

# Parkside Villas Citizen Participation Report

PRS19-00424  
1310 North 46th Street, Mesa AZ

**Date:**

Updated – January 28, 2020

**Purpose:**

The following Citizen Participation Report provides a summary of the results from the implementation of the Citizen Participation Plan for the above reference project. The application is a request for a rezoning from Single Residence (RS-43) to Small Lot Single Residence (RSL-2.5) with a PAD overlay, along with a preliminary plat, to allow for the development of a residential community called Parkside Villas. The site is roughly 4.8 gross acres at 1310 North 46th Street, located north of Brown Road and west of 46th Street.

**Contact:**

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**Implementation of the Citizen Participation Plan:****Outreach to Immediately Adjacent Neighbors**

Prior to filing the application, the applicant conducted significant neighborhood outreach. This included knocking the doors of the adjacent residents to share the initial proposal and find ways the neighbors could work together. Additionally, the applicant held a neighbor meeting prior to filing the formal application. The purpose was to get early feedback from the community and to identify potential concerns that could be addressed during the planning and design phase.

While the case has been ongoing the applicant has continued to share updates about the proposal with neighbors in the immediate vicinity. This includes phone calls and in person meetings. Project information has been provided as well as contact information for any follow up questions or concerns. This outreach remains ongoing.

**1st Neighborhood Notification and Open House Meeting**

The community involvement area for this project consists of both property owners who are located within 1,000 feet of the Property as well as registered neighborhoods within 1 mile of the property and HOA's within 1/2 mile of the property. In order to provide effective citizen

participation in conjunction with the application, our office mailed first-class letters with companion exhibits on July 12, 2019 which described the development proposal and invited the recipient to attend an open house meeting on July 29, 2019. The letter also included the relevant city case number, applicant/city contact information, and exhibits including an aerial map and conceptual site plan. See attached mailing list and notice letter at **Tab 1**.

A neighborhood meeting was held on July 29, 2019 at the nearby Red Mountain Library located at 635 N. Power Road in Mesa. Project exhibits were on display and members of the development team were present to provide information and answer questions. Approximately 12 people attended. See **Tab 2** - Meeting Sign-in sheet. The main points of discussion were as follows:

- Plans for the development of the long vacant 4.8-acre site with a new, single-family subdivision were presented by the development team.
- The complementary nature of the project to the existing residential neighborhood and the development patterns in the area.
- The difficulties of infill development, including the significant associated infrastructure costs of such projects.

#### 2nd Neighborhood Notification and Open House Meeting

A second neighbor meeting was held to provide updates to the neighbors and address concerns raised at the first meeting. First-class letters with companion exhibits were mailed on October 22, 2019 which described the development proposal and invited the recipient to attend an additional open house meeting for updated information regarding the project. The letter included the relevant city case number, applicant/city contact information, and exhibits including an aerial map and the updated conceptual site plan. See attached materials at **Tab 3**.

A neighborhood meeting was held on November 4, 2019 at the nearby Bush Elementary School located at 4925 E. Ingram Street in Mesa. Project exhibits were again on display and members of the development team were present to provide information and answer questions. See **Tab 4** - Meeting Sign-in sheet. The main points of discussion were as follows:

- The history of the application, including adjustments to the project since the original inception and adjustment per feedback gathered from the City and neighbors were presented by the development team.
- The development team fielded questions from attendees.

#### 3rd Neighborhood Notification and Open House Meeting

The primary goal of the 3rd open house meeting was get back to interested neighbors with answers to some specific questions asked at the previous meetings. First-class letters with companion exhibits were mailed on December 27, 2019 which again described the development proposal and invited the recipient to attend an additional open house meeting for updated information. The letter included the relevant city case number, applicant/city contact information, and an aerial map of the project location. See attached letter at **Tab 5**.

A neighborhood meeting was held on January 13, 2020 at the nearby Shepherd Junior High School located at 1407 N. Alta Mesa Drive in Mesa. See **Tab 6** – Meeting Sign-in sheet. Members of the development team were present and the Applicant made a presentation addressing previous questions.

The main points of discussion were as follows:

- A brief history of the application was presented.
- The results of a traffic impact study were presented and discussed, including the minimal peak time trips anticipated by the project.
- Sewer line information was presented including direct confirmation from the City regarding obligations (or lack thereof) to tie into the new sewer line versus maintaining septic.
- The anticipated home prices were presented along with the average sales price of recent sales in the area.
- The existing occupancy and capacity rates for nearby Barbara Bush Elementary and Shepard Junior High were presented and discussed.
- Drainage requirements associated with the project were presented.
- The development team fielded any remaining questions from attendees.

**Positive Feedback Received:**

To date, the applicant and staff have received 10 emails in support and 2 opposed. See emails at **Tab 7**. Below is a summary of their supportive comments:

- Need for new housing product and types in this area. (L. Smock)
- The vacant lot has been empty for too long; it would be nice to see new homes; great to add new families and friendships to the neighborhood. (C. Tucker)
- We are in favor of this new development; some folks are opposed but the majority of area residents are in favor of this; our home values will benefit; cleans up the area; the land has been used by vagrants and it has overgrown weeds. (Hansen)
- Support turning a vacant eyesore into additional homes for our community; new residents will add talent and strength to our community; the small but vocal opposition do not represent our community; this is the same group that opposed the Walmart and none of those concerns ever materialized; this 39-lot subdivision will add families that will strengthen our community. (Burr)
- I have lived in the area for 16 years. This is a great place to live with good neighbors; new single-family homes will be a great addition to our community. (Smith)
- Support the case because it takes on a challenging, infill, vacant site that was previously shunned; complementary to adjacent Princess Park; the added costs to improve the parcel with new sewer and drainage understandably factor into the density required for financial return. (Torpezer)
- Strongly advocate for the building permits to be granted; familiar with the quality of the builder; they can be a great value to the community; neighborhood is very outdated; my

hope is that the nice new community will promote renovations within the area and bring up our property values; these residents previously opposed Walmart and the Copper Crest community, now they shop at Walmart and Copper Crest has only raised their property values. (Frost)

- This will benefit the community exponentially; this vacant property has brought homeless and other harmful uses; complete eyesore; while all might not be in favor, I feel this would be a great asset to our community. (Collins)
- Wholehearted support; this area has been slowly deteriorating and has appeared a little worn; new development would help revitalize this area; I coach youth sports at Princess Park and it can attract some scary individuals at times; it is not well lit and some parents have expressed some concern; developing this vacant lot will provide more eyes on the park and more lighting and should help improve the park by bringing in new families; this will enhance property values with nice, more attractive homes. (Welch)
- Full support for this project; long time hoping somebody would develop this vacant lot; we need newer housing in this area; it will be a great addition to our community and replace an extremely unattractive piece of land that has sat vacant far too long; this will raise our property values and bring new families to an outdated area; will be a great addition. (Duffin)

#### **Concerns and Applicant Response:**

Below is a summary of concerns expressed via email and at the open house meetings.

- **Traffic (46th Street and Princess Dr):** Residents were concerned this proposal would create a traffic impact in their neighborhood. In response to these concerns, the applicant eliminated some lots which was a 10% density reduction. Additionally, the applicant hired a traffic engineer to study the existing traffic and analyze whether this 36-lot development would negatively impact the existing street system. The traffic study confirmed this proposal will have no effect on existing conditions. 46th Street is designed to carry 1,600 vehicles a day. Traffic counts were conducted and showed only 906 daily trips which is barely 56% capacity. There is plenty of capacity for this small infill development. Further, the engineer's trip generation statement also shows this development creates only 30 trips at AM peak time and 38 trips at PM peak time which is extremely low. Lastly, the applicant has offered to assist the neighbors in meeting with the City regarding other potential traffic mitigating steps they may desire. See Traffic Study and Trip Generation Statement at **Tab 8**.
- **Sewer connections:** A rumor has been shared with the community that wrongly states residents would be forced to connect to city sewer because of this development. Currently, the homes in this area are on individual septic dating back to the 1970s and there are no sewer lines in the city street. The applicant will be required to extend the sewer line from Brown Road to the site. However, the City's Sr. Civil Engineer (Robert Apodaca) confirmed the existing homes on septic today will not be required to tie into the new sewer line unless they were to apply for a new septic permit, and they front 46<sup>th</sup> Street. This would apply to only four (4) possible homes out of the hundreds that

exist here. Further, the applicant can stub to their lots when they run the line so the cost to tie into city sewer would likely be a cheaper option than a new septic tank. See Robert Apodaca's email at **Tab 9**.

- **Property Values:** Some residents stated this development would cause a loss in property values. First, a vacant blighted lot is more likely to negatively affect their property values than a brand-new subdivision of high-quality homes. Second, the applicant surveyed Comparative Market Data for the surrounding area to better understand this concern. In 2019, there were 30 sales in the surrounding neighborhood (Falcon Estates, Empire Gardens, and Mira Mesa subdivisions) which represents an average sales price of \$269k, and average size of homes sold was 1,680 sf. The homebuilder intends to sell these new homes between \$290k to \$390k, and the average price point would likely be around \$325k which is higher than the surrounding community. For comparative purposes, the developer also built a similar community (Monticello) with the same size lots and architecture only 5 miles away at Brown Road and the 202 Freeway. The sales comps in that neighborhood average \$312k which further shows this new proposal will only support and strengthen the surrounding community.
- **School Capacity:** Residents felt the proposed development would have a significant impact on area schools. The applicant confirmed with the Mesa School District that Barbara Bush Elementary School enrollment is approximately 517 students with a capacity for 756 (68.3% occupied). Additionally, Shepherd Junior High is 667 enrolled students and capacity is 1,432 (46.5% occupied).
- **Roadway drainage issues:** Neighbors commented about drainage issues during heavy rains. This is expected since the surrounding area was designed and engineered in the 1970s when drainage regulations may not have existed or were vastly under designed. Nonetheless, this is an existing condition not created nor affected by the applicant. Fortunately, the applicant is required to design and account for the half street grading and drainage along 46th Street so it is expected to have a net benefit on the area rather than any negative impact.
- **2-story Homes:** Some residents commented about 2-story homes. First, there is no restriction against 2-story homes on any of the surrounding subdivisions that already exist in this area. Any homeowner can add a 2-story addition and there are some 2-story homes already in the immediate neighborhood. Second, the applicant designed the site in a manner that solves that concern. For example, there are no existing homes to the west; it is a park. There is only one home to the north and our design does not place any lots directly behind it. To the east is a street so there are no abutting existing residences. To the south, the applicant located and expanded its amenity and retention area to reduce the number of lots on that side. Further, the existing residences to the south are 55' to 212' feet away from our property line, so privacy is not impacted.

- **Size of lots:** Some residents remarked that the new development lots are smaller than their current parcels. This comment ignores the challenges that exist for infill development. This site is less than 5 acres, has a very unusual shape, and topographical limitations. Further, the applicant must extend new sewer lines, complete the half-street road improvements, install new street lighting, and address area drainage concerns. Normally these items would have been completed long ago by the city or the surrounding subdivision when it was platted in the 1970s. However, when it was platted such regulations did not exist, thus this infill property must bear the burden and costs of work that others should have done and who will benefit from once completed. Designing around these inherent site conditions is costly and warrants enough density to make this development successful. If it could have developed with the same lot size and been viable, it would have happened many years ago. It is also worth noting that while the new lots may be smaller, the square foot size of the homes is similar to the surrounding community (approximately 1,680 sf to 2,035 sf).

**Updated Project Schedule:**

- |   |                   |
|---|-------------------|
| • Pre-submittal meeting   | June 27, 2019     |
| • Initial outreach to adjacent neighbors                          | June/July, 2019   |
| • Neighborhood notification letters                               | July 12, 2019     |
| • Neighborhood open house meeting                                 | July 29, 2019     |
| • Original Application submittal                                  | August 23, 2019   |
| • 2nd Neighborhood notification letters                           | October 22, 2019  |
| • 2nd Neighborhood open house meeting                             | November 4, 2019  |
| • 3rd Neighborhood notification letters                           | December 27, 2019 |
| • 3rd Neighborhood open house meeting                             | January 13, 2020  |
| • Submit Citizen Participation Report and Notification materials: | January 29, 2020  |
| • Planning & Zoning Board Hearing:                                | February 12, 2020 |

**Conclusion:**

The proposal seeks to transform a challenged infill site into a neighborhood friendly, low-intensity residential project. With any infill project there are always concerns about changing the status quo. This project is no different and the applicant has worked to address every item raised by objectors. While there has been some resistance, the city has received significant support emails as well from area residents that see the benefit of replacing this eyesore with something better. The project is thoughtfully designed, and the applicant has been responsive to neighborhood comments and concerns. In concert with the action plan of the Citizen Participation Plan, the applicant will continue to be available to discuss the project with interested parties.

# Tab 1



July 12, 2019

**Re: 1310 North 46th Street, Mesa – Open House Meeting**

Dear Neighbor:

Our office represents Craft Development regarding the roughly 4.9-acre site located south of the southwest corner of Princess Drive and 46th Street, Assessor Parcel No. 141-33-009Q, -010C, and 007E (the “Property”) as seen on the attached aerial map. The purpose of this letter is to introduce ourselves and to let you know we recently filed a Pre-Submittal application (PRS19-00424) with the City of Mesa to rezone the Property from Single Residence (RS-43) to Small Lot Single Residence (RSL-2.5). The purpose of this application is to enable the development of a new, 38-home, single-family community with associated amenities.

As you probably know, this unique, infill site has been mostly vacant for some time now – most likely because of the development challenges it presents. It is a difficult site with an irregular shape and a zoning designation which does not match existing development patterns in the area. A commercial use would not be appropriate here, but development under the existing zoning would not be feasible either. Nevertheless, the site presents a wonderful opportunity for a high-quality residential development that adds to the residential character of the area.

This new, gated-subdivision includes single-family homes with common open space amenities including parks, playgrounds, and lush open spaces planned throughout the development. Enhanced landscape setbacks are planned along the streetscape to improve the street aesthetics. The residential lots are roughly between 3,000 and 4,400 sqft. Homes will range from 1,677 sf to 2,024 livable sf and will be a variety of two-story homes. Architecture, design, and theming of the community will meet and exceed the standards established by the nearby residential communities. The proposed is similar to the Monticello community two miles east at Brown and the Loop 202 Freeway. The principal development partner for that project is the same for this new project and you will likely see some of the same floor plans, finishes and amenities as Monticello. We encourage you to drive by Monticello if you have not yet.

In the coming months, meetings and hearings before the Planning and Zoning Board and City Council will be scheduled to review this case. Specific dates have not yet been set, but you should receive subsequent information regarding the date and location of those meeting when they have been scheduled. A sign will also be posted on site with hearing information. In the meantime, in order to discuss this application and any questions you may have, we have scheduled an open house meeting on **Monday, July 29, 2019 from 6:00pm to 7:00pm at the**

**Red Mountain Red Mountain Library: Program Room - 635 N. Power Road, Mesa AZ 85205**

Feel free to stop by at any time between 6:00 and 7:00pm. If this date and time are not convenient, we would be happy to speak with you individually. **Please feel free to contact me at 602.230.0600 or Adam@WitheyMorris.com.** If you have any questions regarding the public hearing process, you may also contact the City staff member assigned to this case, Wahid Alam, who can be reached at 480.644.4933 or Wahid.Alam@mesaz.gov.

Again, I would be happy to answer any questions you may have regarding this application. You can reach me at 602.230.0600 or Adam@WitheyMorris.com. Thank you for your courtesy and consideration.

Sincerely,  
Withey Morris P.L.C.



By  
Adam Baugh

Attachments: aerial, preliminary site plan

# Aerial Map



1310 N. 46th Street - Mesa





Alta Mesa Community Association  
Monique Burse  
1514 West Todd Dr Ste B103  
Tempe, AZ 85283

Alta Mesa Estates HOA  
Barb Gaudiano  
5345 E McLellan Rd 80  
Mesa, AZ 85205

Eastview Estates  
Michael Gregory  
4336 E Fox Cir  
Mesa, AZ 85205

Groves East  
Marti Cardwell  
821 N Parkcrest Cir  
Mesa, AZ 85205

Groves East  
Jason Armistead  
1057 N Greenfield  
Mesa, AZ 85205

Mesa Commerce Center - HOA  
Anne Kleefisch  
5060 E Falcon Dr  
Mesa, AZ 85205

Montecito HOA  
Jesus Melian  
4344 E Ellis St  
Mesa, AZ 85205

Northpointe II  
Michael Decker  
5136 E Evergreen St #1077  
Mesa, AZ 85205

Princess Park  
Geri Nichols  
4608 E Greenway St  
Mesa, AZ 85205

Northpointe II  
Terri Jonas  
1600 W Broadway Rd #200  
Tempe, AZ 85282

Alta Mesa Community Association  
Mitch Kellogg  
150 E Almamo #3  
Chandler, AZ 85225

Citrus Area Homeowners  
Lew Lenz  
3717 E Pomegranate St  
Mesa, AZ 85215

Estate Groves & Valencia Estates  
William Toperzer  
4049 E Huber St  
Mesa, AZ 85205

Groves East  
Tom Gibson  
4561 E Encanto St  
Mesa, AZ 85205

Mahogany HOA  
Paul Staples  
4245 E Fountain  
Mesa, AZ 85205

Montecito HOA  
Richard Fanslow  
4350 E Enrose St  
Mesa, AZ 85205

Northpointe II  
Alyce Bergant  
5061 E Evergreen Cir  
Mesa, AZ 85205

Northpointe II  
Terry Benelli  
12 N Main St  
Mesa, AZ 85210

Stoneybrook  
Dennis Taylor  
4947 E Adobe St  
Mesa, AZ 85205

Villa Sendero HOA  
Lori Percival  
1901 E University Dr #440  
Mesa, AZ 85203

Alta Mesa Community Association  
Thomas Speropulos  
5802 E Fountain St  
Mesa, AZ 85205

Citrus Area Homeowners  
John Gustafson  
3732 E Halifax Cir  
Mesa, AZ 85205

Estate Groves & Valencia Estates  
Jared Langkilde  
4228 E Hope St  
Mesa, AZ 85205

Groves East  
Billy Lester  
4412 E Fairfield  
Mesa, AZ 85205

Mesa Commerce Center - HOA  
Peggy Maxwell  
4001 N 3rd St #405  
Phoenix, AZ 85012

Montecito HOA  
Lisa Anderson  
4239 E Elmwood  
Mesa, AZ 85205

Northpointe II  
Ken Sqwirtz  
46031 W Long Way  
Maricopa, AZ 85239

Princess Park  
Joseph Hansen  
4707 E Hannibal St  
Mesa, AZ 85205

Sundance Villas  
Susan Lovitch  
4135 S Power Rd #133  
Mesa, AZ 85212

City of Mesa  
Lindsey Balinkie  
PO Box 1466 Ste 250  
Mesa, AZ 85211

Centre Court  
1440 N 40TH ST #1  
Mesa, AZ 85205

Greenfield Estates  
DESERT REALTY & MANAGEMENT  
2432 W PEORIA #1180  
Phoenix, AZ 85029

Los Estados  
GORDON PORTER  
4040 E MCLELLAN RD #12  
Mesa, AZ 85205

Northpointe I Condominiums  
COLBY MANAGEMENT  
17220 N BOSWELL BLVD #140  
Sun City, AZ 85373

Park Avenue  
4222 E MCLELLAN  
Mesa, AZ 85205

Terra Mesa  
4906 E BROWN RD # 42  
Mesa, AZ 85205

Triana  
JAMES BASKA/TRESTLE MANAGEMENT GROUP  
450 N DOBSON RD #201  
Mesa, AZ 85201

Villa Sendero  
AAM LLC  
1600 W BROADWAY RD STE 200  
Tempe, AZ 85282

Greenfield Park  
KAREN HUNT  
4227 E DOVER ST  
Mesa, AZ 85205

The Alta Mesa Community  
7500 N Dobson Rd Suite 150  
Scottsdale, AZ 85256

Fairway Courts  
1333 N HIGLEY RD #30  
Mesa, AZ 85205

Eastview  
RED MOUNTAIN MANAGEMENT  
2135 E UNIVERSITY #117  
Mesa, AZ 85213

Mahogany  
LORI PERCIVAL  
1901 E UNIVERSITY DR STE 440  
Mesa, AZ 85203

Northpointe II Condominiums  
COLBY MANAGEMENT  
17220 N BOSWELL BLVD #140  
Sun City, AZ 85373

Stonecrest  
4254 W HARWELL CT  
Gilbert, AZ 85234

Crossroads Estates  
Rachelle Barrington  
4960 S GILBERT RD. SUITE 1-287  
Chandler, AZ 85249

Trovita Estates  
AAM LLC  
1600 W BROADWAY RD STE 200  
Tempe, AZ 85282

Villa Rica Estates  
PMG SERVICES  
1839 S ALMA SCHOOL RD #150  
Mesa, AZ 85210

Alta Mesa Estates  
METRO PROPERTY SERVICES  
150 E ALAMO DR #3  
Chandler, AZ 85225

Mariposa Estates  
4301 E MCKELLIPS ROAD  
Mesa, AZ 85215

Falcon Estates  
7500 N DOBSON RD STE 150  
Scottsdale, AZ 85256

Citrus Greens  
Cheeri Farnsworth  
1330 N 40TH ST, Unit 7  
Mesa, AZ 85205

Montecito  
4239 E. ELMWOOD ST.  
Mesa, AZ 85205

Northpointe  
COLBY MANAGEMENT  
17220 N BOSWELL BLVD #140  
Sun City, AZ 85373

Sundance Villas  
4135 S. POWER RD STE 133  
Mesa, AZ 85212

The Estates at High Grove  
CINDY THURBER  
122 E MCLELLAN #5  
Mesa, AZ 85205  
Valencia Groves  
16625 S DESERT FOOTHILLS PKWY  
Phoenix, AZ 85048

Alta Mesa Chateaux Condominiums  
42 S. HAMILTON PLACE # 101  
Gilbert, AZ 85233

El Portillo  
C/O SNOW PROPERTY SERVICES  
4135 S POWER RD #122  
Mesa, AZ 85212

A&C MANAGEMENT LLC  
3428 E DECATUR ST  
MESA, AZ 85213

ADAMS RAYMOND M  
4706 E GARY ST  
MESA, AZ 85205

ALCALA JOSEPH M/JOY A  
4640 E HOBART ST  
MESA, AZ 85205

ANDRES JOSEPH H/DOROTHY L  
4531 E HALIFAX ST  
MESA, AZ 85205

ARP DEE/EDMUNDS DOUGLAS S  
TR/ETAL  
4550 E ELMWOOD ST  
MESA, AZ 85205

B & B CONSULTANTS INC  
750 N 17TH  
LAS CRUCES, NM 88005

BARKER CHRISTOPHER L/WAIDLER  
VALERIE J ETAL  
708 GRAVENSTEIN HWY N 182  
SEBASTOPOL, CA 95472

BARKUBEIN DUANE D  
4704 E HOBART ST  
MESA, AZ 85205

BEATRICE EWING HOLDINGS  
4550 E ELMWOOD ST  
MESA, AZ 85205

BETWARDA HANIBAL/CZERLAU EMILY  
A  
1151 N QUINN  
MESA, AZ 85205

ABDULKADER NAIMET SALEH  
4736 E GREENWAY ST  
MESA, AZ 85205

AKERS RANDY K & PATSY S  
4724 E GREENWAY  
MESA, AZ 85205

ALLEN DALE P  
4642 E PRINCESS  
MESA, AZ 85205

APODACA JOSE  
4528 E HOBART ST  
MESA, AZ 85205

AYALA JESSICA M  
4632 E PRINCESS DR  
MESA, AZ 85205

BAILEY BARBARA BERNADETTE  
4623 E GLENCOVE ST  
MESA, AZ 85205

BARKER CHRISTOPHER L/WAIDLER  
VALERIE J/ETAL  
708 GRAVENSTEIN HWY N 182  
SEBASTOPOL, CA 95472

BARKUBEIN DUANE D/PATRICIA S  
4704 E HOBART ST  
MESA, AZ 85205

BELLO MICHAEL J JR/URSULA M  
4439 E HALIFAX ST  
MESA, AZ 85205

BIRD PATRICK T/JOAN C TR  
4714 E HALIFAX  
MESA, AZ 85205

ADAMS CAROLYN  
4540 E PRINCESS DR  
MESA, AZ 85205

ALBANO HELEN/LLOYD  
4652 E GARY ST  
MESA, AZ 85205

ANDERSON ROBERT I/YOLANDA  
4715 E HOBART DR  
MESA, AZ 85205

ARANDA JOHN G/CARRIE  
4428 E PRINCESS DR  
MESA, AZ 85202

AYON LEONIDES MADERO  
4450 E HOBART ST  
MESA, AZ 85205

BALCOM KENNETH J/PEGGIE N  
4529 E HALIFAX DR  
MESA, AZ 85205

BARKUBEIN DUANE  
4704 E HOBART ST  
MESA, AZ 85205

BARRON EDWARD WILLIAM/DIANNE  
LYNNETTE TR  
4706 E PRINCESS DR  
MESA, AZ 85205

BERT A DIEHL JR TRUST  
4703 E GREENWAY ST  
MESA, AZ 85205

BLANDEMEIER RICHARD T  
4414 E PRINCESS DR  
MESA, AZ 85205

BLANTON FAMILY TRUST  
17244 E SARAGOSA ST  
GILBERT, AZ 85295

BROCK RICHARD  
4609 E GRANDVIEW  
MESA, AZ 85205

BRUCE-SHARP ABIGAIL  
4509 E HOBART ST  
MESA, AZ 85205

C & S HOMES 4529 LLC  
1503 E BROWN RD  
MESA, AZ 85203

CARLIN TIMOTHY J & CHERYL L  
PO BOX 100  
HEBER, AZ 85928

CLASSIQUE DEVELOPMENT INC ETA  
3049 E MCKELLIPS STE 13  
MESA, AZ 85213

COEN MATTHEW  
4725 E HALIFAX ST  
MESA, AZ 85205

CONNOLLY NOLAN LORENZO/AMANDA  
DENINE TR  
4631 E HALIFAX ST  
MESA, AZ 85205

COSTELLO JACK P  
4651 E FAIRBROOK CIR  
MESA, AZ 85205

DE ROSENDO MARINE  
ANAVA/MARQUEZ GUSTAVO J R  
4640 E GARY ST  
MESA, AZ 85205

BOCK GEORGE A III  
4609 E PRINCESS DR  
MESA, AZ 85205

BROWN BOYCE E III  
4433 E HALIFAX ST  
MESA, AZ 85205

BURR DIRK A/MARCY L  
4660 E HOBART DR  
MESA, AZ 85205

CALZADA CHRIS J  
4620 E GREENWAY ST  
MESA, AZ 85205

CHARLES T BLANCHETTE 2005 TRUST  
ETAL  
917 W COUNRTY LN  
PAYSON, AZ 85541

CLEMENTS JOEL/DONNA  
4719 E GLENCOVE ST  
MESA, AZ 85205

COMPTON JEFFERY MARTIN  
4359 E HACKAMORE ST  
MESA, AZ 85205

CONTOS SHELLY L  
4725 E GRANDVIEW ST  
MESA, AZ 85205

CRABTREE FRANKLIN E/CAROL A  
4724 E GARY  
MESA, AZ 85205

DEES TERRELL/HANSEN KEISHA  
4547 E HANNIBAL ST  
MESA, AZ 85205

BORUNDA ERNESTO G &  
GEORGEANNA  
4507 E HANNIBAL ST  
MESA, AZ 85205

BROWN GREGORY M/DENISE K  
4701 E GLENCOVE ST  
MESA, AZ 85205

BURRIS SHERRY  
4632 FAIRBROOK CIR  
MESA, AZ 85205

CARLIN AARON JOSEPH/GOMEZ JULIA  
MARIE  
4454 E HALIFAX ST  
MESA, AZ 85205

CHENOWETH LYLE  
4715 E HALIFAX ST  
MESA, AZ 85205

COCHRAN ROBERT H/LINDA K TR  
4705 E GRANDVIEW  
MESA, AZ 85205

CONKLIN MICHAEL S/TRACEY L  
4648 E GLENCOVE ST  
MESA, AZ 85205

COOVERT ZACHARY WAYNE  
4621 E FAIRBROOK CIR  
MESA, AZ 85205

DALLAGO MANUEL S  
4606 E GLENCOVE ST  
MESA, AZ 85205

DELOACH RONNIE  
4736 E PRINCESS DR  
MESA, AZ 85205

DEMARBIEUX JAMES/JESSICA  
4417 E HOBART ST  
MESA, AZ 85205

DEMARBIEUX WILLIAM F JR/PAULA B  
4439 E HOBART ST  
MESA, AZ 85205

DEMURI DANIEL JOHN  
4464 E HOBART ST  
MESA, AZ 85205

DIXON CHAD W/GRAY DAVID C  
4611 E FAIRBROOK CIR  
MESA, AZ 85205

DODD KELLI  
4649 E GRANDVIEW  
MESA, AZ 85205

DOMINGUEZ MANUEL/MULLENEAUX  
TAMMY  
4732 E GLENCOVE ST  
MESA, AZ 85205

EATON THOMAS W SR/WANDA K TR  
4222 E BROWN RD 21  
MESA, AZ 85205

EGLI ROBERT  
4650 E HALIFAX ST  
MESA, AZ 85205

ERICKSON SHON  
4518 E HOBART ST  
MESA, AZ 85205

ESPARZA ABEL B/LISA E  
1144 N QUINN  
MESA, AZ 85205

ESPARZA ALFREDO R/CYNTHIA A  
1960 E 8TH ST  
MESA, AZ 85203

ESTATES AT VALENCIA CORP  
3321 E BASELINE RD  
GILBERT, AZ 85234

FAGAN ANNA M/SMITH RONALD E  
1346 N 46TH ST  
MESA, AZ 85205

FALEVAI POASI T/SIUTITI F  
4455 E HOBART  
MESA, AZ 85205

FALK JEFFREY S & ANGELA M  
4642 E FAIRBROOK CIR  
MESA, AZ 85205

FARRELL RICHARD C  
4624 E GRANDVIEW ST  
MESA, AZ 85205

FERRINO FRED O/MICHAEL  
260 VIRGINIA ST  
LA HABRA, CA 90631

FLOOD CONTROL DISTRICT OF  
MARICOPA COUNTY  
2801W DURANGO ST  
PHOENIX, AZ 85009

FLORES SONIA  
4725 E PRINCESS DR  
MESA, AZ 85204

FREEMAN MARK E  
4705 E HALIFAX ST  
MESA, AZ 85205

GARCIA MARILYN  
4737 E PRINCESS DR  
MESA, AZ 85205

GARY 4707 LLC  
3105 E FAIRBROOK CIR  
MESA, AZ 85213

GARY INVESTMENTS LLC  
1146 N MESA DR NO 102 211  
MESA, AZ 85201

GEAHLEN FAMILY LIVING TRUST  
1461 E GARNET AVE  
MESA, AZ 85204

GILDERSLEEVE JAMES H/TINA L  
4619 E PRINCESS DR  
MESA, AZ 85205

GLENN FAMILY REVOCABLE TRUST  
3962 E DES MOINES ST  
MESA, AZ 85205

GRANDVIEW 4619 LLC  
1461 E GARNET AVE  
MESA, AZ 85204

GRANDVIEW 4714 LLC  
1461 E GARNET AVE  
MESA, AZ 85204

GRANDVIEW REVOCABLE LIVING  
TRUST  
4659 E GRANDVIEW ST  
MESA, AZ 85205

GREENFIELD CLUBHOUSE LLC  
2320 N VAL VISTA DR  
MESA, AZ 85213

GREENWAY 4631 LLC 3105 E FAIRBROOK CIR MESA, AZ 85213	GREENWAY 4650 LLC 1461 E GARNET AVE MESA, AZ 85204	GROVE AT VALENCIA HOMEOWNER'S ASSOCIATION 3321 E BASELINE RD GILBERT, AZ 85234
HABIGHORST DEREK J/MORLEY KIMBERLY A 4608 E HOBART ST MESA, AZ 85205	HABIGHORST FAMILY LIVING TRUST 4723 E GARY ST MESA, AZ 85205	HALVERSON SAMUEL C/KATHERINE L TR 4720 E GLENCOVE MESA, AZ 85203
HAMILTON MARK/HEATHER 4610 E GARY ST MESA, AZ 85205	HASSELER DANIEL S/SALLY A 4465 E HALIFAX DRIVE MESA, AZ 85205	HATHCOCK BRONSON K/CHELSEA L 4651 E PRINCESS DR MESA, AZ 85205
HAUGEN FAMILY LIVING TRUST 4640 E HALIFAX ST MESA, AZ 85205	HAWS SUSAN G 4539 E HOBART ST MESA, AZ 85205	HENRIQUEZ JOSE E 4629 E PRINCESS DR MESA, AZ 85205
HENRY RANDOLPH M & BONNIE 4422 E PRINCESS DR MESA, AZ 85202	HENRY RANDOLPH M/BONNIE 4463 E HANNIBAL ST MESA, AZ 85205	HEYWOOD RICHARD G/SHERILYN 4630 E GRANDVIEW ST MESA, AZ 85205
HILLERY SCOTT/SUSAN 4715 E GREENWAY ST MESA, AZ 85205	HOLGATE PAUL/SYDNEY 4704 E GRANDVIEW ST MESA, AZ 85205	HOLLEY RICHARD D/KAREN M 4716 E GARY ST MESA, AZ 85205
HONEYCUTT PAMELA K 4630 E HOBART ST MESA, AZ 85205	HOOSE JONATHAN V/CHRISTINA M 4636 E GRANDVIEW ST MESA, AZ 85205	HORSTMANN MARY JANE TR PO BOX 30700 MESA, AZ 85275
HOY GEORGE P & DORIS 4662 E PRINCESS DR MESA, AZ 85205	HULBERT ANNA M/WARSHEFSKI THOMAS 4517 E HANNIBAL ST MESA, AZ 85205	HUNT DOUGLAS 4661 E GARY ST MESA, AZ 85205
HYDE GARRETT M/WRIGHT MARIA C/LENORA L 1236 N 46TH ST MESA, AZ 85205	INEZ M WORTMAN LIVING TRUST 4464 E HALIFAX ST MESA, AZ 85205	IRVIN LUKE/KOESTER SHERI 4627 E GARY ST MESA, AZ 85205
JACK AND JUDITH EGNATINSKY TRUST 5000 ESTATE COAKLEY BAY APT J6 CHRISTIANSTED, VI 00820	JAMES D THORNE TRUST 5641 E FAIRBROOK ST MESA, AZ 85205	JO LYNN WAGERS REVOCABLE LIVING TRUST 4736 E GRANDVIEW ST MESA, AZ 85205

JOHNSON LARRY A  
4618 E GARY ST  
MESA, AZ 85205

JORDAN MITCHELL B  
4538 E HOBART ST  
MESA, AZ 85205

JOSEPH DANIAL HOLDINGS  
4550 E ELMWOOD ST  
MESA, AZ 85205

JUDKINS JUSTIN B/MARINA  
4548 E HALIFAX ST  
MESA, AZ 85205

KELLER AARON D/ASHLEY L  
4729 E GREENWAY ST  
MESA, AZ 85205

KEMPER SHELDON A/CHERYL L  
4650 E HOBART ST  
MESA, AZ 85205

KEPLER TIM  
4661 E HALIFAX ST  
MESA, AZ 85205

KETTERLING MITCHELL  
4557 E HANNIBAL ST  
MESA, AZ 85205

KING CURTIS R/DONNA L  
4620 E GRANDVIEW  
MESA, AZ 85205

KING ERNEST H JR/CAROL A  
4658 E GLENCOVE  
MESA, AZ 85205

KISTER JAY/ALICIA  
4630 E GREENWAY ST  
MESA, AZ 85205

KLING ROBERT  
4711 E GLENCOVE  
MESA, AZ 85205

KOESTNER BRYAN  
406 HILLANDALE DR  
BARTLETT, IL 60103

KOSHY FARIS SULMAN  
1157 N QUAIL  
MESA, AZ 85205

LAMBERT SHAUNA A/DAVID M  
4428 E HOBART ST  
MESA, AZ 85205

LAMON ARNOLD W/VALERIE D  
4612 E FOX CIR  
MESA, AZ 85205

LAMONT EDWARD D/CHERYL M  
4725 E BROWN RD  
MESA, AZ 85205

LANTZ ROGER D  
4607 E HANNIBAL PL  
MESA, AZ 85205

LARRY S FOX TRUST  
4558 E HOBART DR  
MESA, AZ 85205

LAWRENCE FAITH  
4737 E GRANDVIEW ST  
MESA, AZ 85205

LEE JEREMY S/ELISABETH M  
4222 E BROWN RD UNIT 22  
MESA, AZ 85205

LEMMERS WILLIAM G/BISHOP-  
LEMMERS LINDA A TR  
4629 E GRANDVIEW ST  
MESA, AZ 85205

LEWIS GREGORY/TAMARA  
4733 E GLENCOVE ST  
MESA, AZ 85205

LEWIS JENNIFER  
4630 E HALIFAX ST  
MESA, AZ 85205

LISUE EUGENE  
4661 E GREENWAY  
MESA, AZ 85205

LLOYD R AND DOLORES J THOMPSON  
FAMILY TRUST  
4610 E PRINCESS DR  
MESA, AZ 85205

LOPEZ DAVID G  
1356 N 46TH ST  
MESA, AZ 85205

MANILLA MIGUEL ANGEL MORALES  
4549 E HAILFAX ST  
MESA, AZ 85205

MARK AND IRMA MADRID LIVING  
TRUST  
4712 E GLENCOVE ST  
MESA, AZ 85205

MARKLAND DANAE DARLENE  
PO BOX 20551  
MESA, AZ 85277

MARSHALL CHARLES B PO BOX 5550 NORCO, CA 92860	MARTIN JAMES L/RHONDA L 809 MIRAMAR MESA, AZ 85213	MARTINEZ CARLOS G/CHERY E 4455 E HALIFAX DR MESA, AZ 85205
MCMANUS STEVEN J 4611 E GARY ST MESA, AZ 85205	MCNICKLE PHILLIP R/A JEWELL TR 4621 E HOBART MESA, AZ 85202	MCTEER FAMILY TRUST 10146 E JONES AVE MESA, AZ 85208
MEITZ TRAVIS S 4660 E GRANDVIEW ST MESA, AZ 85205	MENDEL DONSON E/LINDA 4631 E FAIRBROOK CIR MESA, AZ 85205	MENLO REALTY INCOME PROPERTIES 27 LLC PO BOX 901 DEERFIELD, IL 60015
MERRILL DAVID E/ROSEMARY 4519 E HOBART MESA, AZ 85205	MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211	MESA-HELOW CARMEN 4559 E HALIFAX ST MESA, AZ 85205
MILLER PATRICIA ANN/DUSTIN LEE 4560 E PRINCESS DR MESA, AZ 85205	MONTENEGRO SERGIO JR/ROSA MARIA 4508 E HOBART ST MESA, AZ 85205	MONTOYA JAVIER ANTONIO 4735 E GARY ST MESA, AZ 85205
MONTOYA LUIS B/ESPINOZA MIRIAM V 4538 E HALIFAX ST MESA, AZ 85205	MONTOYA LUIS/ESPINOZA MIRIAM 4538 E HALIFAX DR MESA, AZ 85205	MORRIS WILLIAM EDWD & DIANA M 4622 E PRINCESS MESA, AZ 85205
MOSCICKI FAMILY TR THE 4628 E GARY ST MESA, AZ 85203	MOUNTAIN VIEW PLAZA OFFICE CONDO ASSOCIATION 1333 N GREENFIELD RD STE 104 MESA, AZ 85205	MURPHY SEAN PATRICK 4704 E HALIFAX ST MESA, AZ 85205
NELSON CHRISTOPHER E/DOTTIE A/CAREY ELLA R 4641 E HALIFAX ST MESA, AZ 85205	NEWHOUSE LAURA 4527 E HANNIBAL ST MESA, AZ 85205	NICHOLS WILLIAM G JR & GERI E 4608 E GREENWAY MESA, AZ 85205
NICHOLSON CRYSTAL A 4611 13TH AVE S SEATTLE, WA 98108	PATTERSON JOAN T 4716 E PRINCESS DR MESA, AZ 85205	PAUL P WURZER REVOCABLE LIVING TRUST 6021 BALFERN AVE LAKEWOOD, CA 90713
PEMBER ELIZABETH ADKINS TR 4636 E GLENCOVE ST MESA, AZ 85205	PEMBER ISAAC W/LAURA E 4702 E GLENCOVE ST MESA, AZ 85205	PENROD ANNA J/JASON M 4222 E BROWN RD NO 20 MESA, AZ 85205

PEREZ MANUEL JOHN  
4639 E PRINCESS DR  
MESA, AZ 85205

PETROKAS PETER  
4635 E GLENCOVE ST  
MESA, AZ 85205

PRESLEY JAMES/SHARON  
4456 E PRINCESS DR  
MESA, AZ 85205

RASUO TIJANA  
4456 E HANNIBAL ST  
MESA, AZ 85205

RICH MICHAEL/RACHAEL  
4530 E PRINCESS DR  
MESA, AZ 85205

ROMAINE DENVER  
4647 E GLENCOVE ST  
MESA, AZ 85205

RONQUILLO JESUS/MARGOT I  
4661 E PRINCESS  
MESA, AZ 85205

RUNDALL TAMMIE L  
4661 E HOBART  
MESA, AZ 85205

SALINE GLORIA L  
4651 E HOBART ST  
MESA, AZ 85205

SAMUEL D RODRIGUEZ TRUST  
1220 N 46TH ST  
MESA, AZ 85205

PERHACH RICHARD G/KAILEE  
4504 E FAIRBROOK ST  
MESA, AZ 85205

POELMAN PROPERTIES LLC  
1355 N GREENFIELD RD STE 101 & 102  
MESA, AZ 85205

RAJABALLY FAMILY TRUST  
17020 N 32ND ST  
PHOENIX, AZ 85032

REQUARTH FAMILY LIMITED  
PARTNERSHIP/ETAL  
708 GRAVENSTEIN HWY N 182  
SEBASTOPOL, CA 95472

RITTER BRIAN SCOTT & LEANOR A  
4510 E PRINCESS  
MESA, AZ 85205

ROMEY SAMUEL AMOS  
P O BOX 5278  
KETCHIKAN, AK 99901

ROUSE CRAIG F & SANDY J  
4609 E HOBART ST  
MESA, AZ 85205

RYAN PATRICIA A  
4624 E GLENCOVE ST  
MESA, AZ 85205

SALKELD ROBERT D/DEBRA L  
4429 E HALIFAX ST  
MESA, AZ 85205

SANCHEZ CESAR/FLORENCIO  
4518 E HALIFAX ST  
MESA, AZ 85205

PETERSON ASHLEY/TANNER  
4512 E FAIRBROOK ST  
MESA, AZ 85205

PORTER DANIEL A/ORR-PORTER  
ANDREA L  
4434 E FAIRBROOK ST  
MESA, AZ 85205

RANDY AND ANN DESCHNER TRUST  
4222 E BROWN RD UNIT 23  
MESA, AZ 85205

REYES PAUL J  
4465 E HOBART  
MESA, AZ 85205

ROACH DENNIS P/BERNICE S  
1451 E GARNET AVE  
MESA, AZ 85204

RONALD L WATSON AND KIM WATSON  
TRUST  
4726 E PRINCESS DR  
MESA, AZ 85205

ROWLEY ERVIN & ROXIE  
4559 E HOBART ST  
MESA, AZ 85205

S & MS PROPERTIES LLC  
4629 E GRANDVIEW ST  
MESA, AZ 85205

SALT RIVER PROJ AGR IMPR & POWER  
DIST  
PO BOX 1980  
PHOENIX, AZ 85001

SANDOVAL VERONICA BETANCE/JUAN  
4736 E GARY ST  
MESA, AZ 85205

SCHRADER LEAH  
4440 E PRINCESS DR  
MESA, AZ 85205

SCOTT LINDSAY M/WILLIAM ROBERT  
4537 E HANNIBAL ST  
MESA, AZ 85215

SLADE ALICE TR  
1149 N QUAIL CIR  
MESA, AZ 85205

SMITH RICHARD A/KELLY  
4631 E HOBART ST  
MESA, AZ 85205

SPROLES TERRY  
4642 E GREENWAY ST  
MESA, AZ 85205

STOUFFER DAN J & MARGARET C  
4617 E GARY  
MESA, AZ 85205

SUN VALLEY BENEFITS LLC  
1333 N GREENFIELD RD SUITE B  
MESA, AZ 85205

TEMPE/MESA LAND INVESTORS  
LIMITED PARTNERSHIP  
855 E BROWN RD STE 3  
MESA, AZ 85203

THORNELL WILLIAM M/AMY R  
4706 E GREENWAY ST  
MESA, AZ 85205

TRENT MICHAEL DAVID/AMY  
4466 E PRINCESS DR  
MESA, AZ 85205

SCHROEDER LARRY J & CARLA  
HOFFMAN  
4420 E PRINCESS RD  
MESA, AZ 85205

SHOEMAKER CALEB J  
4648 E GRANDVIEW ST  
MESA, AZ 85205

SMITH KENNETH W JR/NICOLE L  
4715 E PRINCESS DR  
MESA, AZ 85205

SPENCER  
DONNA/CURTIS/HORSTMANN AMOS C  
7918 E IMPALA AVE  
MESA, AZ 85209

STEPHEN C ROPER TRUST  
4550 E PRINCESS DR  
MESA, AZ 85205

STUART JARED/ROSANA  
4659 E GLENCOVE  
MESA, AZ 85205

SUNDANCE VILLAS INC  
7255 E HAMPTON AVE  
MESA, AZ 85209

THOMAS C YOUNG AND DEBORAH A  
YOUNG TRUST  
4602 E FAIRBROOK CR  
MESA, AZ 85205

TIBBETTS BRENT C & REBECCA C  
4639 E GRANDVIEW ST  
MESA, AZ 85205

TURLEY ORO RAY/JERRY LEE TR  
4651 E GARY  
MESA, AZ 85203

SCHULTZ CHRISTOPHER GUY  
4614 E GLENCOVE ST  
MESA, AZ 85205

SIMPKINS ARTHUR E/JEANINE E  
TR/ETAL  
1849 E MUIRWOOD DR  
PHOENIX, AZ 85048

SMITH MITCHELL A  
4613 E GLENCOVE  
MESA, AZ 85205

SPRING SUN RE LLC  
4431 E DES MOINES ST  
MESA, AZ 85205

STORE MASTER FUNDING II LLC  
1230 W WASHINGTON ST STE 111  
TEMPE, AZ 85281

SULLIVAN HOMER/LINDSAY  
4601 E FAIRBROOK CIR  
MESA, AZ 85205

TALTY RONDA  
4652 E FAIRBROOK CIR  
MESA, AZ 85205

THOMAS MIKE D/PAMELA DAWN TR  
4705 E PRINCESS DR  
MESA, AZ 85205

TOSCANO ALFONSO D & GUADALUPE R  
4660 E HALIFAX  
MESA, AZ 85205

TURLEY RICHARD K/MARCY K  
4651 E HALIFAX DR  
MESA, AZ 85205

VERNON CALVIN/BAKER KARI  
4528 E HALIFAX ST  
MESA, AZ 85205

WAILAND MATHEW  
4715 E GRANDVIEW ST  
MESA, AZ 85205

WILLIAMS TYLER/BROWN GRETCHEN  
4641 E HOBART ST  
MESA, AZ 85205

VILLA SENDERO HOMEOWNERS ASSOC  
INC  
1600 W BROADWAY RD  
TEMPE, AZ 85282

WALLACE FAMILY TRUST  
4622 E FAIRBROOK CIR  
MESA, AZ 85205

WINNIE JASON P  
3935 96TH AVENUE SE  
MERCER ISLAND, WA 98040

VUJKOVIC BRANISLAV L  
4548 E HOBART DR  
MESA, AZ 85205

WILLIAM C DRINKWATER & CASSIE L  
DRINKWATER TR  
4609 E HALIFAX ST  
MESA, AZ 85205

WRIGHT SHAWN M/CHERYL A  
4641 E FAIRBANK CIR  
MESA, AZ 85205

# Tab 2

# SIGN-IN

CRAFT RESIDENTIAL  
1310 NORTH 46<sup>TH</sup> STREET  
NEIGHBORHOOD OPEN HOUSE MEETING

JULY 29, 2019 – RED MOUNTAIN LIBRARY – 635 N. POWER ROAD, PROGRAM ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Garrett M Hyde	1236 W 46 St	480-215-3521	GPMHyde@gmail.com
2. MARIA WRIGHT	1236 N 46 <sup>th</sup> St	480 313 7721	MountTiger2004@gmail.com
3. Gene Mosicki	4628 SAs GAR	480 985-1635	gnemack@cox.net
4. Ashley Keller	4729 E Greenway St	602 582-0137	kelleraz@yahoo.com
* 5. AARON KELLER	INGRESS / EGRESS ISSUE	602 582 0140	AARON.KELLER7787@gmail.com
6. Row Smith	1346 N 46 St	480-278 3766	—
7. Mitchell Smith	4613 E Glendale	480 262-0867	masmitl@gmail.com
8. Cannon Mey-ble	4559 E Halpa	480 815 7339	cannonvhs@msn.com
9. Caleb Shoemaker	4648 E. Grandview	480-271-0951	phedrakhor@gmail
10. Tom Gibson	4561 E Encanto	480 297-4970	tomcazhomesbygibson.com

# SIGN-IN

CRAFT RESIDENTIAL  
1310 NORTH 46<sup>TH</sup> STREET  
NEIGHBORHOOD OPEN HOUSE MEETING

JULY 29, 2019 – RED MOUNTAIN LIBRARY – 635 N. POWER ROAD, PROGRAM ROOM - 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
11. Brent Tibbotts	4639 E Grandview	4804854745	customscapes@gmail.com
12. Scott and Susan Hillery	4715 E. Greenway St.		dunchopper2@yahoo.com
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

# Tab 3



October 22, 2019

**Re: 1310 North 46th Street, Mesa – Open House Meeting**

Dear Neighbor:

Our office represents Craft Development regarding the roughly 4.9-acre vacant land located south of the southwest corner of Princess Drive and 46th Street (the "Property") as seen on the attached aerial map. Last July we sent a letter inviting you to an open house to share our plans for the Property and our application to rezone the property to RSL-2.5 (ZON19-00651). The purpose of this application is to enable the development of a new, single-family community. The purpose of this letter is to invite you to a second open house meeting to update you on our plan improvements.

As you probably know, this infill site has been mostly vacant for some time now because of the development challenges it presents. It is a difficult site with an irregular shape and infrastructure limitations. A multi-family use would not be appropriate here, but development under the existing zoning would not be feasible either. Nevertheless, the site presents a wonderful opportunity for a high-quality residential development that adds to the residential character of the area.

This new, gated subdivision includes single-family homes with common open space amenities including parks, playgrounds, and lush open spaces planned throughout the development. Enhanced landscape setbacks are planned along the streetscape to improve the street aesthetics. The residential lots are roughly between 3,000 and 4,400 sqft. Homes will range from 1,677 sf to 2,024 livable sf and will be a variety of two-story homes. Architecture, design, and theming of the community will meet and exceed the standards established by the nearby residential communities. The proposal is like the Monticello community two miles east at Brown and the Loop 202 Freeway. The principal development partner for that project is the same for this new project and you will likely see some of the same floor plans, finishes and amenities as Monticello.

In order to share updates regarding this application, we have scheduled an open house meeting on **Monday, November 4, 2019 at 6:00 pm at Bush Elementary: Multi-purpose room, 4925 E. Ingram St., Mesa AZ 85205**. If this date and time are not convenient, we would be happy to speak with you individually. **Please feel free to contact me at 602.230.0600 or Adam@WitheyMorris.com**. If you have any questions regarding the public hearing process, you may also contact the City staff member assigned to this case, Cassidy Welch, [cassidy.welch@mesaaz.gov](mailto:cassidy.welch@mesaaz.gov).

Sincerely,  
Withey Morris P.L.C.

  
By  
Adam Baugh

# Aerial Map



1310 N. 46th Street - Mesa





Monique Burse  
 Alta Mesa Community Association  
 1514 West Todd Dr Ste B103  
 Tempe, AZ 85283

Barb Gaudiano  
 Alta Mesa Estates HOA  
 5345 E McLellan Rd 80  
 Mesa, AZ 85205

Michael Gregory  
 Eastview Estates  
 4336 E Fox Cir  
 Mesa, AZ 85205

Marti Cardwell  
 Groves East  
 821 N Parkcrest Cir  
 Mesa, AZ 85205

Jason Armistead  
 Groves East  
 1057 N Greenfield  
 Mesa, AZ 85205

Anne Kleefisch  
 Mesa Commerce Center - HOA  
 5060 E Falcon Dr  
 Mesa, AZ 85205

Jesus Melian  
 Montecito HOA  
 4344 E Ellis St  
 Mesa, AZ 85205

Michael Decker  
 Northpointe II  
 5136 E Evergreen St #1077  
 Mesa, AZ 85205

Geri Nichols  
 Princess Park  
 4608 E Greenway St  
 Mesa, AZ 85205

Terri Jonas  
 Northpointe II  
 1600 W Broadway Rd #200  
 Tempe, AZ 85282

Mitch Kellogg  
 Alta Mesa Community Association  
 150 E Almamo #3  
 Chandler, AZ 85225

Lew Lenz  
 Citrus Area Homeowners  
 3717 E Pomegranate St  
 Mesa, AZ 85215

William Toperzer  
 Estate Groves & Valencia Estates  
 4049 E Huber St  
 Mesa, AZ 85205

Tom Gibson  
 Groves East  
 4561 E Encanto St  
 Mesa, AZ 85205

Paul Staples  
 Mahogany HOA  
 4245 E Fountain  
 Mesa, AZ 85205

Richard Fanslow  
 Montecito HOA  
 4350 E Enrose St  
 Mesa, AZ 85205

Alyce Bergant  
 Northpointe II  
 5061 E Evergreen Cir  
 Mesa, AZ 85205

Terry Benelli  
 Northpointe II  
 12 N Main St  
 Mesa, AZ 85210

Dennis Taylor  
 Stoneybrook  
 4947 E Adobe St  
 Mesa, AZ 85205

Lori Percival  
 Villa Sendero HOA  
 1901 E University Dr #440  
 Mesa, AZ 85203

Thomas Speropulos  
 Alta Mesa Community Association  
 5802 E Fountain St  
 Mesa, AZ 85205

John Gustafson  
 Citrus Area Homeowners  
 3732 E Halifax Cir  
 Mesa, AZ 85205

Jared Langkilde  
 Estate Groves & Valencia Estates  
 4228 E Hope St  
 Mesa, AZ 85205

Billy Lester  
 Groves East  
 4412 E Fairfield  
 Mesa, AZ 85205

Peggy Maxwell  
 Mesa Commerce Center - HOA  
 4001 N 3rd St #405  
 Phoenix, AZ 85012

Lisa Anderson  
 Montecito HOA  
 4239 E Elmwood  
 Mesa, AZ 85205

Ken Squirtz  
 Northpointe II  
 46031 W Long Way  
 Maricopa, AZ 85239

Joseph Hansen  
 Princess Park  
 4707 E Hannibal St  
 Mesa, AZ 85205

Susan Lovitch  
 Sundance Villas  
 4135 S Power Rd #133  
 Mesa, AZ 85212

Lindsey Balinkie  
 City of Mesa  
 PO Box 1466 Ste 250  
 Mesa, AZ 85211

Centre Court  
1440 N 40TH ST #1  
Mesa, AZ 85205

**DESERT REALTY & MANAGEMENT**

Greenfield Estates  
2432 W PEORIA #1180  
Phoenix, AZ 85029

GORDON PORTER  
Los Estados  
4040 E MCLELLAN RD #12  
Mesa, AZ 85205

**COLBY MANAGEMENT**

Northpointe I Condominiums  
17220 N BOSWELL BLVD #140  
Sun City, AZ 85373  
Park Avenue  
4222 E MCLELLAN  
Mesa, AZ 85205

Terra Mesa  
4906 E BROWN RD # 42  
Mesa, AZ 85205

**JAMES BASKA/TRESTLE MANAGEMENT GROUP**

Triana  
450 N DOBSON RD #201  
Mesa, AZ 85201

AAM LLC  
Villa Sendero  
1600 W BROADWAY RD STE 200  
Tempe, AZ 85282

KAREN HUNT  
Greenfield Park  
4227 E DOVER ST  
Mesa, AZ 85205

The Alta Mesa Community  
7500 N Dobson Rd Suite 150  
Scottsdale, AZ 85256

Fairway Courts  
1333 N HIGLEY RD #30  
Mesa, AZ 85205

**RED MOUNTAIN MANAGEMENT**

Eastview  
2135 E UNIVERSITY #117  
Mesa, AZ 85213  
LORI PERCIVAL  
Mahogany  
1901 E UNIVERSITY DR STE 440  
Mesa, AZ 85203

**COLBY MANAGEMENT**

Northpointe II Condominiums  
17220 N BOSWELL BLVD #140  
Sun City, AZ 85373  
Stonecrest  
4254 W HARWELL CT  
Gilbert, AZ 85234

Rachelle Barrington  
Crossroads Estates  
4960 S GILBERT RD. SUITE 1-287  
Chandler, AZ 85249

AAM LLC  
Trovita Estates  
1600 W BROADWAY RD STE 200  
Tempe, AZ 85282

PMG SERVICES  
Villa Rica Estates  
1839 S ALMA SCHOOL RD #150  
Mesa, AZ 85210

METRO PROPERTY SERVICES  
Alta Mesa Estates  
150 E ALAMO DR #3  
Chandler, AZ 85225

Mariposa Estates  
4301 E MCKELLIPS ROAD  
Mesa, AZ 85215

Falcon Estates  
7500 N DOBSON RD STE 150  
Scottsdale, AZ 85256

Cheeri Farnsworth  
Citrus Greens  
1330 N 40TH ST, Unit 7  
Mesa, AZ 85205  
Montecito  
4239 E. ELMWOOD ST.  
Mesa, AZ 85205

**COLBY MANAGEMENT**

Northpointe  
17220 N BOSWELL BLVD #140  
Sun City, AZ 85373  
Sundance Villas  
4135 S. POWER RD STE 133  
Mesa, AZ 85212

CINDY THURBER  
The Estates at High Grove  
122 E MCLELLAN #5  
Mesa, AZ 85205  
Valencia Groves  
16625 S DESERT FOOTHILLS PKWY  
Phoenix, AZ 85048

Alta Mesa Chateaux Condominiums  
42 S. HAMILTON PLACE # 101  
Gilbert, AZ 85233

C/O SNOW PROPERTY SERVICES  
El Portillo  
4135 S POWER RD #122  
Mesa, AZ 85212

A&C MANAGEMENT LLC  
3428 E DECATUR ST  
MESA, AZ 85213

ADAMS RAYMOND M  
4706 E GARY ST  
MESA, AZ 85205

ALCALA JOSEPH M/JOY A  
4640 E HOBART ST  
MESA, AZ 85205

ANDRES JOSEPH H/DOROTHY L  
4531 E HALIFAX ST  
MESA, AZ 85205

ARP DEE/EDMUNDS DOUGLAS S  
TR/ETAL  
4550 E ELMWOOD ST  
MESA, AZ 85205

B & B CONSULTANTS INC  
750 N 17TH  
LAS CRUCES, NM 88005

BARKER CHRISTOPHER L/WAIDLER  
VALERIE J ETAL  
708 GRAVENSTEIN HWY N 182  
SEBASTOPOL, CA 95472

BARKUBEIN DUANE D  
4704 E HOBART ST  
MESA, AZ 85205

BEATRICE EWING HOLDINGS  
4550 E ELMWOOD ST  
MESA, AZ 85205

BETWARDA HANIBAL/CZERLAU EMILY  
A  
1151 N QUINN  
MESA, AZ 85205

ABDULKADER NAIMET SALEH  
4736 E GREENWAY ST  
MESA, AZ 85205

AKERS RANDY K & PATSY S  
4724 E GREENWAY  
MESA, AZ 85205

ALLEN DALE P  
4642 E PRINCESS  
MESA, AZ 85205

APODACA JOSE  
4528 E HOBART ST  
MESA, AZ 85205

AYALA JESSICA M  
4632 E PRINCESS DR  
MESA, AZ 85205

BAILEY BARBARA BERNADETTE  
4623 E GLENCOVE ST  
MESA, AZ 85205

BARKER CHRISTOPHER L/WAIDLER  
VALERIE J/ETAL  
708 GRAVENSTEIN HWY N 182  
SEBASTOPOL, CA 95472

BARKUBEIN DUANE D/PATRICIA S  
4704 E HOBART ST  
MESA, AZ 85205

BELLO MICHAEL J JR/URSULA M  
4439 E HALIFAX ST  
MESA, AZ 85205

BIRD PATRICK T/JOAN C TR  
4714 E HALIFAX  
MESA, AZ 85205

ADAMS CAROLYN  
4540 E PRINCESS DR  
MESA, AZ 85205

ALBANO HELEN/LLOYD  
4652 E GARY ST  
MESA, AZ 85205

ANDERSON ROBERT I/YOLANDA  
4715 E HOBART DR  
MESA, AZ 85205

ARANDA JOHN G/CARRIE  
4428 E PRINCESS DR  
MESA, AZ 85202

AYON LEONIDES MADERO  
4450 E HOBART ST  
MESA, AZ 85205

BALCOM KENNETH J/PEGGIE N  
4529 E HALIFAX DR  
MESA, AZ 85205

BARKUBEIN DUANE  
4704 E HOBART ST  
MESA, AZ 85205

BARRON EDWARD WILLIAM/DIANNE  
LYNNETTE TR  
4706 E PRINCESS DR  
MESA, AZ 85205

BERT A DIEHL JR TRUST  
4703 E GREENWAY ST  
MESA, AZ 85205

BLANDEMEIER RICHARD T  
4414 E PRINCESS DR  
MESA, AZ 85205

BLANTON FAMILY TRUST  
17244 E SARAGOSA ST  
GILBERT, AZ 85295

BROCK RICHARD  
4609 E GRANDVIEW  
MESA, AZ 85205

BRUCE-SHARP ABIGAIL  
4509 E HOBART ST  
MESA, AZ 85205

C & S HOMES 4529 LLC  
1503 E BROWN RD  
MESA, AZ 85203

CARLIN TIMOTHY J & CHERYL L  
PO BOX 100  
HEBER, AZ 85928

CLASSIQUE DEVELOPMENT INC ETA  
3049 E MCKELLIPS STE 13  
MESA, AZ 85213

COEN MATTHEW  
4725 E HALIFAX ST  
MESA, AZ 85205

CONNOLLY NOLAN LORENZO/AMANDA  
DENINE TR  
4631 E HALIFAX ST  
MESA, AZ 85205

COSTELLO JACK P  
4651 E FAIRBROOK CIR  
MESA, AZ 85205

DE ROSENDO MARINE  
ANAVA/MARQUEZ GUSTAVO J R  
4640 E GARY ST  
MESA, AZ 85205

BOCK GEORGE A III  
4609 E PRINCESS DR  
MESA, AZ 85205

BROWN BOYCE E III  
4433 E HALIFAX ST  
MESA, AZ 85205

BURR DIRK A/MARCY L  
4660 E HOBART DR  
MESA, AZ 85205

CALZADA CHRIS J  
4620 E GREENWAY ST  
MESA, AZ 85205

CHARLES T BLANCHETTE 2005 TRUST  
ETAL  
917 W COUNRTY LN  
PAYSON, AZ 85541

CLEMENTS JOEL/DONNA  
4719 E GLENCOVE ST  
MESA, AZ 85205

COMPTON JEFFERY MARTIN  
4359 E HACKAMORE ST  
MESA, AZ 85205

CONTOS SHELLY L  
4725 E GRANDVIEW ST  
MESA, AZ 85205

CRABTREE FRANKLIN E/CAROL A  
4724 E GARY  
MESA, AZ 85205

DEES TERRELL/HANSEN KEISHA  
4547 E HANNIBAL ST  
MESA, AZ 85205

BORUNDA ERNESTO G &  
GEORGEANNA  
4507 E HANNIBAL ST  
MESA, AZ 85205

BROWN GREGORY M/DENISE K  
4701 E GLENCOVE ST  
MESA, AZ 85205

BURRIS SHERRY  
4632 FAIRBROOK CIR  
MESA, AZ 85205

CARLIN AARON JOSEPH/GOMEZ JULIA  
MARIE  
4454 E HALIFAX ST  
MESA, AZ 85205

CHENOWETH LYLE  
4715 E HALIFAX ST  
MESA, AZ 85205

COCHRAN ROBERT H/LINDA K TR  
4705 E GRANDVIEW  
MESA, AZ 85205

CONKLIN MICHAEL S/TRACEY L  
4648 E GLENCOVE ST  
MESA, AZ 85205

COOVERT ZACHARY WAYNE  
4621 E FAIRBROOK CIR  
MESA, AZ 85205

DALLAGO MANUEL S  
4606 E GLENCOVE ST  
MESA, AZ 85205

DELOACH RONNIE  
4736 E PRINCESS DR  
MESA, AZ 85205

DEMARBIEX JAMES/JESSICA  
4417 E HOBART ST  
MESA, AZ 85205

DIXON CHAD W/GRAY DAVID C  
4611 E FAIRBROOK CIR  
MESA, AZ 85205

EATON THOMAS W SR/WANDA K TR  
4222 E BROWN RD 21  
MESA, AZ 85205

ESPARZA ABEL B/LISA E  
1144 N QUINN  
MESA, AZ 85205

FAGAN ANNA M/SMITH RONALD E  
1346 N 46TH ST  
MESA, AZ 85205

FARRELL RICHARD C  
4624 E GRANDVIEW ST  
MESA, AZ 85205

FLORES SONIA  
4725 E PRINCESS DR  
MESA, AZ 85204

GARY 4707 LLC  
3105 E FAIRBROOK CIR  
MESA, AZ 85213

GILDERSLEEVE JAMES H/TINA L  
4619 E PRINCESS DR  
MESA, AZ 85205

GRANDVIEW 4714 LLC  
1461 E GARNET AVE  
MESA, AZ 85204

DEMARBIEX WILLIAM F JR/PAULA B  
4439 E HOBART ST  
MESA, AZ 85205

DODD KELLI  
4649 E GRANDVIEW  
MESA, AZ 85205

EGLI ROBERT  
4650 E HALIFAX ST  
MESA, AZ 85205

ESPARZA ALFREDO R/CYNTHIA A  
1960 E 8TH ST  
MESA, AZ 85203

FALEVAI POASI T/SIUTITI F  
4455 E HOBART  
MESA, AZ 85205

FERRINO FRED O/MICHAEL  
260 VIRGINIA ST  
LA HABRA, CA 90631

FREEMAN MARK E  
4705 E HALIFAX ST  
MESA, AZ 85205

GARY INVESTMENTS LLC  
1146 N MESA DR NO 102 211  
MESA, AZ 85201

GLENN FAMILY REVOCABLE TRUST  
3962 E DES MOINES ST  
MESA, AZ 85205

GRANDVIEW REVOCABLE LIVING  
TRUST  
4659 E GRANDVIEW ST  
MESA, AZ 85205

DEMURI DANIEL JOHN  
4464 E HOBART ST  
MESA, AZ 85205

DOMINGUEZ MANUEL/MULLENEAUX  
TAMMY  
4732 E GLENCOVE ST  
MESA, AZ 85205

ERICKSON SHON  
4518 E HOBART ST  
MESA, AZ 85205

ESTATES AT VALENCIA CORP  
3321 E BASELINE RD  
GILBERT, AZ 85234

FALK JEFFREY S & ANGELA M  
4642 E FAIRBROOK CIR  
MESA, AZ 85205

FLOOD CONTROL DISTRICT OF  
MARICOPA COUNTY  
2801W DURANGO ST  
PHOENIX, AZ 85009

GARCIA MARILYN  
4737 E PRINCESS DR  
MESA, AZ 85205

GEAHLEN FAMILY LIVING TRUST  
1461 E GARNET AVE  
MESA, AZ 85204

GRANDVIEW 4619 LLC  
1461 E GARNET AVE  
MESA, AZ 85204

GREENFIELD CLUBHOUSE LLC  
2320 N VAL VISTA DR  
MESA, AZ 85213

GREENWAY 4631 LLC  
 3105 E FAIRBROOK CIR  
 MESA, AZ 85213

HABIGHORST DEREK J/MORLEY  
 KIMBERLY A  
 4608 E HOBART ST  
 MESA, AZ 85205

HAMILTON MARK/HEATHER  
 4610 E GARY ST  
 MESA, AZ 85205

HAUGEN FAMILY LIVING TRUST  
 4640 E HALIFAX ST  
 MESA, AZ 85205

HENRY RANDOLPH M & BONNIE  
 4422 E PRINCESS DR  
 MESA, AZ 85202

HILLERY SCOTT/SUSAN  
 4715 E GREENWAY ST  
 MESA, AZ 85205

HONEYCUTT PAMELA K  
 4630 E HOBART ST  
 MESA, AZ 85205

HOY GEORGE P & DORIS  
 4662 E PRINCESS DR  
 MESA, AZ 85205

HYDE GARRETT M/WRIGHT MARIA  
 C/LENORA L  
 1236 N 46TH ST  
 MESA, AZ 85205

JACK AND JUDITH EGNATINSKY TRUST  
 5000 ESTATE COAKLEY BAY APT J6  
 CHRISTIANSTED, VI 820

GREENWAY 4650 LLC  
 1461 E GARNET AVE  
 MESA, AZ 85204

HABIGHORST FAMILY LIVING TRUST  
 4723 E GARY ST  
 MESA, AZ 85205

HASSELER DANIEL S/SALLY A  
 4465 E HALIFAX DRIVE  
 MESA, AZ 85205

HAWS SUSAN G  
 4539 E HOBART ST  
 MESA, AZ 85205

HENRY RANDOLPH M/BONNIE  
 4463 E HANNIBAL ST  
 MESA, AZ 85205

HOLGATE PAUL/SYDNEY  
 4704 E GRANDVIEW ST  
 MESA, AZ 85205

HOOSE JONATHAN V/CHRISTINA M  
 4636 E GRANDVIEW ST  
 MESA, AZ 85205

HULBERT ANNA M/WARSHEFSKI  
 THOMAS  
 4517 E HANNIBAL ST  
 MESA, AZ 85205

INEZ M WORTMAN LIVING TRUST  
 4464 E HALIFAX ST  
 MESA, AZ 85205

JAMES D THORNE TRUST  
 5641 E FAIRBROOK ST  
 MESA, AZ 85205

GROVE AT VALENCIA HOMEOWNER'S  
 ASSOCIATION  
 3321 E BASELINE RD  
 GILBERT, AZ 85234

HALVERSON SAMUEL C/KATHERINE L  
 TR  
 4720 E GLENCOVE  
 MESA, AZ 85203

HATHCOCK BRONSON K/CHELSEA L  
 4651 E PRINCESS DR  
 MESA, AZ 85205

HENRIQUEZ JOSE E  
 4629 E PRINCESS DR  
 MESA, AZ 85205

HEYWOOD RICHARD G/SHERILYN  
 4630 E GRANDVIEW ST  
 MESA, AZ 85205

HOLLEY RICHARD D/KAREN M  
 4716 E GARY ST  
 MESA, AZ 85205

HORSTMANN MARY JANE TR  
 PO BOX 30700  
 MESA, AZ 85275

HUNT DOUGLAS  
 4661 E GARY ST  
 MESA, AZ 85205

IRVIN LUKE/KOESTER SHERI  
 4627 E GARY ST  
 MESA, AZ 85205

JO LYNN WAGERS REVOCABLE LIVING  
 TRUST  
 4736 E GRANDVIEW ST  
 MESA, AZ 85205

JOHNSON LARRY A  
4618 E GARY ST  
MESA, AZ 85205

JUDKINS JUSTIN B/MARINA  
4548 E HALIFAX ST  
MESA, AZ 85205

KEPLER TIM  
4661 E HALIFAX ST  
MESA, AZ 85205

KING ERNEST H JR/CAROL A  
4658 E GLENCOVE  
MESA, AZ 85205

KOESTNER BRYAN  
406 HILLANDALE DR  
BARTLETT, IL 60103

LAMON ARNOLD W/VALERIE D  
4612 E FOX CIR  
MESA, AZ 85205

LARRY S FOX TRUST  
4558 E HOBART DR  
MESA, AZ 85205

LEMMERS WILLIAM G/BISHOP-  
LEMMERS LINDA A TR  
4629 E GRANDVIEW ST  
MESA, AZ 85205

LISUE EUGENE  
4661 E GREENWAY  
MESA, AZ 85205

MANILLA MIGUEL ANGEL MORALES  
4549 E HAILFAX ST  
MESA, AZ 85205

JORDAN MITCHELL B  
4538 E HOBART ST  
MESA, AZ 85205

KELLER AARON D/ASHLEY L  
4729 E GREENWAY ST  
MESA, AZ 85205

KETTERLING MITCHELL  
4557 E HANNIBAL ST  
MESA, AZ 85205

KISTER JAY/ALICIA  
4630 E GREENWAY ST  
MESA, AZ 85205

KOSHY FARIS SULMAN  
1157 N QUAIL  
MESA, AZ 85205

LAMONT EDWARD D/CHERYL M  
4725 E BROWN RD  
MESA, AZ 85205

LAWRENCE FAITH  
4737 E GRANDVIEW ST  
MESA, AZ 85205

LEWIS GREGORY/TAMARA  
4733 E GLENCOVE ST  
MESA, AZ 85205

LLOYD R AND DOLORES J THOMPSON  
FAMILY TRUST  
4610 E PRINCESS DR  
MESA, AZ 85205

MARK AND IRMA MADRID LIVING  
TRUST  
4712 E GLENCOVE ST  
MESA, AZ 85205

JOSEPH DANIAL HOLDINGS  
4550 E ELMWOOD ST  
MESA, AZ 85205

KEMPER SHELDON A/CHERYL L  
4650 E HOBART ST  
MESA, AZ 85205

KING CURTIS R/DONNA L  
4620 E GRANDVIEW  
MESA, AZ 85205

KLING ROBERT  
4711 E GLENCOVE  
MESA, AZ 85205

LAMBERT SHAUNA A/DAVID M  
4428 E HOBART ST  
MESA, AZ 85205

LANTZ ROGER D  
4607 E HANNIBAL PL  
MESA, AZ 85205

LEE JEREMY S/ELISABETH M  
4222 E BROWN RD UNIT 22  
MESA, AZ 85205

LEWIS JENNIFER  
4630 E HALIFAX ST  
MESA, AZ 85205

LOPEZ DAVID G  
1356 N 46TH ST  
MESA, AZ 85205

MARKLAND DANAE DARLENE  
PO BOX 20551  
MESA, AZ 85277

MARSHALL CHARLES B  
PO BOX 5550  
NORCO, CA 92860

MCMANUS STEVEN J  
4611 E GARY ST  
MESA, AZ 85205

MEITZ TRAVIS S  
4660 E GRANDVIEW ST  
MESA, AZ 85205

MERRILL DAVID E/ROSEMARY  
4519 E HOBART  
MESA, AZ 85205

MILLER PATRICIA ANN/DUSTIN LEE  
4560 E PRINCESS DR  
MESA, AZ 85205

MONTOYA LUIS B/ESPINOZA MIRIAM V  
4538 E HALIFAX ST  
MESA, AZ 85205

MOSCICKI FAMILY TR THE  
4628 E GARY ST  
MESA, AZ 85203

MURPHY SEAN PATRICK  
4704 E HALIFAX ST  
MESA, AZ 85205

NICHOLS WILLIAM G JR & GERI E  
4608 E GREENWAY  
MESA, AZ 85205

PAUL P WURZER REVOCABLE LIVING TRUST  
6021 BALFERN AVE  
LAKEWOOD, CA 90713

MARTIN JAMES L/RHONDA L  
809 MIRAMAR  
MESA, AZ 85213

MCNICKLE PHILLIP R/A JEWELL TR  
4621 E HOBART  
MESA, AZ 85202

MENDEL DONSON E/LINDA  
4631 E FAIRBROOK CIR  
MESA, AZ 85205

MESA CITY OF  
20 E MAIN ST STE 650  
MESA, AZ 85211

MONTENEGRO SERGIO JR/ROSA MARIA  
4508 E HOBART ST  
MESA, AZ 85205

MONTOYA LUIS/ESPINOZA MIRIAM  
4538 E HALIFAX DR  
MESA, AZ 85205

MOSCICKI GENE  
4628 E GARY  
MESA, AZ 85203

NELSON CHRISTOPHER E/DOTTIE A/CAREY ELLA R  
4641 E HALIFAX ST  
MESA, AZ 85205

NICHOLSON CRYSTAL A  
4611 13TH AVE S  
SEATTLE, WA 98108

PEMBER ELIZABETH ADKINS TR  
4636 E GLENCOVE ST  
MESA, AZ 85205

MARTINEZ CARLOS G/CHERY E  
4455 E HALIFAX DR  
MESA, AZ 85205

MCTEER FAMILY TRUST  
10146 E JONES AVE  
MESA, AZ 85208

MENLO REALTY INCOME PROPERTIES 27 LLC  
PO BOX 901  
DEERFIELD, IL 60015

MESA-HELOW CARMEN  
4559 E HALIFAX ST  
MESA, AZ 85205

MONTOYA JAVIER ANTONIO  
4735 E GARY ST  
MESA, AZ 85205

MORRIS WILLIAM EDWD & DIANA M  
4622 E PRINCESS  
MESA, AZ 85205

MOUNTAIN VIEW PLAZA OFFICE CONDO ASSOCIATION  
1333 N GREENFIELD RD STE 104  
MESA, AZ 85205

NEWHOUSE LAURA  
4527 E HANNIBAL ST  
MESA, AZ 85205

PATTERSON JOAN T  
4716 E PRINCESS DR  
MESA, AZ 85205

PEMBER ISAAC W/LAURA E  
4702 E GLENCOVE ST  
MESA, AZ 85205

PENROD ANNA J/JASON M  
4222 E BROWN RD NO 20  
MESA, AZ 85205

PETERSON ASHLEY/TANNER  
4512 E FAIRBROOK ST  
MESA, AZ 85205

PORTER DANIEL A/ORR-PORTER  
ANDREA L  
4434 E FAIRBROOK ST  
MESA, AZ 85205

RANDY AND ANN DESCHNER TRUST  
4222 E BROWN RD UNIT 23  
MESA, AZ 85205

REYES PAUL J  
4465 E HOBART  
MESA, AZ 85205

ROACH DENNIS P/BERNICE S  
1451 E GARNET AVE  
MESA, AZ 85204

RONALD L WATSON AND KIM WATSON  
TRUST  
4726 E PRINCESS DR  
MESA, AZ 85205

ROWLEY ERVIN & ROXIE  
4559 E HOBART ST  
MESA, AZ 85205

S & MS PROPERTIES LLC  
4629 E GRANDVIEW ST  
MESA, AZ 85205

SALT RIVER PROJ AGR IMPR & POWER  
DIST  
PO BOX 1980  
PHOENIX, AZ 85001

PEREZ MANUEL JOHN  
4639 E PRINCESS DR  
MESA, AZ 85205

PETROKAS PETER  
4635 E GLENCOVE ST  
MESA, AZ 85205

PRESLEY JAMES/SHARON  
4456 E PRINCESS DR  
MESA, AZ 85205

RASUO TIJANA  
4456 E HANNIBAL ST  
MESA, AZ 85205

RICH MICHAEL/RACHAEL  
4530 E PRINCESS DR  
MESA, AZ 85205

ROMAINE DENVER  
4647 E GLENCOVE ST  
MESA, AZ 85205

RONQUILLO JESUS/MARGOT I  
4661 E PRINCESS  
MESA, AZ 85205

RUNDALL TAMMIE L  
4661 E HOBART  
MESA, AZ 85205

SALINE GLORIA L  
4651 E HOBART ST  
MESA, AZ 85205

SAMUEL D RODRIGUEZ TRUST  
1220 N 46TH ST  
MESA, AZ 85205

PERHACH RICHARD G/KAILEE  
4504 E FAIRBROOK ST  
MESA, AZ 85205

POELMAN PROPERTIES LLC  
1355 N GREENFIELD RD STE 101 & 102  
MESA, AZ 85205

RAJABALLY FAMILY TRUST  
17020 N 32ND ST  
PHOENIX, AZ 85032

REQUARTH FAMILY LIMITED  
PARNTERSHIP/ETAL  
708 GRAVENSTEIN HWY N 182  
SEBASTOPOL, CA 95472

RITTER BRIAN SCOTT & LEANOR A  
4510 E PRINCESS  
MESA, AZ 85205

ROMEY SAMUEL AMOS  
P O BOX 5278  
KETCHIKAN, AK 99901

ROUSE CRAIG F & SANDY J  
4609 E HOBART ST  
MESA, AZ 85205

RYAN PATRICIA A  
4624 E GLENCOVE ST  
MESA, AZ 85205

SALKELD ROBERT D/DEBRA L  
4429 E HALIFAX ST  
MESA, AZ 85205

SANCHEZ CESAR/FLORENCIO  
4518 E HALIFAX ST  
MESA, AZ 85205

SANDOVAL VERONICA BETANCE/JUAN  
4736 E GARY ST  
MESA, AZ 85205

SCHULTZ CHRISTOPHER GUY  
4614 E GLENCOVE ST  
MESA, AZ 85205

SIMPKINS ARTHUR E/JEANINE E  
TR/ETAL  
1849 E MUIRWOOD DR  
PHOENIX, AZ 85048

SMITH MITCHELL A  
4613 E GLENCOVE  
MESA, AZ 85205

SPRING SUN RE LLC  
4431 E DES MOINES ST  
MESA, AZ 85205

STORE MASTER FUNDING II LLC  
1230 W WASHINGTON ST STE 111  
TEMPE, AZ 85281

SULLIVAN HOMER/LINDSAY  
4601 E FAIRBROOK CIR  
MESA, AZ 85205

TALTY RONDA  
4652 E FAIRBROOK CIR  
MESA, AZ 85205

THOMAS MIKE D/PAMELA DAWN TR  
4705 E PRINCESS DR  
MESA, AZ 85205

TOSCANO ALFONSO D & GUADALUPE R  
4660 E HALIFAX  
MESA, AZ 85205

SCHRADER LEAH  
4440 E PRINCESS DR  
MESA, AZ 85205

SCOTT LINDSAY M/WILLIAM ROBERT  
4537 E HANNIBAL ST  
MESA, AZ 85215

SLADE ALICE TR  
1149 N QUAIL CIR  
MESA, AZ 85205

SMITH RICHARD A/KELLY  
4631 E HOBART ST  
MESA, AZ 85205

SPROLES TERRY  
4642 E GREENWAY ST  
MESA, AZ 85205

STOUFFER DAN J & MARGARET C  
4617 E GARY  
MESA, AZ 85205

SUN VALLEY BENEFITS LLC  
1333 N GREENFIELD RD SUITE B  
MESA, AZ 85205

TEMPE/MESA LAND INVESTORS  
LIMITED PARTNERSHIP  
855 E BROWN RD STE 3  
MESA, AZ 85203

THORNELL WILLIAM M/AMY R  
4706 E GREENWAY ST  
MESA, AZ 85205

TRENT MICHAEL DAVID/AMY  
4466 E PRINCESS DR  
MESA, AZ 85205

SCHROEDER LARRY J & CARLA  
HOFFMAN  
4420 E PRINCESS RD  
MESA, AZ 85205

SHOEMAKER CALEB J  
4648 E GRANDVIEW ST  
MESA, AZ 85205

SMITH KENNETH W JR/NICOLE L  
4715 E PRINCESS DR  
MESA, AZ 85205

SPENCER  
DONNA/CURTIS/HORSTMANN AMOS C  
7918 E IMPALA AVE  
MESA, AZ 85209

STEPHEN C ROPER TRUST  
4550 E PRINCESS DR  
MESA, AZ 85205

STUART JARED/ROSANA  
4659 E GLENCOVE  
MESA, AZ 85205

SUNDANCE VILLAS INC  
7255 E HAMPTON AVE  
MESA, AZ 85209

THOMAS C YOUNG AND DEBORAH A  
YOUNG TRUST  
4602 E FAIRBROOK CR  
MESA, AZ 85205

TIBBETTS BRENT C & REBECCA C  
4639 E GRANDVIEW ST  
MESA, AZ 85205

TURLEY ORO RAY/JERRY LEE TR  
4651 E GARY  
MESA, AZ 85203

TURLEY RICHARD K/MARCY K  
4651 E HALIFAX DR  
MESA, AZ 85205

VUJKOVIC BRANISLAV L  
4548 E HOBART DR  
MESA, AZ 85205

WILLIAM C DRINKWATER & CASSIE L  
DRINKWATER TR  
4609 E HALIFAX ST  
MESA, AZ 85205

WRIGHT SHAWN M/CHERYL A  
4641 E FAIRBANK CIR  
MESA, AZ 85205

VERNON CALVIN/BAKER KARI  
4528 E HALIFAX ST  
MESA, AZ 85205

WAILAND MATHEW  
4715 E GRANDVIEW ST  
MESA, AZ 85205

WILLIAMS TYLER/BROWN GRETCHEN  
4641 E HOBART ST  
MESA, AZ 85205

VILLA SENDERO HOMEOWNERS ASSOC  
INC  
1600 W BROADWAY RD  
TEMPE, AZ 85282

WALLACE FAMILY TRUST  
4622 E FAIRBROOK CIR  
MESA, AZ 85205

WINNIE JASON P  
3935 96TH AVENUE SE  
MERCER ISLAND, WA 98040

# Tab 4

# SIGN-IN

CRAFT DEVELOPMENT  
1310 NORTH 46<sup>TH</sup> STREET

NEIGHBORHOOD OPEN HOUSE MEETING

NOVEMBER 4, 2019 – BUSH ELEMENTARY – 4925 E. INGRAM STREET, MULTI-PURPOSE ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Sharon Paan	1346 S. 46th St.	602-456-1124	sharonpaan@gmail.com
2. Carol Crabtree	4724 E Gary St.	480-252-2557	harmoniynona1@gmail.com
3. Jim + Cheryl Carlin	4519 E Halifax St	602-513-6517	carlin68@yahoo.com
4. Cassie Drinkwater	4609 E Halifax St.	480-924-4417	redbase1@outlook.com
5. William Drinkwater	4609 E. Halifax St.	480-924-4417	redbase1@outlook.com
6. RO RAY TURLEY	4651 E GARZY ST	480-985-4448	
7. Leah Schwader	4440 E Princess Dr	480-213-3143	leah.schwader@gmail.com
8. Garrett Hyde (Against)	1236 N 46 Street	480-215-3521	
9. Maria Wright (Against)	1236 N 46 Street	480-353-2221	
10. Joan Patterson	4716 E Princess Dr	602-402-2754	desertdragon1@gmail.com

# SIGN-IN

CRAFT DEVELOPMENT  
1310 NORTH 46<sup>TH</sup> STREET

NEIGHBORHOOD OPEN HOUSE MEETING

NOVEMBER 4, 2019 – BUSH ELEMENTARY – 4925 E. INGRAM STREET, MULTI-PURPOSE ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. Skip & Dee Thompson	4610 E. Princess Dr	480 390 7146	skipdee@cox.net
* 12. John & Carrie Aranda	4428 E Princess Dr	480 251 0755	carrie.aranda@gmail.com
13. Paul & Alissa Irish	4757 E McEllan Rd.	(602) 930-9281	pjirish11@gmail.com
14. RAW ROCK	4609 E GRANDVIEW ST	480 981 7993	
15. Ron Smittel	1346 N. 46 <sup>th</sup>	480-278-3766	
16. CURTIS SPENCER	4520 E. PRINCESS DR.	480-341-7476	
17. GERT'S HUSBAND	4608 E. GREENWAY	480 773 9577	nichols.bill.w@gmail.com
18. Brian Riffz	4510 E. Princess		
19. Richard Turley	4651 E. Lila		RKTurley4@gmail
20.			

# SIGN-IN

CRAFT DEVELOPMENT  
1310 NORTH 46<sup>TH</sup> STREET

NEIGHBORHOOD OPEN HOUSE MEETING

NOVEMBER 4, 2019 – BUSH ELEMENTARY – 4925 E. INGRAM STREET, MULTI-PURPOSE ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. Rich Nolley Karen Nolley	4716 E Gary St	480 220 0333 480 223 3592	<del>RR</del> RD Nolley 47@gmail.com
22. AARON KEUSER	4729 E GREENWAY ST	602 582 0140	AARON.KEUSER7787@gmail.com
23. Rick Farrell	4624 E Grandview St		
24. Caleb & Jennifer Shoemaker	4648 E. Grandview St.	480 544-2635	
25. Steve & Sharon Taylor	4716 E Greenway ST		shampayne713@gmail.com
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# SIGN-IN

CRAFT DEVELOPMENT  
1310 NORTH 46<sup>TH</sup> STREET

NEIGHBORHOOD OPEN HOUSE MEETING

NOVEMBER 4, 2019 – BUSH ELEMENTARY – 4925 E. INGRAM STREET, MULTI-PURPOSE ROOM - 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
31. George & Robyn Bock	4609 E. Princess Dr.	(480) 801-5874	Robynbbock@gmail.com
32. Richard & Jeanne	4726 E Grandview St	480-622-1511	
33. Joan Glenn	4620 E Halifax	480.223.3395	JoanGlenn@aol.com
34. Ashley Keller	4729 E Greenway St	602-582-0137	
35. Scott & Susan Hillery	4715 E. Greenway St.	480-694-8163	dunehopper2@yahoo.com
36. Carmen Meza-Helan	4559 E. Halifax St	480-815-7339	caemenvh1@msn.com
37. Jay & Aliza Kister	4630 E. Greenway St	609 607-6363	alicia.kister@gmail.com
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# SIGN-IN

CRAFT DEVELOPMENT  
1310 NORTH 46<sup>TH</sup> STREET

NEIGHBORHOOD OPEN HOUSE MEETING

NOVEMBER 4, 2019 – BUSH ELEMENTARY – 4925 E. INGRAM STREET, MULTI-PURPOSE ROOM - 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
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# Tab 5



December 27, 2019

**Re: 1310 North 46th Street, Mesa – Open House Meeting**

Dear Neighbor:

Our office represents Craft Development regarding the roughly 4.9-acre vacant land located south of the southwest corner of Princess Drive and 46th Street (the “Property”) as seen on the attached aerial map. Last November we sent a letter inviting you to an open house to share our plans for the Property and our application to rezone the site to RSL-2.5 (ZON19-00651) to develop a new, single-family community. As part of the neighbor meeting, we agreed to look into requested items such as pricing, sewer access, total vehicle trips, and more. The purpose of this letter is to invite you to another open house meeting to update you on this feedback and share our planned improvements.

As you probably know, this infill site has been mostly vacant for some time because of the development challenges it presents. It is a difficult site with an irregular shape and infrastructure limitations. A multi-family use would not be appropriate here, but development under the existing zoning would not be feasible either. Nevertheless, the site presents a wonderful opportunity for a high-quality residential development that adds to the residential character of the area.

This new, gated subdivision includes single-family homes with common open space amenities including parks, playgrounds, and pedestrian connection to the adjacent Princess Park. Enhanced landscape is planned along the streetscape to improve the street aesthetics. The residential lots are roughly between 3,000 and 4,400 sqft. Homes will range from 1,677 sf to 2,024 livable sf and will be a variety of two-story homes. The new home designs have been updated to reflect the newest Mesa Residential Design Guidelines recently adopted by the Mesa City Council. The architecture, design, and theming of the community will meet and exceed the standards established by other residential communities. The proposal is like the Monticello community at Brown and the Loop 202 Freeway which includes some of the same floor plans, finishes and amenities.

In order to share updates regarding this application, we have scheduled an open house meeting on **Monday, January 13, 2020 at 6:00 pm at Shepherd Junior High: Cafeteria room, 1407 N. Alta Mesa Dr., Mesa AZ 85205**. If this date and time are not convenient, we would be happy to speak with you individually. **Please feel free to contact me at 602.230.0600 or Adam@WitheyMorris.com**. If you have any questions regarding the public hearing process, you may also contact the City staff member assigned to this case, Cassidy Welch, [cassidy.welch@mesaaz.gov](mailto:cassidy.welch@mesaaz.gov).

Sincerely,  
Withey Morris P.L.C.

By   
Adam Baugh

# Aerial Map



1310 N. 46th Street - Mesa



# Tab 6

# SIGN-IN

CRAFT DEVELOPMENT  
1310 NORTH 46<sup>TH</sup> STREET

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 13, 2020 – SHEPHERD JUNIOR HIGH SCHOOL – 1407 N. ALTA MESA DR, CAFETERIA- 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Scott Hillery	4715 E. Greenway ST	480-694-8163	Dunehopper2@yahoo.com
2. Aaron Keller	4729 E. GREENWAY ST	602-582-0140 <del>480</del>	AARON.KELLER77872@GMAIL.COM
3. Ashley Keller	4729 E Greenway St	602-582-0137	Kelleraz@yahoo.com
4. Carol Crabtree	4724 E Gary St.	480-252-2557	harmonysona@gmail.com
5. Veronica Sandoval	4736 E Gary St	480 225-8711	vbetancesandoval @gmail.com
6. Carrie Aranda	4428 E. Princess	480 251 0755	carrie.aranda@gmail.com
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# SIGN-IN

CRAFT DEVELOPMENT  
1310 NORTH 46<sup>TH</sup> STREET

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 13, 2020 – SHEPHERD JUNIOR HIGH SCHOOL – 1407 N. ALTA MESA DR, CAFETERIA- 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. CURTIS SPENCER	4520 E. PRINCESS DR.		
12. Ron Smith	1346 N. 46 <sup>th</sup>	480- 378-3766	N/A
13. RANDY HENRY	4422 E. PRINCESS DR	602-796-9649	HENRYRM@COX.NET
14. Roxie Rowley	4559 E Hobart St	480-861-4551	
15. Evy Rowley	4559 E Hobart	602-540-7802	
16. Jennifer Shoemaker	4648 E Grandview	480-544-2635	
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# SIGN-IN

CRAFT DEVELOPMENT  
 1310 NORTH 46<sup>TH</sup> STREET  
 NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 13, 2020 – SHEPHERD JUNIOR HIGH SCHOOL – 1407 N. ALTA MESA DR, CAFETERIA- 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. PETE & MONIE <sup>Johnson</sup>	1333 N Higley #30	734-748-3624	<del>westhill</del> westhill@gmail.com
22. R W Bockl	DON'T	RZ ZONE	
23. J. Egnatinsky	4509 E HALIFAX		
24. R. Farrell	4624 E Grandview		
25. Fredrick Childers	here for the cookies		fricmore@gmail.com
26. Garrett M Hyde	1236 N 46 Street	(Against Project	in current density)
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# SIGN-IN

CRAFT DEVELOPMENT  
1310 NORTH 46<sup>TH</sup> STREET

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 13, 2020 – SHEPHERD JUNIOR HIGH SCHOOL – 1407 N. ALTA MESA DR, CAFETERIA- 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
31. MARGARET STOWFESBUR	4417 E Gary	480-923-1790	
32. LORI CAPRANICA	4618 E. GARY ST.	480-709-9923	L.CAPRANICA@SoleraContracting.com
33. BILL NICHOLS	4608 R. GREENWAY	480-773-9577	nichols.bill.w@gmail.com
34. Richard Turley	4651 E Halifax	480-290-3238	rikTurley4@gmail.com
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# SIGN-IN

CRAFT DEVELOPMENT  
1310 NORTH 46<sup>TH</sup> STREET

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 13, 2020 – SHEPHERD JUNIOR HIGH SCHOOL – 1407 N. ALTA MESA DR, CAFETERIA- 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
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# Tab 7

## Adam Baugh

---

**From:** lsmock9288@aol.com  
**Sent:** Friday, July 19, 2019 11:05 AM  
**To:** Adam Baugh  
**Subject:** Re: Received your letter

Yes my boyfriend lives off of Gary and Princess and I live in Dreamland. We are looking to the future of buying a house together and we need a one story home. Cannot make those steps anymore, 😊 Hopefully the price will be right . What will the home range cost or are you not ready to discuss that yet? Thank you

-----Original Message-----

**From:** Adam Baugh <adam@witheymorris.com>  
**To:** lsmock9288@aol.com <lsmock9288@aol.com>  
**Sent:** Fri, Jul 19, 2019 10:33 am  
**Subject:** RE: Received your letter

Hi Linda,  
It will be two stories but we have a single story floor plan as well if buyer's are interested. I hope I may meet you at the neighbor meeting later this month, but if not, feel free to give me a call anytime.

G. Adam Baugh, Esq.  
Withey Morris PLC  
2525 E Arizona Biltmore Circle #A-212  
Phoenix, AZ 85016  
Ph: (602) 230-0600  
Fax: (602) 212-1787



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**From:** lsmock9288@aol.com <lsmock9288@aol.com>  
**Sent:** Friday, July 19, 2019 12:00 AM  
**To:** Adam Baugh <adam@witheymorris.com>  
**Subject:** Received your letter

We received your letter on the development being planned and read it. Sounds interesting but will there only be two story homes and not one story ranch style homes? What will the average home cost be for these homes?

Thank you,

Linda Smock

## Adam Baugh

---

**From:** Beau Tanner <beautanner92@gmail.com>  
**Sent:** Friday, August 2, 2019 5:04 PM  
**To:** josh funk; Adam Baugh; George Pasquel  
**Subject:** Fwd: Support of a project in my area.

----- Forwarded message -----

**From:** Christopher Tucker <jkctucker@gmail.com>  
**Date:** Fri, Aug 2, 2019 at 4:48 PM  
**Subject:** Support of a project in my area.  
**To:**

Good afternoon,

I am reaching out because I wanted to voice my support for a local project in my community. The lot that the company is wanting to develop has been empty for such a long time and it would be nice to have the land actually used. I have lived in the community for 15 years and am always happy to see new developments for the community. The recent Copper Crest community that was added east of my neighborhood has been great and my family has created additional friendships from the neighborhood.

For reference the project information is below;  
Project: 46th St & Brown Road  
Developer: Craft Homes  
Project Number: PRS19-00424  
Lot count: 39 lots

My personal information is as follows;  
Christopher Tucker  
480.519.5477  
4652 E Hannibal St, Mesa, AZ 85205

Thank you for your time and service to our community,

--

"The Glory is in the Work"  
-Hugh Nibley

## Adam Baugh

---

**From:** Beau Tanner <beautanner92@gmail.com>  
**Sent:** Friday, August 2, 2019 5:09 PM  
**To:** Adam Baugh; George Pasquel; josh funk  
**Subject:** Fwd: Housing development in our neighborhood (46th St & Brown Rd)

----- Forwarded message -----

**From:** JH <jh.pers@gmail.com>  
**Date:** Fri, Aug 2, 2019 at 5:02 PM  
**Subject:** Housing development in our neighborhood (46th St & Brown Rd)  
**To:** <Wahid.Alam@mesaaz.gov>, <Isaias.GarciaRomero@mesaaz.gov>, <beautanner92@gmail.com>

This email is to let you know that my wife and I have reviewed the drawings and details for the **housing development being proposed just North of Brown on 46th Street and we are in favor of this moving forward.**

We know there are some individuals that are apposed to changes within this neighborhood, but I believe the majority of our neighborhood are in favor of this housing project, knowing that our home values would benefit and this would clean up the area they are planning to use for this construction. The land being used has been a place for vagrants to camp out and is periodically overgrown with weeds.

Please feel free to contact us if you have any questions.

Joe (& Karen) Hansen  
4707 E Hannibal St, Mesa, Az 85205  
480-985-6783

Project: 46th St & Brown Road  
Developer: Craft Homes  
Project Number: PRS19-00424  
Lot count: 39 lots

## Adam Baugh

---

**From:** Beau Tanner <beautanner92@gmail.com>  
**Sent:** Sunday, August 4, 2019 3:33 PM  
**To:** Adam Baugh; Josh Funk; George Pasquel  
**Subject:** Fwd: Craft Homes project PRS19-00424 at 46th street and Brown road.

Beau Tanner  
(480) 466-9948 - Cell

Sent from my iPhone

Begin forwarded message:

**From:** "DIRK MARCY BURR" <damlburr@msn.com>  
**Date:** August 4, 2019 at 3:29:58 PM MST  
**To:** "wahid.alam@mesaaz.gov" <wahid.alam@mesaaz.gov>, "Isaias.GarciaRomero@mesaaz.gov" <Isaias.GarciaRomero@mesaaz.gov>, Beau Tanner <beautanner92@gmail.com>  
**Subject:** Craft Homes project PRS19-00424 at 46th street and Brown road.

Dear sirs,

My name is Dirk Burr and I have resided at 4660 E. Hobart Street since 1997. I would like to voice my support for the proposed development of the lot adjacent to Princess park. I support turning what is essentially vacant desert into additional homes in our community. I look forward to the talent and strength that the individuals who will occupy those new homes being added to the community in which I have raised my family. I am aware of the very small but vocal opposition that has presented itself as representative of our community. This is essentially the same group that loudly opposed the development of what is now the shopping center anchored by Wal Mart immediately to the north of our neighborhood. As I recall they made all sorts of outlandish claims about the crime that Wal Mart would bring in its wake and that our community would suffer an enormous influx of homeless criminals that would prey on our families. Of course none of the concerns that were expressed came to fruition and our community has benefited immeasurably from that development. I am confident that the basis of their expressed opposition to this project is equally unfounded and that our neighborhood and schools will benefit from the addition of 39 new families who will add their desire for the welfare of their families as a strength to our community. I would be happy to provide any additional information you would like. Sincerely, Dirk Burr 480 734-4578.

## Adam Baugh

---

**From:** Beau Tanner <beautanner92@gmail.com>  
**Sent:** Monday, August 5, 2019 7:58 AM  
**To:** Josh Funk; George Pasquel; Adam Baugh  
**Subject:** Fwd: Project: 46th St & Brown Road Developer: Craft Development Project Number: PRS19-00424

Beau Tanner  
(480) 466-9948 - Cell

Sent from my iPhone

Begin forwarded message:

**From:** Mitchell Smith <masmith0@gmail.com>  
**Date:** August 5, 2019 at 7:34:41 AM MST  
**To:** [Wahid.Alam@mesaaz.gov](mailto:Wahid.Alam@mesaaz.gov), [Isaias.GarciaRomero@mesaaz.gov](mailto:Isaias.GarciaRomero@mesaaz.gov), [beautanner92@gmail.com](mailto:beautanner92@gmail.com)  
**Subject:** Project: 46th St & Brown Road Developer: Craft Development Project Number: PRS19-00424

Project: 46th St & Brown Road  
Developer: Craft Development  
Project Number: PRS19-00424

Just a note in support of Project Number: PRS19-00424, I live around the corner at 4613 E Glencove St, I have been a member of the neighborhood for 16 years, this is a great place to live with good neighbors. I feel single-family homes will be a great addition to our community.

Thanks

--

Mitchell A. Smith  
Instruct LLC  
480-262-0567

## Adam Baugh

---

**From:** Bill Toperzer <biltop@aol.com>  
**Sent:** Thursday, November 7, 2019 11:50 PM  
**To:** cassidy.welch@mesaaz.gov  
**Cc:** Adam Baugh  
**Subject:** 1310 North 46th St / ZON19-00651

Hello Cassidy,

As a resident of a nearby neighborhood, I received the Open House Meeting(s) invitation for the referenced case. I was unable to attend either, but instead spoke with Adam Baugh at length by telephone today.

Adam favorably answered my direct questions. We then discussed other key aspects of the proposed development. Although I am not directly affected by the development, I do take account of new housing in Mesa. On balance, I am in support of this case proceeding as proposed. Craft Development is taking on the challenge of turning this vacant, previously shunned infill parcel into an upscale residential subdivision. The transformation should complement the cache of the bordering CoM Princess Park and the surrounding neighborhood.

Although I am not greatly in favor of these new-concept, high density subdivisions, Craft is taking the steps to address typical concerns of adequate parking, defensibility against fire spreading (homes include fire suppression sprinkling), and large vehicle maneuverability – in contrast to the nearby tightly-packed KB Copper Crest subdivision, for example. The added costs to improve the parcel with sewer and drainage understandably factor into density required for financial return.

Sincerely,  
William Toperzer  
4049 E Huber St

## Adam Baugh

---

**From:** Isaias Garcia Romero <Isaias.GarciaRomero@MesaAZ.gov>  
**Sent:** Tuesday, November 12, 2019 9:02 AM  
**To:** Cassidy Welch; Adam Baugh  
**Subject:** FW: 46th street project

Good morning,  
Councilmember Luna received the following correspondence regarding this project.

Respectfully,  
Isaias

**Isaias Garcia Romero**

### City of Mesa

City Council Assistant | District 5

P.O Box 1466

Mesa, AZ 85211-1466

T: 480.644.6799 | [Isaias.GarciaRomero@mesaaz.gov](mailto:Isaias.GarciaRomero@mesaaz.gov)



*Please note: Under the Arizona Public Records statute, A.R.S. 39-121 et seq., e-mails received by or sent from the City of Mesa may be a public record subject to disclosure.*

**From:** Wyatt Frost <wyttfrost@gmail.com>  
**Sent:** Monday, November 11, 2019 8:02 PM  
**To:** District 5 <District5@MesaAZ.gov>  
**Subject:** 46th street project

Dear City council member David Luna,

I am reaching out to you and your committee concerning the proposed building plans at 46th street on Brown and Greenfield. I live in the neighborhood at 4707 E Gary St, and strongly advocate the building permits be granted. I personally am familiar with the quality of work that the building and development team boast, and believe they can bring great value to the community. This neighborhood is very outdated with the majority of these homes being built in the 70's. My hope, along with others, is that the nice new community will promote tasteful renovations amongst the existing homes and bring up property value.

I understand that a few people oppose the new development due to the fear of it bringing in unwanted parked cars in the neighboring streets. However, they aren't familiar with the community that the developers have planned to build. They in fact have very strict rules for limited parking in the streets, and the houses will have sufficient garage space. If they have seen the community they built in 2016 on Brown and the East 202 freeway, they would realize how false their fear is.

Finally, many people in this neighborhood have opposed many recent projects. They all opposed Walmart, and the Copper Crest community. However, all of those opposers now shop at Walmart, and Copper Crest has brought up their home values! I believe they like to oppose, for the fun of opposing. I believe, alike many of my neighbors, that the proposed community on 46th St should be granted the necessary building permits to proceed. Please consider these points.

Best regards,  
Wyatt Frost.

## Adam Baugh

---

**From:** Isaias Garcia Romero <Isaias.GarciaRomero@MesaAZ.gov>  
**Sent:** Tuesday, November 12, 2019 9:27 AM  
**To:** Adam Baugh  
**Subject:** FW: ZON19-00651

Hello Adam,

Councilmember Luna's office and Cassidy Welch received the following correspondence regarding this project.

Isaias

**Isaias Garcia Romero**

### City of Mesa

City Council Assistant | District 5

P.O Box 1466

Mesa, AZ 85211-1466

T: 480.644.6799 | [Isaias.GarciaRomero@mesaaz.gov](mailto:Isaias.GarciaRomero@mesaaz.gov)



*Please note: Under the Arizona Public Records statute, A.R.S. 39-121 et seq., e-mails received by or sent from the City of Mesa may be a public record subject to disclosure.*

**From:** Zach Collins <zach.collins3636@yahoo.com>  
**Sent:** Saturday, November 09, 2019 8:53 AM  
**To:** Isaias Garcia Romero <Isaias.GarciaRomero@MesaAZ.gov>; Cassidy Welch <Cassidy.Welch@mesaaz.gov>  
**Subject:** ZON19-00651

To whom it may concern,

I live close to the proposed development on 46<sup>th</sup> Street. After understanding what Craft Homes is proposing and seeing their product I am confident that this would benefit our neighborhood exponentially! This piece of property in reference has become a gathering place for homeless and other harmful uses for our neighborhood - not to mention, a complete eye sore. While I recognize that not all are in favor of this new development, I feel that this would be a great asset to our community.

Thank you,

Zach Collins

## Adam Baugh

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**From:** Beau Tanner <btanner@homesbycraft.com>  
**Sent:** Tuesday, November 12, 2019 2:01 PM  
**To:** George Pasquel; Adam Baugh; Josh Funk  
**Subject:** Fwd: ZON19-00651

----- Forwarded message -----

**From:** C Welch <cwelch007@gmail.com>  
**Date:** Tue, Nov 12, 2019 at 1:54 PM  
**Subject:** RE: ZON19-00651  
**To:** <isaias.garciaromero@mesaaz.gov>, <cassidy.welch@mesaaz.gov>

To Whom It May Concern,

I saw that there is a potential development project going in near Princess Park in Mesa, North of Brown Road and East of Greenfield. I am a resident in the area, and regularly use the facilities at Princess Park. I would like convey my wholehearted support for this development for the following reasons.

First, this area has been slowly deteriorating over the past several years. Property values have slipped slightly, and the community has appeared a little run down. A new development would definitely bring some much needed revitalization to the area.

Second, I have coached my son's youth soccer team for several years. All of the boys on the team live in this community, so I have used Princess Park as the central location for our weekly practices. I love this park, but the large vacant area to the east attracts some scary individuals after dark. The park is not well lit, and several parents have expressed concern about having their kids in the park after dark. I believe that allowing that vacant area to be developed will provide additional lighting for the park, and will remove a place that individuals have been utilizing for nefarious purposes. Allowing that property to be developed with further enhance Princess Park as an excellent family oriented facility, as well as bring in additional families to the community.

Finally, I believe that allowing this development will enhance property values in the area. With newer and nicer homes in the area the entire community will become more attractive, and property values will continue to rise in this area.

Thank you for your consideration, and cooperation. I hope that you allow this development to proceed. Thank you for your time.

Sincerely,  
Chet Welch

--  
Beau Tanner  
480.466.9948  
[www.HomesbyCraft.com](http://www.HomesbyCraft.com)

## Adam Baugh

---

**From:** Beau Tanner <btanner@homesbycraft.com>  
**Sent:** Thursday, November 14, 2019 6:19 PM  
**To:** George Pasquel; Adam Baugh; Josh Funk  
**Subject:** Fwd: New Proposed Development ZON19-00651

Craft Homes  
1806 N Lindsay Rd. Suite 103  
Mesa, AZ 85213  
www.HomesbyCraft.com  
480.466.9948

Begin forwarded message:

**From:** Tyler Duffin <tylerduffin15@gmail.com>  
**Date:** November 14, 2019 at 6:07:09 PM MST  
**To:** "Cassidy.welch@MesaAZ.gov" <Cassidy.welch@mesaaz.gov>, "Isaias.garciaromero@mesaAZ.gov" <Isaias.garciaromero@mesaaz.gov>  
**Subject: New Proposed Development ZON19-00651**

To Whom it may concern,

I am in receipt of the notification letter for the above referenced development being proposed off of 46th St. in Mesa. My house is just down the street and I would like to voice my full support for this project. This is exactly what I was hoping someone would come in and do. We need newer entry level homes in our community and I am glad to see these developers wanting to come in and help with that. These 36 new homes would bring a great new addition to our community and replace an extremely unattractive piece of land that has sat vacant for far too long!

I was so excited to see Mesa come in and update Princess Park. I feel like this project only adds to the vision that Mesa had when they decided to upgrade the park. These new homes will help raise our value and bring in new families to a rather outdated area. It is my hope that everyone will recognize what a great addition this will be. Please approve this new 36 home development.

Thanks,

Tyler Duffin

## Adam Baugh

---

**From:** Gary H. <gpmhyde@gmail.com>  
**Sent:** Monday, July 29, 2019 3:27 PM  
**To:** Beautanner92@gmail.com; Wahid.Alam@messaaz.gov; Adam Baugh; Maria Raven  
**Subject:** Opposition to PRS19-00424

To whom it may concern,

My wife and I purchased horse property south of Princess Park near the SRP substation off of Brown road (NE of Greenfield and Brown).

Regarding the proposed development of PRS19-00424, we see several showstoppers with the proposed development near Princess Park to us and I felt that it is appropriate to bring this to your attention as this is a critical matter for me, my family and the neighborhood.

The first showstopper is that we bought property zoned for horses (RS-43) and we intend to sell horse property, whenever we so choose to sell our property. We will take whatever stand we need to in order to ensure that our property remains horse property in perpetuity.

The second is that we will not permit any use of our property in a development, including the use of our wall on our parcel. Attachments to our wall is strictly out of the question. We will take whatever stand we must to ensure that our wall is not attached to.

The third is that the proposed rezoning is far below any surrounding neighborhoods. Even if spot rezoning was requested the zoning of RSL-2.5 far exceeds any nearby neighborhood, of which the lowest is RS-9. Even with spot rezoning, we will take whatever stand we must to ensure that the zoning is no lower than any surrounding neighborhood (RS-9).

We live a rural lifestyle and the infrastructure of the streets and neighborhood supports a rural lifestyle. The ingress and egress of over a 70+ new vehicles going up and down 46th Street or over 38 new families living on 2.5 acres of what really is rural property will cause undo stress and harm to that way of life.

These are our chief opposition points, but they are not our only points of opposition. We will take whatever stand we must to prevent this development plan from going through. We are prepared to make this a long and drawn out process for all parties involved.

Sincerely and fervently,

Garrett Hyde and Maria Wright

 Virus-free. [www.avast.com](http://www.avast.com)

## Adam Baugh

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**From:** Isaias Garcia Romero <Isaias.GarciaRomero@MesaAZ.gov>  
**Sent:** Tuesday, November 5, 2019 9:07 AM  
**To:** Cassidy Welch; Adam Baugh  
**Subject:** FW: Proposed Development near Princess Park

Good morning Cassidy and Adam,

Councilmember Luna and I received the following concerns regarding case ZON19-00651.

As always, if there is further you require of me, please don't hesitate to ask.

Respectfully,  
Isaias

### Isaias Garcia Romero

#### City of Mesa

City Council Assistant | District 5  
P.O Box 1466  
Mesa, AZ 85211-1466  
T: 480.644.6799 | [Isaias.GarciaRomero@mesaaz.gov](mailto:Isaias.GarciaRomero@mesaaz.gov)



*Please note: Under the Arizona Public Records statute, A.R.S. 39-121 et seq., e-mails received by or sent from the City of Mesa may be a public record subject to disclosure.*

**From:** Susan G. Haws <[sghaws65@gmail.com](mailto:sghaws65@gmail.com)>  
**Sent:** Tuesday, November 05, 2019 8:57 AM  
**To:** District 5 <[District5@MesaAZ.gov](mailto:District5@MesaAZ.gov)>; Isaias Garcia Romero <Isaias.GarciaRomero@MesaAZ.gov>  
**Subject:** Proposed Development near Princess Park

Dear Vice Mayor David Luna and Council Assistant Isaias Garcia Romero:

I was not able to make last night's neighborhood meeting regarding this development due to work. Thus, would like to voice my concerns.

I have lived in this neighborhood for about nine going on ten years now. I like this neighborhood because it is lower density housing with mostly single-story, non-cookie cutter homes. If 36. Two-story homes are crammed into that space it becomes high density with at least 72 more cars and changes the personality of the neighborhood.

I live here. I am invested in my home and this neighborhood. I have lovely neighbors and family living in this neighborhood. I and those already living here chose this location and the lifestyle it affords. If new homes are squished in not spaced like the others already here it changes the makeup of the community negatively.

Please ponder these concerns.

Sincerely,

# Tab 8



December 17, 2019

Mr. Beau Tanner  
Craft Development, LLC  
1806 North Lindsay Road, Suite 103  
Mesa, Arizona 85213

Subject: Traffic Impact Statement  
**Parkside Villas**  
SWC of Princess Drive and 46<sup>th</sup> Street  
Mesa, Arizona

Dear Mr. Tanner:

United Civil Group prepared this Traffic Statement (TS) in general conformance with the City of Mesa's 2017 *Engineering & Design Standards* procedural manual, locally accepted standards and industry practice. The purpose of this TIS is to forecast the trip generation of the proposed single family development and evaluate the existing site access driveway for the development. A TIS was performed for this development because the Parkside Villas are not expected to generate over 100 trips in the peak hour.

### **SITE DESCRIPTION**

The proposed Parkside Villas development is planned to consist of approximately 36 single family dwelling units on an approximate 4.7 acre parcel of land located on the southwest corner of Princess Drive and 46<sup>th</sup> Street in Mesa, Arizona. The proposed project is planned to be completed in one phase with planned completion in the year 2020. The area surrounding the proposed development is described as follows:

- to the south of the site are residential homes,
- to the east of the site is 46<sup>th</sup> Street Avenue followed by residential homes,
- to the north of the site is Princess Drive followed by residential homes and
- west of the site is a park followed by the RWCD Canal.

A vicinity map, aerial view, and site plan are attached with this document.

As depicted in the site plan, the development is planned to have one gated full access on 46<sup>th</sup> Street located approximately 225 feet north of Grandview Street and approximately 50 feet south of the neighboring property driveway. A secondary gated access is provided for egress only. This access is located approximately 65 feet north of Gary Street and 180 feet south of 46<sup>th</sup> Street.

### **EXISTING ROADWAY CONDITIONS**

**Princess Drive** has an east/west alignment and is classified as a local road per the City of Mesa 2040 Transportation Master Plan *Functional Classification Map 2.2.14*. Princess Drive consists of one travel lane in both the eastbound and westbound directions. The posted speed limit



along Princess Drive within the vicinity of the site is 25 miles per hour. The average daily traffic volume on Princess Drive is 396 vehicles with 29 vehicles in the morning peak hour and 51 vehicles in the evening peak hour.

**46<sup>th</sup> Street** has a north/south alignment and is classified as a local road per the City of Mesa 2040 Transportation Master Plan *Functional Classification Map 2.2.14*. 46<sup>th</sup> Street consists of one travel lane in both the northbound and southbound directions. The posted speed limit along 46<sup>th</sup> Street within the vicinity of the site is 25 miles per hour. The average daily traffic volume on 46<sup>th</sup> Street is 906 vehicles with 76 in the morning peak hour and 95 in the evening peak hour.

**48<sup>th</sup> Street** has a north/south alignment and is classified as a local road per the City of Mesa 2040 Transportation Master Plan *Functional Classification Map 2.2.14*. 48<sup>th</sup> Street consists of one travel lane in both the northbound and southbound directions separated by a two way left turn lane. The posted speed limit along 48<sup>th</sup> Street within the vicinity of the site is 30 miles per hour. The average daily traffic volume on 48<sup>th</sup> Street is 1,440 vehicles with 159 in the morning peak hour and 140 in the evening peak hour.

The intersection of 46<sup>th</sup> Street/Princess Drive is a two-way stop controlled intersection with stop signs on the Princess Drive legs and free flowing traffic on 46<sup>th</sup> Street. All of the legs of the intersection each consist of a shared left/through/right lane.

#### **ROADWAY CAPACITY METHODOLOGY**

Capacity is the maximum number of vehicles per day that can be accommodated on a given roadway. The capacity is based on the number of lanes, the functional classification of the roadway, the maximum desired level of service, roadway geometrics, number of driveways along the roadway segment, crosswalks, and on street parking. For a local road, livability in addition to these factors plays a role in the capacity. For a local road, the methodologies in the Highway Capacity Manual 6<sup>th</sup> Edition were used to determine the roadway capacity for a level of service E.

Princess Drive	1,600 vehicles per day
46 <sup>th</sup> Street	1,600 vehicles per day
48 <sup>th</sup> Street	6,000 vehicles per day

#### **SITE TRAFFIC GENERATION**

Estimates of the traffic volumes that will be generated by the proposed Parkside Villas development were determined from transportation planning data taken from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition, 2017*. The ITE rates are based on studies that measure trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. ITE Land Use Code 210 – Single Family Detached Housing was utilized for trip generation purposes and the site’s forecasted trips are presented below.

TABLE 1: TRIP GENERATION

Land Use	Units	Size	Daily	AM Peak			PM Peak		
				in	out	total	in	out	total
Single Family Detached Housing	Dwelling Units	36	406	7	23	30	24	14	38

Multifamily Housing (Low Rise) – ITE LUC 220

AM Peak Hour	$T = 0.71(\text{Dwelling Units}) + 4.8$	25% entering, 75% exiting
PM Peak Hour	$\text{Ln}(T) = 0.96 \times \text{Ln}(\text{Dwelling Units}) + 0.2$	63% entering, 37% exiting
Daily	$\text{Ln}(T) = 0.92 \times \text{Ln}(\text{Dwelling Units}) + 2.71$	50% entering, 50% exiting

The Parkside Villas Single Family Home Development is forecasted to generate 406 daily trips, 30 trips in the AM peak hour, and 38 trips in the PM peak hour.

**TRIP DISTRIBUTION**

The trip distribution procedure determines the general pattern of travel for vehicles entering and leaving the subject site and study area. The assumed trip distribution percentages from the development are shown in Table 2

TABLE 2: TRIP DISTRIBUTION

Roadway	Arriving to	Departing to
46 <sup>th</sup> Street south of the site	60%	60%
46 <sup>th</sup> Street north of Princess Drive	15%	15%
Princess Drive west of 46 <sup>th</sup> Street	15%	15%
48 <sup>th</sup> Street north of Brown	10%	10%



**ROADWAY VOLUME/CAPACITY**

The volume to capacity ratio (v/c) is used as an indication of how much capacity is left on a roadway. In the existing condition and proposed the v/c ratios are shown in Table 3.

TABLE 3: VOLUME TO CAPACITY RATIO

Roadway	Capacity vehicles/day	Existing Volume	Existing v/c	Proposed Volume	v/c
46 <sup>th</sup> Street	1,600	906	0.56	1,150	0.71
Princess Drive	1,600	396	0.24	460	0.29
48 <sup>th</sup> Street	6,000	1,440	0.24	1,480	0.25

When the v/c ratio reaches 0.9 the delay on the roadway is assumed to represent a level of service, LOS E. A LOS E is described as traffic which experiences restricted speeds with momentary stoppages along the given roadway segment.

Based on the roadway v/c ratios, the addition of the single family development will not significantly impact the roadway conditions and increase delay to a LOS E.

**SITE ACCESSIBILITY**

The proposed Parkside Villas project is planned to have one gated full access located on 46<sup>th</sup> Street, approximately 225 feet north of Grandview Street and approximately 50 feet south of the neighboring property drive. A secondary gated access is provided for egress only. This access is located approximately 65 feet north of Gary Street and 180 feet south of 46<sup>th</sup> Street.

Per the City of Mesa Design Standards, section 219.5.2: Where the adjacent parcel has a driveway within 10 feet of the property line, there should be a minimum of 10 feet between a new driveway and adjacent property line. This is to avoid the possibility of adjacent driveways meeting at the property line.

Intersection sight distance and sight triangles shall be provided and maintained at the site access driveway to give drivers exiting and entering a clear view of conflicting traffic. The landscape and hardscape within the sight triangles must not obstruct the driver’s view. The site designers shall follow the *AASHTO Green Book*, Section 219 of the City of Mesa Engineering & Design Standards, and City of Mesa Standard Details to ensure adequate sight distance is provided.



## **ROADWAY IMPROVEMENTS**

### *Left-Turn and Right-Turn Deceleration Lanes*

Due to the low volume of traffic generated by the site (less than 100 vehicles in the peak hour) and the low volume of traffic on 46<sup>th</sup> Street, a local roadway, exclusive left or right turn lanes are not recommended for the site.

### *46<sup>th</sup> Street Improvements*

46<sup>th</sup> Street is currently designed as a half street. Therefore, the 46<sup>th</sup> Street frontage adjacent to the site should be improved to the ultimate configuration of the roadway with 30 feet of right of way and the required utility easements.

## **CONCLUSIONS**

The Parkside Villas development is forecasted to generate 406 daily trips with 30 trips occurring in the morning peak hour and 38 trips occurring in the evening peak hour. Due to the low forecasted peak hour volumes, site generated traffic by the proposed development is not anticipated to cause detrimental impacts to the surrounding roadway network. As a result of this analysis, 46<sup>th</sup> Street should be constructed to its full section adjacent to the site.

The traffic generated from the proposed development will not adversely affect the traffic conditions on the roadway, and the roadways, Princess Drive, 46<sup>th</sup> Street and 48<sup>th</sup> Street will continue to function at LOS D or better during the peak hours.

Proper intersection sight distance and sight triangles shall be provided and maintained at the site access of the proposed development to give drivers exiting a clear view of oncoming traffic on 46<sup>th</sup> Street. The landscape and hardscape within the sight triangles must not obstruct the driver's view of the adjacent travel lanes. To ensure adequate sight distances and sight distance triangles, AASHTO's *A Policy on Geometric Design of Highways and Streets*, Section 219 of the City of Mesa Engineering & Design Standards, and City of Mesa Standard Details should be followed when designing the access and landscaping.



This Traffic Statement letter is based on a variety of assumptions related to the site plan and land use of the proposed development. If a larger development or alternate land use is ultimately proposed, these trip generation calculations and criteria evaluation may not remain valid.

If you have any questions, please feel free to contact our office at (602) 265-6155.

Sincerely,  
**United Civil Group**



Sarah Simpson, PhD, PE  
President

**United Civil Group**

2803 N. 7th Avenue  
Phoenix, AZ 85007

Street : Princess Dr  
Location : W. of 46th St

Site: TR19093  
12/3/2019  
Tuesday

24 Hour Volume, per Channel (Volume factor 0.5)

Interval Start		EB/WB Interval Start	
11:00 AM	1	11:00 PM	0
11:15 AM	0	11:15 PM	0
11:30 AM	4	11:30 PM	0
11:45 AM	4	11:45 PM	0
12:00 PM	6	12/4/2019 12:00 AM	0
12:15 PM	4	12:15 AM	0
12:30 PM	2	12:30 AM	1
12:45 PM	10	12:45 AM	0
1:00 PM	2	1:00 AM	1
1:15 PM	4	1:15 AM	0
1:30 PM	6	1:30 AM	1
1:45 PM	6	1:45 AM	0
2:00 PM	6	2:00 AM	0
2:15 PM	5	2:15 AM	0
2:30 PM	8	2:30 AM	0
2:45 PM	11	2:45 AM	2
3:00 PM	6	3:00 AM	1
3:15 PM	6	3:15 AM	0
3:30 PM	6	3:30 AM	0
3:45 PM	7	3:45 AM	3
4:00 PM	8	4:00 AM	1
4:15 PM	12	4:15 AM	0
4:30 PM	16	4:30 AM	0
4:45 PM	15	4:45 AM	2
5:00 PM	8	5:00 AM	1
5:15 PM	5	5:15 AM	2
5:30 PM	16	5:30 AM	1
5:45 PM	4	5:45 AM	3
6:00 PM	4	6:00 AM	1
6:15 PM	12	6:15 AM	2
6:30 PM	10	6:30 AM	4
6:45 PM	2	6:45 AM	6
7:00 PM	14	7:00 AM	1
7:15 PM	9	7:15 AM	3
7:30 PM	8	7:30 AM	9
7:45 PM	8	7:45 AM	6
8:00 PM	5	8:00 AM	7
8:15 PM	14	8:15 AM	6
8:30 PM	0	8:30 AM	3
8:45 PM	2	8:45 AM	4
9:00 PM	1	9:00 AM	5
9:15 PM	3	9:15 AM	6
9:30 PM	1	9:30 AM	12
9:45 PM	4	9:45 AM	6
10:00 PM	2	10:00 AM	2
10:15 PM	2	10:15 AM	1
10:30 PM	0	10:30 AM	2
10:45 PM	0	10:45 AM	2

**24 Hour Total**  
396

**12:00 AM - 12:00 PM**  
12 Hour Count 116  
Peak Hour 9:00 AM  
Peak Volume 29  
Factor 0.60

**12:00 PM - 12:00 AM**  
12 Hour Count 280  
Peak Hour 4:00 PM  
Peak Volume 51  
Factor 0.80

**United Civil Group**

2803 N. 7th Avenue  
Phoenix, AZ 85007

Street : 48th St  
Location : Between Gary St & Glencove St

Site: TR19093  
12/3/2019  
Tuesday

24 Hour Volume, per Channel (Volume factor 0.5)

Interval Start		NB/SB		Interval Start		24 Hour Total
11:00 AM	14	58	11:00 PM	8	14	1440
11:15 AM	14		11:15 PM	1		
11:30 AM	12		11:30 PM	4		<b>12:00 AM - 12:00 PM</b>
11:45 AM	18		11:45 PM	1		
12:00 PM	18	67	12/4/2019 12:00 AM	1	5	12 Hour Count 541
12:15 PM	18		12:15 AM	3		Peak Hour 7:15 AM
12:30 PM	15		12:30 AM	1		Peak Volume 158
12:45 PM	16		12:45 AM	0		Factor 0.68
1:00 PM	9	66	1:00 AM	2	5	
1:15 PM	16		1:15 AM	0		<b>12:00 PM - 12:00 AM</b>
1:30 PM	23		1:30 AM	2		
1:45 PM	18		1:45 AM	1		12 Hour Count 899
2:00 PM	13	117	2:00 AM	1	3	Peak Hour 2:30 PM
2:15 PM	26		2:15 AM	1		Peak Volume 138
2:30 PM	40		2:30 AM	1		Factor 0.86
2:45 PM	38		2:45 AM	0		
3:00 PM	28	111	3:00 AM	2	3	
3:15 PM	32		3:15 AM	1		
3:30 PM	30		3:30 AM	0		
3:45 PM	21		3:45 AM	0		
4:00 PM	38	114	4:00 AM	1	11	
4:15 PM	22		4:15 AM	0		
4:30 PM	29		4:30 AM	7		
4:45 PM	25		4:45 AM	3		
5:00 PM	34	124	5:00 AM	4	24	
5:15 PM	33		5:15 AM	10		
5:30 PM	29		5:30 AM	4		
5:45 PM	28		5:45 AM	6		
6:00 PM	28	110	6:00 AM	11	43	
6:15 PM	23		6:15 AM	5		
6:30 PM	26		6:30 AM	6		
6:45 PM	33		6:45 AM	21		
7:00 PM	23	77	7:00 AM	28	128	
7:15 PM	22		7:15 AM	29		
7:30 PM	16		7:30 AM	31		
7:45 PM	16		7:45 AM	40		
8:00 PM	13	40	8:00 AM	58	120	
8:15 PM	7		8:15 AM	28		
8:30 PM	10		8:30 AM	17		
8:45 PM	10		8:45 AM	17		
9:00 PM	10	39	9:00 AM	16	83	
9:15 PM	11		9:15 AM	22		
9:30 PM	10		9:30 AM	21		
9:45 PM	8		9:45 AM	24		
10:00 PM	9	20	10:00 AM	19	58	
10:15 PM	7		10:15 AM	9		
10:30 PM	2		10:30 AM	16		
10:45 PM	2		10:45 AM	14		

**United Civil Group**  
 2803 N. 7th Avenue  
 Phoenix, AZ 85007

Street : 46th St  
 Location : Between Grandview St & Gary St

Site: TR19093  
 12/3/2019  
 Tuesday

24 Hour Volume, per Channel (Volume factor 0.5)

Interval Start	NB/SB	Interval Start	NB/SB
11:00 AM	14	11:00 PM	2
11:15 AM	7	11:15 PM	1
11:30 AM	8	11:30 PM	0
11:45 AM	13	11:45 PM	1
12:00 PM	12	12/4/2019 12:00 AM	1
12:15 PM	9	12:15 AM	0
12:30 PM	14	12:30 AM	0
12:45 PM	17	12:45 AM	0
1:00 PM	14	1:00 AM	0
1:15 PM	12	1:15 AM	1
1:30 PM	14	1:30 AM	0
1:45 PM	9	1:45 AM	0
2:00 PM	18	2:00 AM	0
2:15 PM	9	2:15 AM	0
2:30 PM	22	2:30 AM	0
2:45 PM	15	2:45 AM	1
3:00 PM	11	3:00 AM	1
3:15 PM	20	3:15 AM	0
3:30 PM	19	3:30 AM	0
3:45 PM	20	3:45 AM	0
4:00 PM	22	4:00 AM	1
4:15 PM	32	4:15 AM	1
4:30 PM	22	4:30 AM	0
4:45 PM	13	4:45 AM	3
5:00 PM	21	5:00 AM	3
5:15 PM	18	5:15 AM	5
5:30 PM	20	5:30 AM	4
5:45 PM	20	5:45 AM	5
6:00 PM	22	6:00 AM	3
6:15 PM	18	6:15 AM	7
6:30 PM	17	6:30 AM	7
6:45 PM	31	6:45 AM	14
7:00 PM	12	7:00 AM	9
7:15 PM	10	7:15 AM	14
7:30 PM	10	7:30 AM	20
7:45 PM	9	7:45 AM	23
8:00 PM	8	8:00 AM	19
8:15 PM	19	8:15 AM	14
8:30 PM	5	8:30 AM	10
8:45 PM	6	8:45 AM	12
9:00 PM	9	9:00 AM	11
9:15 PM	5	9:15 AM	11
9:30 PM	8	9:30 AM	6
9:45 PM	6	9:45 AM	12
10:00 PM	2	10:00 AM	12
10:15 PM	3	10:15 AM	10
10:30 PM	2	10:30 AM	6
10:45 PM	4	10:45 AM	5

**24 Hour Total**  
 906

**12:00 AM - 12:00 PM**  
 12 Hour Count 293  
 Peak Hour 7:15 AM  
 Peak Volume 76  
 Factor 0.83

**12:00 PM - 12:00 AM**  
 12 Hour Count 613  
 Peak Hour 3:45 PM  
 Peak Volume 95  
 Factor 0.74

# Tab 7

## Adam Baugh

---

**From:** Beau Tanner <[btanner@homesbycraft.com](mailto:btanner@homesbycraft.com)>  
**Sent:** Monday, November 18, 2019 2:22 PM  
**To:** Adam Baugh; George Pasquel  
**Subject:** Fwd: Sewer Tie in Follow up - ZON19-00651

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

See below confirmation on sewer from Robert.

----- Forwarded message -----

**From:** Josh Funk <[jfunk@homesbycraft.com](mailto:jfunk@homesbycraft.com)>  
**Date:** Mon, Nov 18, 2019 at 2:19 PM  
**Subject:** Fwd: Sewer Tie in Follow up - ZON19-00651  
**To:** Beau Tanner <[btanner@homesbycraft.com](mailto:btanner@homesbycraft.com)>

This is correct.

*Robert P. Apodaca, P.E.*

*Sr. Civil Engineer*

*City of Mesa | Development Services*

*55 N. Center, Mesa, AZ 85211-1466*

*TEL 480.644.4296*

**From:** Josh Funk <[jfunk@homesbycraft.com](mailto:jfunk@homesbycraft.com)>  
**Sent:** Monday, November 18, 2019 1:21 PM  
**To:** Robert Apodaca <[Robert.Apodaca@MesaAZ.gov](mailto:Robert.Apodaca@MesaAZ.gov)>  
**Cc:** Beau Tanner <[btanner@homesbycraft.com](mailto:btanner@homesbycraft.com)>  
**Subject:** Sewer Tie in Follow up - ZON19-00651

Robert,

Thank you for meeting with me to discuss the potential sewer line in 46<sup>th</sup> Street. Per our discussion, it is my understanding that the existing area homes who are on septic today will not be required to tie into the new sewer line

unless, 1) they were to apply for a new septic permit, and 2) they front 46<sup>th</sup> Street. It looks like that would be only 4 possible homes total.

Also, if it helps we can stub to their lots when we run the line so the cost would be a lot cheaper than a septic tank would be because it would already be stubbed to their lot.

Can you please confirm my understanding is correct?

Thanks,

Josh Funk

480-381-3534

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Beau Tanner

480.466.9948

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