



CHICANOS
POR LA CAUSA

Mesa Royale

Good Neighbor Policy

For a Quality Affordable Multifamily Development

Located at the Northwest Corner of
North Date and West Main Street

630, 644, and 668 West Main Street

Parcel Nos: 135-57-027, 135-57-031, 135-57-032,
135-57-029A, 135-57-069, 135-57-070, 135-57-071,
135-57-074, 135-57-086, and 135-57-125

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Purpose:

The purpose of this Good Neighbor Policy is to implement best practices for the site management of the Mesa Royale residential development.

General Information & Background:

Mesa Royale is an affordable, multifamily housing development on approximately 3.21 acres located on the North side of West Main Street between North Country Club Drive and North Alma School Road (the "Property").

The Property currently contains 10 separate parcels (Parcel Nos. 135-57-027, 135-57-031, 135-57-032, 135-57-029A, 135-57-069, 135-57-070, 135-57-071, 135-57-074, 135-57-086, and 135-57-125) to be redeveloped as an affordable housing, multifamily development. The new affordable housing units will replace former hotel type properties and therefore will not be removing any additional commercial business or retail buildings.

Adjacent to the Property along West Main Street, there is an existing used car sale facility on one parcel, and drive-through restaurant on another parcel. Along the North property line, the Applicant is the developer and owner of a brand new 3-story townhome development.

Chicanos Por La Causa ("CPLC") is the developer of this property. After construction is complete, the property is intended to remain as an asset of CPLC and will be professionally managed to ensure that the project maintains the highest standards of cleanliness, appearance and well-maintained landscaping.

Contact:

The person(s) responsible for this project are as follows:

Chicanos Por La Causa.
1112 East Buckeye Road
Phoenix, AZ 85034
ATTN: Evelyn Guerrero
Evelyn.Guerrero@cplc.org
(602) 257-6727

The contact above is available to answer questions and address issues arising from this Good Neighbor Policy. Additionally, while it goes without saying, CPLC confirms its intent to abide by the conditions of the zoning approval as well as all applicable City of Mesa ordinances.

Complaint Response Policy:

The following situations, conditions, and/or circumstances may be reported to either CPLC directly, using the contact information above, or the onsite property manager and will be resolved appropriately.

Residential Balcony Satellite Dish Restrictions:

Residential tenants of CPLC will be required to observe all ordinances and rules of the City of Mesa along with additional rules implemented by CPLC. Specifically, on all residential units, residents will be prohibited, subject to the Telecommunications Act of 1996, Section 207, from attaching any antenna, satellite disc, satellite dish, or other antenna or wireless communication facility to any part of the building, including balconies and patio railings. Furthermore, CPLC will prohibit residents from using such balconies as permanent storage areas. Cable television services will be available to residents. These obligations, to the fullest extent of the law, will be enforced through specific lease provisions.

Noise:

Noise complaints are of great concern to everyone, especially those law-abiding tenants of the project, and CPLC takes each noise complaint seriously. Tenants within the community will be required to comply with the same noise ordinance and obligations governing all residents of Mesa. This obligation will be further enforced through specific lease provisions.

Lighting:

Building lighting will be provided in conformance with all City of Mesa lighting standards and the approved lighting and photometric plan. Tenants will not be allowed to alter any building lighting. This obligation will be further enforced through specific lease provisions.

Parking:

Private, restricted parking will be available for each residential unit, and guests will be able to park near the units and with convenient access to the community's amenities. This will ensure that residential parking options are more than sufficient to meet the needs of the residents.