

# Main 45 Townhomes – SWC Sossaman & Main

## PAD Rezoning & Site Plan

### Project Narrative



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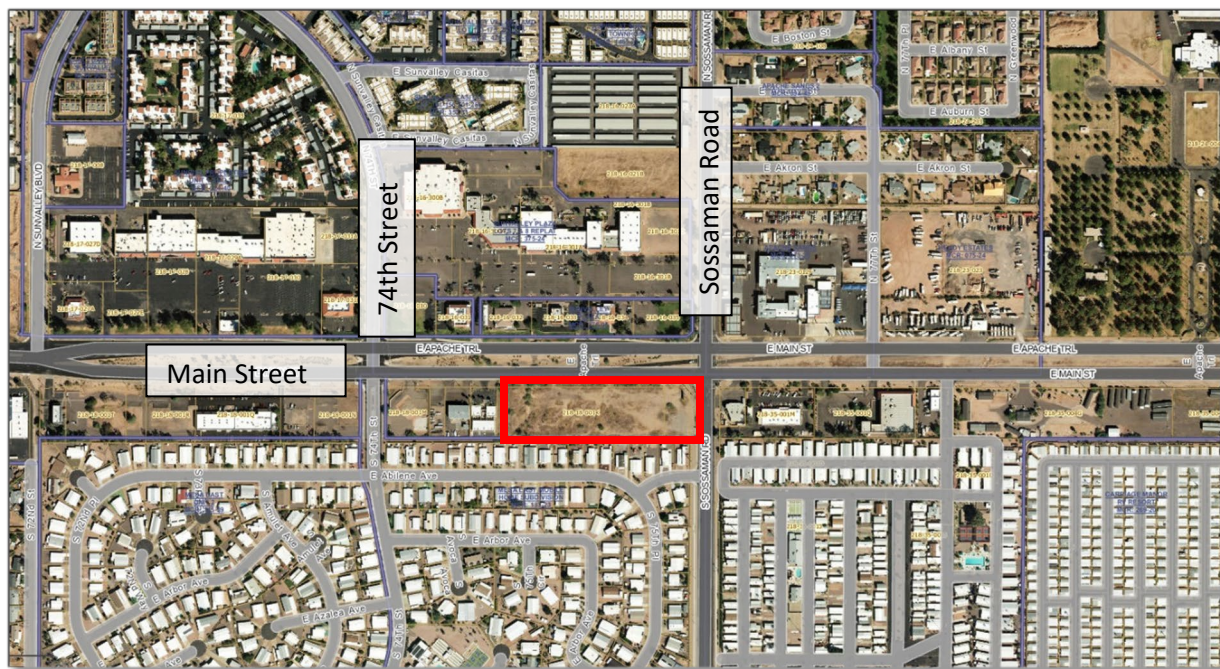
## 1. Introduction and Request

Rose Law Group pc, on behalf of our client, Elliot Barkan Development, LLC, is pleased to submit this project narrative for a proposed residential development at the southwest corner of Sossaman Road and Main Street in Mesa. This proposal is for a 45-unit multi-family townhome style community on 3.51 net acres (12.8 DU/acre). This community will be a dynamic addition to the area and reflect a significant investment into the neighborhood.

The specific requests being made with this application are to rezone the property from Limited Commercial (LC) to Multiple Residence (RM-2) with a PAD overlay along with a Site Plan Review.

The subject property is a narrow, vacant piece of land and identified as APNs 218-18-001K and 218-18-001J on the Maricopa County Assessor Map. An aerial photo of the site is shown below with the subject parcel outlined in red.

*Figure 1 – Site Aerial*



## 2. Existing Site Conditions and Relationship to Surrounding Properties

Currently the property is vacant with no sidewalk/curb on the Main Street side (such improvements to be installed with development). There is a legal nonconforming billboard at the northeast corner of the site which will be removed as a part of this development. The site topography is largely unremarkable.

As shown on the figures on the next page, the subject site (outlined in blue) is zoned Limited Commercial (LC) and was previously designated under the City of Mesa General Plan as Mixed Use Activity District. After this application was submitted, the City of Mesa adopted an updated General Plan which designates the property under the Neighborhood Center – Evolve placetype. We note that the proposed multiple residence use is a supporting land use within the Neighborhood Center - Evolve character area.

N SUN VALLEY

Sossaman Road

Main Street

Mixed Use Activity District

E MAIN ST

Neighborhood

[illegible]

North of the site is Main Street followed by the Sun Valley Plaza shopping center. West of the site is a professional office built in 1978. South of the site is a 20-foot public alleyway followed by the Mesa East Mobile Home Subdivision. To the east is the Sossaman Road major arterial.

The sign on site is a Legal Nonconforming Billboard because it has dimensions over 32 square feet. The sign will be removed upon construction of the site.

The table below further details the adjacent land uses.

**Table 1 – Surrounding Context**

Direction	Existing General Plan Designation	Existing Zoning	Existing Use
Subject Property	Neighborhood Center - Evolve	LC	Vacant with Legal Nonconforming Billboard at Northeast Corner
North	Neighborhood Center - Evolve	Roadway followed by LC	Divided Main Street roadway then Sun Valley Plaza Shopping Center
East	Mixed Residential - Evolve	Roadway followed by LC	Sossaman Road then Commercial Flooring Business
South	Traditional Residential - Sustain	RS-6	Unfenced Public Alley then Mesa East Mobile Home Subdivision
West	Neighborhood Center - Evolve	LC	Professional Office

### 3. Project Description

This proposed residential development features 45 townhome style units with centralized open space and community amenities. Entry into the community is marked by a centralized large open space area marked with a covered ramada, BBQ grill, seating, child playground equipment, and turf area for family focused activities. An additional dog park amenity area will be located at the southwest corner of the community and accessible via the internal pedestrian network. The south side of the site is marked by a forty (40) foot building setback to the southern mobile home neighbors with twenty (20) feet of public alley and twenty (20) foot deep rear yards for Main 45 residents.

The public ROW facing units are designed to engage the public street with private open space that exceeds the City standard and parking areas being shielded from public view. The City's parking standards are being exceeded with a total of 2.3 spaces per unit provided where 2.1 per unit is required. Each unit benefits from a single-car garage unit and one additional reserved uncovered space.

The proposed community intends to achieve appropriate in-fill development situated between commercial and mobile home uses. The public alley and large twenty (20) foot deep rear yards contribute to a sensible transition between two-story townhomes and the existing mobile homes south of the site. The developer is proposing to install an 8 foot block wall on the southern boundary as requested by the neighbors to the project.

The proposed site plan is provided in Figure 5 on the next page.

**Figure 5 – Conceptual Site Plan**



The proposed building architecture is a contemporary design featuring variety in roof lines, desirable massing, and a sophisticated mixture of materials. The mixture of building materials provided includes hardy board, brick, stucco, and glass which is balanced with pitched roofs, parapets, and worthwhile articulation. The applicant exceeds the material percentage requirements of Mesa’s quality design standards by ensuring that a combination of brick, concrete tile, glass and hardy board exceeds 25% on every elevation. The proposed building architecture is a contemporary design featuring variety in roof lines, desirable massing, and a sophisticated mixture of materials. The mixture of building materials provided includes hardy board, brick, stucco, and glass which is balanced with pitched roofs, parapets, and worthwhile articulation. Building heights are primarily two stories with a single-story unit also being provided at the primary entry to the site. The unit product consists of primarily 3 bedroom/2.5 bath units with open layouts. The proposed architecture provides superior quality to justify the PAD standards.

Building heights are primarily two stories with a single-story unit also being provided at the primary entry to the site. The unit product consists of 1,590 square foot units with 3 bedroom/2.5 baths and open floor plan layouts. Each garage unit in the development will be prewired to provide electric vehicle charging capability. Each unit benefits from a large private open space with yards varying from 196 SF to 613 SF (422 SF average per unit).

#### 4. Development Standards

The preliminary development plan establishes building setbacks, buffers, and a landscape plan which largely complies with City of Mesa RM-2 standards. However, certain PAD deviations are requested to ensure a superior design on this smaller in-fill site which has constrained property characteristics such as limited frontage and narrow depth. Table 2 on the next page details the proposed modified development standards for this project. The deviations which do not meet the RM-2 development standards are highlighted in **red**.

**Table 2 – Modified Development Standards**

Standard	RM-2 Required	Proposed
Minimum Yards:		
Front & Street-facing sides-6-lane arterial (North Side; Main St) (ft.)	30	-14 to 6 ft. wall -20 to Building
Front & Street-facing sides-4-lane arterial (East Side; Sossaman Rd) (ft.)	20	15 to 6 ft. wall
Interior Side and Rear - adjacent to Non-Residential District (West Side) (ft.)	30	-0 to 6 ft. wall -20 to Building
Interior Side and Rear - adjacent to RS District (South Side) (ft.)	30	-0 to 6 ft. wall -20 to Building
Landscape Yard -6-lane arterial (North Side; Main St) (ft.)	30	14
Landscape Yard -4-lane arterial (East Side; Sossaman Rd) (ft.)	20	15
Perimeter Wall Height (South Side) (ft.)	6	8
Parking lot landscape islands shall be installed at each end of a row of stalls.		Per Plan
Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row.		Per Plan
Foundation base on exterior wall without a public entrance.		Per Plan
Private open space shall be accessible to only one (1) living unit by a doorway to a habitable room or hallway.		Per Plan

### *Justification for Development Standard Deviations*

As detailed below, the modifications listed in the above table are warranted given the site constraints such as the narrowness of the acreage and the proposed overall superior design features of the project. Strict application of the zoning provisions would not enable the proposed development to offer the cohesive design and creativity needed to promote the intended vibrant and sustainable development.

The proposed community intends to achieve appropriate in-fill development situated between commercial, arterial roadway, and mobile home uses. The project is ideally situated for multi-family development with its location along an arterial road and in close proximity to public transit options adjacent to the site.

#### **a. Street Facing Setbacks**

The 20-foot building setback to the Main Street ROW is proposed to conform with the urban framework of the area. Providing a reduced Main Street setback benefits the area by allowing increased southern buffering to neighboring residential. A deviation is also requested for the minimal instances where 6' high perimeter walls are setback 14' from Main Street and 15' from Sossaman Road. These walls are designed to integrate with the superior quality of the street facing building facades.

These development standards are justified by the quality architecture which is visible to the public view as shown in Figure 6 on the next page.

**Figure 6 – Conceptual Street View to Front Yard Buildings and Walls**



The proposed building is integrated with the 6' high site walls to create a street scene which is exciting and balanced. The proposed building and wall materials (including hardy board, brick, stucco, glass, and CMU) exceed standards for number of required materials (five materials provided where two required) and building articulation (including use of diagonal projections). This urban design is appropriate along Mesa's Main Street and is executed with building plane offsets and the use of a batter stack CMU wall design on integrated private open space areas.

Notably, the proposed 20-foot arterial building setbacks exceed the existing 15 foot Limited Commercial standard applicable to the property. With the existing entitlement in mind, this PAD request is de minimis as it is limited to requesting an approximately thirty (30) foot stretch of 6-foot-high screen wall being placed at fourteen (14) feet from the property line.

Further, we note that the proposed development will be installing public sidewalk improvements and that the buildings will in reality be built forty-seven (47) feet from the back of the sidewalk improvement. This significant setback condition will afford the City the future flexibility to expand the width of Main Street without hindering the urban design of this project.

***b. Interior Side Setback to Commercial***

A deviation is sought to the required building setback next to the western commercial use (20-foot building setback where 30 feet required). Main 45 seeks to provide an elevated private open space experience which exceeds typical multi-family standards. To accomplish this, the rear yards on the western boundary are extended to the property line where they provide between 540 to 685 square foot yards. Importantly, the perimeter landscape requirements of the City are being exceeded as two 24" box trees will be located in each of the five (5) yards which abut this western side (resulting in 10 trees being provided where 6 is required). The use of landscaping and large rear yards on this western portion of the site ensures compatibility with the commercial office use and a superior PAD condition.

***c. Interior Rear Setback to Residential***

The technical deviation for the southern rear building setback (20 feet where 30 feet is required) is appropriate given the public alley which adds an additional 20 feet of buffer. Ultimately, the

actual building setback to the mobile home property line is 40 feet, which exceeds the standard. Building articulation, common open space areas, and tree placement will ensure a superior transition between the properties. By providing improvements to the public alley, the neighbors will have more security and cleaner maintenance of this currently unimproved area.

Meaningful landscaping (47 trees provided where 31 required) and unique building architecture ensure that superior design is being provided along the southern boundary and justify the proposed deviation.

***d. Landscape Island Dimensions and Foundation Base at Exterior Wall without a Public Entrance***

Foundation base rules are largely complied with throughout the development but the 200-foot site depth necessitates encroachments which provide minimum 3 foot foundation base at several home entries. Similarly, landscape island and drive aisle adjacent landscaping deviates from the standards in order to provide better sidewalk integration which secures an elevated pedestrian experience while also providing for total parking that exceeds the city requirement. These deviations secure parking standards above the Mesa requirement and allow for placement of accessible trash enclosures.

The total open space provided within the community far exceeds standards (587 sq. ft./unit provided where 200 sq. ft./unit required). This contributes to ensuring that superior transitions between buildings, asphalt and open space are provided for the community and further justify these deviations.

These modifications are proposed to be allowed in accordance with the submitted site plan and if the site plan is amended then similar design quality must be provided in order to justify the deviations.

***e. Perimeter Wall Height***

This PAD requests that the southern wall be allowed to be installed as an eight (8) foot wall as requested by adjacent neighbors to the property. The wall will step down to six feet height along the western boundary of the site. This design characteristic provides increased visual buffers and ensures additional security for the area.

***f. Private Open Space Accessibility***

The site plan designates that eleven (11) of the units (identified on the Open Space Plan as Units 101, 104-106, 108-110, 138, 141-142, and 145) will have between 196 to 204 square feet of private open space area which is accessible near the front door of the unit as opposed to being accessible from a doorway or habitable room. As noted above, the private open space areas provided within this community far exceed the standards of the MZO which requires 120 square feet of private open space. These eleven (11) units open space areas are designed with private access placed at the walkup to the front door and near the reserved parking for the unit. This design consideration is justified by the overall superior private open space provided for the project and the sensible location of the private open space near the front door of the unit.

### *Alternative Compliance*

The proposed architecture yields a creative, high-quality approach on a unique parcel of land. The architecture complies with the standards of the City of Mesa's design guidelines in all respects except that the second required building material on several facades is less than 25% as required by the MZO. However, the proposed architecture is a much better alternative because instead of only having two (2) kinds of primary exterior materials, the proposed architecture has five (5) primary exterior materials (stucco, hardy board, brick, concrete tile, and glazing). The specific material calculations for each façade are provided on Architectural Sheets ZA1.11 to ZA1.16.

The site plan has seven building types, which creates architectural interest in and of itself for a relatively small development site, but each building individually has a variety of materials. For example, Building 'A' North elevation is a superior alternative because it uses hardy, brick, concrete tile, and glazing to aggregate to a total of 32.2% primary materials (more than the 25% baseline standard) in addition to the 45% stucco. A similar approach is taken throughout the development with stucco never exceeding 60% as the primary material, hardy board never exceeding 48%, brick never exceeding 27%, and concrete tile never exceeding 26%. Thus, a large variation in quality materials is provided with this design, the project avoids being stucco dominant, and great architectural interest is achieved.

### 5. Proposed PAD Overlay District Zoning

As discussed in Section 11-22-1 of the City of Mesa Zoning Ordinance, the purpose of the Planned Area Development Overlay district is to allow for "innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit." The proposed development complies with the superior design standards of Section 11-31-32 as shown below:

- A. *Holistic Approach to Project Design.* Answer: The project architecture includes six (6) material types including hardy board, brick, stucco, concrete tile, glass, and metal. These varied building materials are placed with appropriate massing and detailed articulation which integrates the project from ground-level patios to pitched roof elements. Superior private open spaces are integrated into the architecture with batter stack CMU wall design.
- B. *Responsive Approach to Site and Sub-Area Context.* Answer: The key design element is a two-story building that is setback from the mobile home property line by forty (feet) which is ten (10) feet more than the typical multi-family requirement. This design ensures that the proposal integrates with the physical conditions immediate to the site.

To create a unique sense of place, the proposal includes monument signage and a site entry wall that creates diagonal interest to support the singular pitched roof elements of the design.

- C. *Sustainable Design.* Answer: This development contributes to sustainable design by utilizing an in-fill lot with existing public facilities that have capacity for higher density development. The project maximizes use of common and private open space areas and

the building and landscape layout will function to provide significant shading. This modern development will be prewired to provide electrical vehicle charging capability in every garage.

- D. *Exceeds Standards.* Answer: As discussed above in the Justification for Development Standard Deviations section, this project exceeds the multi-family development standards with regards to private open space, total open space, building setbacks to residential, electric vehicle charging, and architectural quality.
- E. *Great Public Spaces.* Answer: This community provides families and residents with large private open space areas to complement minimum 1,590 square foot units which are large multi-family offerings for the area. The units are also integrated into practical common areas which are distributed evenly throughout the site and include a dog park, ramada with BBQ grill, children play amenity, and a grass area with seating.

The proposal also meets the requirements outlined in the Purpose Statement of the PAD Overlay District:

- A. *The proposed development must be more than five acres.* Answer: The project is 3.51 net acres but with 45 units proposed it complies with the size requirement for a PAD established in the Zoning Ordinance.
- B. *Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.* Answer: The proposed development features an amenity package that is well integrated, scaled to an appropriate size and will be desirable to prospective residents. The centralized common area will feature a barbeque grill and shaded seating next to a grass area which can be utilized for activities and a child play place. The dog park on the west side of the site will provide a dedicated running area for pets. These common amenities provide additional benefits to residents who will be benefiting from comparatively large private yard areas (422 SF of average private yard where 120 SF is the standard in RM-2 zoning districts).
- C. *Options for the design and use of private or public streets.* Answer: This development will feature landscaping around the amenity areas and private drives. The driveways will remain private and be maintained by the property manager.
- D. *Preservation of significant aspects of the natural character of the land.* Answer: The existing vacant lot contains no significant features or character that requires preservation.
- E. *Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.* Answer: See discussion regarding community design above.
- F. *Sustainable property owners' associations.* Answer: The number of homes in this community will contribute to a sustainable association.

- G. *Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.* Answer: The entire project will be maintained by the property manager. Residents will be held to the highest of care standards through the use of management rules that will be crafted to ensure that this community is well-maintained over time.
- H. *Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.* Answer: This community is comprised solely of residential housing and the community has been designed holistically to ensure that it presents a coherent aesthetic and so that each resident has access to the amenities provided within the community.

## 6. General Plan Conformance

The proposed development is consistent with the Mesa 2050 General Plan which designates the property as Neighborhood Center with an Evolve growth strategy. Under the General Plan, multifamily residential is appropriate at this location because it is a supportive use to the existing principal commercial uses in the area. This proposal is appropriate because greater than 70% of the developments in this vicinity are established with principal land uses.

The proposed project will contribute to creating a pedestrian friendly space by installing over 850 feet of public sidewalk along Main Street and utilizing a two-story building design to integrate with surrounding development.

### *Urban Design Characteristics*

Main 45 contributes to the growth strategy and urban design characteristics of the area. Buildings are oriented towards the street to provide spatial definition with parking located behind the buildings. The building located at the corner of Sossaman and Main is off set from the intersection to create visual interest and additional landscape area. A monument sign is also proposed to create additional visual interest and will complement the unified architectural style of the buildings and fencing. Solid waste enclosures and utility boxes are screened from the public street and located away from residential entries. The project entry is marked by a central gathering space to enhance the pedestrian experience and sense of community. Each unit is connected to the common open space areas with a clearly delineated five (5) foot wide path.

In support of the general plan designation, this residential community proposes multi-family housing which is commensurate with the parcels adjacent to the property. The south side of the site is marked by a forty (40) foot building setback to the southern residential neighbors with twenty (20) feet of public alley and twenty (20) foot deep rear yards for Main 45 residents. This significant setback between two-story buildings and mobile home units mitigates potential impacts on the neighboring mobile home lots and supports the proposed in-fill community situated between commercial and mobile home uses.

This request proposes to develop the property in a manner that is harmonious with the surrounding neighborhood. The proposed PAD zoning flows out of the fabric of the community

and nearby commercial, multi-family, and mobile home uses. The proposed quality multi-family product establishes a high-quality transition to the Main Street arterial and will appeal to the highly demanded need for housing in the City.

### *Contribution to the Guiding Principles*

The project complies with the goals, objectives, and policies outlined in the General Plan as follows:

#### Great Neighborhoods - Our Neighborhoods are Vibrant, Diverse, and Safe Places Where Our People Thrive.

Neighborhoods are the foundation of great communities and cities. In promotion of a complete community (*Strategy N.1*), this community benefits from appropriate internal open space and amenities while also serving to bolster current and future restaurant, retail, and employment opportunities along Main Street.

This bypassed vacant in-fill parcel will provide vibrancy to an area of the City which has long gone without new development (*Strategy N.2*). This investment will lead to increased property values and improve the safety of the area by upgrading the land use. As a part of the development of this parcel, the applicant has engaged with the surrounding landowners to ensure that local priorities are met (*Strategy N.4*).

#### Housing – Our Housing is Attainable for All

Main 45 contributes to providing diverse housing options for Mesa’s residents (*Strategy H.1*). This area of east Mesa is defined by various housing options including single-family, multi-family, and mobile homes. Utilizing this land will provide an additional housing option for residents and families seeking a townhome style community that provides larger 3-bedroom, 2.5 bathroom units with large private open space. The floor plan and amenities offered within this community are unique because they can meet the needs of families who are vulnerable to rising housing costs (*Strategy H.2*). The proposed development supports the objective to encourage a range of housing options in all areas of the City in order to allow people to stay in their neighborhood as their housing needs change.

The proposed community is located on Main Street which is a transit and activity hub which can reduce reliance on personal vehicles (*Strategy H.4*).

#### Land Use and Urban Design - Our City offers Integrated and Balanced Land Uses with a variety of neighborhoods and business opportunities

This vacant land is ideally situated for multifamily development that integrates into the current framework of the area (*Strategy LU.1*). Main 45 preserves the quality of life enjoyed by adjacent neighborhoods by restricting building height to two stories in tandem with building setbacks that

exceed typical multifamily requirements. Access to the community is from Main Street which ensures that no impact will be felt by the neighbors.

The proposed community creates beneficial placemaking by providing a unique entry feature and signage (*Strategy LU.2*). The architecture for this project creates a high-quality urban form that will benefit current and future generations (*Strategy LU.4*). As discussed above, it is a modern design that integrates a variety of materials and high degree of articulation and visual interest.

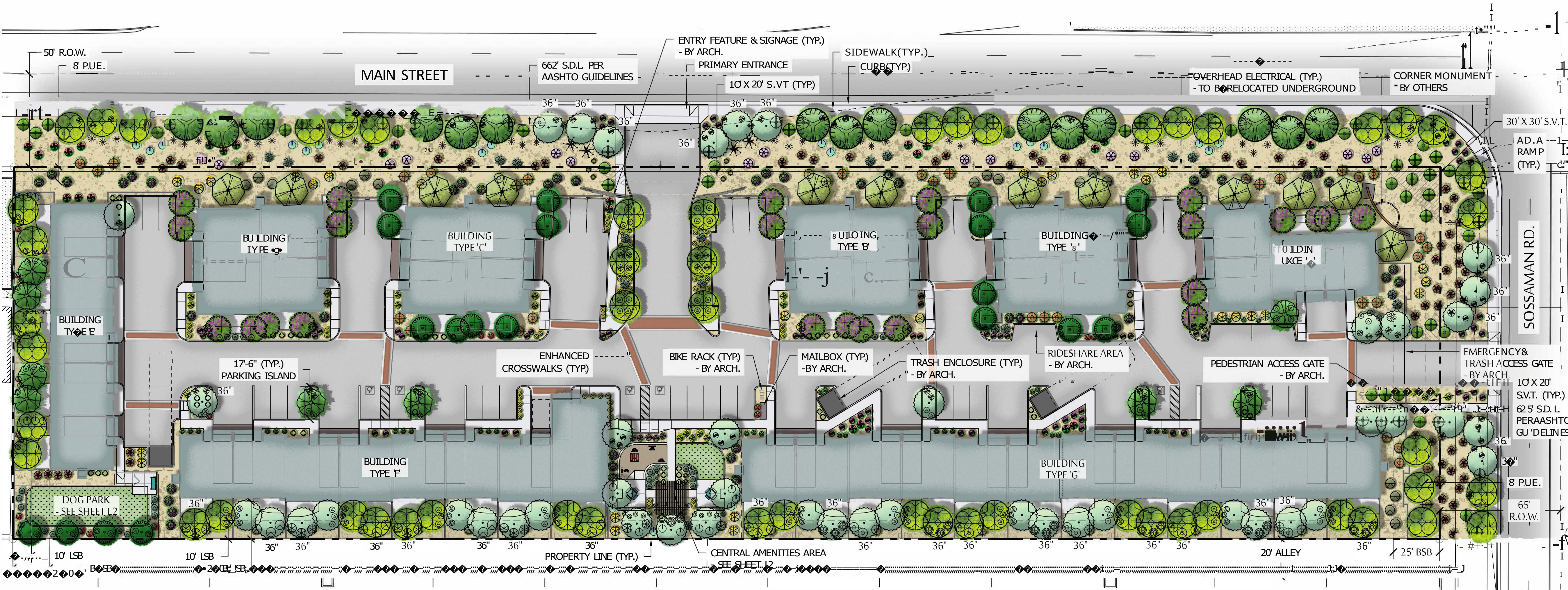
This in-fill development will utilize existing infrastructure to maximize the city investment in this area and ensure a fiscally responsible city (*Strategy LU.3*). The private streets, sidewalks, landscaping, and open space/recreation areas within this community will be controlled by a single property association. This mechanism will oversee the efficient management of site maintenance for open space amenities and shared landscaped areas. Lighting throughout the development will be low level in nature and will meet City of Mesa requirements. In addition, the driveway and parking improvements will meet City standards.

This property is an important contributor to a developing area in east Mesa. The proposal will bring a new residential use to the area, continuing the multi-family residential in-fill pattern of development that is established in the area to support struggling commercial development. With the well-conceived site plan that is provided with this application, the use is implemented on the site with orderly development, quality design, and careful attention paid to the surrounding properties.

## 7. Conclusion

The proposal for this project will provide a high-quality residential project and create an opportunity for additional housing choices within the City of Mesa.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and the standards established in the Zoning Ordinance. The applicant and property owner look forward to working with the City of Mesa to bring this quality project to fruition.



PRELIMINARY PLANT LEGEND			
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	ACACIAANUERA-MULGA TREE	46	VARIES
	CAESALPINIA CACALACO 'SMOOTHIE' - CASCALOTE	54	VARIES
	PARKINSONIA X 'DESERT MUSEUM' - THORNLESS PALO	12	24" BOX
	PISTACIA LENTISCUS- MASTIC TREE	20	24" BOX
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE	15	VARIES
	QUERCUS VIRGINIANA- SOUTHERN LIVE OAK	9	24" BOX
	VITEX AGNUS-CASTUS - CHASTE TREE	24	24" BOX
SHRUBS			
	CAESALPINIA PULCHERRIMA- RED BIRD OF PARADISE	57	5 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - DWARF BOTTLEBRUSH	70	5 GAL
	EREMOPHILA HYGROPHANA- BLUE BELLS	97	5 GAL
	LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER	66	5 GAL
	SENNA ARTEMISOIDES - FEATHERY SENNA	43	5 GAL
	SIMMONDSIA CHINENSIS- JOJOBA	28	5 GAL
ACCENTS			
	AGAVE MURPHEY! - MURPHEY'S AGAVE	8	5 GAL
	AGAVE WEBERI - BLUE AGAVE	19	5 GAL
	ALOE VERA- MEDICINAL ALOE	46	5 GAL
	ASCLEPIAS SUBULATA- DESERT MILKWEED	39	5 GAL
	BOUTELOUA GRACILIS- BLONDE AMBITION GRASS	42	5 GAL
	DASYLIRION ACROTRICHUM - GREEN DESERT SPOON	36	5 GAL
	ECHINOCACTUS GRUSONII - GOLDEN BARREL CACTUS	6	5 GAL
	FOUQUIERIASPLENDENS- OCOTILLO	4	BARE RT
	HESPERALOE PARVIFLORA - RED/YELLOW YUCCA	29	5 GAL
	MUHLENBERGIA RIGIDA 'NASHVILLE'	70	5 GAL
	OPUNTIA SANTA-RITA- PURPLE PRICKLY PEAR	16	5 GAL
GROUND COVERS			
	BAT LEYA MULTIRADIATA- DESERT MARIGOLD	67	5 GAL
	EREMOPHILA GLABRA 'MINGENEW GOLD' - OUTBACK SUNRISE	72	5 GAL
	LANTANA MONTEVIDENSIS- PURPLE TRAILING LANTANA	117	5 GAL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	74	5 GAL
	1/2" SCREENED DECOMPOSED GRANITE- 2' MIN. DEPTH COLOR: 'MOHAVE GOLD' BY ROCK PROS U.S.A - OWNER TO VERIFY SIZE & COLOR	66,710	SQFT
	MID-IRON BERMUDA TURF	2,089	SQFT

LANDSCAPE CALCULATIONS ( PER MESA ZONING ORDINANCE)

MAIN STREET - STREET FRONTAGE:

(1 TREE, 6 SHRUBS PER 25 LN. FT.)

STREET FRONTAGE: 720 LN. FT.

REQUIRED: (29) TREES & (174) SHRUBS

PROVIDED: (35) TREES & (237) SHRUBS

SOSSAMAN ROAD-STREET FRONTAGE:

(1 TREE, 6 SHRUBS PER 25 LN. FT.)

STREET FRONTAGE: 169 LN. FT.

REQUIRED: (7) TREES & (42) SHRUBS

PROVIDED: (13) TREES & (95) SHRUBS

PARKING LOT LANDSCAPE ISLANDS:

REQUIRED: (6) TREES & (18) SHRUBS

PROVIDED: (6) TREES & (30) SHRUBS

WEST PROPERTY LINE:

(3 TREES AND 20 SHRUBS PER 100 LN. FT.)

ADJACENT PROPERTY LINE: 200 LN. FT.

REQUIRED: (6) TREES & (40) SHRUBS

PROVIDED: (10) TREES & (38) SHRUBS

SOUTH PROPERTY LINE:

(4 TREE AND 20 SHRUBS PER 100 LN. FT.)

ADJACENT PROPERTY LINE: 764 LN. FT.

REQUIRED: (31) TREES & (155) SHRUBS

PROVIDED: (47) TREES & (171) SHRUBS

MIN. 10% TREES IN PARKING LOT ISLANDS

REQUIRED TO BE 36" BOX:

REQUIRED: (1) TREE

PROVIDED: (1) TREE

MIN. 25% STREET FRONTAGE TREES

REQUIRED TO BE 36" BOX:

REQUIRED: (9) TREES

PROVIDED: (12) TREES

O.S. CALCULATIONS ( PER MESA ZONING ORDINANCE)

COMMON OPEN SPACE (50% LIVE PLANT COVERAGE):

REQUIRED: 3,702 SF

PROVIDED: 5,453 SF

PRIVATE OPEN SPACE (50% LIVE PLANT COVERAGE):

REQUIRED: 9,518 SF

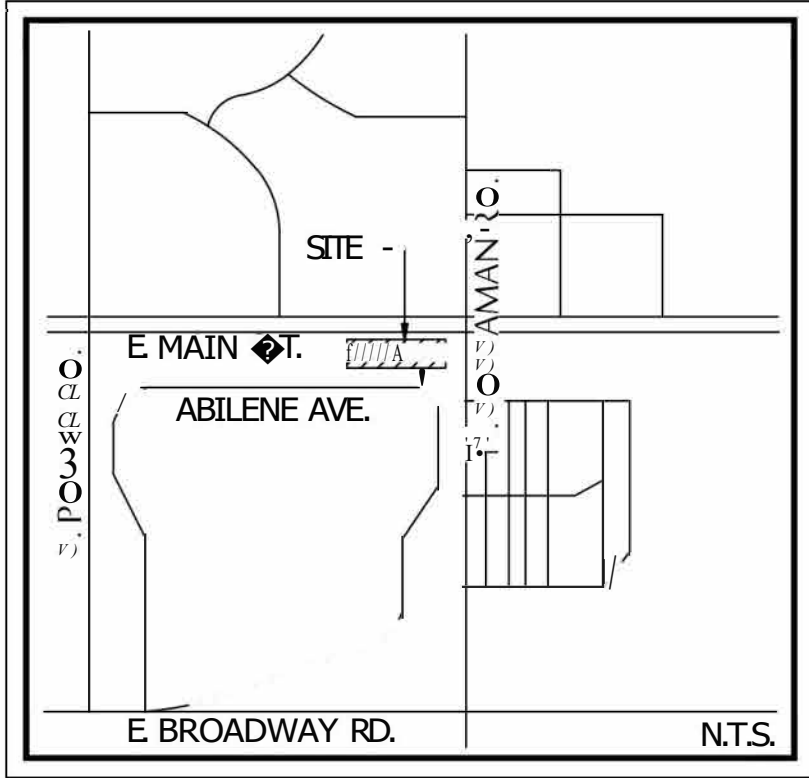
PROVIDED: 16,830 SF

TREE CANOPY (15% OF OVERALL SITE):

REQUIRED: 22,984 SF

PROVIDED: 35,055 SF

VICINITY MAP



ii



MAIN 45

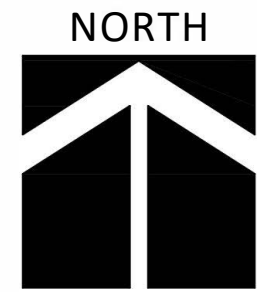
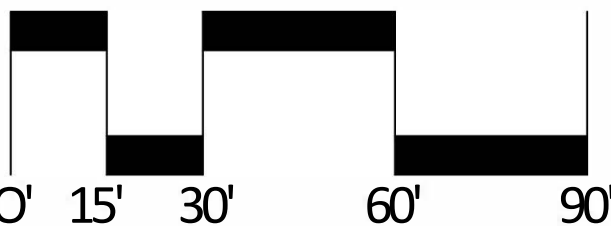
LANDSCAPE PLAN

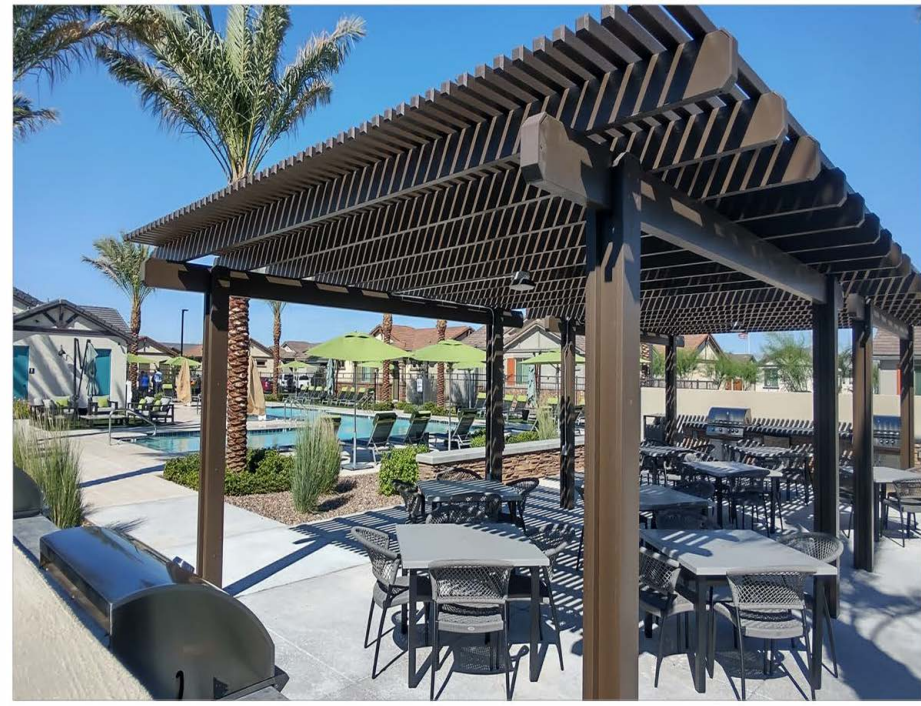
SWC OF MAIN ST. & SOSSAMAN RD.

JANUARY 24, 2025

SHEET L1

SCALE: 1"=30'-0"





SHADE STRUCTURE



SITE FURNISHINGS



BBQ GRILL



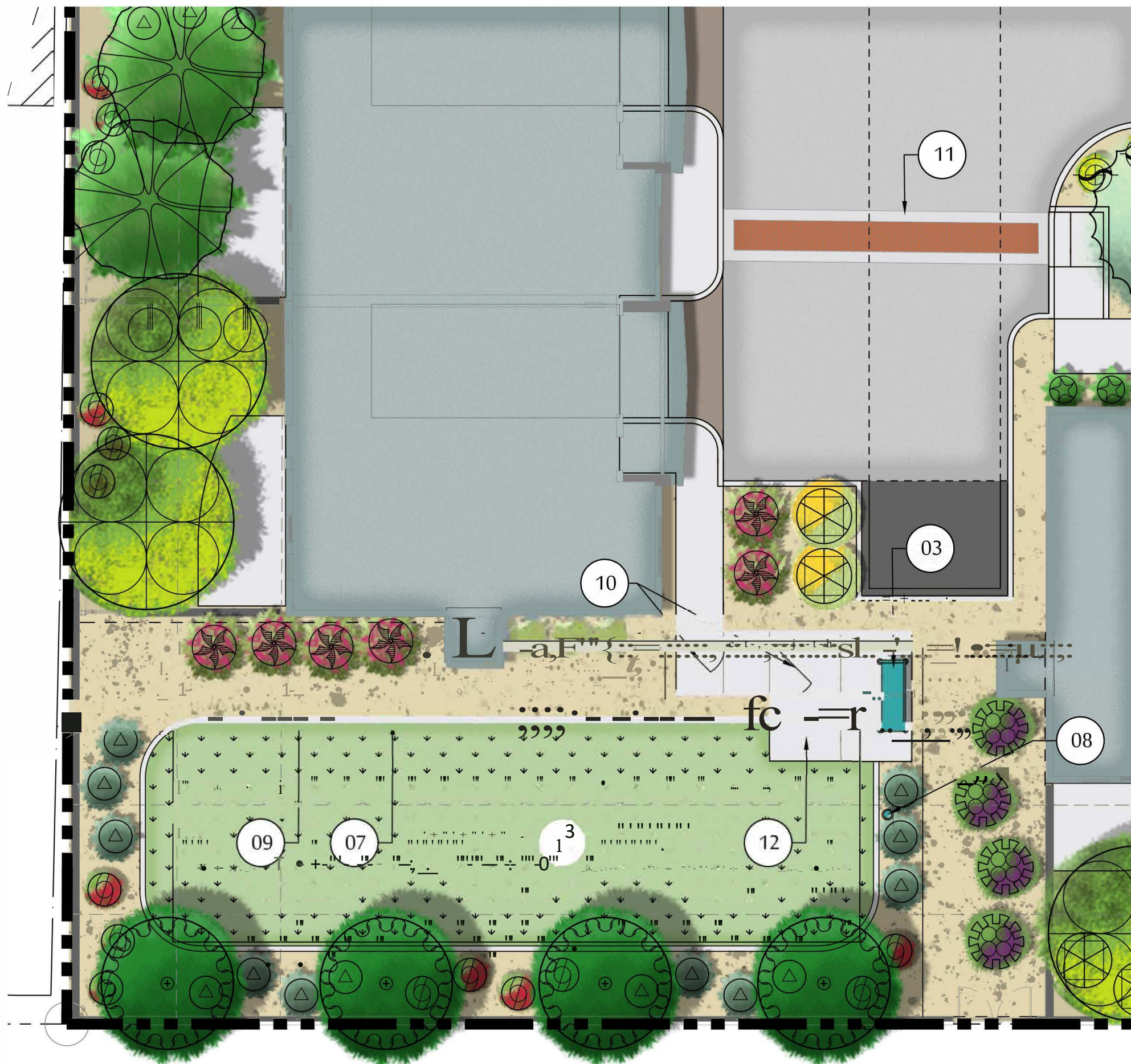
ENHANCED PAVING



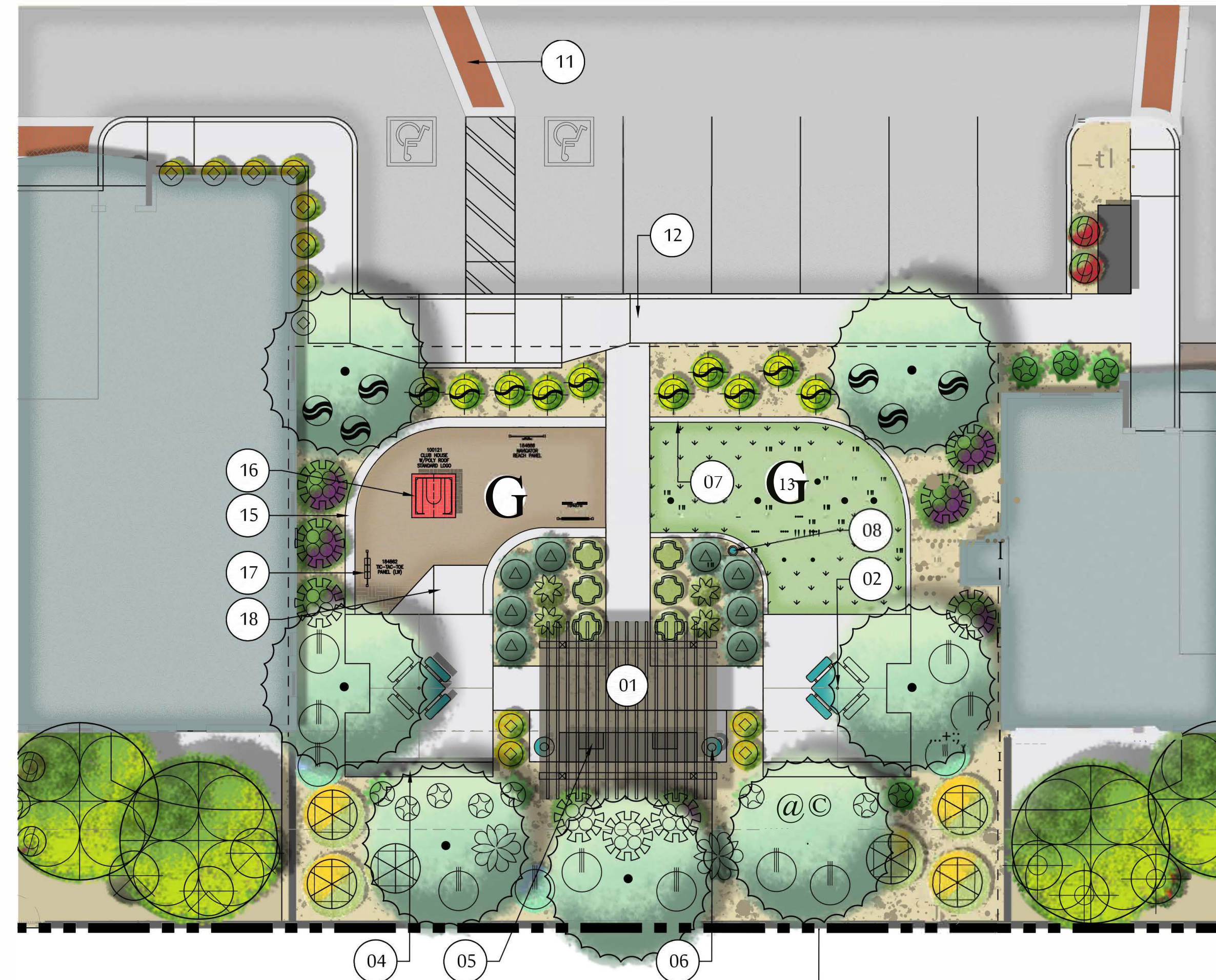
SEAT WALL



PLAYGROUND ELEMENTS



A. DOG PARK ENLARGEMENT

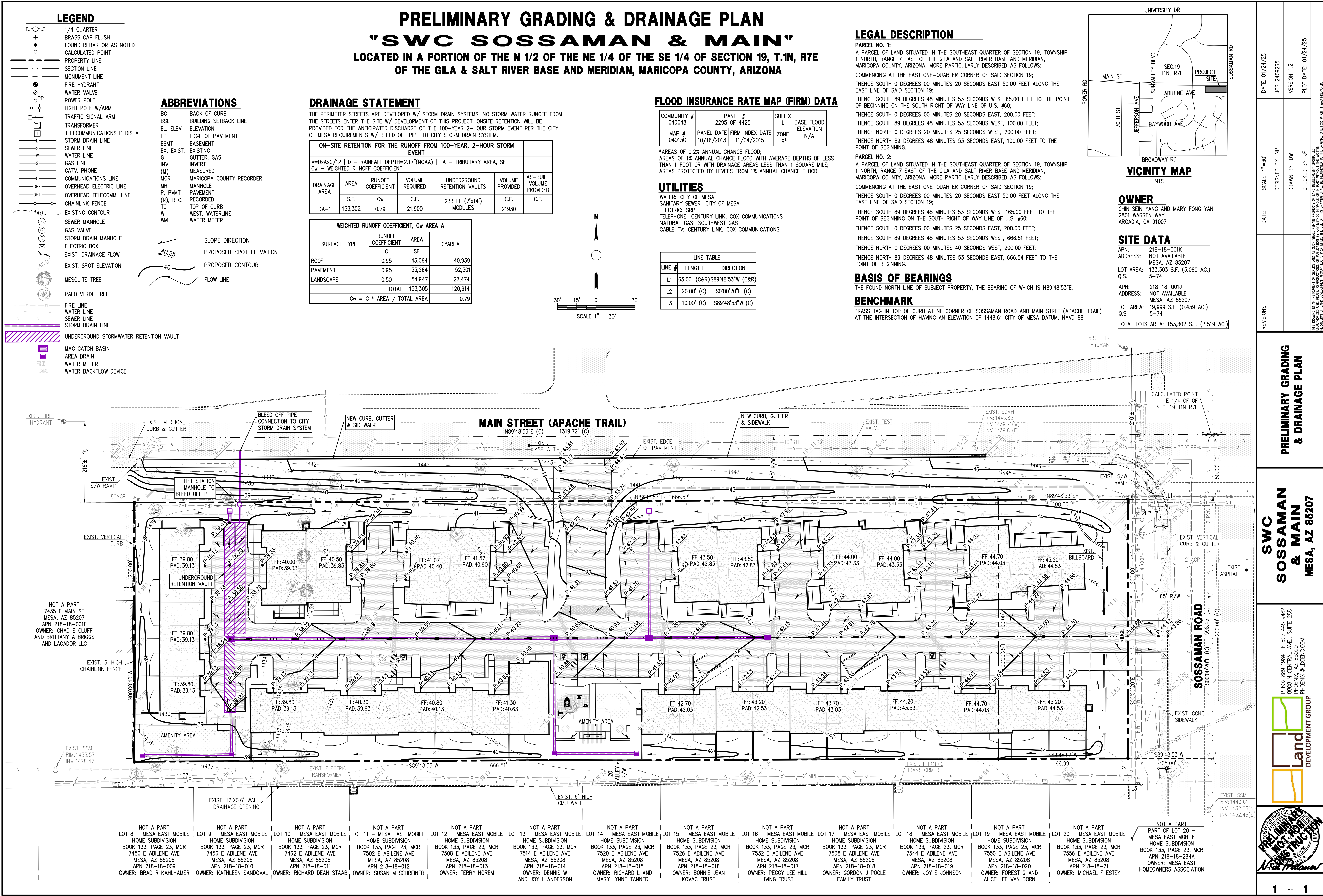


B. CENTRAL GATHERING AREA ENLARGEMENT

KEY NOTE LEGEND

- |   |                                 |   |                                      |
|---|---------------------------------|---|--------------------------------------|
| G | SHADE STRUCTURE                 | G | ENGINEERED WOOD CHIPS                |
| R | PICNIC TABLE (TYP.)             | G | 12" CONCRETE PLAYGROUND HEADER       |
| @ | 6' BENCH                        | G | PLAYGROUND CLUB HOUSE                |
| @ | CMU SEAT WALL (TYP.)            | O | PLAYGROUND INTERACTIVE PANELS (TYP.) |
| @ | GRILL STATION                   | G | PLAYGROUND TURNDOWN RAMP             |
| G | TRASH RECEPTACLE (TYP.)         |   |                                      |
| R | 6" CONCRETE HEADER              |   |                                      |
| @ | PET WASTE STATION (TYP.)        |   |                                      |
| @ | 6' HT. FULL VIEW FENCE          |   |                                      |
| G | DOG PARK ACCESS GATE            |   |                                      |
| G | ENHANCED CROSSWALK (TYP.)       |   |                                      |
| G | CONCRETE SIDEWALK/PAVING (TYP.) |   |                                      |
| G | NATURAL TURF/SOD (TYP.)         |   |                                      |

CHARACTER IMAGES ON THIS SHEET ARE INTENDED TO CONVEY THE GENERAL IDEA, THEME AND FORM OF THE OPEN SPACE AMENITIES. FINAL COLORS, MATERIALS AND FINISHES MAY VARY BASED ON FINAL DESIGNS, BUT WILL BE CONSISTENT WITH THE ARCHITECTURAL THEME OF THE COMMUNITY. OWNERSHIP TO VERIFY FINAL AMENITY SELECTIONS AND SPECIFICATIONS.



PRELIMINARY GRADING  
& DRAINAGE PLAN

SWC  
SOSSAMAN  
& MAIN  
MESA, AZ 85207

P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE., SUITE 208  
PHOENIX, AZ 85020  
PHOENIX @ LDCEN.COM



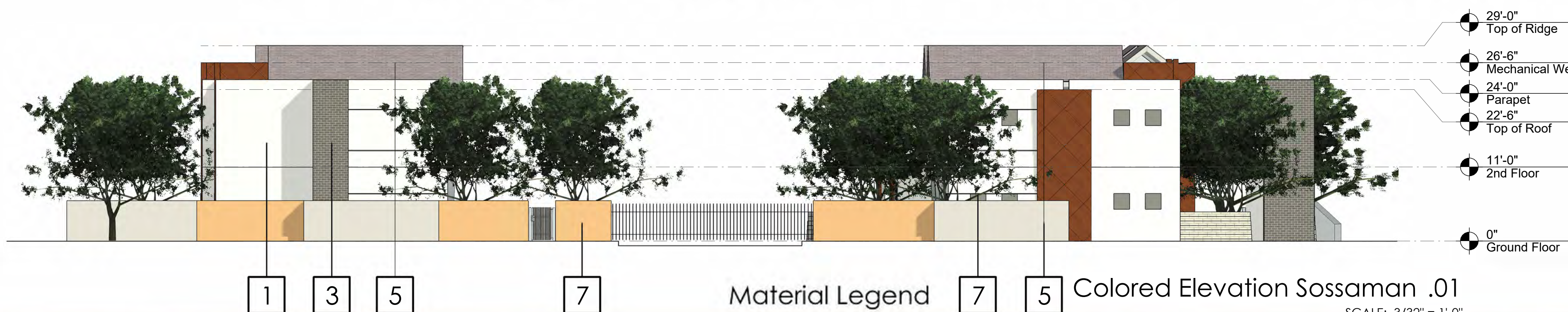
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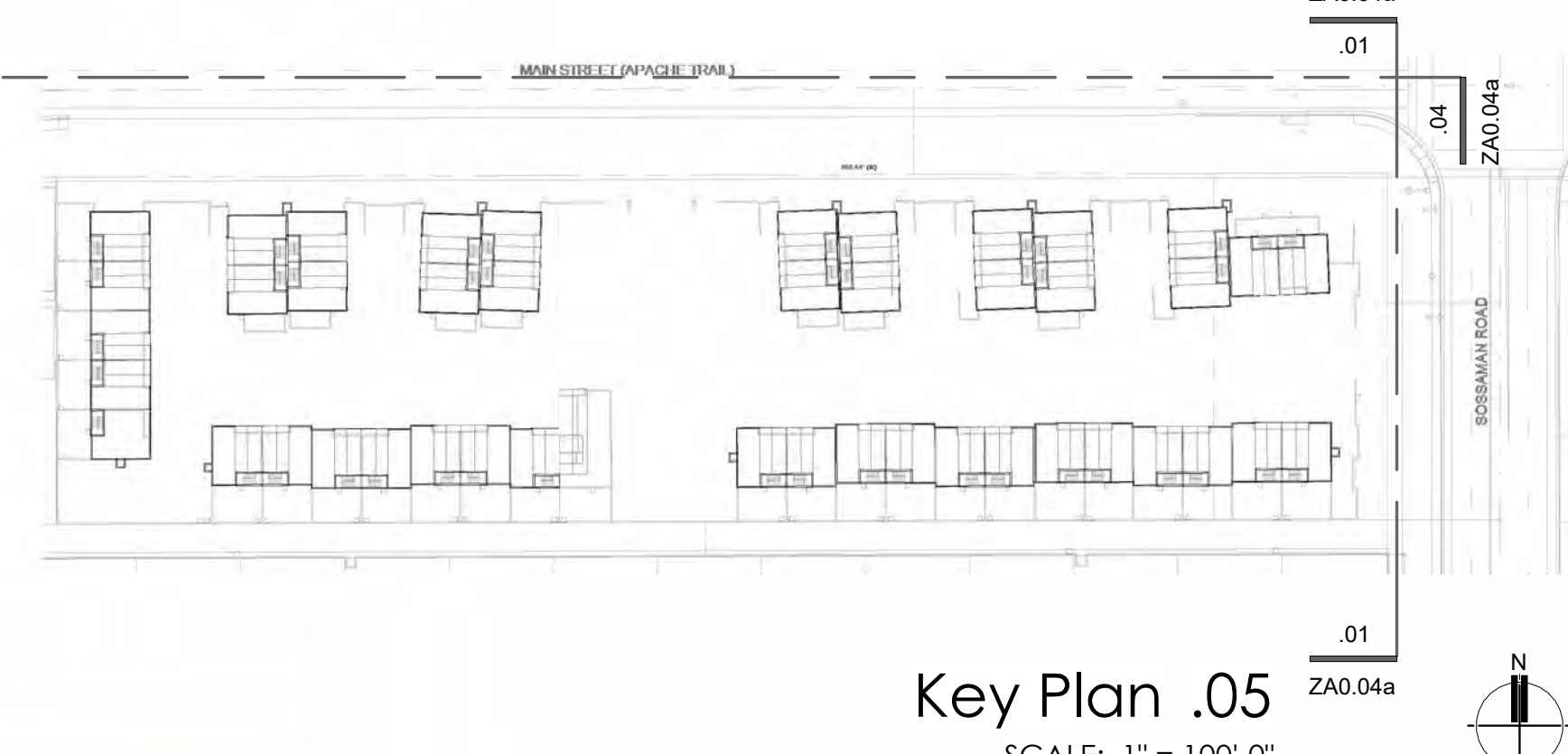
SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 1" = 100'-0"

REQUEST ZA0.04a  
PD 2408.09

ZA0.04a



Site Walls:  
Lace Stucco Finish - SW 6650  
Marquis Orange

Patio Site Walls:  
4x8x16 CMU Block - 1/2 Batter Block  
w/ Raked Joints with White Splitface  
Cap Block

Roofs:  
Eagle Roofing concrete tile.  
Profile: Bel Air Color: 4595 Dark Charcoal

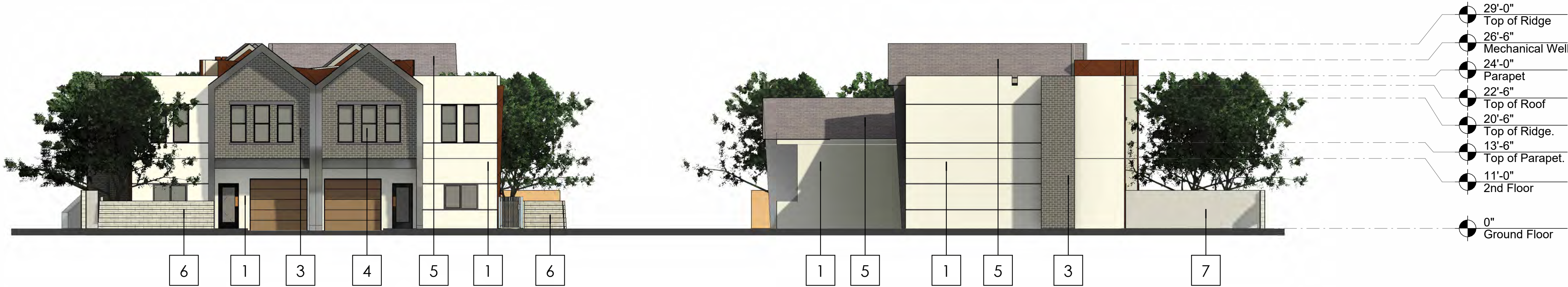
Windows:  
Solarban Vitro Glass - Solar Gray  
or sim

Building Walls:  
Carbon Black Velour Face Brick -  
Running Bond

Building Walls:  
Hardie Panel Vertical Siding 4x8 -  
Painted WITH/ Metal Effects Rust  
Activator with Satin Clear Coat

Building Walls:  
Santa Barbara Finish Stucco - SW  
7570 Egret White

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Interior Site West Elevation .04

SCALE: 3/32" = 1'-0"



Interior Site East Elevation .03

SCALE: 3/32" = 1'-0"



Partial Interior Site South Elevation .02

SCALE: 3/32" = 1'-0"

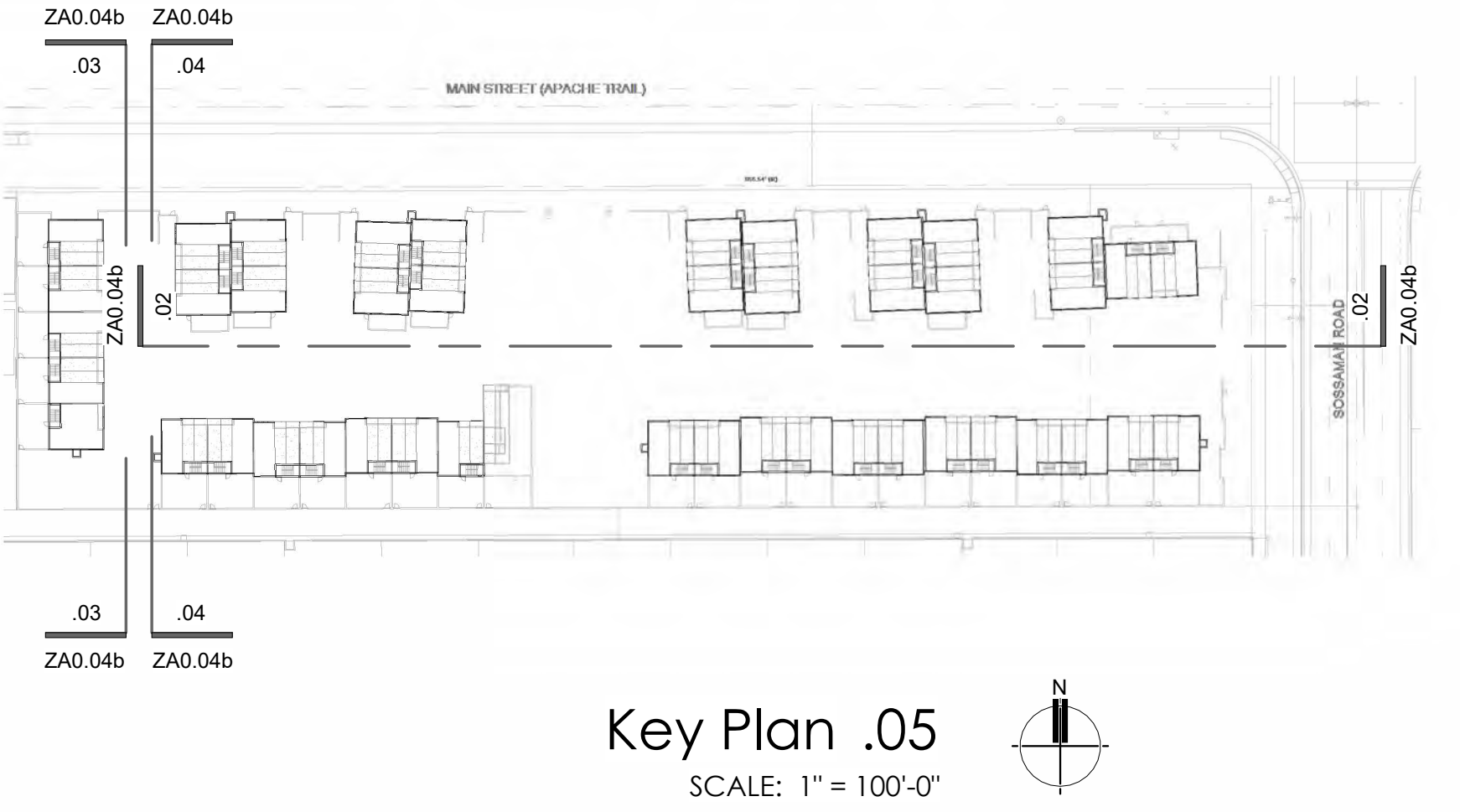


Material Legend

Partial Interior Site South Elevation .01

SCALE: 3/32" = 1'-0"

7	6	5	4	3	2	1
Site Walls: Lace Stucco Finish - SW 6650 Marquis Orange	Patio Site Walls: 4x8x16 CMU Block - 1/2 Batter Block w/ Raked Joints with White Splitface Cap Block	Roofs: Eagle Roofing concrete tile. Profile: Bel Air Color: 4595 Dark Charcoal	Windows: Solarban Vitro Glass - Solar Gray or sim	Building Walls: Carbon Black Velour Face Brick - Running Bond	Building Walls: Hardie Panel Vertical Siding 4x8 - Painted WITH/ Metal Effects: Rust Activator with Satin Clear Coat	Building Walls: Santa Barbara Finish Stucco - SW 7570 Egret White



Key Plan .05

SCALE: 1" = 100'-0"

## COLORED ELEVATIONS

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN  
Phoenix, AZ



Drawn: ftb

Checked: cdk

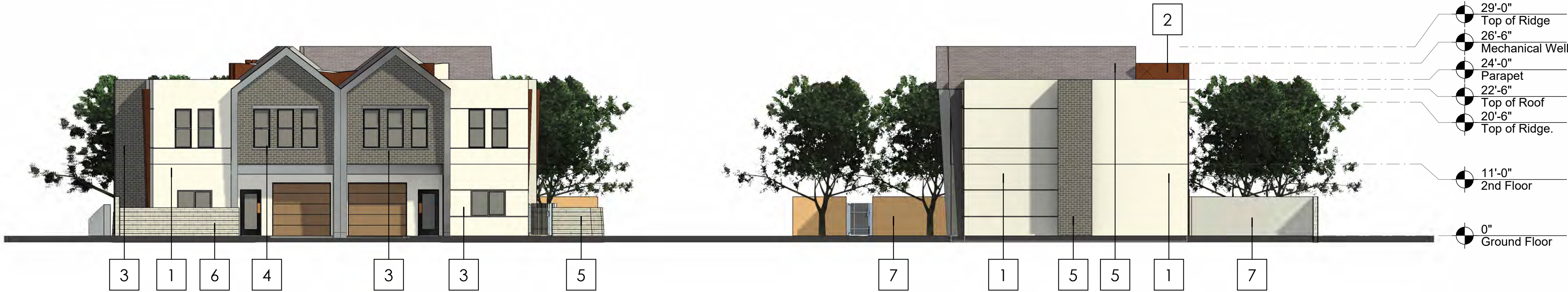
SITE PLAN/ ZONING REQUEST

November 27 2024

PD 2408.09

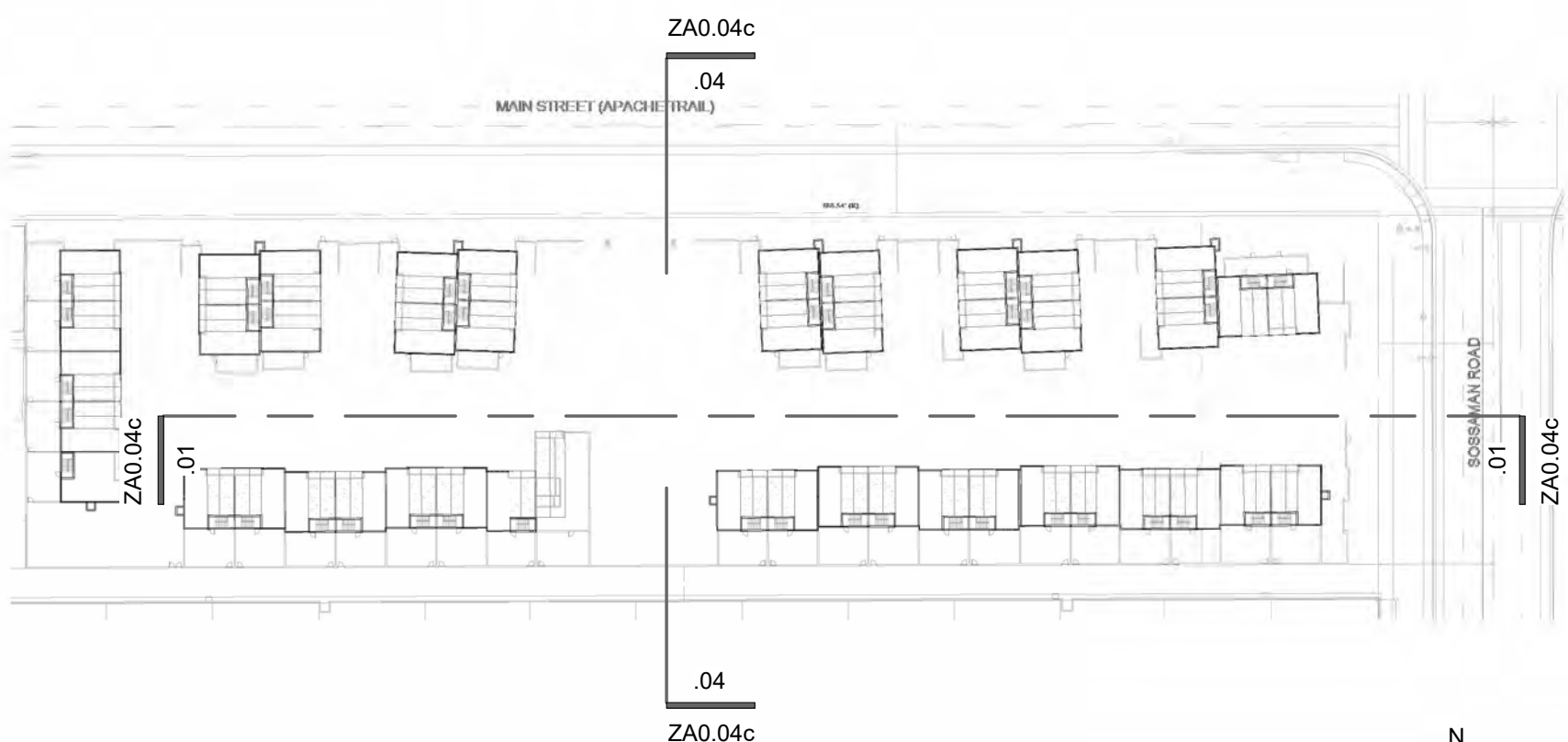
ZA0.04b

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Interior Site West Elevation .04

SCALE: 3/32" = 1'-0"



Key Plan .05

SCALE: 1" = 100'-0"



Interior Site Partial North Elevation .03

SCALE: 3/32" = 1'-0"



Interior Site Partial North Elevation .02

SCALE: 3/32" = 1'-0"



Interior Site Partial North Elevation .01

SCALE: 3/32" = 1'-0"

Material Legend



COLORED ELEVATIONS

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN



Drawn: ftb

Checked: cdk

SITE PLAN/ ZONING REQUEST

November 27 2024

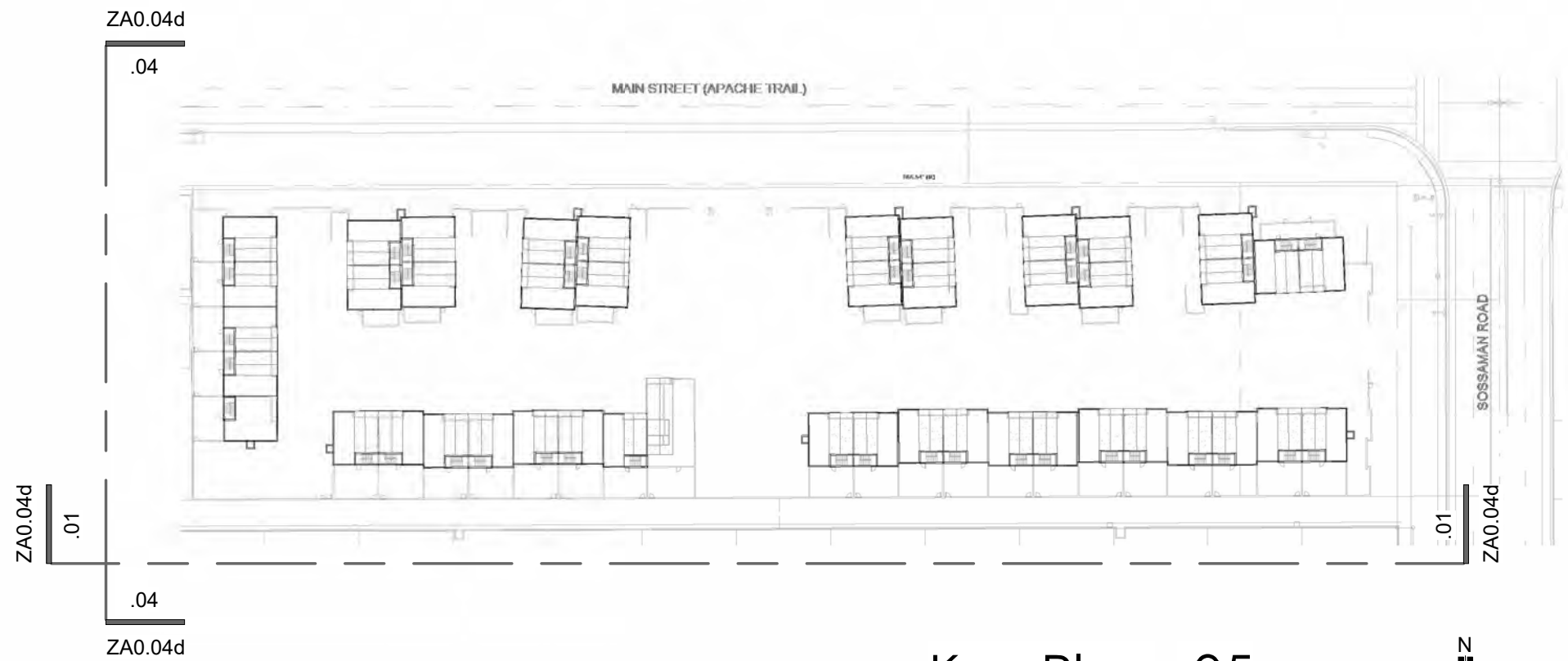
PD 2408.09

ZA0.04c

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West Side Elevation .04  
SCALE: 3/32" = 1'-0"



Key Plan .05  
SCALE: 1" = 100'-0"



Partial Alley Side South Elevation .03  
SCALE: 3/32" = 1'-0"



Partial Alley Side South Elevation .02  
SCALE: 3/32" = 1'-0"



Partial Alley Side South Elevation .01  
SCALE: 3/32" = 1'-0"

Material Legend



COLORED ELEVATIONS

MAIN 45 ZONING  
APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN  
Phoenix, AZ

Expires 6.30.2027

Drawn: ftb Checked: cdk  
November 27 2024

SITE PLAN/ ZONING REQUEST  
PD 2408.09

ZA0.04d

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# RENDERINGS

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN

Phoenix, AZ



Expires 6.30.2027

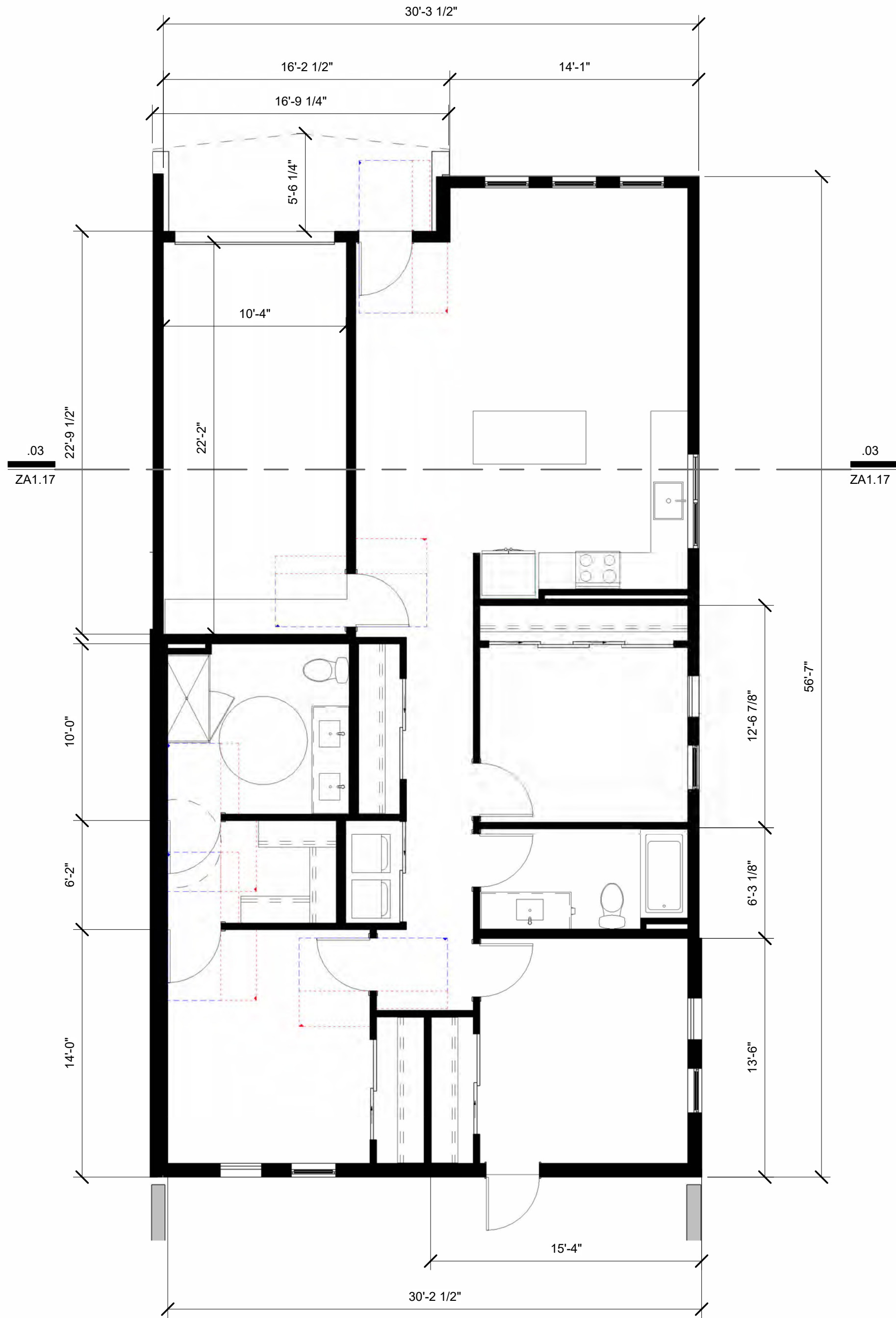
Author

Checker

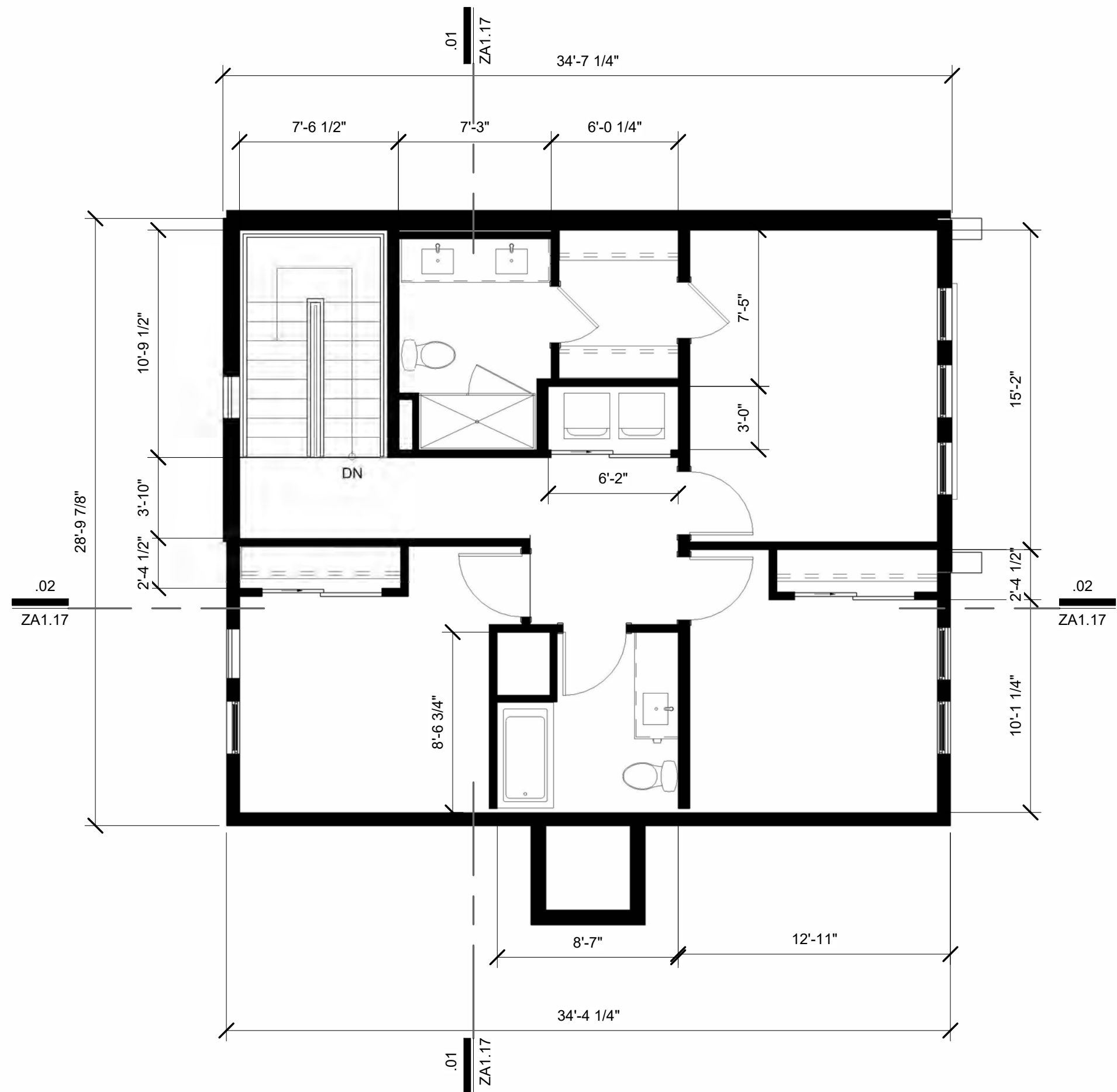
SITE PLAN/ ZONING REQUEST  
November 27 2024 PD 2408.09

ZA1.18

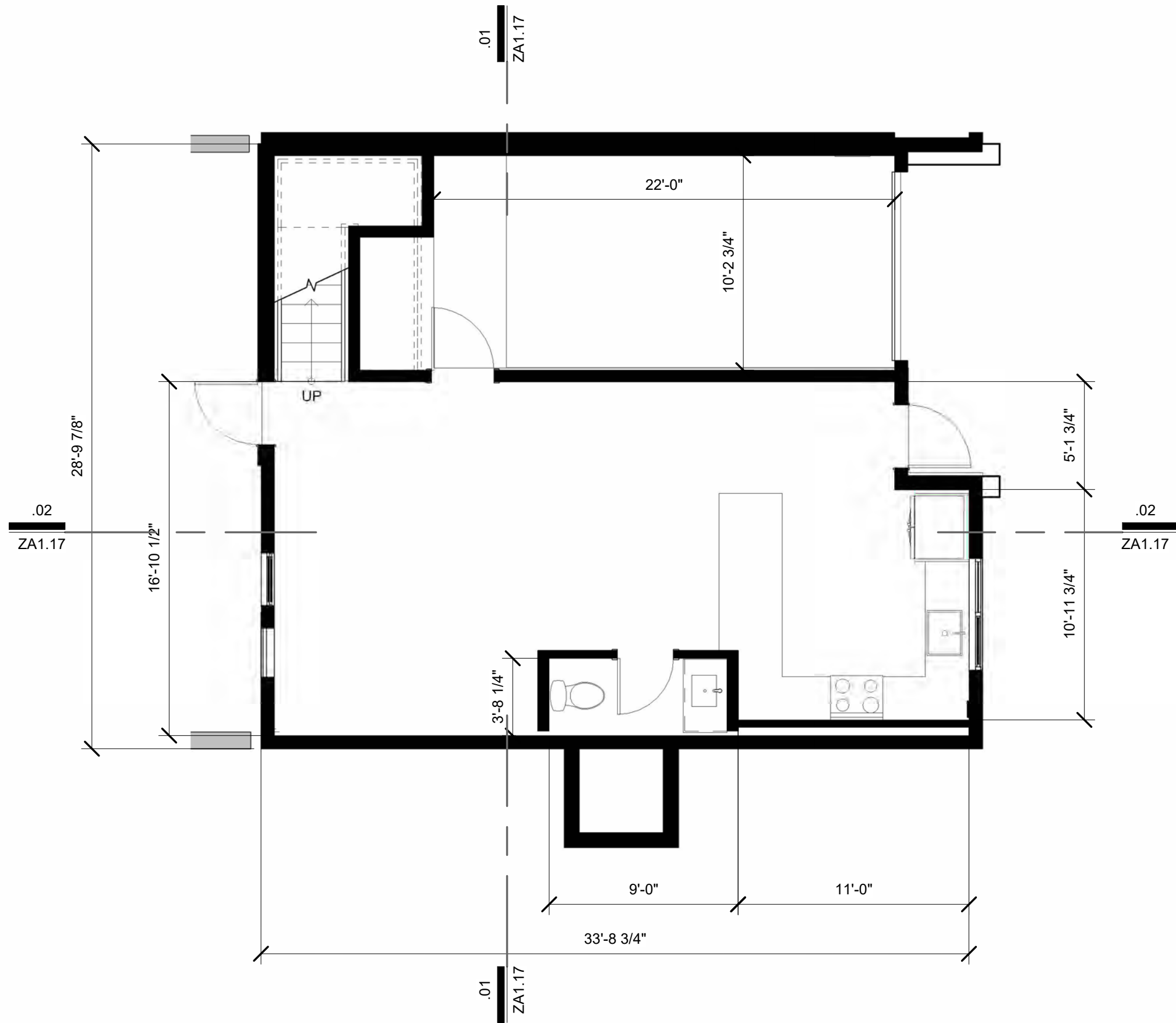
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Ground Floor ANSI A Unit Plan .03  
SCALE: 3/16" = 1'-0"



2nd Floor 3B2.5B Unit Plan .02  
SCALE: 3/16" = 1'-0"



Ground Floor 3B2.5B Unit Plan .01  
SCALE: 3/16" = 1'-0"

UNIT TYPE '1' & '2' PLANS

REGISTERED ARCHITECT  
CERTIFICATE NO. 14343  
DAVID LLOYD KENYON  
Date Signed 01/21/25  
ARIZONA, U.S.A.  
Expires 6.30.2027

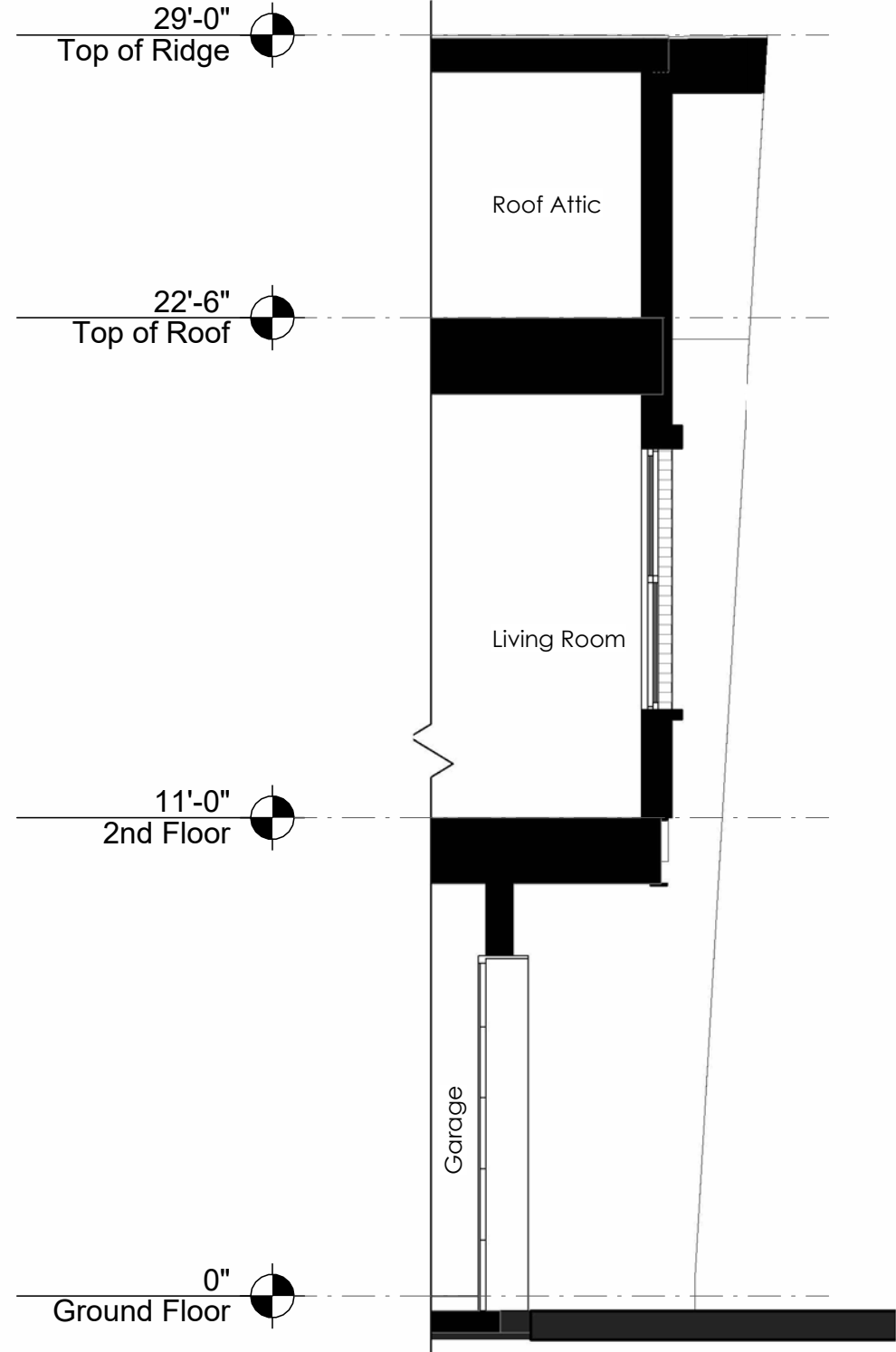
PRESENCE  
DESIGN  
Phoenix, AZ

APN: 218-18-001K & 218-18-001J

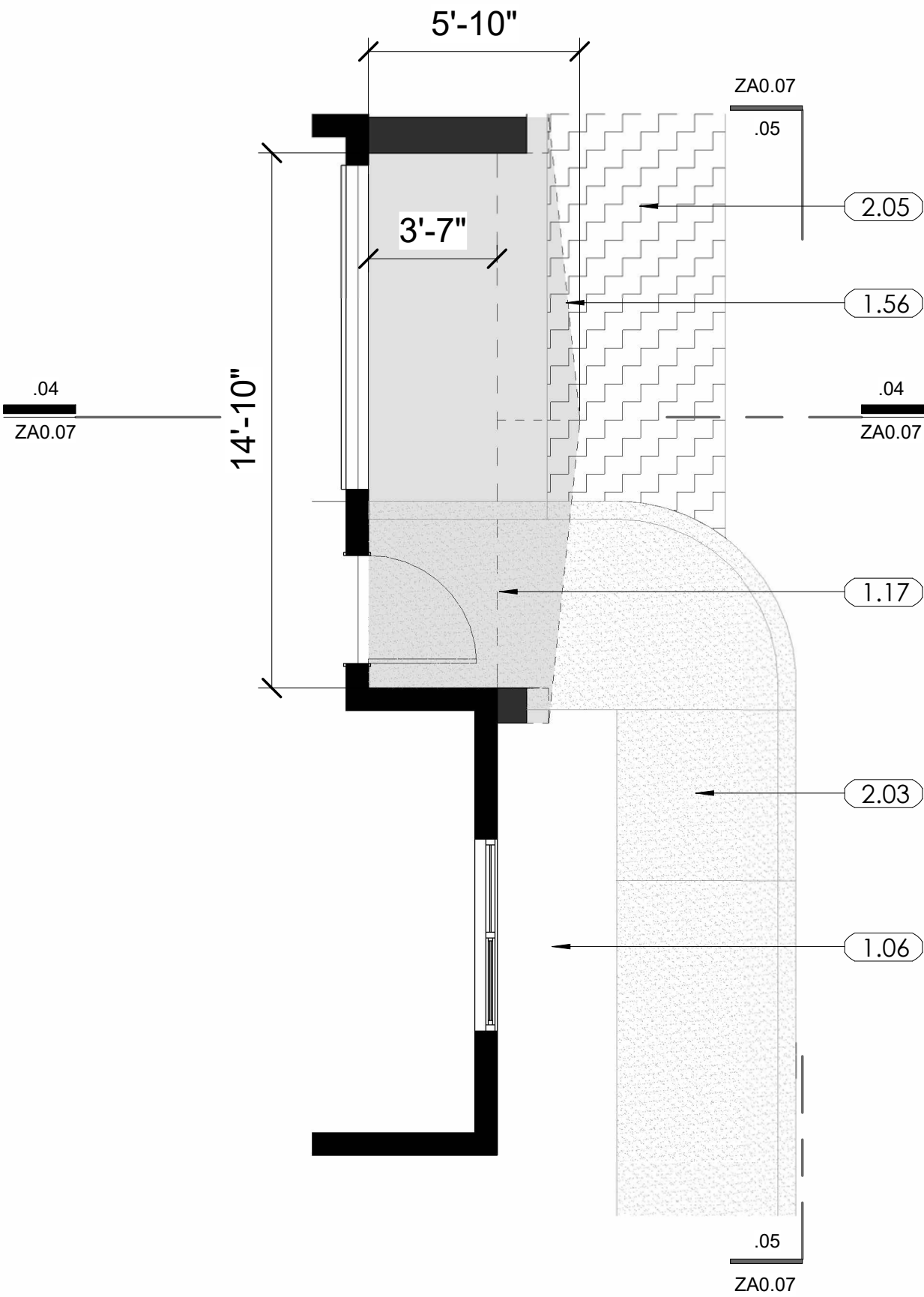
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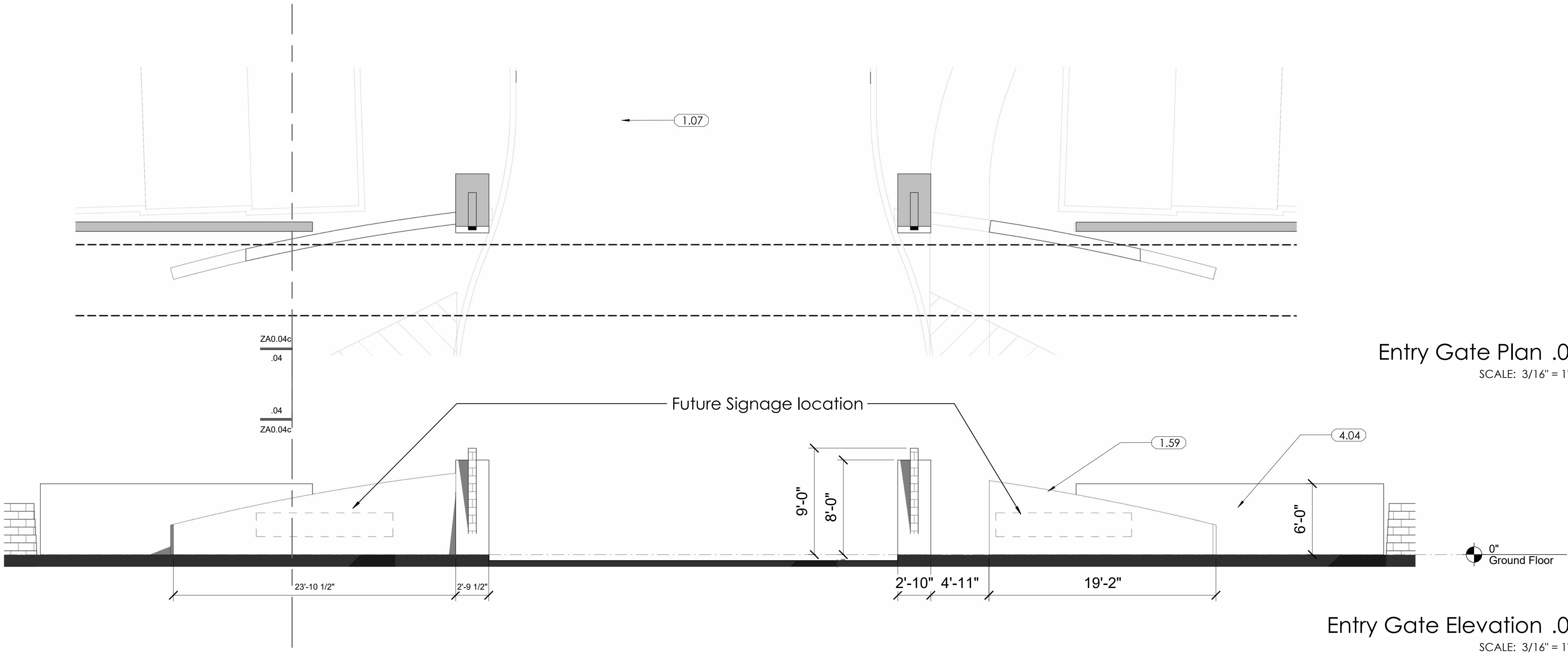
3B2.5B Unit Entry+ Patio Elevation .05  
SCALE: 1/4" = 1'-0"



3B2.5B Unit Entry Section .04  
SCALE: 1/4" = 1'-0"



3B2.5B Unit Entry & Patio .03  
SCALE: 1/4" = 1'-0"



Entry Gate Elevation .01  
SCALE: 3/16" = 1'-0"

- Keynote**
- 1.06 LANDSCAPE AREA, TYPICAL.
  - 1.07 30'-0" NEW DRIVEWAY. (PER CITY MESA COM STND DTL M-42-30').
  - 1.17 2ND FLOOR ABOVE TYPICAL.
  - 1.56 ROOF OVERHANG ABOVE.
  - 1.59 ENTRY FEATURE AND SIGNAGE. (SEE .01 & .02/ZA0.07)
  - 2.03 5'-0" CONCRETE SIDEWALK ACCESSIBLE TRAVEL PATH TO PUBLIC WAY.
  - 2.05 RAISED CONCRETE CROSSWALK TO BE STAMPED CONCRETE OR PAVERS TYPICAL. (SEE LANDSCAPE DRAWINGS)
  - 4.04 SITE WALL (SEE DETAIL .09/ZA0.02)

## ENLARGED PLANS

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J



Expires 6.30.2027

Drawn: ftb

Checked: cdk

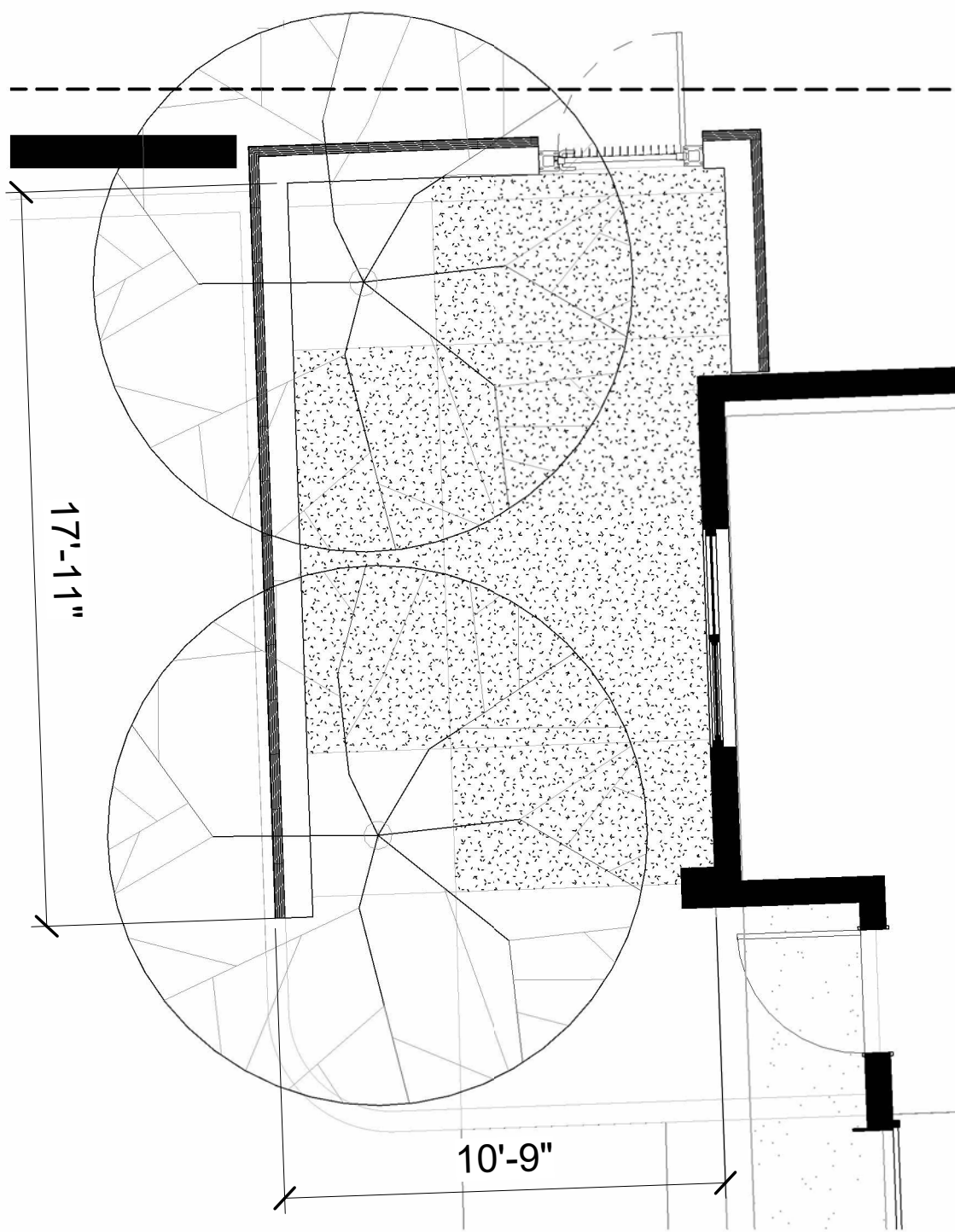
SITE PLAN/ ZONING REQUEST

November 27 2024

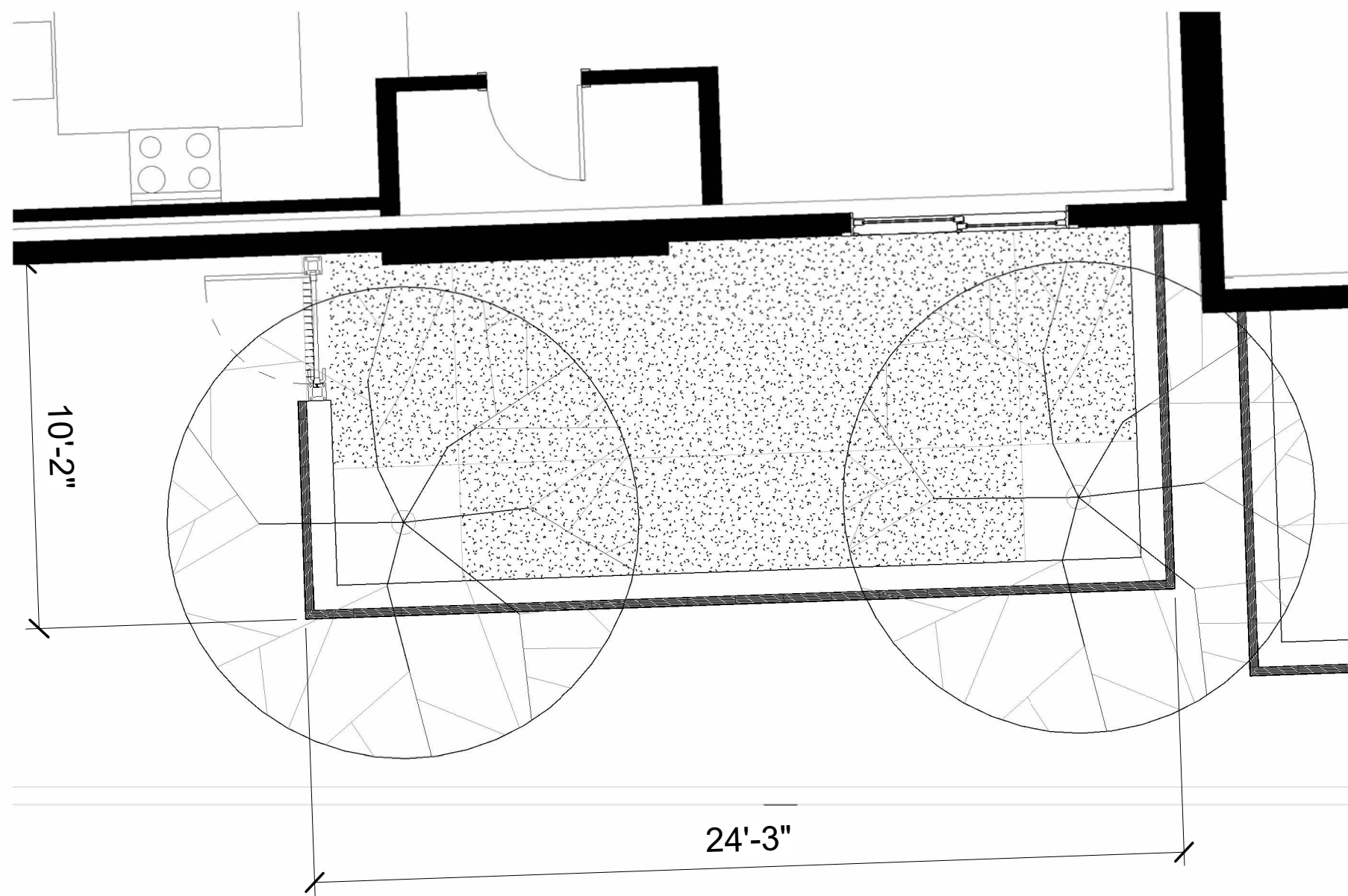
PD 2408.09

ZA0.07

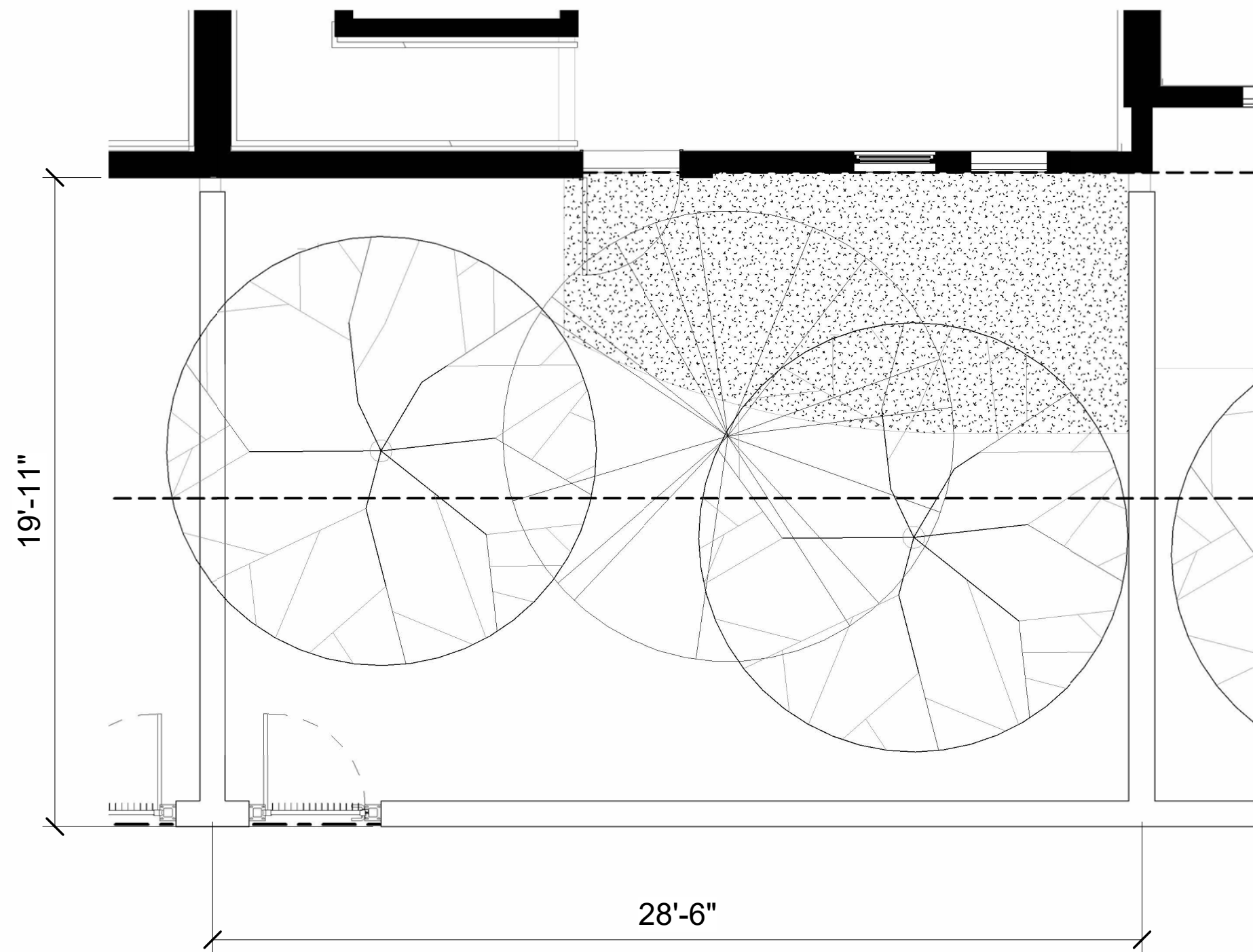
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Private Open Space Typ.3 .03  
SCALE: 1/4" = 1'-0"



Private Open Space Typ. 2 .02  
SCALE: 1/4" = 1'-0"



Private Open Space Typ.1 .01  
SCALE: 1/4" = 1'-0"

TYPICAL PATIO PLANS

SPECIAL NOTE

- 1. ALL PATIOS TO BE 50% SHADED WITH NATURAL TREE CANOPY.
- 2. ALL PRIVATE OPEN SPACE TO HAVE DIRECT ACCESS TO A HABITABLE ROOM.



Expires 6.30.2027

Drawn: ftb

Checked: cdk

SITE PLAN/ ZONING REQUEST  
November 27 2024 PD 2408.09

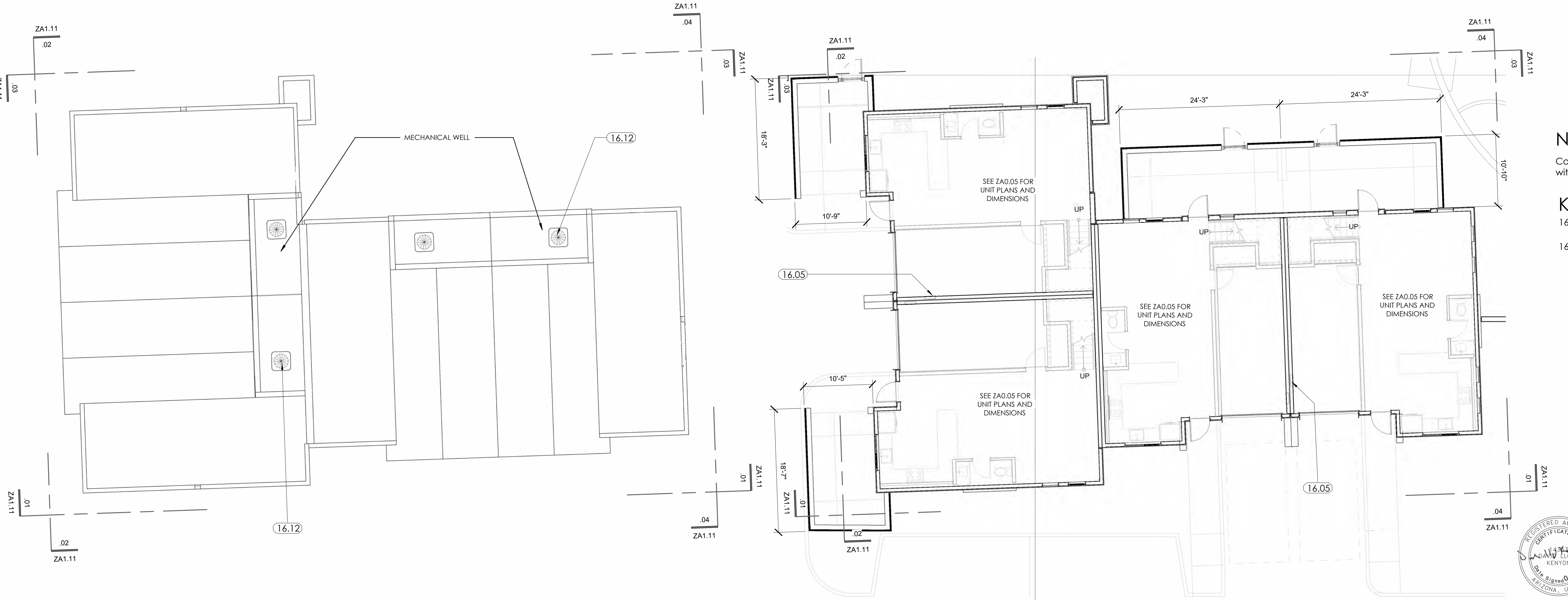
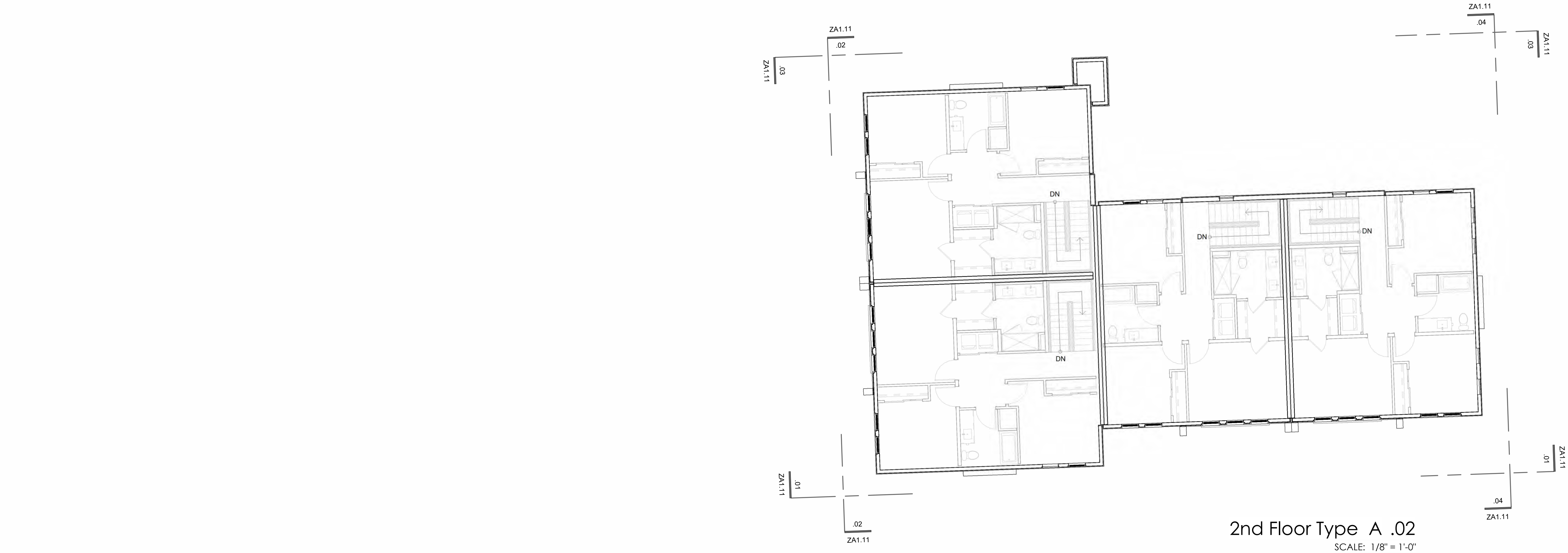
MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN  
Phoenix, AZ

ZA0.08

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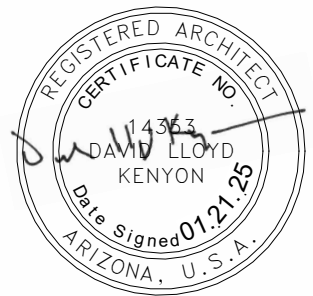
**Note:**  
Condensing units to be shielded on all four sides with parapet, 3'-0" high mechanical well provided.

**Keynote**  
16.05 FLUSH-MOUNTED ELECTRICAL PANEL BOX. (SEE FLOOR PLAN SHEETS.)  
16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

# FLOOR PLANS 'A'

MAIN 45 ZONING  
APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN  
Phoenix, AZ

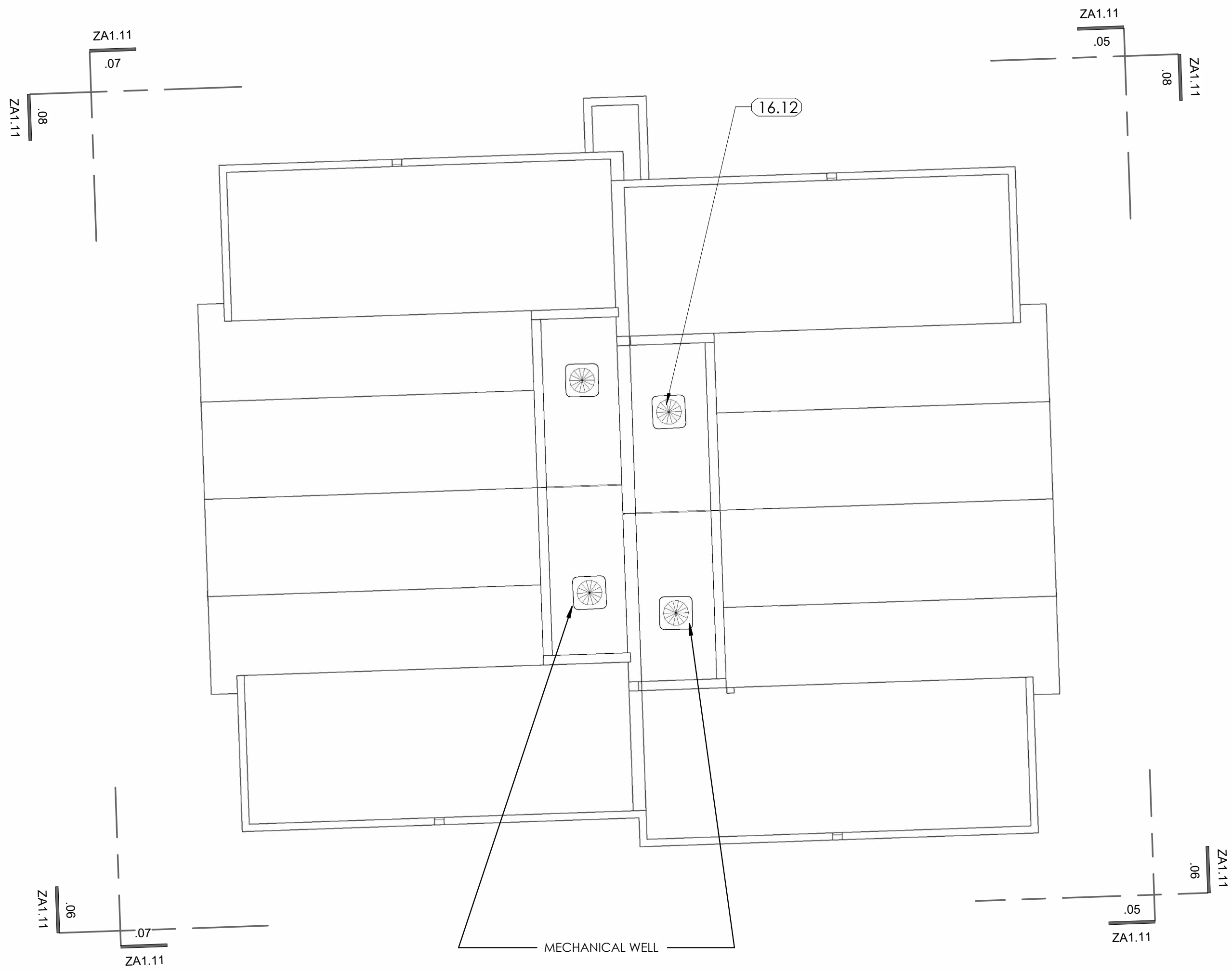


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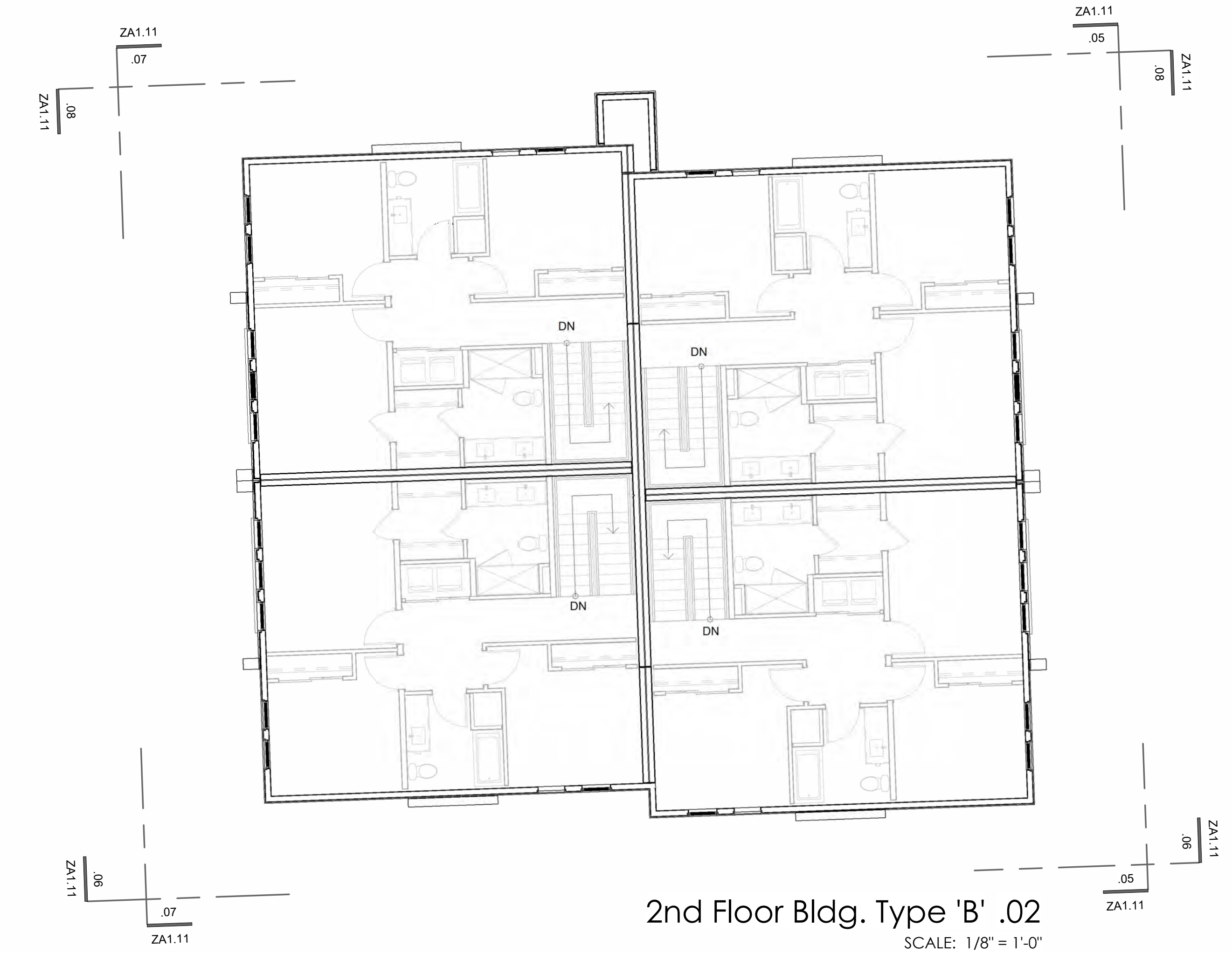
Drawn: ftb  
Checked: cdk  
November 27 2024  
SITE PLAN/ ZONING REQUEST  
PD 2408.09

ZA1.01

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Roof Plan Bldg. Type 'B' .03  
SCALE: 1/8" = 1'-0"



2nd Floor Bldg. Type 'B' .02  
SCALE: 1/8" = 1'-0"



1st floor Bldg Type B .01  
SCALE: 1/8" = 1'-0"

**Note:**  
Condensing units to be shielded on all four sides with parapet, 3'-0" high mechanical well provided.

**Keynote**  
16.05 FLUSH-MOUNTED ELECTRICAL PANEL BOX. (SEE FLOOR PLAN SHEETS.)  
16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

## FLOOR PLANS 'B'

MAIN 45 ZONING  
APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN  
Phoenix, AZ



Expires 6.30.2027

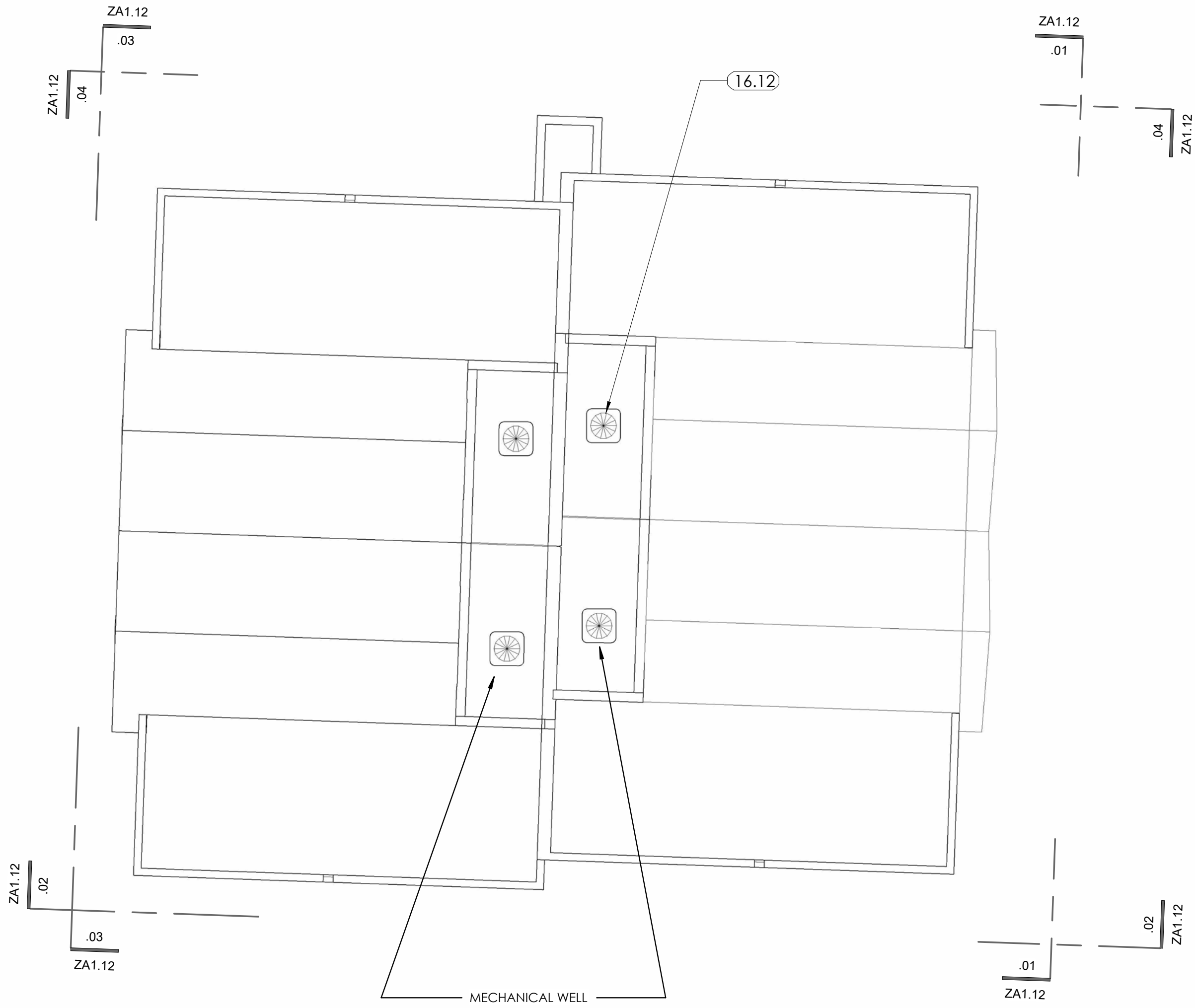
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Checked: cdk  
November 27 2024

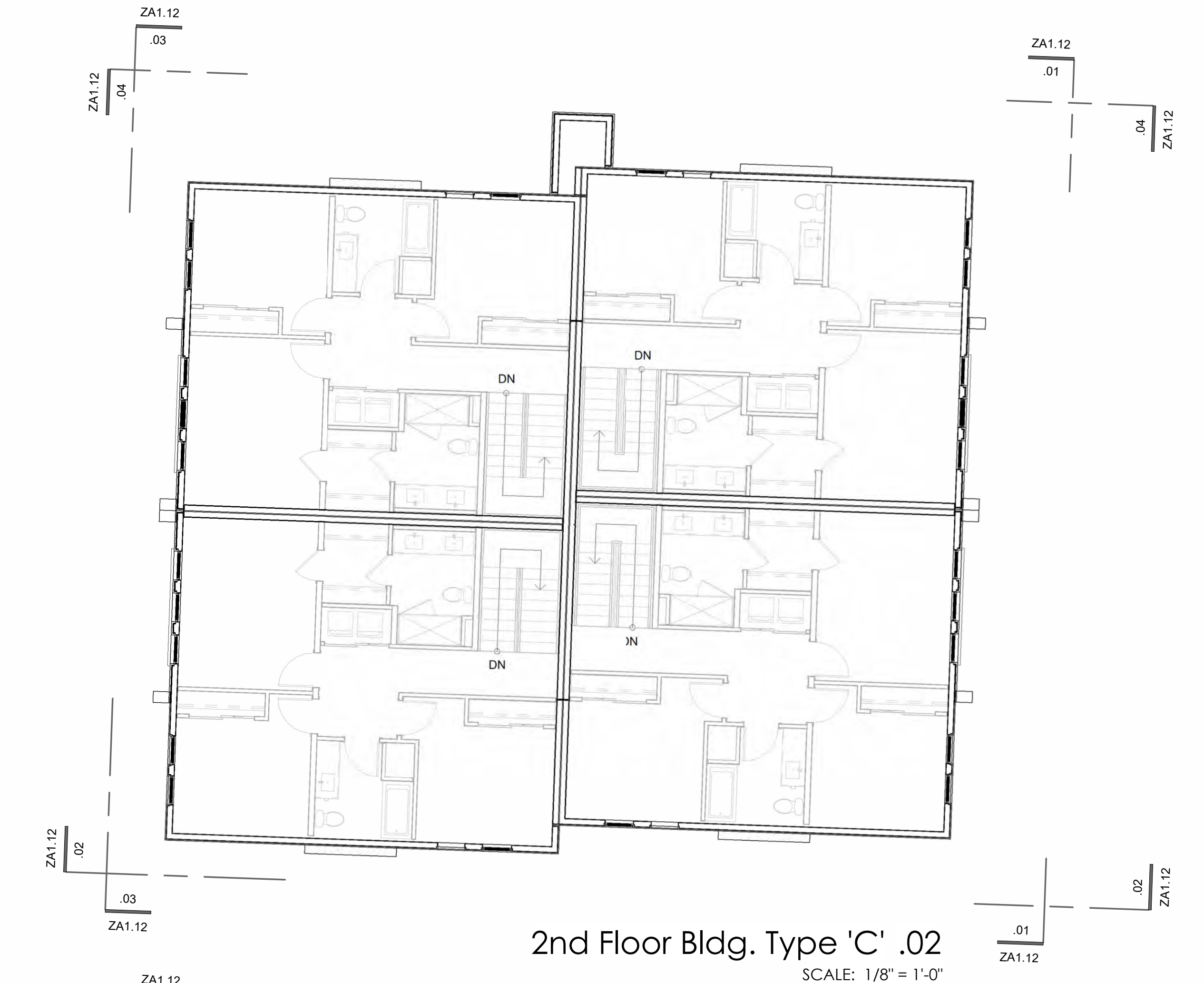
SITE PLAN/ ZONING REQUEST  
PD 2408.09

ZA1.02

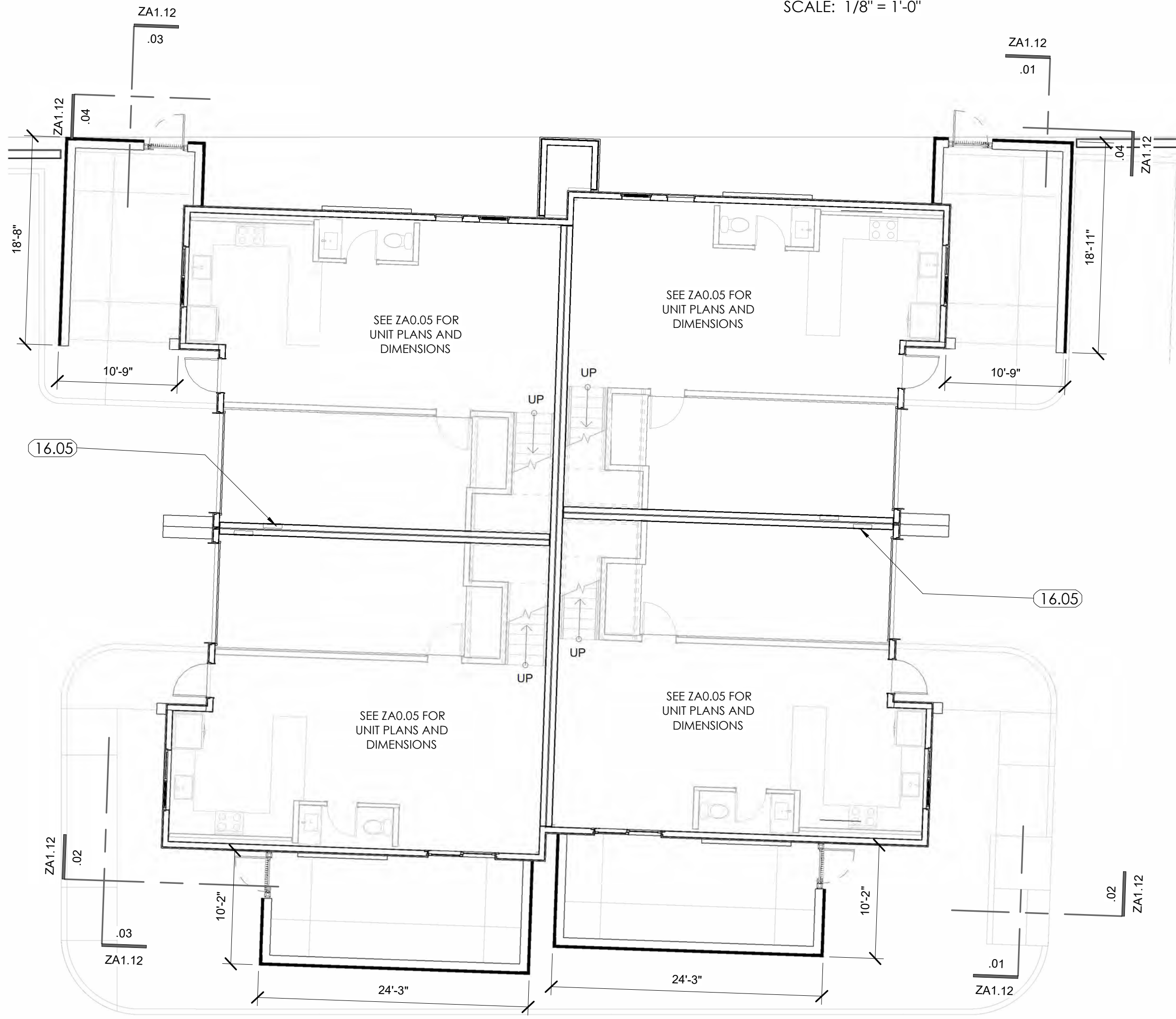
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Roof Plan Bldg. Type 'C' .03  
SCALE: 1/8" = 1'-0"



2nd Floor Bldg. Type 'C' .02  
SCALE: 1/8" = 1'-0"



1st floor Bldg. Type 'C' .01  
SCALE: 1/8" = 1'-0"

- Note:**  
Condensing units to be shielded on all four sides with parapet, 3'-0" high mechanical well provided.
- Keynote**
- 16.05 FLUSH-MOUNTED ELECTRICAL PANEL BOX. (SEE FLOOR PLAN SHEETS.)
  - 16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

FLOOR PLANS 'C'

MAIN 45 ZONING  
APN: 218-18-001K & 218-18-001J



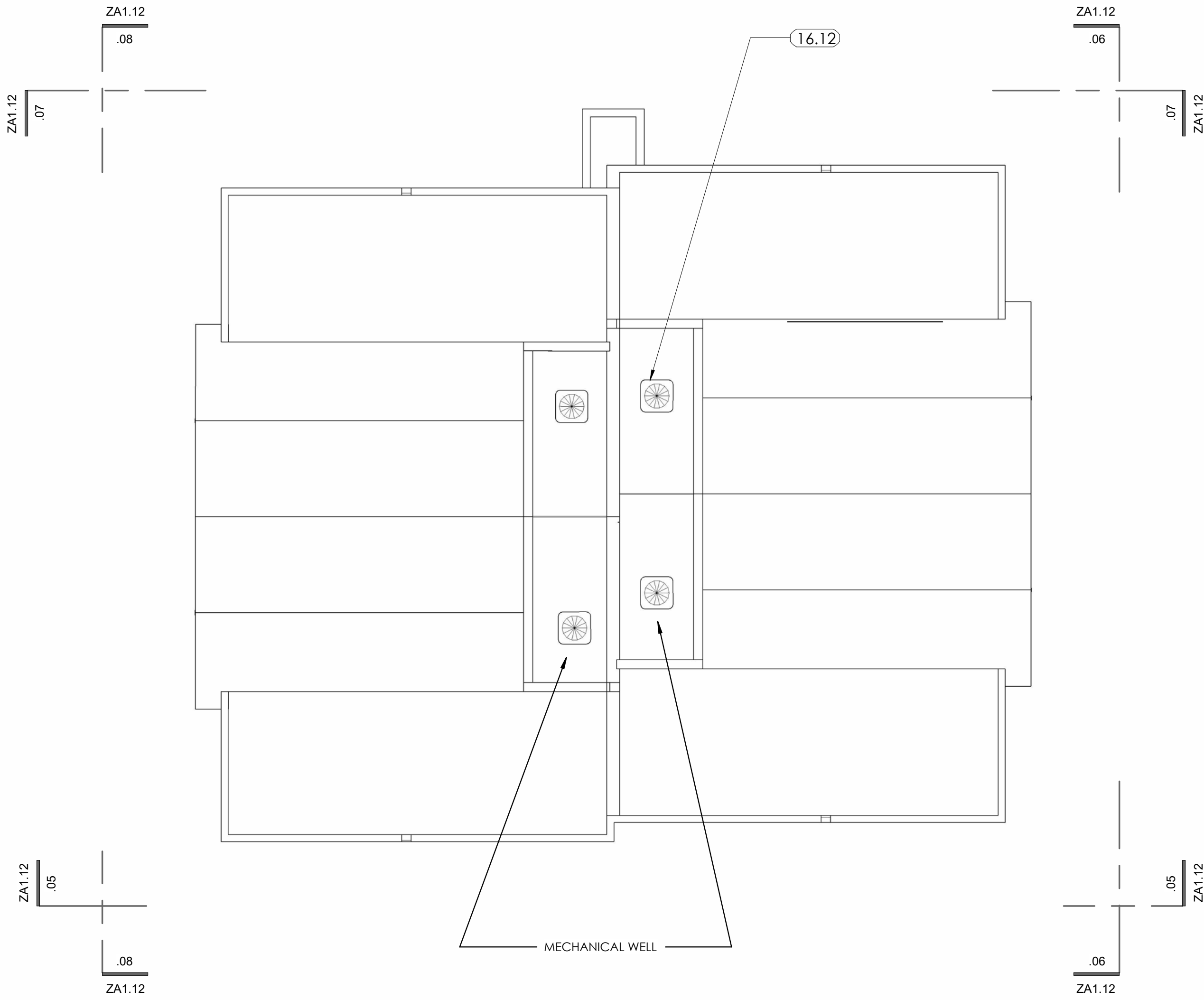
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Drawn: ftb Checked: cdk  
November 27 2024

PRESENCE  
DESIGN  
Phoenix, AZ

SITE PLAN/ ZONING REQUEST  
PD 2408.09

ZA1.03

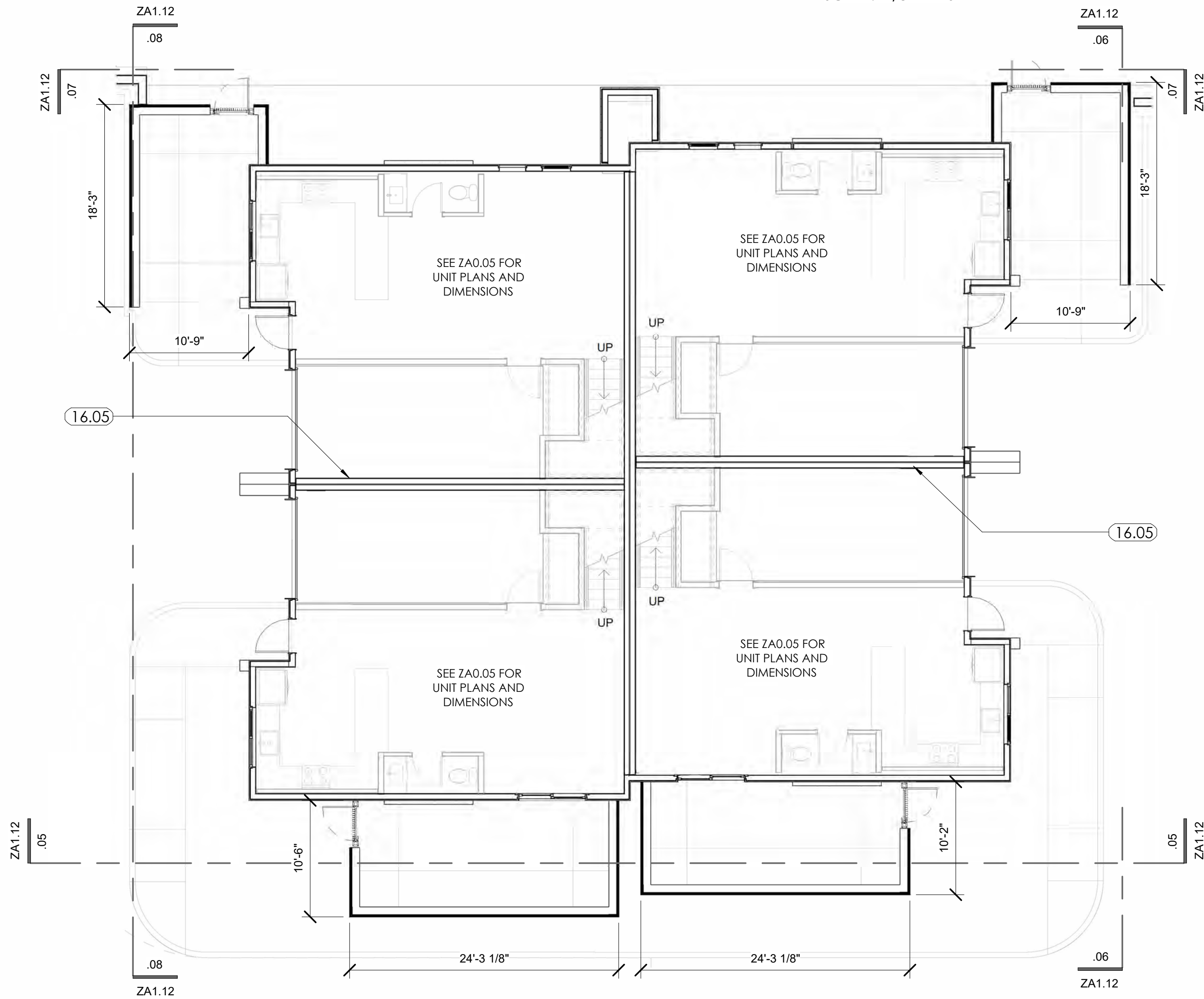
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Roof Plan Bldg. Type 'D' .03  
SCALE: 1/8" = 1'-0"



2nd Floor Bldg. Type 'D' .02  
SCALE: 1/8" = 1'-0"



1st floor Bldg. Type 'D' .01  
SCALE: 1/8" = 1'-0"

**Note:**  
Condensing units to be shielded on all four sides with parapet, 3'-0" high mechanical well provided.

- Keynote**
- 16.05 FLUSH-MOUNTED ELECTRICAL PANEL BOX. (SEE FLOOR PLAN SHEETS.)
  - 16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

# FLOOR PLANS 'D'

MAIN 45 ZONING  
APN: 218-18-001K & 218-18-001J



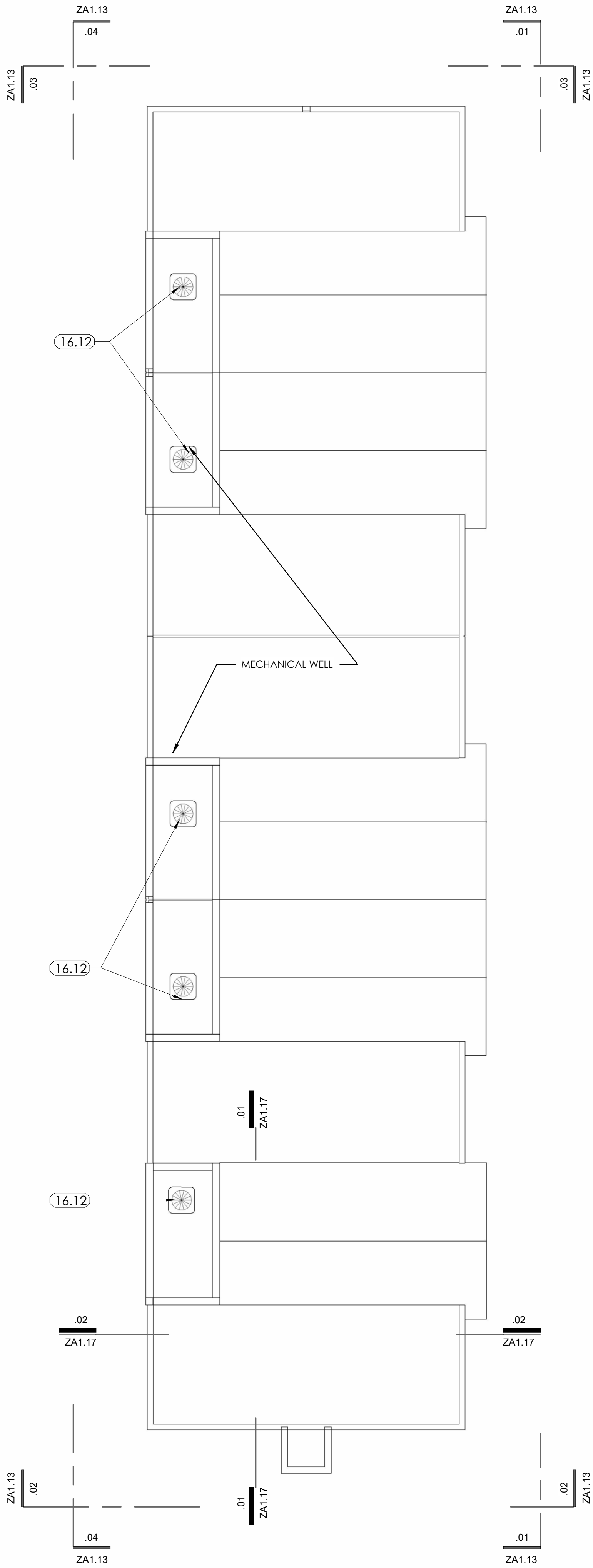
Expires 6.30.2027

Drawn: ftb      Checked: cdk      **SITE PLAN/ ZONING REQUEST**  
November 27 2024      PD 2408.09

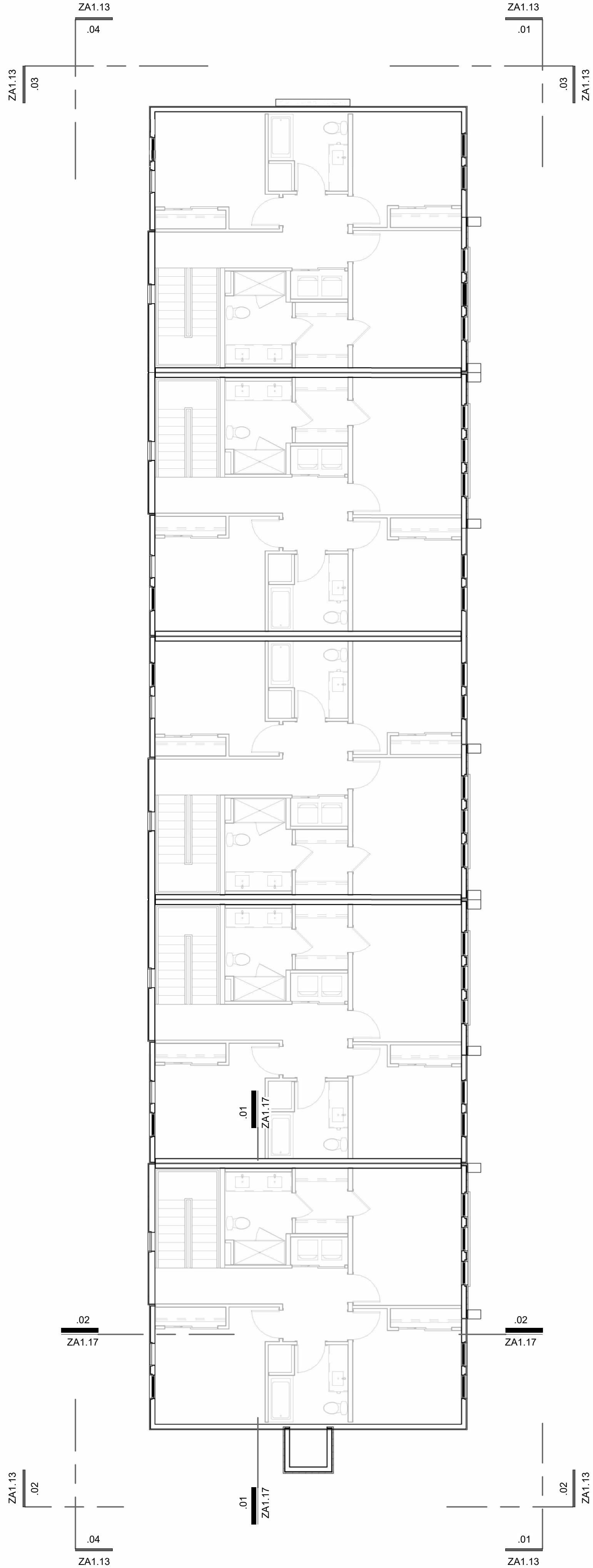
**ZA1.04**

**PRESENCE**  
**DESIGN**  
Phoenix, AZ

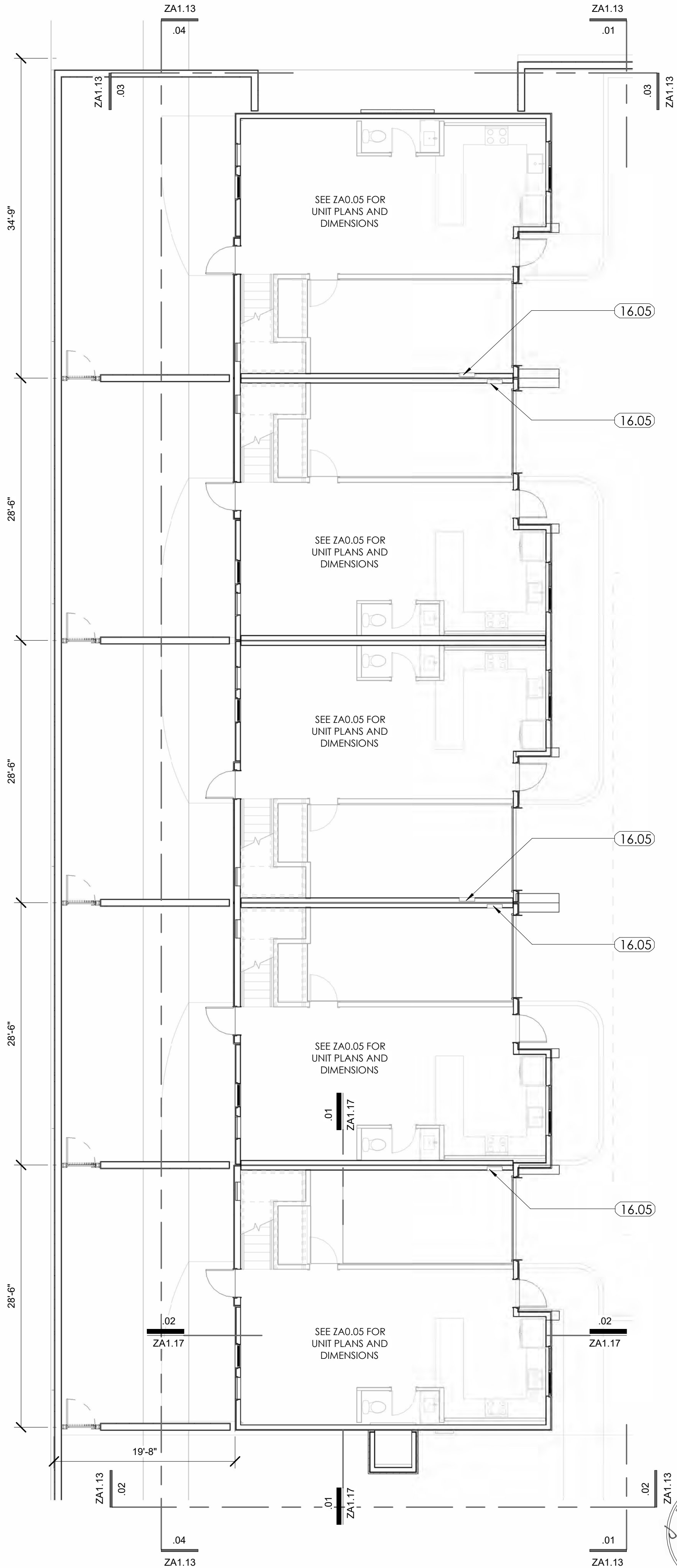
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Roof Plan Bldg. Type 'E' .03  
SCALE: 1/8" = 1'-0"



2nd Floor Bldg. Type 'E' .02  
SCALE: 1/8" = 1'-0"



1st Floor Bldg. Type 'E' .01  
SCALE: 1/8" = 1'-0"

**Note:**  
Condensing units to be shielded on all four sides with parapet, 3'-0" high mechanical well provided.

**Keynote**

- 16.05 FLUSH-MOUNTED ELECTRICAL PANEL BOX. (SEE FLOOR PLAN SHEETS.)
- 16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

## FLOOR PLANS 'E'

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN  
Phoenix, AZ



Expires 6.30.2027

Drawn: ftb

Checked: cdk

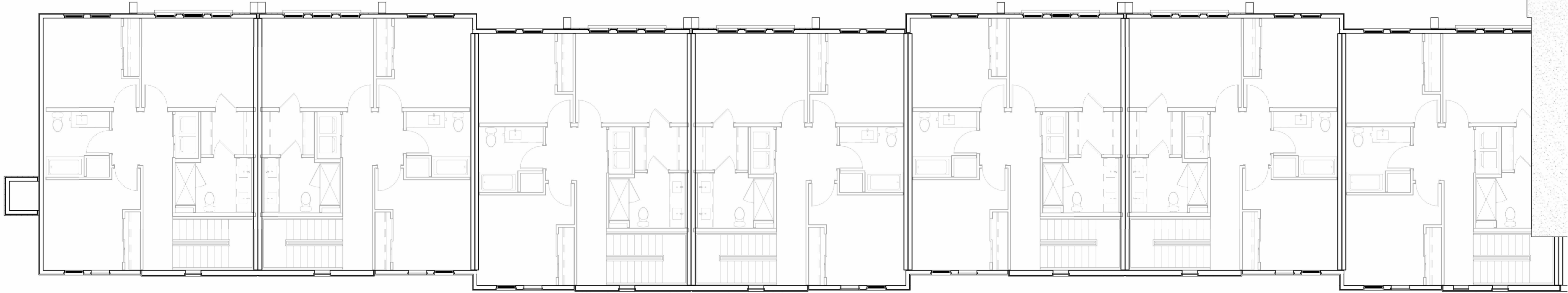
SITE PLAN/ ZONING REQUEST

November 27 2024

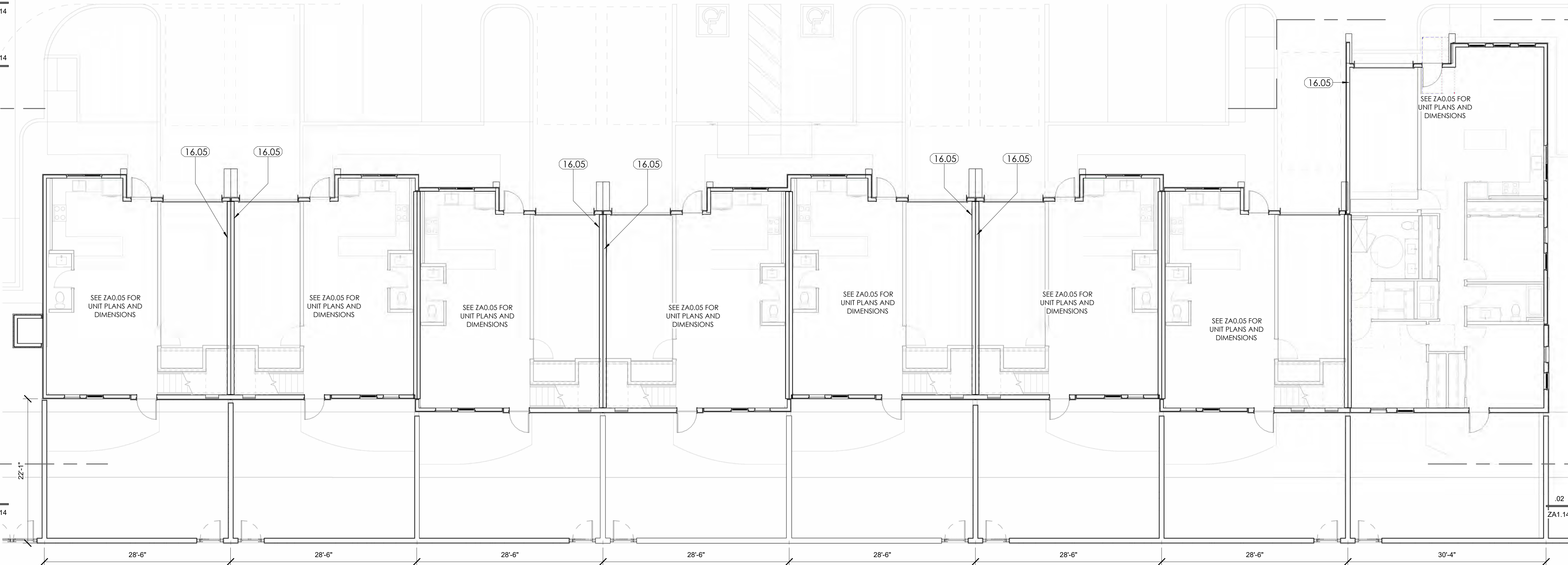
PD 2408.09

ZA1.05

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2nd Floor Bldg. Type 'F' .02  
SCALE: 1/8" = 1'-0"



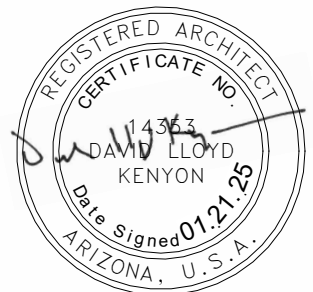
1st Floor Bldg. Type 'F' .01  
SCALE: 1/8" = 1'-0"

## FLOOR PLANS 'F'

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN  
Phoenix, AZ



Expires 6.30.2027

Drawn: ftb

Checked: cdk

SITE PLAN/ ZONING REQUEST

November 27 2024

PD 2408.09

ZA1.06

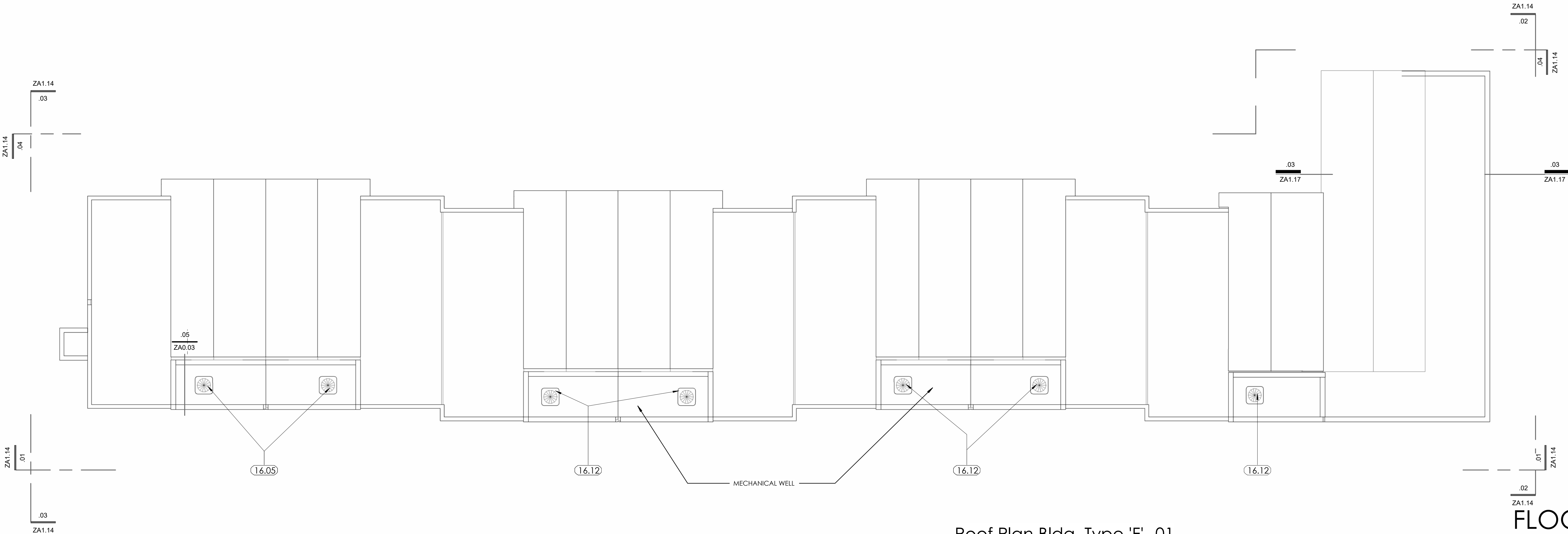
### Note:

Condensing units to be shielded on all four sides with parapet.

### Building Type 'F' Total Material Percentage Proportion

Material	Area (Sqft)	(%)
HARDY	2,785	19.7
BRICK	1,544	10.9
STUCCO	7,060	50.0
GLASS	1,334	9.4
DOOR	330	1.2
METAL	184	1.3
PUNCH WINDOW	302	2.1
GARAGE DOOR	584	4.1
TOTAL	14,123	100

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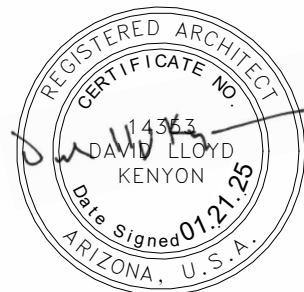
Roof Plan Bldg. Type 'F' .01  
SCALE: 1/8" = 1'-0"

**Note:**  
Condensing units to be shielded on all four sides with parapet, 3'-0" high mechanical well provided.

- Keynote**
- 16.05 FLUSH-MOUNTED ELECTRICAL PANEL BOX. (SEE FLOOR PLAN SHEETS.)
  - 16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

FLOOR PLANS 'F'

MAIN 45 ZONING  
APN: 218-18-001K & 218-18-001J



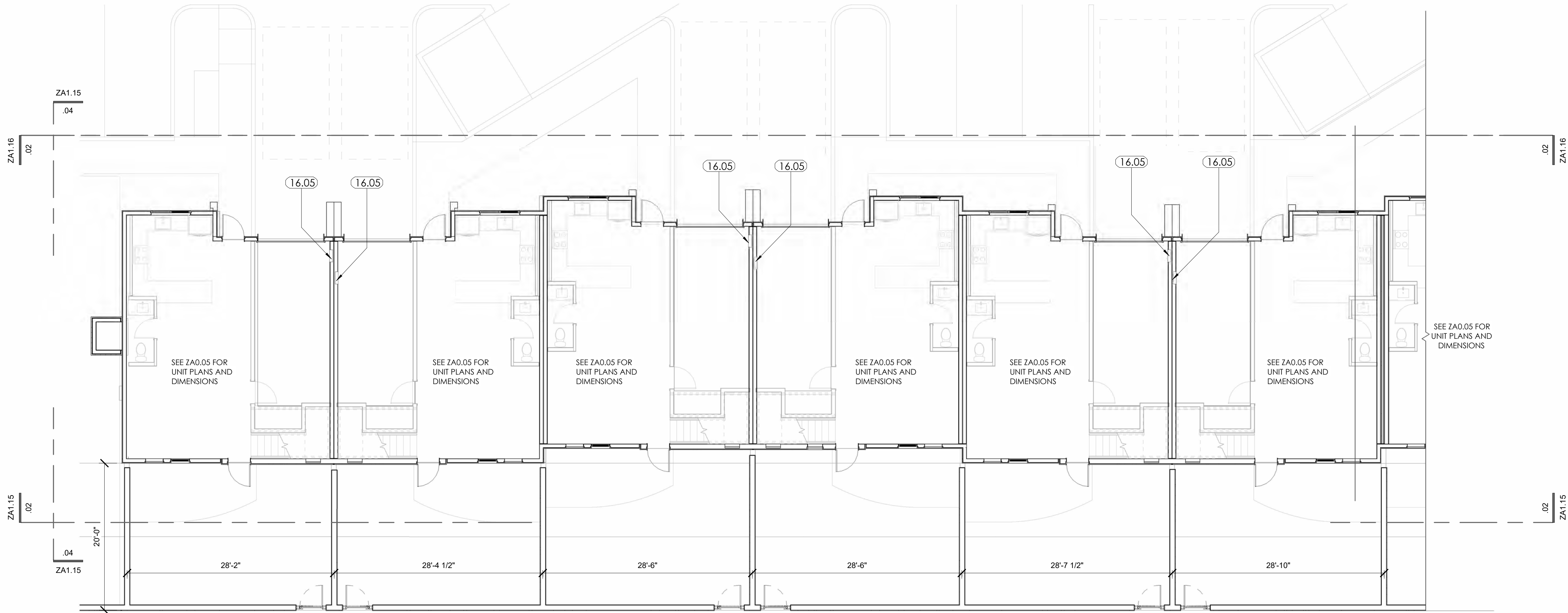
Expires 6.30.2027

Drawn: cdk Checked: cdk **SITE PLAN/ ZONING REQUEST**  
November 27 2024 PD 2408.09

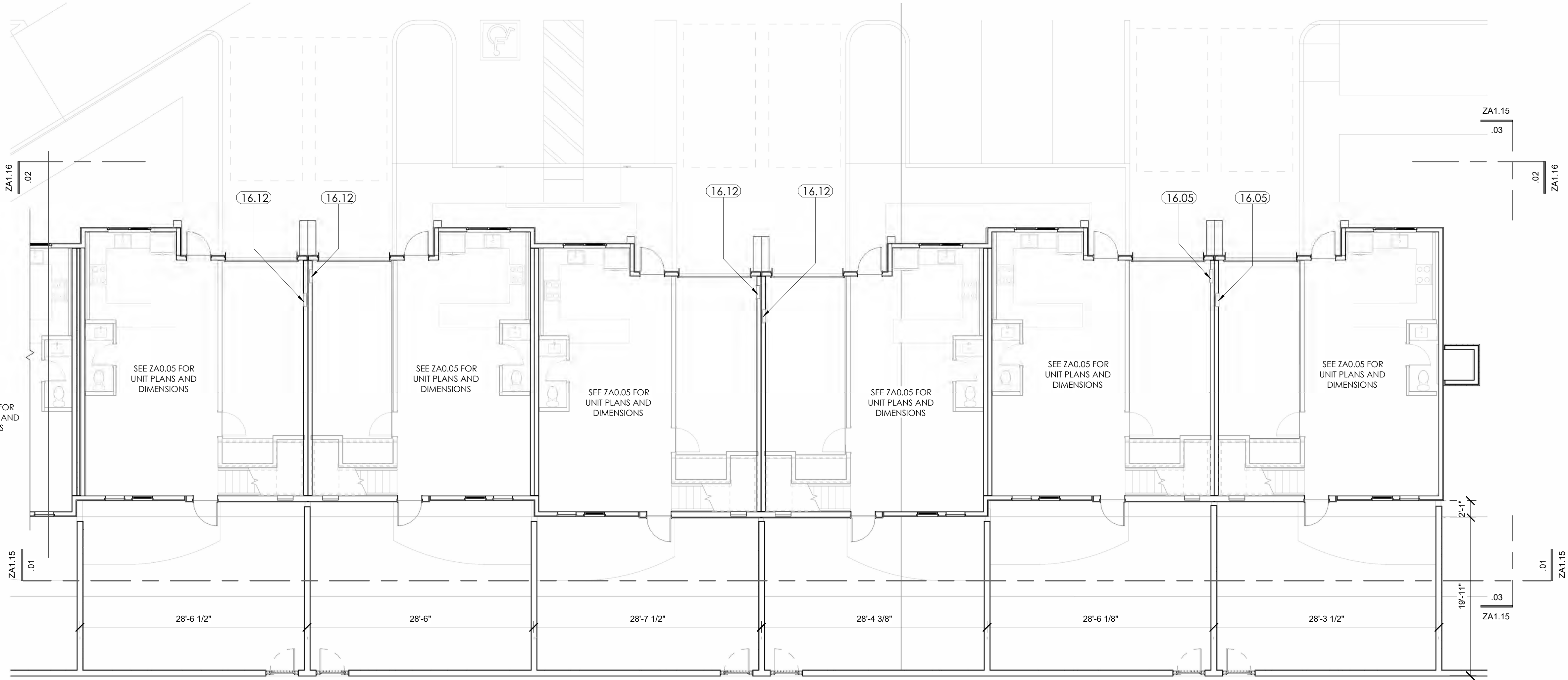
PRESENCE  
DESIGN  
Phoenix, AZ

ZA1.07

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1st Floor Bldg. Type 'G' .02  
SCALE: 1/8" = 1'-0"



1st Floor Bldg. Type 'G' .01  
SCALE: 1/8" = 1'-0"

**Note:**  
Condensing units to be shielded on all four sides with parapet, 3'-0" high mechanical well provided.

**Keynote**  
16.05 FLUSH-MOUNTED ELECTRICAL PANEL BOX. (SEE FLOOR PLAN SHEETS.)  
16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

FLOOR PLANS 'G'

MAIN 45 ZONING  
APN: 218-18-001K & 218-18-001J

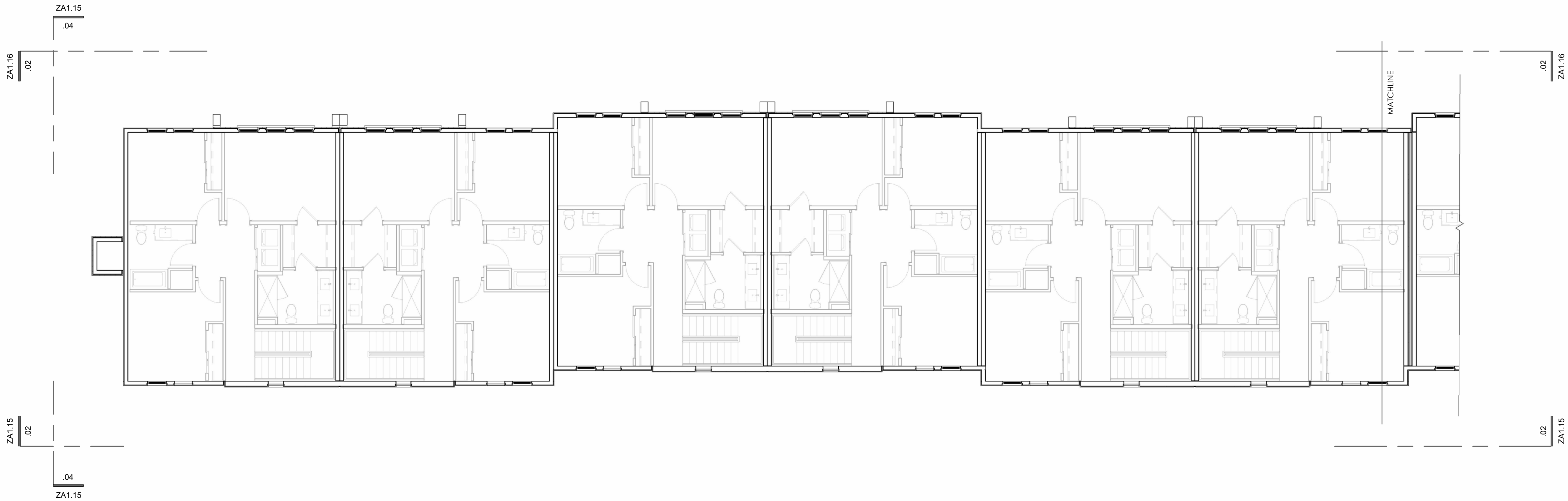


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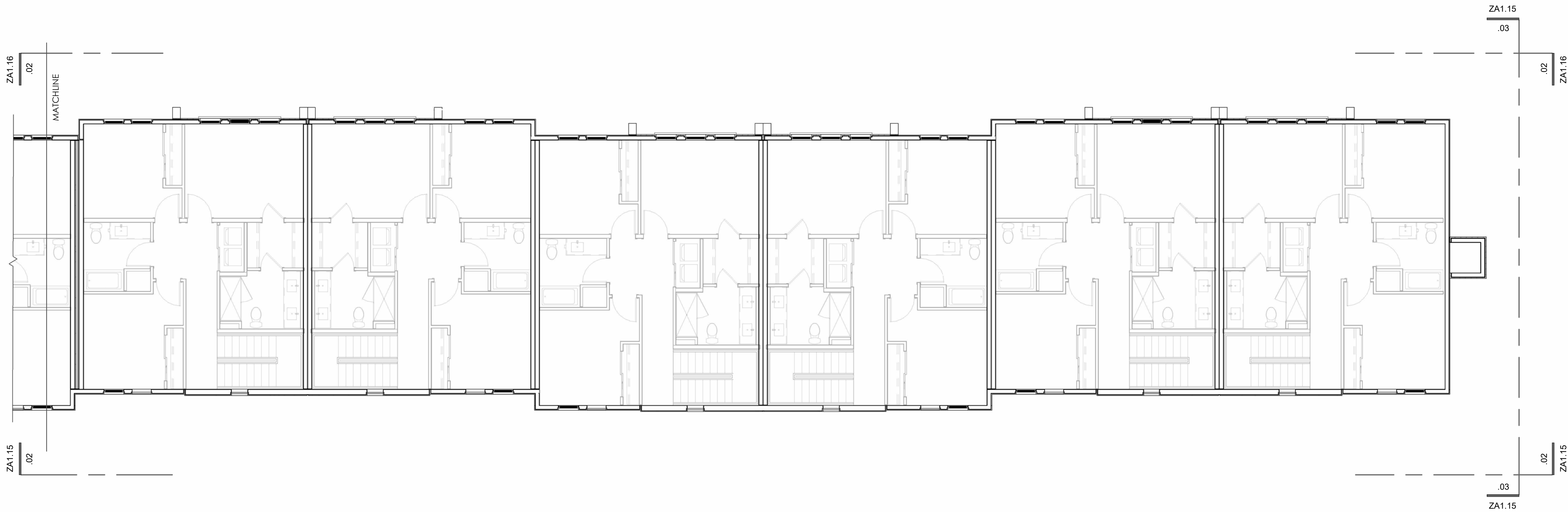
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November 27 2024      PD 2408.09

**ZA1.08**

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Partial 2nd Floor Bldg. Type 'G' .02  
SCALE: 1/8" = 1'-0"



2nd Floor Bldg. Type 'G' .01  
SCALE: 1/8" = 1'-0"

## FLOOR PLANS 'G'

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

PRESENCE  
DESIGN  
Phoenix, AZ



Expires 6.30.2027

Drawn: ftb

Checked: cdk

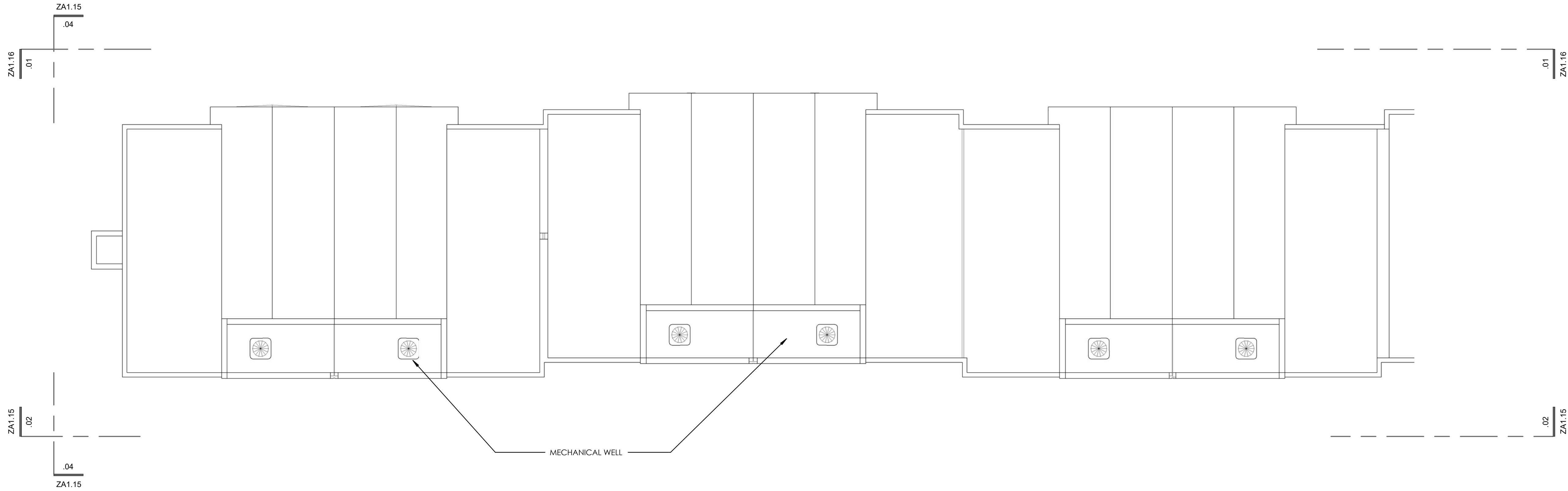
SITE PLAN/ ZONING REQUEST

November 27 2024

PD 2408.09

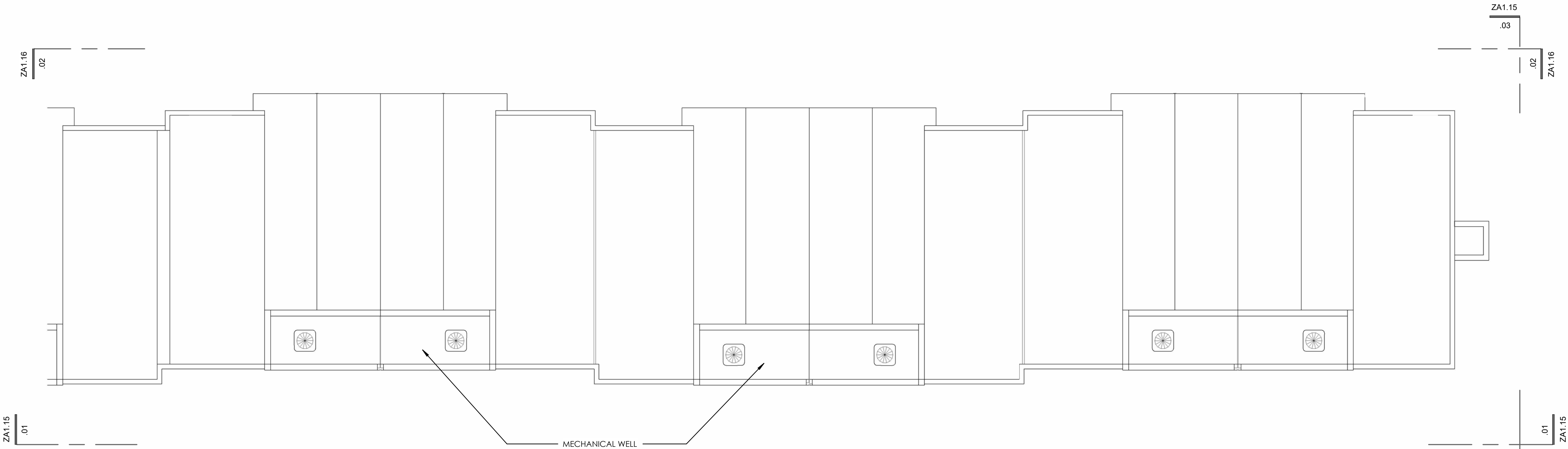
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Roof Plan Bldg. Type 'G' - Dependent 2 .02  
SCALE: 1/8" = 1'-0"

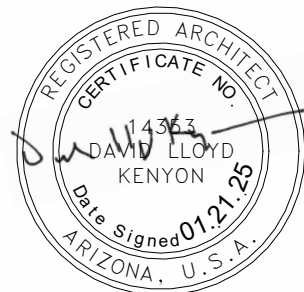
Note:  
Condensing units to be shielded on all four sides  
with parapet.



Roof Plan Bldg. Type 'G' - Dependent 1 .01  
SCALE: 1/8" = 1'-0"

FLOOR PLANS 'G'

MAIN 45 ZONING  
APN: 218-18-001K & 218-18-001J

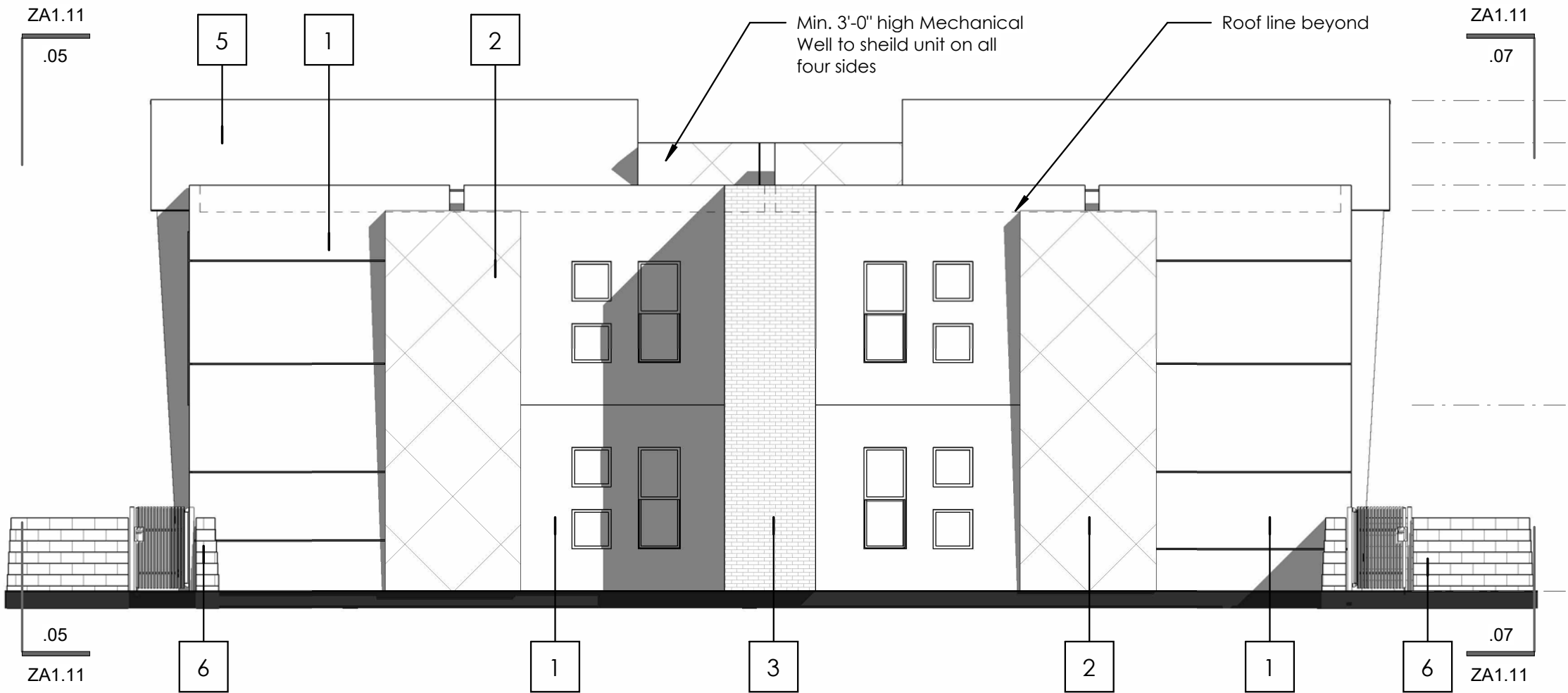


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November 27 2024 PD 2408.09

ZA1.10

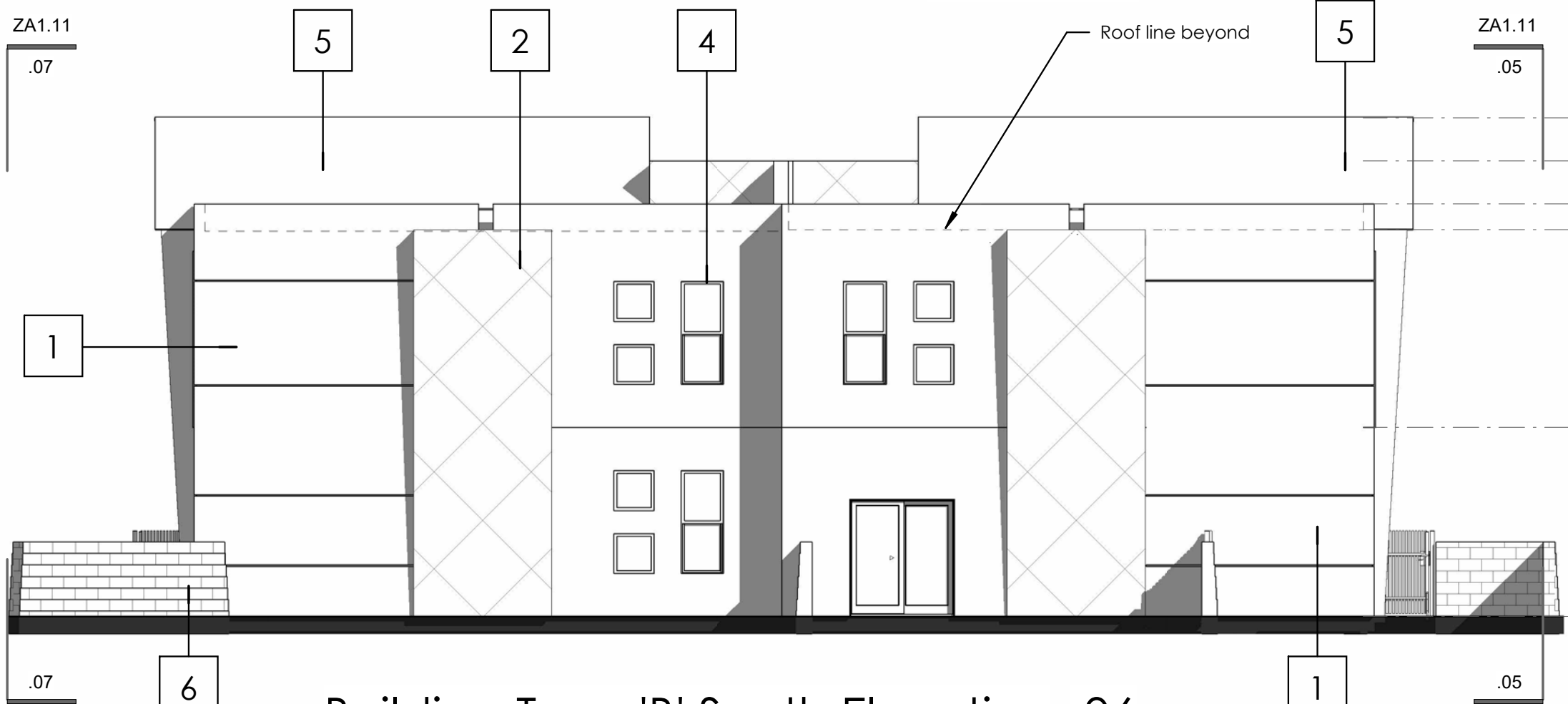
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Building Type 'B' North Elevation .08  
SCALE: 1/8" = 1'-0"



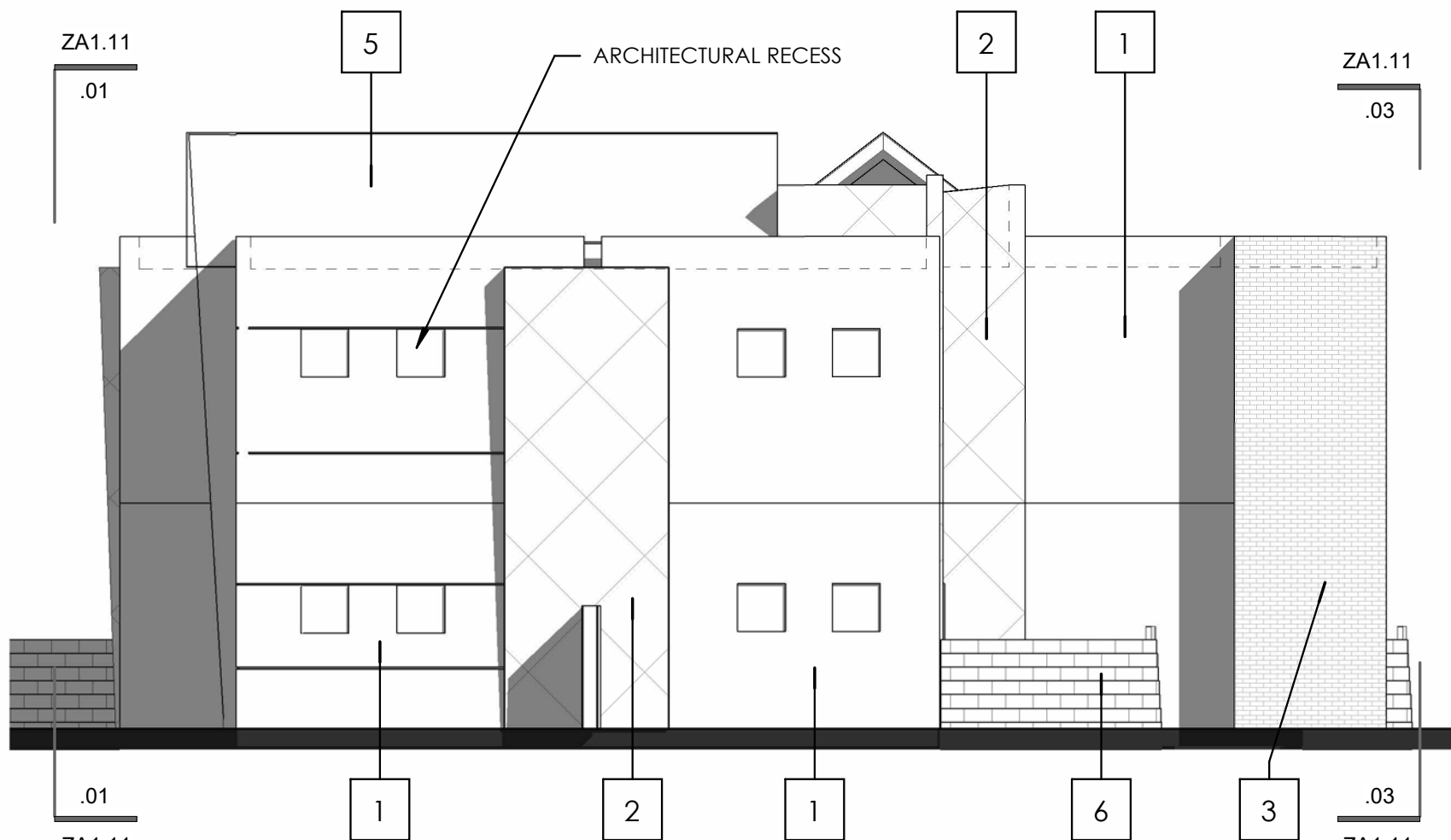
Building Type 'B' West Elevation .07  
SCALE: 1/8" = 1'-0"



Building Type 'B' South Elevation .06  
SCALE: 1/8" = 1'-0"



Building Type 'B' East Elevation .05  
SCALE: 1/8" = 1'-0"



Building Type 'A' East Elevation .04  
SCALE: 1/8" = 1'-0"



Building Type 'A' North Elevation .03  
SCALE: 1/8" = 1'-0"



Building Type 'A' West Elevation .02  
SCALE: 1/8" = 1'-0"



Building Type 'A' South Elevation .01  
SCALE: 1/8" = 1'-0"

### Finish Scheduel

1. Santa Barbara Finish Stucco- SW 7570 Erget White
2. Hardie Panel Vertical Siding 4x8 Painted with metal effects rust activator
3. Carbon black Velour Face Brick-Running Bond
4. Solarban Vitro Glass- Solar Gray or Sim
5. Eagle Roofing Concrete Tile- Bel Air Color 4595 Dark Charcoal
6. 4x8x16 CMU Block- 1/2 Batter Block W/Raked joints with White Splitface Cap Block
7. Local Stucco Finish- SW 6650 Marquis Orange

### Keynote

16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

### Building 'A' Material per Elevation

Material	NORTH	Area (Sqft) (%)			EAST
		SOUTH	WEST		
HARDY BRICK	180 (6.7%)	180 (6.9%)	130 (6.5%)	180 (10.0%)	
STUCCO	1213 (45%)	1314 (50.5%)	708 (35.3%)	1075 (60.0%)	
CONCRETE TILES	309 (11.6%)	309 (11.9%)	309 (15.4%)	309 (17.3%)	
GLASS	154 (5.7%)	238 (9.1%)	192 (9.6%)	-	
DOOR	44 (1.6%)	44 (1.7%)	44 (2.2%)	-	
METAL	-	46 (1.7%)	46 (2.3%)	-	
PUNCH WINDOW	43 (1.6%)	-	-	43 (2.4%)	
GARAGE DOOR	-	146 (5.6%)	146 (7.3%)	-	
TOTAL	2668	2597	2003	1787	

### Building 'B' Material per Elevation

Material	NORTH	Area (Sqft) (%)			EAST
		SOUTH	WEST		
HARDY BRICK	360 (14%)	360 (15%)	42 (2.5%)	28 (1.6%)	
STUCCO	1287 (52%)	1287 (53.4%)	810 (47.4%)	810 (46.5%)	
CONCRETE TILES	618 (25%)	618 (25.6%)	-	-	
GLASS	103 (4.1%)	103 (4.3%)	192 (11.2%)	192 (11.0%)	
DOOR	-	42 (1.7%)	44 (2.5%)	44 (2.5%)	
METAL	-	-	46 (2.7%)	46 (2.6%)	
PUNCH WINDOW	-	-	-	-	
GARAGE DOOR	-	-	146 (8.5%)	146 (9.9%)	
TOTAL	2498	2410	1708	1741	

## ELEVATIONS TYPE 'A & 'B'

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J



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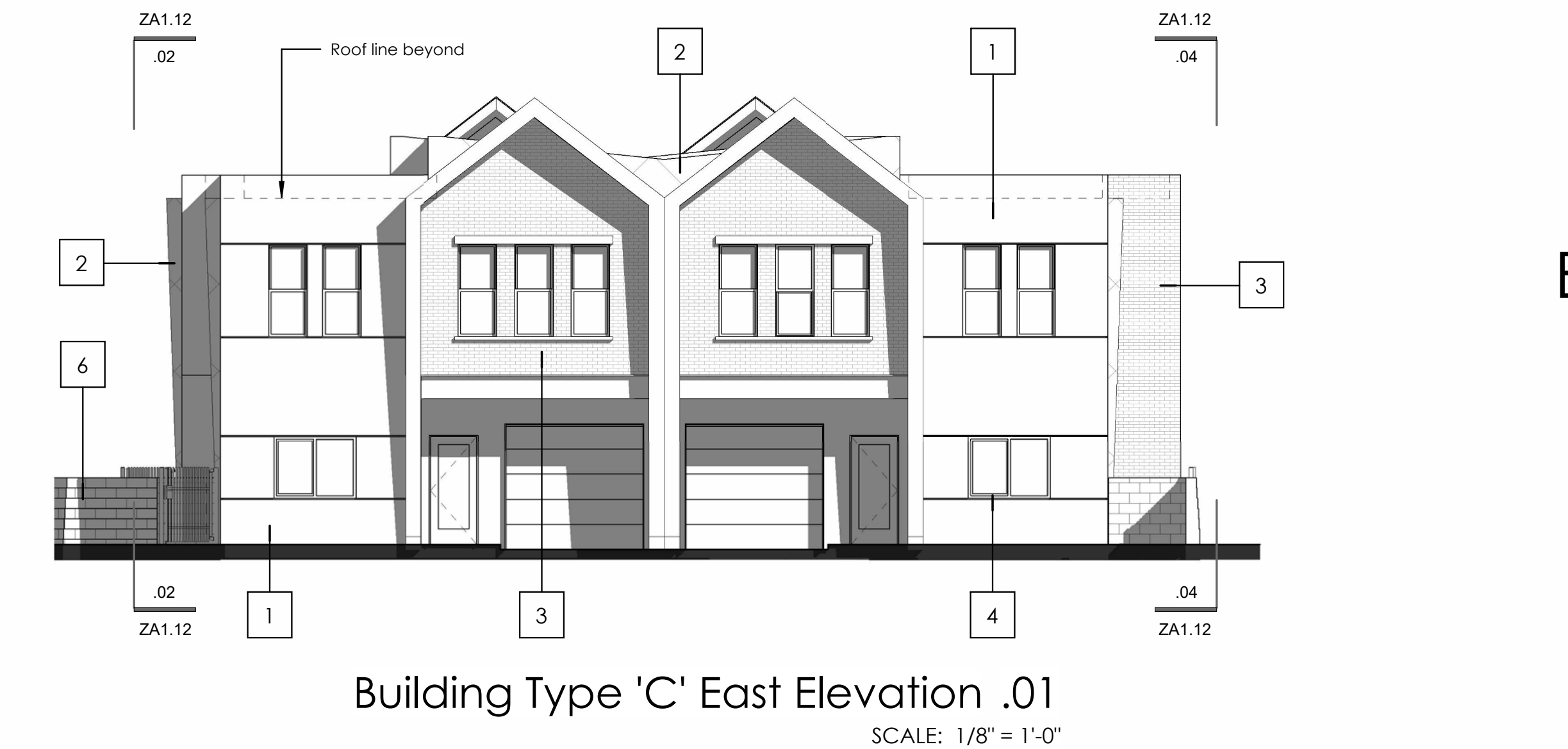
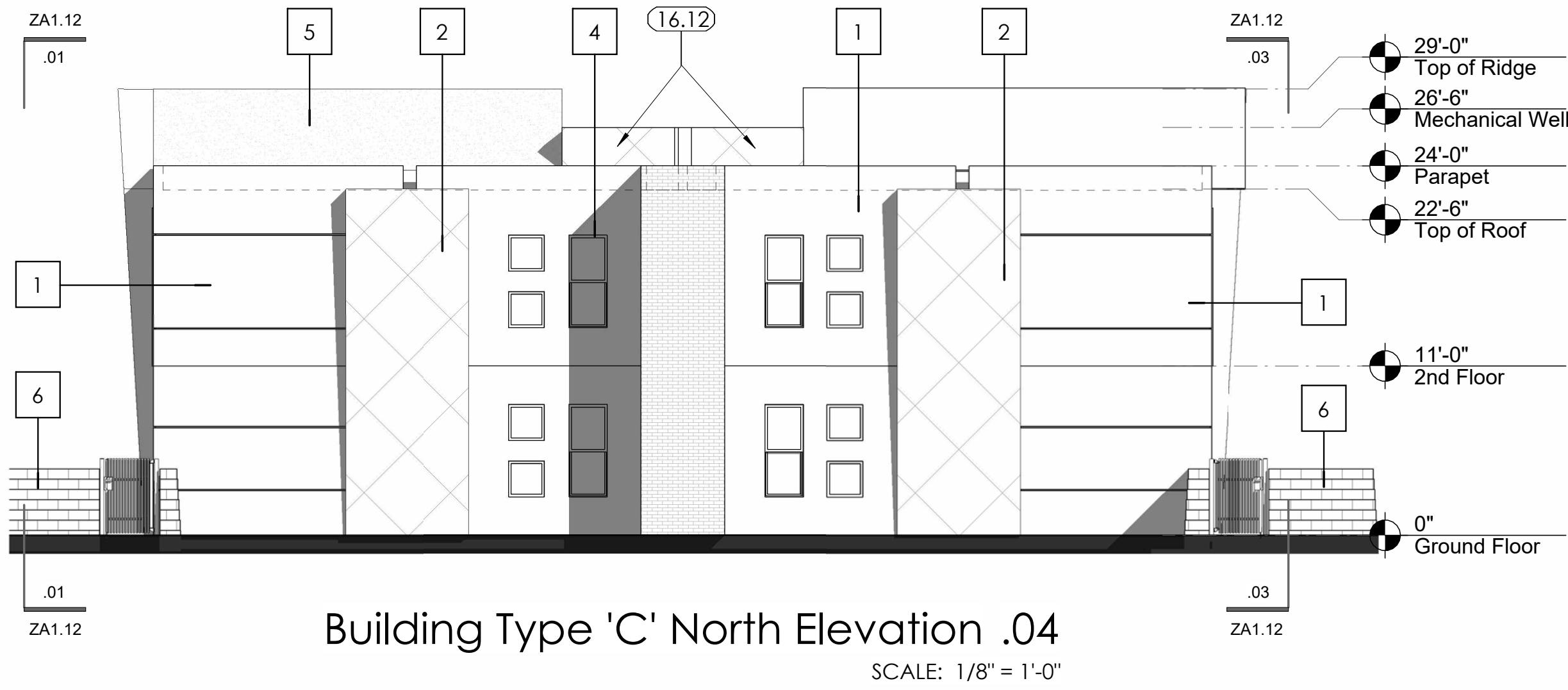
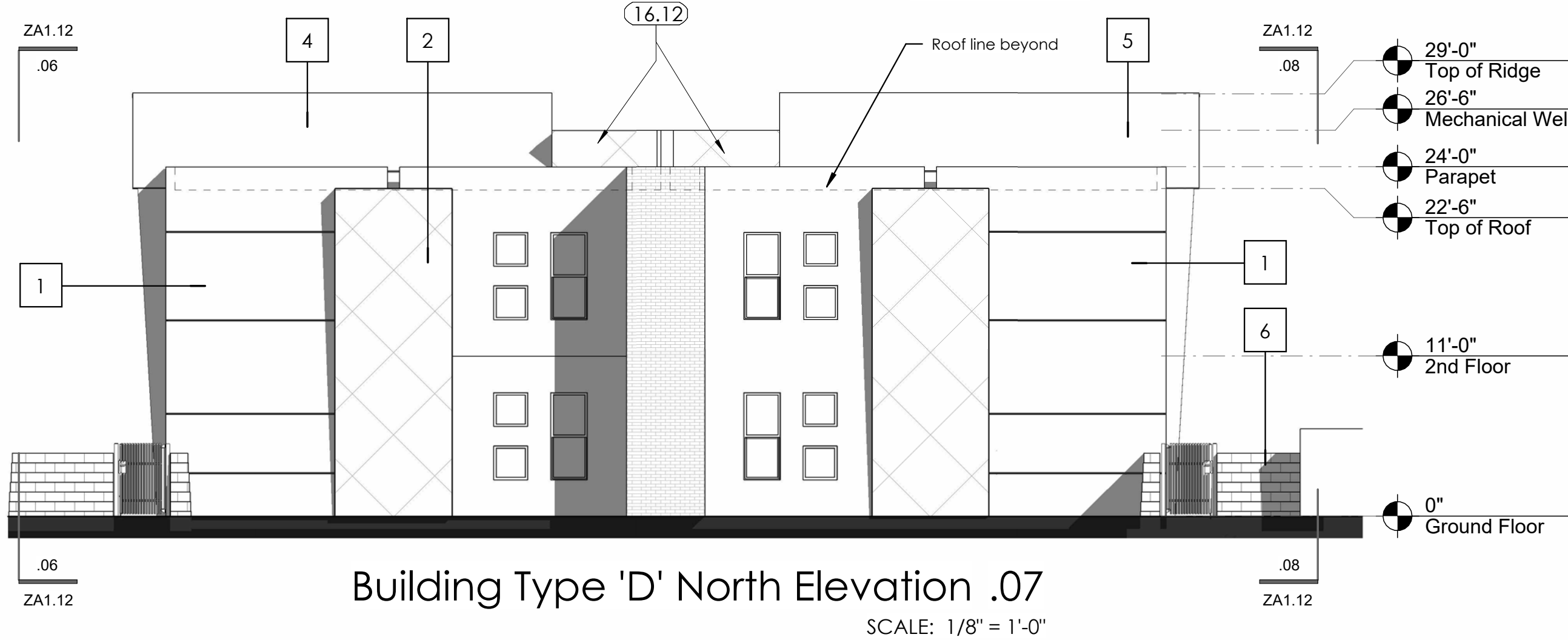
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November 27 2024

SITE PLAN/ ZONING REQUEST  
PD 2408.09

ZA1.11

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## Finish Scheduel

1. Santa Barbara Finish Stucco- SW 7570 Erget White
2. Hardie Panel Vertical Siding 4x8 Painted with metal effects rust activator
3. Carbon black Velour Face Brick-Running Bond
4. Solarban Vitro Glass- Solar Gray or Sim
5. Eagle Roofing Concrete Tile- Bel Air Color 4595 Dark Charcoal
6. 4x8x16 CMU Block- 1/2 Batter Block W/Raked joints with White Splitface Cap Block
7. Local Stucco Finish- SW 6650 Marquis Orange

## Keynote

16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

## Building 'C' Material per Elevation

Material	NORTH	Area (Safft) (%)		EAST
		SOUTH	WEST	
HARDY	360 (14%)	360 (14.7%)	42 (2.4%)	28 (1.6%)
BRICK	130 (5.2%)	-	428 (24.7%)	475 (26.9%)
STUCCO	1287 (52%)	1203 (49.0%)	810 (46.8%)	810 (46.0%)
CONCRETE TILES	618 (24.7%)	618 (25.2%)	23 (1.3%)	23 (1.3%)
GLASS	103 (4.1%)	187 (7.6%)	192 (11.0%)	192 (10.8%)
DOOR	-	84 (3.4%)	44 (2.5%)	44 (2.5%)
METAL	-	-	46 (2.6%)	46 (2.6%)
PUNCH WINDOW	-	-	-	-
GARAGE DOOR	-	-	146 (8.4%)	146 (8.3%)
TOTAL	2498	2452	1731	1764

## Building 'D' Material per Elevation

Material	NORTH	Area (Safft) (%)		EAST
		SOUTH	WEST	
HARDY	360 (14%)	360 (14.7%)	42 (2.4%)	28 (1.6%)
BRICK	130 (5.2%)	-	475 (26.7%)	428 (26.9%)
STUCCO	1287 (52%)	1203 (49.0%)	810 (45.5%)	810 (46.0%)
CONCRETE TILES	618 (24.7%)	618 (25.2%)	23 (1.3%)	23 (1.3%)
GLASS	103 (4.1%)	187 (7.6%)	192 (11.0%)	192 (11.2%)
DOOR	-	84 (3.4%)	44 (2.5%)	44 (2.5%)
METAL	-	-	46 (2.6%)	46 (2.6%)
PUNCH WINDOW	-	-	-	-
GARAGE DOOR	-	-	146 (8.4%)	146 (8.5%)
TOTAL	2498	2452	1778	1717

## ELEVATIONS TYPE 'C' & 'D'

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J



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Phoenix, AZ

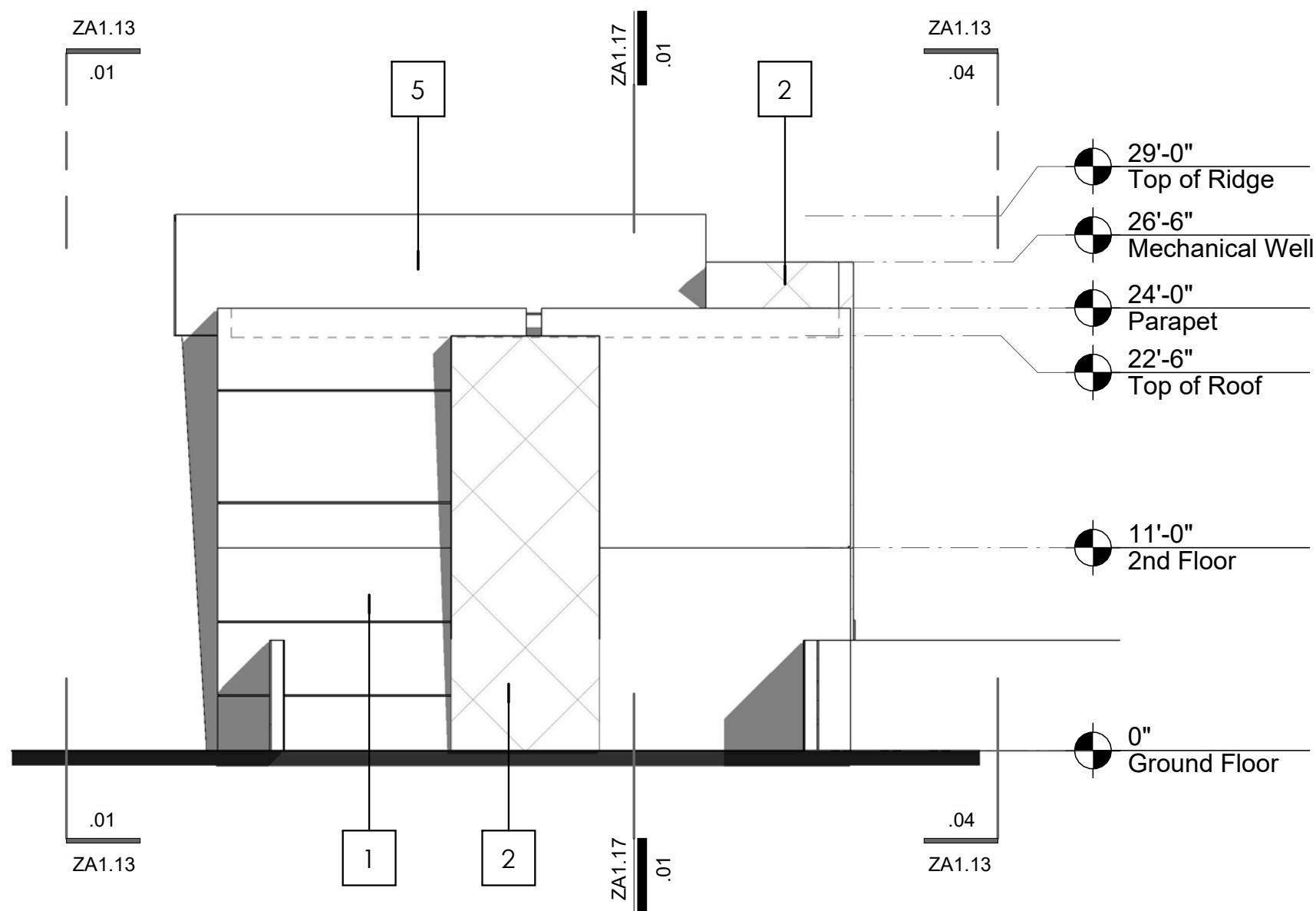
Drawn: ftb Checked: odk SITE PLAN/ ZONING REQUEST  
November 27 2024 PD 2408.09

ZA1.12

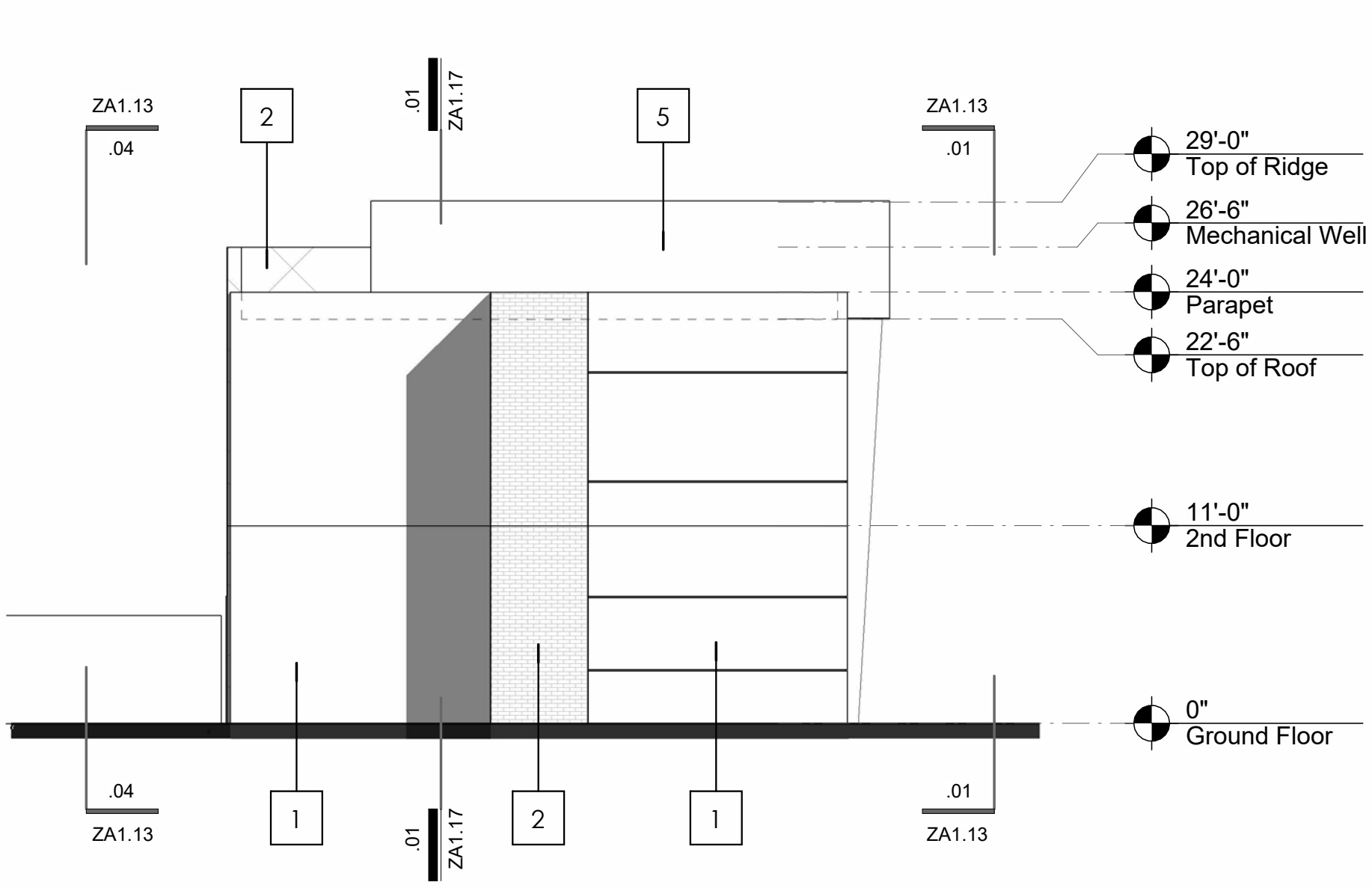
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Building Type 'E' West Elevation .04  
SCALE: 1/8" = 1'-0"



Building Type 'E' North Elevation .03  
SCALE: 1/8" = 1'-0"



Building Type 'E' South Elevation .02  
SCALE: 1/8" = 1'-0"



Building Type 'E' East Elevation .01  
SCALE: 1/8" = 1'-0"

Finish Scheduel

- 1. Santa Barbara Finish Stucco- SW 7570 Erget White
- 2. Hardie Panel Vertical Siding 4x8 Painted with metal effects rust activator
- 3. Carbon black Velour Face Brick-Running Bond
- 4. Solarban Vitro Glass- Solar Gray or Sim
- 5. Eagle Roofing Concrete Tile- Bel Air Color 4595 Dark Charcoal
- 6. 4x8x16 CMU Block- 1/2 Batter Block W/Raked joints with White Splitface Cap Block
- 7. Local Stucco Finish- SW 6650 Marquis Orange

Keynote

16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

Building 'E' Material per Elevation

Material	NORTH	Area (Sqft)		EAST
		SOUTH	WEST	
HARDY	203 (17.8%)	28 (2.4%)	58 (1.2%)	1765 (48.0%)
BRICK	-	130 (11.5%)	912 (18.5%)	113 (3.0%)
STUCCO	606 (53.2%)	664 (58.7%)	2849 (58.0%)	1320 (3.6%)
CONCRETE TILES	309 (27.1%)	309 (27.3%)	-	-
GLASS	-	-	501 (10.2%)	258 (7.0%)
DOOR	-	-	110 (2.2%)	110 (3.0%)
METAL	-	-	115 (2.3%)	-
PUNCH WINDOW	21 (1.8%)	-	-	108 (2.9%)
GARAGE DOOR	-	-	365 (7.4%)	-
TOTAL	1132	1131	4910	3674

ELEVATIONS BLDG. TYPE 'E'

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J



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Phoenix, AZ

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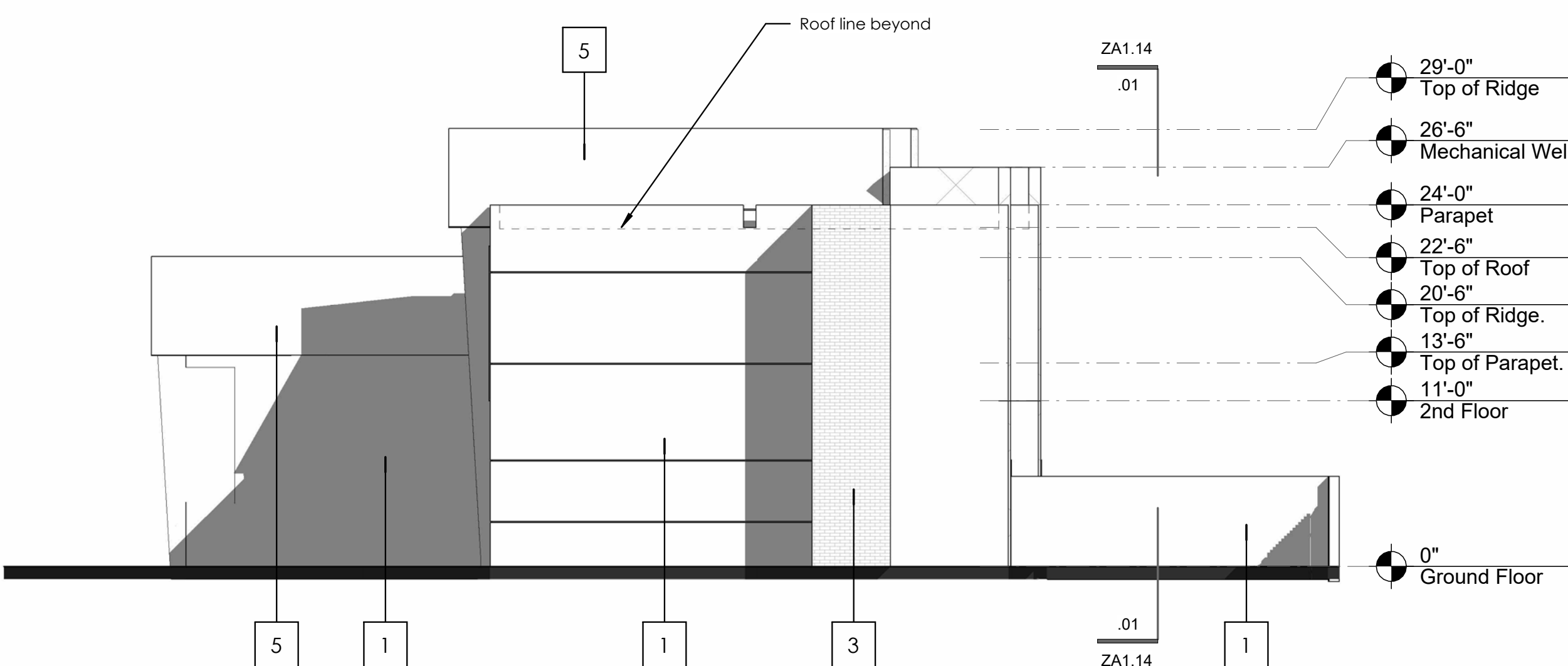
ZA1.13

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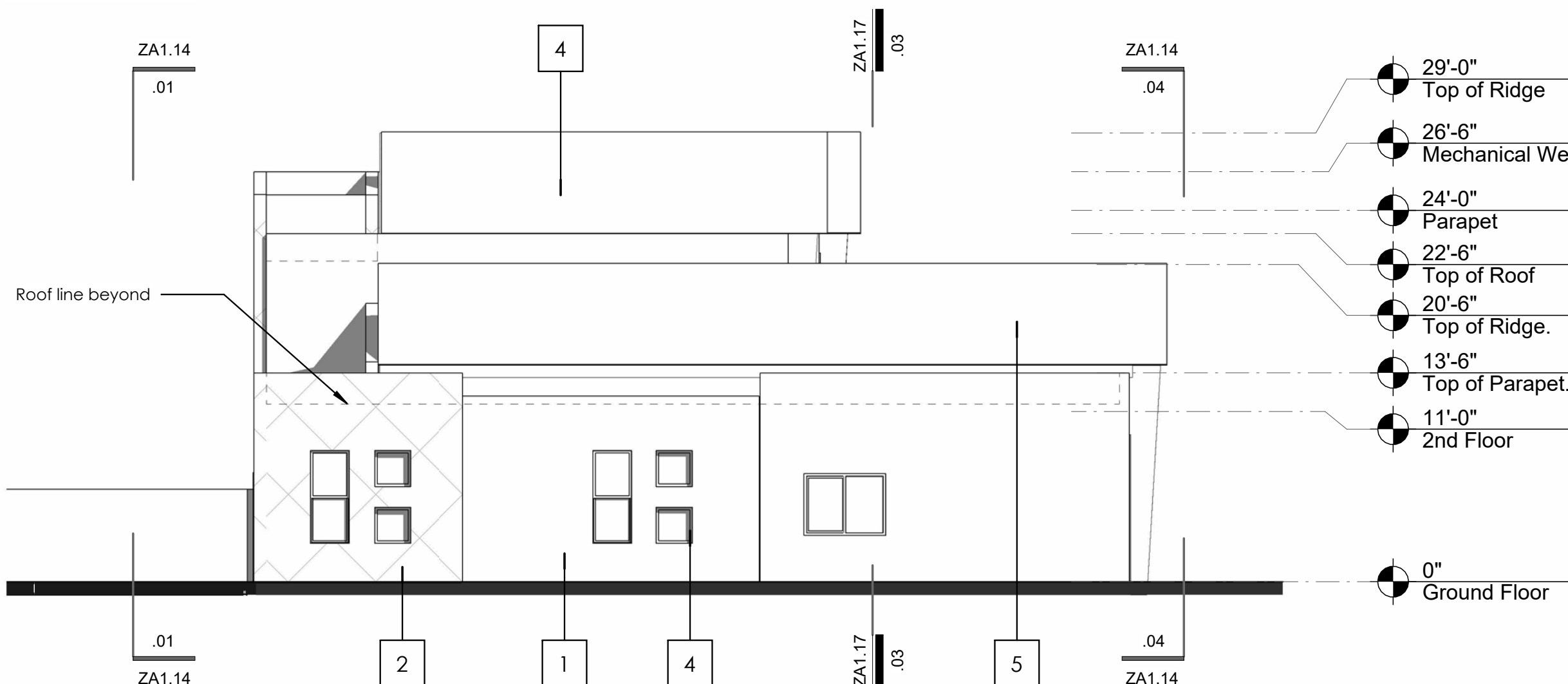
Building Type 'F' North Elevation .04

SCALE: 1/8" = 1'-0"



Building Type 'F' West Elevation .03

SCALE: 1/8" = 1'-0"



Building Type 'F' East Elevation .02

SCALE: 1/8" = 1'-0"



Building Type 'F' South Elevation .01

SCALE: 1/8" = 1'-0"

Finish Scheduel

1.

Santa Barbara Finish Stucco- SW 7570 Erget White
2.

Hardie Panel Vertical Siding 4x8 Painted with metal effects rust activator
3.

Carbon black Velour Face Brick-Running Bond
4.

Solarban Vitro Glass- Solar Gray or Sim
5.

Eagle Roofing Concrete Tile- Bel Air Color 4595 Dark Charcoal
6.

4x8x16 CMU Block- 1/2 Batter Block W/Raked joints with White Splitface Cap Block
7.

Local Stucco Finish- SW 6650 Marquis Orange

Keynote

16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

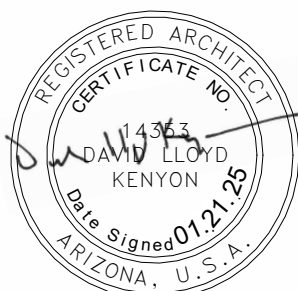
Building 'F' Material per Elevation

Material	NORTH	Area (Sqt)		(Percentage)	
		SOUTH	EAST	WEST	
HARDY	-	2605 (61.1%)	-	145 (6.4%)	
BRICK	1308 (19.0%)	-	108 (8.9%)	128 (5.6%)	
STUCCO	3893 (56.5%)	664 (15.6%)	718 (59.7%)	962 (42.6%)	
CONCRETE TILES	-	-	309 (25.7%)	1019 (45.2%)	
GLASS	724 (10.5%)	538 (12.6%)	66.6 (5.5%)	-	
DOOR	176 (2.6%)	154 (3.6%)	-	-	
METAL	184 (2.5%)	-	-	-	
PUNCH WINDOW	-	302 (7.0%)	-	-	
GARAGE DOOR	584 (8.5%)	-	-	-	
TOTAL	6869	4263	1202	2254	

ELEVATIONS BLDG. TYPE 'F'

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J



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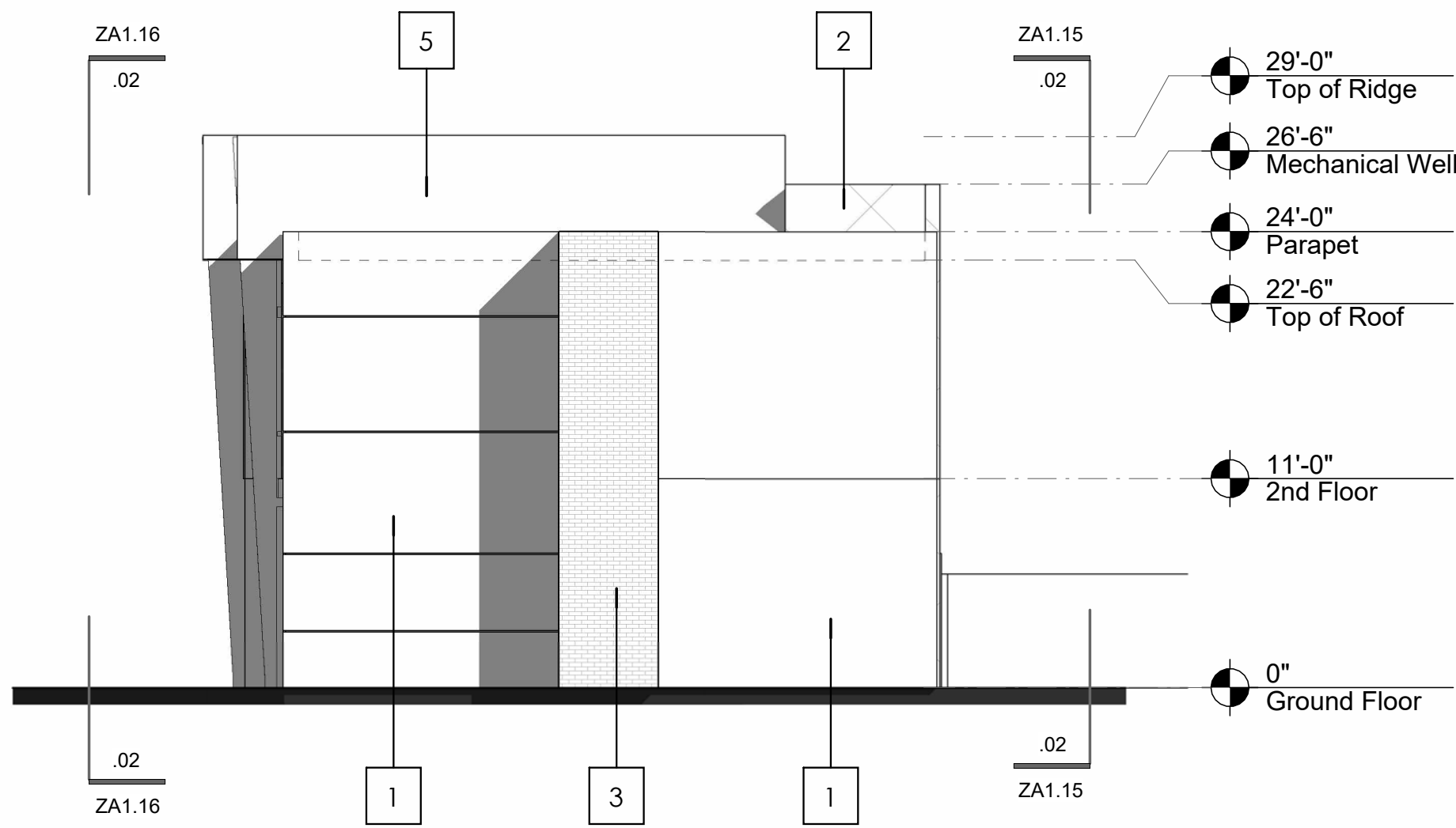
Drawn: ftb

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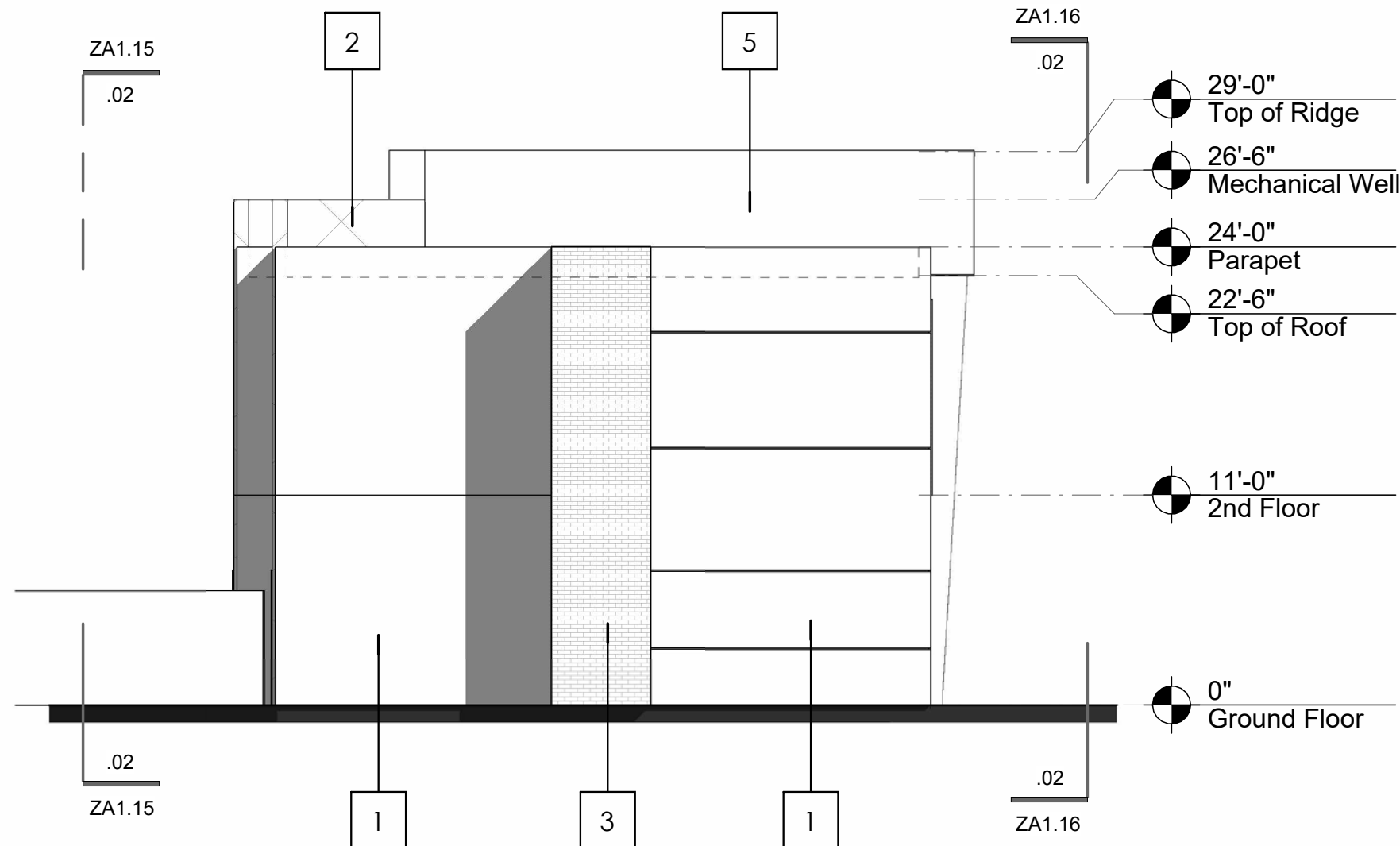
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Building Type 'G' West Elevation .04  
SCALE: 1/8" = 1'-0"



Building Type 'G' East Elevation .03  
SCALE: 1/8" = 1'-0"



Building Type 'G' Partial South Elevation - B .02  
SCALE: 1/8" = 1'-0"



Building Type 'G' Partial South Elevation - A .01  
SCALE: 1/8" = 1'-0"

## Finish Scheduel

1. Santa Barbara Finish Stucco- SW 7570 Erget White
2. Hardie Panel Vertical Siding 4x8 Painted with metal effects rust activator
3. Carbon black Velour Face Brick-Running Bond
4. Solarban Vitro Glass- Solar Gray or Sim
5. Eagle Roofing Concrete Tile- Bel Air Color 4595 Dark Charcoal
6. 4x8x16 CMU Block- 1/2 Batter Block W/Raked joints with White Splitface Cap Block
7. Local Stucco Finish- SW 6650 Marquis Orange

## Keynote

16.12 ROOFTOP MECHANICAL EQUIPMENT 3'-0" HIGH, VISIBILITY TO BE SHIELDED ON ALL SIDES BY PARAPETS/MECHANICAL WELL. SEE DETAIL .05/ZA0.03.

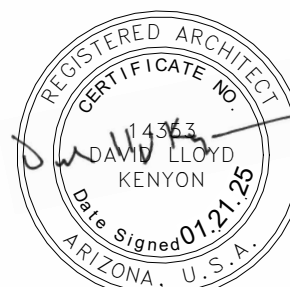
## Building 'G' Material per Elevation

Material	Area (Sqft) (Percentage)			
	SOUTH	NORTH	EAST	WEST
HARDY	4236 (32.6%)	-	28 (2.4%)	23 (2.0%)
BRICK	216 (1.6%)	1136 (14.0%)	130 (1.2%)	180 (16.1%)
STUCCO	3156 (24.3%)	4370 (54.1%)	664 (58.7%)	606 (54.2%)
CONCRETE TILES	-	-	309 (27.3%)	309 (27.6%)
GLASS	619 (4.7%)	1152 (14.2%)	-	-
DOOR	264 (2.0%)	264 (3.2%)	-	-
METAL	-	276 (3.4%)	-	-
PUNCH WINDOW	259 (2.0%)	-	-	-
GARAGE DOOR	-	876 (10.8%)	-	-
TOTAL	12,986	8074	1131	1118

## ELEVATIONS BLDG. TYPE 'G'

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J



PRESENCE  
DESIGN  
Phoenix, AZ

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Building Type 'G' Partial North Elevation B .02  
SCALE: 1/8" = 1'-0"



Building Type 'G' Partial North Elevation A .01  
SCALE: 1/8" = 1'-0"

Finish Scheduel

1. Santa Barbara Finish Stucco- SW 7570 Erget White
2. Hardie Panel Vertical Siding 4x8 Painted with metal effects rust activator
3. Carbon black Velour Face Brick-Running Bond
4. Solarban Vitro Glass- Solar Gray or Sim
5. Eagle Roofing Concrete Tile- Bel Air Color 4595 Dark Charcoal
6. 4x8x16 CMU Block- 1/2 Batter Block W/Raked joints with White Splitface Cap Block
7. Local Stucco Finish- SW 6650 Marquis Orange

Keynote

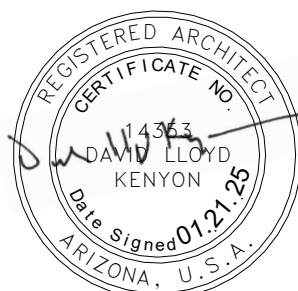
Building 'G' Material per Elevation

Material	Area (Sqft) (Percentage)			
	SOUTH	NORTH	EAST	WEST
HARDY	4236 (32.6%)	-	28 (2.4%)	23 (2.0%)
BRICK	216 (1.6%)	1136 (14.0%)	130 (1.2%)	180 (16.1%)
STUCCO	3156 (24.3%)	4370 (54.1%)	664 (58.7%)	606 (54.2%)
CONCRETE TILES	-	-	309 (27.3%)	309 (27.6%)
GLASS	619 (4.7%)	1152 (14.2%)	-	-
DOOR	264 (2.0%)	264 (3.2%)	-	-
METAL	-	276 (3.4%)	-	-
PUNCH WINDOW	259 (2.0%)	-	-	-
GARAGE DOOR	-	876 (10.8%)	-	-
TOTAL	12,986	8074	1131	1118

ELEVATION BLDG. TYPE 'G'

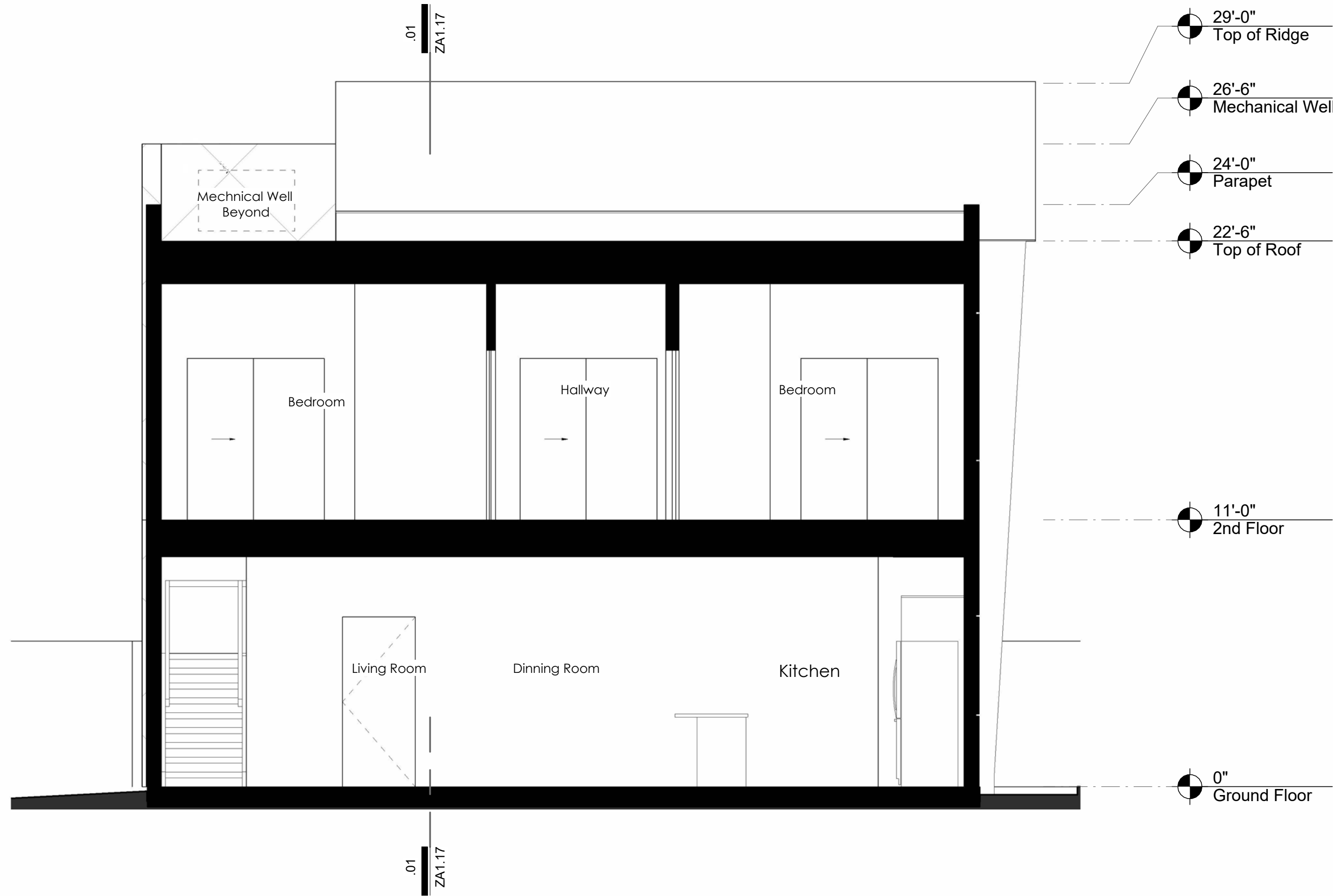
MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J



PRESENCE  
DESIGN  
PHOENIX, AZ

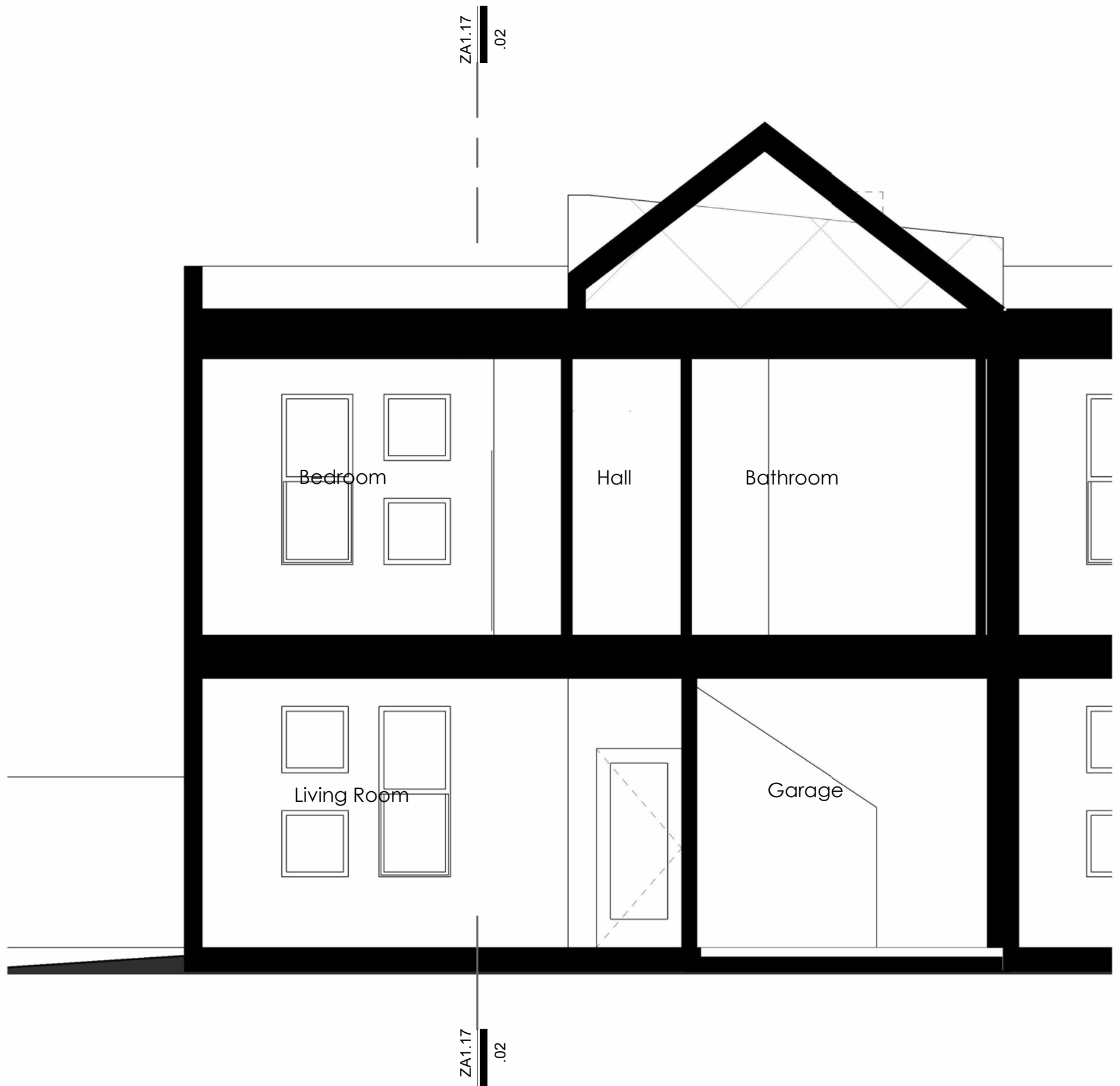
This drawing is the property of Presence Design PLLC and is limited to the original use for which it was prepared. Change, reproduction, or assigning to any third party of this drawing for any other use is not permitted without written consent © 2025



Unit Section B-B .02  
SCALE: 1/4" = 1'-0"



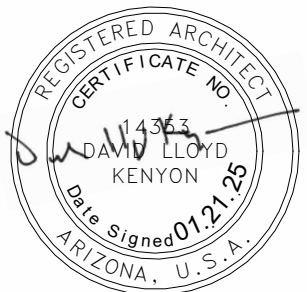
Unit Section C-C .03  
SCALE: 1/4" = 1'-0"



Unit Section A-A .01  
SCALE: 1/4" = 1'-0"

TYPICAL SECTIONS

MAIN 45 ZONING  
APN: 218-18-001K & 218-18-001J



Expires 6.30.2027

Drawn: cdk

Checked: cdk

SITE PLAN/ ZONING REQUEST  
November 27 2024  
PD 2408.09

PRESENCE  
DESIGN  
Phoenix, AZ

ZA1.17

# Main 45 – SWC Sossaman & Main

## Citizen Participation Plan

November 25, 2024

### Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the neighborhood outreach efforts to be made by the Applicant concerning the Applicant's requests for Rezoning and Site Plan approval. These requests are being made to facilitate development of a multifamily residential community at the SWC Sossaman Road and Main Street in Mesa (APNs 218-18-001K and 218-18-001J).

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

### Contact Information:

The Citizen Participation activities are being coordinated by:

**Jon Gillespie**

7144 E. Stetson Drive, Suite 300

Scottsdale, AZ 85251

Phone: 480.240.5641

Email: JGillespie@RoseLawGroup.com

### Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. Within two weeks of this rezoning submittal. A notification letter will be mailed to all property owners within 1000' of the subject property (approximately 219 owners). Additionally, registered neighborhood contacts within 1-mile of the property will be notified (the registered neighborhood contacts list will be obtained from the City of Mesa). The letter will ask neighbors to contact the Applicant or Mesa Planning staff if they have any questions or concerns with the proposal. A draft of this letter is attached to this submittal.
2. Depending on whether any responses are received by neighbors, the Applicant will organize a neighborhood meeting and notify neighbors if such is required.
3. The Applicant will be available for individual phone and email outreach.
4. In accordance with ARS § 9-462.04 (A) (4) and Mesa Zoning Ordinance Section 11-67-5, property owners within 500-feet of the property will be notified of the public

hearings at least 14-days prior to any scheduled hearing. All attendees at the neighborhood meeting who provided their mailing address will also be notified.

5. For public hearing notice, the applicant will post two 4' x 4' sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.
6. A Citizen Participation Report will be created prior to any public hearings being scheduled for the proposal.

### **Schedule:**

Pre-Application Conference (PRS24-00843)	October 8, 2024
Formal Submittal to City	November 25, 2024
Application Notice Letter Sent	December 4, 2024
Neighborhood Meeting	TBD (if requested)
Planning & Zoning Public Hearing	TBD
City Council Public Hearings	TBD

### **Attached Exhibits:**

- A) Draft Notification letter for Application
- B) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- C) 1000' Notification Map of surrounding property owners

# ROSE LAW GROUP<sub>pc</sub>

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## RICH ■ CARTER ■ FISHER

JON GILLESPIE  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.240.5641 Fax 480.505.3925  
JGillespie@RoseLawGroup.com  
www.RoseLawGroup.com

November 25, 2024

Dear Neighbor,

The purpose of this letter is to inform you that our firm, on behalf of Elliot Barkan Development, LLC, has recently applied to the City of Mesa for a Planned Area Development Overlay (PAD) Rezoning on the 3.51-acre vacant parcel at the southwest corner of Sossaman Road and Main Street in Mesa.

We are proposing to develop this parcel with a high-quality 45-unit multi-family townhome style community. Enclosed you will find a proposed site plan for the community and a rendering of the proposed architecture. The proposed homes will be two-stories and setback over forty feet from the current wall on the north side of the Mesa East Mobile Home Subdivision. Access to the property will be from Main Street.

The proposed rezone is to the RM-2 zoning district which would allow the proposed residential use, and the PAD overlay would ensure that superior design characteristics are used for the development. The property is currently zoned Limited Commercial (LC), which allows numerous commercial uses of varying intensity.

We are sending this letter to you in an effort to engage with you regarding any comments, questions, or concerns which you may have about the proposal. If needed, we would be happy to hold a neighborhood meeting to discuss the proposal. If you have questions or comments or would like to attend a neighborhood meeting, please contact me via email at [jgillespie@roselawgroup.com](mailto:jgillespie@roselawgroup.com) or by phone at 480-240-5641. All comments shared will be submitted to the City.

At this time, no public hearings before the City of Mesa have been scheduled. If a meeting date is set, then the property will be properly noticed and anyone who reaches out to us and provides their contact information will also be notified. The City of Mesa has assigned this case to Ms. Charlotte Bridges on the Planning Division staff. She can be reached at 480-644-6712 or [Charlotte.Bridges@mesaaz.gov](mailto:Charlotte.Bridges@mesaaz.gov).

I would be happy to answer any questions or hear any comments you may have regarding this exciting project. You may reach me at any time.

Sincerely,  
Jon Gillespie – Rose Law Group pc

Parcel Number	Owner	Property Address	Mailing Address
218-16-021A	EAST VALLEY STORAGE SOLUTIONS LLP	130 N SOSSAMAN RD MESA 85207	105 EAGLES TRL OTTERTAIL MN USA 56571
218-16-021B	CBJ LAND LLC		1806 N LINDSAY RD STE 103 MESA AZ USA 85213-3010
218-16-030	FORESTDALE INVESTMENTS LLC	7464 E MAIN ST MESA 85207	4885 S 900 E STE 104 SALT LAKE CITY UT USA 84117
218-16-031	ARWEN HOLDINGS LLC	7436 E MAIN ST MESA 85207	11218 E NORTH LN SCOTTSDALE AZ USA 85259
218-16-032	KTN MESA 7448 LLC	7448 E MAIN ST MESA 85207	2607 NE 109TH ST VANCOVER WA USA 98686
218-16-033	FLAZ RENTAL LLC	7510 E MAIN ST MESA 85207	8960 E NORA CIR MESA AZ USA 85207
218-16-034	REED PARK INVESTMENTS LLC	7530 E MAIN ST MESA 85207	7530 E MAIN ST MESA AZ USA 85207
218-16-035	MAIN AND SOSSAMAN LLC	7554 E MAIN ST MESA 85207	9124 TERMINAL AVE SKOKIE IL USA 60077
218-16-199	GOODMAN BRIGHAM G/ELLA	145 N 74TH ST 112 MESA 85207	145 N 74TH ST 112 MESA AZ USA 85207
218-16-255	TKACHUK JOANNE LEE/SCHICK DONALD RICHARD	145 N 74TH ST 212 MESA 85207	10011 123RD ST NW EDMONTON AB USA T5N1M9
218-16-300A	FORESTDALE INVESTMENTS LLC	7440 E MAIN ST MESA 85207	4885 S 900 E STE 104 SALT LAKE CITY UT USA 84117
218-16-300B	KJ LAND COMPANY LLC	7420 E MAIN ST MESA 85207	7420 E MAIN ST MESA AZ USA 85207
218-16-301A	FORESTDALE INVESTMENTS LLC	7464 E MAIN ST MESA 85207	4885 S 900 E STE 104 SALT LAKE CITY UT USA 84117
218-16-301C	SV PLAZA LLC		1601 E MCKELLIPS RD MESA AZ USA 85203
218-17-029A	IRVING JUNIOR PROPERTIES LLC/FORESTDALE INVESTMENTS LLC/SUKARA LLC/ETAL	7302 E MAIN ST MESA 85207	4885 S 900 E 104 SALT LAKE CITY UT USA 84117
218-17-029B	CAKUBOWSKI DONALD W TR	7310 E MAIN ST MESA 85207	1814 S ARCO DR GILBERT AZ USA 85295
218-17-031B	JAVANAUGH JOHN J/GLADYS S TR	7350 E MAIN ST MESA 85207	10000 N 31ST AVE STE D301 PHOENIX AZ USA 85051
218-17-033	AZTEC- PREMIER LLC	164 N 74TH ST MESA 85207	1 BEACON ST FL 14 BOSTON MA USA 02108
218-18-001F	CLUFF CHAD E/BRIGGS BRITTANY A/LACADOR LLC	7435 E MAIN ST MESA 85207	2511 E UNIVERSITY DR MESA AZ USA 85203
218-18-001K	YANG CHIN SEIN/MARY FONG		2801 WARREN WAY ARCADIA CA USA 91007
218-18-001L	RICHARD E & RAMONA L PACKARD LIVING TRUST		1812 N LINDSAY RD MESA AZ USA 85213
218-18-001M	TRMC RETAIL LLC	7405 E MAIN ST MESA 85207	539 S MAIN ST FINDLAY OH USA 45323
218-18-001P	CHARLES YAKICH DECLARATION OF TRUST		5200 E DOUBLE TREE RANCH RD PARADISE VALLEY AZ USA 85253
218-18-001Q	TRIDOWELL PLAZA LLC	7303 E MAIN ST MESA 85207	1364 N CLAIBORNE MESA AZ USA 85205
218-18-002	GOODWIN STEVEN D/ANNA C	7408 E ABILENE AVE MESA 85208	7408 E ABILENE AVE MESA AZ USA 85208
218-18-003	BELGRAPH ARTHUR/SHARON	7414 E ABILENE AVE MESA 85208	7414 E ABILENE AVE MESA AZ USA 85208
218-18-004	JACOB MARTY J/GOFF MICHAEL R	7420 E ABILENE AVE MESA 85208	3714 CANYON DR RAPID CITY SD USA 57702
218-18-005	JACOB MARTY/GOFF MICHAEL	7426 E ABILENE AVE MESA 85208	3714 CANYON DR RAPID CITY SD USA 57702
218-18-006	OPPERUDE ALLAN B/NORMA D	7432 E ABILENE AVE MESA 85208	PO BOX 3568 MINOT ND USA 587023568
218-18-007	GINDER GARY G/JUDITH W TR	7438 E ABILENE AVE MESA 85208	3017 3RD AVE NW LONGVILLE MN USA 56655
218-18-008	HURD EVERETT/THERESA	7444 E ABILENE AVE MESA 85208	4687 19TH ST SW FOREST LAKE MN USA 55025
218-18-009	KAHLHAMER BRAD R	7450 E ABILENE AVE MESA 85208	6 RIVINGTON ST FLOOR 3 NEW YORK CITY NY USA 10002
218-18-010	SANDOVAL KATHLEEN	7456 E ABILENE AVE MESA 85208	7456 E ABILENE AVE MESA AZ USA 85208
218-18-011	STAAB RICHARD DEAN	7462 E ABILENE AVE MESA 85208	412 RIVER VIEW RD GUTTENBERG IA USA 52052
218-18-012	SCHREINER SUSAN M	7502 E ABILENE AVE MESA 85208	3540 W 8TH ST WINONA MN USA 55987
218-18-013	NOREM TERRY	7508 E ABILENE AVE MESA 85208	7508 E ABILENE AVE MESA AZ USA 85208
218-18-014	ANDERSON DENNIS W/JOY L	7514 E ABILENE AVE MESA 85208	1735 MARSH AVE MT UNION IA USA 52644
218-18-015	REYNOLDS RHONDA MICHELLE	7520 E ABILENE AVE MESA 85208	7520 E ABILENE AVE MESA AZ USA 85208
218-18-016	KOVAC BONNIE JEAN TR	7526 E ABILENE AVE MESA 85208	7526 E ABILENE AVE MESA AZ USA 85208
218-18-017	PEGGY LEE HILL LIVING TRUST	7532 E ABILENE AVE MESA 85208	7532 E ABILENE AVE MESA AZ USA 85208
218-18-018	GORDON J POOLE FAMILY TRUST	7538 E ABILENE AVE MESA 85208	4809 RIVERVIEW DR HUBERTUS WI USA 53033
218-18-019	JOHNSON JOY E	7544 E ABILENE AVE MESA 85208	7544 E ABILENE AVE MESA AZ USA 85208
218-18-020	VAN DORN FOREST G/ALICE LEE	7550 E ABILENE AVE MESA 85208	PO BOX 444 OSBURN ID USA 83849
218-18-021	ESTEY MICHAEL F	7556 E ABILENE AVE MESA 85208	7556 E ABILENE AVE MESA AZ USA 85208
218-18-022	KARGARD RICHARD H/LEONA M	7557 E ABILENE AVE MESA 85208	7557 E ABILENE AVE MESA AZ USA 85208
218-18-023	LOIS M GOTTHARDT TRUST	7549 E ABILENE AVE MESA 85208	7549 E ABILENE AVE MESA AZ USA 85208
218-18-024	VAN KIRK WILLIAM R/JOANN M	57 S 75TH PL MESA 85208	57 S 75TH PL MESA AZ USA 85208
218-18-025	MANTHEI HOWARD E/JOAN M	63 S 75TH PL MESA 85208	530 LAKEWOOD DR HUTCHINSON MN USA 55350
218-18-026	MERCER MYRNA L	103 S 75TH PL MESA 85208	103 S 75TH PL MESA AZ USA 85208
218-18-027	ELAM TRACY CURTIS/ELAM JOAN M ESTATE OF	109 S 75TH PL MESA 85208	109 S 75TH PL MESA AZ USA 85208
218-18-028	GREENWOOD CINDY	115 S 75TH PL MESA 85208	115 S 75TH PL MESA AZ USA 85208
218-18-029	CONNIE JEAN WALKER REVOCABLE TRUST/WILLIAM E WALKER JUNIOR REVOCABLE TRUST/DAUGHETEE ALICE N	121 S 75TH PL MESA 85208	3150 N 78TH ST MESA AZ USA 85207
218-18-030	DAILY MARLENE J	127 S 75TH PL MESA 85208	127 S 75TH PL MESA AZ USA 85208
218-18-031	NIELSEN MARJORIE	133 S 75TH PL MESA 85208	133 S 75TH PL MESA AZ USA 85208
218-18-032	RICHARD L & ANITA L GROFF LIVING TRUST	139 S 75TH PL MESA 85208	139 S 75TH PL MESA AZ USA 85208
218-18-033	MIKL CHARLES S/DEMETROS MARYANNE	145 S 75TH PL MESA 85208	145 S 75TH PL MESA AZ USA 85208
218-18-034	BERGEMANN HARLAN J/PATRICIA A	151 S 75TH PL MESA 85208	15739 526TH AVE GARDEN CITY MN USA 56034
218-18-035	BRIGGS RONALD G/PATRICIA TR	157 S 75TH PL MESA 85208	157 S 75TH PL MESA AZ USA 85208
218-18-036	LYON DICK/JUDY	7592 E ANANEA CIR MESA 85208	7592 E ANANEA CIR MESA AZ USA 85208
218-18-179	GRAY STEVEN ALLEN	134 S 74TH PL MESA 85208	134 S 74TH PL MESA AZ USA 85208
218-18-180	WILLIAMS VORA M	135 S 74TH PL MESA 85208	135 S 74TH PL MESA AZ USA 85208
218-18-181	MECKSTROTH FAMILY TRUST	141 S 74TH PL MESA 85208	141 S 74TH PL MESA AZ USA 85208
218-18-182	BRENTLINGER LEE R/CAROL L	147 S 74TH PL MESA 85208	147 S 74TH PL MESA AZ USA 85208
218-18-183	SMITH DENNIS DEL/CHARLOTTE ANNE TR	7444 E BALSAM CIR MESA 85208	7444 E BALSAM CIR MESA AZ USA 85208
218-18-184	BARBER RHONDA	7450 E BALSAM CIR MESA 85208	7450 E BALSAM CIR MESA AZ USA 85208
218-18-185A	KOEPPEN ROBERT J/SANDRA A	7456 E BALSAM CIR MESA 85208	7456 E BALSAM CIR MESA AZ USA 85208
218-18-201	DONALD M LUCHTERHAND AND SOPHIE WALLENTINE FAMILY TRUST	7579 E ARBOR AVE MESA 85208	7579 E ARBOR AVE MESA AZ USA 85208
218-18-202	BOWERS PETER JOHN/EMILY MARIE	7573 E ARBOR AVE MESA 85208	7214 21ST AVE NW PENNOCK MN USA 56279
218-18-203A	BONNIE L MOORE FAMILY TRUST	7567 E ARBOR AVE MESA 85208	7567 E ARBOR AVE MESA AZ USA 85208
218-18-204A	DAVIS PATRICIA J	7563 E ARBOR AVE MESA 85208	7563 E ARBOR AVE MESA AZ USA 85208
218-18-205	STICKEL KIM	7559 E ARBOR AVE MESA 85208	7559 E ARBOR AVE MESA AZ USA 85208
218-18-206	LAMONTAGNE MARCEL D	7555 E ARBOR AVE MESA 85208	7555 E ARBOR AVE MESA AZ USA 85208
218-18-207	RONALD LYNN DURST AND DIANE KATHERINE DURST LIVING TRUST	7551 E ARBOR AVE MESA 85208	7551 E ARBOR AVE MESA AZ USA 85208
218-18-208	DAVIS ANN	7541 E ARBOR AVE MESA 85208	7541 E ARBOR AVE MESA AZ USA 85208
218-18-209	MCPHAIL ADRIENNE E	7535 E ARBOR AVE MESA 85208	361 DAVIS RD BATAVIA IL USA 60510
218-18-210	BOWENWERKS LLC	7529 E ARBOR AVE MESA 85208	517 S BLOSSOM MESA AZ USA 85206
218-18-211	VESTAL MICHAEL S/KARIN L	7515 E ARBOR AVE MESA 85208	7785 CAHILL AVE INVER GROVE HGTS MN USA 55076
218-18-212	MONICAL CHARLES WADE/GISELLE A/LOLA R	105 S 75TH CIR MESA 85208	105 S 75TH CIR MESA AZ USA 85208
218-18-213	LILLIE ARTHUR LEE	111 S 75TH CIR MESA 85208	111 S 75TH CIR MESA AZ USA 85208
218-18-214	HARLAN L MARBLE AND ELAINE A MARBLE REV TRUST	117 S 75TH CIR MESA 85208	100 TROENDLE ST SOUTHWEST MAPELTON MN USA 56065
218-18-215	VICKIE J LEARN LIVING TRUST	123 S 75TH CIR MESA 85208	123 S 75TH CIR MESA AZ USA 85208
218-18-216	KENDALL LIVING TRUST	120 S 75TH CIR MESA 85208	120 S 75TH CIR MESA AZ USA 85208
218-18-217	WARDEN DOUGLAS/ROSLYN	114 S 75TH CIR MESA 85208	8063 E COLBY ST MESA AZ USA 85207
218-18-218	KRONE VINCENT J & JEANETTE K	7455 E ARBOR AVE MESA 85208	7455 ARBOR AVE MESA AZ USA 85207
218-18-219	ROBERTS SUE E/FRANK J	109 S AVOCA MESA 85208	1221 WEJEGI DR HUBERTUS WI USA 53033
218-18-220	DARREL AND DIANNA ENGLER REVOCABLE TRUST	115 S AVOCA MESA 85208	6441 LAKELAND HILLS DR GILLETTE WY USA 82716
218-18-221	COOPER KEN/MARJORIE	119 S AVOCA MESA 85208	119 S AVOCA MESA AZ USA 85208
218-18-222	WEST JIMMY LEE JR/SENGER ANGELA	125 S AVOCA MESA 85208	125 S AVOCA MESA AZ USA 85208
218-18-223	MARTEL RITA M	124 S AVOCA MESA 85208	124 S AVOCA MESA AZ USA 85208
218-18-224	STREETER RICHARD T/GWEN M	118 S AVOCA MESA 85208	1611 1ST ST SE AUBURN WA USA 98002
218-18-225	PICKTHORN DAVID/DELENIA SUE	112 S AVOCA MESA 85208	PO BOX 244 HEBER AZ USA 85928
218-18-226	METTLER MYRON D/THERESA A	106 S AVOCA MESA 85208	220 3RD ST SW ASHLEY ND USA 58413
218-18-227	JARAMILLO PAUL/ROSITA NIEVES	131 S 74TH ST MESA 85208	131 S 74TH ST MESA AZ USA 85208
218-18-228	PERKINS JANICE/MARSHALL	125 S 74TH ST MESA 85208	125 S 74TH ST MESA AZ USA 85208
218-18-229	KING CURTIS D/MARGARET J	119 S 74TH ST MESA 85208	12150 GOPHER ST BECKER MN USA 55308
218-18-230	AADLAND ROGER W/DIANE K TR	113 S 74TH ST MESA 85208	1349 CHERRY DR WATERTOWN SD USA 57201
218-18-231	CRAWFORD REVOCABLE TRUST	7413 E ARBOR AVE MESA 85208	805 S REVOLTA CIR MESA AZ USA 85208
218-18-232	NANCY A HOFFMAN FAMILY TRUST	7410 E ARBOR AVE MESA 85208	7410 E ARBOR AVE MESA AZ USA 85208

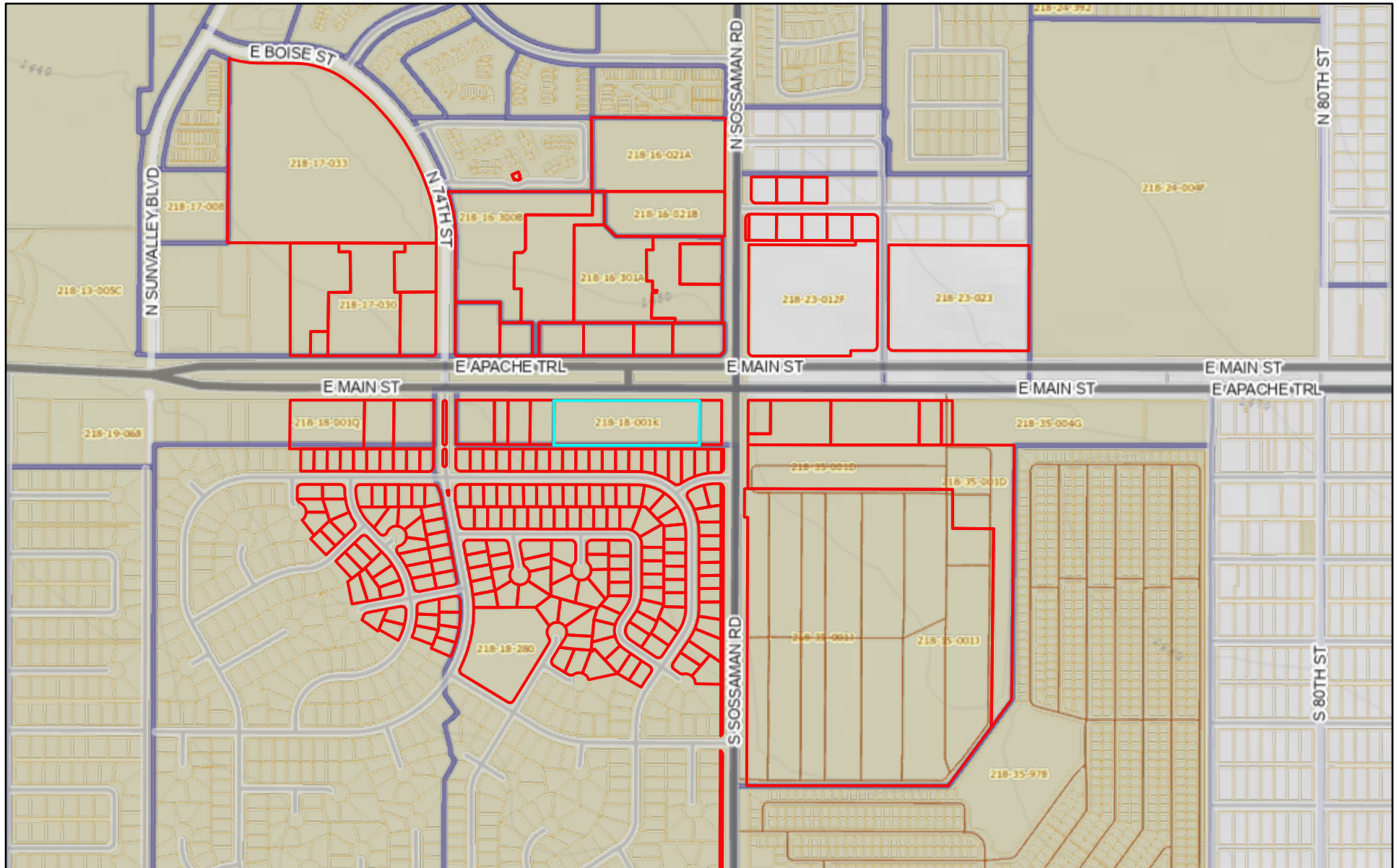
218-18-233	MARTINSON TRUST	7416 E ARBOR AVE	MESA	85208	408 GRANDVIEW DR WAUNAKEE WI USA 53597
218-18-234	SHOEMAKER FAMILY TRUST	7422 E ARBOR AVE	MESA	85208	7422 E ARBOR AVE MESA AZ USA 85208
218-18-235	BERNARD MICHAEL/JOSEPH ARTHUR/MARY FRANCES	7428 E ARBOR AVE	MESA	85208	280 EASTWOOD CT CHANHASSEN MN USA 55317
218-18-236	DEES RADKA SAMANTHA/DOSTAL STANA	7434 E ARBOR AVE	MESA	85208	7434 E ARBOR AVE MESA AZ USA 85208
218-18-237	SENNE DEAN S/KATHLEEN A	7440 E ARBOR AVE	MESA	85208	7440 E ARBOR AVE MESA AZ USA 85208
218-18-238	ARMSTRONG STEVEN L	7446 E ARBOR AVE	MESA	85208	7512 E ARBOR MESA AZ USA 85208
218-18-239	DAVID L WANDER LIVING TRUST/JOAN M WANDER LIVING TRUST	7452 E ARBOR AVE	MESA	85208	31146 BIRCH VALLEY RD MELROSE MN USA 56352
218-18-240	LUNDQUIST CARL L/BARBARA A	7458 E ARBOR AVE	MESA	85208	420 SE 4TH ST WILMAR MN USA 56201
218-18-241	BAILEY ROBERT/MARTHA	7464 E ARBOR AVE	MESA	85208	7464 E ARBOR AVE MESA AZ USA 85208
218-18-242	GANNON CHIEKO	7500 E ARBOR AVE	MESA	85208	7500 E ARBOR MESA AZ USA 85208
218-18-243	POLFUSS DONALD E/CAROL A	7506 E ARBOR AVE	MESA	85208	28 S PARK PL PLYMOUTH WI USA 53073
218-18-244	ARMSTRONG STEVEN L/CONSTANCE S WHITMORE	7512 E ARBOR AVE	MESA	85208	3520 TIMBER RIDGE TRL CEDAR RAPIDS IA USA 52411
218-18-245	SCHOO HAL J/CONNIE J	7516 E ARBOR AVE	MESA	85208	7516 E ARBOR AVE MESA AZ USA 85208
218-18-246	SCHOO GUY N/SHARON A	7520 E ARBOR AVE	MESA	85208	8243 N OLEANDER NILES IL USA 60714
218-18-247	HERRMANN EDWARD A/LYNNE M	7526 E ARBOR AVE	MESA	85208	4665 EATON AVE SE DELANO MN USA 55328
218-18-248	EBERLE LEROY/CONNIE M	7532 E ARBOR AVE	MESA	85208	122 26TH ST SW MINOT ND USA 58701
218-18-249	WIEK WAYNE/MARILYN	7538 E ARBOR AVE	MESA	85208	8649 108TH AVE SE OAKES ND USA 58474
218-18-250	SMITH CRAIG A/LINDA H	7544 E ARBOR AVE	MESA	85208	7544 E ARBOR AVE MESA AZ USA 85208
218-18-251	HOUSE JOHN/JAN	7550 E ARBOR AVE	MESA	85208	31 HOUSE LN ELMA WA USA 98541
218-18-252	MAHLER MICHAEL SCOTT	7556 E ARBOR AVE	MESA	85208	7556 E ARBOR AVE MESA AZ USA 85208
218-18-253	FOULDS DAVID J/THERESA A	7566 E ARBOR AVE	MESA	85208	7566 E ARBOR AVE MESA AZ USA 85208
218-18-254	WIEK ROBERT/JOYCE	7576 E ARBOR AVE	MESA	85208	505 MAIN AVE OAKES ND USA 58474
218-18-255	MEYER FAMILY TRUST	150 S 75TH PL	MESA	85208	150 S 75TH PL MESA AZ USA 85208
218-18-256	GARDNER PAUL D	138 S 75TH PL	MESA	85208	138 S 75TH PL MESA AZ USA 85208
218-18-257	BLAU KEVIN PAUL/MARVIN LOWELL	128 S 75TH PL	MESA	85208	6840 SPURGE LN NE REMER MN USA 56672
218-18-258	HILL WANDA/DOBBINS DELLA	122 S 75TH PL	MESA	85208	122 S 75TH PL MESA AZ USA 85208
218-18-259	CAROLYN ANN PERRELL TRUST	116 S 75TH PL	MESA	85208	PO BOX 13552 MESA AZ USA 85216
218-18-260	LANCASTER GREGORY/JANICE	110 S 75TH PL	MESA	85208	PO BOX 6940 MESA AZ USA 85216
218-18-261	MINNIX KIM M	104 S 75TH PL	MESA	85208	104 S 75TH PL MESA AZ USA 85208
218-18-262	DUEMKE DENNIS B/CAROL JEAN	64 S 75TH PL	MESA	85208	64 S 75TH PL MESA AZ USA 85208
218-18-263	ROEPKE RANDY U/DEBRA K	56 S 75TH PL	MESA	85208	56 S 75TH PL MESA AZ USA 85208
218-18-264	TOWNE FAMILY TRUST	50 S 75TH PL	MESA	85208	50 S 75TH PL MESA AZ USA 85208
218-18-265	HANSEN CLYDE E/MARY L	7529 E ABILENE AVE	MESA	85208	7529 E ABILENE AVE MESA AZ USA 85208
218-18-266	ROWSE DONALD/MARY	7521 E ABILENE AVE	MESA	85208	7521 E ABILENE AVE MESA AZ USA 85208
218-18-267	KILLIAN JAY/DENISE	7515 E ABILENE AVE	MESA	85208	N8773 1020TH ST RIVER FALLS WI USA 54022
218-18-268	NIERGARTH KATHRYN L	7509 E ABILENE AVE	MESA	85208	5571 MILLER ST MUSKEGON MI USA 49442
218-18-269	WALKER JAN J/PHYLLIS A	7505 E ABILENE AVE	MESA	85208	6067 W BEACON HILL PL FRANKLIN WI USA 53132
218-18-270	NELSON ROGER L/PAMELA RAE	7461 E ABILENE AVE	MESA	85208	23648 390TH ST NE MIDDLE RIVER MN USA 56737
218-18-271	MONICAL GISELLE A	7455 E ABILENE AVE	MESA	85208	7455 E ABILENE AVE MESA AZ USA 85208
218-18-272	CALDWELL MARTHA R	7449 E ABILENE AVE	MESA	85208	7449 E ABILENE AVE MESA AZ USA 85208
218-18-273	LYNN DENIS	7443 E ABILENE AVE	MESA	85208	113 EWLES PL MARTINSVILLE SK CAN S0K2T2
218-18-274	CRAIG STEVEN OKUTANI TRUST/ALEMAN YARNELL ANN	7437 E ABILENE AVE	MESA	85208	7437 E ABILENE AVE MESA AZ USA 85208
218-18-275	MACDONALD LORRI J	7431 E ABILENE AVE	MESA	85208	6949 PEBBLE PARK CIR WEST BLOOMFIELD MI USA 48322
218-18-276	ALTHOFF GERAETS FAMILY TRUST	7425 E ABILENE AVE	MESA	85208	7425 E ABILENE AVE MESA AZ USA 85208
218-18-277	PRANGE DOROTHY/NORMAN	7419 E ABILENE AVE	MESA	85208	240 N WASHINGTON AVE SHELDON IA USA 512011233
218-18-278	STAMPER CALVIN W/TERESA D	7413 E ABILENE AVE	MESA	85208	4308 180TH PL LONG BEACH WA USA 98631
218-18-279	YANEZ MARIO Y/DORA S	7407 E ABILENE AVE	MESA	85208	7407 E ABILENE AVE MESA AZ USA 85208
218-18-283	MESA EAST HOME OWNERS ASSN				225 S 74TH ST MESA AZ USA 85208
218-18-284A	MESA EAST HOMEOWNERS ASSOCIATION				PO BOX 1467 MESA AZ USA 85201
218-18-285A	JOHNSTONE ALAN R/MARY L	7358 E ABILENE AVE	MESA	85208	7358 E ABILENE AVE MESA AZ USA 85208
218-18-286A	GRACIA HENRY A	7352 E ABILENE AVE	MESA	85208	7352 E ABILENE AVE MESA AZ USA 85208
218-18-287A	NUSSER NANCY	7346 E ABILENE AVE	MESA	85208	7346 E ABILENE AVE MESA AZ USA 85208
218-18-288A	JONES HEIDI	7338 E ABILENE AVE	MESA	85208	7338 E ABILENE AVE MESA AZ USA 85208
218-18-289A	KELLEY JOHN MICHAEL/CONNIE ANN	7332 E ABILENE AVE	MESA	85208	7332 E ABILENE AVE MESA AZ USA 85208
218-18-290A	FRANK ELLEN J/GORDON MARY E/OLCHEFSKE JAMES	7326 E ABILENE AVE	MESA	85208	7326 E ABILENE AVE MESA AZ USA 85208
218-18-291A	JAMES HASSING REVOCABLE TRUST	7320 E ABILENE AVE	MESA	85208	132 S 7TH ST CUSTER SD USA 577302020
218-18-292A	HOLUM CAROL T	7314 E ABILENE AVE	MESA	85208	7314 E ABILENE AVE MESA AZ USA 85208
218-18-293A	ELDRIDGE ROBERT D/DEBORA	7308 E ABILENE AVE	MESA	85208	7308 E ABILENE AVE MESA AZ USA 85208
218-18-294A	SKYBERG KENNETH/BECKER SHAWN	7302 E ABILENE AVE	MESA	85208	7302 E ABILENE AVE MESA AZ USA 85208
218-18-480	MARTINEZ JOSE L T/TRUJILLO JOHANNA C	130 S 74TH ST	MESA	85208	130 S 74 ST MESA AZ USA 85208
218-18-481	NAKAI SUSANNA/BRIAN	136 S 74TH ST	MESA	85208	174 LEGENDS WY HIRAM GA USA 30141
218-18-482	NAKAI SUSANNA G/BRIAN	144 S 74TH ST	MESA	85208	174 LEGENDS WAY HIRAM GA USA 30141
218-18-483	ZUELSDORFF LARRY/SALLY	154 S 74TH ST	MESA	85208	154 S 74TH ST MESA AZ USA 85208
218-18-505	PARKER KATHRYN C/LEX H JR	145 S AMULET AVE	MESA	85208	145 S AMULET AVE MESA AZ USA 85208
218-18-506	ROBERTSON STUART/OOTHOUDT GAYLE	143 S AMULET AVE	MESA	85208	143 S AMULET AVE MESA AZ USA 85208
218-18-507	BAUNE JOHN E/CAROLYN	133 S AMULET AVE	MESA	85208	133 S AMULET AVE MESA AZ USA 85208
218-18-508	QUAINTANCE MICHAEL P/FLORENCE M TR	110 S AMULET AVE	MESA	85208	110 S AMULET AVE MESA AZ USA 85208
218-18-509	MECKSTROTH CHERYL	118 S AMULET AVE	MESA	85208	118 S AMULET AVE MESA AZ USA 85208
218-18-510	NEVA RONALD W/CATHERINE L	124 S AMULET AVE	MESA	85208	203 W 9TH ST DULUTH MN USA 55806
218-18-511	BRUCE E GORDON DECLARATION OF TRUST	7334 E AZALEA AVE	MESA	85208	70 S MCGREGOR DR LAKE ORION MI USA 48362
218-18-512	AKBAY FEVZI D/ONCU SONGUL	7328 E AZALEA AVE	MESA	85208	7328 E AZALEA AVE MESA AZ USA 85208
218-18-518	SHAW LARRY L/SANDRA L/CRUISE ZORAH I	7335 E AZALEA AVE	MESA	85208	10681 MARKET AVE N HARTVILLE OH USA 44632
218-18-519	MUDLIN SAM A/BERG KRISTIE L	136 S AMULET AVE	MESA	85208	PO BOX 199 PIEDMONT SD USA 57769
218-18-520	MORGAN LIVING TRUST	144 S AMULET AVE	MESA	85208	PO BOX 111 PANGUICH UT USA 84759
218-18-560	BROCKHOFF HENRY O/GLEN/TERESA	7315 E ARBOR AVE	MESA	85208	PO BOX 64 NEILBURG SK CAN S0M2C0
218-18-561	SHEPHERD MICHAEL/DEBRA	7323 E ARBOR AVE	MESA	85208	4400 ASHBERRY DR MILTON WI USA 53563
218-18-562	RUSSELL WALTER LEE/TANYA JEAN	7327 E ARBOR AVE	MESA	85208	7327 E ARBOR AVE MESA AZ USA 85208
218-18-563	COX THOMAS C TR/TATAREN SHARON J TR	52 S AMULET AVE	MESA	85208	52 S AMULET AVE MESA AZ USA 85208
218-18-564	KEITH MARGARET/GAGEN ED	7324 E ARBOR AVE	MESA	85208	7324 E ARBOR AVE MESA AZ USA 85208
218-18-565	LOGAN CLIVE HAYDN	7318 E ARBOR AVE	MESA	85208	15 LAKEWOOD DR RICHMOND ON CAN K0A 2Z0
218-18-566	BLEA MICHAEL	7314 E ARBOR AVE	MESA	85208	7314 E ARBOR AVE MESA AZ USA 85208
218-18-596	WENTZ CHARLES/LOLA	57 S 73RD ST	MESA	85208	57 S 73RD ST MESA AZ USA 85208
218-18-597	RIAN DONNA F/EDWARD J	53 S 73RD ST	MESA	85208	11267 US HWY 10 LAKE PARK MN USA 56554
218-18-598	BOUTROS NOUVRIET	47 S 73RD ST	MESA	85208	47 S 73RD ST MESA AZ USA 85208
218-18-599	FULLER CALVRIN R JR	46 S AMULET AVE	MESA	85208	46 S AMULET AVE MESA AZ USA 85208
218-18-600	IVERSON TRUST	57 S AMULET AVE	MESA	85208	57 S AMULET AVE MESA AZ USA 85208
218-18-601	GEORGE ROBERT RINARD LIVING TRUST	63 S AMULET AVE	MESA	85208	63 S AMULET AVE MESA AZ USA 85208
218-18-602	REICH KATHY J/RONALD W/BARRETT ELAINE G/ETAL	65 S AMULET AVE	MESA	85208	11290 BOND RD #4 LAKE COUNTRY BC CAN V4V 1E1
218-18-603	BOWEN GLEN/DEANNA	67 S AMULET AVE	MESA	85208	67 S AMULET AVE MESA AZ USA 85208
218-18-604	LALLAK REGINA M/MARK M JR/LEAH A	105 S AMULET AVE	MESA	85208	105 S AMULET AVE MESA AZ USA 85208
218-18-605	SAMUELSON ROXANNE LORRAYE	111 S AMULET AVE	MESA	85208	21575 130TH AVE LAKE PARK MN USA 56554
218-18-606	JOHN R VAN HEUKELOM SECOND AMENDED & RESTATED REVOCABLE TRUST	117 S AMULET AVE	MESA	85208	2550 DEER LANE RD MARION IA USA 52302
218-18-607	DITTERICK NORBERT G/ROSWITHA	123 S AMULET AVE	MESA	85208	PO BOX 195 LAKE PARK MN USA 56554
218-18-608	OPPEWALL RANDAL J/BROCK MARLO M	118 S 74TH ST	MESA	85208	8208 BLAINE RD BLAINE WA USA 98230
218-18-609	FRYBARGER DAVID H/REBECCA A/ROGER H	112 S 74TH ST	MESA	85208	112 S 74TH ST MESA AZ USA 85208
218-18-610	SERVANK SB	106 S 74TH ST	MESA	85208	3138 E ELWOOD ST PHOENIX AZ USA 85034
218-18-611	LANGE LEONARD R/VICTORIA R	66 S 74TH ST	MESA	85208	66 S 74TH ST MESA AZ USA 85208
218-18-612	RAYMOND ROSS	60 S 74TH ST	MESA	85208	31085 BYOH LN POTOMAX MT USA 59823
218-18-613	BROWN PHILLIP H/LOLA J	54 S 74TH ST	MESA	85208	2102 N WILLOW DR URBANA IL USA 61801

218-18-614 NOWELS MICHAEL P/SUSAN K  
218-18-615 CHRISTNER EUGENE E/SANDRA S  
218-18-616 ALLEN MATHIAS E  
218-18-617 KELLEY JUDY ANN  
218-18-618 WARGO STEVEN JOHN  
218-18-619 GREENSLIT SUZANNE J  
218-23-001A MOORE FRANK B & SHIRLEY A  
218-23-001B SEVILLA TONYA  
218-23-002 MELTON COLLEEN M  
218-23-003 PAUL BRIAN M/DAUCH JAMIE L M  
218-23-004 VENEGAS MARTIN  
218-23-005 WALCOM JERRYSUE  
218-23-008 DIANNE CAROLE PATERSON LIVING TRUST  
218-23-009 DICKERMAN FAMILY LIVING TRUST  
218-23-010 TUFFLY FRED MONROE  
218-23-012F FREDRICKSON LIVING TRUST  
218-23-023 TIMOTHY J COURRY IRREVOCABLE TRUST II  
218-35-001B GRIZZLYS DISCOUNT FLOORING LLC  
218-35-001L LEGACY PIII AGAVE VILLAGE LLC  
218-35-001M CRE MAIN STREET LLC  
218-35-001P HOLM TODD/MELISSA  
218-35-001Q PEP BOYS MANNY MOE & JACK

7359 E ABILENE AVE MESA 85208  
7353 E ABILENE AVE MESA 85208  
7347 E ABILENE AVE MESA 85208  
7341 E ABILENE AVE MESA 85208  
7335 E ABILENE AVE MESA 85208  
7329 E ABILENE AVE MESA 85208  
  
7605 E AKRON ST MESA 85207  
7613 E AKRON ST MESA 85207  
7621 E AKRON ST MESA 85207  
7629 E AKRON ST MESA 85207  
7637 E AKRON ST MESA 85207  
7622 E AKRON ST MESA 85207  
7614 E AKRON ST MESA 85207  
7606 E AKRON ST MESA 85207  
7602 E MAIN ST MESA 85207  
7744 E MAIN ST MESA 85207  
7601 E MAIN ST MESA 85207  
7807 E MAIN ST MESA 85207  
7631 E MAIN ST MESA 85207  
7745 E MAIN ST MESA 85207  
7715 E MAIN ST MESA 85207

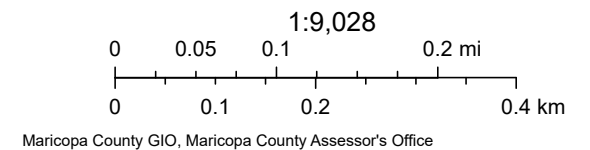
2047 VIOLET AVE MADRID IA USA 50156  
310 E OLD ORCHARD DR MT PLEASANT IA USA 52641  
610 S MIDVALE BLVD MADISON WI USA 53711  
19008 18TH AVE NW ARLINGTON WA USA 98223  
1923 UTE CREEK DR LONGMONT CO USA 80501  
1412 HILTON RD LITTLE FALLS MN USA 56345  
7605 E AKRON ST MESA AZ USA 85207  
1820 E LOCKWOOD ST MESA AZ USA 85203  
7613 E AKRON ST MESA AZ USA 85207  
7621 E AKRON ST MESA AZ USA 85207  
7629 E AKRON ST MESA AZ USA 85207  
7637 E AKRON ST MESA AZ USA 85207  
7245 E FAIRVIEW AVE MESA AZ USA 852082732  
7614 E AKRON ST MESA AZ USA 85207  
7606 E AKRON ST MESA AZ USA 85207  
MESA AZ USA 85203  
2777 W QUEEN CREEK RD UNIT 7 CHANDLER AZ USA 85248  
580 W VIA DE PALMAS SAN TAN VALLEY AZ USA 85140  
1630 W GUADALUPE RD GILBERT AZ USA 85233  
2311 HARRIMAN LN B REDONDO BEACH CA USA 90278  
8246 E KAEL ST MESA AZ USA 85207  
3111 W ALLEGHENY AVE PHILADELPHIA PA USA 19132

# 1000' Notification Map



November 25, 2024

 Override 1



# Main 45 – SWC Sossaman & Main

## Final Citizen Participation Report

March 25, 2025

### Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the neighborhood outreach efforts made by the Applicant concerning the Applicant's requests for Rezoning and Site Plan approval. These outreach efforts were made to facilitate development of a multifamily residential community at the SWC Sossaman Road and Main Street in Mesa (APNs 218-18-001K and 218-18-001J).

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan. The Applicant will also provide neighborhood notice for future public hearings.

### Contact Information:

The Citizen Participation activities were coordinated by:

**Jon Gillespie**

7144 E. Stetson Drive, Suite 300

Scottsdale, AZ 85251

Phone: 480.240.5641

Email: JGillespie@RoseLawGroup.com

### Actions Taken:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. An In-Person Neighborhood Meeting was held on January 8, 2025 at the Golden Hills Golf Club. Notice of the meeting was sent to all property owners within 1000' of the subject property (approximately 219 owners). The meeting was attended by approximately 30 neighbors and a summary of the meeting is attached to this report. Also attached is the notice letter sent to neighbors and the list of neighbors contacted.
2. The applicant fielded phone calls with local commercial property owners Charles Yakich on January 10, 2025 and Chad Cluff on January 17, 2025. Both of these property owners committed to providing support letters for the proposal and Mr. Cluff's letter is attached to this report.
3. Follow up phone and email correspondence was completed with Dennis Smith (President of the Mesa East HOA), Sam Mudlin (Mesa East HOA Board Member), and

Kat Deist-Zemar (Local Real Estate Agent and mother of a Mesa East neighbor). Mr. Gillespie met with Sam Mudlin and Dean Senne on February 20, 2025 at the Mesa East Community Center to discuss the project and the applicant agreed to plan changes and additional study efforts.

4. The Applicant was available for individual phone and email outreach.
5. Property Owners within 1,000-feet of the property will be notified of the public hearings at least 14-days prior to any scheduled hearing. All attendees at the neighborhood meeting who provided their mailing address will also be notified.
6. For public hearing notice, the applicant will post two 4' x 4' sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

### **Summary of Comments Received & Resolution:**

Attendees at the neighborhood meeting included adjacent neighbors and residents in the Mesa East mobile home subdivision. They generally were curious about project details and generally neutral or supportive of the proposal. Supportive comments were primarily related to the activation of a long-vacant parcel, excitement that investment was being made in the area, and appreciation for the high-quality project design. Additional comments from neighbors centered around the following *with a summary of the answer being provided in italics*:

1. Concern about use of Mesa East common amenities such as the pool which is approximately 1/3 mile from Main 45's entrance. *Comment acknowledged and commitment to place lease language in the Main 45 lease agreements that bars use of Mesa East community amenities. Discussion was had about additional family-centered amenities which could be provided.*
2. Questions about the setback to northern Mesa East residents including height of the building and proposed design with the public alley between the uses. *Visual descriptions were provided to show that the proposed 40 foot separation from property line to building exceeds the standard separation of 30 feet.*
3. Preference that the units be "for-sale" and questions about the expected rental values. *The intent of the developer is to build this project and hold as a long-term asset. The expected rent value was described as being upwards of \$2,300 per month.*
4. Question about restrictions on the number of occupants within the three-bedroom units and the City definition of family. *Assurance was given that the lease agreement would sufficiently control the number of occupants and the permitted parking reserved for each unit.*

The Mesa East HOA circulated an opposition petition to the project a few weeks after the neighborhood meeting. The applicant then met with HOA leadership to discuss their concerns. The primary concerns cited in that meeting were fear of cut-through traffic into the neighborhood, visibility from second story units into adjacent lots, townhome children riding bikes on the public streets of the HOA where there are no sidewalks, fear of townhome resident use of Mesa East amenities, and preference for a for-sale product. HOA leadership appeared happy with the high market rate expected for the project and the applicant's willingness to revise plans and studies.

To address the concerns, the Applicant:

1. Followed up with neighbors providing answers to lease questions and creating multiple renderings and sight line analysis exhibits to describe the transition between mobile homes to townhome units.
2. Agreed to install 36 inch box trees in each of the townhome rear yards on the south side of the development.
3. Agreed to increase the south and west perimeter wall height to 8 feet.
4. Revised the site plan to provide a child focused playground amenity.
5. Engaged a traffic engineer to create a Traffic Statement detailing the development's traffic impact and expected movement patterns.
6. Developed a Good Neighbor Policy which outlines rules which will be enforced on resident leases including subleasing restrictions, parking restrictions, Mesa East amenity use prohibition, noise, and light restrictions.
7. Committed to ongoing outreach regarding the Mesa East HOA community needs.

#### **Schedule:**

Pre-Application Conference (PRS24-00843)	October 8, 2024
Formal Submittal to City	November 25, 2024
Application Notice Letter Sent	December 4, 2024
Neighborhood Meeting	January 8, 2025
Planning & Zoning Public Hearing	April 9, 2025
City Council Public Hearings	TBD

### Attached Exhibits:

- A) Neighborhood Meeting Notification Letter
- B) Neighborhood Meeting Notification List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- C) 1000' Notification Map of surrounding property owners
- D) Neighborhood Meeting Summary with Comment Cards and Sign-In Sheet
- E) Public Hearing Notification Letter
- F) Public Hearing Notification List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- G) Sign Posting Affidavit
- H) Letter of Support from directly adjacent commercial owner
- I) Copy of Good Neighbor Policy

# Affidavit of Notification

Application: PAD Rezoning

Applicant Name: Elliot Barkan Development, LLC

Location: SWC of Sossaman Rd & Main St

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

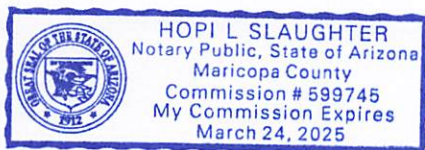
[Signature]  
Applicant/Representative Signature

12/23/2024  
Date

This instrument was acknowledged before me on this 23rd day of December,

2024, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.



[Signature]  
Notary Public

My commission expires March 24, 2025

December 23, 2024

**NOTICE OF NEIGHBORHOOD MEETING**

Dear Neighbor,

The purpose of this letter is to inform you that our firm, on behalf of Elliot Barkan Development, LLC, has recently applied to the City of Mesa for a Planned Area Development Overlay (PAD) Rezoning on the 3.51-acre vacant parcel at the southwest corner of Sossaman Road and Main Street in Mesa.

We are proposing to develop this parcel with a high-quality 45-unit multi-family townhome style community. Enclosed you will find a proposed site plan for the community and a rendering of the proposed architecture. The proposed homes will be two-stories and setback over forty feet from the current wall on the north side of the Mesa East Mobile Home Subdivision. Access to the property will be from Main Street.

The proposed rezone is to the RM-2 zoning district which would allow the proposed residential use, and the PAD overlay would ensure that superior design characteristics are used for the development. The property is currently zoned Limited Commercial (LC), which allows numerous commercial uses of varying intensity.

We will be hosting an open house meeting for the public. Please join us to learn more about the project.

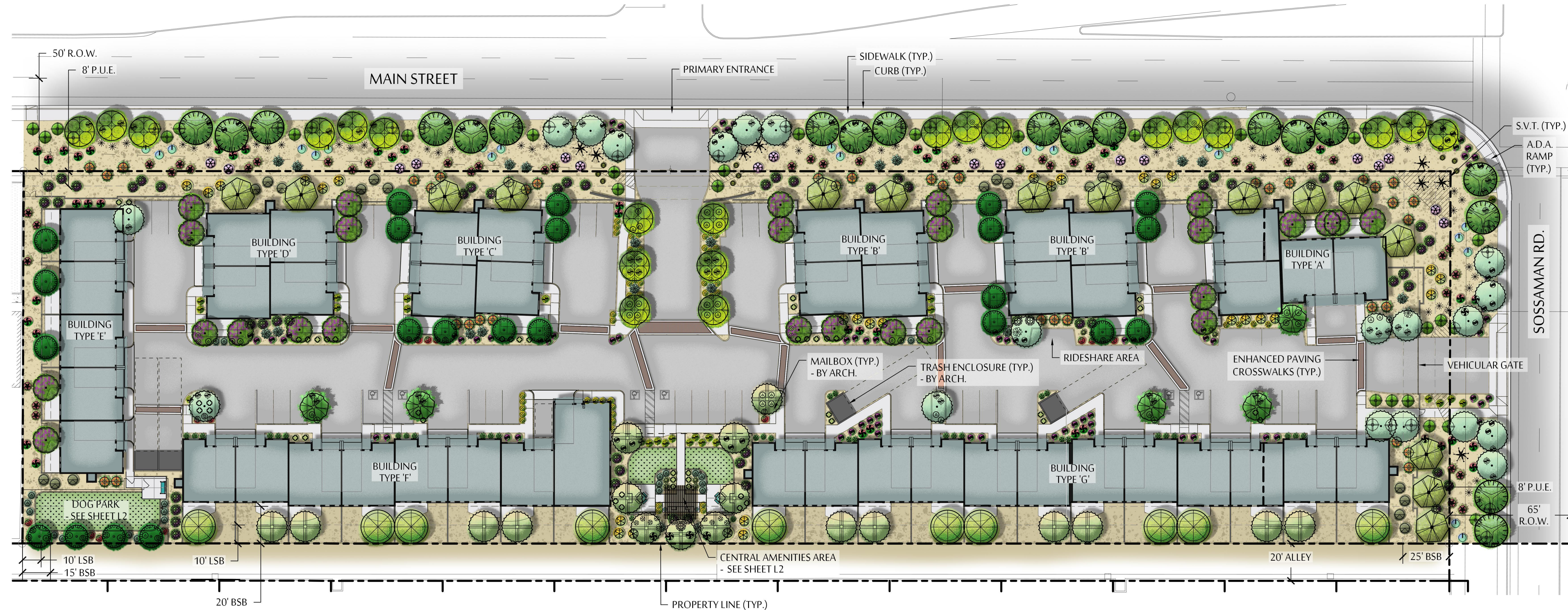
**Open House Meeting**

Wednesday, January 8, 2025  
Anytime between 5:30PM to 6:30PM  
Golden Hills Golf Club – in the North Room  
425 S. Power Rd. Mesa, AZ 85206

If you have questions or comments or would like to attend the neighborhood meeting, please contact me via email at [jgillespie@roselawgroup.com](mailto:jgillespie@roselawgroup.com) or by phone at 480-240-5641. All comments shared will be submitted to the city.

At this time, no public hearings before the City of Mesa have been scheduled. If a meeting date is set, then the property will be properly noticed and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,  
Jon Gillespie – Rose Law Group pc



PRELIMINARY PLANT LEGEND			
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	ACACIA ANUERA - MULGA TREE	20	24" BOX
	ACACIA ANUERA - MULGA TREE	18	36" BOX
	CAESALPINIA CACALACO - CASCALOTE	21	24" BOX
	CAESALPINIA CALALACO - CASCALOTE	10	36" BOX
	PARKINSONIA PRAECOX - PALO BREA	15	24" BOX
	PISTACIA LENTISCUS - MASTIC TREE	23	24" BOX
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE	19	24" BOX
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	5	24" BOX
	VITEX AGNUS-CASTUS - CHASTE TREE	26	24" BOX
SHRUBS			
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	38	5 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - DWARF BOTTLEBRUSH	23	5 GAL
	EREMOPHILA HYGROPHANA - BLUE BELLS	64	5 GAL
	LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER	56	5 GAL
	SENNA ARTEMISOIDES - FEATHERY SENNA	29	5 GAL
	SIMMONDSIA CHINENSIS - JOJOBA	19	5 GAL
ACCENTS			
	AGAVE MURPHEYI - MURPHEY'S AGAVE	8	5 GAL
	AGAVE WEBERI - BLUE AGAVE	22	5 GAL
	ALOE VERA - MEDICINAL ALOE	46	5 GAL
	ASCLEPIAS SUBULATA - DESERT MILKWEED	23	5 GAL
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS	47	5 GAL
	DASYLIRION ACROTRICHUM - GREEN DESERT SPOON	48	5 GAL
	ECHINOCACTUS GRUSONII - GOLDEN BARREL CACTUS	10	5 GAL
	FOUQUIERIA SPLENDENS - OCOTILLO	8	BARE RT
	HESPERALOE PARVIFLORA - RED/YELLOW YUCCA	49	5 GAL
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' - 'REGAL MIST' MUHLY GRASS	44	5 GAL
	OPUNTIA SANTA-RITA - PURPLE PRICKLY PEAR	17	5 GAL
GROUND COVERS			
	BAILEYA MULTIRADIATA - DESERT MARIGOLD	64	5 GAL
	EREMOPHILA GLABRA 'MINGENEW GOLD' - OUTBACK SUNRISE	57	5 GAL
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	111	5 GAL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	80	5 GAL
	1/2" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: 'MOHAVE GOLD' BY ROCK PROS U.S.A. - OWNER TO VERIFY SIZE & COLOR	66,710	SQ.FT
	MID-IRON BERMUDA TURF	2,089	SQ.FT

#### LANDSCAPE CALCULATIONS ( PER MESA ZONING ORDINANCE )

##### MAIN STREET - STREET FRONTAGE:

REQUIRED: (29) TREES & (174) SHRUBS  
PROVIDED: (35) TREES & (309) SHRUBS

##### SOSSAMAN ROAD - STREET FRONTAGE:

REQUIRED: (7) TREES & (42) SHRUBS  
PROVIDED: (13) TREES & (95) SHRUBS

##### WEST PROPERTY LINE:

REQUIRED: (8) TREES & (48) SHRUBS  
PROVIDED: (6) TREES & (15) SHRUBS

##### SOUTH PROPERTY LINE:

REQUIRED: (36) TREES & (216) SHRUBS  
PROVIDED: (27) TREES & (26) SHRUBS

##### PARKING LOT LANDSCAPE ISLANDS:

REQUIRED: (8) TREES & (24) SHRUBS  
PROVIDED: (8) TREES & (41) SHRUBS

##### MIN. 10% TREES IN PARKING LOT ISLANDS REQUIRED TO BE 36" BOX:

REQUIRED: (1) TREE  
PROVIDED: (1) TREE

##### MIN. 25% TREES OVERALL REQUIRED TO BE 36" BOX:

REQUIRED: (20) TREES  
PROVIDED: (28) TREES

#### O.S. CALCULATIONS ( PER MESA ZONING ORDINANCE )

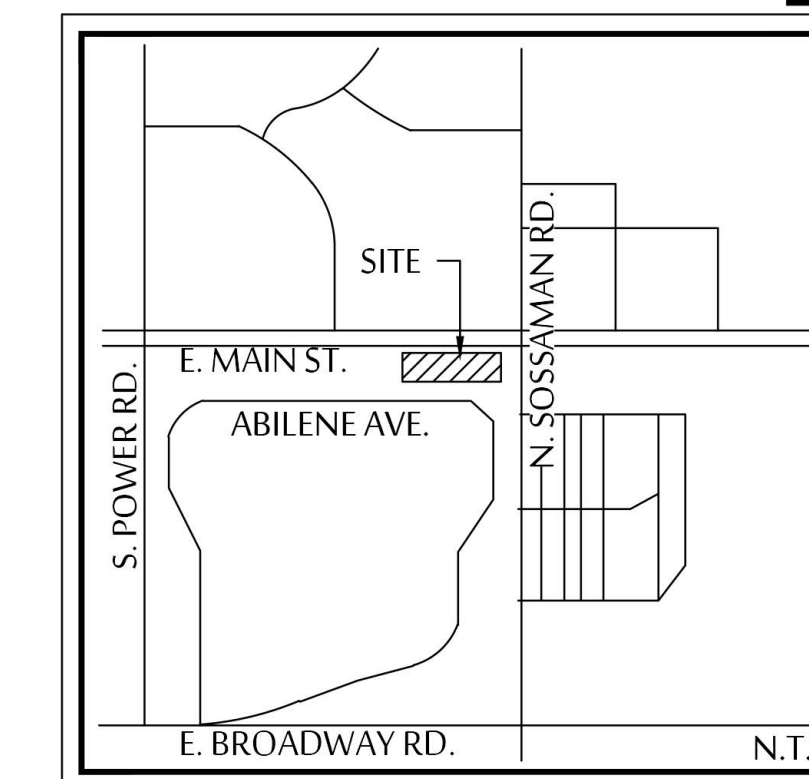
##### COMMON OPEN SPACE ( 50% LIVE PLANT COVERAGE ):

REQUIRED: 2,453 SF  
PROVIDED: 5,686 SF

##### PRIVATE OPEN SPACE ( 50% LIVE PLANT COVERAGE ):

REQUIRED: 6,075 SF  
PROVIDED: 16,527 SF

#### VICINITY MAP



## MAIN 45

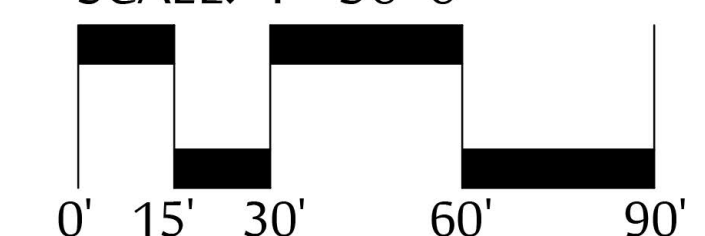
### PRELIMINARY LANDSCAPE PLAN

SWC OF MAIN ST. & SOSSAMAN RD.

NOVEMBER 25, 2024

SHEET L1

SCALE: 1"=30'-0"



- NOTES:
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
  2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
  3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
  4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

## Conceptual Rendering



EAST VALLEY STORAGE SOLUTIONS LLP  
105 EAGLES TRL  
OTTERTAIL MN 56571

CBJ LAND LLC  
1806 N LINDSAY RD STE 103  
MESA AZ 85213-3010

FORESTDALE INVESTMENTS LLC  
4885 S 900 E STE 104  
SALT LAKE CITY UT 84117

ARWEN HOLDINGS LLC  
11218 E NORTH LN  
SCOTTSDALE AZ 85259

KTN MESA 7448 LLC  
2607 NE 109TH ST  
VANCOVER WA 98686

FLAZ RENTAL LLC  
8960 E NORA CIR  
MESA AZ 85207

REED PARK INVESTMENTS LLC  
7530 E MAIN ST  
MESA AZ 85207

MAIN AND SOSSAMAN LLC  
9124 TERMINAL AVE  
SKOKIE IL 60077

KJ LAND COMPANY LLC  
7420 E MAIN ST  
MESA AZ 85207

SV PLAZA LLC  
1601 E MCKELLIPS RD  
MESA AZ 85203

IRVING JUNIOR PROPERTIES  
LLC/FORESTDALE INVESTMENTS  
LLC/SUKARA LLC/ETAL  
4885 S 900 E 104  
SALT LAKE CITY UT 84117

CAVANAUGH JOHN J/GLADYS S TR  
10000 N 31ST AVE STE D301  
PHOENIX AZ 85051

AZTEC-PREMIER LLC  
1 BEACON ST FL 14  
BOSTON MA 2108

RICHARD E & RAMONA L PACKARD LIVING  
TRUST  
1812 N LINDSAY RD  
MESA AZ 85213

CLUFF CHAD E/BRIGGS BRITTANY  
A/LACADOR LLC  
2511 E UNIVERSITY DR  
MESA AZ 85203

YANG CHIN SEIN/MARY FONG  
2801 WARREN WAY  
ARCADIA CA 91007

TRMC RETAIL LLC  
539 S MAIN ST  
FINDLAY OH 45323

CHARLES YAKICH DECLARATION OF TRUST  
5200 E DOUBLE TREE RANCH RD  
PARADISE VALLEY AZ 85253

TRIDOWELL PLAZA LLC  
1364 N CLAIBORNE  
MESA AZ 85205

GOODWIN STEVEN D/ANNA C  
7408 E ABILENE AVE  
MESA AZ 85208

BELLGRAPH ARTHUR/SHARON  
7414 E ABILENE AVE  
MESA AZ 85208

JACOB MARTY J/GOFF MICHAEL R  
3714 CANYON DR  
RAPID CITY SD 57702

JACOB MARTY/GOFF MICHAEL  
3714 CANYON DR  
RAPID CITY SD 57702

OPPERUDE ALLAN B/NORMA D  
PO BOX 3568  
MINOT ND 587023568

GINDER GARY G/JUDITH W TR  
3017 3RD AVE NW  
LONGVILLE MN 56655

HURD EVERETT/THERESA  
4687 19TH ST SW  
FOREST LAKE MN 55025

KAHLHAMER BRAD R  
6 RIVINGTON ST FLOOR 3  
NEW YORK CITY NY 10002

SANDOVAL KATHLEEN  
7456 E ABILENE AVE  
MESA AZ 85208

STAAB RICHARD DEAN  
412 RIVER VIEW RD  
GUTTENBERG IA 52052

SCHREINER SUSAN M  
3540 W 8TH ST  
WINONA MN 55987

NOREM TERRY  
7508 E ABILENE AVE  
MESA AZ 85208

ANDERSON DENNIS W/JOY L  
1735 MARSH AVE  
MT UNION IA 52644

REYNOLDS RHONDA MICHELLE  
7520 E ABILENE AVE  
MESA AZ 85208

KOVAC BONNIE JEAN TR  
7526 E ABILENE AVE  
MESA AZ 85208

PEGGY LEE HILL LIVING TRUST  
7532 E ABILENE AVE  
MESA AZ 85208

GORDON J POOLE FAMILY TRUST  
4809 RIVERVIEW DR  
HUBERTUS WI 53033

JOHNSON JOY E  
7544 E ABILENE AVE  
MESA AZ 85208

VAN DORN FOREST G/ALICE LEE  
PO BOX 444  
OSBURN ID 83849

ESTEY MICHAEL F  
7556 E ABILENE AVE  
MESA AZ 85208

KARGARD RICHARD H/LEONA M  
7557 E ABILENE AVE  
MESA AZ 85208

LOIS M GOTTHARDT TRUST  
7549 E ABILENE AVE  
MESA AZ 85208

VAN KIRK WILLIAM R/JOANN M  
57 S 75TH PL  
MESA AZ 85208

MANTHEI HOWARD E/JOAN M  
530 LAKEWOOD DR  
HUTCHINSON MN 55350

MERCER MYRNA L  
103 S 75TH PL  
MESA AZ 85208

ELAM TRACY CURTIS/ELAM JOAN M ESTATE  
OF  
109 S 75TH PL  
MESA AZ 85208

GREENWOOD CINDY  
115 S 75TH PL  
MESA AZ 85208

CONNIE JEAN WALKER REVOCABLE  
TRUST/WILLIAM E WALKER JUNIOR  
REVOCABLE TRUST/DAUGHETEE ALICE N  
3150 N 78TH ST  
MESA AZ 85207

DAILY MARLENE J  
127 S 75TH PL  
MESA AZ 85208

NIELSEN MARJORIE  
133 S 75TH PL  
MESA AZ 85208

RICHARD L & ANITA L GROFF LIVING TRUST  
139 S 75TH PL  
MESA AZ 85208

MIKL CHARLES S/DEMETROS MARYANNE  
145 S 75TH PL  
MESA AZ 85208

BERGEMANN HARLAN J/PATRICIA A  
15739 526TH AVE  
GARDEN CITY MN 56034

BRIGGS RONALD G/PATRICIA TR  
157 S 75TH PL  
MESA AZ 85208

LYON DICK/JUDY  
7592 E ANANEA CIR  
MESA AZ 85208

GRAY STEVEN ALLEN  
134 S 74TH PL  
MESA AZ 85208

WILLIAMS VORA M  
135 S 74TH PL  
MESA AZ 85208

MECKSTROTH FAMILY TRUST  
141 S 74TH PL  
MESA AZ 85208

BRENTLINGER LEE R/CAROL L  
147 S 74TH PL  
MESA AZ 85208

SMITH DENNIS DEL/CHARLOTTE ANNE TR  
7444 E BALSAM CIR  
MESA AZ 85208

BARBER RHONDA  
7450 E BALSAM CIR  
MESA AZ 85208

KOEPPEN ROBERT J/SANDRA A  
7456 E BALSAM CIR  
MESA AZ 85208

DONALD M LUCHTERHAND AND SOPHIE  
WALLENTINE FAMILY TRUST  
7579 E ARBOR AVE  
MESA AZ 85208

BOWERS PETER JOHN/EMILY MARIE  
7214 21ST AVE NW  
PENNOCK MN 56279

BONNIE L MOORE FAMILY TRUST  
7567 E ARBOR AVE  
MESA AZ 85208

DAVIS PATRICIA J  
7563 E ARBOR AVE  
MESA AZ 85208

STICKEL KIM  
7559 E ARBOR AVE  
MESA AZ 85208

LAMONTAGNE MARCEL D  
7555 E ARBOR AVE  
MESA AZ 85208

RONALD LYNN DURST AND DIANE  
KATHERINE DURST LIVING TRUST  
7551 E ARBOR AVE  
MESA AZ 85208

DAVIS ANN  
7541 E ARBOR AVE  
MESA AZ 85208

MCPHAIL ADRIENNE E  
361 DAVIS RD  
BATAVIA IL 60510

BOWENWERKS LLC  
517 S BLOSSOM  
MESA AZ 85206

VESTAL MICHAEL S/KARIN L  
7785 CAHILL AVE  
INVER GROVE HGTS MN 55076

MONICAL CHARLES WADE/GISELLE A/LOLA  
R  
105 S 75TH CIR  
MESA AZ 85208

LILLIE ARTHUR LEE  
111 S 75TH CIR  
MESA AZ 85208

HARLAN L MARBLE AND ELAINE A MARBLE  
REV TRUST  
100 TROENDLE ST SOUTHWEST  
MAPELTON MN 56065

VICKIE J LEARN LIVING TRUST  
123 S 75TH CIR  
MESA AZ 85208

KENDALL LIVING TRUST  
120 S 75TH CIR  
MESA AZ 85208

WARDEN DOUGLAS/ROSLYN  
8063 E COLBY ST  
MESA AZ 85207

KRONE VINCENT J & JEANETTE K  
7455 ARBOR AVE  
MESA AZ 85207

ROBERTS SUE E/FRANK J  
1221 WEJEGI DR  
HUBERTUS WI 53033

DARREL AND DIANNA ENGLER REVOCABLE  
TRUST  
641 LAKELAND HILLS DR  
GILLETTE WY 82716

COOPER KEN/MARJORIE  
119 S AVOCA  
MESA AZ 85208

WEST JIMMY LEE JR/SENGER ANGELA  
125 S AVOCA  
MESA AZ 85208

MARTEL RITA M  
124 S AVOCA  
MESA AZ 85208

STREETER RICHARD T/GWEN M  
1611 1ST ST SE  
AUBURN WA 98002

PICKTHORN DAVID/DELENIA SUE  
PO BOX 244  
HEBER AZ 85928

METTLER MYRON D/THERESA A  
220 3RD ST SW  
ASHLEY ND 58413

JARAMILLO PAUL/ROSITA NIEVES  
131 S 74TH ST  
MESA AZ 85208

PERKINS JANICE/MARSHALL  
125 S 74TH ST  
MESA AZ 85208

KING CURTIS D/MARGARET J  
12150 GOPHER ST  
BECKER MN 55308

AADLAND ROGER W/DIANE K TR  
1349 CHERRY DR  
WATERTOWN SD 57201

CRAWFORD REVOCABLE TRUST  
805 S REVOLTA CIR  
MESA AZ 85208

NANCY A HOFFMAN FAMILY TRUST  
7410 E ARBOR AVE  
MESA AZ 85208

MARTINSON TRUST  
408 GRANDVIEW DR  
WAUNAKEE WI 53597

SHOEMAKER FAMILY TRUST  
7422 E ARBOR AVE  
MESA AZ 85208

BERNARD MICHAEL/JOSEPH  
ARTHUR/MARY FRANCES  
280 EASTWOOD CT  
CHANHASSEN MN 55317

DEES RADKA SAMANTHA/DOSTAL STANA  
7434 E ARBOR AVE  
MESA AZ 85208

SENNE DEAN S/KATHLEEN A  
7440 E ARBOR AVE  
MESA AZ 85208

ARMSTRONG STEVEN L  
7512 E ARBOR  
MESA AZ 85208

DAVID L WANDER LIVING TRUST/JOAN M  
WANDER LIVING TRUST  
31146 BIRCH VALLEY RD  
MELROSE MN 56352

LUNDQUIST CARL L/BARBARA A  
420 SE 4TH ST  
WILMAR MN 56201

BAILEY ROBERT/MARTHA  
7464 E ARBOR AVE  
MESA AZ 85208

GANNON CHIEKO  
7500 E ARBOR  
MESA AZ 85208

POLFUSS DONALD E/CAROL A  
28 S PARK PL  
PLYMOUTH WI 53073

ARMSTRONG STEVEN L/CONSTANCE S  
WHITMORE  
3520 TIMBER RIDGE TRL  
CEDAR RAPIDS IA 52411

SCHOO HAL J/CONNIE J  
7516 E ARBOR AVE  
MESA AZ 85208

SCHOO GUY N/SHARON A  
8243 N OLEANDER  
NILES IL 60714

HERRMANN EDWARD A/LYNNE M  
4665 EATON AVE SE  
DELANO MN 55328

EBERLE LEROY/CONNIE M  
122 26TH ST SW  
MINOT ND 58701

WIEK WAYNE/MARILYN  
8649 108TH AVE SE  
OAKES ND 58474

SMITH CRAIG A/LINDA H  
7544 E ARBOR AVE  
MESA AZ 85208

HOUSE JOHN/JAN  
31 HOUSE LN  
ELMA WA 98541

MAHLER MICHAEL SCOTT  
7556 E ARBOR AVE  
MESA AZ 85208

FOULDS DAVID J/THERESA A  
7566 E ARBOR AVE  
MESA AZ 85208

WIEK ROBERT/JOYCE  
505 MAIN AVE  
OAKES ND 58474

MEYER FAMILY TRUST  
150 S 75TH PL  
MESA AZ 85208

GARDNER PAUL D  
138 S 75TH PL  
MESA AZ 85208

BLAU KEVIN PAUL/MARVIN LOWELL  
6840 SPURGE LN NE  
REMER MN 56672

HILL WANDA/DOBBINS DELLA  
122 S 75TH PL  
MESA AZ 85208

CAROLYN ANN PERRELL TRUST  
PO BOX 13552  
MESA AZ 85216

LANCASTER GREGORY/JANICE  
PO BOX 6940  
MESA AZ 85216

MINNIX KIM M  
104 S 75TH PL  
MESA AZ 85208

DUEMKE DENNIS B/CAROL JEAN  
64 S 75TH PL  
MESA AZ 85208

ROEPKE RANDY L/DEBRA K  
56 S 75TH PL  
MESA AZ 85208

TOWNE FAMILY TRUST  
50 S 75TH PL  
MESA AZ 85208

HANSEN CLYDE E/MARY L  
7529 E ABILENE AVE  
MESA AZ 85208

ROWSE DONALD/MARY  
7521 E ABILENE AVE  
MESA AZ 85208

KILLIAN JAY/DENISE  
N8773 1020TH ST  
RIVER FALLS WI 54022

NIERGARTH KATHRYN L  
5571 MILLER ST  
MUSKEGON MI 49442

WALKER JAN J/PHYLLIS A  
6067 W BEACON HILL PL  
FRANKLIN WI 53132

NELSON ROGER L/PAMELA RAE  
23648 390TH ST NE  
MIDDLE RIVER MN 56737

MONICAL GISELLE A  
7455 E ABILENE AVE  
MESA AZ 85208

CALDWELL MARTHA R  
7449 E ABILENE AVE  
MESA AZ 85208

LYNN DENIS  
113 EWLES PL  
MARTENSVILLE SK SOK2T2

CRAIG STEVEN OKUTANI TRUST/ALEMAN  
YARNELL ANN  
7437 E ABILENE AVE  
MESA AZ 85208

MACDONALD LORRI J  
6949 PEBBLE PARK CIR  
WEST BLOOMFIELD MI 48322

ALTHOFF GERAETS FAMILY TRUST  
7425 E ABILENE AVE  
MESA AZ 85208

PRANGE DOROTHY/NORMAN  
240 N WASHINGTON AVE  
SHELDON IA 512011233

STAMPER CALVIN W/TERESA D  
4308 180TH PL  
LONG BEACH WA 98631

YANEZ MARIO Y/DORA S  
7407 E ABILENE AVE  
MESA AZ 85208

MESA EAST HOME OWNERS ASSN  
225 S 74TH ST  
MESA AZ 85208

MESA EAST HOMEOWNERS ASSOCIATION  
PO BOX 1467  
MESA AZ 85201

JOHNSTONE ALAN R/MARY L  
7358 E ABILENE AVE  
MESA AZ 85208

GRACIA HENRY A  
7352 E ABILENE AVE  
MESA AZ 85208

NUSSER NANCY  
7346 E ABILENE AVE  
MESA AZ 85208

JONES HEIDI  
7338 E ABILENE AVE  
MESA AZ 85208

KELLEY JOHN MICHAEL/CONNIE ANN  
7332 E ABILENE AVE  
MESA AZ 85208

FRANK ELLEN J/GORDON MARY  
E/OLCHEFSKE JAMES  
7326 E ABILENE AVE  
MESA AZ 85208

JAMES HASSING REVOCABLE TRUST  
132 S 7TH ST  
CUSTER SD 577302020

HOLUM CAROL T  
7314 E ABILENE AVE  
MESA AZ 85208

MARTINEZ JOSE L T/TRUJILLO JOHANNA C  
130 S 74 ST  
MESA AZ 85208

NAKAI SUSANNA/BRIAN  
174 LEGENDS WY  
HIRAM GA 30141

NAKAI SUSANNA G/BRIAN  
174 LEGENDS WAY  
HIRAM GA 30141

ZUELSHORFF LARRY/SALLY  
154 S 74TH ST  
MESA AZ 85208

PARKER KATHRYN C/LEX H JR  
145 S AMULET AVE  
MESA AZ 85208

ROBERTSON STUART/OOTHOUTD GAYLE  
143 S AMULET AVE  
MESA AZ 85208

BAUNE JOHN E/CAROLYN  
133 S AMULET AVE  
MESA AZ 85208

QUAINTANCE MICHAEL P/FLORENCE M TR  
110 S AMULET AVE  
MESA AZ 85208

MECKSTROTH CHERYL  
118 S AMULET AVE  
MESA AZ 85208

NEVA RONALD W/CATHERINE L  
203 W 9TH ST  
DULUTH MN 55806

MUDLIN SAM A/BERG KRISTIE L  
PO BOX 199  
PIEDMONT SD 57769

SHEPHERD MICHAEL/DEBRA  
4400 ASHBERRY DR  
MILTON WI 53563

RUSSELL WALTER LEE/TANYA JEAN  
7327 E ARBOR AVE  
MESA AZ 85208

COX THOMAS C TR/TATAREN SHARON J TR  
52 S AMULET AVE  
MESA AZ 85208

KEITH MARGARET/GAGEN ED  
7324 E ARBOR AVE  
MESA AZ 85208

FULLER CALVRIN R JR  
46 S AMULETA AVE  
MESA AZ 85208

IVERSON TRUST  
57 S AMULET AVE  
MESA AZ 85208

GEORGE ROBERT RINARD LIVING TRUST  
63 S AMULET AVE  
MESA AZ 85208

REICH KATHY J/RONALD W/BARRETT  
ELAINE G/ETAL  
11290 BOND RD #4  
LAKE COUNTRY BC V4V 1E1

BOWEN GLEN/DEANNA  
67 S AMULET AVE  
MESA AZ 85208

LALLAK REGINA M/MARK M JR/LEAH A  
105 S AMULET AVE  
MESA AZ 85208

SAMUELSON ROXANNE LORRAYE  
21575 130TH AVE  
LAKE PARK MN 56554

JOHN R VAN HEUKELOM SECOND  
AMENDED & RESTATED REVOCABLE TRUST  
2550 DEER LANE RD  
MARION IA 52302

DITTERICK NORBERT G/ROSWITHA  
PO BOX 195  
LAKE PARK MN 56554

OPPEWALL RANDAL J/BROCK MARLO M  
8208 BLAINE RD  
BLAINE WA 98230

FRYBARGER DAVID H/REBECCA A/ROGER H  
112 S 74TH ST  
MESA AZ 85208

SERVBANK SB  
3138 E ELWOOD ST  
PHOENIX AZ 85034

LANGE LEONARD R/VICTORIA R  
66 S 74TH ST  
MESA AZ 85208

RAYMOND ROSS  
31085 BYOH LN  
POTOMAX MT 59823

BROWN PHILLIP H/LOLA J  
2102 N WILLOW RD  
URBANA IL 61801

NOWELS MICHAEL P/SUSAN K  
2047 VIOLET AVE  
MADRID IA 50156

CHRISTNER EUGENE E/SANDRA S  
310 E OLD ORCHARD DR  
MT PLEASANT IA 52641

ALLEN MATHIAS E  
610 S MIDVALE BLVD  
MADISON WI 53711

KELLEY JUDY ANN  
19008 18TH AVE NW  
ARLINGTON WA 98223

WARGO STEVEN JOHN  
1923 UTE CREEK DR  
LONGMONT CO 80501

GREENSLIT SUZANNE J  
1412 HILTON RD  
LITTLE FALLS MN 56345

MOORE FRANK B & SHIRLEY A  
7605 E AKRON ST  
MESA AZ 85207

SEVILLA TONYA  
1820 E LOCKWOOD ST  
MESA AZ 85203

MELTON COLLEEN M  
7613 E AKRON ST  
MESA AZ 85207

PAUL BRIAN M/DAUCH JAMIE L M  
7621 E AKRON ST  
MESA AZ 85207

VENEGAS MARTIN  
7629 E AKRON ST  
MESA AZ 85207

WALCOM JERRYSUE  
7637 E AKRON ST  
MESA AZ 85207

DICKERMAN FAMILY LIVING TRUST  
7614 E AKRON ST  
MESA AZ 85207

TUFFLY FRED MONROE  
7606 E AKRON ST  
MESA AZ 85207

FREDRICKSON LIVING TRUST  
  
MESA AZ 85203

TIMOTHY J COURY IRREVOCABLE TRUST II  
2777 W QUEEN CREEK RD UNIT 7  
CHANDLER AZ 85248

GRIZZLYS DISCOUNT FLOORING LLC  
580 W VIA DE PALMAS  
SAN TAN VALLEY AZ 85140

LEGACY PIII AGAVE VILLAGE LLC  
1630 W GUADALUPE RD  
GILBERT AZ 85233

CRE MAIN STREET LLC  
2311 HARRIMAN LN B  
REDONDO BEACH CA 90278

HOLM TODD/MELISSA  
8246 E KAE L ST  
MESA AZ 85207

PEP BOYS MANNY MOE & JACK  
3111 W ALLEGHENY AVE  
PHILADELPHIA PA 19132

Tania Gerard, Community Coordinator  
Mesa East Property Owners Association  
225 S 74TH ST  
MESA AZ 85208

☐ Override 1

2024 - Maricopa County Assessor's Office

Neighborhood Meeting Summary  
*Main 45 - SWC Sossaman & Main*  
*ZON24-01020*

January 8, 2025 – 5:30-6:30 pm

Golden Hills Golf Club – in the North Room  
425 S. Power Rd. Mesa, AZ 85206

Present for the applicant was Colin Kenyon from Presence Design (Architect), Gunnar Sinnett and Adam Enos from LevRose Real Estate (Land Brokers), and Kayla Amado, Ty Utton, and Jon Gillespie from Rose Law Group pc (Legal Representatives).

Two persons registered for the meeting with approximately thirty (30) individuals attending the meeting. Attendees were residents or family members of residents within the Mesa East Mobile Home Subdivision. Charlotte Bridges from the City of Mesa Planning Department attended the open house meeting. Two residents left comment cards which are attached to this summary along with the sign in sheet.

The meeting was conducted as an open house with five separate 24x36 inch boards posted around the room and developer representatives standing next to the boards to answer resident questions (see attached PDF of the provided materials). The materials at the meeting provided information on the site location, entitlement process, and proposed site plan and building architecture.

A sign-in table was at the front of the room and cookies and water was provided near the exit. Residents started joining the meeting at around 5:15 prior to the published start time but were greeted by developer representatives. Most residents had left the meeting by 6pm.

The primary comments and questions from attendees are encapsulated below with answers provided by developer representatives summarized in *red* italics.

1. How is water drainage handled? *The civil engineer will attempt to achieve surface retention for the project but there is a high likelihood that runoff will need to be stored in underground tanks. Underground storage retention will be central to the development and is a primary reason that the units would be prevented from being for-sale. If the City of Mesa changes its rules for underground storage then this would be an important step towards being able to provide a for-sale project at this location.*
2. Wont the units be overlooking the Mesa East properties? *There is a 40-foot setback between the two-story buildings to property line with a new 6-foot wall installed and two 24" box trees being installed in each back yard. We believe exceeding the landscape and building distance requirements will provide significant buffering between the uses.*

3. How many people can be in a single unit? *The expectation is that only a single family or a maximum of three unrelated individuals would be allowed to rent a unit. Each unit will be restricted to two parking stalls.*
4. We are concerned that residents from Main 45 will use the Mesa East community amenities. *It appears that there is almost 1/3<sup>rd</sup> mile separation to the Mesa East community amenities but we will ensure that lease agreement explicitly prohibit use of the Mesa East amenities. We have robust community amenities including grill, ramada, grassy area, and a dog park. We will consider adding a playground that is child focused.*
5. We prefer a for-sale community but we'd like to know what the expected rents are and whether there will be government subsidies for the development. *This is a market rate rental development with no government subsidies provided for the development. We expect rents to be upwards of \$2,300 per month.*
6. I think there could be 2-4 driving occupants in these three bedroom units. How is 2.1 spaces enough? *The City has determined that 2.1 spaces generally provides enough parking for tenants. We are proposing to exceed the 2.1 spaces and feel this will be adequate for our target market.*
7. Who will be the property manager? How do you keep a property fresh once it gets to 2, 5, plus years from construction. *Elliot Barkan's team will oversee construction and management of the site. They intend to hold onto this asset for the long term.*
8. When would approvals and constructed be expected? *The rezoning approval is projected for early summer and everyone who attends this meeting will be given notice of the future public hearings should this development move forward to them. Construction could begin by years end.*
9. I am glad that access will be from Main Street only and not utilize the back alley. *Comment acknowledged.*

**Summary created by Jon Gillespie on January 24, 2025**

# Open House Meeting Sign-in Sheet | Barkan Development - PAD Rezoning

Golden Hills Golf Club: 425 S. Power Rd. Mesa

Wednesday, January 8, 2025 from 5:30PM – 6:30PM

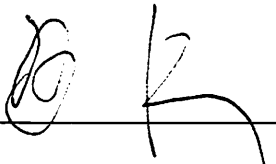
Name	Address	Email	Phone	Y/N to receive project updates
Joy Johnson	7544 E. ABILENE AVE MESA	—	602-750-1877	Y
BONNIE KOVAC	7526 E. ABILENE AVE MESA	bkovac7526@gmail.com	480-694-3869	X
Martha Caldwell	7449 E. Abilene Mesa, AZ	—	480-280-2115	y
JAN WALKER	7307 E ABILENE AVE, MESA, AZ	—	414-702-0784	
Tom Collins	7347 E BALMORAL AVE MESA			
Judy, Ron StClair	7316 E BALMORAL	RJSTCLAIR@att.net		y
JACK LOPEZ	425 S. Power	admin@arizona.golfresort.com		y
Kristie Beng	136 S. HAVLET	—	—	
* Sam Mudhar	↓	sam.mudhar51@gmail.com	605-499-8040	y

\* send site plan

# Open House Meeting Sign-in Sheet | Barkan Development - PAD Rezoning

Golden Hills Golf Club: 425 S. Power Rd. Mesa

Wednesday, January 8, 2025 from 5:30PM – 6:30PM

Name	Address	Email	Phone	Y/N to receive project updates
Richard STARR	1462 E ADILENE	552 N DICK @ HOTMAIL.COM	319-533 5996	
Connie Adam	243 S Harbor		(248) 218 9345	
Cher Connor	248 S. 74 <sup>th</sup> Way	young4myage2@yahoo.com	916-531-0064	Y
* Dennis Smith	7444 E BALSAM CR	ndsmith@gmail.com	480-699-4573	
	754 E Adilene			
MICHAEL SMITH	7303 E. BRYWOOD	ndsu-smith@aol.com	612 803-3148	Y

# Open House Meeting Sign-in Sheet | Barkan Development - PAD Rezoning

Golden Hills Golf Club: 425 S. Power Rd. Mesa

Wednesday, January 8, 2025 from 5:30PM – 6:30PM

Name	Address	Email	Phone	<input checked="" type="checkbox"/> Y/N to receive project updates
Rich Groff	135 S. 25 <sup>th</sup> place	richyrichg@gmail		Y
Joy & Denny Anderson	7514 E. Abilene	jl52644@gmail		X
Charlotte Bridges	City of Mesa	charlottebridges@mesaz.gov		Y
				/

I am in SUPPORT / OPPOSITION (circle one)  
of the project.

Name Martha Caldwell

Phone 480-280-2115 Email \_\_\_\_\_

## COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I'm glad there won't be an  
entrance/exit onto Sassaman

# ROSE LAW GROUP<sub>pc</sub>

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## RICH ■ CARTER ■ FISHER

JON GILLESPIE  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.240.5641 Fax 480.505.3925  
JGillespie@RoseLawGroup.com  
www.RoseLawGroup.com

March 24, 2025

Dear Neighbor,

We have applied for a Rezoning from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) and Site Plan Review for the vacant 3.51-acre property located at the southwest corner of Sossaman Road and Main Street. This request is for development of a high-quality 45-unit multi-family townhome style residential community. This notification letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. The case number assigned to this project is ZON24-00120.

Our firm held a neighborhood meeting earlier this year and has worked with Mesa East HOA leadership to revise the project documents in order to address concerns that were raised. We appreciate the feedback which we received and ask that you please reach out to us if you have any additional questions or comments. You can reach me by phone at 480-240-5641 or e-mail me at [jgillespie@roselawgroup.com](mailto:jgillespie@roselawgroup.com). Enclosed for your review is a copy of the updated site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on Wednesday, April 9, 2025 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://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://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.

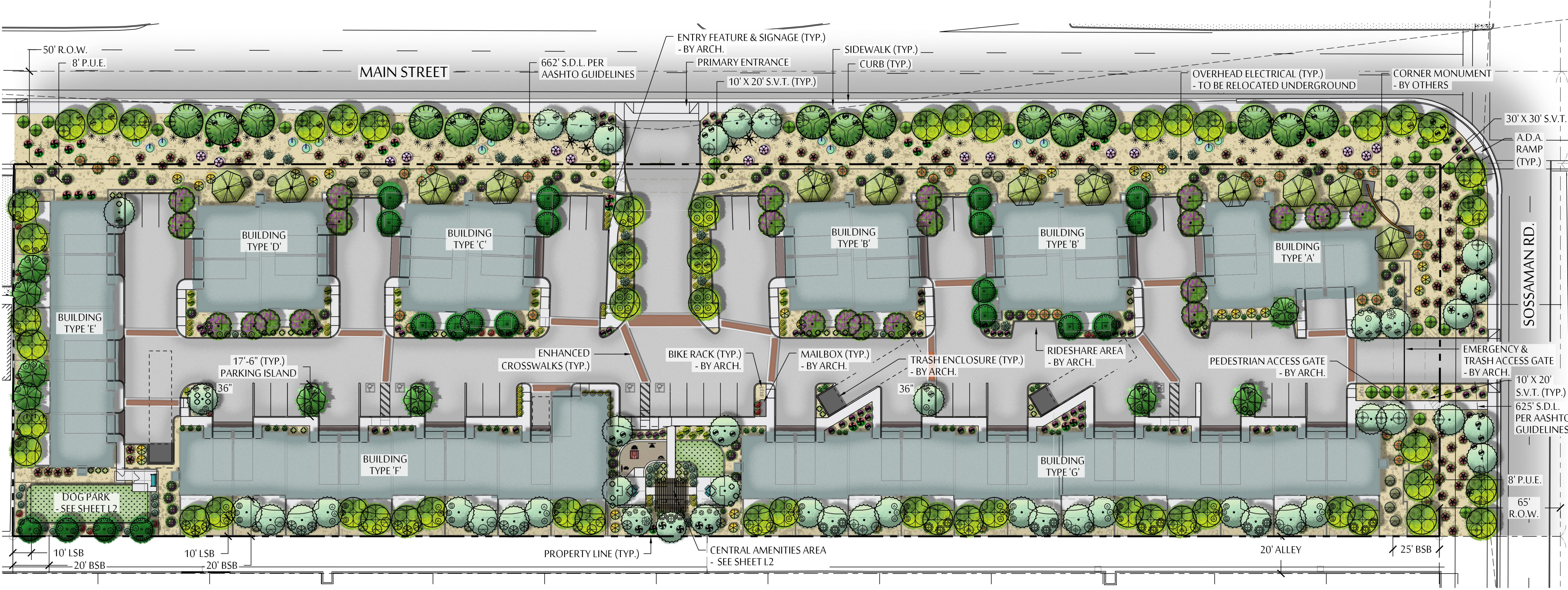
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or [charlotte.bridges@mesaaz.gov](mailto:charlotte.bridges@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,

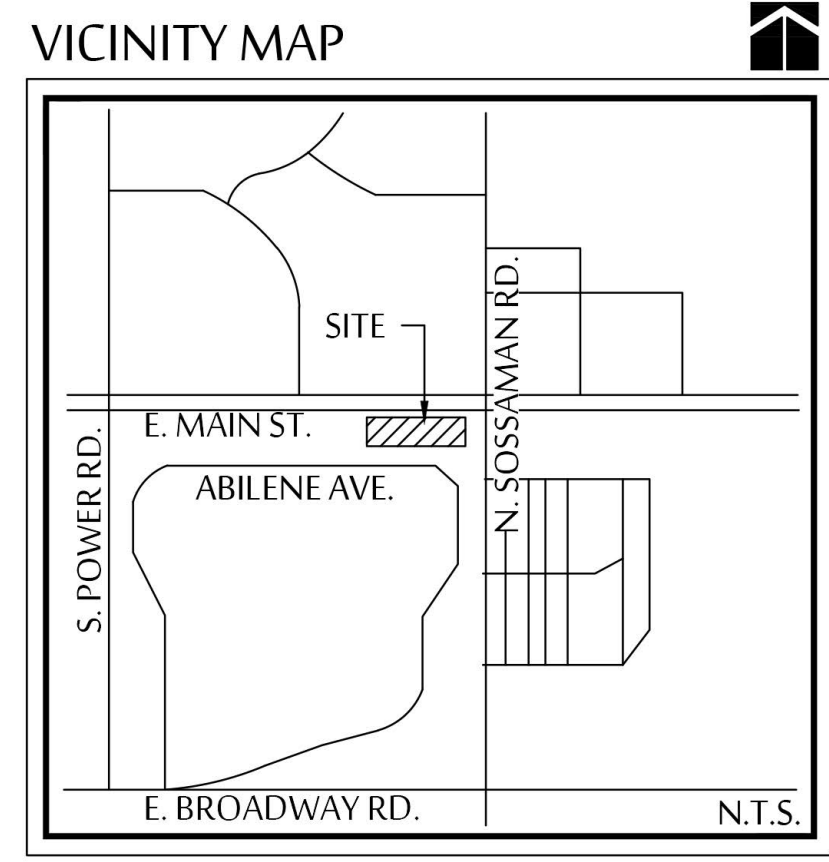
Jon Gillespie – Rose Law Group pc





LANDSCAPE CALCULATIONS ( PER MESA ZONING ORDINANCE )			
<b>MAIN STREET - STREET FRONTAGE:</b> (1 TREE, 6 SHRUBS PER 25 LN. FT.) STREET FRONTAGE: 720 LN. FT. REQUIRED: (29) TREES & (174) SHRUBS PROVIDED: (35) TREES & (237) SHRUBS	<b>WEST PROPERTY LINE:</b> (3 TREES AND 20 SHRUBS PER 100 LN. FT.) ADJACENT PROPERTY LINE: 200 LN. FT. REQUIRED: (6) TREES & (40) SHRUBS PROVIDED: (10) TREES & (38) SHRUBS		
	<b>SOSSAMAN ROAD - STREET FRONTAGE:</b> (1 TREE, 6 SHRUBS PER 25 LN. FT.) STREET FRONTAGE: 169 LN. FT. REQUIRED: (7) TREES & (42) SHRUBS PROVIDED: (13) TREES & (95) SHRUBS		
	<b>PARKING LOT LANDSCAPE ISLANDS:</b> REQUIRED: (6) TREES & (18) SHRUBS PROVIDED: (6) TREES & (30) SHRUBS		
	<b>SOUTH PROPERTY LINE:</b> (4 TREE AND 20 SHRUBS PER 100 LN. FT.) ADJACENT PROPERTY LINE: 764 LN. FT. REQUIRED: (31) TREES & (155) SHRUBS PROVIDED: (47) TREES & (171) SHRUBS		
	<b>MIN. 10% TREES IN PARKING LOT ISLANDS REQUIRED TO BE 36" BOX:</b> REQUIRED: (1) TREE PROVIDED: (2) TREES		
	<b>MIN. 25% TREES OVERALL REQUIRED TO BE 36" BOX:</b> REQUIRED: (45) TREES PROVIDED: (48) TREES		

O.S. CALCULATIONS ( PER MESA ZONING ORDINANCE )
<b>COMMON OPEN SPACE (50% LIVE PLANT COVERAGE):</b> REQUIRED: 3,702 SF PROVIDED: 5,453 SF
<b>PRIVATE OPEN SPACE (50% LIVE PLANT COVERAGE):</b> REQUIRED: 9,518 SF PROVIDED: 16,830 SF
<b>TREE CANOPY (15% OF OVERALL SITE):</b> REQUIRED: 22,984 SF PROVIDED: 35,055 SF



PRELIMINARY PLANT LEGEND			
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	ACACIA ANUERA - MULGA TREE	46	VARIES
	CAESALPINIA CACALACO 'SMOOTHIE' - CASCALOTE	54	VARIES
	PARKINSONIA X 'DESERT MUSEUM' - THORNLESS PALO	12	24" BOX
	PISTACIA LENTISCUS - MASTIC TREE	20	24" BOX
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE	15	VARIES
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	9	24" BOX
	VITEX AGNUS-CASTUS - CHASTE TREE	24	24" BOX
SHRUBS			
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	57	5 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - DWARF BOTTLEBRUSH	70	5 GAL
	EREMOPHILA HYGROPHANA - BLUE BELLS	97	5 GAL
	LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER	66	5 GAL
	SIMMONDSIA CHINENSIS - JOJOBA	43	5 GAL
	TECOMA STANS - YELLOW BELLS	28	5 GAL
ACCENTS			
	AGAVE MURPHEYI - MURPHEY'S AGAVE	8	5 GAL
	AGAVE WEBERI - BLUE AGAVE	19	5 GAL
	ALOE VERA - MEDICINAL ALOE	46	5 GAL
	ASCLEPIAS SUBULATA - DESERT MILKWEED	27	5 GAL
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS	48	5 GAL
	DASYLIRON ACROTRICHUM - GREEN DESERT SPOON	36	5 GAL
	ECHINOCACTUS GRUSONII - GOLDEN BARREL CACTUS	6	5 GAL
	FOUQUIERIA SPLENDENS - OCOTILLO	4	BARE RT
	HESPERALOE PARVIFLORA - RED/YELLOW YUCCA	35	5 GAL
	MUHLENBERGIA RIGIDA 'NASHVILLE'	70	5 GAL
	OPUNTIA SANTA-RITA - PURPLE PRICKLY PEAR	16	5 GAL
GROUND COVERS			
	BAILEYA MULTIRADIATA - DESERT MARIGOLD	67	5 GAL
	EREMOPHILA GLABRA 'MINGENEW GOLD' - OUTBACK SUNRISE	72	5 GAL
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	117	5 GAL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	74	5 GAL
	1/2" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: 'MOHAVE GOLD' BY ROCK PROS U.S.A. - OWNER TO VERIFY SIZE & COLOR	66,710	SQ.FT
	MID-IRON BERMUDA TURF	2,089	SQ.FT

**\*\*ALL STREET FRONTAGE TREES TO BE 36" BOX AND ANYWHERE ELSE ON PLAN MARKED WITH A 36"**

**NOTES:**  
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.  
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.  
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.  
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.  
5. ALL LANDSCAPE AREAS, INCLUDING PLANT MATERIAL WITHIN PRIVATE OPEN SPACE AREAS, WILL BE MAINTAINED BY THE PROPERTY OWNER/PROPERTY MANAGEMENT.



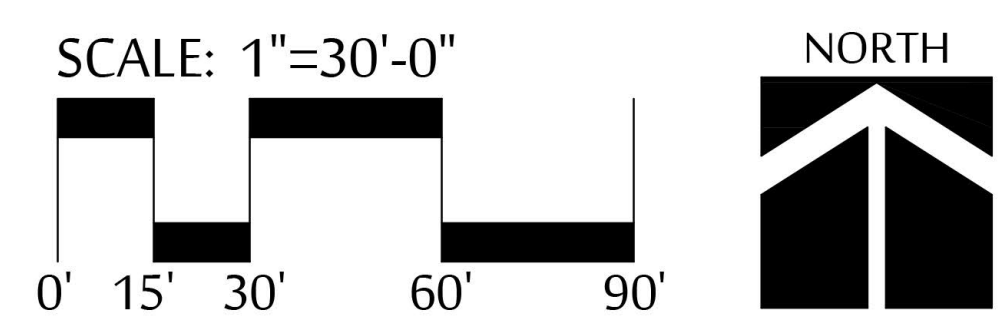
MAIN 45

PRELIMINARY LANDSCAPE PLAN

SWC OF MAIN ST. & SOSSAMAN RD.

JANUARY 24, 2025

SHEET L1



## Conceptual Rendering



Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
218-16-021A	EAST VALLEY STORAGE SOLUTIONS LLP	105 EAGLES TRL	OTTERTAIL	MN	56571
218-16-021B	CBJ LAND LLC	1806 N LINDSAY RD STE 103	MESA	AZ	85213-3010
218-16-030	FORESTDALE INVESTMENTS LLC	4885 S 900 E STE 104	SALT LAKE CITY	UT	84117
218-16-031	ARWEN HOLDINGS LLC	11218 E NORTH LN	SCOTTSDALE	AZ	85259
218-16-032	KTN MESA 7448 LLC	2607 NE 109TH ST	VANCOVER	WA	98686
218-16-033	FLAZ RENTAL LLC	8960 E NORA CIR	MESA	AZ	85207
218-16-034	REED PARK INVESTMENTS LLC	7530 E MAIN ST	MESA	AZ	85207
218-16-035	MAIN AND SOSSAMAN LLC	9124 TERMINAL AVE	SKOKIE	IL	60077
218-16-300B	KJ LAND COMPANY LLC	7420 E MAIN ST	MESA	AZ	85207
218-16-301C	SV PLAZA LLC	1601 E MCKELLIPS RD	MESA	AZ	85203
218-17-030	IRVING JUNIOR PROPERTIES LLC/FORESTDALE INVESTMENTS LLC/SUKARA LLC/ETAL	4885 S 900 E 104	SALT LAKE CITY	UT	84117
218-17-031B	CAVANAUGH JOHN J/GLADYS S TR	10000 N 31ST AVE STE D301	PHOENIX	AZ	85051
218-17-033	AZTEC-PREMIER LLC	1 BEACON ST FL 14	BOSTON	MA	2108
218-18-001E	RICHARD E & RAMONA L PACKARD LIVING TRUST	1812 N LINDSAY RD	MESA	AZ	85213
218-18-001F	CLUFF CHAD E/BRIGGS BRITTANY A/LACADOR LLC	2511 E UNIVERSITY DR	MESA	AZ	85203
218-18-001J	YANG CHIN SEIN/MARY FONG	2801 WARREN WAY	ARCADIA	CA	91007
218-18-001M	TRMC RETAIL LLC	539 S MAIN ST	FINDLAY	OH	45323
218-18-001N	CHARLES YAKICH DECLARATION OF TRUST	5200 E DOUBLE TREE RANCH RD	PARADISE VALLEY	AZ	85253
218-18-001Q	TRIDOWELL PLAZA LLC	1364 N CLAIBORNE	MESA	AZ	85205
218-18-002	GOODWIN STEVEN D/ANNA C	7408 E ABILENE AVE	MESA	AZ	85208
218-18-003	BELLGRAPH ARTHUR/SHARON	7414 E ABILENE AVE	MESA	AZ	85208
218-18-004	JACOB MARTY J/GOFF MICHAEL R	3714 CANYON DR	RAPID CITY	SD	57702
218-18-005	JACOB MARTY/GOFF MICHAEL	3714 CANYON DR	RAPID CITY	SD	57702
218-18-006	OPPERUDE ALLAN B/NORMA D	PO BOX 3568	MINOT	ND	587023568
218-18-007	GINDER GARY G/UDITH W TR	3017 3RD AVE NW	LONGVILLE	MN	56655
218-18-008	HURD EVERETT/THERESA	4687 19TH ST SW	FOREST LAKE	MN	55025
218-18-009	KAHLHAMER BRAD R	6 RIVINGTON ST FLOOR 3	NEW YORK CITY	NY	10002
218-18-010	SANDOVAL KATHLEEN	7456 E ABILENE AVE	MESA	AZ	85208
218-18-011	STAAB RICHARD DEAN	412 RIVER VIEW RD	GUTTENBERG	IA	52052
218-18-012	SCHREINER SUSAN M	3540 W 8TH ST	WINONA	MN	55987
218-18-013	LAMBEAU BRADFORD C	563 LAKESHORE DR	WYOMING	MN	55092
218-18-014	ANDERSON DENNIS W/JOY L	1735 MARSH AVE	MT UNION	IA	52644
218-18-015	REYNOLDS RHONDA MICHELLE	7520 E ABILENE AVE	MESA	AZ	85208
218-18-016	KOVAC BONNIE JEAN TR	7526 E ABILENE AVE	MESA	AZ	85208
218-18-017	PEGGY LEE HILL LIVING TRUST	7532 E ABILENE AVE	MESA	AZ	85208
218-18-018	GORDON J POOLE FAMILY TRUST	4809 RIVERVIEW DR	HUBERTUS	WI	53033
218-18-019	JOHNSON JOY E	7544 E ABILENE AVE	MESA	AZ	85208
218-18-020	VAN DORN FOREST G/ALICE LEE	PO BOX 444	OSBURN	ID	83849
218-18-021	ESTEY MICHAEL F	7556 E ABILENE AVE	MESA	AZ	85208
218-18-022	KARGARD RICHARD H/LEONA M	7557 E ABILENE AVE	MESA	AZ	85208
218-18-023	LOIS M GOTTHARDT TRUST	7549 E ABILENE AVE	MESA	AZ	85208
218-18-024	VAN KIRK WILLIAM R/JOANN M	57 S 75TH PL	MESA	AZ	85208
218-18-025	MANTHEI HOWARD E/JOAN M	530 LAKEWOOD DR	HUTCHINSON	MN	55350
218-18-026	MERCER MYRNA L	103 S 75TH PL	MESA	AZ	85208
218-18-027	ELAM TRACY CURTIS/ELAM JOAN M ESTATE OF	109 S 75TH PL	MESA	AZ	85208
218-18-028	GREENWOOD CINDY	115 S 75TH PL	MESA	AZ	85208
218-18-029	CONNIE JEAN WALKER REVOCABLE TRUST/WILLIAM E WALKER JUNIOR REVOCABLE TRUST/DAUGHETEE ALICE N	3150 N 78TH ST	MESA	AZ	85207
218-18-030	DAILY MARLENE J	127 S 75TH PL	MESA	AZ	85208
218-18-031	NIELSEN MARJORIE	133 S 75TH PL	MESA	AZ	85208
218-18-032	RICHARD L & ANITA L GROFF LIVING TRUST	139 S 75TH PL	MESA	AZ	85208
218-18-033	MIKL CHARLES S/DEMETROS MARYANNE	145 S 75TH PL	MESA	AZ	85208
218-18-034	BERGEMANN HARLAN J/PATRICIA A	15739 526TH AVE	GARDEN CITY	MN	56034
218-18-035	BRIGGS RONALD G/PATRICIA TR	157 S 75TH PL	MESA	AZ	85208
218-18-036	LYON DICK/JUDY	7592 E ANANEA CIR	MESA	AZ	85208
218-18-179	GRAY STEVEN ALLEN	134 S 74TH PL	MESA	AZ	85208
218-18-180	WILLIAMS VORA M	135 S 74TH PL	MESA	AZ	85208
218-18-181	MECKSTROTH FAMILY TRUST	141 S 74TH PL	MESA	AZ	85208
218-18-182	BRENTLINGER LEE R/CAROL L	147 S 74TH PL	MESA	AZ	85208
218-18-183	SMITH DENNIS DEL/CHARLOTTE ANNE TR	7444 E BALSAM CIR	MESA	AZ	85208
218-18-184	BARBER RHONDA	7450 E BALSAM CIR	MESA	AZ	85208
218-18-185A	KOEPPEN ROBERT J/SANDRA A	7456 E BALSAM CIR	MESA	AZ	85208
218-18-201	DONALD M LUCHTERHAND AND SOPHIE WALLENTINE FAMILY TRUST	7579 E ARBOR AVE	MESA	AZ	85208
218-18-202	BOWERS PETER JOHN/EMILY MARIE	7214 21ST AVE NW	PENNOCK	MN	56279
218-18-203A	BONNIE L MOORE FAMILY TRUST	7567 E ARBOR AVE	MESA	AZ	85208
218-18-204A	DAVIS PATRICIA J	7563 E ARBOR AVE	MESA	AZ	85208
218-18-205	STICKEL KIM	7559 E ARBOR AVE	MESA	AZ	85208
218-18-206	LAMONTAGNE MARCEL D	7555 E ARBOR AVE	MESA	AZ	85208
218-18-207	RONALD LYNN DURST AND DIANE KATHERINE DURST LIVING TRUST	7551 E ARBOR AVE	MESA	AZ	85208
218-18-208	DAVIS ANN	7541 E ARBOR AVE	MESA	AZ	85208
218-18-209	MCPHAIL ADRIENNE E	361 DAVIS RD	BATAVIA	IL	60510
218-18-210	BOWENWERKS LLC	517 S BLOSSOM	MESA	AZ	85206
218-18-211	VESTAL MICHAEL S/KARIN L	7785 CAHILL AVE	INVER GROVE HGTS	MN	55076
218-18-212	MONICAL CHARLES WADE/GISELLE A/LOLA R	105 S 75TH CIR	MESA	AZ	85208
218-18-213	LILLIE ARTHUR LEE	111 S 75TH CIR	MESA	AZ	85208
218-18-214	HARLAN L MARBLE AND ELAINE A MARBLE REV TRUST	100 TROENDLE ST SOUTHWEST	MAPELTON	MN	56065
218-18-215	VICKIE J LEARN LIVING TRUST	123 S 75TH CIR	MESA	AZ	85208
218-18-216	KENDALL LIVING TRUST	120 S 75TH CIR	MESA	AZ	85208
218-18-217	WARDEN DOUGLAS/ROSLYN	8063 E COLBY ST	MESA	AZ	85207
218-18-218	KRONE VINCENT J & JEANETTE K	7455 ARBOR AVE	MESA	AZ	85207
218-18-219	ROBERTS SUE E/FRANK J	1221 WEJEGI DR	HUBERTUS	WI	53033
218-18-220	DARREL AND DIANNA ENGLER REVOCABLE TRUST	641 LAKELAND HILLS DR	GILLETTE	WY	82716
218-18-221	COOPER KEN/MARJORIE	119 S AVOCA	MESA	AZ	85208
218-18-222	WEST JIMMY LEE JR/SENGER ANGELA	125 S AVOCA	MESA	AZ	85208
218-18-223	MARTEL RITA M	124 S AVOCA	MESA	AZ	85208
218-18-224	STREETER RICHARD T/GWEN M	1611 1ST ST SE	AUBURN	WA	98002
218-18-225	PICKTHORN DAVID/DELENIA SUE	PO BOX 244	HEBER	AZ	85928
218-18-226	METTLER MYRON D/THERESA A	220 3RD ST SW	ASHLEY	ND	58413

218-18-227	JARAMILLO PAUL/ROSITA NIEVES	131 S 74TH ST	MESA	AZ	85208
218-18-228	PERKINS JANICE/MARSHALL	125 S 74TH ST	MESA	AZ	85208
218-18-229	KING CURTIS D/MARGARET J	12150 GOPHER ST	BECKER	MN	55308
218-18-230	AADLAND ROGER W/DIANE K TR	1349 CHERRY DR	WATERTOWN	SD	57201
218-18-231	CRAWFORD REVOCABLE TRUST	805 S REVOLTA CIR	MESA	AZ	85208
218-18-232	NANCY A HOFFMAN FAMILY TRUST	7410 E ARBOR AVE	MESA	AZ	85208
218-18-233	MARTINSON TRUST	408 GRANDVIEW DR	WAUNAKEE	WI	53597
218-18-234	SHOEMAKER FAMILY TRUST	7422 E ARBOR AVE	MESA	AZ	85208
218-18-235	BERNARD MICHAEL/JOSEPH ARTHUR/MARY FRANCES	280 EASTWOOD CT	CHANHASSEN	MN	55317
218-18-236	DEES RADKA SAMANTHA/DOSTAL STANA	7434 E ARBOR AVE	MESA	AZ	85208
218-18-237	SENNE DEAN S/KATHLEEN A	7440 E ARBOR AVE	MESA	AZ	85208
218-18-238	ARMSTRONG STEVEN L	7512 E ARBOR	MESA	AZ	85208
218-18-239	DAVID L WANDER LIVING TRUST/JOAN M WANDER LIVING TRUST	31146 BIRCH VALLEY RD	MELROSE	MN	56352
218-18-240	LUNDQUIST CARL L/BARBARA A	420 SE 4TH ST	WILMAR	MN	56201
218-18-241	BAILEY ROBERT/MARTHA	7464 E ARBOR AVE	MESA	AZ	85208
218-18-242	GANNON CHIEKO	7500 E ARBOR	MESA	AZ	85208
218-18-243	POLFUSS DONALD E/CAROL A	28 S PARK PL	PLYMOUTH	WI	53073
218-18-244	ARMSTRONG STEVEN L/CONSTANCE S WHITMORE	3520 TIMBER RIDGE TRL	CEDAR RAPIDS	IA	52411
218-18-245	SCHOO HAL J/CONNIE J	7516 E ARBOR AVE	MESA	AZ	85208
218-18-246	SCHOO GUY N/SHARON A	8243 N OLEANDER	NILES	IL	60714
218-18-247	HERRMANN EDWARD A/LYNNE M	4665 EATON AVE SE	DELANO	MN	55328
218-18-248	EBERLE LEROY/CONNIE M	122 26TH ST SW	MINOT	ND	58701
218-18-249	WIEK WAYNE/MARILYN	8649 108TH AVE SE	OAKES	ND	58474
218-18-250	SMITH CRAIG A/LINDA H	7544 E ARBOR AVE	MESA	AZ	85208
218-18-251	HOUSE JOHN/JAN	31 HOUSE LN	ELMA	WA	98541
218-18-252	MAHLER MICHAEL SCOTT	7556 E ARBOR AVE	MESA	AZ	85208
218-18-253	FOULDS DAVID J/THERESA A	7566 E ARBOR AVE	MESA	AZ	85208
218-18-254	WIEK ROBERT/JOYCE	505 MAIN AVE	OAKES	ND	58474
218-18-255	MEYER FAMILY TRUST	150 S 75TH PL	MESA	AZ	85208
218-18-256	GARDNER PAUL D	138 S 75TH PL	MESA	AZ	85208
218-18-257	BLAU KEVIN PAUL/MARVIN LOWELL	6840 SPURGE LN NE	REMER	MN	56672
218-18-258	HILL WANDA/DOBBINS DELLA	122 S 75TH PL	MESA	AZ	85208
218-18-259	CAROLYN ANN PERRELL TRUST	PO BOX 13552	MESA	AZ	85216
218-18-260	LANCASTER GREGORY/JANICE	PO BOX 6940	MESA	AZ	85216
218-18-261	MINNIX KIM M	104 S 75TH PL	MESA	AZ	85208
218-18-262	DUEMKE DENNIS B/CAROL JEAN	64 S 75TH PL	MESA	AZ	85208
218-18-263	ROEPKE RANDY L/DEBRA K	56 S 75TH PL	MESA	AZ	85208
218-18-264	TOWNE FAMILY TRUST	50 S 75TH PL	MESA	AZ	85208
218-18-265	HANSEN CLYDE E/MARY L	7529 E ABILENE AVE	MESA	AZ	85208
218-18-266	ROWSE DONALD/MARY	7521 E ABILENE AVE	MESA	AZ	85208
218-18-267	KILLIAN JAY/DENISE	N8773 1020TH ST	RIVER FALLS	WI	54022
218-18-268	NIERGARTH KATHRYN L	5571 MILLER ST	MUSKEGON	MI	49442
218-18-269	WALKER JAN J/PHYLLIS A	6067 W BEACON HILL PL	FRANKLIN	WI	53132
218-18-270	NELSON ROGER L/PAMELA RAE	23648 390TH ST NE	MIDDLE RIVER	MN	56737
218-18-271	MONICAL GISELLE A	7455 E ABILENE AVE	MESA	AZ	85208
218-18-272	CALDWELL MARTHA R	7449 E ABILENE AVE	MESA	AZ	85208
218-18-273	LYNN DENIS	113 EWLES PL	MARTENSVILLE	SK	S0K2T2
218-18-274	CRAIG STEVEN OKUTANI TRUST/ALEMAN YARNELL ANN	7437 E ABILENE AVE	MESA	AZ	85208
218-18-275	MACDONALD LORRI J	6949 PEBBLE PARK CIR	WEST BLOOMFIELD	MI	48322
218-18-276	ALTHOFF GERAETS FAMILY TRUST	7425 E ABILENE AVE	MESA	AZ	85208
218-18-277	PRANGE DOROTHY/NORMAN	240 N WASHINGTON AVE	SHELDON	IA	512011233
218-18-278	STAMPER CALVIN W/TERESA D	4308 180TH PL	LONG BEACH	WA	98631
218-18-279	DORA S YANEZ FAMILY TRUST	7407 E ABILENE AVE	MESA	AZ	85208
218-18-280	MESA EAST HOME OWNERS ASSN	225 S 74TH ST	MESA	AZ	85208
218-18-284A	MESA EAST HOMEOWNERS ASSOCIATION	PO BOX 1467	MESA	AZ	85201
218-18-285A	JOHNSTONE ALAN R/MARY L	7358 E ABILENE AVE	MESA	AZ	85208
218-18-286A	GRACIA HENRY A	7352 E ABILENE AVE	MESA	AZ	85208
218-18-287A	NUSSER NANCY	7346 E ABILENE AVE	MESA	AZ	85208
218-18-288A	JONES HEIDI	7338 E ABILENE AVE	MESA	AZ	85208
218-18-289A	KELLEY JOHN MICHAEL/CONNIE ANN	7332 E ABILENE AVE	MESA	AZ	85208
218-18-290A	FRANK ELLEN J/GORDON MARY E/OLCHEFSKE JAMES	7326 E ABILENE AVE	MESA	AZ	85208
218-18-291A	WESTON SETH ALBERT JR/BRENDA JEAN	4335 JACKRABBIT DR	BILLINGS	MT	59106
218-18-292A	HOLUM CAROL T	7314 E ABILENE AVE	MESA	AZ	85208
218-18-480	MARTINEZ JOSE L T/TRUJILLO JOHANNA C	130 S 74TH ST	MESA	AZ	85208
218-18-481	NAKAI SUSANNA/BRIAN	174 LEGENDS WY	HIRAM	GA	30141
218-18-482	NAKAI SUSANNA G/BRIAN	174 LEGENDS WAY	HIRAM	GA	30141
218-18-483	ZUELSDORFF LARRY/SALLY	154 S 74TH ST	MESA	AZ	85208
218-18-505	PARKER KATHRYN C/LEX H JR	145 S AMULET AVE	MESA	AZ	85208
218-18-506	ROBERTSON STUART/OOTHOUTD GAYLE	143 S AMULET AVE	MESA	AZ	85208
218-18-507	BAUNE JOHN E/CAROLYN	133 S AMULET AVE	MESA	AZ	85208
218-18-508	QUAINTANCE MICHAEL P/FLORENCE M TR	110 S AMULET AVE	MESA	AZ	85208
218-18-509	MECKSTROTH CHERYL	118 S AMULET AVE	MESA	AZ	85208
218-18-510	NEVA RONALD W/CATHERINE L	203 W 9TH ST	DULUTH	MN	55806
218-18-519	MUDLIN SAM A/BERG KRISTIE L	PO BOX 199	PIEDMONT	SD	57769
218-18-561	SHEPHERD MICHAEL/DEBRA	4400 ASHBERRY DR	MILTON	WI	53563
218-18-562	RUSSELL TANYA JEAN	7327 E ARBOR AVE	MESA	AZ	85208
218-18-563	COX THOMAS C TR/TATAREN SHARON J TR	52 S AMULET AVE	MESA	AZ	85208
218-18-564	KEITH MARGARET/GAGEN ED	7324 E ARBOR AVE	MESA	AZ	85208
218-18-599	FULLER CALVRIN R JR	46 S AMULETA AVE	MESA	AZ	85208
218-18-600	IVERSON TRUST	57 S AMULET AVE	MESA	AZ	85208
218-18-601	GEORGE ROBERT RINARD LIVING TRUST	63 S AMULET AVE	MESA	AZ	85208
218-18-602	REICH KATHY J/RONALD W/BARRETT ELAINE G/ETAL	11290 BOND RD #4	LAKE COUNTRY	BC	V4V 1E1
218-18-603	BOWEN GLEN/DEANNA	67 S AMULET AVE	MESA	AZ	85208
218-18-604	LALLAK REGINA M/MARK M JR/LEAH A	105 S AMULET AVE	MESA	AZ	85208
218-18-605	SAMUELSON ROXANNE LORRAYE	21575 130TH AVE	LAKE PARK	MN	56554
218-18-606	JOHN R VAN HEUKELOM SECOND AMENDED & RESTATED REVOCABLE TRUST	2550 DEER LANE RD	MARION	IA	52302
218-18-607	DITTERICK NORBERT G/ROSWITHA	PO BOX 195	LAKE PARK	MN	56554
218-18-608	OPPEWALL RANDAL J/BROCK MARLO M	8208 BLAINE RD	BLAINE	WA	98230

218-18-609	FRYBARGER DAVID H/REBECCA A/ROGER H	112 S 74TH ST	MESA	AZ	85208
218-18-610	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	2000 N CLASSEN BLVD STE 3200	OKLAHOMA CITY	OK	73106
218-18-611	LANGE LEONARD R/VICTORIA R	66 S 74TH ST	MESA	AZ	85208
218-18-612	NORMAN GLENN L	60 S 74TH ST	MESA	AZ	85208
218-18-613	BROWN PHILLIP H/LOLA J	2102 N WILLOW RD	URBANA	IL	61801
218-18-614	NOWELS MICHAEL P/SUSAN K	2047 VIOLET AVE	MADRID	IA	50156
218-18-615	CHRISTNER EUGENE E/SANDRA S	310 E OLD ORCHARD DR	MT PLEASANT	IA	52641
218-18-616	ALLEN MATHIAS E	610 S MIDVALE BLVD	MADISON	WI	53711
218-18-617	KELLEY JUDY ANN	19008 18TH AVE NW	ARLINGTON	WA	98223
218-18-618	WARGO STEVEN JOHN	1923 UTE CREEK DR	LONGMONT	CO	80501
218-18-619	GREENSLIT SUZANNE J	1412 HILTON RD	LITTLE FALLS	MN	56345
218-23-001A	MOORE FRANK B & SHIRLEY A	7605 E AKRON ST	MESA	AZ	85207
218-23-001B	SEVILLA TONYA	1820 E LOCKWOOD ST	MESA	AZ	85203
218-23-002	MELTON COLLEEN M	7613 E AKRON ST	MESA	AZ	85207
218-23-003	PAUL BRIAN M/DAUCH JAMIE L M	7621 E AKRON ST	MESA	AZ	85207
218-23-004	VENEGAS MARTIN	7629 E AKRON ST	MESA	AZ	85207
218-23-005	HYPE PHARM LLC	7637 E AKRON ST	MESA	AZ	85207
218-23-008	DIANNE CAROLE PATERSON LIVING TRUST	7245 E FAIRVIEW AVE	MESA	AZ	852082732
218-23-009	DICKERMAN FAMILY LIVING TRUST	7614 E AKRON ST	MESA	AZ	85207
218-23-010	TUFFLY FRED MONROE	7606 E AKRON ST	MESA	AZ	85207
218-23-012F	FREDRICKSON LIVING TRUST	2102 N HILL	MESA	AZ	85203
218-23-023	TIMOTHY J CORY IRREVOCABLE TRUST II	2777 W QUEEN CREEK RD UNIT 7	CHANDLER	AZ	85248
218-35-001B	GRIZZLYS DISCOUNT FLOORING LLC	580 W VIA DE PALMAS	SAN TAN VALLEY	AZ	85140
218-35-001D	LEGACY PIII AGAVE VILLAGE LLC	1630 W GUADALUPE RD	GILBERT	AZ	85233
218-35-001M	CRE MAIN STREET LLC	2311 HARRIMAN LN B	REDONDO BEACH	CA	90278
218-35-001P	HOLM TODD/MELISSA	8246 E KAEI ST	MESA	AZ	85207
218-35-001Q	PEP BOYS MANNY MOE & JACK	3111 W ALLEGHENY AVE	PHILADELPHIA	PA	19132
	Tania Gerard, Community Coordinator				
	MESA EAST PROPERTY OWNERS ASSOCIATION	225 S 74TH ST	MESA	AZ	85208

City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 03/24/25

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON24-00120, on SWC Apache & Sossaman. 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.

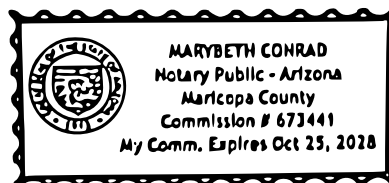
**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature.

*Meghan Liggett*

SUBSCRIBED AND SWORN before me on 03/24/25

*Marybeth Conrad*  
Notary Public



CITY OF MESA  
PUBLIC NOTICE

# ZONING HEARING

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: April 9, 2025

CASE: ZON24-00120

Request: Rezone from Limited Commercial (LC)  
to Multiple Residence-2 with a Planned Area  
Development Overlay (RM-2-PAD) and Site Plan  
Review for a 45-unit multiple residence development.

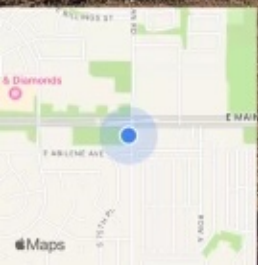
Applicant: Rose Law Group - Jon Gillespie

Phone: (480) 240-5641

Planning Division (480) 644-2385

Posting date: March 24, 2025

March 24, 2025 at 7:27 AM  
+33.414775, -111.667609  
7556 E Abilene Ave  
Mesa AZ 85208  
United States



CITY OF MESA  
PUBLIC NOTICE

# ZONING HEARING

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: April 9, 2025  
CASE: ZON24-00120

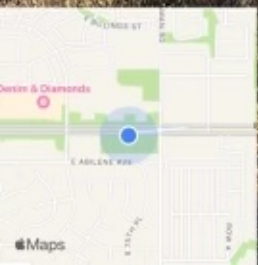
Request: Rezone from Limited Commercial (LC)  
to Multiple Residence-2 with a Planned Area  
Development Overlay (RM-2-PAD) and Site Plan  
Review for a 45-unit multiple residence development.

Applicant: Rose Law Group - Jon Gillespie  
Phone: (480) 240-5641

Planning Division (480) 644-2385

Posting date: March 24, 2025

March 24, 2025 at 7:12 AM  
+33 415100 -111 668896  
7501-7511 E Main St  
Mesa, AZ 85207  
United States





City of Mesa Planning Department  
Attn: Charlotte Bridges  
55 N Center St.  
Mesa, AZ 85201

Re: Support for proposed RM-2-PAD Rezoning at SWC Sossaman & Main

Dear Planning and Zoning:

I am the owner of the commercial property located at 7435 E Main Street in Mesa. I would like to voice my support for the townhome style multi-family development proposed directly adjacent to my property. As a property owner in the area, I am well aware of the development challenges facing this area and I am excited that my neighbor is making the commitment to invest in the area and build this project. Bringing additional housing units to this area will improve commercial opportunities in this immediate area.

It is important to me that my properties rear access to the public alley is maintained and I am grateful the proposed development will ensure that my access to the public alley is not changed and that no additional vehicles will be moving through the alley. Another priority to me is that my property is buffered from any residential noise, This would be easily resolved with a block wall between the proposed project and my property.

I am supportive of the townhomes as I have reviewed the proposed plans and know that the proposed townhome units will be high-quality units with large 3 bedroom 2.5 bath units, garages, excellent architectural design, comfortable backyards, and overall parking which exceeds Mesa standards.

Thank you and I am happy to discuss my support if you'd like to contact me.

A handwritten signature in dark ink, appearing to be 'Chad Cluff', with a stylized, overlapping loop structure.

Chad Cluff  
chad@cluffrealestate.com

# Good Neighbor Policy

FOR

# *Main 45 Townhomes*

SWC Sossaman Road & Main Streets (Mesa, Arizona)

March 2025

Case No. ZON24-01020

**Developer:**

Elliot Barkan Development, LLC  
Elliot Barkan  
7505 E 6th Ave #100  
Scottsdale, AZ

**Zoning Attorney & Developer  
Rep:**

**ROSE LAW GROUP<sub>pc</sub>**  
**RICH ■ CARTER ■ FISHER**

Jon Gillespie  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone: (480) 240-5648

## **Purpose**

The purpose of this Good Neighbor Policy for the proposed *Main 45* Townhomes project is to describe the measures to be taken to ensure the *Main 45* Townhome project's ongoing compatibility with adjacent uses. These measures are intended to maintain the quality of life for existing residents and businesses while integrating this new community into the neighborhood. This Good Neighbor Policy is provided in support of the project's pending Multiple Residence (RM-2) with a PAD overlay Rezoning and Site Plan Review applications to ensure that this infill residential project is a positive addition to the surrounding area.

## **General Information & Background**

*Main 45* Townhomes is a proposed 45-unit, two-story, multi-family townhome-style community located at the southwest corner of Sossaman Road and Main Street in Mesa (the "City"), on 3.51 net acres (APNs 218-18-001K and 218-18-001J). The Site is currently vacant and is bordered by:

- North: Main Street, followed by the Sun Valley Plaza shopping center
- East: Sossaman Road, followed by a commercial flooring business
- South: A 20-foot-wide public alleyway, followed by the Mesa East Mobile Home Subdivision
- West: An existing professional office building

The developer, Elliot Barkan Development LLC, is committed to delivering a high-quality, well-managed community. Once development is completed and the units are occupied, the project will be professionally managed by a reputable property management company with an onsite leasing/management office to ensure cleanliness, well-maintained landscaping, and compatibility with surrounding uses.

The *Main 45* contact below is available to answer questions and address issues arising from this Good Neighbor Policy. Additionally, *Main 45* confirms its intent to abide by the conditions of the City's approvals, as applicable to this Good Neighbor Policy.

### **Contact:**

Elliot Barkan  
7505 E 6th Ave #100  
Scottsdale AZ 85251  
Phone: (480) 273-7138  
elliottbarkan@gmail.com

## **Ensuring Neighborhood Compatibility – Project Design**

The *Main 45* project team has designed the project to be compatible with the surrounding neighborhood as follows:

### **1. Location**

The *Main 45* project is designed to fit seamlessly into the existing residential neighborhood, with careful consideration given to integrating the development into the surrounding urban fabric. Thoughtful design choices have been made to ensure a smooth transition between existing homes and this missing-middle housing development. Utilizing a public alley which creates an additional barrier, the project features a 40-foot building setback from the Mesa East Mobile Home Subdivision property line and a total separation in excess of 60 feet to mobile home units. A six-foot perimeter wall, coupled with an enhanced landscaping buffer featuring two trees per rear yard (one of which will be installed at 36" box), will provide both visual screening and noise reduction, enhancing privacy for both new residents and adjacent mobile home lots. Additionally, the public alley to the south will not only serve as an added buffer but will also be improved to provide greater security to the neighborhood. These measures work in concert to create a well-balanced, thoughtful transition between different housing types and land uses.

Vehicle access in and out of *Main 45* will be restricted to Main Street, eliminating any impact on nearby residential streets or alleys and maintaining the character of the existing neighborhood. A traffic statement has been created to describe that resident traffic will not be expected to traverse through the Mesa East HOA public streets. Furthermore, the 2.3 parking spaces per unit (exceeding the City's 2.1-space requirement) ensures ample onsite parking, preventing overflow into surrounding streets.

Finally, in order to ensure compatibility with the Mesa East HOA community, all *Main 45* tenants will be prohibited from utilizing the Mesa East HOA amenities as a condition of their Lease Agreement. They also will be required to sign a separate Disclosure & Acknowledgement form which makes each and every tenant aware of the private nature of the Mesa East HOA community, existing urban fabric, its activities and potential impacts, and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

## **Ensuring Ongoing Neighborhood Compatibility – Complaint Response**

The *Main 45* project team will ensure ongoing neighborhood compatibility by quickly responding to any complaints that may arise. The following situations, conditions, and/or circumstances may be reported by *Main 45* residents, surrounding neighbors, and/or the City to the onsite property manager and will be resolved appropriately:

### **1. Resident Restrictions**

Residential tenants of *Main 45* will be required to observe all ordinances and rules of the City, along with additional rules implemented by the property management company. All

resident obligations, to the fullest extent of the law, will be enforced through specific lease provisions when a tenant signs their rental lease. These items within the lease will be updated and modified as needed to properly enforce the quality and integrity of the project.

## **2. Noise from Residents**

Noise complaints are of great concern to everyone, especially neighbors and rule-abiding tenants of the project, and the future property management company will take noise complaints seriously. Tenants within *Main 45* will be required to comply with the same noise ordinance and obligations that all residents of the City must comply with. This obligation will be further re-enforced through their lease.

## **3. Traffic & Parking**

The *Main 45* project has been designed to minimize traffic impacts on the surrounding community while ensuring ample onsite parking for residents and guests. *Main 45* will be accessed exclusively from Main Street, avoiding impacts on nearby residential streets and alleys. The site's proximity to transit options and pedestrian-friendly design will also reduce reliance on vehicles, aligning with the City's 2050 General Plan goals for walkable, transit-oriented development.

As discussed above, parking provisions exceed City requirements, with 2.3 spaces per unit, surpassing the required 2.1 spaces per unit for multi-family developments. Each townhome will include a dedicated garage space, supplemented by reserved parking for an additional vehicle. To prevent overflow parking in adjacent neighborhoods, the future property management company will implement and enforce parking policies, including requiring tenants to utilize their designated garage spaces for vehicle storage.

Should legitimate traffic or parking-related concerns arise, the property manager will collaborate with the City to identify appropriate mitigation measures that maintain safe and efficient circulation within and around the community.

By ensuring responsible parking management and minimizing traffic impacts, the Main 45 Townhomes project enhances the livability and accessibility of the surrounding neighborhood while supporting the City's vision for smart infill development.

## **4. Project Lighting**

Building lighting will be provided in conformance with all City lighting standards and the approved lighting plans. Tenants will not be allowed to alter any building lighting. This obligation will be further enforced through their lease.

## **5. Use of Mesa East Amenities**

The lease agreement will explicitly prohibit tenants from using Mesa East community amenities (e.g., pool, clubhouse). The project will provide and maintain its own amenities, including a BBQ ramada, children playground, grassed open space areas, and a dog park.

### **Conclusion**

The Main 45 Townhomes project has been carefully designed to ensure compatibility with its surroundings. Through enhanced buffering, traffic mitigation, and strict property management policies, the project will integrate seamlessly into the neighborhood while addressing key community concerns.

This Good Neighbor Policy reflects the commitment of Elliot Barkan Development, LLC and Rose Law Group, PC to responsible infill development and positive community engagement.

# LEGAL PROTEST FILING

*Received  
11:41 am*

Date Filed with Clerk: 2/10/2025

REC'D WESA CITY CLERK  
10 FEB 2025 PM 12:19  
Time Stamp: \_\_\_\_\_

Received By: \_\_Denise Montana

**Filer Name:** Sam Mudlin

Dean Senne

**Filer Phone:** [REDACTED]

[REDACTED]

**Filer Email:** [REDACTED]

[REDACTED]

☐ Zoning Case Identified: \_\_\_\_\_

☐ Sent to Planning

☐ Planning Provided Response to Filer - Date: \_\_\_\_\_

\_\_\_\_ Met requirements    \_\_\_\_ Did not meet requirements

☐ Attach Planning's Email Response

# Things To Do:

SAM Mudlin

136 S. Amulet Ave.

Mesa AZ 85208

Dean Sonne

7440 E Arbor Ave

Mesa, AZ 85208

DO YOU KNOW YOUR MAIL STOP CODE? 

PRINT & MAIL SERVICES

480.644.2360

ZON24-01020

**PETITION OPPOSING REZONING AND DEVELOPMENT OF  
PARCELS 218-18-001J AND 218-18-001K**

**To:** City of Mesa Planning and Zoning Commission and City Council

**From:** Homeowners and Residents of Mesa East Property Owners Association

**Date:** February 3, 2025

**Subject:** Opposition to Rezoning and Development of Parcels 218-18-001J and 218-18-001K; RE: Elliot Barkan Development, LLC

We, the undersigned homeowners and residents of Mesa East Property Owners Association, a 55+ retirement community, hereby express our strong opposition to the proposed rezoning and development of the vacant parcels 218-18-001J and 218-18-001K located directly north of our community bordering East Main and Sossaman Rd. We understand that the proposed development would consist of approximately 45 multifamily Non-Owner occupied dwellings, which would likely attract younger families with children, thereby significantly impacting the character and lifestyle of our age-restricted community.

**Reasons for Opposition:**

1. **Preservation of Community Character:** In 1971, Mesa East became a well-established 55+ retirement community that provides a quiet, age-restricted living environment. The introduction of multifamily Non-Owner occupied dwellings with no age restrictions would fundamentally alter the character of our neighborhood.
2. **Traffic and Safety Concerns:** The increased density resulting from this development would lead to higher traffic volumes of cut-through traffic within the confines of our community streets, raising safety concerns for our senior residents who rely on safe and accessible streets. There are no pedestrian sidewalks, therefore all resident walkers and bicyclists are using our streets as sidewalks. The potential increase in cut-through traffic

ZON 24-01020

through our community and the potential children using our streets as playgrounds would be a detriment to our safety and our way of life.

3. **Property Value Impact:** The introduction of high-density, multifamily Non-Owner occupied housing adjacent to our community may negatively affect property values for existing homeowners, many of whom have invested their retirement savings in their homes.
4. **Compatibility Issues:** The proposed multifamily Non-Owner occupied development is inconsistent with the surrounding land use, which primarily consists of single-family, age-restricted residences and commercial and retail businesses. The differing uses could create conflicts related to safety, noise, parking, and overall community harmony.
5. **Strain on Local Resources:** An influx of younger families could put additional pressure on local infrastructure, including roads, emergency services, and recreational facilities, which are not designed to accommodate an increase in non-senior residents. In addition, there are concerns about stormwater from the 45 rooftops and how it will impact the northeast corner of Mesa East. Residents have witnessed this issue of stormwater pooling in our streets because of lack of storm drains.

**Request for Action:** We respectfully urge the City of Mesa Planning and Zoning Commission and City Council to reject the proposed rezoning and development of parcels 218-18-001J and 218-18-001K and to maintain zoning that is compatible with our existing 55+ community.

**Submitted by:** Mesa East Property Owners Association Board of Directors

**Signatures:** By signing this petition, we affirm our opposition to the rezoning and development of the above-referenced parcels and request that the City uphold the interests of the Mesa East Property Owners Association and its residents.

ZON 24 - 01020

PRINT

	Name	Address	Signature	Phone	Lot #
1	Betty Watson	246 S 73rd Way	Betty Watson		463
2	Judy St Clair	7316 E BALORMA 2	Judy St Clair		418
3	MICHAEL SMITH	7303 E. BATWOOD	<del>Michael Smith</del>		454
4	Sam Mudlin	136 S. Amulet Ave	Sam Mudlin		513
5	Cathy Jase	242 S 74th Way	Cathy Jase		172
6	Karla Nelson	213 S. Amulet Ave	Karla Nelson		490
7	Jenny Krueger	302 S 74th St	Jenny Krueger		391
8	Joseph Salter	7304 E Baywood Ave	Joseph Salter		489
9	Dennis Deuel	147 S. Amulet Av.	Dennis Deuel		488
10	Ron St Clair	7316 E Balmoreal.	Ronald St Clair		415
11	Rose Deuel	147 S. Amulet Av.	Rose Deuel		498
12	Kathy Common	319 S 74th Place	Kathy Common		141
13	WAYNE HORDA	7216 E Baywood Ave	Wayne Horda		320
14	LARRY DANTZETT	208 S. 72nd PL	Larry Dantzett		322

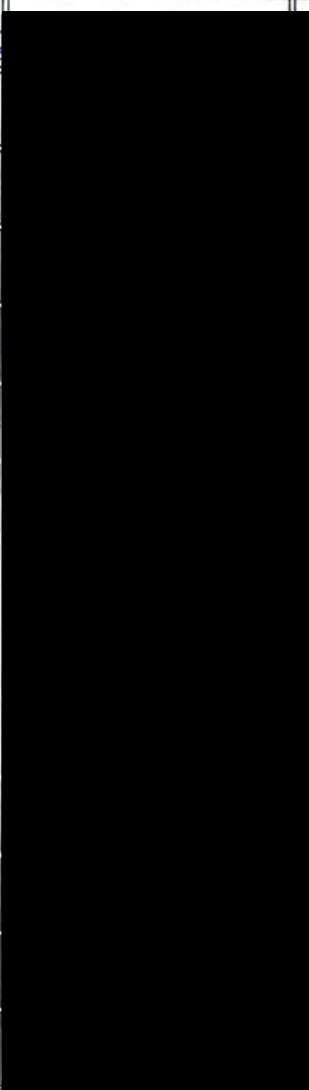
ZON 24-01020

PRINT

	Name	Address	Signature	Phone	Lot #
15	Shirley Brewer	7551 E Baywood	Shirley Brewer		451
16	Debra Bartlett	208 S. 72 <sup>nd</sup> Place	Debra Bartlett		322
17	Cher Connor	248 74 <sup>th</sup> Way	Cher Connor		171
18	Karol & <del>Don</del> Dain	7550 Abilene	Karol Dain		419
19	Susan Holverson	7322 E Belmore Ave	Susan Holverson		4117
20	Patrick Monroe	306 S 72 <sup>nd</sup> Pl	PK		339
21	Louis Tyson	7358 E Baywood	Louis Tyson		480
22	JAN WALKER	7505 E ABILENE	Jan Walker		268
23	Charles White	384 74 <sup>th</sup> St	Charles White		396?
24	Donna Brian	53 S. 73 <sup>rd</sup> St	Donna Brian		591
25	Herbert A. Esten	233 S 74 <sup>th</sup> St	Herb Esten		466
26	Charles Wentz	57 S. 73 <sup>rd</sup> St.	Charles Wentz		590
27	Bob Gox	7265 Baywood	Bob Gox		453
28	John Boone	133 S Amulet	John Boone		501

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PRINT

	Name	Address	Signature	Phone	Lot #
29	<del>Patrick &amp; Judy Ramsey</del>	<del>655 72 Place</del>	<del>Judy Ramsey</del>		
30	Chick Collins	7347 E Balmoral	Chick Collins		379
Richard 31	<del>Richard McToken</del>	<del>321 S 74th St</del>	<del>Richard McToken</del>		385
32	Judith Levasseur	7252 E Abilene	Judith Levasseur		291
33	RICK LEVASSEUR	7252 E ABILENE	R Levasseur		291
34	Marge Ludwig	7324 E Brickwood	Marge Ludwig		44
35	LeRoy Goerts	7324 E Brickwood	LeRoy Goerts		44
36	Phyllis McToken	321 S 74th St	Phyllis McToken		385
37	George Stoddart	7265 E Balmoral A	George Stoddart		370
38	John Hynes	149 S Amulet	John Hynes		3497
39	Mary Jane Carriere	149 S Amulet	Mary Jane Carriere		3497
40	LEE BRENTLINGER	147 E 74th PL	Lee Brentlinger		181
41	MARIE Dougherty	733 E Balmoral St	Marie Dougherty		373
42	Helen Stoddart	7259 E Balmoral Ave	Helen Stoddart		370

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	PRINT Name	Address	Signature	Phone	Lot #
43	JAMES DAVID	7550 Abilene	James David		19
44	Joan Kayser	312 S 74 <sup>th</sup> St	Joan Kayser		39X
45	Rich Kayser	312 S. 74 <sup>th</sup> St.	Rich Kayser		394
46	Tom COLLINS	7347 E. BALMORAL AVE	Tom Collins		379
47	Judith Lyon	7592 E. Ananea Cir	Judith Lyon		#35
48	Pat Thompson	1385 25 <sup>th</sup> Place	Pat Thompson		255
49	Cleo Bosshardt	252 - So. 75th Way	Cleo Bosshardt		1+54
50	Leo Polack	"	Leo Polack		1+54
51	Grant Burgstahler	7240 2 <sup>nd</sup> St Abilene	Grant Burgstahler		293
52	Larry Krueger	302 S 74 <sup>th</sup>	Larry Krueger		391
53	Kristie Berg	136 S. Annelaet Ave.	Kristie L. Berg		513
54	RON NEVA	124 S. Annelaet Ave	Ron Neva		504
55	Lorri MacDonald	7431 E Abilene	Lorri MacDonald		274
56	Lyla Fell	356 S. 74 <sup>th</sup>	Lyla Fell		106

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	Name	Address	Signature	Phone	Lot #
71	Jody Martinson	7416 E. Arbor Ave	Jody Martinson		232
72	Dale Martinson	7416 E. Arbor Ave	Dale Martinson		232
73	Richard STAPP	7462 E Abilene	Richard Stapp		10
74	Cindy Bateman	7462 E Abilene	Cindy Bateman		10
75	Deni Hend	7444 E Abilene	Deni Hend		7
76	Emery Stapp	7444 E Abilene	Emery Stapp		7
77	Anna Hoodwin	7408 E. Abilene Ave	Anna Hoodwin		1
78	Carl Beal	7414 E ABILENE	Carl Beal		2
79	Mark Gray	7407 E Abilene	Mark Gray		278
80	Dora S. Yanez	7407 E. Abilene	Dora S. Yanez		278
81	Sandra Christner	7353 E Abilene	Sandra Christner		609
82	Bong Christ	7353 E. Abilene	Bong Christ		609
83	CHAD BURNETT	7346 E Abilene	Chad Burnett		281
84	John Van Henkelom	135 Amulet	John Van Henkelom		500 ✓

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	Name	Address	Signature	Phone	Lot #
57	Marybeth Clark	330 S. 72 <sup>nd</sup> Pl.	Marybeth Clark		351
58	Rick Clark	330 S. 72 <sup>nd</sup> Pl.	Rick Clark		351
59	Rodger Common	319 S 74 Place	Rodger Common		141
60	Glen Holmerson	7322 E Balmora	Glen Holmerson		417
61	PAUL NOWELS	7359 E ABILENE	Paul E Nowels		608
62	JERRI Ann Morgan	<del>248</del> <del>2408</del> S 72 <sup>nd</sup> Pl	Jeri Morgan		335
63	Gary Caldwell	7268 E Azalea Ave	Gary Caldwell		535
64	Deb Caldwell	7268 E Azalea Ave	Deb Caldwell		535
65	RONALD BREWER	7251 E Baywood Dr	Ronald Brewer		451
66	FRANK SCHULTZ	107 S. 72 <sup>nd</sup> <del>Pl</del>	Frank Schultz		578
67	MICHAEL SHEPHERD	7323 E ARBOR <sup>1175 SA 112</sup> AV	Michael Shepherd		555
68	Joann Reed	7408 Bosage way	Joann Reed		125
69	Alice Burgad	7305 E Arbor	Alice Burgad		551
70	MICHAEL AARDAL	7319 E BIRCHWOOD	Michel Aardal		439

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	Name	Address	Signature	Phone	Lot #
85	David Pickthorn	112 S Avoca	David Pickthorn		224
86	ALLAN Oppenude	7432 E. Abelen Ave	Allan Oppenude		5
87	Russ Lenton	7315 E. Birchwood	Russell Lenton		438
88	Martha Allen	7322 E. Baywood	Martha Allen		486
89	Joyce Yanchick	3479 S. 72nd Pl.	Joyce Yanchick		4357
90	Michael Schiff	321 S. 73rd Pl	Michael Schiff		165 #402
91	Mandy Jacobs	7426 E. Abelen	Mandy Jacobs		#104
92	Nancy Sandman	7595 E Ananet	Nancy Sandman		#37
93	Leonard Lange	666 574 St	Leonard Lange		605
94	Myron Mettler	106 S H105A	Myron Mettler		225
95	Carol Jakobs	310 S 74th Way	Carol Jakobs		149
96	Robert Connerly	2532 E. Abelen	Robert Connerly		16
97	Pat Bergeman	151 S 75th Pl	Pat Bergeman		33
98	Frank Lucero Jr	7315 E Baywood Ave	Frank Lucero Jr		456

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	Name	Address	Signature	Phone	Lot #
99	Dee Bennett	304 S. 74th St	Dee Bennett		392
100	TERRY BENNETT	304 S 74th St	Terry Bennett		392
101	Corrine Hendershott	244 S. 73rd Way	Corrine Hendershott		462
102	LEONARD HENDERSHOTT	244 S 73RD WAY	Leonard Hendershott		462
103	LARRY EISSLER	318 S. 74th PLACE	Larry Eissler		117
104	Jay Killian	7515 E Abilene	Jay Killian		266
105	Denise Killian	7515 E Abilene Ave	Denise Killian		266
106	TERRY CORNWELL	307 S. 74th PLACE	Terry Cornwell		139
107	Martha Caldwell	7449 E Abilene Ave	Martha Caldwell		115-271
108	ELIZABETH LAWRICK	7308 E. Birchwood	Elizabeth Lawrick		444
109	Constance Adams	243 S 74th	Constance Adams		9345 169
110	CHRIS DOCKTER	311 S 75th ST	Chris Dockter		65
111	BROOK KALLHORN	7450 EAST ABILENE AVE	Brook Kallhorn		108
112	Vickie Lange	66 So 74th St.	Vickie Lange		605

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	Name	Address	Signature	Phone	Lot #
113	Dove Luka	4887 Bay Wood	Dove Luka		482
114	STELLA RAGUSA	243 S 72nd Circle	Stella		329
115	Joann Van Kirk	52 S. 75th PL	Joann Van Kirk		23
116	Sheryl Schiff	333 S 73rd Place	Sheryl Schiff		400
117	Jerome Schiff	333 S 73rd Place	Jerome Schiff		400
118	Gene McGrath	7460 E Balmoral Ave	Gene McGrath		7 158
119	Sheryl Shutt	222 S 75th Pl	Sheryl Shutt		197
120	Nancy Duncan	7449 E. Balsam Cr.	Nancy Duncan		188
121	PEGGY Hall	7532 E Abilene <sup>AVE</sup>	Peggy L. Hall		14
122	Bill Quern	7334 E Bramble Av	Bill Quern		410
123	DIANNE TURCOTTE	51 Sth 72nd PL	Dianne Turcotte		581
124	Dana Miller	7320 E Abilene Ave	Dana D. Miller		14
125	Brenda Penner	237 S 74th Way	Brenda Penner		168
126	Alpharise Denelovitz	249 S. 74th Way	Alpharise Denelovitz		170

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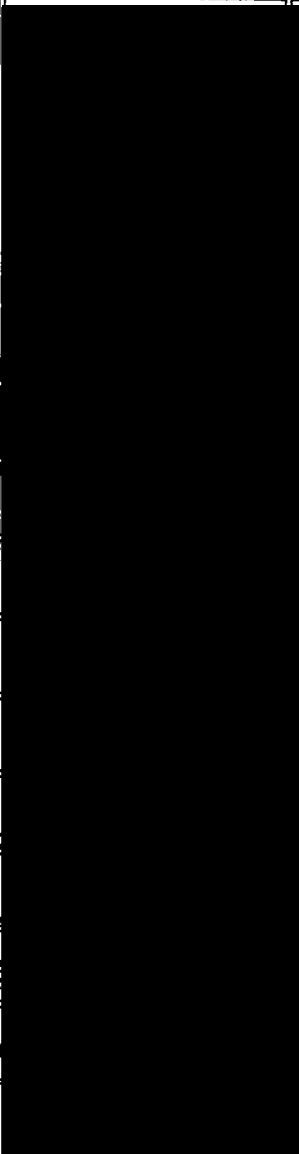
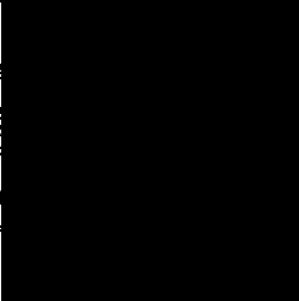
	Name	Address	Signature	Phone	Lot #
127	Susie Pickthorn	112 S. Avoca	Susie Pickthorn		224
128	ARTHUR RICHARD	243 SO 72 <sup>nd</sup> <del>St</del> <sup>Circle</sup>	A/R		329
129	MICHAEL LEWIS	7307 E BIRCHWOOD	M Lewis		437
130	PAMEL LEWIS	7307 E BIRCHWOOD	Pamela Lewis		437
131	Joan Penton	7315 E. Birchwood	Joan Penton		438
132	Ton France	Ananea	T France		36
133	Gina Lizzi	7506 E. Baywood Ave	Gina Lizzi		195
134	Sandra Kaeppen	7456 E. <del>Babram Ct</del> <sup>Babram Ct</sup>	Sandra Kaeppen		184
135	Glen Bowen	67 S. Amulet Ave	Glen Bowen		597
136	Gerald Loomis	362 S. 75 <sup>th</sup> Place	Gerald Loomis		162
137	FEVZI AKBAY	7328 AZALEA Ave	Fevzi Akbay		8 506
138	Martha Bailey	7464 E Arbor	Martha Bailey		240
139	Scott Graves	305 S. 75 <sup>th</sup> PL	Scott Graves		64
140	Bryan Docter	7550 E Boga Ave	Bryan Docter		73

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	Name	Address	Signature	Phone	Lot #
141	DAVID SORENSON	7336 E Baywood	David Sorenson		484
142	BARRY OAKLEY	2455 73way	Barry Oakley		464
143	Sheila Crawford	7310 E Baywood	Sheila Crawford		484
144	RONALD L. BARKER	7358 E Baywood	R. Barker		472
145	CONNIE JAMES	7407 E Baywood	Connie James		127
146	ANDREW WEISS	7354 E Baywood	Andrew Weiss		481
147	AL JOHNSON	7342 E. Baywood	A. Johnson		483
148	Victor Alcantar	234 S. 73rd Way	Victor Alcantar		460
149	Jan Alcantar	234 S 73rd Way	Jan Alcantar		460
150	Tim Kacey	7351 E. Baywood	Tim Kacey		470
151	CHRISTIE CLEGHORN	7441 E. Baywood Ave	Christie Cleghorn		177
152	SONIA LIVINGSTON	216 S. AMULET AVE	Sonia Livingston		525
153	GARY LIVINGSTON	216 S. AMULET AVE	Gary Livingston		525
154	GORDON POOLE	7538 E. ABILENE AVE	Gordon Poole		17

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	Name	Address	Signature	Phone	Lot #
155	Allen Bauer	7591 E Ananea Cir	Allen Bauer		38
156	Cynthia Bauer	7591 E Ananea Cir	Cynthia Bauer		38
157	Tudie Hargroder	7514 E Belmore	Tudie Hargroder		161
158	Rickie Hargroder	7514 E Belmore Ave	Rickie Hargroder		161
159	Sharon Larson	240 S 75 Place	Sharon Larson		166
160	Jean C Anderson	7222 E Baywood Ave	Jean C Anderson		321
161	Rachel Montag	306 So. 72nd Place	Rachel Montag		339
162	Ariane Thurman	7253 E. Belmore Ave.	Sloy Ariane Thurman		368
163	Mary Johnstone	7358 E. Abilene	Mary Johnstone		279
164	Alan Johnstone	7358 E Abilene	<del>Alan Johnstone</del>		279
165	Richard Streeter	118 S Avoca	Richard J Streeter		223
166	Gwen Streeter	118 S Avoca	Gwen Streeter		223
167	June Wady	731 E Belmore	June Wady		419
168	Cheryl W. Wady	7116 E. Baywood	Mary Wady		487

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	Name	Address	Signature	Phone	Lot #
169	Angie Senger	125 S. 73rd St	Angie Senger		427
170	Jim West	125 S 73rd St	Jim West		227
171	DONALD B. Bobinski	233 S 75th Ave	Donald J Bobinski		46
172	Sandy Benson	235 S 72nd St	Sandy Benson		360
173	Sylvester Riley	7250 E. Birchwood	Sylvester Riley		448
174	Joyce Kuller	7251 E Azalea Ave.	Joyce Kuller		531
175	Sharon Lull	63 S. 73rd St	Sharon Lull		589
176	Lola Wentz	57 S. 73rd St.	Lola Wentz		590
177	Charles Lull	63 S 73rd St	Charles Lull		589
178	Danaa Glendek	7247 E Birchwood	Danaa Glendek		430
179	Ed Riven	53 73rd St	Ed Riven		591
180	Eileen Wally	304 S. 73rd Place	Eileen Wally		406
181	Pauline Youngblom	7248 E Azalea Ave	Pauline Youngblom		539
182	Alene Cooper	119 S. avoca	alene cooper		220

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	Name	Address	Signature	Phone	Lot #
183	Diane Neal	158 S. Amulet	Diane Neal		<del>518</del> 518
184	Susan Schreiner	7502 E Abilene Ave	Susan Schreiner		11
185	Ruth Remenap	7260 E. AZALEA Ave	Ruth Remenap		537
186	Roger Kelly	7241 E. Azalea Ave	Roger Kelly		529
187	Shila Coli	7552 E Baywood Ave	Shila Coli		44
188	Sergul Onu	7328 E Azalea Ave	Sergul Onu		
189	Michelle Lucero	7315 E Baywood Ave	Michelle Lucero		456
190	Norma Oppenude	7432 E. Abilene	Norma Oppenude		5
191	Diane Blomster	7536 E Bogart Ave	Diane Blomster		71
192	CHARLOTTE A Smith	7444 E Balsam CR	Charlotte A Smith		182
193	Ron Hundebly	7247 E. Birchwood Ave	Ron Hundebly		<del>430</del> 430
194	Elaine Barrett	655 Amulet	E. Barrett		586
195	Randy Barrett	655 Amulet	Randy Barrett		586
196	Michael Goff	7420 E Abilene Ave	Michael Goff		3

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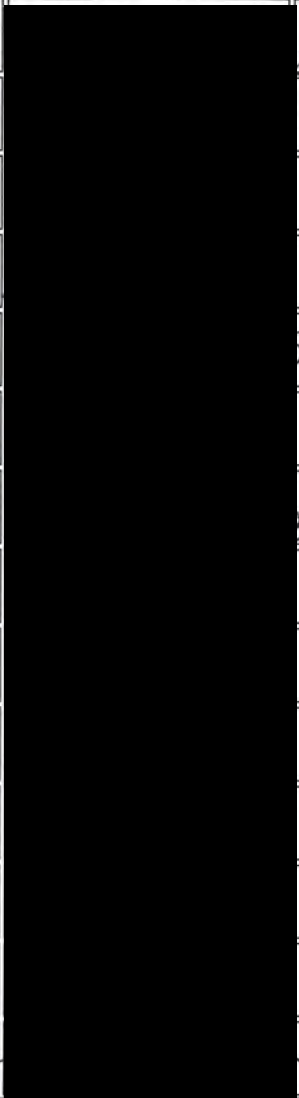
ZON 24-01020

	Name	Address	Signature	Phone	Lot #
197	Joan Wauler	7452 E. Arbor Mesa	Joan Wauler		238
198	Judy Hinder	7438 E. Abilene	Judy Hinder		6
199	Patricia Graves	305 S. 75th Pl	Patricia Graves		64
200	MARION Sommerfeldt	107 S. 72 Way	Marion Sommerfeldt		567
201	JOHN C Sommerfeldt	107 S 72 way	John C Sommerfeldt		567
202	LEX PARKER	145 S Amulet	Lex Parker		499
203	Kathy Parker	145 S. Amulet Ave.	Kathy Parker		499
204	Connie Baxter	117 S 72 Way.	Connie Baxter		571
205	Linda Smith	7544 E Arbor	Linda Smith		249
206	Tim Rowden	7260 E. Baltimore	Tim Rowden		421
207	Kathleen Sandoval	7456 E. Abilene	Kathleen Sandoval		9
208	GARY PASSIG	311 S 75th St	Gary Passig		387
209	Karen Schultz	107 72nd Place	Karen Schultz		578
210	Barb Altermatt	7252 E. Agave	Barb Altermatt		538

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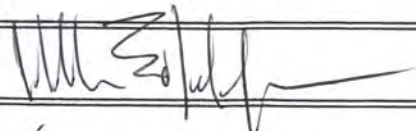

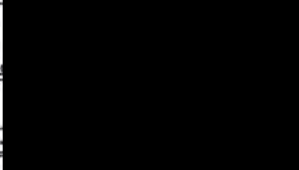
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	Name	Address	Signature	Phone	Lot #
211	Ruth Griffin	7546 E Baywood	Ruth Griffin		254
212	Charles Bohlen	258 S 75 <sup>th</sup> Way	Charles Bohlen		53
213	LARRY NEAL	158 S. AMULET AVE	Larry Neal		518
214	TOM ALLEN	7322 E Baywood	Tom Allen		486
215	Katie Senne	7440 E ARBOR	Katie Senne		599 236
216	Shelby Berg	7335 E. Abilene Ave	Shelby Berg		612
217	STEVE WARGO	7335 E. ABILENE <sup>702</sup>	Steve Wargo		86 612
218	Charles Holwick	7329 Abilene	Charles Holwick		613
219	CATHY CARVER	63 S. AMULET AVE	Cathy Carver		595
220	Colleen Carter	63 S. Amulet Ave	Colleen Carter		595
221	Bonnie Martin	65 S. Amulet Ave	B Martin		596
222	Bud	65 S Amulet Ave	Bud		596
223	Tamera Sheary	7310 E. Bramble Ave	Tamera Sheary		409

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	Name	Address	Signature	Phone	Lot #
224	ROGER 1614	212 S. ARULET	Roger C Hill		523
225	CAROL + NORMAN PRATHER	7440 E BAYWOOD AVE	Carol Prather		190
226	Jerry & Maggie Loomis	302 S. 75 <sup>th</sup> Place	Maggie Loomis		162
227	Sheryl Day	109 S. 72nd Way	Sheryl Day		566
228	Kathleen Riley	7250 E. Birchwood	Kathleen Riley		448
229	Jimmy D. Haahn	7204 E Baywood	Jimmy D. Haahn		318
230	LeRoy & Verde	7532 E Arbor	LeRoy & Verde		247
231	Mildred Finney	7343 E. Balmoral	M Finney		378
232	Jade Pickett	360 S. 74 Pl.	Jade Pickett		111
233	MARJORIE NIELSEN	133 S. 75 <sup>th</sup> PL.	Marjorie Nielsen		30
234	Suzanne Wilson	258 S. 75 <sup>th</sup> PL	Sue Wilson		163
235	SANDRA SHAW	7335 E AZALEA AVE	Sandra Shaw		512
236	LARRY SHAW	7335 E AZALEA AV	Larry Shaw		512
237	Bonnie Eberle	7532 East Arbor Ave.	Connie Eberle		247

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	Name	Address	Signature	Phone	Lot #
238	William Metzler	7509 ABILENE <del>991 S. SAN ANTONIO</del>			267
239	Kay Nicquith	7509 Abilene	Kay Nicquith		267
240	Carnell Towne	50 S. 75th Pl.	Carnell J Towne		263
241	Thomas Towne	50 S 75th PL	Thomas Towne		263
242	Randy Roepke	56 S. 75th Pl.	Randy Roepke		262
243	Debra Roepke	56 S. 75th PL	Debra Roepke		262
244	Howard Manthei	63 S 75th Pl.	Howard Manthei		261/24
245	Jean Manthei	103 S 75th Pl	Jean Manthei		24
246	Myrna Mercer	103 S. 75th Pl	Myrna Mercer		23
247	Jan Lancaster	110 S 75th PL	Jan Lancaster		259
248	Greg Lancaster	" " " "	Greg Lancaster		259
249	Wanda Hill	122 S 75th Pl.	Wanda Hill		257
250	DAVID Engler	7587 E. ANANDEN CR.	David Engler		39
251	Tamara Engler	7587 E. Anand Cr.	Tamara Engler		39

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	Name	Address	Signature	Phone	Lot #
252	Peter <sup>Bowers</sup> <del>Emst</del>	7573 E ARBOR Ave <sup>Mesa</sup>	Peter Bowers		201
253	Emily Bowers	7573 E ARBOR Ave <sup>Mesa</sup>	Emily Bowers		201
254	Kim Stickel	7559 E Arbor Ave	Kim Stickel		204
255	Theresa Foulds	7566 E Arbor Ave	Theresa Foulds		275
256	DAVID FOULDS	7566 E Arbor Ave	David Foulds		275
257	Jason Bawen	7529 E Arbor Ave	Jason Bawen		209
258	Steven Amstutz	7512 E Arbor Ave	Steven Amstutz		243
259	Alon Polfus	7506 E. ARBOR	Alon Polfus		242
260	Hal Schoo	7516 E ARBOR	Hal Schoo		244
261	BARB LUNDQUIST	7458 E ARBOR	Barb Lundquist		238
262	Carl Lundquist	7458 E Arbor Av.	Carl Lundquist		238
263	Al Kout	109 Alcoa Mesa AZ			70 #218
264	Sue Roberts	101 Alcoa Mesa AZ			71 #218
265	Dale Martinson	7416 E Arbor Ave	Dale Martinson		232

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	Name	Address	Signature	Phone	Lot #
266	Dianna Engler	115 S AVOCA	Dianna Engler		219
267	Dallas Engler	115 S AVOCA	Dallas Engler		219
268	Ed Kendall	120 S. 75 <sup>th</sup> Cir	Ed Kendall		215
269	Susan Kendall II	120 S 75 <sup>th</sup> Cir	Susan L Kendall		215
270	Vickie LEARN	123 S. 75 <sup>th</sup> Circle	Vickie Learn		214
271	BETTY LEARN	123 S. 75 <sup>th</sup> Circle	Betty Learn		214
272	Doug Warden	114 S 75 <sup>th</sup> Circle	Doug Warden		216
273	Roslyn Warden	114 S 75 <sup>th</sup> Circle	Roslyn Warden		216
274	JEANETTE ARNIE	7455 E ARBOR	Jeanette Arnie		217
275	ELTON HOGG	7455 E ARBOR	Elton Hogg		217
276	Dave Vander	7455 E Arbor	Dave Vander		238
277	Ed Herrmann	7526 E. Arbor	Ed Herrmann		246
278	Lynne Herrmann	7526 E. Arbor	Lynne Herrmann		246
279	Diana Fernandez	7567 E Arbor Ave	Diana Fernandez		202

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	Name	Address	Signature	Phone	Lot #
280	Mary L. Vance Cornwell	307 S. 74 <sup>th</sup> Plac	Mary L. Vance Cornwell		# 139
281	Eileen P. Reinke	334 S 74 <sup>th</sup> Way	Eileen P. Reinke		# 145
282	Laverne Pruitt	328 S. 74 <sup>th</sup> Way	Laverne Pruitt		746
283	Sue Smith	355 S. 74 <sup>th</sup> Way	Sue Smith		101
284	Mike Smith	355 S. 74 <sup>th</sup> Way	Michael E Smith		101
285	Theresa Mangino	359 S. 74 <sup>th</sup> Way	Theresa Mangino		102
286	John Mangino	359 S. 74 <sup>th</sup> Way	John Mangino		102
287	Glenn Jones	3035. 74 <sup>th</sup> Way	Glenn Jones		152
288	Martha Diaz-Sosa	303 S. 74 <sup>th</sup> Way	Martha Diaz-Sosa		152
289	Susan Overton	304 S. 74 <sup>th</sup> Way	Susan Overton		150
290	DON OVERTON	304 S. 74 <sup>th</sup> Way	Don Overton		150
291	JANE MANGINO	322 S. 74 <sup>th</sup> Way	Jane Mangino		147
292	JANE MANGINO	322 S. 74 <sup>th</sup> Way	Jane Mangino		147
293	Carolyn Perrell	116 S 75 <sup>th</sup> Pl	Carolyn Perrell		258

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	Name	Address	Signature	Phone	Lot #
294	CAROL Streetter	1464 E BAYWOOD AVE	Carol Streetter		194
295	Diane Snow	228 S 75 <sup>th</sup> Place	Diane Snow		196
296	PATRICIA DAVIS	7563 E Arbor Ave	Patricia Davis		203
297	Jack McBride	1245 E ARBOR AV	Jack McBride		547
298	Michael MALLON	7556 E ARBOR AV	Michael Mallon		251
299	STEVEN URIDIL	7246 E Abilene	Steven Uridil		292
300	Pam Nelson	7461 E Abilene Ave	Pamela Nelson		269
301	Mathias Allen	7347 E Abilene Ave	Math Allen		610
302	STEVEN GRAY	134 S 74 <sup>th</sup> PL	Steven Gray		178
2x 303	Rob Betz	112 S 72 way	Rob Betz		571
304	ALAN MCBRIDE	7335 E BAYWOOD	Alan McBride		459
305	Debbie Tomlin	163 S Amulet	Debbie Tomlin		491
306	Sandy Cullen	118155 S. Amulet	Sandy Cullen		494
307	Pamela Uridil	7246 E Abilene Ave	Pamela Uridil		292

# ZON 24 - 01020

	Name	Address	Signature	Phone	Lot #
308	Keith Nedry	7310 E. BALMORAL	Keith Nedry		419
309	DIANA HYMAN	7317 E. BALMORAL	Diana Hyman		374
310	Pat Hohhauser	8323 E. Balmoral Ave	Pat Hohhauser		375
311	Susan Grogan	314 S. 7th Rd PL	Susan Grogan		340
312	K Cammarata	7331 E. BALMORAL	K Cammarata		3 376
313	Ledith Macey	7256 E. Balmoral	Ledith Macey		422
314	Keith Spair	7256 E. Balmoral	Keith Spair		423
315	Susan Joyce	7244 E. Balmoral	Susan Joyce		425
316	Clare Catelli	265 S. 72nd Place	Clare Catelli		338
317	Frank J Catelli	260 S. 72nd Place	FRANK J Catelli		338
318	Mary Hart	7237 E Balmoral	Mary R. Hart		361
319	Arlen Hart	7237 E Balmoral	Arlen R Hart		8 361
320	Bill Holder	7239 E Balmoral	Bill Holder		362
321	Verla Holder	7239 E Balmoral	Verla Holder		362

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2024-01020

	Name	Address	Signature	Phone	Lot #
322	KEN COOPER	119 S. AVOCA LANE	Ken Cooper		220
323	Carol Caswell	265 S. 72 <sup>nd</sup> Pl	Carol Caswell		428
324	John M Blondeel	119 S. 72 <sup>nd</sup> Pl	John M Blondeel		576
325	<del>Jim Blondeel</del>	<del>119 S. 72<sup>nd</sup> Pl</del>	<del>Jim Blondeel</del>		<del>576</del>
326	Collette Butters	346 S. 72 <sup>nd</sup> Pl.	Collette J Butters		354
327	MARY Gervais	305 S. 74 <sup>th</sup> St	Mary Gervais		388
328	Irish Gresho	7309 E Baywood Ave	Irish Gresho		455
329	Brianne Kane	7526 E ABILENE AVE	Brianne Kane		15
330	Ferne Alonzo	7254 E Arbor Ave	Ferne Alonzo		564
331	Kathy Alonzo	7254 E Arbor Ave	Kathy Alonzo		564
332	Darcy Smith	7303 E Baywood Ave	Darcy Smith		454
333	Nancy Nussen	7376 E ABILENE A	Nancy Nussen		281
334	Jeannette Fraizer	2495 S. 74 <sup>th</sup> Pl	Jeannette Fraizer		136
335	Earl Visser	7265 E. Balmora	Earl Visser		<del>371</del> 371

# ZON24-01020

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	Name	Address	Signature	Phone	Lot #
336	<del>Sharon Flanders</del> Sharon Flanders	259 S 74 <sup>th</sup> Pl	<del>Sharon Flanders</del> Sharon Flanders		137
337	Ryle Flander	" " "	Ryle Flander		137
338	JEFF BETTY STROMQUIST	258 S 74 <sup>th</sup> Place	Betty Stromquist		121
339	<del>John Youngblood</del> John Youngblood	<del>7411 E BOSAGA WAY</del> 259 S 74 <sup>th</sup> Pl	John Youngblood		123
340	SHARI MORALES	7443 BOSAGA WAY	Shari Morales		135
341	RICH MORALES	7443 BOSAGA WAY	Rich Morales		135
342	Jim Koerber <del>Jim Koerber</del>	356 S. 74 <sup>th</sup> Way	Jim Koerber		106
343	Deanna Smith	306 S 74 <sup>th</sup> Pl	Deanna Smith		119
344	MARY BETTS	264 S 74 <sup>th</sup> Pl	Mary Betts		120
345	RICK BETTS	"	Rick Betts		120
346	William SHARKEY	<del>2013</del> 264 S 75 <sup>th</sup> Way	William Sharkey		52
347	Zada Belgard	240 S. 75 <sup>th</sup> Way.	Zada Belgard		56
348	Brenda Seavary	246 S. 75 <sup>th</sup> Way	Brenda Seavary		55
349	Alan Swasey	246 S. 75 <sup>th</sup> Way	Alan Swasey		55

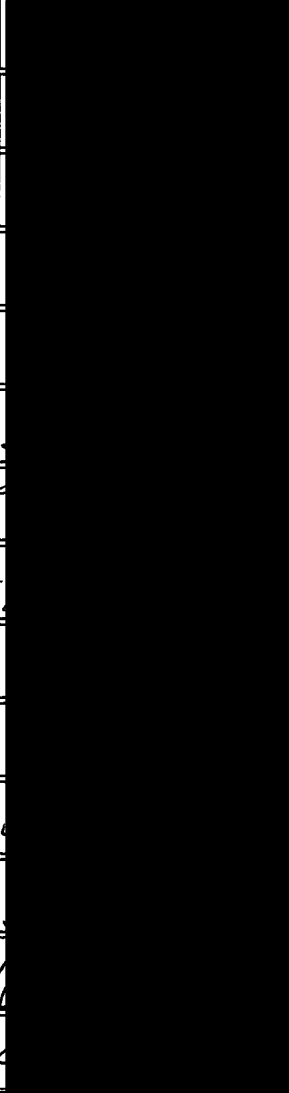
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ZON24-01020

	Name	Address	Signature	Phone	Lot #
	<del>Steve Wingo</del>	<del>6235 E. Adams Ave</del> <sup>Mesa, AZ 85208</sup>	<del>Steve Wingo</del>		<del>612</del>
350	Kim Minnix	104 S. 75 <sup>th</sup> Place	Kim Minnix		260
351	Bernice Wadde11	340 S. 74 <sup>th</sup> Way	Bernice Wadde11		144
352	Terry Wadde11	340 S. 74 <sup>th</sup> Way	Terry Wadde11		144
353	CHRISTIE LARSEN	307 S. 74 <sup>th</sup> Way	Christie Larsen		153
354	ELROY LARSEN	307 S. 74 <sup>th</sup> Way	Ely Larsen		153
	<del>EMMA BUSH</del>	<del>525 S. 75<sup>th</sup> Pl</del>	<del>Emma Bush</del>		<del>382</del>
355	Nancy Kew	735 7 <sup>th</sup> Street	Nancy Kew		382
356	Kathy Herbel	335 S. 74 <sup>th</sup>	Kathy Herbel		383
357	Larry Fairbairns	348 S. 74 <sup>th</sup>	Larry Fairbairns		384
358	Nancy Woodward	362 S. 74 <sup>th</sup> Way	Nancy Woodward		105
359	Lyn Grooms	328 S. 75 <sup>th</sup> Pl	Lyn Grooms		94
360	Wayne Hals	341 S 75 <sup>th</sup> Place	Wayne Hals		70
361	Kay Hals	341 S 75 <sup>th</sup> PLACE	Kay Hals		70

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ZON 24. 01020

	Name	Address	Signature	Phone	Lot #
362	Judith Mullin	317 S. 75th Place	JMullin		66
363	Karen McGrath	7460 E Balmora	Karen McGrath		97 158
364	Sandy Johnson	7518 E Bogart Ave	Sandra Johnson		93
365	Phyllis Walker	7505 E. Abilene Ave	Phyllis Walker		268
366	Bonnie Macniak	751 E Bogart Ave.	Bonnie Macniak		88
367	Lois Ridd	7512 E. Bogart	Lois C. Ridd		92
368	Don Ridd	7512 E. Bogart	Don Ridd		4 92
369	David Trout	267 75th PL	David Trout		63
370	Shirley Trout	267 75th PL	Shirley Trout		63
371	George Skene	233 S 75th Pl	George Skene		58
372	Susan Skene	233 S. 75th Pl	Susan Skene		58
373	Jay Hoskin	249 S 74th Way	Jay Hoskin		170
374	GERALD JASS	242 S 74th WAY	Gerald Jass		172
375	Jean Tran	242 S 74th Pl.	Jean Tran		

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	Name	Address	Signature	Phone	Lot #
375	JAN Schiff	321 S. 73 <sup>RD</sup> Pl	Jan Schiff		402
376	Nancy Hardey	315 S. 73 <sup>RD</sup> Place	Nancy Hardey		403
377	MARK HARDEY	315 S. 73 <sup>RD</sup> PLACE	Mark Hardey		403
378	Pamela Michael	305 S. 73 <sup>RD</sup> Pl	Pamela M. Michael		405
379	STANLEY MICHAEL	305 S. 73 <sup>RD</sup> PL <sup>MEGA</sup> AZ	Stanley Michael		405
380	THOMAS WALX	304 S. 73 <sup>RD</sup> PL <sup>MEGA</sup> AZ	Tom Walx		406
381	Theodore Pflum	308 S. 73 <sup>RD</sup> Pl <sup>MEGA</sup> AZ	Theodore Pflum		407
382	Linda Pflum	308 S. 73 <sup>RD</sup> Pl <sup>MEGA</sup> AZ	Linda Pflum		407
383	Patti Moore	7305 E Bramble	Patricia L Moore		413
384	Georgia Meez	307 S. 73 <sup>RD</sup> Pl	Gr		404
385	Lori Enfield	7321 E Bramble	Lori Enfield		416
386	DOROTHY MARVEL	7309 E BRAMBLE	Dorothy Marvel		414
387	Lee MARVEL	7309 E BRAMBLE	James S. Marvel		414
388	M. WILKINSON	817 S. 73 <sup>RD</sup> Pl	M. WILKINSON		401

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ZON24-01020

	Name ✓	Address	Signature	Phone	Lot #
389	Jayne Williamson	327 S 73rd Pl	Jayne Williamson		401
390	Susan McClave	301 S 74th St.	Susan McClave		390 390
391	Steve Mathews	327 S 74th St	Steve Mathews		384
392	Steve Mathews	327 S. 74th St	Steve Mathews		584
393	AL Cirilli	136 S. 74th	AL Cirilli		130
394	Karen Cirilli	136 S. 74th	Karen Cirilli		130
395	HERBERT JOYES	7244 E BALMORAL AVE	Herbert Joyes		425
396	Verdeen I. Barnes	2145 Amulet Ave Mesa, AZ. 85207	Verdeen I. Barnes		524
397	CHUCK CULLEN	155 S. AMULET AV	Chuck Cullen		494
398	PETER MANCINI	156 SAMULET AVE	Peter Mancini		517
399	Todd Schock	7224 east Azalea Ave	Todd Schock		542
400	Jan Thompson	7358 E. Baywood Ave	Jan Thompson		480
	Alice Van Dorn	7337 E. BALMORAL	Alice Van Dorn		377

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	Name	Address	Signature	Phone	Lot #
401	MARU SCHOEN	7508 ARLIN	Mari Schoen		12
402	MARTHA BOZIK	1211 E. AVESTA Cir	Marta Bozik		#314
403	Mary Jane Humes	1211 E. AVESTA Cir.	Mary Jane Humes		#314
404	Donna Bruski-Markowitz	246 S. 75th Pl	Donna Bruski-Markowitz		#165
405	RIEK LEVASSEUR	7252 ARLIN	R P Levasseur		2 (291)
406	Michael T Markowitz	246 S. 25th Pl	Michael T Markowitz		165
407	TIMOTHY BLONDELL	119 S. 72nd Pl	Timothy Blondell		576
408	Dorothy Verdina	7447 Baywood	Dorothy Verdina		176
409	FRANK VERDINA	7447 Baywood	Frank Verdina		176
410	Conne Baxter	112572 Way	Con Baxter		151
411	Robert Bat				
412	Mark Taylor	5091 Sagebrush	Mark Taylor		3
#					





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Open Space Areas

Name	Unit	Area
Common Open Space		3254.47 SF
Common Open Space		4146.80 SF
Private Open Space	101	204.89 SF
Private Open Space	102	240.00 SF
Private Open Space	103	240.00 SF
Private Open Space	104	204.88 SF
Private Open Space	105	204.86 SF
Private Open Space	106	196.03 SF
Private Open Space	107	240.04 SF
Private Open Space	108	204.88 SF
Private Open Space	109	197.31 SF
Private Open Space	110	196.36 SF
Private Open Space	111	250.49 SF
Private Open Space	112	249.36 SF
Private Open Space	113	606.22 SF
Private Open Space	114	613.66 SF
Private Open Space	115	557.50 SF
Private Open Space	116	557.60 SF
Private Open Space	117	614.58 SF
Private Open Space	118	617.33 SF
Private Open Space	119	564.18 SF
Private Open Space	120	557.60 SF
Private Open Space	121	614.31 SF
Private Open Space	122	613.66 SF
Private Open Space	123	558.06 SF
Private Open Space	124	550.92 SF
Private Open Space	125	610.69 SF
Private Open Space	126	558.43 SF
Private Open Space	127	614.13 SF
Private Open Space	128	614.23 SF
Private Open Space	129	558.60 SF
Private Open Space	130	558.69 SF
Private Open Space	131	614.39 SF
Private Open Space	132	614.49 SF
Private Open Space	133	539.66 SF
Private Open Space	134	546.29 SF
Private Open Space	135	546.36 SF
Private Open Space	136	546.39 SF
Private Open Space	137	685.12 SF
Private Open Space	138	196.73 SF
Private Open Space	139	248.66 SF
Private Open Space	140	242.50 SF
Private Open Space	141	239.75 SF
Private Open Space	142	240.41 SF
Private Open Space	143	240.00 SF
Private Open Space	144	240.00 SF
Private Open Space	145	196.03 SF
Private Open Space	146	240.04 SF
Private Open Space	147	196.36 SF
Private Open Space	148	557.60 SF
Private Open Space	149	617.33 SF
Private Open Space	150	557.60 SF
Private Open Space	151	613.66 SF
Private Open Space	152	606.22 SF
Private Open Space	153	613.66 SF
Private Open Space	154	614.58 SF
Private Open Space	155	564.18 SF
Private Open Space	156	614.31 SF
Private Open Space	157	558.06 SF
Private Open Space	158	550.92 SF
Private Open Space	159	610.69 SF
Private Open Space	160	558.43 SF
Private Open Space	161	614.13 SF
Private Open Space	162	614.23 SF
Private Open Space	163	558.60 SF
Private Open Space	164	558.69 SF
Private Open Space	165	614.39 SF
Private Open Space	166	614.49 SF
Private Open Space	167	539.66 SF
Private Open Space	168	546.29 SF
Private Open Space	169	546.36 SF
Private Open Space	170	546.39 SF
Private Open Space	171	685.12 SF
Private Open Space	172	196.73 SF
Private Open Space	173	248.66 SF
Private Open Space	174	242.50 SF
Private Open Space	175	196.71 SF
Private Open Space	176	204.84 SF
Private Open Space	177	239.75 SF
Private Open Space	178	240.41 SF
Private Open Space	179	204.85 SF
Private Open Space	180	26437.92 SF

Project Data

PARKING CALCULATIONS:  
Required:  
45 units \* 2.1 per = 95 space  
Provided:  
Garage = 45  
Reserved= 45 ; Unreserved= 9  
ADA Parking= 6  
Total Provided: 105 Spaces

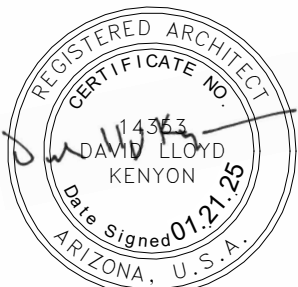
BICYCLE PARKING:  
94 Spaces /10 Required: 10  
Provided: 12

OPEN SPACE:  
Required: 200sf per Unit  
200sf \* 45 Units = 9,000SF  
Provided:  
(See Open Space Plan)  
Private O.S.= 11,372 SF  
Public O.S.= 7,358 SF  
Total Provided = 18,730 SF

CIRCULATION & OPEN SPACE

MAIN 45 ZONING

APN: 218-18-001K & 218-18-001J

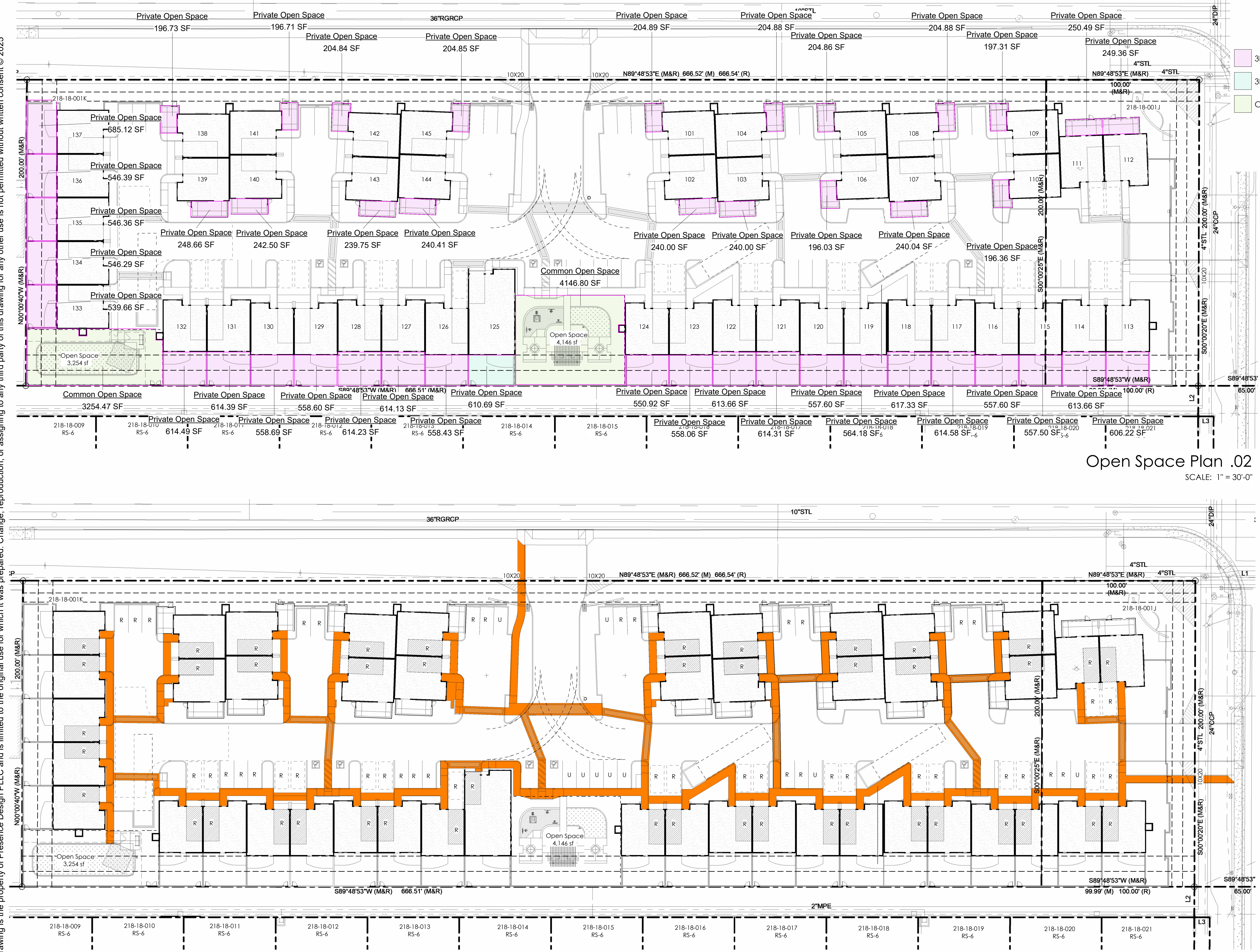


Expires 6.30.2027

Drawn: cdk Checked: cdk SITE PLAN/ ZONING REQUEST  
November 27 2024 PD 2408.09

ZA0.06

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Open Space Plan .02

SCALE: 1" = 30'-0"

Parking & Circulation Plan .01

SCALE: 1" = 30'-0"

# Good Neighbor Policy

FOR

# *Main 45 Townhomes*

SWC Sossaman Road & Main Streets (Mesa, Arizona)

March 2025

Case No. ZON24-01020

**Developer:**

Elliot Barkan Development, LLC  
Elliot Barkan  
7505 E 6th Ave #100  
Scottsdale, AZ

**Zoning Attorney & Developer  
Rep:**

**ROSE LAW GROUP<sub>pc</sub>**  
**RICH ■ CARTER ■ FISHER**

Jon Gillespie  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone: (480) 240-5648

## **Purpose**

The purpose of this Good Neighbor Policy for the proposed *Main 45* Townhomes project is to describe the measures to be taken to ensure the *Main 45* Townhome project's ongoing compatibility with adjacent uses. These measures are intended to maintain the quality of life for existing residents and businesses while integrating this new community into the neighborhood. This Good Neighbor Policy is provided in support of the project's pending Multiple Residence (RM-2) with a PAD overlay Rezoning and Site Plan Review applications to ensure that this infill residential project is a positive addition to the surrounding area.

## **General Information & Background**

*Main 45* Townhomes is a proposed 45-unit, two-story, multi-family townhome-style community located at the southwest corner of Sossaman Road and Main Street in Mesa (the "City"), on 3.51 net acres (APNs 218-18-001K and 218-18-001J). The Site is currently vacant and is bordered by:

- North: Main Street, followed by the Sun Valley Plaza shopping center
- East: Sossaman Road, followed by a commercial flooring business
- South: A 20-foot-wide public alleyway, followed by the Mesa East Mobile Home Subdivision
- West: An existing professional office building

The developer, Elliot Barkan Development LLC, is committed to delivering a high-quality, well-managed community. Once development is completed and the units are occupied, the project will be professionally managed by a reputable property management company with an onsite leasing/management office to ensure cleanliness, well-maintained landscaping, and compatibility with surrounding uses.

The *Main 45* contact below is available to answer questions and address issues arising from this Good Neighbor Policy. Additionally, *Main 45* confirms its intent to abide by the conditions of the City's approvals, as applicable to this Good Neighbor Policy.

### **Contact:**

Elliot Barkan  
7505 E 6th Ave #100  
Scottsdale AZ 85251  
Phone: (480) 273-7138  
elliottbarkan@gmail.com

## **Ensuring Neighborhood Compatibility – Project Design**

The *Main 45* project team has designed the project to be compatible with the surrounding neighborhood as follows:

### **1. Location**

The *Main 45* project is designed to fit seamlessly into the existing residential neighborhood, with careful consideration given to integrating the development into the surrounding urban fabric. Thoughtful design choices have been made to ensure a smooth transition between existing homes and this missing-middle housing development. Utilizing a public alley which creates an additional barrier, the project features a 40-foot building setback from the Mesa East Mobile Home Subdivision property line and a total separation in excess of 60 feet to mobile home units. A six-foot perimeter wall, coupled with an enhanced landscaping buffer featuring two trees per rear yard (one of which will be installed at 36" box), will provide both visual screening and noise reduction, enhancing privacy for both new residents and adjacent mobile home lots. Additionally, the public alley to the south will not only serve as an added buffer but will also be improved to provide greater security to the neighborhood. These measures work in concert to create a well-balanced, thoughtful transition between different housing types and land uses.

Vehicle access in and out of *Main 45* will be restricted to Main Street, eliminating any impact on nearby residential streets or alleys and maintaining the character of the existing neighborhood. A traffic statement has been created to describe that resident traffic will not be expected to traverse through the Mesa East HOA public streets. Furthermore, the 2.3 parking spaces per unit (exceeding the City's 2.1-space requirement) ensures ample onsite parking, preventing overflow into surrounding streets.

Finally, in order to ensure compatibility with the Mesa East HOA community, all *Main 45* tenants will be prohibited from utilizing the Mesa East HOA amenities as a condition of their Lease Agreement. They also will be required to sign a separate Disclosure & Acknowledgement form which makes each and every tenant aware of the private nature of the Mesa East HOA community, existing urban fabric, its activities and potential impacts, and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

## **Ensuring Ongoing Neighborhood Compatibility – Complaint Response**

The *Main 45* project team will ensure ongoing neighborhood compatibility by quickly responding to any complaints that may arise. The following situations, conditions, and/or circumstances may be reported by *Main 45* residents, surrounding neighbors, and/or the City to the onsite property manager and will be resolved appropriately:

### **1. Resident Restrictions**

Residential tenants of *Main 45* will be required to observe all ordinances and rules of the City, along with additional rules implemented by the property management company. All

resident obligations, to the fullest extent of the law, will be enforced through specific lease provisions when a tenant signs their rental lease. These items within the lease will be updated and modified as needed to properly enforce the quality and integrity of the project.

## **2. Noise from Residents**

Noise complaints are of great concern to everyone, especially neighbors and rule-abiding tenants of the project, and the future property management company will take noise complaints seriously. Tenants within *Main 45* will be required to comply with the same noise ordinance and obligations that all residents of the City must comply with. This obligation will be further re-enforced through their lease.

## **3. Traffic & Parking**

The *Main 45* project has been designed to minimize traffic impacts on the surrounding community while ensuring ample onsite parking for residents and guests. *Main 45* will be accessed exclusively from Main Street, avoiding impacts on nearby residential streets and alleys. The site's proximity to transit options and pedestrian-friendly design will also reduce reliance on vehicles, aligning with the City's 2050 General Plan goals for walkable, transit-oriented development.

As discussed above, parking provisions exceed City requirements, with 2.3 spaces per unit, surpassing the required 2.1 spaces per unit for multi-family developments. Each townhome will include a dedicated garage space, supplemented by reserved parking for an additional vehicle. To prevent overflow parking in adjacent neighborhoods, the future property management company will implement and enforce parking policies, including requiring tenants to utilize their designated garage spaces for vehicle storage.

Should legitimate traffic or parking-related concerns arise, the property manager will collaborate with the City to identify appropriate mitigation measures that maintain safe and efficient circulation within and around the community.

By ensuring responsible parking management and minimizing traffic impacts, the Main 45 Townhomes project enhances the livability and accessibility of the surrounding neighborhood while supporting the City's vision for smart infill development.

## **4. Project Lighting**

Building lighting will be provided in conformance with all City lighting standards and the approved lighting plans. Tenants will not be allowed to alter any building lighting. This obligation will be further enforced through their lease.

## **5. Use of Mesa East Amenities**

The lease agreement will explicitly prohibit tenants from using Mesa East community amenities (e.g., pool, clubhouse). The project will provide and maintain its own amenities, including a BBQ ramada, children playground, grassed open space areas, and a dog park.

### **Conclusion**

The Main 45 Townhomes project has been carefully designed to ensure compatibility with its surroundings. Through enhanced buffering, traffic mitigation, and strict property management policies, the project will integrate seamlessly into the neighborhood while addressing key community concerns.

This Good Neighbor Policy reflects the commitment of Elliot Barkan Development, LLC and Rose Law Group, PC to responsible infill development and positive community engagement.

29'-0"  
Top of Ridge

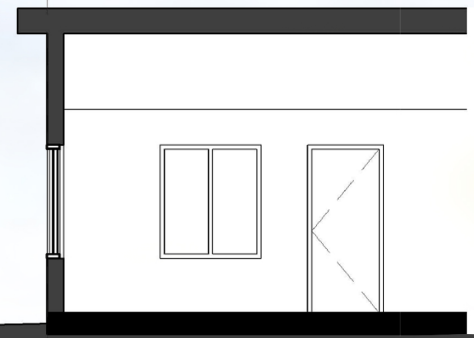
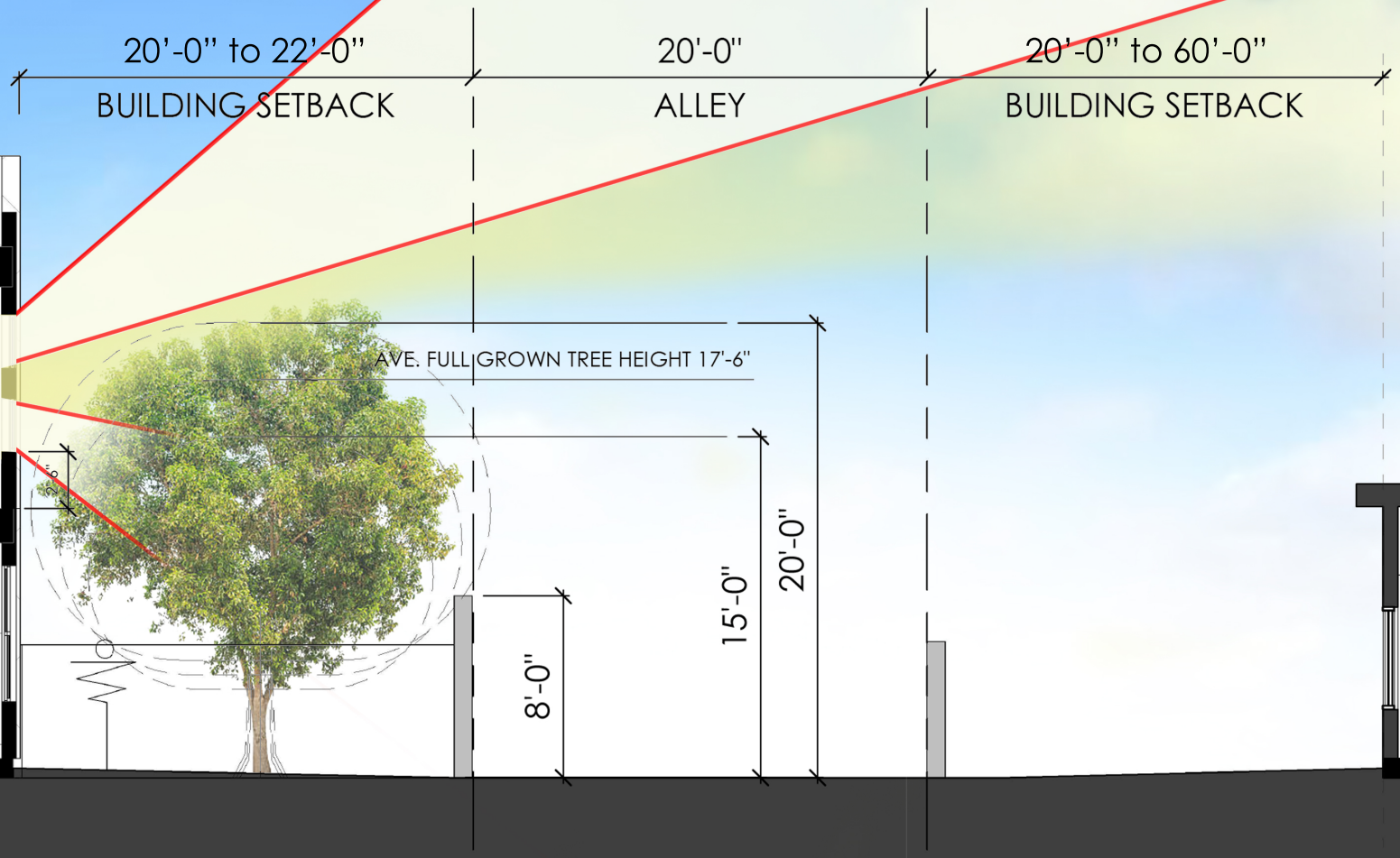
26'-6"  
Mechanical Well

24'-0"  
Parapet

22'-6"  
Top of Roof

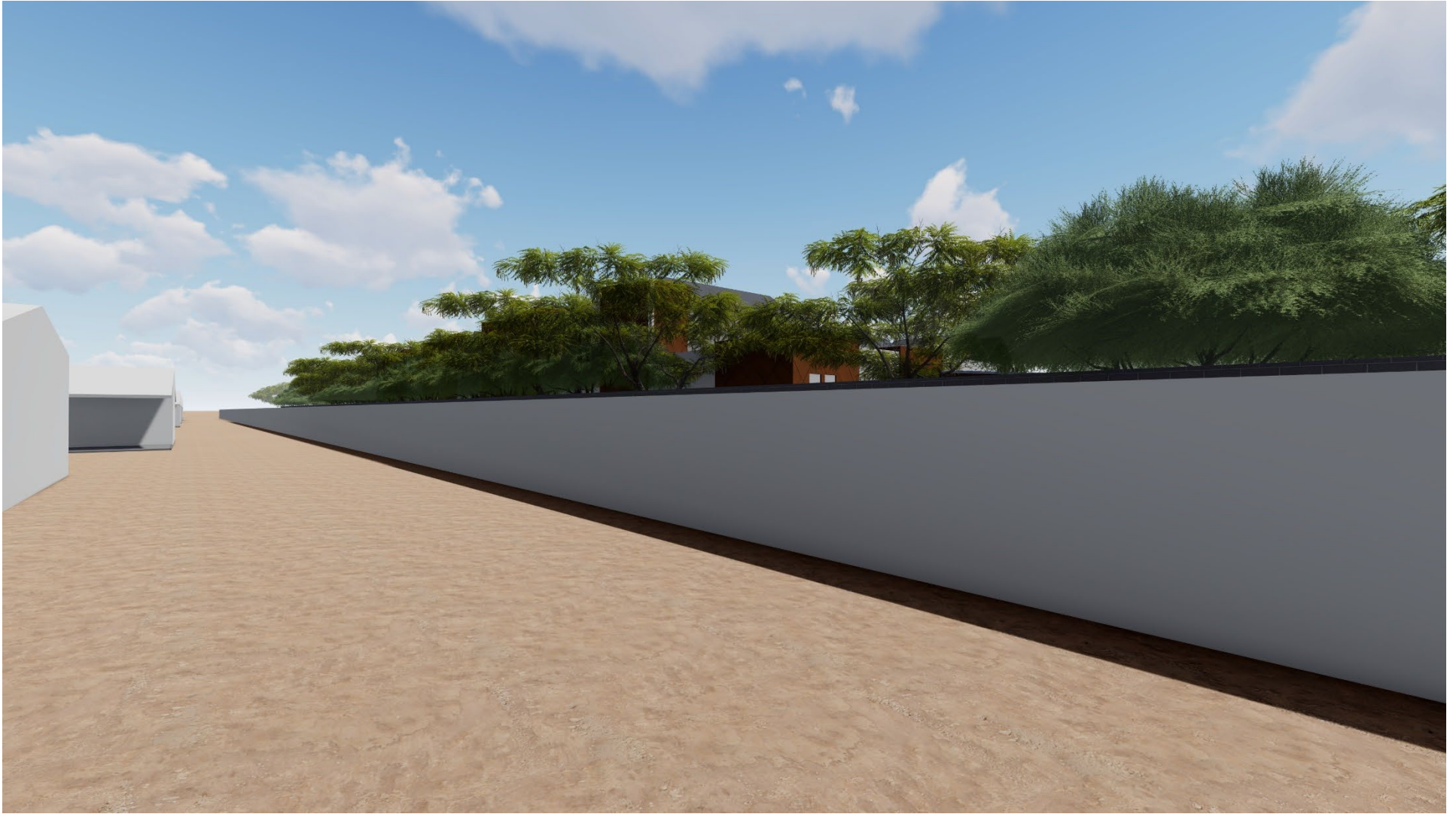
11'-0"  
2nd Floor

0"  
Ground Floor





**Approximate view from 7508 E. Abilene rear yard**



**Approximate view from 7520 E. Abilene rear yard**





Paul E. Basha, PE, PTOE  
Traffic Engineering Manager  
Suite 300, 7144 East Stetson Drive  
Scottsdale, Arizona 85251  
Phone 480.505.3931  
PBasha@SummitLandMgmt.com

3 April 2025

TO: City of Mesa

FROM: Paul E. Basha, PE, PTOE, Summit Land Management  
Kayla Amado

RE: Trip Generation and Traffic Assignment for Main 45 Residential Community

## Introduction

Elliot Barkan Development, LLC is planning the development of 45 townhomes, identified as Main 45, on approximately 3.51 acres located on the southwest corner of Sossaman Road and Main Street in Mesa, Arizona. The property is currently zoned Limited Commercial (LC) and is being rezoned to Multiple Residence (RM-2) with PAD Overlay.

**Figure 1** provides an aerial photograph of the larger general vicinity of the proposed Main 45 residential community. **Figure 2** provides an aerial photograph of the immediate vicinity of the proposed Main 45 residential community. Both figures indicate the exclusive access for Main 45.

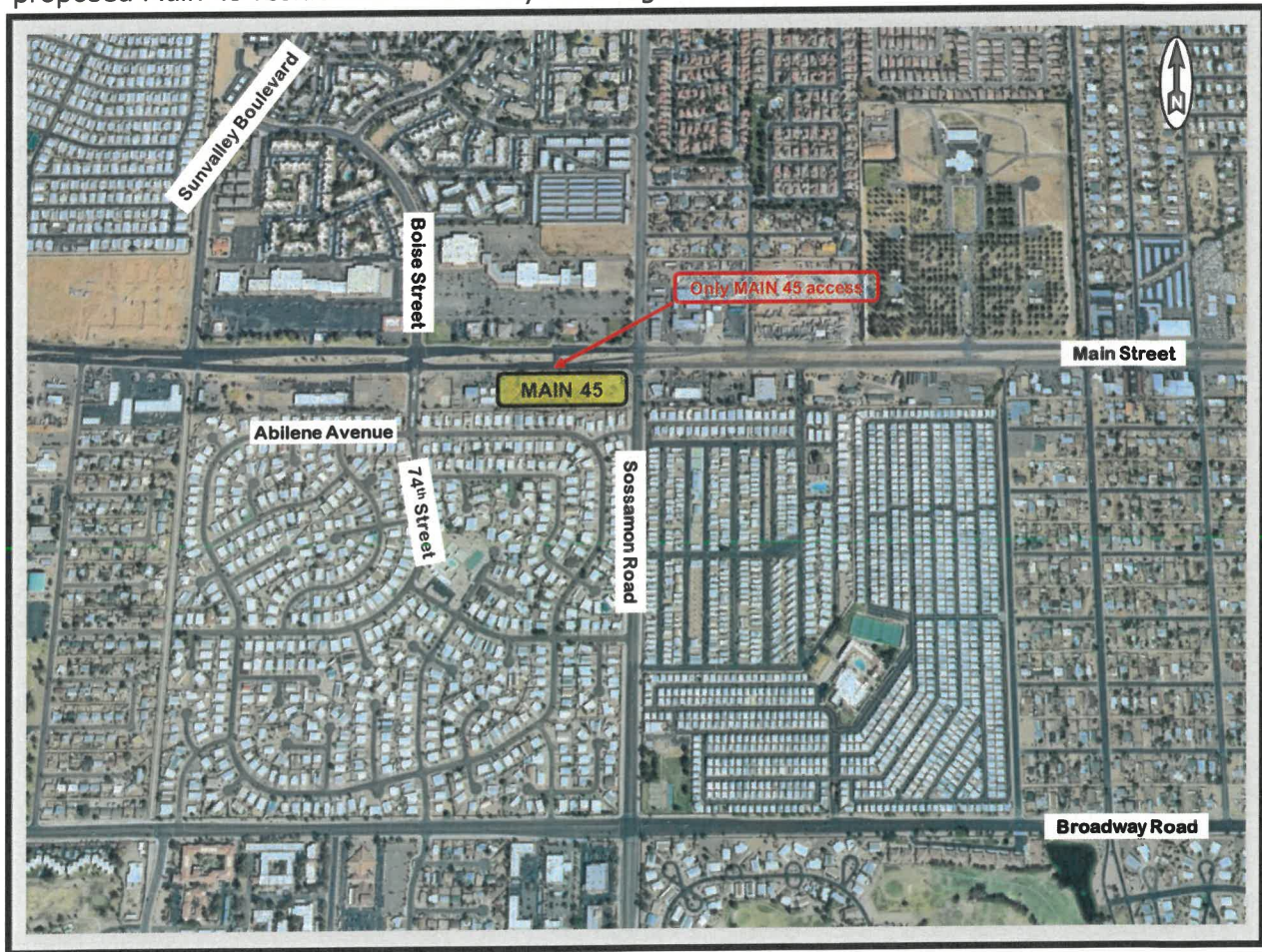


Figure 1: Aerial Photograph Greater Vicinity Main 45 Residential Community



Paul E. Basha, PE, PTOE  
480.505.3931  
PBasha@SummitLandMgmt.com



**Figure 2: Aerial Photograph Immediate Vicinity Main 45 Residential Community**

As indicated in **Figure 2**, the Main 45 residential community has direct left-turn ingress and egress with Main Street, as well as direct right-turn ingress and egress with Main Street. The properties to the west only have direct right-turn ingress and egress with Main Street. Because of the median, the adjacent properties do not have direct left-turn ingress and egress with Main Street.

## ***Proposed Multi-Family Trip Generation***

Trip generation for proposed developments is estimated with the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 11<sup>th</sup> Edition*, published in 2021. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2021, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 179 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. Data are typically provided for five (5) weekday time periods and four (4) weekend time periods.

The Single-Family Attached Home (215) land use code was utilized for the proposed Main 45 townhomes. Both the average rate and the fitted curve equation were utilized, and the maximum of the two (2) values was utilized. The **Attachment** provides the complete trip generation calculations results, and **Table 1** summarizes the results.

**Table 1: Main 45 Estimated Trip Generation**

	PROPOSED TOWNHOMES		
	ENTERING	EXITING	TOTAL
<b>WEEKDAY DAILY</b>	162	162	324
AM PEAK HOUR STREET	6	16	22
AM PEAK HOUR GENERATOR	11	32	43
PM PEAK HOUR STREET	15	11	26
PM PEAK HOUR GENERATOR	19	11	30
<b>SATURDAY DAILY</b>	197	197	394
PEAK HOUR GENERATOR	17	18	35
<b>SUNDAY DAILY</b>	162	161	323
PEAK HOUR GENERATOR	17	19	36

The maximum entering traffic generated by Main 45 is estimated as 19 vehicles-per-hour during the weekday evening peak hour of generator. The maximum exiting traffic generated by Main 45 is estimated as 32 vehicles-per-hour during the weekday morning peak hour of generator. During the morning peak hour of the adjacent street system, 6 vehicles are estimated to enter the property and 16 vehicles are estimated to exit the property. During the evening peak hour of the adjacent street system, 15 vehicles are estimated to enter the property and 11 vehicles are estimated to exit the property.

## ***Existing Zoning Potential Trip Generation***

The existing property is zoned Limited Commercial, which allows for numerous commercial uses of varying intensity. The largest medical office, retail, or restaurant building would be 5,000 square feet. A fast-food restaurant, coffee shop, or donut shop with a drive-through would be approximately half the 5,000 square feet because of the land required for the drive-through lane.

The trip generation for the existing zoning was estimated utilizing the same *Trip Generation Manual, 11<sup>th</sup> Edition* data and procedures. The **Attachment** includes the results of this calculation. **Table 2** compares the estimated trip generation of the proposed single-family attached town homes to that of the potential property uses consistent with the existing limited commercial zoning.

**Table 2: Trip Generation Comparison of Proposed Townhomes to Existing Zoning**

	AREA	WEEKDAY			SATURDAY		SUNDAY	
		DAY	AM PEAK	PM PEAK	DAY	PEAK	DAY	PEAK
Medical Office	5,000	180	16	20	69	15	6	1
Retail Smaller Than 40,000 SF	5,000	441	18	48	NA	33	NA	NA
Fast Casual Restaurant	5,000	486	7	74	NA	163	NA	NA
Fine Dining Restaurant	5,000	419	4	39	450	53	360	39
High Turnover Sit Down Restaurant	5,000	536	48	74	612	8	713	129
Fast Food without Drive-Thru	5,000	2,252	216	166	3,480	273	2,500	NA
Fast Food with Drive-Thru	2,500	1,169	112	83	1,540	138	1,181	138
Coffee / Donut Shop	2,500	1,334	215	97	NA	NA	NA	NA

**Table 3** compares the estimated trip generation of the proposed single-family attached town homes to a potential development of one commercial plaza consisting of three (3) businesses consistent with the existing limited commercial zoning.

**Table 3: Trip Generation Comparison of Proposed Townhomes to Existing Zoning**

	AREA	WEEKDAY		
		DAY	AM PEAK	PM PEAK
Medical Office	5,000	180	16	20
Retail Smaller Than 40,000 SF	5,000	441	18	48
Coffee / Donut Shop	2,500	1,334	215	97
TOTAL	12,500	1,955	249	165
Single-Family Attached Homes	45 homes	324	22	26

The Main 45 property could become a commercial plaza with a medical office, a small retail shop, and a coffee or donut shop.

Such a commercial plaza would generate five (5) times the daily traffic of the proposed townhomes, ten (10) times the morning peak hourly traffic of the proposed townhomes, and five (5) times the evening peak hourly traffic of the proposed townhomes.

## ***Traffic Assignment***

The Main 45 residential community is approximately 1.8 miles west of an interchange with SR-202, which curves to the west approximately one mile north of Main Street, and interchanges with US-60 approximately two miles south of Main Street. Because of this close proximity to a freeway system, more traffic will travel to and from the east, than to and from the west.

Therefore, in the morning peak hour of adjacent street exiting the Main 45 residential community, 11 vehicles will turn right and 5 vehicles will turn left. Also, in the morning peak hour of adjacent street entering the site, 4 vehicles will turn left into the site and 2 vehicles will turn right into the site. In the evening peak hour of adjacent street, exiting the property, 8 vehicles will turn right and 3 vehicles will turn left. Also, in the evening peak hour of adjacent street entering the site, 10 vehicles will turn left into the site and 5 vehicles will turn right into the site. These estimated traffic volumes are depicted in **Figure 3**.



**Figure 3: Hourly Traffic Volumes Main 45 Residential Community**

## ***Conclusions and Recommendations***

The Main 45 residential community is estimated to generate during the morning peak hour of the adjacent street system, 6 vehicles entering the property, and 16 vehicles exiting the property. During the evening peak hour of the adjacent street system, 15 vehicles are estimated to enter the property, and 11 vehicles are estimated to exit the property. This volume is one-fifth to one-tenth of the traffic that would be generated with a commercial plaza on the property.

The Main 45 residential community has direct left-turn and right-turn ingress and egress with Main Street. This contrasts with the properties to the west. These two (2) properties do not have left-turn ingress and egress with Main Street. Therefore, some people who frequent those two (2) businesses are tempted to use 75<sup>th</sup> Place and Abilene Avenue, from Sossamon Road, intruding on the residential neighborhood. Because the Main 45 homes have direct left-turn access with Main Street, these new residents will use Main Street. They will have very convenient direct access and will not use the circuitous route of Sossamon Road to 75<sup>th</sup> Place and Abilene Avenue.

Please contact me at (480) 505-3931 or [pbasha@summitlandmgmt.com](mailto:pbasha@summitlandmgmt.com), if you have any questions or would like to discuss this traffic statement.

Attachment: Trip Generation

## **Attachment**

Trip Generation



PROJECT				BARKAN 45 MAIN					
PARCEL				ENTIRE					
ITE LAND USE CATEGORY AND CODE				SINGLE FAMILY ATTACHED HOUSING - 215					
INDEPENDENT VARIABLE				DWELLING UNITS					
SIZE				45					
						ENTERING	EXITING	TOTAL	
WEEKDAY DAILY						50%	50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE				22	8	120	585		
MINIMUM RATE	LOW RATES ACCEPTABLE			4.70		106	106	212	
AVERAGE RATE				7.20		162	162	324	
MAXIMUM RATE	HIGH RATES SUSPECT			10.97		247	247	494	
STANDARD DEVIATION				1.61					
EQUATION: T = 7.62 * (X) - 50.48				R <sup>2</sup> = 0.94		146	146	292	
LARGEST OF AVERAGE OR EQUATION						162	162	324	
AM PEAK HOUR ADJACENT STREET						25%	75%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE				46	8	135	700		
MINIMUM RATE	LOW RATES SUSPECT			0.12		1	4	5	
AVERAGE RATE				0.48		6	16	22	
MAXIMUM RATE	HIGH RATES ACCEPTABLE			0.74		8	25	33	
STANDARD DEVIATION				0.14					
EQUATION: T = 0.52 * (X) - 5.70				R <sup>2</sup> = 0.92		5	13	18	
LARGEST OF AVERAGE OR EQUATION						6	16	22	
AM PEAK HOUR GENERATOR						25%	75%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE				31	8	110	452		
MINIMUM RATE	LOW RATES ACCEPTABLE			0.35		4	12	16	
AVERAGE RATE				0.55		6	19	25	
MAXIMUM RATE	HIGH RATES SUSPECT			0.97		11	33	44	
STANDARD DEVIATION				0.16					
EQUATION: LN(T) = 0.92 * LN(X) - 0.26				R <sup>2</sup> = 0.91		11	32	43	
LARGEST OF AVERAGE OR EQUATION						11	32	43	
PM PEAK HOUR ADJACENT STREET						59%	41%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE				51	8	136	700		
MINIMUM RATE	LOW RATES SUSPECT			0.17		5	3	8	
AVERAGE RATE				0.57		15	11	26	
MAXIMUM RATE	HIGH RATES SUSPECT			1.25		33	23	56	
STANDARD DEVIATION				0.18					
EQUATION: T = 0.60 * (X) - 3.93				R <sup>2</sup> = 0.91		14	9	23	
LARGEST OF AVERAGE OR EQUATION						15	11	26	
PM PEAK HOUR GENERATOR						62%	38%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE				34	8	110	452		
MINIMUM RATE	LOW RATES ACCEPTABLE			0.29		8	5	13	
AVERAGE RATE				0.61		17	10	27	
MAXIMUM RATE	HIGH RATES SUSPECT			1.25		35	21	56	
STANDARD DEVIATION				0.18					
EQUATION: LN(T) = 0.88 * LN(X) + 0.06				R <sup>2</sup> = 0.87		19	11	30	
LARGEST OF AVERAGE OR EQUATION						19	11	30	

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SUMMIT  
EAST DEVELOPMENT

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PROJECT		BARKAN 45 MAIN				
PARCEL		ENTIRE				
ITE LAND USE CATEGORY AND CODE		SINGLE FAMILY ATTACHED HOUSING - 215				
INDEPENDENT VARIABLE		DWELLING UNITS				
SIZE		45				
		ENTERING		EXITING		SUM
<b>SATURDAY DAILY</b>				50%		50%
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	48	100	147	
MINIMUM RATE	LOW RATES ACCEPTABLE	6.75		152	152	304
AVERAGE RATE		8.76		197	197	394
MAXIMUM RATE	HIGH RATES ACCEPTABLE	11.40		257	256	513
STANDARD DEVIATION		2.02				
EQUATION: T = 13.21 * (X) - 444.34		R <sup>2</sup> = 0.91		75	75	150
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>197</b>	<b>197</b>	<b>394</b>
<b>PEAK HOUR GENERATOR</b>				48%	52%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		7	48	182	462	
MINIMUM RATE	LOW RATES ACCEPTABLE	0.46		10	11	21
AVERAGE RATE		0.57		12	14	26
MAXIMUM RATE	HIGH RATES SUSPECT	0.93		20	22	42
STANDARD DEVIATION		0.17				
EQUATION: LN(T) = 0.82 * LN(X) + 0.43		R <sup>2</sup> = 0.91		17	18	35
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>17</b>	<b>18</b>	<b>35</b>
<b>SUNDAY DAILY</b>				50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	48	100	147	
MINIMUM RATE	LOW RATES ACCEPTABLE	5.52		124	124	248
AVERAGE RATE		7.17		162	161	323
MAXIMUM RATE	HIGH RATES ACCEPTABLE	8.41		189	189	378
STANDARD DEVIATION		1.34				
EQUATION: T = 9.79 * (X) - 262.10		R <sup>2</sup> = 0.93		89	89	178
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>162</b>	<b>161</b>	<b>323</b>
<b>PEAK HOUR GENERATOR</b>				48%	52%	Saturday
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	48	100	147	
MINIMUM RATE	LOW RATES ACCEPTABLE	0.54		12	12	24
AVERAGE RATE		0.79		17	19	36
MAXIMUM RATE	HIGH RATES ACCEPTABLE	1.07		23	25	48
STANDARD DEVIATION		0.24				
EQUATION: T = 1.18 * (X) - 38.18		R <sup>2</sup> = 0.83		7	8	15
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>17</b>	<b>19</b>	<b>36</b>

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PROJECT					BARKAN 45 MAIN					
PARCEL					ENTIRE					
ITE LAND USE CATEGORY AND CODE					MEDICAL OFFICE - 720					
INDEPENDENT VARIABLE					THOUSAND SQUARE FEET					
SIZE					5.000					
							ENTERING	EXITING	TOTAL	
WEEKDAY DAILY							50%	50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE					18	2	15	65		
MINIMUM RATE		LOW RATES ACCEPTABLE			14.52		37	36	73	
AVERAGE RATE					36.00		90	90	180	
MAXIMUM RATE		HIGH RATES SUSPECT			100.75		252	252	504	
STANDARD DEVIATION					13.38					
EQUATION: T = 42.97 * (X) - 108.01					R <sup>2</sup> = 0.92		54	53	107	
LARGEST OF AVERAGE OR EQUATION							90	90	180	
AM PEAK HOUR ADJACENT STREET							79%	21%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE					24	2	25	95		
MINIMUM RATE		LOW RATES ACCEPTABLE			0.87		3	1	4	
AVERAGE RATE					3.10		13	3	16	
MAXIMUM RATE		HIGH RATES SUSPECT			14.30		57	15	72	
STANDARD DEVIATION					1.49					
EQUATION: LN (T) = 0.90 * LN(X) + 1.34					R <sup>2</sup> = 0.80		13	3	16	
LARGEST OF AVERAGE OR EQUATION							13	3	16	
AM PEAK HOUR GENERATOR							59%	41%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE					21	2	15	60		
MINIMUM RATE		LOW RATES ACCEPTABLE			1.21		4	2	6	
AVERAGE RATE					3.74		11	8	19	
MAXIMUM RATE		HIGH RATES SUSPECT			19.28		57	39	96	
STANDARD DEVIATION					2.14					
EQUATION: T = 3.56 * (X) + 2.66					R <sup>2</sup> = 0.74		12	8	20	
LARGEST OF AVERAGE OR EQUATION							12	8	20	
PM PEAK HOUR ADJACENT STREET							30%	70%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE					30	2	25	95		
MINIMUM RATE		LOW RATES ACCEPTABLE			0.62		1	2	3	
AVERAGE RATE					3.93		6	14	20	
MAXIMUM RATE		HIGH RATES SUSPECT			8.86		13	31	44	
STANDARD DEVIATION					1.86					
EQUATION: T = 4.07 * (X) - 3.17					R <sup>2</sup> = 0.77		5	12	17	
LARGEST OF AVERAGE OR EQUATION							6	14	20	
PM PEAK HOUR GENERATOR							51%	49%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE					22	2	18	90		
MINIMUM RATE		LOW RATES ACCEPTABLE			1.88		5	4	9	
AVERAGE RATE					4.79		12	12	24	
MAXIMUM RATE		HIGH RATES SUSPECT			15.55		40	38	78	
STANDARD DEVIATION					1.62					
EQUATION: T = 5.36 * (X) - 10.42					R <sup>2</sup> = 0.95		8	8	16	
LARGEST OF AVERAGE OR EQUATION							12	12	24	


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SUMMIT  
LAND MANAGEMENT

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PROJECT		BARKAN 45 MAIN				
PARCEL		ENTIRE				
ITE LAND USE CATEGORY AND CODE		MEDICAL OFFICE - 720				
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET				
SIZE		5.000				
		ENTERING		EXITING		SUM
<b>SATURDAY DAILY</b>		50%		50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	26	31	43	
MINIMUM RATE	LOW RATES ACCEPTABLE	5.24		13	13	26
AVERAGE RATE		13.78		35	34	69
MAXIMUM RATE	HIGH RATES ACCEPTABLE	21.93		55	55	110
STANDARD DEVIATION		9.26				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>35</b>	<b>34</b>	<b>69</b>
<b>PEAK HOUR GENERATOR</b>		57%		43%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	26	34	43	
MINIMUM RATE		1.33		4	3	7
AVERAGE RATE		3.02		9	6	15
MAXIMUM RATE		4.02		11	9	20
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>9</b>	<b>6</b>	<b>15</b>
<b>SUNDAY DAILY</b>		50%		50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	26	34	43	
MINIMUM RATE		0.39		1	1	2
AVERAGE RATE		1.14		3	3	6
MAXIMUM RATE		1.58		4	4	8
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>3</b>	<b>3</b>	<b>6</b>
<b>PEAK HOUR GENERATOR</b>		52%		48%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	26	34	43	
MINIMUM RATE		0.12		1	0	1
AVERAGE RATE		0.22		1	0	1
MAXIMUM RATE		0.28		1	0	1
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>1</b>	<b>0</b>	<b>1</b>

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PROJECT		BARKAN 45 MAIN						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		STRIP RETAIL PLAZA (LESS THAN 40,000) - 822						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		5.00						
						ENTERING	EXITING	TOTAL
WEEKDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		4	9	19	35			
MINIMUM RATE	LOW RATES ACCEPTABLE	47.86				120	119	239
AVERAGE RATE		54.45				136	136	272
MAXIMUM RATE	HIGH RATES ACCEPTABLE	65.07				163	162	325
STANDARD DEVIATION		7.81						
EQUATION: T = 42.20 * X + 229.68		R <sup>2</sup> = 0.96				221	220	441
LARGEST OF AVERAGE OR EQUATION						221	220	441
AM PEAK HOUR ADJACENT STREET						60%	40%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	9	18	35			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.60				5	3	8
AVERAGE RATE		2.36				7	5	12
MAXIMUM RATE	HIGH RATES ACCEPTABLE	3.73				11	8	19
STANDARD DEVIATION		0.94						
EQUATION: LN(T) = 0.66 * LN(X) + 1.84		R <sup>2</sup> = 0.57				11	7	18
LARGEST OF AVERAGE OR EQUATION						11	7	18
AM PEAK HOUR GENERATOR						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	8	16	25			
MINIMUM RATE	LOW RATES ACCEPTABLE	2.40				6	6	12
AVERAGE RATE		7.60				19	19	38
MAXIMUM RATE	HIGH RATES SUSPECT	21.30				54	53	107
STANDARD DEVIATION		6.45						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						19	19	38
PM PEAK HOUR ADJACENT STREET						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		25	2	21	39			
MINIMUM RATE	LOW RATES ACCEPTABLE	2.81				7	7	14
AVERAGE RATE		6.59				17	16	33
MAXIMUM RATE	HIGH RATES SUSPECT	15.20				38	38	76
STANDARD DEVIATION		2.94						
EQUATION: LN(T) = 0.71 * LN(X) + 2.72		R <sup>2</sup> = 0.56				24	24	48
LARGEST OF AVERAGE OR EQUATION						24	24	48
PM PEAK HOUR GENERATOR						54%	46%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	8	16	25			
MINIMUM RATE	LOW RATES ACCEPTABLE	6.27				17	14	31
AVERAGE RATE		13.24				36	30	66
MAXIMUM RATE	HIGH RATES ACCEPTABLE	24.11				65	56	121
STANDARD DEVIATION		7.40						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						36	30	66

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PROJECT		BARKAN 45 MAIN						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		STRIP RETAIL PLAZA (LESS THAN 40,000) - 822						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		5.00						
				ENTERING		EXITING		SUM
<b>SATURDAY DAILY</b>				NA		NA		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA			
MINIMUM RATE		NA		NA		NA		NA
AVERAGE RATE		NA		NA		NA		NA
MAXIMUM RATE		NA		NA		NA		NA
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>NA</b>		<b>NA</b>		<b>NA</b>
<b>PEAK HOUR GENERATOR</b>				51%		49%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		12	8	27	39			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.88		5		4		9
AVERAGE RATE		6.57		17		16		33
MAXIMUM RATE	HIGH RATES SUSPECT	14.23		36		35		71
STANDARD DEVIATION		3.45						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>17</b>		<b>16</b>		<b>33</b>
<b>SUNDAY DAILY</b>				NA		NA		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA			
MINIMUM RATE		NA		NA		NA		NA
AVERAGE RATE		NA		NA		NA		NA
MAXIMUM RATE		NA		NA		NA		NA
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>NA</b>		<b>NA</b>		<b>NA</b>
<b>PEAK HOUR GENERATOR</b>				NA		NA		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA			
MINIMUM RATE		NA		NA		NA		NA
AVERAGE RATE		NA		NA		NA		NA
MAXIMUM RATE		NA		NA		NA		NA
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>NA</b>		<b>NA</b>		<b>NA</b>

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PROJECT		BARKAN 45 MAIN					
PARCEL		ENTIRE					
ITE LAND USE CATEGORY AND CODE		FAST CASUAL RESTAURANT - 930					
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET					
SIZE		5.000					
				ENTERING	EXITING	TOTAL	
WEEKDAY DAILY				50%	50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1		
MINIMUM RATE		97.14		243	243	486	
AVERAGE RATE		97.14		243	243	486	
MAXIMUM RATE		97.14		243	243	486	
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA		NA	NA	NA	
LARGEST OF AVERAGE OR EQUATION				243	243	486	
AM PEAK HOUR ADJACENT STREET				50%	50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1		
MINIMUM RATE		1.43		4	3	7	
AVERAGE RATE		1.43		4	3	7	
MAXIMUM RATE		1.43		4	3	7	
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA		NA	NA	NA	
LARGEST OF AVERAGE OR EQUATION				4	3	7	
AM PEAK HOUR GENERATOR				80%	20%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1		
MINIMUM RATE		5.71		23	6	29	
AVERAGE RATE		5.71		23	6	29	
MAXIMUM RATE		5.71		23	6	29	
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA		NA	NA	NA	
LARGEST OF AVERAGE OR EQUATION				23	6	29	
PM PEAK HOUR ADJACENT STREET				55%	45%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		15	1	3	5		
MINIMUM RATE		LOW RATES ACCEPTABLE		5.94	17	13	30
AVERAGE RATE				12.55	35	28	63
MAXIMUM RATE		HIGH RATES SUSPECT		27.40	75	62	137
STANDARD DEVIATION				5.52			
EQUATION: T = 17.96 * X - 15.94				R <sup>2</sup> = 0.65	41	33	74
LARGEST OF AVERAGE OR EQUATION				41	33	74	
PM PEAK HOUR GENERATOR				62%	38%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1		
MINIMUM RATE				18.57	58	35	93
AVERAGE RATE				18.57	58	35	93
MAXIMUM RATE				18.57	58	35	93
STANDARD DEVIATION				NA			
EQUATION: NOT PROVIDED				NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION				58	35	93	

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SUMMIT  
LAND MANAGEMENT

PROJECT		#REF!				
PARCEL		#REF!				
ITE LAND USE CATEGORY AND CODE		#REF!				
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET				
SIZE		5.000				
				ENTERING	EXITING	SUM
<b>SATURDAY DAILY</b>				NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA	
MINIMUM RATE		NA		NA	NA	NA
AVERAGE RATE		NA		NA	NA	NA
MAXIMUM RATE		NA		NA	NA	NA
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>PEAK HOUR GENERATOR</b>				55%	45%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	5	5	5	
MINIMUM RATE		32.26		89	72	161
AVERAGE RATE		32.64		90	73	163
MAXIMUM RATE		33.00		91	74	165
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>90</b>	<b>73</b>	<b>163</b>
<b>SUNDAY DAILY</b>				NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA	
MINIMUM RATE		NA		NA	NA	NA
AVERAGE RATE		NA		NA	NA	NA
MAXIMUM RATE		NA		NA	NA	NA
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>PEAK HOUR GENERATOR</b>				NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA	
MINIMUM RATE		NA		NA	NA	NA
AVERAGE RATE		NA		NA	NA	NA
MAXIMUM RATE		NA		NA	NA	NA
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>				<b>NA</b>	<b>NA</b>	<b>NA</b>

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PROJECT		BARKAN 45 MAIN						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		FINE DINING RESTAURANT - 931						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		5.000						
						ENTERING	EXITING	TOTAL
<b>WEEKDAY DAILY</b>						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		10	5	9	16			
MINIMUM RATE	LOW RATES ACCEPTABLE	33.45				84	83	167
AVERAGE RATE		83.84				210	209	419
MAXIMUM RATE	HIGH RATES ACCEPTABLE	139.93				350	350	700
STANDARD DEVIATION		40.01						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>						<b>210</b>	<b>209</b>	<b>419</b>
<b>AM PEAK HOUR ADJACENT STREET</b>						80%	20%	generator
STUDIES and LOW, AVERAGE, AND HIGH SIZE		7	7	10	16			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.25				1	0	1
AVERAGE RATE		0.73				3	1	4
MAXIMUM RATE	HIGH RATES SUSPECT	1.60				6	2	8
STANDARD DEVIATION		0.42						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>						<b>3</b>	<b>1</b>	<b>4</b>
<b>AM PEAK HOUR GENERATOR</b>						80%	20%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		12	5	8	16			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.87				3	1	4
AVERAGE RATE		4.47				18	4	22
MAXIMUM RATE	HIGH RATES ACCEPTABLE	10.38				42	10	52
STANDARD DEVIATION		3.26						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>						<b>18</b>	<b>4</b>	<b>22</b>
<b>PM PEAK HOUR ADJACENT STREET</b>						67%	33%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		19	4	9	16			
MINIMUM RATE	LOW RATES ACCEPTABLE	2.62				9	4	13
AVERAGE RATE		7.80				26	13	39
MAXIMUM RATE	HIGH RATES SUSPECT	18.68				62	31	93
STANDARD DEVIATION		4.49						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>						<b>26</b>	<b>13</b>	<b>39</b>
<b>PM PEAK HOUR GENERATOR</b>						61%	39%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		15	5	9	16			
MINIMUM RATE	LOW RATES ACCEPTABLE	2.68				8	5	13
AVERAGE RATE		8.28				25	16	41
MAXIMUM RATE	HIGH RATES ACCEPTABLE	15.90				49	31	80
STANDARD DEVIATION		3.89						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>						<b>25</b>	<b>16</b>	<b>41</b>

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PROJECT		BARKAN 45 MAIN						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		FINE DINING RESTAURANT - 931						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		5.000						
				ENTERING		EXITING		SUM
SATURDAY DAILY				50%		50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	5	10	16			
MINIMUM RATE	LOW RATES ACCEPTABLE	53.63		134		134		268
AVERAGE RATE		90.04		225		225		450
MAXIMUM RATE	HIGH RATES ACCEPTABLE	126.78		317		317		634
STANDARD DEVIATION		32.81						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				225		225		450
PEAK HOUR GENERATOR				59%		41%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		7	5	10	16			
MINIMUM RATE	LOW RATES ACCEPTABLE	5.75		17		12		29
AVERAGE RATE		10.68		31		22		53
MAXIMUM RATE	HIGH RATES ACCEPTABLE	15.29		45		31		76
STANDARD DEVIATION		3.62						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				31		22		53
SUNDAY DAILY				50%		50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	5	10	16			
MINIMUM RATE	LOW RATES ACCEPTABLE	41.38		104		103		207
AVERAGE RATE		71.97		180		180		360
MAXIMUM RATE	HIGH RATES ACCEPTABLE	120.59		302		301		603
STANDARD DEVIATION		26.30						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				180		180		360
PEAK HOUR GENERATOR				63%		37%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	5	10	16			
MINIMUM RATE	LOW RATES ACCEPTABLE	4.69		14		9		23
AVERAGE RATE		7.80		25		14		39
MAXIMUM RATE	HIGH RATES ACCEPTABLE	12.06		38		22		60
STANDARD DEVIATION		2.48						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				25		14		39

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PROJECT			BARKAN 45 MAIN						
CONDITION			ENTIRE						
ITE LAND USE CATEGORY AND CODE			HIGH TURNOVER (SIT-DOWN) RESTAURANT - 932						
INDEPENDENT VARIABLE			THOUSAND SQUARE FEET						
SIZE			5.000						
							ENTERING	EXITING	TOTAL
WEEKDAY DAILY							50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE			50	1	5	11			
MINIMUM RATE		LOW RATES ACCEPTABLE	13.04				33	32	65
AVERAGE RATE			107.20				268	268	536
MAXIMUM RATE		HIGH RATES SUSPECT	742.41				1,856	1,856	3,712
STANDARD DEVIATION			66.72						
EQUATION: NOT PROVIDED			NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION							268	268	536
AM PEAK HOUR ADJACENT STREET							55%	45%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE			37	1	5	11			
MINIMUM RATE		LOW RATES ACCEPTABLE	0.76				2	2	4
AVERAGE RATE			9.57				26	22	48
MAXIMUM RATE		HIGH RATES SUSPECT	102.39				282	230	512
STANDARD DEVIATION			11.61						
EQUATION: NOT PROVIDED			NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION							26	22	48
AM PEAK HOUR GENERATOR							57%	43%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE			58	1	6	11			
MINIMUM RATE		LOW RATES ACCEPTABLE	1.74				5	4	9
AVERAGE RATE			13.68				39	29	68
MAXIMUM RATE		HIGH RATES SUSPECT	112.49				320	242	562
STANDARD DEVIATION			11.29						
EQUATION: NOT PROVIDED			NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION							39	29	68
PM PEAK HOUR ADJACENT STREET							55%	45%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE			15	1	3	5			
MINIMUM RATE		LOW RATES ACCEPTABLE	5.94				17	13	30
AVERAGE RATE			12.55				35	28	63
MAXIMUM RATE		HIGH RATES SUSPECT	27.40				75	62	137
STANDARD DEVIATION			6.18						
EQUATION: T = 17.96 * X - 15.94			R <sup>2</sup> = 0.65				41	33	74
LARGEST OF AVERAGE OR EQUATION							41	33	74
PM PEAK HOUR GENERATOR							61%	39%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE			15	1	5	11			
MINIMUM RATE		LOW RATES ACCEPTABLE	3.04				9	6	15
AVERAGE RATE			16.35				50	32	82
MAXIMUM RATE		HIGH RATES SUSPECT	89.99				275	175	450
STANDARD DEVIATION			10.84						
EQUATION: NOT PROVIDED			NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION							50	32	82

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PROJECT		BARKAN 45 MAIN						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		HIGH TURNOVER (SIT-DOWN) RESTAURANT - 932						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		5.000						
						ENTERING	EXITING	SUM
SATURDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	5	6	9			
MINIMUM RATE	LOW RATES ACCEPTABLE	101.99				255	255	510
AVERAGE RATE		122.40				306	306	612
MAXIMUM RATE	HIGH RATES ACCEPTABLE	173.07				433	432	865
STANDARD DEVIATION		36.99						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						306	306	612
PEAK HOUR GENERATOR						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE								
MINIMUM RATE	LOW RATES ACCEPTABLE	22	3	5	12	56	54	110
AVERAGE RATE		1.63				4	4	8
MAXIMUM RATE	HIGH RATES ACCEPTABLE	11.19				29	27	56
STANDARD DEVIATION		50.40						
EQUATION: LN (T) = 0.62 * LN(X) + 0.72		8.30				3	3	6
LARGEST OF AVERAGE OR EQUATION						4	4	8
SUNDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	5	5	5			
MINIMUM RATE		119.62				299	299	598
AVERAGE RATE		142.64				357	356	713
MAXIMUM RATE		164.43				411	411	822
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						357	356	713
PEAK HOUR GENERATOR						55%	45%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	3	4	5			
MINIMUM RATE	LOW RATES ACCEPTABLE	9.81				27	22	49
AVERAGE RATE		25.83				71	58	129
MAXIMUM RATE	HIGH RATES ACCEPTABLE	43.20				119	97	216
STANDARD DEVIATION		16.36						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						71	58	129

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PROJECT		BARKAN 45 MAIN						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		FAST FOOD RESTAURANT WITHOUT DRIVE-THRU - 933						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		5.000						
						ENTERING	EXITING	TOTAL
WEEKDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	0	1	2			
MINIMUM RATE	LOW RATES ACCEPTABLE	95.91				240	240	480
AVERAGE RATE		450.49				1,126	1,126	2,252
MAXIMUM RATE	HIGH RATES ACCEPTABLE	1053.57				2,634	2,634	5,268
STANDARD DEVIATION		310.99						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						1,126	1,126	2,252
AM PEAK HOUR ADJACENT STREET						58%	42%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	1	3	4			
MINIMUM RATE	LOW RATES ACCEPTABLE	39.50				115	83	198
AVERAGE RATE		43.18				125	91	216
MAXIMUM RATE	HIGH RATES ACCEPTABLE	45.58				132	96	228
STANDARD DEVIATION		2.84						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						125	91	216
AM PEAK HOUR GENERATOR						53%	47%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		9	0	2	4			
MINIMUM RATE	LOW RATES ACCEPTABLE	24.60				65	58	123
AVERAGE RATE		53.43				142	125	267
MAXIMUM RATE	HIGH RATES SUSPECT	272.32				722	640	1,362
STANDARD DEVIATION		30.64						
EQUATION: T = 58.73 * X - 10.17		R <sup>2</sup> = 0.73				150	133	283
LARGEST OF AVERAGE OR EQUATION						150	133	283
PM PEAK HOUR ADJACENT STREET						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		8	0	2	5			
MINIMUM RATE	LOW RATES ACCEPTABLE	10.23				26	25	51
AVERAGE RATE		33.21				83	83	166
MAXIMUM RATE	HIGH RATES SUSPECT	89.29				223	223	446
STANDARD DEVIATION		17.22						
EQUATION: T = 25.22 * X + 18.31		R <sup>2</sup> = 0.53				72	72	144
LARGEST OF AVERAGE OR EQUATION						83	83	166
PM PEAK HOUR GENERATOR						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		12	0	2	5			
MINIMUM RATE	LOW RATES ACCEPTABLE	21.74				55	54	109
AVERAGE RATE		52.77				132	132	264
MAXIMUM RATE	HIGH RATES SUSPECT	241.07				603	602	1,205
STANDARD DEVIATION		27.20						
EQUATION: T = 44.83 * (X) + 16.56		R <sup>2</sup> = 0.53				121	120	241
LARGEST OF AVERAGE OR EQUATION						132	132	264

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PROJECT		BARKAN 45 MAIN				
PARCEL		ENTIRE				
ITE LAND USE CATEGORY AND CODE		FAST FOOD RESTAURANT WITHOUT DRIVE-THRU - 933				
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET				
SIZE		5.000				
				ENTERING	EXITING	SUM
SATURDAY DAILY				50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1	
MINIMUM RATE		696.00		1,740	1,740	3,480
AVERAGE RATE		696.00		1,740	1,740	3,480
MAXIMUM RATE		696.00		1,740	1,740	3,480
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION				1,740	1,740	3,480
PEAK HOUR GENERATOR				49%	51%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	5	5	5	
MINIMUM RATE		54.60		134	139	273
AVERAGE RATE		54.60		134	139	273
MAXIMUM RATE		54.60		134	139	273
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION				134	139	273
SUNDAY DAILY				50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1	
MINIMUM RATE		500.00		1,250	1,250	2,500
AVERAGE RATE		500.00		1,250	1,250	2,500
MAXIMUM RATE		500.00		1,250	1,250	2,500
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION				1,250	1,250	2,500
PEAK HOUR GENERATOR				NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA	
MINIMUM RATE		NA		NA	NA	NA
AVERAGE RATE		NA		NA	NA	NA
MAXIMUM RATE		NA		NA	NA	NA
STANDARD DEVIATION		NA				
EQUATION: NOT PROVIDED		NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION				NA	NA	NA

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PROJECT		BARKAN 45 MAIN						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		FAST FOOD RESTAURANT WITH DRIVE-THRU - 934						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		2.500						
						ENTERING	EXITING	TOTAL
WEEKDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		71	1	3	9			
MINIMUM RATE	LOW RATES ACCEPTABLE	98.89				124	123	247
AVERAGE RATE		467.48				585	584	1,169
MAXIMUM RATE	HIGH RATES SUSPECT	1137.66				1,422	1,422	2,844
STANDARD DEVIATION		238.62						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						585	584	1,169
AM PEAK HOUR ADJACENT STREET						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		96	1	4	9			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.05				2	1	3
AVERAGE RATE		44.61				57	55	112
MAXIMUM RATE	HIGH RATES SUSPECT	164.25				210	201	411
STANDARD DEVIATION		27.14						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						57	55	112
AM PEAK HOUR GENERATOR						52%	48%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		118	1	3	9			
MINIMUM RATE	LOW RATES ACCEPTABLE	7.28				9	9	18
AVERAGE RATE		50.57				66	60	126
MAXIMUM RATE	HIGH RATES SUSPECT	164.25				214	197	411
STANDARD DEVIATION		25.99						
EQUATION: T = 58.73 * X - 10.17		R <sup>2</sup> = 0.73				71	66	137
LARGEST OF AVERAGE OR EQUATION						71	66	137
PM PEAK HOUR ADJACENT STREET						52%	48%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		190	1	3	9			
MINIMUM RATE	LOW RATES ACCEPTABLE	8.77				11	11	22
AVERAGE RATE		33.03				43	40	83
MAXIMUM RATE	HIGH RATES SUSPECT	117.22				152	141	293
STANDARD DEVIATION		17.59						
EQUATION: T = 25.22 * X + 18.31		R <sup>2</sup> = 0.53				42	39	81
LARGEST OF AVERAGE OR EQUATION						43	40	83
PM PEAK HOUR GENERATOR						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		135	1	3	9			
MINIMUM RATE	LOW RATES ACCEPTABLE	13.36				17	16	33
AVERAGE RATE		50.94				65	62	127
MAXIMUM RATE	HIGH RATES SUSPECT	159.07				203	195	398
STANDARD DEVIATION		24.91						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						65	62	127

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PROJECT		BARKAN 45 MAIN						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		FAST FOOD RESTAURANT WITH DRIVE-THRU - 934						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		2.500						
				ENTERING		EXITING		SUM
SATURDAY DAILY				50%		50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		17	2	3	6			
MINIMUM RATE	LOW RATES ACCEPTABLE	218.91		274		273		547
AVERAGE RATE		616.12		770		770		1,540
MAXIMUM RATE	HIGH RATES SUSPECT	1410.88		1,764		1,763		3,527
STANDARD DEVIATION		320.90						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				770		770		1,540
PEAK HOUR GENERATOR				51%		49%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		53	2	4	8			
MINIMUM RATE	LOW RATES ACCEPTABLE	11.25		14		14		28
AVERAGE RATE		55.25		70		68		138
MAXIMUM RATE	HIGH RATES SUSPECT	122.92		157		150		307
STANDARD DEVIATION		24.62						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				70		68		138
SUNDAY DAILY				50%		50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		15	2	3	6			
MINIMUM RATE	LOW RATES ACCEPTABLE	213.45		267		267		534
AVERAGE RATE		472.58		591		590		1,181
MAXIMUM RATE	HIGH RATES SUSPECT	953.97		1,193		1,192		2,385
STANDARD DEVIATION		215.31						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				591		590		1,181
PEAK HOUR GENERATOR				48%		52%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		10	2	3	6			
MINIMUM RATE	LOW RATES ACCEPTABLE	26.55		32		34		66
AVERAGE RATE		55.15		66		72		138
MAXIMUM RATE	HIGH RATES ACCEPTABLE	98.15		118		127		245
STANDARD DEVIATION		23.88						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				66		72		138

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PROJECT		BARKAN 45 MAIN						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		COFFEE / DONUT WITH DRIVE-THROUGH - 937						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		2.50						
						ENTERING	EXITING	TOTAL
WEEKDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	1	2	3			
MINIMUM RATE	LOW RATES ACCEPTABLE	309.41				387	387	774
AVERAGE RATE		533.57				667	667	1,334
MAXIMUM RATE	HIGH RATES ACCEPTABLE	869.00				1,087	1,086	2,173
STANDARD DEVIATION		243.65						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						667	667	1,334
AM PEAK HOUR ADJACENT STREET						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		78	0	2	5			
MINIMUM RATE	LOW RATES ACCEPTABLE	18.51				23	23	46
AVERAGE RATE		85.88				110	105	215
MAXIMUM RATE	HIGH RATES SUSPECT	282.05				360	345	705
STANDARD DEVIATION		44.92						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						110	105	215
AM PEAK HOUR GENERATOR						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		62	0	2	5			
MINIMUM RATE	LOW RATES ACCEPTABLE	40.82				51	51	102
AVERAGE RATE		101.27				127	126	253
MAXIMUM RATE	HIGH RATES SUSPECT	282.05				353	352	705
STANDARD DEVIATION		41.74						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						127	126	253
PM PEAK HOUR ADJACENT STREET						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		36	0	2	5			
MINIMUM RATE	LOW RATES ACCEPTABLE	13.78				17	17	34
AVERAGE RATE		38.99				49	48	97
MAXIMUM RATE	HIGH RATES SUSPECT	92.31				116	115	231
STANDARD DEVIATION		17.79						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						49	48	97
PM PEAK HOUR GENERATOR						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		34	0	2	5			
MINIMUM RATE	LOW RATES ACCEPTABLE	18.37				23	23	46
AVERAGE RATE		43.65				55	54	109
MAXIMUM RATE	HIGH RATES SUSPECT	92.31				116	115	231
STANDARD DEVIATION		16.74						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						55	54	109

Checked by: PEB 3/31/2025

