

# 88 Southern Townhomes



**Rezoning, Site Plan, PrePlat Applications**

**Project Narrative**

**Case # ZON24-00731**

City of Mesa

August 12, 2024

Revised October 21, 2024

## Table of Contents

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I.	Project Profile	2
II.	Introduction	3
III.	Development Request	4
IV.	Property Description and Surrounding Conditions	5
V.	Project Details	7
	a. Purpose and Theme	8
	b. Project Description	9
	c. Use and Development Standards	9
	d. Landscaping	13
VI.	Utilities and Infrastructure	14
VII.	PAD Analysis and Design Review	15
VIII.	General Plan Conformance	18
IX.	Conclusion	19

## Table of Exhibits

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Exhibit A	Regional Context Aerial Map
Exhibit B	Context Aerial Map
Exhibit C	Jurisdictional Context Map
Exhibit D	City of Mesa General Plan Land Use Map
Exhibit E	City of Mesa Zoning Map

## I. PROJECT PROFILE

<b>Project Name</b>	88 Southern Townhomes
<b>Property Owner</b>	Coconut Properties, LLC AZ Commercial Holdings, LLC
<b>Assessor Parcel Numbers</b>	218-49-015A & 218-49-016A
<b>Project Location</b>	Northeast corner of E. Southern Avenue and S. 88 <sup>th</sup> Street, Mesa, Arizona 85209
<b>Project Area</b>	4.4 Acres (gross)
<b>Current Zoning</b>	RM-2 PAD
<b>General Plan</b>	Neighborhood
<b>Development Team</b>	<u>Owner</u> Coconut Properties, LLC AZ Commercial Holdings, LLC Attn: Spencer Caldwell 3303 E. Baseline Road, Suite 119 Gilbert, Arizona 85234  <u>Legal Counsel</u> Tiffany & Bosco, P.A. Attn: Shaine Alleman Camelback Esplanade II, Seventh Floor 2525 East Camelback Road Phoenix, Arizona 85016  <u>Architecture</u> Edifice Attn: Dane Astle 922 N. Gilbert Road, Suite 103 Mesa, Arizona 85203  <u>Engineering</u> Larson Design Group Attn: Mike Hreha 2390 E. Camelback Road, Suite 130 Phoenix, Arizona 85016  <u>Landscape Architecture</u> Everett LA Attn: Tom Everett 922 N. Gilbert Road, Suite 105 Mesa, Arizona 85203

## II. INTRODUCTION

This proposed Rezone, Site Plan, and Preliminary Plat Application request is to rezone and develop approximately 4.4 acres (gross) generally located at the northeast corner of S. 88th Street and E. Southern Avenue, Mesa, Arizona 85209 and identified with Maricopa County Assessor Parcel Numbers 218-49-015A and 218-49-016A (the "Property"). See attached [Exhibit A-Regional Context Aerial Map](#) and [Exhibit B-Context Aerial Map](#).

The Property was annexed into the City of Mesa and rezoned as RM-2 PAD by the City of Mesa on January 22, 2024. The current zoning on the Property was originally intended to allow a "for rent" townhome project. However, the Property owners desires to convert the Property to allow for a "for sale" townhome project, which requires minor amendments to the existing RM-2 PAD to allow for this. The general layout of the proposed development will not be changed, but the open space areas will increase and the overall housing density will decrease, which will make the project even more attractive for the area. The Property owner is dedicated to working with the City to ensure a quality development on the Property.

The approval of these amended 88 Southern Townhomes Rezoning and Site Plan Applications will allow for a successful townhome residential development that will have approximately 54 dwelling units at a density of 12.2 dwelling units per acre. The development will also feature a high amount of open space, interconnectivity with ample sidewalks, and quality common recreational amenities to include a ramada, BBQ area, and recreational open space. Access to the Property will be by two driveways with the main access on Southern Avenue and a secondary access on 88<sup>th</sup> Street.

This Narrative with its conceptual site plan, elevations, and land use and development standard will establish the standards and parameters that will guide the development for the Property creating a framework for a quality development that is compatible with and supportive of the surrounding properties. The project will also conform to the City required design standards and guidelines for residential uses to ensure a quality development and orderly growth within the area. The end result of this Application will be to contribute medium-density housing that is needed in the East Mesa area to make it successful.



## III. DEVELOPMENT REQUEST

The following development requests are concurrently submitted to the City of Mesa for approval:

**Rezone and Site Plan Approval** of the approximately 4.4 acre Property from the existing RM-2-PAD to an amended RM-2-PAD with minimal amendments to allow for a successful townhome residential development that will have approximately 12.2 dwelling units to the acre.

**Preliminary Plat** to allow lotting of the proposed 54 lots on the Property.

The purpose will be to provide a coherent Application to be reviewed for consistency with the Mesa Zoning Ordinance (MZO).

## IV. PROPERTY DESCRIPTION and SURROUNDING CONDITIONS

### Site Description

Currently, the Property is within the City’s Planning Area and is designated as Neighborhood on the City’s General Plan Land Use map. (See attached Exhibit C-City of Mesa General Plan Land Use Map). The Neighborhood land use designation allows for a variety of residential housing types. The properties surrounding the Property are zoned a mixture of RU-43 zoning with higher residential densities (i.e. RM-4, RM-2, etc.) to the south and at the nearby intersection of Ellsworth Road and Southern Road. (See attached Exhibit D-City of Mesa Zoning Map).

The Property has remained vacant and undeveloped for years. The Property has also been a magnet for illegal dumping and illicit activities with the Property owner having to continually monitor the Property and clean up trash that collects on a regular basis.

One of the main reasons the Property has not developed with the previous 1-acre residential lot zoning designation is because of what has occurred with the continued expansion of Southern Avenue as a major thoroughfare. Under these circumstances, it makes the Property unmarketable and unfeasible to develop as large lot residential. Based on the zoning and development patterns surrounding the Property, the location is suitable for the proposed medium- density development of this Application.

The Property is currently within the City’s service area for fire and police protection. Additionally, the Property is located within the service areas of the regional water and wastewater facilities and has adequate utility lines within Southern Avenue Lane to service the Property.

The 88 Southern Townhomes Application proposes a townhome project that will provide a variety of housing that is not found in the area. This development will further complement the variety of commercial and residential uses of the surrounding area. This is consistent with the Mesa General Plan land use designation of Neighborhood land uses and is needed to add additional housing variety that will provide a continued economic catalyst in this area. The existing and proposed surrounding uses as well as the intersection of two major arterials provides the perfect location for this type of development.

The following outlines the surrounding land uses of the Property:

Location	Existing Use	GP Character Area	Existing Zoning
Property	Vacant	Neighborhood	RM-2-PAD
North	Residential Homes (1 acre minimum)	Neighborhood	RU-43 (County)

East	Residential Homes (1 acre minimum)	Neighborhood	RU-43 (County)
South	Southern Avenue Valle Del Oro (Active 55+ Community)	Neighborhood	RM-2
West	Loop 202 Freeway with large walled in drainage area	Neighborhood	N/A

The entire site is currently vacant and is unremarkable in its topography being relatively flat.

### **Existing Market Review & Property Challenges**

In reviewing the past and existing conditions on and around the Property, the Property owner has found that the Property is ripe for providing a residential townhome project that is appropriate with the existing conditions on and around the Property. After analyzing the market studies, it is evident that this project will bring a different variety of housing that is not found in the area and will help the overall sustainability and economic viability of the East Mesa area.

## V. PROJECT DETAILS

Based on the existing land use adjacent to the Property, the future planned land uses, and the recent development in the area, the Property provides an ideal location for the development of a medium-density, single-family attached residential community in a townhome configuration. This type of residential development has been very successful throughout the Valley and the market remains strong for this housing product.

Accordingly, the Property is requesting to and rezone the Property to RM-2 with a PAD overlay (RM-2 PAD) to amend the existing development standards on the Property to allow for a for-sale townhome project. The proposed density will allow for medium density townhomes, which is a housing product that is needed to provide additional housing varieties in the area and to support the existing and future commercial areas in the vicinity. This will provide critical residential diversity regularly needed to ensure a thriving community. Moreover, townhome attached housing options have grown in popularity and are extremely desirable throughout Mesa's metropolitan area.

The Applicant is proposing a development that will bring a much needed varied housing option to the area. The proposed development will create a well-balanced community while providing an alternate housing density which will attract a variety of residents.

The Conceptual Site Plan demonstrates a layout of a medium-density attached townhome development consisting of approximately 54 units (approximately 12.2 du/ac). The community provides open space for the residents and communal amenities for the development.

The proposed residential buildings will all be two-story with a mixture of bedroom units. Enhanced Setbacks and landscaping will be provided around the Property perimeter, as required, to provide buffering to the adjacent parcels. The building architecture is proposed with a modern aesthetic and colors that will blend with the established developments in the area, providing cohesiveness and variety to add to the pleasing nature of the established neighborhood. Conceptual Site Plan and Building Elevations have been provided with this Application. The Applicable guidelines for the Buildings Elevations are found in the Residential chapter of Mesa's Quality Development Design Guidelines.

Landscaping and connectivity is an important component when creating a cohesive community that provides open space recreation opportunities for the residents. Therefore, the proposed landscaping will be focused on creating a pleasing aesthetic theme while encouraging easy walkability throughout the development. The Property owner will work with the City to ensure all required development standards, landscaping, traffic, and other City requirements are adhered to.

The Applicant is aware of the potential concern from the neighbors regarding parking being maintained on the Property and not on the streets outside of the development. As such, the project is proposed to be over parked by approximately 12 parking spaces and there should be no issues with parking occurring outside of the Property from the development. Regardless, the development will meet the City's required parking requirements.

## **a. Purpose and Theme**

The PAD overlay is used for the purposes of establishing unique, customized zoning districts to fit the facts and circumstances of the project. The proposed PAD overlay will facilitate a townhome-type development while also creating development standards that providing appropriate transitioning to the adjacent residences to the north of the Property.

Inspiration for the development was primarily derived from the development team's goals and objectives as well as the goals and ideals of the 2040 General Plan and the unique location of the property. It is the intent of the 88 Southern Townhome project to utilize City's Quality Development Design Guidelines where appropriate to provide a cohesive theme and development for the area.

The 88 Southern Townhomes will develop with the purposes outlined in Section 11-5-1 of the MZO, which among other things, provides for the following themes in an overall Residential District:

- Provide for the orderly, well-planned, and balanced growth of residential neighborhoods.
- Provide for a variety of housing types in a range of densities.
- Promote the development of residential neighborhoods with well-designed transportation links to educational, employment, commercial and recreational destinations, and which encourage multiple methods of transportation, including walking, biking, and the use of public transit.
- Establish design standards to help create distinct and attractive residential neighborhoods, upgrade the quality of multi-family housing, and ensure that new residential development is well integrated with surrounding neighborhoods.
- Provide for appropriate public and quasi-public uses such as parks, playgrounds, religious facilities, and day care centers where they are compatible with and preserve and/or improve the quality of life in residential neighborhoods.
- Provide development patterns that encourage energy conservation and provide opportunities for renewable energy production.



## **b. Project Description**

As indicated previously, 88 Southern Townhomes is designed to be a quality residential project that will fit into the overall area. The overall physical design is intended to foster connections and relationships amongst the residents, while respecting privacy within their own homes by providing private yard spaces for the residents. There is also a great sense of pedestrian community throughout the entire development that encourages use of the sidewalks for connectivity between the homes, the onsite amenities, and the adjacent offsite use. All buildings are oriented in a pattern designed to focus eyes and views on communal areas and to open spaces and pedestrian areas to create a sense of place and security.

The sidewalks provide overall interconnectivity that will be located around the perimeter adjacent to the street and within the project itself. The internal sidewalks provide exceptional connectivity throughout the development and are marked by landscaping, a central amenity area, and prominent landmarks and landscaping on the perimeter. The main entrance from Southern Avenue provide a strong sense of arrival to the community and set the tone for the consistent theming and architecture.

The PAD proposes 54 townhome units with an approximate density of 12.2 dwelling units per acre.

All drive aisles will be appropriately landscaped with the entry point providing landscaping and strong pedestrian connections that encourage residents to access the variety of commercial uses that are located within a short distance. The residential internal drive aisles will be private and will be a minimum of twenty-four (24) feet in width. The main buildings will be surrounded by open space and sidewalks.

The 88 Southern Townhomes will also provide for safe and efficient solid waste collection. Trash and recycling collection bins will be located in accordance with City standards and will comply with the City standards for solid waste, traffic, and fire safety standards and will be screened from view, as required. Future changes to the location and design of the solid waste facilities will be reviewed for approval through City of Mesa administrative process.

There is appropriate buffering to the adjacent residential uses and ample usable open space with amenities that focus on overall connectivity and accessibility. The main amenity area is conveniently located to provide easy connectivity and accessibility for all residents, while also serving as an aesthetic focal point from Southern Avenue.

## **c. Use and Development Standards**

The use and development standards for the 88 Southern Townhome project shall follow those of the City's RM-2 Zoning District, as outlined and amended in the table below.

# 88 Southern Townhomes

Additional development standards deviations are noted in this section. When standards are not provided within this PAD Narrative, development shall comply with those standards in the RM-2 Zoning District of the Mesa Zoning Ordinance.

<b>88 Southern Townhomes PAD Development Standards Table</b>		
<b>Development Standard</b>	<b>Mesa RM-2 Zoning District</b>	<b>88 Southern Townhomes PAD District</b>
<b>Development Standards for RM District</b>		
MZO Section 11-5-5.A -Maximum Lot Coverage (% of lot)	70%	<b>95%</b>
MZO Section 11-5-5.A -Maximum Building Coverage (% of lot)	45%	<b>87%</b>
MZO Section 11-5-5.A -Minimum Lot Area (sq.ft.)	7,200	<b>1,352</b>
MZO Section 11-5-5.A -Minimum Yards, Front and Street-Facing Side	20-feet	<b>8-feet (partially comprised of PUFÉ) along south and west property lines</b>
MZO Section 11-5-5.A -Minimum Yards, Rear: 1 or 2 units on lot (Garage facing side)	15-feet	<b>0'</b>
MZO Section 11-5-5.A -Interior Side and Rear: 3 or more units on lot	15-feet per story; 30-feet required	<b>East Setback – 23-feet Trash enclosures on north property line- minimum of 5-feet</b>
MZO Section 11-5-5.A -Minimum Separation Between Buildings on Same Lot: two-story building	30-feet	<b>15-feet</b>
MZO Section 11-5-5.A -Minimum Lot Width (Single-Residence Attached)	36-feet	<b>22-feet</b>
MZO Section 11-5-5.A -Minimum Lot Depth (Single-Residence Attached)	94-feet	<b>61'-5"</b>
MZO Section 11-5-5.A -Minimum Lot Area per Dwelling Unit (sq. ft.)	2,904	<b>1,352</b>
<b>Site Planning and Design Standards</b>		

MZO Section 11-5-5.B.4 -Garage doors located below upper-story living space shall be recessed at least three (3) feet from the upper story façade	3-feet	2'-1"
MZO Section 11-5-5.B.5 -Materials	2 primary materials, each covering at least 25% of the exterior walls	<b>4 primary materials, 1 covering at least 44% and the 3 others totaling at least 29% of the exterior walls</b>
MZO Section 11-5-5.A.e.i -Above ground private open space (e.g. balconies)	Minimum of 60 square feet and shall not be less than eight (8) feet wide or less than six (6) feet deep.	<b>Unit A: minimum of 45 square feet, and shall not be less than 8-feet wide and 5'-9" deep; and Unit B: minimum of 24 square feet, and shall not be less than 6-feet wide and 4-feet deep</b>
MZO Section 11-5-5.A.3.e.ii – Openness	Private open space areas shall be at least 50% covered	<b>Unit A: Private space shall be covered at 31% (52 SF) Unit B: Private space shall be covered at 36% (41 SF)</b>
<b>Required Landscape Yards</b>		
<i>MZO Section 11-33-3.B.2</i> -Non-Single residence adjacent to single residence, 2.5 acres or more	25-foot landscape yard	<b>Min. 5-feet between solid waste enclosures and North property line; 21'-3" along remainder of North Property; 8'-8" along East property line</b>

The table above describe the deviations proposed for the development standards. Overall, using a combination of planning tools, including the PAD overlay that are incorporated into this Narrative, allow the 88 Southern Townhomes to fit neatly within the overall development area. The few minor development standards deviations described below in more detail, are justified by the property's inherent characteristic challenges, the enhanced building setback on the north property line, and the project's proposal to allow for a unique townhome-type housing product not found in the area.

The following is an outline of justifications for the requested PAD zoning deviations from the applicable RM-2 standards for the project.

- **Minimum Yard Increase:** The increased north and east yard setbacks is a commitment to provide compatible buffering standards to the residential neighborhood to the north and east. This additional space will be used to provide buffering and aesthetics to further enhance the project. The landscaped areas on

the perimeters of the site allow for enhanced aesthetic and buffering overall. These features will both enhance and synergize with the project and street frontage.

- Landscape Setback Reductions: While a reduced landscape setback is being requested for the Property boundaries, we feel that this is appropriate given the additional overall open space area provided and the enhanced building setbacks provided on north Property boundaries. Even though, the landscape buffer is reduced on the west and south boundaries, the inclusion of the ground floor patios on those frontages will add to the overall aesthetics that will be a combination of hardscape and landscape. Additionally, there will be additional landscaping adjacent to the 88<sup>th</sup> Street and Southern Avenue right-of-ways beyond the formal 8' landscape, which will also add to the aesthetic of the street frontages.
- Minimum Building Separation Reduction: Due the short length of the north/south parcel distance, it would be difficult to provide the overall townhome project that has been proposed. As shown on the Site Plan, there are some areas on the central building that require the proposed reduction, with the other building meeting the City's development standard. This minor reduction will allow for the unique project configuration that has been provided, including the amenities and variety of open space areas on the plan.
- Lot Coverage: The lot coverage is proposed to be increased to 95%. The previously approval lot coverage was 75%, but since it was a "for-rent" project, the coverage was based on the overall Property as 1 lot. This proposed amendment is not changing the previously approved housing unit space (now lot) in any way. In fact, the overall project lot coverage has now been reduced to 65% with the addition of project open space with the appropriate buffering to the surrounding parcels, with landscaping. This provides an aesthetically pleasing development for the overall Property and we do not anticipate any negative effects from this modification.
- Minimum Garage Door Recess: While the reduction to 2'-1" for garage door recesses may seem insignificant, it will greatly assist with the overall aesthetic of the building frontage and the architectural articulation. This reduction allows that modern aesthetic of the buildings to be enhanced, which help with overall styling and view of the buildings. The combination of the other architectural features, coloring, and materials on the building provide a superior townhome product that will fit well into the area.
- Elevation Material Percentage (East and West building ends only): All other building face elevations besides the internal east and west building ends are proposed to meet the City standards and are proposed to have 6 different materials/colors (as shown on the Building Elevations Sheets, Elevations Material % Table). The east and west building ends are not completely viewable from the outside of the project and will still have a variety of 6 colors/material. We are

proposing an allowance for the east and west building ends to allow for 1 of the materials to be at 61% as showing the Elevation Material % Table). We do not anticipate any negative effects from this modification.

#### **d. Landscaping**

The Landscaping for 88 Southern Townhomes will conform to those requirements applicable to the RM-2 zoning district (as amended herein and shown in the "88 Southern PAD Development Standards Table" and on the Site Plan) and the applicable city standards and guidelines for residential development. This will provide a sense of arrival and cohesiveness throughout the area.



## **VI. UTILITIES and INFRASTRUCTURE**

As shown on the provided Preliminary Utility Plan, there are adequate utilities to serve the 88 Southern Townhomes.

The Developer will work with the City of Mesa during subsequent permitting submittal to ensure proper and adequate utility connections are made to the Property.

## VII. PAD ANALYSIS and DESIGN REVIEW

As stated previously, the purpose of the 88 Southern Townhomes PAD district is to provide a quality development that consists of a residential development providing a safe, active and comfortable environment that is adjacent to other residential and commercial developments in the area. 88 Southern Townhomes will be a quality, urban type of development that is unique to this area of East Mesa. The nearby commercial areas will consist of restaurants, retail, employment, and office uses that will provide shopping and employment opportunities to the residents living within this development.

The development focuses on strategically placed buildings that are enhanced by the architecture and landscape aesthetics and promote strong connectivity throughout the development. The open spaces, amenities, and sidewalks are designed to provide greater community connectivity and interaction. The reduction in the proposed development standards is further justified with the following enhancements of the development:

- Focusing housing product on communal open spaces that are dedicated to providing an enhanced pedestrian and community experience.
- Enhanced vegetation at entries ways and strategically placed open space areas to provide a sense of arrival to the development.
- Heightened connectivity throughout the development to promote interactivity for the land uses.

88 Southern Townhomes Building Elevation demonstrate the incorporation of modern and aesthetically pleasing elements, including but not limited to architectural design, colors and materials, landscaping, hardscape design, accessories, and lighting.

The Conceptual Site Plan demonstrates compliance with the criteria for the utilization of the PAD in the zoning process as established in MZO Section 11-22-1. This project will exceed the expectation of the intent for PAD Districts with a creative, quality development. The PAD's Development Standards comply with Section 11-22-4, which allows planned options for the proposed residential land use. This project meets or exceeds the expectation of the intent for Planned Area Development Overlay (PAD), as follows:

*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;*

**88 Southern Townhomes, with its pedestrian connectivity, landscaped entries, and various amenities will offer local residents and visitors a quality environment. The entries, landscape buffers, and onsite amenities are integrated and of appropriate scale for the uses and the neighborhood and will be held in ownership by the end users.**

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

**The adjacent public streets are integrated into 88 Southern Townhomes and will follow the required design guidelines. Additionally, the private driveways are designed to create an interconnected system to promote efficient and safe pedestrian and vehicular circulation.**

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

**The property is vacant desert land that typically does not require preservation in the traditional sense. The adjacent streets will be designed according to City development and landscape standards that create a livable environment.**

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

**88 Southern Townhomes will be an integral part of the overall area, while also providing a unique and nonexistent residential housing project of townhomes. The project has been designed with residences that have a mixture of public and private recreation spaces that will bring amenities, and services into close proximity. The proposed parking and complimentary uses lessen peak parking demands and satisfy the goal to promote a more sustainable environment.**

*E. Sustainable property owners' associations;*

**The functionality and integrated relationship of the development to the area will continue be governed by a comprehensive declaration of commercial restrictions, easements, and agreements. The developer will work with surrounding developments to ensure this cohesiveness.**

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

**See above item E.**

*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.*

**88 Southern Townhomes includes a unique residential product that is not found in the greater area. The townhome project will function in a synergistic manner with the destination locations being created in the area. Enhanced buffering has been provided on the north perimeter to ensure appropriate transition of land uses for the development.**

Overall, the development standards and regulations have been crafted to provide a unique development that will adhere to City standards and guidelines. Specifically, there is no comparable development in surrounding Mesa. 88 Southern Townhomes will bring a unique housing development, supported by the surrounding commercial uses in the nearby area that will enhance the surrounding community.

## VIII. GENERAL PLAN CONFORMANCE

As noted previously, the 88 Southern Townhomes PAD is fully consistent with the Neighborhood land use of the Mesa 2040 General Plan. The Mesa General Plan's Neighborhood Activity District states: *"The primary focus of the Neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community (see Chapter 4. Creating and Maintaining a Variety of Great Neighborhoods for more information on the characteristics and qualities of neighborhoods). Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses."*

The proposed development satisfies this objective by providing an additional housing type to the overall area, which contains a mixture of residential uses and commercial uses nearby. 88 Southern Townhomes also provides appropriate connections and transitions between uses.

88 Southern Townhomes PAD provides ample open space with amenities that focus on overall connectivity and accessibility and common areas that incorporate natural vegetation consistent with surrounding developments. The overall common open space areas and uses are linked with pedestrian connections to support a healthy lifestyle and promote connectivity.

88 Southern Townhomes will provide a well-connected pathway system that will also connect to strategic locations adjacent to the Property to provide further connectivity to the area. These access ways will be landscaped pathways with pedestrian connections that serve all of the nearby residential and commercial users. Open space amenities serving the development will create focal points for the residents that will promote outdoor experiences and gathering spaces for persons from a variety of circumstances.

Pedestrian and vehicular walkways were created in such a way to provide internal interconnectivity and also provide connections to the overall surrounding development. This will foster community engagement that focuses on the quality and interconnectivity between the Property and adjacent development.

As provided within the 88 Southern Townhomes PAD and exhibited on the Conceptual Site Plan, the proposed development meets the purpose, policy, and goals of the Neighborhood Activity Area by providing a residential development that has a cohesive theming and environment. The proposed residential density and housing type are seamlessly compatible with the surrounding area and provide a perfect balance across the development.



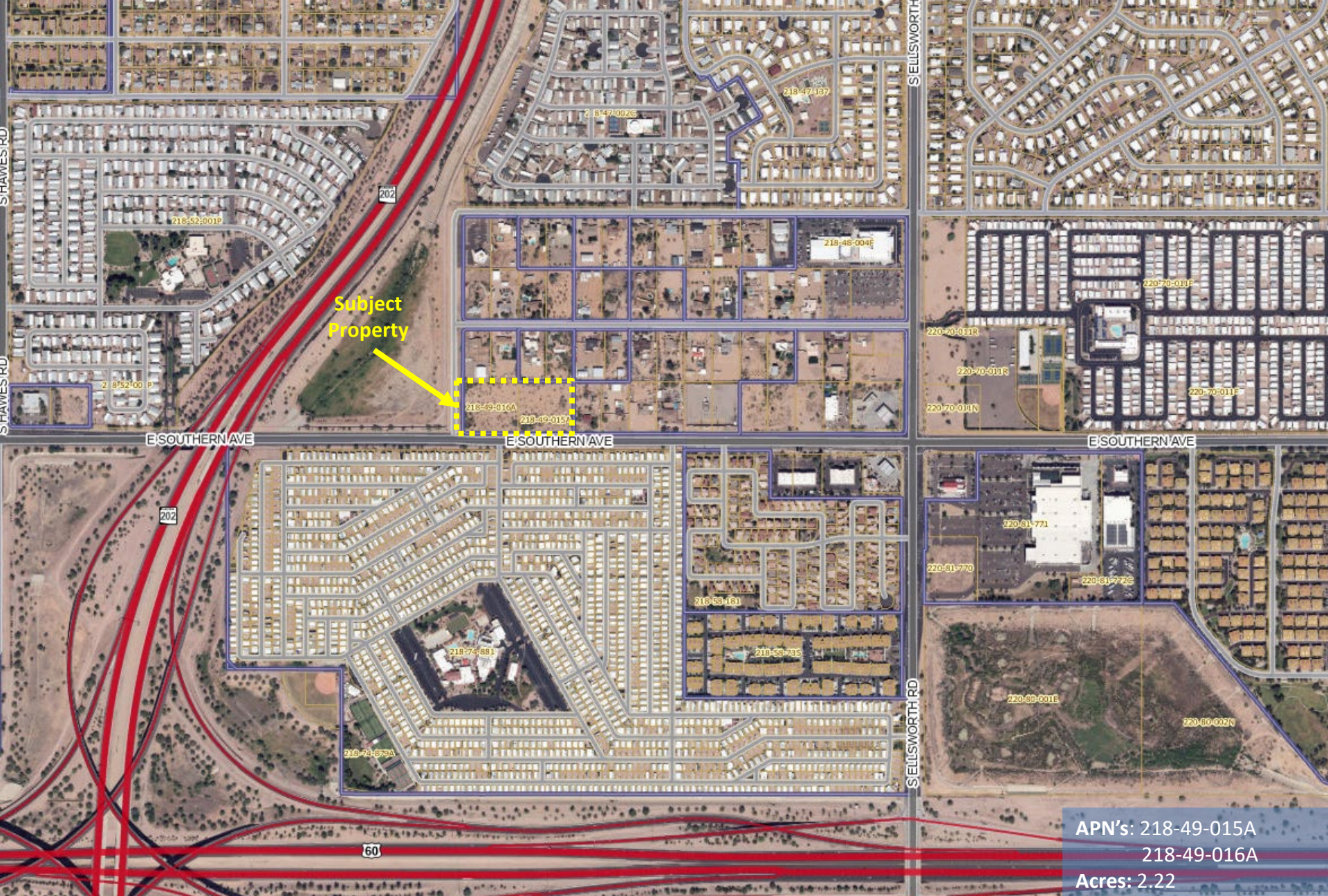
## **IX. CONCLUSION**

The 88 Southern Townhomes is in a unique location with nearby transportation corridors in Mesa. The Property provides the perfect site to provide a different variety of housing that is not found in the area and is a compatible land use to transition from the neighborhood to the north to the Southern Avenue. This Application creates a development scenario to complement the nearby commercial and residential uses and provides residential housing that is seamlessly connected to other uses in the area. The construction and improvement of the common and open space amenities is integrated effortlessly into the community and will benefit the future residents of the development.

The Application is consistent with many of the policies of the City of Mesa's 2040 General Plan, which encourages a mixture of land uses in the surrounding area of the Property. The project is uniquely configured and connected with open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities.

This unique development plan accentuates the open space and strong connections that promote community interaction while providing adequate buffering to the surrounding residential land uses. The inclusion of the townhomes will further bolster the economic vitality of the area and will provide sustainability to Mesa. We look forward to working with the City of Mesa and continuing the tradition of quality development in the City.





Subject Property

APN's: 218-49-015A  
218-49-016A  
Acres: 2.22

**Exhibit A - Regional Context Aerial Map**  
88<sup>th</sup> Street & Southern Ave, Mesa, Arizona





BERRY ESTATES  
LOTS 512, 21-28  
MCR: 071-13

**SUBJECT  
PROPERTY**

S 88th St

E SOUTHERN AVE

E Valle Del Oro

APN's 218-49-015A  
218-49-016A  
E Alabaster  
Acres: 2.22

**Exhibit B – Context Aerial Map**  
88th Street & Southern Ave, Mesa, Arizona





Tools



Neighborhood

Subject  
Property

E SOUTHERN AVE

MARICOPA CO

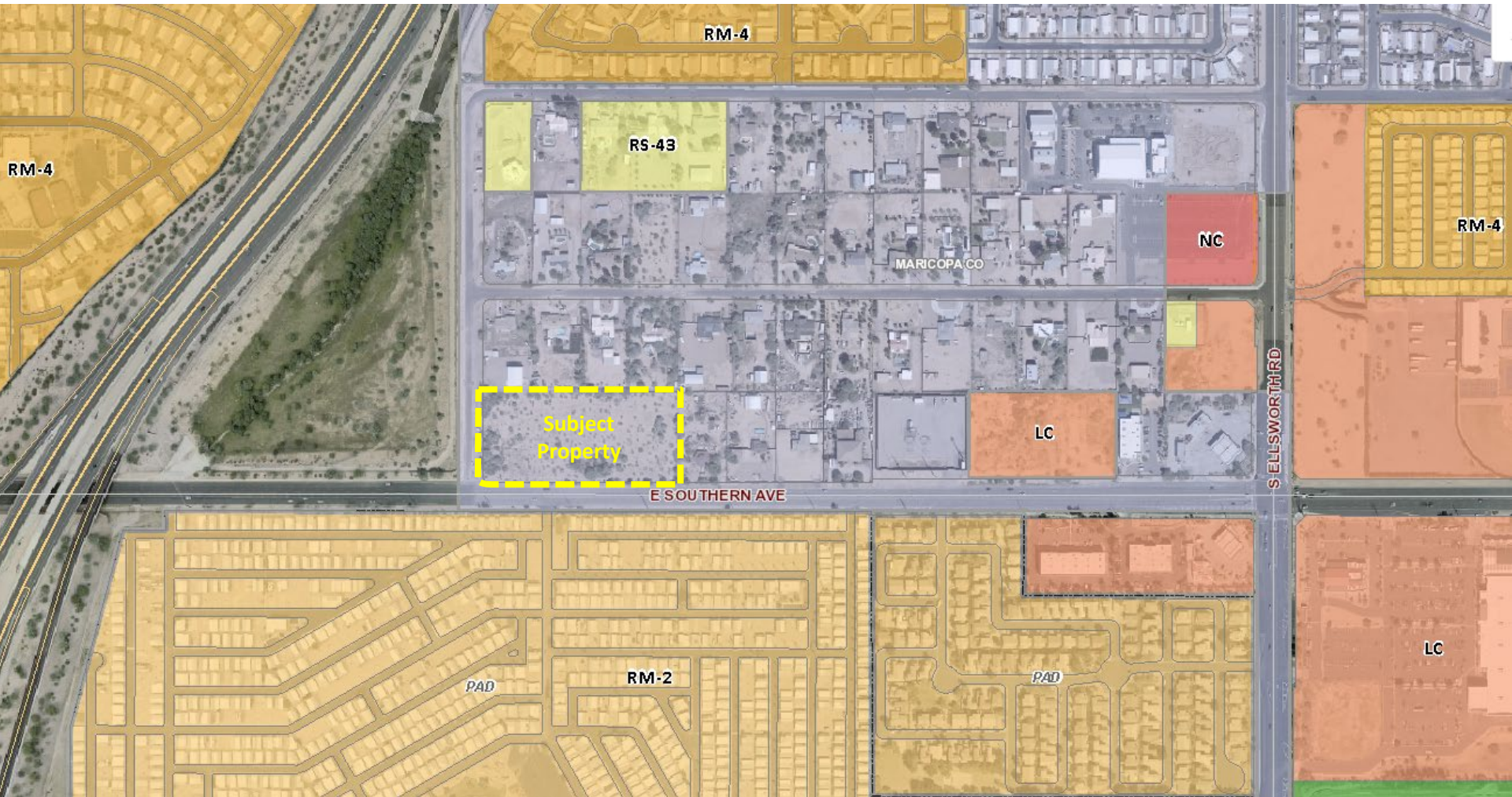
Neighborhood

SELLSWORTH RD

Mixed Use  
Activity  
District

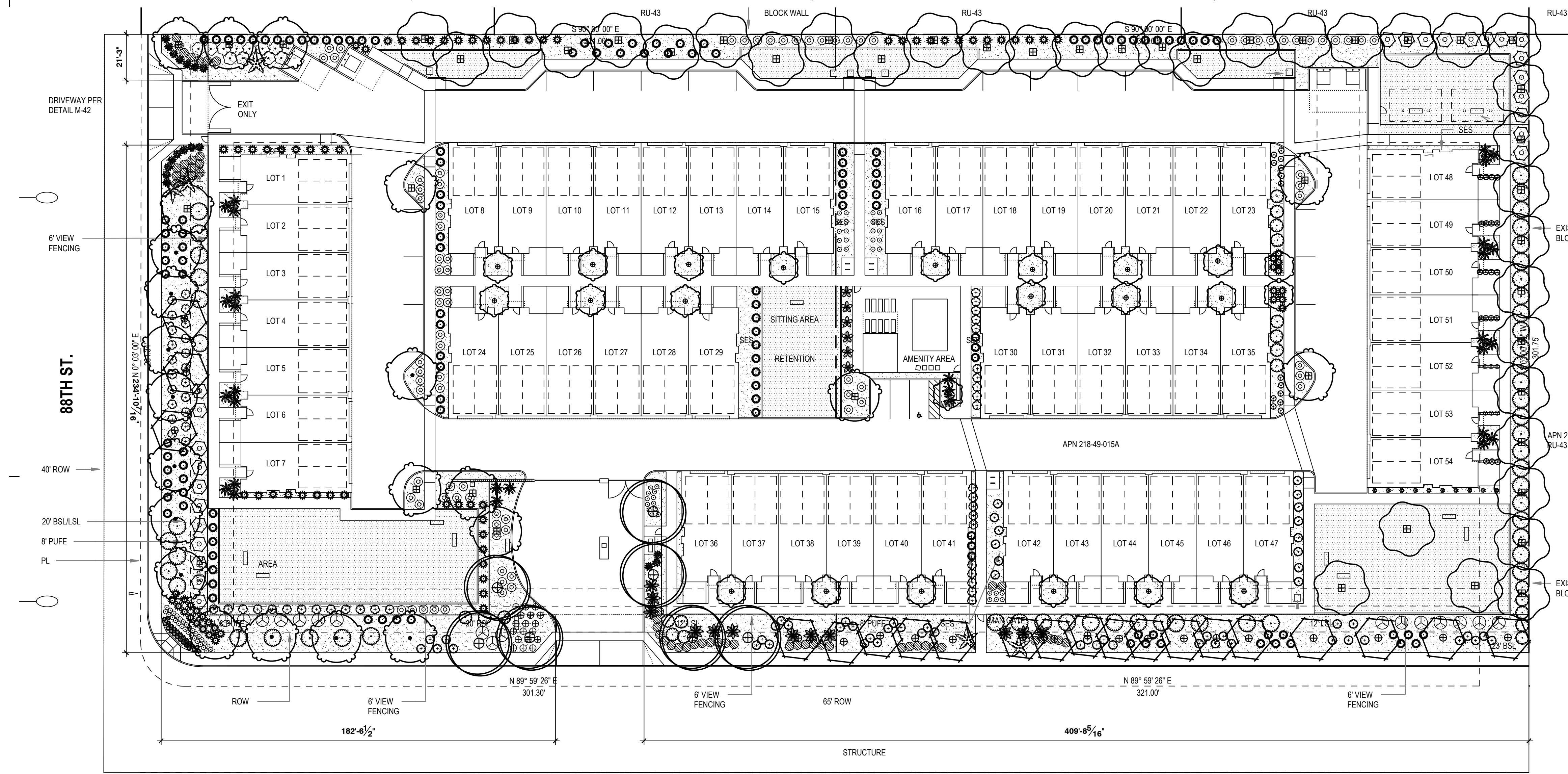
**Exhibit C - City of Mesa General Plan Land Use Map**  
88<sup>th</sup> Street & Southern Ave, Mesa, Arizona





**Exhibit D - City of Mesa Zoning Map**  
88<sup>th</sup> Street & Southern Ave, Mesa, Arizona





**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>TREES</b>				
	Callia secundiflora Texas Mountain Laurel Mature Canopy size - 15 feet	24" Box		23
	Olneya tesota Desert Ironwood Mature canopy size - 30'	24" Box		20
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde Mature canopy size - 30'	24" Box		7
	Pistacia chinensis 'Red Push' Red Push Chinese Pistache Mature canopy size - 40'	15 gal		37
	Washingtonia filifera California Fan Palm Mature canopy size - 12'	24" Box		5
	x Chitalpa tashkentensis 'Morning Cloud' Morning Cloud Chitalpa Single Trunk Mature canopy size - 30'	24" Box		11
	x Chitalpa tashkentensis 'Morning Cloud' Morning Cloud Chitalpa Single Trunk Mature canopy size - 30'	36" Box	Box	12
<b>SHRUBS</b>				
	Agave desmettiana Dwarf Century Plant	5 gal.		18
	Agave geminiflora Century Plant	5 gal.		33
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.		52
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.		54
	Chrysactinia mexicana Damianita	1 gal.		33
	Cycas revoluta Sago Palm	5 gal.		6
	Dasylirion longissimum Toothless Desert Spoon	5 gal		30
	Dodonaea viscosa 'Purpurea' Purple Leafed Hopseed Bush	5 gal		20
	Hesperaloe funifera New Mexico False Yucca	5 gal		12
	Hesperaloe parviflora 'Brakelights' TM Brakelights Red Yucca	5 gal.		82
	Justicia spicigera Mexican Honeysuckle	5 gal		57
	Lantana montevidensis Trailing Lantana	1 gal.		33
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal.		19
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal		17
	Melampodium leucanthum Blackfoot Daisy	1 gal.		18
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass	5 gal		128
	Ruellia penninsularis Wild Petunia	5 gal		85
	Tecoma stans angustata Yellow Bells	5 gal		25
	Tetraeneuria acaulis Angelita Daisy	1 gal.		73
	Wedelia trilobata Wedelia	1 gal.		12
<b>GROUND COVERS</b>				
	Cynodon dactylon 'Midiron' Bermuda Grass			16,784 sf

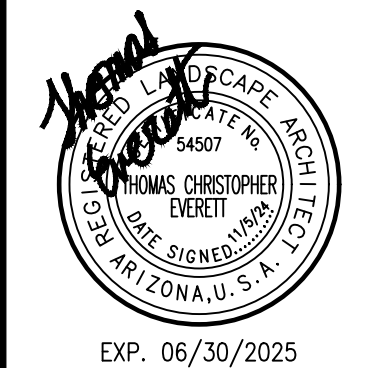
**Required Landscaping**

Trees Required along Southern Ave.	26	Trees Provided along Southern Ave	29
Shrubs required along Southern Ave.	154	Shrubs provided along Southern Ave.	188
Trees required along 88th St.	12	Trees provided along 88th St.	12
Shrubs required along 88th St.	72	Shrubs provided along 88th St.	142
Trees Required along North Property Line	26	Trees Provided along North Property Line	26
Shrubs Required along North Property Line	130	Shrubs Provided along North Property Line	131
Trees Required along East Property Line	12	Trees Provided along North Property Line	13
Shrubs Required along East Property Line	60	Shrubs Provided along North Property Line	77
36" Box Trees required along street frontage	10	36" Box Trees provided along street frontage	11
Total canopy coverage	86,425 SF	Canopy coverage as a percentage of the site	54%

**REFERENCE NOTES SCHEDULE**

SYMBOL	ROCK DESCRIPTION
	<b>K-101</b> 1/2" screened decomposed granite. Express Carmel color at 2" Depth.

**88TH/SOUTHERN TOWNHOMES**  
 OWNERS NAME  
 8820 E SOUTHERN AVE. MESA, ARIZONA 85209  
 PROJECT TEAM  
 ARCHITECT  
 EDIFICE  
 1630 W GUADALUPE RD.  
 SUITE 104  
 GILBERT, AZ 85233  
 T 480.580.1116  
 CONTACT: DANE ASTLE



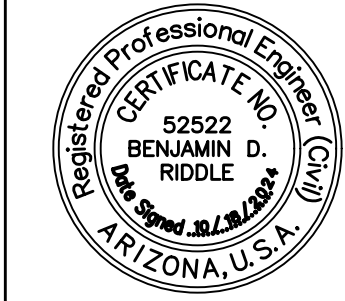
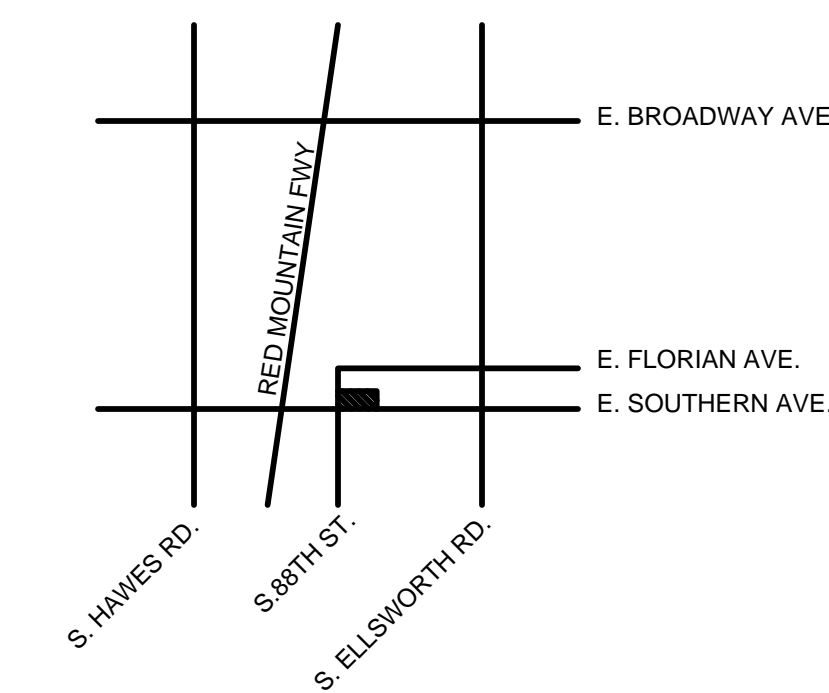
#	DESCRIPTION	DATE
	STATUS 04/22/24	
	LANDSCAPE PLAN	



# PRELIMINARY GRADING PLAN FOR 88TH & SOUTHERN TOWNHOMES

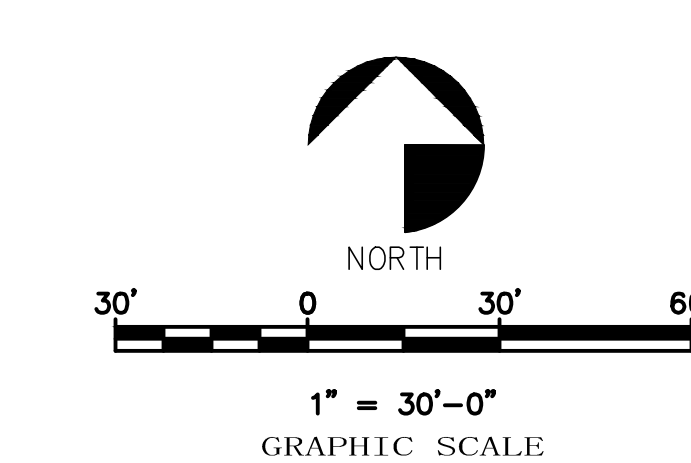
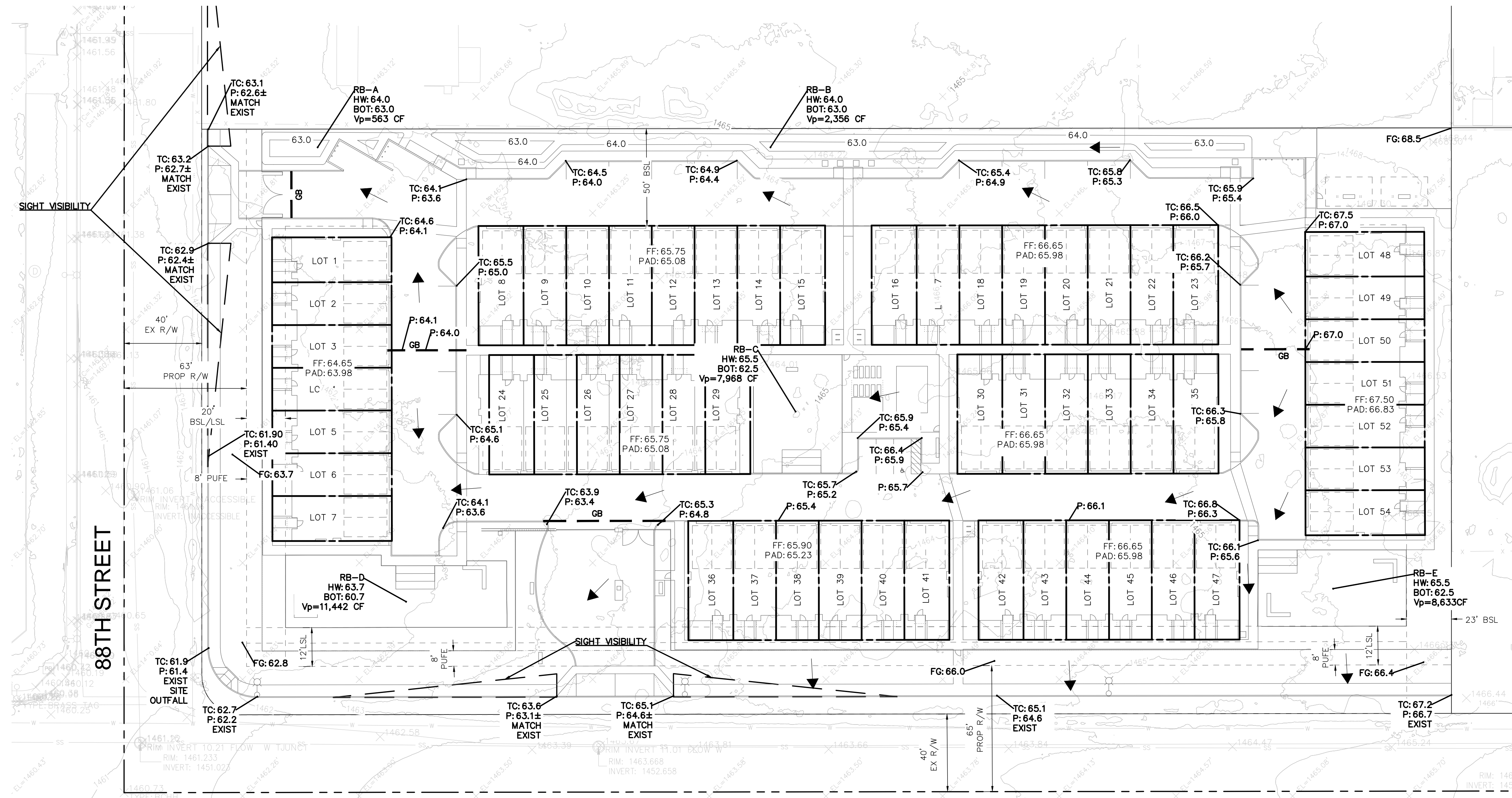
8820 E SOUTHERN AVENUE  
MESA, ARIZONA 85209  
A PORTION OF THE SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

VICINITY MAP



SITE DATA:

APN: 208-49-016A, 218-49-015A  
CURRENT ZONING: RM-2-PAD  
NET LOT AREA: 193,350 SF (4.4 ACRES)



88th & Southern Townhomes						
Retention Basin Volumes						
BASIN ID	H.W. EL	BOT EL	TOP AREA (SF)	BOTTOM AREA (SF)	DEPTH (FT)	VOLUME (CF)
A	64	63	859	267	1	563
B	64	63	3,736	976	1	2,356
C	65.5	62.5	2,776	2,536	3	7,968
D	63.7	60.7	3,934	3,694	3	11,442
E	65.5	62.5	3,000	2,755	3	8,633
<b>TOTAL</b>						<b>30,399</b>

88th & Southern Townhomes					
Retention Calculations Pre Vs. Post					
Area ID	TOTAL AREA (SF)	*D (IN)	Weighted C Factor	REQUIRED RETENTION VOLUME (CF)	Retention Prov'd (CF)
Site	193,350	2.17	0.83	29,020	30,399

\*Depth from NOAA Atlas 14

Weighted Runoff Coefficient Supporting Calculations			
Land Use	Drainage Area (Square Feet)	Runoff Coefficient (C)	DA * C
Pervious	45419.26	0.50	22709.63
Impervious	125880.11	0.95	119586.10
<b>Total Area:</b>	<b>171299.37</b>		<b>142295.73</b>

Weighted C: 0.83

SEAL	DATE	MARK	COMMENTS

**EDIFICE**  
1630 W GUALAQUIPE RD, SUITE 104  
GILBERT, AZ 85233

**88TH & SOUTHERN TOWNHOMES**  
8820 E SOUTHERN AVENUE  
MESA, ARIZONA 85209  
**PRELIMINARY GRADING PLAN**

Date: 2024-10-18  
Project No.: 13037-014  
Sheet No.:

**CG1**

P:\13037\13037-014\70-Sub\88th and Southern Townhomes Preliminary Grading.dwg, Grading 1, 10/18/2024 12:38:59 PM, Updegr, Tyler





1630 W CUJALUPUE RD, SUITE 104  
GILBERT, AZ 85233  
T. 480.580.1116

12/4/2024 4:57:01 PM - PLOT DATE

# 88TH/SOUTHERN TOWNHOMES

COCONUT PROPERTIES LLC  
8820 E SOUTHERN AVE. MESA, ARIZONA 85209

**PROJECT TEAM**  
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CONTACT: TOM EVERETT

ELECTRICAL ENGINEER  
LUX ENGINEERS  
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QUEEN CREEK, AZ 85142  
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CONTACT: AARON RICKS

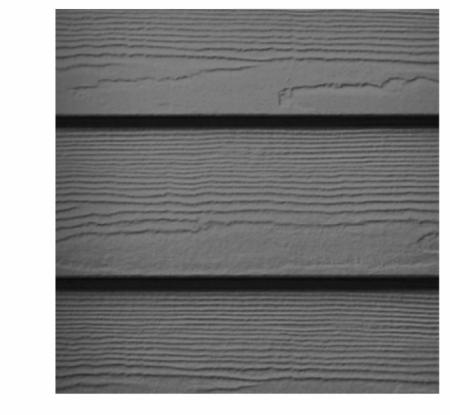
## MATERIALS



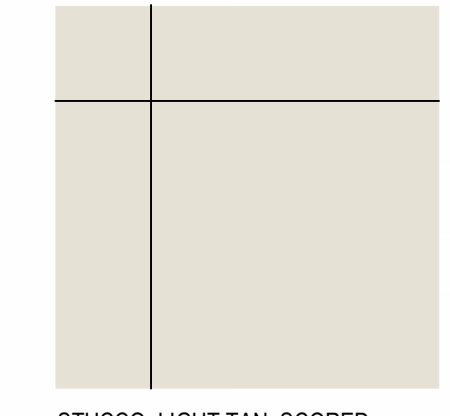
ALUMINUM, BRONZE (AB)



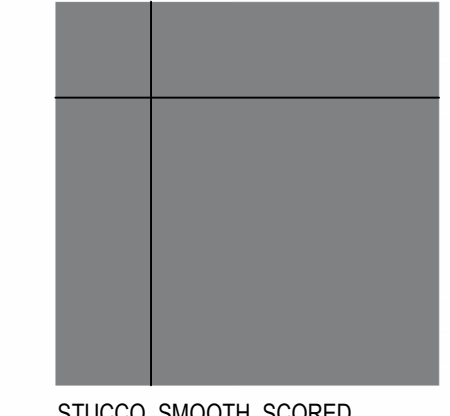
COMPOSITE WOOD PLANKS (W)



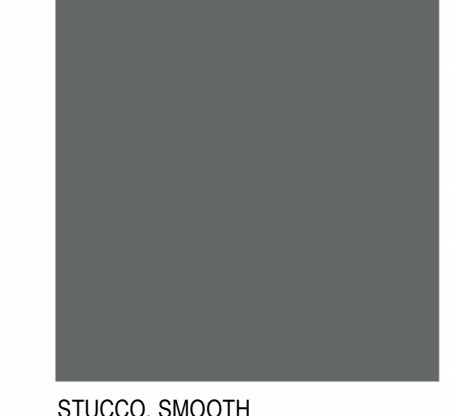
HARDIE BOARD SIDING, CHARCOAL (HB)



STUCCO, LIGHT TAN, SCORED DE CRYSTAL HAZE (S.CH)



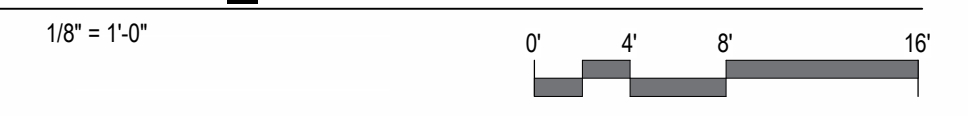
STUCCO, SMOOTH, SCORED DE STORM CLOUD (S.SC)



STUCCO, SMOOTH DE POINTED ROCK (S.PR)



**1 6 PLEX\_NORTH**



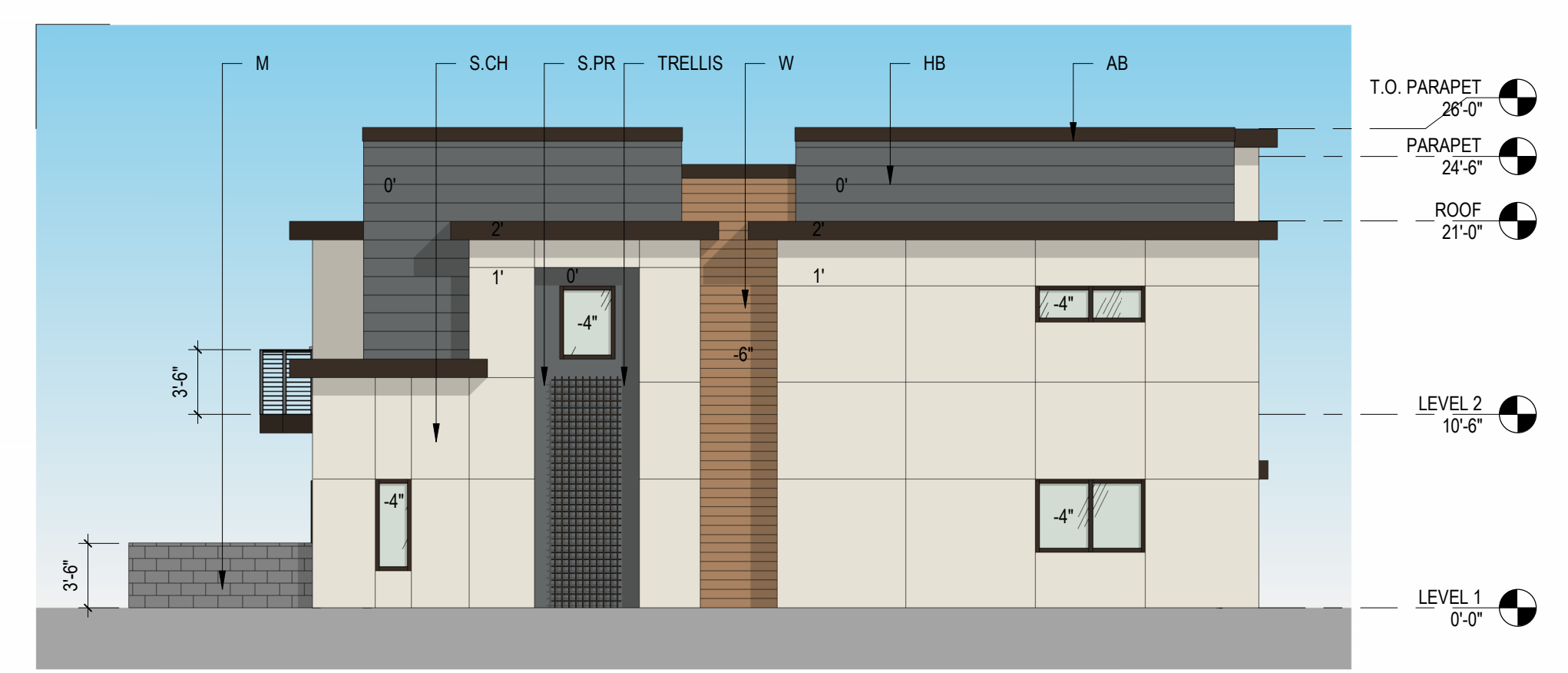
**2 6 PLEX\_SOUTH**



**3 6 PLEX\_EAST**



SES CABINET TO BE PAINTED TO MATCH STUCCO FINISH



**4 6 PLEX\_WEST**



## ELEVATION MATERIAL %

	ALUMINUM BRONZE	ALUMINUM BRONZE (GARAGE)	COMPOSITE WOOD PLANKS	HARDIE BOARD SIDING, CHARCOAL	STUCCO, SMOOTH, SCORED DE STORM CLOUD (S.SC)	STUCCO, SMOOTH, SCORED DE POINTED ROCK (S.PR)	
NORTH	5%	20%	8%	28%	36%	3%	-
EAST	7%	-	7%	15%	61%	2%	8%
SOUTH	10%	-	11%	22%	24%	21%	12%
WEST	7%	-	7%	15%	61%	2%	8%

SEE SHEET A201 FOR TYPICAL CHANGE OF PLANE DIMENSIONS

#	DESCRIPTION	DATE

EXTERIOR ELEVATIONS\_6 PLEX

# A201



1630 W. CUALA LUIPE RD., SUITE 104  
GILBERT, AZ 85233  
T. 480.580.1116

12/4/2024 4:57:12 PM - PLOT DATE

**88TH/SOUTHERN TOWNHOMES**  
COCONUT PROPERTIES LLC  
8820 E SOUTHERN AVE. MESA, ARIZONA 85209

**PROJECT TEAM**  
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LARSON DESIGN GROUP  
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CONTACT: MIKE HREHA

LANDSCAPE ARCHITECT  
EVERETT LA  
6628 E BASELINE RD  
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T 602.753.9140  
CONTACT: TOM EVERETT

ELECTRICAL ENGINEER  
LUX ENGINEERS  
18507 E. SUNNYDALE DR  
QUEEN CREEK, AZ 85142  
T 480.332.5614  
CONTACT: AARON RICKS

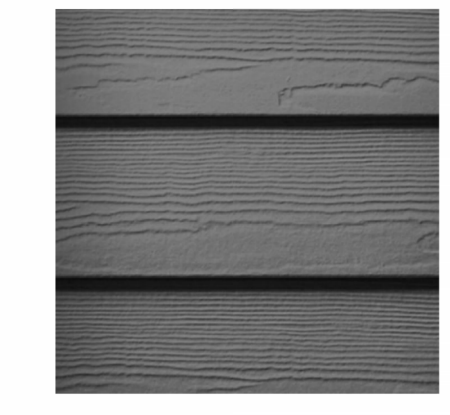
**MATERIALS**



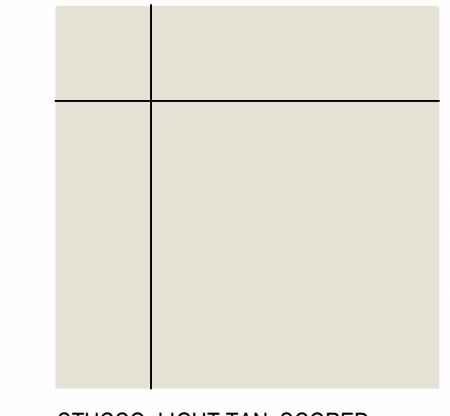
ALUMINUM, BRONZE (AB)



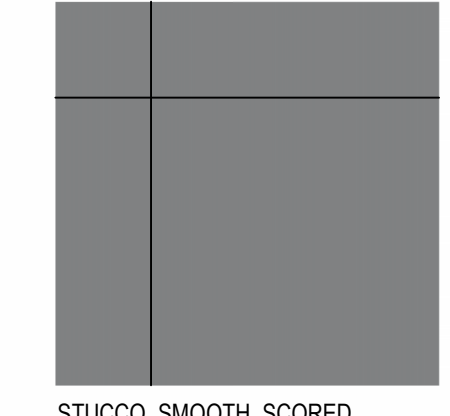
COMPOSITE WOOD PLANKS (W)



HARDIE BOARD SIDING, CHARCOAL (HB)



STUCCO, LIGHT TAN, SCORED DE CRYSTAL HAZE (S.CH)



STUCCO, SMOOTH, SCORED DE STORM CLOUD (S.SC)



STUCCO, SMOOTH DE POINTED ROCK (S.PR)



**1 7 PLEX\_NORTH**  
1/8" = 1'-0"  
0' 4' 8' 16'



**2 7 PLEX\_SOUTH**  
1/8" = 1'-0"  
0' 4' 8' 16'



**3 7 PLEX\_EAST**  
1/8" = 1'-0"  
0' 4' 8' 16'  
SES CABINET TO BE PAINTED TO MATCH STUCCO FINISH



**4 7 PLEX\_WEST**  
1/8" = 1'-0"  
0' 4' 8' 16'

**ELEVATION MATERIAL %**

	ALUMINUM BRONZE	ALUMINUM BRONZE (GARAGE)	COMPOSITE WOOD PLANKS	HARDIE BOARD SIDING, CHARCOAL	STUCCO, SMOOTH, SCORED DE STORM CLOUD (S.SC)	STUCCO, LIGHT TAN, SCORED DE CRYSTAL HAZE (S.CH)	STUCCO, SMOOTH DE POINTED ROCK (S.PR)
NORTH	7%	20%	8%	23%	39%	3%	-
EAST	7%	-	7%	15%	61%	2%	8%
SOUTH	12%	-	11%	22%	26%	19%	9%
WEST	7%	-	7%	15%	61%	2%	8%

SEE SHEET A201 FOR TYPICAL CHANGE OF PLANE DIMENSIONS

#	DESCRIPTION	DATE

EXTERIOR ELEVATIONS\_7 PLEX

**A202**





1630 W. CUALA LUIPE RD, SUITE 104  
GILBERT, AZ 85233  
T. 480.580.1116

12/4/2024 4:57:38 PM - PLOT DATE

**88TH/SOUTHERN TOWNHOMES**  
COCONUT PROPERTIES LLC  
8820 E SOUTHERN AVE. MESA, ARIZONA 85209

**PROJECT TEAM**  
ARCHITECT  
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922 N. GILBERT RD.  
SUITE 103  
MESA, ARIZONA 85203  
T 480.580.1116  
CONTACT: DANE ASTLE

CIVIL ENGINEER  
LARSON DESIGN GROUP  
2390 E CAMELBACK RD,  
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PHOENIX, AZ 85016  
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LANDSCAPE ARCHITECT  
EVERETT LA  
6628 E BASELINE RD  
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MESA, AZ 85206  
T 602.753.9140  
CONTACT: TOM EVERETT

ELECTRICAL ENGINEER  
LUX ENGINEERS  
18507 E. SUNNYDALE DR  
QUEEN CREEK, AZ 85142  
T 480.332.5614  
CONTACT: AARON RICKS

#	DESCRIPTION	DATE

EXTERIOR ELEVATIONS\_8 PLEX

**A203**

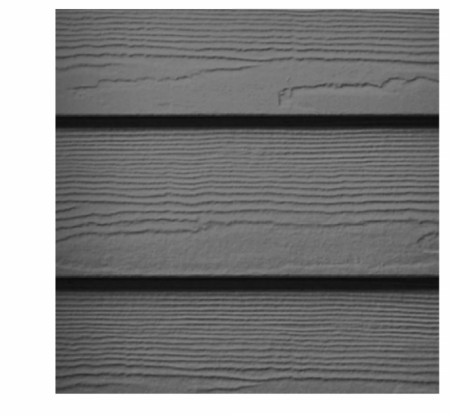
**MATERIALS**



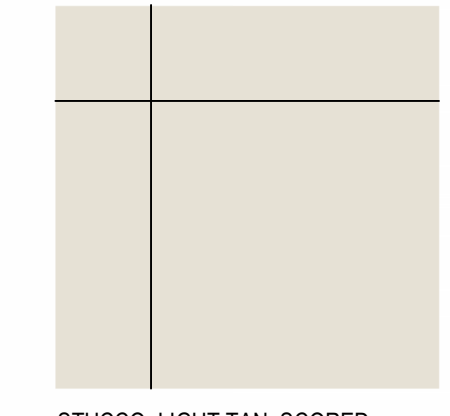
ALUMINUM, BRONZE (AB)



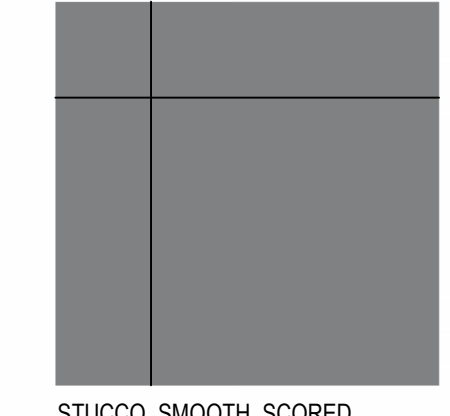
COMPOSITE WOOD PLANKS (W)



HARDIE BOARD SIDING, CHARCOAL (HB)



STUCCO, LIGHT TAN, SCORED DE CRYSTAL HAZE (S.CH)



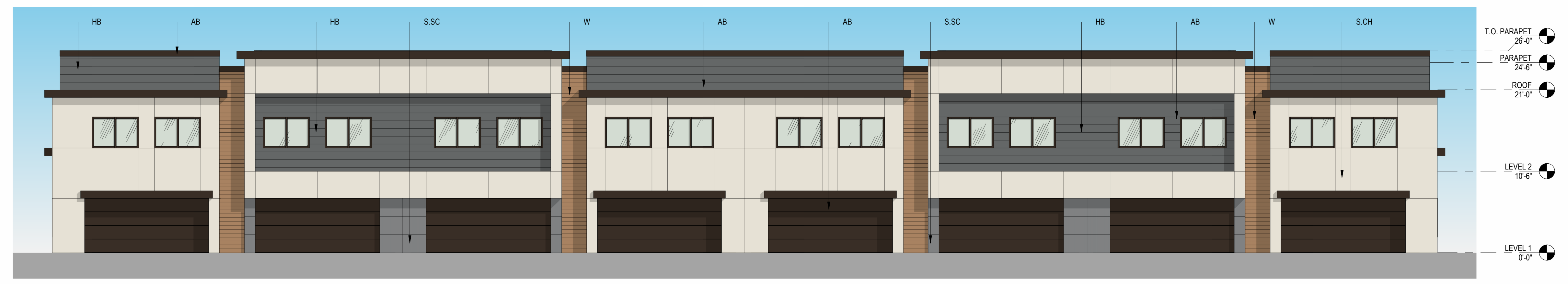
STUCCO, SMOOTH, SCORED DE STORM CLOUD (S.SC)



STUCCO, SMOOTH DE POINTED ROCK (S.PR)



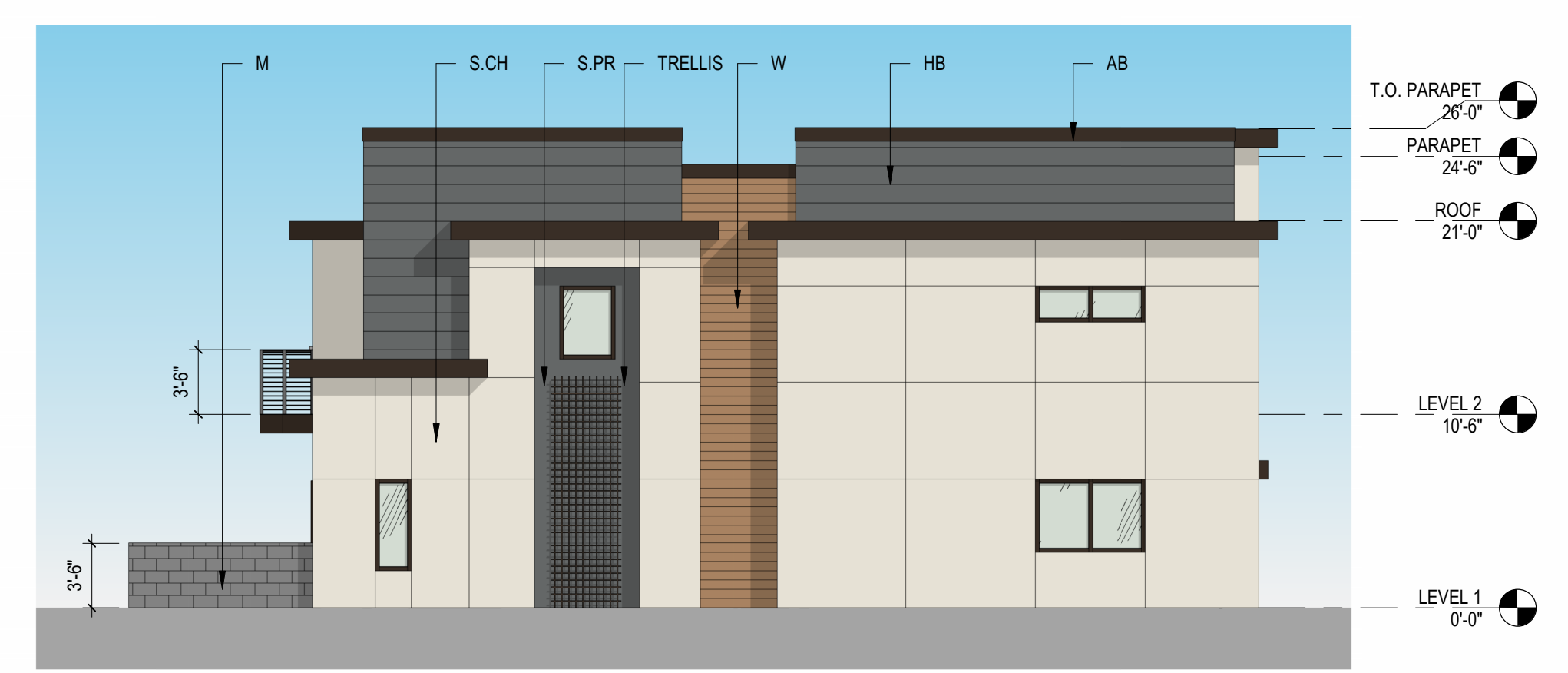
**1 8 PLEX\_NORTH**  
1/8" = 1'-0"  
0' 4' 8' 16'



**2 8 PLEX\_SOUTH**  
1/8" = 1'-0"  
0' 4' 8' 16'



**3 8 PLEX\_EAST**  
1/8" = 1'-0"  
0' 4' 8' 16'  
SES CABINET TO BE PAINTED TO MATCH STUCCO FINISH



**4 8 PLEX\_WEST**  
1/8" = 1'-0"  
0' 4' 8' 16'

**ELEVATION MATERIAL %**

	ALUMINUM BRONZE	ALUMINUM BRONZE (GARAGE)	COMPOSITE WOOD PLANKS	HARDIE BOARD SIDING, CHARCOAL	STUCCO, SMOOTH (DE CRYSTAL HAZE)	STUCCO, SMOOTH DE STORM CLOUD (S.SC)	STUCCO, SMOOTH (DE POINTED ROCK)
NORTH	4%	22%	5%	21%	46%	2%	-
EAST	7%	-	7%	15%	61%	2%	8%
SOUTH	12%	-	10%	19%	32%	18%	7%
WEST	7%	-	7%	15%	61%	2%	8%

SEE SHEET A201 FOR TYPICAL CHANGE OF PLANE DIMENSIONS



12345 9/19/2024 1:57:41 PM - PLOT DATE

**88TH/SOUTHERN TOWNHOMES**

1630 W CUJALUPUE RD, SUITE 104  
GILBERT, AZ 85233  
T. 480.580.1116

COCONUT PROPERTIES LLC  
8820 E SOUTHERN AVE. MESA, ARIZONA 85209

**PROJECT TEAM**  
ARCHITECT  
EDIFICE  
922 N. GILBERT RD.  
SUITE 103  
MESA, ARIZONA 85203  
T 480.580.1116  
CONTACT: DANE ASTLE

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LARSON DESIGN GROUP  
2390 E CAMELBACK RD,  
SUITE 130  
PHOENIX, AZ 85016  
T 602.782.3596  
CONTACT: MIKE HREHA

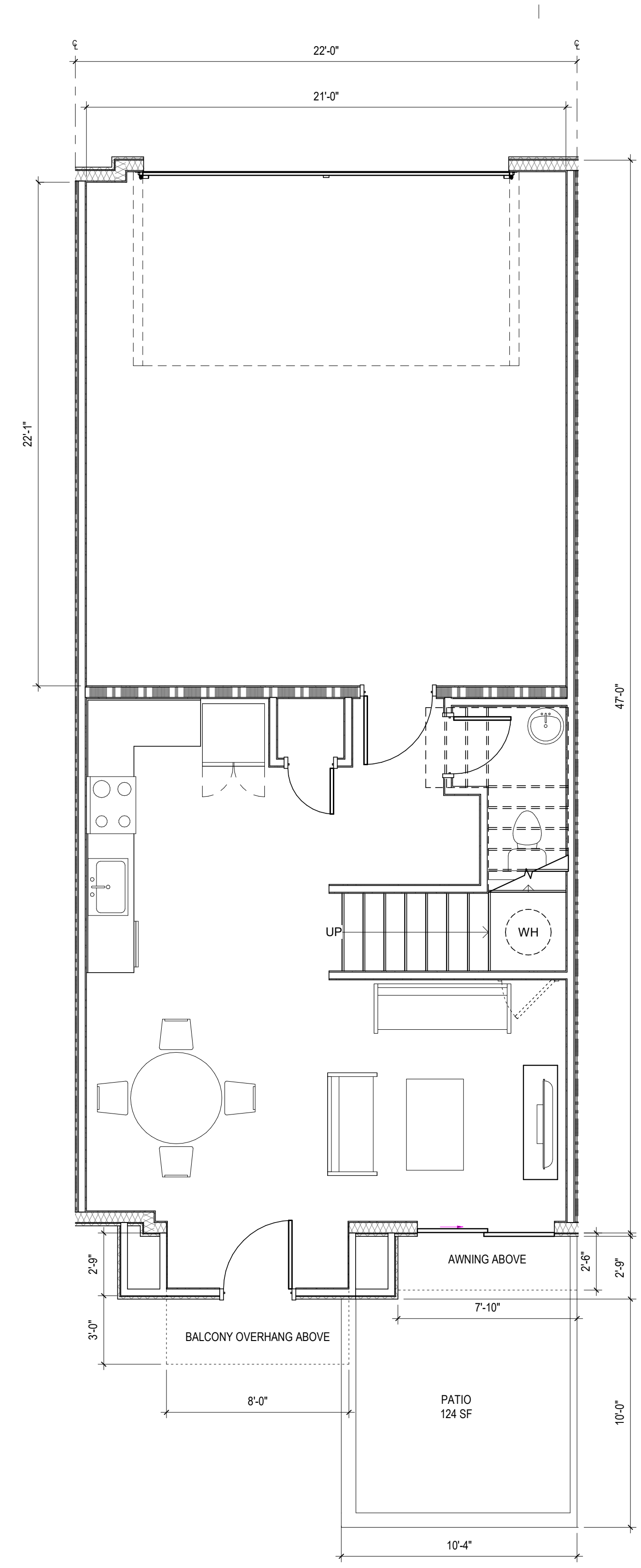
LANDSCAPE ARCHITECT  
EVERETT LA  
6628 E BASELINE RD  
SUITE 102  
MESA, AZ 85206  
T 602.753.9140  
CONTACT: TOM EVERETT

ELECTRICAL ENGINEER  
LUX ENGINEERS  
18507 E. SUNNYDALE DR  
QUEEN CREEK, AZ 85142  
T 480.332.5614  
CONTACT: AARON RICKS

#	DESCRIPTION	DATE

FLOOR PLAN\_TYPICAL UNIT

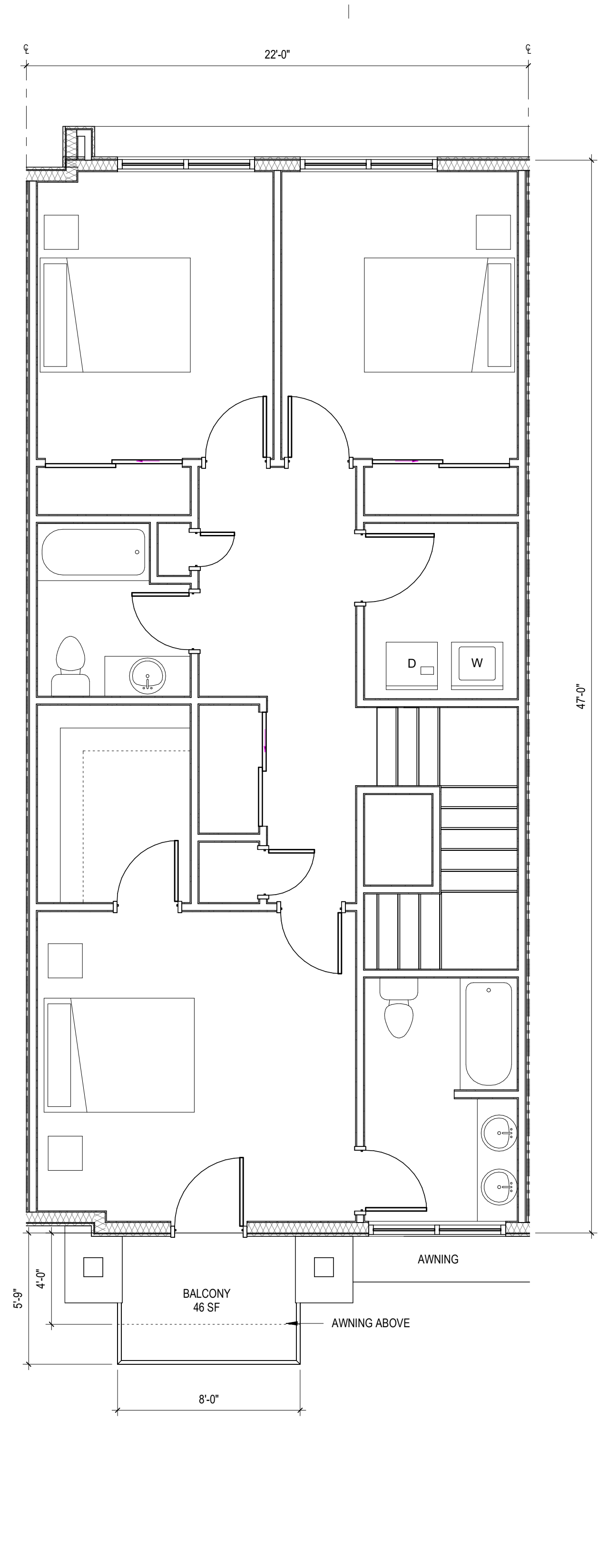
**A101**



**1 FLOOR PLAN\_UNIT A\_LEVEL 1**  
1/4" = 1'-0"

**OPEN SPACE/ UNIT CALCULATIONS  
UNIT TYPE A:**

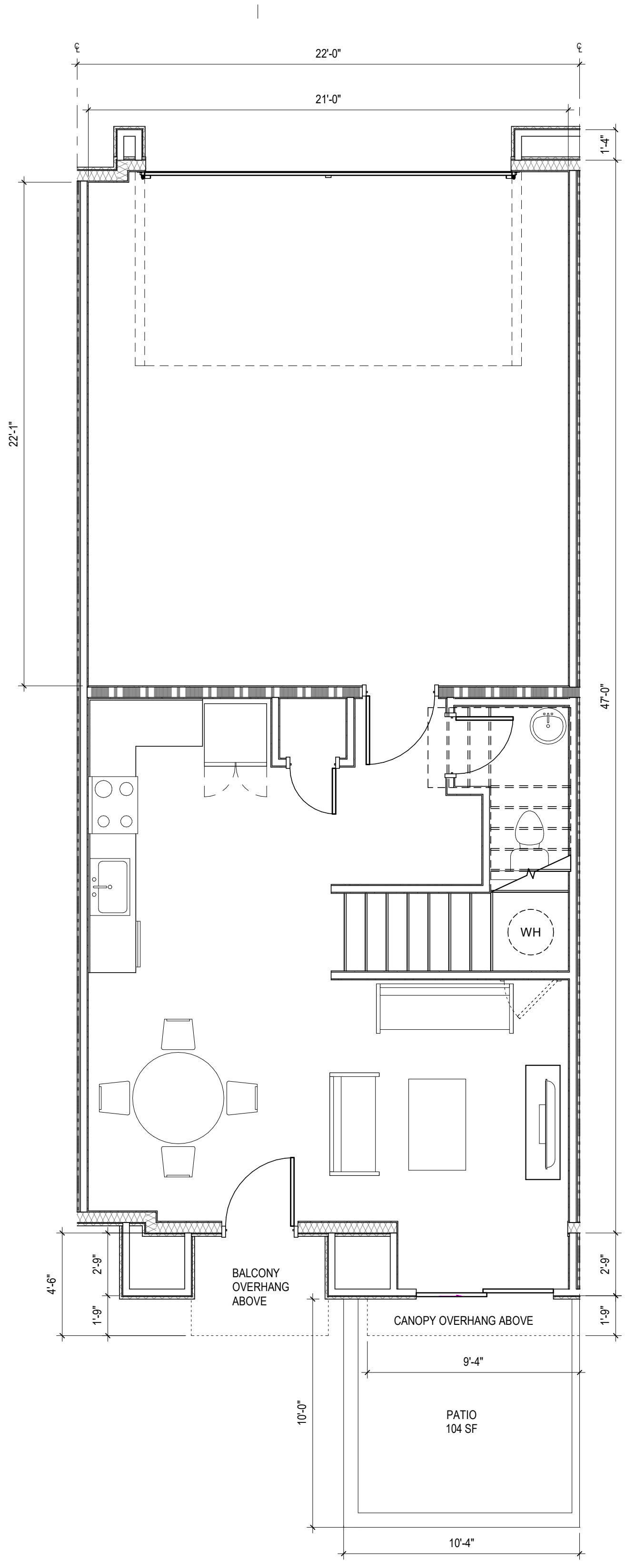
<u>COMMON OPEN SPACE:</u>	<u>COMMON OPEN SPACE:</u>
POOL AREA: 2000 SF COVERED: 160 SF	5,215 TOTAL SF/ 880 TOTAL COVERED SF
DOG PARK: 3,215 SF COVERED: 720 SF	<b>16% COVERED</b>
<u>PRIVATE OPEN SPACE:</u>	5,215 / 54 UNITS = 96 COMMON OPEN SPACE SF PER UNIT
PATIO: 124 SF COVERED: 15 SF	<u>PRIVATE OPEN SPACE:</u>
BALCONY: 46 SF COVERED: 32 SF	170 SF TOTAL / 52 TOTAL COVERED SF
	<b>31% COVERED</b>
	<u>COMBINED OPEN SPACE SF/UNIT:</u>
	<b>266 SF</b>



**2 FLOOR PLAN\_UNIT A\_LEVEL 2**  
1/4" = 1'-0"

**UNIT TYPE A x 32 LOTS**

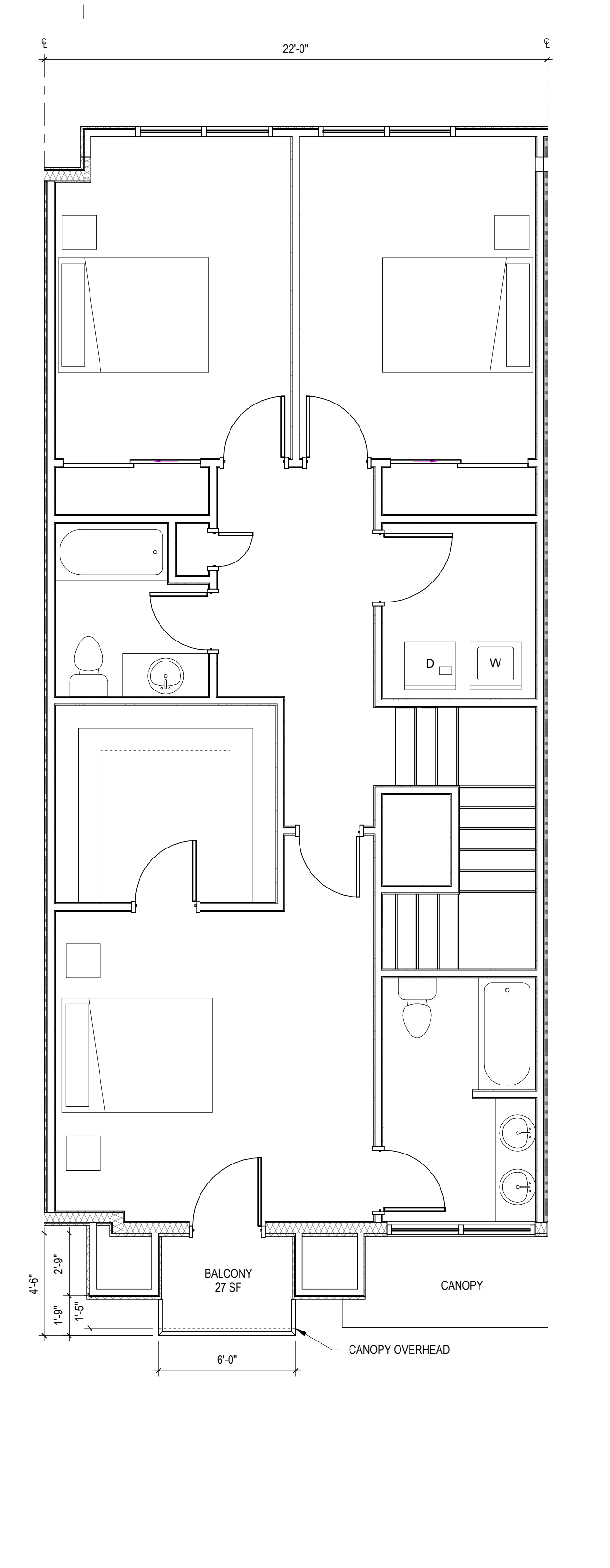
LIVABLE: 1630 SF
GARAGE: 462 SF
BALCONY/PATIO: 170 SF



**3 FLOOR PLAN\_UNIT B\_LEVEL 1**  
1/4" = 1'-0"

**OPEN SPACE/ UNIT CALCULATIONS  
UNIT TYPE B:**

<u>COMMON OPEN SPACE:</u>	<u>COMMON OPEN SPACE:</u>
POOL AREA: 2000 SF COVERED: 160 SF	5,215 TOTAL SF/ 880 TOTAL COVERED SF
DOG PARK: 3,215 SF COVERED: 720 SF	<b>16% COVERED</b>
<u>PRIVATE OPEN SPACE:</u>	5,215 / 54 UNITS = 96 COMMON OPEN SPACE SF PER UNIT
PATIO: 104 SF COVERED: 17 SF	<u>PRIVATE OPEN SPACE:</u>
BALCONY: 27 SF COVERED: 25 SF	131 SF TOTAL / 47 TOTAL COVERED SF
	<b>32% COVERED</b>
	<u>COMBINED OPEN SPACE SF/UNIT:</u>
	<b>227 SF</b>



**4 FLOOR PLAN\_UNIT B\_LEVEL 2**  
1/4" = 1'-0"

**UNIT TYPE B x 22 LOTS**

LIVABLE: 1,653 SF
GARAGE: 462 SF
BALCONY/PATIO: 131 SF





1630 W. CUALA LUPINE RD. SUITE 104  
GILBERT, AZ 85233  
T. 480.580.1116

12/4/2024 4:56:53 PM - PLOT DATE

**88TH/SOUTHERN TOWNHOMES**

COCONUT PROPERTIES LLC  
8820 E SOUTHERN AVE. MESA, ARIZONA 85209

**PROJECT TEAM**  
ARCHITECT  
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LARSON DESIGN GROUP  
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LANDSCAPE ARCHITECT  
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LUX ENGINEERS  
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QUEEN CREEK, AZ 85142  
T 480.332.5614  
CONTACT: AARON RICKS

#	DESCRIPTION	DATE

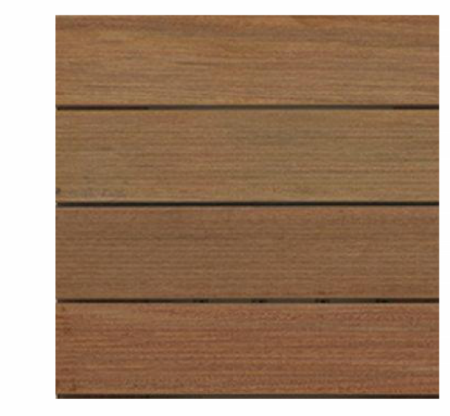
ARCHITECTURAL SITE DETAILS- AMENITY

**A013**

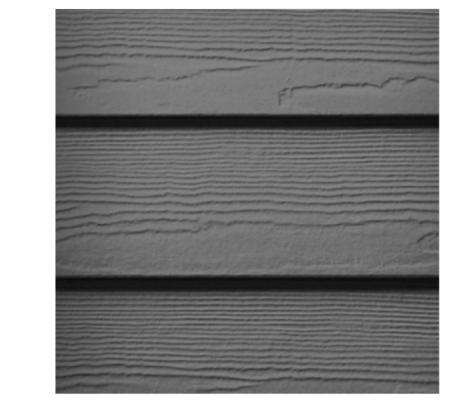
**MATERIALS**



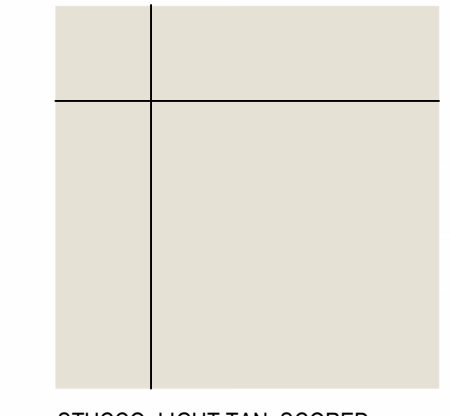
ALUMINUM, BRONZE (AB)



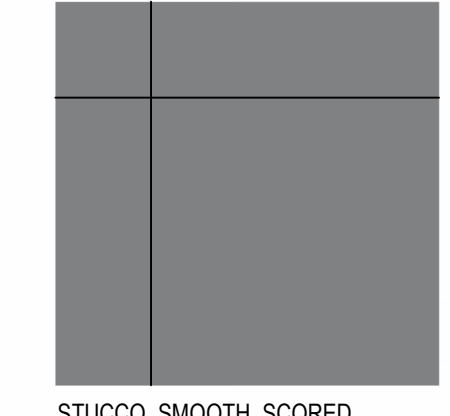
COMPOSITE WOOD PLANKS (W)



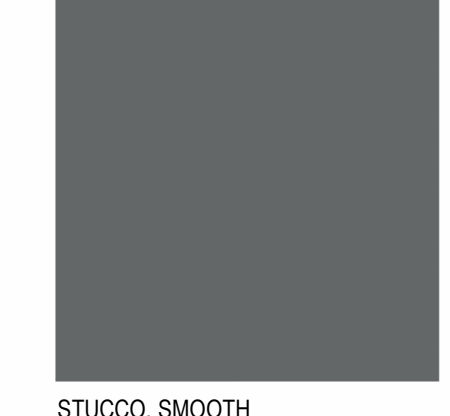
HARDIE BOARD SIDING, CHARCOAL (HB)



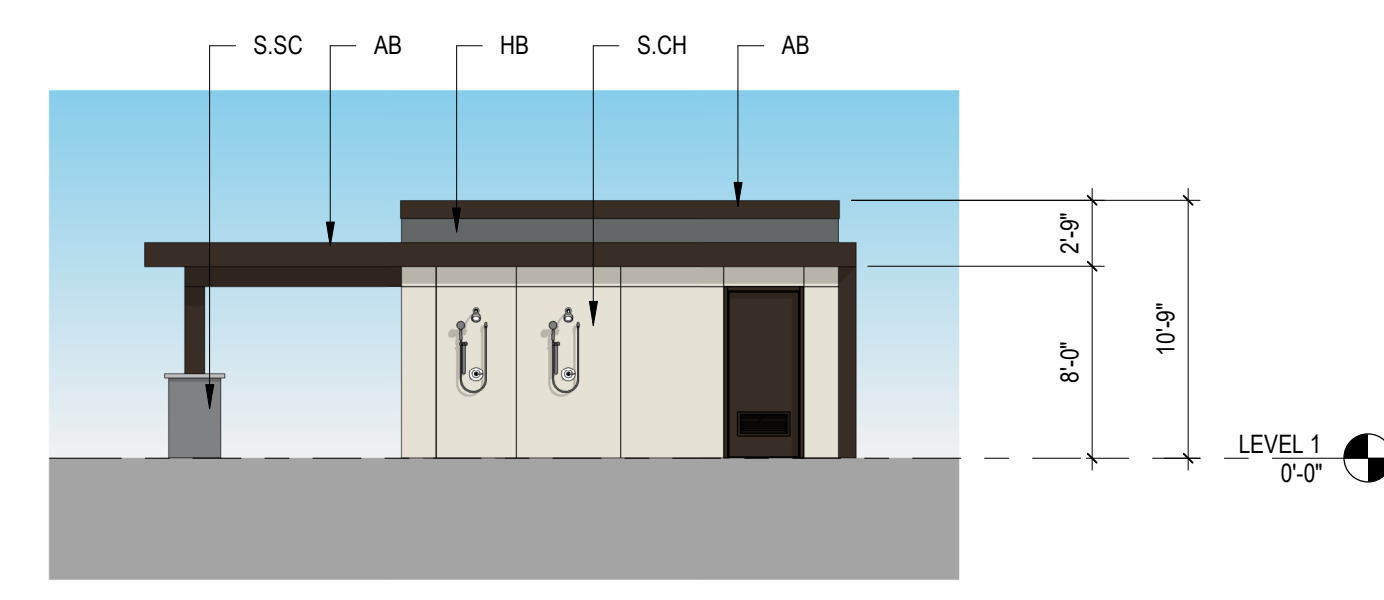
STUCCO, LIGHT TAN, SCORED DE CRYSTAL HAZE (S.CH)



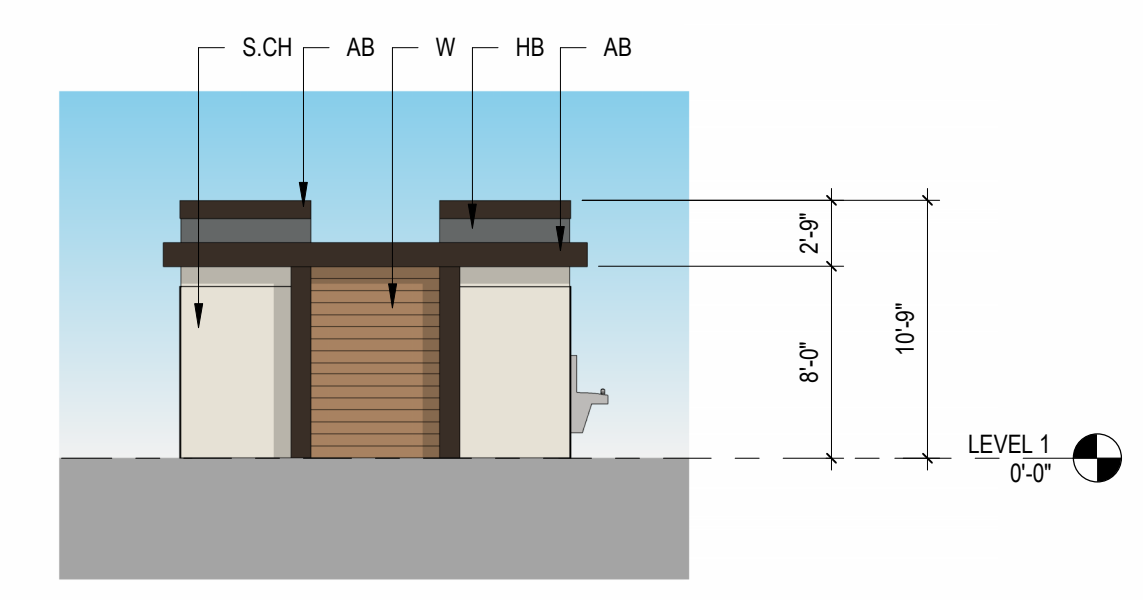
STUCCO, SMOOTH, SCORED DE STORM CLOUD (S.SC)



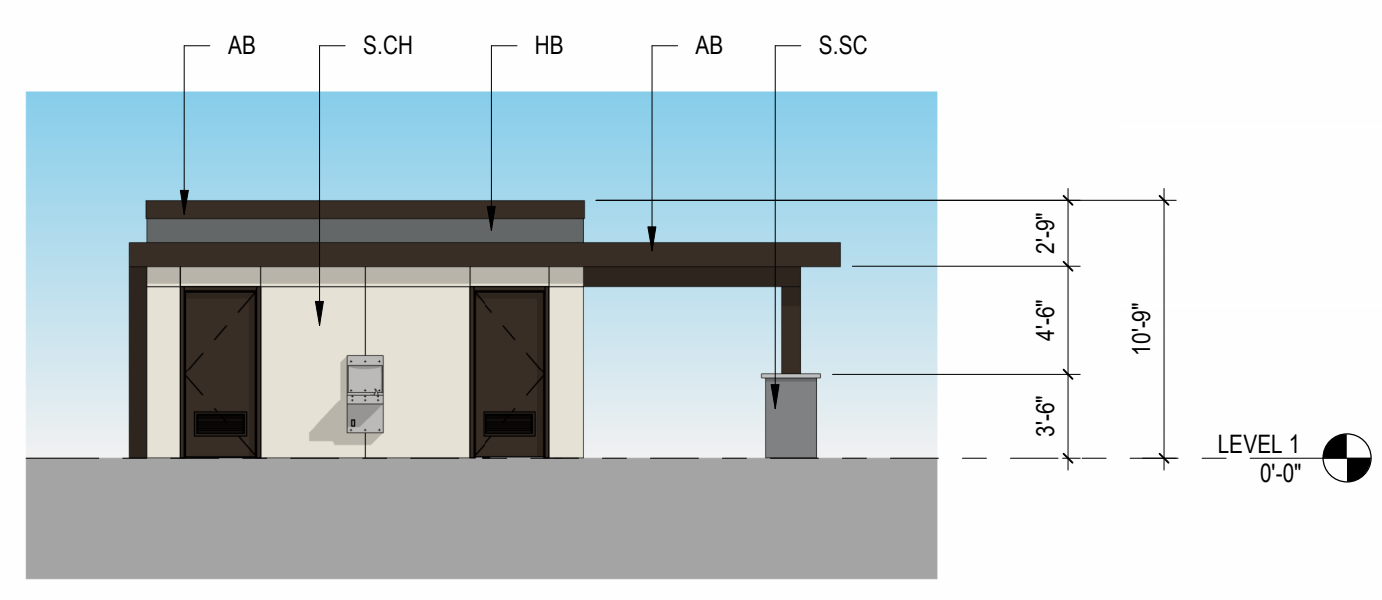
STUCCO, SMOOTH DE POINTED ROCK (S.PR)



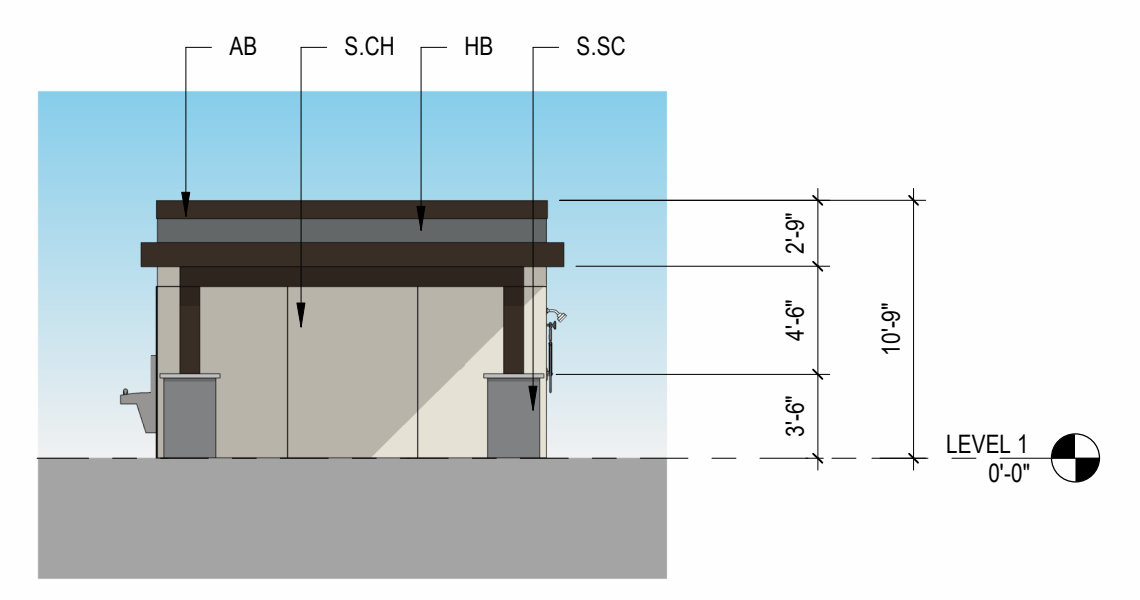
**4 BATHROOM/RAMADA WEST ELEVATION**  
1/8" = 1'-0"



**5 BATHROOM/RAMADA SOUTH ELEVATION**  
1/8" = 1'-0"



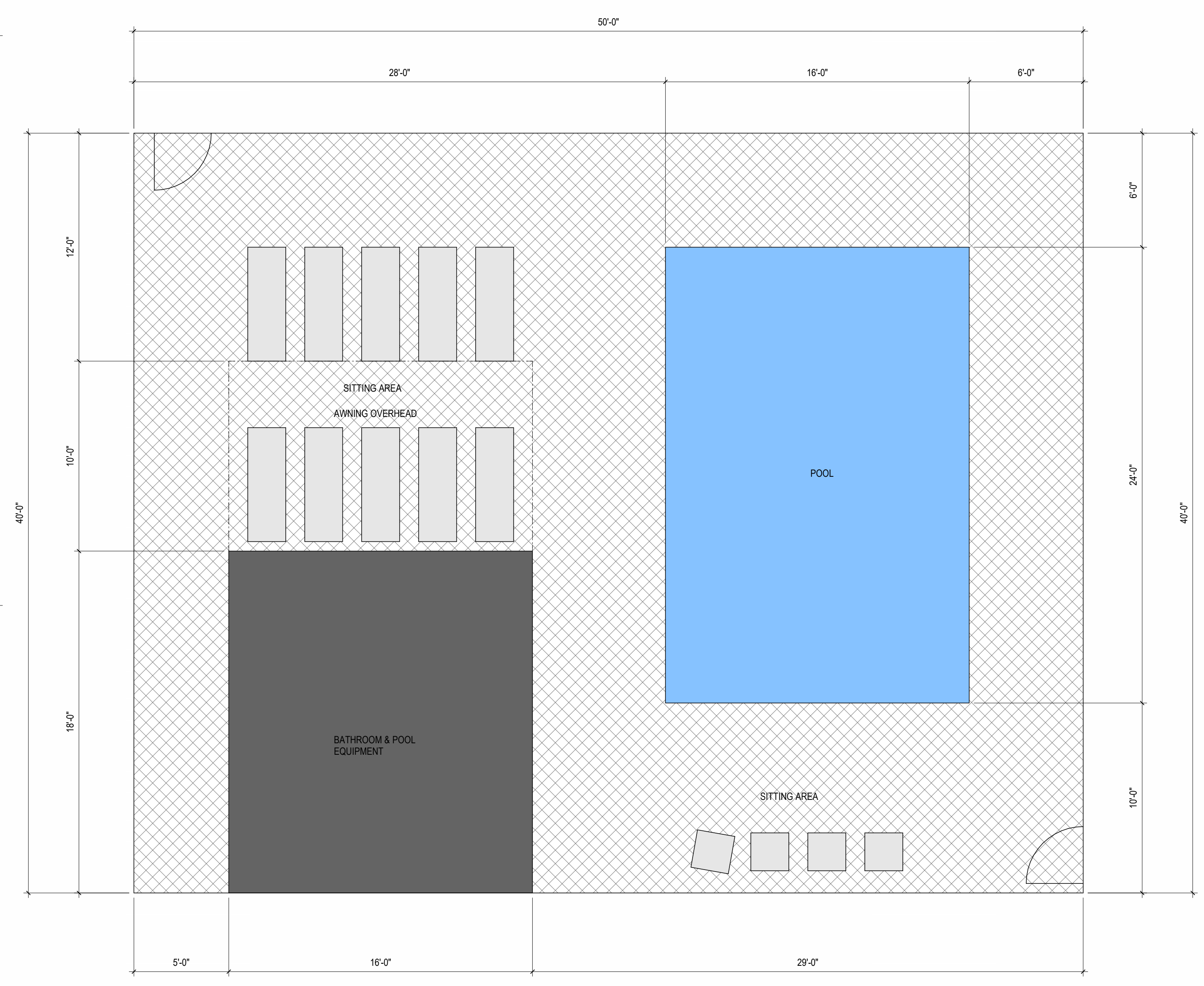
**6 BATHROOM/RAMADA EAST ELEVATION**  
1/8" = 1'-0"



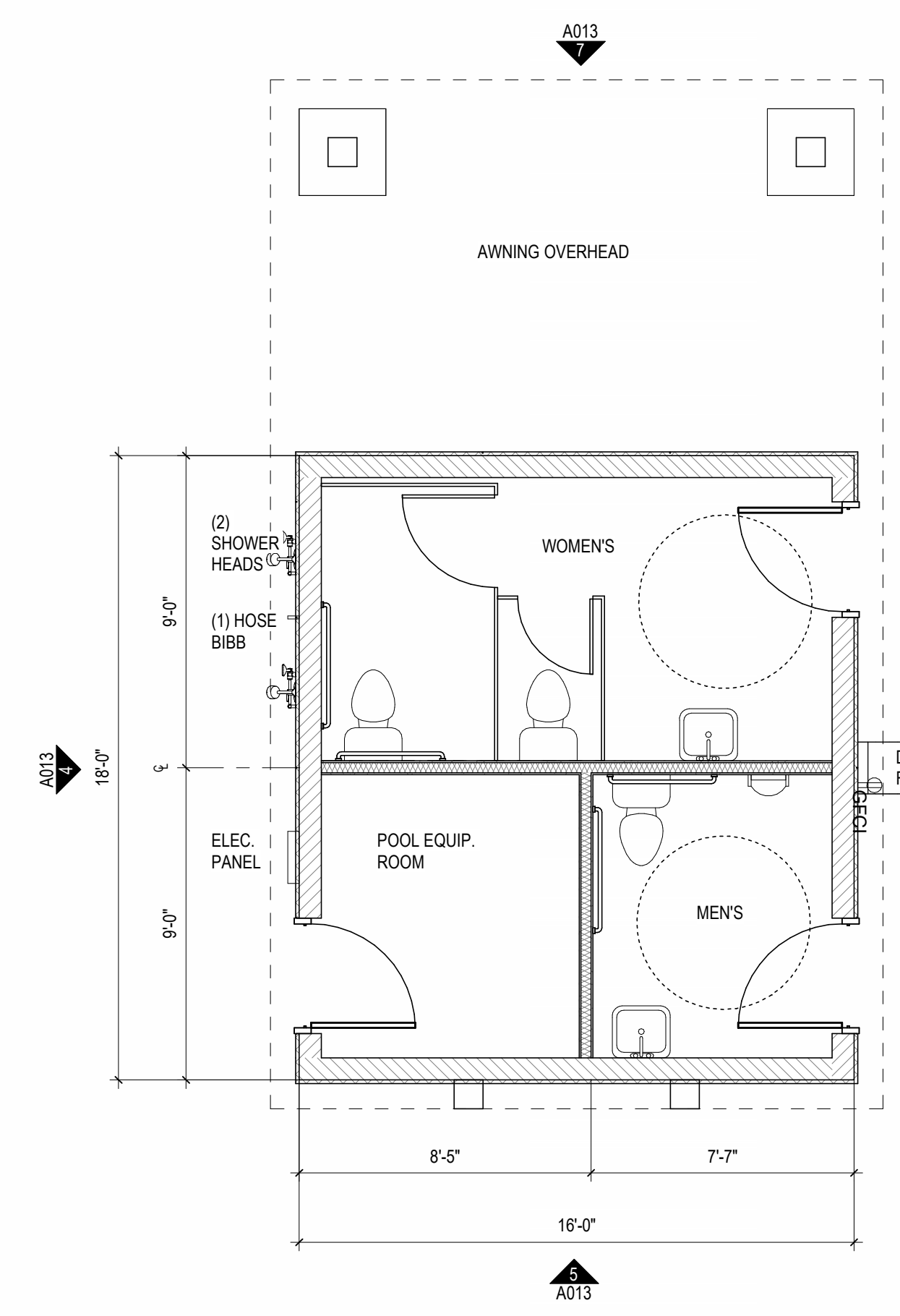
**7 BATHROOM/RAMADA NORTH ELEVATION**  
1/8" = 1'-0"

**ELEVATION MATERIAL %**

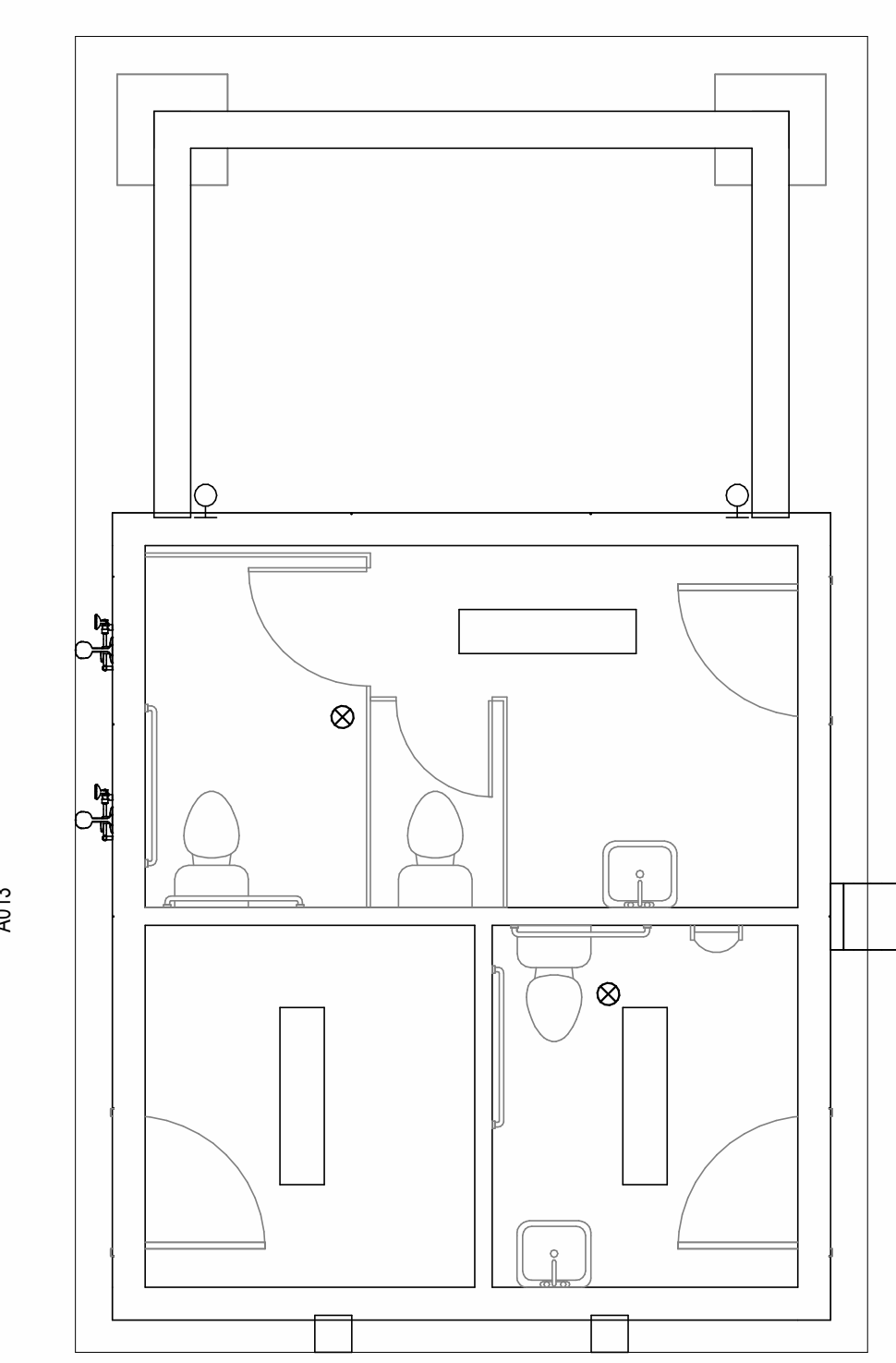
	ALUMINUM, BRONZE	COMPOSITE WOOD PLANKS CHARCOAL	HARDIE BOARD SIDING, CHARCOAL	STUCCO, SMOOTH, SCORED DE CRYSTAL HAZE	STUCCO, SMOOTH, SCORED DE STORM CLOUD (S.SC)
NORTH	27%	-	9%	55%	9%
EAST	47%	-	8%	42%	3%
SOUTH	23%	26%	7%	44%	-
WEST	36%	-	8%	53%	3%



**1 ENLARGED AMENITY AREA**  
1/4" = 1'-0"

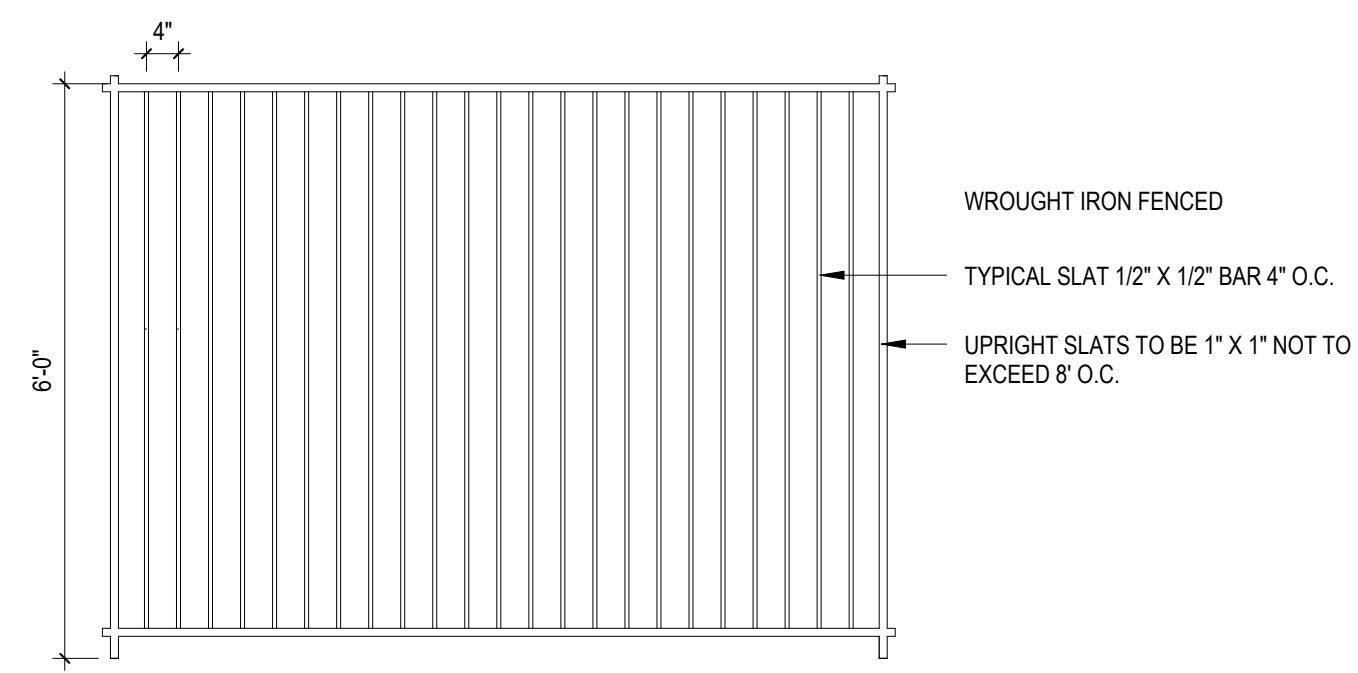


**2 BATHROOM/RAMADA FLOOR PLAN**  
1/4" = 1'-0"

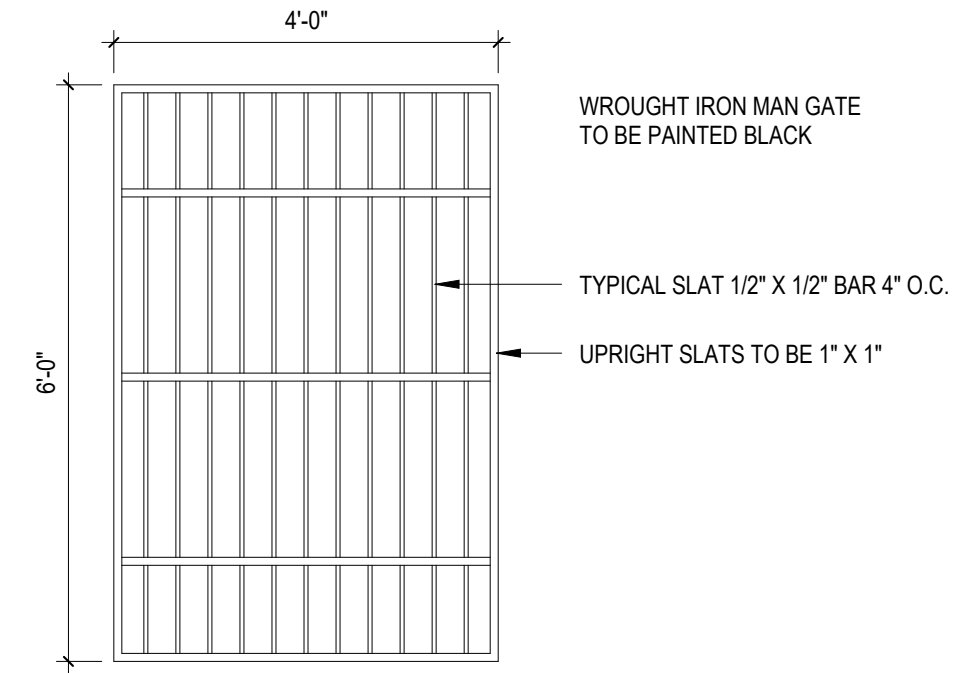


**3 BATHROOM/RAMADA CEILING PLAN**  
1/4" = 1'-0"

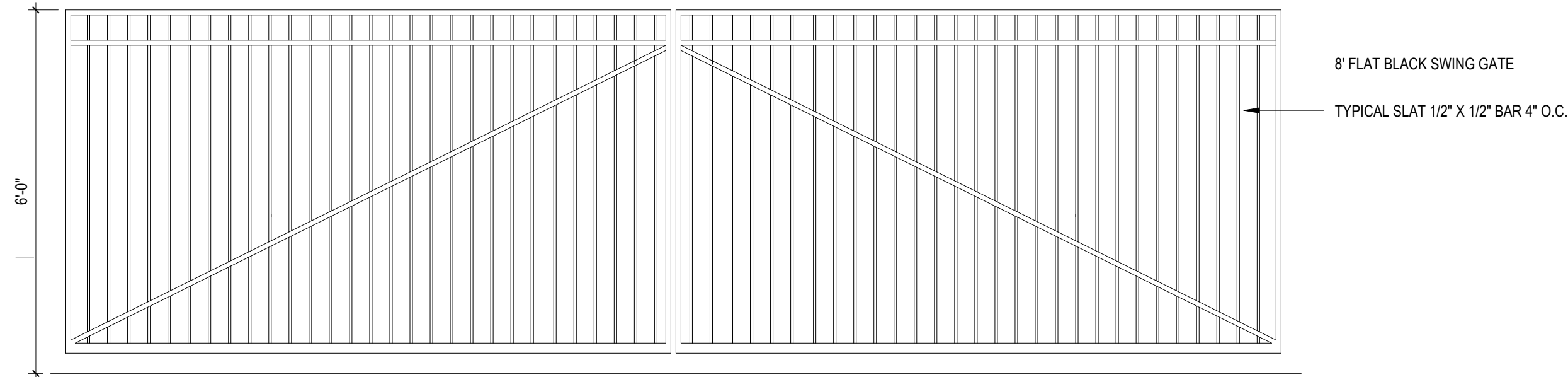
\*\*AMENITY AREA TO BE DEFERRED SUBMITTAL\*\*



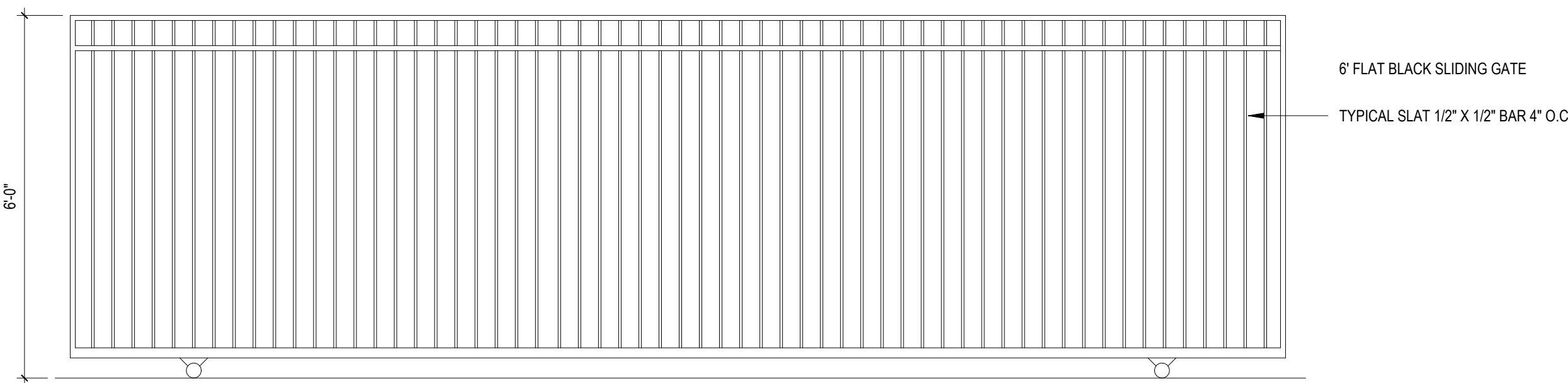
**1 VIEW FENCE**  
1/2" = 1'-0"



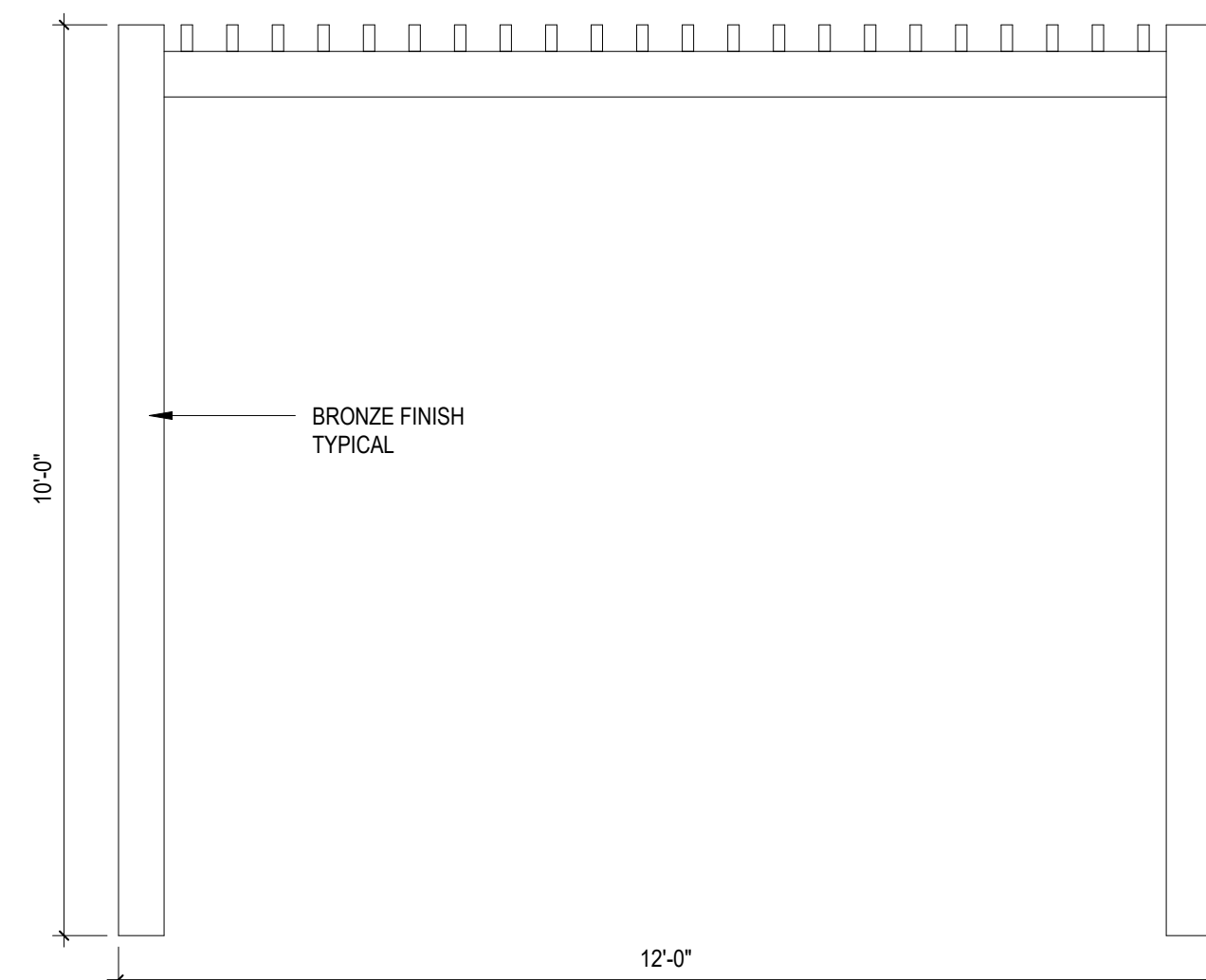
**2 MAN GATE**  
1/2" = 1'-0"



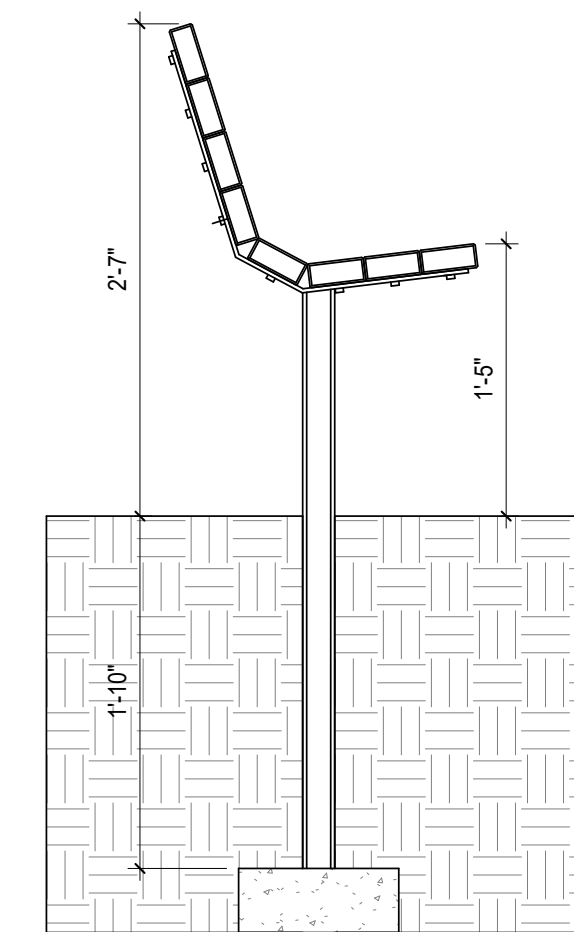
**3 SWING GATE**  
1/2" = 1'-0"



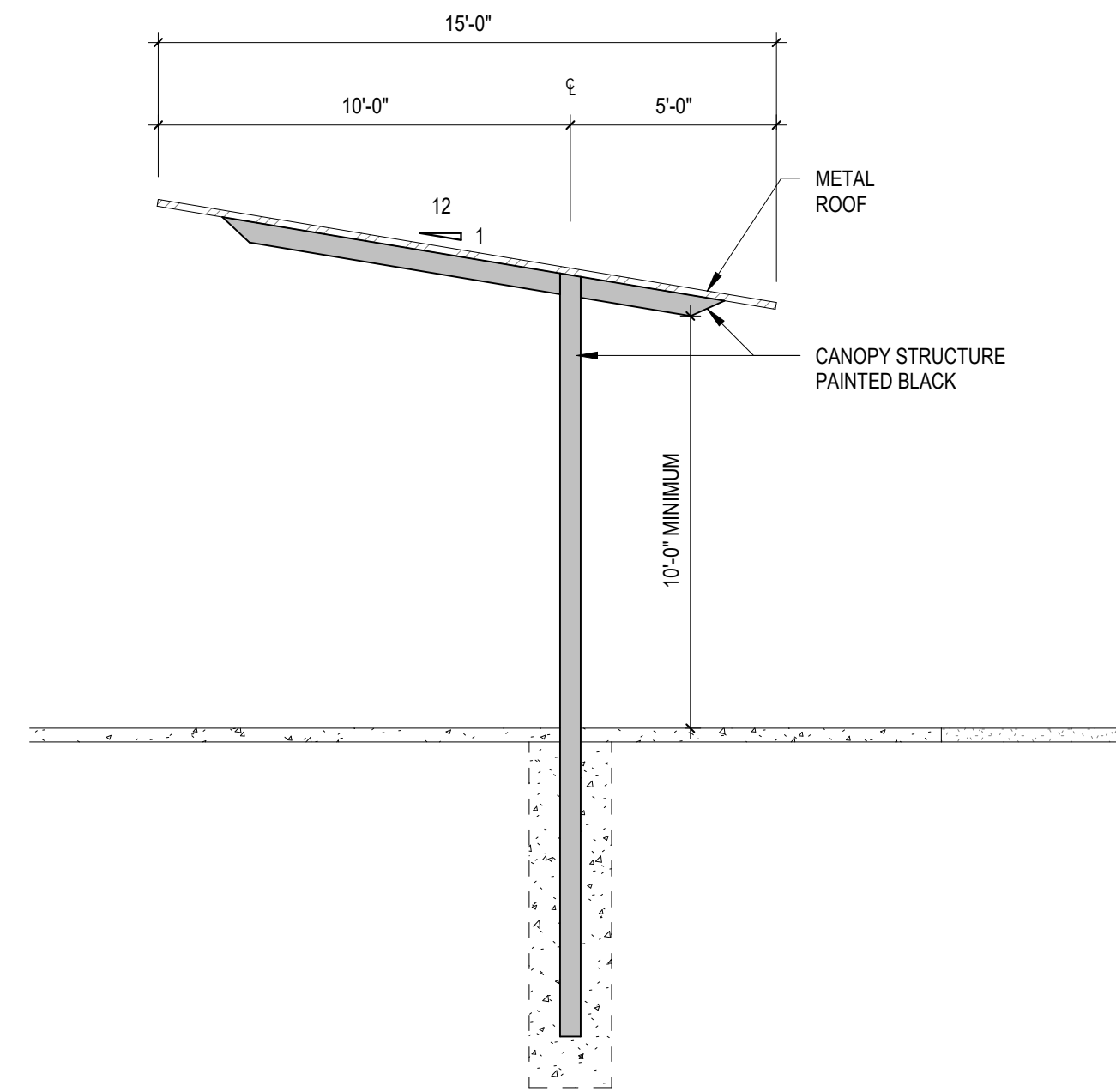
**4 SLIDING GATE**  
1/2" = 1'-0"



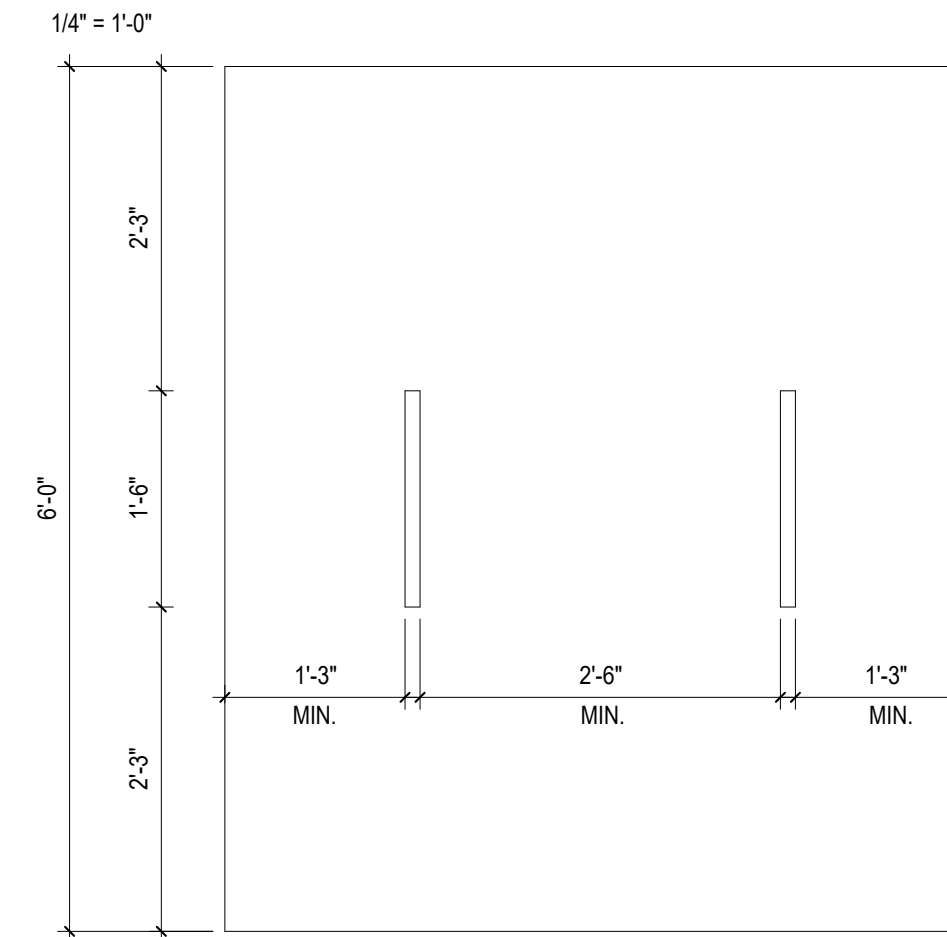
**5 RAMADA**  
1/2" = 1'-0"



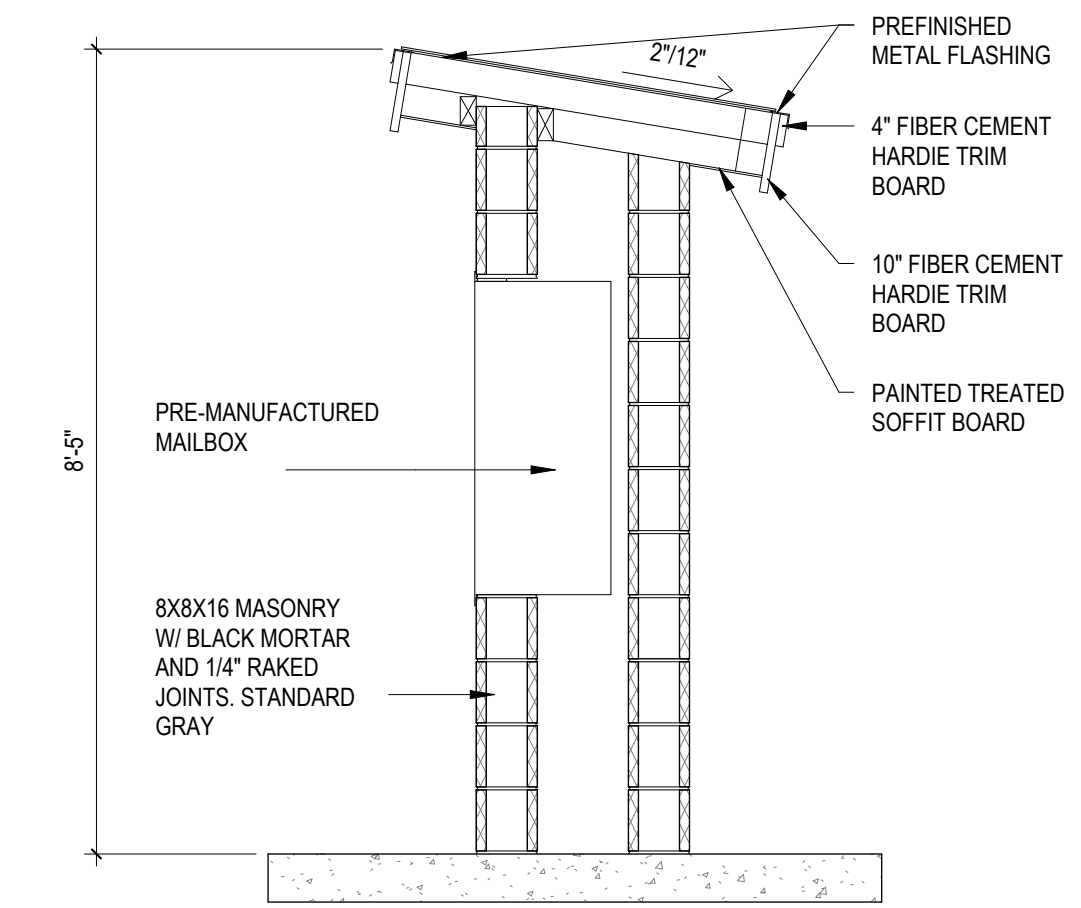
**6 BENCH**  
1" = 1'-0"



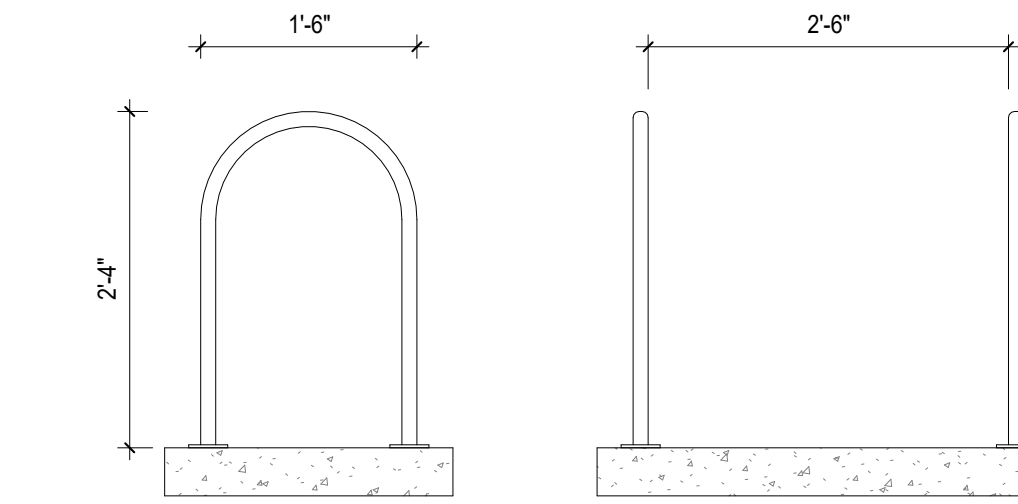
**7 DOG PARK SHADE STRUCTURE**



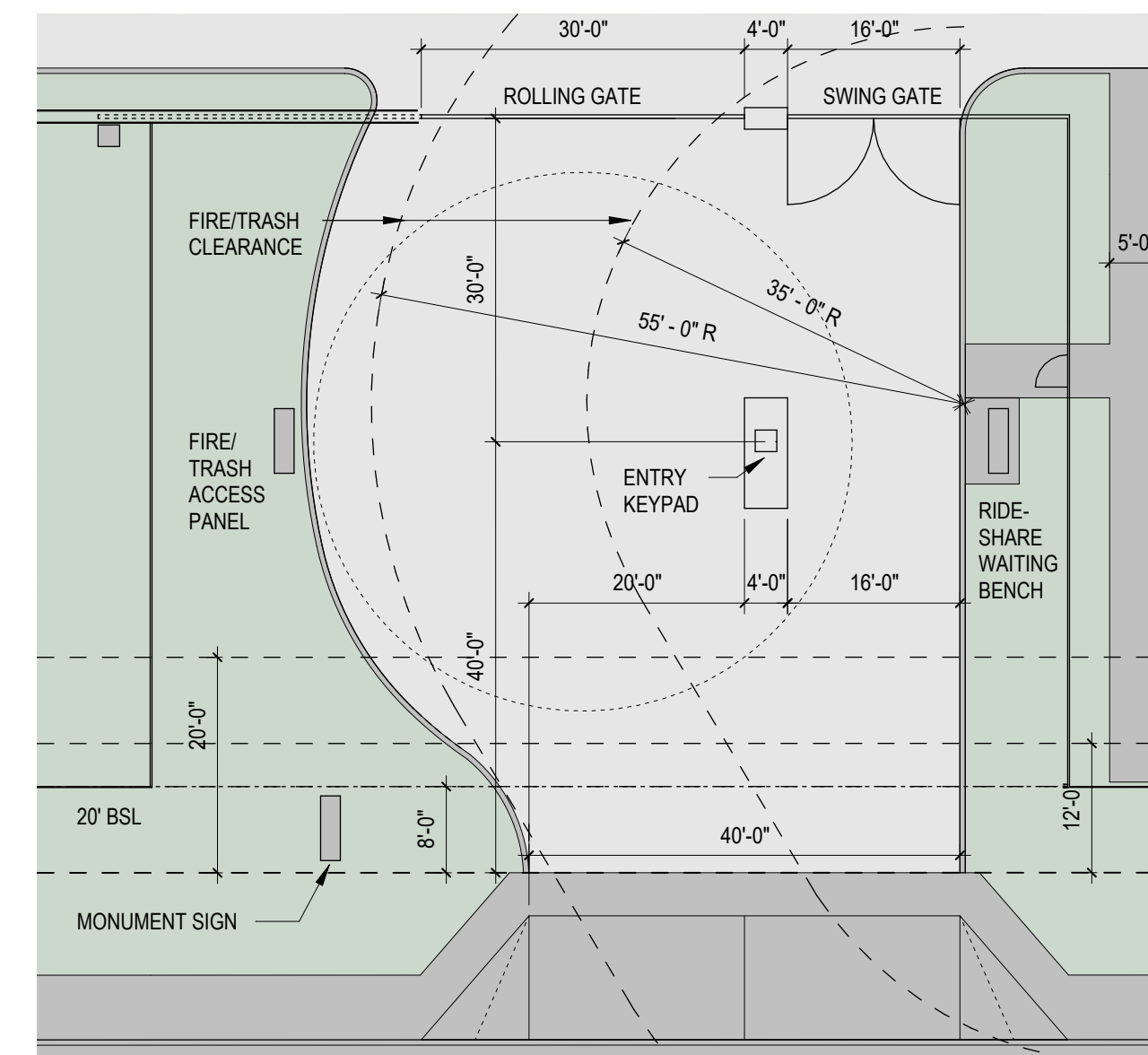
**9 BIKE PARKING PLAN**  
3/4" = 1'-0"



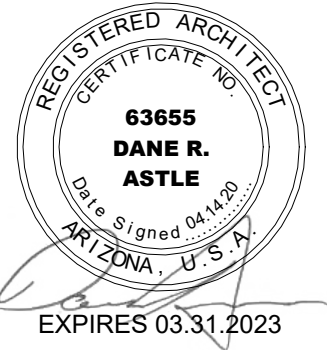
**8 MAILBOX SECTION**  
1/2" = 1'-0"



**10 BIKE PARKING SIDE**  
3/4" = 1'-0"



**11 ENLARGED SITE ENTRANCE**  
1/16" = 1'-0"



12345 8/12/2024 10:27:32 AM-PILOT DATE

**88TH/SOUTHERN TOWNHOMES**

COCONUT PROPERTIES LLC  
8820 E SOUTHERN AVE. MESA, ARIZONA 85209

**PROJECT TEAM**  
ARCHITECT  
EDIFICE  
922 N. GILBERT RD.  
SUITE 103  
MESA, ARIZONA 85203  
T 480.580.1116  
CONTACT: DANE ASTLE

CIVIL ENGINEER  
LARSON DESIGN GROUP  
2390 E CAMELBACK RD.  
SUITE 130  
PHOENIX, AZ 85016  
T 602.792.3596  
CONTACT: MIKE HREHA

LANDSCAPE ARCHITECT  
EVERETT LA  
6628 E BASELINE RD  
SUITE 102  
MESA, AZ 85206  
T 602.753.9140  
CONTACT: TOM EVERETT

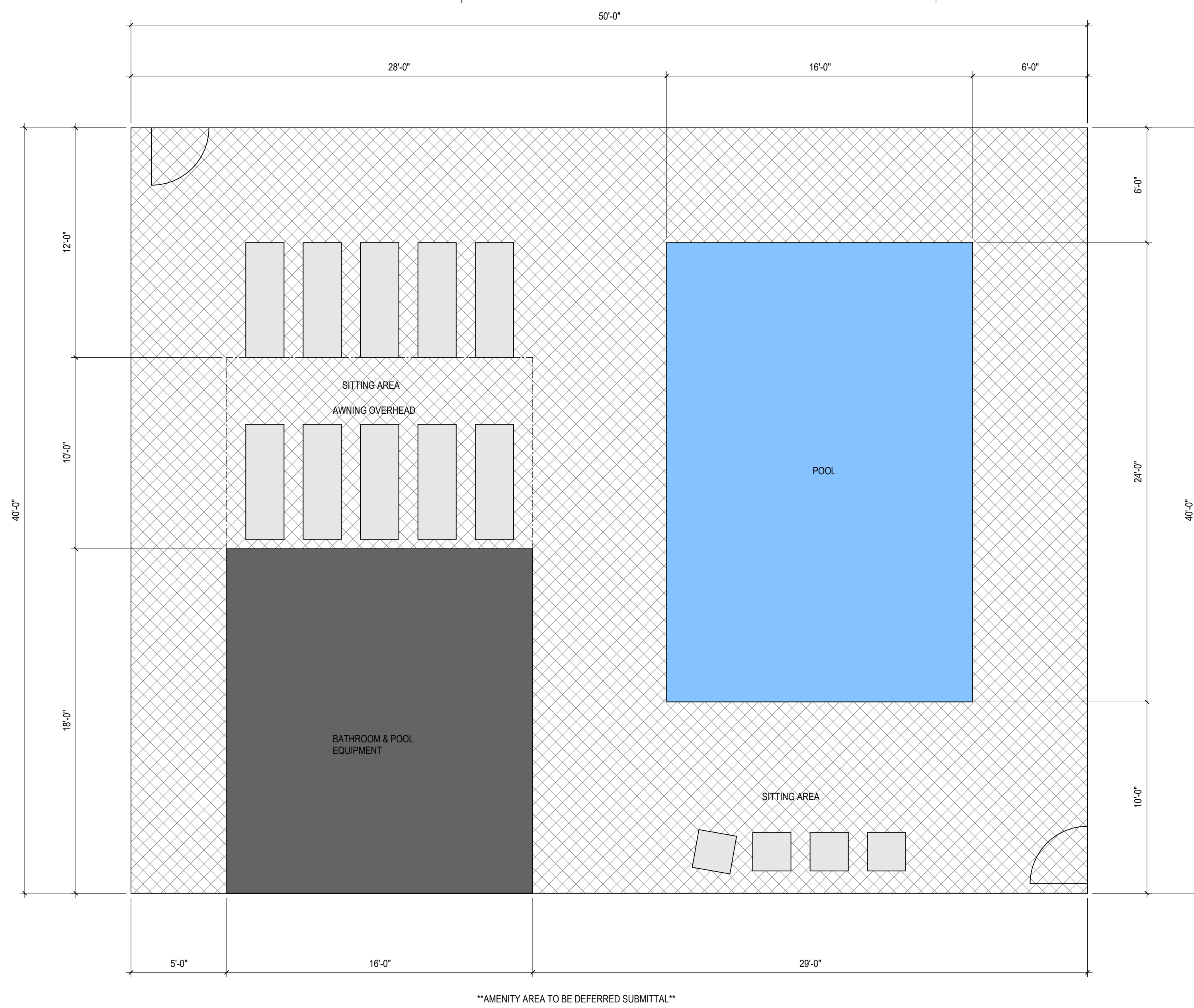
ELECTRICAL ENGINEER  
LUX ENGINEERS  
18507 E. SUNNYDALE DR  
QUEEN CREEK, AZ 85142  
T 480.332.5614  
CONTACT: AARON RICKS

#	DESCRIPTION	DATE

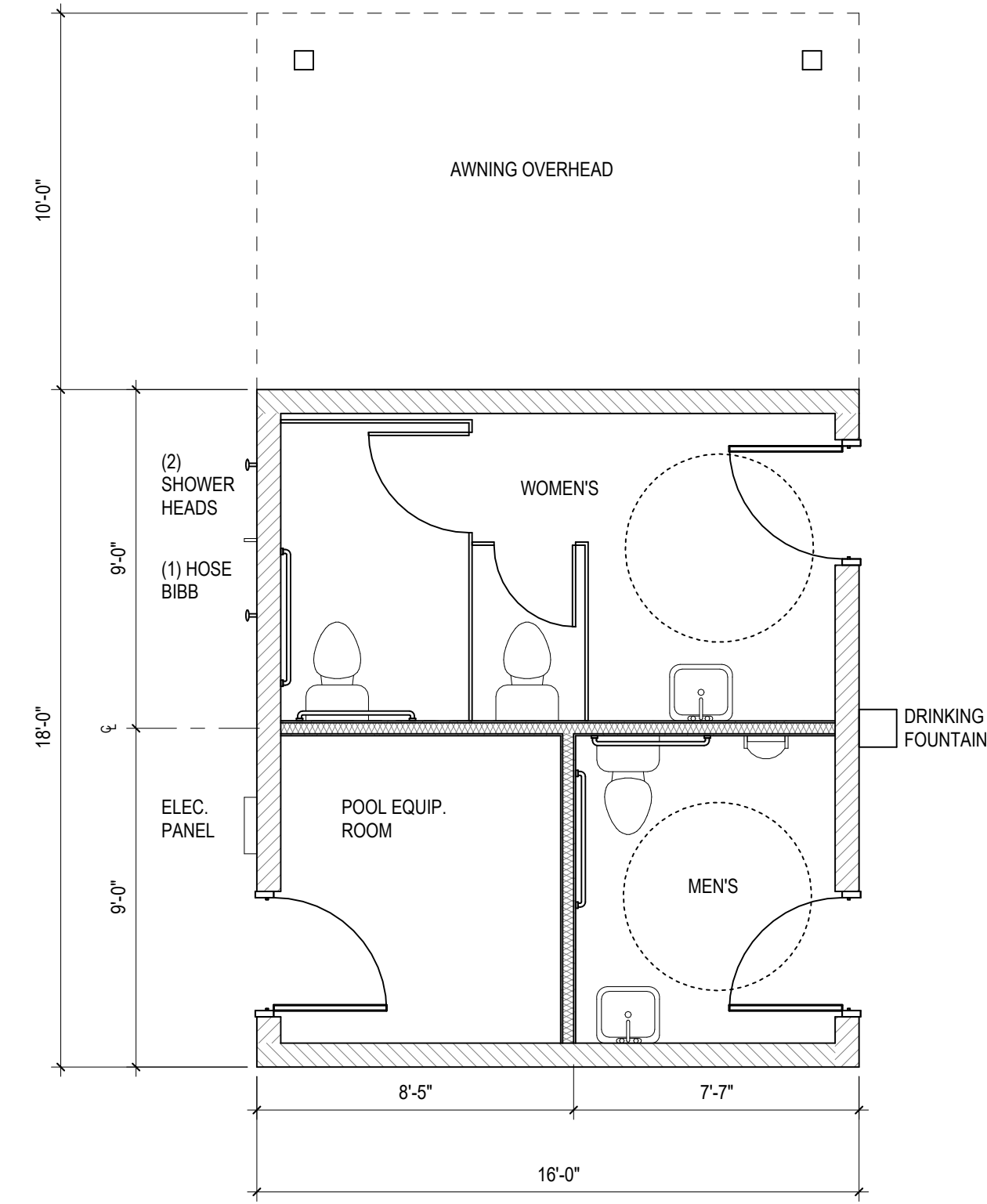
ARCHITECTURAL  
SITE DETAILS-  
GENERAL

**A012**

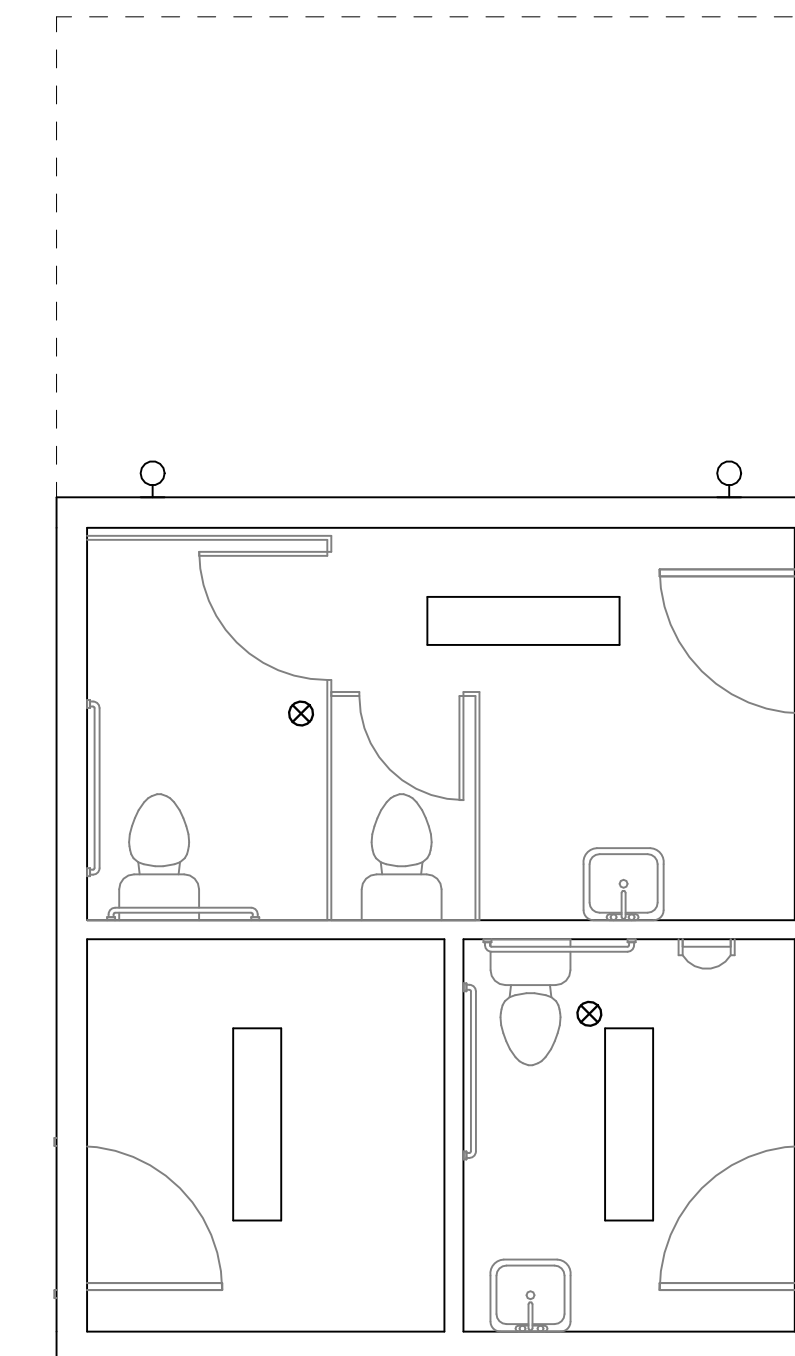




**1** ENLARGED AMENITY AREA  
1/4" = 1'-0"



**2** BATHROOM/RAMADA FLOOR PLAN  
1/4" = 1'-0"



**3** BATHROOM/RAMADA CEILING PLAN  
1/4" = 1'-0"



12345 8/12/2024 10:27:33 AM-PILOT DATE

**88TH/SOUTHERN TOWNHOMES**

1630 W GUALALUPE RD, SUITE 104  
GILBERT, AZ 85235  
T 480.580.1116

COCONUT PROPERTIES LLC  
8820 E SOUTHERN AVE. MESA, ARIZONA 85209

**PROJECT TEAM**  
ARCHITECT  
EDIFICE  
922 N. GILBERT RD.  
SUITE 103  
MESA, ARIZONA 85203  
T 480.580.1116  
CONTACT: DANE ASTLE

CIVIL ENGINEER  
LARSON DESIGN GROUP  
2390 E CAMELBACK RD,  
SUITE 130  
PHOENIX, AZ 85016  
T 602.792.3596  
CONTACT: MIKE HREHA

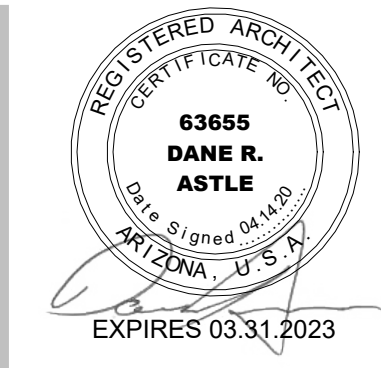
LANDSCAPE ARCHITECT  
EVERETT LA  
6628 E BASELINE RD  
SUITE 102  
MESA, AZ 85206  
T 602.753.9140  
CONTACT: TOM EVERETT

ELECTRICAL ENGINEER  
LUX ENGINEERS  
18507 E. SUNNYDALE DR  
QUEEN CREEK, AZ 85142  
T 480.332.5614  
CONTACT: AARON RICKS

#	DESCRIPTION	DATE

ARCHITECTURAL  
SITE DETAILS-  
AMENITY

**A013**

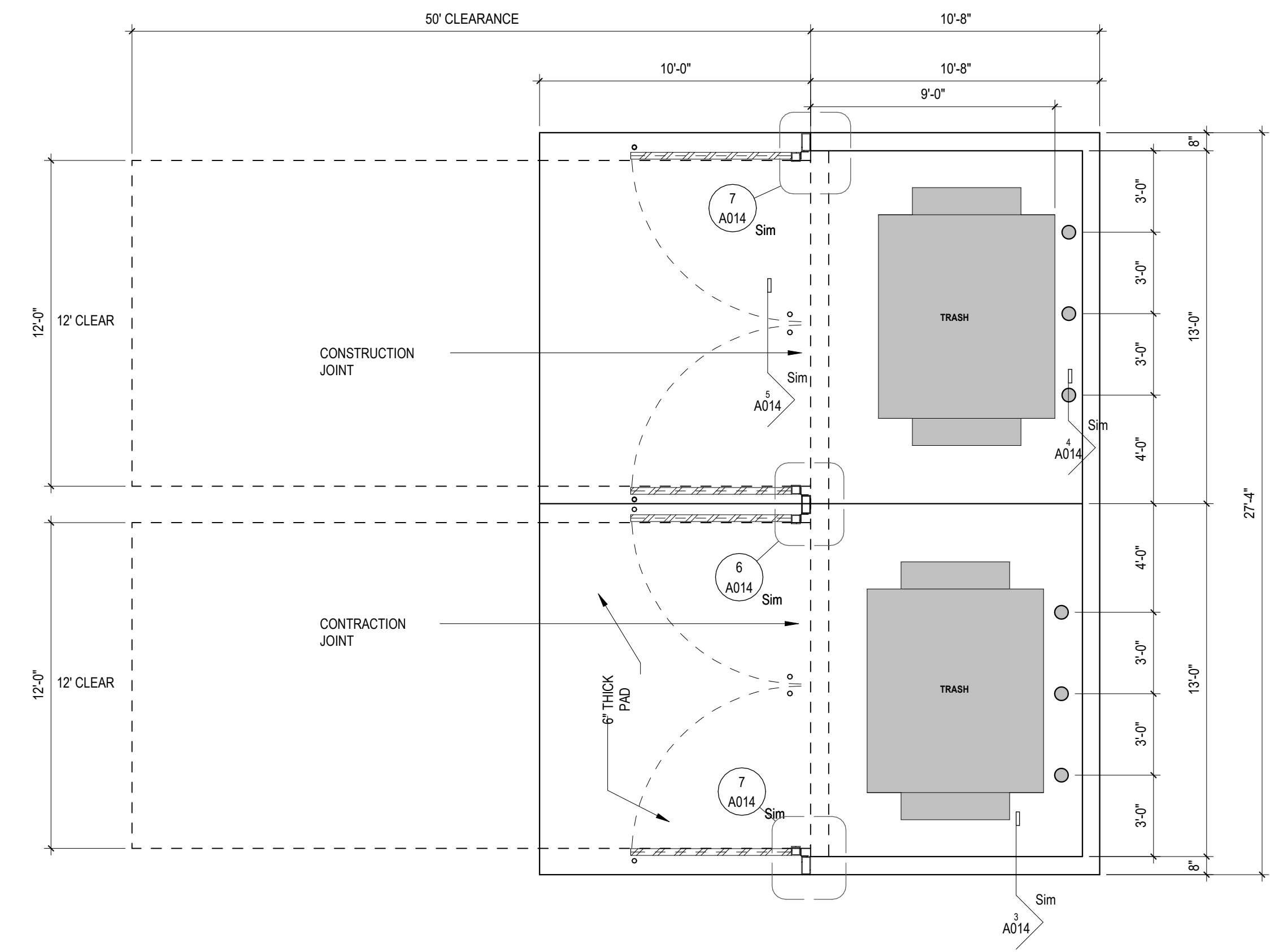


1630 W GUALADUPE RD, SUITE 104  
GILBERT, AZ 85138  
T. 480.580.1116

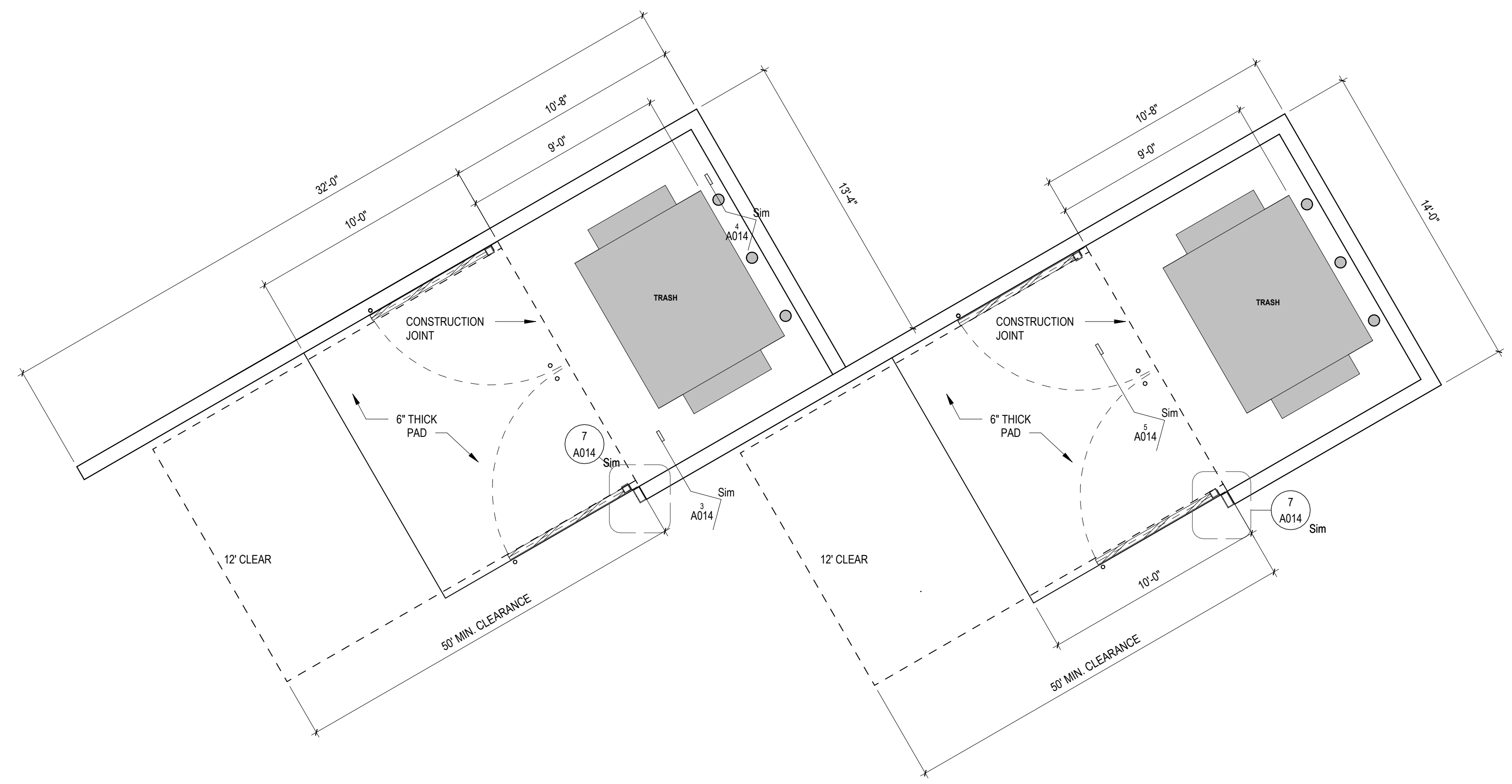
12345 8/12/2024 10:27:34 AM-PILOT DATE

**88TH/SOUTHERN TOWNHOMES**  
COCONUT PROPERTIES LLC  
8820 E SOUTHERN AVE. MESA, ARIZONA 85209

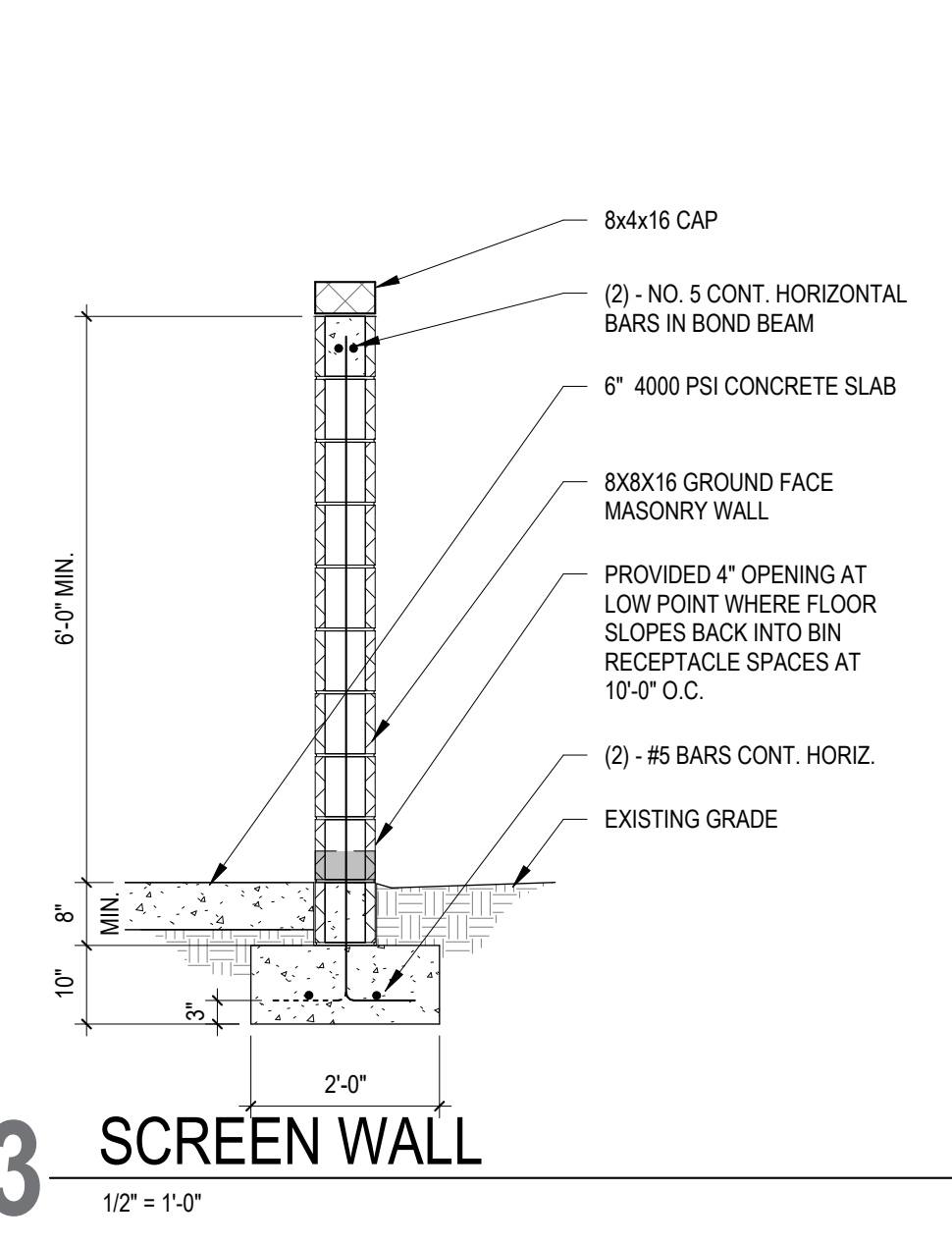
**PROJECT TEAM**  
ARCHITECT  
EDIFICE  
922 N. GILBERT RD.  
SUITE 103  
MESA, ARIZONA 85203  
T 480.580.1116  
CONTACT: DANE ASTLE  
  
CIVIL ENGINEER  
LARSON DESIGN GROUP  
2390 E CAMELBACK RD,  
SUITE 130  
PHOENIX, AZ 85016  
T 602.792.3596  
CONTACT: MIKE HREHA  
  
LANDSCAPE ARCHITECT  
EVERETT LA  
6628 E BASELINE RD  
SUITE 102  
MESA, AZ 85206  
T 602.753.9140  
CONTACT: TOM EVERETT  
  
ELECTRICAL ENGINEER  
LUX ENGINEERS  
18507 E. SUNNYDALE DR  
QUEEN CREEK, AZ 85142  
T 480.332.5614  
CONTACT: AARON RICKS



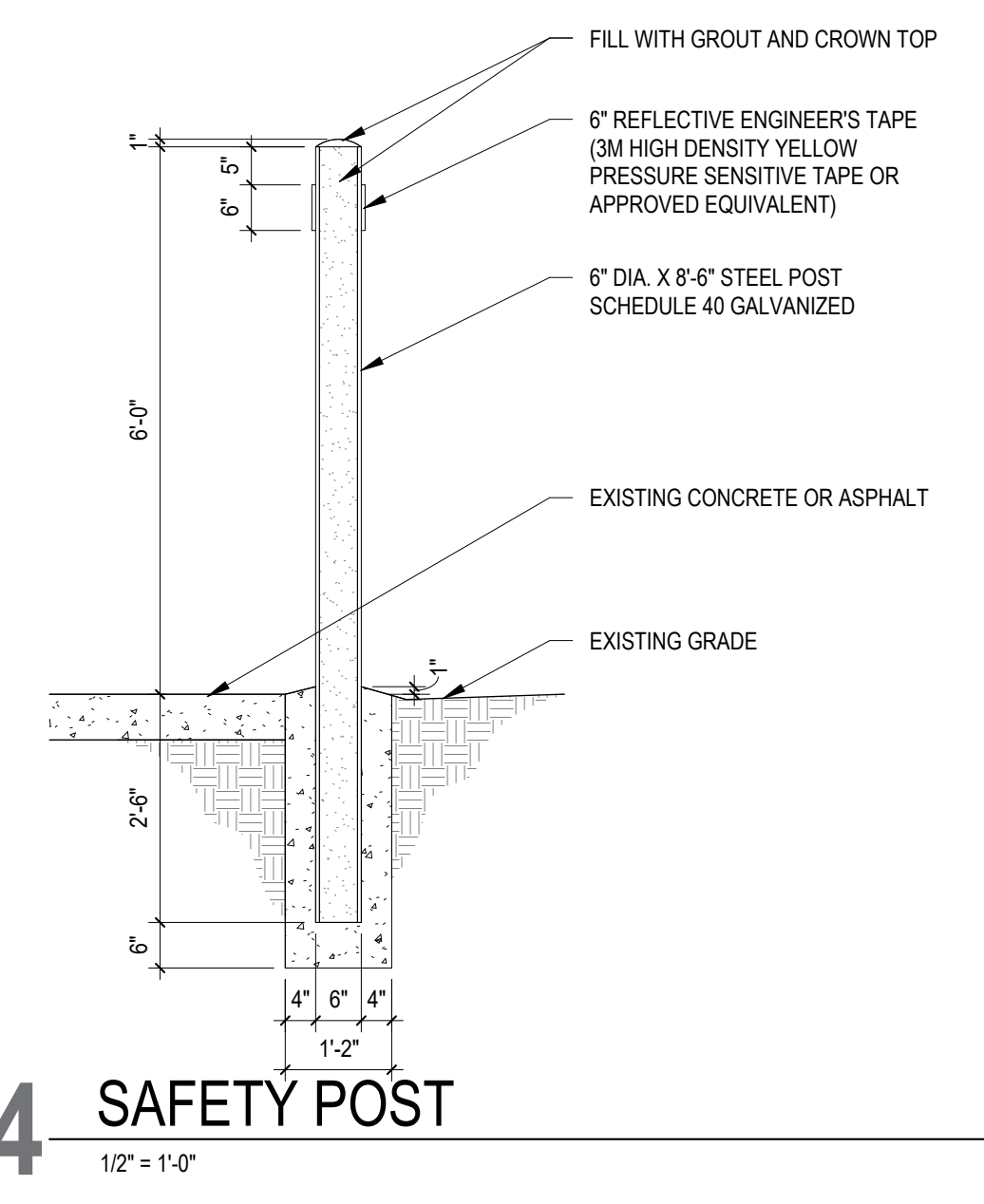
**1 TRASH ENCLOSURE A**  
1/4" = 1'-0"



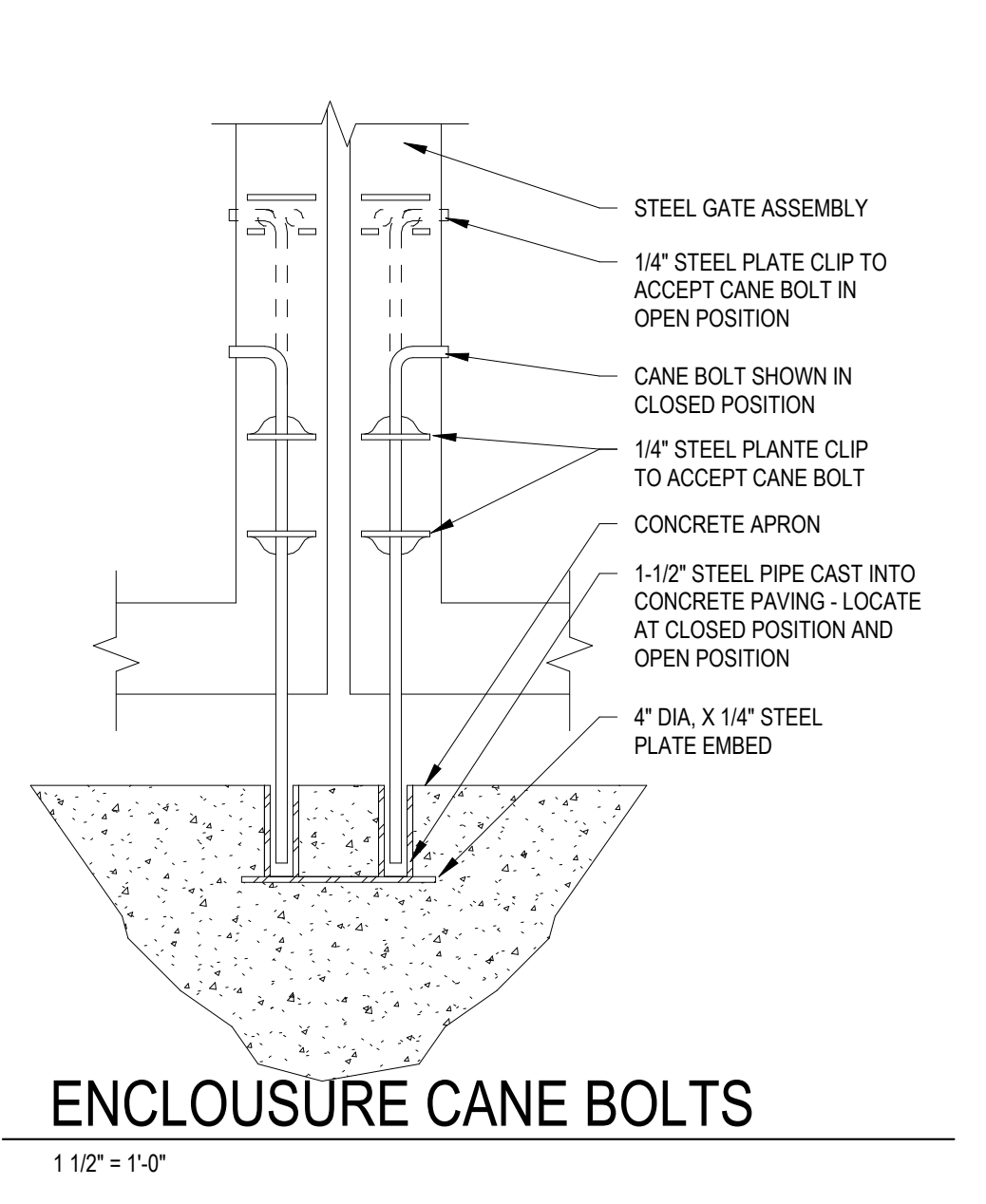
**2 TRASH ENCLOSURE B**  
1/4" = 1'-0"



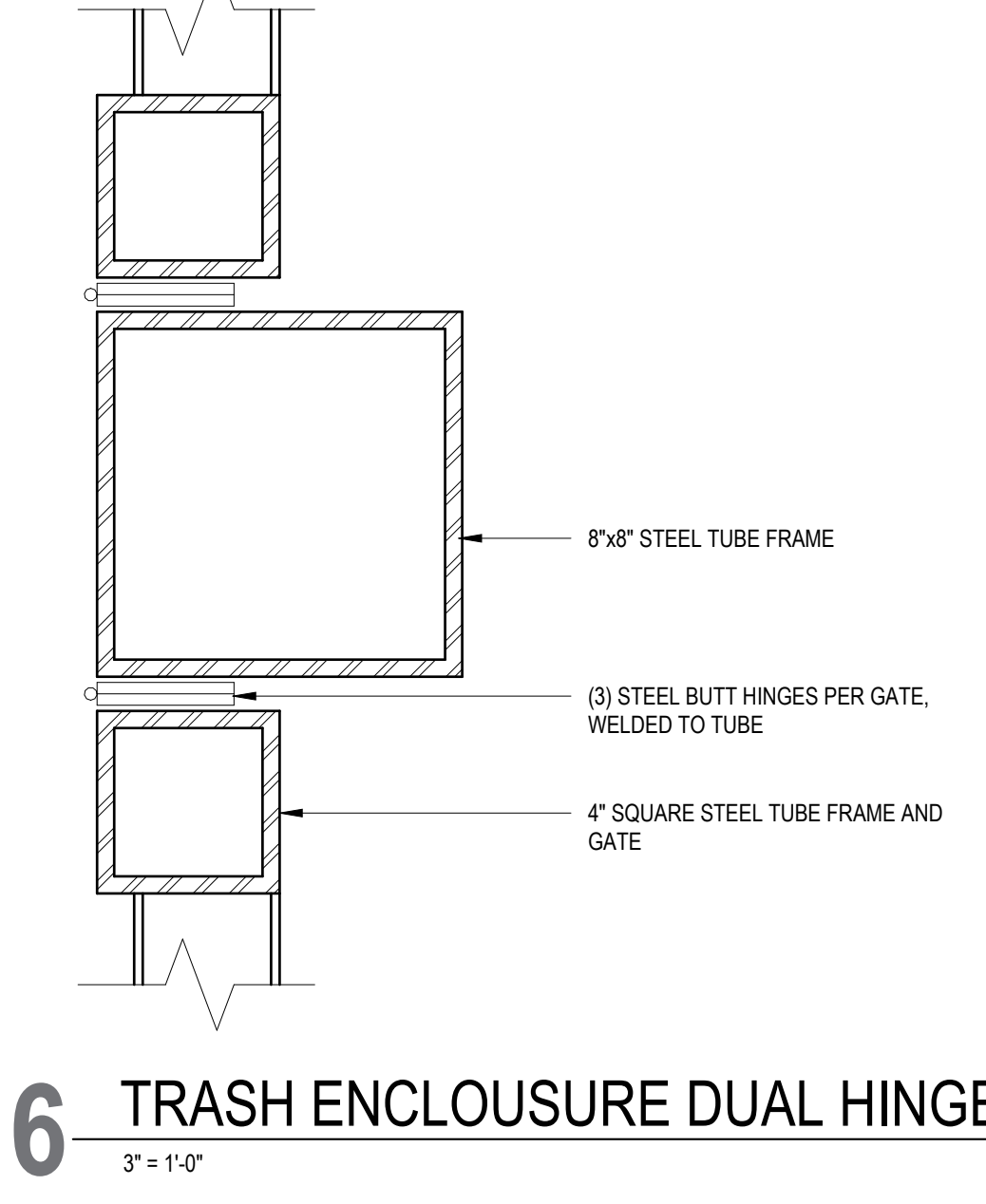
**3 SCREEN WALL**  
1/2" = 1'-0"



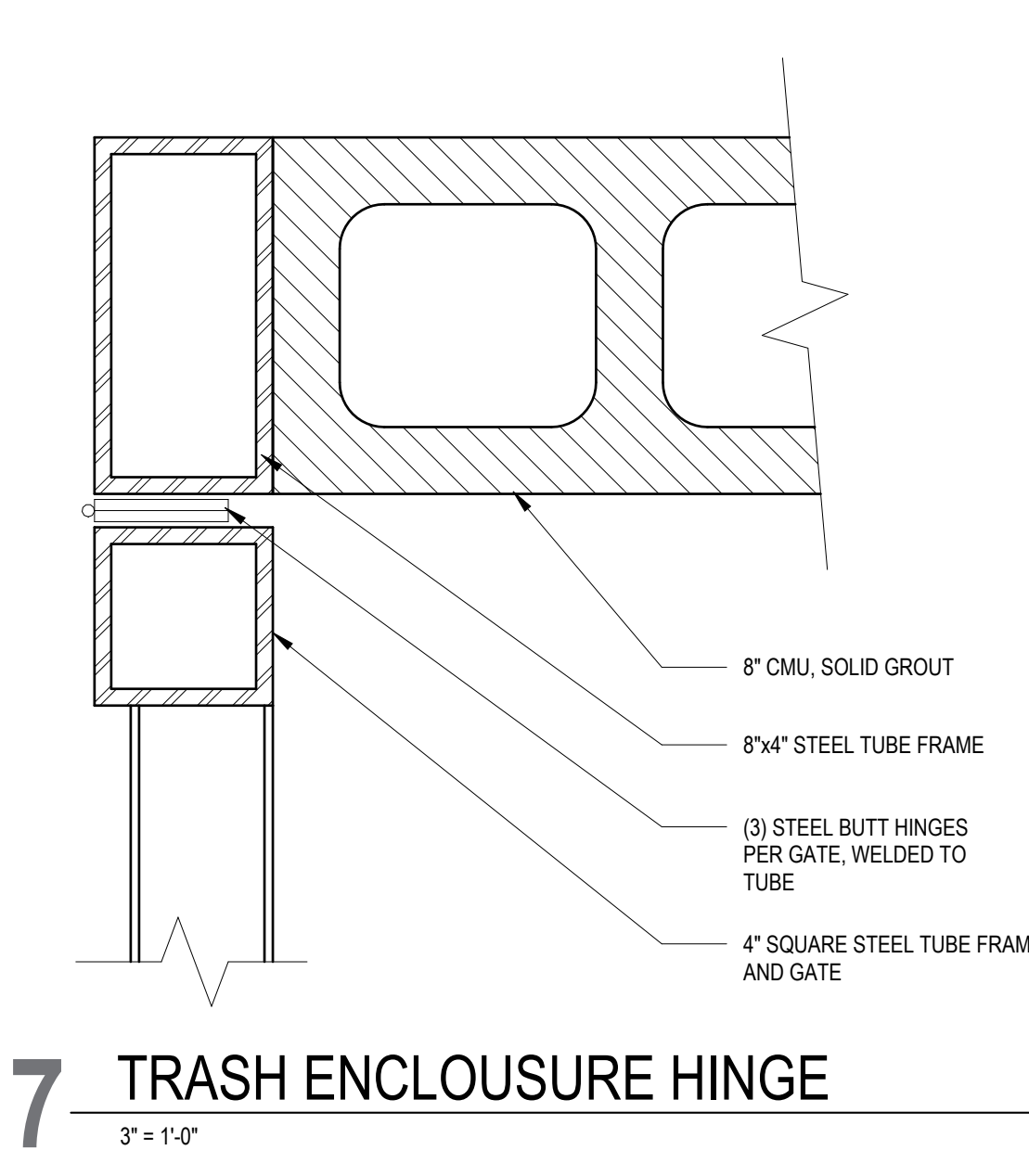
**4 SAFETY POST**  
1/2" = 1'-0"



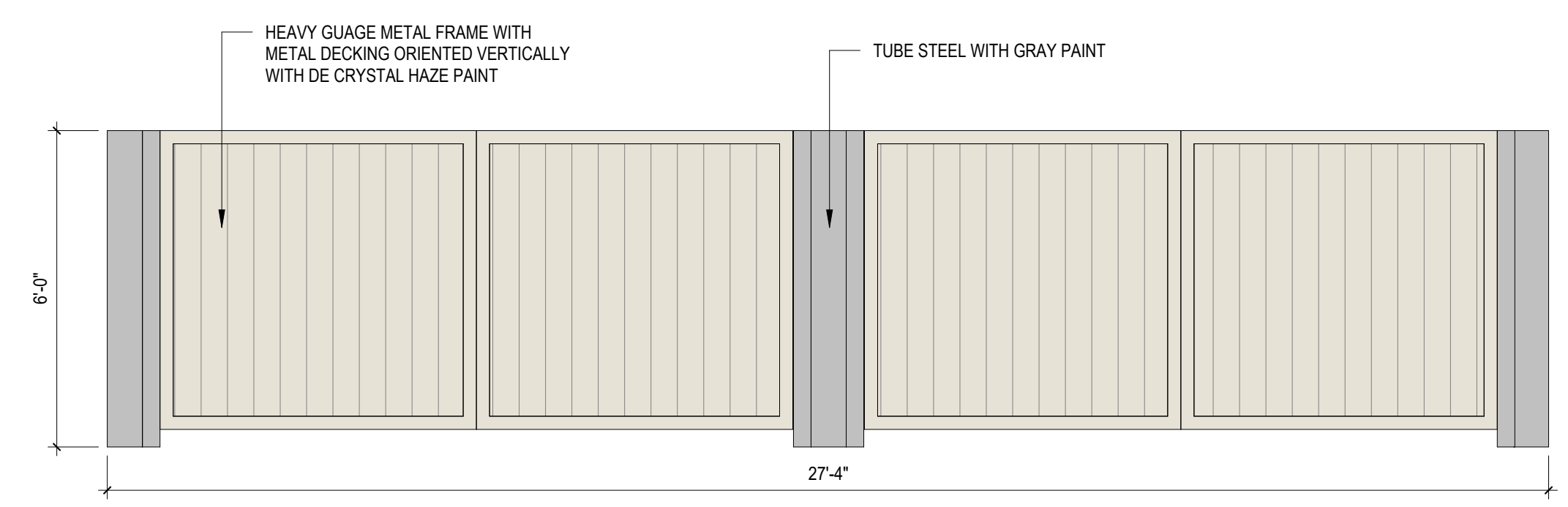
**5 ENCLOSURE CANE BOLTS**  
1 1/2" = 1'-0"



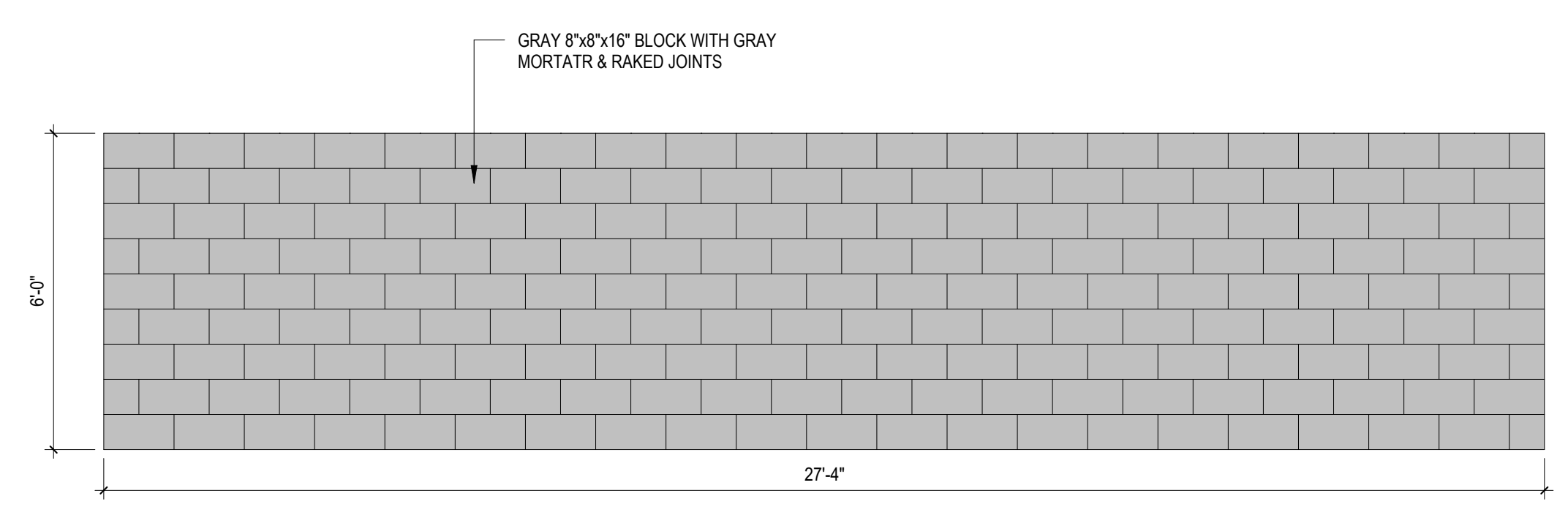
**6 TRASH ENCLOSURE DUAL HINGE**  
3" = 1'-0"



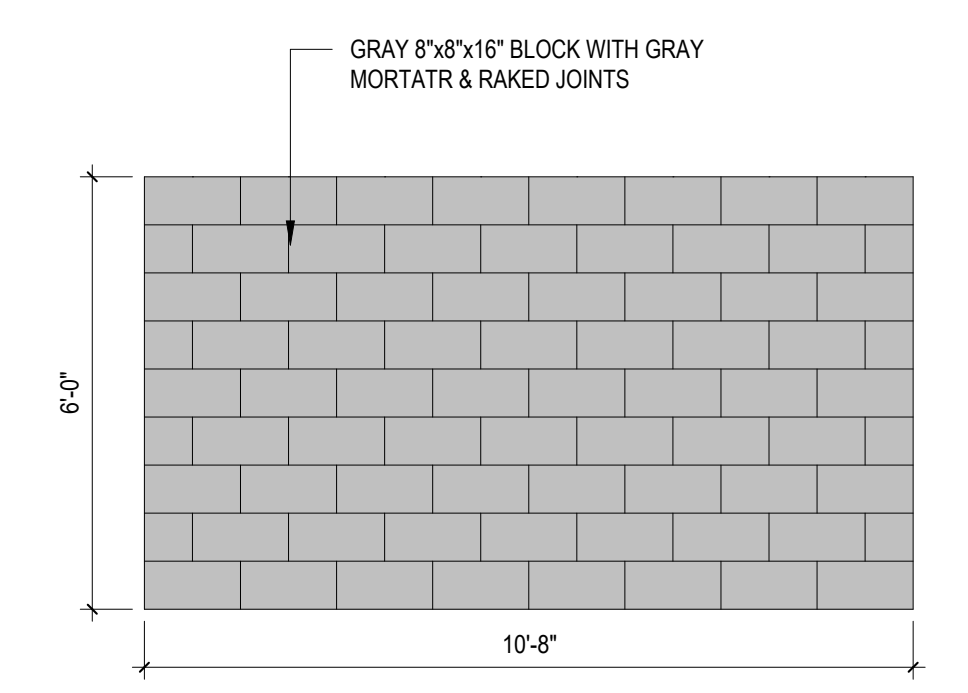
**7 TRASH ENCLOSURE HINGE**  
3" = 1'-0"



**8 TRASH ENCLOSURE FRONT**  
3/8" = 1'-0"



**9 TRASH ENCLOSURE BACK**  
3/8" = 1'-0"



**10 TRASH ENCLOSURE SIDE**  
3/8" = 1'-0"

#	DESCRIPTION	DATE

ARCHITECTURAL SITE DETAILS- TRASH

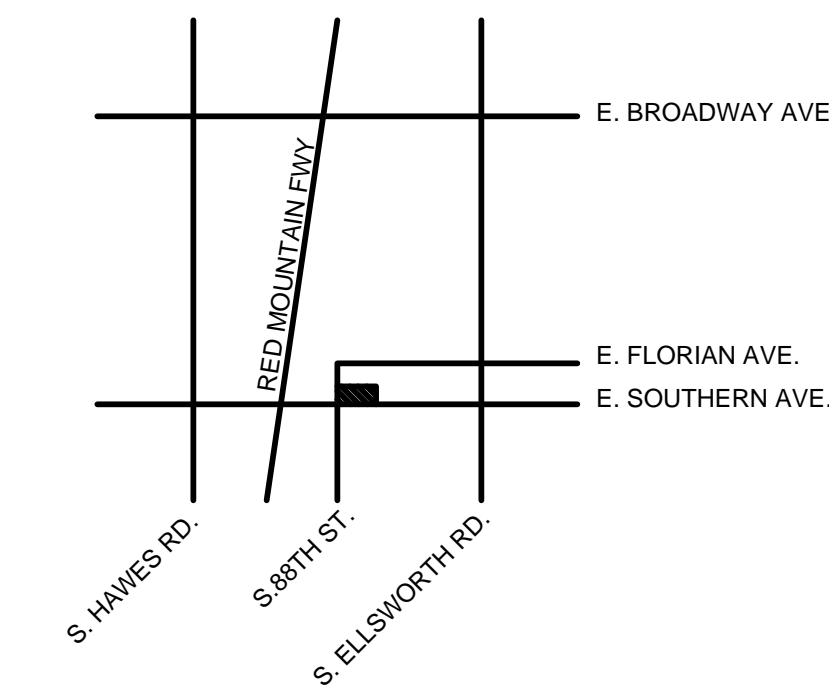
**A014**



# PRELIMINARY PLAT FOR 88TH & SOUTHERN TOWNHOMES

8820 E SOUTHERN AVENUE  
MESA, ARIZONA 85209  
A PORTION OF THE SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

VICINITY MAP

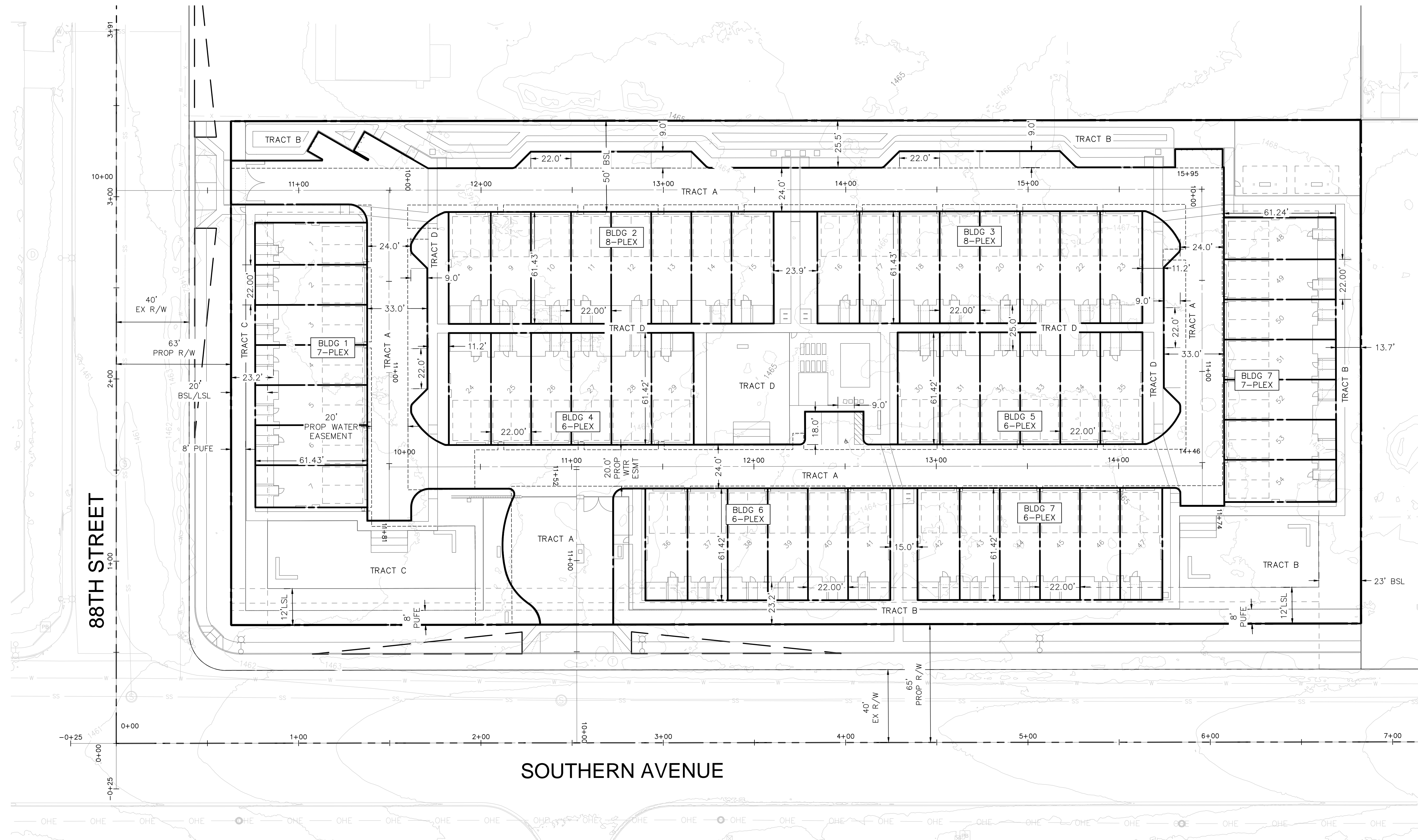


SEAL

VICINITY MAP  
N.T.S.

SITE DATA:

APN:	208-49-016A, 218-49-015A
CURRENT ZONING:	RM-2-PAD
AREA:	171,300 SF (3.9 ACRES)
TOTAL LOTS:	54
TOTAL TRACTS:	4
LOT COVERAGE:	43% (74,083 SF)
BUILDING COVERAGE:	34% (58,770 SF)
OPEN SPACE:	33% (56,826 SF)



LOT AREA TABLE			
NUMBER	LOT WIDTH (FT)	AREA (SF)	AREA (AC)
1	23.14	1,420.98	0.033
2	22.00	1,351.24	0.031
3	22.00	1,351.24	0.031
4	22.00	1,351.24	0.031
5	22.00	1,351.24	0.031
6	22.00	1,351.24	0.031
7	22.00	1,422.26	0.033
8	23.14	1,421.62	0.033

LOT AREA TABLE			
NUMBER	LOT WIDTH (FT)	AREA (SF)	AREA (AC)
9	22.00	1,351.24	0.031
10	22.00	1,351.24	0.031
11	22.00	1,351.24	0.031
12	22.00	1,351.24	0.031
13	22.00	1,351.24	0.031
14	22.00	1,351.24	0.031
15	23.14	1,421.62	0.033
16	23.14	1,421.62	0.033

LOT AREA TABLE			
NUMBER	LOT WIDTH (FT)	AREA (SF)	AREA (AC)
17	22.00	1,351.24	0.031
18	22.00	1,351.24	0.031
19	22.00	1,351.24	0.031
20	22.00	1,351.24	0.031
21	22.00	1,351.24	0.031
22	22.00	1,351.24	0.031
23	23.14	1,421.62	0.033
24	23.14	1,421.38	0.033

LOT AREA TABLE			
NUMBER	LOT WIDTH (FT)	AREA (SF)	AREA (AC)
25	22.00	1,351.02	0.031
26	22.00	1,351.02	0.031
27	22.00	1,351.02	0.031
28	22.00	1,351.03	0.031
29	23.14	1,421.40	0.033
30	23.14	1,421.39	0.033
31	22.00	1,351.02	0.031
32	22.00	1,351.02	0.031

LOT AREA TABLE			
NUMBER	LOT WIDTH (FT)	AREA (SF)	AREA (AC)
33	22.00	1,351.01	0.031
34	22.00	1,351.01	0.031
35	23.14	1,421.37	0.033
36	23.14	1,421.62	0.033
37	22.00	1,351.25	0.031
38	22.00	1,351.25	0.031
39	22.00	1,351.25	0.031
40	22.00	1,351.25	0.031

LOT AREA TABLE			
NUMBER	LOT WIDTH (FT)	AREA (SF)	AREA (AC)
41	23.14	1,421.62	0.033
42	23.14	1,421.62	0.033
43	22.00	1,351.25	0.031
44	22.00	1,351.25	0.031
45	22.00	1,351.25	0.031
46	22.00	1,351.25	0.031
47	23.14	1,422.22	0.033
48	23.14	1,420.36	0.033

LOT AREA TABLE			
NUMBER	LOT WIDTH (FT)	AREA (SF)	AREA (AC)
49	22.00	1,350.08	0.031
50	22.00	1,350.08	0.031
51	22.00	1,350.08	0.031
52	22.00	1,350.08	0.031
53	22.00	1,350.08	0.031
54	23.14	1,420.36	0.033

TRACT TABLE			
NAME	AREA (SF)	AREA (AC)	USES
TRACT A	40,350.69	0.926	DRIVE AISLE/PARKING/TRASH ENCLOSURES
TRACT B	30,566.29	0.702	LS/DRAINAGE/OS
TRACT C	13,129.30	0.301	LS/DRAINAGE/OS
TRACT D	13,130.54	0.301	LS/DRAINAGE/OS

EDIFICE  
1630 W GUALAPE RD, SUITE 104  
GILBERT, AZ 85233

88TH & SOUTHERN TOWNHOMES  
8820 E SOUTHERN AVENUE  
MESA, ARIZONA 85209  
PRELIMINARY PLAT

Date: 2024-11-12  
Project No.: 13037-014  
Sheet No.:

**PP1**

P:\13037\13037-014\70-Sub\88th and Southern Townhomes Preliminary Plat.dwg, PPI, 11/12/2024 11:36:40 AM, Upgiger, Tyler

# **Citizen Participation Plan**

**88 Southern Townhomes  
NEC of E. Southern Avenue & 88<sup>th</sup>  
Street, Mesa, Arizona**

**August 2024**

## **Purpose**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding efforts made and anticipated by the Applicant to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity concerning the Applicant's request to the City of Mesa for the submittal of a Rezoning and Site Plan Applications for an approximately 4.4-acre property generally located at the northeast corner of S. 88th Street and E. Southern Avenue, Mesa, Arizona 85209 and is identified with Maricopa County Assessor Parcel Numbers 218-49-015A and 218-49-016A (the "Property"). The Applications are requesting to designate the Property with a rezoning category that will allow for a townhome multifamily development that will have approximately 54 dwelling units at a density of 12.2 dwelling units per acre.

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

## **Contact Information**

The following is coordinating the Citizen Participation activities:

Shaine T. Alleman  
Tiffany & Bosco, P.A.  
2525 East Camelback Road, 7<sup>th</sup> Floor  
Phoenix, Arizona 85016  
602-452-2712 office  
602-255-0103 fax  
sta@tblaw.com

## **Pre-Submittal Conference**

The Pre-submittal Conference (PRS24-00318) with City of Mesa Development Services staff was held on April 26, 2024. Staff reviewed the application and gave no specific direction related to public outreach for the proposed minor amendments to the existing RM-2-PAD zoning on the Property.

## **Actions**

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

1. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project.
  - b. Homeowners Associations within one half mile of the project.
  - c. Interested neighbors - focused on 1,000 feet from Property.

- d. Mesa Public School District, in writing, with copies to the Skyline High School, Smith Junior High, and Stevenson Elementary School, who may be affected by this application.
2. All persons listed on the contact lists will receive a letter describing the project, project schedule, and site plan and building elevations to explain the minor revisions to the site plan, which will include reducing housing unit count and density and increasing development open space.
3. A neighborhood meeting was held on August 2, 2023 to explain the project and solicit questions. Very few issues were raised by the few neighbors that attended that meeting. Additionally, the Applicant team has been walking the Berry Estates neighborhood for the past 2 months to explain the development site plan changes and explain the benefits of proposed development. This has resulted in many positive interactions with neighbors and the Applicant will provide a summary of these interactions when complete. No neighborhood meeting is proposed at this time.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.
5. As we continue moving through the Application process, the Applicant is prepared to respond to any further public input received for the Application and will communicate those to City staff as they occur.
6. The Applicant will follow all other City notification requirements related to communicating the scheduled public hearings that will occur related to this Application.

**Schedule**

Original Case Pre-Submittal Conference	December 29, 2022
Original Case RM-2-Pad Approval	January 22, 2023
Application Submittal	August 12, 2024
Submittal of Citizen Participation Report and Notification Materials	TBD
P&Z Board Hearing	TBD
City Council Introduction	TBD
City Council Final Action	TBD



## **Citizen Participation Report**

### **88 Southern Townhomes**

#### **ZON24-00731**

**November 19, 2024**

#### **Purpose**

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding efforts made by the Applicant to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity concerning the Applicant's request to the City of Mesa for the submittal of a Rezoning, Site Plan Amendment, and Preliminary Plat Applications (Application #ZON24-00731) for an approximately 4.4-acre property generally located approximately 1,900' west of the northwest corner of South Ellsworth Road and East Southern Avenue, Mesa, Arizona 85209 and identified with Maricopa County Assessor Parcel Numbers 218-49-015A and 218-49-016A (the "Property").

The Applications are requesting to designate the Property with a zoning category that will allow for a townhome residential development, which will have approximately 54 dwelling units at a density of 12.2 dwelling units per acre. More specifically, the project requests approval of the following from the City of Mesa:

1. Rezoning of the approximately 4.4 acres Property from RU-43 (Maricopa County) to RM-2 (PAD) to allow for a townhome residential development
2. Site Plan Amendment
3. Preliminary Plat

This Report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the Applications. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached as described herein.

Please note that a previous Rezone and Application was approved in 2023 under ZON23-00478, which was approved with a similar project layout. The current Application provides for a for-sale townhome product (rather than for-rent), reduces the overall unit count, increases the open space area, and provides parking spaces over the requirement.





### **Contact Information**

The person leading and coordinating the Citizen Participation activities is:

Shaine T. Alleman

Tiffany & Bosco, P.A.

2525 East Camelback Road, 7<sup>th</sup> Floor

Phoenix, Arizona 85016

602-452-2712 office

602-255-0103 fax

sta@tblaw.com

### **Pre-Submittal Conference**

The Pre-submittal Conference (PRS24-00318) with City of Mesa Development Services staff was held on April 26, 2024. Staff reviewed the application and recommended that nearby residents within 1,000' and nearby registered neighborhoods be contacted.

### **Actions**

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:

1. A contact list was developed for citizens and agencies in the area, including:
  - a. Property owners within 1,000 feet from the Property
  - b. All registered Neighborhood Associations with 1 mile of the project (provided by City of Mesa staff)
  - c. Homeowners Associations within ½ mile of the Property (provided by City of Mesa staff)
2. The Applicant hired a local public relations firm to walk the Berry Estates neighborhood to discuss the project and acquire support signatures from property owners to obtain consent to exempt the Property from the Berry Estates Declaration of Restrictions. We obtained 24 supporting signatures out of the 40 property owners and 1 signature outside of Berry Estates for a total of 25 supporting signatures. Only 3 neighbors did not want to sign the support petition. A copy of the recorded Berry Estates Amendment to the Declaration of Restrictions is provided with this report.
3. Notice for the Planning & Zoning Board hearing will be mailed by City



staff. The required, stamped and stuffed envelopes will be provided to the City by the Applicant on November 26, 2023 for mailing.

4. For the public hearing notice, the Applicant has arranged for posting of the required signage on the Property at two (2) locations. The signs will be placed on the Property by September 26, 2023, as required prior to the Mesa Planning & Zoning Board meeting. A notarized document with attached photographs will be provided to the City upon completion.

### **Additional Neighborhood Outreach**

During the Application process, the Applicant spoke to many of the neighbors and received signature support from 25 property owners. There have been no negative communications received by letter or email.

### **Summary of Concerns, Issues and Problems and Resolutions**

Based on the previous Rezone and Site Plan Application, there were issues that were communicated during that process. However, no negative communications have been received to date. Nonetheless, the Applicant has addressed the previous concerns from the few neighbors as follows:

- High Density Concerns – The proposed development will be a for-sale, platted medium-density project (i.e. 12.2 du/ac) and is not a high density apartment project. This type of housing provides an appropriate transition of housing when located adjacent to a major street. Since the last Application, we reduced the unit count down to 54 with a lower density. Open space has also been increased for this new Application.
- Traffic Concerns – The development will be located adjacent to a major street that is currently 4 lanes with a turn lane. This project will also provide additional roadway improvements on Southern Ave and 88<sup>th</sup> Street, which will further improve the traffic network in the area.
- 88<sup>th</sup> Street Access – The 88th Street access will be an exit only and an emergency access only. This should alleviate any potential issues with traffic into the neighborhood.
- Concerns with residents being able to look into homes that are in the neighborhood to the north - The site has been designed with most of the units to face inward or out to the major streets. The north units do have windows above the garages, but they are 14'-17' high and the buildings are setback 50' from the northern property line with a vegetation buffer on the north property line. These mitigation measures will address any view line concerns for the





neighbors to the north. The current zoning allows for 30' tall building, which we are not proposing.

**Schedule**

Pre-Submittal Conference	April 26, 2024
Formal Application Submitted	August 12, 2024
Public Relations Neighborhood Outreach Work	June through October 27, 2024
Public Hearing Notification Letter (Scheduled)	November 26, 2024
Public Hearing Notice Sign Posted (Scheduled)	November 26, 2024
Planning and Zoning Board Hearing	December 11, 2024
City Council Introduction	January 13, 2025 (Anticipated)
City Council Final Action	January 27, 2025 (Anticipated)

**Attached Exhibits**

- A. Required notification lists consisting of property owners within 1,000 feet of the Property, all registered neighborhood associations with 1 mile of the Property, and homeowners associations within ½ mile of the Property (for public outreach requirements).
- B. Map of property owners parcels within 1,000 feet of the Property.
- C. Recorded Berry Estates Declaration of Restrictions, including support petition from Neighborhood Outreach Work from June through October 2024.

NOTE: Public Hearing Notification Letter to the property owners, HOA's, and Registered Association AND the Sign Posting Affidavit is not attached at this time and will be provided to city staff upon mailing preparation on November 26, 2024 and sign posting on November 26, 2023

If you have any questions, please feel free to contact me at (602) 452-2712 or at sta@tblaw.com.

Sincerely,

Shaine T. Alleman

## **Exhibit A**

City required notification lists consisting of property owners within 1,000 feet of the Property, all registered neighborhood associations with 1 mile of the Property, and homeowners associations within ½ mile of the Property

## Property Owners within 1,000 ft

Owner	Mailing Address	City	State	Zip Code	Country
Yansick Loreaux Melanie	9001 E Florian Ave	Mesa	AZ	85208	USA
Rands Randall W/Elizabeth A	9011 E Florian Ave	Mesa	AZ	85208	USA
Orlando Jack/Susan L	9002 E Florian Ave	Mesa	AZ	85208	USA
SRP	600 E Curry Rd	Tempe	AZ	85281	USA
Cunningham O B/Forsshy Rezi P	525 E 26th Ave	Apache Junction	AZ	85119	USA
Abubakar Masjid	PO Box 52824	Mesa	AZ	85208	USA
Hagerman Family Trust	8911 E Sunland Ave	Mesa	AZ	85208	USA
Gray Sean	9145 E Plana Ave	Mesa	AZ	85212	USA
Schwaderer Dallas D/Lynn R	8925 E Sunland Ave	Mesa	AZ	85208	USA
Flores Brad C	8937 E Sunland Ave	Mesa	AZ	85208	USA
Loper Richard Scott/Sallie S	8926 E Florian Ave	Mesa	AZ	85208	USA
Payan Froilan Raymundo Estopellan/Angela Kay	8938 E Florian Ave	Mesa	AZ	85208	USA
Suenos Libre LLC	8938 E Southern Ave	Mesa	AZ	85209	USA
Bruha Richard S/Linda Lyn	8826 E Florian Ave	Mesa	AZ	85208	USA
Semas Arturo	8802 E Florian Ave	Mesa	AZ	85208	USA
Jordan Christopher D/Jena D	8812 E Florian Ave	Mesa	AZ	85208	USA
Ipson Family Trust	8811 E Florian Ave	Mesa	AZ	85208	USA
Penson Family Trust B	4648 E Escondido Ave	Mesa	AZ	85206	USA
Pemberton Joseph M/Leila	8911 E Florian Ave	Mesa	AZ	85208	USA
Amado Family Trust	8917 E Florian Ave	Mesa	AZ	85208	USA
Schmeckpeper Tamie L	8910 E Southern Ave	Mesa	AZ	85040	USA
Campbell Barry Nelson/Debbie Lee	8912 E Southern Ave	Mesa	AZ	85209	USA
AZ Commercial Holdings LLC/Coconut Properties LLC	3303 E Baseline Rd Unit 119	Gilbert	AZ	85234	USA
Winters James T Tr	8837 E Sunland Ave	Mesa	AZ	85208	USA
Mary Gilletti Family Trust	1723 E Verano Way	San Tan Valley	AZ	85140	USA
Klenner Anthony	8902 E Florian Ave	Mesa	AZ	85208	USA
Loper Richard Scott/Sue S	8912 E Florian	Mesa	AZ	85208	USA
Eron Lee And Suzanne Irene Lee Trust	8837 E Florian Ave	Mesa	AZ	85208	USA
Black Edward/Lisa	10142 Jewel Ave	Bloomfield	IA	52537	USA
Garcia F Jaime	8937 E Florian	Mesa	AZ	85201	USA
Miguel Antonio Muruato Sr Living Trust	8925 E Florian Ave	Mesa	AZ	85208	USA
Glen Allen Grim Living Trust	8926 E Southern Ave	Mesa	AZ	85209	USA
Garcia Family Trust	8938 E Southern Ave	Mesa	AZ	85209	USA
Francisco Andrea/Angelito Sr/Teresa	9026 E Gale Ave	Mesa	AZ	85209	USA
Alcantara Edwin Segura	9032 E Gale Ave	Mesa	AZ	85209	USA
Ho Miran	3856 E Enrose St	Mesa	AZ	85205	USA
Edwards Brooks Bradford/Breeann	9013 E Garnet Ave	Mesa	AZ	85209	USA
Verdugo Roxanne/Hernandez Fernando G	9002 E Garnet Ave	Mesa	AZ	85209	USA
Pham David D/Tobar-Pham Meredith L	9006 E Garnet Ave	Mesa	AZ	85209	USA
Scorsone Alessandra Maria	9014 E Garnet Ave	Mesa	AZ	85209	USA
Stinson Nichelle	9020 E Garent Ave	Mesa	AZ	85209	USA
Nguyen Huyen	9019 E Gable Ave	Mesa	AZ	85209	USA
Addonizio-Brown Trust Of 1998	5005 E Via Montoya Dr	Phoenix	AZ	85054	USA
Wilson Family Living Trust	74056 College View Cir W	Palm Desert	CA	92211	USA
Sebesta Peter C/Cunningham Patricia J	342 Canterbury Cres	Thunder Bay	ON	P7G1C3	CANADA
Lundberg Zachary	1559 N 3740 W	Lehi	UT	84043	USA
Smith Nina	2224 Heather Ln	Newport Beach	CA	92660	USA
Filas Cameron A	9018 E Gable Ave	Mesa	AZ	85209	USA
Chandler Shatia	9017 E Gale Ave	Mesa	AZ	85209	USA
Zasadil Linda Kay	9013 E Gale Ave	Mesa	AZ	85209	USA
Nguyen Jennifer B	9007 E Gale Ave	Mesa	AZ	85209	USA
Heidi Michael LLC	1649 E Bethany Home Rd	Phoenix	AZ	85016	USA
Guadarrama Carlos E	9008 E Gale Ave	Mesa	AZ	85209	USA
Amh 2014-2 Borrower LLC	23975 Park Sorrento Ste 300	Calabasas	CA	91302	USA
2018-2 IH Borrower LP	PO Box 4900	Scottsdale	AZ	85261	USA
Amador Homeowners Association	2824 N Power Rd Ste 113 122	Mesa	AZ	85215	USA
Karno Norton S Tr	16255 Ventura Blvd 1200	Encino	CA	91436	USA

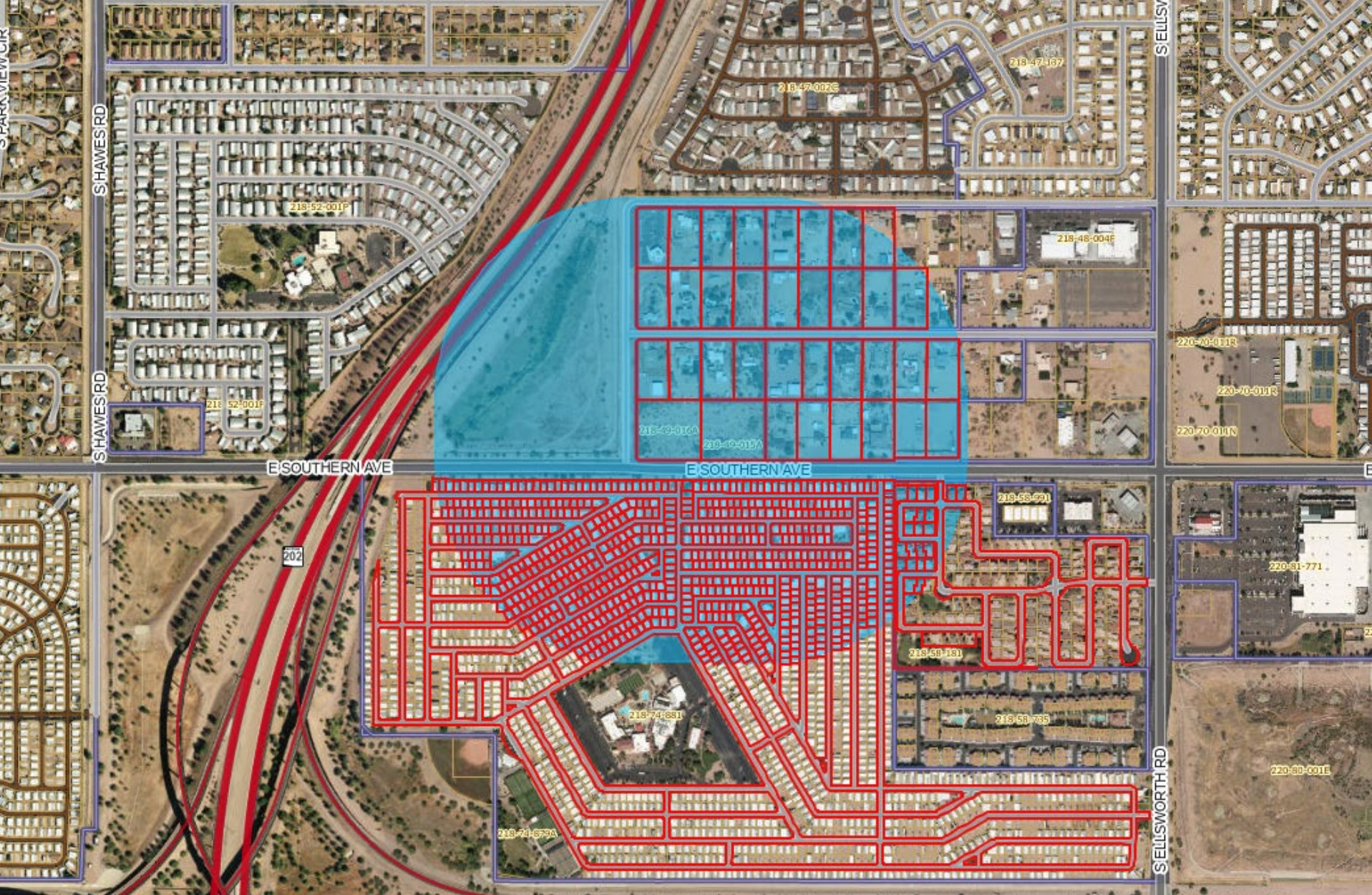
## Registered Neighborhood and Homeowner Associations

Homeowners Associations	Attention	Mailing Address	City	State	Zip Code
Fountain of the Sun Community Association	Audrey Burfiend	440 S 76th Pl	Mesa	AZ	85208
Fountain of the Sun Community Association	Ed Fuss	451 S 80th Pl	Mesa	AZ	85208
Fountain of the Sun Community Association	Erv Stoll	8220 E Ebola Ave	Mesa	AZ	85208
Fountain of the Sun Community Association	John Millar	540 S 80th St	Mesa	AZ	85208

## **Exhibit B**

Map of property owner parcels within 1,000 feet of the Property





S HAWES RD

S HAWES RD

S ELLSWORTH RD

S ELLSWORTH RD

E SOUTHERN AVE

E SOUTHERN AVE

202

218-52-001P

218-52-001F

218-47-002E

218-47-167

218-48-004F

218-49-010A

218-49-012A

220-70-011R

220-70-011N

220-70-011N

218-58-991

218-58-181

218-58-785

218-74-881

218-72-573A

220-91-771

220-80-001E

## **Exhibit C**

Recorded Berry Estates Declaration of Restrictions, including support  
petition from Neighborhood Outreach Work from June through October  
2024



When Recorded, Return to:  
Tiffany & Bosco, P.A.  
c/o Shaine T. Alleman  
2525 East Camelback Road  
Seventh Floor  
Phoenix, AZ 85016-9240

2915312AmendDecRest-22-1-1--  
Tomutac

---

**SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS  
FOR  
BERRY ESTATES**

THIS SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS FOR BERRY ESTATES (the “**Amendment**”) is made as of the 15<sup>th</sup> day of November, 2024, by AZ COMMERCIAL HOLDINGS, LLC, an Arizona limited liability company.

RECITALS

A. Certain Declaration of Restrictions for Berry Estates were recorded in Docket 2136, Page 326 of Official Records of Maricopa County (the “Declaration”) for certain properties as described on the plat recorded in Book 71, Page 13 of Official Records of Maricopa County (“Berry Estates Plat”) and shown on **Exhibit A**.

B. An Amendment to the Declaration was recorded in Docket 2247, Page 348 of Official Records of Maricopa County (the “Amendment”) for certain properties as described on the plat recorded in the Book 173, Page 16 of Official Records of Maricopa County (“Berry Estates Replat”) and shown on **Exhibit B**.

C. At the time of the Amendment, Lots One (1) to Twenty-Two (22) inclusive, and Lots Twenty-Eight (28) to Thirty-Two (32) inclusive, as shown on the Berry Estates Replat, were subject to the Declaration.

D. The Declaration allows for the amendment of the Declaration, whether in whole or in part, by a vote of a majority of the owners of the Berry Estates lots subject to the Declaration. There are Forty (40) applicable lot owners within the Berry Estates Amendment and the Berry Estates Replat.

E. Lot Thirty-One (31), as shown on the Berry Estates Replat, is owned by AZ Commercial Holdings, LLC (“AZ Holdings Lot”) and Lot Thirty-Two (32), as shown on the Berry Estates Replat, is owned by Coconut Properties, LLC (“Coconut Properties Lot”) and.

F. Arizona Revised Statute §33-440.C allows a declaration to be amended by an owner of property that is subject to a declaration by affirmative vote or written consent of the number of eligible voters as prescribed in the declaration.

G. Per the attached majority written consent of the Twenty-One (24) eligible

lot owners of Berry Estates as shown on **Exhibit C**, AZ Commercial Holdings, LLC has duly been given the legal authority under Arizona Revised Statute §33-440.C, the Declaration, and the Amendment, to amend the Amendment on behalf of the Berry Estates lot owners as described herein.

H. AZ Commercial Holdings, LLC now desires to amend the Declaration and Amendment with the consent of the majority of eligible votes of the owners of the Berry Estates lots subject to the Amendment and with the express intent of removing Coconut Properties Lot and AZ Holdings Lot from the authority of the Declaration.

AMENDMENT

NOW, THEREFORE, AZ Commercial Holdings, LLC hereby amends the Amendment as follows:

1. The opening title section of the Amendment describing the prescribed applicable lots of the Declaration shall be amended as follows (underline is addition/strikeout is deletion) with the express intent of removing Coconut Properties Lots and AZ Holdings Lot from the authority of the Declaration. All other Declaration terms and restrictions shall remain.

*“Lots One (1) to Twenty-two (22) inclusive, and Lots Twenty-eight (28) to ~~Thirty-two (32)~~ Thirty (30) inclusive, BERRY ESTATES, according to the plat of record in the office of the Maricopa County, Arizona, in Book 71 of Maps, page 13 thereof;”*

2. Binding Effect and Duration. This Second Amendment shall run with and bind the owners of Coconut Properties Lot, AZ Holdings Lot, and all other applicable Berry Estates lot owners, and shall inure to the benefit of and be enforceable by the owners of Coconut Properties Lot, AZ Holdings Lot, and its respective heirs, executors, legal representatives, successors and assigns.

IN WITNESS WHEREOF, AZ Commercial Holdings, LLC has executed the Declaration as of the date first written above.

**[SIGNATURES ON FOLLOWING PAGE]**



AZ COMMERCIAL HOLDINGS, LLC, an  
Arizona limited liability company



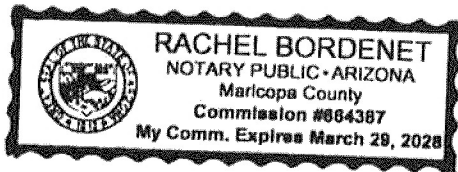
By: Spencer Caldwell  
Its: Manager/Member

STATE OF ARIZONA            )  
  )ss.  
COUNTY OF MARICOPA     )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November,  
2024, by Spencer Caldwell, Manager/Member of AZ COMMERCIAL HOLDINGS, LLC, an  
Arizona limited liability company.

Rachel Bordenet  
Notary Public

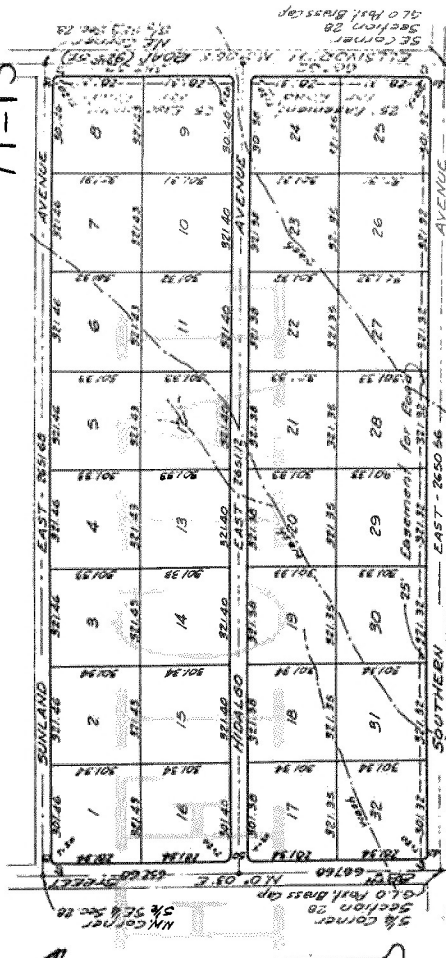
My commission expires: March 29<sup>th</sup>, 2028



**Exhibit A**

Berry Estates Plat Map

7-13



**BERRY ESTATES**

A SUBDIVISION OF THE  
 5th, 5th, SECTION 28  
 MARICOPA COUNTY, ARIZONA  
 F. N. & J. B. HOLMQUIST - ENGINEERS  
 JOB NO. 7392 MAP NO. D-7694  
 Scale: 1" = 100' x .200 Feet

5-722  
 1-3-72

all lots 225 acres or more in area

Indicates pipe not unless otherwise noted  
 Pipe not at all lot corners

CERTIFICATE OF SURVEY

This is to certify that the survey and plat shown herein were made under my direction during the month of January, 1957

*J. B. Holquist*  
 Registered Civil Engineer



**DEDICATION**

State of Arizona  
 County of Maricopa  
 That the Lane Title & Trust Company, an Arizona corporation, has subdivided under the name of the Lane Title & Trust Company, 32 lots of land in Section 28, Township 21S, Range 11E, Maricopa County, Arizona, as shown on the attached plat. The said lots are described as follows: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32. The said lots are shown on the attached plat. The said lots are hereby dedicated to the public use of the State of Arizona.

LANE TITLE & TRUST COMPANY, TRUSTEE

*John D. Kelly*  
 Vice President

**ACKNOWLEDGEMENT**

I, the undersigned, do hereby acknowledge that the above described land is being dedicated to the public use of the State of Arizona, and that the same has been duly authorized by the proper authority, to-wit: the Lane Title & Trust Company, an Arizona corporation, as shown on the attached plat. I hereby certify that the same is true and correct to the best of my knowledge and belief.

*Victoria E. Ellinger*  
 Secretary

My Commission expires 6-9-59

APPROVAL  
 Approved by the Maricopa County Planning and Zoning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 1957.

*John D. Kelly*



**Exhibit B**

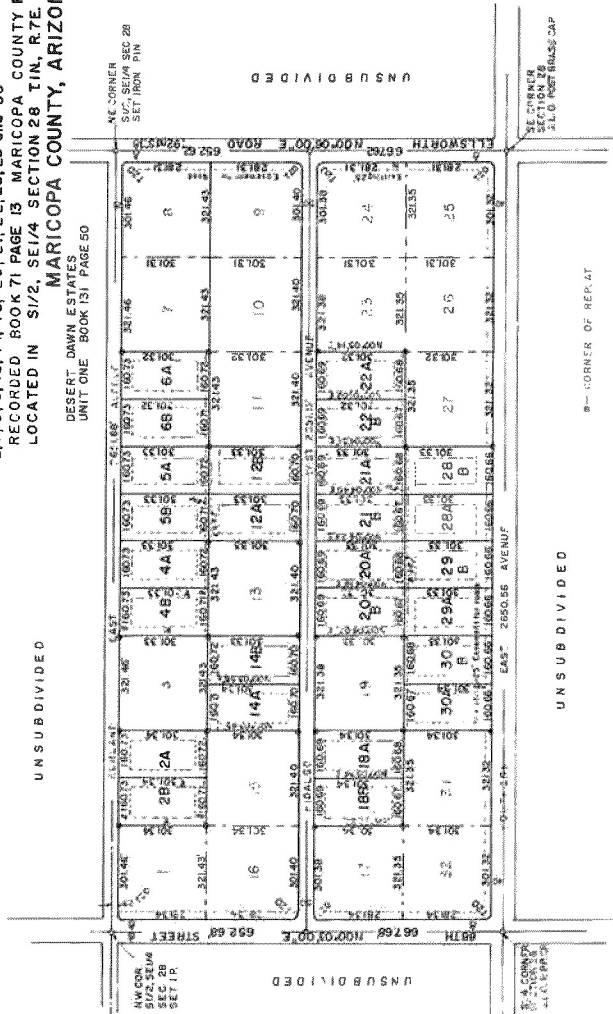
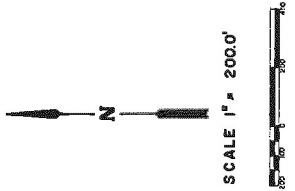
Berry Estates Replat Map



# BERRY ESTATES REPLAT

A RESUBDIVISION OF LOTS  
 24, 5, 6, 12, 14, 18, 20, 21, 22, 26, 29 and 30  
 RECORDED BOOK 71 PAGE 13 MARICOPA COUNTY RECORDS &  
 LOCATED IN S1/2, SE1/4 SECTION 28 T1N, R7E G&S.R.B.&M.  
 MARICOPA COUNTY, ARIZONA  
 DESERT DAWN ESTATES  
 UNIT ONE BOOK 131 PAGE 50

Misc Engineering  
 - 2017  
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 - 1974  
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## DEDICATION

STATE OF ARIZONA  
 COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT THE OWNERS HAVE SUBDIVIDED UNDER THE NAME OF

## BERRY ESTATES REPLAT

LOTS 24, 5, 6, 12, 14, 18, 20, 21, 22, 26, 29, & 30 OF BERRY ESTATES AS RECORDED IN BOOK OF MAPS 71 PAGE 13  
 SECTION 28 T1N, R7E G & S. R. B. & M. MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARE THAT  
 THIS PLAT AS AND FOR THE PLAT OF SAID BERRY ESTATES REPLAT AND HEREBY DECLARE THAT  
 SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS  
 CONSTITUTING SAME, AND THAT EACH LOT AND EACH STREET SHALL BE KNOWN BY THE NUMBER OR  
 NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE PROVIDED FOR THE PURPOSE SHOW  
 IN WITNESS WHEREOF, THE UNDERSIGNED, AS OWNERS, HAVE HEREUNTO CAUSED THIS DOCUMENT TO BE  
 SIGNED BY ME UNDERSHOULDED THIS \_\_\_\_\_ DAY \_\_\_\_\_ 1974

*[Handwritten signatures and names of owners]*

## ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.  
 COUNTY OF MARICOPA }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1974, BEFORE ME PERSONALLY APPEARED  
*[Handwritten names of signatories]*  
 WHO ACKNOWLEDGED THEY EXECUTED THE FOREGOING INSTRUMENT FOR PURPOSES  
 THEREIN CONTAINED.

NOTARY PUBLIC  
 COMMISSION EXPIRES 3 15 1974

## CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THE SURVEY AND REPLAT OF THE PREMISES DESCRIBED AND  
 PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 1974

*[Handwritten signature of Notary]*  
 NOTARY PUBLIC  
 COMMISSION EXPIRES 3 15 1974  
 REC ENGINEERING, INC.  
 5336 NORTH 5TH STREET  
 274-1641  
 PHOENIX, ARIZONA 85012

## APPROVAL

APPROVED BY THE MARICOPA COUNTY, ARIZONA, BOARD OF  
 SUPERVISORS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1974

BY *[Signature]* CHAIRMAN ATTEST *[Signature]* CLERK

## CERTIFICATION OF COUNTY ASSESSOR

I, THE UNDERSIGNED, AS A DEPUTY ASSESSOR, MARICOPA COUNTY, ARIZONA, DO HEREBY  
 CERTIFY THAT AS OF THIS DATE, THE RECORDS OF THIS OFFICE REFLECT THAT  
 THE PARCELS AS SHOWN ON THE PLAT, AND MORE PARTICULARLY  
 OWNERS OF THE PROPERTY, AS SHOWN ON THE PLAT, ARE DESIGNATED AS LISTED IN  
 DESCRIBED AS ASSESSOR'S PARCEL NUMBERS: AS-1-20-28-5-30-16, 17, 18,  
 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DEPUTY COUNTY ASSESSOR  
 DATE \_\_\_\_\_

## CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, AS A DEPUTY COUNTY TREASURER, MARICOPA  
 COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE, THE  
 RECORDS OF THIS OFFICE REFLECT THAT THERE ARE NO TAX LIENS  
 ON ANY OF THE PARCELS COMPRISING THE REPLAT, AS LISTED IN  
 IN THE ASSESSOR'S CERTIFICATION, WITH THE FOLLOWING  
 EXCEPTIONS:

DEPUTY COUNTY TREASURER  
 DATE \_\_\_\_\_

ASSURANCE FOR IMPROVEMENTS  
 NOT PROVIDED.

*[Signature]* COUNTY CLERK

**Exhibit C**

Berry Estates Owners', including Coconut Properties Lot Written Consent for Granting Authority to AZ Commercial Holdings, LLC to Amend the Berry Estates Declaration of Restrictions

**AFFIRMATIVE VOTES by WRITTEN CONSENT FOR AMENDING BERRY ESTATES DECLARATION OF RESTRICTIONS**

By my signature below, I acknowledge that I am the rightful owner of the property signed to below and that I give my written consent and affirmative vote in favor of amending the Berry Estates Amendment to Declaration of Restrictions recorded at Maricopa County, Arizona in Docket 2247, Page 348 of Official Records as follows:

- **Opening Title Section** – To be amended as follows (underline is addition/strikeout is deletion):
  - *“Lots One (1) to Twenty-two (22) inclusive, and Lots Twenty-eight (28) to ~~Thirty-two (32)~~ Thirty (30) inclusive, BERRY ESTATES, according to the plat of record in the office of the Maricopa County, Arizona, in Book 71 of Maps, page 13 thereof;”*

I further acknowledge that I give my written consent and affirmative vote to authorize AZ Commercial Holdings, LLC, the owner of Lot 31 of Berry Estates, to prepare, execute, and record a Second Amendment to the Declaration of Restrictions for Berry Estates, as agreed to and affirmed to herein.

**Addendum #1:**

By signing the attached petition, I the undersigned, agree to allow the lots described above to be released from the Berry Estates Covenants, Conditions and Restrictions (CC&R) subject to the attached exhibits and site plans. I understand that by releasing these lots from the CC&R I am agreeing to allow the property owner (AZ Commercial Holdings) to convert the said property from a ‘for-rent’ product into a ‘for sale’ product.

LOT #	ASSESSOR PARCEL #	ADDRESS (Print)	OWNER NAME (Print)	SIGNATURE	DATE
1	218-49-001B	10175. 88th Street Mesa, 85208	Massid Abubakar	<i>[Signature]</i>	08/19/29
1	218-49-001A				
2B	218-49-018				
2A	218-49-017				
3	218-49-003B				
3	218-49-003C				
4B	218-49-004A				
4A	218-49-004B				

5B	218-48-001A				
5A	218-48-001B				
6B	218-48-002A				
6A	218-48-004G				
7/8	218-48-004F				
9	218-48-005A				
10	218-48-006C				
10	218-48-006B	902 E SHORRICK AVE ROCKSPRING WISCONSIN	<i>[Signature]</i>	6-26-24	
11	218-48-007D				
11	218-48-007C				
12B	218-48-018				
12A	218-48-017				
13	218-49-005D				
13	218-49-005C				
14B	218-49-020	9037 E Florian Ave	Donald Jones	<i>[Signature]</i>	6/26/24
14A	218-49-019				
15	218-49-007C				
15	218-49-007D				



16	218-49-008D				
16	218-49-008C				
17	218-49-009B				
17	218-49-009A				
18B	218-49-022				
18A	218-49-021				
19	218-49-011E				
19	218-49-011F				
20B	218-49-024				
20A	218-49-023				
21B	218-48-009A				
21A	218-48-009B				
22B	218-48-019				
22A	218-48-020				
28B	218-48-022				
28A	218-48-021				
29B	218-49-026				
29A	218-49-025				

30B	218-49-014B				
30A	218-49-014A				
31	218-49-015A				
32	218-49-016A				

Total Lot Owners: 48




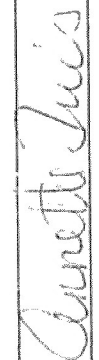
**END OF AFFIRMATIVE VOTE AND CONSENT**

**AFFIRMATIVE VOTES by WRITTEN CONSENT FOR AMENDING BERRY ESTATES DECLARATION OF RESTRICTIONS**

By my signature below, I acknowledge that I am the rightful owner of the property signed to below and that I give my written consent and affirmative vote in favor of amending the Berry Estates Amendment to Declaration of Restrictions recorded at Maricopa County, Arizona in Docket 2247, Page 348 of Official Records as follows:




- **Opening Title Section** – To be amended as follows (underline is addition/strikeout is deletion):
  - "Lots One (1) to Twenty-two (22) inclusive, and Lots Twenty-eight (28) to ~~Thirty-two (32)~~ Thirty (30) inclusive, BERRY ESTATES, according to the plat of record in the office of the Maricopa County, Arizona, in Book 71 of Maps, page 13 thereof;"

I further acknowledge that I give my written consent and affirmative vote to authorize AZ Commercial Holdings, LLC, the owner of Lot 31 of Berry Estates, to prepare, execute, and record a Second Amendment to the Declaration of Restrictions for Berry Estates, as agreed to and affirmed to herein.

LOT #	ASSESSOR PARCEL #	ADDRESS (Print)	OWNER NAME (Print)	SIGNATURE	DATE
1	218-49-001B				
1	218-49-001A				
2B	218-49-018	8825 E Sultland Ave	May Gilvetti		6-17-24
2A	<del>218-49-017</del>				
2B	218-48-018	9012 E Florian Ave	Marjorie Kottenfeld's		6/19/24
3	218-49-003B	8918 E Sultland Ave	Stephen Fogelberg		6-17-24
3	218-49-003C				
4B	218-49-004A				
4A	218-49-004B				
5B	218-48-001A				
5A	218-48-001B				
2B	<del>218-48-011E</del>				
6B	218-48-002A	9101 E Florian Ave	Annette Fries		6/19/24

6A	218-48-004G				
7/8	218-48-004F				
9	218-48-005A				
10	218-48-006C				
10	218-48-006B				
11	218-48-007D				
<del>11</del> 11A	<del>218-48-007E</del> 49-019	8902 E Florian Ave Mesa AZ 85208	Toni and Anthony	Tom Russo	6/17/24
<del>12</del> 12A	<del>218-48-018</del> 011B	9011 E Sunlight Blvd Mesa AZ	Teff and Anne Castillo	Jeff Coft	6/17/24
12A	218-48-017				
13	218-49-005D				
13	218-49-005C				
14B	218-49-020				
14A	218-49-019				
15	218-49-007C				
15	218-49-007D				
16	218-49-008D				
16	218-49-008C				
17	218-49-009B				

AFFIRMATIVE VOTE by WRITTEN CONSENT FOR BERRY ESTATES DECLARATION AMENDMENT

17	218-49-009A					
18B	218-49-022					
18A	218-49-021					
19	218-49-011E	8911 E. FLORIAN AVE MESA, AZ 85208	J. MICHAEL PEMBERTON		06/12/24	
19	218-49-011F					
20B	218-49-024					
20A	218-49-023					
21B	218-48-009A					
21A	218-48-009B					
22B	218-48-019	9025 E. FLORIAN AVE MESA, AZ, 85208	Thea & Jonathan DAVIS	Thea DAVIS Jonathan DAVIS	6/14/2024	
22A	218-48-020					
28B	218-48-022					
28A	218-48-021					
29B	218-49-026					
29A	218-49-025					
30B	218-49-014B	8911 E. FLORIAN AVE MESA AZ, 85208	BARRY CAMPBELL		6-19-2024	
30A	218-49-014A	<del>9025 E. FLORIAN AVE MESA AZ, 85208</del>	<del>DAVID JONES</del>	<del></del>	<del>6/19/2024</del>	
31	218-49-015A					

AFFIRMATIVE VOTE by WRITTEN CONSENT FOR BERRY ESTATES DECLARATION AMENDMENT



32	218-49-016A					
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Total Lot Owners: 48

**END OF AFFIRMATIVE VOTE AND CONSENT**

**AFFIRMATIVE VOTES by WRITTEN CONSENT FOR AMENDING BERRY ESTATES DECLARATION OF RESTRICTIONS**

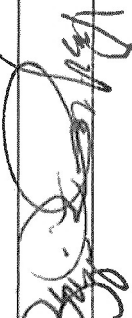
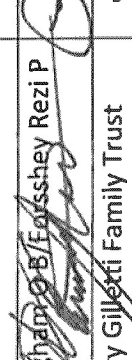

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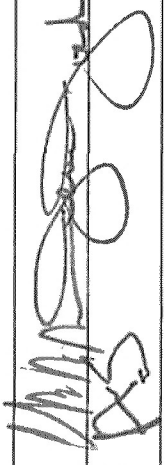

I further acknowledge that I give my written consent and affirmative vote to authorize AZ Commercial Holdings, LLC, the owner of Lot 31 of Berry Estates, to prepare, execute, and record a Second Amendment to the Declaration of Restrictions for Berry Estates, as agreed to and affirmed to herein.

**Addendum #1:**

By signing the attached petition, I the undersigned, agree to allow the lots described above to be released from the Berry Estates Covenants, Conditions and Restrictions (CC&R) subject to the attached exhibits and site plans. I understand that by releasing these lots from the CC&R I am agreeing to allow the property owner (AZ Commercial Holdings) to convert the said property from a 'for-rent' product into a 'for sale' product.

LOT #	ASSESSOR PARCEL #	ADDRESS (Print)	OWNER NAME (Print)	SIGNATURE	DATE
1	218-49-001B	1017 S 88th St Mesa, AZ 85208	Masjid Abubakar		
1	218-49-001A	8811 E Sunland Ave Mesa, AZ 85208	Cunningham O B / Fosshey Rezi P		10-29-24
2B	218-49-018	8825 E Sunland Ave Mesa, AZ 85208	Mary Gilletti Family Trust		
2A	218-49-017	8837 E Sunland Ave Mesa, AZ 85208	James T Winters Tr		
3	218-49-003B	8911 E Sunland Ave Mesa, AZ 85208	Hagerman Family Trust		
3	218-49-003C	8917 E Sunland Ave Mesa, AZ 85208	Sean Gray		
4B	218-49-004A	8925 E Sunland Ave Mesa, AZ 85208	Dallas D & Lynn R Schwaderer		
4A	218-49-004B	8937 E Sunland Ave Mesa, AZ 85208	Brad C Flores		10/27/24

5B	218-48-001A	9001 E Sunland Ave Mesa, AZ 85208	Antoinette M & Madison Ricky T Zeiter	<i>[Signature]</i>	10-27-24
5A	218-48-001B	9011 E Sunland Ave Mesa, AZ 85208	Casterton Family Revocable Trust	<i>[Signature]</i>	10-27-24
6B	218-48-002A	9025 E Sunland Ave Mesa, AZ 85208	Miguel Arreola Rosales	<i>[Signature]</i>	10-27-24
6A	218-48-004G	1010 S Ellsworth Rd Mesa, AZ 85208	Generation Church Arizona		
7/8	218-48-004F	1010 S Ellsworth Rd Mesa, AZ 85208	Generation Church Arizona		
9	218-48-005A	9138 E Florian Ave Mesa, AZ 85208	Generation Church Arizona		
10	218-48-006C	N/A	Generation Church Arizona		
10	218-48-006B	9102 E Florian Ave Mesa, AZ 85208	Roland L & Bochr Charlotte L Washburn	<i>Charlotte L Bochr</i>	10-27-24
11	218-48-007D	9038 E Florian Ave Mesa, AZ 85208	Mosher Family Trust		
11	218-48-007C	9026 E Florian Ave Mesa, AZ 85208	Anthony D Fineberg		
12B	218-48-018	9012 E Florian Ave Mesa, AZ 85208	Kotsailidis Family Trust		
12A	218-48-017	9002 E Florian Ave Mesa, AZ 85208	Jack & Susan L Orlando	<i>Jack Orlando</i>	Oct 27, 2024
13	218-49-005D	8938 E Florian Ave Mesa, AZ 85208	Froilan Raymundo Estopellan Payan & Angela Kay Estopellan		
13	218-49-005C	8926 E Florian Ave Mesa, AZ 85208	Richard Scott & Sallie S Loper	<i>[Signature]</i>	
14B	218-49-020	8912 E Florian Ave Mesa, AZ 85208	Richard Scott & Sue S Loper	<i>[Signature]</i>	10/27/24
14A	218-49-019	8902 E Florian Ave Mesa, AZ 85208	Toni & Anthony Klenner	<i>[Signature]</i>	10/27/24
15	218-49-007C	N/A	Suenos Libre LLC		
15	218-49-007D	8826 E Florian Ave Mesa, AZ 85208	Richard S & Linda Lyn Bruha	<i>[Signature]</i>	Oct 27, 2024

16	218-49-008D	8812 E Florian Ave Mesa, AZ 85208	Christopher D & Jena D Jordan		10-27-24
16	218-49-008C	8802 E Florian Ave Mesa, AZ 85208	Arturo Sesmas		10-27-24
17	218-49-009B	8801 E Florian Ave Mesa, AZ 85208	Penson Family Trust B		
17	218-49-009A	8811 E Florian Ave Mesa, AZ 85208	Ipson Family Trust		
18B	218-49-022	8825 E Florian Ave Mesa, AZ 85208	Edward & Lisa Black		
18A	218-49-021	8937 E Florian Ave Mesa, AZ 85208	Eron Lee and Suzanne Irene Lee Trust		
19	218-49-011E	8911 E Florian Ave Mesa, AZ 85208	Joseph M & Leila Pemberton		
19	218-49-011F	8917 E Florian Ave Mesa, AZ 85208	Amado Family Trust		
20B	218-49-024	8925 E Florian Ave Mesa, AZ 85208	Miguel Antonio Muruato Sr Living Trust		
20A	218-49-023	8937 E Florian Ave Mesa, AZ 85208	Garcia F Jaime		
21B	218-48-009A	9001 E Florian Ave Mesa, AZ 85208	Yansick Loreaux Melanie		
21A	218-48-009B	9011 E Florian Ave Mesa, AZ 85208	Randall W & Elizabeth A Rands		
22B	218-48-019	9025 E Florian Ave Mesa, AZ 85208	Thea A & Jonathan M Davis		
22A	218-48-020	9037 E Florian Ave Mesa, AZ 85208	Donald J Jones and Diane L Jones Living Trust		
28B	218-48-022	9016 E Southern Ave Mesa, AZ 85209	SRP		
28A	218-48-021	9016 E Southern Ave Mesa, AZ 85209	SRP		
29B	218-49-026	8938 E Southern Ave Mesa, AZ 85209	Garcia Family Trust		
29A	218-49-025	8926 E Southern Ave Mesa, AZ 85209	Glen Allen Grim Living Trust		

30B	218-49-014B	8912 E Southern Ave Mesa, AZ 85209	Barry Nelson & Debbie Lee Campbell	
30A	218-49-014A	8910 E Southern Ave Mesa, AZ 85209	Tamie L Schmeckpeper	<i>Tamie Schmeckpeper</i> 10/27/2024
31	218-49-015A	N/A	AZ Commercial Holdings LLC	<i>SS</i> 11/4/24
32	218-49-016A	8820 E Southern Ave Mesa, AZ 85209	Coconut Properties LLC	<i>SS</i> 11/4/24

Total Lot Owners: 48

END OF AFFIRMATIVE VOTE AND CONSENT



**Kyle Moyer**  
**& COMPANY**  
*Public Affairs, inc.*

Dear Neighbor,

If you are in agreement with the following statement, please sign and return this sheet in the pre-addressed envelope provided. Thank you

By signing the attached petition, I the undersigned, agree to allow the lots described above to be released from the Berry Estates Covenants, Conditions and Restrictions (CC&R) subject to the attached exhibits and site plans. I understand that by releasing these lots from the CC&R I am agreeing to allow the property owner (AZ Commercial Holdings) to convert the said property from a 'for-rent' product into a 'for sale' product.

Parcel #218-49-004B

Address: 8937 E Sunland Ave Mesa, AZ 85208

Owner Name (Print): Brad C. Flores

Signature:  Date: 7/29/2024

**Kyle Moyer**  
**& COMPANY**  
*Public Affairs, inc.*

Dear Neighbor,

If you are in agreement with the following statement, please sign and return this sheet in the pre-addressed envelope provided. Thank you

By signing the attached petition, I the undersigned, agree to allow the lots described above to be released from the Berry Estates Covenants, Conditions and Restrictions (CC&R) subject to the attached exhibits and site plans. I understand that by releasing these lots from the CC&R I am agreeing to allow the property owner (AZ Commercial Holdings) to convert the said property from a 'for-rent' product into a 'for sale' product.

Parcel #218-48-017

Address: 9002 E. Florian Ave Mesa AZ 85208

Owner Name (Print): Susan Orlando

Signature: Susan Orlando

Date: 7/31/2024