



# Legacy Square

Case Nos. ZON23-00970  
& DRB23-00971

CITIZEN PARTICIPATION REPORT

July 2024

# Citizen Participation Plan for Legacy Square

July 17, 2024

**Overview:** This report provides results of the implementation of the Citizen Participation for **Legacy Square**. The site is located at the northwest corner of 2<sup>nd</sup> Avenue and Pomeroy. The application is for the rezoning of 2.19 acres from the DR-2 and DR-3 zoning districts to the Downtown Core (DC) zoning district for the development of a 110-unit multi-family residential building. This plan will ensure that those who may be affected by this application will have an adequate opportunity to learn about and comment on the proposal.

## Contact:

Sean Lake

1744 S Val Vista Drive, Ste 217

Mesa, AZ 85204

(480) 461-4670

[Sean.lake@pewandlake.com](mailto:Sean.lake@pewandlake.com)

**Neighborhood Meeting:** A neighborhood meeting where residents were invited to discuss the proposal was held on July 16, 2024 at City of Mesa Main Library Board Room at 64 E First Street, Mesa, AZ 85201. The meeting started at 6:00 pm. There were four residents in attendance. (The sign-in sheet is attached.)

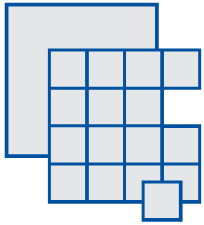
**Correspondence and Telephone Calls:** The details for project communications is listed below:

- 1) On July 1, 2024, neighborhood meeting letters were mailed to the contact list of property owners within 1,000 feet of the project site.
  - a. The list of recipients, the letter and the site plan exhibit included with the letter are attached to this report.
- 2) On July 11, 2024 a phone conference was held with an adjacent property owner who had requested additional information about the project and indicated support for the proposal. A follow up email with the project narrative was provided to the resident.
- 3) On July 16, 2024 a neighborhood meeting was held in the Mesa Public Library Downtown board meeting room.

## Results:

At the neighborhood meeting the following items were discussed:

- 1) The following concerns and issues were raised and addressed:
  - a. Will there be enough parking? *Yes the project will have the required parking. Parking will be available both onsite and on street. (In fact we have more than the minimum required parking being provided.)*
  - b. What about at the time of the [Easter] pageant, will the parking, specifically the street parking, still be available to the residents. *We will pass that information along to the property owner/management so they are aware that they may need to do some postings or additional noticing to retain parking for their residents during that time.*
  - c. What is the different between the D-2 and D-3 zones and then the DC (Downtown Core) zone? *The levels of intensity of the development and allowable density increases from the D-2, to the D-3 with the City's most intense and highest density levels permitted in the DC zone, which is consistent with the City's General Plan and future vision of the type of development that was anticipated to occur in this area.*
  - d. Do the City approvals ever expire? If the developer chooses not to move forward with the construction? *City [site plan] approvals are valid for 2 years at which time the applicant can request an extension.*
  - e. When do you plan on construction and how long will it take? Building this project increase the value of my property. *The intent is to get through the City approvals the next few months to be able to submit for building permits and be under construction by the end of the year with a target date of being built by fourth quarter of 2025. We anticipate construction to take approximately one year.*
- 2) The issues or concerns not specifically addressed and why:
  - a. What other projects are being proposed in the area? *The City will be the ones to have that information on what other applications have been received and are currently being processed. We are only aware that there has been more activity starting to occur back from Main Street on these more secondary roads.*
  - b. What is the City planning along 2<sup>nd</sup> Avenue? There is currently nothing there. *The City would be the one that would need to provide additional information on whether not 2<sup>nd</sup> Avenue is one of their current (or planned for) roadway projects.*



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

**W. Ralph Pew**  
Certified Real Estate Specialist  
**Sean B. Lake**  
Reese L. Anderson

July 1, 2024

## **NOTICE OF NEIGHBORHOOD MEETING**

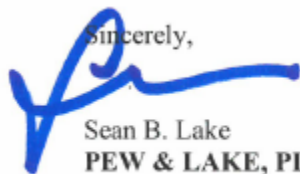
Dear Neighbor,

Together with our client, Westates Companies, we are pleased to invite you to a neighborhood meeting regarding the 2.19 acres located at the northwest corner of 2<sup>nd</sup> Avenue and Pomeroy. We are requesting a change from the current zoning of DR-2 and DR-3 to the Downtown Core (DC) zoning district to allow for a 110-unit multi-family residential development. We are also seeking site plan and design review approval from the City. A conceptual site plan has been included with this letter for your review so you can see the proposed layout of this exciting new community.

This neighborhood meeting has been scheduled to give interested property owners in this area an opportunity to meet with the Developer and learn more about the proposed project. Consistent with the City of Mesa's Zoning Ordinance, this notice is being sent to property owners within 1000' of the development site. If you are aware of other individuals interested in this project, please share this information with them. The details of the meeting are as follows:

|               |  |
|---------------|--|
| <b>Date:</b>  | <b>July 16th, 2024</b>   |
| <b>Time:</b>  | <b>6:00 p.m.</b>   |
| <b>Place:</b> | <b>Mesa Main Library (Board Room)</b><br><b>64 E. First Street</b><br><b>Mesa, Arizona 85201</b> |

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at our office at (480) 461-4670 or [Sean.lake@pewandlake.com](mailto:Sean.lake@pewandlake.com). The City of Mesa has assigned this case to Jennifer Merrill, [Jennifer.Merrill@MesaAZ.gov](mailto:Jennifer.Merrill@MesaAZ.gov), who can also be reached at (480) 644-6439. Please let any of us know if you have questions or concerns regarding this proposed project. Your input will be part of the public record for this case and provided to the Planning and Zoning Board and City Council as part of the public record for this project.

Sincerely,  
  
Sean B. Lake  
PEW & LAKE, PLC



**OWNER DEVELOPER/SUBDIVIDER**

WESTATES COMPANIES  
 ADDRESS: 1540 N 200 WEST, STE 9  
 SALT LAKE CITY, UTAH 84116  
 PHONE: 801-696-5202  
 EMAIL: TRAVIS@WESTEDLLC.COM

**LANDSCAPE ARCHITECT**

SMART DEVELOPMENT LANDSCAPE ARCHITECTURE  
 ADDRESS: 5415 N. MAGNOLIA LANE  
 SCOTTSDALE, ARIZONA 85251  
 PHONE: 480-516-8845  
 EMAIL: SMORIC@SMART-DEVELOPMENT.COM

**VICINITY MAP**



**VEGETATION CREDIT TABLE**

|   |                                 |
|---|---------------------------------|
| TOTAL OPEN SPACE AREA                               | 21,990 SQ.FT.                   |
| SIZE LIVE PLANT MATERIAL REQUIRED                   | 10,995 SQ.FT.                   |
| LIVE PLANT MATERIAL PROVIDED                        | 14,300 SQ.FT.                   |
| EVERGREEN TREES<br>(CREDIT 100 SQ.FT. EA)           | 26 EA<br>3,600 SQ.FT. (36X100)  |
| DECIDUOUS SHADE TREES<br>(CREDIT 50 SQ.FT. EA)      | 43 EA<br>2,150 SQ.FT. (43X50)   |
| MEDIUM SHRUBS<br>(CREDIT 25 SQ.FT. EA)              | 300 EA<br>7,500 SQ.FT. (300X25) |
| SMALL SHRUBS & GROUNDCOVER<br>(CREDIT 10 SQ.FT. EA) | 105 EA<br>1,050 (105X10)        |

**PLANT SCHEDULE**

| SYMBOL        | BOTANICAL / COMMON NAME                          | SIZE          | QTY |
|---------------|--|---------------|-----|
| <b>TREES</b>  |  |               |     |
|               | Acacia stenophylla / Shoestring Acacia           | 15-Gal        | 11  |
|               | Chilopsis linearis / Desert Willow               | 15-Gal        | 6   |
|               | Fraxinus vetulina 'Fan-Tex' / Fan-Tex Velvet Ash | 24"-Box       | 9   |
|               | Olinya tesota / Desert Ironwood                  | 24"-Box       | 4   |
|               | Pistacia leniscus / Red Push                     | 24"-Box       | 30  |
|               | Quercus shumardii / Shumard Red Oak              | 36"-Box       | 9   |
|               | Ulmus parvifolia / Evergreen Elm                 | 24"-Box       | 13  |
| <b>SHRUBS</b> |  |               |     |
|               | Groundcover / Shrub                              | 1 gal / 5 gal | 458 |

**LANDSCAPE GENERAL NOTES**

- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK FOR THE PLANS.
- ALL NEW PLANT MATERIAL TO RECEIVE AUTOMATIC IRRIGATION.
- SIGHT VISIBILITY TRIANGLE SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 3 FEET. TREES WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A CANOPY THAT RECESSES AT 7 FEET IN HEIGHT UPON INSTALLATION.
- ALL NON PAVED AREAS TO RECEIVE DECOMPOSED GRANITE COVER IN 2"-3" DD DPTH. COLOR TO BE NATURAL IN EARTH TONES.
- ALL PLANT MATERIAL TO KEEP A MINIMUM OF 3' DISTANCE FROM ANY FIRE HYDRANTS.
- NO TREES TO BE PLANTED WITHIN ANY PUBLIC UTILITY EASEMENT.
- NO SHRUBS WITHIN A PLANTER ISLAND OF AN ON-SITE PARKING SHALL BE MAINTAINED TO A HEIGHT IN EXCESS OF THREE FEET, AND ALL TREES WITHIN SUCH PLANTERS SHALL MAINTAIN A MINIMUM CLEARANCE OF FIVE FEET FROM THE LOWEST BRANCH TO THE ADJACENT GRADE ELEVATION.
- SWIMMING POOL AND SPA TO MEET ALL LOCAL MUNICIPAL POOL BARRIER CODES.

**SMART Development**  
 Landscape Architecture  
 3418 N. Kachina Lane  
 Scottsdale, Arizona 85251  
 Office: 480.516.8845

REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

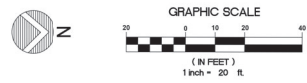
LEGACY SQUARE  
 MESA, ARIZONA  
 PRELIMINARY LANDSCAPE PLAN



DESIGNED: SM  
 DRAWN: STAFF  
 CHECKED: SM PLOT DATE: 03/19/24  
 SHEET: 1  
 PROJECT NO.: SD2209

REVIEWED BY: SM DATE: \_\_\_\_\_  
 DRAFTED BY: STAFF DATE: \_\_\_\_\_  
 CHECKED BY: SM DATE: \_\_\_\_\_

ALL ABOVE GROUND UTILITIES SHALL BE RELOCATED UNDERGROUND.



| Owner Name *                                    | Mailing Address1                | Mailing Address City | Mailing Address State | Mailing Address Zip Code |
|---|---------------------------------|----------------------|-----------------------|--------------------------|
| 1 2 3 ENTERPRISES LLC                           | 108 S PASADENA                  | MESA                 | AZ                    | 85210                    |
| 115 S HIBBERT LLC                               | 6335 E BROWN RD #1147           | MESA                 | AZ                    | 85205                    |
| 140 S SPENCER LLC                               | 256 E 10TH DR                   | MESA                 | AZ                    | 85210                    |
| 1ST AVENUE HOLDINGS LLC                         | 447 E 1ST AVE                   | MESA                 | AZ                    | 85204                    |
| 220 S HIBBERT TRUST                             | 1309 COFFEEN AVE STE 11113      | SHERIDAN             | WY                    | 82801                    |
| 330 BROADWAY LLC                                | 9301 WILSHIRE BLVD STE 206      | BEVERLY HILLS        | CA                    | 90210                    |
| ADAIR THOMAS MICHAEL/ANITA JO                   | 240 E BROADWAY RD               | MESA                 | AZ                    | 85210                    |
| ALANO CLUB OF MESA INC THE                      | PO BOX 5383                     | MESA                 | AZ                    | 85211                    |
| ALLEN ZACHARY C                                 | 713 N JACKSON CIR               | MESA                 | AZ                    | 85205                    |
| AMADOR MARIA DE LA LUZ TREJO                    | 253 S UDALL                     | MESA                 | AZ                    | 85204                    |
| AMANDA MARIE MARTIN TRUST                       | 501 E 2ND AVE UNIT 32           | MESA                 | AZ                    | 85204                    |
| ARIZONA LLC                                     | 4645 N 12TH ST UNIT 200         | PHOENIX              | AZ                    | 85014                    |
| ARIZONA LLC                                     | 4735 E ARROYO VERDE DR          | PARADISE VALLEY      | AZ                    | 85253                    |
| AROS SHERYL MOLEN/JESSE RICHARD                 | 501 E 2ND AVE UNIT 33           | MESA                 | AZ                    | 85204                    |
| ARRINGTON DAVID K/MARY L                        | 458 E KIMBALL                   | MESA                 | AZ                    | 85204                    |
| ARTSPACE MESA LP                                | 7150 E CAMELBACK RD 455         | SCOTTSDALE           | AZ                    | 85251                    |
| ARV PROPERTIES LLC                              | 1753 E BROADWAY RD UNIT 101-144 | TEMPE                | AZ                    | 85282                    |
| AWERKAMP DWAYNE ROGER/JACQUELINE LYNETTE TR     | 1845 E STEPHENS DR              | TEMPE                | AZ                    | 85283                    |
| BADAL JOHNNY/MARGARIT                           | 8031 W ALEX AVE                 | PEORIA               | AZ                    | 85382                    |
| BARTON T & NINA SUE EAMES TRUST                 | 501 E 2ND AVE UNIT 29           | MESA                 | AZ                    | 85204                    |
| BERGESON LINDA P/JAMES A                        | 2150 N MESA DR                  | MESA                 | AZ                    | 85201                    |
| BLOOMER ZACHARY                                 | 543 S 900 E UNIT A1             | SALT LAKE CITY       | UT                    | 84102                    |
| BONN DENNIS EUGENE ESTATE OF/VAN HORN BEVERLY A | 519 S VOIGT ST                  | SPRINGERVILLE        | AZ                    | 85938                    |
| BOYLE ADAM/WOLVEN JESSICA RAE                   | 162 E 2ND AVE                   | MESA                 | AZ                    | 85210                    |
| BR REAL ESTATE PHX LLC                          | 8338 E KAEL ST                  | MESA                 | AZ                    | 85210                    |
| BRYANT JOSEPH/JENNIFER                          | 132 S HIBBERT                   | MESA                 | AZ                    | 85210                    |
| BUESING SERVICES LLC                            | 204 S MESA DR                   | MESA                 | AZ                    | 85210                    |
| BYRD BRIAN T                                    | 132 S PASADENA                  | MESA                 | AZ                    | 85210                    |
| BYRDS PASADENA MANSION LLC                      | 106 S OGDEN CIR                 | MESA                 | AZ                    | 85206                    |
| BYRDS PASADENA NEIGHBOR LLC                     | 106 S OGDEN CIR                 | MESA                 | AZ                    | 85206                    |
| CARNICERIA SONORA 1 INC                         | 3135 S 48TH ST 107              | TEMPE                | AZ                    | 85282                    |
| CASTILLO RODNEY/JEANENE B                       | 501 E 2ND AVE UNIT 30           | MESA                 | AZ                    | 85204                    |
| CASTILLO SAMUEL CALDERON/PEREZ OWAN CALDERON    | 201 S MESA DR                   | MESA                 | AZ                    | 85210                    |
| CHANNELL GORDON E JR/MARTHA CADENA SOLIS        | 128 S PASADENA                  | MESA                 | AZ                    | 85210                    |
| CHRISTIAN SCIENCE SOCIETY MESA TR               | 134 E 2ND AVE                   | MESA                 | AZ                    | 85210                    |
| CISNEROS DIEGO/HAGGARD TRAVIS ETHAN             | 138 S HIBBERT                   | MESA                 | AZ                    | 85210                    |
| COLLINS JULIE MYREE                             | 18205 S ARIZONA AVE             | CHANDLER             | AZ                    | 85286                    |
| CORP OF PRESIDING BISHOP CH OF LDS              | 50 E NORTH TEMPLE RM 2225       | SALT LAKE CITY       | UT                    | 84150                    |
| CORPORATION OF PRESIDING BISHOP LDS             | 50 E NORTH TEMPLE RM 2225       | SALT LAKE CITY       | UT                    | 84150                    |
| COX JEFFREY L/JENNIFER A                        | 2048 E FOUNTAIN ST              | MESA                 | AZ                    | 85213                    |
| CRANDELL KAREN                                  | 501 E 2ND AVE UNIT 35           | MESA                 | AZ                    | 85204                    |
| DALE AND MARTHA JANE FOOTE TRUST                | 58 S UDALL                      | MESA                 | AZ                    | 85204                    |
| DANG JOSEPH CUONG/KATHLEEN TR                   | 4088 ASH ST                     | VANCOUVER CANADA     | BC                    | V5Z 0H2                  |
| DAVIS GRANT                                     | 501 E 2ND AVE UNIT 31           | MESA                 | AZ                    | 85204                    |
| DODDS JAMES M/MIRIAM J                          | 2147 S CHOLLA                   | MESA                 | AZ                    | 85202                    |
| DODGE PRESTON ALLEN                             | 145 S PASADENA                  | MESA                 | AZ                    | 85210                    |
| DRAPER 8 HOLDINGS LLC                           | 21738 E ORION WY                | QUEEN CREEK          | AZ                    | 85242-6448               |
| DT MESA HOLDCO II LLC                           | 8901 E MOUNTAIN VIEW RD STE 150 | SCOTTSDALE           | AZ                    | 85258                    |
| EAGER GRANT ARTHUR/NOGUERA SOFIA IVANA          | 125 E 2ND AVE                   | MESA                 | AZ                    | 85210                    |
| EJB ENTERPRISES LLC                             | 2606 N HALL CIR                 | MESA                 | AZ                    | 85203                    |
| EMPACT-SUICIDE PREVENTION CENTER                | 618 S MADISON DR                | TEMPE                | AZ                    | 85281                    |
| ENTRUST ARIZONA LLC FBO JUAN CRUZ IRA #12855    | 946 E CITATION LN               | TEMPE                | AZ                    | 85284                    |
| ENTRUST ARIZONA LLC FBO JUAN CRUZ IRA #12855    | 946 E CITATION LN               | TEMPE                | AZ                    | 85286                    |
| ERENBERG BROTHERS - ARIZONA LLC                 | 12100 WILSHIRE BLVD STE 550     | LOS ANGELES          | CA                    | 90025                    |
| ERENBERG BROTHERS-ARIZONA LLC                   | PO BOX 1870                     | SANTA YNEZ           | CA                    | 93460                    |
| ERICKSEN JAMES W TR                             | 1832 E YALE DR                  | TEMPE                | AZ                    | 85283                    |
| ERICKSEN JAMES W/SUSAN J                        | 1832 E YALE DR                  | TEMPE                | AZ                    | 85283                    |
| EVERGREEN TDS 1 LLC                             | 3441 E DECATUR ST               | MESA                 | AZ                    | 85213                    |
| FELIDA 1 LLC                                    | 344 W LEATHERWOOD AVE           | SAN TAN VALLEY       | AZ                    | 85140                    |
| FELIDA2 LLC                                     | 130 S MESA DR                   | MESA                 | AZ                    | 85210                    |
| FENN MACK H/RACHEL ROGERS                       | 2045 E GLENCOVE CIR             | MESA                 | AZ                    | 85213                    |
| FLAKE FAMILY LIVING TRUST                       | 6371 S SKY CT                   | GILBERT              | AZ                    | 85298                    |
| FLORES CARLOS Q/ESTHER T                        | 205 S MESA DR                   | MESA                 | AZ                    | 85210                    |
| FOX ERIC/VALERIE                                | 253 E 1ST AVE APT 1             | MESA                 | AZ                    | 85210                    |
| FRASER FIELD APARTMENTS LLC                     | 125 N FRASER DR E               | MESA                 | AZ                    | 85203                    |
| FREEMAN CRAIG DANA/CATHLEEN MILLETT TR          | 1615 E LAUREL CIR               | MESA                 | AZ                    | 85203                    |
| GAJ PROPERTIES LLC                              | 256 E BROADWAY RD               | MESA                 | AZ                    | 85210                    |
| GAJ PROPERTIES LLC                              | 163 S 107TH DR                  | AVONDALE             | AZ                    | 85323                    |
| GARCIA JESSICA H                                | 6335 E BROWN RD UNIT 1147       | MESA                 | AZ                    | 85205                    |
| GENET FAMILY TRUST/GENET ROBERT I JR            | 1000 N CENTRAL AVE              | SHOW LOW             | AZ                    | 85901                    |

|  |                             |                 |    |            |
|--|-----------------------------|-----------------|----|------------|
| GKP&B LP   | 203 N MACDONALD             | MESA            | AZ | 85201      |
| GKP&B LTD PARTNERSHIP                                | 203 N MCDONALD DR           | MESA            | AZ | 85201      |
| GUTHRIE REED R                                       | 119 S 1300 E                | SPRINGVILLE     | UT | 84663      |
| HARDY RICHARD E/SHARON V                             | 501 E 2ND AVE UNIT 9        | MESA            | AZ | 85204      |
| HATCH JAMES L/VICKI L TR                             | 52 S LESEUR                 | MESA            | AZ | 85204      |
| HELGUERA MIGUEL                                      | 114 S LESUEUR               | MESA            | AZ | 85204      |
| HIGHMARK CAPITAL LLC                                 | 4018 E HUBER ST             | MESA            | AZ | 85205      |
| IDEAL HOMES AZ LLC                                   | 1891 W APACHE TRL           | APACHE JUNCTION | AZ | 85120      |
| IRVING JUNIOR PROPERTIES LLC/R&S BURBIDGE FAMILY LLC | 4885 S 900 E 105            | SALT LAKE CITY  | UT | 84117      |
| J & S LEGACY INVESTMENTS LLC                         | 2626 N CHESTNUT CIR         | MESA            | AZ | 85213      |
| JD FILTER PROPERTIES LLC                             | 130 N 39TH AVE              | PHOENIX         | AZ | 85009      |
| JOHNSTAR LLC   | 306 N FRASER DR W           | MESA            | AZ | 85203      |
| KAY W LINES AND SUSAN LYN LINES REVOCABLE TRU        | 441 E 1ST AVE               | MESA            | AZ | 85204      |
| KESSLER KYLA   | 2784 W 5275 S UNIT B        | ROY             | UT | 84067      |
| LAMAR RENTALS LLC                                    | 6808 SHOSHONE AVE           | LAKE BALBOA     | CA | 91406      |
| LAND EQUITY INVESTORS L L C                          | 525 W BASELINE RD           | MESA            | AZ | 85210-6013 |
| LAND EQUITY INVESTORS LLC                            | 525 W BASELINE RD           | MESA            | AZ | 85210      |
| LAND EQUITY INVESTORS LLC                            | 65 S MESA DR                | MESA            | AZ | 85210      |
| LAND EQUITY INVESTORS LLC                            | 1850 N CENTRAL AVE STE 1200 | PHOENIX         | AZ | 85004-4590 |
| LAND EQUITY INVESTORS LLC                            | 4915 E BASELINE RD 105      | GILBERT         | AZ | 85234      |
| LAND EQUITY INVESTORS LLC                            | 50 E NORTH TEMPLE RM 2225   | GILBERT         | AZ | 85234      |
| LEGACY SQUARE OPZONE LLC                             | 1223 S CLEARVIEW AVE 105    | MESA            | AZ | 85209      |
| LISA MALO-DETVILER LIVING TRUST                      | 306 E CARTER RD             | PHOENIX         | AZ | 85042      |
| LYNCH CHARLES W III                                  | 140 S PASADENA              | MESA            | AZ | 85210      |
| LYON JAMES M/MELANIE B                               | 444 E 3RD AVE               | MESA            | AZ | 85204      |
| MAHNUD PROPERTIES LLC                                | 3512 E ELWOOD ST            | MESA            | AZ | 85213      |
| MCEACHRAN LINDA DAWN                                 | 909 ST CLAIR PKY            | MOORETOWN       | ON | NON 1M0    |
| City of Mesa ATTN: Marc Hershberg                    | 20 E Main St Ste 750        | Mesa            | AZ | 85201      |
| City of Mesa ATTN: Marc Hershberg                    | 20 E Main St Ste 750        | Mesa            | AZ | 85201      |
| City of Mesa ATTN: Marc Hershberg                    | 20 E Main St Ste 750        | Mesa            | AZ | 85201      |
| MICHALOS ANTHONY M                                   | 144 S HIBBERT               | MESA            | AZ | 85210      |
| MICHALOWICZ-MACON JOHN ALEX                          | 160 S HIBBERT               | MESA            | AZ | 85210      |
| MILANI MICHAEL/MARTHA                                | 501 E 2ND AVE 2             | MESA            | AZ | 85204      |
| MIRANDA MARIA L/ROMERO RAYMOND R                     | 136 S PASADENA              | MESA            | AZ | 85210      |
| MONTOYA ISMERALDA ESPINOZA                           | 454 E KIMBALL AVE           | MESA            | AZ | 85204      |
| MONTY R HERBOLD LIVING TRUST                         | 125 S PASADENA              | MESA            | AZ | 85210      |
| MOORE BROTHERS PROPERTIES LLC                        | 741 S JONES ST              | MESA            | AZ | 85204      |
| MORALES JOSE/LINARES JASMINE                         | 116 S HIBBERT               | MESA            | AZ | 85210      |
| MORRIS GREGORY A                                     | 134 S HIBBERT               | MESA            | AZ | 85210      |
| NIKOLICH BRENDAN DERRICK                             | 102 N WALNUT ST             | TONKAWA         | OK | 74653      |
| ODC GRIFFIN MESA LLC                                 | 9700 HIGGINS RD STE 900     | ROSEMONT        | IL | 60018      |
| PARTIDA FLAVIA/FLORES YESENIA                        | 141 E 2ND AVE               | MESA            | AZ | 85210      |
| PAUL ADAMS PALMS LLC                                 | 904 BRACERO RD              | ENCINITAS       | CA | 92024      |
| PAYNE MARK/STEPHANIE                                 | 501 E 2ND AVE UNIT 4        | MESA            | AZ | 85204-1087 |
| PEARCE LESTER N FAMILY TRUST                         | 1457 E HACKAMORE            | MESA            | AZ | 85203      |
| PEARCE LESTER TR                                     | 1457 E HACKAMORE            | MESA            | AZ | 85203      |
| PERSUASIONS LLC                                      | 721 E ENCINAS AVE           | GILBERT         | AZ | 85234      |
| PHOENIX AIRBAGIT PARTNERS LLC                        | 260 S HIBBERT               | MESA            | AZ | 85210      |
| PONDEROSA BLUE RIDGE LLC                             | 430 E TREMAINE AVE          | GILBERT         | AZ | 85299      |
| PONTET YOALLI MABEL HIDALGO                          | 131 E 2ND AVE               | MESA            | AZ | 85210      |
| PRES BISHOP CH JESUS CHRIST OF LDS                   | 50 E NORTH TEMPLE RM 2225   | SALT LAKE CITY  | UT | 84150      |
| PRESSER HELMUT/DARLENE D                             | 1418 W 4TH AVE              | OSHKOSH         | WI | 54902      |
| PROPERTIES EVERYWHERE LLC                            | 732 E LEHI RD               | MESA            | AZ | 85203      |
| PROPERTY RESERVE ARIZONA LLC                         | PO BOX 511196               | SALT LAKE CITY  | UT | 84151-1196 |
| PROPERTY RESERVE ARIZONA LLC                         | 51 S MAIN ST STE 301        | SALT LAKE CITY  | UT | 84111      |
| PROVIDENTIAL LENDING SERVICES LLC                    | 1543 E IVYGLEN ST           | MESA            | AZ | 85203      |
| RATHJEN NORMAN P/RATHJEN SHIRLEY ANN TR              | 2208 S COTTONWOOD DR        | TEMPE           | AZ | 85282      |
| RICHARD KARRY AND MARY F KARRY REVOCABLE LIVING TR   | 244 E BROADWAY RD           | MESA            | AZ | 85210      |
| ROBERTS GLENDA/THOMAS                                | 461 E 1ST AVE               | MESA            | AZ | 85204      |
| ROBLEDO LUIS CHIMAL/CHIMAL CINDY                     | 202 E BROADWAY RD           | MESA            | AZ | 85210      |
| ROCKIE LEE SUTTLE LIVING TRUST/JEREMIRAH DALE WEST R | 445 E HUBER ST              | MESA            | AZ | 85203      |
| RODRIGUEZ EDUARDO M SANTOYO                          | 255 E 1ST AVE               | MESA            | AZ | 85202      |
| ROOSEVELT LAKE LLC                                   | 1618 E LELAND CIR           | MESA            | AZ | 85203      |
| SANCHEZ LUIS ANGEL                                   | 5419 N 63RD                 | GLENDALE        | AZ | 85301      |
| SANCHEZ YASSER FERNANDO/EMILY ROMNEY                 | 110 S MESA DR               | MESA            | AZ | 85210      |
| SB6 LLC  | 1429 N ROCHESTER DR         | GILBERT         | AZ | 85234      |
| SCHMIT MARCIA J                                      | 137 E 2ND AVE               | MESA            | AZ | 85210      |
| SCHNEBLY HAROLD K/EDITH                              | 443 E 2ND AVE               | MESA            | AZ | 85203      |
| SCHNEBLY RUTH  | 143 S PASADENA ST           | MESA            | AZ | 85210      |
| SCOUT REAL ESTATE LLC                                | 1865 E 3RD ST               | TEMPE           | AZ | 85281      |
| SEVILLA TONYA  | 1820 E LOCKWOOD ST          | MESA            | AZ | 85203      |

|   |                                |                |    |            |
|---|--------------------------------|----------------|----|------------|
| SIMPSON HOWARD  | 119 E 1ST AVE                  | MESA           | AZ | 85210      |
| SMITH JASON PERSONAL REP FOR THE ESTATE OF ROY ALLE     | 125 S HIBBERT                  | MESA           | AZ | 85210      |
| SMITH LESLIE C/THOMSON PAMELA F                         | 126 S HIBBERT ST               | MESA           | AZ | 85210      |
| SORN GERALD WILLIAM                                     | 131 S PASADENA                 | MESA           | AZ | 85210      |
| SOUTH HALL LLC  | 2020 HOMEVIEW CT               | LAS VEGAS      | NV | 89117      |
| SPRINGWELL ASSOCIATION                                  | 126 S MESA DR                  | MESA           | AZ | 85210      |
| SS HEIGHTS LLC  | 847 W KNOWLES CIR              | MESA           | AZ | 85210      |
| SUBURBAN LAND RESERVE INC                               | PO BOX 511196                  | SALT LAKE CITY | UT | 84151      |
| SWALLOW TRAVIS  | 1713 N ALAMO CIR               | MESA           | AZ | 85213      |
| SWALLOW TRAVIS/JENNIFER                                 | 1713 N ALAMO CIR               | MESA           | AZ | 85213      |
| TANTRUM LLC   | 22605 S 173RD WAY              | GILBERT        | AZ | 85298      |
| TOMALAVAGE 2015 REVOCABLE TRUST/CARPENTER 2015 R        | 1007 W MOUNTAIN VIEW RD        | MESA           | AZ | 85201      |
| TURLEY LIVING TRUST                                     | 501 E 2ND AVE UNIT 28          | MESA           | AZ | 85204      |
| TW2 PROPERTIES LLC                                      | 3531 N SONORAN HEIGHTS         | MESA           | AZ | 85207      |
| TW2 PROPERTIES LLC                                      | 3327 E FOUNTAIN ST             | MESA           | AZ | 85213-5524 |
| UNION PACIFIC RAILROAD CO                               | 1400 DOUGLAS STOP 1640         | OMAHA          | NE | 68179-1640 |
| VILLAGE BLOOM LLC                                       | 2008 E MARSHALL AVE            | PHOENIX        | AZ | 85016      |
| VILLALOBOS MAYELA                                       | 2622 E GARNET AVE              | MESA           | AZ | 85204      |
| WE DID OUR BEST TRUST                                   | 157 E 2ND AVE                  | MESA           | AZ | 85210      |
| WENTLAND HOLDINGS LLC                                   | 254 S MESA DR                  | MESA           | AZ | 85210      |
| WILDFLOWER COTTAGE LLC                                  | 530 E TREMAINE                 | GILBERT        | AZ | 85234      |
| WILSON SEAN/TANA R                                      | 830 E MAIN                     | SPRINGVILLE    | AZ | 85938      |
| YEE PAUL/OLIVIA   | 1833 E FLINTLOCK WAY           | CHANDLER       | AZ | 85286-1168 |
| Councilmember Jenn Duff                                 | PO Box 1466                    | Mesa           | AZ | 85211-1466 |
| Priscilla Gutierrez                                     | PO Box 1466                    | Mesa           | AZ | 85211-1466 |
| City of Mesa Development Services Department ATTN: Jenn | PO Box 1466                    | Mesa           | AZ | 85211-1466 |
| PLANNING OUTPOST ATTN: VALERIE CLAUSSEN                 | 930 CHAMBERS ST, SUITE 2       | SOUTH OGDEN    | UT | 84403      |
| PEW & LAKE ATTN: SEAN LAKE                              | 1744 S VAL VISTA DR, SUITE 217 | MESA           | AZ | 85204      |
| WESTATES ATTN: TRAVIS TAYLOR                            | 1950 N 2200 W, SUITE 9         | SALT LAKE CITY | UT | 84116      |



Neighborhood Meeting  
Sign-In Sheet

**Applicant:**  
Pew & Lake, PLC/Westates Companies

**Property Location:**  
2.19 acres located at the NWC of 2nd Avenue and Pomeroy

**Date:**  
July 16<sup>th</sup>, 2024

**Meeting Location:**  
Mesa Main Library (Board Room)  
64 E. First Street Mesa, Arizona 85201

**Time:**

**Case:**

6:00 PM

| #  | NAME             | ADDRESS          | ZIP   | Email                | PHONE        |
|----|------------------|------------------|-------|----------------------|--------------|
| 1  | Jeff + Sarah Cox | 135 S Mesa Drive | 85210 | Coxfrogs@gmail.com   | 480-215-6822 |
| 2  | Alex Macan       | 160 S Hibbert    | 85210 | Aamacan200@gmail.com | 443-614-7842 |
| 3  | Ted Dunham       | 163 S Mesa Drive | 85210 | tdunham@cox.net      | 480-861-5068 |
| 4  |                  |                  |       |                      |              |
| 5  |                  |                  |       |                      |              |
| 6  |                  |                  |       |                      |              |
| 7  |                  |                  |       |                      |              |
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| 11 |                  |                  |       |                      |              |
| 12 |                  |                  |       |                      |              |
| 13 |                  |                  |       |                      |              |

This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.