

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 46th 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@mesaaz.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.

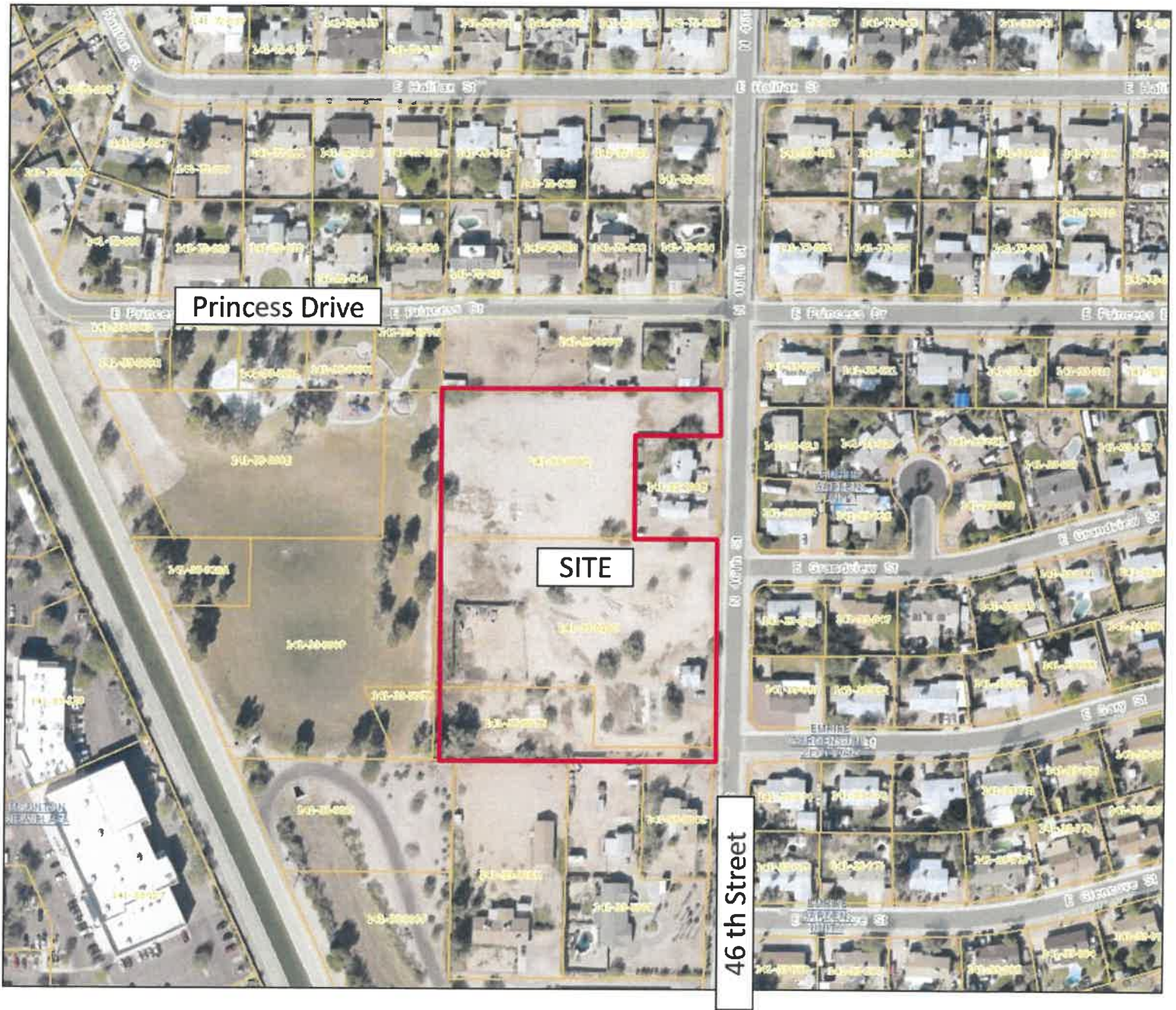
Sincerely,
Withey Morris P.L.C.

Audrey Millard
for

By
Adam Baugh

Attachments: aerial, preliminary site plan

Aerial Map



1310 N. 46th Street - Mesa



Alta Mesa Community Association
Monique Bursey
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	ABDULKADER NAIMET SALEH 4736 E GREENWAY ST MESA, AZ 85205	ADAMS CAROLYN 4540 E PRINCESS DR MESA, AZ 85205
ADAMS RAYMOND M 4706 E GARY ST MESA, AZ 85205	AKERS RANDY K & PATSY S 4724 E GREENWAY MESA, AZ 85205	ALBANO HELEN/LLOYD 4652 E GARY ST MESA, AZ 85205
ALCALA JOSEPH M/JOY A 4640 E HOBART ST MESA, AZ 85205	ALLEN DALE P 4642 E PRINCESS MESA, AZ 85205	ANDERSON ROBERT I/YOLANDA 4715 E HOBART DR MESA, AZ 85205
ANDRES JOSEPH H/DOROTHY L 4531 E HALIFAX ST MESA, AZ 85205	APODACA JOSE 4528 E HOBART ST MESA, AZ 85205	ARANDA JOHN G/CARRIE 4428 E PRINCESS DR MESA, AZ 85202
ARP DEE/EDMUNDS DOUGLAS S TR/ETAL 4550 E ELMWOOD ST MESA, AZ 85205	AYALA JESSICA M 4632 E PRINCESS DR MESA, AZ 85205	AYON LEONIDES MADERO 4450 E HOBART ST MESA, AZ 85205
B & B CONSULTANTS INC 750 N 17TH LAS CRUCES, NM 88005	BAILEY BARBARA BERNADETTE 4623 E GLENCOVE ST MESA, AZ 85205	BALCOM KENNETH J/PEGGIE N 4529 E HALIFAX DR MESA, AZ 85205
BARKER CHRISTOPHER L/WAIDLER VALERIE J ETAL 708 GRAVENSTEIN HWY N 182 SEBASTOPOL, CA 95472	BARKER CHRISTOPHER L/WAIDLER VALERIE J/ETAL 708 GRAVENSTEIN HWY N 182 SEBASTOPOL, CA 95472	BARKUBEIN DUANE 4704 E HOBART ST MESA, AZ 85205
BARKUBEIN DUANE D 4704 E HOBART ST MESA, AZ 85205	BARKUBEIN DUANE D/PATRICIA S 4704 E HOBART ST MESA, AZ 85205	BARRON EDWARD WILLIAM/DIANNE LYNNETTE TR 4706 E PRINCESS DR MESA, AZ 85205
BEATRICE EWING HOLDINGS 4550 E ELMWOOD ST MESA, AZ 85205	BELLO MICHAEL J JR/URSULA M 4439 E HALIFAX ST MESA, AZ 85205	BERT A DIEHL JR TRUST 4703 E GREENWAY ST MESA, AZ 85205
BETWARDA HANIBAL/CZERLAU EMILY A 1151 N QUINN MESA, AZ 85205	BIRD PATRICK T/JOAN C TR 4714 E HALIFAX 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

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

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

PETROKAS PETER
4635 E GLENCOVE ST
MESA, AZ 85205

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

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

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

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

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

RASUO TIJANA
4456 E HANNIBAL ST
MESA, AZ 85205

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

REYES PAUL J
4465 E HOBART
MESA, AZ 85205

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

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

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

ROMAINE DENVER
4647 E GLENCOVE ST
MESA, AZ 85205

ROMEY SAMUEL AMOS
P O BOX 5278
KETCHIKAN, AK 99901

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

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

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

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

RUNDALL TAMMIE L
4661 E HOBART
MESA, AZ 85205

RYAN PATRICIA A
4624 E GLENCOVE ST
MESA, AZ 85205

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

SALINE GLORIA L
4651 E HOBART ST
MESA, AZ 85205

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

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

SAMUEL D RODRIGUEZ TRUST
1220 N 46TH 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

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 46TH 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	GPHHyde@gmail.com
2. MARIA WRIGHT	1236 N 46 th St	480 313 7721	MountainTiger2004@gmail.com
3. Gene Mosicki	4628 S 45 Ave	480 985-1630	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	msmith2004@gmail.com
8. Carner Neg-ble	4559 E Halpa	480 815 7337	carner.vhs@msn.com
9. Caleb Shoemaker	4648 E. Grandview	480-271-0951	phedrakhon@gmail.com
10. Tom Gibson	4561 E Encanto	480 297-4970	tomcazhomesbygibson.com

SIGN-IN

CRAFT RESIDENTIAL
1310 NORTH 46TH 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.

Sincerely,
Withey Morris P.L.C.


By
Adam Baugh

Aerial Map



1310 N. 46th Street - Mesa



Monique Bursey
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 46TH 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	harmonynona1@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 GARY ST	480-985-4448	
7. Leah Schrader	4440 E Princess Dr	480-213-3143	leah.schrader@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 46TH 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	4751 E McEllan Rd.	(602) 930-9281	pjirish11@gmail.com
14. TRAVIS ROCK	4609 E GRANDVIEW ST	480 981 7993	
15. Ron Smither	1346 N. 46 th	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 Ritz	4510 E. Princess		
19. Richard Turley	4651 E. Lila		RKTurley4@gmail
20.			

SIGN-IN

CRAFT DEVELOPMENT
1310 NORTH 46TH 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	RRDNolley47@gmail.com
22. Aaron Kewer	4729 E Greenway St	602 582 0140	AARON.KEWER7787@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 46TH 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
31. George & Robyn Bock	4609 E. Princess Dr.	(480) 861-5874	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 Merz-Helan	4559 E. Halifax St	480-815-7339	Carmenvh1@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 46TH 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.

Sincerely,
Withey Morris P.L.C.

By 
Adam Baugh

Aerial Map



1310 N. 46th Street - Mesa



Tab 6

SIGN-IN

CRAFT DEVELOPMENT
1310 NORTH 46TH 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 480	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	harmonysvna@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 46TH 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 TH ST	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. Eric 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 46TH 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 ^{Johnson}	1333 N Higley ^{#30}	734-748-3624	weikitt weikitt@gmail.com
22. R W Bock	DON'T	RZ ZONE	
23. J. Egnatysky	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 46TH 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 STOWFESBE	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 46TH 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, Isaias.GarciaRomero@mesaaz.gov, 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



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 <wytffrost@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



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 46th 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

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

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

Adam Baugh

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



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>
Sent: Tuesday, November 05, 2019 8:57 AM
To: District 5 <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 46th 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 46th 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 46th 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 46th 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 46th 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.

46th 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*. 46th Street consists of one travel lane in both the northbound and southbound directions. The posted speed limit along 46th Street within the vicinity of the site is 25 miles per hour. The average daily traffic volume on 46th Street is 906 vehicles with 76 in the morning peak hour and 95 in the evening peak hour.

48th 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*. 48th 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 48th Street within the vicinity of the site is 30 miles per hour. The average daily traffic volume on 48th Street is 1,440 vehicles with 159 in the morning peak hour and 140 in the evening peak hour.

The intersection of 46th Street/Princess Drive is a two-way stop controlled intersection with stop signs on the Princess Drive legs and free flowing traffic on 46th 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 6th Edition were used to determine the roadway capacity for a level of service E.

Princess Drive	1,600 vehicles per day
46 th Street	1,600 vehicles per day
48 th 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, 10th 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	$\ln(T) = 0.96 \times \ln(\text{Dwelling Units}) + 0.2$	63% entering, 37% exiting
Daily	$\ln(T) = 0.92 \times \ln(\text{Dwelling Units}) + 2.71$	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 th Street south of the site	60%	60%
46 th Street north of Princess Drive	15%	15%
Princess Drive west of 46 th Street	15%	15%
48 th 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 th Street	1,600	906	0.56	1,150	0.71
Princess Drive	1,600	396	0.24	460	0.29
48 th 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 46th 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 46th 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 46th Street, a local roadway, exclusive left or right turn lanes are not recommended for the site.

46th Street Improvements

46th Street is currently designed as a half street. Therefore, the 46th 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, 46th 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, 46th Street and 48th 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 46th 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	9	11:00 PM	0	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	22	12/4/2019 12:00 AM	0	1
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	18	1:00 AM	1	2
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	30	2:00 AM	0	2
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	25	3:00 AM	1	4
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	51	4:00 AM	1	3
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	33	5:00 AM	1	7
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	28	6:00 AM	1	13
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	39	7:00 AM	1	19
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	21	8:00 AM	7	20
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	9:00 AM	5	29
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	4	10:00 AM	2	7
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		
11:00 AM	14	58	11:00 PM	8	14
11:15 AM	14		11:15 PM	1	
11:30 AM	12		11:30 PM	4	
11:45 AM	18		11:45 PM	1	
12:00 PM	18	67	12/4/2019 12:00 AM	1	5
12:15 PM	18		12:15 AM	3	
12:30 PM	15		12:30 AM	1	
12:45 PM	16		12:45 AM	0	
1:00 PM	9	66	1:00 AM	2	5
1:15 PM	16		1:15 AM	0	
1:30 PM	23		1:30 AM	2	
1:45 PM	18		1:45 AM	1	
2:00 PM	13	117	2:00 AM	1	3
2:15 PM	26		2:15 AM	1	
2:30 PM	40		2:30 AM	1	
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	

24 Hour Total
1440

12:00 AM - 12:00 PM

12 Hour Count 541
Peak Hour 7:15 AM
Peak Volume 158
Factor 0.68

12:00 PM - 12:00 AM

12 Hour Count 899
Peak Hour 2:30 PM
Peak Volume 138
Factor 0.86

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	12:00 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	20	3:30 AM	0
3:45 PM	19	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>
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>
Date: Mon, Nov 18, 2019 at 2:19 PM
Subject: Fwd: Sewer Tie in Follow up - ZON19-00651
To: Beau Tanner <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>
Sent: Monday, November 18, 2019 1:21 PM
To: Robert Apodaca <Robert.Apodaca@MesaAZ.gov>
Cc: Beau Tanner <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 46th 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 46th 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

--

Beau Tanner

480.466.9948

www.HomesbyCraft.com