

# **Overlook at Forest Knoll**

## **Project Narrative**

Overlook at Forest Knolls is a 9.23 acre infill parcel currently zoned AG located on the top of the north mesa near Gilbert Rd. and L-202 overlooking the beautiful community of Lehi.

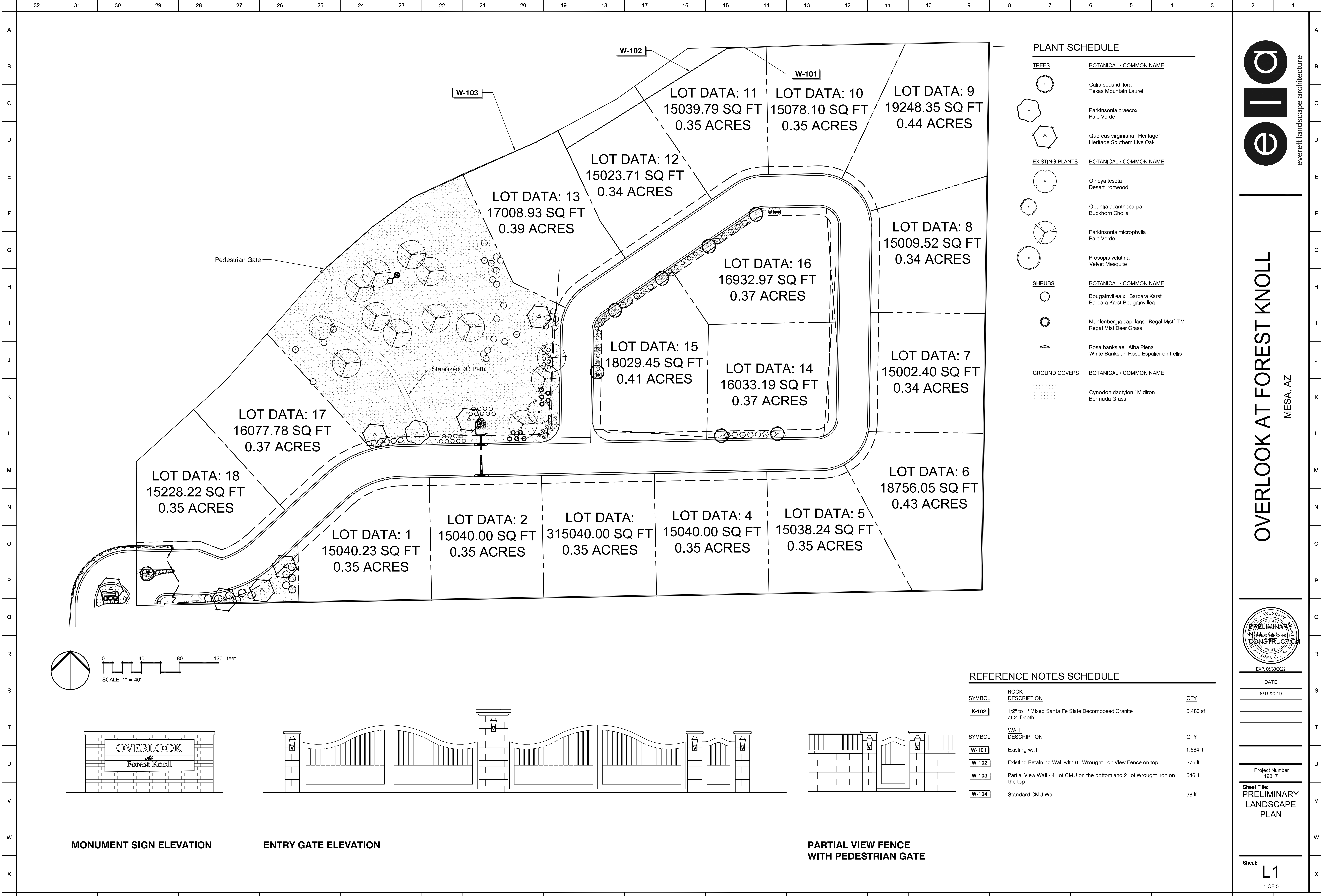
We are proposing to rezone and subdivide this parcel into a gated community with 18 custom home lots and a large nature reserve with native vegetation and breathtaking views of Lehi below left unobstructed for all community residents to enjoy. After extensive city official and neighborhood meetings, we have found that our project has overwhelming support and meets the needs of the City of Mesa general plan, community leaders, and neighborhood residents.

Overlook at Forest Knolls will be an in-fill community tucked away within the quaint custom home development of Forest Knolls along the eastern and southern boundary. This surrounding neighborhood is zoned RS-15 with lots from 14,998 to 27,334 square feet boasting a mixture of both two-story and single-story ranch style homes varying from 2644 to 6272 square feet. Along the northern boundary, one will find the SRP canal and walking path and along the western boundary, an undeveloped raw parcel.

Overlook at Forest Knolls was specifically designed to replicate the surrounding community with a PAD RS-15 zoning including lots ranging from 15,002 to 19,248 square feet with equivalent custom home structure and square footage. We are specifically requesting a PAD overlay to accommodate the private streets found in this intimate gated community intended to create private enclave for homeowners and neighbors. Our residents know that once they pass through the timeless farmhouse gates, framed by brick pillars and a cobblestone driveway, they have made it home. To accomplish our plans of a gated entrance, required land will be purchased from the adjacent parcel to the west 136-05-002K.

Along with large lot sizes and privacy, each custom home in the community will also have access to a large nature reserve left open on the edge of the mesa overlooking beautiful Lehi Valley below. Leaving open such a picturesque horizon will allow every resident to enjoy a postcard worthy Arizona each and every day. In addition to great views, the reserve will boast a granite path strolling down through natural vegetation with limited man-made improvements to arrive to gated access to the city's canal paths, all residents will share this space as a relaxing oasis away from the noise of daily life.

By bringing this project to life, Mesa will allow 18 families to thrive.

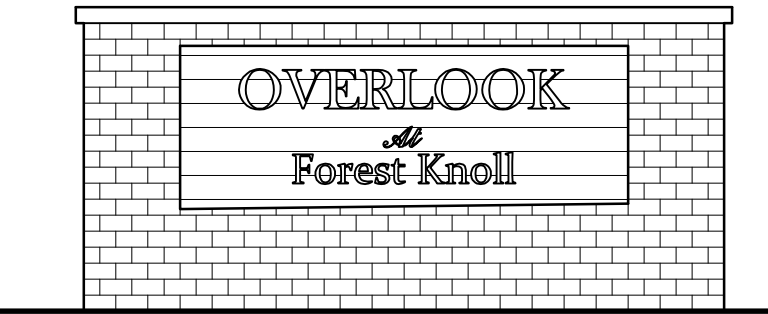


PLANT SCHEDULE

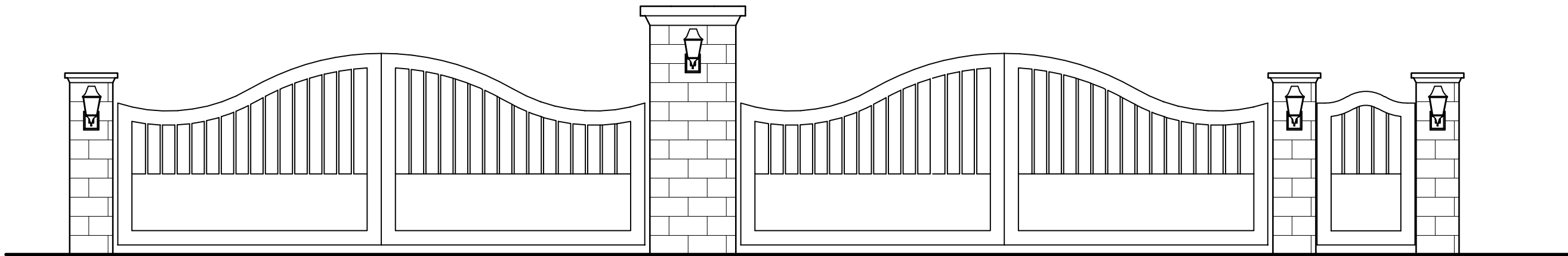
TREES	BOTANICAL / COMMON NAME
	Callia secundiflora Texas Mountain Laurel
	Parkinsonia praecox Palo Verde
	Quercus virginiana 'Heritage' Heritage Southern Live Oak
EXISTING PLANTS	BOTANICAL / COMMON NAME
	Olivea tesota Desert Ironwood
	Opuntia acanthocarpa Buckhorn Cholla
	Parkinsonia microphylla Palo Verde
	Prosopis velutina Velvet Mesquite
SHRUBS	BOTANICAL / COMMON NAME
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass
	Rosa banksiae 'Alba Plena' White Banksian Rose Espalier on trellis
GROUND COVERS	BOTANICAL / COMMON NAME
	Cynodon dactylon 'Midiron' Bermuda Grass

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
K-102	1/2" to 1" Mixed Santa Fe Slate Decomposed Granite at 2" Depth	6,480 sf
SYMBOL	WALL DESCRIPTION	QTY
W-101	Existing wall	1,684 lf
W-102	Existing Retaining Wall with 6" Wrought Iron View Fence on top.	276 lf
W-103	Partial View Wall - 4' of CMU on the bottom and 2' of Wrought Iron on the top.	646 lf
W-104	Standard CMU Wall	38 lf



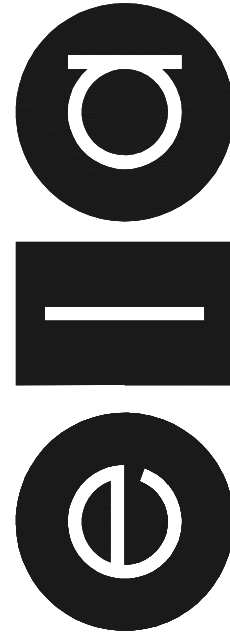
MONUMENT SIGN ELEVATION



ENTRY GATE ELEVATION



PARTIAL VIEW FENCE WITH PEDESTRIAN GATE



everett landscape architecture

OVERLOOK AT FOREST KNOLL

MESA, AZ



EXP. 06/30/2022

DATE

8/19/2019

Project Number  
19017

Sheet Title:  
PRELIMINARY  
LANDSCAPE  
PLAN

Sheet:

L1

1 OF 5

## **Citizen Participation Plan for Overlook at Forest Knoll**

**Date:** June 13, 2019

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbour associations, agencies, schools and businesses in the vicinity of the site of an application for the **Overlook at Forest Knoll** subdivision. This site is located at 2515 North Harris Drive, Mesa, Arizona 85203 and is an application for rezoning of this 9.22-acre parcel from AG to PAD with 15,00 minimum square foot lots and a density of 1.9 lots per acre for the single-family housing units. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Rob Stephan  
Excolo Development  
6628 E Baseline Rd #102  
Mesa, AZ 85206  
602.469.9988  
[excolodev@outlook.com](mailto:excolodev@outlook.com)

**Pre-submittal Meeting:** The pre-application meeting with the City of Mesa planning staff was held on June 10, 2019. Staff reviewed the application and recommend that adjacent residents, Mesa School District and nearby registered neighbourhoods 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 of the development that members of the community might have.

1. A contact list will be developed for citizens and agencies in this area including:
  - All registered neighbourhood associations within one mile of the project
  - Homeowners Associations within One half mile of the project.
  - Property owners within 1,000 feet from site, but may include more
  - Mesa School District in writing with copies to the Mountain View High School, Stapley Junior High School and Lehi Elementary School, and any other public schools who may be affected by this application.
  - All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitations to a series of two neighbourhood meetings to be held at Desert Heritage Church at 1020 N. Horne, Mesa, Arizona
  - The first meeting will be held Friday July 12<sup>th</sup>, 2019 as an introduction to the project, and opportunity to ask questions and state concerns, A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
  - The second meeting will be held Thursday, August 8, and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.

2. Presentations will be made to groups of citizens or neighbourhood associations upon request.

All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

Schedule: Pre-submittal Meeting: **Tuesday, June 25, 2019**

First neighbourhood Meeting: **Friday, July 12, 2019**

Application Submittal: **Monday, July 15, 2019**

Second Neighbourhood Meeting: **Thursday, August 8, 2019**

Submit Citizen Participation Report and Notification Materials: **Friday, August 9, 2019**

Planning and Zoning Board Hearing: **Wednesday, October 9, 2019**

# **Citizen Participation Report for Overlook at Forrest Knoll Subdivision**

## **Case#: ZON19-00514**

**Date of Report: August 9, 2019**

**Overview:** This report provides results of the implementation of the Citizen Participation Plan for Overlook at Forrest Knoll. The 9.3-acre site is located 2515 N Harris Drive in Mesa, Arizona. This is an application for a PAD rezone of the parcel, which is currently zoned AG, with 15,000 minimum square foot lots and a density of 1.9 lots per acre. This report provides evidence that citizens, neighbours, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

**Contact:**

Nedra Eldridge  
12244 S. 45<sup>th</sup> Street  
Phoenix, AZ 85044  
[nedra@eldridgeconstructionmgmt.com](mailto:nedra@eldridgeconstructionmgmt.com)

**Neighborhood Meetings:**

Citizens were invited to discuss the application's proposals. [Comment cards, notes, email correspondence and sign-in sheets are attached.

7/12/2019 at 6pm at Desert Heritage Church, 1020 N. Horne in Mesa. Arizona-13 citizens attended

8/08/2019 at 6pm at Desert Heritage Church, 1020 N. Horne in Mesa. Arizona-10 citizens attended.

**Correspondence and Telephone Calls:**

1. July 3<sup>rd</sup>, 2019, 1<sup>st</sup> neighborhood meeting notification letter was mailed to the parcels that fall within the 1000ft (112), the registered neighborhoods and HOAs and five public schools. (contact lists and mailer sample attached)
2. July 12, 2019, I received a call from Steve Goodman, 2358 N. Harris, who commented based on the rendering that was included in the mailer that it does not conform to the current zoning. I explained that it is why we're doing a rezone application and giving neighbours an opportunity to comment. Mr. Goodman also informed me that he had just gotten his letter the day of the meeting.
3. July 12, 2019, Charlie, who acknowledged that he is not in the neighborhood, called to comment that he thinks limiting the homes to 1-story would garner a better response from the neighbours.
4. July 24<sup>th</sup>, 2019, 2<sup>nd</sup> neighborhood meeting notification letter was mailed to the parcels that fall within the 1000ft (112), the registered neighborhoods and HOAs and five public schools. (contact lists and mailer sample attached).
5. July 25, 2019, Michelle McCroskey- Lehi Board, does not affect traffic in that neighborhood
6. August 1, 2019, Stacy Anderson, emailed with questions about HOA and lot sizes.

**Results:****1. Summary of Neighborhood Concerns:** (Meeting notes attached)

- Increased Traffic
- Obstructed Views
- Water Pressure
- Loss of Access to Walking Trail

**2. How Concerns Were Addressed****Increased Traffic:**

There are 423 homes that access the main thoroughfare through the neighborhood. The proposed development will add 18 more homes which will be an increase of less than 5%. They all agreed that this is far less than previous proposed developments and thus far more acceptable.

**Obstructed Views/Building Height:**

It was generally agreed that with the current amount of two-story homes in the surrounding subdivision (48%) it would not be reasonable to set height restrictions. There will be an HOA and the development will blend with the 'flavour' of the surrounding neighborhoods.

**Water Pressure:**

Some of the homes in the area are experiencing low water pressure. It was explained that this subdivision will be pulling from another main. The homes that are currently being serviced by that main are not having water pressure issues. When this parcel is developed it will be pressure tested per city requirements.

**Loss of Access to Walking Trail:**

There is currently no dedicated 'Public' access to the walking trail. This project will not affect any current public access to the canal trail.

**NEIGHBORHOOD CONCLUSION**

**The last meeting was closed with a show-of-hand vote on support of the project and there was unanimous support as witnessed by Leslie Davis, the City of Mesa representative present at the meeting.**

**Attachments**

1. 1<sup>st</sup> Neighborhood Meeting Notification Letter (2<sup>nd</sup> letter same except for dates)
2. Buffer Map of 1000 ft for Neighborhood Meeting notifications
3. City of Mesa provided Resident Notification list for Neighborhood meetings
4. City of Mesa provided Registered Neighborhood list for Neighborhood meetings
5. Neighborhood Meeting Notifications 1 and 2
6. Neighborhood Meeting 1 Notes and Sign in
7. Neighborhood Meeting 2 Notes
8. Zoning Hearing Notification Letter
9. Buffer Map of 500 ft for Zoning Hearing notifications
10. Resident Notification list for Zoning Hearing
11. Registered Neighborhood Notification list for Zoning Hearing

# 1<sup>st</sup> NEIGHBORHOOD MEETING NOTIFICATION LETTER

(2<sup>nd</sup> meeting notification letter was the same w/ updated dates)

July 3rd, 2019

Excolo Development  
6628 E Baseline Rd #102  
Mesa, AZ 85206

Subject: Proposed Rezoning for Overlook at Forest Knoll

Dear Neighbour:

We are excited to inform you that Excolo Development is applying for PAD RS-15 rezone with the City of Mesa for the property located at 2515 N Harris Drive, Mesa, Arizona 85203 which lies in District 1 served by council member Mark Freeman.

Overlook at Forest Knolls is a 9.23 acre infill parcel currently zoned AG (agriculture) located at the north end of Harris Drive overlooking beautiful Lehi Valley below. We are proposing to rezone and subdivide this parcel into a gated community with 18 custom home lots and a large natural reserve with native vegetation where breath-taking views of Lehi Valley are left completely unobstructed for all community residents to enjoy. Overlook at Forest Knoll, with 15,000 square foot minimum lots and a density of 1.9 lots per acre, will conform and fit nicely into the surrounding R-15 zoned neighbourhoods. After extensive meetings with city officials and neighbourhood outreach, we have found that our project has overwhelming support and meets the needs of the City of Mesa general plan, community leaders, and neighbourhood residents.

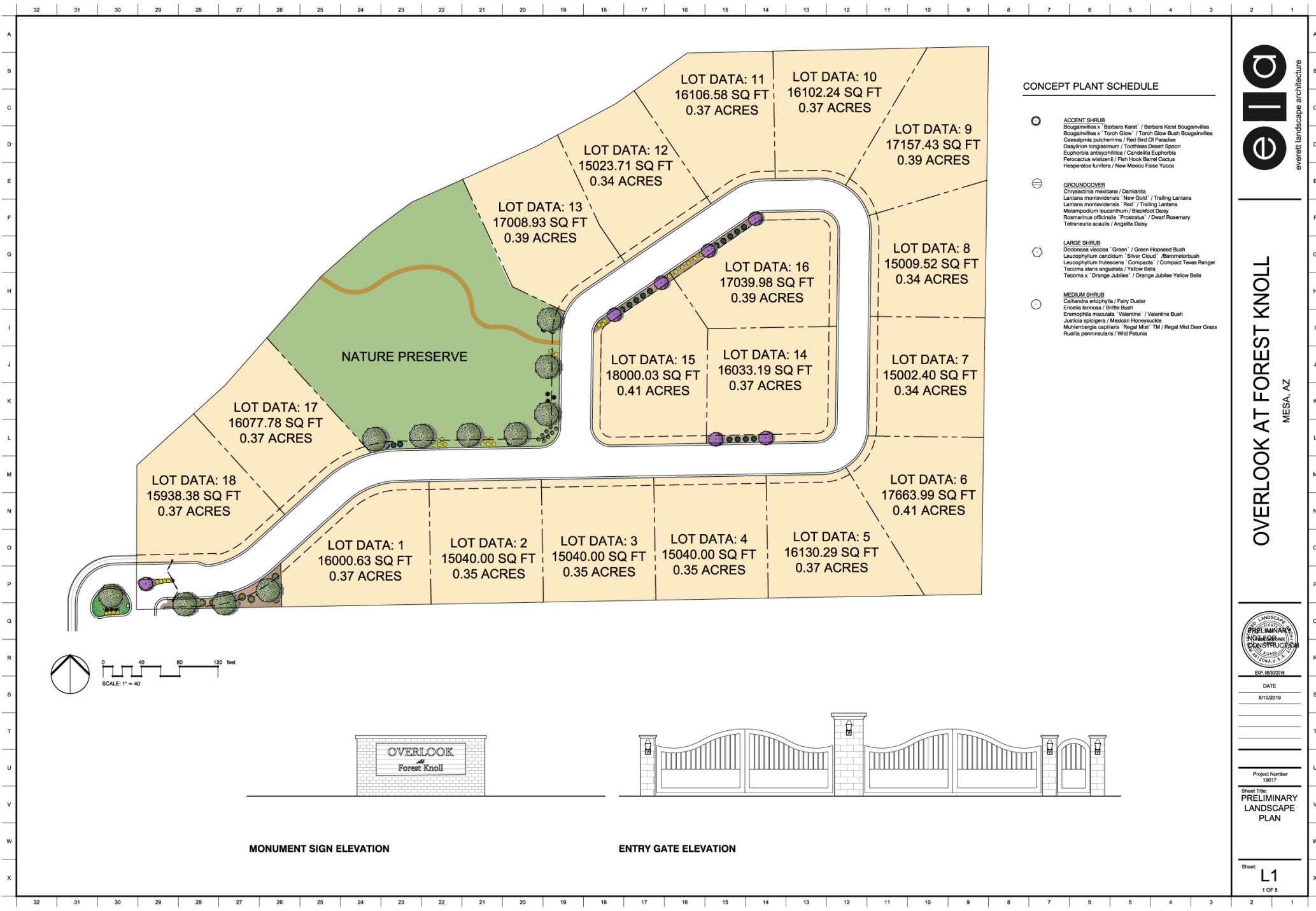
We have included a site plan with this letter for your review. We would love your feedback and will be holding neighbourhood meetings in an effort to receive that. The first of such meetings will take place Friday, July 12, 2019 at 6:00 pm at the Desert Heritage Church at 1020 N. Horne, Mesa, Arizona 85203. If you are unable to attend and have questions or comments, please write us at 6628 E Baseline Rd #102, Mesa, AZ 85206, email us at [nedra@eldridgeconstructionmgmt.com](mailto:nedra@eldridgeconstructionmgmt.com), or call us at (480) 753-7216. You may also contact Lesley Davis at the City of Mesa Planning Department at [Lesley.Davis@mesaaz.gov](mailto:Lesley.Davis@mesaaz.gov).

This is an exciting time for the community and we look forward to your comments.

Sincerely,

The Excolo Development Team





CONCEPT PLANT SCHEDULE

- ACCENT SHRUB
  - Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea
  - Bougainvillea x 'Torch Glow' / Torch Glow Bush Bougainvillea
  - Cassipouia puberula / Red Bird Of Paradise
  - Daylily longisilum / Toothless Desert Spoon
  - Euphorbia arborescens / Candelabra Euphorbia
  - Fouquieria splendens / Fish Hook Barrel Cactus
  - Hesperaloe parviflora / New Mexico False Yucca
- GROUND COVER
  - Chrysanthemum 'New Gold' / Trailing Lantana
  - Lantana montevidensis / Red / Trailing Lantana
  - Melampodium leucanthum / Blackfoot Daisy
  - Rosa rugosa 'Prostrata' / Dwarf Rosemary
  - Tetradlea acutifolia / Angelita Daisy
- LARGE SHRUB
  - Dodonaea viscosa 'Green' / Green Hopseed Bush
  - Leucophyllum candidum 'Silver Cloud' / Barometerbush
  - Leucophyllum frutescens 'Compacta' / Compact Texas Ranger
  - Tecoma stans angustata / Yellow Bells
  - Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
- MEDIUM SHRUB
  - Calliandra eriophylla / Fairy Duster
  - Encelia farinosa / Brittle Bush
  - Eremophila maculata 'Valentine' / Valentine Bush
  - Justicia spicigera / Mexican Honeycreeper
  - Muhlenbergia capillaris 'Regal Mist' TM / Regal Mist Deer Grass
  - Ruellia pennsylvanica / Wild Petunia



OVERLOOK AT FOREST KNOLL  
MESA, AZ

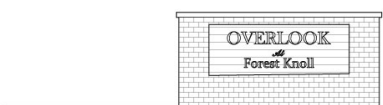


DATE  
8/10/2019

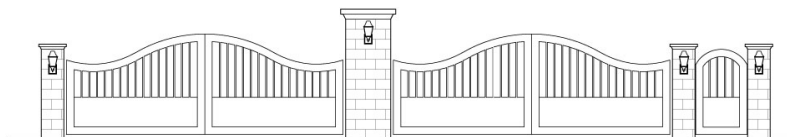
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1 OF 5

MONUMENT SIGN ELEVATION

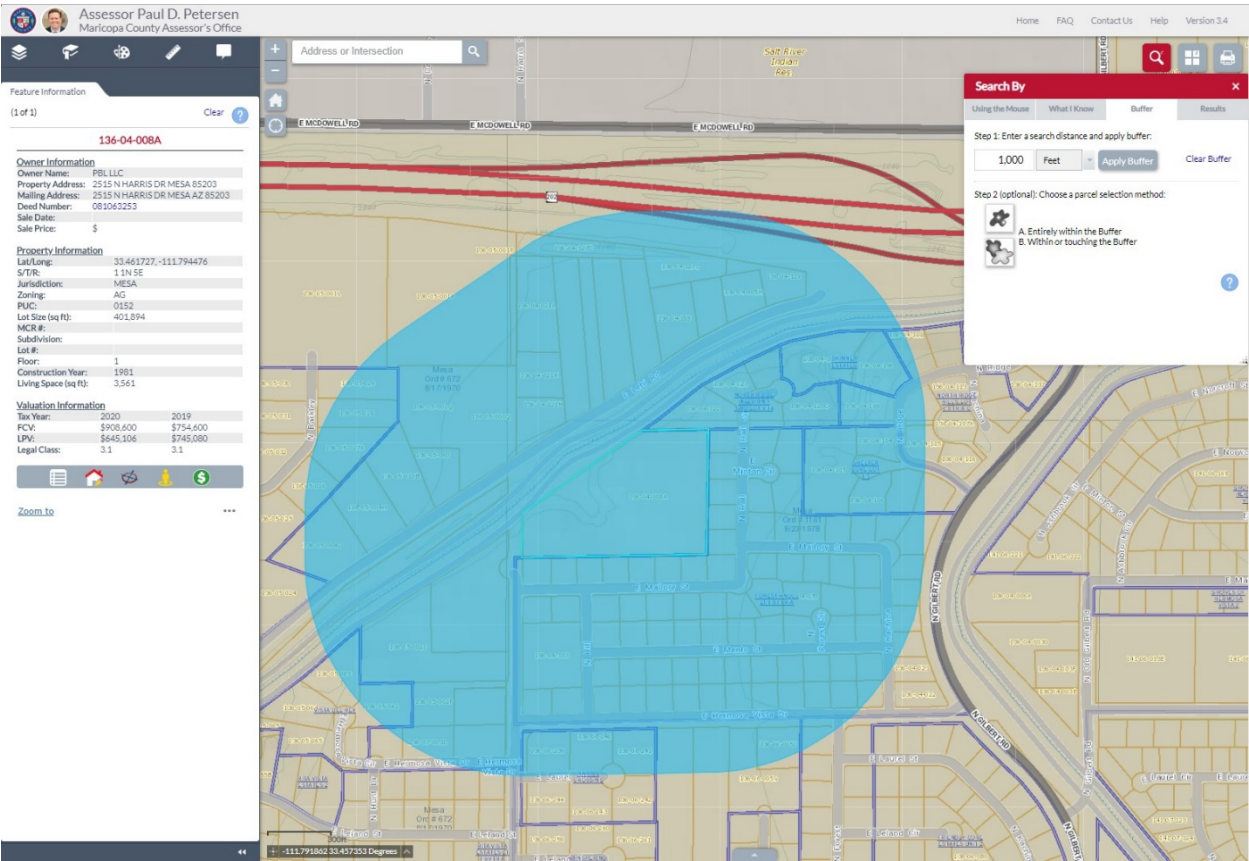


ENTRY GATE ELEVATION





# Buffer Map of 1000 ft for Neighborhood Meeting notifications



## City of Mesa Resident Notification List for Neighborhood Meetings (1000 ft)

Parcel Number	Owner	Mailing Address	City	State	Zip
136-04-005D	MARTINEZ LEONARD B/LORRIE W	1644 E LEHI RD	MESA	AZ	85203
136-04-005H	MESA LEHI LLC	1425 N 85TH PL STE 1	MESA	AZ	85203
136-04-008A	PBL LLC	2515 N HARRIS DR	MESA	AZ	85203
136-04-021C	BOWLING ANGELA T	1660 E LEHI RD	MESA	AZ	85203
136-04-021D	TALLIN LLC	1252 E NANCE ST	MESA	AZ	85203
136-04-021E	TALLIN LLC	1252 E NANCE ST	MESA	AZ	85203
136-04-021F	HUNT PEGGY B	1644 E LEHI RD	MESA	AZ	85203
136-04-021K	PORTER PAGE E	1616 E LEHI RD	MESA	AZ	85203
136-04-021L	PORTER PAGE E/DANIEL R	1616 E LEHI RD	MESA	AZ	85203
136-04-021M	EAVES DOUG W/TERINA F	7329 E IVYGLEN ST	MESA	AZ	85207
136-04-029	DUFFY EARL P JR/DEBRA K TR	1848 E MALLORY ST	MESA	AZ	85203
136-04-030	EAGLE EYE PROPERTIES LLC	4050 E LINCOLN	IDAHO FALLS	ID	83401
136-04-031	IRVIN MICHAEL D/ROBIN A	1824 E MALLORY ST	MESA	AZ	85203
136-04-032	P & V LIVING TRUST	1812 E MALLORY ST	MESA	AZ	85203
136-04-033	MURPHY 2011 REVOCABLE TRUST	1756 E MALLORY ST	MESA	AZ	85203
136-04-034	WATTERSON KEVIN	1750 E MALLORY ST	MESA	AZ	85203
136-04-035	CRIDER BRAD/MELISSA	1749 E MINTON CIR	MESA	AZ	85203
136-04-036	ALLEN BRIAN HOLT/TRACI MELINDA	1757 E MINTON CIR	MESA	AZ	85203
136-04-037	J PAUL COOPER BRENCHELY & LYNDA ANN BRENC TR	1754 E MINTON CIR	MESA	AZ	85203
136-04-038	BALCHUMAS FAMILY LIVING TRUST	1746 E MINTON DR	TEMPE	AZ	85282
136-04-039	MADSEN BRYON K/SIDNEY S	2566 N HALL CIR	MESA	AZ	85203
136-04-040	GRANT BOICE FAMILY TRUST	2554 N HALL CIR	MESA	AZ	85203
136-04-041	PATTISON LIVING TRUST	2542 N HALL	MESA	AZ	85203
136-04-042	ANDERSON MICHAEL S/STACEY L	2530 N HALL	MESA	AZ	85203-2173
136-04-043	SHEWMAKE JOHN L/HEAL DUSTY	2518 N HALL CIR	MESA	AZ	85203
136-04-044	GATES GEORGE A/TIFFANY L	1736 E MALLORY ST	MESA	AZ	85203
136-04-045	JOHNSON MELVIN LEE/BEVERLY W	1724 E MALLORY ST	MESA	AZ	85203
136-04-046	BENSON DAVID K/EMILY C	1712 E MALLORY ST	MESA	AZ	85203
136-04-047	DELANEY AND FRANCES NELSON FAMILY TRUST	1662 E MALLORY ST	MESA	AZ	85203
136-04-048	BLACK LAWRENCE/WOOLSEY JULIE	1650 E MALLORY ST	MESA	AZ	85203
136-04-049	BUNTROCK SHANE D/SARA M	1638 E MALLORY ST	MESA	AZ	85203
136-04-050	HIDALGO CARLOS/DANA L	1626 E MALLORY ST	MESA	AZ	85203
136-04-051	ERVIN CHAMBERS NELSON JR REVOCABLE LIVING TRUST	1612 E MALLORY ST	MESA	AZ	85203
136-04-052	KAPPES FAMILY TRUST	1611 E MALLORY ST	MESA	AZ	85203
136-04-053	BROWN FRANKLIN BRUCE/ANN RHEES TR	1625 E MALLORY ST	MESA	AZ	85203
136-04-054	HEADLEY PAUL M/DIAZ-HEADLEY DANIELA	1645 E MALLORY ST	MESA	AZ	85203
136-04-055	DONALD R SMITH AND MARY A SMITH REV TRUST	1657 E MALLORY ST	MESA	AZ	85203-1323
136-04-056	JENSEN SCOTT A/ELIZABETH A	1709 E MALLORY ST	MESA	AZ	85203
136-04-057	BORUSHKO MARK D/LYNN D TR	1721 E MALLORY ST	MESA	AZ	85203
136-04-058	SCURR MARK R & LEILA A	13831 N 21ST WAY	PHOENIX	AZ	85022
136-04-059	BREWER DAVID	1745 E MALLORY ST	MESA	AZ	85203
136-04-060	ZACCARDU NUCGAEK K/MERIAM K	1747 E MALLORY ST	MESA	AZ	85203
136-04-061	MYERS SHALMARIE	1753 E MALLORY ST	MESA	AZ	85203
136-04-062	PRIOR JOSHUA M/NICOLE A	1755 E MALLORY ST	MESA	AZ	85203
136-04-063	COULTER JEFFERY/SERENA	1813 E MALLORY ST	MESA	AZ	85203
136-04-064	LOUIS FAMILY REVOCABLE TRUST	1462 E DARTMOUTH ST	MESA	AZ	85203
136-04-065	POTHIER STEPHEN/KARA	1839 E MALLORY ST	MESA	AZ	85203
136-04-066	MARK D AND BEVANY A KILLPACK REVOCABLE TRUST	2452 N KACHINA	MESA	AZ	85203
136-04-067	SCOGGIN DANIEL P/TIFFANY	1832 E MENLO ST	MESA	AZ	85203
136-04-068	MURPHY FAMILY TRUST	2439 N FOREST CIR	MESA	AZ	85203
136-04-069	ALLEN AND RONNA GOODMANSEN REVOCABLE TRUST	2451 N FOREST CIR	MESA	AZ	85203
136-04-070	BECK SHAWN M/FLORES BECK MARIA G	2450 N FOREST CIR	MESA	AZ	85208
136-04-071	GIERHAHN JEFFREY G/ALICE L	2246 N FOREST	MESA	AZ	85203
136-04-072	HALVERSON KENNETH MERLE/LOIS ELAINE M TR	1752 E MENLO	MESA	AZ	85203
136-04-073	WINKYAW SAI/ANGELA	1744 E MENLO ST	MESA	AZ	85203
136-04-074	LINDBERG TRAVIS J/RENEE B	1732 E MENLO ST	MESA	AZ	85203
136-04-075	AVRAMOVIC ADAM/VERA	836 W MAIN ST	MESA	AZ	85201
136-04-076	KREGLE DANNYKELLEY A M TR	1708 E MENLO ST	MESA	AZ	85203
136-04-077	STOCKTON ASHLEY/LEVI	1656 E MENLO ST	MESA	AZ	85203
136-04-078	JONES WILLIAM J JR/ LESTER-JONES PATRICIA	1644 E MENLO	MESA	AZ	85203
136-04-079	CALEY STEPHEN P/LILLIAN J	1643 E MENLO ST	MESA	AZ	85203
136-04-080	JOHN & ROBBIE SPICER FAMILY TRUST	1655 E MENLO ST	MESA	AZ	85203
136-04-081	MASON JARED/ASHLEY	1707 E MENLO ST	MESA	AZ	85203
136-04-082	SOKOLOV ANDRIY/SOLOLOVA NATALYA	1719 E MENLO ST	MESA	AZ	85203
136-04-083	RONALD IRWIN BISHOP REVOCABLE LIVING TRUST	1731 E MENLO ST	MESA	AZ	85203
136-04-084	DEWEY DONO B/DENA ANN	1743 E MENLO ST	MESA	AZ	85203
136-04-085	SURVIVORS TRUST	1751 E MENLO ST	MESA	AZ	85203

136-04-086	BARTEL FAMILY TRUST	1763 E MENLO ST	MESA	AZ	85203-1334
136-04-087	MIKALACKI DRAGOMIR & SLAVICA	1807 E MENLO ST	MESA	AZ	85203
136-04-088	NORVAL C JESPERSON LIVING TRUST	1819 E MENLO ST	MESA	AZ	85203
136-04-089	RYAN GERARD M/ EMIKO Y TR	1831 E MENLO ST	MESA	AZ	85203
136-04-091	JODY A SLECHTA REVOCABLE TRUST	1818 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-092	RICHARD G FRUTH AND CAROLINE S FRUTH REVOCABLE LIVING TRUST	1806 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-093	SMITH THANE H/JEAN TR	1762 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-094	GIBSON REVOCABLE TRUST	1750 E HERMOSA VISTA DR	MESA	AZ	85203-2120
136-04-095	MUELLER WILLIAM M JR/JANA JEAN	1742 E HERMOSA VISTA	MESA	AZ	85203
136-04-096	LARSON JAY C/JENNIFER H	1730 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-097	GOMEZ ROBERT E/DIANA N TR	1718 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-098	PETERS JOHN C SR/JOY D TR	1706 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-099	ARNETT ANTHONY D/MELISSA S	1654 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-100	PEARSON DUANE /PATRICIA TR	1642 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-101	MALLY MICHAEL L/ROSEMONT GAIL	1624 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-102	KIPP FAMILY LIVING TRUST D	1610 E HERMOSA VISTA DR	MESA	AZ	85203
136-04-103	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
136-04-104	FARLEY FAMILY REVOCABLE LIVING TRUST	2550 NORTH RIDGE	MESA	AZ	85203
136-04-105	FARLEY FAMILY REVOCABLE LIVING TRUST	2550 NORTH RIDGE	MESA	AZ	85203
136-04-106	FARLEY FAMILY REVOCABLE LIVING TRUST	2550 NORTH RIDGE	MESA	AZ	85203
136-04-107	FARLEY FAMILY REVOCABLE LIVING TRUST	2550 NORTH RIDGE	MESA	AZ	85203
136-04-109	LIPA PROPERTIES LLC	2632 N RIDGE ST	MESA	AZ	85203
136-04-120C	GRAHAM BILLY R/SU ELLEN	P O BOX 5883	MESA	AZ	85211
136-04-121	PETRONSKY LINDSAY M	2609 N HALL CIR	MESA	AZ	85203
136-04-122	REBL TRUST	2606 N HALL CIR	MESA	AZ	85203
136-04-123	MCGETTIGAN JAMES/GUADALUPE	2618 N HALL CIR	MESA	AZ	85203
136-04-124	RUIZ ALBERT G/MONTE M TR	2626 N HALL CIR	MESA	AZ	85203
136-04-127D	PEARCE RICHARD N	1640 E JENSEN	MESA	AZ	85203
136-04-128	ORTEGA CRISTOBAL	503 N MACDONALD AVE	MESA	AZ	85201
136-04-129	JD BELL TRUST	1425 N 85TH PL NO 1	SCOTTSDALE	AZ	85257
136-04-135	SKINNER FAMILY REVOCABLE TRUST	2632 N HALL CIR	MESA	AZ	85203
136-04-136	SKINNER DANIEL P JR	2632 N HALL CIR	MESA	AZ	85203
136-05-001Q	PEW FAMILY TRUST	1564 E LEHI RD	MESA	AZ	85203
136-05-002F	DERON B HORNE AND DIANE HORNE FAMILY TRUST	2402 N HARRIS DR	MESA	AZ	85203
136-05-002G	DBH INVESTMENTS LLC	2408 N HARRIS	MESA	AZ	85203
136-05-002J	OTTO ALAN/LORI	2418 N HARRIS DR	MESA	AZ	85203
136-05-002K	ALO INVESTMENTS LLC	2418 N HARRIS DR	MESA	AZ	85203
136-05-004H	BAKER FAMILY LIVING TRUST	1554 E LEHI RD	MESA	AZ	85203
136-05-010B	HAUGHEY RUSSELL A/WENDY R	1556 E LEHI RD	MESA	AZ	85203
136-05-060	BRAUER DAVID BRUCE/ALLISA LORAIN	PO BOX 4134	MESA	AZ	85211
136-06-239	DOANE CHARLES W/KAREN R	656 N MAPLE CIR	MESA	AZ	85205
136-06-240	FISCHBECK FAMILY TRUST	1634 E LAUREL CIR	MESA	AZ	85203-2116
136-06-246	HARRIS CROSSING HOMEOWNERS ASSOCIATION	1615 E LAUREL CIR	MESA	AZ	85203
136-07-003A	GOODMAN STEVEN H/ CYNTHIA TR	2358 N HARRIS	MESA	AZ	85203

## City of Mesa Neighborhood Notification List for Neighborhood Meetings (1/2 mile)

Neighborhood	Owner	Mailing Address	City	State	Zip
Citrus Highlands	Mike Golio	2458 E Kael Cir	Mesa	AZ	85213
Citrus Highlands	Rob Wilcox	2521 E Hermosa Vista	Mesa	AZ	85213
Gilburr Estates	Connie Wiekhorst	1902 E Inglewood St	Mesa	AZ	85203
Gilburr Estates	Linda Grant	1726 N Kachina	Mesa	AZ	85203
Gilburr Estates	Linda Pringle	1937 E Inglewood St	Mesa	AZ	85203
Lehi (Community Improvement Association)	Paul Heywood	255 E Lehi Rd	Mesa	AZ	85201
Lehi (Community Improvement Association)	Michelle McCroskey	3021 N Chestnut Cir	Mesa	AZ	85213
Lehi (Community Improvement Association)	Rolland Shill	2445 N Mesa Dr	Mesa	AZ	85203
Royal Palms Neighborhood	Fred Ash	1510 E Jasmine St	Mesa	AZ	85203
Villas at Royal Palms	Joyce Smith	1335 E June 226	Mesa	AZ	85203
Villas at Royal Palms	Sheila Towle	P.O Box 14479	Mesa	AZ	85216
City of Mesa	Cynthia Ezcurra	P.O Box 1466 ste 250	Mesa	AZ	85211
Harris Park	Paul Gosswiller	459 N Gilbert Rd,, Suite A220	Gilbert	AZ	85234
Glenwood Parke	Wayne Syrek	2449 E MINTON ST	Mesa	AZ	85213
Las Maderas	Marc Brack	3930 S ALMA SCHOOL RD #10	Chandler	AZ	85248
Pueblo Viejo	Rae Beth Young	1346 E SALADO	Mesa	Az	85203
Regency at Garden Grove	Al Yarusso	PO BOX 30730	Mesa	AZ	85275
Stapley Greens	Wayne Whitten	4135 S. POWER RD STE 133	Mesa	AZ	85212
Summit Shadows	Taylor Searle	16625 S DESERT FOOTHILLS PKWY	Phoenix	AZ	85048
The Greens at Royal Palms	Tanner Clouse	21448 N 75TH AVE #11	Glandale	AZ	85308
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Villas at Royal Palms Condominiums	Joe Angel	532 E MARYLAND AVE STE F	Phoenix	AZ	85012
Harris Crossing	Craig Freeman	1615 E. LAUREL CIRCLE	Mesa	AZ	85203
Whispering Oaks	Robert Holyoak	1711 E. HERMOSA VISTA	Mesa	AZ	85203

## City of Mesa School Notification List for Neighborhood Meetings (1/2 mile)

Neighborhood	Owner	Mailing Address	City	State	Zip
Lehi Elementary School		2555 N Stapley Dr	Mesa	AZ	85203
Kino Junior High School		848 N. Horne	Mesa	AZ	85203
Edison Elementary School		454 N. Horne 85203	Mesa	AZ	85203
Mountain View High School		2700 E Brown Rd	Mesa	AZ	85213
Stapley Junior High School		3250 E Hermosa Vista Dr	Mesa	AZ	85213

## Overlook at Forest Knoll

### 1st Community Meeting Notes Friday July 12, 2019

We provided a sign-in sheet and comment cards for anyone who wanted to make written comments (copies attached). There were 13 people in attendance. The meeting was called to order by Mr Stephan shortly after 6pm. It lasted less than an hour and was done in discussion format.

Overall there were three major concerns expressed by the participants.

- Traffic
- Obstructed Views/Building Height
- Loss of Access to walking trail

#### Comments:

**Bob Bartell, 1763 Menlo St.:** Concerned about traffic and would like height restrictions.

**Sara Buntrock, 1638 E. Mallory St.:** She and her husband just built their two-story height home and chose the lot for the views. The lot they bought (backs up to the property) had specific deed restrictions on building. She questioned if the proposed development would have some sort of restrictions.

**Shane Buntrock, 1638 E. Mallory St.:** Questioned the proposed grading. They both want to avoid having a two-story behind their home.

**Erv Nelson, 1612 E Mallory St.:** Erv stated that he understands that something will go in there and he is supportive of this project over other options. He had questions about the gate size and access to the walking trail.

**Katie Brewer, 1745 E Mallory St.:** Katie stated that she is concerned about increased traffic. She does not want to lose access to the walking trail. She is also concerned about the possibility of reduced water pressure

**Dean Pattison, 2542 N. Hall:** Stated that he is supportive of the project.

**Ronna Goodmanson, 2451 N. Forrest Circle:** Ronna mentioned that she is concerned with the traffic impact.

**Marissa Nielson, 1420 E Leland St.:** Marissa is concerned about increased traffic. She is also concerned about the look of the development.

**Carlos Hidalgo, 1626 E. Mallory St.:** Carlos was concerned about access to the canal.

We informed the attendees that we would be having another meeting on August 8<sup>th</sup>. They do have a community Facebook page and Mr Buntrock volunteered to post the second notification letter to the site.



# OVERLOOK AT FOREST KNOLL SIGN-IN SHEET

Friday, July 12, 2019 at 6:00 pm at the Desert Heritage Church at 1020 N. Horne, Mesa, Arizona 85203.

Name	Address	Phone Number
Ronna Goodmansen <del>son-TJ Goodmansen</del>	2451 North Forest Circle	480 461-3859 hm.
Dean & Shelly Patton	2542 N. Hall	(602) 903-9420
FRANK NELSON	<del>142 E MAJORITY ST</del>	912-501-8316
Shane & Sara Buntrod	1638 E Mallory St	(602) 750 9944
Paula & Bob Bertel	1763 E Menlo St.	480-835-0075
David & Katie Brewer	1745 E Mallory St	480-688-6569
Maura Nelson	1420 E Leland St	480-962-8013
Carlos Hidalgo	1626 E. Mallory St.	(602) 989-5223



Name Shane BUNTROCK  
Address 1638 E. Mallory St  
Comments..

2158 sdb@gmail-com

Name Dean and Shelly Pattison  
Address 2542 N. Hall

Comments:  
Please send notices  
~~for~~

# **Overlook at Forrest Knoll**

## **2nd Community Meeting Notes Thursday August 8, 2019**

We provided a sign-in sheet and comment cards for anyone who wanted to make written comments (copies attached). There were 10 people in attendance. The meeting was called to order by Mr Stephan shortly after 6pm. It lasted roughly an hour and was done in discussion format.

Mr Stephan started by addressing all of the major concerns that were brought up in the July 12 meeting.

### **Traffic:**

There are 423 homes that access the main thoroughfare through the neighbourhood. The proposed development will add 18 more homes which will be an increase of less than 5%. They all agreed that this is far less than previous proposed developments and thus far more acceptable.

### **Obstructed Views/Building Height:**

It was generally agreed that with the current amount of two-story homes in the subdivision it would not be reasonable to set height restrictions. There will be an HOA and the development will blend with the 'flavour' of the surrounding neighbourhoods.

### **Loss of Access to walking trail:**

There is currently no dedicated 'Public' access to the walking trail.

### **Water Pressure:**

Some of the homes in the area are experiencing low water pressure. It was explained that this subdivision will be pulling from another main. The homes that are currently being serviced by that main are not having water pressure issues. When this parcel is developed it will be pressure tested per city requirements.

### **Comments:**

**Bob Bartell, 1763 Menlo St.:** He still concerned with the extra traffic.

**Ronna Goodmanson, 2451 N. Forrest Circle:** Ronna mentioned traffic again and spoke about getting with the city council and having speed bumps installed.

**Del Nelson, 1662 E. Mallory St:** Dell had questions about sewer fall and runoff. It was explained that all of those were currently being addressed in engineering and would meet all requirements. Mr. Nelson commented he is please with they way the developer is handling the process and the respect that is being given the residents of the community.

**Carlos Hidalgo, 1626 E. Mallory St.:** Carlos talked about access to the canal. It was explained to the group that there is currently no dedicated public access and there will be no access when the subdivision is developed. The current public access points to the canal will not be affected by this project.

**Mike Zaccardi, 1747 E. Mallory St:** Does not want to lose water pressure.

There were no new concerns brought up in this meeting. Mr Stephan addressed all of the concerns of the previous meeting and there was general satisfaction with the answers given. He wrapped up the meeting with a show of hand poll of support for the project. Though Mr Bartell indicated that he is still not happy with the fact that there will be more traffic he was accepting of the project and there was unanimous support for the project.

## OVERLOOK AT FOREST KNOLL SIGN-IN SHEET

Thursday, 08 August 2019

6:00 pm at the Desert Heritage Church at 1020 N. Horne, Mesa, Arizona 85203.

[illegible]

# Zoning Hearing Notification Letter

Excolo Development

Dear Neighbor,

We have applied for a Rezone from AG to RS-15-PAD and Site Plan Review for the property located at 2515 N Harris Drive.

This request is for development of a single-residence subdivision.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

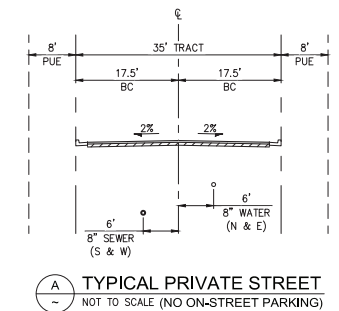
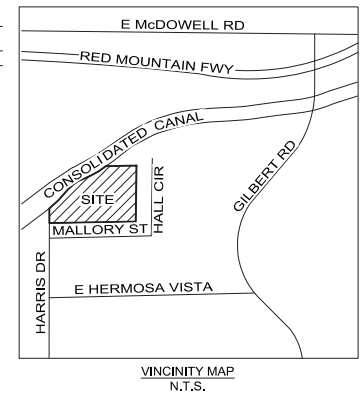
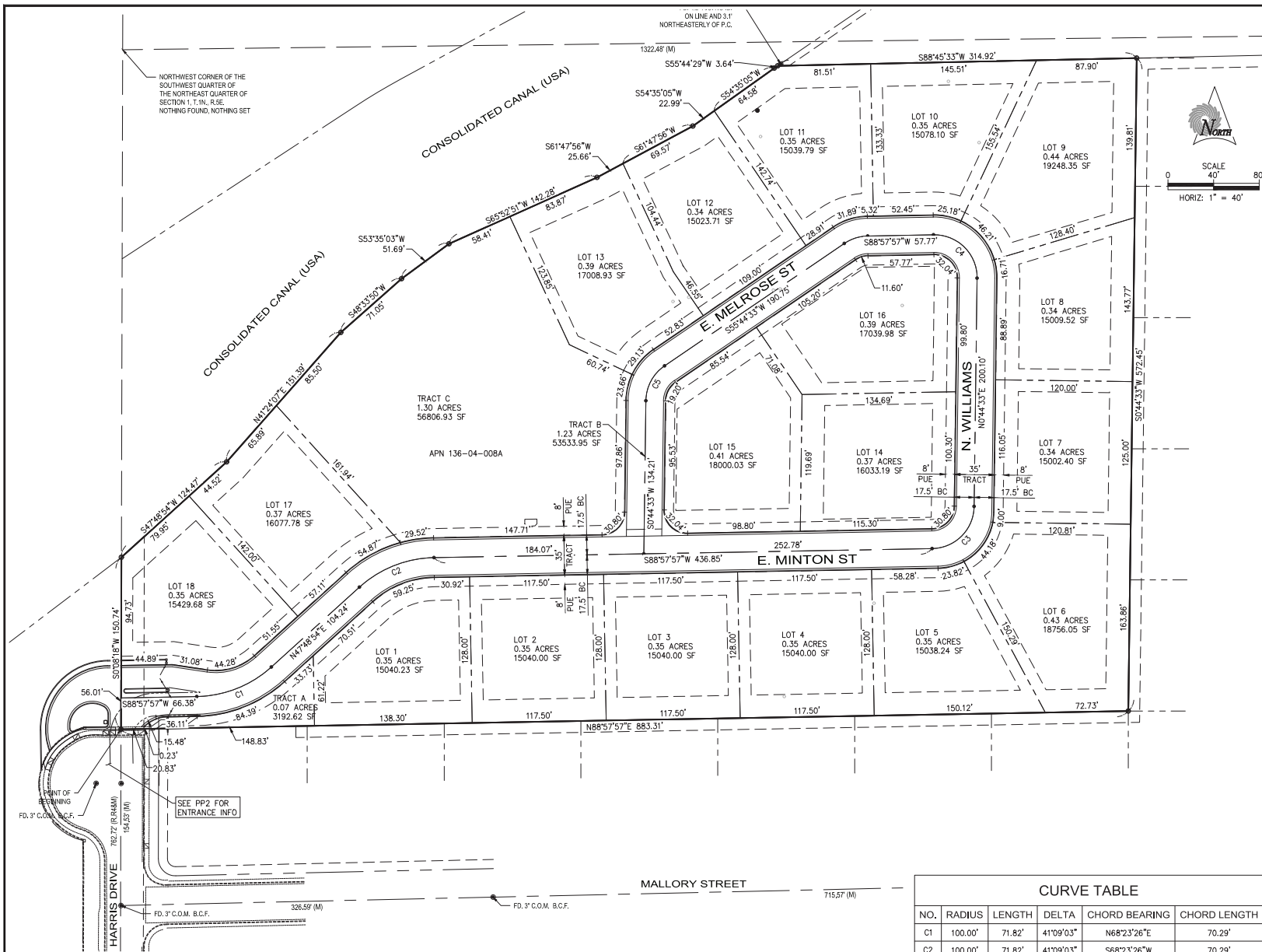
This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on November 13th, 2019 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please call me at (602) 714-8184. The City of Mesa has assigned this case to Lesley Davis of their Planning Division staff. She can be reached at (480) 644-4934 should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Stephan", with a stylized, cursive script.

Rob Stephan



CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	100.00'	71.82'	41°09'03"	N68°23'26"E
C2	100.00'	71.82'	41°09'03"	S68°23'26"W
C3	37.50'	57.74'	88°13'24"	N44°51'15"E
C4	37.50'	60.07'	91°46'36"	N45°08'45"W
C5	37.50'	36.00'	55°00'00"	S28°14'33"W

REV NO.	COMMENT	DATE

**SUNRISE ENGINEERING**

2045 SOUTH VINEYARD, SUITE 101  
MESA, ARIZONA 85210  
TEL 480.768.8600  
www.sunrise-eng.com

**EXCOLO DEVELOPMENT**

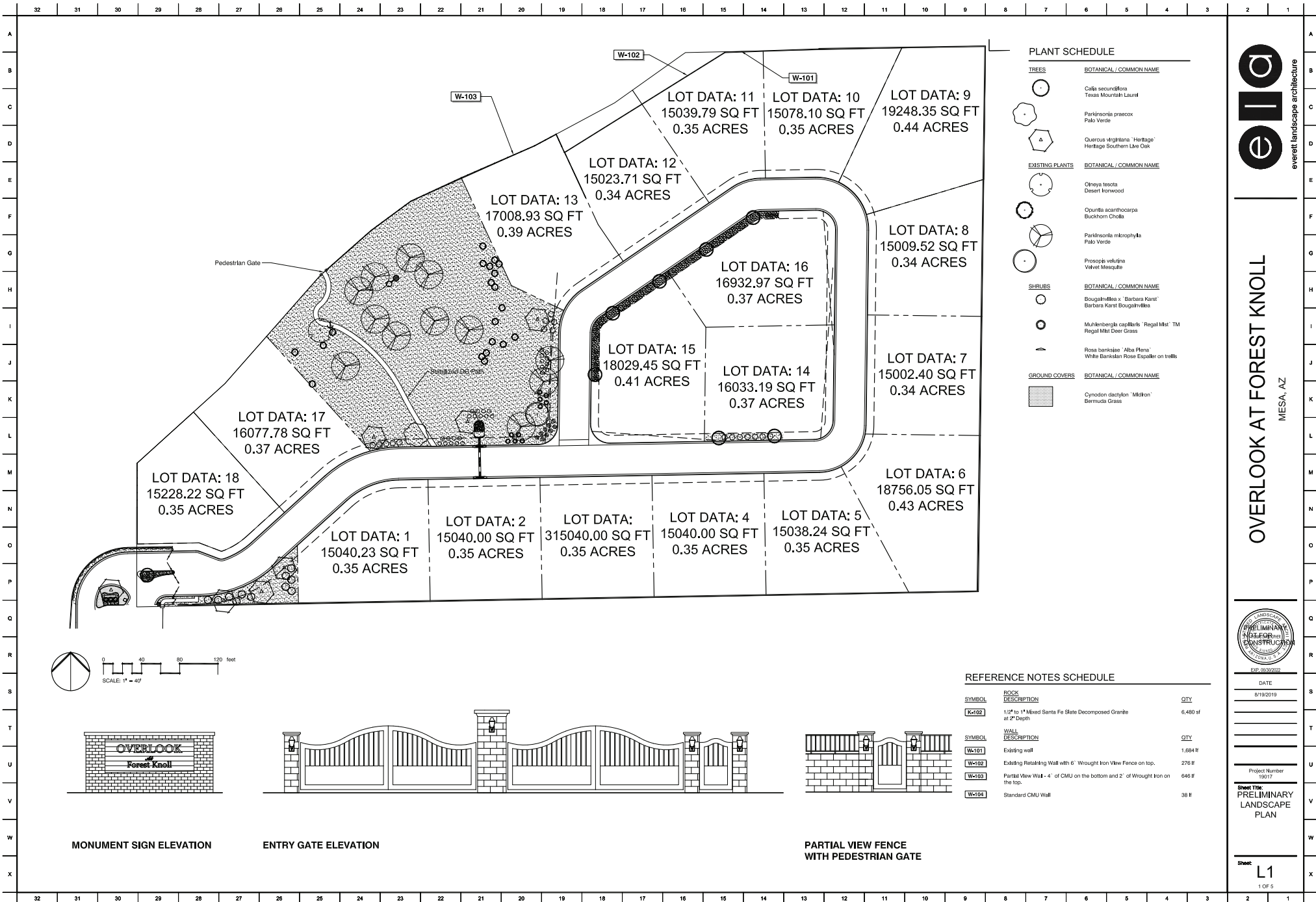
**OVERLOOK AT FOREST KNOLL**

**PRELIMINARY PLAT**

**SITE PLAN**

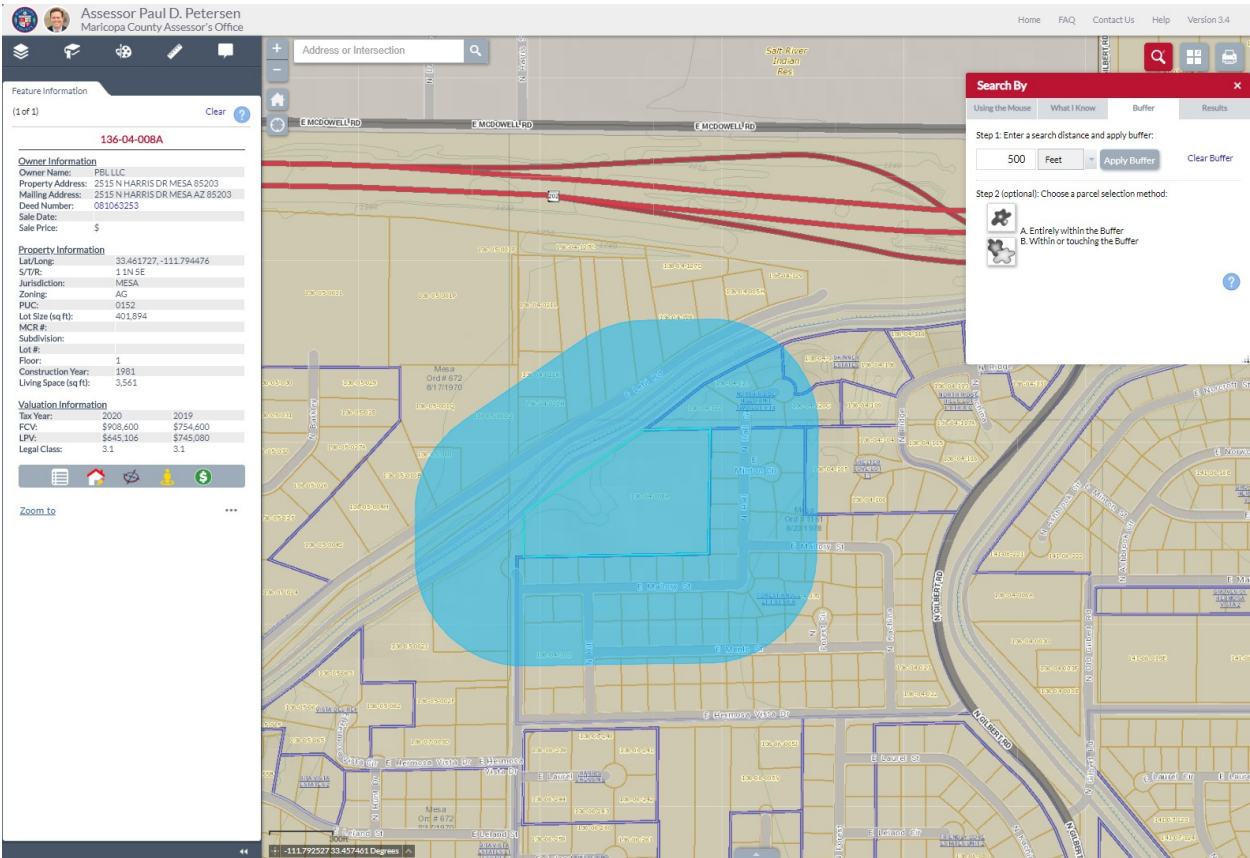
SET NO. 06872	DESIGNED CAH	DRAWN CAH	CHECKED DLB	PP1	3 of 6
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# Buffer Map of 500 ft for Zoning Hearing notifications



## Resident Notification List for Zoning Hearing (500 ft)

Parcel Number	Owner	Mailing Address	City	State	Zip
136-04-005D	MARTINEZ LEONARD B/LORRIE W	1644 E LEHI RD	MESA	AZ	85203
136-04-005H	MESA LEHI LLC	1425 N 85TH PL STE 1	MESA	AZ	85203
136-04-008A	PBL LLC	2515 N HARRIS DR	MESA	AZ	85203
136-04-021C	BOWLING ANGELA T	1660 E LEHI RD	MESA	AZ	85203
136-04-021D	TALLIN LLC	1252 E NANCE ST	MESA	AZ	85203
136-04-021E	TALLIN LLC	1252 E NANCE ST	MESA	AZ	85203
136-04-021F	HUNT PEGGY B	1644 E LEHI RD	MESA	AZ	85203
136-04-021K	PORTER PAGE E	1616 E LEHI RD	MESA	AZ	85203
136-04-021M	EAVES DOUG W/TERINA F	7329 E IVYGLEN ST	MESA	AZ	85207
136-04-032	P & V LIVING TRUST	1812 E MALLORY ST	MESA	AZ	85203
136-04-033	MURPHY 2011 REVOCABLE TRUST	1756 E MALLORY ST	MESA	AZ	85203
136-04-034	WATTERSON KEVIN	1750 E MALLORY ST	MESA	AZ	85203
136-04-035	CRIDER BRAD/MELISSA	1749 E MINTON CIR	MESA	AZ	85203
136-04-036	ALLEN BRIAN HOLT/TRACI MELINDA	1757 E MINTON CIR	MESA	AZ	85203
136-04-037	J PAUL COOPER BRENCHELY & LYNDA ANN BRENCH TR	1754 E MINTON CIR	MESA	AZ	85203
136-04-038	BALCHUMAS FAMILY LIVING TRUST	1746 E MINTON DR	TEMPE	AZ	85282
136-04-039	MADSEN BRYON K/SIDNEY S	2566 N HALL CIR	MESA	AZ	85203
136-04-040	GRANT BOICE FAMILY TRUST	2554 N HALL CIR	MESA	AZ	85203
136-04-041	PATTISON LIVING TRUST	2542 N HALL	MESA	AZ	85203
136-04-042	ANDERSON MICHAEL S/STACEY L	2530 N HALL	MESA	AZ	85203
136-04-043	SHEWMAKE JOHN L/HEAL DUSTY	2518 N HALL CIR	MESA	AZ	85203
136-04-044	GATES GEORGE A/TIFFANY L	1736 E MALLORY ST	MESA	AZ	85203
136-04-045	JOHNSON MELVIN LEE/BEVERLY W	1724 E MALLORY ST	MESA	AZ	85203
136-04-046	BENSON DAVID K/EMILY C	1712 E MALLORY ST	MESA	AZ	85203
136-04-047	DELANEY AND FRANCES NELSON FAMILY TRUST	1662 E MALLORY ST	MESA	AZ	85203
136-04-048	BLACK LAWRENCE/WOOLSEY JULIE	1650 E MALLORY ST	MESA	AZ	85203
136-04-049	BUNTROCK SHANE D/SARA M	1638 E MALLORY ST	MESA	AZ	85203
136-04-050	HIDALGO CARLOS/DANA L	1626 E MALLORY ST	MESA	AZ	85203
136-04-051	ERVIN CHAMBERS NELSON JR REVOCABLE LIVING TRUST	1612 E MALLORY ST	MESA	AZ	85203
136-04-052	KAPPES FAMILY TRUST	1611 E MALLORY ST	MESA	AZ	85203
136-04-053	BROWN FRANKLIN BRUCE/ANN RHEES TR	1625 E MALLORY ST	MESA	AZ	85203
136-04-054	HEADLEY PAUL M/DIAZ-HEADLEY DANIELA	1645 E MALLORY ST	MESA	AZ	85203
136-04-055	DONALD R SMITH AND MARY A SMITH REV TRUST	1657 E MALLORY ST	MESA	AZ	85203
136-04-056	JENSEN SCOTT A/ELIZABETH A	1709 E MALLORY ST	MESA	AZ	85203
136-04-057	BORUSHKO MARK D/LYNN D TR	1721 E MALLORY ST	MESA	AZ	85203
136-04-058	SCURR MARK R & LEILA A	13831 N 21ST WAY	PHOENIX	AZ	85022
136-04-059	BREWER DAVID	1745 E MALLORY ST	MESA	AZ	85203
136-04-060	ZACCARDU NUCGAEK K/MERIAM K	1747 E MALLORY ST	MESA	AZ	85203
136-04-061	MYERS SHALMARIE	1753 E MALLORY ST	MESA	AZ	85203
136-04-062	PRIOR JOSHUA M/NICOLE A	1755 E MALLORY ST	MESA	AZ	85203
136-04-063	COULTER JEFFERY/SERENA	1813 E MALLORY ST	MESA	AZ	85203
136-04-070	BECK SHAWN M/FLORES BECK MARIA G	2450 N FOREST CIR	MESA	AZ	85208
136-04-071	GIERHAHN JEFFREY G/ALICE L	2246 N FOREST	MESA	AZ	85203
136-04-072	HALVERSON KENNETH MERLE/LOIS ELAINE M TR	1752 E MENLO	MESA	AZ	85203
136-04-073	WINKYAW SAI/ANGELA	1744 E MENLO ST	MESA	AZ	85203
136-04-074	LINDBERG TRAVIS J/RENEE B	1732 E MENLO ST	MESA	AZ	85203
136-04-075	AVRAMOVIC ADAM/VERA	836 W MAIN ST	MESA	AZ	85201
136-04-076	KREGLE DANNYKELLEY A M TR	1708 E MENLO ST	MESA	AZ	85203
136-04-077	STOCKTON ASHLEY/LEVI	1656 E MENLO ST	MESA	AZ	85203
136-04-078	JONES WILLIAM J JR/ LESTER-JONES PATRICIA	1644 E MENLO	MESA	AZ	85203
136-04-079	CALEY STEPHEN P/LILLIAN J	1643 E MENLO ST	MESA	AZ	85203
136-04-080	JOHN & ROBBIE SPICER FAMILY TRUST	1655 E MENLO ST	MESA	AZ	85203
136-04-081	MASON JARED/ASHLEY	1707 E MENLO ST	MESA	AZ	85203
136-04-082	SOKOLOV ANDRIY/SOLOLOVA NATALYA	1719 E MENLO ST	MESA	AZ	85203
136-04-083	RONALD IRWIN BISHOP REVOCABLE LIVING TRUST	1731 E MENLO ST	MESA	AZ	85203
136-04-084	DEWEY DONO B/DENA ANN	1743 E MENLO ST	MESA	AZ	85203
136-04-103	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
136-04-105	FARLEY FAMILY REVOCABLE LIVING TRUST	2550 NORTH RIDGE	MESA	AZ	85203
136-04-120C	GRAHAM BILLY R/SU ELLEN	P O BOX 5883	MESA	AZ	85211
136-04-121	PETRONSKY LINDSAY M	2609 N HALL CIR	MESA	AZ	85203
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136-05-010B	HAUGHEY RUSSELL A/WENDY R	1556 E LEHI RD	MESA	AZ	85203
136-05-010C	SUNSHINE PROPERTIES LLC	PO BOX 6850	PHOENIX	AZ	85005
136-05-060	BRAUER DAVID BRUCE/ALLISA LORAIN	PO BOX 4134	MESA	AZ	85211

## Registered Neighborhood Notification List for Zoning Hearing (1/2 Mile)

Neighborhood	Owner	Mailing Address	City	State	Zip
Citrus Highlands	Mike Golio	2458 E Kael Cir	Mesa	AZ	85213
Citrus Highlands	Rob Wilcox	2521 E Hermosa Vista	Mesa	AZ	85213
Gilburr Estates	Connie Wiekhorst	1902 E Inglewood St	Mesa	AZ	85203
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Glenwood Parke	Wayne Syrek	2449 E MINTON ST	Mesa	AZ	85213
Las Maderas	Marc Brack	3930 S ALMA SCHOOL RD #10	Chandler	AZ	85248
Pueblo Viejo	Rae Beth Young	1346 E SALADO	Mesa	Az	85203
Regency at Garden Grove	Al Yarusso	PO BOX 30730	Mesa	AZ	85275
Stapley Greens	Wayne Whitten	4135 S. POWER RD STE 133	Mesa	AZ	85212
Summit Shadows	Taylor Searle	16625 S DESERT FOOTHILLS PKWY	Phoenix	AZ	85048
The Greens at Royal Palms	Tanner Clouse	21448 N 75TH AVE #11	Glandale	AZ	85308
The Estates at Northridge	Todd Sadowski	2625 N 24th St #23	Mesa	AZ	85213
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