

Reed Park Residences

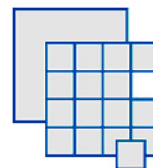
PAD Amendment and Design Review

537 S. Williams Rd.

Project Narrative



Submitted by:



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

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On behalf of:

Ridgeway Investments, LLC

June 8, 2023

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I. Introduction

Pew & Lake, PLC, on behalf of our client Ridgeway Investments, LLC, is pleased to submit this Project Narrative for the Reed Park Residences, a multi-family development on 3.31 gross acres (3.18 net acres) located approximately 1,000 feet south of Broadway Road, east side of Williams in Mesa, AZ (“the Property”). The property is identified on the Maricopa County Assessor’s map as parcels 139-54-043, -044, and -045.

As shown on the aerial map below, the site is a by-passed piece of property which is surrounded by residential development and the City of Mesa’s Reed Park. The relatively small size of the site and its long standing, vacant, in-fill nature makes it ideal for a multi-family residential development such as the one being proposed by the developer. The request would allow for development of a high-quality, 72-unit, apartment community, which significantly improves upon the prior PAD Site Plan approved for this in-fill property in 1984.

Figure 1 – Site Aerial



II. Background

The current zoning for this property is RM-4-PAD and was approved in 1984 under Case No. Z84-27 (Ordinance No. 1810) to permit the development of 72 multi-family units. That project never materialized, and the historic aerials confirm that this property was never developed and has remained vacant.

III. Development Requests

We are requesting the City of Mesa approve the following:

1. PAD Amendment under the RM-4 PAD;
2. Design Review Approval; and
3. Site Plan approval.

These requests, if approved, will facilitate the development of a 72-unit community with amenities such as a pool.

We believe these requests are justified based on the minimal deviations proposed under existing zoning standards for the site, unique surrounding conditions of the site, the relatively small size of the Property, and the in-fill nature of the Property.

IV. Existing Site Conditions and Relationship to Surrounding Properties

The Property is bound on the north and south by multi-family uses with the same or similar base zoning district. West of the site is the City of Mesa owned and operated Reed Park. East of the site there are single family detached homes, which appear to have been built in the mid-1960’s. These uses and their corresponding General Plan and Zoning designations are set forth in the table below. The existing General Plan and Zoning maps are provided below.

Table 1 - Relationship to Surrounding Uses

Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Neighborhood	RM-3	Multi-Family Residential
East	Neighborhood	RS-6	Single-Family Residential
South	Neighborhood	RM-4	Multi-Family Residential
West	Park	RS-6	Williams Street and Reed Park
Project Site	Neighborhood	RM-4 PAD	Vacant

Figure 2 - Surrounding Zoning Classification Map



Figure 3 – Surrounding General Plan Designation Map



V. Project Description

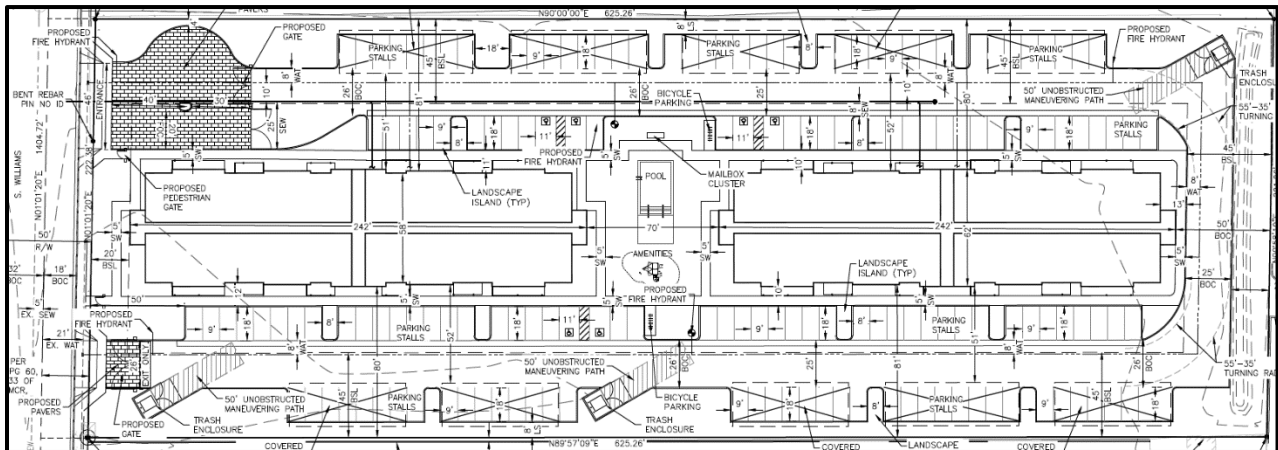
The proposed site plan has been thoughtfully considered to provide an attractive and functional development. The apartment units are aligned around one looped drive with the primary access for residents and guests being a gated entry off Williams. The southwest driveway is for exit only and emergency access. A single looped drive connects residents and visitors directly to parking in front of units providing a very practical site layout. This loop design also provides for a significant building setback to adjacent property lines ranging from 50 to 81 feet. This buffer is larger than what code requires and much larger for the northern and southern sides of the building, which are the longer stretches of building.

The residences can also be accessed via pedestrian sidewalks that connect to the amenities, parking, and public sidewalk. All units contain a minimum of 60 feet of private open space with additional common open space accessible (common open space attributable at 663 square feet per unit).

The addition of high-quality residential in the area will serve to revitalize an area of the City which has not seen recent improvements. This coordinated apartment complex will serve as an important example of high quality, in-fill development in this area of the City and will largely meet the existing development standards granted to the site including with reference to building height, density, building and landscape setbacks, and common amenities.

The community has been designed with enhanced architectural interest and diversity, which exceeds the standard of architectural design in the area. Elevations have an asymmetrical design that increases architectural interest. On the next page is a figure representing the conceptual site plan for the Property.

Figure 4 - Preliminary Site Plan



Site Layout

The site is 3.31 gross acres (3.18 net acres) in size and is much deeper than it is wide. The site layout intuitively connects the access points, parking, housing units and open spaces, while providing easy access to Reed Park. A central amenity area highlights the primary community gathering place with a generous landscape buffer provided on the eastern bounds of the site due to the proximity to single family residential. The Williams entrance is gated with full access. The southeast access point is for exit only with emergency access available. The façade and pedestrian access plan along Williams engages the street creating a desirable, usable architectural frontage.

Access/Circulation/Parking

The internal driveway provides residents and guests easy access to Williams, Reed Park, onsite parking, open space amenities and the units. The project exceeds the City of Mesa standards for parking by providing 163 total stalls (72 covered) where 152 stalls are required (72 covered). This 2.26 parking ratio will ensure parking is managed on site and create a desirable amenity for tenants and their visitors.

Open Space

The proposed development will meet or exceed the City of Mesa retention and open space requirements. Both public and private open space requirements will be met. Whereas 150 SF of common open space is required to be attributed to each unit, 663 SF is provided. The principal common open space area is in the center of the site with additional open space located on the eastern boundary of the site. On-site retention utilizes underground storage tanks. The conceptual grading and drainage plans have been provided with this submittal to ensure that adequate on-site retention is provided. Ground floor private open space is provided at a minimum of 100 square feet per two-bedroom unit with 15'-4" width by 6'-6" foot depth dimensions and at a minimum of 134 square feet per three-bedroom unit with 27'-9" width by 4'-10" foot depth dimensions. Upper story units maintain minimum 67 square feet (13'-4" x 5').

Architecture

The Reed Park Residences will provide for a three-story housing product with three-bedroom (1,137 SF) and two bedroom (879 SF) offerings along with open floor plan design concepts and enhanced modern architecture. The street-facing side of the buildings receives particular enhancements to meet the Mesa Quality Development Design Guidelines. The proposed development will offer an architectural design which enhances the surrounding community while providing market driven enhancements and updates.

The provided elevations portray a contemporary design which is not stucco dominant and features a balanced approach to material usage. Facades are articulated with ground floor inlets, vertical projections, and parapet use. Four materials (stucco, plank lap siding, brick veneer, metal mesh, and glazing) are utilized on the building elevation whereas two is the standard Mesa requirement. Materials are applied in a functional and aesthetic manner with no single material exceeding 61% on any façade. A combination of brick and plank lap siding accounts for between 28-36% of the material calculation on all facades with particular character development emphasized on public facing facades. The use of extra materials provides an appealing character which warrants alternative compliance. Additionally, varied stucco color further enhances the finish of the architecture.

Architectural articulation is accomplished with a Variable Roof Form because the parapet elements break up the roofline between units.

Landscaping

The landscape plan includes thoughtful placement of shade trees and smaller shrubs and plants and will comply with the applicable City landscaping standards. All landscaping will consist of native and naturalized plants that complement the proposed development and the surrounding developments. Landscaping elements serve an important purpose within the central area of this site where landscape nodes have been created to house trees which serve to create an inviting environment for neighbor interaction at the pedestrian level. The developer has also invested significantly in larger 36-inch box trees to help improve the landscaping design throughout the project.

Landscape islands are provided between covered parking canopies on the north and south sides of the property. Rather than providing longer stretches of monotonous covered canopies as allowed under the zoning ordinance, the site plan provides breaks between the canopies.

Utilities

The onsite water and sewer services and other utilities will be supplied via the connections to the surrounding systems and an on-site loop of services. This is an in-fill site where all utilities and services are in place within the adjacent public streets and capable of incorporating this development into the system.

Development Standards

The development's conformance and deviations from the approved RM-4 standards is detailed in the development standards table on the next page. The typical RM-4 standards are also shown in the table with proposed deviations to the existing RM-4 PAD in **bold** font.

Table 2 - Development Standards

Standard	Standards Per 1984 Zoning Case	Current RM-4 Standards)	Proposed
Maximum Density (du/ac)	22.64	30	22.64
Maximum Lot Coverage (%)	N/A	70%	70%
Minimum Building Setback (ft)			
Front (Williams St.) (ft.)		20	20
Interior Side (North) (ft)	20	45	80
Interior Side (South) (ft)	20	45	81 ¹
Interior Rear (East) (ft)	20	45	50
Minimum Landscape Yard (ft)			
Front/Street (Williams) (ft)	20	20	20
Interior Side (North) (ft)	0	15	4
Interior Side (South) (ft)	0	15	8
Rear (East) (ft)	0	25	20
Maximum Building Coverage (%)		55%	19.9%
Minimum Open Space (sq. ft. / unit)		150 per unit (9,000 sq. ft)	663 per unit (47,732 sq. ft.)
Private Open Space Minimum Dimension Ground (ft)	N/A	10	4'-10"
Proportion of Upper Story Private Open Space (sq. ft. / unit)		2 bedroom: 100 3 bedroom: 120	2 bedroom: 60 3 bedroom: 60
Proportion of Ground Floor Private Open Space (sq. ft. / unit)		2 bedroom: 100 3 bedroom: 120	2 bedroom: 100 3 bedroom: 134
Private Open Space unobstructed between three (3) and eight (8) feet	N/A	3-feet min.	4-feet min.
Parking		152 (2.1 per unit)	163 (2.6 per unit)

¹ The south side is adjacent to a dedicated public alley. MZO Section 11-5-3(A)(3)(b) provides for RSL projects that rear yards may be reduced when adjacent to an alley. Here, both to the north and the south, the property borders dedicated public alleys. Please see the discussion above relative to why a similar approach can be taken here to allow for up to 10 feet of the width of the alley to be included in the side yard setback.

Justification

The majority of the foregoing development standards for the project meet the existing RM-4 development standards and are less intense than the approved RM-4 PAD standards from 1984. The density for the project is proposed at 22.64 du/ac, which replicates the prior approval and is below the RM-4 standards which allows up to 30 du/ac. The developer is providing an attractive, workforce housing sized unit with only 19.9% building coverage (where 55% is allowed), and desirable amenities (including a community pool). This project should be viewed as maintaining attractive characteristics for the site and a novel approach to in-fill development.

The perimeter setbacks maintain landscape setback deviation requests but the largely 8-to-20-foot landscape areas provide room for larger tree placement. The short stretch where a 4-foot setback is provided is to accommodate the gate turnaround. The building setbacks are large and are added to the existing City of Mesa Alley ROW which increases the real building setback.

The reduced dimension on ground floor private open space depth dimensions areas (4'-10" provided on certain units where 10 feet required), is justified because each unit maintains usable private open space with above average common open space being provided for residents.

The private open space is covered, which improves the functionality of these open space areas and the overall site design. On the ground floor, minimum 4-foot patio walls are provided where 3 feet is required. This condition improves the usability of this space and allows for residents to interact openly without fear of animals breaching the wall.

Alternative compliance is sought to Section 11-5-5.B.5 of the MZO regarding percentage of the buildings second material. Here, five materials (stucco, plank lap siding, brick, metal mesh, and glazing) are utilized on the building elevation whereas two is the standard Mesa requirement. Materials are applied in a functional and aesthetic manner with no single material exceeding 61% on any façade. A combination of stone and plank lap siding accounts for between 28-36% of the material calculation on all facades with particular character development emphasized on the public facing facade. The use of extra materials provides an appealing character which warrants alternative compliance. Additionally, varied stucco color further enhances the finish of the architecture.

VI. General Plan Conformance

The proposed development concepts are consistent with the intent of the City of Mesa General Plan. Under the Neighborhood General Plan designation this infill location is encouraged to develop a variety of housing types. The Residential Multiple (RM) designation fits squarely within the long-term vision of the City's General Plan.

The proposed development offers an opportunity for quality housing that contributes to long-term stability and quality of the overall area. The proposed development adheres to the General Plan by accomplishing the following roles that relate to the General Plan Goals, Objective and Policies:

- RM-4 zoned property is an encouraged use in Neighborhood areas with a multi-family product allowed in the RM-4 zoning district (see Mesa 2040 General Plan page 7-11).
- Density for Reed Park Residences is proposed at 22.64 du/ac which is appropriate in the Neighborhood designated area and justified because the development is on the edge of two (2) neighborhoods (see Mesa 2040 General Plan page 7-10)
- Providing opportunities for a variety of housing in this area of east Mesa by adding new multi-family options for residents (see Mesa 2040 General Plan page 4-6)
- Providing appropriate infill development on a parcel which meets the MZO definition of a by-passed parcel (see Mesa 2040 General Plan page 15-1)

VII. PAD Rezoning Analysis

Development of the parcel has proven fruitless over the years, but this proposed plan will ensure a quality project is built on site. Higher density residential is necessary and appropriate in order to develop this small, remnant, by-passed parcel. The proposed site plan should be compared to the approved 1984 zoning case. Importantly, this proposal includes a superior housing product including better site layout and housing design, private open space, and covered parking while maintaining the approved density and developing the project below the RM-4 permitted development standards including the allowed building height.

Special consideration should be given to develop by-passed parcels which have unique size and are needing to be developed later in time than the surrounding development. The property approaches the definition of a by-passed parcel under the MZO because it is slightly over 2.5 acres (it is actually 3.18 net acres), has been in its current configuration for more than 10 years, has direct access to existing utility distribution facilities, and is surrounded by properties within a 1,200-foot radius which have no undevelopable land and all surrounding properties were developed more than 15 years ago.

The proposed development provides equivalent or superior standards to the existing zoning in a creative way to meet the intent of the underlying zoning district and general plan. The proposal addresses the PAD findings of the City of Mesa as detailed on the next page.

A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;

The provided common open space is 34% of the site. This area is centrally located and commonly accessible by residents.

B. Options for the design and use of private or public streets;

Private drive aisles (25-26 feet wide) are proposed for this project with special design considerations related to the surrounding public alleys.

C. Preservation of significant aspects of the natural character of the land;

The existing land is vacant and unremarkable without significant aspects.

D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;

The proposed high-quality multi-family project is unique to an area which is proliferated with duplex, quad, and traditional condominium housing. The proposed alternative maintains common amenities with architecture that far exceeds the built environment.

E. Sustainable property owners' associations;

The Reed Park Residences property management organization will be privately maintained and the number of units provided will ensure that the association is properly funded and sustained.

F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and

The Reed Park Residences will be privately maintained and the number of units provided will ensure that the single-ownership association is properly funded and sustained.

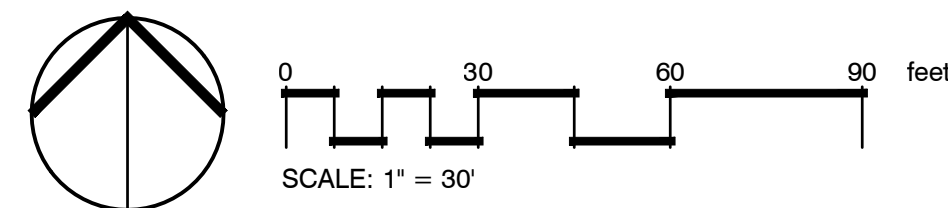
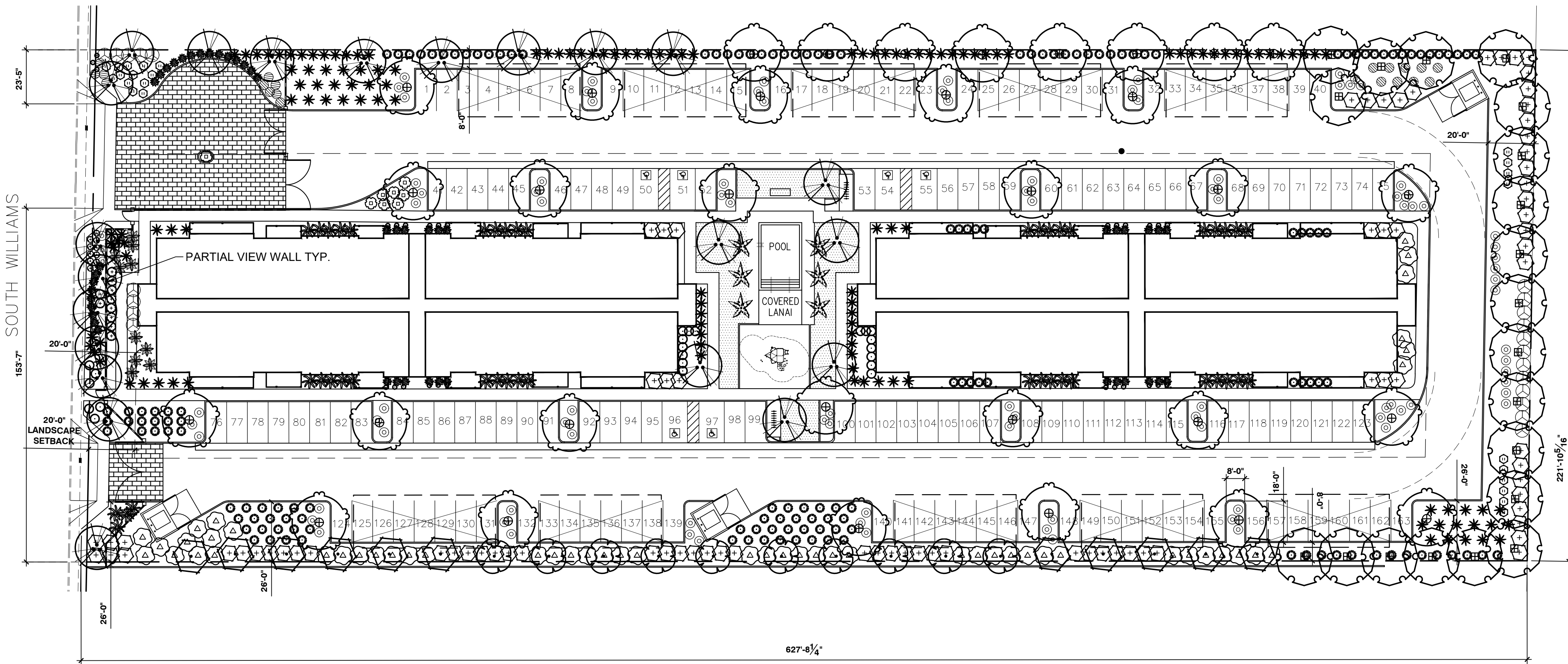
G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

As mentioned above, the community is designed with centralized open space, practical guest parking, and foresees minimal impact on the surrounding alleys and developments.

VIII. Conclusion

Reed Park Residences will provide an additional residential offering within the City of Mesa, establishing a new community among the larger residential area. This subdivision will create an opportunity for a quality housing option adjacent to a City of Mesa park.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and the standards established under the approved zoning. The Reed Park Residences will prove to be an excellent development on these by-passed parcels. The applicant and property owner look forward to working with the City of Mesa to create this quality project, and respectfully request approval of this application.



LANDSCAPE CALCULATIONS		
Total Open Space Area	26,667 Square Feet	
Plant Material Coverage	21,842 Square Feet (73%)	
Total Parking lot trees	25	
Foundation base length	3346	
	REQUIRED	PROVIDED
Street Frontage Trees (145 LF) - 1 Tree and 6 Shrubs per 25 LF	6	9
36" Street Frontage Trees	3	9
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	5	*5
Street Frontage Shrubs	36	85
5 Gal. Street Frontage Shrubs	14	68
36" box parking lot trees	3	25
East property line trees	11	11
North property line trees (620 LF) 3 trees and 20 shrubs per 100 LF	19	19
North property line shrubs	125	126
Total required trees	41	95
Required 36" box trees	11	95
Required 24" box trees	20	*20

*ALL TREES ARE 36" BOX AND SO THEY EXCEED THE REQUIREMENT FOR 24" BOX TREES.

ROCK SCHEDULE

SYMBOL	DESCRIPTION
	1/2" screened decomposed granite. Express Carmel color at 2" Depth.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Caesalpinia cacalaco 'Smoothie'™ Smoothie Thornless Cascalote	36" Box	11
	Callia secundiflora Texas Mountain Laurel	36" Box	10
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	22
	Quercus virginiana 'Heritage' Heritage Southern Live Oak	36" Box	20
	Washingtonia filifera California Fan Palm	20" Ht.	6
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	32
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave desmettiana Dwarf Century Plant	5 gal.	47
	Agave geminiflora Century Plant	5 gal.	27
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	52
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	22
	Carissa macrocarpa 'Green Carpet' Green Carpet Natal Plum	1 gal.	8
	Chrysactinia mexicana Damianita	1 gal.	10
	Dasyliiron longissimum Toothless Desert Spoon	5 gal.	44
	Dodonaea viscosa 'Purpurea' Purple Leafed Hopseed Bush	5 gal.	21
	Hesperaloe parviflora Red Yucca	5 gal.	138
	Justicia spicigera Mexican Honeysuckle	5 gal.	10
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal.	19
	Muhlenbergia capillaris 'Regal Mist'™ Regal Mist Pink Muhly Grass	5 gal.	156
	Phoenix roebelenii Pigmy Date Palm Multi-Trunk	5 gal.	10
	Ruellia penninsularis Wild Petunia	5 gal.	98
	Russelia equisetiformis Firecracker Plant	5 gal.	23
	Tecoma stans angustata Yellow Bells	5 gal.	83
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	Cynodon dactylon 'Midiron' Bermuda Grass	2,755 sf	

NOTE:

LANDSCAPE MATERIALS IN PRIVATE REAR YARDS OF UNITS 37-56 TO BE ON A DRIP IRRIGATION SYSTEM. THIS IRRIGATION SYSTEM TO BE PROVIDED AND MAINTAINED BY COMMUNITY PROPERTY MANAGER.

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

PROJECT: RESIDENCE AT REED PARK
537 & 539 S. WILLIAMS, MESA, AZ 85204

Job No.	21022
Drawn By	PJ
Checked	DB

CALL THE WORKING DAYS
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE ARIZONA COUNTY)

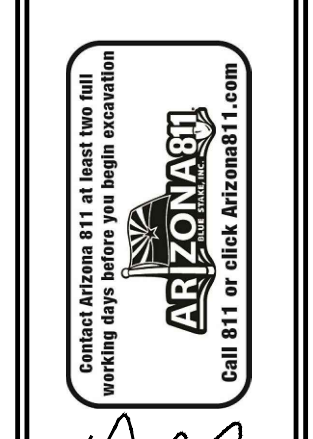
JOB NO.
21022
Preliminary
Landscape Plan
SHEET NO.
L1
1 OF 1

NOT APPROVED FOR CONSTRUCTION

REVISIONS:

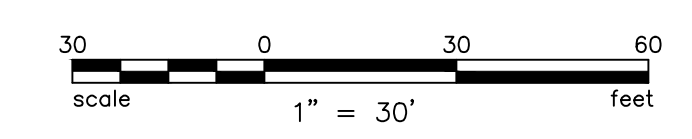
PRELIMINARY GRADING AND DRAINAGE PLAN
RESIDENCE AT REED PARK
 PROJECT: 537 & 539 S. WILLIAMS, MESA, AZ 85204

JOB No: 00202010050
 Drawn By: PJ
 Checked: DB



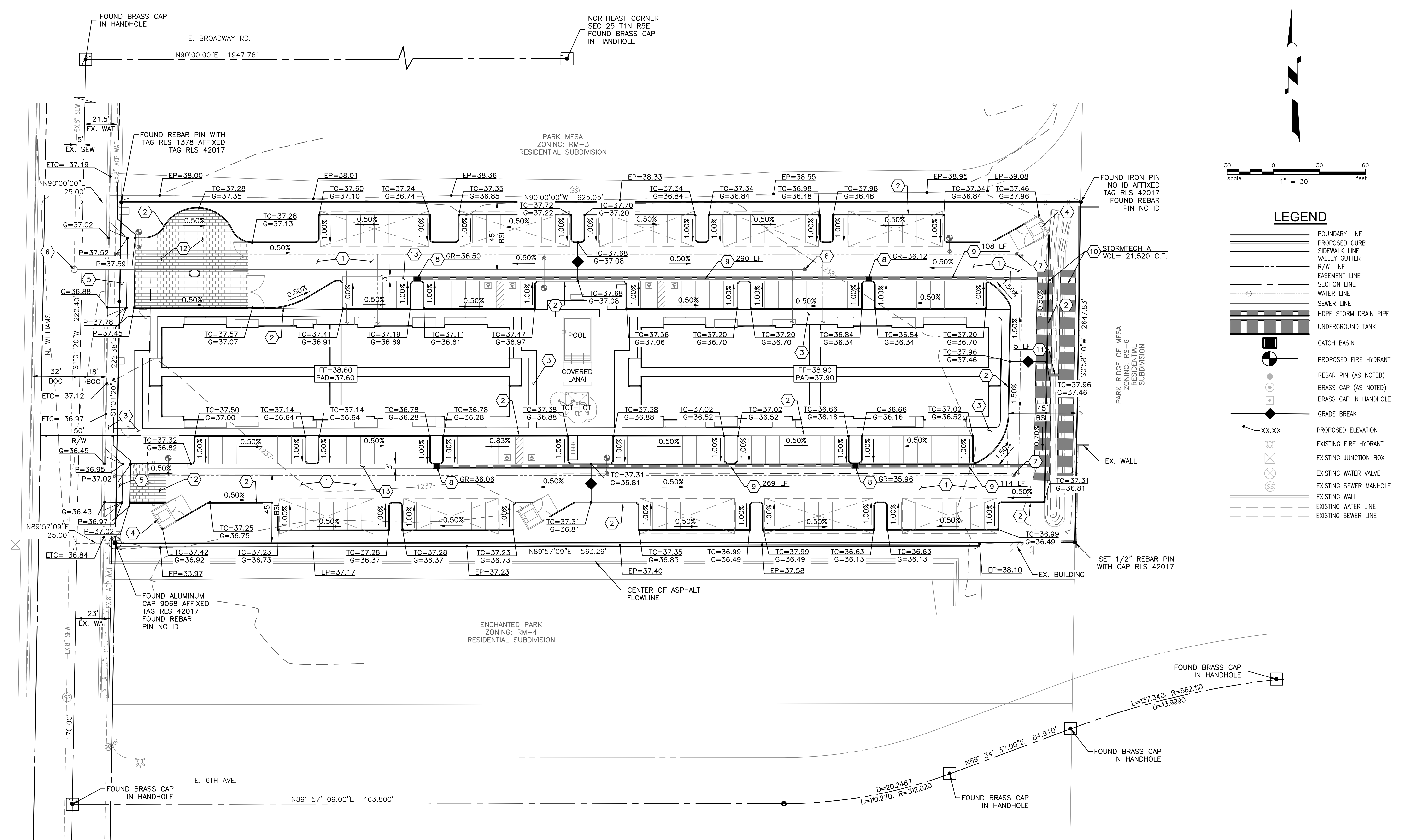
NOT APPROVED FOR CONSTRUCTION

JOB NO. 00202010050
 Prelim G&D Plan
 SHEET NO. 3
 3 OF 5



LEGEND

- BOUNDARY LINE
- PROPOSED CURB
- SIDEWALK LINE
- VALLEY GUTTER
- R/W LINE
- EASEMENT LINE
- SECTION LINE
- WATER LINE
- SEWER LINE
- HDPE STORM DRAIN PIPE
- UNDERGROUND TANK
- CATCH BASIN
- PROPOSED FIRE HYDRANT
- REBAR PIN (AS NOTED)
- REBAR PIN (AS NOTED)
- BRASS CAP (AS NOTED)
- BRASS CAP IN HANDHOLE
- GRADE BREAK
- PROPOSED ELEVATION
- EXISTING FIRE HYDRANT
- EXISTING JUNCTION BOX
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING WALL
- EXISTING WATER LINE
- EXISTING SEWER LINE



PAVING CONSTRUCTION NOTES

- | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1) CONSTRUCT ASPHALT PAVEMENT. | 8) CATCH BASIN TYPE "T" PER M.A.G. STD. DTL. 535. |
| 2) CONSTRUCT 6" SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE "A". | 9) INSTALL 12" HDPE STORM DRAIN PIPE. |
| 3) CONSTRUCT 5' SIDEWALK PER M.A.G. STD. DTL. 230. | 10) INSTALL 10' UNDERGROUND RETENTION TANK. |
| 4) CONSTRUCT DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS. | 11) INSTALL 12" HDPE EQUALIZER PIPE AT 0.0% SLOPE. |
| 5) CONSTRUCT DRIVEWAY ENTRANCE PER M.A.G. STD. DTL. 250-2. | 12) INSTALL PEDESTRIAN CROSSWALK TO BE PAVERS OR STAMPED CONCRETE. |
| 6) ADJUST MANHOLE FRAME & COVER PER M.A.G. STD. DTL. 422. | 13) CONSTRUCT VALLEY GUTTER PER M.A.G. STD. DTL. 240, MODIFIED TO 3' WIDTH. |
| 7) ADJUST VALVE AND CLEANOUT FRAME & COVER PER M.A.G. STD. DTL. 391-1, TYPE "C". | |

RETENTION TABLE

BASIN/STORMTECH	VOLUME PROVIDED	VOLUME REQUIRED
STORMTECH A	21,520 CF	19,426 CF

RETENTION CALCULATION

$V_R = A * C * (D/12)$
 $A = 3.19$ ACRES
 $C = 0.78$
 $D = 2.16"$

$V_R = 3.19 \text{ ACRES} * 0.90 * (2.16"/12) * 43560$
 $= 19,426 \text{ C.F.}$

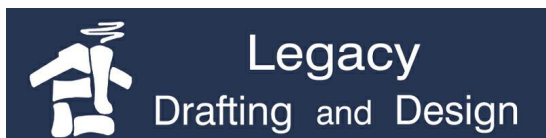
STORMTECH UNDERGROUND STORAGE WILL BE USED FOR ALL PROVIDED RETENTION WITH 10% EXCESS.



FRONT ELEVATION

	STUCCO - ERGET WHITE	STUCCO - STONEHENGE GREIGE	PLANK LAP SIDING - TIMBER BARK	BRICK VENEER	GLAZING / DOORS
FRONT	17%	14%	29%	16%	24%
LEFT	57%	0%	10%	26%	7%
BACK	17%	14%	29%	16%	24%
RIGHT	57%	0%	10%	26%	7%

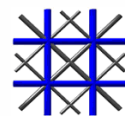
MATERIAL LEGEND	
NUMBER	MATERIAL
01	STUCCO - EGERT WHITE
02	STUCCO - STONEHENGE GREIGE
04	BRICK VENEER - BELDEN BRICK - TITANIUM VELOUR
05	VINYL FRAMED WINDOWS
06	PLANK LAP SIDING - TIMBER BARK
07	METAL MESH



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2696 N University Ave, Ste. 100
Provo, UT 84604



Guilford A. Rand - Architect

962 W 800 N, OREM, UT 84057
801.362.0343 | archcoalition@hotmail.com

REED PARK

MESA, AZ

SQUARE FOOTAGE

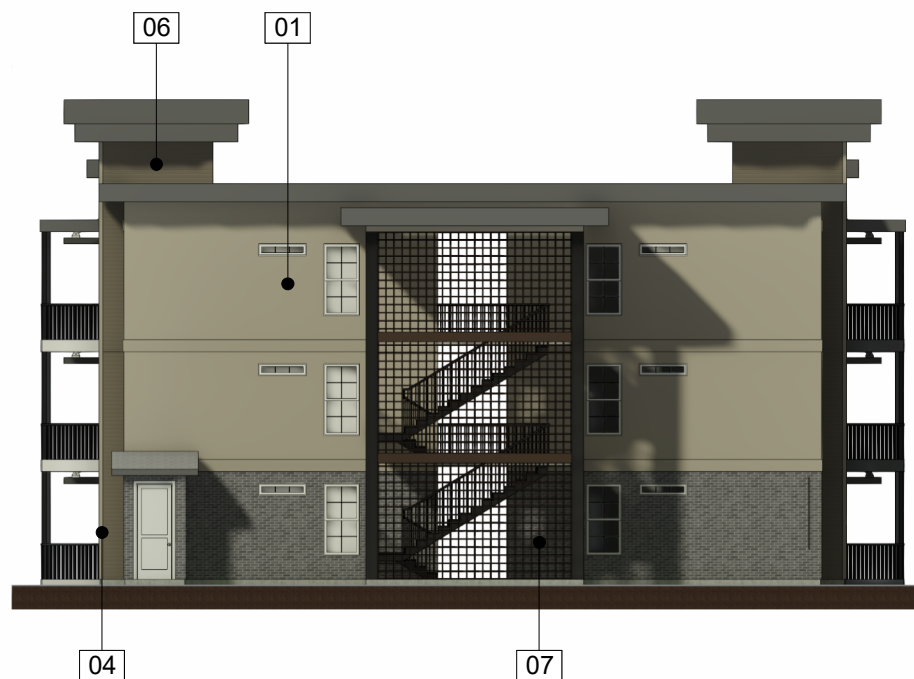
UNITS		BUILDING	
2 BEDROOM	879 SF	MAIN LEVEL	2916 SF
3 BEDROOM	1137 SF	SECOND LEVEL	2916 SF
		THIRD LEVEL	2916 SF
		TOTAL AREA	8747 SF

5/24/2023

A1

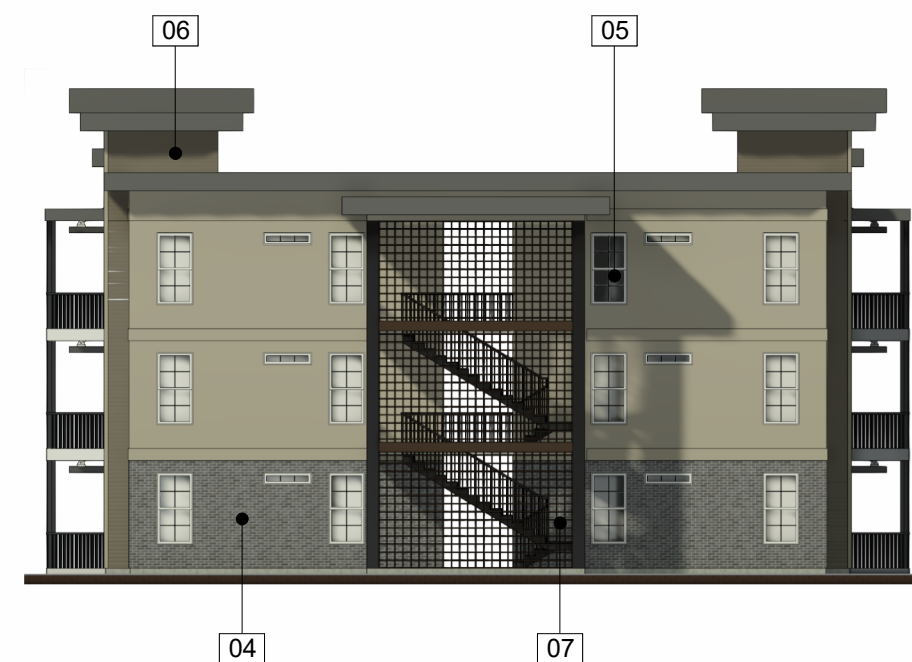


BACK ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
01	STUCCO - EGERT WHITE
02	STUCCO - STONEHENGE GREIGE
04	BRICK VENEER - BELDEN BRICK - TITANIUM VELOUR
05	VINYL FRAMED WINDOWS
06	PLANK LAP SIDING - TIMBER BARK
07	METAL MESH



ELEVATION ALONG STREET

SQUARE FOOTAGE

UNITS		BUILDING	
2 BEDROOM	879 SF	MAIN LEVEL	2916 SF
3 BEDROOM	1137 SF	SECOND LEVEL	2916 SF
		THIRD LEVEL	2916 SF
		TOTAL AREA	8747 SF

5/24/2023

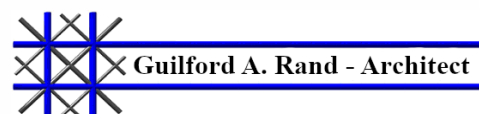
A2



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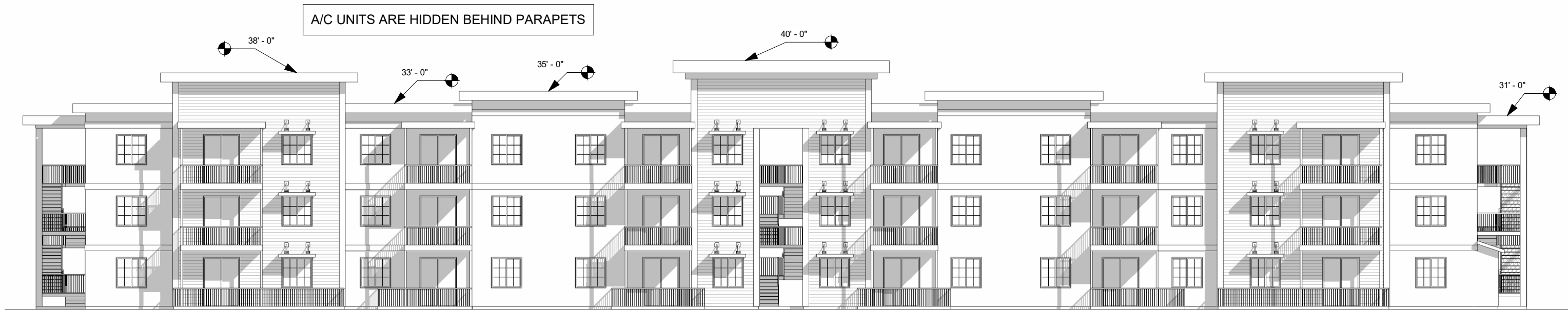
2696 N University Ave, Ste. 100
Provo, UT 84604



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801.362.0343 | archcoalition@hotmail.com

REED PARK

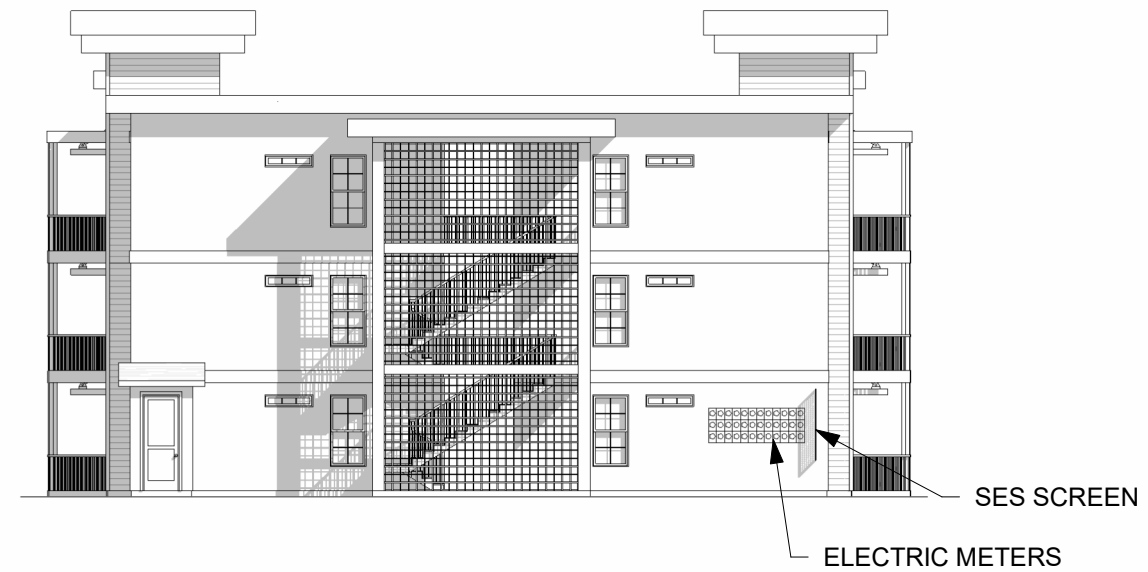
MESA, AZ



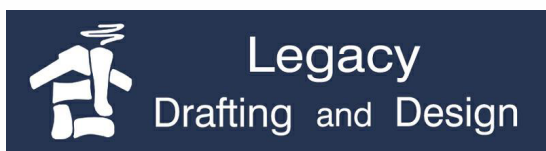
FRONT ELEVATION

NOTE:
DOWNSPOUT TO BE
INTERNAL TO BUILDING

NOTE:
WINDOWS TO BE RECESSED
AT LEAST 4 INCHES FROM
EXTERIOR OF BUILDING



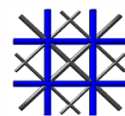
SIDE ELEVATION



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REED PARK

MESA, AZ

SQUARE FOOTAGE

UNITS		BUILDING	
2 BEDROOM	879 SF	MAIN LEVEL	2916 SF
3 BEDROOM	1137 SF	SECOND LEVEL	2916 SF
		THIRD LEVEL	2916 SF
		TOTAL AREA	8747 SF

5/24/2023

A7

A/C UNITS ARE HIDDEN BEHIND PARAPETS

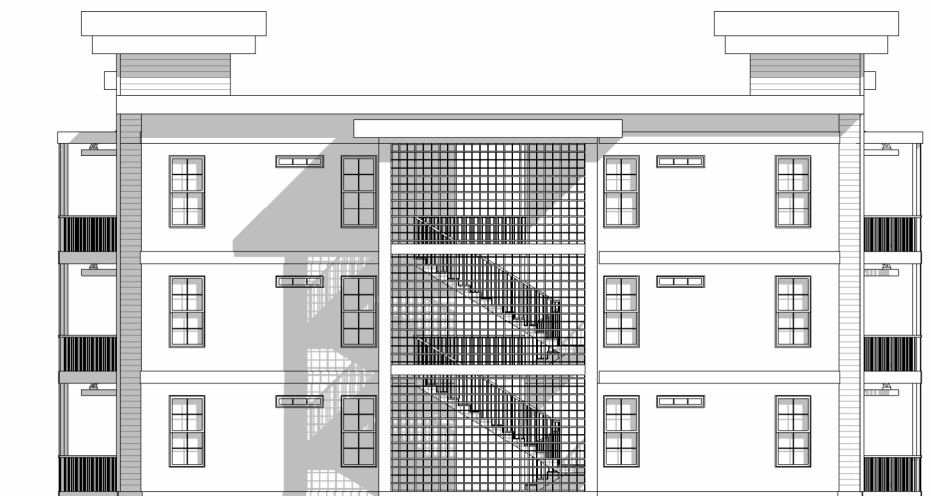
ELECTIC METERS
(BEHIND SCREEN)



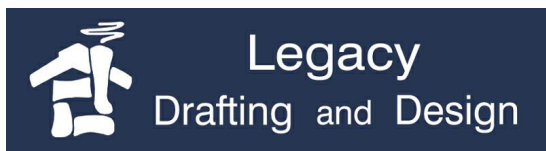
BACK ELEVATION

NOTE:
WINDOWS TO BE RECESSED
AT LEAST 4 INCHES FROM
EXTERIOR OF BUILDING

NOTE:
DOWNSPOUT TO BE
INTERNAL TO BUILDING



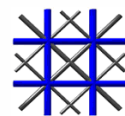
ELEVATION ALONG STREET



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REED PARK

MESA, AZ

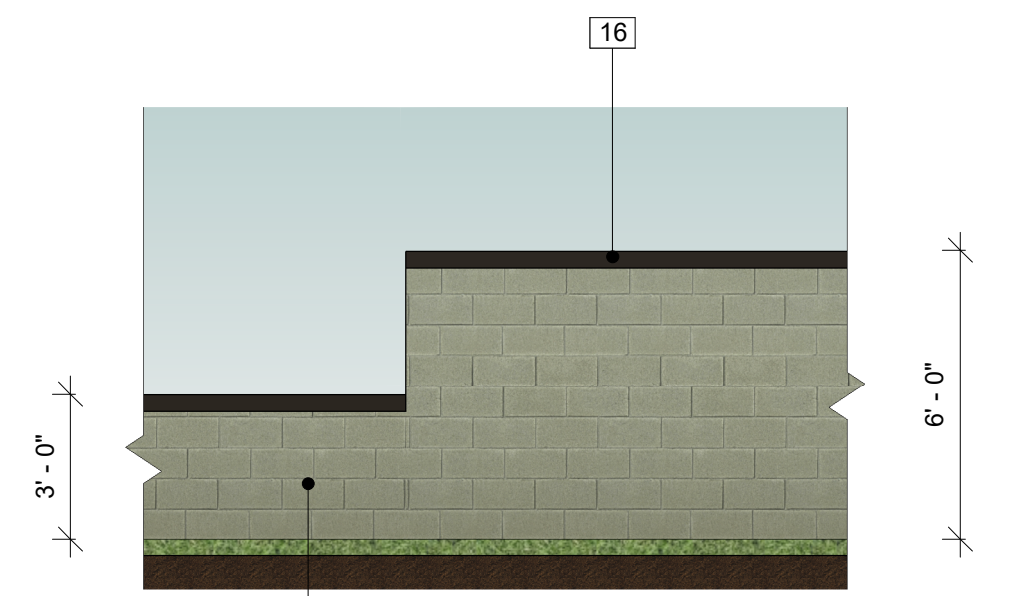
SQUARE FOOTAGE

UNITS		BUILDING	
2 BEDROOM	879 SF	MAIN LEVEL	2916 SF
3 BEDROOM	1137 SF	SECOND LEVEL	2916 SF
		THIRD LEVEL	2916 SF
		TOTAL AREA	8747 SF

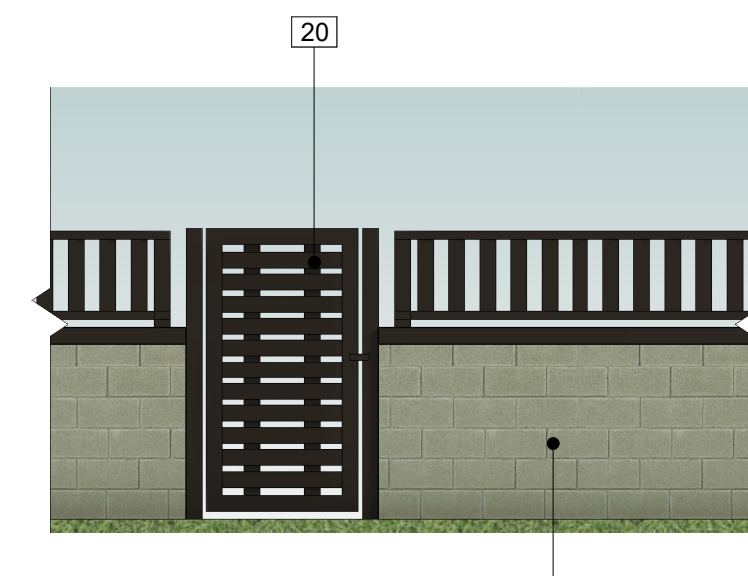
5/24/2023

A8

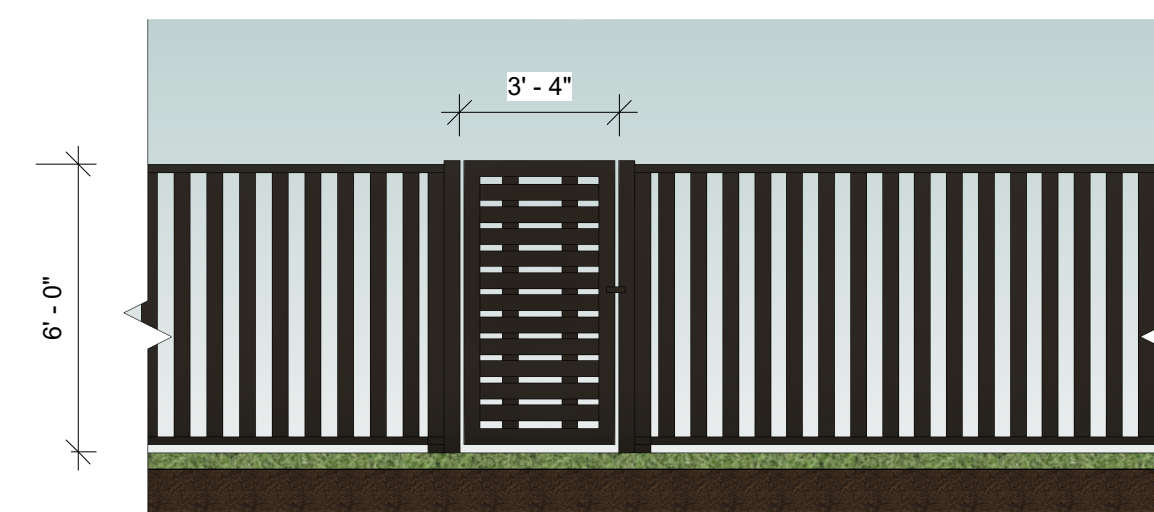




SITE WALLS



VIEW WALL



POOL FENCE

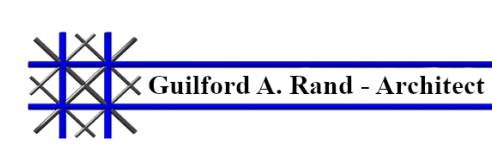
MATERIAL LEGEND	
NUMBER	MATERIAL
09	CMU WITH BRICK VENEER
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
16	4" SOLID CMU CAP PAINTED TO MATCH DARK ANODIZED BRONZE
20	METAL - DARK ANODIZED BRONZE



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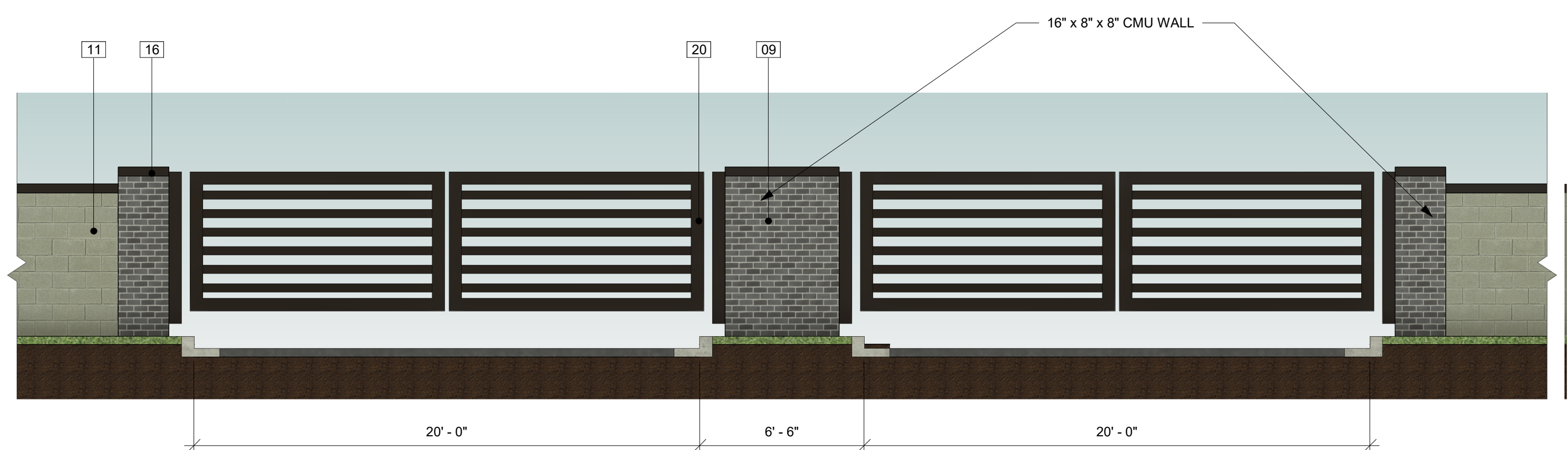
WALL LEGEND

REED PARK, MESA, AZ

SQUARE FOOTAGE

3/16/2023

A1



FRONT GATE

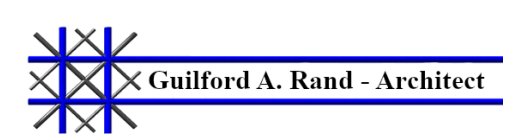
MATERIAL LEGEND	
NUMBER	MATERIAL
09	CMU WITH BRICK VENEER
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
16	4" SOLID CMU CAP PAINTED TO MATCH DARK ANODIZED BRONZE
20	METAL - DARK ANODIZED BRONZE



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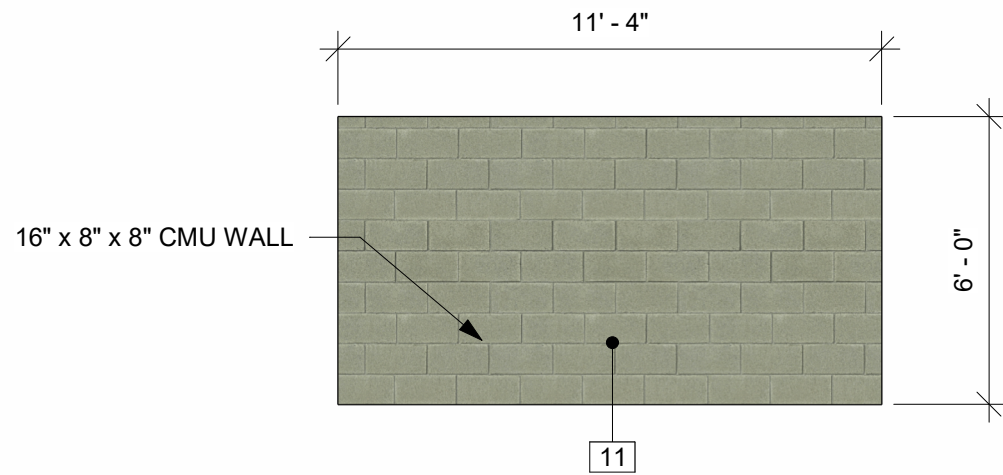
WALL LEGEND

REED PARK, MESA, AZ

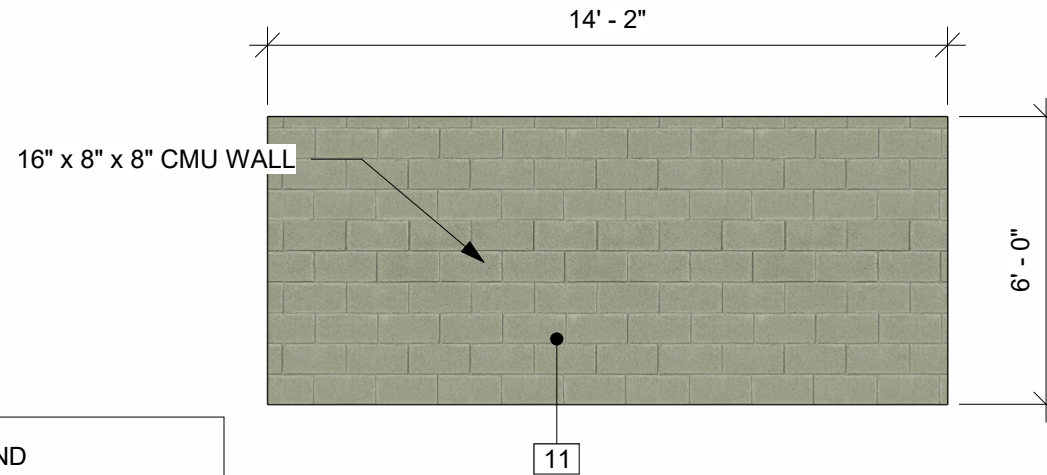
SQUARE FOOTAGE

3/16/2023

A2

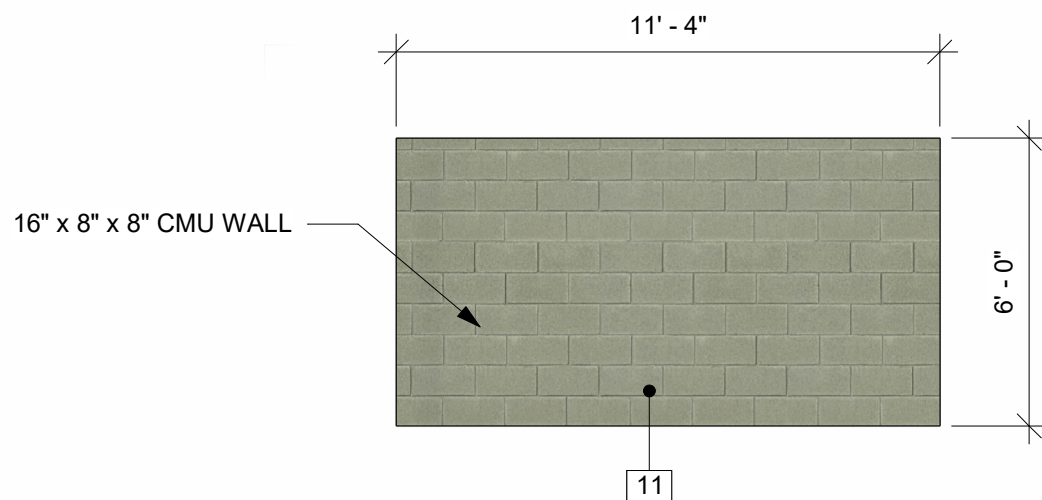


LEFT ELEVATION

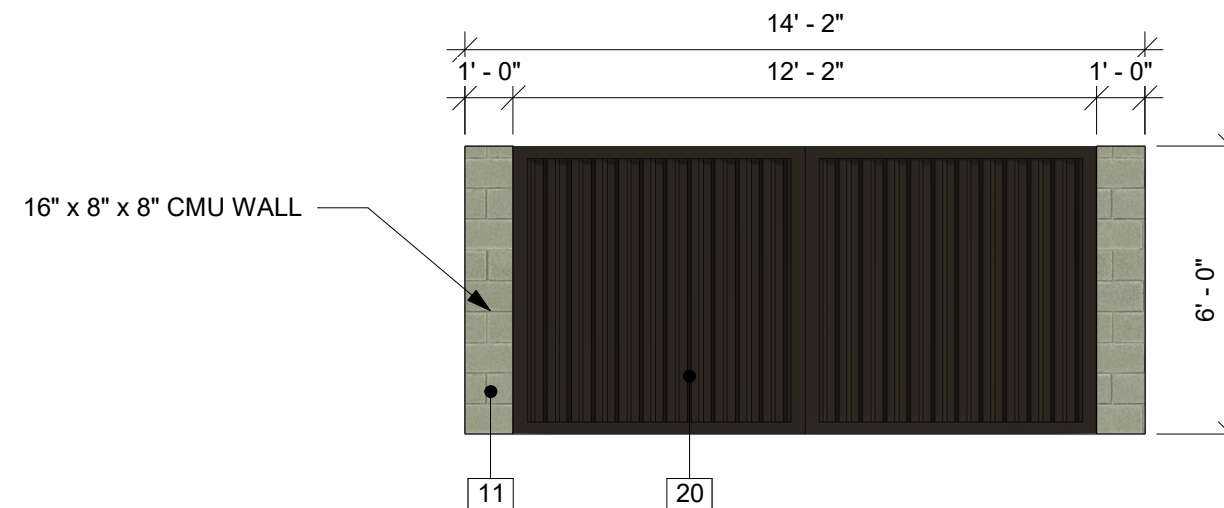


BACK ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
20	METAL - DARK ANODIZED BRONZE

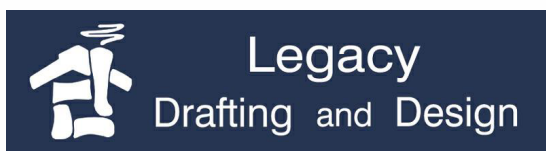


RIGHT ELEVATION



FRONT ELEVATION

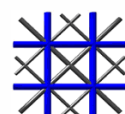
SQUARE FOOTAGE



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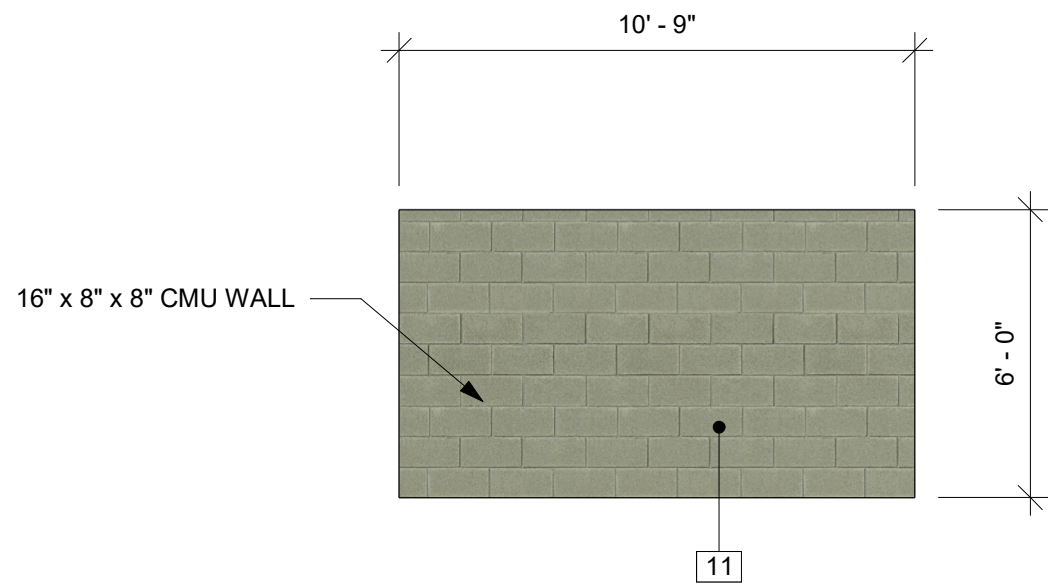
Guilford A. Rand - Architect

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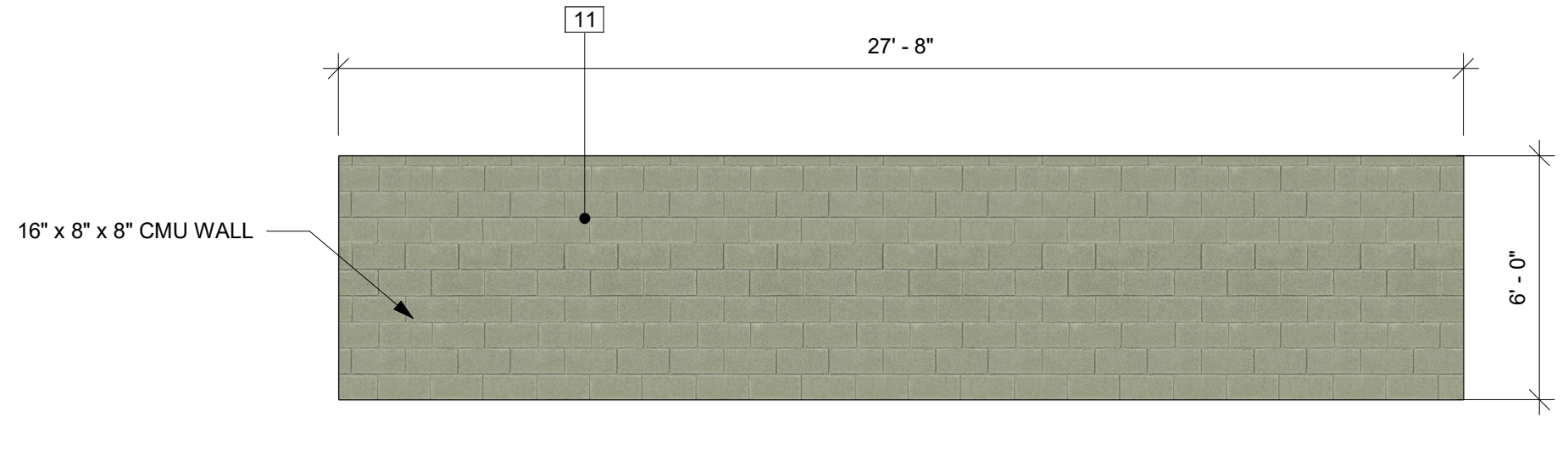
**DUMPSTER ENCLOSURE
SINGLE BIN
REED PARK, MESA, AZ**

5/24/2023

A1

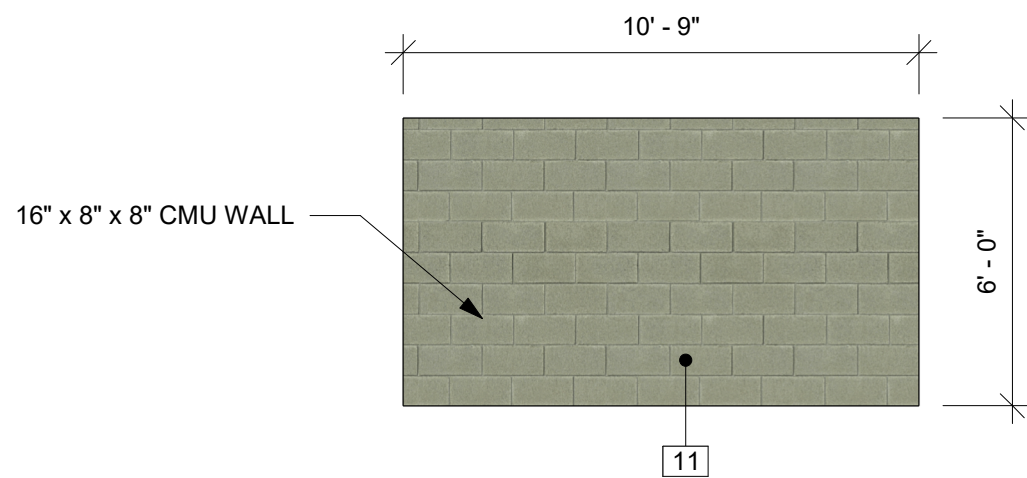


LEFT ELEVATION

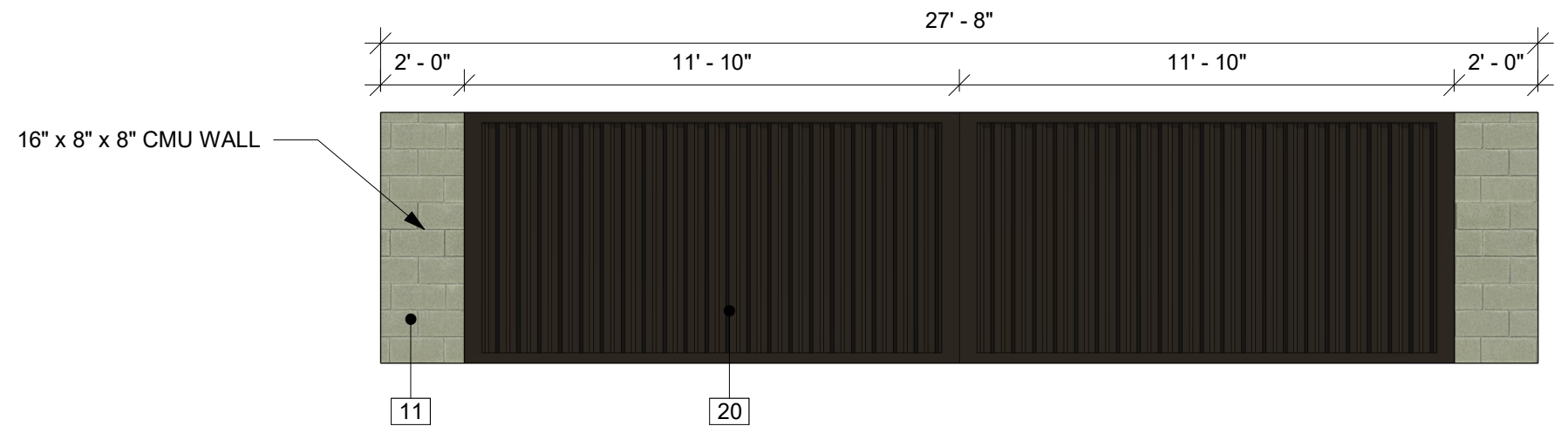


BACK ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
20	METAL - DARK ANODIZED BRONZE



RIGHT ELEVATION



FRONT ELEVATION

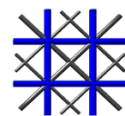
SQUARE FOOTAGE



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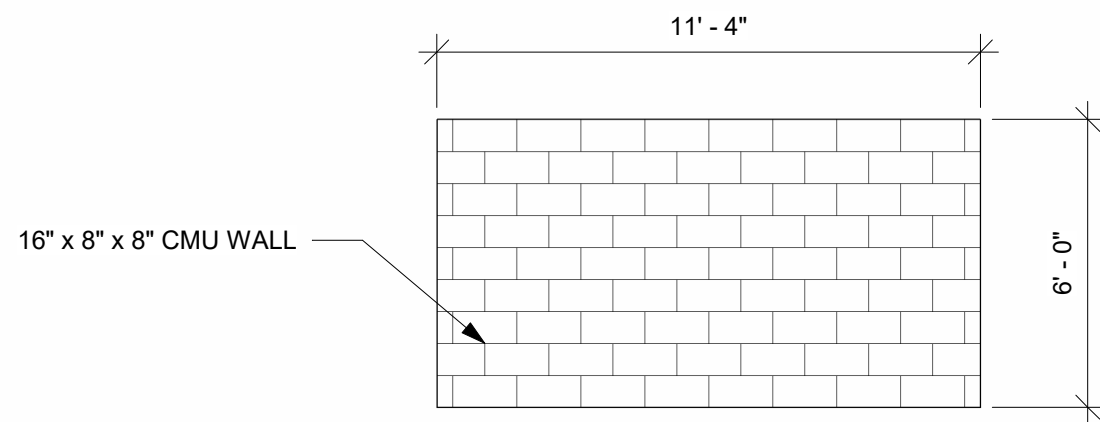
Guilford A. Rand - Architect

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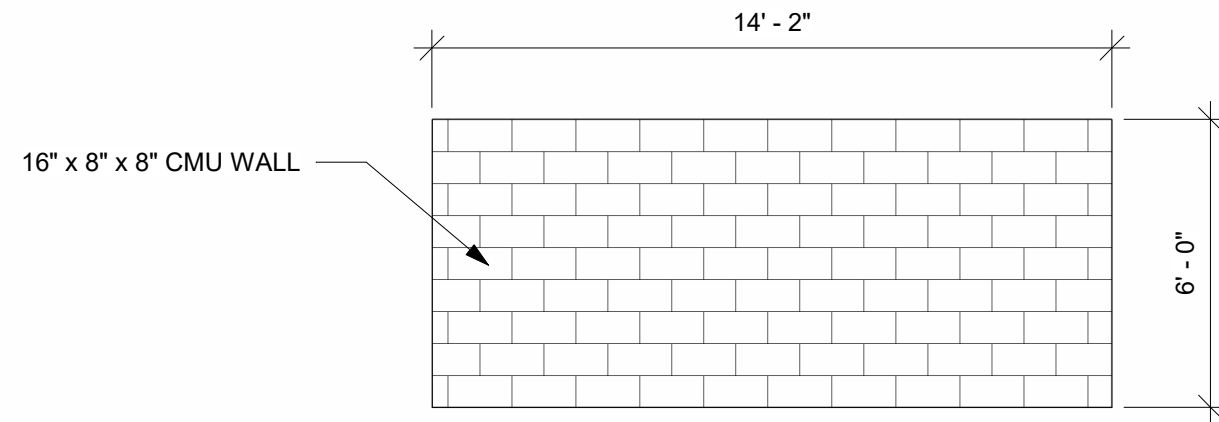
DUMPSTER ENCLOSURE
DOUBLE BIN
REED PARK, MESA, AZ

3/27/2023

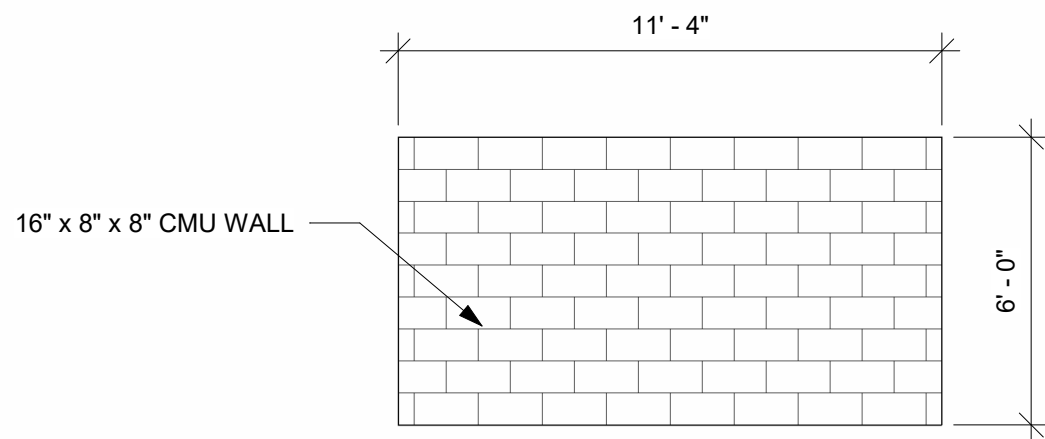
A2



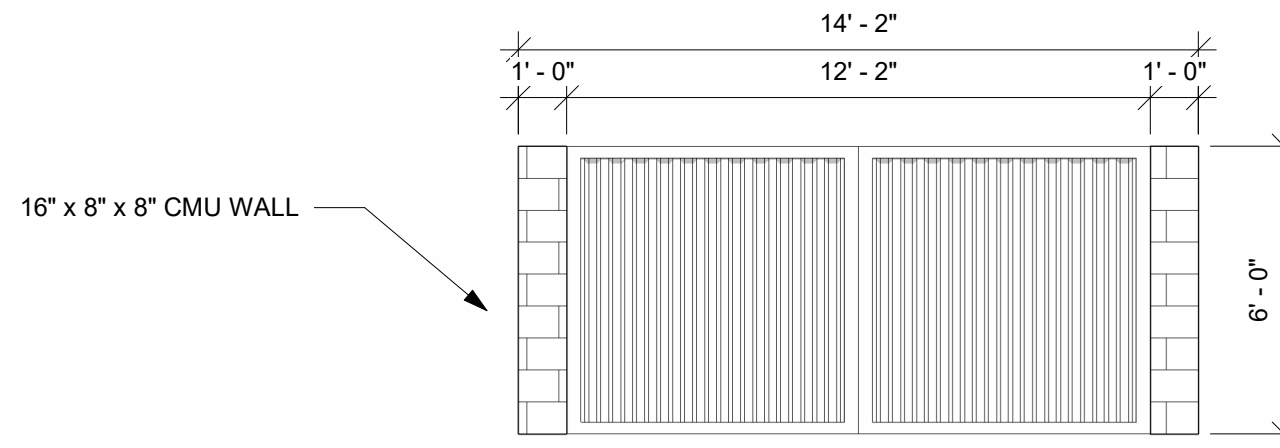
LEFT ELEVATION



BACK ELEVATION

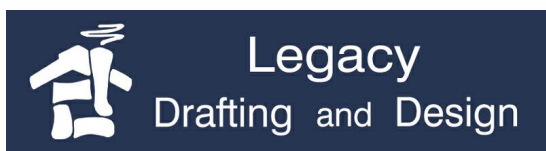


RIGHT ELEVATION



FRONT ELEVATION

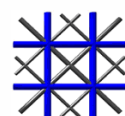
SQUARE FOOTAGE



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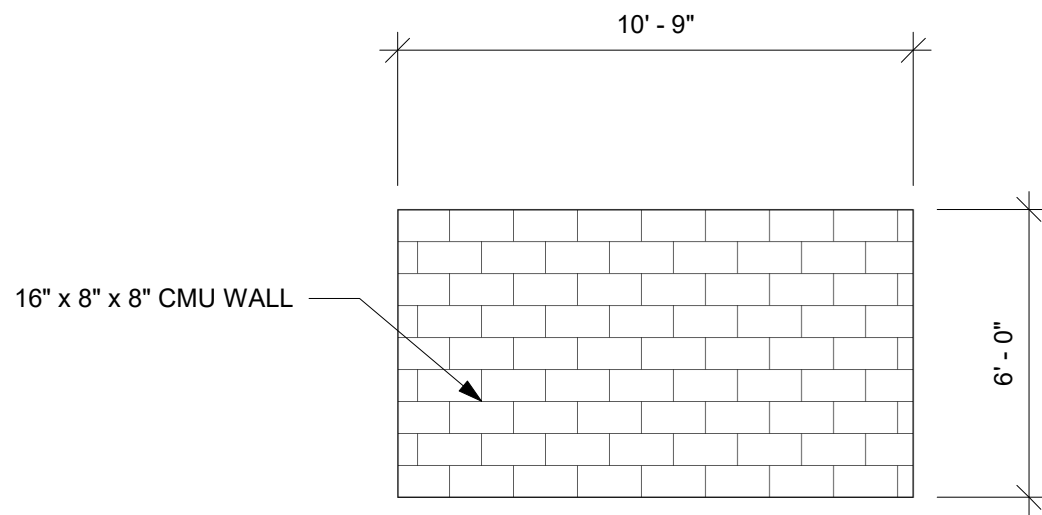
962 W 800 N, OREM, UT 84057
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DUMPSTER ENCLOSURE

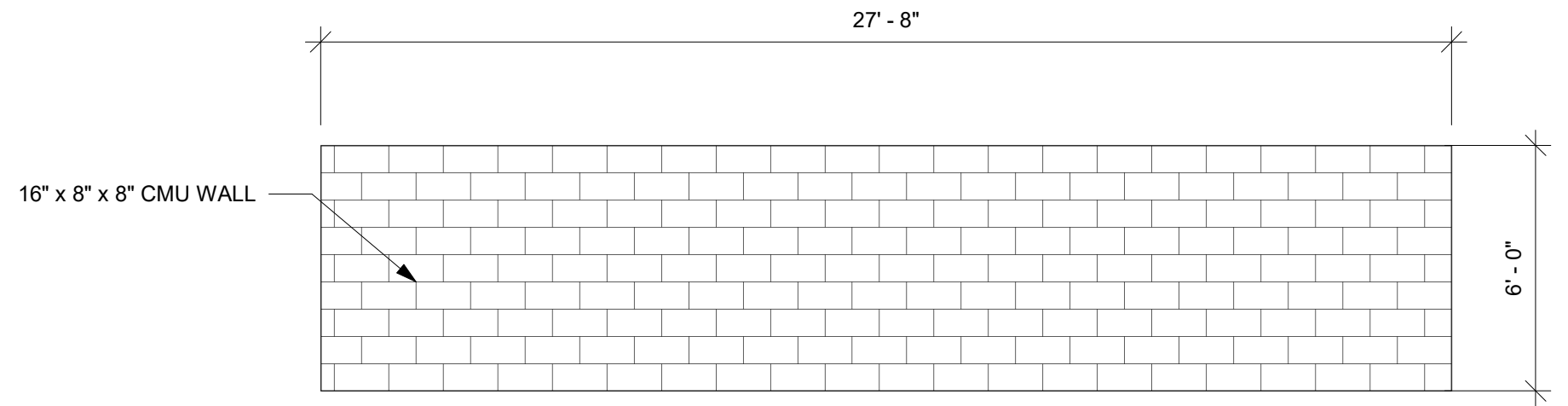
REED PARK, MESA, AZ

5/24/2023

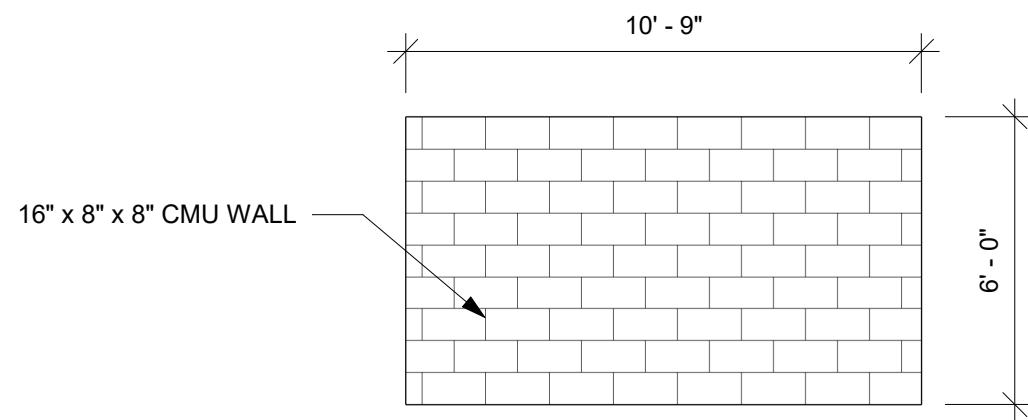
A3



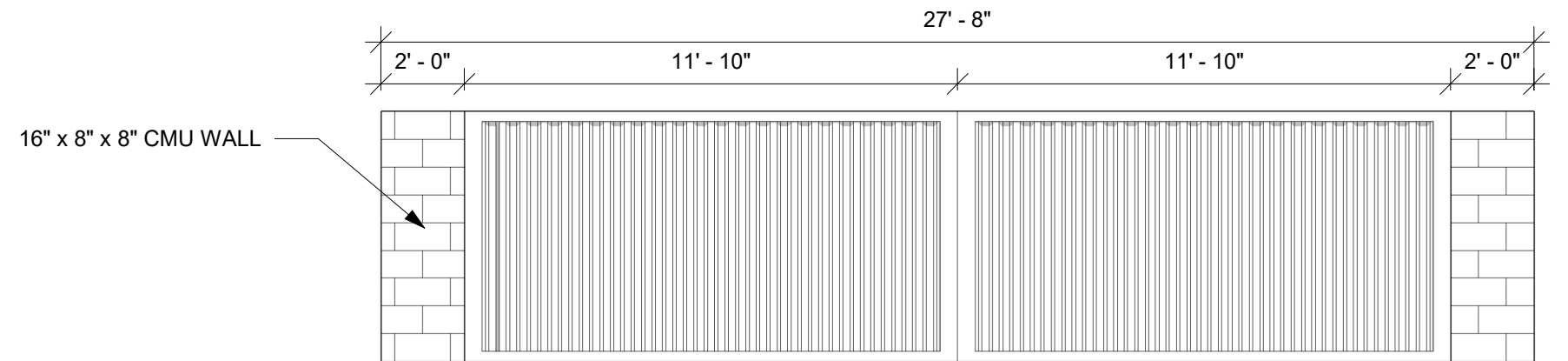
LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

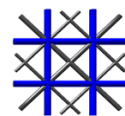
SQUARE FOOTAGE



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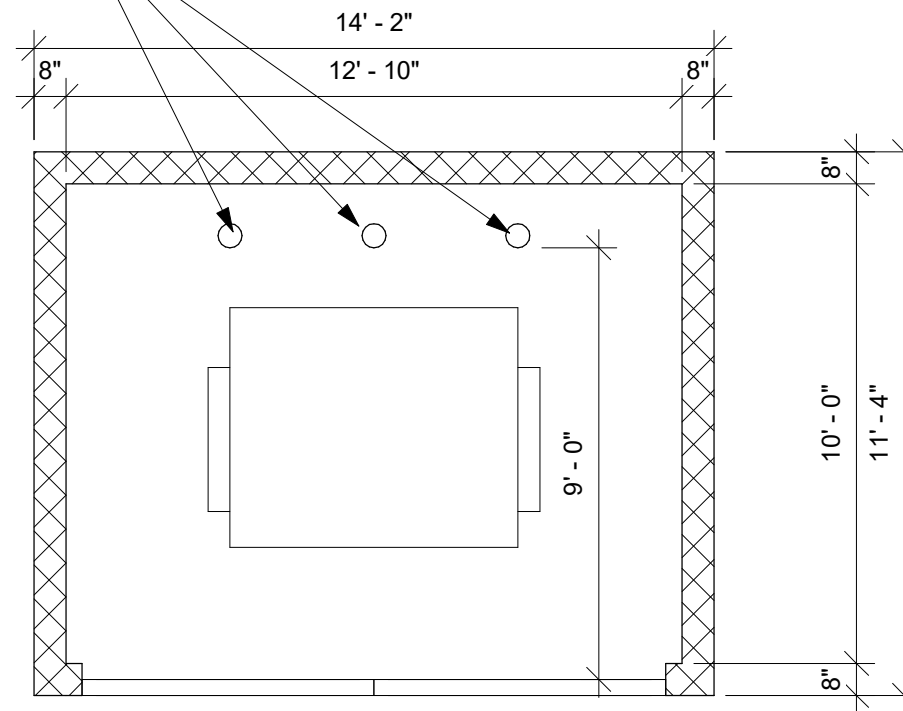
DUMPSTER ENCLOSURE

REED PARK, MESA, AZ

3/27/2023

A4

6" DIAMETER, 6' TALL STEEL POSTS



GROUND LEVEL

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE

5/24/2023

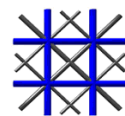
A2



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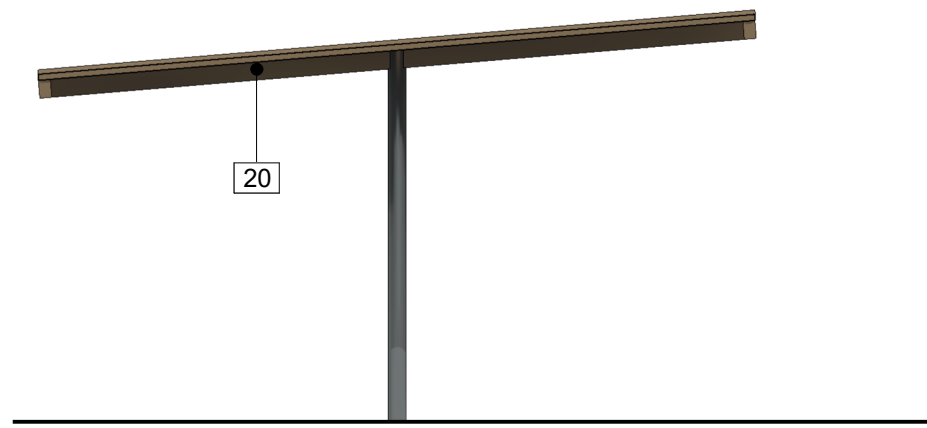


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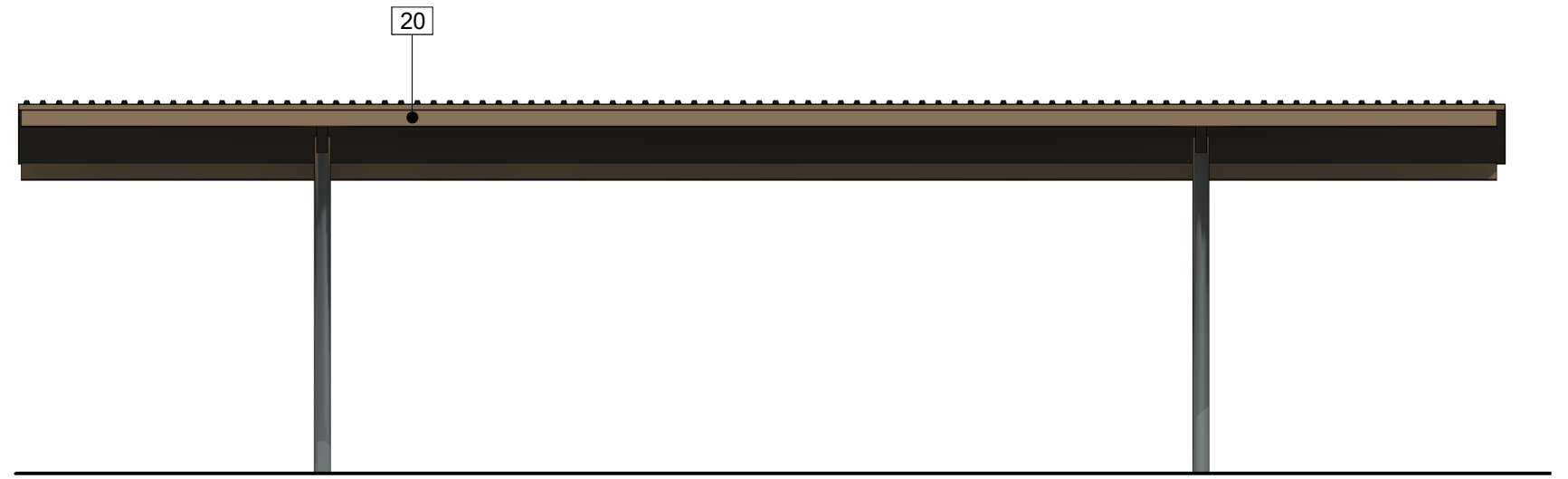
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DUMPSTER ENCLOSURE

REED PARK, MESA, AZ

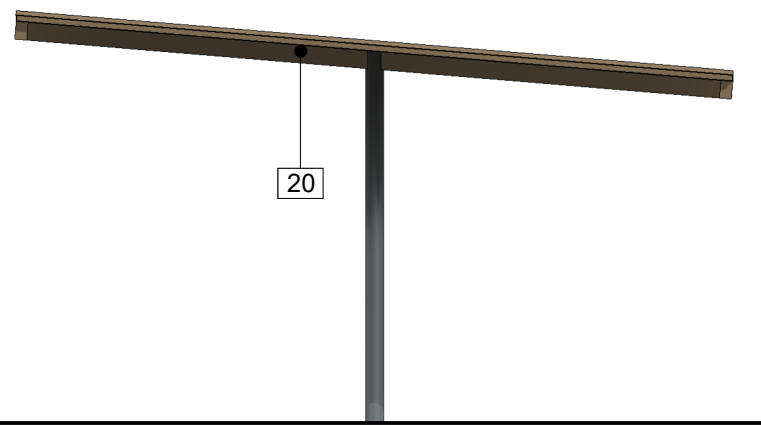


LEFT ELEVATION

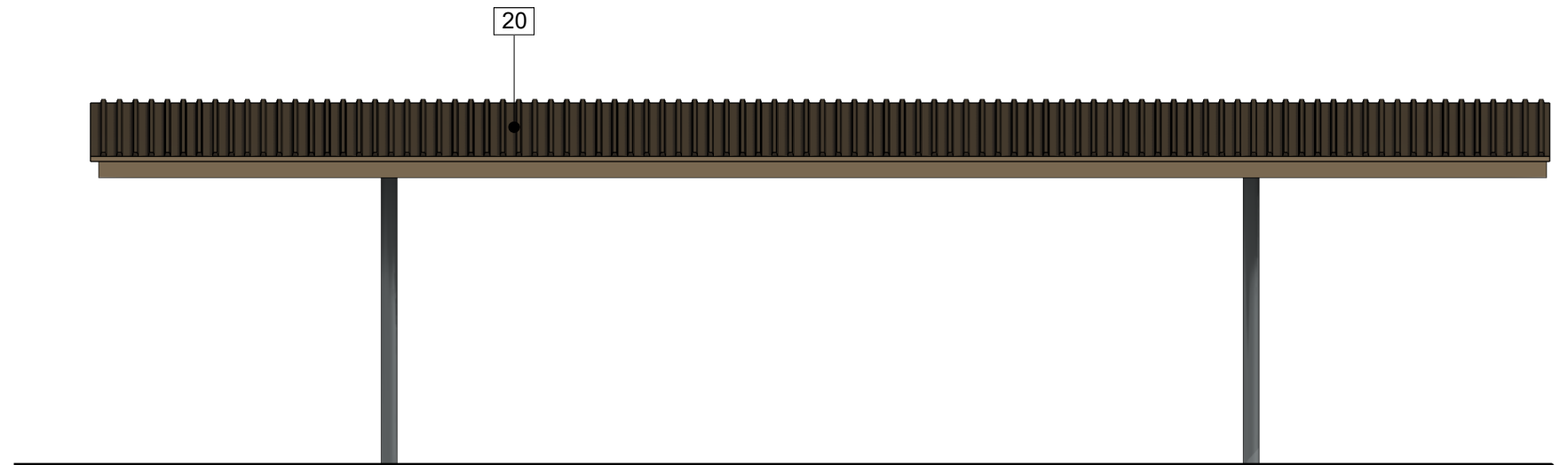


BACK ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
20	METAL - DARK ANODIZED BRONZE



RIGHT ELEVATION



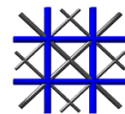
FRONT ELEVATION



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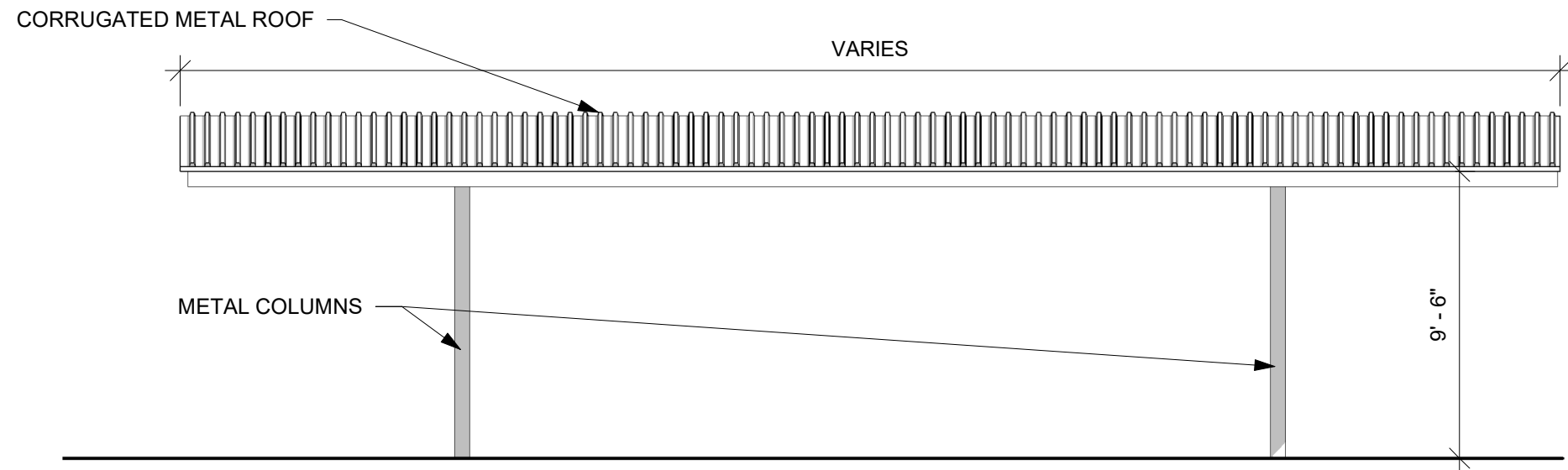
COVERED PARKING
CANOPY

REED PARK, MESA, AZ

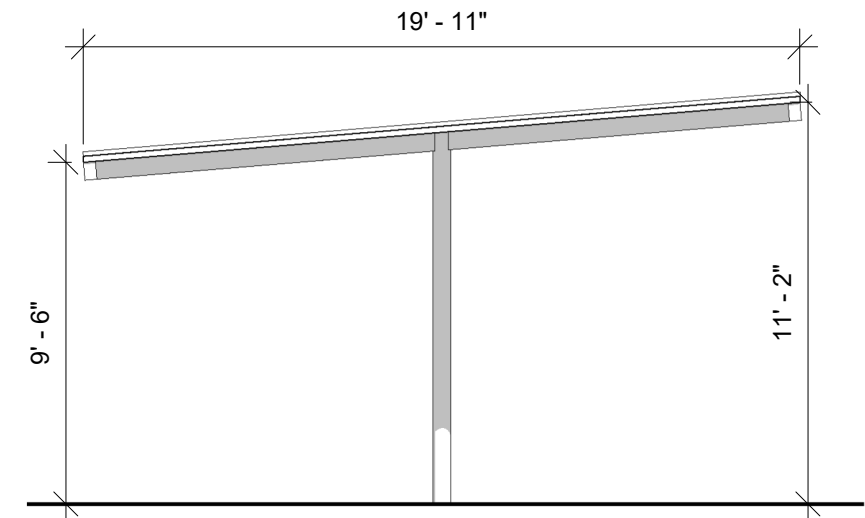
SQUARE FOOTAGE

10/28/2022

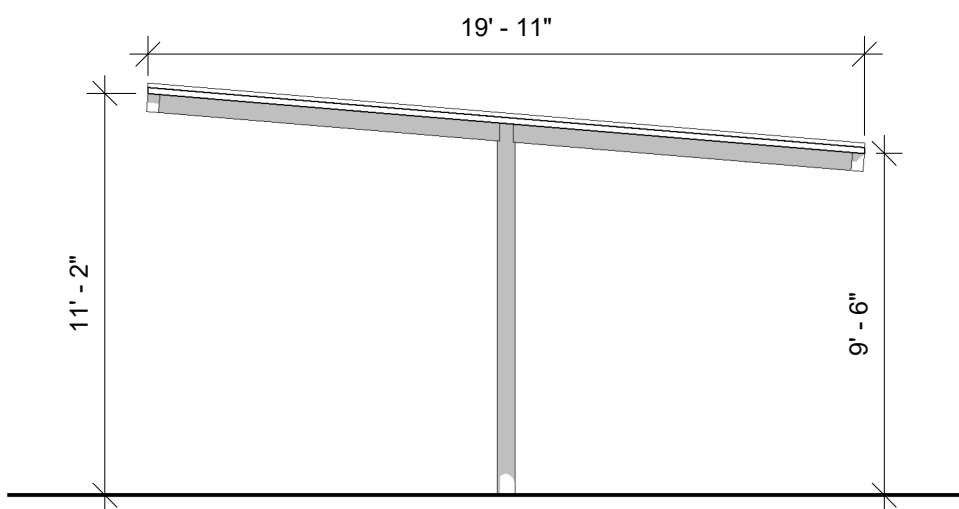
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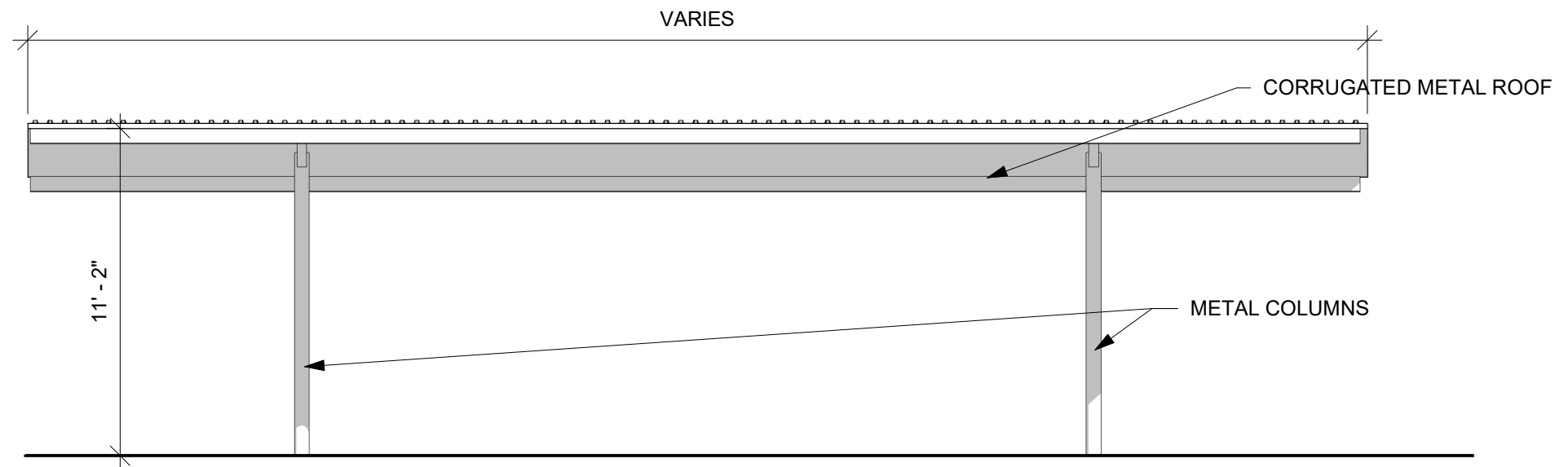
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

SQUARE FOOTAGE

10/28/2022

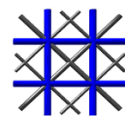
A2



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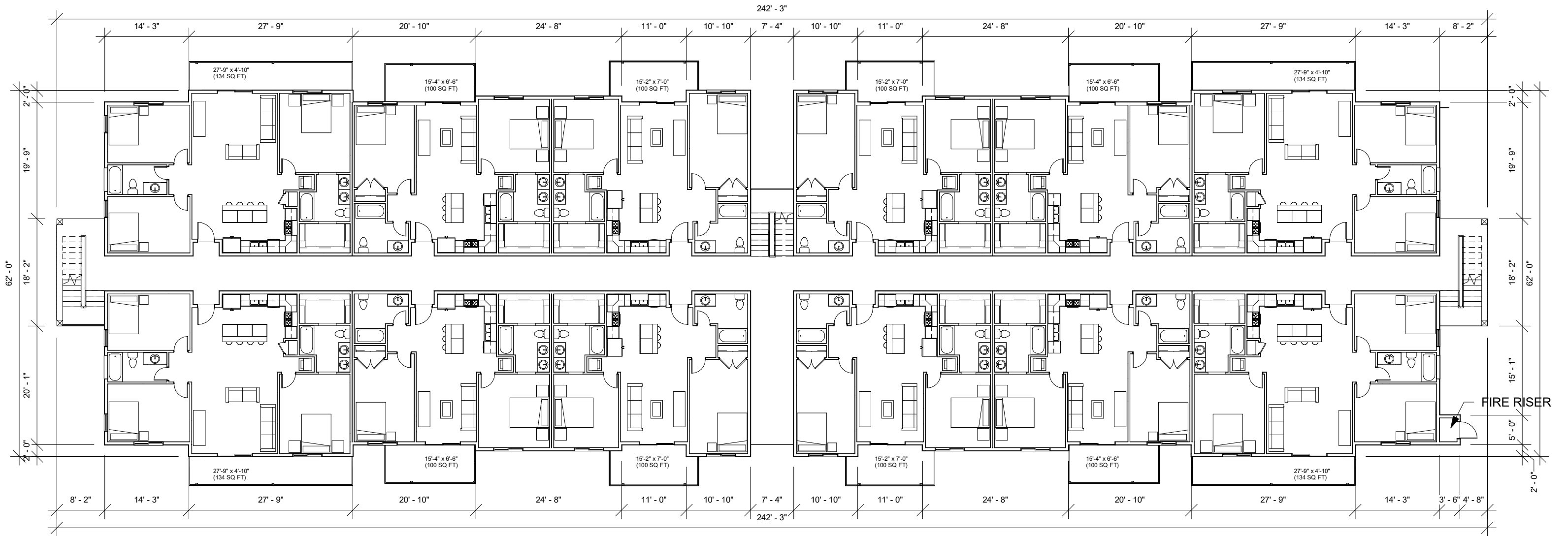


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COVERED PARKING
CANOPY

REED PARK, MESA, AZ



MAIN LEVEL

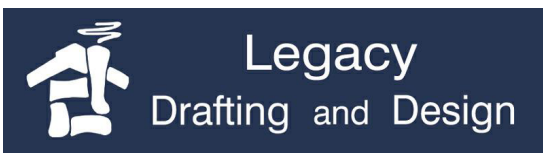
NOTE:
WINDOWS TO BE RECESSED
AT LEAST 4 INCHES FROM
EXTERIOR OF BUILDING

SQUARE FOOTAGE

UNITS		BUILDING	
2 BEDROOM	879 SF	MAIN LEVEL	2916 SF
3 BEDROOM	1137 SF	SECOND LEVEL	2916 SF
		THIRD LEVEL	2916 SF
		TOTAL AREA	8747 SF

5/24/2023

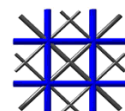
A3



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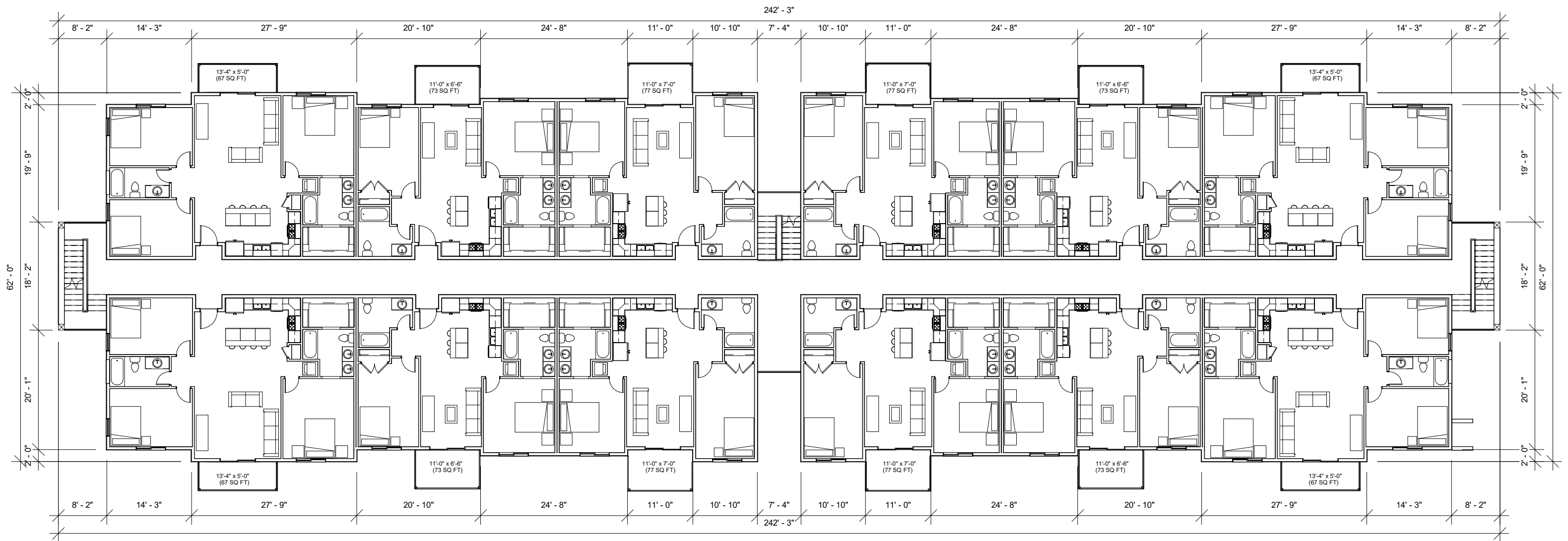


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REED PARK

MESA, AZ



SECOND LEVEL

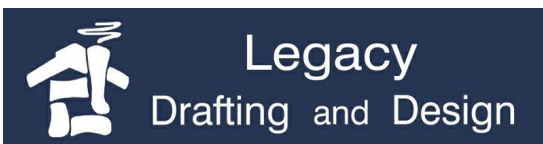
NOTE:
 WINDOWS TO BE RECESSED
 AT LEAST 4 INCHES FROM
 EXTERIOR OF BUILDING

SQUARE FOOTAGE

UNITS		BUILDING	
2 BEDROOM	879 SF	MAIN LEVEL	2916 SF
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		TOTAL AREA	8747 SF

5/24/2023

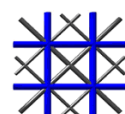
A4



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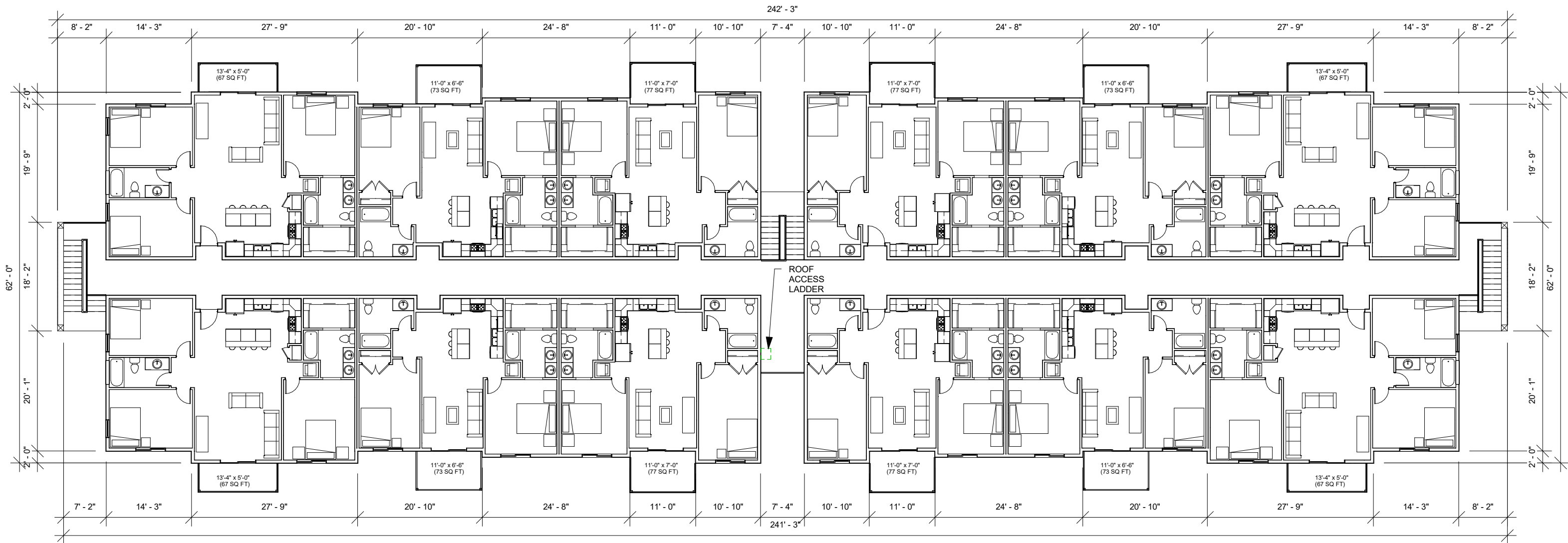


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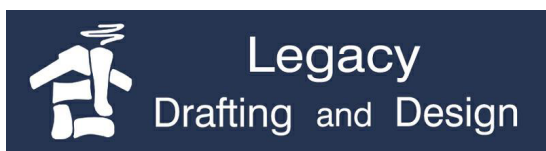
REED PARK

MESA, AZ



THIRD LEVEL

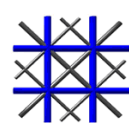
NOTE:
WINDOWS TO BE RECESSED
AT LEAST 4 INCHES FROM
EXTERIOR OF BUILDING



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REED PARK

MESA, AZ

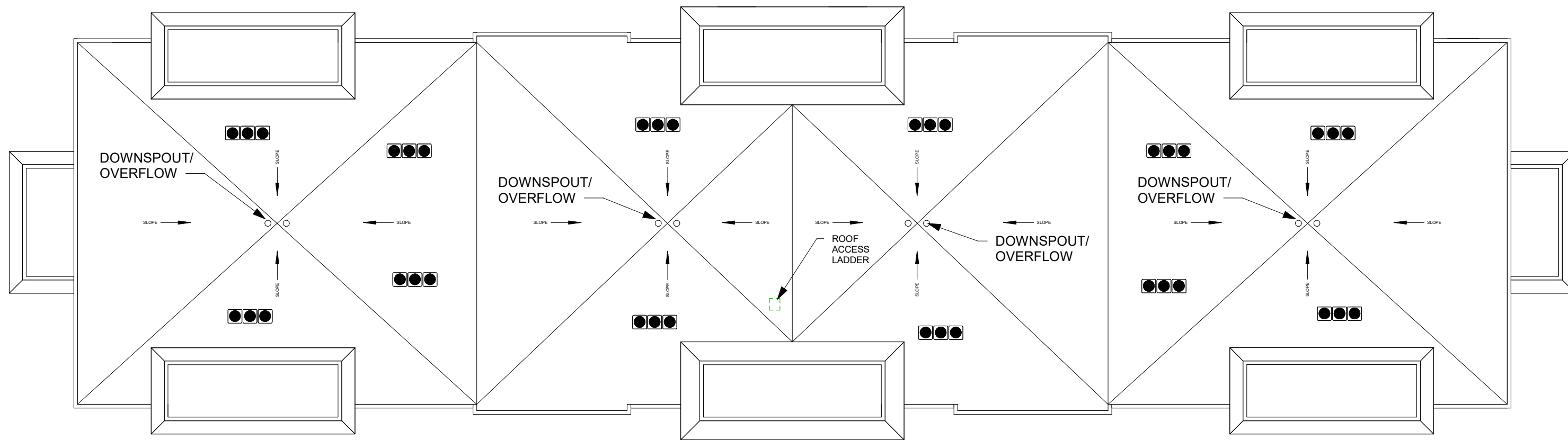
SQUARE FOOTAGE

UNITS		BUILDING	
2 BEDROOM	879 SF	MAIN LEVEL	2916 SF
3 BEDROOM	1137 SF	SECOND LEVEL	2916 SF
		THIRD LEVEL	2916 SF
		TOTAL AREA	8747 SF

5/24/2023

A5

A/C UNITS ARE HIDDEN BEHIND PARAPETS



ROOF PLAN

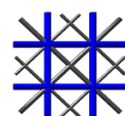
NOTE:
DOWNSPOUT TO BE
INTERNAL TO BUILDING



962 W 800 N, OREM, UT 84057
801.735.6314 | greg@legacyhomedesign.com
legacyhomedesign.com



2696 N University Ave, Ste. 100
Provo, UT 84604



Guilford A. Rand - Architect

962 W 800 N, OREM, UT 84057
801.362.0343 | archcoalition@hotmail.com

REED PARK

MESA, AZ

SQUARE FOOTAGE

UNITS		BUILDING	
2 BEDROOM	879 SF	MAIN LEVEL	2916 SF
3 BEDROOM	1137 SF	SECOND LEVEL	2916 SF
		THIRD LEVEL	2916 SF
		TOTAL AREA	8747 SF

5/24/2023

A6

Reed Park Residences

Mesa, Arizona

Citizen Participation Plan

Case No. PRS21-00223

PAD Amendment and Site Plan Review

May 3, 2021

Overview:

The purpose of this Citizen Participation Plan and Preliminary Report is to provide the City of Mesa staff with information regarding the efforts to be made by the Applicant to inform citizens and property owners concerning the Applicant's request to the City of Mesa for a PAD amendment for the property located at 537 S. Williams Rd. Mesa, AZ (APN 139-54-043, -044, and -045).

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposed plan. The Applicant will provide neighborhood notice for future public hearings and any other meetings which staff proposes.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Reese L. Anderson
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
reese.anderson@pewandlake.com

Jon Gillespie
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
jon.gillespie@pewandlake.com

Planned Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners and interested parties:

1. Individual outreach to the single-family residences east of the site will be attempted.
2. A neighborhood meeting will be held with the applicant, citizens and interested parties to discuss the proposed project. A "Neighborhood Meeting Summary" will be created.
3. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property will be notified (the registered neighborhood contacts list will be obtained from the City of Mesa).

4. In accordance with ARS § 9-462.04 (A) (4) and Mesa Zoning Ordinance Section 11-67-5, property owners within 500-feet of the property will be notified of future hearings at least 14-days prior to any scheduled hearing.

Tentative Schedule:

Pre-Submittal Conference – March 26, 2021

Formal Application – May 3, 2021

Neighborhood Meeting – *TBD*

2nd Submittal – *TBD*

Design Review Work Session – *TBD*

Planning and Zoning Board Hearing – *TBD*

City Council Introduction – *TBD*

City Council Final Action – *TBD*

Reed Park Residences

Mesa, Arizona

Citizen Participation Report

Case Numbers ZON21-00404 & DRB22-00376

PAD Amendment, Site Plan Review and Design Review

June 12, 2023

Overview:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners concerning the Applicant's request to the City of Mesa for a PAD amendment for the property located at 537 S. Williams Rd. Mesa, AZ (APN 139-54-043, -044, and -045).

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan. The Applicant provided neighborhood notice for the neighborhood meeting and multiple public hearings as described herein.

Contact Information:

Those coordinating the Citizen Participation activities were the following:

Reese L. Anderson
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
reese.anderson@pewandlake.com

Jon Gillespie
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
jon.gillespie@pewandlake.com

Actions Taken:

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners and interested parties:

1. A neighborhood meeting was held with the applicant, citizens and interested parties to discuss the proposed project. A "Neighborhood Meeting Summary" was created and is attached here.
2. A follow-up meeting was held with the property owner of 540 S Forest, who was unable to attend the neighborhood meeting.
3. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were notified (the registered neighborhood contacts list was obtained from the City of Mesa). Three-Hundred Forty-Six (346) property owners were notified.
4. In accordance with ARS § 9-462.04 (A) (4) and Mesa Zoning Ordinance Section 11-67-5, property owners within 500-feet of the property were notified of the 1st Design Review Meeting. Notification letter and notification list attached. Ninety-eight (98) property owners were notified.

5. An additional public notice was sent for the 2nd Design Review Board meeting and the Planning & Zoning hearing. Ninety-eight (98) property owners were notified.
6. A sign was posted on site to advertise the Planning & Zoning Board hearing per City of Mesa guidelines.

Summary of Comments Received:

No opposition to the project was voiced by neighbors. The two interested parties voiced general support for a new development in the area. The neighbors had experience with bad HOA/Property Managers and they wanted to make sure this project had an active and present management system. The neighbor directly adjacent to the project on the east wanted to ensure that adequate buffering was established between the project and their property.

Schedule:

- Pre-Submittal Conference – March 26, 2021
- Formal Application – May 3, 2021
- Neighborhood Meeting – September 16, 2021
- 1st Design Review Work Session – December 13, 2022
- 2nd Design Review Work Session – June 13, 2023
- Planning and Zoning Board Hearing – *June 28, 2023*
- City Council Introduction – *TBD*
- City Council Final Action – *TBD*

Attached Exhibits:

1. Neighborhood Meeting Summary
2. Notification letter for the Neighborhood Meeting
3. 1000' Notification Map of surrounding property owners
4. Neighborhood Meeting Notice List including property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
5. Notification letter for the 1st Design Review Meeting
6. 500' Notification Map of surrounding property owners
7. December 2022 Design Review Notice List including property owners within 500' feet of the subject property and registered neighborhood contacts within 1/2 mile of the property
8. Notification letter for the 2nd Design Review Meeting and Planning & Zoning Board Hearing
9. May 2023 Design Review and Planning & Zoning Hearing Notice List including property owners within 500' feet of the subject property and registered neighborhood contacts within 1/2 mile of the property
10. May 2023 500' Notification Map of surrounding property owners
11. Sign Posting Affidavit and Photos

Neighborhood Meeting Summary
Reed Park Residences
ZON21-00404
East of Williams & South of Broadway Road

September 16, 2021 at 6:00 pm

Online GoToMeeting with Videochat and Call-in
Meeting ID: 154067213

The neighborhood meeting began at approximately 6:01 pm. The meeting host confirmed that attendees were able to logon before beginning a PowerPoint Presentation and Question/Answer Session. There was only one neighbor who attended the meeting. Her name is Cruzita Armijo and she lives at 1750 E. Matteo Cir. One other neighbor, Mr. Donovan Benedict, registered for the meeting but did not attend. Present for the applicant was Ryan Hatch and Tanner Weekes from Ridgeway Investments (Owner and Developer) along with Reese L. Anderson and Jon Gillespie from Pew & Lake, PLC (Representatives). Mr. Evan Balmer from the City of Mesa Planning Division also attended.

Mr. Gillespie made introductions and gave a presentation for the proposal. His prepared comments are summarized below:

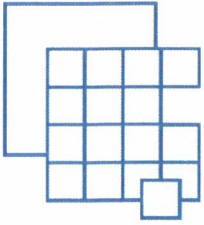
- Provide information on the Site Location, Existing Zoning and General Plan
- Explain the Site Plan layout and details
- Provide an anticipated timeline for P&Z, Design Review and City Council meetings

The formal presentation ended around 6:10 pm and Mr. Gillespie answered questions from Ms. Armijo. After questions and comments were taken the meeting concluded at 6:20 pm.

The questions and comments from Ms. Armijo are encapsulated below with answers provided by Mr. Gillespie summarized in *red* italics.

1. I'm totally satisfied and I'm also thrilled to see this happening in the area. Best of luck on the project! *Thank you.*
2. Our HOA is very hard to communicate with and difficult to work with. *This proposed project will have an active HOA which has a proven management record.*
3. What type of rent or prices are expected? *It is still being decided on whether this will be a rental or for-sale project. Currently it is a rental project. However, it is hard to forecast prices because we are years away from leases being completed.*

Summary Prepared by Jon Gillespie on September 17, 2021



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

August 30, 2021

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

This firm represents Ridgeway Investments, LLC, in its applications to the City of Mesa for the development of the vacant property located at 539 S. Williams, which is approximately 150 feet north of the northeast corner of the Williams and 6th Avenue intersection. The property is shown below and is also known as Maricopa County Assessor parcel numbers 139-54-043, -044, and -045.

Our request to the City of Mesa will be for: 1) Amendment of the existing Multiple Residence RM-4 Planned Area Development Overlay (RM-4-PAD) and 2) Site Plan approval. When approved, these requests will facilitate the development of a 61-unit, townhome community with amenities such as a pool and a children’s playground.



A neighborhood meeting is scheduled to provide property owners in the area with an opportunity to learn about the proposed development, ask questions, and provide comment and input on the proposed development. We have included a copy of the preliminary site plan for your reference.

This neighborhood meeting will be held electronically via GoToMeeting. It will be held at the date and time shown below:

DATE: September 16, 2021

TIME: 6:00 p.m.

If you wish to participate in the neighborhood meeting, please send an email request to Jon Gillespie at Jon.Gillespie@pewandlake.com no later than 5:00 p.m. on the day of the meeting, and you will be provided with a link and instructions to access the meeting. Alternatively, either Jon or I will be happy to discuss the request with you in a phone call.

If you have any questions regarding this matter prior to the neighborhood meeting, you can contact me or Jon in my office at 480-461-4670. The City of Mesa has assigned this case to Mr. Evan Balmer, who can be reached at Evan.Balmer@mesaaz.gov. Please let any of us know if you have questions or concerns regarding the proposal. A summary of this neighborhood meeting will be part of the public record for this case and provided to the Planning & Zoning Board and City Council as part of the public record for this project.

Sincerely,



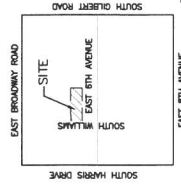
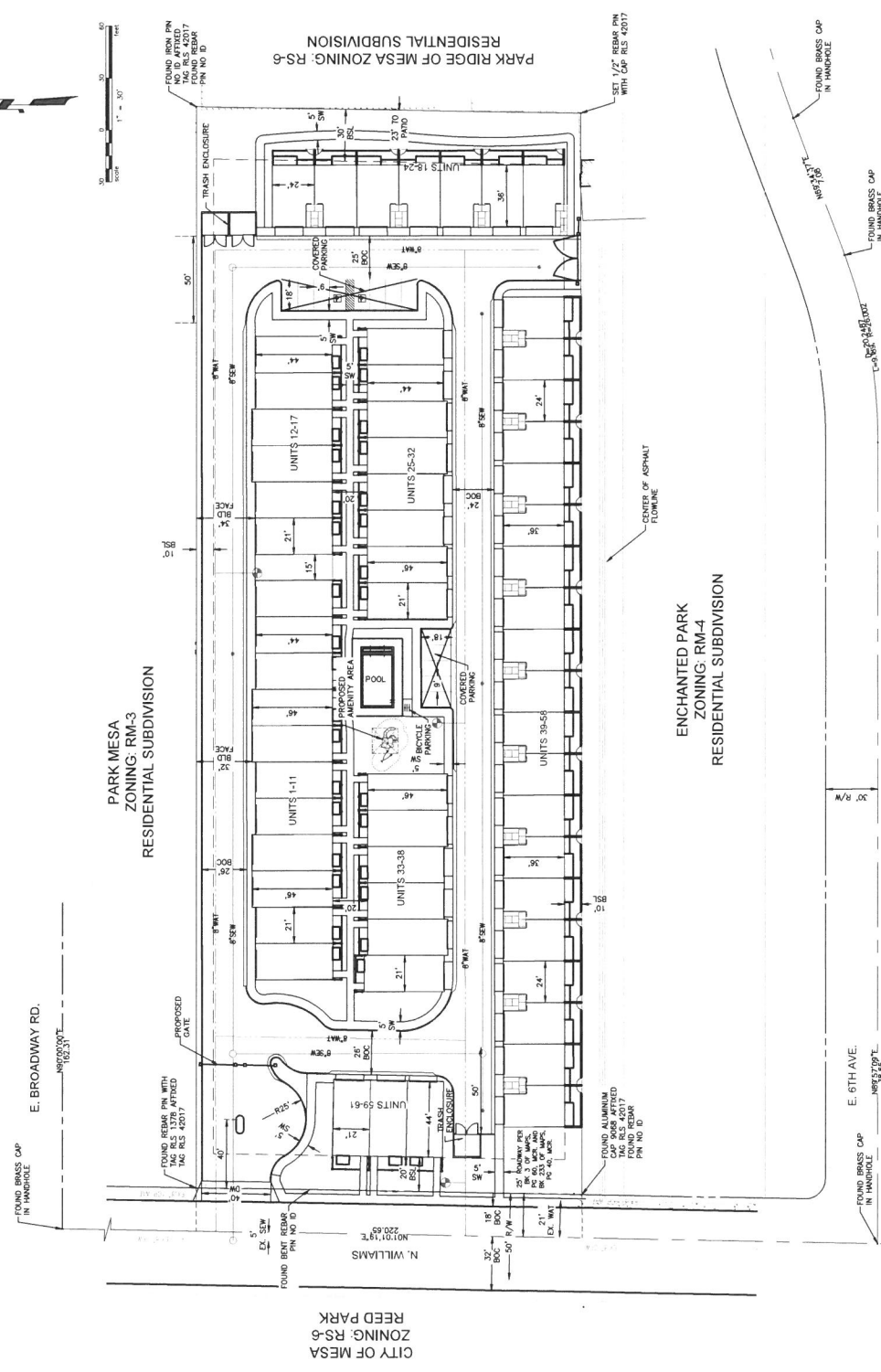
Reese L. Anderson

PEW & LAKE, PLC

LEGAL DESCRIPTION

PANEL NO. 1: THE NORTH HALF OF LOT 17N (10), POWERLY-SCHAELE SUBDIVISION, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 68.
 PANEL NO. 2: THE SOUTH HALF OF LOT 17N (10), POWERLY-SCHAELE SUBDIVISION, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 68.
 THE SOUTH ONE-HALF OF LOT 17D (10), POWERLY-SCHAELE SUBDIVISION, ACCORDING TO THE PLAT EXCEPT THE NORTH 137 FEET, EXCEPT THE SOUTH 108 FEET.

PRELIMINARY SITE PLAN FOR RESIDENCE AT REED PARK
 A PORTION OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

APPLICANT
 RIDGEWAY INVESTMENTS LLC
 2725 EAST BROADWAY AVENUE, SUITE 117
 PHOENIX, ARIZONA 85006
 PHONE: 480-236-6483
 CONTACT: RYAN WATCH

ENGINEER
 BETH GRIEDER
 1001 SOUTH WILKINS AVENUE
 MESA, ARIZONA 85206
 PHONE: 480-734-1446
 CONTACT: DAVID M. BOHN

SITE SUMMARY
 GROSS SITE AREA: 144,398 S.F. (3.31 ACRES)
 EXISTING ZONING: RM-4
 PROPOSED NO. UNITS: 61 TOTAL
 ALLOWABLE DENSITY: 30 DU/AC
 PROPOSED DENSITY: 61 DU / 3.31 AC = 18.42 DU/AC
 ALLOWABLE BLDG COVERAGE: 55,104 S.F. = 38.7%
 PROPOSED BLDG COVERAGE: 70%
 ALLOWABLE LOT COVERAGE: 78.1%
 PROPOSED LOT COVERAGE: 78.1%
 REQUIRED OPEN SPACE: 150 SF/UNIT = 9,150 SF
 PROVIDED OPEN SPACE: 26,667 SF = 18.5%
 PARKING REQUIRED: 2.1 SPACES PER UNIT
 2.1 x 61 UNITS = 128 SPACES
 PROVIDED: 112 GARAGE STALLS + 13 OPEN = 125 STALLS TOTAL (2.04)
 = 2.21 STALLS PER UNIT

PROJECT DESCRIPTION
 A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 61 TOWNHOME UNITS.
 TOTAL GROSS AREA = 3,331 AC
 TOTAL NET AREA = 3.18 AC

SERVICE PROVIDERS
 WATER: CITY OF MESA
 SEWER: CITY OF MESA
 POLICE: CITY OF MESA
 ELECTRIC: SALT RIVER PROJECT

3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA 85206
 PHONE: 480-734-1446
 BFH

PROJECT: RESIDENCE AT REED PARK
 SHEET NO. 1
 1 OF 2

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL SEAL: BETH GRIEDER, ENGINEER, ARIZONA, LICENSE NO. 1001

DATE: 08/09/2021

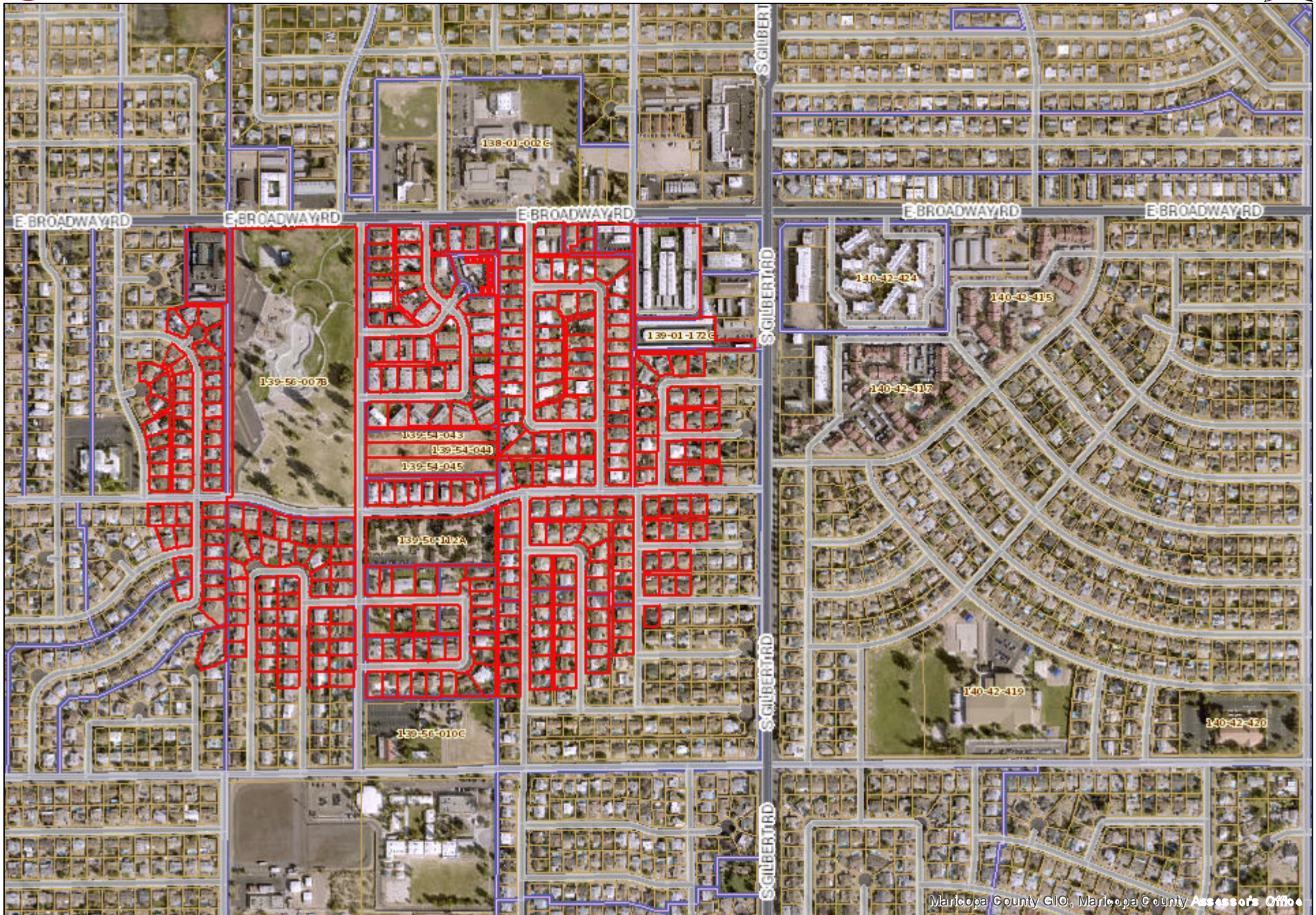
PROJECT: RESIDENCE AT REED PARK

SHEET NO. 1

1 OF 2



1000' Property Owner Map



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_S'	MAIL_ZIP
1547 PM LLC	2500 E IMPERIAL HWY STE 149A #521	BREA	CA	92821
1708 EAST ELTON AVENUE LLC	PO BOX 14982	SCOTTSDAI	AZ	85267
1722 EAST ELTON AVENUE LLC	PO BOX 14982	SCOTTSDAI	AZ	85267
1729 EAST 5TH AVENUE LLC	PO BOX 14982	SCOTTSDAI	AZ	85267
1737 EAST ELTON AVENUE LLC	PO BOX 14982	SCOTTSDAI	AZ	85267
1750 E MATEO CIRCLE LLC	16428 E KINGSTREE BLVD	FOUNTIN H	HAZ	85268
1750 MATEO 104 LLC	2251 N SINAGUA	MESA	AZ	85203
1750 MATEO 115 LLC	1750 E MATEO CIR	MESA	AZ	85204
1755 EAST ELTON AVENUE LLP	10025 W 74TH PL	ARVADA	CO	80005
1915 SERRANO GARDENS LLC	4695 CHABOT DR STE 200	PLEASANTC	CA	94588-2756
2018-2 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	75201
2376 E RIVIERA DR LLC	2056 N 91ST PL	CHANDLER	AZ	85224
437 SOUTH WILLIAMS LLC	PO BOX 14982	SCOTTSDAI	AZ	85267
443 SOUTH HALL LLC	PO BOX 14982	SCOTTSDAI	AZ	85267
446 SOUTH HALL LLC	PO BOX 14982	SCOTTSDAI	AZ	85267
5 HEARTS LLC	1607 W INVERNESS DR	TEMPE	AZ	85282
A R M OF SAVE THE FAMILY FOUNDATION OF ARIZON	450 W 4TH PL	MESA	AZ	85201
AAA MESA LLC	4501 N 22ND ST STE 250	PHOENIX	AZ	85016
AGUILAR FELICIANO	728 S TOLTEC	MESA	AZ	85204
AGUILAR JESUS A	630 S HILL	MESA	AZ	85204
AGUILAR JUAN PEREZ	536 S FOREST	MESA	AZ	85204
ALLMAN ESTATE REVOCABLE TRUST	2664 E COMMONWEALTH CIR	CHANDLER	AZ	85225
ALVARO AND MARTHA HARO 2014 TRUST	523 S CLYMER AVE	COMPTON	CA	90220
AMBRIZ JOSE TRINIDAD GONZALEZ	464 S FOREST	MESA	AZ	85204
ANDERSON ANTHONY J/FALINDA J	504 S FOREST	MESA	AZ	85204
ANGULO MARCO V	1940 E VINE AVE	MESA	AZ	85204
ARMIJO DAVID/CRUZITA E	5518 E LINDSTROM LN UNIT 2003	MESA	AZ	85215
ARREOLA JORGE BASULTO/ROSAURA	651 S HALL	MESA	AZ	85204
ARROYO VICTOR JESUS	643 S HALL	MESA	AZ	85204
ASKREN DONNIE	1627 E 6TH AVE	MESA	AZ	85204
AVILA ERNESTO/ORTIZ-PALMA ZULEMA	551 S DALEY	MESA	AZ	85204
AYALA FRANCISCO	545 S HUNT DR	MESA	AZ	85204
B&K INVESTMENTS LLC	1923 E VINE AVE	MESA	AZ	85204

BACALAO PROPERTIES LLC	3440 E BOOT TRACK TRL	GILBERT	AZ	85296
BALK BENJAMIN	467 S DALEY	MESA	AZ	85204
BARAJAS MARBELLA MURRIETA/MARISOL MURRIETA/RAYA BERTH/	421 S RIDGE	MESA	AZ	85204
BARCELO ROBERT/HERNANDEZ RICHARD A	1019 S 130TH ST	GILBERT	AZ	85233
BARELA JESUS P/DE BARELA MARIA M	1641 E 6TH AVE	MESA	AZ	85204
BARKER MICHELLE/SHAWN SCOTT	1932 E VINE AVE	MESA	AZ	85204
BARNETT RONALD KEITH/KATHLEEN J	551 S FOREST	MESA	AZ	85204
BAUTISTA ALBERTO	620 S ORACLE	MESA	AZ	85204
BAUTISTA MIGUEL ALEXANDER/GUZMAN MELISA PAEZ	1441 E GERMANN RD APT 1062	CHANDLER	AZ	85261
BELL RICHARD A/AARON A	1707 E DIAMOND AVE	MESA	AZ	85204
BENNETT FAMILY TRUST	101 E 1ST AVE UNIT 105	MESA	AZ	85210
BIGGS DAVID/KRISTA	1836 E 6TH AVE	MESA	AZ	85204
BLOOMER TRAVIS L/ANGELA R	722 S SIERRA	MESA	AZ	85204
BLUEDORN CHARLES F/KAREN A TR	1749 E DIAMOND	MESA	AZ	85204
BOND JOHN DAVID/ERIN	707 S HILL	MESA	AZ	85204
BONER JANET C	1603 E 6TH AVE	MESA	AZ	85204
BOUNXAYAVONG XIENG	1926 E 6TH AVE	MESA	AZ	85204
BROADWAY POINTE APARTMENT HOMES II LLC	15525 62ND PL NORTHEAST	KENMORE	WA	98072
BROADWAY POINTE APARTMENT HOMES LLC	15525 62ND PL NE	KENMORE	WA	98028
BUCHHOLTZ JOHN DEAN	1528 E 7TH DR	MESA	AZ	85204
BUCKMAN JEREMIAH/BRIAN/KIMBERLY	1845 E 6TH AVE	MESA	AZ	85204
BULAD EQUITY LLC	1765 W KIOWA AVE	MESA	AZ	85202
BURCH MICHAEL L/KIMBERLY A	1728 E DIAMOND AVE	MESA	AZ	85204
CADILLO KIARA	541 S HUNT DR	MESA	AZ	85204
CAI JULIA/ZHIQIN	10025 TREEHAVEN CT	SAN DIEGO	CA	92131
CAI RYAN	10025 TREEHAVEN CT	SAN DIEGO	CA	92131
CARAVEO MONY/LUIS/SAVANAH	1853 E 6TH AVE	MESA	AZ	85204
CARRILLO GRICELDA C	514 S KACHINA PKWY	MESA	AZ	85204
CARRILLO IRVING E VEGA/NAVA CECILIA MARIE	1759 E BROADWAY RD	MESA	AZ	85204
CASIAS MICHAEL A/LINDA F	668 S SIERRA ST	MESA	AZ	85204
CASTRO NELIA J IRIAS	538 S DALEY	MESA	AZ	85204
CEAL LISA M/MARK E	511 S RIDGE	MESA	AZ	85204
CERDA JOSE/MARCOS/OLIVAN MELISSA	1924 E 5TH AVE	MESA	AZ	85204
CHAPMAN JAMIE DEWITT JR	502 S RIDGE	MESA	AZ	85204

CHORRUSHI SUSAN	7453 E GRANADA RD	SCOTTSDAI AZ	85257
CHR HOLDINGS LLC	2119 S SABRINA AVE	MESA AZ	85209
CISNEROS EDWARD R/NYDIA K	1939 E 5TH AVE	MESA AZ	85204
CLB FAMILY LLC	44 N STAPLEY DR	MESA AZ	85203
COBB WILLIAM R & PATRICIA M	1735 E DIAMOND	MESA AZ	85204
COKER KENNETH/HELEN	435 S RIDGE	MESA AZ	85204
COOK JEREMY	1819 E 6TH AVE	MESA AZ	85204
COPLIN CAMERON MATTHEW	715 N 94TH ST	MESA AZ	85207
CORREA STEVE	714 S WILLIAMS	MESA AZ	85204
COX COURTNEY	631 S ORACLE	MESA AZ	85204
CRANNEY SARA	668 S ORACLE	MESA AZ	85204
CRUZ JOSE S/ELIZABETH S	1714 E DIAMOND AVE	MESA AZ	85204
CULLEN STEPHEN PAUL	709 S TOLTEC	MESA AZ	85204
DANIELS RICHARD A	1742 S 7TH AVE	MESA AZ	85204
DAVIS MATTHEW	428 S FOREST ST	MESA AZ	85204
DEAGUEROS MARIO CORTEZ	475 S DALEY ST	MESA AZ	85204
DELGADO HUGO S PORTILLO/ALFARO PERLA P	1917 E 6TH AVE	MESA AZ	85204
DENTON TODD	624 S HILL	MESA AZ	85204
DEXTER ROGER D/SUZANNE	9701 W PEORIA AVE	PEORIA AZ	85345
DJ-LAMAR INVESTMENTS LLC	2815 S LAS PALMAS CIR	MESA AZ	85202
DLT CORP	7633 E ACOMA DR UNIT 207	SCOTTSDAI AZ	85260
DNCBEE LLC	11821 W HOPI ST	AVONDALE AZ	85323
DOYLE MORGAN J	548 S FOREST	MESA AZ	85204
DREWS JOHN T	620 S KACHINA	MESA AZ	85204
DUONG THUY THI THANH	644 S WILLIAMS	MESA AZ	85204
ELLIS DANIEL	11702 PERRY ST	WESTMINS CO	80031
ENGELBRECHT C J/NUNEZ BLANCA M	659 S ORACLE	MESA AZ	85204
ENGLAND LEONARD V & DIANNA K	1741 E DIAMOND AVE	MESA AZ	85204
ENRIQUES ANITA C/JOSE M	553 S HUNT DR	MESA AZ	85204
ENRIQUEZ ERIKA D CRUZ	503 S FOREST	MESA AZ	85204-2815
ESPINOZA ELIAZER/GLORIA	1820 E 6TH AVE	MESA AZ	85204
ESPINOZA FEDERICO B/GAYTAN LUZ DEL CARMEN	1702 E 7TH AVE	MESA AZ	85204
E-SQUARED LIVING TRUST	450 N PLEASANT DR	CHANDLER AZ	85225
ESTER KYLE	633 S SIERRA ST	MESA AZ	85204

ESTRADA BRENDA ROCHIN/ORTEGA DAVID ESTRADA	515 S DALEY	MESA	AZ	85204
ESTUPINON ANTONIO E	628 S WILLIAMS	MESA	AZ	85204
EXPRESS COMPANIES VI LLC	3100 S RURAL RD STE 1	TEMPE	AZ	85282
FARNSWORTH ANDREA A	552 S DALEY	MESA	AZ	85204
FEDERAL NATIONAL MORTGAGE ASSOCIATION	14523 SW MILLIKAN WAY STE 200	BEAVERTON	OR	97005
FERRELL THOMAS D/MARSHA J	651 S HILL ST	MESA	AZ	85204
FILHART STANLEY W/TUYET T	657 S HILL	MESA	AZ	85210
FISHER WALTER/NITA/JAMES RILEY	628 S KACHINA	MESA	AZ	85204
FLAKE REBEKAH	3091 E SAN PEDRO CT	GILBERT	AZ	85234
FLORES ELIZABETH ESTRADA	626 S TOLTEC	MESA	AZ	85204-3640
FOGEL TAD MATTHEW	621 S TOLTEC	MESA	AZ	85204
FOX DAVID ADAM/OROZCO MARTHA L BARBA	1915 E MARILYN AVE	MESA	AZ	85204
FRANCISCO ANTONIO J	519 S RIDGE ST	MESA	AZ	85204
FREEMOLE JOSH E/SONYA RAE	633 S DALEY	MESA	AZ	85204
FRIENDSHIP MANOR HOMECARE LLC	PO BOX 13172	TEMPE	AZ	85284
GALINDO-DIAZ HUGO A	517 S HUNT DR	MESA	AZ	85204
GARCIA ALONSO	1727 E DIAMOND	MESA	AZ	85204
GARCIA GONZALO	536 S KACHINA	MESA	AZ	85204
GARCIA JOSE ANGEL/SANCHEZ ANGELICA/GONZALEZ H	1931 E 5TH AVE	MESA	AZ	85203
GARCIA JUANA CASTRO/MARIA GUADALUPE CASTRO	639 S DALEY DR	MESA	AZ	85204
GARCIA MAURICIO/JENNIFER	642 S TOLTEC	MESA	AZ	85204
GARICA RAFAEL SOTO/ESTRADA MARIELENA SALAZAR	1633 E 6TH AVE	MESA	AZ	85204
GAUTHIER CLAUDINE M TR	652 S KACHINA	MESA	AZ	85204
GILDEHOUS ROBERT S SR & SHIRLEY L	612 S ORACLE	MESA	AZ	85204
GILPIN HARLEY GLENN JR TR	427 S RIDGE	MESA	AZ	85204
GIMENEZ NORMAN ROBER/DOMINGUEZ MEDALIT G	650 E HOUSTON AVE	GILBERT	AZ	85234
GLOBAL QWEST INC	3000 F DANVILLE BLVD STE 142	ALAMO	CA	94507
GOLDMAN CHRISTIANO CHERYL	1804 E 6TH AVE	MESA	AZ	85204
GOMEZ DOMINGA J	442 S RIDGE	MESA	AZ	85204
GOMEZ SEBASTIAN/VELASCO IGNACIA E RAMIREZ	1745 E BROADWAY RD	MESA	AZ	85204
GONZALEZ CARLOS LERMA	503 S DALEY DR	MESA	AZ	85204
GONZALEZ FRANCISCO DE JESUS	720 S WILLIAMS	MESA	AZ	85204
GONZALEZ FREDY SANTIAGO LEORMA	643 S TOLTEC	MESA	AZ	85204
GONZALEZ JEANNETTE	1531 E 6TH AVE	MESA	AZ	85204

GONZALEZ JOE T TR	1934 E MARILYN AVE	MESA	AZ	85204
GRANDADOS YOANA S/LEON ALBERTO	659 S HALL	MESA	AZ	85204
GREATHOUSE MICHAEL/LEE-GREATHOUSE RHANDI	715 S HILL ST	MESA	AZ	85204
GREATHOUSE STACY E/BERG JEREMY	540 S FOREST	MESA	AZ	85204
GUADALUPE REAL PROPERTY LLC	1106 N GILBERT RD SUITE 2 PMB 166	MESA	AZ	85203-5143
GUERRERO FAMILY TRUST	479 S DALEY	MESA	AZ	85204
GUTIERREZ NALLELY	1721 E 7TH AVE	MESA	AZ	85204
HAINES JOHN R SR/JEANNE M	1753 E DIAMOND	MESA	AZ	85204
HAIRSTON DARRYL L	1750 E MATEO CIR UNIT 116	MESA	AZ	85204
HAKENSON BILLY	1720 E 7TH AVE	MESA	AZ	85204
HALE MICHAEL D & JODIE	706 S WILLIAMS	MESA	AZ	85204
HARMS MARK/TIFFANY	480 S DALEY	MESA	AZ	85204
HARRIS CHARLES S/SANDERSON-HARRIS JACQUELINE	1141 E BELL DE MAR DR	TEMPE	AZ	85283
HARRIS FAMILY LIVING TRUST	204 E EL CAMINO DR	PHOENIX	AZ	85020
HARRIS HEATHER	717 S ORACLE	MESA	AZ	85204
HATCH BRIT S	16641 E FRYE RD	GILBERT	AZ	85295
HEARITIGE PATRIZIA B/MAKI KAREN P	3202 W 53RD WY	PHOENIX	AZ	85051
HERNANDEZ FELIX/GRACIELA	1909 E 6TH AVE	MESA	AZ	85204
HERNANDEZ LUCIA VELASCO	551 S RIDGE ST	MESA	AZ	85204
HERNANDEZ REYNA	529 S FOREST	MESA	AZ	85204
HITE DORSE T/CAROL A	8995 GRAMERCY DR	SAN DIEGO	CA	92123
HOME SWEET HOME BUYERS LLC	1429 E GLADE AVE	MESA	AZ	85204
HOWARD TERRI LYNNE	658 S ORACLE DR	MESA	AZ	85204
HUERTA ADAN/NORMA	150 S ROOSEVELT RD	MESA	AZ	85202
HUYNH KENT T	2245 E CAPRI CIR	MESA	AZ	85204
HYSON GERALD LYNN	1908 E 7TH AVE	MESA	AZ	85204
JAMES AND HALL PARTNERS LLC	PO BOX 25918	TEMPE	AZ	85285
JASSO VINCENT ANTHONY SERRANO	457 S FOREST ST	MESA	AZ	85204
JIMENEZ MIGUEL/ESTELLA	664 S WILLIAMS	MESA	AZ	85204
JOHN LOMBARDI AND GILDA T LOMBARDI REV LIV TR	6133 E QUINCE ST	MESA	AZ	85215
JOHNSON THOMAS J	543 S DALEY	MESA	AZ	85204
JONES JAMES	1909 E 7TH AVE	MESA	AZ	85204
JOYNT CHARLES W/CHERI	725 S TOLTEC	MESA	AZ	85204
JUAN P SAENZ AND ESTELLA G SAENZ LIVING TRUST	716 S ORACLE	MESA	AZ	85204

JUAREZ LUIS A SANTILLAN	531 S RIDGE	MESA	AZ	85204
KAUFMAN ROBERT G/ANN E	613 S DALEY	MESA	AZ	85204
KEELS ZACHARY A	557 S DALEY	MESA	AZ	85204
KELHI MARK W/MARIA C	461 S FOREST	MESA	AZ	85204
KISER JANICE	634 S TOLTEC	MESA	AZ	85204
KLEINER JOSEPH M	2804 STEEPLECHASE COURT	RALEIGH	NC	27612
KNAPP KORY MICHAEL/SOCHIVINA JESSICA	8601 MARTINIQUE DR	HUNTINGT	CA	92646
LACROIX LESLIE R	2623 E DETROIT PL	CHANDLER	AZ	85225
LADIK FAMILY LLC	6821 W IRONWOOD DR	PEORIA	AZ	85345
LAMB CHARLOTTE	1300 W WARNER RD	GILBERT	AZ	85233
LARRY PHIL AND ALICE MATTHEWS REVOCABLE TRUST	460 S FRASER DR	MESA	AZ	85204
LEWIS TONI	656 S WILLIAMS	MESA	AZ	85204
LINE MASTERS INVESTING LLC	PO BOX 25918	TEMPE	AZ	85285
LISA MARIE LITCHFIELD LIVING TRUST	462 S RIDGE	MESA	AZ	85204
LNB HOLDINGS LLC	1324 N FARRELL CT SUITE 109	GILBERT	AZ	85233
LOMELI JACOB	452 S RIDGE	MESA	AZ	85204-2825
LOZANO JUAN L GUZMAN	544 S FOREST	MESA	AZ	85204-2816
LU YIMIN	431 S WILLIAMS	MESA	AZ	85204
LUNG FAMILY TRUST	PO BOX 4692	VALLEY VIL	CA	91617
LYNCH R STEVEN	667 S TOLTEC	MESA	AZ	85204
MAGDALENO EMILIO & FRANCES M	714 S TOLTEC	MESA	AZ	85201
MAI TRUNG QUOC/LE THI D	418 S RIDGE	MESA	AZ	85204-2825
MARASCO JOHN R TR	653 S ORACLE ST	MESA	AZ	85204
MARC CENTER OF MESA INC	418 S HALL ST	MESA	AZ	85204
MARC CENTER OF MESA INC	924 N COUNTRY CLUB DR	MESA	AZ	85201
MARC COMMUNITY RESOURCES INC	924 N COUNTRY CLUB DR	MESA	AZ	85201
MARETECH JOHN/KYLE	1747 E ELTON AVE	MESA	AZ	85204
MARQUEZ JOSE M/GUADALUPE	463 S DALEY ST	MESA	AZ	85204
MARTIN DIEGO D/NICOLAS JUANA J	1861 E 6TH AVE	MESA	AZ	85204
MARTIN FAMILY LIVING TRUST	708 S KACHINA	MESA	AZ	85204
MAX DYLAN LLC	1106 N GILBERT RD STE 2 PMB 166	MESA	AZ	85203-5143
MCCLRATH MICHAEL J/LIDIA	1927 E MARILYN	MESA	AZ	85204
MCENTYRE JERRY A	509 S DALEY	MESA	AZ	85204
MCGETTIGAN JAMES & LUPE J	2618 N HALL CIR	MESA	AZ	85203

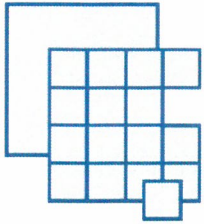
MCKENZIE LLC	42427 NARCISO CT	MURRIETA CA	92562
MELLAGO JOHN/BLANCA E	516 S DALEY	MESA AZ	85204-2712
MENDOZA ANTONIO SAENZ/MORALES LETICIA G	539 S RIDGE	MESA AZ	85204
MENDOZA PORFIRIO DIAZ/GONZALEZ JOSE RICARDO	1933 E 6TH AVE	MESA AZ	85204
MEREDITH DANIEL WAYNE/CYNTHIA JEAN	1829 E 6TH AVE	MESA AZ	85204
MESA CITY OF	20 E MAIN ST STE 650	MESA AZ	85211
MIRANDA LORENZO	736 S ROSE	MESA AZ	85204
MKLB LLC	2863 E PONY CT	GILBERT AZ	85295
MOLINA JESUS J BALDERRAMA	1907 E MARILYN AVENUE	MESA AZ	85204
MOODY GARY P/JERI TR	707 S SIERRA DR	MESA AZ	85204
MOONEY KAREN A	2753 E BROADWAY RD STE 105	MESA AZ	85204
MOORE ALLAN JOHN JR/KRISTI ELANGENTINE TR	443 S RIDGE	MESA AZ	85204
MOORE GREGORY	721 S SIERRA ST	MESA AZ	85204
MORAN KAREN/MICHAEL M	523 S DALEY	MESA AZ	85204
MORENO ENRIQUE G	645 S DALEY ST	MESA AZ	85204
MUNDELL FAMILY LIVING TRUST	528 S KACHINA	MESA AZ	85204
NELSON KAYLA/DEREK/CAIN CHANCE	625 S DALEY	MESA AZ	85204
NETWORK TEAM LLC	505 S RIDGE	MESA AZ	85204
NGUYEN WEBSTER	3273 E JOSEPH WY	GILBERT AZ	85295
NI YEOU-LUEN/WANG GUIQING	1750 E MATEO CIR UNIT 111	MESA AZ	85204
NSI RENTALS LLC/ALLARD STEVE M	3140 E MORRISON RANCH PKWY	GILBERT AZ	85296
NUNEZ ELIZABETH	624 S ORACLE	MESA AZ	85204
OCHOA FREDERICK G/MARIA DEL CARMEN	637 S SIERRA ST	MESA AZ	85204
OLIVAS JORGE ALBERTO CHAPARRO	639 S ORACLE	MESA AZ	85204
ORDUNO GRACIELA	643 S SIERRA AVE	MESA AZ	85204
ORTIZ PEDRO	1717 E 5TH AVE	MESA AZ	85204
ORTIZ VICTOR	434 S RIDGE	MESA AZ	85204-2825
PACHECO RICARDO/EDUARDO	1741 E 7TH AVE	MESA AZ	85204
PADILLA LEOBARDO/AMMONS VERONICA	713 S DALEY	MESA AZ	85204
PALMA FLOR MARIA ORTIZ	445 S FOREST	MESA AZ	85204
PALMER JAMES	471 S DALEY	MESA AZ	85204
PANDURO MANUEL DE JESUS REYES	510 S DALEY	MESA AZ	85204
PATRICK W TILTON AND JUDY E TILTON FAMILY TRUST	1002 S PRESIDIO DR	GILBERT AZ	85233
PAVENTY STEVEN J/KIMM ANN	45151 SE DOWLING RD	SANDY OR	97055

PEABODY DANIEL/RENEE MICHELLE	607 S DALEY	MESA	AZ	85204
PEREA DANIEL	1730 E 7TH AVE	MESA	AZ	85204
PEREZ ARMANDO HERNANDEZ	644 S SIERRA	MESA	AZ	85204
PEREZ HOMERO	537 E DALEY	MESA	AZ	85204
PERRO EDWARD J JR	706 S SIERRA	MESA	AZ	85204
PETERSON FAMILY TRUST	1644 N LINDA CIR	MESA	AZ	85213
POCO VERDE ENTERPRISES LLC	3080 E SAN PEDRO CT	GILBERT	AZ	85225
POTTER RACHAEL V/ROSS M	665 S SIERRA	MESA	AZ	85204
PRIETO ELIDIO/MARIA E	1812 E 6TH AVE	MESA	AZ	85204
PRIVETT LUTHER E & MARY ELIZABETH	656 S KACHINA	MESA	AZ	85204
PRIVETT PEGGY L	1916 EAST 7TH AVE	MESA	AZ	85204
QUEZADA JOSE A/BRENDA G	636 S WILLIAMS	MESA	AZ	85205
QUEZADA MAXIMO ORTIZ	664 S TOLTEC	MESA	AZ	85204
RALPH AND JOY HUTTER TRUST	3291 KENILWORTH DR	LOS ALAMI CA		90720
RASMUSSEN LEE/SHERI	55089 BAY AREA DR	ELECTRIC C WA		99123
RAYA MARCOS FONTANEL/KELI J	703 S ORACLE	MESA	AZ	85204
REID ZACHARY ALEXANDER/KATHARINE ANNE	470 S DALEY	MESA	AZ	85204-2710
REIFF ANDREW/SABRINA C	616 S HILL	MESA	AZ	85204-3602
RETTKOWSKI KATHRYN GERBENS/BARRY CY	13607 E 30TH AVE	SPOKANE WA		99216
RIC LLC	1209 E LAGUNA DR	TEMPE	AZ	85282
RICHARDS JEFFEREY T	650 S HILL	MESA	AZ	85204
RIDGEWAY INVESTMENTS LLC	2696 N UNIVERSITY AVE STE 100	PROVO	UT	84604
RIVERA ESTHER	643 S HILL ST	MESA	AZ	85204
ROBERTS MARCET RAMON	709 S ORACLE ST	MESA	AZ	85210
ROBIE TONI L/JOHN F	PO BOX 545	GILBERT	AZ	85299
ROCHE BRENDA	708 S ORACLE	MESA	AZ	85204
ROCKET HOLDINGS LLC	485 S WATSON RD STE 103 PMB 131	BUCKEYE	AZ	85326
RODRIGUEZ ALLAN/PATRICIA	657 S TOLTEC	MESA	AZ	85204
RODRIGUEZ CAECE ANN/MARK SAMUEL	658 S SIERRA	MESA	AZ	85204
RODRIGUEZ CRISTINA/GARIBAY RICARDO E	1544 E DOLPHIN AVE	MESA	AZ	85204
RODRIGUEZ JOSE LUIS DOMINGUEZ/GONZALEZ CATALI	1337 E GLADE CIR	MESA	AZ	85204
ROMAN ANNETTE P TR	535 S HUNT DR	MESA	AZ	85204-2714
ROMERO ENRIQUE BARRON	1750 E MATEO CIR APT 101	MESA	AZ	85204
ROSAS ARTURO G	751 E CARLA VISTA DR	CHANDLER	AZ	85225

ROSENBAUM REALTY LLC	1324 N FARRELL CT SUITE 109	GILBERT	AZ	85233
ROSS CHRISTOPHER	644 S ORACLE ST	MESA	AZ	85204
ROSS PAUL LAWRENCE SR & LINDA JOY	1932 E 5TH AVE	MESA	AZ	85201
RS PHOENIX OWNER 2 LP	2001 BROADWAY SUITE 400	OAKLAND	CA	94612
RS PHOENIX OWNER 3 LP	2001 BROADWAY SUITE 400	OAKLAND	CA	94612
RUDDY KEVIN/SMREK JOAN T	668 S KACHINA	MESA	AZ	85204
RYAN DAVID/AYYAPPAN VIGNESSH	516 S RIDGE	MESA	AZ	85204
SANCHEZ HANNAH ELIZABETH	706 S HILL ST	MESA	AZ	85204
SANDERS DENISA	559 S HUNT DR	MESA	AZ	85204
SANTANA FRANCISCO J/MARIA LUISA	1916 E 5TH AVE	MESA	AZ	85204
SANTIAGO JOSE E	1925 E 6TH AVE	MESA	AZ	85204
SANTOYO DELFINO/CONTRERAS DIANA	532 S DALEY DR	MESA	AZ	85204
SAVOLAINEN KIMMO/LIU JIE	1311 SUTTER ST	SAN DIEGO	CA	92103
SCHMIDT VERA B	618 S TOLTEC	MESA	AZ	85204
SCHNEBLY JOSEPH/ZOE	531 S DALEY DR	MESA	AZ	85204
SCHRAM DEBORAH/AARON	456 S FOREST	MESA	AZ	85204
SCHROCK ROBERT BENEDITO	431 S RIDGE	MESA	AZ	85204
SCHWARTZKOPF JEANNE R/YURESKO DENNIS P TR	1525 N HOBSON	MESA	AZ	85203
SHARP JENNIFER	1731 E 7TH AVE	MESA	AZ	85204
SHEA HAYDN/LIJUAN C	559 S RIDGE	MESA	AZ	85204
SIFUENTES GLAFIRA	524 S DALEY ST	MESA	AZ	85204
SILVA JAVIER AGUAYO/AGUAYO DIANA	1934 E 6TH AVE	MESA	AZ	85204
SIMONSON ROBERT J	1708 E DIAMOND AVE	MESA	AZ	85204
SINGER FRANK KONRAD SR/OFELIA P CO-TR	555 S FOREST ST	MESA	AZ	85201
SKELTIS CHRISTINA R	657 S SIERRA	MESA	AZ	85204-3607
SLAVKO MILOVANCEVIC AND LJUBICA MILOVANCEVIC FAMILY TRU	1544 E DIAMOND AVE	MESA	AZ	85204
SOBCZUK JOHN/PATRICIA	8601 E LINCOLN DR	SCOTTSDAI	AZ	85250
SOMMER JEFFREY L/STEPHANIE J	510 S FOREST AVE	MESA	AZ	85204
SOTELO PEDRO ORTIZ/FABIAN PEDRO ORTIZ	1715 E 5TH AVE	MESA	AZ	85204
SOUTH DALEY LLC	2824 N POWER RD	MESA	AZ	85215
SOUTH HALL VENTURES LLC	10911 BLUFFSIDE DR UNIT 6	STUDIO CIT	CA	91604
SOUTHWELL PAMELA M	425 S RIDGE	MESA	AZ	85204
STAR 2021-SFR1 BORROWER LP	591 W PUTNAM AVE	GREENWIC	CT	6830
STARDOM REAL ESTATE LLC	3506 N 24TH ST	PHOENIX	AZ	85016

STEWARD KAREN R	722 S TOLTEC	MESA	AZ	85204
STODGHILL MATTHEW E/LISA R	635 S SIERRA	MESA	AZ	85204
STOWELL AARON M	650 S SIERRA	MESA	AZ	85204
STOWELL KEVIN WAYNE/DIANE	1619 E 6TH AVE	MESA	AZ	85204
SUTPHEN DAVID M/BARBARA V TR	1910 E MARILYN	MESA	AZ	85204
SWAY 2014-1 BORROWER LLC	8665 E HARTFORD DR STE 200	SCOTTSDAI	AZ	85255
SWISHER DONALD R/EVELYN M TR	714 S SIERRA	MESA	AZ	85204
TAFOLLA ALBARO/ALMA ROSA	463 S RIDGE	MESA	AZ	85204
TALBERT KANDIS	637 S HALL	MESA	AZ	85204
TANNER ROBERT B/ELIZABETH A	1722 E DIAMOND AVE	MESA	AZ	85204
TARANGO HERIBERTO/GUILLERMO/ELENA C	1710 E 7TH AVE	MESA	AZ	85204
TAYLOR DIANA LYNN/GREGORY DEAN	530 S FOREST	MESA	AZ	85204
TERCAN ERGUL	2726 W 43RD AVE	DENVER	CO	80211
TERMAIN ADAM/VERONICA	1744 E DIAMOND AVE	MESA	AZ	85204
THELIN DARYL	552 S KACHINA	MESA	AZ	85204
TREVINO GUSTAVEO/SHEILA	417 S RIDGE	MESA	AZ	85204
TRUAX LYNN B JR	552 S FOREST	MESA	AZ	85204
ULLOA HENRY MICHAEL JR/JAMIE MICHELLE	1571 E SAGEBRUSH CT	GILBERT	AZ	85296
VALENZUELA JOSE/OSMARA	558 S DALEY	MESA	AZ	85204
VARGAS BULMARO/GONGORA ELIZABETH	1828 E 6TH AVE	MESA	AZ	85204-2808
VASQUEZ FAMILY TRUST	4908 W EVA ST	GLENDALE	AZ	85302
VAZQUEZ ALMA HERNANDEZ	521 S HUNT DR	MESA	AZ	85204
VENTURI LLC	2972 E FRUITVALE AVE	GILBERT	AZ	85297
VERDUGO MARTIN R/ROSIE E	705 S HALL	MESA	AZ	85204
VILLA GLORIA	656 S TOLTEC ST	MESA	AZ	85204
VILLEGAS JESSE/MARICELA	3851 SUNBEAM DR	LOS ANGEL	CA	90065
VILLENUEVA-LOPEZ ALEJANDRO	448 S FOREST ST	MESA	AZ	85204
WARNER ROBERT D	636 S ORACLE	MESA	AZ	85204
WARRAS MARK/MICHELE	1713 E DIAMOND	MESA	AZ	85204
WELLS ROGER/ROCHELLE A	1538 E DOLPHIN AVE	MESA	AZ	85204
WESTERN SUN LP	3416 VIA OPORTO STE 301	NEWPORT	CA	92663
WHEELER BRIAN L/LAYTON-WHEELER FAI L	PO BOX 1376	GILBERT	AZ	85299
WILD RABBIT PROPERTIES LLC	PO BOX 6107	CAREFREE	AZ	85377
WILLIAMS SCOTT	625 W SOUTHERN AVE STE# E-152	MESA	AZ	85210

XIAO JIANBAO/HUANG LUYAO	1750 E MATEO CIRCLE APT 108	MESA	AZ	85204-2858
XIAO JIANBO/HUANG LUYAO	1750 E MATEO CIR UNIT 108	MESA	AZ	85204
YOUNG ROBIN D/BLAIR CHRISTINA A	715 E SIERRA ST	MESA	AZ	85204
ZAMORA ISMAEL SANTIAGO	520 S KACHINA	MESA	AZ	85204
ZERMENO-GOMEZ RAMIRO	1924 E VINE AVE	MESA	AZ	85204
ZINK WALTER J	1844 E 6TH AVE	MESA	AZ	85204
ZUNIGA OLIVA SILVERIO	1942 E 6TH AVE	MESA	AZ	85204



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

NOTICE OF PUBLIC MEETING DESIGN REVIEW BOARD

Meeting Date: December 13, 2022

Time: 4:30 p.m.

Location: Virtual/In Person Meeting held at the City Council Chambers (lower level)
57 E. 1st Street, Mesa, AZ 85201 (see below online participation instructions)

Proposed Development: 59-unit, Townhome Community

Address: 539 S Williams

Parcel Number: 139-54-043, -044, and -045

Case #: DRB22-00376

*Call Planning Division to verify date and time (480) 644-4273

Dear Neighbor,

We have applied for an Amendment to the existing Multiple Residence RM-4 Planned Area Development Overlay (RM-4-PAD) and Site Plan approval for the property located approximately 150 feet north of the northeast corner of the Williams and 6th Avenue intersection. This request is for development of a 59-unit, townhome style community with open space and pool amenities. The case number assigned to this project is DRB22-00376.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-461-4670 or e-mail me at jon.gillespie@pewandlake.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on December 13th, 2022 in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting

<https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Ms. Jennifer Merrill of their Planning Division staff. She can be reached at 480-644-6439 or Jennifer.Merrill@MesaAz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Jon C. Gillespie
PEW & LAKE, PLC

Enclosures







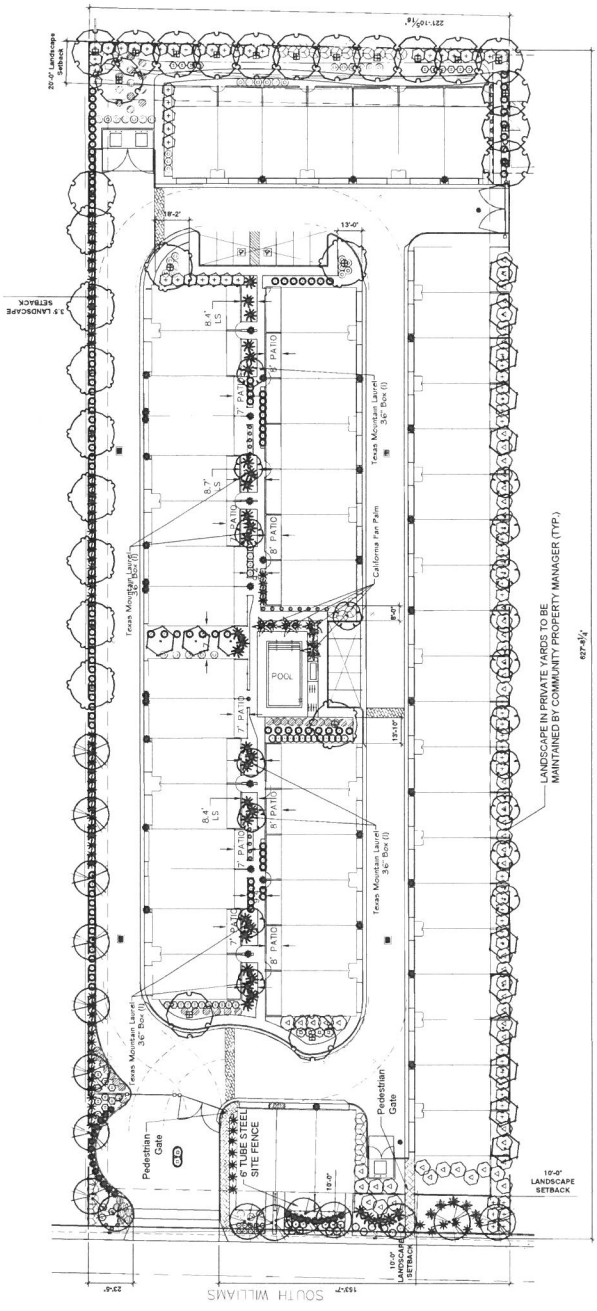
NOT APPROVED FOR CONSTRUCTION

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
○	Casahuate Smoothie™	36" Box	14
○	Smoothie Thickskin Cascade	36" Box	18
○	Cela secuniflora	36" Box	16
○	Texas Mountain Laurel	36" Box	18
○	Olea europaea - Fruitless	36" Box	16
○	Fraxinus Olive	36" Box	18
○	Quercus virginiana Heritage	20" HL	4
○	Heritage Southern Live Oak	36" Box	11
○	Mesquitea effera	36" Box	11
○	California Fan Palm	36" Box	11
○	* Chabala tabularensis Pink Dawn	36" Box	11
○	Pink Dawn Chabala	36" Box	11

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
○	Agave desertiana	5 gal.	63
○	Great Century Palm	5 gal.	30
○	Agave parviflora	5 gal.	58
○	Century Plant	5 gal.	19
○	Bougainvillea x Barbara Kopt' Barbana Karst Bougainvillea	5 gal.	6
○	Carissa macrocarpa Boxwood Beauty' Beauty Natal Plum	1 gal.	10
○	Carissa macrocarpa Green Carpet' Green Carpet Natal Plum	1 gal.	34
○	Chrysanthemum mexicanum	5 gal.	25
○	Damanita	5 gal.	62
○	Dasylirion longissimum	5 gal.	10
○	Toothlily Desert Spoon	5 gal.	8
○	Dodonaea viscosa Purpurea	5 gal.	40
○	Parigi Leafed Hesperaloe Bush	5 gal.	38
○	Red Yucca	5 gal.	78
○	Hesperaloe parviflora	5 gal.	10
○	Justicia suboperta	5 gal.	50
○	Mexican Honeyuckle	1 gal.	111
○	Lantana montevidensis New Gold' Trailing Lantana	5 gal.	8
○	Muhlenbergia capillaris Regal Mist™ Regal Mist Pink Mucky Grass	5 gal.	40
○	Phoenix oerbelium	5 gal.	38
○	Pigmy Date Palm Multi-Trunk	5 gal.	78
○	Ruellia peninsularis Wild Petunia	5 gal.	38
○	Ruellia episciflora	5 gal.	78
○	Flower of the Month	5 gal.	78
○	Tecoma stans angustata Yellow Bells	5 gal.	78

NOTE
 LANDSCAPE MATERIALS IN PRIVATE REAR YARDS OF UNITS 32-56 TO BE ON A DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM TO BE PROVIDED AND MAINTAINED BY COMMUNITY PROPERTY MANAGER.

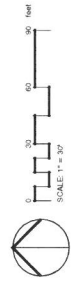


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
□	STAMPED CONCRETE SAND	359 SF
SYMBOL	DESCRIPTION	QTY
□	1/2" SCREENED DECOMPOSED GRANITE EXPRESS CAMEL COLOR AT 2" DEPTH	21,482 SF

LANDSCAPE CALCULATIONS

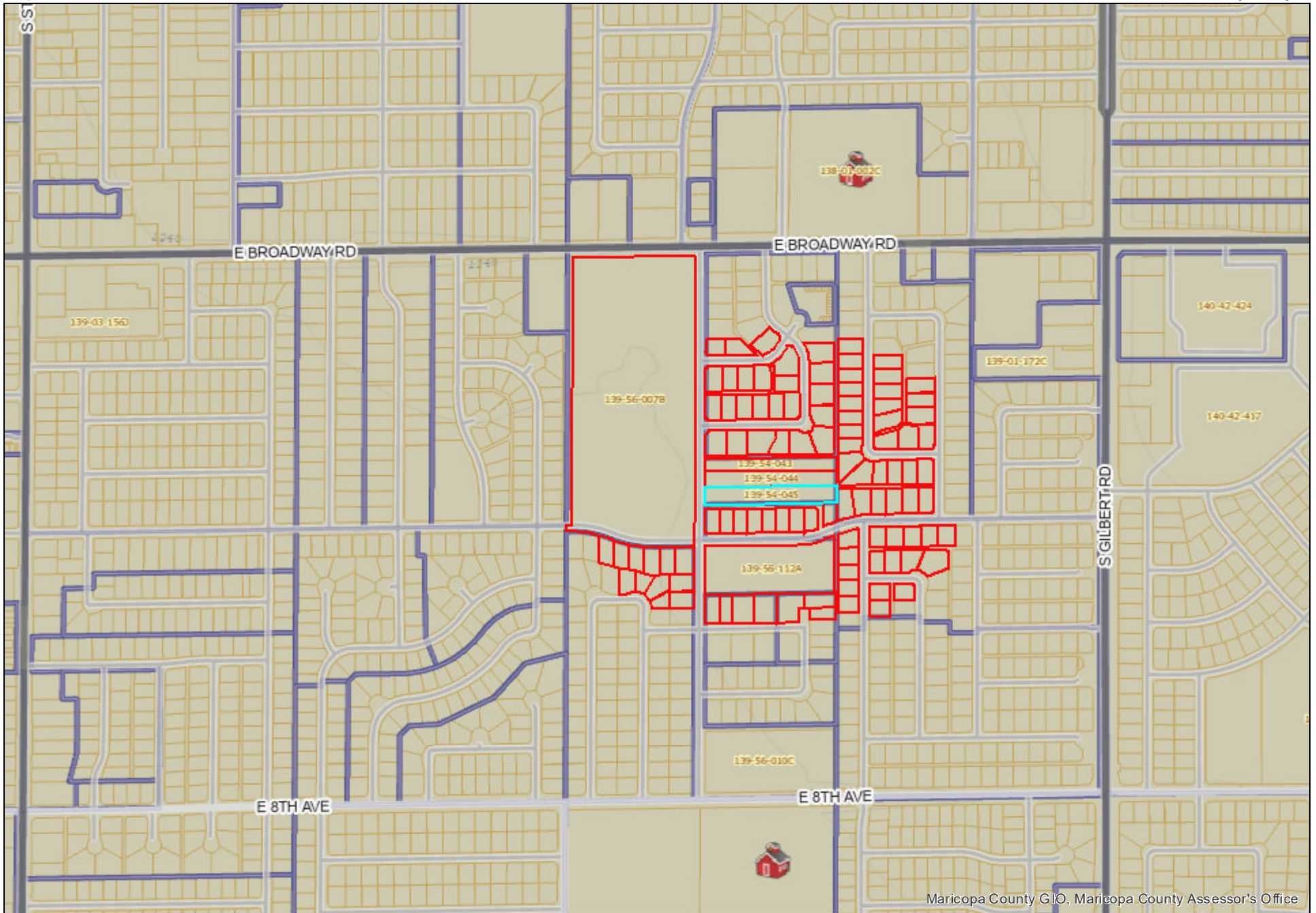
	REQUIRED	PROVIDED
Total Open Space Area	26,667 Square Feet	9
Plant Material Coverage	21,842 Square Feet (79%)	9
Total Parking lot trees	2	2
Foundation base length	3346	3346
Street Frontage Trees (180 LF) - 1 Tree and 6 Shrubs per 25 LF	9	9
36" Street Frontage Trees	3	3
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	5	6
Street Frontage Shrubs	36	55
5 Gal. Street Frontage Shrubs	14	47
36" box parking lot trees	1	2
East property line trees	11	11
North property line trees (620 LF) 3 trees and 20 shrubs per 100 LF	19	19
North property line shrubs	125	126
Total required trees	41	87
Required 36" box trees	11	25
Required 24" box trees	20	56



SOUTH WILLIAMS

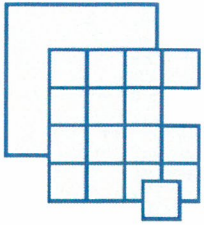


500' Property Owner Map



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
1708 EAST ELTON AVENUE LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
1722 EAST ELTON AVENUE LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
1729 EAST 5TH AVENUE LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
1737 EAST ELTON AVENUE LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
1755 EAST ELTON AVENUE LLP	10025 W 74TH PL	ARVADA	CO	80005
2376 E RIVIERA DR LLC	2056 N 91ST PL	CHANDLER	AZ	85224
446 SOUTH HALL LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
A R M OF SAVE THE FAMILY FOUNDATION OF ARIZON	450 W 4TH PL	MESA	AZ	85201
ALLMAN ESTATE REVOCABLE TRUST	2664 E COMMONWEALTH CIR	CHANDLER	AZ	85225
AMBRIZ JOSE TRINIDAD GONZALEZ	464 S FOREST	MESA	AZ	85204
ARROYO VICTOR JESUS	643 S HALL	MESA	AZ	85204
ASKREN DONNIE	1627 E 6TH AVE	MESA	AZ	85204
BARELA JESUS P/DE BARELA MARIA M	1641 E 6TH AVE	MESA	AZ	85204
BARNETT RONALD KEITH/KATHLEEN J	551 S FOREST	MESA	AZ	85204
BAUTISTA ALBERTO/MARIANA ANAHY	620 S ORACLE	MESA	AZ	85204
BAUTISTA MIGUEL ALEXANDER/GUZMAN MELISA PAEZ	1441 E GERMANN RD APT 1062	CHANDLER	AZ	85261
BIGGS DAVID/KRISTA	1836 E 6TH AVE	MESA	AZ	85204
BUCHHOLTZ JOHN DEAN	1528 E 7TH DR	MESA	AZ	85204
BUCKMAN JEREMIAH/BRIAN/KIMBERLY	1845 E 6TH AVE	MESA	AZ	85204
CARAVEO LUIS/MONY	1853 E 6TH AVE	MESA	AZ	85204
CHAPMAN JAMIE DEWITT JR	502 S RIDGE	MESA	AZ	85204
CHORRUSHI SUSAN	7453 E GRANADA RD	SCOTTSDALE	AZ	85257
COOK JEREMY	1819 E 6TH AVE	MESA	AZ	85204
DANIELS RICHARD A	1742 S 7TH AVE	MESA	AZ	85204
DJ-LAMAR INVESTMENTS LLC	2815 S LAS PALMAS CIR	MESA	AZ	85202
DOYLE MORGAN J	548 S FOREST	MESA	AZ	85204
ELLIS DANIEL	11702 PERRY ST	WESTMINSTER	CO	80031
ENRIQUEZ ERIKA D CRUZ	503 S FOREST	MESA	AZ	852042815
ESPINOZA ELIAZER/GLORIA	1820 E 6TH AVE	MESA	AZ	85204
ESPINOZA FEDERICO B/GAYTAN LUZ DEL CARMEN	1702 E 7TH AVE	MESA	AZ	85204
ESTER KYLE	633 S SIERRA ST	MESA	AZ	85204
FIKUS EMMETT C/OROZCO MARTA C	642 S TOLTEC	MESA	AZ	85204
FLAKE REBEKAH	3091 E SAN PEDRO CT	GILBERT	AZ	85234
FLORES ELIZABETH ESTRADA	626 S TOLTEC	MESA	AZ	852043640
FOGEL TAD MATTHEW	621 S TOLTEC	MESA	AZ	85204
FRIENDSHIP MANOR HOMECARE LLC	PO BOX 13172	TEMPE	AZ	85284
GILDEHOUS ROBERT S SR & SHIRLEY L	612 S ORACLE	MESA	AZ	85204
GIMENEZ NORMAN ROBER/DOMINGUEZ MEDALIT G	650 E HOUSTON AVE	GILBERT	AZ	85234
GLOBAL QWEST INC	1734 E 6TH AVE	MESA	AZ	85204
GOLDMAN CHRISTIANO CHERYL	1804 E 6TH AVE	MESA	AZ	85204
GONZALEZ FREDY SANTIAGO LEORMA	643 S TOLTEC	MESA	AZ	85204
GREATHOUSE STACY E/BERG JEREMY	540 S FOREST	MESA	AZ	85204
HAKENSON BILLY	1720 E 7TH AVE	MESA	AZ	85204
HERNANDEZ REYNA	529 S FOREST	MESA	AZ	85204
JAMES AND HALL PARTNERS LLC	PO BOX 25918	TEMPE	AZ	85285
JASSO VINCENT ANTHONY SERRANO	457 S FOREST ST	MESA	AZ	85204
KELHI MARK W/MARIA C	461 S FOREST	MESA	AZ	85204
KISER JANICE	634 S TOLTEC	MESA	AZ	85204
LACROIX LESLIE R	2623 E DETROIT PL	CHANDLER	AZ	85225
LINE MASTERS INVESTING LLC	PO BOX 25918	TEMPE	AZ	85285
LNB HOLDINGS LLC	1324 N FARRELL CT SUITE 109	GILBERT	AZ	85233
LOPEZ HIRAM E/ALISHA M ALVARADO	2200 W SAN ANGELO ST APT 1045	GILBERT	AZ	85233
LOZANO JUAN L GUZMAN	544 S FOREST	MESA	AZ	852042816
LUNG FAMILY TRUST	PO BOX 4692	VALLEY VILLAGE	CA	91617
MARC CENTER OF MESA INC	924 N COUNTRY CLUB DR	MESA	AZ	85201
MARETECH JOHN/KYLE	1747 E ELTON AVE	MESA	AZ	85204
MARTINEZ ARREDONDO LEONEL/RODRIGUEZ DE MARTINEZ IMELDA	628 S WILLIAMS	MESA	AZ	85204
MAX DYLAN LLC	2332 N MESA DR	MESA	AZ	85201
MAX DYLAN LLC	1106 N GILBERT RD STE 2 PMB 166	MESA	AZ	852035143
MEREDITH DANIEL WAYNE/CYNTHIA JEAN	1829 E 6TH AVE	MESA	AZ	85204
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MIRANDA LORENZO	736 S ROSE	MESA	AZ	85204
MOONEY KAREN A	2753 E BROADWAY RD STE 105	MESA	AZ	85204
NATIONAL CONSULTING GROUP LLC	636 E 6TH PL	MESA	AZ	85203
NSI RENTALS LLC/ALLARD STEVE M	3140 E MORRISON RANCH PKWY	GILBERT	AZ	85296
NUNEZ ELIZABETH	624 S ORACLE	MESA	AZ	85204
OCHOA FREDERICK G/MARIA DEL CARMEN	637 S SIERRA ST	MESA	AZ	85204

ORTIZ PEDRO	1717 E 5TH AVE	MESA	AZ	85204
PEREA DANIEL	1730 E 7TH AVE	MESA	AZ	85204
PETERSON FAMILY TRUST	1644 N LINDA CIR	MESA	AZ	85213
PRIETO ELIDIO/MARIA E	1812 E 6TH AVE	MESA	AZ	85204
QUEZADA JOSE A/BRENDA G	636 S WILLIAMS	MESA	AZ	85205
RIDGEWAY INVESTMENTS LLC	2696 N UNIVERSITY AVE STE 100	PROVO	UT	84604
ROBIE TONI L/JOHN F	PO BOX 545	GILBERT	AZ	85299
ROSENBAUM REALTY LLC	1324 N FARRELL CT SUITE 109	GILBERT	AZ	85233
RYAN DAVID/AYYAPPAN VIGNESSH	516 S RIDGE	MESA	AZ	85204
SCHMIDT VERA B	618 S TOLTEC	MESA	AZ	85204
SCHRAM DEBORAH/AARON	456 S FOREST	MESA	AZ	85204
SCHWARTZKOPF JEANNE R/YURESKO DENNIS P TR	1525 N HOBSON	MESA	AZ	85203
SINGER FRANK KONRAD SR/OFELIA P CO-TR	555 S FOREST ST	MESA	AZ	85201
SOMMER JEFFREY L/STEPHANIE J	510 S FOREST AVE	MESA	AZ	85204
SOTELO PEDRO ORTIZ/FABIAN PEDRO ORTIZ	1715 E 5TH AVE	MESA	AZ	85204
SOUTH HALL VENTURES LLC	10911 BLUFFSIDE DR UNIT 6	STUDIO CITY	CA	91604
STODGHILL MATTHEW E/LISA R	635 S SIERRA	MESA	AZ	85204
STOWELL KEVIN WAYNE/DIANE	1619 E 6TH AVE	MESA	AZ	85204
TALBERT KANDIS	637 S HALL	MESA	AZ	85204
TANSANIITIPROPERTIES LLC	302 WASHINGTON ST PMB 201	SAN DIEGO	CA	92103
TARANGO HERIBERTO/GUILLERMO/ELENA C	1710 E 7TH AVE	MESA	AZ	85204
TAYLOR DIANA LYNN/GREGORY DEAN	530 S FOREST	MESA	AZ	85204
TERCAN ERGUL	2726 W 43RD AVE	DENVER	CO	80211
TRUAX LYNN B JR	552 S FOREST	MESA	AZ	85204
VARGAS BULMARO/MARIA ELENA	1828 E 6TH AVE	MESA	AZ	85204
VERA JORGE HERNANDEZ	536 S FOREST	MESA	AZ	85204
VILLEGAS JESSE/MARICELA	3851 SUNBEAM DR	LOS ANGELES	CA	90065
VILLENUEVA-LOPEZ ALEJANDRO	448 S FOREST ST	MESA	AZ	85204
WARNER ROBERT D	636 S ORACLE	MESA	AZ	85204
WESTERN SUN LP	3416 VIA OPORTO STE 301	NEWPORT BEACH	CA	92663
ZINK WALTER/KIMBERLY	1844 E 6TH AVE	MESA	AZ	85204



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

May 25, 2023

NOTICE OF PUBLIC MEETINGS
Design Review Board and Planning & Zoning Board
Case Nos. DRB22-00376 & ZON21-00404

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client, Ridgeway Investments, LLC, is providing you notice of **two** upcoming public meetings related to its proposal for a multi-family development on approximately 3.31 acres across from Reed Park. The currently vacant property is located approximately 150 feet north of the northeast corner of the Williams and 6th Avenue intersection. We have applied for a rezone from Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) to RM-4 with a new PAD overlay (RM-4-PAD) and Site Plan Review.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations for the proposed development. If you have any questions regarding this proposal, please call me at 480-461-4670 or e-mail me at jon.gillespie@pewandlake.com.

Design Review Board

City Council Chambers (lower level)
57 East First Street
June 13, 2023
Work Session: **4:30 p.m.**

Planning and Zoning Board

City Council Chambers
57 East First Street
June 28, 2023
Study Session: **3:00 p.m.**
Public Hearing: **4:00 p.m.**

The public can attend these meetings either in-person or electronically and telephonically. The live meetings may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.** If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the respective QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> or <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting.** If you want to speak at either meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099. The City of Mesa has assigned this case to Ms. Jennifer Merrill, Senior Planner on the Planning Division staff. She can be reached at 480-644-6439 or jennifer.merrill@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,


Jon Gillespie
PEW & LAKE, PLC.

QR Code DR Board

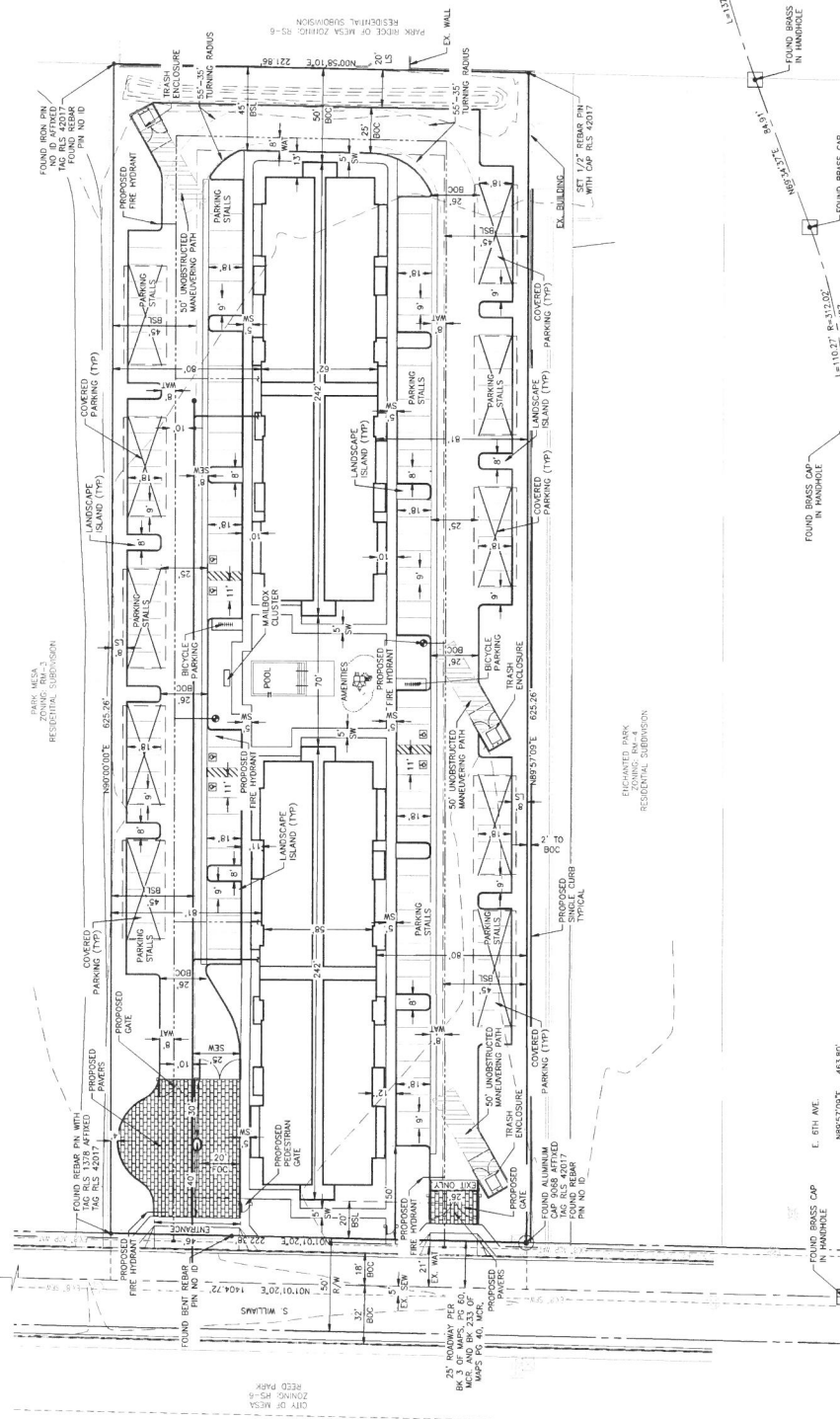


QR Code P&Z Board



PRELIMINARY SITE PLAN FOR RESIDENCE AT REED PARK

A PORTION OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



MZO SECTION 11-5-5 A 1.D
 TOTAL PERCENT / SHEET PAVING SIZE 1400 = 4.44% SF
 TOTAL PAVED AREA = 1,262 SF
 TOTAL PERCENT COVERED = 41.6%

SITE SUMMARY
 GROSS SITE AREA = 144,396 SF (3.31 ACRES)
 NET SITE AREA = 136,836 SF (3.19 ACRES)
 PROPOSED ZONING = RM-4 (HA)
 PROPOSED NO. UNITS = 72
 PROPOSED NO. BLDGS. = 2, 1074 S.F.
 PROPOSED DENSITY = 22.64 DU/AC
 ALLOWABLE LOT COVERAGE = 77.01% / 1.18 AC
 PROPOSED LOT COVERAGE = 97.18% SF = 70.02%
 MAXIMUM BLDG COVERAGE = 55%
 PROPOSED BLDG COVERAGE = 27,860 SF = 19.9%

LEGAL DESCRIPTION
 PARCEL NO. 1: 1/4 OF THE SOUTH 1/4 OF LOT TEN (10), PARSONS-SCHWUE E. SUBDIVISION, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.
 PARCEL NO. 2: 3/4 OF THE SOUTH 1/4 OF LOT TEN (10), PARSONS-SCHWUE E. SUBDIVISION, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.
 PARCEL NO. 3: 1/4 OF LOT TEN (10), PARSONS-SCHWUE E. SUBDIVISION, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.
 EXCEPT THE NORTH 1/4 FEET, EXCEPT THE SOUTH 1/4 FEET.

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 EXCEPT THE NORTH 1/4 FEET, EXCEPT THE SOUTH 1/4 FEET.

PROJECT: RESIDENCE AT REED PARK
 537 & 539 S. WILLYMS, MESA, AZ 85204

PRELIMINARY SITE PLAN
 SHEET NO. 1
 OF 1

APPLICANT: REGWAY INVESTMENTS, LLC
 3707 EAST SOUTHERN AVENUE, SUITE 117
 PHOENIX, ARIZONA 85018
 PHONE: 480.234.6483
 EMAIL: INFO@REGWAY.COM

ENGINEER: B.F.H. GROUP
 3707 EAST SOUTHERN AVENUE, SUITE 117
 PHOENIX, ARIZONA 85018
 PHONE: 480.234.6483
 CONTACT: DAVID W. BOHN

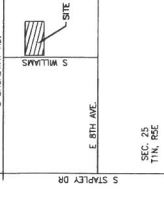
PROJECT DESCRIPTION: A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 77 APARTMENTS, STYLE UNITS.
 TOTAL GROSS AREA = 3.31 ACRES
 TOTAL NET AREA = 3.18 ACRES

SERVICE PROVIDERS:
 WATER: CITY OF MESA
 SEWER: CITY OF MESA
 GAS: CITY OF MESA
 ELECTRIC: SALT RIVER PROJECT

LEGEND:
 BOUNDARY LINE
 PROPOSED CURB
 SUBWAY UNDER
 F/W LINE
 E/CO LINE
 WATER LINE
 SEWER LINE
 PROPOSED FIRE HYDRANT
 BRASS CAP (AS NOTED)
 BRASS CAP IN HAND-HOLE
 EXISTING FIRE HYDRANT
 EXISTING JUNCTION BOX
 EXISTING WATER VALVE
 EXISTING SEWER MANHOLE
 EXISTING WATER LINE
 EXISTING SEWER LINE

1/16" COVER BRASS CAP FOUND BRASS CAP IN HAND-HOLE
 1/16" COVER BRASS CAP FOUND BRASS CAP IN HAND-HOLE
 1/16" COVER BRASS CAP FOUND BRASS CAP IN HAND-HOLE

NOT APPROVED FOR CONSTRUCTION



APPLICANT: REGWAY INVESTMENTS, LLC
 3707 EAST SOUTHERN AVENUE, SUITE 117
 PHOENIX, ARIZONA 85018
 PHONE: 480.234.6483
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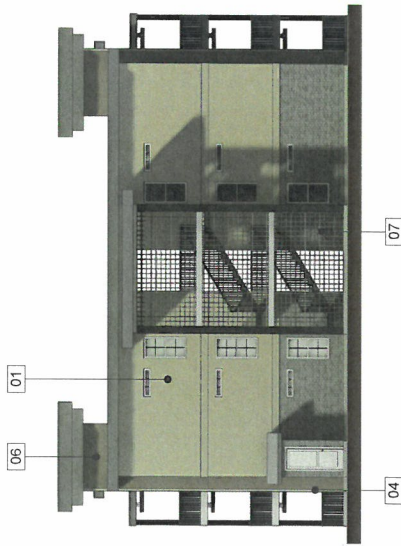
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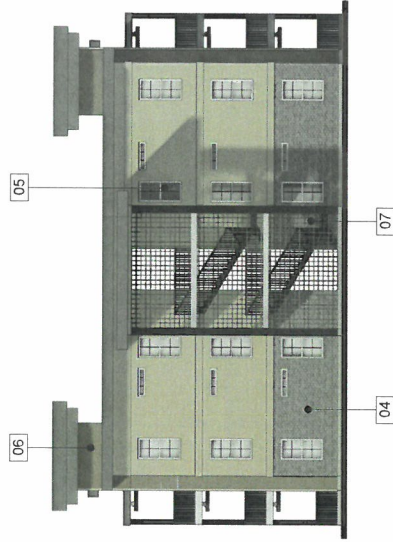
NOT APPROVED FOR CONSTRUCTION



BACK ELEVATION



RIGHT ELEVATION



ELEVATION ALONG STREET

MATERIAL LEGEND	
NUMBER	MATERIAL
01	STUCCO - EGERT WHITE
02	STUCCO - STONEHEDGE GREIGE
04	BRICK VENEER - BELDEN BRICK - TITANIUM VELOUR
05	VINYL FRAMED WINDOWS
06	PLANK LAP SIDING - TIMBER BARK
07	METAL MESH

Legacy
Drafting and Design

952 W 890 N, OREM, UT 84057
legacyhomedesign.com

RIDGEWAY
INTERIORS

2566 N University Ave, Ste. 100
Provo, UT 84604

Guilford A. Rand - Architect

952 W 890 N, OREM, UT 84057
801.362.0343 | arand@randarchitect.com

REED PARK
MESA, AZ

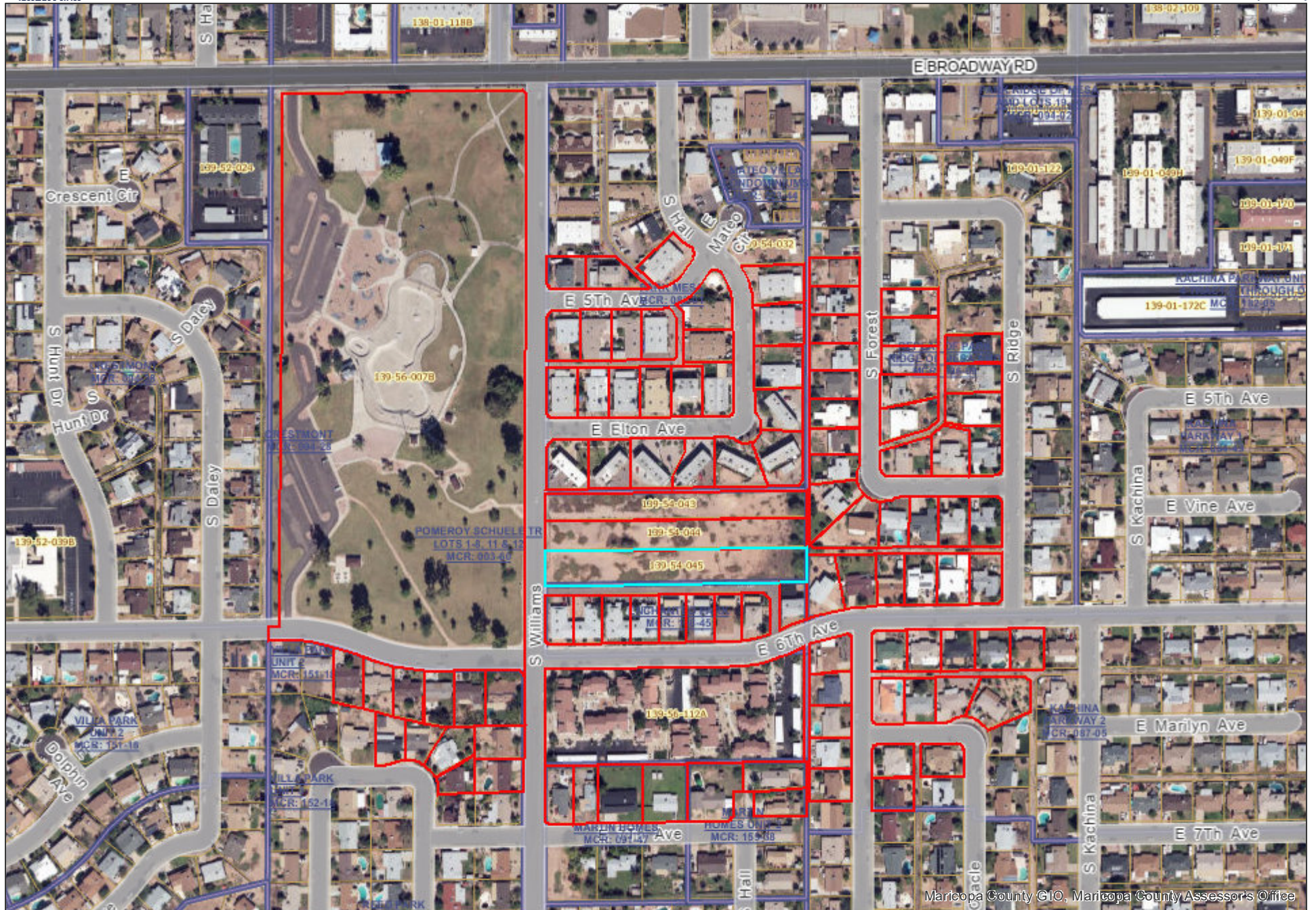
SQUARE FOOTAGE

UNITS	BUILDING
2 BEDROOM	879 SF
3 BEDROOM	1137 SF
TOTAL AREA	
2916 SF	2916 SF
2916 SF	8747 SF

4/04/2023

A2

500' Prop Owner Map



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1708 EAST ELTON AVENUE LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
1722 EAST ELTON AVENUE LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
1729 EAST 5TH AVENUE LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
1737 EAST ELTON AVENUE LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
1755 EAST ELTON AVENUE LLP	10025 W 74TH PL	ARVADA	CO	80005
2376 E RIVIERA DR LLC	2056 N 91ST PL	CHANDLER	AZ	85224
446 SOUTH HALL LLC	PO BOX 14982	SCOTTSDALE	AZ	85267
A R M OF SAVE THE FAMILY FOUNDATION OF ARIZON	450 W 4TH PL	MESA	AZ	85201
ALLMAN ESTATE REVOCABLE TRUST	2664 E COMMONWEALTH CIR	CHANDLER	AZ	85225
AMBRIZ JOSE TRINIDAD GONZALEZ		MESA	AZ	85204
ARROYO VICTOR JESUS	643 S HALL	MESA	AZ	85204
ASKREN DONNIE	1627 E 6TH AVE	MESA	AZ	85204
BARELA JESUS P/DE BARELA MARIA M	1641 E 6TH AVE	MESA	AZ	85204
BARNETT RONALD KEITH/KATHLEEN J		MESA	AZ	85204
BAUTISTA ALBERTO/MARIANA ANAHY	620 S ORACLE	MESA	AZ	85204
BIGGS DAVID/KRISTA	1836 E 6TH AVE	MESA	AZ	85204
BUCHHOLTZ JOHN DEAN	1528 E 7TH DR	MESA	AZ	85204
BUCKMAN JEREMIAH/BRIAN/KIMBERLY	1845 E 6TH AVE	MESA	AZ	85204
CARAVEO LUIS/MONY	1853 E 6TH AVE	MESA	AZ	85204
CHAPMAN JAMIE DEWITT JR		MESA	AZ	85204
CHORRUSHI SUSAN	7453 E GRANADA RD	SCOTTSDALE	AZ	85257
COOK JEREMY	1819 E 6TH AVE	MESA	AZ	85204
DANIELS RICHARD A	1742 S 7TH AVE	MESA	AZ	85204
DJ-LAMAR INVESTMENTS LLC	2815 S LAS PALMAS CIR	MESA	AZ	85202
DOYLE MORGAN J		MESA	AZ	85204
ELLIS DANIEL	11702 PERRY ST	WESTMINSTER	CO	80031
ENRIQUEZ ERIKA D CRUZ		MESA	AZ	852042815
ESPINOZA ELIAZER/GLORIA	1820 E 6TH AVE	MESA	AZ	85204
ESPINOZA FEDERICO B/GAYTAN LUZ DEL CARMEN	1702 E 7TH AVE	MESA	AZ	85204
FIKUS EMMETT C/OROZCO MARTA C	642 S TOLTEC	MESA	AZ	85204
FLAKE REBEKAH	3091 E SAN PEDRO CT	GILBERT	AZ	85234
FLORES ELIZABETH ESTRADA	626 S TOLTEC	MESA	AZ	852043640
FOGEL TAD MATTHEW	621 S TOLTEC	MESA	AZ	85204
FRIENDSHIP MANOR HOMECARE LLC	PO BOX 13172	TEMPE	AZ	85284
GIMENEZ NORMAN ROBER/DOMINGUEZ MEDALIT G	650 E HOUSTON AVE	GILBERT	AZ	85234
GLOBAL QWEST INC	1734 E 6TH AVE	MESA	AZ	85204
GONZALEZ BRITTNEE	633 S SIERRA	MESA	AZ	85204
GONZALEZ FREDY SANTIAGO LEORMA	643 S TOLTEC	MESA	AZ	85204
GREATHOUSE STACY E/BERG JEREMY		MESA	AZ	85204
HAKENSON BILLY	1720 E 7TH AVE	MESA	AZ	85204
HERNANDEZ REYNA		MESA	AZ	85204
JAMES AND HALL PARTNERS LLC	PO BOX 25918	TEMPE	AZ	85285
JASSO VINCENT ANTHONY SERRANO	457 S FOREST ST	MESA	AZ	85204
KELHI MARK W/MARIA C		MESA	AZ	85204
KISER JANICE	634 S TOLTEC	MESA	AZ	85204
LACROIX LESLIE R	2623 E DETROIT PL	CHANDLER	AZ	85225
LINE MASTERS INVESTING LLC	PO BOX 25918	TEMPE	AZ	85285
LNB HOLDINGS LLC	1324 N FARRELL CT 109	GILBERT	AZ	85233
LOPEZ HIRAM E/ALISHA M ALVARADO		GILBERT	AZ	85233
LOZANO JUAN L GUZMAN		MESA	AZ	852042816
LUNG FAMILY TRUST	PO BOX 4692	VALLEY VILLAGE	CA	91617
MARC CENTER OF MESA INC	924 N COUNTRY CLUB DR	MESA	AZ	85201
MARETECH JOHN/KYLE	1747 E ELTON AVE	MESA	AZ	85204
MARTINEZ ARREDONDO LEONEL/RODRIGUEZ DE MARTINEZ IMELDA	628 S WILLIAMS	MESA	AZ	85204
MAX DYLAN LLC	2332 N MESA DR	MESA	AZ	85201
MAX DYLAN LLC		MESA	AZ	852035143
MEREDITH DANIEL WAYNE/CYNTHIA JEAN	1829 E 6TH AVE	MESA	AZ	85204
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MIRANDA LORENZO	736 S ROSE	MESA	AZ	85204
MOONEY KAREN A	2753 E BROADWAY RD STE 105	MESA	AZ	85204
NSI RENTALS LLC/ALLARD STEVE M	3140 E MORRISON RANCH PKWY	GILBERT	AZ	85296
NUNEZ ELIZABETH	624 S ORACLE	MESA	AZ	85204
OCHOA FREDERICK G/MARIA DEL CARMEN	637 S SIERRA ST	MESA	AZ	85204
ORTIZ PEDRO	1717 E 5TH AVE	MESA	AZ	85204
PB CAPITAL ONE LLC	340 WALLACE ST	FREEMPORT	NY	11520

PEREA DANIEL	1730 E 7TH AVE	MESA	AZ	85204
PETERSON FAMILY TRUST	1644 N LINDA CIR	MESA	AZ	85213
PRIETO ELIDIO/MARIA E	1812 E 6TH AVE	MESA	AZ	85204
QUEZADA JOSE A/BRENDA G	636 S WILLIAMS	MESA	AZ	85205
RIDGEWAY INVESTMENTS LLC	2696 N UNIVERSITY AVE STE 100	PROVO	UT	84604
ROBIE TONI L/JOHN F	PO BOX 545	GILBERT	AZ	85299
ROSENBAUM REALTY LLC	1324 N FARRELL CT 109	GILBERT	AZ	85233
RYAN DAVID/AYYAPPAN VIGNESH		MESA	AZ	85204
SCHMIDT VERA B	618 S TOLTEC	MESA	AZ	85204
SCHRAM DEBORAH/AARON		MESA	AZ	85204
SCHWARTZKOPF JEANNE R/YURESKO DENNIS P TR	1525 N HOBSON	MESA	AZ	85203
SEITZ ALLISON/SHORT MAXWELL	504 S FOREST	MESA	AZ	85204
SINGER FRANK KONRAD SR/OFELIA P CO-TR	555 S FOREST ST	MESA	AZ	85201
SOMMER JEFFREY L/STEPHANIE J	510 S FOREST AVE	MESA	AZ	85204
SOTELO PEDRO ORTIZ/FABIAN PEDRO ORTIZ	1715 E 5TH AVE	MESA	AZ	85204
SOUTH HALL VENTURES LLC	10911 BLUFFSIDE DR UNIT 6	STUDIO CITY	CA	91604
STODGHILL MATTHEW E/LISA R	635 S SIERRA	MESA	AZ	85204
STOWELL KEVIN WAYNE/DIANE	1619 E 6TH AVE	MESA	AZ	85204
TALBERT KANDIS	637 S HALL	MESA	AZ	85204
TANSANIITIPROPERTIES LLC	302 WASHINGTON ST PMB 201	SAN DIEGO	CA	92103
TARANGO HERIBERTO/GUILLERMO/ELENA C	1710 E 7TH AVE	MESA	AZ	85204
TAYLOR DIANA LYNN/GREGORY DEAN		MESA	AZ	85204
TERCAN ERGUL	2726 W 43RD AVE	DENVER	CO	80211
TRAN PHILIP	1804 E 6TH AVE	MESA	AZ	85204
TRUAX LYNN B JR		MESA	AZ	85204
VARGAS BULMARO/MARIA ELENA	1828 E 6TH AVE	MESA	AZ	85204
VERA JORGE HERNANDEZ		MESA	AZ	85204
VILLEGAS JESSE/MARICELA	3851 SUNBEAM DR	LOS ANGELES	CA	90065
VILLENUEVA-LOPEZ ALEJANDRO	448 S FOREST ST	MESA	AZ	85204
WARNER ROBERT D	636 S ORACLE	MESA	AZ	85204
WESTERN SUN LP	3416 VIA OPORTO STE 301	NEWPORT BEACH	CA	92663
WINN AURA/SAWKA THOMAS/MICHAEL CODEY	612 S ORACLE	MESA	AZ	85204
ZINK WALTER/KIMBERLY	1844 E 6TH AVE	MESA	AZ	85204

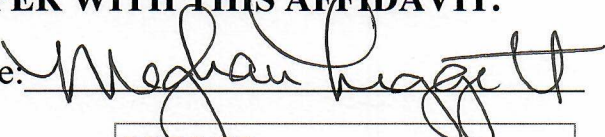
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 06/09/23

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON21-00404, on NEC Williams St. & 6th ave. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5”
BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on 06/09/23


Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

TIME: 4:00 PM DATE: June 28, 2023

CASE: ZON21-00404

REQUEST: Rezone from Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) to RM-4 with a new PAD overlay (RM-4-PAD) and Site Plan Review. This request will allow for the development of a multiple residence development.

APPLICANT: Reese L. Anderson, Pew & Lake PLC

PHONE: 480-461-4670

Planning Division: (480) 644-2385

Posting date: 6/09/2023

Jun 9, 2023 at 10:48:36 AM
549-577 S Williams
Mesa AZ 85204
United States

AMERICAN
1-877-833-8338
AMERICANENCE.COM

