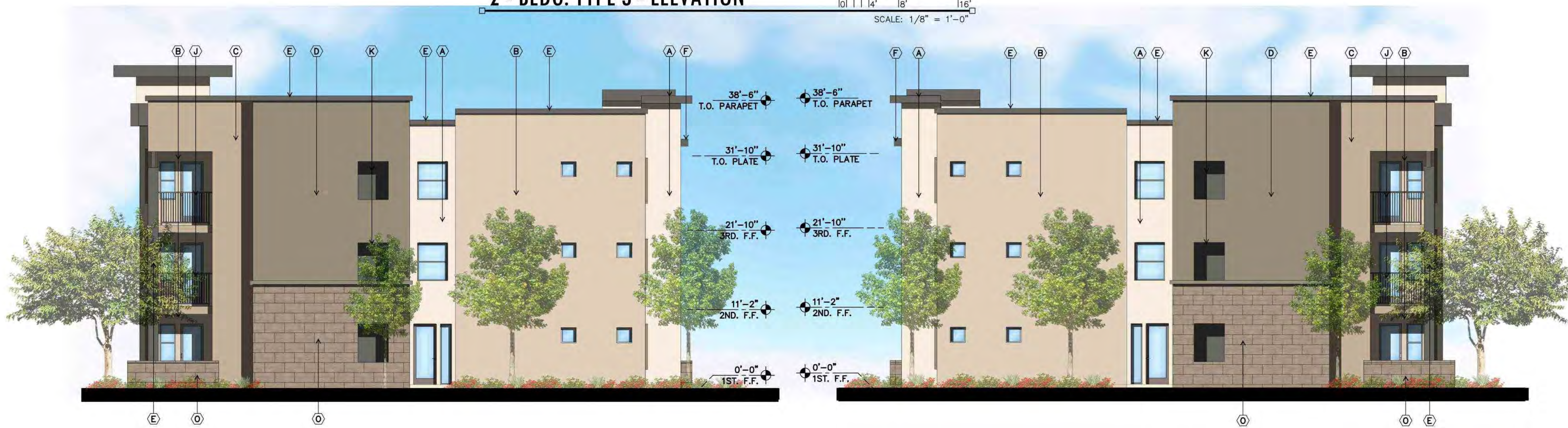
BUILDING TYPE 2
ELEVATIONS



1 - BLDG. TYPE 3 - ELEVATION
SCALE: 1/8" = 1'-0"



2 - BLDG. TYPE 3 - ELEVATION
SCALE: 1/8" = 1'-0"



3 - BLDG. TYPE 3 - ELEVATION
SCALE: 1/8" = 1'-0"

4 - BLDG. TYPE 3 - ELEVATION
SCALE: 1/8" = 1'-0"

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
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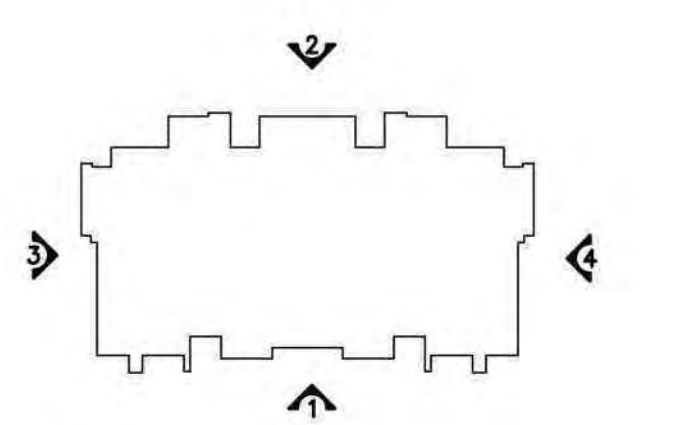
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KEYMAP

DESIGN REVIEW
DATE: JULY 24, 2019 ORB # 18-223

A3.33

BUILDING TYPE 3
ELEVATIONS



1 - BLDG. TYPE 4 - ELEVATION

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

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
- (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
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- (O) CORONADO COLOSSEUM 16" X 24" - COLOR "MUSHROOM"
- (P) 2" WINDOW POP-OUT

BROADSTONE DOBSON RANCH

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MESA, ARIZONA 85202



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CONSTRUCTION



2 - BLDG. TYPE 4 - ELEVATION

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



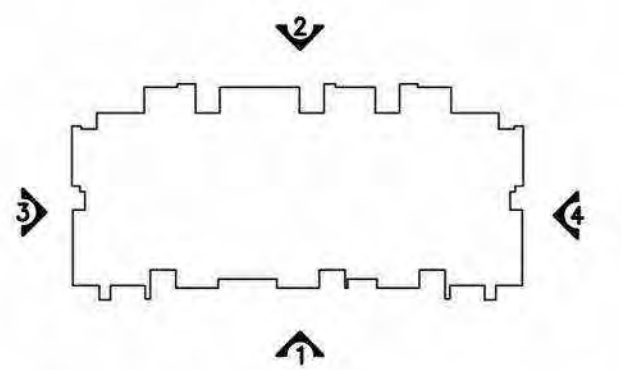
3 - BLDG. TYPE 4 - ELEVATION

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



4 - BLDG. TYPE 4 - ELEVATION

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



KEYMAP

DESIGN REVIEW

DATE: JULY 24, 2019 ORB # 18-223

A3.43

BUILDING TYPE 4
ELEVATIONS



1 - BLDG. TYPE 5 - ELEVATION

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

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
 - (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
 - (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
 - (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
 - (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
 - (F) CANOPIES METAL FASCIA PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
 - (G) ALUMINUM WINDOW/STOREFRONT FRAME COLOR "DARK BRONZE" - TYP.
 - (H) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
 - (I) SERVICE DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
 - (J) BALCONY METAL RAILING, ORNAMENTS, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
 - (K) WALL OPENING
 - (L) STANDING SEAM METAL ROOF COLOR "CHAMPAGNE"
 - (M) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
 - (N) HARDIE PLANK JAMES HARDIE COLOR "CHAMPAGNE" PAINT AS HIGH GLOSS "MUSHROOM"
 - (O) CORONADO COLOSSEUM 16" X 24" - COLOR "MUSHROOM"
 - (P) 2" WINDOW POP-OUT



2 - BLDG. TYPE 5 - ELEVATION

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



3 - BLDG. TYPE 5 - ELEVATION

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



4 - BLDG. TYPE 5 - ELEVATION

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

BROADSTONE DOBSON RANCH
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MESA, ARIZONA 85202

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REGISTERED ARCHITECT
CERTIFICATE NO. 15213
Rich Barber
7/24/19
ARIZONA, U.S.A.

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RESIDENTIAL COMPANY

KEYMAP

DESIGN REVIEW

DATE: JULY 24, 2019 ORB # 18-223

A3.52

BUILDING TYPE 5
ELEVATIONS



1 - BLDG. TYPE 6 - ELEVATION

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

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
 - (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
 - (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
 - (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
 - (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
 - (F) CANOPIES METAL FASCIA PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
 - (G) ALUMINUM WINDOW/STOREFRONT FRAME COLOR "DARK BRONZE" - TYP.
 - (H) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
 - (I) SERVICE DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
 - (J) BALCONY METAL RAILING, ORNAMENTS, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
 - (K) WALL OPENING
 - (L) STANDING SEAM METAL ROOF COLOR "CHAMPAGNE"
 - (M) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
 - (N) HARDIE PLANK JAMES HARDIE COLOR "CHAMPAGNE" PAINT AS HIGH GLOSS
 - (O) CORONADO COLOSSEUM 16" X 24" - COLOR "MUSHROOM"
 - (P) 2" WINDOW POP-OUT



2 - BLDG. TYPE 6 - ELEVATION

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



3 - BLDG. TYPE 6 - ELEVATION

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



4 - BLDG. TYPE 6 - ELEVATION

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

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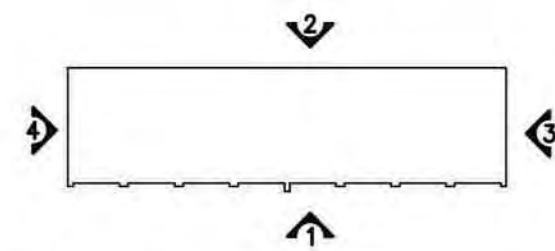
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ORB
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KEYMAP

DESIGN REVIEW

DATE: JULY 24, 2019 ORB # 18-223

A3.53

BUILDING TYPE 6
ELEVATIONS

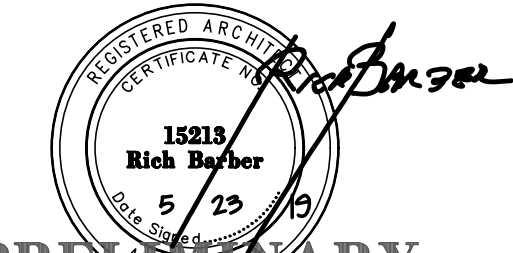


PERSPECTIVE VIEW

**BROADSTONE
DOBSON RANCH**
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DESIGN REVIEW

DATE: MAY 23, 2019 ORB # 18-223

A3.61

PERSPECTIVE VIEW

FILE: F:\06\ORB Job Files\18-223_AR_Broadstone Dobson Ranch\CAD Files\Preliminary\18223_A360 Perspective View.dwg USER: f DATE: May, 23 2019 TIME: 11:35 am



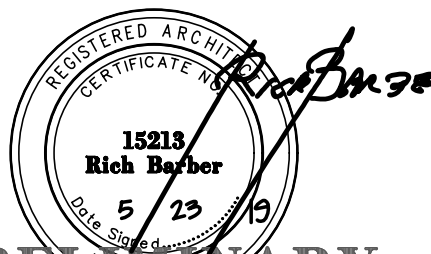
PERSPECTIVE VIEW

BROADSTONE
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DESIGN REVIEW

DATE: MAY 23, 2019

ORB # 18-223

A3.60

PERSPECTIVE VIEW

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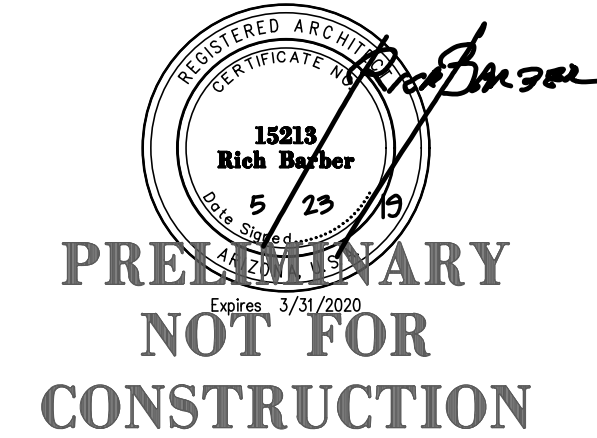


PERSPECTIVE VIEW

**BROADSTONE
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1666 SOUTH DOBSON ROAD
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DESIGN REVIEW

DATE: MAY 23, 2019

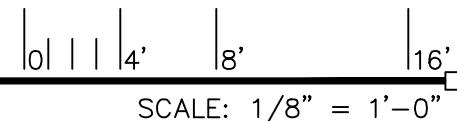
ORB # 18-223

A3.62

PERSPECTIVE VIEW



BLDG. TYPE 1 - LEVEL 1 BUILDING PLAN

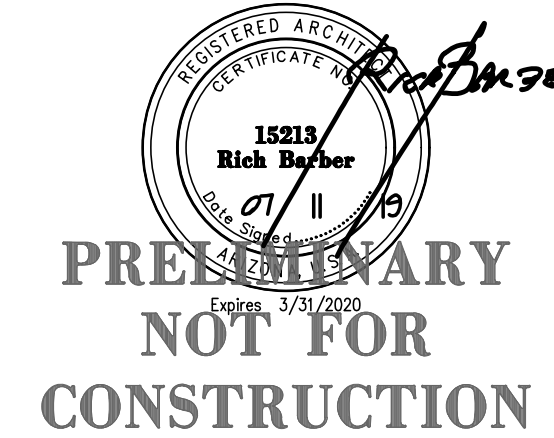


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--	---

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SYMBOLS:



DESIGN REVIEW

DATE: JULY 11, 2019 ORB # 18-223

A3.11

BUILDING TYPE 1
LEVEL 1 - BUILDING PLAN



BLDG. TYPE 1 - LEVEL 2 BUILDING PLAN

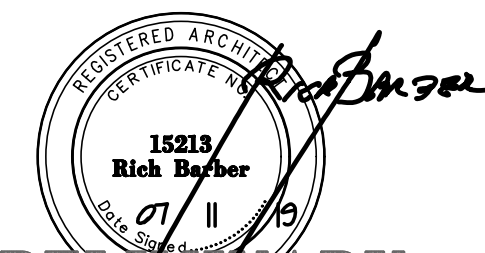
10' 14' 18' 16'

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

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ELECTRICAL : NP ENGINEERING, INC. 4115 N. 15TH AVENUE PHOENIX, AZ 85015 TEL. 602.285.1509 FAX 602.285.1005 CONTACT: RICHARD PANOIPIO	

SYMBOLS:



DESIGN REVIEW

DATE: JULY 11, 2019 ORB # 18-223

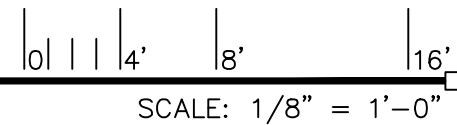
A3.12

**BUILDING TYPE 1
LEVEL 2 - BUILDING PLAN**

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BLDG. TYPE 1 - LEVEL 3 BUILDING PLAN

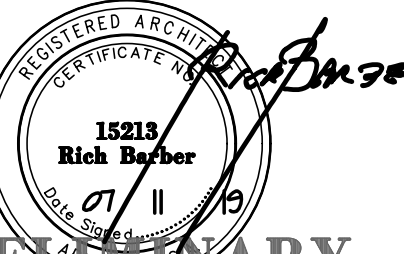


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--	---

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--	---

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CONTACT: RICHARD PANOIPIO

SYMBOLS:



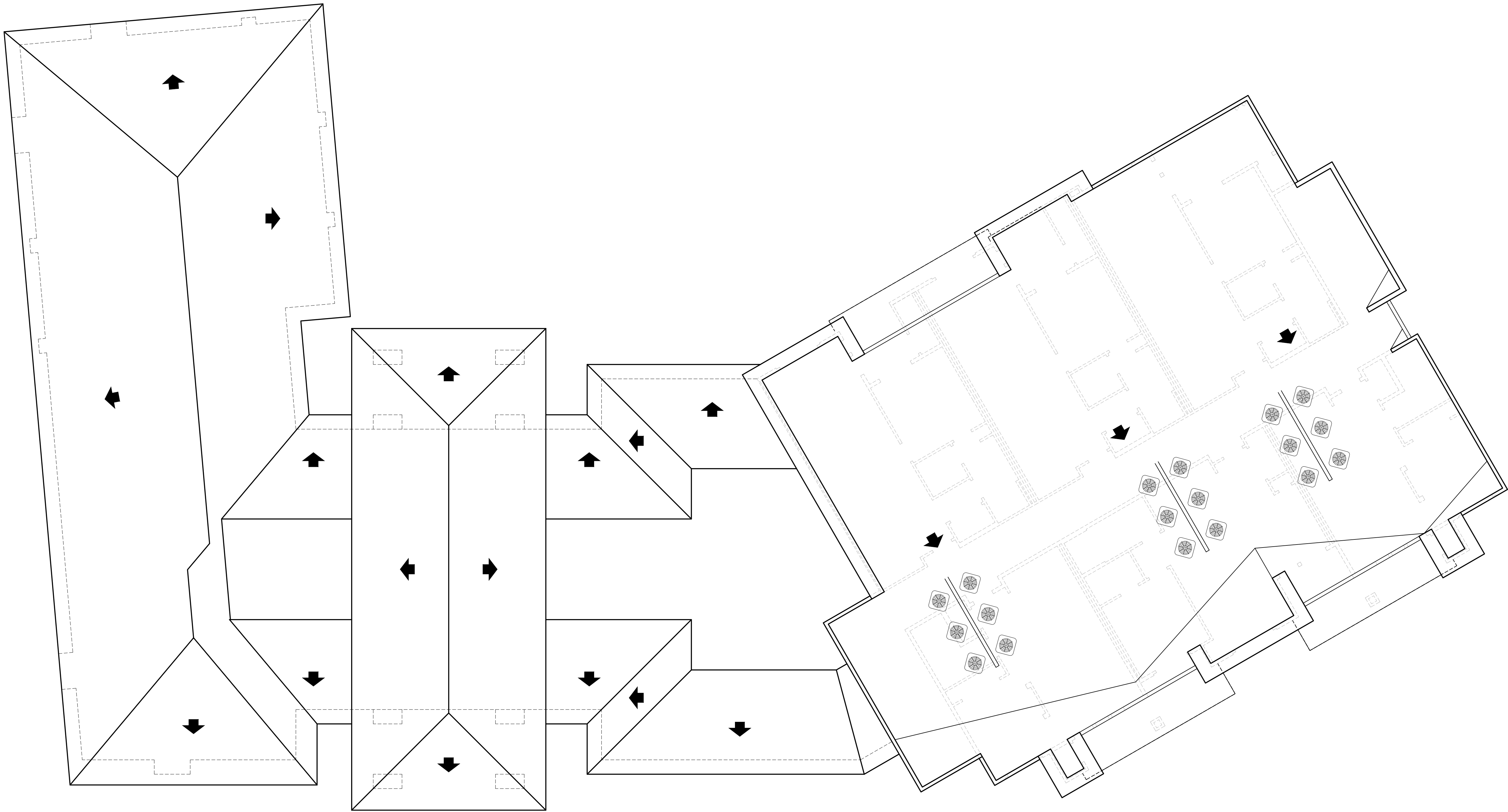
DESIGN REVIEW

DATE: JULY 11, 2019 ORB # 18-223

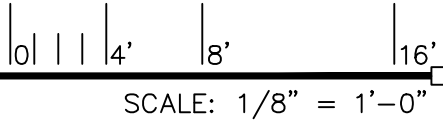
A3.13

BUILDING TYPE 1
LEVEL 3 - BUILDING PLAN

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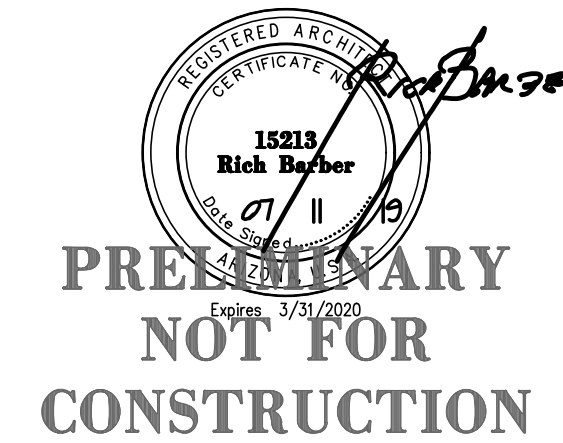
BLDG. TYPE 1 - ROOF PLAN



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DESIGN REVIEW

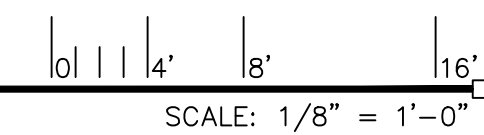
DATE: JULY 11, 2019

ORB # 18-223

A3.14

BUILDING TYPE 1
ROOF PLAN

**BUILDING TYPE 2
LEVEL 1 FLOOR PLAN**



FILE: F:\06\ORB Job Files\18-223_AR_Broadstone Dobson Ranch\CAD Files\Preliminary\18223_A322 Bldg2 Floor L2.dwg USER: jps DATE: Jul, 11 2019 TIME: 01:04 pm



BLDG. TYPE 2 - LEVEL 2 FLOOR PLAN

0' 4' 8' 16'

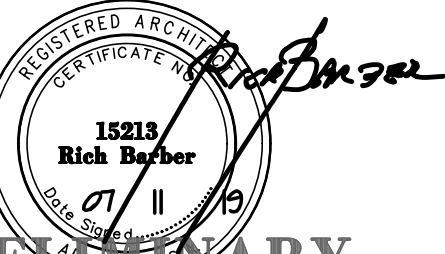
SCALE: 1/8" = 1'-0"

**BROADSTONE
DOBSON RANCH**

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SYMBOLS:



DESIGN REVIEW

DATE: JULY 11, 2019

ORB # 18-223

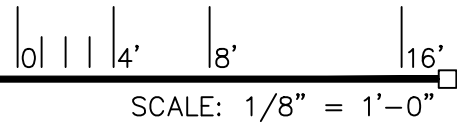
A3.22

**BUILDING TYPE 2
LEVEL 2 FLOOR PLAN**

FILE: F:\06\ORB Job Files\18-223_AR_Broadstone Dobson Ranch\CAD Files\Preliminary\18223 A3.23 Bldg2 Floor L3.dwg USER: jps DATE: Jul, 11 2019 TIME: 01:05 pm



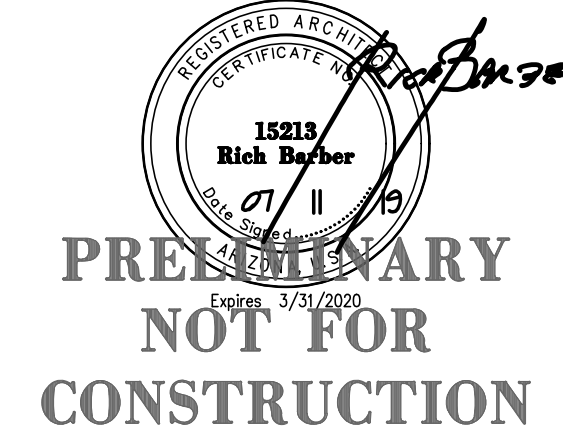
BLDG. TYPE 2 - LEVEL 3 FLOOR PLAN



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--	---

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TEL. 602.285.1559
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SYMBOLS:



INDICATES UNITS PRIVATE
OPEN SPACE

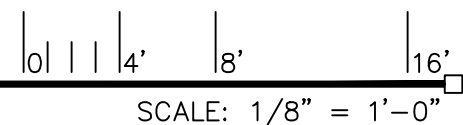
DESIGN REVIEW
DATE: JULY 11, 2019 ORB # 18-223

A3.23
BUILDING TYPE 2
LEVEL 3 FLOOR PLAN

FILE: F:\06\ORB Job Files\18-223_AR_Broadstone Dobson Ranch\CAD Files\Preliminary\18223_A324_Bldg2_Floor_L4.dwg USER: jps DATE: Jul, 11 2019 TIME: 01:06 pm



BLDG. TYPE 2 - LEVEL 4 FLOOR PLAN



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SYMBOLS:



DESIGN REVIEW

DATE: JULY 11, 2019 ORB # 18-223

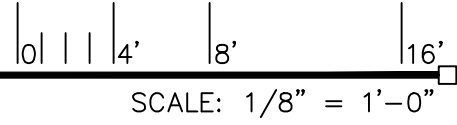
A3.24

BUILDING TYPE 2
LEVEL 4 FLOOR PLAN

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BLDG. TYPE 2 - ROOF PLAN



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



WorldHQ@ORBArch.com



OWNER :
ALLIANCE RESIDENTIAL CO.
2525 E. CAMELBACK RD.
STE. 599
PHOENIX, ARIZONA 85016
TEL. 602.778.2800
CONTACT: TOM LEWIS

ARCHITECTURAL :
ORB ARCHITECTURE, LLC
2344 N. 44TH ST. STE. 101
PHOENIX, ARIZONA 85018
TEL. 602.957.4530
CONTACT: RICH BARBER

CIVIL :
KLAND CIVIL ENGINEERS
7227 N. 16TH ST. STE. 217
PHOENIX, ARIZONA 85020
TEL. 480.844.8825
FAX 480.393.8825
CONTACT: LESLIE KLAND

LANDSCAPE :
COLLABORATIVE V
7116 E. FIRST AVE. STE. 103
SCOTTSDALE, AZ 85251
TEL. 480.347.0590
FAX 480.949.2655
CONTACT: MATT DRAGER
PAUL VECCHIA

ELECTRICAL :
NP ENGINEERING, INC.
4115 N. 15TH AVENUE
PHOENIX, AZ 85015
TEL. 602.285.1509
FAX 602.285.1005
CONTACT: RICHARD PANOIPIO

DESIGN REVIEW

DATE: JULY 11, 2019

ORB # 18-223

A3.25

BUILDING TYPE 2
ROOF PLAN

1666 SOUTH DOBSON ROAD
MESA, ARIZONA 85202



REGISTERED ARCHITECT
 CERTIFICATE NO. 15213
 Rich Barber
 State of Florida
 Date 07/11/19



ALLIANCE
RESIDENTIAL COMPANY

ARCHITECTURAL :
ORB ARCHITECTURE, LLC
2944 N. 44TH ST. STE. 101
PHOENIX, ARIZONA 85018
TEL. 602.957.4530
CONTACT: RICH BARBER

LANDSCAPE :
COLLABORATIVE V
7116 E. FIRST AVE. STE. 10
SCOTTSDALE, AZ 85251
TEL. 480.347.0590
FAX 480.949.2655
CONTACT: MATT DRAGER
PAUL VECCHIA

ELECTRICAL :
NP ENGINEERING, INC.
4115 N. 15TH AVENUE
PHOENIX, AZ 85015
TEL. 602.265.1559
FAX 602.265.1605
CONTACT: RICHARD PANOPIC

5

INDICATES UNITS PRIVATE
OPEN SPACE

ORB # 18-223

BUILDING TYPE 3 LEVELS 1 & 2 BUILDING PLANS

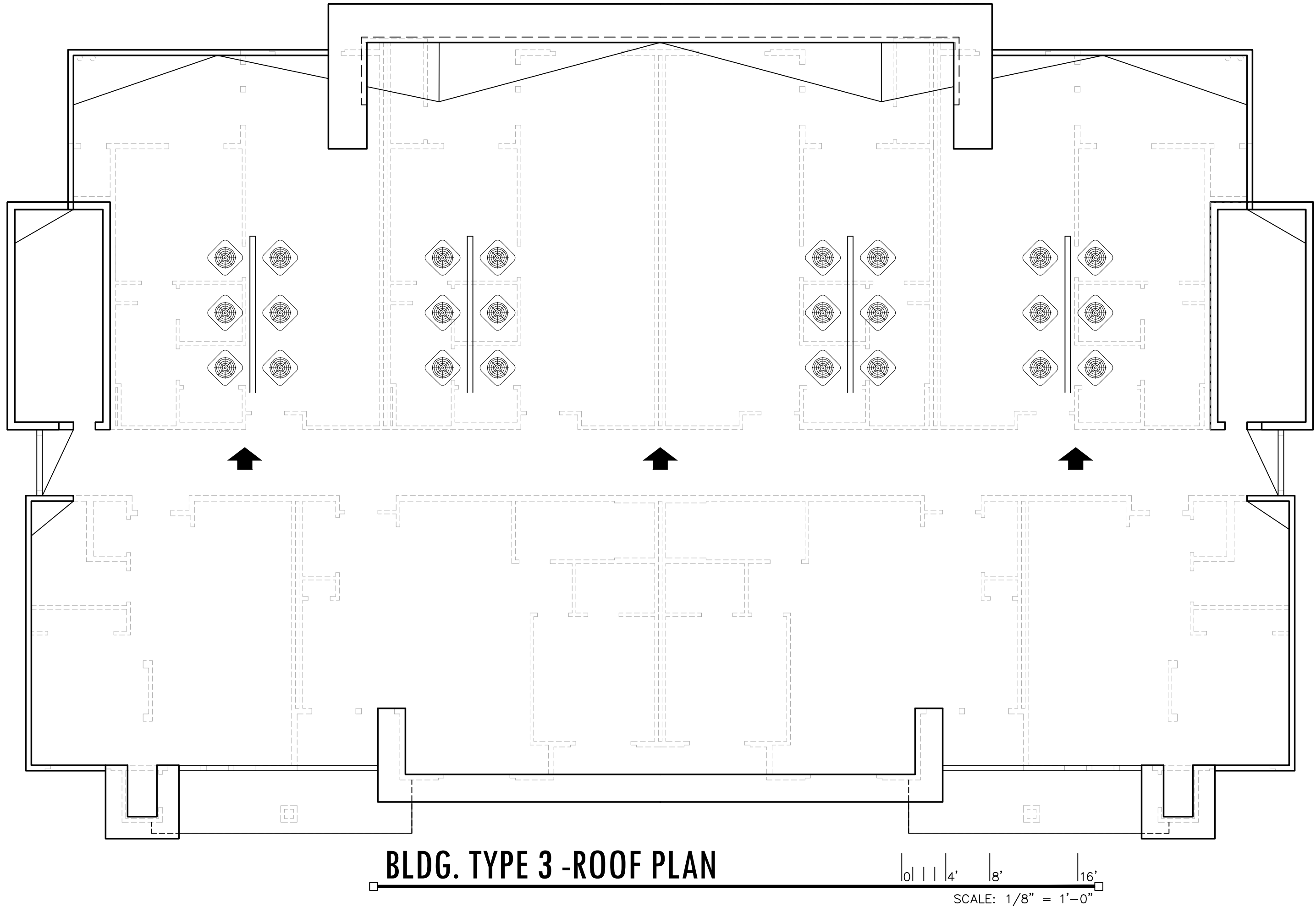


SCALE: 1/8" = 1'-0"



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

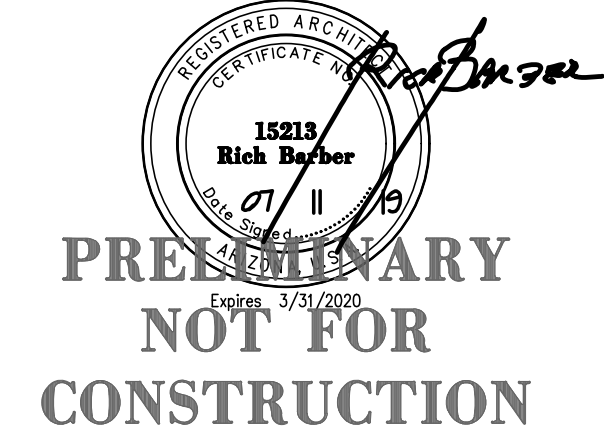
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**BROADSTONE
DOBSON RANCH**
1666 SOUTH DOBSON ROAD
MESA, ARIZONA 85202



WorldHQ@ORBArch.com



OWNER :
ALLIANCE RESIDENTIAL CO.
2525 E. CAMELBACK RD.
STE. 599
PHOENIX, ARIZONA 85016
TEL. 602.778.2800
CONTACT: TOM LEWIS

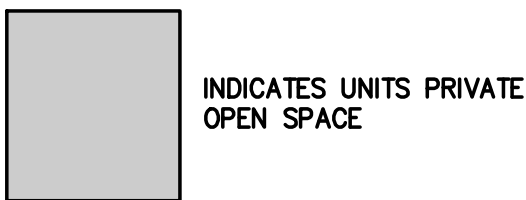
ARCHITECTURAL :
ORB ARCHITECTURE, LLC
2944 N. 44TH ST. STE. 101
PHOENIX, ARIZONA 85018
TEL. 602.957.4530
CONTACT: RICH BARBER

CIVIL :
KLAND CIVIL ENGINEERS
7227 N. 16TH ST. STE. 217
PHOENIX, ARIZONA 85020
TEL. 480.844.8825
FAX 480.393.8825
CONTACT: LESLIE KLAND

LANDSCAPE :
COLLABORATIVE V
7116 E. FIRST AVE. STE. 103
SCOTTSDALE, AZ 85251
TEL. 480.347.0590
FAX 480.949.2655
CONTACT: MATT DRAGER
PAUL VECCHIA

ELECTRICAL :
NP ENGINEERING, INC.
4115 N. 15TH AVENUE
PHOENIX, AZ 85015
TEL. 602.285.1509
FAX 602.285.1005
CONTACT: RICHARD PANIOPIO

SYMBOLS:



DESIGN REVIEW

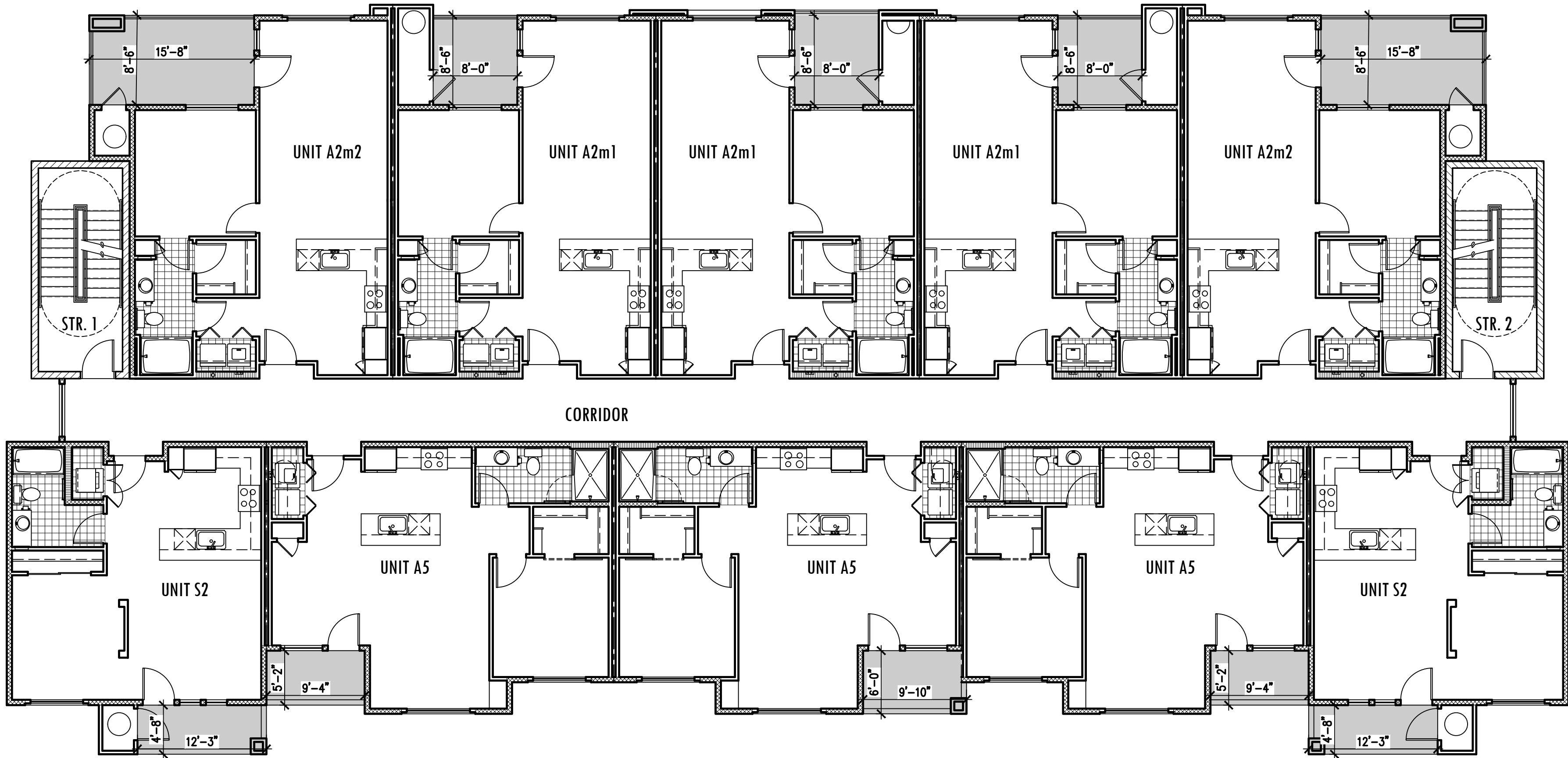
DATE: JULY 11, 2019

ORB # 18-223

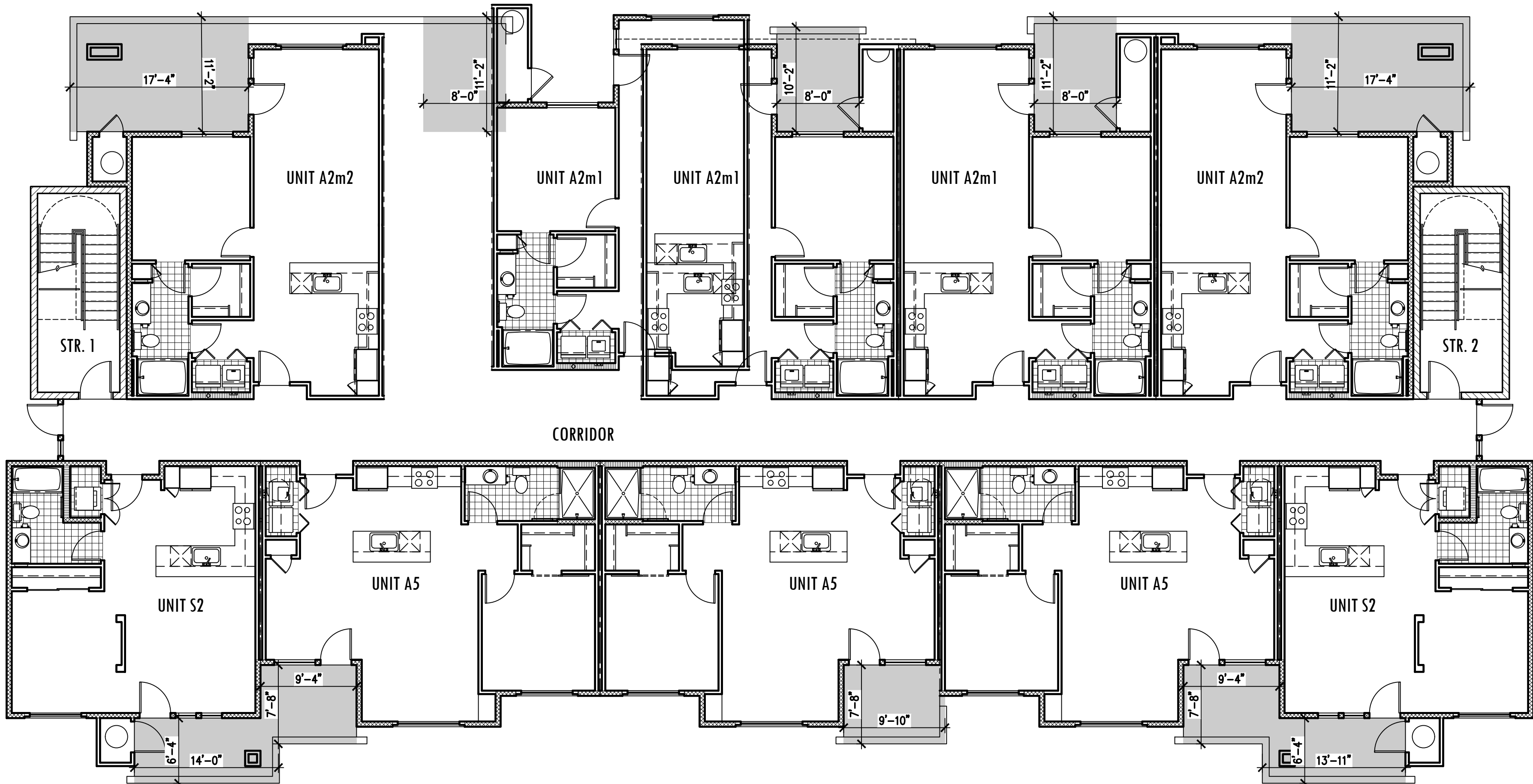
A3.32

BUILDING TYPE 3
LEVELS 3 & ROOF BUILDING PLANS

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BLDG. TYPE 4 - LEVEL 2 BUILDING PLAN



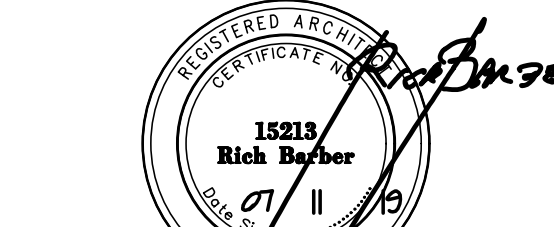
BLDG. TYPE 4 - LEVEL 1 BUILDING PLAN

BROADSTONE
DOBSON RANCH

1666 SOUTH DOBSON ROAD
MESA, ARIZONA 85202



WorldHQ@ORBArch.com



PRELIMINARY
NOT FOR
CONSTRUCTION



OWNER :
ALLIANCE RESIDENTIAL CO.
2525 E. CAMELBACK RD.
STE. 599
PHOENIX, ARIZONA 85016
TEL. 602.778.2800
CONTACT: TOM LEWIS

ARCHITECTURAL :
ORB ARCHITECTURE, LLC
2944 N. 44TH ST. STE. 101
PHOENIX, ARIZONA 85018
TEL. 602.957.4530
CONTACT: RICH BARBER

CIVIL :
KLAND CIVIL ENGINEERS
7227 N. 16TH ST. STE. 217
PHOENIX, ARIZONA 85020
TEL. 480.844.8825
FAX 480.393.8825
CONTACT: LESLIE KLAND

LANDSCAPE :
COLLABORATIVE V
7116 E. FIRST AVE. STE. 103
SCOTTSDALE, AZ 85251
TEL. 480.347.0590
FAX 480.949.2655
CONTACT: MATT DRAGER
PAUL VECCHIA

ELECTRICAL :
NP ENGINEERING, INC.
4115 N. 15TH AVENUE
PHOENIX, AZ 85015
TEL. 602.285.1509
FAX 602.285.1005
CONTACT: RICHARD PANIOPIO

SYMBOLS:



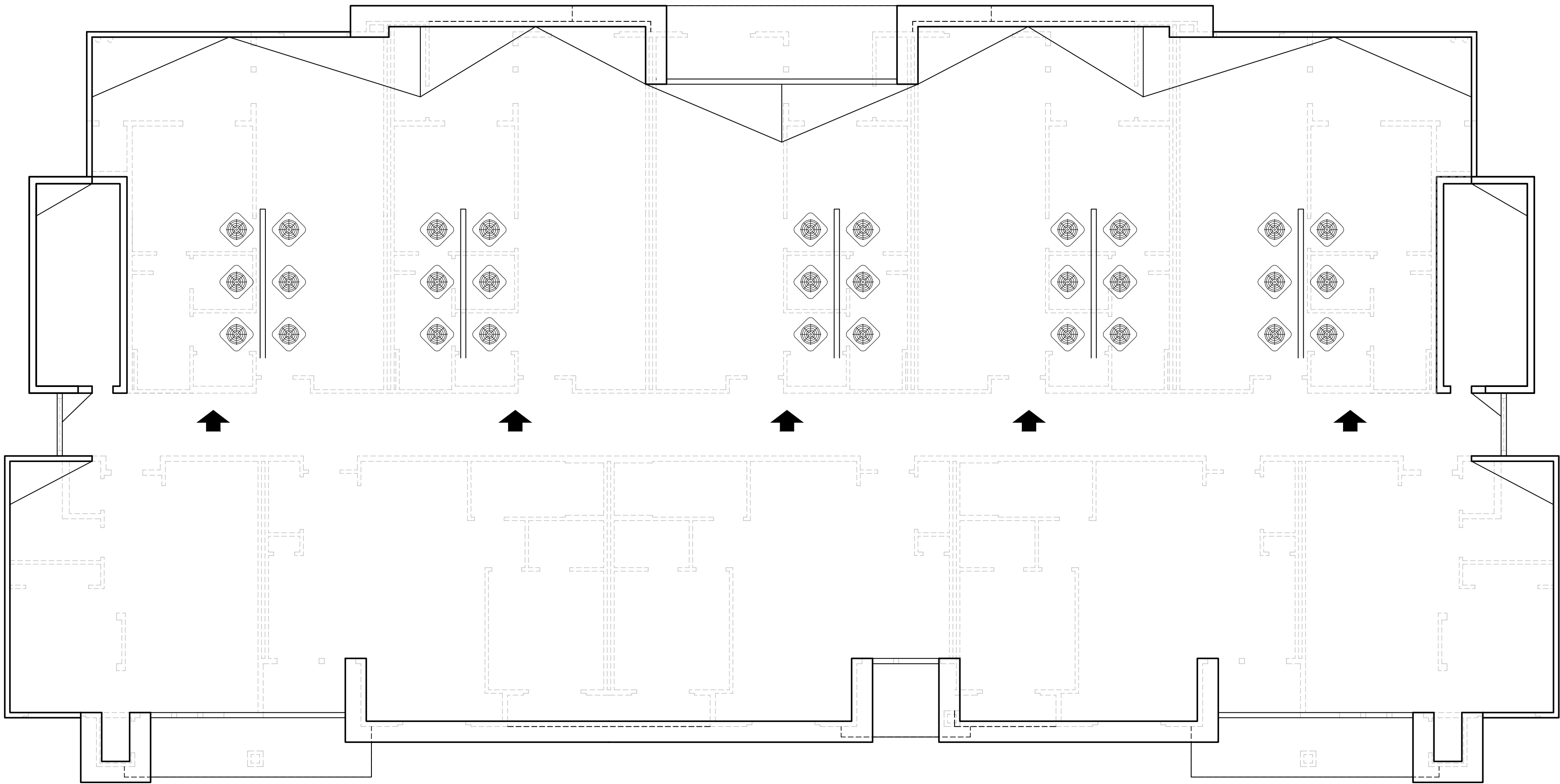
DESIGN REVIEW

DATE: JULY 11, 2019 ORB # 18-223

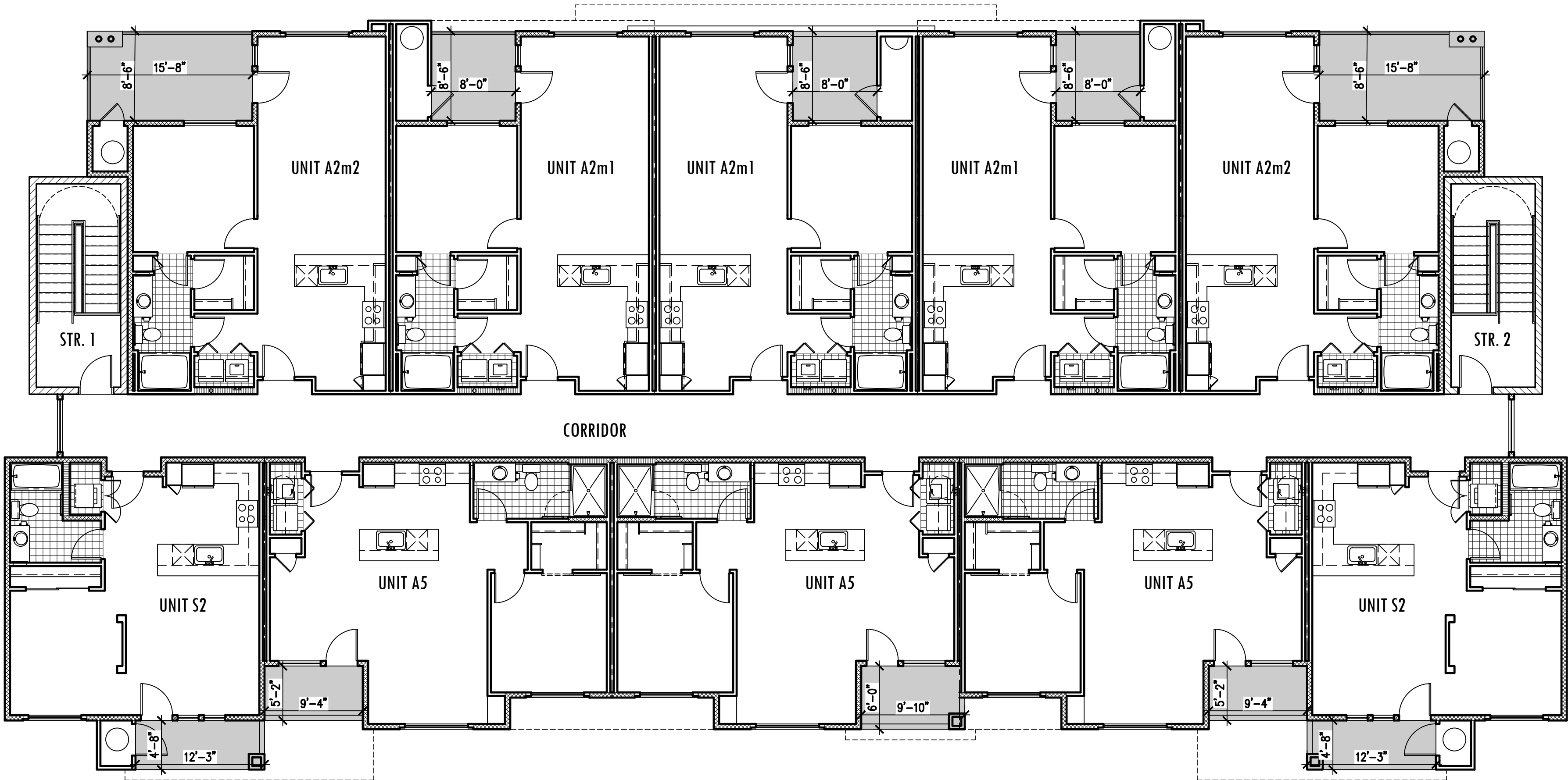
A3.41

BUILDING TYPE 4
LEVELS 1 & 2 BUILDING PLANS

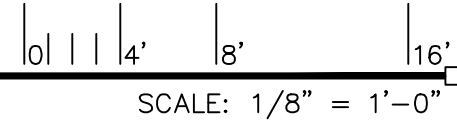
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BLDG. TYPE 4 - ROOF PLAN



BLDG. TYPE 4 - LEVEL 3 BUILDING PLAN



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



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CONTACT: TOM LEWIS

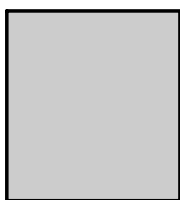
ARCHITECTURAL :
ORB ARCHITECTURE, LLC
2944 N. 44TH ST. STE. 101
PHOENIX, ARIZONA 85018
TEL. 602.957.4530
CONTACT: RICH BARBER

CIVIL :
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FAX 480.393.8825
CONTACT: LESLIE KLAND

LANDSCAPE :
COLLABORATIVE V
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FAX 480.949.2655
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PAUL VECCHIA

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FAX 602.285.1005
CONTACT: RICHARD PANIOPIO

SYMBOLS:



INDICATES UNITS PRIVATE
OPEN SPACE

DESIGN REVIEW

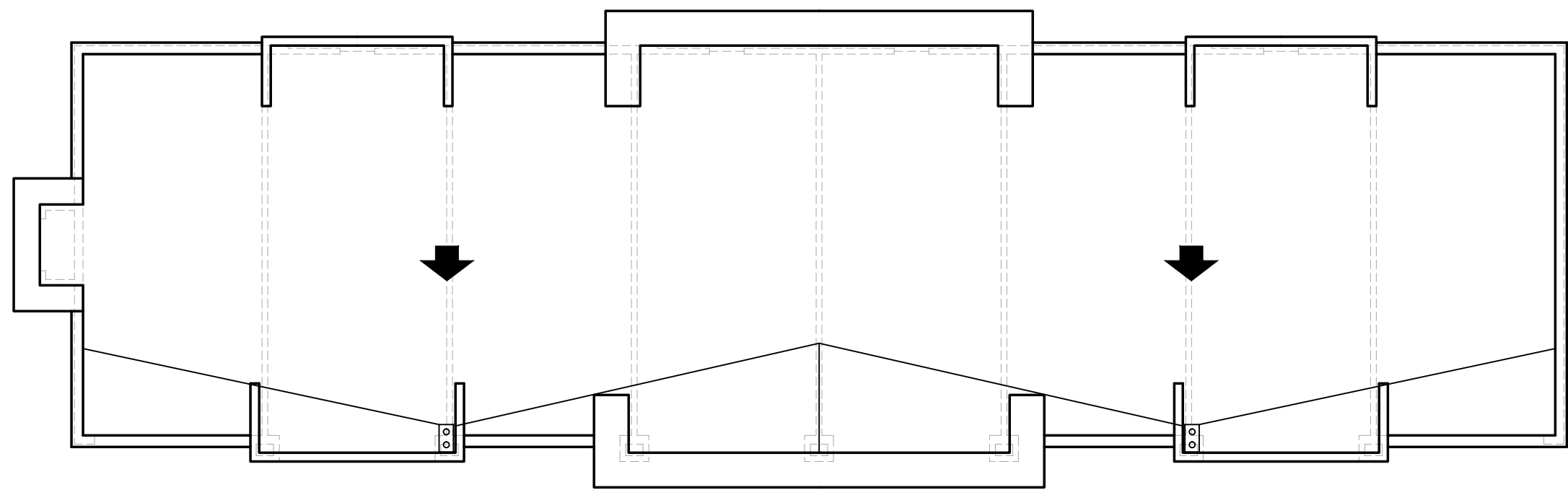
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ORB # 18-223

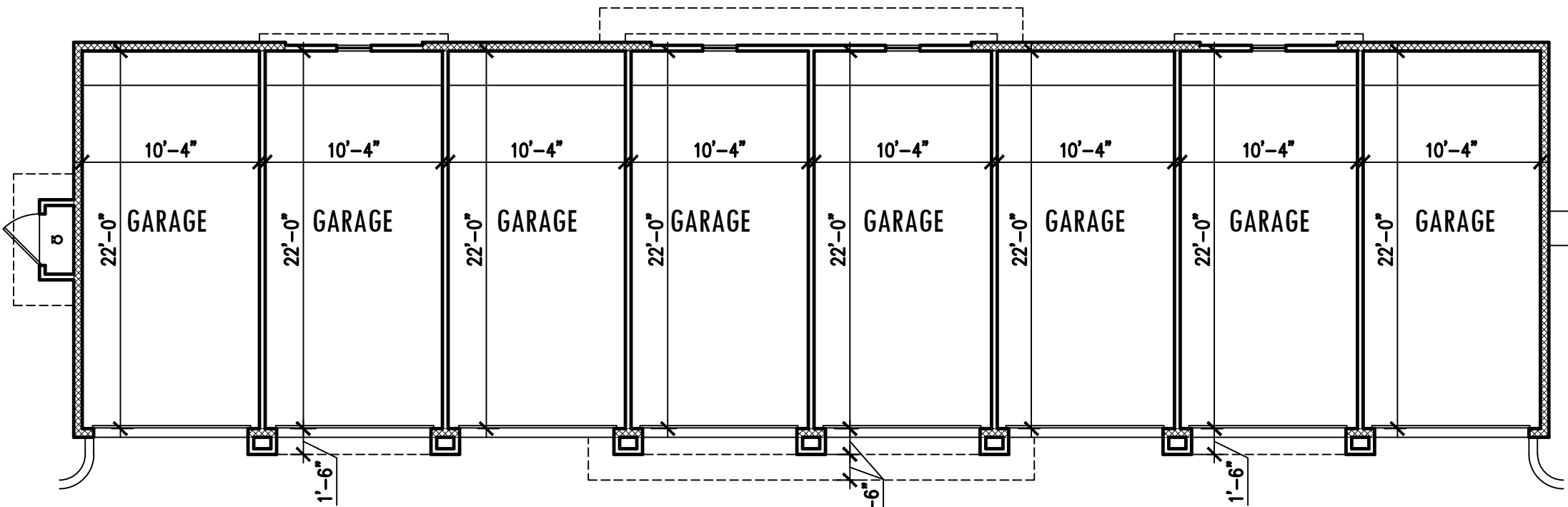
A3.42

BUILDING TYPE 4
LEVELS 3 & ROOF BUILDING PLANS

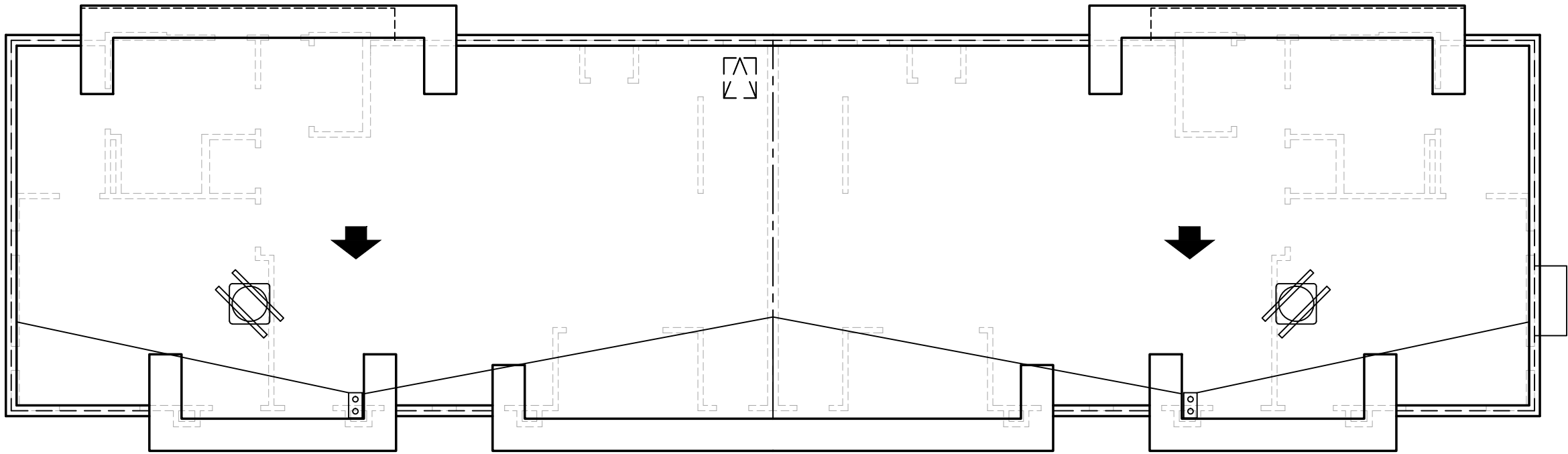
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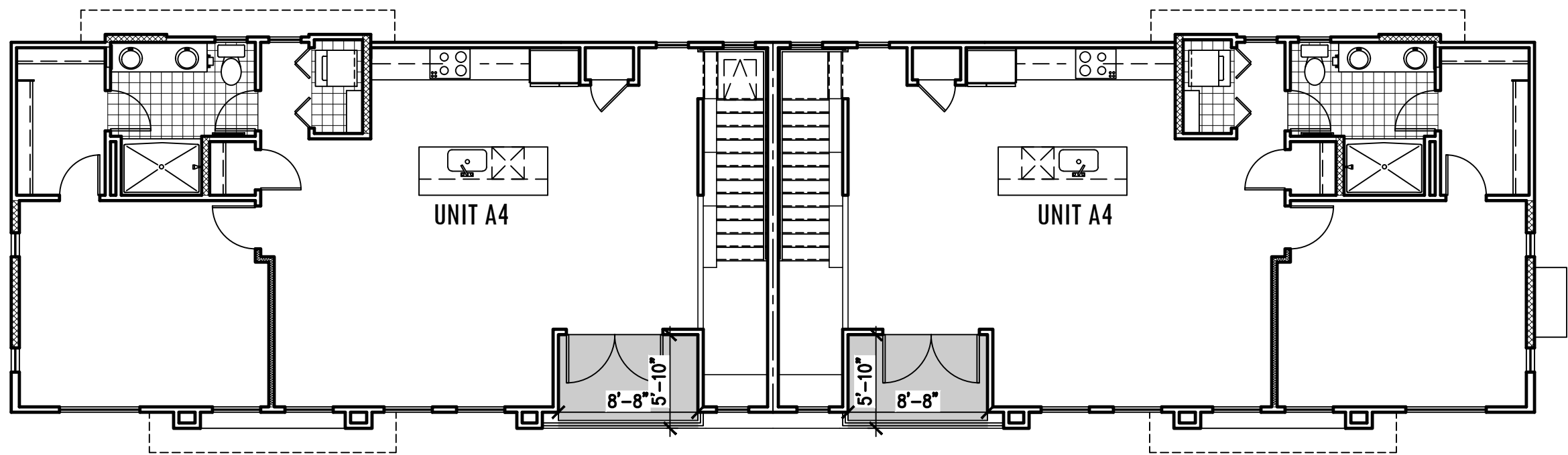
BLDG. TYPE 6 - ROOF PLAN



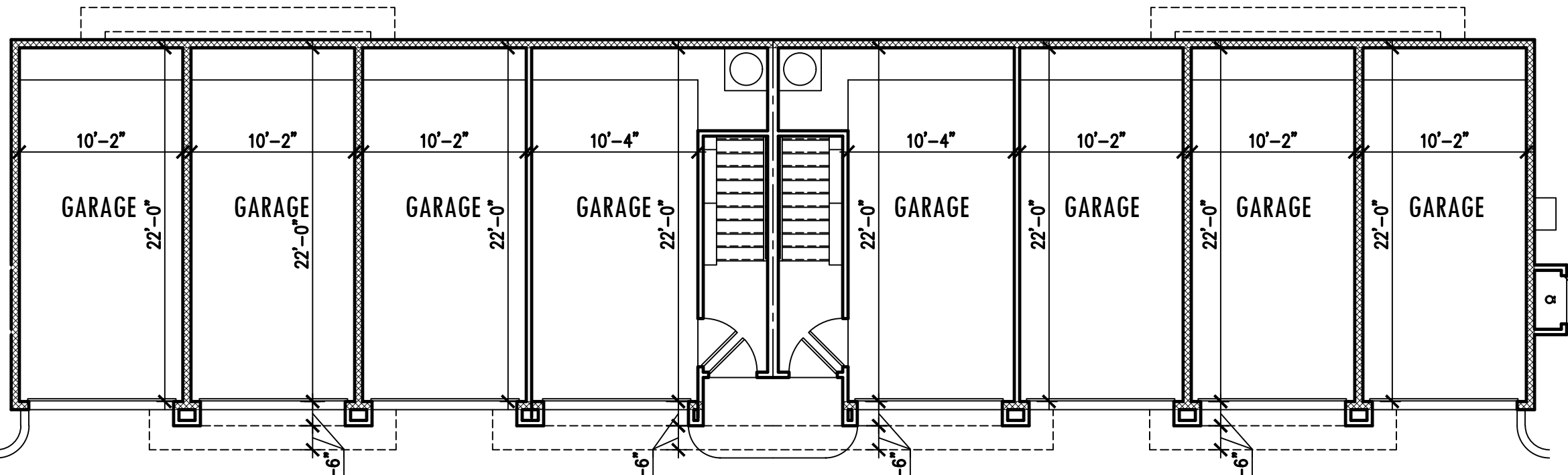
BLDG. TYPE 6 - LEVEL 1 FLOOR PLAN



BLDG. TYPE 5 - ROOF PLAN

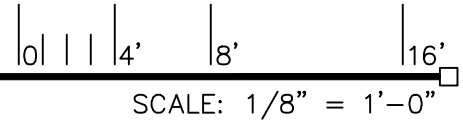


BLDG. TYPE 5 - LEVEL 2 FLOOR PLAN



BLDG. TYPE 5 - LEVEL 1 FLOOR PLAN

BUILDING TYPES 5 & 6 - FLOOR PLANS



BROADSTONE DOBSON RANCH

1666 SOUTH DOBSON ROAD
MESA, ARIZONA 85202



WorldHQ@ORBArch.com



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FAX 480.393.8825
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LANDSCAPE :
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TEL. 480.347.0590
FAX 480.949.2655
CONTACT: MATT DRAGER
PAUL VECCHIA

ELECTRICAL :
NP ENGINEERING, INC.
4115 N. 15TH AVENUE
PHOENIX, AZ 85015
TEL. 602.285.1559
FAX 602.285.1005
CONTACT: RICHARD PANIOPIO

SYMBOLS:



DESIGN REVIEW

DATE: JULY 11, 2019 ORB # 18-223

A3.51

BUILDING TYPES 5 & 6
FLOOR PLANS

Citizen Participation Plan for Dobson Broadstone Ranch

Date: May 6, 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 an application for Broadstone Dobson Ranch, a high-quality multi-family development. This site is located at the northwest corner of Dobson Road and Isabella Avenue. Applications for Rezoning, Site Planning and Design Review have been filed on approximately 12 gross acres to rezone the Site from Limited Commercial to RM-4/PAD for 288 residences. This plan will ensure that those affected by these applications will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Brennan Ray
Burch & Cracchiolo, P.A.
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014

Pre-application Meeting: The Pre-Application meeting with City of Mesa Planning Staff was held on April 8, 2019. Staff reviewed the applications and recommended that adjacent residents, nearby registered neighborhoods, and interested parties be contacted.

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

1. A contact list will be develop for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project (**Exhibit A**).
 - Owners within 1,000' of the site (**Exhibit B**).
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to two neighborhood meetings.
 - The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in sheet will be used and meeting summary will be provided and sent to the City of Mesa Planner assigned to this project.
 - The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. The sign-in sheets and neighborhood meeting summary will be submitted to the City of Mesa Planner.
3. Presentations will be made to groups of citizens or neighborhood associations upon request. All materials such as sign-in sheets, comments, and petitions received will be copied to the City of Mesa.

Schedule: Pre-application meeting – April 8, 2019
Application Submittal – May 6, 2019
Neighborhood Outreach - Ongoing
First neighborhood meeting – June/July, 2019
Second neighborhood meeting – July/August, 2019
Submittal of Citizen Participation Report and Notification materials – July/August 2019
Planning and Zoning Board Hearing – September/October, 2019
City Council Hearing – October/November, 2019

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:

Brennan Ray
Burch & Cracchiolo, P.A.
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014
(602) 234-8794
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
KLEMM 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
STAINED 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

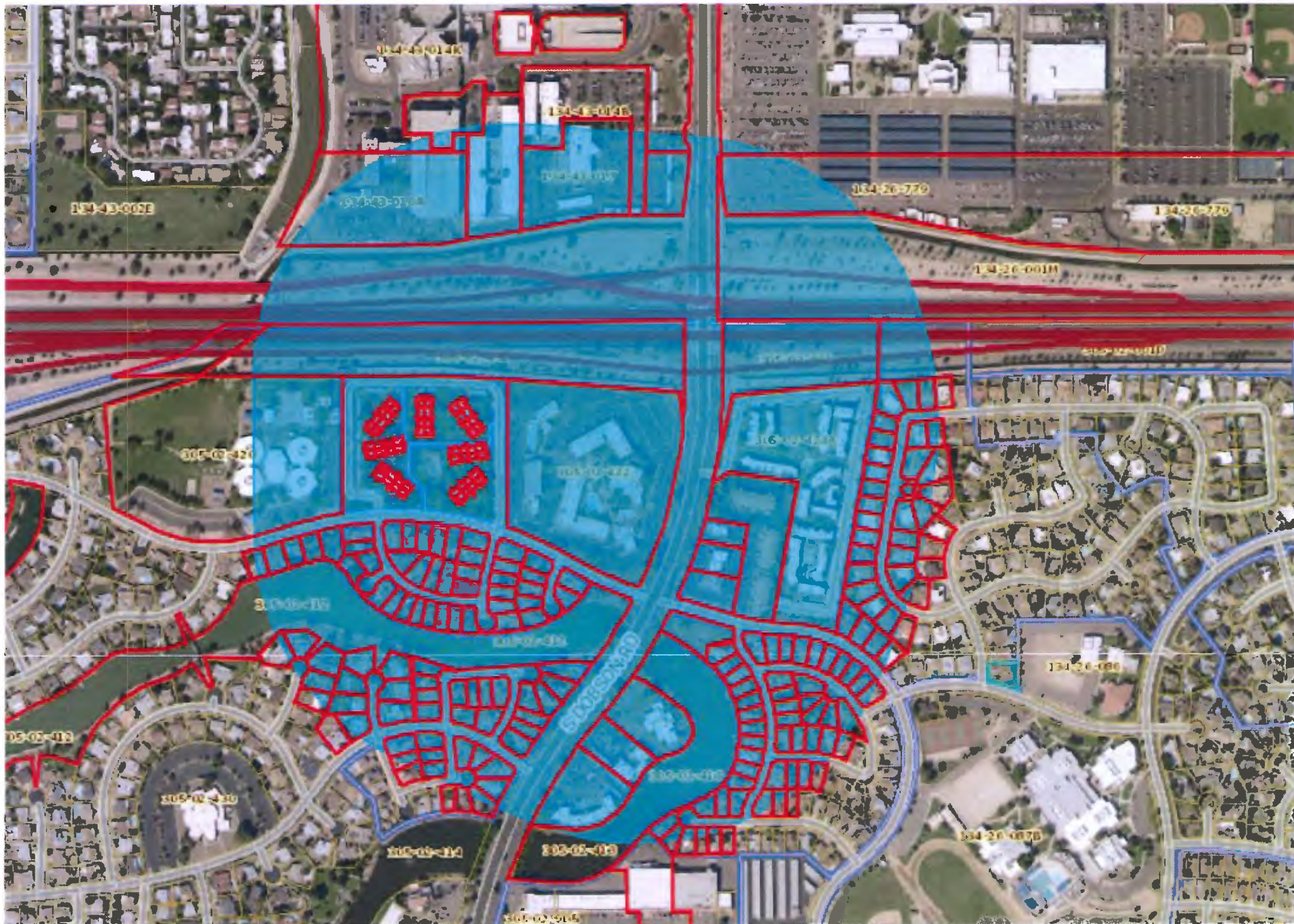
305-02-632^M
OWNER/OCCUPANT
2151 W ISTHMUS LOOP
MESA, AZ 85202

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

$$100^\circ - 200^\circ = 200 - 0^\circ$$


CONTEXT SITE PLAN
PRELIMINARY

[illegible]

	REQUIRED	PROVIDED
RIGHT OF WAY (DOBSON RD)	1 Tree/6' Spacing per 25 LF and 50% Coverage/	
TREES	21	32
SHRUBS	86	93
RIGHT OF WAY (ISABELLA AVE)	1 Tree/4' Spacing per 25 LF and 50% Coverage/	
TREES	22	28
SHRUBS	86	94
PARKING LOT (ISLAND TREE)	1 Tree/5' Spacing per 25 LF and 50% Coverage/	
TREES	14	14
PARKING LOT (MEDIAN TREE)	1 Tree/6' Spacing per 8 Spacing	
TREES	23	28
SHRUBS	136	142
NON-ANGLE RESIDENCE PERIMETER	3 Trees/10' Spacing per 100 LF	
TREES	16	30

1. 10% OF TREES REQUIRED IN ROWS SHOULD BE 24" BOX OR LARGER WITH A MINIMUM OF 50% OF REQUIRED TREES BEING 24" BOX. NO TREES SMALLER THAN 5 GALLON.
2. 5% OF TREES REQUIRED IN PARKING AREAS & FOUNDATION PLANTING AREAS NEED TO BE 24" BOX WITH 25% OF TREES BEING 24" BOX. NO TREES SMALLER THAN 5 GALLON.
3. 50% OF TREES REQUIRED IN PERIMETER LANDSCAPE AREAS TO BE 24" BOX WITH THE BALANCE BEING 5 GALLON.
4. 90% OF ALL TREES REQUIRED SHOULD BE 5 GALLON WITH NO TREES LESS THAN 1 GALLON.

Additional Note:
 1) ADDITIONAL 24" BOX TREES SUBSTITUTED FOR (A) 5 GALLON TREES
 2) 3/4" BOX SUBSTITUTED FOR (B) 5 GALLON TREES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAINAGE ACTUAL LOCATIONS, QUANTITIES, DEEPS, AND SPECIES SHALL BE DETERMINED AND SHALL BE PER CITY CODES.
2. ALL TREES USED UNDER THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE AS SHOWN ON LANDSCAPE CONSTRUCTION DRAWINGS. 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 EIGHT FEET OF A TRUNK 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-TURNING AREAS SHALL RECEIVE A 3" DEPTH OF DECOMPOSED GRANITE.
6. THE HEDGEROW SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRASSES AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM BUILDINGS AND STRUCTURES.
8. FINAL PLANT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLANT 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 RES.

	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	COMMENTS
	WILDS				
	Acacia saligna	White Acacia	36" Box	30	Standard Tree
	Cassipouia guianensis	Yellow Bird of Paradise	24" Box	10	Fls. - from Doris Canopy
	Cardinalis flammula	Redstart Flamingo Male Verde	36" Box	21	Fls. - from Doris Canopy
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	5	Fls. - from Doris Canopy
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	21	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree
	Chrysomela parviflora	Parrot Parrot Parrot	24" Box	14	Standard Tree

<i>Alse blackberry</i>	Marshall Alps	9 Oct	25	40	Plan
<i>agave densiflora</i>	Smooth agave	9 Oct	29	40	Plan
<i>Bougainvillea</i>	vine Bougainvillea	9 Oct	21	40	Plan
<i>Bougainvillea</i>	vine Bougainvillea	9 Oct	19	40	Plan
<i>Cycas revoluta</i>	large Palm	9 Oct	27	40	Plan
<i>Daylily acrotichus</i>	Green Spoon	5 Oct	8	40	Plan
<i>Yucca filamentosa</i>	Wings Edge Yucca	5 Oct	36	40	Plan
<i>Flora blanda</i>	Spring Pig Vine	5 Oct	33	40	Plan
<i>Daylily quadrangulum</i>	Tomatoes Spoon	9 Oct	30	40	Plan
<i>Yucca parviflora</i>	Small Green Yucca	9 Oct	43	40	Plan
<i>Platanus bicephala</i>	Lady Mignier Plant	9 Oct	24	40	Plan
<i>Podocarpus neriifolia</i>	Pin, Trumpet Vine	9 Oct	20	40	Plan
<i>Rosa ramanda</i>	Wild Rose Rose	9 Oct	14	40	Plan
<i>Scutellaria rigida</i>	Tropical Bird of Paradise	9 Oct	15	40	Plan

Grassland species	Yellow Bird of Paradise	24	50s		
<i>Rissa aquatilis</i>	Cori Pomarine	9	60s	42	As Per Plan
<i>Dendroica virens</i>	Pomarine Woodpecker	9	60s	40	As Per Plan
<i>Empidonax hyemalis</i>	Blue Doves	9	60s	44	As Per Plan
<i>Hirundo lunifrons</i>	Swamp Sparrow	9	60s	40	As Per Plan
<i>Rissa pomarina</i>	Blue Doves	9	60s	40	As Per Plan
<i>Turdus hybrid</i>	Blue Doves	9	60s	40	As Per Plan
<i>Turdus hybrid</i>	Yellow Doves	9	60s	40	As Per Plan
<i>Turdus hybrid</i>	Orange Doves	9	60s	40	As Per Plan

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Decomposed Granite - 1/2" Screened Express Brown or equal
2" Depth in All Planting Areas (Typ) - 41.00 SQ. FT.

Synthetic Turf - EasyTurf (Pedigree for dog park)
Revelation Olive Lush or equal - 6 1/2' x 12' - 41.00 SQ. FT.

1/4" Green Rubber Mulch - 41.00 SQ. FT.

**Collaborative V
Design Studio Inc.**
7145 Euc. St., Ayer, CA
95923
Tel: (530) 241-1111
Fax: (530) 241-1111
www.collabv.com



ALLIANCE
RESIDENTIAL COMPANY

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Computer must verify its documents at
port before proceeding off the port.

REVISIONS

1	
2	
3	
4	
5	

DESIGN REVIEW

CLS-1

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

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

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

305-02-645
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

305-02-649
JOVANOVIC DANIJELA/JOVAN
2161 W ISABELLA AVE
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
KLEMM CHERYL J
2146 W ISABELLA AVE #119
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

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

305-02-625
LARRY BISHOP & 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

305-12-034A
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

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

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

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

305-02-647
MARTINEZ DANIEL/ERICA
2149 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

EXHIBIT D

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

36.15 ° = 723.0°



ALLIANCE
RESIDENTIAL COMPANY

DATE APR 14 1969 CAS 19 2773

Air

CONTEXT SITE PLAN
PRELIMINARY

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

Office of Rich Barlow, LLC
ORB
Architecture

WorldHQ@ORArch.co



PRELIMINARY
NOT FOR
CONSTRUCTION

 **ALLIANZ**
ACCIDENTI E INCENDI

OWNER:
ALLIANCE HOSPITAL CO.
200 S. CHAMBERS ST.
FLOOR 100
MEMPHIS, TENNESSEE 38103
CONTACT: TOM LANE

ARCHITECTURAL:
ONE PROFESSIONAL
3040 N. 34TH ST.
PO BOX 10000
TOLSON, MISSISSIPPI 39201
CONTACT: JOHN BAY

CORP.
ALAN D. CHURCH
PO BOX 970 W. 8TH ST.
MIDLAND, TEXAS 79706
TEL. 681-0400
FAX 681-0400
SHAWNEE LAKE BLVD

LANDSCAPE:
COLLAPSRATIVE V.
TIN E. FIRST AVE.
NORTHDALE, FL 335
TEL. 681-0400
FAX 681-0400
CONCRETE, BATTI 00

ELECTRICAL:
 40 CHURCHING, INC.
 813 N. 17TH AVENUE
 PHOENIX, AZ 85016
 TEL. 800/861-1798
 FAX 602/241-1808
 COUNCIL: MICHAEL P. PARRINO

DISCUSSION REVIEW

DATE MAY 13 1961

A3.60

PERSPECTIVE VIEW



PERSPECTIVE VIEW

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

Office of Rick Barber
ORB
Architecture
Warrick@ORBarch.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**ALLIANCE
RESIDENTIAL COMPANY**

OWNER:
ALLIANCE RESIDENTIAL CO.
2001 N. CENTRAL AVE.
PHOENIX, ARIZONA 85004
CONTACT: TON LERO

ARCHITECTURAL:
ORB ARCHITECTURE, LLC
2001 N. CENTRAL AVE.
PHOENIX, ARIZONA 85004
CONTACT: TON LERO

ELECTRICAL:
M. J. CONSTRUCTION, INC.
1111 N. 11TH AVENUE
PHOENIX, AZ 85003
CONTACT: EDWARD F. HENRI

LANDSCAPE:
LANDSCAPE VISION, LLC
2001 N. CENTRAL AVE.
PHOENIX, AZ 85004
CONTACT: TON 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

305-02-622
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

305-12-008A
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 Q
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
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GILBERT, AZ 85234

305-12-105
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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

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WALTERS DEAN E
2146 W ISABELLA NO 247
MESA, AZ 85202~~

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WARBURTON MICHAEL J
1830 S CHOLLA
MESA, AZ 85202

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

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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

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

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WOUDENBERG JERRY LEE/ELDA H TR
2146 W ISABELLA #215
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305-12-039A
WRIGHT ALICE B
2146 W ISABELLA AVE UNIT 131
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305-12-018A
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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
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CASILLAS ALEJANDRO/HEWITT SHARILYNN
92-862 WELO ST #460
KAPOLEI, HI 96707

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305-02-637*
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2150 W ISTMUS LOOP
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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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3922 E GOLDFINCH GATE LN
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305-12-036A*
OWNER/OCCUPANT
2146 W ISABELLA AVE 128
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305-12-055A*
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2148 W INLET LOOP
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1827 S YUCCA
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305-12-088*
OWNER/OCCUPANT
2146 W ISABELLA 124
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305-12-054A*
OWNER/OCCUPANT
2146 W ISABELLA AVE #230
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305-02-632^M
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2151 W ISTHMUS LOOP
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305-02-749^M
PONICKI ERNEST M/SHEILA M
1873 W ENCINAS ST
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134-43-017^M
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C/O ALTUS GROUP VENTAS
PO BOX 71970
PHOENIX, AZ 85050

134-43-016B^M
DISCOVERY HEALTH SYSTEMS
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LAKE PARK VILLAGE I HOMEOWNER'S ASSOC
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1820 S. ASH
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PATTI GARVIN, STAT AGENT
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LYLE L. KAHRS, STAT AGENT
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4801 S. LAKESHORE DRIVE, #203
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RYAN WINKLE
DOBSON WOODS
911 W. JACINTO CIRCLE
MESA, AZ 85210

WYATT MELLO
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BRIDGEWOOD NINE 30 PROPERTY OWNERS
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C/O BROWN COMMUNITY MANAGEMENT
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C/O BOLEN, P.C.
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DOBSON GLEN, INC.
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MESA, AZ 85209

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

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

RED MOUNTAIN MANAGEMENT, LLC, STAT
AGENT
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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 SYCCA	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
FARMY MIZNER	2430 S. Playa	
Sparks	2420 W. Isabella ave	480-773-3485
Stevens	2420 W Via Rialto	" 730-1823
NALE 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	
Dennis + 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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