

Rezone, Special Use Permit,
and Site Plan Narrative
for
The Lincoln



By:

Porter Kyle Builders, LLC

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1. Introduction

Porter Kyle Builders, LLC, ("Porter Kyle") is the proposed developer of approximately 9.11 gross acres (8.51± net acres) located at 9905 East Hampton Avenue, generally west of the southwest corner of Hampton Avenue and Crismon Road (the "Site"). **See Exhibit 1, Aerial.** Porter Kyle proposes developing this challenging, infill Site with a high-quality, highly amenitized, platted townhome development known as "The Lincoln." The Lincoln provides additional housing choices in the area, exclusively with 3- and 4-bedroom homes, offering future residents the opportunity to live in a well-located residential community with a wide variety of amenities. Porter Kyle's townhomes are an excellent use of this vacant, infill Site and will benefit the adjacent properties and area.

To achieve this, Porter Kyle seeks to rezone the Site from PEP PAD (Planned Employment Park with Planned Area Development overlay) to RM-2 PAD (Multi-Residence with a Planned Area Development overlay), apply for a Special Use Permit (SUP) for Neighborhood Commercial Uses, and obtain Site Plan approval. This rezone request will establish a new PAD overlay on the Site. **See Exhibit 10, Existing and Proposed Zoning.** In conjunction with this Rezone, SUP, and Site Plan request, Porter Kyle is also filing a Minor General Plan Amendment and a Preliminary Plat Application to plat each townhome unit. These applications address market conditions, compatible nearby uses, and the changing needs of the area, including the intensity and density of current and future employment immediately to the east (within walking distance), and substantial retail and employment uses within the surrounding area.

This development directly addresses Mesa's critical housing needs as identified in the City's 2024 Balanced Housing Plan. The Plan documents a significant shortage of approximately housing units for a wide range of demographics. With the City needing approximately 14,650 new housing units over the next decade to accommodate projected population growth, The Lincoln's townhomes represent precisely the type of 'missing middle' housing that the Plan identifies as essential for a balanced housing ecosystem.

The Site has failed to develop under its current General Plan designation and zoning. This Site has limited street frontage due to its location behind existing, auto-centric commercial uses and does not have strong visibility from the US-60. This limited visibility makes the Site challenging for many uses. Additionally significant amounts of development, including employment, commercial, and residential uses, have taken place in the area over the past 10+ years, impacting the viability of the Site under the current General Plan designation and zoning. There have been considerable changes in the way people live, shop, and work over this same time period. The proposed Rezone and Site Plan are consistent with the Mesa General Plan, will enhance the surrounding area, complement adjacent uses, and promote the health and welfare of current and future Mesa residents.

Additionally the design and layout of the Site are intended to influence future development and redevelopment of the adjacent parcels east of the Site. The integration of residential with neighborhood commercial uses creates a mixed-use, pedestrian-oriented environment in employment corridors with limited arterial visibility. By creating the physical infrastructure—pedestrian connections, commercially-activated eastern frontage, enhanced streetscape—and the economic foundation of consistent foot traffic and proximate population density. Adjacent property owners gain a tangible example of how residential-commercial

integration creates mutually reinforcing value, catalyzing opportunities for adaptive reuse, tenant mix optimization, and new development. This catalytic effect embodies the General Plan's Evolve growth strategy, setting the stage for future redevelopment of an underperforming corridor into a resilient, economically vibrant neighborhood where housing, employment, and services function as an integrated system.

2. Site and Surrounding Area

The Mesa General Plan 2050 identifies the property as an Urban Center. The Site, along with approximately 5 additional acres located directly to the east that front onto Crismon Road, are zoned PEP-PAD (Planned Employment Park with a Planned Area Development overlay). The Site is in the center of several different uses in an employment center with several community amenities within walking distance.

	General Plan Designation	Zoning	Existing Use
Site	Urban Center/Evolve	PEP PAD (Proposed RM-2, PAD)	Vacant Land
North	Urban Center/Evolve	RS-43 PAD	CCV Church – Includes significant recreation facilities, community events, etc. - Assisted Living - United States Post Office - Multi-Family Residential Uses
South	Across Freeway, Traditional Residential/Sustain	Freeway and PAD	US 60 freeway, including interchange, which puts nearest use to the south over 500 feet away.
East	Urban Center/Evolve and Regional Employment Center/Evolve	PEP PAD and LC, NC	Six restaurants within walking distance, a Home Depot for home improvement and employment, and most importantly, a significant HonorHealth hospital consisting of a 178-bed hospital and affiliated medical services. Additionally, just south of the HonorHealth hospital sits approximately 45 acres of vacant land designated for employment uses within the General Plan.
West	Urban Center/Evolve	RM-2 PAD	Bella Encanta Luxury Rental – With 2-, 3-, 4- and 5-bedroom homes for rent, this is a different type of rental community for a different sector of the market than the proposed community

The Site has been zoned for employment/commercial uses since 2010. Despite unprecedented growth for these type of uses, it has failed to develop consistent with the entitlements, including the development of a Sherwin-Williams painting store, Dutch Bros.,

and Eegee's. The Site's constraints (infill nature, lack of arterial street visibility, and access limitations) and considerable changes in the commercial landscape with the proliferation of online shopping limit its commercial viability. This trend was accelerated during the COVID-19 pandemic, which has further impacted traditional brick-and-mortar retail developments.

It is well-documented that Arizona is facing a significant housing crisis. An economic study prepared in connection with the proposed rezoning (**See Exhibit 11, Crismon & Hampton Market Demand Study**) has concluded:

- Rising housing costs, if not addressed, can hinder a community's future economic growth and business development. Communities compete with one another for economic development, business attraction, and a talented workforce.
- If the workforce cannot locate in the community, businesses will struggle to recruit employees and the community's competitiveness will be affected.
- The Site's position behind existing commercial development significantly diminishes its viability for high-quality retail or employment uses due to limited visibility and accessibility from major arterials..
- Office vacancy rates in Mesa have increased from 7.8% in 2019 to 11.0% in 2024, reflecting diminished demand for traditional office space due to remote and hybrid work models.
- Brick-and-mortar retail facing continued pressure from e-commerce (16.2% of retail spending occurring online in 2024, increasing to 30% by 2030)
- A townhome community would increase local population density, directly benefiting nearby businesses through enhanced foot traffic and consumer spending without requiring additional retail construction.

3. Proposed Rezone

This application requests rezoning from PEP/PAD to RM-2/PAD to accommodate a townhome development. A townhome development introduces a platted housing option that is not located within two miles of the Site, giving additional choices for people looking to live, work, and shop in this area. The Lincoln will consist of a maximum of 112 residential units on 9.11 gross acres (8.51 net acres), creating a density of 13.2 dwelling units per net acre. The development provides a mix of unit sizes in front- and rear-facing units to meet diverse housing needs while maintaining compatibility with surrounding land uses.

The Site Plan included in the application shows 102 residential units, which is a result of the City's prohibition on underground retention storage for platted residential developments. The City is in the process of working through revisions to the engineering standards to permit underground retention for platted developments. The changes to the engineering standards are needed to create additional opportunities for alternative housing choices in platted communities, providing additional housing choices within the City.

This development directly advances multiple goals from Mesa's Balanced Housing Plan:

- **Goal 1 - Innovative Development Standards:** The requested PAD deviations described below represent exactly the type of flexible zoning approach the Plan recommends to

boost housing supply. By allowing reduced setbacks and increased lot coverage for platted townhomes, this project demonstrates how modified standards can achieve quality infill development.

- **Goal 2 - Expand Housing Options:** The Lincoln introduces a platted townhome product not readily available in the area, expanding housing choices as recommended in Strategy H1 of the General Plan and addressing the Plan's identified need for middle housing types.

Development Standards

The development requests several modifications to the RM-2 zoning standards through the use of a Planned Area Development (PAD) overlay. The proposed PAD overlay for The Lincoln represents a thoughtful adjustment of Mesa's zoning standards to create a high-quality, platted townhome community that addresses critical housing needs while respecting the unique constraints of this infill site. These deviations are necessary to accommodate the proposed townhomes that are not directly contemplated by any of the City's existing zoning districts. While RM-2 is the most appropriate available category, it is intended for traditional multi-story apartment complexes and does not account for and creates a barrier for the distinct lotting, layout, or design characteristics of individually platted, townhomes. The PAD overlay serves as the appropriate mechanism to bridge this gap and ensure a high-quality, well-integrated residential community. Considering this, Lincoln has been planned with the following development standard deviations:

Development Standards		
Zoning Category	RM-2	
	City of Mesa Standard	Proposed
Front-Loaded Units		
Minimum Lot Area	7,200 sq.ft.	1,534 sq.ft.
Minimum Lot Width	36'	26'
Minimum Lot Depth	94'	59'
Minimum Front Setback	20'	3' – garages 0' - livable
Minimum Rear Setback	15'	11' Livable/6' Patio
Rear-Loaded Units		
Minimum Lot Area	7,200 sq.ft.	1,333 sq.ft.
Minimum Lot Width	36'	21'
Minimum Lot Depth	94'	62'
Minimum Front Setback	20'	13' Livable/9' Patio
Minimum Rear Setback	15'	3' – garages 0' - livable
Minimum Side Setback (End Units)	10'	0'
Minimum Freeway Setback (South)	30'	10' to the patio 15' to livable
Max. Building Coverage (% of lot)	45%	70%
Max. Front Yard Paved Surface	50%	70%

Max. Covered Private Open Space	50%	15%
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Justifications for Deviations

Although additional details for the various deviations are grouped below, as a whole, The Crismon meets or exceeds the City's RM-2 standards by providing the following items:

- Providing 1,250 square feet of neighborhood commercial uses that are integrated into the clubhouse, providing residents, guests, and passers-by with neighborhood convenient and friendly services;
- Providing 2.55 acres of common and private open space;
- Providing 18 distinct elevation combinations of form and color, creating a highly varied streetscape while maintaining a cohesive modern farmhouse and ranch character with stucco, board-and-batten and masonry accents, and flat concrete tile roofs;
- The architecture exceeds the minimum requirement for alternative materials, with masonry or board-and-batten treatments comprising roughly a quarter to over a third of each elevation;
- Enhanced landscaping along Hampton Avenue frontage that exceeds the City's requirements by providing 36 trees (22 required) and 277 shrubs (132 required);
- Trees in private backyards that will be trimmed and maintained by the community management company that are accessed via 36" maintenance gates that will be secured by a maintenance easement;
- Enhanced pedestrian connections along Hampton Avenue and the private drive to engage the adjacent properties;
- A shaded seating area at the corner of Hampton Avenue and the private drive;
- Units with front doors along Hampton Avenue and the private drive to engage with the commercial development to the east;
- Designated pedestrian paths through the community; and
- Extensive and thoughtful amenities including a clubhouse with a fitness center, micro offices, conference room, lounge, and covered patio; pool; pickleball court; artificial and natural turf; barbecues; shade structures; picnic tables; playground equipment; and a dog park and washing station.

Lot Area, Width, and Depth

The proposed lot dimensions for the Front- and Rear-Loaded residences deviates from the RM-2 standards but are consistent and typical with the proposed attached housing. These reductions are not indicative of diminished quality or intensity; rather, they reflect the use of individual lots for each residence, as opposed to a single large parcel under common ownership as is typically found in RM-2 developments. The Site is designed to function as a cohesive whole, with open space provided in shared, accessible areas rather than on a per-lot basis. The RM-2 standard for open space is 20,400 square feet (200 sf/unit). The Lincoln far exceeds this requirement, providing 78,066 square feet (568 sf/unit) of usable common open space and 33,089 square feet of private open space (rear yards), for a total of 111,115 square feet of total open space. Providing approximately 2.34 acres of total open space (27% of the net site area) is not achievable complying with the typical standards. These

modifications support an efficient, context-sensitive development pattern that aligns with the General Plan's goals for infill and housing diversity.

Setbacks (Front, Side, Rear, Freeway)

Setback deviations include a 0-foot side setback (for end units), an 11-foot (front-loaded units)/3-foot (rear-loaded units) rear setback to the back of the building (6' to the back of the patio for the front-loaded units), and a 10-foot freeway setback. The side setbacks are typical of townhome developments where units share common walls. Rear and freeway setbacks are mitigated through enhanced landscaping and buffering and the freeway frontage presents no direct access or exposure concerns. Similar to the requested modifications to the lot area, width, and depth, changes in the setback are driven by creating a platted townhome community with 27% of total open space provided. Additionally, designated pedestrian paths are provided throughout the community to provide safe and efficient circulation between the residences and amenities. Collectively, these setbacks support a compact, walkable design while maintaining appropriate separation and privacy.

Building Coverage

The proposed 70% building coverage exceeds the RM-2 standard due to the small size of each individually platted lot. However, this figure does not reflect an increase in bulk or intensity. As described above, the overall site provides a total of 27% open space, including private yards and shared amenity areas, demonstrating that the development balances building footprint with meaningful outdoor space. Additionally, the development contains a comprehensive amenity package, which includes a seating areas, pool, clubhouse, dog park, and playground equipment.

The Lincoln deliver a quality housing product that advances multiple Mesa General Plan objectives while respecting neighborhood context. Rather than forcing inappropriate standard requirements onto individually platted townhome lots, these thoughtful adjustments create a development that: activates a long-vacant infill site, supports adjacent employment and commercial uses; creates a complete, walkable community; and sets a precedent for quality infill development. The modifications are minimal, purposeful, and result in a development that exceeds the quality and community benefits of a standard RM-2 development.

PAD Criteria

Porter Kyle's proposed development satisfies the PAD criteria found in Section 11-22-1:

A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;

The development incorporates a network of well-designed, centrally located open spaces and recreational amenities that are held in common ownership and scaled appropriately to serve the community. A variety of spaces, including a pool, clubhouse, shaded seating areas, playground, dog park, and passive gathering areas, are thoughtfully distributed throughout the Site to ensure accessibility and promote interaction among residents. Several of the residential buildings are oriented to front directly onto the private drive along the

eastern edge, activating this edge with pedestrian-friendly design and creating a visual and functional connection to the adjacent commercial development. This arrangement encourages walkability, supports casual interaction between uses, and enhances the sense of place within the broader context.

B. Options for the design and use of private or public streets;

The Site is a challenging infill site with no changes proposed to the existing public streets. Hampton Road is fully built.

C. Preservation of significant aspects of the natural character of the land;

There is nothing remarkable about this vacant commercially zoned property that would require retention or preservation with the redevelopment. As is shown in the exhibits, the proposed layout and elevations bring an exciting, fresh development to the area, providing critical support to the struggling existing commercial developments.

D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;

Porter Kyle has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging, infill redevelopment Site. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout the development to the existing retail/commercial developments east and north of the Site. Particular attention has also been given to provide pedestrians with convenient access to centrally located amenities and open space areas.

E. Sustainable property owners' associations;

The development will be managed by a single property management company.

F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and

Covenants, conditions, and restrictions will be prepared for the development.

G. 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.

The proposed development is a thoughtfully organized residential community that integrates a variety of land use elements, including multi-unit housing, open space amenities, and pedestrian connections, into a cohesive and synergistic Site design. The layout places active uses along the northern and eastern edge of the Site to engage directly with the adjacent commercial development, while internal amenities such as the clubhouse, pool, dog park, and gathering spaces serve both residents and contribute to a lively and walkable neighborhood environment. The clubhouse includes an opportunity for a future neighborhood commercial use with patrons accessing the future commercial services through a separately dedicated entrance, ensuring operational independence from residential amenities and creating direct visual and functional engagement with the commercial development to the east.

The development exemplifies the Balanced Housing Plan's vision for integrated communities. By providing housing units within walking distance of major employment (HonorHealth's 178-bed hospital, Home Depot, six restaurants), the development reduces transportation costs for households -critical given that transportation represents the second-largest household expense at 15% of income. This proximity to employment helps to address the Plan's finding that 166,000 Mesa residents currently commute out of the city daily, while supporting local businesses through increased population density and consumer spending.

4. Conformance with General Plan

Porter Kyle is requesting a Minor General Plan Amendment to change the designation from *Urban Center* to *Urban Residential*. This amendment more accurately reflects the Site's proposed use and provides support to the existing businesses and retail developments.

The existing *Urban Center* placetype is intended to support a broad mix of high-intensity land uses, often anchored by commercial, civic, or transit-oriented functions. While the current designation nominally allows different types of multiple residence housing as a supporting land use, the physical and locational characteristics of this Site, particularly its limited street frontage, lack of arterial visibility, and position behind existing commercial development, make it unlikely to develop with sustainable commercial uses. Instead, these constraints make the Site far more appropriate for medium-density residential development.

The requested *Urban Residential* placetype designation aligns with the intent of the General Plan to provide diverse housing types near key amenities and employment centers. The proposed development supports several Core Values, Guiding Principles, and Strategies of the General Plan, including:

- **Diverse and Thriving Economy:** The development directly supports this Core Value by strengthening the relationship between housing and employment. Providing neighborhood commercial services within a residential community located in immediate proximity to existing residential developments and major employment centers creates opportunities for reduced vehicular dependency, enhanced walkability, improved quality of life for residents and workers, strengthened economic vitality of adjacent commercial establishments, and a more integrated live-work-play environment.
- **Housing Attainability:** The Lincoln adds 113 townhomes to the City's housing inventory at a time when the City and the region face significant housing challenges. A townhome development introduces a platted housing option that is not located within two miles of the Site, giving additional choices for people looking to live, work, and shop in this area. The integrated commercial component enhances resident quality of life and housing value through convenient on-site services. The development supports the Housing Guiding Principle ("Our housing is attainable for all") and Strategy H1 ("Create more opportunities for housing options") by introducing a medium-density housing type that enhances local housing diversity. The townhome format, with 3- and 4-bedroom units, specifically addresses the needs of families and workforce households that are priced out of single-family homes but seek alternatives to apartment living.

- **Complete Communities:** The Lincoln adds a residential and neighborhood commercial uses in close proximity to a major employment center (HonorHealth), shopping, dining, and services. This supports Strategy N1 (“Promote complete communities”) and encourages a live-work-play environment that is walkable and less reliant on vehicles. the integration of land uses embodies the complete community concept central to the General Plan.
- **Infill and Revitalization:** The Site is a long-vacant, infill, commercially zoned parcel that has not developed under its current entitlements despite significant growth in the area. The adaptive approach—recognizing the Site's constraints (limited arterial visibility, position behind existing commercial uses) and converting to residential with supporting commercial—represents textbook infill redevelopment that activates underutilized land and is encouraged by Strategy LU3 (“Encourage infill and redevelopment to meet the community’s strategic needs”) and Strategy N2 (“Promote adaptive reuse and infill”).
- **Employment Support:** By adding housing within walking distance of major employers, the development enhances workforce accessibility and local economic competitiveness. This supports the Economic Development Guiding Principle and Strategy ED1 (“Attract businesses and employers”) by making it easier for employees to live near their jobs.
- **Growth Strategy – Evolve:** The Site falls within the General Plan’s *Evolve* category, which encourages redevelopment, increased density, and improved integration of residential and employment uses. The Lincoln embodies this strategy by
 - Activating a long-vacant parcel with a use that responds to demonstrated market conditions
 - Increasing residential density appropriate for an employment corridor location
 - Integrating commercial uses that serve both residents and nearby workers
 - Creating pedestrian connections between residential, commercial, and employment uses

In addition to the General Plan, The Lincoln aligns with the Goals of the Balanced Housing Plan:

- Increased population density supporting local retail (addressing retail vacancy concerns)
- Workforce retention near employment centers (supporting Goal 4)
- Property tax generation without significant infrastructure demands
- Catalyst effect for future redevelopment of underperforming commercial properties

5. Special Use Permit

In connection with the Rezoning request, Porter Kyle requests a Special Use Permit to allow Neighborhood Commercial uses as provided for in Sections 11-70-5 and 11-31-9 of the Mesa Zoning Ordinance. The neighborhood commercial use will be located in the same building as the clubhouse, with its storefront designed to front onto the private drive along the

eastern property boundary, creating direct visual and functional engagement with the commercial development to the east. Pedestrians can access the clubhouse via sidewalk and landscaped pathways leading from Hampton Avenue, while other commercial users can directly access the commercially-planned portion of the clubhouse through the separately dedicated entrance.

Although specific neighborhood commercial uses are not yet identified, planning for them now demonstrates sound land use principles and positions the development to positively influence future commercial development and redevelopment of the existing commercial uses directly east of the Site. The modest commercial component will serve both residents and nearby employees, strengthening the live-work-play environment envisioned by the General Plan while supporting the economic viability of adjacent commercial establishments.

Special Use Permit Criteria Analysis

Section 11-70-5.E: Required Findings for Special Use Permit

The proposed neighborhood commercial uses satisfy each of the four required findings established in Section 11-70-5.E:

1. **General Plan Consistency.** As is detailed above in Section 4, the proposed development will advance the goals and objectives of the General Plan.
2. **District Consistency and Location Appropriateness.** The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies. The commercial component is appropriately scaled and designed for integration within the proposed RM-2 PAD district. The Site is uniquely positioned between existing residential developments and an established employment and commercial corridor. The proposed combination of residential and neighborhood commercial uses creates a natural transition between residential uses and adjacent commercial development.
3. **Non-Injurious to Adjacent Properties.** The proposed development will not be injurious or detrimental to the adjacent or surrounding properties in the area, the neighborhood, or to the general welfare of the City. Locating the neighborhood commercial use within the clubhouse, adjacent to a private drive and facing the existing commercial developments will avoid adverse impacts on adjacent properties. The centralized location of the clubhouse when considering the overall area provides convenient access for residents of The Lincoln and the commercial users looking for a neighborhood commercial experience rather than a typical commercial one.
4. **Adequate Public Services and Infrastructure.** Adequate public services, public facilities and public infrastructure are available to serve the proposed development.

Section 11-31-9: Commercial Uses in Any Residence District

The proposed neighborhood commercial uses satisfy the criteria established in Section 11-31-9:

- A. **Applicable Policies.** As is detailed in Section 4, the proposed development will advance the goals and objectives of the General Plan. The development also meets the Special Use Permit criteria and demonstrates compatibility with the surrounding uses.
- B. **Site Plan.** A comprehensive site plan, floor plan, and elevations have been submitted showing integration of the neighborhood commercial uses within the residential development. The clubhouse's location creates visual and functional connectivity with the adjacent commercial development, establishing a natural transition between residential and commercial uses. Commercial patrons will access the future commercial services through a separately dedicated entrance, ensuring operational independence from residential amenities. Landscaped pathways and sidewalks connect Hampton Avenue to the clubhouse, promoting walkability. Pedestrian gates provide direct connections to commercial and employment uses to the east and north, supporting reduced vehicular dependency.
- C. **Operational Plan.** Appropriate measure will be taken to ensure any future neighborhood commercial use is compatible with the proposed residences including, but not limited to: structured complaint response protocols, litter control measures, hours of operations, and Good Neighbor Policies. For additional details, please see The Lincoln Operational Plan submitted concurrent with this application.
- D. **Addresses Adverse Impacts.** The integrated neighborhood commercial use within the clubhouse does not create any adverse impacts. The layout of the development provides paved access and on-site circulation to the residential and commercial uses. The clubhouse is positioned within the development's interior, surrounded by residential units and enhanced landscaping providing natural buffering. Commercial access is designed to minimize circulation through residential areas. The separately dedicated commercial entrance directs patron activity away from residential units.

The Special Use Permit request for neighborhood commercial uses satisfies all required findings under Section 11-70-5.E and all criteria under Section 11-31-9. The thoughtfully integrated neighborhood commercial component advances multiple General Plan goals, objectives, and strategies while enhancing resident quality of life, supporting complete communities, and strengthening the relationship between residential and employment uses.

The neighborhood commercial component advances Balanced Housing Plan Recommendation 3-3: 'Facilitate co-location of essential services to support housing.' By integrating commercial services within a residential development, the project creates the type of complete community that:

- Reduces vehicle dependency
- Provides walkable access to services for residents without vehicles
- Creates economic synergies between residential and commercial uses
- Demonstrates innovative mixed-use development that can catalyze similar projects

Planning for these commercial uses now, even before specific tenants are identified, demonstrates forward-thinking land use planning that positions the development to positively influence future development patterns in the surrounding area. The commercial component strengthens rather than undermines the residential character, creating a self-sustaining community environment.

6. Site Plan

Careful consideration has gone into planning this community. Porter Kyle, as an experienced developer, has created a platted community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging, underutilized Site. **See Exhibit 2, Site Plan and Exhibit 3, Preliminary Landscape Plan.** The Lincoln is a gated community that will consist of approximately 113 platted lots at a density of approximately 13.3 net du/ac. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout the development to the existing retail/commercial developments east and north of the Site by way of pedestrian gates. Particular attention has also been given to provide pedestrians with convenient access to centrally located amenities and open space areas.

The Lincoln is comprised of 2-story townhomes. **See Exhibit 5, Building Elevations.** The buildings are appropriately located throughout the Site, with the buildings arranged along the perimeter of a large central courtyard, creating a centralized neighborhood gathering area. **See Exhibit 4, Amenity Area.** The clubhouse, which includes the neighborhood commercial component, is strategically positioned along the eastern edge of the development, fronting onto the private drive to create direct visual and functional engagement with the adjacent commercial development. This intentional placement establishes the clubhouse as a community focal point and a transitional element that bridges residential and commercial uses, supporting the development's role in creating a complete, walkable neighborhood. Additionally, the strategic arrangement of the townhome buildings establishes open space pockets throughout the development, fostering community interaction while preserving privacy.

Access to the development is provided via two gated entry points on the access road from Hampton Avenue along the eastern property boundary, with an additional exit-only gate to the access road. The internal circulation network consists of 27-foot-wide private driveways with 5-foot sidewalks throughout the development to facilitate pedestrian movement. Commercial patrons can access the neighborhood commercial use through a separately dedicated entrance, ensuring operational independence from residential amenities while maintaining integrated site design. Pedestrian pathways and landscaped connections from Hampton Avenue provide convenient access to the commercial uses for both residents and nearby employees, supporting reduced vehicular dependency and enhanced walkability.

Landscaping, Amenities, and Open Space

The overall landscape theme is inspired by the Sonoran Desert with accents of lush, native and native adapted, desert oasis landscaping at focal points to create an environment of luxury resort living at The Lincoln. **See Exhibit 3, Preliminary Landscape Plan.** As shown on the Conceptual Landscape Plan, the design, elements, and materials create a sense of

community and neighborhood, both echoing the architectural character and responding to the desert landscape surrounding it. The elements and features are designed to create a “sense of place” and a permanence achieved by relating the elements to the “human scale” and integrating with the architecture.

The landscape palette is a combination of native and non-native plant material that draws from the lush desert look and feel of an adapted Sonoran Desert residential experience. The use of palms at the pool area creates a sense of priority and a resort style look and feel. The landscape palette provides a diversity of colorful plant materials that enhance the community environment throughout the year with a variety of compositions, texture, and seasonal color, while focusing on shade in the pedestrian areas. The hardscape and pedestrian amenities throughout the Site integrate design cues from the architectural vernacular and design elements of the building architecture. Together these elements embrace the architecture of the proposed buildings and blend with the existing built environment of the area.

There are two primary focal points within this development. The first is the traffic circle and main entrance into the Site which includes significant hardscape and landscape enhancements, focusing on creating a "sense of arrival". The second focal point is the amenity area. **See Exhibit 4, Amenity Plan.** Residents will benefit from a comprehensive amenity package anchored by a large clubhouse with over 1,000 square-feet of outdoor patio space with seating areas and the adjacent pool area. This central recreation hub serves as the community focal point, complemented by two dedicated dog parks, a playground area, and additional landscaped recreation zones. These carefully distributed amenity spaces ensure all residents maintain convenient access to recreation opportunities regardless of unit location within the development. Combined, the amenities provided create multi-generational recreational opportunities for the community. The development also demonstrates a strong commitment to open space, providing a total of 2.34± acres of combined open space, which is 27±% of the net site area. This open space is divided between 1.46± acres of common open space and 0.88± acres of private open space.

Architecture

The architecture for The Lincoln is intentionally elevated and supports the request for PAD deviations and meeting the listed architectural deviations through the City’s “alternative compliance” provisions. Across just 23 residential buildings, there are 18 distinct elevation combinations of form and color, creating a highly varied streetscape while maintaining a cohesive modern farmhouse and ranch character with stucco, board-and-batten and masonry accents, and flat concrete tile roofs. The proposed architecture for The Lincoln will feature modern farmhouse and ranch exterior styles utilizing clean, simple forms with four different color schemes that blend and complement the desert landscape. **See Exhibit 5, Building Elevations.** The Lincoln provides additional housing choices in the area, exclusively with 3- and 4-bedroom homes. Materials utilized will be stucco, fiber cement board and batten, and flat concrete roof tile. **See Exhibit 6, Color & Material Palette.** The colors and porch forms will vary from one unit to the next to create individuality and add diversity, while the primary second floor masses will tie together across the building creating a strong visual element and presence throughout the community. **See Exhibit 7, Floor Plans.**

The clubhouse is the architectural focal point of the community, blending the ranch and farmhouse vocabulary into a landmark building with a generous pool-side patio and a separately accessed SUP neighborhood commercial space that reinforces the project's walkable, mixed-use feel. Rooflines, second-story masses, patios, and facades are all strongly articulated so that garages are visually de-emphasized and building mass is broken into smaller, human-scaled components, satisfying the intent of the City's 3-foot garage overhang and other prescriptive façade standards through alternative compliance rather than strict dimensional replication. Building footprints, porches, and patios are deliberately designed to frame large private outdoor rooms; where the Zoning Ordinance requires only 120 square feet of private open space per unit, with 60 square feet covered, our homes provide roughly 324 square feet of private open space per unit while still delivering the required 60 square feet of covered area, so that usable private open space becomes a defining architectural feature of each home. In addition, every façade substantially exceeds the minimum requirement for alternative materials, with masonry or board-and-batten treatments comprising roughly a quarter to over a third of each elevation, ensuring all four sides of the buildings are well-composed and visually rich. Collectively, this level of variation, material quality, façade articulation, and private open-space-driven architecture demonstrates that the requested architectural deviations—implemented through alternative compliance—are minor, purposeful, and result in a community that far surpasses a code-minimum RM-2 development.

Theme Walls, Entry Gates, and Entry Monument

The theme walls, view fencing, and entry monument have been designed to be consistent with the residential building elevations and landscaping theme. ***See Exhibit 8, Wall Plan & Details and Exhibit 9, Monument Details.*** The site elements are a mixture of accent metal, wrought iron fencing, and stucco walls to match the residential building architecture. These elements transition into the landscape with the use of a strong foundation planting palette.

6. Conclusion

The Lincoln is a thoughtfully designed, high-quality, platted townhome community with the opportunity for a future neighborhood commercial use that transforms a challenging infill Site into a vibrant and livable community. The requested Special Use Permit for neighborhood commercial uses within the clubhouse represents forward-thinking land use planning that advances multiple General Plan objectives by integrating a future neighborhood commercial use within a residential community. The commercial component is appropriately scaled, strategically positioned, and comprehensively managed to ensure compatibility with the residential character while serving residents and nearby employees. The development offers a well-rounded lifestyle for future residents while enhancing the surrounding area through intentional design, strong pedestrian connectivity, and direct engagement with the adjacent commercial uses to the east. This proposal aligns with the goals and policies of the City's General Plan and is compatible with surrounding development. The result is a sustainable, visually appealing community that contributes positively to the character of the area. We respectfully request your approval.

Citizen Participation Plan for The Lincoln

West of the Southwest Corner of East Hampton Avenue and South Crismon Road

Case # _____

Date: March 14, 2025

Purpose: The purpose of this Citizen Participation Plan (“CPP”) is to inform the citizens, property owners, neighborhood associations, agencies, and businesses of an application submitted by Porter Kyle Builders, LLC (“Porter Kyle”) for approval of a high-quality residential community known as “The Lincoln,” located approximately 300’ west of the southwest corner of East Hampton Avenue and South Crismon Road (the “Site”). Porter Kyle proposes developing this challenging, in-fill site with 128 residences at a density of approximately 15.0 net du/ac. To achieve this, Porter Kyle is requesting to rezone the Site from Planned Employment Park (PEP) with a Planned Area Development Overlay (“PAD”) to Multiple Residence-2 with a PAD overlay (R-2 PAD). This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Lisa Gage
Ray Law Firm
2325 E. Camelback Rd., Suite 400
Phoenix, Arizona 85016
(602) 536-8983
lgage@raylawaz.com

Pre-Submittal Conference: A Pre-Submittal meeting with City of Mesa Development Services Staff was held on December 31, 2024. Staff reviewed the application and recommended that adjacent residents, nearby registered neighbors, and interested parties be contacted.

Action Plan:

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

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the development.
 - b. Homeowners Associations within one half mile of the development.
 - c. Interested neighbors - focused on 1,000 feet from the Site, but may include more.
 - d. Mesa School District, in writing, with copies to any nearby schools who may be affected by this application

2. All persons listed on the contact lists will receive a letter describing the proposed development, development schedule, site plan, and an invitation to provide input.
 - a. Input received from the interested parties will be recorded and used to prepare the Citizen Participation Report (CPR).
 - b. A neighborhood meeting will be held at some point. A summary of the neighborhood meeting, sign-in sheets of neighbor meeting attendees, concerns and solutions, if applicable, will be submitted in the CPR.
 - c. A notification letter advising of the date and time of the P&Z Board meeting will be mailed out.
 - d. A notification letter advising of the date and time of the Design Review session will be mailed out.
3. The CPR will be prepared and submitted to the City (10) days prior to the scheduled public hearing. At a minimum, the report will include:
 - a. Details of techniques the applicant used to involve the public.
 - b. A summary of concerns, issues and problems expressed during the process.
 - c. How concerns issues and problems were addressed:

Schedule:

Pre-Submittal meeting – December 31, 2024

Application submittal –March 14, 2025

Neighborhood meeting – TBD

Submittal of CPR and Notification material – TBD

P&Z Board Hearing – TBD

City Council Hearing (Introduction) - TBD

City Council Hearing (Adoption) – TBD

The Lincoln

**West of the Southwest Corner of Crismon Road and
Hampton Avenue**

Citizen Participation Final Report

Submitted to:
City of Mesa
Planning Department
55 N. Center Street
Mesa, AZ 85201

For:
Porter Kyle Homes

Prepared by:
Ray Law Firm
Brennan Ray
2325 E. Camelback Rd, Ste 400
Phoenix, AZ 85016

Case Numbers: ZON25-00210 & ZON25-00313
Submitted: November 24, 2025

Citizen Participation Report for The Lincoln Case # ZON25-00210 & ZON25-00313

Date: November 24, 2025

Purpose:

This report provides results of the implementation of the Citizen Participation Plan for The Lincoln. The Lincoln is a proposed development submitted by Porter Kyle Builders, LLC ("Porter Kyle") for approval of a high-quality residential community located approximately 300' west of the southwest corner of East Hampton Avenue and South Crismon Road (the "Site"). Porter Kyle proposes developing this challenging, in-fill site with 128 residences at a density of approximately 14.1 gross du/ac. To achieve this, Porter Kyle has requested to rezone the Site from Planned Employment Park (PEP) with a Planned Area Development Overlay ("PAD") to Multiple Residence-2 with a PAD overlay (R-2 PAD).

This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Brennan Ray
Ray Law Firm
2325 E. Camelback Rd. Suite 400
602-558-9934
bray@raylawaz.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the proposal (comments, sign in lists and other feedback are attached):

1. Wednesday, May 21, 2025, at 6:00pm – Patterson Elementary School – Media Center- Zero neighbors attended the meeting.

Correspondence and Telephone Calls:

1. Letters were mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the Site on 5/2/2025 to inform the neighbors about a neighborhood meeting scheduled for 5/21/2025. The letter included information about the purposed development and included exhibits. The letter with exhibits and mailing list are attached. See **Exhibit 1.**
2. Signs for the Rezoning P&Z Hearing were posted on the site on 11/17/2025. The Affidavit of Posting and photos of the signs are attached. See **Exhibit 2.**

3. Letters were mailed to neighbors, homeowner associations, and interested parties within 1,000' of the Site on 11/21/2025 that included the Planning and Zoning hearing date of 12/10/2025. The letter also described the development and included exhibits of the proposal. The letter with exhibits and labels is attached. See **Exhibit 3**.

Results:

There were 119 persons on the contact list as of the date of this Citizen Participation Report (see attached) there has been no feedback or response from neighbors.

Exhibit 1

Neighborhood Meeting Letter, Exhibits and Mailing List

Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: May 4, 2025
RE: ZON25-00313 – The Lincoln
9905 East Hampton Avenue
Neighborhood Meeting

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that on behalf of Porter Kyle Builders, LLC (“Porter Kyle”), we have scheduled a neighborhood meeting to review the proposed Rezoning that was recently filed with the City of Mesa on 8.51 net acres located west of the southwest corner of Hampton Avenue and Crismon Road (the “Site”). Porter Kyle is proposing to develop the Site with a high-quality and highly amenitized multi-family residential development known as “The Lincoln”. An aerial map and proposed site plan are attached.

The Site was zoned for commercial in 2010. Since that time, it has failed to develop consistent with the entitlements, notwithstanding substantial commercial and residential growth that has occurred in the City and surrounding areas, including the development of a Sherwin-Williams painting store, Dutch Bros., and Eegee's. The Site's constraints (infill nature, lack of arterial street visibility, and access limitations) and considerable changes in the commercial landscape with the proliferation of online shopping limit its commercial viability. The application request is to rezone the Site from PEP/PAD to RM-2/PAD to accommodate this medium-density residential development consisting of 128 residential units creating a density of 14.1 dwelling units per net acre.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed development and to answer questions you may have.

Wednesday, May 21, 2025, at 6:00pm
Patterson Elementary School – Media Center
615 S Cheshire, Mesa, AZ 85208
(Map of School attached)

There will be future public hearings with City of Mesa Planning Commission and City Council. You will be notified of those hearings.

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Lisa Gage, lgage@raylawaz.com or me at 602-558-9934, bray@raylawaz.com.

Thank you.

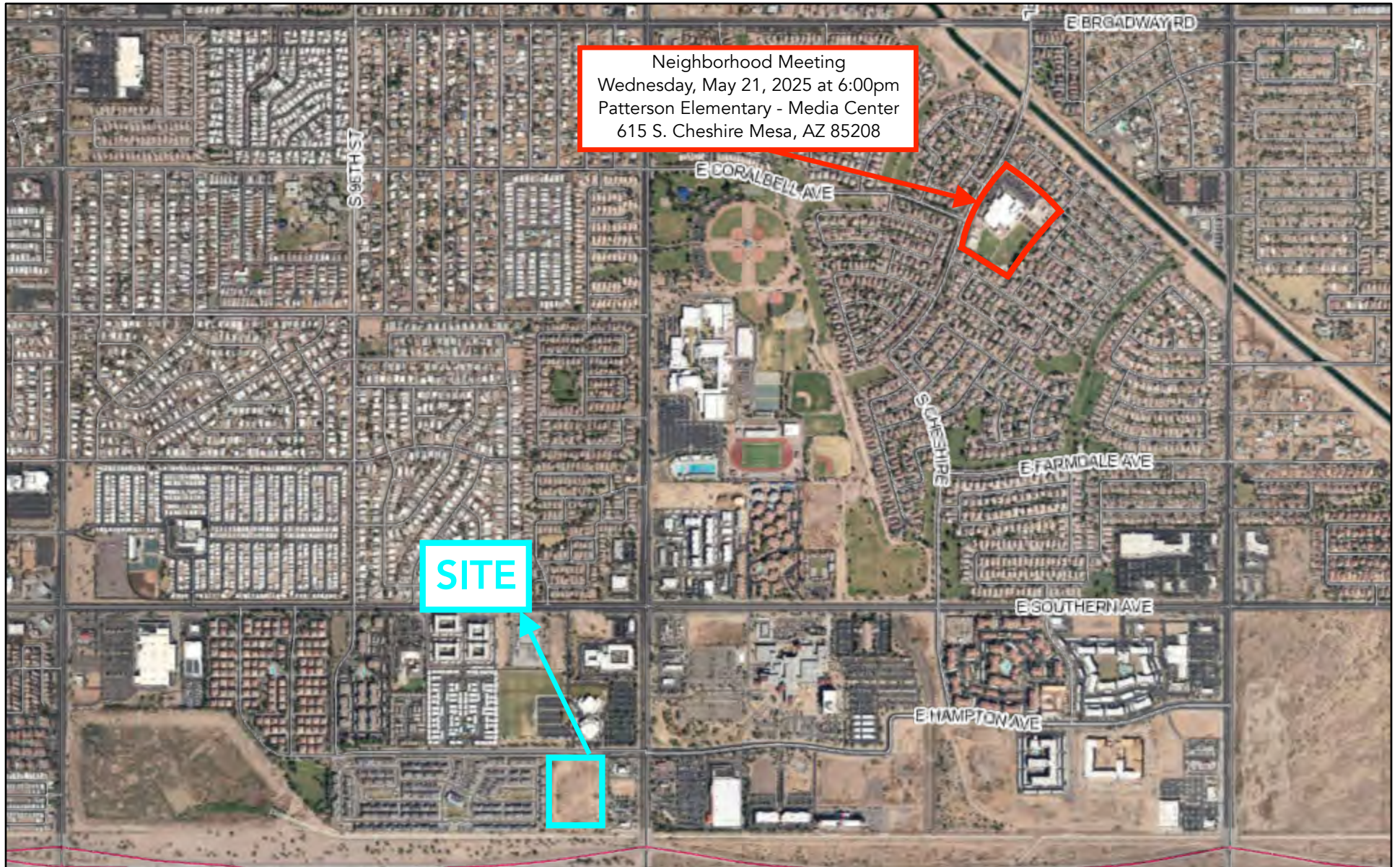
Sincerely,

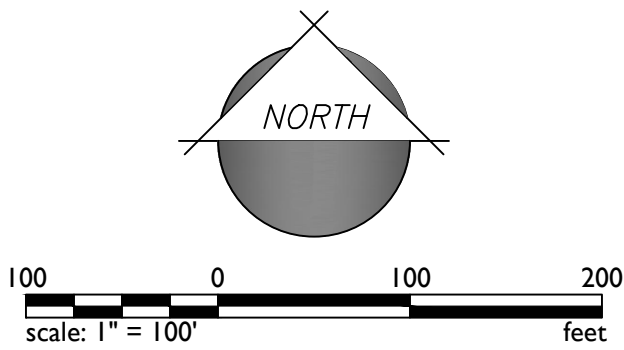
A handwritten signature in blue ink, appearing to be 'B. Ray', with a long horizontal stroke extending to the right.

Brennan Ray

Patterson Elementary Map

Neighborhood Meeting
Wednesday, May 21, 2025 at 6:00pm
Patterson Elementary - Media Center
615 S. Cheshire Mesa, AZ 85208





1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

Project:
Crismon & Hampton
City of Mesa, AZ

Aerial Exhibit

MARCH 14, 2025 - 1ST ZONING PER SUBMITTAL

Revisions:

No.	Description	By	Date

Call at least two full working days before you begin excavation.
800-481-8111 or 480-371-8111 (Toll Free)
In Maricopa County: (602)263-1100

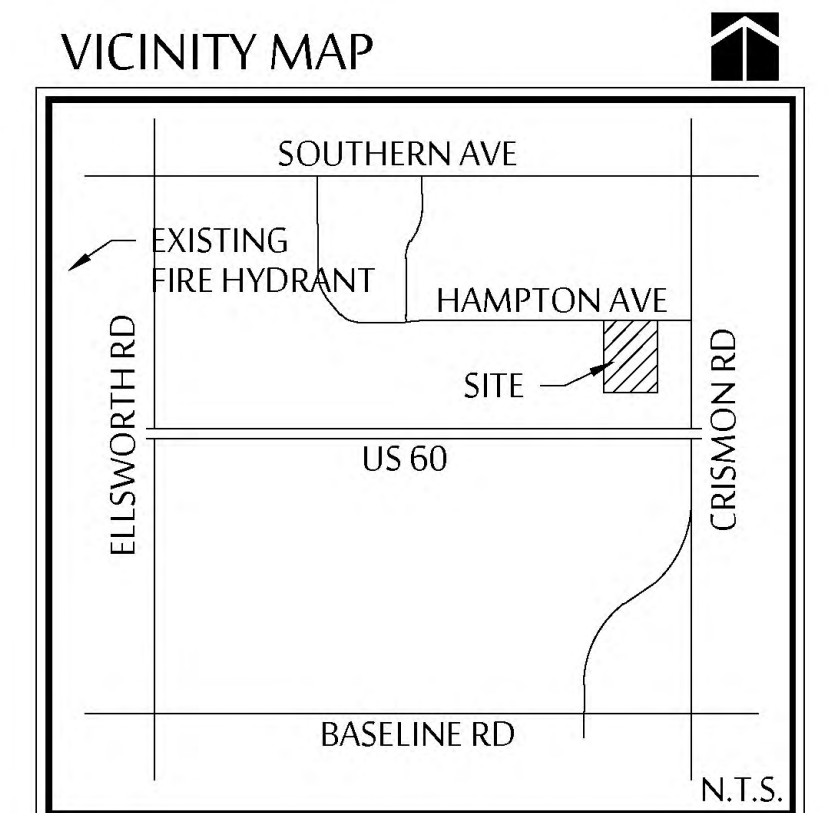
Designer: DH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
24-0510

EX01

Sheet No.
1
of 1



THE LINCOLN

PRELIMINARY PLANTING PLAN

1456 CRIMSON RD., MESA, AZ, 85209

MAY 1, 2025



6-PLEX LEFT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"



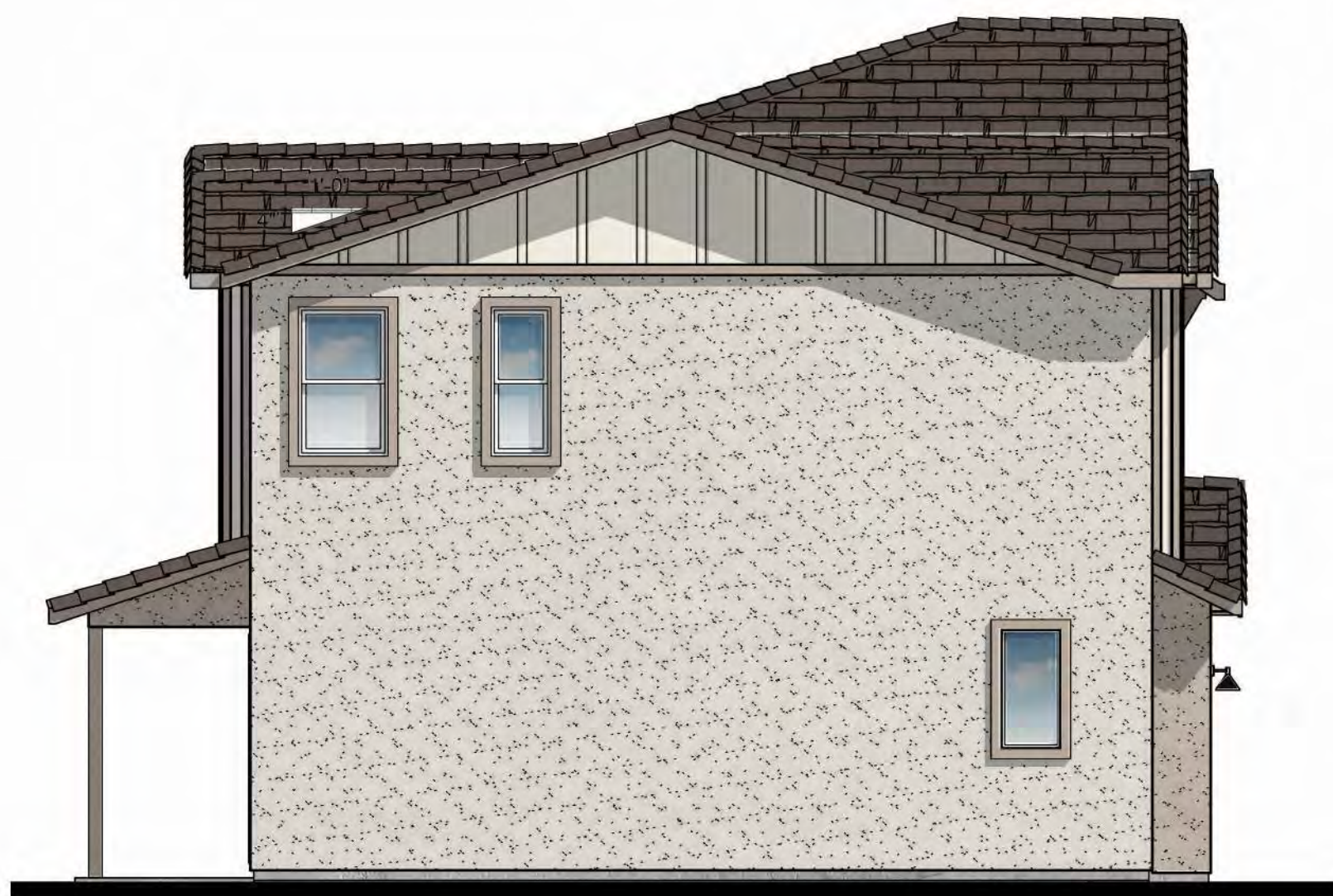
6-PLEX FRONT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 1

BUILDING A | THE LINCOLN | MESA, AZ

4/30/2025 2:48:01 PM



6-PLEX LEFT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"



6-PLEX FRONT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 2

BUILDING A | THE LINCOLN | MESA, AZ

4/30/2025 2:48:01 PM



6-PLEX LEFT ELEVATION RANCH
3/16" = 1'-0"



6-PLEX FRONT ELEVATION RANCH
3/16" = 1'-0"

COLOR SCHEME 3

BUILDING A | THE LINCOLN | MESA, AZ

4/30/2025 3:42:54 PM

22080007Q
1330 S CRISMON ROAD LLC
7007 W HAPPY VALLEY RD
PEORIA, AZ 85383

22086182
AL-FAROUK CHERYL L
1650 S CRISMON RD UNIT 79
MESA, AZ 85209

22086178
ALVARADO MICHELLE
1650 S CRISMON RD UNIT 75
MESA, AZ 85209

22086149
ANANE MARGARET A
1650 S CRISMON RD UNIT 46
MESA, AZ 85209

22086156
ANTHONY DARLENE D
1650 S CRISMON RD 53
MESA, AZ 85208

22086179
ARCINIEGA FELIX ALDANA/DE ALDANA
CRISTINA ESPINOZA
1650 S CRISMON RD UNIT 76
MESA, AZ 85209

22086197
AUGUSTA CASITAS HOMEOWNERS
ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

22086173
AUGUSTINE PAUL E/GWENDA LOU TR
582 COUNTY RD 201
DURANGO, CO 81301

22080967
BECKFORD-COHALL TIA NICOLE
9848 E IDAHO AVE
MESA, AZ 85209

22084804
BELLA ENCANTA HOMEOWNERS
ASSOCIATION
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

22084702
BELLA ENCANTA LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

22080964
BLAGG CARA M
9857 E IDAHO AVE
MESA, AZ 85209

22080966
BORJA MICHELLE/RICHARD
9856 E IDAHO AVE
MESA, AZ 85209

22086154
BRADLEY RICHARD
1650 S CRISMON RD UNIT 51
MESA, AZ 85209

22086160
BUSH RONNIE THOMAS
1650 S CRISMON RD UNIT 57
MESA, AZ 85209

22080005E
CABANA SOUTHERN LLC
8135 E INDIAN BEND RD STE 101
SCOTTSDALE, AZ 85250

22086155
CAMERON IAN P/PARK MARISA C
1650 S CRISMON RD 52
MESA, AZ 85209

22080927
CEBREROS AMBRE J/HECTOR G
1623 S ALICIA
MESA, AZ 85209

~~22081433
CENATIEMPO KEATON/SADIE J
2163 S BRISTOL
TEMPE, AZ 85283~~

22086136
CHANEY ADRIANE
1650 S CRISMON RD 33
MESA, AZ 85209

22086150
CHARMAYNE K BODKIN LIVING TRUST
1650 S CRIMSON RD UNIT 47
MESA, AZ 85208

~~22086166
COLLINS JANET M
1650 S CRISMON RD UNIT 63
MESA, AZ 85209~~

22080973
CONE COREY/CYNTHIA
9839 E INVERNESS AVE
MESA, AZ 85209

22080972
CONSTANCE R MARTINEZ LIVING TRUST
9831 E INVERNESS AVE
MESA, AZ 85209

~~22086153
CORATHERS AUDREY RUTH/RUSSELL
JAMES
1650 S CRISMON RD UNIT 50
MESA, AZ 85209~~

22081681
CRISMON CREEK VILLAGE
HOMEOWNERS ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

22081745C
CRISMON SCOOP LLC
7046 N 2ND ST
PHOENIX, AZ 85020

22086152
CSHC HOLDINGS LLC
5840 E OCOTILLO RD
CAVE CREEK, AZ 85331

22086165
DB MESA 3 LLC
816 E BLUE RIDGE WAY
CHANDLER, AZ 85249

22086159
DEDERICK DAVID W/TAMARA J
8281 REDWOOD DR SE
AUMSVILLE, OR 97325

22086177
DILBECK ROBERT
3257 S OXLEY
MESA, AZ 852121977

22086147
DILLMAN STEPHANIE/BRADLEY
1650 S CRISMON RD 44
MESA, AZ 85209

22081430
DOLHENTY JENNIFER L
10020 E ISLETA AVE
MESA, AZ 85209

22080970
DUARTE BAUDELINA
9824 E IDAHO AVE
MESA, AZ 85209

22080971
ELIZABETH A BOBICK REVOCABLE
TRUST
9823 E INVERNESS AVE
MESA, AZ 85209

22086181
ENNIS KATELIN
1650 S CRISMON RD UNIT 78
MESA, AZ 85209

22086142
ERICKSON DAVID
1650 S CRISMON RD 39
MESA, AZ 85208

22086138
ESTRADA ANTHONY A/OLGA M
1650 S CRISMON RD 35
MESA, AZ 85208

22086170
FOTH FAMILY REVOCABLE TRUST
PO BOX 1461
CORTEZ, CO 81321

22080969
FRANGELLA ROBERT C/JANICE A
9832 E IDAHO AVE
MESA, AZ 85208

22086157
FRENCH DIANE/COFFEY CLAUDETTE
C/THORNTON E
995 CEDAR WAY SE
SALEM, OR 97302

22086180
FUENTES MARYANN
1650 S CRISMON RD UNIT 77
MESA, AZ 85209

22086162
G & J PARTNERSHIP LLC
3372 E ROADRUNNER DR
CHANDLER, AZ 85286

22086183
GADOMSKI DAVID A/DIANE M
1650 S CRISMON RD UNIT 80
MESA, AZ 85209

22081402A
GLOBAL NEW MILLENNIUM PARTNERS
LTD
4415 HIGHWAY 6
SUGAR LAND, TX 77478

22080974
GOFF LAWRENCE W/EDNA D
9847 E INVERNESS AVE
MESA, AZ 85208

22086158
GOMEZ JEROD I
1650 S CRISMON RD 55
MESA, AZ 85209

22086141
GOMEZ KATY
1650 S CRISMON RD UNIT 38UNIT 71
MESA, AZ 85209

22082005
GRAND VILLAGE DEBORADO LLC
10645 N TATUM BLVD STE 200 PMB 502
PHOENIX, AZ 85028

22086140
GREATER VALLEY DEVELOPMENT LLC
18567 E. STRAWBERRY DR
QUEEN CREEK, AZ 85142

22081745A
H RUDOLPH COMPANY LLC ^M
960 W BEHREND DR STE 1
PHOENIX, AZ 85027

22080005D
HAMPTON EAST APARTMENTS INVESTORS LLC/SS
HAMPTON AZ LLC/HAMPTON EAST APARTMENTS
INVESTORS II LLC/BIG
137 N LARCHMONT BLVD 231
LOS ANGELES, CA 90004

22081431
HATHAWAY LANDON LOUIS/HALEY
10022 E ISLETA AVE
MESA, AZ 85209

22081402B
HD DEVELOPMENT OF MARYLAND INC
2455 PACES FERRY RD
ATLANTA, GA 30339

22080930
HOBT FAMILY LIVING TRUST
1636 S FAITH
MESA, AZ 85209

22086172
HOLBROOK ALAYNA
1650 S CRISMON RD 69
MESA, AZ 85209

22086175
JASSO ANITA M
1650 S CRISMON RD UNIT 72
MESA, AZ 85209

22086143
JOANN M RUSSELL LIVING TRUST
1650 S CRISMON RD UNIT 40
MESA, AZ 85209

22082003
KFH CRISMON & HAMPTON LLC
2701 E CAMELBACK RD. 180
PHOENIX, AZ 85016

22086139
KUTZ JESSIE H
1650 S CRISMON RD UNIT 36
MESA, AZ 85208

22081434
LARSON SIERRA/GARY BLAKE
10028 E ISLETA AVE
MESA, AZ 85209

22080904
LICON ALEX/ADRIANA L
1622 S ALICIA
MESA, AZ 85209

22086145
LILJEKRANS JON/CONDO DEBORAH
1650 S CRISMON RD UNIT 42
MESA, AZ 85209

22081745B
LITCHFIELD EXCHANGE & HOLDINGS
LLC
1404 S LONGMORE
MESA, AZ 85202

22080963
LONG SCOTT DWAIN/SUSANNAH M
9849 E IDAHO AVE
MESA, AZ 85209

22080008D
LUKES REWIRING LLC
108 W NORTH LN
PHOENIX, AZ 850212487

22081427
MAKE CENTS LLC
PO BOX 22273
MESA, AZ 85277

22082004
MCR SCOTTSDALE LLC
10531 4S COMMONS DR 166-662
SAN DIEGO, CA 92127

22081970A
MESA I MSL LLC
4 PARK PLZ 1700
IRVINE, CA 92614

22081437
MEYER DEBORAH ESTHER
10034 E ISLETA AVE
MESA, AZ 85209

22086144
MILLER HANNAH
1650 S CRISMON RD UNIT 41
MESA, AZ 85209

22081746
MPT OF MESA LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

22081438
NGUYEN JIMMY
10036 E ISLETA AVE
MESA, AZ 85209

22086174
OLSON KELLE M
1650 S CRISMON RD UNIT 71 UNIT 71
MESA, AZ 85209

22080929
PARK ASHBELL/PUALANI
1630 S FAITH
MESA, AZ 85209

22080975
PEREZ FELIPE
9855 E INVERNESS AVE
MESA, AZ 85209

22086161
PONG ROSEMARY G/ALEXANDER
HUNTER F
1650 S CRISMON RD UNIT 58
MESA, AZ 85209

~~22086151
PONNGUPATI MARY
1650 S CRISMON RD UNIT 48
MESA, AZ 85209~~

22080928
PRESCOTT RALPH S JR/IDA B
1624 S FAITH
MESA, AZ 85208

22081435
SCHAFFER AMANDA
10030 E ISLETA AVE
MESA, AZ 85209

22086167
SCOTT SANDRA
1650 S CRISMON RD UNIT 64
MESA, AZ 85209

22081439
SHERMAN ERIK DANIEL/AUBREY
CHRISTINE
10038 E ISLETA AVE
MESA, AZ 85209

22086169
SHOEMAKER-HANSEN CHARLENE
1650 S CRISMON RD UNIT 66
MESA, AZ 85208

22080968
SIEH TRAVIS/SAVANNAH
9840 E IDAHO AVE
MESA, AZ 85209

~~22080976
SIERRA RANCH III HOME OWNERS
ASSOCIATION
2850 E CAMELBACK RD STE 315
PHOENIX, AZ 85016~~

22086137
SIMO TARA LEE
1650 S CRISMON CREEK RD UNIT 34
MESA, AZ 85209

22086168
SOUBLIS PANAGIOTA
1650 S CRISMON RD UNIT 65
MESA, AZ 85209

22086163
SVOBODA BEVERLY
1650 S CRISMON RD UNIT 60
MESA, AZ 85209

22081403
TBHK AZ LLC
25225 PRADO DE ROSADO
CALABASAS, CA 91302

22086176
THOMAS TRACEY L
1650 S CRISMON RD UNIT 73
MESA, AZ 85209

22081404
UNDERWOOD TROY ELVIN/DEANN TR
435 SHERIDAN AVE STE 301
PALO ALTO, CA 94306

22080007K
UNITED STATES POSTAL SERVICE
8055 E TUFTS AVE STE 400
DENVER, CO 802372881

22086148
VANPORTFLEET ROBERT M/TARA L
1650 S CRISMON RD 45
MESA, AZ 85208

22082006
VIRTUA MESA CRISMON OWNER LLC
17470 N PACESETTER WY 205
PHOENIX, AZ 85255

22080965
WALDECK JOHN/DEBI
9865 E IDAHO AVE
MESA, AZ 85209

22086164
WEBER KENNETH/DEVINE KRISTINE
2301 E TAHITIAN WAY
GILBERT, AZ 85234

22080926
WILKERSON CLARK T/SHEILA S
1629 S ALICIA
MESA, AZ 85208

22081432
WISEMAN ANTHONY M
6313 W DUBLIN LN
CHANDLER, AZ 85226

22086171
ZHANG YAO/WILLIAMS JAMIN T
5950 SYMPHONY WOODS RD STE 301
COLUMBIA, MD 21044

Councilmember Alicia Goforth
PO Box 1466
Mesa, AZ 85211-1466

John Zielonka
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Nana Appiah
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Cassidy Welch
PO Box 1466
Mesa, AZ 85211-1466

RAY LAW FIRM
PO BOX 6430
CHANDLER, AZ 85246

Exhibit 2

Sign Posting Affidavit(s) and Photos

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 11/21/25

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 # ZON25-00210, on W of SWC of Hampton Ave and Crismon Rd. 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.

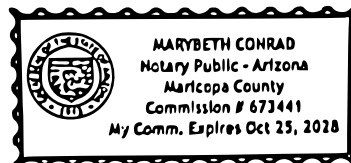
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 11/21/25

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: December 10, 2025

CASE: ZON25-00210

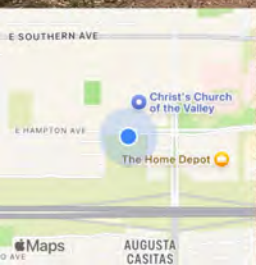
**Request: Rezone from Planned Employment
Park with a Planned Area Development Overlay
(PEP-PAD) to Multiple Residence 2 with a Planned
Area Development Overlay (RM-2-PAD), Special
Use Permit and Site Plan Review to allow for a
113-lot attached single residence development.**

Applicant: Brennan Ray, Ray Law Firm

Phone: (602) 558-9934

Planning Division (480) 644-2385

Posting date: 11/17/25



November 21, 2025 at 12:05 PM

+33.389525,-111.617516

E Hampton Ave

Mesa AZ 85209

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 11/21/25

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 # ZON25-00313, on W of SWC of Hampton Ave and Crismon Rd. 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.

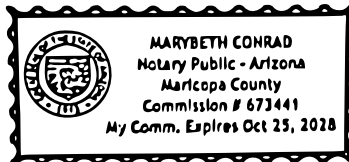
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: _____

Meaghan Liggett

SUBSCRIBED AND SWORN before me on 11/21/25

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: December 10, 2025

CASE: ZON25-00313

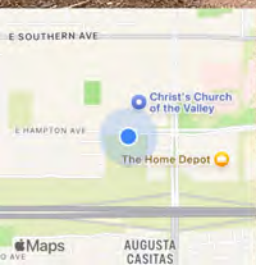
**Request: Minor General Plan Amendment to
change the Placetype from Urban Center to
Urban Residential.**

Applicant: Brennan Ray, Ray Law Firm

Phone: (602) 558-9934

Planning Division (480) 644-2385

Posting date: 11/17/25



November 21, 2025 at 12:05 PM

+33.389525,-111.617516

E Hampton Ave

Mesa AZ 85209

Exhibit 3

Notice of Public Hearing Letter and
Mailing List



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **November 24, 2025**

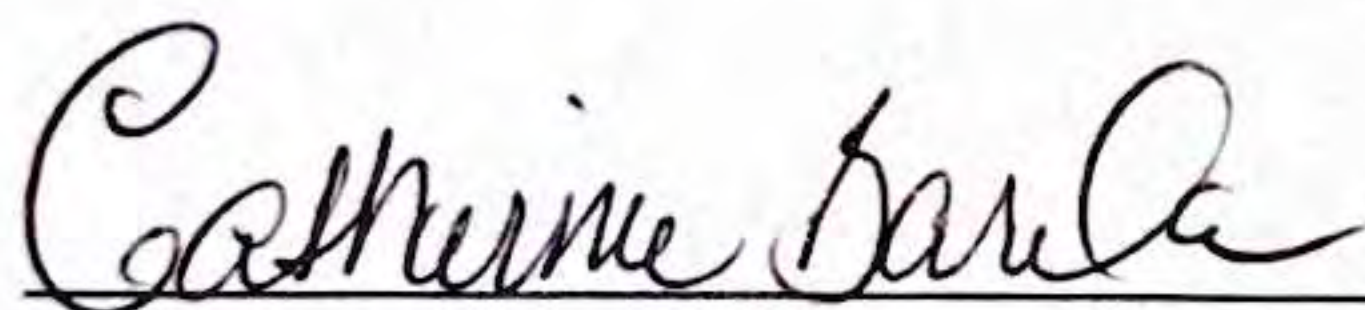
Date: 11/21/25

I, Payton Basha, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00210** on the 21 day of 11, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: 

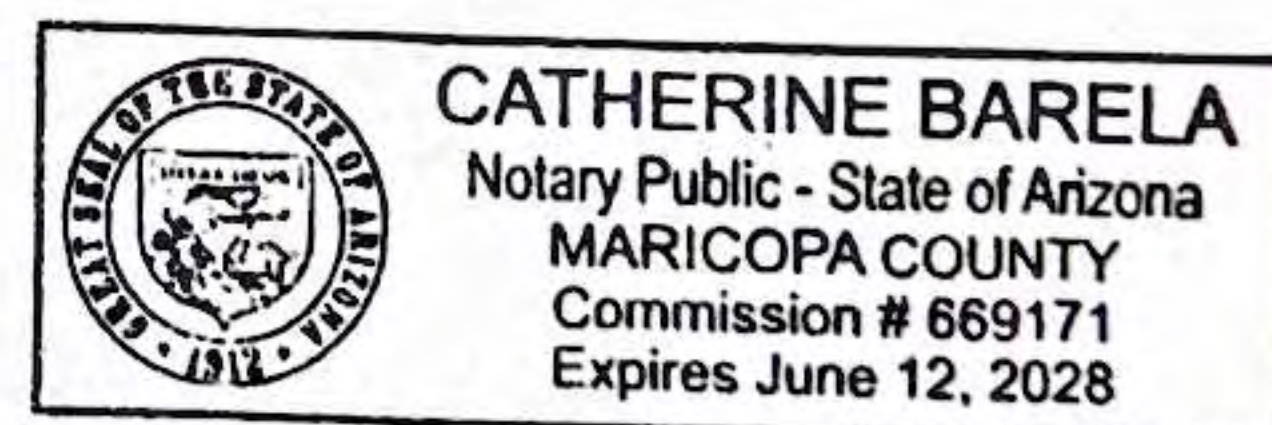
SUBSCRIBED AND SWORN before me this 21 day of 11, 2025.



Notary Public

Case Number: **ZON25-00210**

Project Name: _____





City of Mesa Planning Division

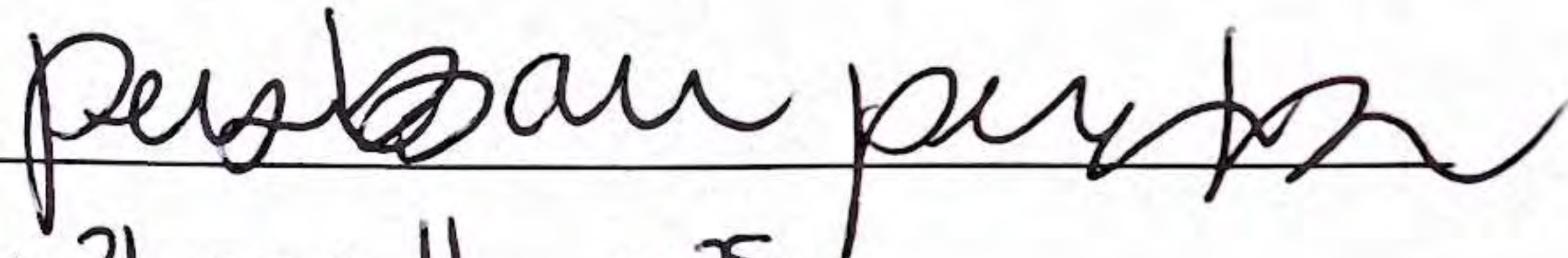
AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

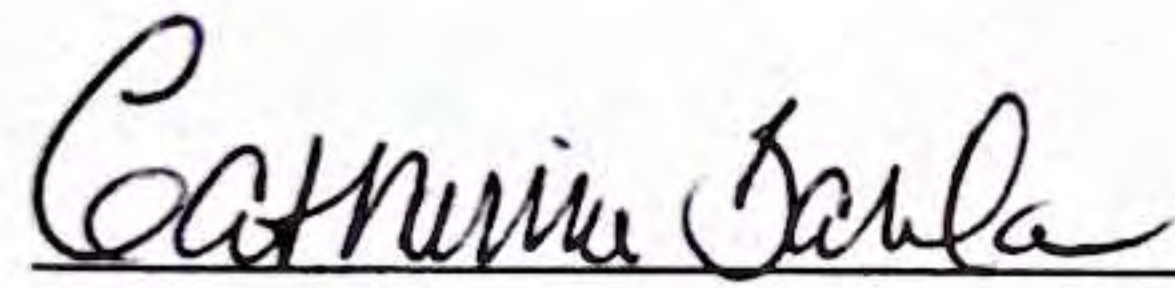
To be submitted to the Planning Division by **November 24, 2025**

Date: 11/21/25

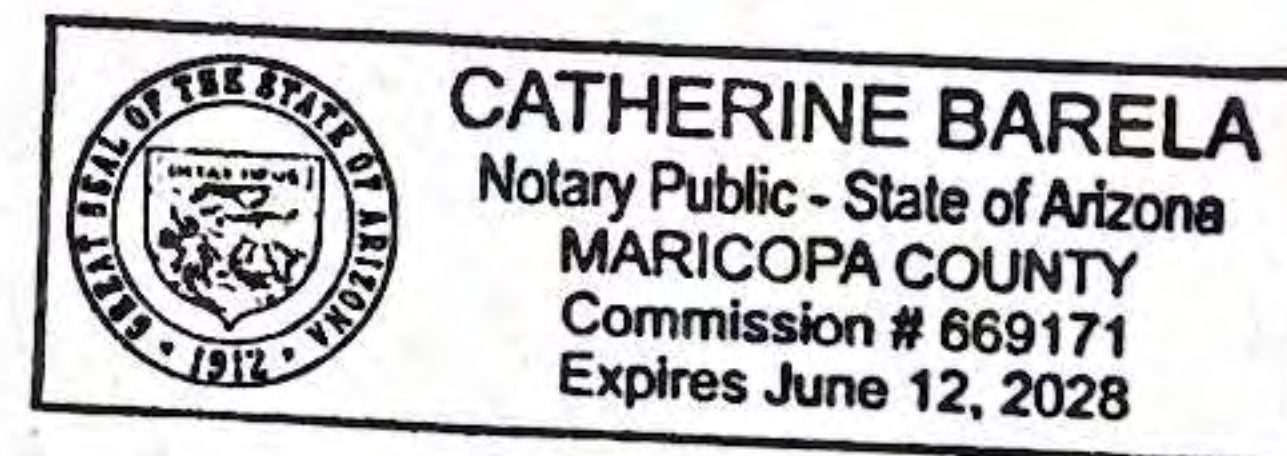
I, Payton Basha, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00313** on the 21 day of 11, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: 
SUBSCRIBED AND SWORN before me this 21 day of 11, 2025.


Notary Public

Case Number: **ZON25-00313**
Project Name: _____



Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: November 21, 2025
RE: ZON 25-00313 and ZON25-00210
The Lincoln

Dear Neighbor:

We have applied for Minor General Plan Amendment and Rezoning/Site Plan approvals for the property located at located west of the southwest corner of Hampton Avenue and Crismon Road. This request is for the development of a high-quality and highly amenitized townhome residential development known as “The Lincoln”. The case numbers assigned to this project are ZON25-00210 (Rezone, Site Plan, Preliminary Plat) and ZON25-00313 (Minor General Plan Amendment).

These applications seek to amend the General Plan from “Urban Center” to “Urban Residential” and rezone the Site from PEP PAD (Planned Employment Park with Planned Area Development overlay) to RM-2 PAD (Multi-Residence with Planned Area Development overlay). Special Use Permit, Site Plan and Preliminary Plat approval to allow for attached single residence townhome development.

This 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. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-558-9934 or e-mail me at bray@raylawaz.com.

These applications will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on December 10, 2025 in the Mesa City Hall located at 20 East Main 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 or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would

like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 Cassidy.Welch@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.

Again, if you have any questions regarding this proposal, please call me at 602-558-9934 or e-mail me at bray@raylawaz.com.

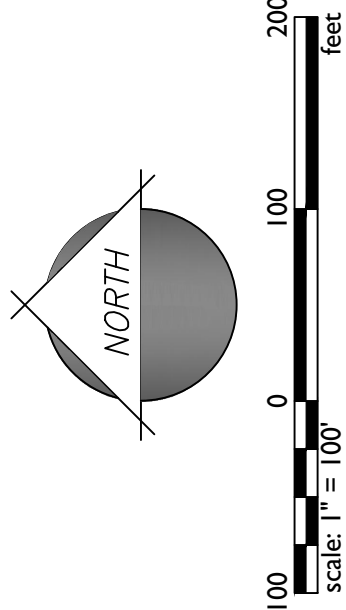
Sincerely,


Brennan Ray

/lcr
Attachments

QR CODE:





Job No.
24-0510

Sheet No.
EX01

of **1**

Preliminary
Not For
Construction
Or
Recording

Designer: DH
Drawn by: JAJ

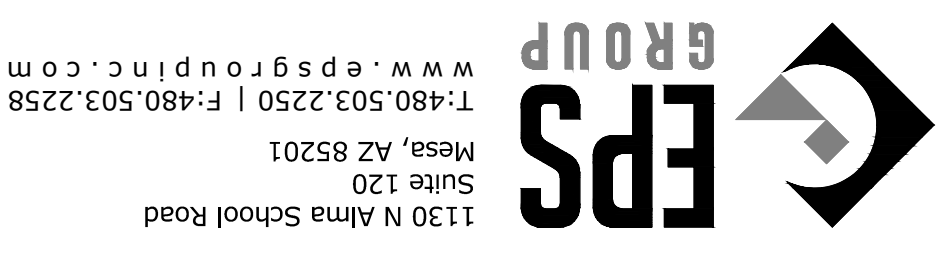


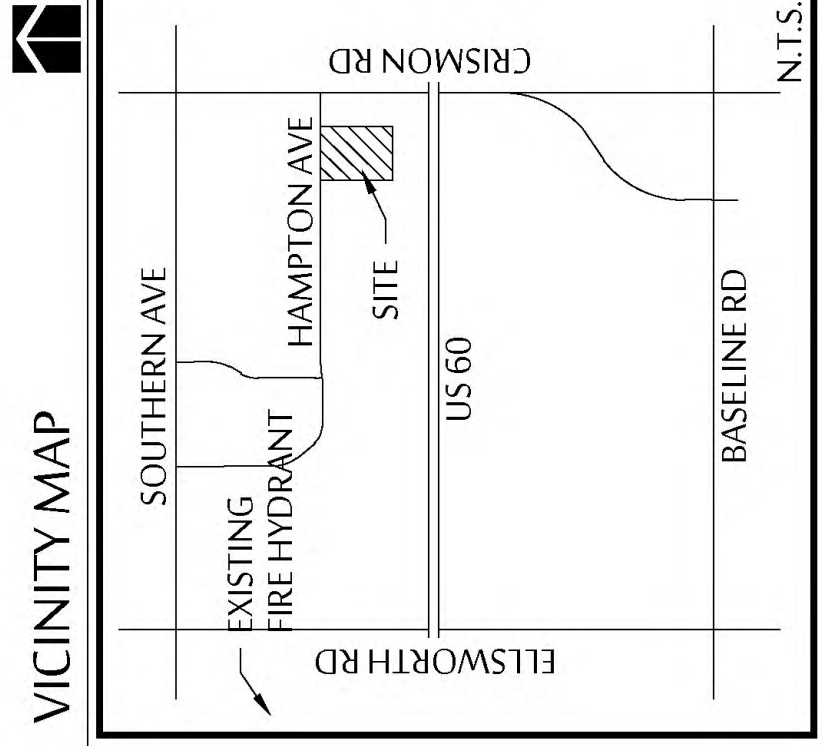
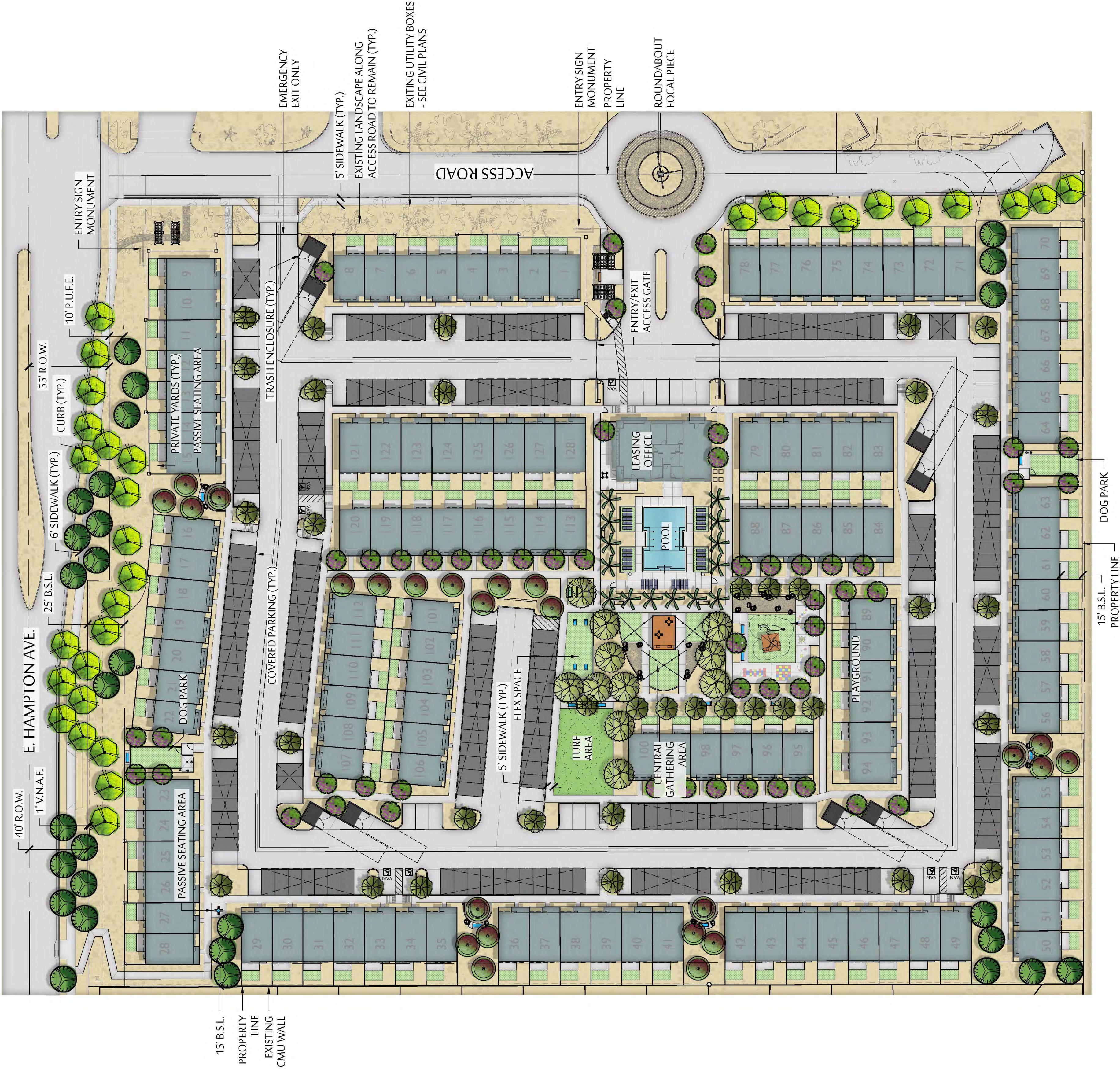
Revisions:

Project: MARCH 14, 2025 - 1ST ZONING/SPR SUBMITTAL

Crismon & Hampton
City of Mesa, AZ

Aerial Exhibit







6-PLEX LEFT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

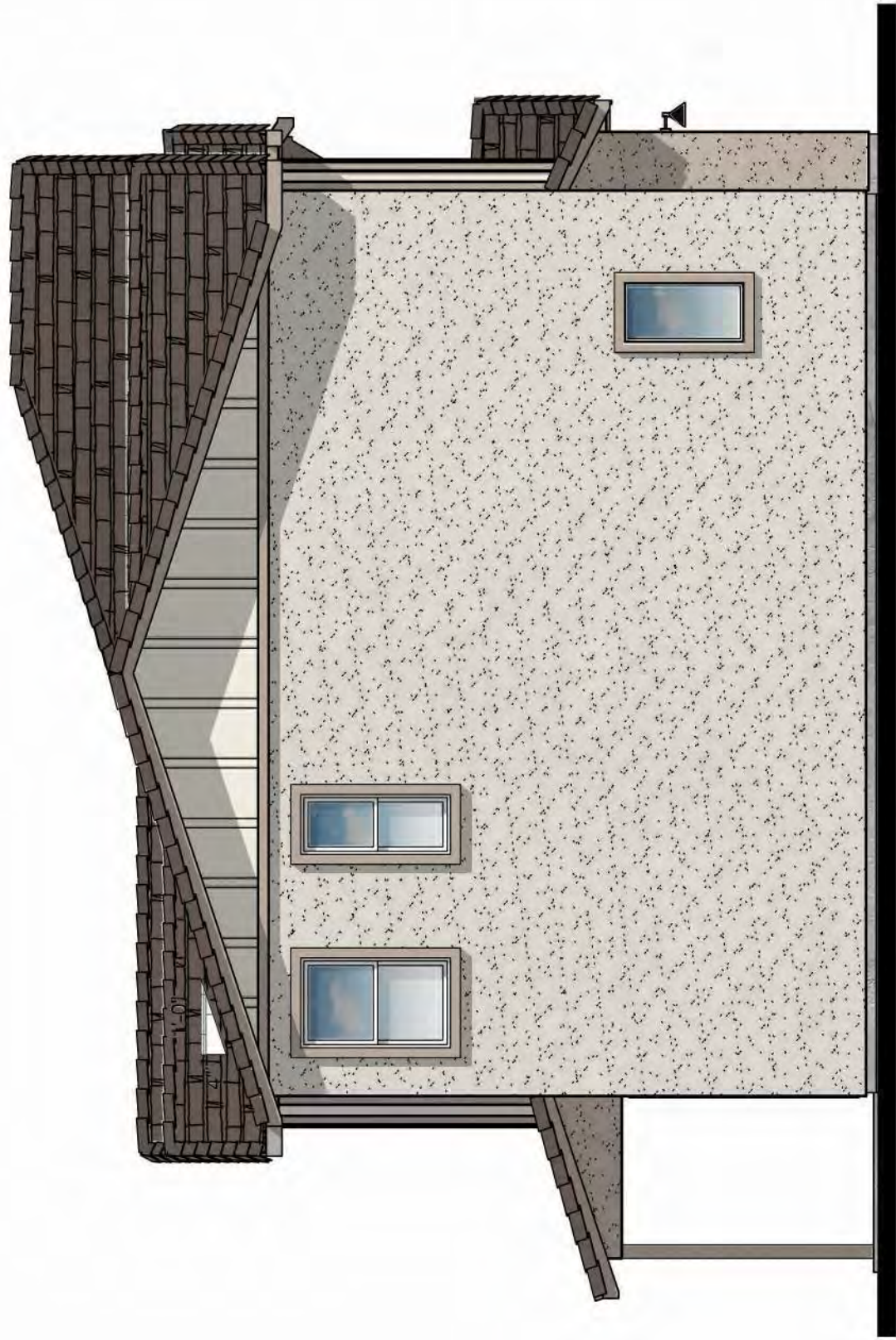


6-PLEX FRONT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 1

BUILDING A | THE LINCOLN | MESA, AZ



6-PLEX LEFT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"



6-PLEX FRONT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 2

BUILDING A | THE LINCOLN | MESA, AZ



6-PLEX LEFT ELEVATION RANCH

3/16" = 1'-0"



6-PLEX FRONT ELEVATION RANCH

3/16" = 1'-0"

COLOR SCHEME 3

BUILDING A | THE LINCOLN | MESA, AZ

Steve Atkins
Augusta Casitas Homeowners
Association
1650 S Crismon Rd 28
Mesa, AZ 85209

Coyote Landing HOA

Steve Atkins
Crismon Creek Village
1650 S Crismon Rd 28
Mesa, AZ 85209

Muirfield Village Community
Association

Misti Rash
Parkwood Ranch Community Master
Association
10614 E Carmel Ave
Mesa, AZ 85208

Joseph Oasias
Sierra Ranch Homeowners
Association
9633 E Irwin Ave
Mesa, AZ 85209

Superstition Canyon Property
Owners Association

Wynstone Park Homeowners
Association, Inc.

Kamin Havens
Augusta Ranch Community Master
Association
2401 S Lansing
Mesa, AZ 85209

Anthony Childers
Crismon Creek Homeowners
Association
10244 E Jerome Ave
Mesa, AZ 85209

Carol Sheppard
Crismon Crossing Homeowners
Association
1122 S Cerise
Mesa, AZ 85209

Roberta Cullen
Parkwood Ranch Community Master
Association
10418 E Diamond Ave
Mesa, AZ 85208

Kristen Reynolds
Parkwood Ranch Community Master
Association
10223 E Crescent Ave
Mesa, AZ 85208

Joseph Casias
Sierra Ranch III Homeowners
Association
9633 E Irwin Ave
Mesa, AZ 85209

John Kemper
Tivoli at Augusta Ranch Homeowners
Association
9000 E Pima Center Pkwy Suite 300
Scottsdale, AZ 85258

Monte McCall
Augusta Ranch Community Master
Association
2256 S Faith
Mesa, AZ 85209

Scott Boek
Crismon Creek Homeowners
Association
10152 E Jacob
Mesa, AZ 85209

Mesa Sierra Ranch II Homeowners
Association, Inc.

Donnis Plumb
Parkwood Ranch Community Master
Association
10458 E El Moro Ave
Mesa, AZ 85208

Jennifer Sherwood
Parkwood Ranch Community Master
Association
10247 E Crescent Ave
Mesa, AZ 85208

David Wells
Sierra Ranch III Homeowners
Association
9642 E Irwin Ave
Mesa, AZ 85209

Jeff Lee
Villages of Eastridge Homeowners
Association
2125 S Archer
Mesa, AZ 85209

22080007Q
1330 S CRISMON ROAD LLC
7007 W HAPPY VALLEY RD
PEORIA, AZ 85383

22086149
ANANE MARGARET A
1650 S CRISMON RD UNIT 46
MESA, AZ 85209

22086197
AUGUSTA CASITAS HOMEOWNERS
ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

22084804
BELLA ENCANTA HOMEOWNERS
ASSOCIATION
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

22080966
BORJA MICHELLE/RICHARD
9856 E IDAHO AVE
MESA, AZ 85209

22080005E
CABANA SOUTHERN LLC
8135 E INDIAN BEND RD STE 101
SCOTTSDALE, AZ 85250

22081433
CENATIEMPO KEATON/SADIE J
2163 S BRISTOL
TEMPE, AZ 85283

22086166
COLLINS JANET M
1650 S CRISMON RD UNIT 63
MESA, AZ 85209

22086153
CORATHERS AUDREY
RUTH/RUSSELL JAMES
1650 S CRISMON RD UNIT 50
MESA, AZ 85209

22086152
CSHC HOLDINGS LLC
5840 E OCOTILLO RD
CAVE CREEK, AZ 85331

22086182
AL-FAROUK CHERYL L
1650 S CRISMON RD UNIT 79
MESA, AZ 85209

22086156
ANTHONY DARLENE D
1650 S CRISMON RD 53
MESA, AZ 85208

22086173
AUGUSTINE PAUL E/GWENDA LOU
TR
582 COUNTY RD 201
DURANGO, CO 81301

22084702
BELLA ENCANTA LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

22086154
BRADLEY RICHARD
1650 S CRISMON RD UNIT 51
MESA, AZ 85209

22086155
CAMERON IAN P/PARK MARISA C
1650 S CRISMON RD 52
MESA, AZ 85209

22086136
CHANNEY ADRIANE
1650 S CRISMON RD 33
MESA, AZ 85209

22080973
CONE COREY/CYNTHIA
9839 E INVERNESS AVE
MESA, AZ 85209

22081681
CRISMON CREEK VILLAGE
HOMEOWNERS ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

22086165
DB MESA 3 LLC
816 E BLUE RIDGE WAY
CHANDLER, AZ 85249

22086178
ALVARADO MICHELLE
1650 S CRISMON RD UNIT 75
MESA, AZ 85209

22086179
ARCINIEGA FELIX ALDANA/DE
ALDANA CRISTINA ESPINOZA
1650 S CRISMON RD UNIT 76
MESA, AZ 85209

22080967
BECKFORD-COHALL TIA NICOLE
9848 E IDAHO AVE
MESA, AZ 85209

22080964
BLAGG CARA M
9857 E IDAHO AVE
MESA, AZ 85209

22086160
BUSH RONNIE THOMAS
1650 S CRISMON RD UNIT 57
MESA, AZ 85209

22080927
CEBREROS AMBRE J/HECTOR G
1623 S ALICIA
MESA, AZ 85209

22086150
CHARMAYNE K BODKIN LIVING
TRUST
1650 S CRIMSON RD UNIT 47
MESA, AZ 85208

22080972
CONSTANCE R MARTINEZ LIVING
TRUST
9831 E INVERNESS AVE
MESA, AZ 85209

22081745C
CRISMON SCOOP LLC
7046 N 2ND ST
PHOENIX, AZ 85020

22086159
DEDERICK DAVID W/TAMARA J
8281 REDWOOD DR SE
AUMSVILLE, OR 97325

22086177
DILBECK ROBERT
3257 S OXLEY
MESA, AZ 852121977

22080970
DUARTE BAUDELINA
9824 E IDAHO AVE
MESA, AZ 85209

22086142
ERICKSON DAVID
1650 S CRISMON RD 39
MESA, AZ 85208

22080969
FRANGELLA ROBERT C/JANICE A
9832 E IDAHO AVE
MESA, AZ 85208

22086162
G & J PARTNERSHIP LLC
3372 E ROADRUNNER DR
CHANDLER, AZ 85286

22080974
GOFF LAWRENCE W/EDNA D
9847 E INVERNESS AVE
MESA, AZ 85208

22082005
GRAND VILLAGE DEBORADO LLC
10645 N TATUM BLVD STE 200 PMB
502
PHOENIX, AZ 85028

22080005D
HAMPTON EAST APARTMENTS
INVESTORS LLC/SS HAMPTON AZ
LLC/HAMPTON EAST APARTMENTS
INVESTORS II LLC/BIG
107 N ARIZONA BLVD 204
22080930
HOBT FAMILY LIVING TRUST
1636 S FAITH
MESA, AZ 85209

22086143
JOANN M RUSSELL LIVING TRUST
1650 S CRISMON RD UNIT 40
MESA, AZ 85209

22086147
DILLMAN STEPHANIE/BRADLEY
1650 S CRISMON RD 44
MESA, AZ 85209

22080971
ELIZABETH A BOBICK REVOCABLE
TRUST
9823 E INVERNESS AVE
MESA, AZ 85209

22086138
ESTRADA ANTHONY A/OLGA M
1650 S CRISMON RD 35
MESA, AZ 85208

22086157
FRENCH DIANE/COFFEY
CLAUDETTE C/THORNTON E
995 CEDAR WAY SE
SALEM, OR 97302

22086183
GADOMSKI DAVID A/DIANE M
1650 S CRISMON RD UNIT 80
MESA, AZ 85209

22086158
GOMEZ JEROD I
1650 S CRISMON RD 55
MESA, AZ 85209

22086140
GREATER VALLEY DEVELOPMENT
LLC
18567 E. STRAWBERRY DR
QUEEN CREEK, AZ 85142

22081431
HATHAWAY LANDON LOUIS/HALEY
10022 E ISLETA AVE
MESA, AZ 85209

22086172
HOLBROOK ALAYNA
1650 S CRISMON RD 69
MESA, AZ 85209

22082003
KFH CRISMON & HAMPTON LLC
2701 E CAMELBACK RD. 180
PHOENIX, AZ 85016

22081430
DOLHENTY JENNIFER L
10020 E ISLETA AVE
MESA, AZ 85209

22086181
ENNIS KATELIN
1650 S CRISMON RD UNIT 78
MESA, AZ 85209

22086170
FOTH FAMILY REVOCABLE TRUST
PO BOX 1461
CORTEZ, CO 81321

22086180
FUENTES MARYANN
1650 S CRISMON RD UNIT 77
MESA, AZ 85209

22081402A
GLOBAL NEW MILLENNIUM
PARTNERS LTD
4415 HIGHWAY 6
SUGAR LAND, TX 77478

22086141
GOMEZ KATY
1650 S CRISMON RD UNIT 38
MESA, AZ 85209

22081745A
H RUDOLPH COMPANY LLC
1830 N 95TH AVE STE 106
PHOENIX, AZ 85037

22081402B
HD DEVELOPMENT OF MARYLAND
INC
2455 PACES FERRY RD
ATLANTA, GA 30339

22086175
JASSO ANITA M
1650 S CRISMON RD UNIT 72
MESA, AZ 85209

22086139
KUTZ JESSIE H
1650 S CRISMON RD UNIT 36
MESA, AZ 85208

22081434
LARSON SIERRA/GARY BLAKE
10028 E ISLETA AVE
MESA, AZ 85209

22080904
LICON ALEX/ADRIANA L
1622 S ALICIA
MESA, AZ 85209

22086145
LILJEKRANS JON/CONDO DEBORAH
1650 S CRISMON RD UNIT 42
MESA, AZ 85209

22081745B
LITCHFIELD EXCHANGE &
HOLDINGS LLC
1404 S LONGMORE
MESA, AZ 85202

22080963
LONG SCOTT DWAIN/SUSANNAH
M
9849 E IDAHO AVE
MESA, AZ 85209

22080008D
LUKES REWIRING LLC
108 W NORTH LN
PHOENIX, AZ 850212487

22081427
MAKE CENTS LLC
PO BOX 22273
MESA, AZ 85277

22082004
MCR SCOTTSDALE LLC
10531 4S COMMONS DR 166-662
SAN DIEGO, CA 92127

22081970A
MESA I MSL LLC
4 PARK PLZ 1700
IRVINE, CA 92614

22081437
MEYER DEBORAH ESTHER
10034 E ISLETA AVE
MESA, AZ 85209

22086144
MILLER HANNAH
1650 S CRISMON RD UNIT 41
MESA, AZ 85209

22081746
MPT OF MESA LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

22081438
NGUYEN JIMMY
10036 E ISLETA AVE
MESA, AZ 85209

22086174
OLSON KELLE M
1650 S CRISMON RD UNIT 71
MESA, AZ 85209

22080929
PARK ASHBELL/PUALANI
1630 S FAITH
MESA, AZ 85209

22080975
PEREZ FELIPE
9855 E INVERNESS AVE
MESA, AZ 85209

22086161
PONG ROSEMARY G/ALEXANDER
HUNTER F
1650 S CRISMON RD UNIT 58
MESA, AZ 85209

22086151
PONNGUPATI MARY
1650 S CRISMON RD UNIT 48
MESA, AZ 85209

22080928
PRESCOTT RALPH S JR/IDA B
1624 S FAITH
MESA, AZ 85208

22081435
SCHAFFER AMANDA
10030 E ISLETA AVE
MESA, AZ 85209

22086167
SCOTT SANDRA
1650 S CRISMON RD UNIT 64
MESA, AZ 85209

22081439
SHERMAN ERIK DANIEL/AUBREY
CHRISTINE
10038 E ISLETA AVE
MESA, AZ 85209

22086169
SHOEMAKER-HANSEN CHARLENE
1650 S CRISMON RD UNIT 66
MESA, AZ 85208

22080968
SIEH TRAVIS/SAVANNAH
9840 E IDAHO AVE
MESA, AZ 85209

22080976
SIERRA RANCH III HOME OWNERS
ASSOCIATION
2850 E CAMELBACK RD STE 315
PHOENIX, AZ 85016

22086137
SIMO TARA LEE
1650 S CRISMON CREEK RD UNIT 34
MESA, AZ 85209

22086168
SOUBLIS PANAGIOTA
1650 S CRISMON RD UNIT 65
MESA, AZ 85209

22086163
SVOBODA BEVERLY
1650 S CRISMON RD UNIT 60
MESA, AZ 85209

22081403
TBHK AZ LLC
25225 PRADO DE ROSADO
CALABASAS, CA 91302

22086176
THOMAS TRACEY L
1650 S CRISMON RD UNIT 73
MESA, AZ 85209

22081404
UNDERWOOD TROY ELVIN/DEANN
TR
435 SHERIDAN AVE STE 301
PALO ALTO, CA 94306

22080965
WALDECK JOHN/DEBI
9865 E IDAHO AVE
MESA, AZ 85209

22081432
WISEMAN ANTHONY M
6313 W DUBLIN LN
CHANDLER, AZ 85226

John Zielonka
PO Box 1466
Mesa, AZ 85211-1466

22086148
VANPORTFLEET ROBERT M/TARA L
1650 S CRISMON RD 45
MESA, AZ 85208

22086164
WEBER KENNETH/DEVINE KRISTINE
2301 E TAHITIAN WAY
GILBERT, AZ 85234

22086171
ZHANG YAO/WILLIAMS JAMIN T
5950 SYMPHONY WOODS RD STE
301
COLUMBIA, MD 21044

City of Mesa Development Services
Department
ATTN: Nana Appiah
Mesa, AZ 85211-1466

22082006
VIRTUA MESA CRISMON OWNER LLC
17470 N PACESETTER WY 205
PHOENIX, AZ 85255

22080926
WILKERSON CLARK T/SHEILA S
1629 S ALICIA
MESA, AZ 85208

Councilmember Alicia Goforth
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Cassidy Welch
Mesa, AZ 85211-1466