

Rachel Phillips Letter to Nathan Finch  
RE: Community Residence Registration – Expired



May 21, 2025

Nathan Finch  
Darcam, LLC  
644 E. Ray Road  
[nfnch@crosslawaz.com](mailto:nfnch@crosslawaz.com)

**RE: Community Residence Registration - Expired Provisional Approval (PMT24-16710)**

Dear Mr. Finch,

On November 6, 2024, the City of Mesa's Planning Division granted provisional approval for a Community Residence registration at 11414 East Solina Avenue (PMT24-16710).

In accordance with Section 11-31-14(C) of the Mesa Zoning Ordinance (MZO), to obtain final registration, an applicant must provide the City with evidence of a license or certification within 120 days of the provisional approval date. The provisional approval for this property required that evidence of license or certification be provided to the City on or before March 6, 2025.

Because the required license or certification was not submitted by the deadline, the provisional registration for 11414 East Solina Avenue has expired, and the property has been removed from the City's Community Residence Map.

To register the property as a Community Residence, a new Community Residence registration application, and any applicable fee, must be submitted per the process in [Chapter 67 - Common Procedures](#) of the MZO. For information on how to submit a Community Residence registration application, please visit: [Community Residence Registration - City of Mesa](#).

Please note, based on materials provided with PMT24-16710, the facility is designed to provide 30 days of residential care which would meet the definition of a Transitional Community Residence per [Section 11-86-2](#) of the MZO. A Special Use Permit is required for the Transitional Community Residence in a Single Residence zoning district per [Table 11-5-2](#) of the MZO.

If you have additional questions, please feel free to contact Charlotte Bridges at [Charlotte.Bridges@mesaaz.gov](mailto:Charlotte.Bridges@mesaaz.gov) or at 480-644-6712.

Sincerely,

*Rachel Phillips*  
Rachel Phillips, AICP

Assistant Planning Director

PMT25-05654 – 2nd Consolidated Plan  
Review Comments - 613 Plata Avenue

**A COMPLETE SET OF REVISED PLANS IS REQUIRED FOR RESUBMITTAL**

**2nd Consolidated Plan Review Comments**

**Record Number: PMT25-05654**

**Report Date: 06/03/2025**  
**Address : 613 PLATA AVE, MESA, AZ, 85210**

**Provide a response to each comment and identify the location of revision on plans if applicable.**

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone
Charlotte Bridges	Charlotte.Bridges@MesaAZ.gov	480-644-6712

General Comments

Corrections in the following table need to be applied before a plan is approved

**Document: Revised Registration - 2nd Submittal**

Comment ID	Comment Date	Page Ref	Reviewer : Department	Review Comments
<b>Planning Review</b>				
14	06/02/2025	1	Charlotte Bridges : Planning Review	FYI - The property at 613 W Plata Ave is in the Single Residence-6 (RS-6) zoning district and meets the 1,200 feet separation requirement to be a registered Community Residence. (No response is required to this review comment).
15	06/02/2025	4	Charlotte Bridges : Planning Review	The Project Narrative indicates the expected length of tenancy of an individual at the proposed Community Residence to be 2-3 years. No documentation to support the expected length of tenancy was provided. Please provide a copy of the rules, charter or other governing document for the Community Residence to support the length of tenancy. If no such documentation is available, then provide a signed and notarized letter from the facility operator stating the expected length of stay is an average of 2-3 years.  Please refer to the definitions of Family Community Residence and Transitional Community Residence in Section 11-86-2 of the Mesa Zoning Ordinance (MZO). Per Table 11-5-2 of the MZO, approval of a Special Use Permit is required for a Transitional Community Residence. Additional applications/approvals may be required once this information is provided.

Comment ID	Comment Date	Page Ref	Reviewer : Department	Review Comments
16	06/02/2025	4	Charlotte Bridges : Planning Review	ADVISORY: Upon successful completion of this review process, a provisional approval of the Community Residence registration will be granted. Per Section 11-31-14(C)(1) & (2) of the MZO, to obtain final registration, the applicant must provide evidence of the required license or certification within 120 days from the date the provisional registration was approved. Please contact me if you have questions regarding this information.



## Community Residence, Assisted Living, and Nursing and Convalescent Home Registration Application

Facility Name: Plata

Number of Residents: 5 Fire Sprinklers Installed? ☒ Yes ☐ No

Facility's Address: 613 W Plata Ave

City: Mesa State: AZ Zip Code: 85210

Facility's Mailing Address, if different: 1201 E Thomas Rd

City: Phoenix State: AZ Zip Code: 85014

Facility's Phone Number: 480-813-0539 Facility's E-Mail: Plata@fsl.org

Facility's Operator: FSL Pathways

Operator's Phone Number: 602-285-1800 Operator's E-Mail: TamiB@allthrive365.org

Property Owner (Print): Alfredo Lopez

Property Owner's Address: 4134 W Harrison St

City: Chandler State: AZ Zip Code: 85226

Property Owner's Phone Number: 480-364-2436 Property Owner's E-Mail: rentalsaz.46@gmail.com

Property Owner's Signature: [Signature] (owner authorization is required)

*The applicant has read and understands all rules and regulations of the City of Mesa; has physically inspected the site and verifies that the proposed site is in compliance with all applicable city, state and federal laws; and is responsible for the accuracy of all information provided in this application. Submittal of erroneous information, or failure to disclose any requested information may result in denial of application. Errors found after processing application may result in loss of registration, and removal of registered location from Mesa Map of Registered Community Residences.*

I affirm that the information presented in support of this registration is true and correct to the best of my knowledge:

[Signature]  
Applicant's Signature

5.13.25  
Date

FYI - The property at 613 W Plata Ave is in the Single Residence-6 (RS-6) zoning district and meets the 1,200 feet separation requirement to be a registered Community Residence. (No response is required to this review comment).

Facility Name- Plata

Address- 613 W Plata Ave Mesa, AZ 85210

Type of Facility- Behavioral Health Group Home

Number of Residents- 1-5 residents

Age of residents- 18 years or older

Fire sprinklers installed- yes

Fire sprinkler system- maintained annually by an outside agency, or when needed.

Services provided- residential behavioral health treatment, redirecting clients during behavioral health episodes, prompting for safety, prompting for cleaning, cleaning the home to ensure a sanitary and safe environment, assistance with the self-administration of medications, assistance with bathing and personal care services if needed.

Residents are supervised at the home by staff on site. At least one staff is present with the residents at all times. Facility is a 24 hour facility.

Residents are capable of recognizing and responding to emergency situations without assistance from staff.

Administrator in charge of home- Karen Resseguie

Ph: 602-285-0505 Ext 323

1201 E Thomas Rd

Phoenix, AZ 85014

Email- [KarenR@AllThrive365.org](mailto:KarenR@AllThrive365.org)

License for operation of facility will continue to come from ADHS.

Average stay expected to be 2-3 years. Resident length of stay is dependent on the needs of the resident. While some residents may make progress and move out after a short time, many other residents need long term or permanent assistance due to their disability or mental illness. There is no limit imposed by any governmental or regulatory agency on the length of tenancy.

The Project Narrative indicates the expected length of tenancy of an individual at the proposed Community Residence to be 2-3 years. No documentation to support the expected length of tenancy was provided. Please provide a copy of the rules, charter or other governing document for the Community Residence to support the length of tenancy. If no such documentation is available, then provide a signed and notarized letter from the facility operator stating the expected length of stay is an average of 2-3 years.

Please refer to the definitions of Family Community Residence and Transitional Community Residence in Section 11-86-2 of the Mesa Zoning Ordinance (MZO). Per Table 11-5-2 of the MZO, approval of a Special Use Permit is required for a Transitional Community Residence. Additional applications/approvals may be required once this information is provided.

**ADVISORY:** Upon successful completion of this review process, a provisional approval of the Community Residence registration will be granted. Per Section 11-31-14(C)(1) & (2) of the MZO, to obtain final registration, the applicant must provide evidence of the required license or certification within 120 days from the date the provisional registration was approved.

PMT25-09172 - 3rd Consolidated Plan  
Review Comments - 7537 Dewan Circle



**A COMPLETE SET OF REVISED PLANS IS REQUIRED FOR RESUBMITTAL**

**3rd Consolidated Plan Review Comments**

**Record Number: PMT25-09172**

**Report Date: 07/17/2025**

**Address : 7537 DEWAN CIR, MESA, AZ, 85208**

**Provide a response to each comment and identify the location of revision on plans if applicable.**

**Fourth and Subsequent Submittals**

**Applicants submitting revisions beyond the third submittal will be assessed an additional plan review fee calculated at the rate of \$120.00 per staff hour, with a minimum of two hours. A non-refundable deposit of \$120.00 shall be collected at the time of fourth and any subsequent submittals.**

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone
Charlotte Bridges	charlotte.bridges@mesaaz.gov	480-644-6712

General Comments

Corrections in the following table need to be applied before a plan is approved

**Document: Resubmittal docs - 3rd Submittal**

Comment ID	Comment Date	Page Ref	Reviewer : Department	Review Comments
<b>Planning Review</b>				
32	07/17/2025	1	Charlotte Bridges : Planning Review	FYI - The property at 7537 E Dewan Circle is located in the Single Residence-6 (RS-6) zoning district and is eligible to be a registered Community Residence subject to compliance with Section 11-31-14 of the MZO. (No response is required to this review comment.)
33	07/17/2025	8	Charlotte Bridges : Planning Review	<p>Per Section 11-86-2 of the Mesa Zoning Ordinance, a Transitional Community Residence is a relatively temporary living arrangement with a limit on length of tenancy less than a year that is measured in weeks or months, as determined either in practice or by the rules, charter, or other governing document of the community residence.</p> <p>The provided Length of Tenancy Statement indicates clients are "encouraged to remain in the program for a minimum of 90 days, with many benefiting from 6 to 12 months of continued support." Based on the length of tenancy information provided, this use is a Transitional Community Residence.</p>

Comment ID	Comment Date	Page Ref	Reviewer : Department	Review Comments
				<p>Per Table 11-5-2 of the Mesa Zoning Ordinance, a Transitional Community Residence use in the RS-6 zoning district requires approval of the Special Use Permit through the Board of Adjustment public hearing process.</p> <p>Going forward, either:</p> <p>1. Revise the project narrative and the Length of Tenancy Statement to clearly indicate the length of tenancy is typically a year or longer and provide a copy of the rules, charter, or other governing document of the home that support the stated length of tenancy in compliance with the definition of a Family Community Residence, which is a permitted use in the RS-6 zoning district.</p> <p>or;</p> <p>2. Contact me at 480-644-6712 or Planning Staff at 480-644-4726 to schedule a Pre-Submittal meeting to discuss the Board of Adjustment Special Use Permit submittal requirements, review process and timeline for a Transitional Community Residence. Additional information and instructions will be provided during the Pre-Submittal meeting for the formal Board of Adjustment application.</p>



## Community Residence, Assisted Living, and Nursing and Convalescent Home Registration Application

Facility Name: CLEAN AND SOBER MESA

Number of Residents: 7 Fire Sprinklers Installed? ☐ Yes ☒ No

Facility's Address: 7537 E Dewan Circle

City: Mesa State: AZ Zip Code: 85208

Facility's Mailing Address, if different: 14529 W WATSON LN

City: SURPRISE State: AZ Zip Code: 85379

Facility's Phone Number: 858-275-3820 Facility's E-Mail: MKNINVESTMENTS5@GMAIL.CO

Facility's Operator: Clean and Sober Mesa

Operator's Phone Number: 858 275 3820 Operator's E-Mail: MKNINVESTMENTS5@GMAIL.COM

Property Owner (Print): JORDAN MARSHALL

Property Owner's Address: 7537 E DEWAN CIRCLE

City: MESA State: AZ Zip Code: 85208

Property Owner's Phone Number: 480-526-1203 Property Owner's E-Mail: JORDANMARSHALL8989@GMAIL.COM

Property Owner's Signature: [Signature] (owner authorization is required)

*The applicant has read and understands all rules and regulations of the City of Mesa; has physically inspected the site and verifies that the proposed site is in compliance with all applicable city, state and federal laws; and is responsible for the accuracy of all information provided in this application. Submittal of erroneous information, or failure to disclose any requested information may result in denial of application. Errors found after processing application may result in loss of registration, and removal of registered location from Mesa Map of Registered Community Residences.*

I affirm that the information presented in support of this registration is true and correct to the best of my knowledge:

[Signature]  
Applicant's Signature

5/16/25  
Date

FYI - The property at 7537 E Dewan Circle is located in the Single Residence-6 (RS-6) zoning district and is eligible to be a registered Community Residence subject to compliance with Section 11-31-14 of the MZO. (No response is required to this review comment.)

## **Resident Ability to Recognize and Respond to Emergencies**

At Clean and Sober Mesa we accept only ambulatory residents who possess the basic cognitive and physical abilities to recognize and appropriately respond to emergency situations such as fires, medical incidents, and natural disasters.

- All residents are required to:
- Understand and follow verbal and/or written emergency instructions.
- Evacuate the facility independently or with minimal verbal prompting.
- Use a telephone to call 911 or alert staff when appropriate.

Residents must not require one-on-one physical assistance, continuous supervision, or mobility aids that impair their ability to exit the premises safely and promptly in the event of an emergency.

## **Resident Admission Criteria**

- Residents admitted to the program must:
- Be between the ages of 18–50.
- Be free from physical or cognitive impairments that would prevent them from responding to emergency instructions.
- Be able to participate in a community living environment without need for personal care assistance or medical monitoring.

## Length of Tenancy Statement

The length of tenancy in our sober living residence is individualized based on each client's progress in recovery, compliance with program guidelines, and readiness for independent living. While there is no fixed duration, clients are generally encouraged to remain in the program for a minimum of 90 days, with many benefiting from 6 to 12 months of continued support. Tenancy is contingent upon adherence to house rules, participation in recovery activities, and demonstration of personal accountability.

Per Section 11-86-2 of the Mesa Zoning Ordinance, a Transitional Community Residence is a relatively temporary living arrangement with a limit on length of tenancy less than a year that is measured in weeks or months, as determined either in practice or by the rules, charter, or other governing document of the community residence.

The provided Length of Tenancy Statement indicates clients are "encouraged to remain in the program for a minimum of 90 days, with many benefiting from 6 to 12 months of continued support." Based on the length of tenancy information provided, this use is a Transitional Community Residence.

Per Table 11-5-2 of the Mesa Zoning Ordinance, a Transitional Community Residence use in the RS-6 zoning district requires approval of the Special Use Permit through the Board of Adjustment public hearing process.

Going forward, either:

1. Revise the project narrative and the Length of Tenancy Statement to clearly indicate the length of tenancy is typically a year or longer and provide a copy of the rules, charter, or other governing document of the home that support the stated length of tenancy in compliance with the definition of a Family Community Residence, which is a permitted use in the RS-6 zoning district.

or;

2. Contact me at 480-644-6712 or Planning Staff at 480-644-4726 to schedule a Pre-Submittal meeting to discuss the Board of Adjustment Special Use Permit submittal requirements, review process and timeline for a Transitional Community Residence. Additional information and instructions will be provided during the Pre-Submittal meeting for the formal Board of Adjustment application.