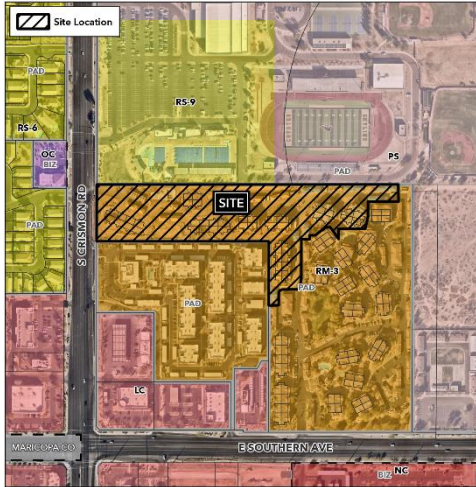


City Council Staff Report

May 19, 2025

Case No.	SUB24-01087	
Project Name	Coyote Landing, A Condominium Phase II	
Request	Amended final plat for Coyote Landing, A Condominium Phase II.	
Project Location	Located approximately 830 feet north of the northeast corner of South Crismon Road and East Southern Avenue.	
Parcel No(s)	Multiple Parcels, See Exhibit 5	
Project Area	7.21± acres	
Council District	District 5	
Existing Zoning	Multiple Residence 3 with two Planned Area Development Overlays (RM-3-PAD-PAD)	
General Plan Designation	Mixed Residential	
Applicant	Peter Vesecky, Vespro	
Owner	Copper Sunrise, LLC	
Staff Planner	Lesley Davis, Senior Planner	

Recommendation

Staff finds that the Amended Final Plat is in substantial conformance with the Preliminary Plat and previously recorded Final Plat and meets the subdivision requirements of Title 9, Chapter 6 of the Mesa City Code.

Staff recommends approval.

Project/Request Details

Final Plat:

- **Plat Name:** The applicant is requesting approval of an Amended Final Plat titled, “Coyote Landing, A Condominium Phase II”
- **Original Final Plat:** The original Final Plat titled, “Coyote Landing, A Condominium” was approved by the City Council on August 15, 2005, and subsequently recorded on September 29, 2005. The Plat included 25 buildings, with 292 units.
- **Amended Final Plat:** This Amended Final Plat replats the northern portion of the original plat area establishing Phase II. The amended plat establishes the location of a clubhouse building north of the main entry drive aisle and dedicates an easement along Crismon Road. The remainder of Coyote Landing is not a part of this Amended Plat. The number of approved units has not changed. The Phase II plat includes 8 buildings and 104 units.
- **Right-of-Way:** No new right-of-way dedications.
- **Easements:** Dedication of a new 8-foot Public Utilities and Facilities easement along South Crismon Road.

Preliminary Plat Approval:

- The Preliminary Plat was approved by the Planning and Zoning Board on September 16, 2004 (Z04-071).
- The only modification to the subdivision design since Preliminary Plat approval is the location of the clubhouse which has moved from the south side of the entry drive aisle to the north side.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Amended Final Plat

Exhibit 3 – Original Final Plat

Exhibit 4 – Preliminary Plat

Exhibit 5 – Parcel Numbers