

NARRATIVE REPORT FOR CULVER GARDEN ESTATES

Located in Mesa, Arizona.

Application for Planned Area Development and Preliminary Plat Review and Approval



Prepared By:

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**NARRATIVE REPORT
FOR “CULVER GARDEN ESTATES”**

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1. APPLICATION REQUEST

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Minor Lot Split submittal and approval. Per request by the applicant, the purpose of the narrative is to request for a Minor Lot Split approval of two parcels to the proposed 5.22 acre single family residential development located at 8650 E. Culver Street, Mesa, AZ 85207, more specifically APN: 219-31-001Q, -001F. The proposed development is intended to be 6 single family residential parcels with a minimum lot size no less than 34,166 SF. Both the Zoning PAD application and Preliminary Plat application are being submitted concurrently because they function together with corresponding easements and infrastructure.

2. LOCATION AND DESCRIPTION OF SURROUNDING AREA

The property is located south of East Thomas Road by approximately 700 feet and west of North Waterbury Road. It is currently vacant undeveloped land.

Immediately north and east of the proposed site is an existing residential single family subdivision call Madrid which is maintained by and HOA and has varying property owners throughout. To the south and west are all existing single family residential homes located in the County that are also owned and maintained by varying persons and/or entities. Coordination efforts have already been initiated.

3. COMPLIANCE WITH GENERAL PLAN & ZONING

As already discussed, the property is surrounded on three sides by existing developments. All surrounding properties, including the subject parcel, fall under the City of Mesa General Plan designation as “Neighborhood” or they fall under Maricopa County East Mesa Area Plan. To the north and east, is found the existing residential subdivision Madrid, which is currently zoned RS-35. On the south and west, are found existing single-family residential developments that are all currently zoned R1-18 – Maricopa County designation. (See Figure 3 – General Plan Land Use; Figure 4 – Zoning Map)

The property is currently zoned RS-35 per the City of Mesa. It is NOT the intention of this lot split to rezone the property from the currently approved zoning standards, however there are minor deviations from the current zoning that the developer is requesting from the City of Mesa. Exceptions from code compliance are provided in the following section – Section 4.

Based on review of the area, both the current zoning and General Plan Land Use, residential development is an agreeable use for this property. The location is ideal as it sits adjacent to existing residences, shops and restaurants are nearby, close to several schools and high schools within the Mesa School District, close proximity to the 202. The site provides a residential product that is much needed within the City and this area. The two parcels have sat vacant for well over 30 years and a simple plat to split to the parcels would be a more agreeable solution for development rather than 2 larger parcels as it currently sits. Development of this property will not only be a tremendous boost to the character of the area, but also will make the area safer and more appealing to current and future residents. The proposed development *Culver Garden Estates* will continue to support the City of Mesa's goals, policies, development standards and strategies as set forth in the General Plan and Zoning by promoting a safe, superior and unique living experience.

4. EXCEPTIONS FROM ZONING COMPLIANCE

	RS-35	RS-35 PAD
MZO Section 11-30-6	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).	Per Final Plat, 24' wide tract (Tract A) to be dedicated for the purpose of vehicular conveyance and dedicated ingress/ egress for all residents and utility services.
MZO Section 11-30-6	Minimum Lot Area (SF) to be 35,000 SF	Minimum Lot Area (SF) to be 34,166 SF
MZO Section 11-5-3.A.1	Side yard setback = 10'min, aggregate 30'.	Minimum side yard setback on south lot line to be 20'. Other side yard to be 10'. This affects Lots 1 & 2 only.
MZO Section 11-5-3.A.1	Minimum Lot Width = 130 FT	Minimum Lot Width = 29.08' (Lot 1)

City Code Section 11-30-6: - LOTS AND SUBDIVISIONS states the following:

A. Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).

The Preliminary Plat application proposes a 24 foot tract – Tract A (back of curb to back of curb) to provide access from East Culver Street, a public street, to the proposed six (6) lots. Tract A shall provide adequate Ingress/Egress, water & sewer utility easement, waste management, and emergency access easements. An additional 8' PUE shall be provided to permit shared ownership and maintenance and underground “dry” utilities such as electric, communications, etc.

The exception from the requirements of 11-30-6.H. is needed for the following reasons.

- a. The developer proposes private, gated access to the properties and can therefore not be a public street.
- b. The access, a 24 foot private street, is sufficient for the traffic estimated for the six lots, approximately 60 trips per day, or a peak hour of roughly 10 trips.
- c. The Ingress/Egress and PUE easement will ensure that each parcel will have perpetual ingress and egress and that public utilities can access their facilities as needed without individual homeowner’s authorization.
- d. Emergency vehicle access and turnaround is permitted through the proposed use of a City Fire Department Approved “Knox-Box” or similar device and a 55 foot radius turnaround at the north end of the private street.

B. Minimum Lot Area (SF) to be 35,000 SF.

The Preliminary Plat application proposes six lots, 3 of which that will have a minimum square footage slightly below the minimum allowable per Table 11-5-3.A.1. The minimum requested per this PAD request is 34,166 SF, which is a mere 2.3% reduction from the standard.

The exception from the requirements of Table 11-5-3.A.1. is needed for the following reason.

- a. Due to the requirement that the developer shall provide a dedicated tract in lieu of right-of-way, the overall development reduces the non-dedicated area by approximately 0.42 acres, which drops the remaining acreage below what would permit 6 lots with 35,000 SF minimum area.

It is the hope and intent of the developer that these deviations are granted to allow for a development that will provide a more enhanced development while complimenting the existing properties adjacent. All other standards and codes shall be met to the satisfaction of the City of Mesa.

C. Minimum Lot Width.

Per Mesa City Code 11-5-3.A.1, the minimum lot width is 130 feet. However, due to the “bulb” created by the cul-de-sac, the minimum proposed is 29.08 feet. The proposed variance will not cause any adverse impact to the lot itself with regard to configuration or suitability for construction.

5. OPERATIONAL ASPECTS OF USE

East Culver Street is intended to remain as is with minor improvements that may include sidewalk and landscaping along its frontage as it corresponds to the development. No significant improvements along East Culver Street are anticipated at this time except for connection to utilities, including sewer which is located further to the west.

The site is a proposed single-family residential community. It is expected to be gated at the entrance, and view fence along East Culver Street shall be proposed. The balance of the perimeter will be a 6' masonry wall either existing or proposed. The property and its proposed facilities will be managed by an HOA. The HOA will maintain community drive aisles, utility infrastructure, landscaping, amenities, etc.

6. PROPOSED INFRASTRUCTURE

Electric service is provided by SRP. Domestic Water and sewer will be provided by the City of Mesa. Refuse is by private contract. Police is provided by the City of Mesa. Fire is the City of Mesa. No natural gas is expected be used on this development. All utilities within the site will be privately operated and maintained except for water and sewer mainlines, which an easement will be provided on.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	Mesa
Police Protection	Mesa
School District	Mesa Unified School District
Water	Mesa
Wastewater	Mesa
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor
Electric	SRP

As noted, East Culver Street is improved and it is not expected that the developer will be required to make significant improvements to East Culver Street except for tying into the existing water and sewer, and drive aisle. As part of the improvements to the site, the existing drainage pattern will be slightly modified, however the developer and his engineer will ensure that all onsite retention requirements are met per the City of Mesa Engineering and Design Standards. Each individual lot will retain the 100 yr 2 hour storm event onsite. Any existing wash that would convey through each parcel will maintain its historical drainage pattern and comply with all drainage / hydrology standards per City of Mesa and Maricopa County Flood Control, but may be altered slightly to enhance the development of each parcel. It will be the responsibility of each individual lot owner to ensure that all drainage and development standards are met.

7. DEVELOPMENT SCHEDULE

It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 4 months for final approvals. At which time, the developer will initiate construction plans for each individual lot and construction is expected to take another 9-12 months depending on market conditions.

8. CONCLUSION

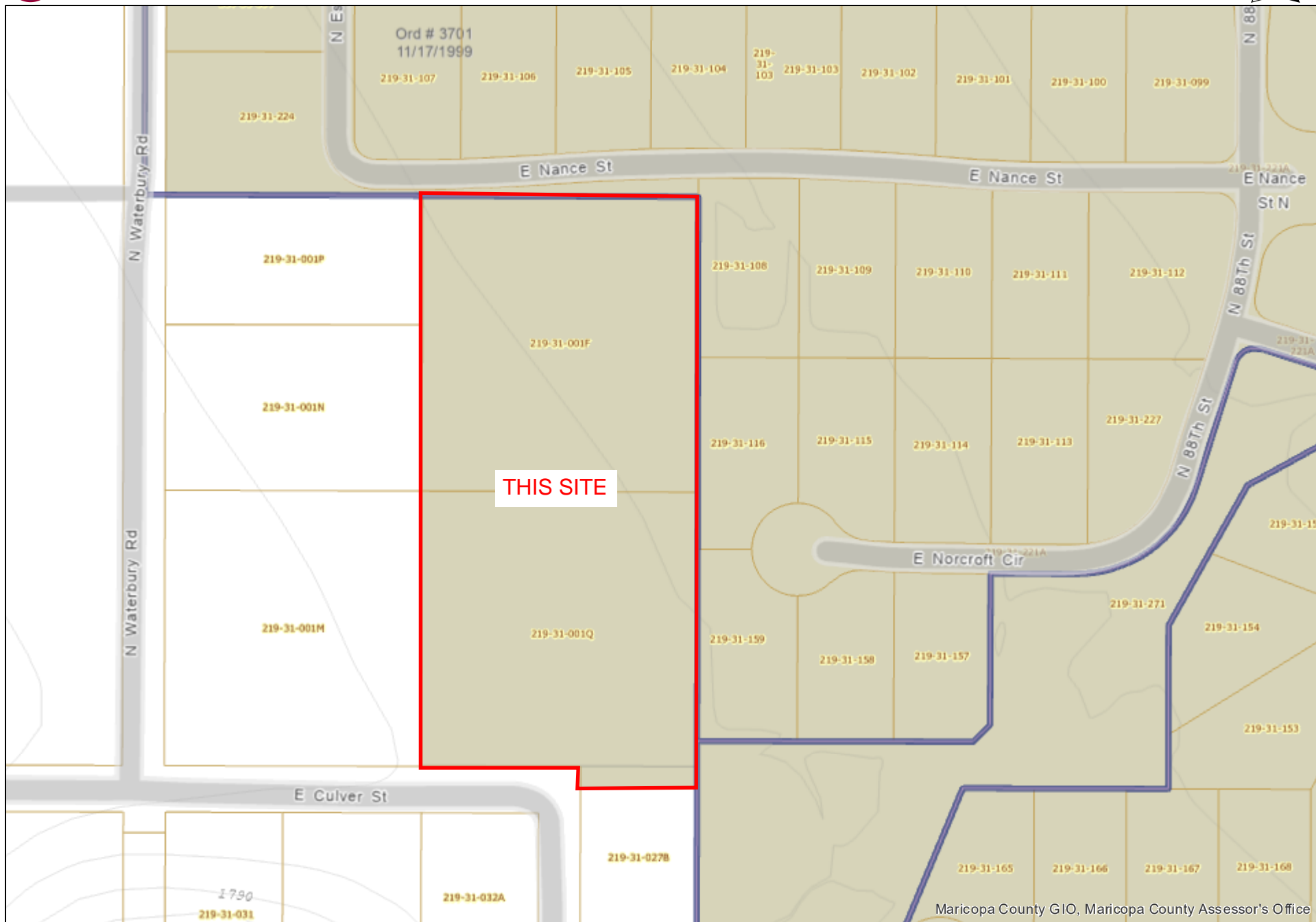
Culver Garden Estates is ideal for this residential development. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents. We appreciate your consideration of this proposed development and look forward to working with the City throughout this process.

APPENDIX A



AERIAL MAP







Planning & Zoning GENERAL PLAN MAP



Legend

- Planning Area
- Arterials
 - FRWY
 - ARTL
 - RAMP
- GeneralPlan2040
 - Station Area
 - Transit Corridor
 - Proposed Transit Corridor
 - Downtown
 - Employment
 - Mixed Use Activity District
 - Mixed Use Activity / Employment
 - Mixed Use Community
 - Neighborhood Village
 - Park
 - Neighborhood
 - Specialty
- High Resolution
- Standard Resolution
- Regional

Notes

0.1 0 0.07 0.1 Miles

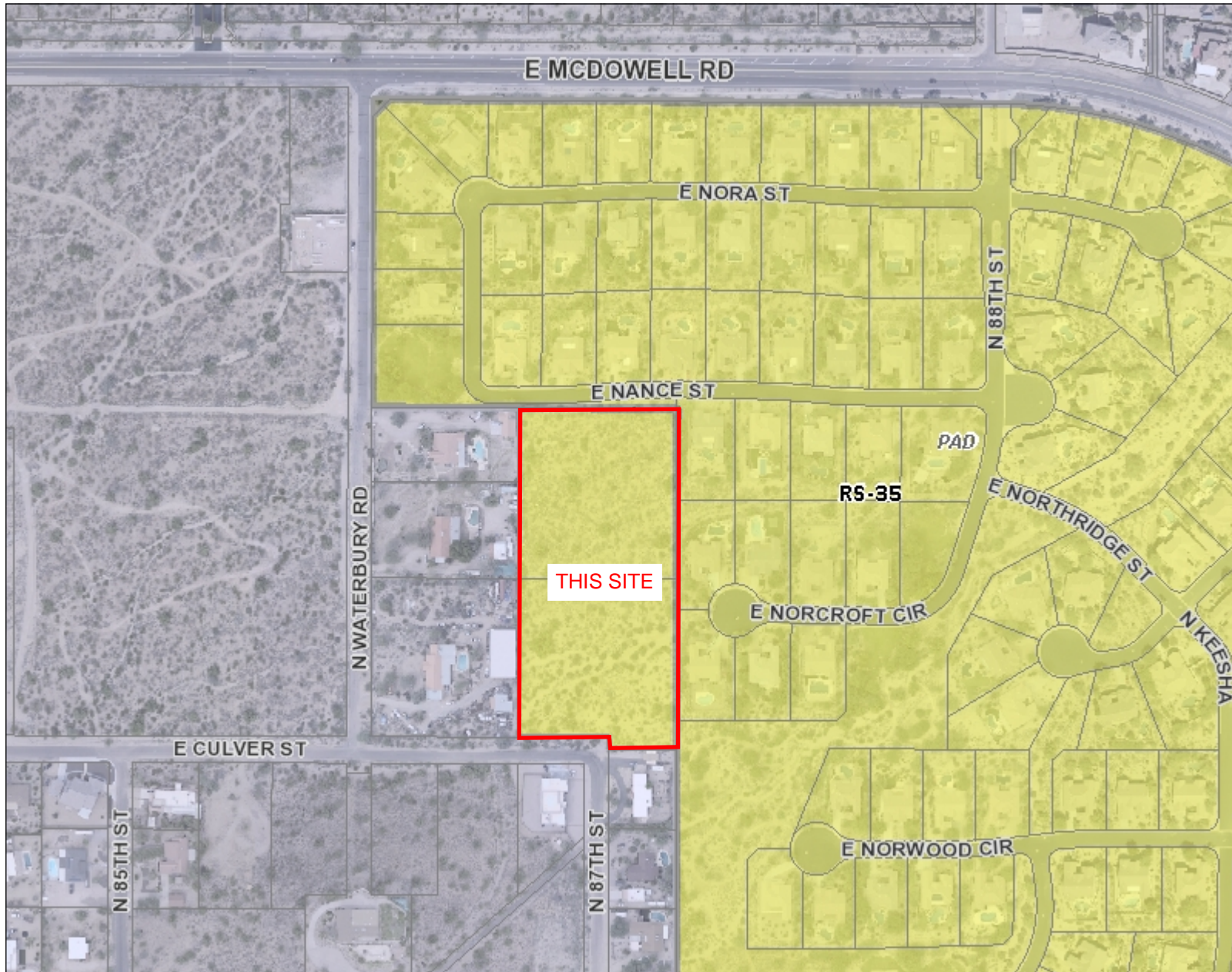


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Planning & Zoning ZONING MAP



0.1 0 0.07 0.1 Miles



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

Planning Area

Arterials

- FRWY
- ARTL
- RAMP

Overlay

- AF
- AS
- BIZ
- CUP
- DE
- DPA
- HD
- HL
- PAD

Zoning

- AG
- DB-1
- DB-2
- DC
- DR-1
- DR-2
- DR-3
- EO
- LI
- GI
- HI
- ID-1
- ID-2
- MX
- OC
- LC
- NC
- GC

Notes

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF
SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



FLOOD NOTE

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	1240	L	10/16/13	X	N/A

	BOUNDARY LINE
	RIGHT OF WAY (R/W)
	EASEMENT LINE
	CENTER LINE
	PROPOSED CURB
	SIDEWALK LINE
	VALLEY GUTTER
	SURVEY MONUMENT
	SEWER LINE
	FIRE HYDRANT
	WATER LINE
	WATER VALVE
	EXISTING ROAD
	EXISTING WATER
	EXISTING SEWER
	EXISTING FENCE
	EXISTING BLOCK WALL
	EXISTING ELECTRICAL BOX
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
	EXISTING WATER METER



LOT AREAS:

LOT 1 = 34166.27 SF (0.78 ACRES): NOAS = 0.163 AC = 7,093 SF MIN
 LOT 2 = 35409.20 SF (0.81 ACRES): NOAS = 0.169 AC = 7,366 SF MIN
 LOT 3 = 34283.03 SF (0.79 ACRES): NOAS = 0.165 AC = 7,187 SF MIN
 LOT 4 = 35409.20 SF (0.81 ACRES): NOAS = 0.169 AC = 7,366 SF MIN
 LOT 5 = 34283.03 SF (0.79 ACRES): NOAS = 0.165 AC = 7,187 SF MIN
 LOT 6 = 35409.20 SF (0.81 ACRES): NOAS = 0.169 AC = 7,366 SF MIN
 TRACT A = 18428.25 SF (0.42 ACRES)



PROJECT DESCRIPTION

TOTAL GROSS ACREAGE = 5.22 AC

SURVEYOR

HARVEY LAND SURVEYING, INC.
P.O. BOX 10772
CASA GRANDE, ARIZONA, 85130
PHONE: 520.876.4786
CONTACT: COLE HARVEY

NATURAL OPEN SPACE NOTE:

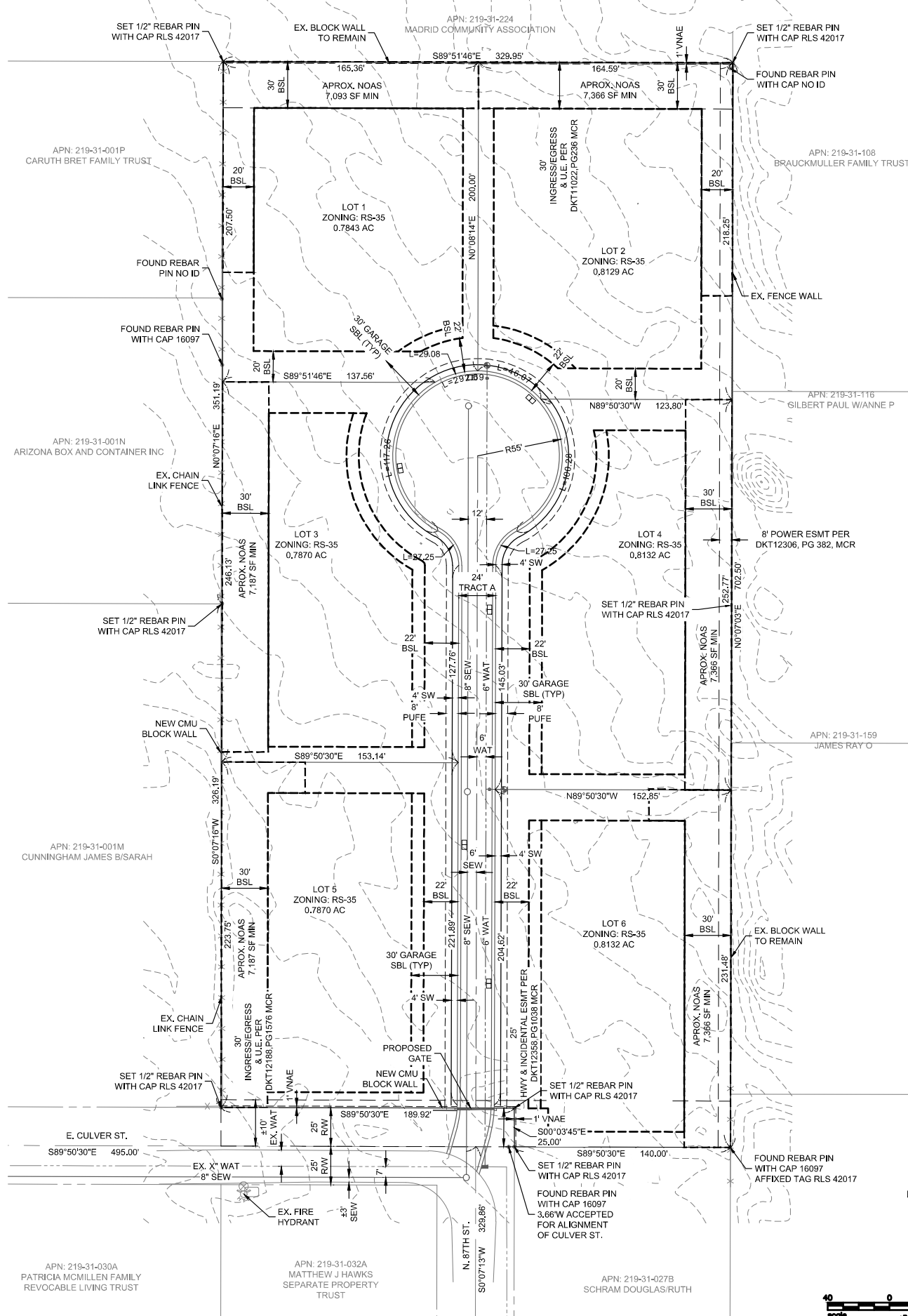
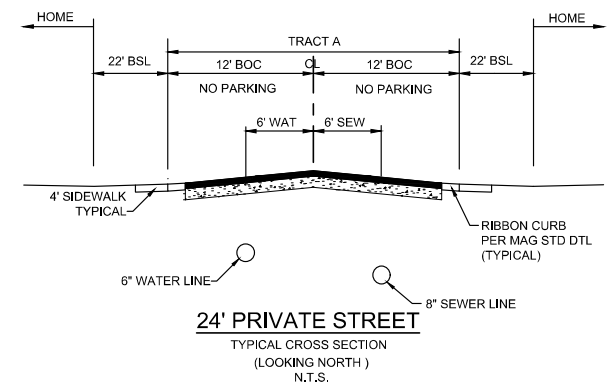
CULVER GARDENS WILL MAINTAIN A MINIMUM OF 10% NATURAL OPEN SPACE AS DEFINED IN THE CITY OF MESA SUBDIVISION REGULATIONS DESERT UPLANDS DEVELOPMENT STANDARDS, CITY CODE 9A-5. ALL NOAS AREA IS DEFINED ON THE PRELIMINARY PLAT AND IS EQUIVALENT TO 10% MINIMUM OF THE OVERALL SITE AREA. IT IS IMPORTANT TO NOTE THAT THE NOAS AS DEFINED BY THE PRELIMINARY PLAT IS SUBJECT TO CHANGE IN PROXIMITY AND CONFIGURATION, BUT NOT IN MINIMUM AREA AND AS DEFINED BY CITY CODE.

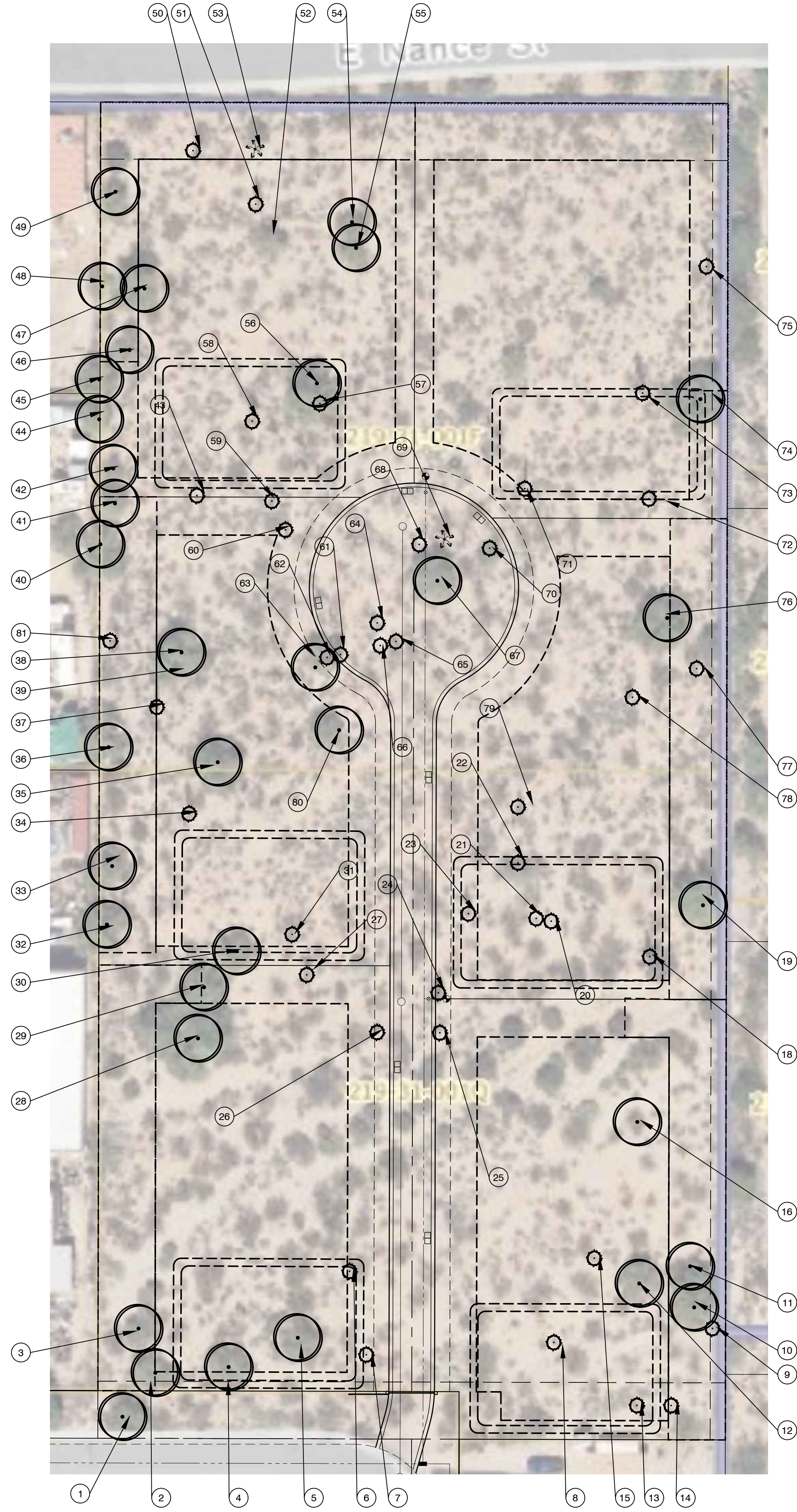
10% GROSS AREA = 0.522 AC = 22,738 SF MIN TO BE DEDICATED AS NOAS ON FINAL PLAT

TEN PERCENT MINIMUM NOAS ALLOWS A MAXIMUM BUILDING ENVELOPE PER LOT OF 60% BASED UPON NATURAL AREA OPEN SPACE PRESERVED WITHIN THE SUBDIVISION. MAXIMUM BUILDING ENVELOPES ARE DEFINED FOR EACH INDIVIDUAL LOT.

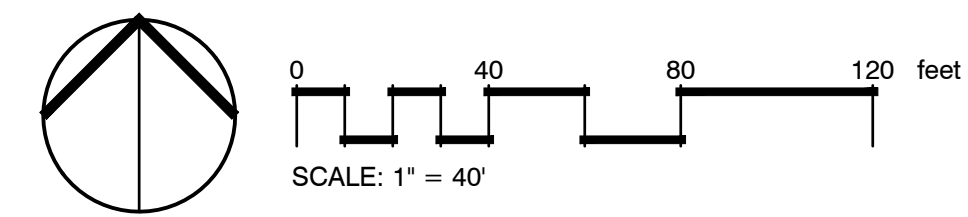
SITE SUMMARY

GROSS SITE AREA: 227,167 S.F. (5.22 ACRES)
NET SITE AREA: 227,167 S.F. (5.22 ACRES)
EXISTING ZONING: RS-35
PROPOSED ZONING: RS-35 PAD
PROPOSED NO. LOTS: 6
ALLOWABLE DENSITY: = 1.24 DU / AC
PROPOSED DENSITY: = 6 DU / 5.22 AC
= 1.15 DU/AC
MAXIMUM LOT COVERAGE: = 50%
MAXIMUM BUILDING HEIGHT: = 30 FT
MINIMUM YARDS:
FRONT = 22 FT
INTERIOR SIDE = 10 FT (MIN. EITHER SIDE)
INTERIOR SIDE = 30 FT (MIN. AGGREGATE OF 2 SIDES)
STREET SIDE = 10 FT
REAR = 30 FT
MAXIMUM BLDG COVERAGE: = 35%
DISTURBANCE AREAS NOT TO EXCEED 50% PER LOT





Tag Number	Botanical Name	Common Name	Tag Color	Disposition
1	Parkinsonia microphylla	Palo Verde	White	
2	Parkinsonia microphylla	Palo Verde	Blue	Leaning
3	Parkinsonia microphylla	Palo Verde	Blue	Stress
4	Parkinsonia microphylla	Palo Verde	Blue	Damaged
5	Parkinsonia microphylla	Palo Verde	Blue	Mistletoe
6	Carnegiea gigantea	Saguaro	White	
7	Ferrocactus wislizeni	Barrel Cactus	White	
8	Carnegiea gigantea	Saguaro	White	
9	Carnegiea gigantea	Saguaro	White	
10	Parkinsonia microphylla	Palo Verde	Blue	Dying
11	Parkinsonia microphylla	Palo Verde	Blue	Dying
12	Parkinsonia microphylla	Palo Verde	Blue	Dying
13	Ferrocactus wislizeni	Barrel Cactus	White	
14	Ferrocactus wislizeni	Barrel Cactus	White	
15	Ferrocactus wislizeni	Barrel Cactus	Red	
16	Parkinsonia microphylla	Palo Verde	Blue	Leaning
17	Ferrocactus wislizeni	Barrel Cactus	Blue	Damage
18	Carnegiea gigantea	Saguaro	Blue	Damage
19	Parkinsonia microphylla	Palo Verde	White	
20	Carnegiea gigantea	Saguaro	Red	
21	Ferrocactus wislizeni	Barrel Cactus	Red	
22	Olneya tesota	Ironwood	Blue	Damage
23	Carnegiea gigantea	Saguaro	Blue	Damage
24	Carnegiea gigantea	Saguaro	White	
25	Ferrocactus wislizeni	Barrel Cactus	White	
26	Carnegiea gigantea	Saguaro	Red	
27	Carnegiea gigantea	Saguaro	White	
28	Parkinsonia microphylla	Palo Verde	Blue	Damage
29	Parkinsonia microphylla	Palo Verde	White	
30	Parkinsonia microphylla	Palo Verde	Blue	Damage
31	Ferrocactus wislizeni	Barrel Cactus	White	
32	Parkinsonia microphylla	Palo Verde	White	
33	Parkinsonia microphylla	Palo Verde	White	
34	Carnegiea gigantea	Saguaro	Blue	Damage
35	Parkinsonia microphylla	Palo Verde	Blue	Damage
36	Parkinsonia microphylla	Palo Verde	Blue	Damage
37	Carnegiea gigantea	Saguaro	White	
38	Parkinsonia microphylla	Palo Verde	Blue	Damage
39	Carnegiea gigantea	Saguaro	Blue	Damage
40	Carnegiea gigantea	Saguaro	White	
41	Parkinsonia microphylla	Palo Verde	White	
42	Parkinsonia microphylla	Palo Verde	White	
43	Carnegiea gigantea	Saguaro	White	
44	Parkinsonia microphylla	Palo Verde	White	
45	Parkinsonia microphylla	Palo Verde	White	
46	Parkinsonia microphylla	Palo Verde	Blue	Damage
47	Parkinsonia microphylla	Palo Verde	Blue	Damage
48	Parkinsonia microphylla	Palo Verde	White	
49	Parkinsonia microphylla	Palo Verde	White	
50	Carnegiea gigantea	Saguaro	White	
51	Carnegiea gigantea	Saguaro	White	
52	Parkinsonia microphylla	Palo Verde	White	
53	Fouquieria splendens	Ocotillo	White	
54	Parkinsonia microphylla	Palo Verde	Blue	Damage
55	Parkinsonia microphylla	Palo Verde	Blue	Damage
56	Parkinsonia microphylla	Palo Verde	Blue	Damage
57	Carnegiea gigantea	Saguaro	Red	
58	Carnegiea gigantea	Saguaro	White	
59	Carnegiea gigantea	Saguaro	White	
60	Carnegiea gigantea	Saguaro	Red	
61	Carnegiea gigantea	Saguaro	Red	
62	Carnegiea gigantea	Saguaro	White	
63	Parkinsonia microphylla	Palo Verde	White	
64	Carnegiea gigantea	Saguaro	Red	
65	Carnegiea gigantea	Saguaro	Red	
66	Carnegiea gigantea	Saguaro	Red	
67	Parkinsonia microphylla	Palo Verde	Blue	Damage
68	Carnegiea gigantea	Saguaro	Red	
69	Fouquieria splendens	Ocotillo	Blue	Dying
70	Carnegiea gigantea	Saguaro	Red	
71	Carnegiea gigantea	Saguaro	Red	
72	Carnegiea gigantea	Saguaro	White	
73	Carnegiea gigantea	Saguaro	Red	
74	Parkinsonia microphylla	Palo Verde	White	
75	Carnegiea gigantea	Saguaro	White	
76	Parkinsonia microphylla	Palo Verde	White	
77	Carnegiea gigantea	Saguaro	White	
78	Carnegiea gigantea	Saguaro	White	
79	Carnegiea gigantea	Saguaro	White	
80	Carnegiea gigantea	Saguaro	White	
81	Parkinsonia microphylla	Palo Verde	White	



General Notes

1	DESCRIPTION	YYYY/MM/DD
No.	Revision/Issue	Date

Designed By:
EVERETT LANDSCAPE ARCHITECTRE
922 N. GILBERT RD. SUITE 105
MESA, ARIZONA, 85203
480-296-8736
tom@everettLA.com
www.everettLA.com

eia

everett landscape architecture

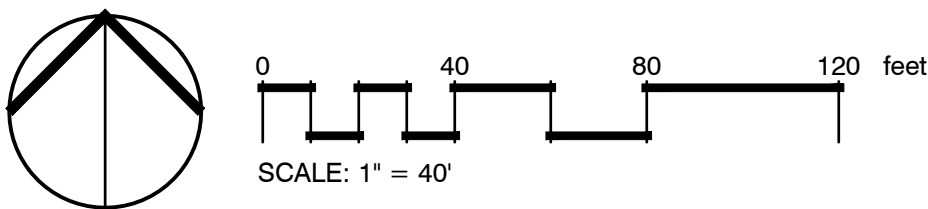
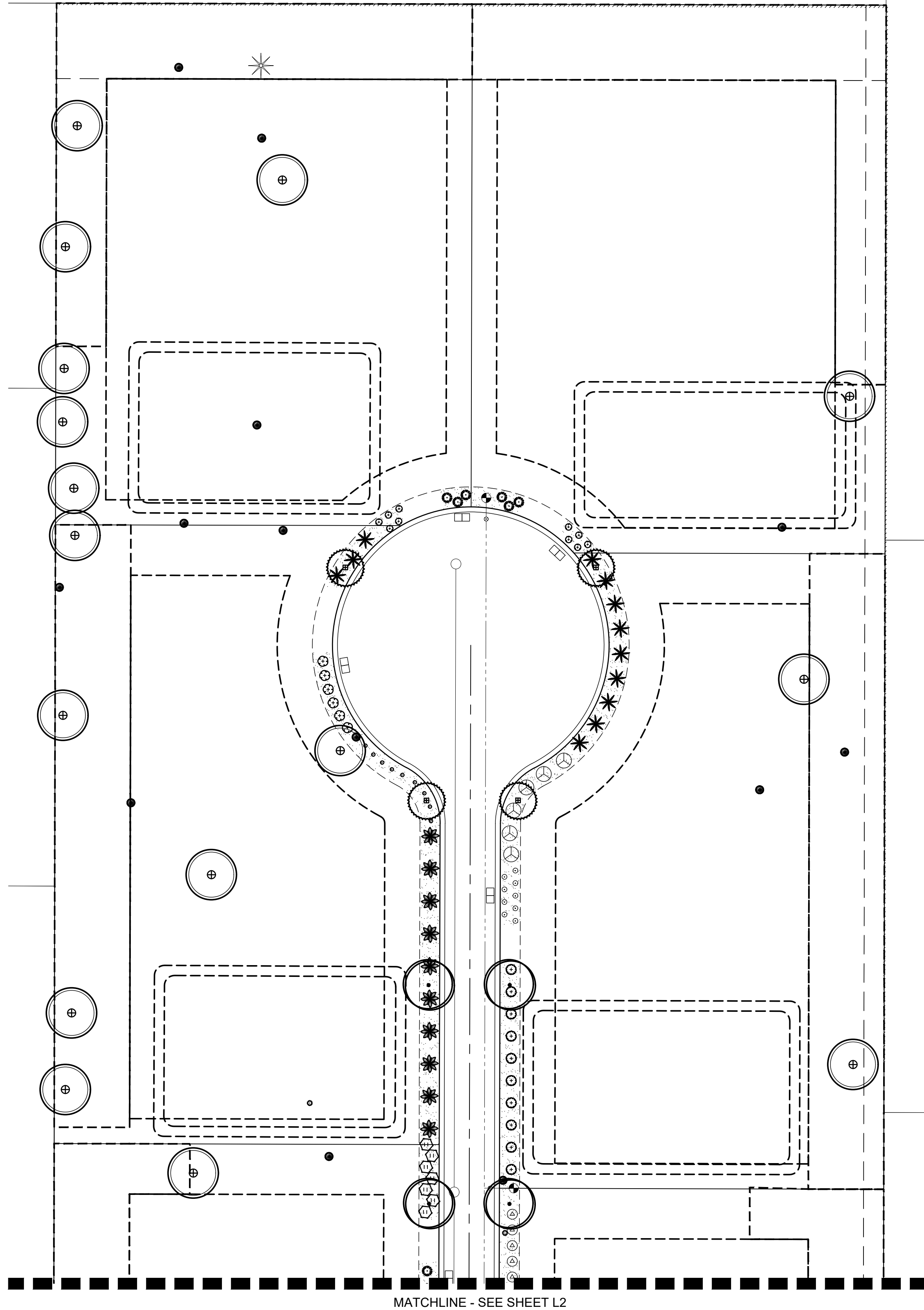
THOMAS CHRISTOPHER
EVERETT
LANDSCAPE ARCHITECT
NO. 00000000
ARIZONA, U.S.A.
SIGNED

EXP. 06/30/2025

Project/Cliet:
BFH Group
Landscape Plan

CULVER STREET AND 87TH STREET
MESA, ARIZONA, 85207

Project CULVER GARDENS	Sheet SHEET DESCRIPTION
Date 2024/6/12	NP1
Scale 1:30'-0"	



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Acacia smallii Sweet Acacia	24"box	4
	Carnegiea gigantea Saguaro	Existing	16
	Carnegiea gigantea Saguaro	Relocated from on site	10
	Chilopsis linearis Desert Willow	36"box	4
	Olneya tesota Desert Ironwood	15 gal	4
	Parkinsonia microphyllum Palo Verde	24" Box	4
	Parkinsonia microphyllum Palo Verde	Existing to Remain	17
SHRUBS			
	Calliandra eriophylla Fairy Duster	5 gal	15
	Chrysactinia mexicana Damianita	1 gal	10
	Dasylirion longissimum Toothless Desert Spoon	5 gal	27
	Encelia farinosa Brittle Bush	5 gal	11
	Ferocactus wislizeni Fish Hook Barrel Cactus	EXISTING	6
	Ferocactus wislizenii Fish Hook Barrel Cactus	5 gal	9
	Fouquieria splendens Ocotillo	EXISTING	1
	Hesperaloe funifera New Mexico False Yucca	5 gal	23
	Justicia spicigera Mexican Honeysuckle	5 gal	11
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	7
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	6
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass	5 gal	25
	Ruellia penninsularis Wild Petunia	5 gal	7
	Salvia greggii 'Red' Autumn Sage	5 gal	6
	Tetrandeum acaulis Angelita Daisy	1 gal	16

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
	1/2" screened decomposed granite. Express Carmel color at 2" Depth.	12,228 sf

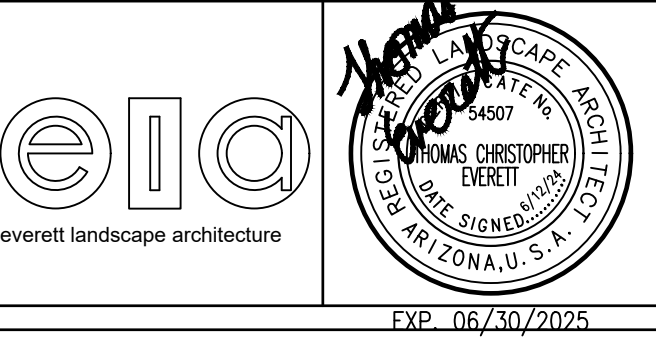
LANDSCAPE CALCULATIONS

Total Open Space Area	12,228 Square Feet	
Plant Material Coverage	5,065 Square Feet (41.4%)	
Total Parking lot trees	8	
Foundation base length	575'	
	REQUIRED	PROVIDED
Street Frontage Trees	6	15*
36" Street Frontage Trees	1	1
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	5	14
Street Frontage Shrubs	24	53
5 Gal. Street Frontage Shrubs	12	39
36" box parking lot trees	N/A	N/A
Perimeter trees	N/A	N/A
Perimeter shrubs	N/A	N/A
Foundation base trees required	N/A	N/A
36" box foundation base trees	N/A	N/A
Foundation base LF required	N/A	N/A

*Street Frontage tree count includes Saguaros

General Notes

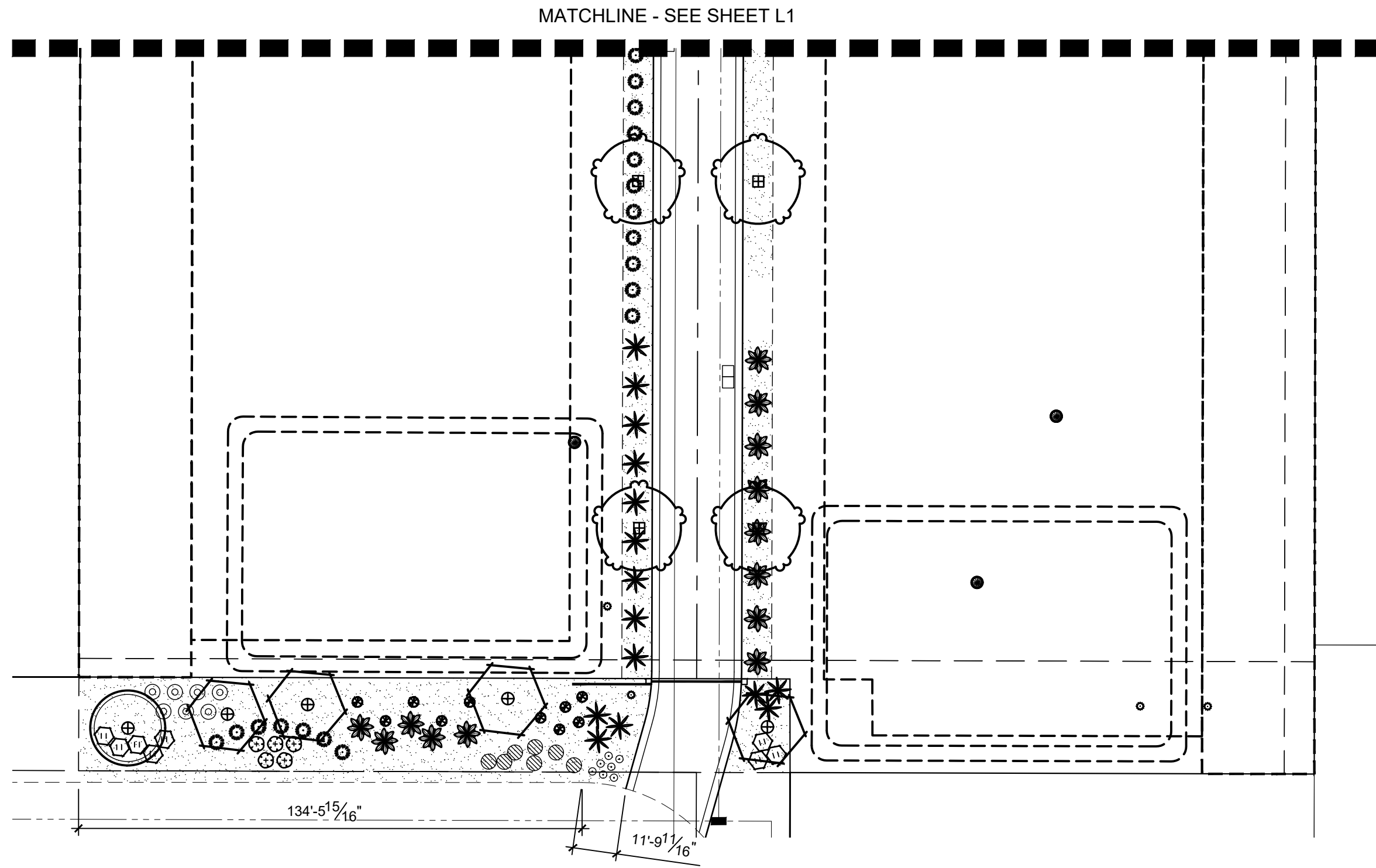
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Project/Client:
BFH Group
Landscape Plan

CULVER STREET AND 87TH STREET
MESA, ARIZONA, 85207

Project CULVER GARDENS	Sheet SHEET DESCRIPTION
Date 2024/6/12	L1
Scale 1:30'-0"	



PLANT SCHEDULE

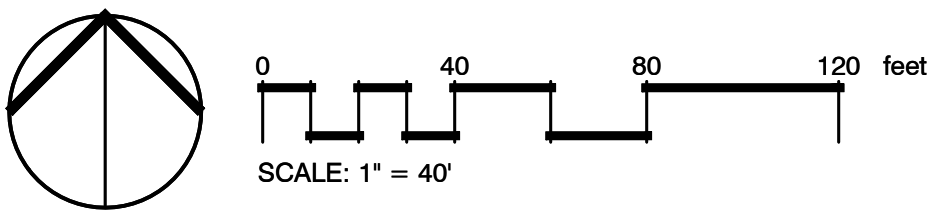
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	Parkinsonia microphyllum Palo Verde	Existing to Remain	17
SHRUBS			
	Calliandra eriophylla Fairy Duster	5 gal	15
	Chrysactinia mexicana Damianita	1 gal	10
	Dasylirion longissimum Toothless Desert Spoon	5 gal	27
	Encelia farinosa Brittle Bush	5 gal	11
	Ferocactus wislizeni Fish Hook Barrel Cactus	EXISTING	6
	Ferocactus wislizenii Fish Hook Barrel Cactus	5 gal	9
	Fouquieria splendens Ocotillo	EXISTING	1
	Hesperaloe funifera New Mexico False Yucca	5 gal	23
	Justicia spicigera Mexican Honeysuckle	5 gal	11
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	7
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	6
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass	5 gal	25
	Ruellia penninsularis Wild Petunia	5 gal	7
	Salvia greggii 'Red' Autumn Sage	5 gal	6
	Tetraeneuria acaulis Angelita Daisy	1 gal	16

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
	K-101 1/2" screened decomposed granite. Express Carmel color at 2" Depth.	12,228 sf

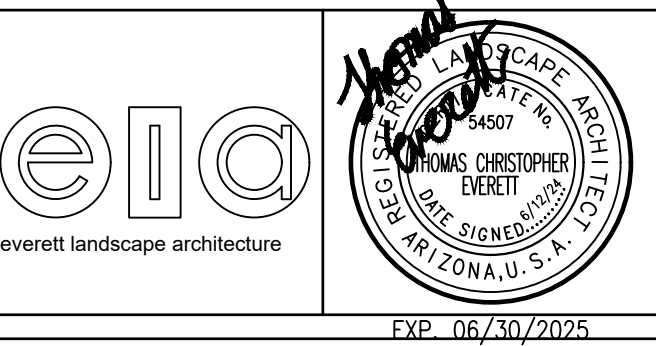
LANDSCAPE CALCULATIONS

Total Open Space Area	12,228 Square Feet	
Plant Material Coverage	5,065 Square Feet (41.4%)	
Total Parking lot trees	8	
Foundation base length	575'	
	REQUIRED	PROVIDED
Street Frontage Trees	6	15*
36" Street Frontage Trees	1	1
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	5	14
Street Frontage Shrubs	24	53
5 Gal. Street Frontage Shrubs	12	39
36" box parking lot trees	N/A	N/A
Perimeter trees	N/A	N/A
Perimeter shrubs	N/A	N/A
Foundation base trees required	N/A	N/A
36" box foundation base trees	N/A	N/A
Foundation base LF required	N/A	N/A



General Notes

Designed By:
EVERETT LANDSCAPE ARCHITECTRE
922 N. GILBERT RD. SUITE 105
MESA, ARIZONA, 85203
480-296-8736
tom@everettLA.com
www.everettLA.com



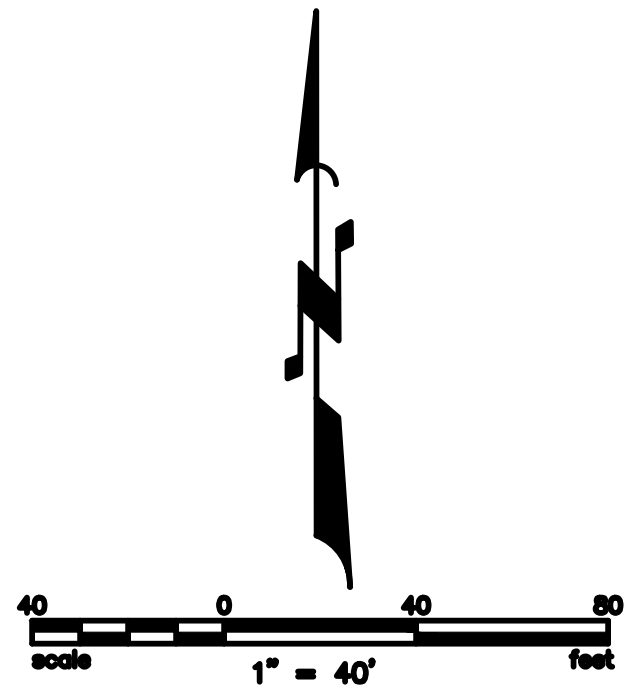
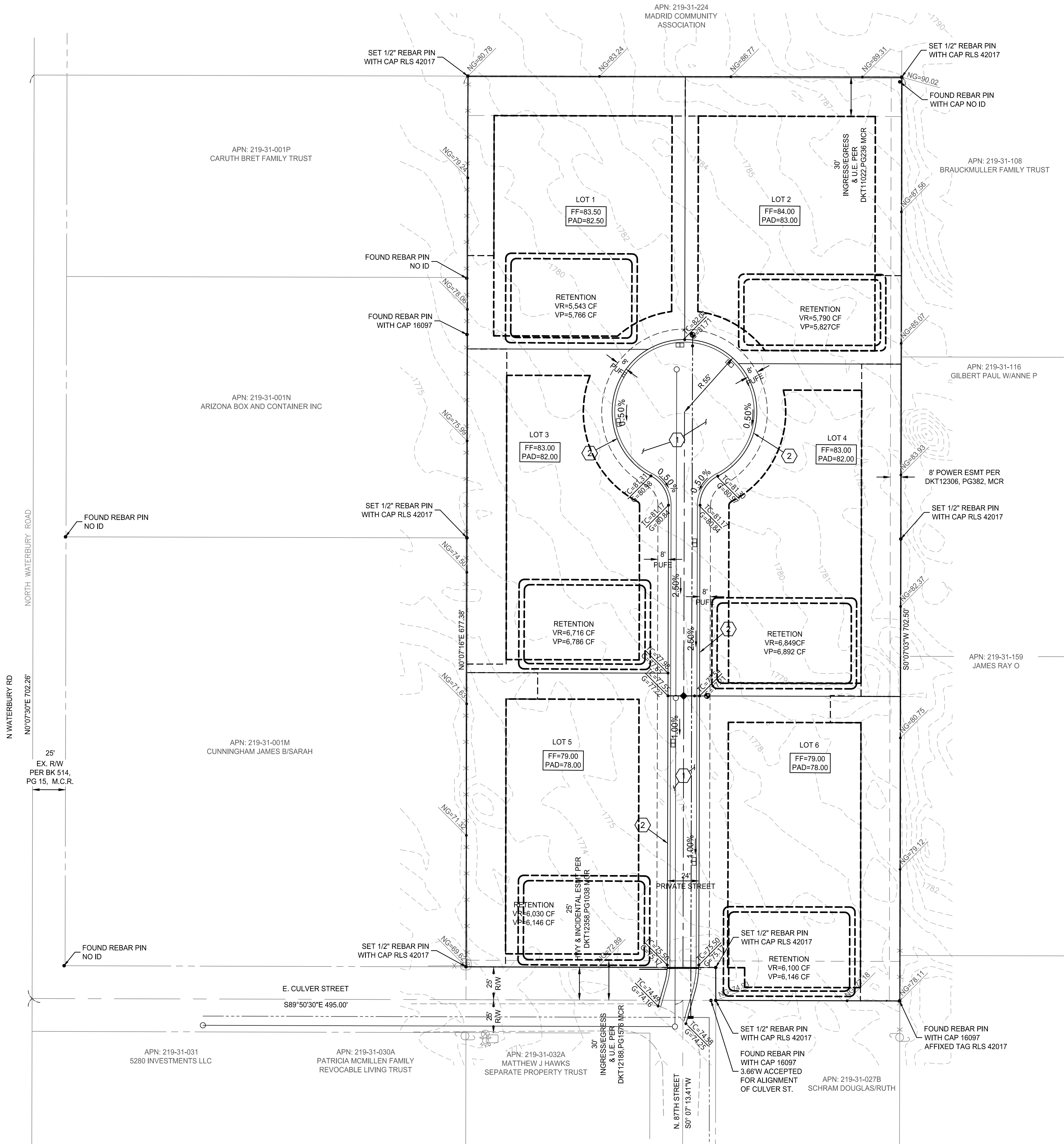
EXP. 06/30/2025

Project/Client:
BFH Group
Landscape Plan

CULVER STREET AND 87TH STREET
MESA, ARIZONA, 85207

Project CULVER GARDENS	Sheet SHEET DESCRIPTION
Date 2024/6/12	L2
Scale 1:30'-0"	

S:\BFA\2022\002022100106BFH_CULVER_MLS\DWG\CIVIL\PRELIMINARY\PREL\2024-06-08\202210010-FGDP.dwg, 06/10/2024



FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" UNSHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2285L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 04013C (CITY OF SURPRISE).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	1240	L	10/16/13	X	N/A

PAVING CONSTRUCTION NOTES

1	CONSTRUCT ASPHALT PAVEMENT
2	CONSTRUCT RIBBON CURB PER M.A.G. STD. DTL. 220-1 TYPE 'B'.



222 N. STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446

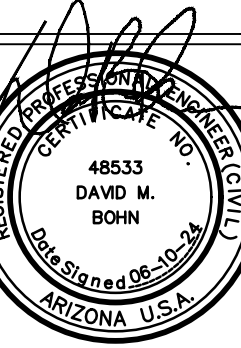
REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT: CULVER GARDEN ESTATES

CULVER STREET, MESA, AZ 85207

Job No.	002022110110
Drawn By	PJ
Checked	DB



JOB NO.
002022110110

PRELIMINARY
G&D PLAN

SHEET NO.

2

2 OF 3

S:\BFA\2022\002022100106BFH_CULVER_MLS\DWG\CIVIL\PRELIMINARY\PREPLAT_2024-06-08\202210010-FUP.dwg, 06/10/2024

N WATERBURY RD
N0°07'30"E 702.26'

25'
EX. R/W
PER BK 514,
PG 15, M.C.R.

APN: 219-31-031
5280 INVESTMENTS LLC

APN: 219-31-030A
PATRICIA MCMLLEN FAMILY
REVOCABLE LIVING TRUST

APN: 219-31-032A
MATTHEW J HAWKS
SEPARATE PROPERTY TRUST

APN: 219-31-027B
SCHRAM DOUGLAS/RUTH

APN: 219-31-001M
CUNNINGHAM JAMES B/SARAH

APN: 219-31-001N
ARIZONA BOX AND CONTAINER INC

APN: 219-31-001P
CARUTH BRET FAMILY TRUST

APN: 219-31-224
MADRID COMMUNITY
ASSOCIATION

APN: 219-31-108
BRAUCKMULLER FAMILY TR

APN: 219-31-116
GILBERT PAUL W/ANNE F

APN: 219-31-159
JAMES RAY O

SET 1/2" REBAR PIN
WITH CAP RLS 42017

EX. FENCE
WALL

30'
INGRESS/EGRESS AND
UTILITIES EASEMENT PER
DKT 11022, PG 236, MCR.

SET 1/2" REBAR PIN
WITH CAP RLS 42017

FOUND REBAR PIN
WITH CAP NO ID

FOUND REBAR PIN
NO ID

FOUND REBAR PIN
WITH CAP 16097

SET 1/2" REBAR PIN
WITH CAP RLS 42017

SET 1/2" REBAR PIN
WITH CAP RLS 42017

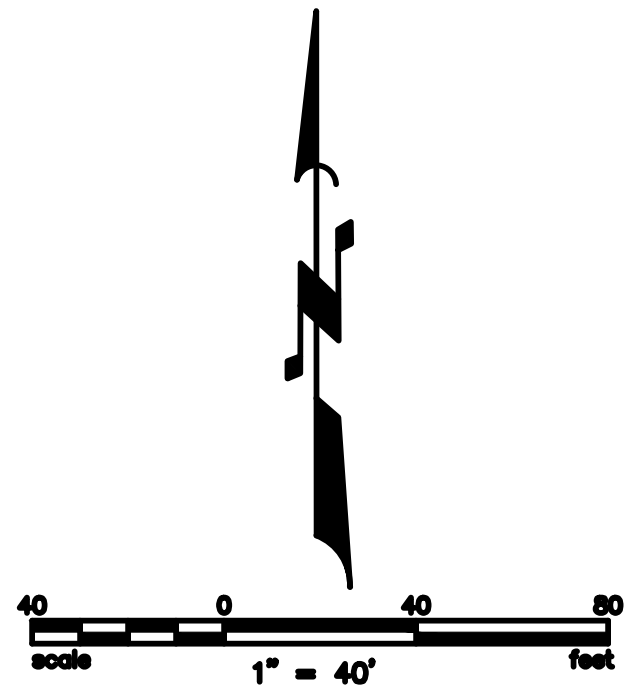
30'
INGRESS/EGRESS
& U/E PER
DKT 12188 PG 1576 MCR

25'
HWY & INCIDENTAL ESMT PER
DKT 12358 PG 1038 MCR

SET 1/2" REBAR PIN
WITH CAP RLS 42017

SET 1/2" REBAR PIN
WITH CAP RLS 42017
FOUND REBAR PIN WITH CAP 16097
3.66"W ACCEPTED FOR
ALIGNMENT OF CULVER ST.

FOUND REBAR PIN
WITH CAP 16097
AFFIXED TAG RLS 42017



WATER NOTES

- 1 INSTALL 6" DIP CLASS 350 WATER LINE WITH 3' OF COVER.
- 2 INSTALL 6"x6" TEE & VALVE BOX & COVER PER M.A.G. STD. DTL. 340, 391-1 (TYPE A) 391-2 AND 392 (TYPE A). RESTRAIN WITH THRUST BLOCK PER M.A.G. STD. DTL. 380.
- 3 INSTALL FIRE HYDRANT PAINTED RED SAFETY PER M.A.G. STD. DTL. 360-3. ALL HYDRANTS SHALL HAVE A MARKER PER M.A.G. STD. DTL. 122.

SEWER NOTES

- 1 INSTALL 8" PVC SEWER LINE, LENGTH PER PLAN.
- 2 INSTALL 4" DIAMETER CONCRETE MANHOLE PER M.A.G. STD. DTL. 420-1.
- 3 LOCATE AND CONNECT TO EXISTING SEWER SERVICE WITH PROPOSED MANHOLE WITH NECESSARY AND APPROPRIATE FITTINGS.



222 N. STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446

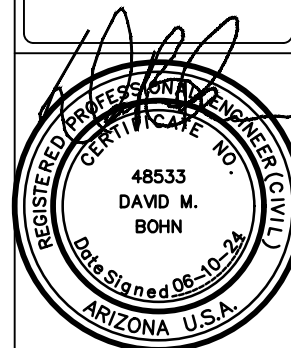
REVISIONS:

PRELIMINARY UTILITY PLAN

PROJECT:
CULVER GARDEN ESTATES

CULVER STREET, MESA, AZ 85207

Job No. 00202110110
Drawn By PJ
Checked DB



JOB NO.
00202110110

PRELIMINARY
UTILITY PLAN

SHEET NO.

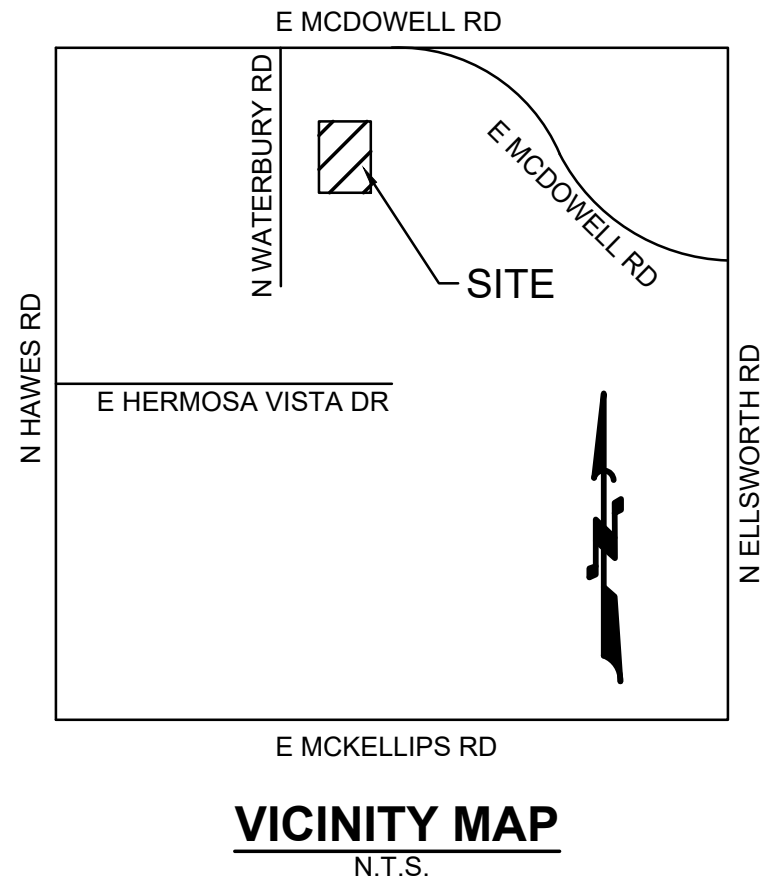
3

3 OF 3

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PRELIMINARY PLAT FOR CULVER GARDEN ESTATES

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1

THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF LOT 3, SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

PARCEL NO. 2:

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF LOT 3, SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

APN: 219-31-001F AND 219-31-001Q

5.22 TOTAL ACRES

GENERAL NOTES:

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO PAVING, UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE THE PUBLIC RIGHT-OF-WAY OF EAST LEHI ROAD.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- CITY OF MESA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY ACCESS EASEMENTS OR PUBLIC/PRIVATE UTILITY EASEMENTS OR TRACTS. OWNERSHIP AND ALL MAINTENANCE RESPONSIBILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND HEIRS.
- ALL LANDSCAPED AREAS, INCLUDING SIDEWALK AREAS SHALL BE FOR THE COMMON USE OF ALL PROPERTY OWNERS.
- A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT, INCLUDING CROSS-ACCESS & CROSS DRAINAGE EASEMENTS.
- GATES FOR THE SECURED PARKING AREAS FOR THIS DEVELOPMENT SHALL REMAIN OPEN DURING BUSINESS HOURS.
- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFE'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFE'S, AND PUFE'S ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- FIRE HYDRANT SPACING: THIS SUBDIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 300 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 5,000 SQUARE FEET UNDER THE ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE IV.
- NO PARKING SHALL BE ALLOWED ON EITHER SIDE OF THE ROAD.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING S89°40'42"E. (ASSUMED BEARING).

BENCHMARK

BRASS TAG FOUND AT THE TOP OF CURB NE CORNER OF INTERSECTION OF HAWES & MCDOWELL, ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ELEVATION= 1756.74' (NAVD 88 DATUM)

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C1190E WITH A DATE IDENTIFICATION OF DECEMBER 04, 2007. COMMUNITY 040080 (CITY OF CASA GRANDE).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" UNSHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C1190E WITH A DATE IDENTIFICATION OF DECEMBER 04, 2007. COMMUNITY 040080 (CITY OF CASA GRANDE).

ZONE "X" UNSHADED IS LABELED AS: AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	1240	L	10/16/13	X	N/A

SHEET INDEX:

SHEET 1 COVER SHEET
SHEET 2 PRELIMINARY PLAT

AREA TABLE

LOT	TOTAL LOT AREA	50% LOT AREA	BUILDABLE AREA	NOAS AREA
LOT 1	34166.27 SF (0.78 ACRES)	17,083 SF	17,083 SF	NOAS = 0.163 AC = 7,093 SF MIN
LOT 2	35409.20 SF (0.81 ACRES)	17,705 SF	17,705 SF	NOAS = 0.169 AC = 7,366 SF MIN
LOT 3	34283.03 SF (0.79 ACRES)	17,142 SF	17,142 SF	NOAS = 0.165 AC = 7,187 SF MIN
LOT 4	35409.20 SF (0.81 ACRES)	17,705 SF	17,705 SF	NOAS = 0.169 AC = 7,366 SF MIN
LOT 5	34283.03 SF (0.79 ACRES)	17,142 SF	17,142 SF	NOAS = 0.165 AC = 7,187 SF MIN
LOT 6	35409.20 SF (0.81 ACRES)	17,705 SF	17,705 SF	NOAS = 0.169 AC = 7,366 SF MIN

TRACT A = 18428.25 SF (0.42 ACRES)

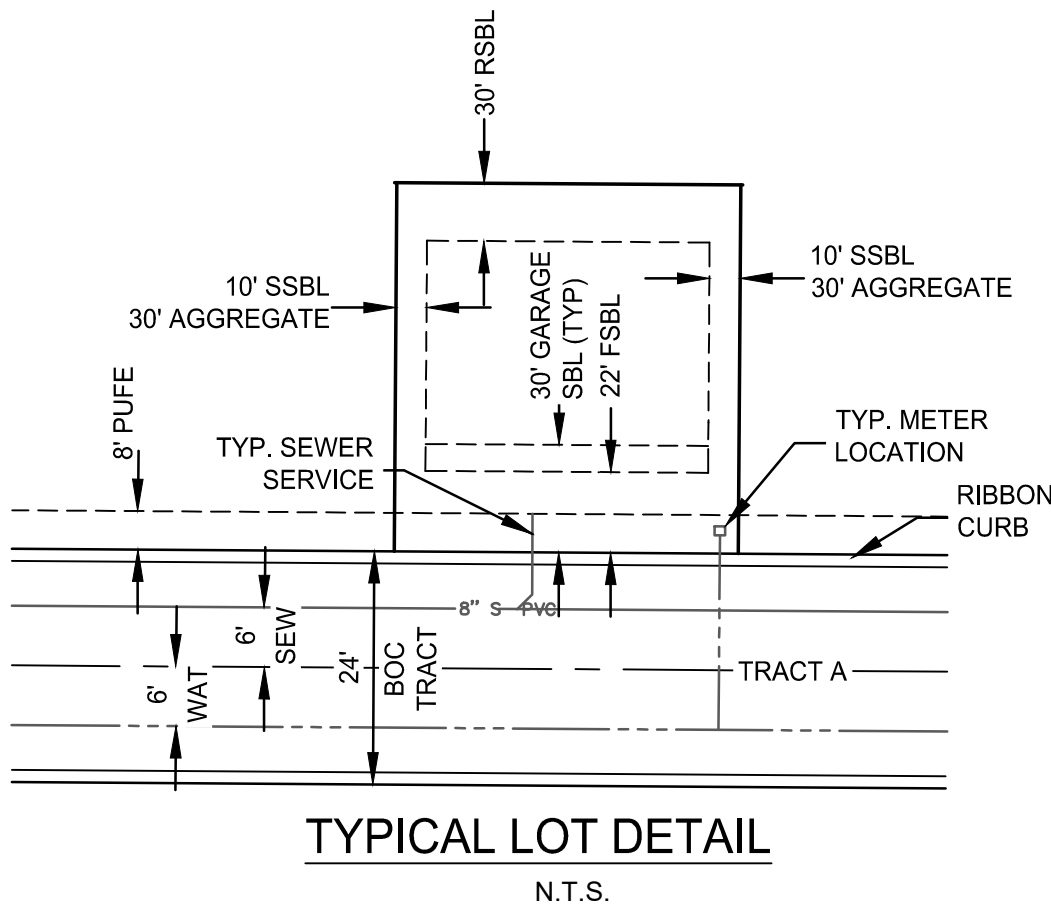
* THIS REPRESENTS THE TOTAL MAXIMUM AREA ALLOWED TO BE DISTURBED FOR EACH LOT INCLUDING DRIVEWAYS, SIDEWALKS AND COURTYARDS. EACH LOT IS SUBJECT TO, BUT NOT LIMITED TO DRAINAGE EASEMENTS, BUILDING SETBACKS, PUBLIC UTILITY AND FACILITIES EASEMENTS, OPEN SPACE CORRIDOR EASEMENTS AND OTHER RESTRICTIONS WHICH COULD REDUCE THE BUILDABLE AREA BELOW THE 50% NUMBER SHOWN.

NATURAL OPEN SPACE NOTE:

CULVER GARDENS WILL MAINTAIN A MINIMUM OF 10% NATURAL OPEN SPACE AS DEFINED IN THE CITY OF MESA SUBDIVISION REGULATIONS DESERT UPLANDS DEVELOPMENT STANDARDS, CITY CODE 9-6-5. ALL NOAS AREAS IS DEFINED ON THE PRELIMINARY PLAT AND IS EQUIVALENT TO 10% MINIMUM OF THE OVERALL SITE AREA. IT IS IMPORTANT TO NOTE THAT THE NOAS AS DEFINED BY THE PRELIMINARY PLAT IS SUBJECT TO CHANGE IN PROXIMITY AND CONFIGURATION, BUT NOT IN MINIMUM AREA AND AS DEFINED BY CITY CODE.

10% GROSS AREA = 0.522 AC = 22,738 SF MIN TO BE DEDICATED AS NOAS ON FINAL PLAT

TEN PERCENT MINIMUM NOAS ALLOWS A MAXIMUM BUILDING ENVELOPE PER LOT OF 60% BASED UPON NATURAL AREA OPEN SPACE PRESERVED WITHIN THE SUBDIVISION. MAXIMUM BUILDING ENVELOPES ARE DEFINED FOR EACH INDIVIDUAL LOT.



OWNERS

BFH HOLDINGS LLC
222 N. STAPLEY DRIVE
ATTN: DAVID BOHN
EMAIL: DAVIDB@THEBFHGROUP.COM
PH: 480.734.1446

SURVEYOR

HARVEY LAND SURVEYING, INC.
P.O. BOX 10772
CASA GRANDE, ARIZONA, 85130
PHONE: 520.876.4786
CONTACT: COLE HARVEY

SITE SUMMARY

GROSS SITE AREA: 227,167 S.F. (5.22 ACRES)
NET SITE AREA: 227,167 S.F. (5.22 ACRES)
EXISTING ZONING: RS-35
PROPOSED ZONING: RS-35 PAD
PROPOSED NO. LOTS: 6
ALLOWABLE DENSITY: = 1.24 DU / AC
PROPOSED DENSITY: = 6 DU / 5.22 AC
= 1.15 DU/AC
MAXIMUM LOT COVERAGE: = 50%
MAXIMUM BUILDING HEIGHT: = 30 FT
MINIMUM YARDS:
FRONT = 22 FT
INTERIOR SIDE = 10 FT (MIN. EITHER SIDE)
INTERIOR SIDE = 30 FT (MIN. AGGREGATE OF 2 SIDES)
STREET SIDE = 10 FT
REAR = 30 FT
MAXIMUM BLDG COVERAGE: = 35%
DESERT UPLANDS STANDARDS: DISTURBANCE AREAS NOT TO EXCEED 50% PER LOT

BFH
222 N. STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY PLAT

CULVER GARDEN ESTATES

CULVER STREET, MESA, AZ 85207

Job No. 00202110110
Drawn By PJ
Checked DE

Consult Arizona B.T. at least two full working days before final execution
ARIZONA
Call 811 or click Arizona811.com

REGISTERED PROFESSIONAL SURVEYOR
DAVID M. BOHN
ARIZONA, U.S.A.
00202110110

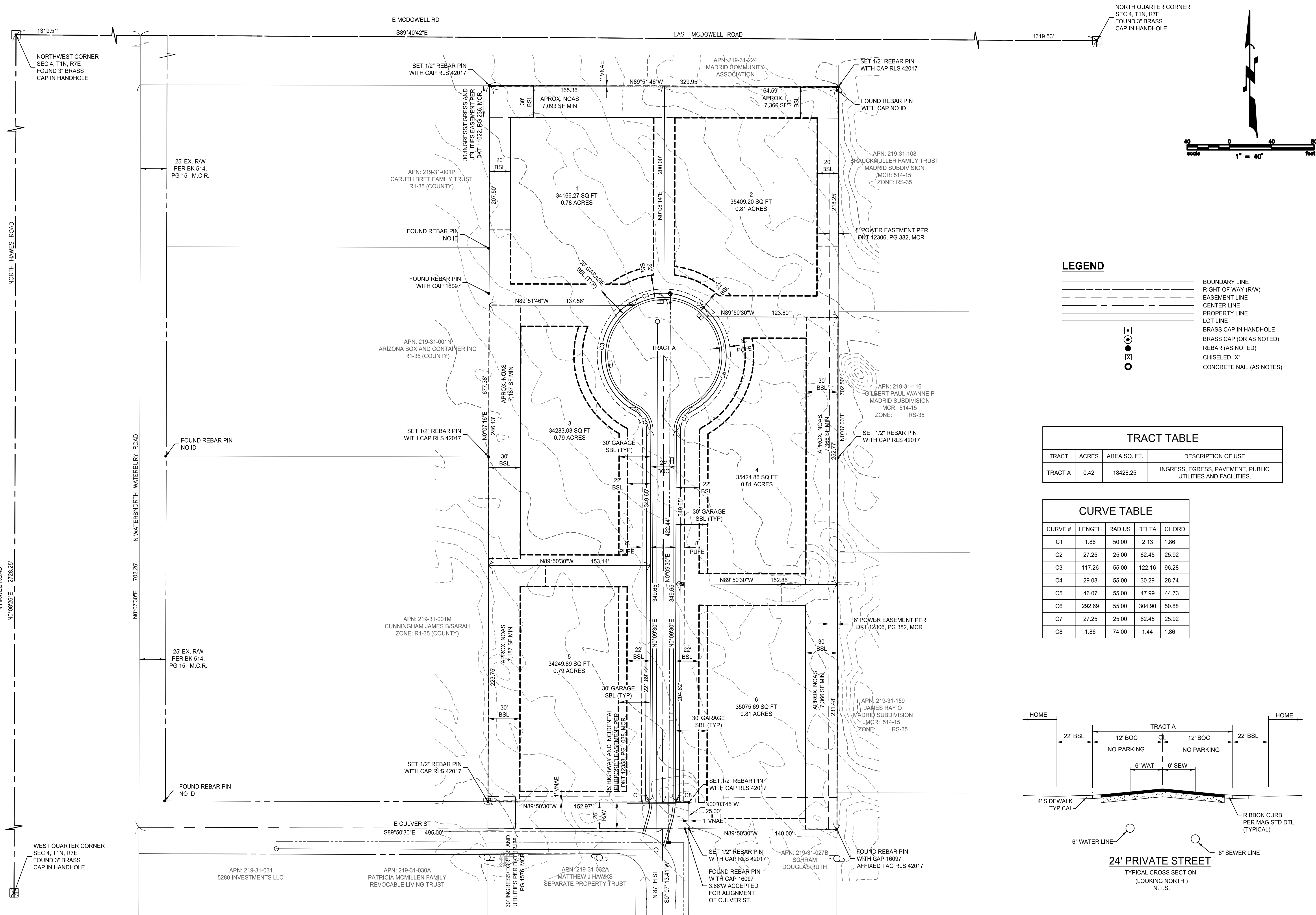
JOB NO.
00202110110

PRELIMINARY
PLAT

SHEET NO.

1

1 OF 2



24' PRIVATE STREET

TYPICAL CROSS SECTION
(LOOKING NORTH)
N.T.S.

CITIZEN'S PARTICIPATION PLAN FOR "Culver Garden Estates"

Located in Mesa, Arizona.



Prepared By:

BFH GROUP, LLC

3707 E. Southern Avenue

Mesa, AZ 85206

Ph: 480.734.1446

Email: davidb@thebfhgroup.com

Attn: David M. Bohn, P.E.



CITIZEN'S PARTICIPATION REPORT FOR "CULVER GARDEN ESTATES"

TABLE OF CONTENTS

1. PURPOSE OF REQUEST
2. NOTIFICATION AND PROCEDURE
3. AFFECTED PARTIES COMMUNICATION

PURPOSE OF REQUEST

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Rezoning 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 2.04-acre townhouse 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 overly 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
3707 E. SOUTHERN AVENUE
MESA, AZ 85206
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 Rezoning 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 Mesa High School, Mesquite Junior High School, and Harris 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	April 26, 2023
Notifications sent	TBD
Neighborhood meeting	TBD
Additional meeting (if needed)	Not Applicable
Submittal of Citizen Participation Report	TBD
Planning and Zoning Hearing	TBD

CITIZEN'S PARTICIPATION REPORT FOR "Culver Garden Estates"

Located in Mesa, Arizona.



Prepared By:

BFH GROUP, LLC

222 N. Stapley Drive

Mesa, AZ 85203

Ph: 480.734.1446

Email: davidb@thebfhgroup.com

Attn: David M. Bohn, P.E.



CITIZEN'S PARTICIPATION REPORT FOR "CULVER GARDEN ESTATES"

TABLE OF CONTENTS

1. PURPOSE OF REQUEST
2. NOTIFICATION AND PROCEDURE
3. AFFECTED PARTIES COMMUNICATION

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,

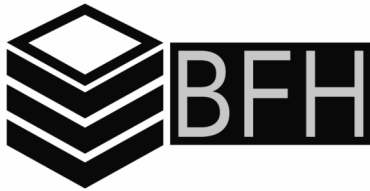
As mentioned in our discussion Monday, the main reason for the PAD is due to the constraints of the two parcels, a few of the lots are proposed at just under 35,000 SF, the smallest proposed size is 34,166 SF. The other reason is, in lieu of proposing right of way, we are proposing a tract, the reason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

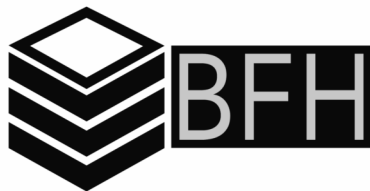
Designated Broker

(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:

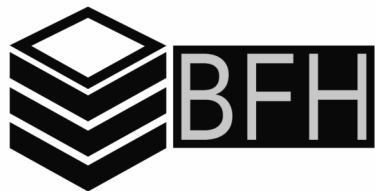
1. Questions concerning the density to remain at what is being proposed. Is there a guarantee that there will only be 6 lots? What's to stop someone else (Blandford Homes was referenced) from coming in and constructing 15 homes? Response: With regard to what is being proposed currently, 6 lots is all 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 line extending to the right.

David Bohn
BFH Group



This is a detailed plat map of a residential subdivision in the City of Odessa, Texas. The map shows a grid of streets including E Thunder Mountain, E McDowell Rd, E Nora St, E Nance St, E Norcroft Cir, E Norwood Ct, E Norwood St, E Norwood Cir, E Minton St, E Menlo St, E Mollory St, E Mangun Rd, and E Hermosa Vista Dr. A large blue-shaded area covers the central portion of the map, containing several lots and streets. A red rectangle highlights a specific lot within this blue area. The map is labeled with various lot numbers, street names, and references to "MADRID VARIOUS LOTS" and "MADRID VARIOUS TRACTS REPLAT". The map is titled "PLAT MAP" and "CITY OF ODESSA, TEXAS".

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
HILTON DEMETRICE R/GHOTBY NILOFAR E
GROVER EDGELL SURVIVORS TRUST
MUELLER CHRISTOPHER J
JOHNSON STACY/KIM
HAMMER CRAIG W/ERICKA D
SAVINI ORESTE A/PAULINE V
RODRIGUEZ NICK/SHERI K
DAVIES STEVEN M/KAREN TR
MOSS CHERYL/KONKLER KERRY
DECKER FAMILY LIVING TRUST
MATT AND TARA WEATHERLY FAMILY TRUST
BEZDEK GREGORY S/STARLETTE A
MCBEAN WAYNE/KIMBERLY
HUNSAKER FAMILY TRUST
KEVIN AND DEBRA CARPENTER FAMILY TRUST
WEBB FAMILY TRUST
MORRIS LAWRENCE E/NANCY J
DREAM WEST LLC
THOMPSON MICAH/DANIELLE
HOUSE ALAN D
PENDING

1230 WILDROSE LN LAKE FOREST IL USA 60045
8660 E NORA ST MESA AZ USA 85207
8636 E NORA ST MESA AZ USA 85207
2758 N ESTRADA MESA AZ USA 85207
3614 196TH AVE CT E LAKE TAPPS WA USA 98391
8720 E NORCROFT CIR MESA AZ USA 85207
8821 E NORA CIR MESA AZ USA 85207
2636 N LAYTON CIR MESA AZ USA 85207
584 NE TWIN BROOK DR LEES SUMMIT MO USA 64086
8760 E NORWOOD CIR MESA AZ USA 85207
2461 N TERRELL MESA AZ USA 85207
8704 E NORA ST MESA AZ USA 85207
8635 E NORA ST MESA AZ USA 85207
7430 E NANCE ST MESA AZ USA 85207
8733 E NANCE ST MESA AZ USA 85207
2649 N LAYTON CIR MESA AZ USA 85207
2637 N LAYTON CIR MESA AZ USA 85207
8731 E NORCROFT CIR MESA AZ USA 85207
8501 E CULVER ST MESA AZ USA 85207
7826 E WILLET TA ST MESA AZ USA 85207
MESA AZ USA 85215
<Null>

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 07/30/24

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 # ZON23-00369, Culver Estates, on 87th St and Culver. 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: Patrick Anspaugh

SUBSCRIBED AND SWORN before me on 07/30/24

Jesse Simpson
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

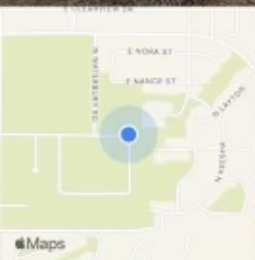
Request: Rezone from Single Residence-35 (RS-35) to Single Residence-35 with a Planned Area Development Overlay (RS-35-PAD). This request will allow for a single residence subdivision

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