

## Cassidy Welch

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

To whom it may concern,

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

Thank you,

Zach Collins

## Cassidy Welch

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**From:** Cassidy Welch  
**Sent:** Tuesday, November 12, 2019 9:10 AM  
**To:** Cassidy Welch  
**Subject:** FW: 46th street project

**From:** Wyatt Frost <[wyttfrost@gmail.com](mailto:wyttfrost@gmail.com)>  
**Sent:** Monday, November 11, 2019 8:02 PM  
**To:** District 5 <[District5@MesaAZ.gov](mailto: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 This neighborhood is very outdated with the majority of these homes being built in the 70's. My hope, along with others, is that the nice new community will promote tasteful renovations amongst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.

## Cassidy Welch

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**From:** C Welch <cwelch007@gmail.com>  
**Sent:** Tuesday, November 12, 2019 1:54 PM  
**To:** Isaías Garcia Romero; Cassidy Welch  
**Subject:** RE: ZON19-00651

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

## Cassidy Welch

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**From:** Bill Toperzer <biltop@aol.com>  
**Sent:** Thursday, November 07, 2019 11:50 PM  
**To:** Cassidy Welch  
**Cc:** Adam@WitheyMorris.com  
**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

## Cassidy Welch

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**From:** Tyler Duffin <tylerduffin15@gmail.com>  
**Sent:** Thursday, November 14, 2019 6:07 PM  
**To:** Cassidy Welch; Isaias Garcia Romero  
**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