

CITIZEN'S PARTICIPATION REPORT FOR "Culver Garden Estates"

Located in Mesa, Arizona.



Prepared By:

BFH GROUP, LLC
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Attn: David M. Bohn, P.E.



CITIZEN'S PARTICIPATION REPORT FOR "CULVER GARDEN ESTATES"

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PURPOSE OF REQUEST

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the PAD application and Preliminary Plat application submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Report is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the general vicinity of the site to request application for rezoning the proposed 5.22 acre single family residential development. The site is located at NEC of East Culver Street and North 87th Street, more specifically APN: 219-31-001F; -001Q. The application will be to apply for a PAD overlay on the property, maintaining the underlying zoning, for the proposed development intended to be 6 residential lots. This Plan is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

CONTACT PERSON:

DAVID BOHN – BFH GROUP
222 N. Stapley Drive
MESA, AZ 85203
480.734.1446
EMAIL: davidb@thebfhgroup.com

NOTIFICATION AND PROCEDURE

BFH Group intends to follow the notification procedure outlined by the City of Mesa Citizen Participation Report process. All zoning documents shall be submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Report and upon administrative approval from City of Mesa planning staff, BFH Group will notify all property owners within 500' of the subject property of the intention to propose a Rezoning to the subject property. At the same time, signage will be posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting will be held (on Zoom) that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and rezoning will be. BFH Group will consolidate this correspondence as well as any other communication received and prepare a final report summarizing the community's inputs and documenting all notification materials. This will be

delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Report.

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. Property owners within 500 feet from the site
 - d. Mesa Public Schools District in writing, with copies to Red Mountain High School, Mesquite Junior High School, and Las Sendas Elementary School.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.
3. Presentations can be made to groups of citizens or associations upon request.

AFFECTED PARTIES QUESTIONS AND COMMUNICATION

It is understood by the applicant that there is potential for members of the surrounding neighborhood as well as other “interested parties” that may be concerned about an adverse effect that modifying the current zoning would have on the area. Such concerns may include the need for safety precautions due to the additional traffic, impact to the local schools, proposed architecture of the units, or open space of the site, to name a few.

The developer anticipates potential for concerns and welcomes the questions that the neighbors would have. Individuals affected by the property PAD application would have the ability to call or email the applicant directly as well as have the opportunity to share during the neighborhood meeting. The applicant would be happy to meet with them on an individual basis or continue the conversation over the phone or email. If there are any significant changes to the Site Plan, the applicant is willing to have another neighborhood meeting as necessary to ensure all concerns and suggestions have been considered and/or addressed.

Correspondence with interested individuals will be documented in the final report and any concerns will be relayed to the Planning department staff member overseeing the Citizen Participation Plan process.

ANTICIPATED SCHEDULE:

Presubmittal Meeting	October 6, 2022
Rezoning Application	July 19, 2023
Notifications sent	June 12, 2024
Neighborhood meeting	July 1, 2024
Additional meeting (if needed)	Not Applicable
Submittal of Citizen Participation Report	July 22, 2024
Planning and Zoning Hearing	TBD

July 1, 2024 Neighborhood meeting notes:

Attendees: George and Jan Solymosi, Lisa Caruth, Garrett Seely (owner), Maggie Kibbett, Linda Finkelstein.

Meeting Summary:

1. Questions concerning the density to remain at what is being proposed. Is there a guarantee that there will only be 6 lots? What's to stop someone else (Blandford Homes was referenced) from coming in and constructing 15 homes? Response: With regard to what is being proposed currently, 6 lots is all that will be in this entitlement approval. Should another group want to propose more lots, that group would be required by the City to go through the same process including notification to the neighbors.
2. Questions concerning the type of homes that would be built. Is there a guarantee that the homes will be worth \$1.5M or more? Can we ensure structures like a double-wide home won't be built? Response: There won't be any guarantees for market values, however CC&Rs established with the final plat and recording will commit each lot to minimum lots sizes, likely 3,000 SF, as well as architectural standards separate to Desert Uplands and City of Mesa standards.
3. Questions concerning existing / proposed vegetation. Response: Per Desert Highlands standards, the development will be required to maintain a specific percentage of each lot will be required to maintain and match the existing vegetation palette.

Overall, the neighbors were very supportive. The main concern is that this proposed Pre-Plat will potentially turn into a higher density development. Attached included email correspondence.



David Bohn <davidb@thebfhgroup.com>

Re: Culver Gardens

1 message

David Bohn <davidb@thebfhgroup.com>

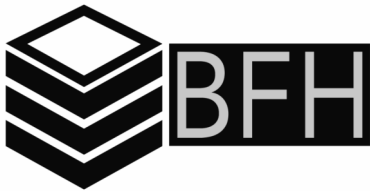
Sun, Jul 7, 2024 at 1:06 PM

To: lisa.azrealty@gmail.com

Cc: Jan Solymosi <jansolymosi@yahoo.com>, Mb kibbs@gmail.com, LindaRose1776@gmail.com

Of course! Thank you all for your participation and inputs!

David Bohn



222 N. Stapley Drive

Mesa, AZ 85203

Phone: 480.734.1446

On Sun, Jul 7, 2024 at 11:15 AM <lisa.azrealty@gmail.com> wrote:

Thanks David ... I must have the property in front of us and your parcels behind us smushed together. Please keep me posted on progress. I do have people who would LOVE to build and own there! I think it will be a nice addition.

Lisa Caruth
Designated Broker
(480)253-7391

On Jul 6, 2024, at 10:56 AM, David Bohn <davidb@thebfhgroup.com> wrote:

Hello Lisa,

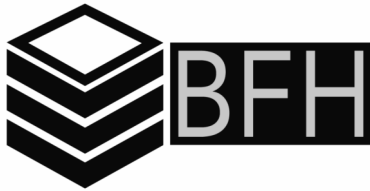
As mentioned in our discussion Monday, the main reason for the PAD is due to the constraints of the two parcels, a few of the lots are proposed at just under 35,000 SF, the smallest proposed size is 34,166 SF. The other reason is, in lieu of proposing right of way, we are proposing a tract, the reason for this is due to the same constraints mentioned above. Other than that we are proposing to follow the existing zoning.

The Desert Highlands standards will be complied with as they are defined. We will not be proposing anything that would deviate from those standards. The PAD doesn't require Open Space, but the Desert Highlands standards do, thus it is our intention of this proposed subdivision to adhere to those.

Let me know if you have any other questions or if there is anything else needing clarification.

Thank you!

David Bohn



222 N. Stapley Drive

Mesa, AZ 85203

Phone: 480.734.1446

On Sat, Jul 6, 2024 at 10:24 AM <lisa.azrealty@gmail.com> wrote:

Again thanks for the speedy reply....

I would like to know if you think a PAD is necessary? What does it allow with it and without it? I would like to see just the lots developed and consider only the existing zoning and adhere to the desert uplands rules, which I believe does not allow a builder to scrape off the entire piece of property which preserves the vegetation, not just putting it back in landscaping the lots. Doesn't the PAD require you to have open spaces to remain? I only see the easements which I don't see as adding anything as a benefit.

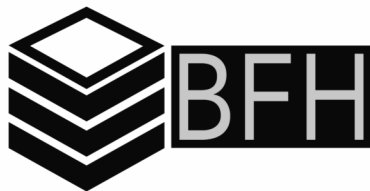
It's a real nice piece of property I hope what you plan preserves that.

Lisa Caruth
Designated Broker
(480)253-7391

On Jul 5, 2024, at 3:02 PM, David Bohn <davidb@thebfhgroup.com> wrote:

Thank you Jan. I'll be sure to include that as part of our communication.

David Bohn



222 N. Stapley Drive

Mesa, AZ 85203

Phone: 480.734.1446

On Fri, Jul 5, 2024 at 2:32 PM Jan Solymosi <jansolymosi@yahoo.com> wrote:

Hello David-

Thank you for your prompt response and addressing some of our concerns.

One concern which you didn't mention is the drainage (rain runoff). Since we are located down hill from the property in question, we could be subjected to a lot of flooding if proper drainage is not controlled on this property.

Please look into this matter and let us know how this will be resolved.

Thank you-

George and Jan Solymosi

Sent from my iPhone

On Jul 5, 2024, at 12:04 PM, David Bohn <davidb@thebfhgroup.com> wrote:

Hello everyone,

I hope you all have had a great week and all is well with you. This is David Bohn from our zoom meeting on Monday. As mentioned I wanted to follow up and give a brief summary with bullet points of what was discussed:

1. Questions concerning the density to remain at what is being proposed. Is there a guarantee that there will only be 6 lots? What's to stop someone else (Blandford Homes was referenced) from coming in and constructing 15 homes? Response: With regard to what is being proposed currently, 6 lots is all that will be in this entitlement approval. Should another group want to propose more lots, that group would be required by the City to go through the same process including notification to the neighbors.
2. Questions concerning the type of homes that would be built. Is there a guarantee that the homes will be worth \$1.5M or more? Can we ensure structures like a double-wide home won't be built? Response: There won't be any guarantees for market values, however CC&Rs established with the final plat and recording will commit each lot to minimum lots sizes, likely 3,000 SF, as well as architectural standards separate to Desert Uplands and City of Mesa standards.
3. Questions concerning existing / proposed vegetation. Response: Per Desert Highlands standards, the development will be required to maintain a specific percentage of each lot will be required to maintain and match the existing vegetation palette.

There were other miscellaneous discussions as well, however it would not seem they were due to concerns, but were more to discuss the area as whole as well as share what was going on locally.

Again, thank you all for joining the meeting on Monday. Please feel free to reach out to me with any other questions or if there is anything else needing clarification.

Thank you so much.

David Bohn



222 N. Stapley Drive

Mesa, AZ 85203

Phone: 480.734.1446



Notice of Public Meeting – Planning and Zoning

Dear Neighbor,

We have applied for Rezoning for the property located at 8650 E. Culver Street. This request is to rezone from Single Residence-35 (RS-35) to Single Residence-35 with a Planned Area Development Overlay (RS-35-PAD). This request will allow for a single residence subdivision. The case number assigned to this project is ZON23-00369.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480.734.1446 or e-mail me at davidb@thebfhgroup.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 14, 2024 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

The City of Mesa has assigned this case to Sean Pesek of their Planning Division staff. He can be reached at 480-644-6716 or sean.pesek@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

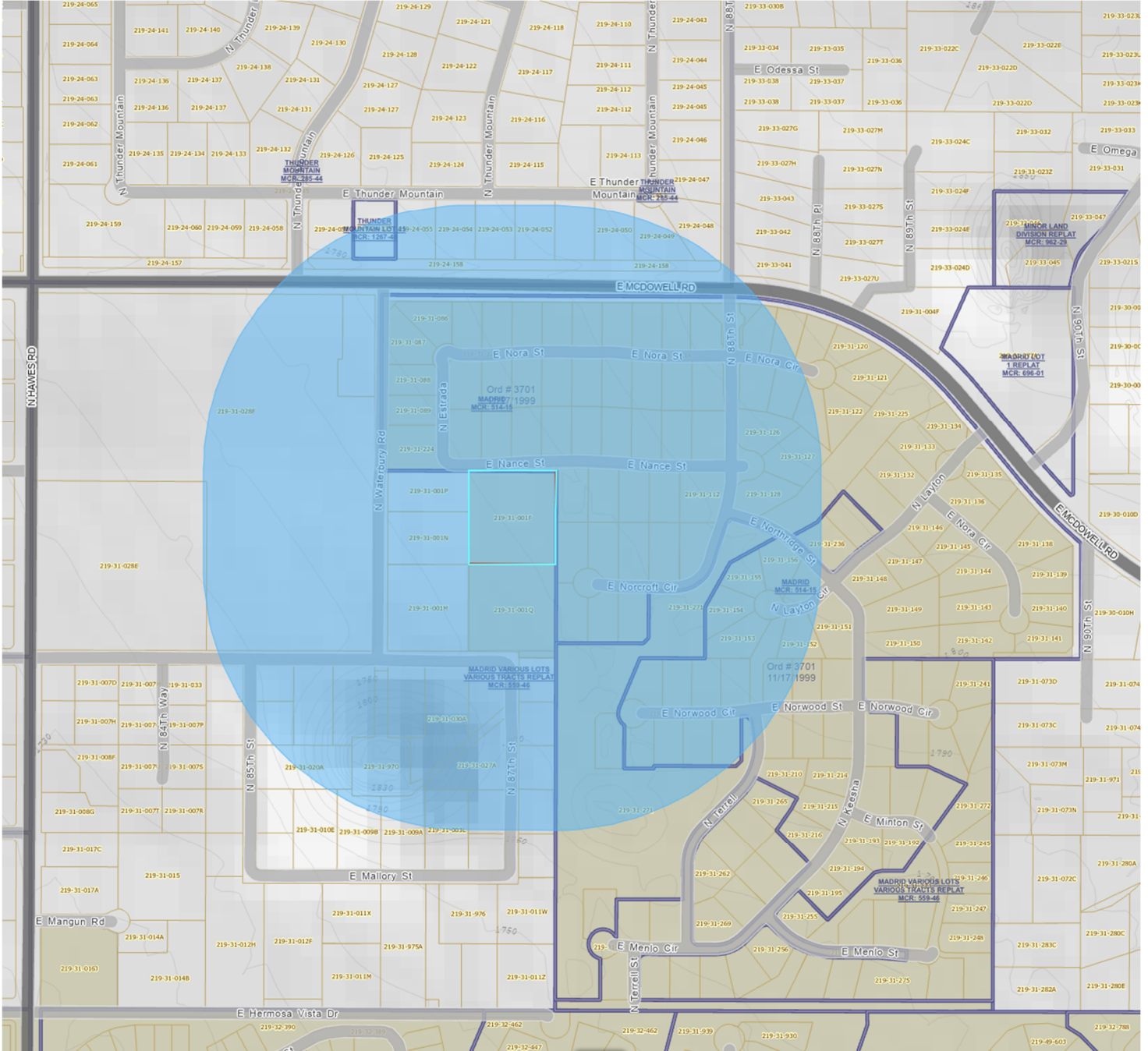
Sincerely,

A handwritten signature in black ink, appearing to read "David Bohn", with a long horizontal flourish extending to the right.

David Bohn
BFH Group



CULVER GARDENS NOTIFICATION MAP (1000' RADIUS)



NeighborhoodName	FirstName	LastName	Address	Unit	City	State	Zip
Boulder Mountain Highlands Community Association	Carolyn	Robertson	2355 N Pyrite		Mesa	AZ	85207
Boulder Mountain Highlands Community Association	James	Verpoten	17220 N Boswell BLVD	140	Mesa	AZ	85351
Desert Uplands	William	Puffer	8330 E Thomas Rd		Mesa	AZ	85207
Desert Uplands	Annette	Jansen	8135 E Culver St		Mesa	AZ	85207
Madrid Community Association	Joe	O'Reilly	8719 Norcroft Cir		Mesa	AZ	85207
Madrid Community Association	Rich	Oesterle	8801 Norwood Cir		Mesa	AZ	85207

Owner Name *	Mailing Address
KELLEY-SMITH FAMILY REVOCABLE TRUST	8540 E MCDOWELL RD 43 MESA AZ USA 85207
CHRIS AND DALE BRETZKE LIVING TRUST	8540 E MCDOWELL RD UNIT 37 MESA AZ USA 85207
MELER KERRY L/JASON W	2542 N 85TH ST MESA AZ USA 85207
FUNK FAMILY ENTERPRISES LLC	1806 N LINDSAY RD MESA AZ USA 852133010
MESA CITY OF	20 E MAIN ST STE 650 MESA AZ USA 85211
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST PHOENIX AZ USA 85009
MARCHESSAULT ROBERT/CHRISTINE E	8728 E NORA ST MESA AZ USA 85207
FISHER JARROD	8764 E NORA ST MESA AZ USA 85207
MINATOGAWA STANLEY S/TERESA W	2734 N ESTRADA MESA AZ USA 85207
BRENT AND MICHELLE GENTRY FAMILY TRUST	8659 E NORA ST MESA AZ USA 85207
MANDRUSIAK CINDY	NO 1 4971 PHELAN ST RED DEER AB CAN T4P3Z4
WEST ALAN R	2648 N LAYTON CIR MESA AZ USA 85207
RICHARD & THERESA OESTERLE LIVING TRUST	8801 E NORWOOD CR MESA AZ USA 85207
AHRENDT EDWARD L/ LUANNE G TR	8618 E MALLORY ST MESA AZ USA 852071348
PHILIP AND GAYNOR MANBY REVOCABLE TRUST	8556 E MALLORY ST MESA AZ USA 85207
PATRICIA A MCMILLEN FAMILY REVOCABLE LIVING TRUST	2550 N 87TH ST MESA AZ USA 85207
ROCK LEGACY TRUST	3507 E SHANNON ST GILBERT AZ USA 85295
EJM FAMILY TRUST	716 S PARKCREST ST GILBERT AZ USA 85296
SBRAGA MICHAEL V/MICHELLE	2505 N 85TH ST MESA AZ USA 85207
LADAS WILLIAM C/CHERYL L TR	8740 E NORA ST MESA AZ USA 85207
PRASHER-LATHEY FAMILY TRUST	4147 CREEKPOINT CT DANVILLE CA USA 94506
GAUGHAN GARTH/SCHULTZ MICHELLE	8648 E NORA ST MESA AZ USA 85207
PLC/RAC TRUST	2746 N ESTRADA MESA AZ USA 85207
WOLFE TIMOTHY MICHAEL/PAMELA JUNE	8647 E NORA ST MESA AZ USA 85207
GODAIRE BRAD/RAYNA	8738 E NANCE ST MESA AZ USA 85207
FORD AMY JO/RAYMOND LEE	8714 E NANCE ST MESA AZ USA 85207
GILLAM THOMAS R/JOSEFSEN BARBARA J	8702 E NANCE ST MESA AZ USA 85207
WALTERS FAMILY TRUST	8744 E NORCROFT CIR MESA AZ USA 85207
KUNZE FAMILY LIVING TRUST	2701 N 88TH ST MESA AZ USA 85207
WILLIAM A BUCHER AND BRENDA A BUCHER TRUST	2660 N LAYTON CIR MESA AZ USA 85207
MADRID COMMUNITY ASSOCIATION	2850 E CAMELBACK RD STE 315 PHOENIX AZ USA 85016
RUGGIERO FAMILY TRUST	8718 E MENLO CIR MESA AZ USA 85207
GRONDIN MARCUS E/SARAH A	2449 N TERRELL MESA AZ USA 85207
MARK A SCHOFIELD AND KARLA J BOS TRUST	2517 N TERRELL MESA AZ USA 85207
SPACKMAN THOMAS E	2805 N 88TH ST MESA AZ USA 85207
JONES LIVING TRUST	4055 N RECKER RD UNIT 90 MESA AZ USA 85215
MALTESE MICHAEL G/AMY J	2515 N 87TH ST MESA AZ USA 85207
SCHRAM DOUGLAS/RUTH	2533 N 87TH ST MESA AZ USA 85207
MATTHEW J HAWKS SEPARATE PROPERTY TRUST	8627 E CULVER ST MESA AZ USA 85207
TERRAZZO HOMES INC	8710 N THORNYDALE RD 120 TUCSON AZ USA 85742
WARTNER RANAYE	8540 E MCDOWELL RD UNIT 44 MESA AZ USA 85207
THUNDER MOUNTAIN IMPROVEMENT ASSOCIATION	2034 RUSTLERS TRL CAMP VERDE AZ USA 86322
STEVENS LAURIE M	8555 E MALLORY ST MESA AZ USA 852071421
BLOUGH TODD C/KAREN K	8526 E MALLORY MESA AZ USA 85207
WALLACH BARRY R/CHERYL E	8716 E NORA ST MESA AZ USA 85207
ALVAREZ NED D/CHONG H	8715 E NORA ST MESA AZ USA 85207
BECK ROBIN G/HENEDINA C	8751 E NORA ST MESA AZ USA 85207
SWARTZ MARK R/KIMBERLY ANN	8814 E NORWOOD CIR MESA AZ USA 85207
GILBERT PAUL W/ANNE P	8708 E NORCROFT CIR MESA AZ USA 85207
HARRY KIRK ROBERT/DRAKE CYNTHIA R	8820 E NORA CIR MESA AZ USA 85207
BEAN VIANN D/AVERKAMP DALE J	8809 E NORA CIR MESA AZ USA 85207
COOPER LARRY R/BEVERLY M	8802 E NORWOOD CIR MESA AZ USA 85207
JACKSON MICHAEL/KNIGHT LISA	2713 N 88TH ST MESA AZ USA 85207
COOK GERALD W/PATRICIA B TR	2661 N LAYTON CIR MESA AZ USA 85207

MICHAEL W SMEESTER TRUST	8822 E NORWOOD CIR MESA AZ USA 85207
EDGEWORTH STEVEN/CIFRA MONIQUE	8759 E NORWOOD CIR MESA AZ USA 85207
CAROL L RICHARDSON-RASCON TRUST	8838 E NORWOOD ST MESA AZ USA 85207
RONN W WALKER TR/MARY S VETRANO-WALKER TRUST	8728 E MENLO CIR MESA AZ USA 85207
BROWN ROBERT J JR/IRIS A	8851 E NORWOOD ST MESA AZ USA 85207
SCHAER MICHELLE L TR	623 N PARSELL MESA AZ USA 85203
GIANNINI FAMILY TRUST	2505 N TERRELL MESA AZ USA 85207
BFH HOLDINGS LLC	3707 E SOUTHERN AVE MESA AZ USA 85206
ROBINSON FAMILY TRUST	2509 N 87TH ST MESA AZ USA 85207
SENDER NORMAN JOSEPH JR/STACY WELLS	8550 E MALLORY ST MESA AZ USA 85207
DAACK DANIEL L/BOBBIE J TR	8609 E MALLORY ST MESA AZ USA 85207
SELF LANCE/REBECCA	6335 E BROWN RD UNIT 1096 MESA AZ USA 85205
HILL SEAN MICHAEL/DARYL	5531 E JUNE ST MESA AZ USA 852053507
JAY JULIE A	8624 E NORA ST MESA AZ USA 85207
PURDY JULIE A/GARCI REBECCA A	8832 E NORA CIR MESA AZ USA 85207
JOE AND CAROLYN OREILLY FAMILY TRUST	8719 E NORCROFT CIR MESA AZ USA 85207
RICHARDSON CASSIUS D/REBECCA L	8633 E MALLORY ST MESA AZ USA 85207
MARGARET LOUISE KIBBETT FAMILY LIVING TRUST	8540 E MCDOWELL RD UNIT 42 MESA AZ USA 85207
LEVESQUE REVOCABLE TRUST	8540 E MCDOWELL RD UNIT 38 MESA AZ USA 85207
ESPARZA DENNIS/CHRISTINE L	8649 E MALLORY MESA AZ USA 85207
SCHERMERHORN FAMILY TRUST	8703 E NORA ST MESA AZ USA 85207
MCCANN SHARI L	8739 E NORA ST MESA AZ USA 85207
HICKMAN JOHN GRANT/ISABELLE	565 SE ANDREWS ST ISSAQUAH WA USA 98027
SPRINGCHEESE TRUST	8726 E NANCE ST MESA AZ USA 852071415
DALY JOHN E/JENIFER M	8658 E NANCE ST MESA AZ USA 85207
DENNIS REVOCABLE TRUST	8646 E NANCE ST MESA AZ USA 85207
THIET ROBERT T/NANCY S TR	8634 E NANCE ST MESA AZ USA 85207
BLAICH LARRY MASON/JUDITH D	8757 E NANCE ST MESA AZ USA 852071417
TOWNER JOHN E/MIRAN	2725 N 88TH ST MESA AZ USA 85207
JAMES RAY O	8707 E NORCROFT CIR MESA AZ USA 85207
MURDOCK MICHAEL A/BARBARA M	2529 N TERRELL MESA AZ USA 85207
BACON DOUGLAS RAYMOND JR/LAMIAS CHRISTINA L	2702 N LAYTON MESA AZ USA 85207
MICHAEL T DARRAH REVOCABLE TRUST	2435 N 87TH ST MESA AZ USA 85207
MARSHALL MARK R/WEILER PATRICIA K TR	2539 N 87TH ST MESA AZ USA 85207
ELLIS KERRY B	8445 E CULVER ST MESA AZ USA 85207
CARUTH BRET FAMILY TRUST	2647 N WATERBURY RD MESA AZ USA 85207
ASHLEY STAN/ANITA TR	2531 N 85TH ST MESA AZ USA 85207
SMITH WAYNE B/JANET M	8727 E NORA ST MESA AZ USA 85207
BRAUCKMULLER FAMILY TRUST	8709 E NANCE ST MESA AZ USA 85207
LANCE PATRICK/SONDI	181 TURNBERRY TRAIL WELLAND ON CAN L3B0C8
VAN ARSDALL DAREL L/SUH MYUNG M	8732 E NORCROFT CIR MESA AZ USA 85207
BRYANT JOHN L/SHARON E	8808 E NORA CIR MESA AZ USA 85207
DIMUZIO PETE/AMY	8835 E NORA CIR MESA AZ USA 85207
MULLEN DARREN J/LORI M	9801 86TH AVE NW GIG HARBOR WA USA 98332
HELART FAMILY LIVING TRUST	8850 E NORWOOD ST MESA AZ USA 852071444
MARK AND BONNIE HOWARD REVOCABLE TRUST	8740 E MENLO CIR MESA AZ USA 85207
RICHARD HUGO MARTIN TRUST	8839 E NORWOOD ST MESA AZ USA 85207
THOMPSON DEREK G/MARIAH D	10675 43RD ST NW NEW TOWN ND USA 58763
5280 INVESTMENTS LLC	1113 W CULVER ST PHOENIX AZ USA 85007
POTTER JEFFEREY LEE/CANDY LYNN	8449 E CULVER ST MESA AZ USA 85207
FUNK FAMILY ENTERPRISES LLC	1806 N LINDSAY RD STE 102 MESA AZ USA 85213
YONG WAI CHUNG/LAU OI OLIVIA	3407 S TATUM CT GILBERT AZ USA 85297
HALVERSON JARIN/DEADMAN SALLY	8540 E MCDOWELL RD UNIT 46 MESA AZ USA 85207
CUNNINGHAM JAMES B/SARAH	2627 N WATERBURY MESA AZ USA 85207
ARIZONA BOX AND CONTAINER INC	2647 N WATERBURY RD MESA AZ USA 85207

COLLEEN HORCHER TRUST	1230 WILDROSE LN LAKE FOREST IL USA 60045
HILTON DEMETRICE R/GHOTBY NILOFAR E	8660 E NORA ST MESA AZ USA 85207
GROVER EDGELL SURVIVORS TRUST	8636 E NORA ST MESA AZ USA 85207
MUELLER CHRISTOPHER J	2758 N ESTRADA MESA AZ USA 85207
JOHNSON STACY/KIM	3614 196TH AVE CT E LAKE TAPPS WA USA 98391
HAMMER CRAIG W/ERICKA D	8720 E NORCROFT CIR MESA AZ USA 85207
SAVINI ORESTE A/PAULINE V	8821 E NORA CIR MESA AZ USA 85207
RODRIGUEZ NICK/SHERI K	2636 N LAYTON CIR MESA AZ USA 85207
DAVIES STEVEN M/KAREN TR	584 NE TWIN BROOK DR LEES SUMMIT MO USA 64086
MOSS CHERYL/KONKLER KERRY	8760 E NORWOOD CIR MESA AZ USA 85207
DECKER FAMILY LIVING TRUST	2461 N TERRELL MESA AZ USA 85207
MATT AND TARA WEATHERLY FAMILY TRUST	8704 E NORA ST MESA AZ USA 85207
BEZDEK GREGORY S/STARLETTE A	8635 E NORA ST MESA AZ USA 85207
MCBEAN WAYNE/KIMBERLY	7430 E NANCE ST MESA AZ USA 85207
HUNSAKER FAMILY TRUST	8733 E NANCE ST MESA AZ USA 85207
KEVIN AND DEBRA CARPENTER FAMILY TRUST	2649 N LAYTON CIR MESA AZ USA 85207
WEBB FAMILY TRUST	2637 N LAYTON CIR MESA AZ USA 85207
MORRIS LAWRENCE E/NANCY J	8731 E NORCROFT CIR MESA AZ USA 85207
DREAM WEST LLC	8501 E CULVER ST MESA AZ USA 85207
THOMPSON MICAH/DANIELLE	7826 E WILLETTA ST MESA AZ USA 85207
HOUSE ALAN D	MESA AZ USA 85215
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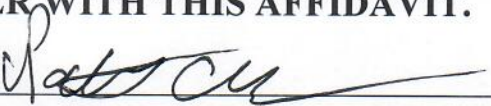
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

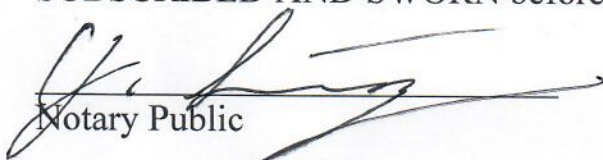
Date:

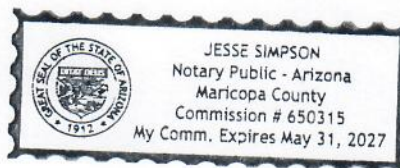
I, Patrick Anspaugh, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on


Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 P.M. DATE: August 14, 2024
CASE: ZON23-00369

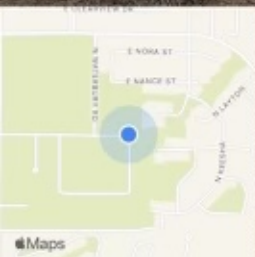
Request: Rezone from Single Residence-35 (RS-35) to Single Residence-35 with a Planned Area Development Overlay (RS-35-PAD). This request will allow for a single residence subdivision

APPLICANT: BFH Group - ATTN: David Bohn

PHONE: 480-734-1446

Planning Division 480-644-2385

Posting date: 7/30/2024



July 30, 2024 at 6:53 AM
+33.462278, -111.643993
8650 E Culver St
Mesa AZ 85207
United States