

Introduction

KIW Mesa Silver Valley Venture, LLC d/b/a Wolff Company ("Wolff") is the owner and developer of Silver Valley, an approved 302-unit multiple residence development ("Project"), located on the approximate 17 acres generally located at the southwest corner of Crismon & Williams Field Roads ("Property") within the Cadence at Gateway master-planned community. In 2022, Wolff obtained Site Plan approval for the Project. In the time since, Wolff has been diligently working to process engineering, construction, and other development plans with the City. In order to facilitate construction of the Project, the City has requested that Wolff 'renew' the Site Plan, consistent with the 2022 approval. Accordingly, Wolff filed application case no.: ZON25-00827 ("Application"), which is planned to be considered by the City's Planning & Zoning Board on December 10, 2025. No substantive changes are proposed to the zoning, permitted use, development standards, site design, etc.

This Citizen Participation Report has been prepared in accordance with Section 3.9 of the Cadence at Gateway Community Plan.

Contact List

Property owners, neighbors, and interested parties/entities were mailed a Public Hearing Notification Letter on November 20, 2025, as provided to Wolff by City Staff.

Public Hearing Notification

Public Hearing Notification Letter

Property owners, neighbors, and interested parties/entities were mailed a Public Hearing Notification Letter on November 20, 2025, as provided to Wolff by City Staff. The content of the letter included a description of the request; case number; site location and acreage; aerial map and site plan; date, time and location of the Planning & Zoning Board hearing; and contact information for City Staff and the applicant's representative.

Public Hearing Notification Site Posting

A public hearing notification sign on the Property will be installed prior to the Planning & Zoning Board hearing, in accordance with Section 3.9 of the Cadence at Gateway Community Plan. The notification sign will conform to the City's requirements and as approved by City Staff.

Affidavits of Public Hearing Notification Letter and Public Hearing Site Posting will be submitted to City Staff prior to the Planning & Zoning Board hearing.

Inquiries / Response Procedures

As of this submittal, Wolff has received no emails, telephone calls, letters, etc. regarding this request. Wolff will, however, respond to and document inquiries regarding the application in a supplemental Citizen Participation Report (if necessary).



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **November 25, 2025**.

Date: 11/24/25

I, Nicholas Sobraske, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00827** on the 24th day of November, 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 24th day of November, 2025.

Notary Public



Case Number: **ZON25-00827**

Project Name: Silver Lake Apartments

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4456

November 20, 2025

Dear Property Owner, Neighbor, or Interested Party:

We represent The Wolff Company ("Wolff"), the owner and developer of Silver Valley, an approved 302-unit multiple residence development ("Project"), located on the approximate 17 acres generally located at the southwest corner of Crismon & Williams Field Roads ("Property") within the Cadence at Gateway master-planned community. See Aerial Map. In 2022, Wolff obtained Site Plan approval for the Project. In the time since, Wolff has been diligently working to process engineering, construction, and other development plans with the City. In order to facilitate construction of the Project, the City has requested that Wolff 'renew' the Site Plan, consistent with the 2022 approval. See Site Plan. Accordingly, Wolff filed application case no.: ZON25-00827 ("Application"). No substantive changes are proposed to the zoning, permitted use, development standards, site design, etc.

This letter is being sent to all property owners within 500-feet of the Property at the request of the City of Mesa Planning Division. Enclosed for your review is an aerial map and the Site Plan.

The Application has been scheduled for consideration by the **Mesa Planning & Zoning Board** on **December 10, 2025** in the **Mesa City Council Chambers** located at **20 East Main Street**. The meeting will begin at **4:00 p.m.**

The public may attend the meeting either in-person, or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, 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 wish 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 Wolff Company
SWC Crismon & Williams Field Road
ZON25-00827
November 20, 2025
Page 2

The City of Mesa has assigned this case to Kellie Rorex. Ms. Rorex can be reached at (480) 644-6711 or Kellie.Rorex@MesaAZ.gov. If you have sold this property in the interim, please forward this correspondence to the new owner.

Should you have any questions regarding this Application, please do not hesitate to contact Nick Sobraske, Land Use Planner, in my office. He can be reached at **(602) 256-4449** or nsobraske@gbllaw.com. Thank you.

Sincerely,

GAMMAGE & BURNHAM, PLC

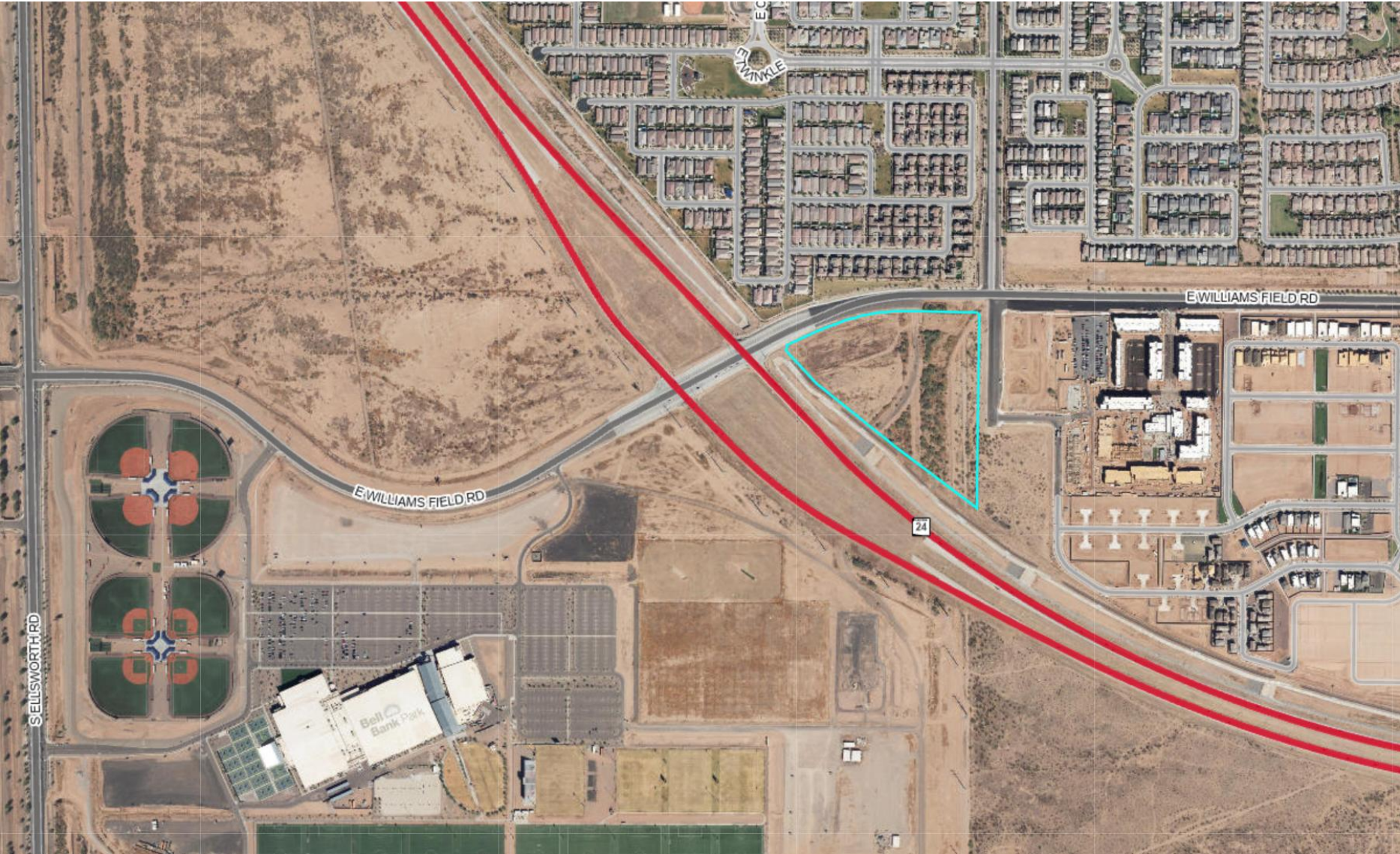
A handwritten signature in black ink, appearing to read "Susan E. Demmitt", with a stylized, cursive script.

By

Susan E. Demmitt

SED/nas

AERIAL MAP



Property



DEVELOPMENT DATA

DEVELOPER: KIW MESA SILVER VALLEY VENTURE, LLC
6710 E CAMELBACK ROAD #100
SCOTTSDALE, ARIZONA 85251
CONTACT: DEREK CAYTON
PHONE: (480) 435-7988
EMAIL: dcayton@awolff.com

ARCHITECT: STUDIO 15 ARCHITECTURE, INC.
4115 NORTH 15TH AVENUE
PHOENIX, ARIZONA 85015
CONTACT: REX BOYES
SHAN HARRIS
PHONE: (602) 586-1190
EMAIL: rex@studio15a.com
shan@studio15a.com

SITE LOCATION: SWC WILLIAMS FIELD RD AND CRISMON RD
MESA, ARIZONA

DENSITY: PROVIDED: 23.44 DU / ACRE

ZONING: PLANNED COMMUNITY

BUILDING HEIGHT: ALLOWED: 5 STORIES - 60' MAX
PROVIDED: 3-STORIES - 45' MAX.

LAND USE GROUP: CMR

BUILDING SEPARATION: 25' PROVIDED

SITE AREA: +/- 704,880 SF (16.81 AC) GROSS
+/- 561,132 SF (12.85 AC) USABLE

CONSTRUCTION TYPE: TYPE VB, SPRINKLERED NFPA 13

PARCEL NUMBER: APN# 304-35-977F

PARKING SPACES REQUIRED: TOTAL UNITS X 2.1 STALLS EACH
302x2.1 = 635 STALLS REQUIRED

USE: MULTI-RESIDENTIAL

PARKING PROVIDED: CARPORT (ACCESSIBLE)
BY CHARGING
GARAGE (ACCESSIBLE)
SURFACE (ACCESSIBLE VAN)
SURFACE (ACCESSIBLE)
TANDEM

AMENITIES: SWIMMING POOL, BBQ, SPA, RECREATION ROOM

EXPLANATORY STATEMENT: THREE STORY MULTI-FAMILY RESIDENTIAL COMMUNITY, SPRINKLERED NFPA 13

COMMON OPEN SPACE: 170,344 SF PROVIDED

BICYCLE PARKING SPACES REQUIRED: 1 PER 10 PARKING SPACES - 52 REQUIRED

BICYCLE PARKING SPACE PROVIDED: 78 STALLS IN GARAGES, 6 STALLS AT RACKS
TOTAL PROVIDED = 84 STALLS

GENERAL NOTES

- SIGHT VISIBILITY TRIANGLES FOR DRIVEWAYS SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS AS REFERENCED BY THE CITY OF MESA UNIFORM STANDARD DRAWINGS FOR SIGHT VISIBILITY ZONES AT INTERSECTIONS. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED FROM BACK OF CURB 11' AND 150' ALONG THE STREET ON EACH SIDE OF THE DRIVEWAY ENTRANCES. NO STRUCTURES, VEGETATION, OR VISUAL IMPEDIMENTS ARE ALLOWED BETWEEN 32' AND 9 FEET HIGH.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVED OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.
- ALL CARPORTS ARE TO HAVE A MINIMUM OF 15 FEET CLEAR SEPARATION FROM BUILDINGS PER IBC SECTION 406.2(2) AND TABLE 602 (R=10'+U=5').
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT PROPERTIES.
- NO HAZARDOUS MATERIALS SHALL BE STORED ON SITE.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTER AD OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ALL SIDEWALK AND CONCRETE PAVING UNLESS NOTED OTHERWISE SHALL BE GRAY CONCRETE, LIGHT BROOM FINISH SURFACE. REFER TO LANDSCAPE DRAWINGS. PROVIDE SCORE / CONTROL JOINTS AS SHOWN. PROVIDE EXPANSION JOINTS AT 20 FEET ON CENTER, MAXIMUM.
- CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.
- FIRE SPRINKLERS WILL BE REQUIRED IN ALL BUILDINGS AND STRUCTURES PER MESA AMENDED FIRE CODE SECTION 903.2.1
- SPECIAL INSPECTION REQUIRED FOR EMERGENCY RESPONDER RADIO COVERAGE PER MESA FIRE CODE 510.1. TESTING OF THE EMERGENCY RESPONDER RADIO COVERAGE SHALL BE TESTED BY SPECIAL INSPECTIONS AND THE TEST MUST BE WITNESSED BY THE CITY OF MESA.

BUILDING ORIENTATION LEGEND

STANDARD / REGULAR
BUILDING ORIENTATION MATCHES PLAN SHEETS

MIRRORED / REVERSED
BUILDING ORIENTATION MIRRORS PLAN SHEETS

16' WIDE GATE FOR ACCESS. REFER TO 4/A1.13d

12' WIDE DIRECT SES ACCESS PATH

20' WIDE INDIRECT SES ACCESS PATH

ELECTRIC TRANSFORMER AND CLEARANCE:
a. RED DASHED LINE INDICATES 10' CLEARANCE FROM TRANSFORMER TO COMBUSTIBLE STRUCTURE
b. BLUE DASHED LINE INDICATES SERVICE FLOOR CLEARANCE FROM PAD, 3' BACK AND SIDES AND 10' AT FRONT

CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM MECHANICAL CODE (UPC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN
ICC/ANSI A117.1-2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES

KEYNOTES

1102 INDICATES 1ST FLOOR TYPE A UNIT - TYPICAL
1103 INDICATES ACCESSIBLE GARAGE LOCATION - TYPICAL
1107 POOL AREA - REFER TO LANDSCAPE PLANS
1108 PICKLEBALL COURT - REFER TO DTL 25A1.12
1109 DOG PARK - REFER TO LANDSCAPE PLANS
1111 TRANSFORMER - REFER TO ELECTRICAL
1118 PEDESTRIAN GATE - REFER TO DTL 37/A1.13A
1122 INDICATES BIKE RACK TYPICAL - REFER TO LANDSCAPE
1125 INDICATES RAMADA - REFER TO SHEET A8.50 - TYPICAL
1127 ROLL CURB AT FIRE LANE - REFER TO CIVIL
1129 INDICATES PRIVATE YARDS
1130 S.E.S. LOCATION - REFER TO ELECTRICAL
1132 CONTRASTING MATERIAL AND COLOR CROSS WALK - REFER TO LANDSCAPE PLANS FOR MORE INFORMATION
1135 INDICATES ACCESSIBLE PARKING STALL - TYPICAL
1136 INDICATES LOCATION OF TANDEM PARKING STALLS, STALL WIDTH TO MATCH GARAGE WIDTH
1137 5 FOOT CLEAR WALKWAY IN FRONT OF GARAGES
1140 VERTICAL MONUMENT SIGN LOCATION, PER DETAIL 19/A1.12 - UNDER SEPARATE PERMIT
1145 MONUMENT SIGN LOCATION, UNDER SEPARATE PERMIT, SEE LANDSCAPE PLANS FOR MORE INFORMATION
1148 INDICATES CARPORT TYPICAL - UNDER SEPARATE PERMIT - REFER TO DETAIL 12/A1.11
1156 INDICATED EXTENDED PATIOS
1157 EMERGENCY ACCESS ONLY DRIVE
1161 SIGHT VISIBILITY TRIANGLE (SVT) PER CITY OF MESA ENGINEERING DESIGN STANDARDS SECTION 211
1162 INDICATES FIRE LANE PAINTED CURBS PER MESA FIRE DETAIL 503.3, SEE CIVIL PLANS FOR ADDITIONAL REQUIREMENTS.

1163 SITE SCREEN WALL
1164 GENERATOR - REFER TO ELECTRICAL AND 101/A1.11
1165 6' DECORATIVE METAL FENCE - REFER TO PAGE A1.13a
1166 3' DECORATIVE METAL FENCE ON 3' CMU FENCE - REFER TO PAGE A1.13a
1167 16' WIDE GATE FOR ACCESS. REFER TO 4/A1.13d
1168 EMERGENCY ACCESS GATE, PROVIDE KNOX BOX SWITCH, OPTICAL SENSOR PER CITY OF MESA FIRE DETAIL 503.6 & 506.1 AND "FIRE ACCESS LANE" SIGN, SEE DETAIL 3/A1.13D FOR ADDITIONAL INFORMATION
1169 PARKING STALL 9' WIDE X 18' LONG WITH 2' OVERHANG - TYPICAL U.N.O.
1170 RED LINES INDICATE ODD NUMBER OF CARPORTS AT THIS LOCATION
1171 POOL OUTBUILDING - REFER TO PAGE A8.45
1172 MAINTENANCE BUILDING - REFER TO PAGE A8.35
1173 PEDESTRIAN ASILE 5'W MINIMUM
1174 INDICATES COVERED ACCESSIBLE PARKING STALL
1175 TRASH ENCLOSURE WITH CONCRETE APRON - REFER TO PAGE A1.12 FOR CITY STANDARD DETAIL
1176 REMOVABLE ACCESSIBLE PARKING SIGN
1179 INDICATES LARGE RAMADA - REFER TO SHEET A8.60
1181 PERIMETER FENCE WALL - REFER TO CIVIL - LANDSCAPE FOR ADDITIONAL INFORMATION
1182 STAMPED ASPHALT PAVING AT ENTRY - SEE LANDSCAPE PLANS FOR INFORMATION
1179 INDICATES FUTURE SINGLE EV CHARGING STATION - TYPICAL
3178 DOOR, FRONT APPROACH PULL SIDE. CLEAR SPACE 18" WIDER THAN DOOR STARTING AT HINGES SIDE BY 60" DEEP
3179 DOOR WITH CLOSER, FRONT APPROACH PUSH SIDE. CLEAR SPACE 12" WIDER THAN DOOR STARTING AT HINGES SIDE BY 48" DEEP

The Wolff Company

Cadence Mesa
6060 S Crimson Rd., Mesa, AZ

Studio 15 Architecture & Planning

DATE: 10/28/24 JOB NO.: 21-021
REVISIONS: 21-021 AHJ001 10/13/2022
21-021 AS1001 TBD

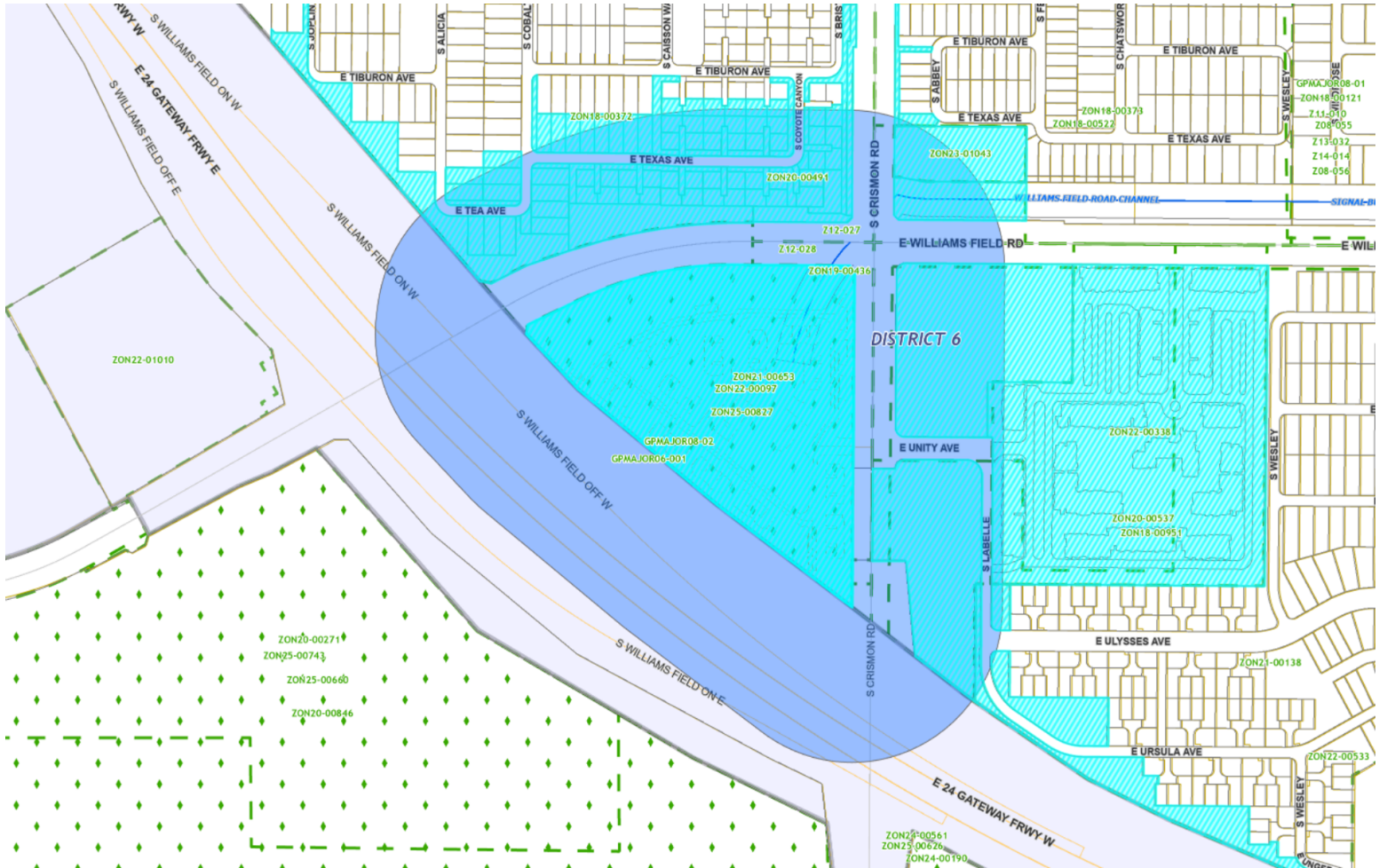
A1.10

Site Plan

Studio 15 Architecture, Inc. info@studio15a.com
4115 North 15th Avenue • Phoenix Arizona 85015 • 602.266.6492

500' Property Owners Map

ZON25-00827



NeighborhoodName	FirstName	LastName	Address	City	State	Zip	AZCC
Eastmark Community Alliance, Inc.	Kessalee	Ogren	10100 E Ray Road	Mesa	AZ	85212	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16931004
Eastmark Community Alliance, Inc.	Payton	Welter	10100 E Ray Road	Mesa	AZ	85212	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16931004
Eastmark Community Alliance, Inc.	Chris	Gonzalez	10100 East Ray Road	Mesa	AZ	85212	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16931004

APN *	Owner Name *	Mailing Address1	Address	City	State	Zip
	Vice Mayor Scott Somers	PO Box 1466		Mesa	AZ	85211-1466
	Alicia Martinez	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: Kellie Rorex	PO Box 1466	Mesa	AZ	85211-1466
	City of Mesa	ATTN: Marc Hershberg	20 E Main St Ste 71	Mesa	AZ	85211-1466
31219115	9841 TEXAS LLC	10638 E TOPAZ DR	<Null>	SCOTTSDALE	AZ	85258
31219103	ALUMALLA KAVYA/NAREDDY ARAVIND REDDY	9911 E TEXAS AVE	<Null>	MESA	AZ	85212
31218488	AMAYA FAMILY REVOCABLE TRUST	9844 E TEXAS AVE	<Null>	MESA	AZ	85212
31219075	ANDERSON DESIREE A/JUSTIN	9916 E TEXAS AVE	<Null>	MESA	AZ	85212
31218732	ATKINS JAMES DAVID IV/REBECA LEITE DE ALENCAR	5947 S COBALT	<Null>	MESA	AZ	85212
31417819	AVALON CROSSING COMMUNITY ASSOCIATION	8800 N GAINES CENTER DR STE 350	<Null>	SCOTTSDALE	AZ	85258
31219076	BHATTARAI BADRI/BABITA DHAKAL	9914 E TEXAS AVE	<Null>	MESA	AZ	85212
31219101	BULENT ERBILGIN AND SUHEYLA ERBILGEN FAMILY TRUST	2668 MC LARREN CT	<Null>	LIVERMORE	CA	94550
31209993	CADENCE HOMEOWNERS ASSOCIATION	8360 E VIA DE VENTURA STE L100	<Null>	SCOTTSDALE	AZ	85258
31219117	CADENCE HOMEOWNERS ASSOCIATION	8360 E VIA DE VENTURA STE L 100	<Null>	SCOTTSDALE	AZ	85258
31219102	CAMPION STEPHANIE L/MATTHEW E	9913 E TEXAS AVE	<Null>	MESA	AZ	85212
31218345	CANNON CASEY BENJAMIN/BETHANY ROSE	5928 S ABBEY	<Null>	MESA	AZ	85212
31219096	CHEE EN PING/FONG JIA PEI	5935 S COYOTE CANYON	<Null>	MESA	AZ	85212
31219067	CHURCH MATTHEW J/MELISSA KAY	9908 E TEXAS AVE	<Null>	MESA	AZ	85212
31219089	COBALT TRUST	5919 S COYOTE CANYON	<Null>	MESA	AZ	85212
31218731	DEBORAH BENNETT FAMILY TRUST	9813 E TEA AVE	<Null>	MESA	AZ	85212
31219099	DELEO TYLER MICHAEL/SAMANTHA RIAN	9919 E TEXAS AVE	<Null>	MESA	AZ	85212
31218491	DEYOUNG JULIE/CHRISTOPHER M	9832 E TEXAS AVE	<Null>	MESA	AZ	85212
31219108	DIAZ JOSE FERNANDO	9901 E TEXAS AVE	<Null>	MESA	AZ	85212
31219093	EDH TRUST	9741 E TAHOE AVE	<Null>	MESA	AZ	85212
31219082	FENG FEI/XIE JING	119 TORETTA	<Null>	IRVINE	CA	92602
31218740	FERNANDEZ DANIEL/MARTHA	5932 S COBALT	<Null>	MESA	AZ	85212
31219095	FOELLER AMY JOY	5931 S COYOTE CYN	<Null>	MESA	AZ	85212
31219092	FUENTES AMANDA	5925 S COYOTE CYN	<Null>	MESA	AZ	85212
31219073	GALLEGOS BELINDA E	9912 E TEXAS AVE	<Null>	MESA	AZ	85212
31218730	GILBERT SAMANTHA	9809 E TEA AVE	<Null>	MESA	AZ	85212
31219064	GOLI CHARANTEJ REDDY/REDDY TEJASWINI VALLAPU	9903 E TIBURON AVE	<Null>	MESA	AZ	85212
31209995	GSA WILLIAMS FIELD LP	2042 BUSINESS CENTER DR STE 100	<Null>	IRVINE	CA	92612
31219109	HANKS JANA A	9853 E TEXAS AVE	<Null>	MESA	AZ	85212
31219072	HANNEBAUM MICHAEL JAMES JR/ALISE MARIE	9911 E TIBURON AVE	<Null>	MESA	AZ	85212
31218744	IAEGER FAMILY LIVING TRUST	5935 S ALICIA	<Null>	MESA	AZ	85212
31218486	JIM R MORALES AND DEBORAH P MORALES REVOCABLE LIVING TRU	9852 E TEXAS AVE	<Null>	MESA	AZ	85212

31219114 JOEY AND MACKENZIE KIMES TRUST	9843 E TEXAS AVE	<Null>	MESA	AZ	85212
31219083 JOHNSON MORGAN A	9924 E TEXAS AVE	<Null>	MESA	AZ	85212
31218492 JOHNSON STEPHEN/ROKITA MICHELLE	9828 E TEXAS AVE	<Null>	MESA	AZ	85212
31218741 KELLEY FAMILY LIVING TRUST	5936 S COBALT	<Null>	MESA	AZ	85212
30435977G KIW MESA SILVER VALLEY VENTURE LLC	6710 E CAMELBACK RD	<Null>	SCOTTSDALE	AZ	85251
31218742 LANGSETH PAIGE	5940 S COBALT	<Null>	MESA	AZ	85212
31219094 LE LENA THUY/KEL ROLAND	5929 S COYOTE CANYON	<Null>	MESA	AZ	85212
31219112 LEE AMBER	9847 E TEXAS AVE	<Null>	MESA	AZ	85212
31219107 LIPSCOMB GREGORY JORDAN/NIELSEN MANDY	9903 E TEXAS AVE	<Null>	MESA	AZ	85212
31219090 MACHUPALLI SUDARSHAN REDDY/SUPRAJA	5921 S COYOTE CYN	<Null>	MESA	AZ	85212
31218729 MARTINEZ JESSICA DAYE	9805 E TEA AVE	<Null>	MESA	AZ	85212
30436422 MESA BA LAND LLC	2801 E CAMELBACK RD STE 450	<Null>	PHOENIX	AZ	85016
31219098 MOLOCEA IULIAN	9921 E TEXAS AVE	<Null>	MESA	AZ	85212
31219091 MURPHY TIMOTHY/COLAIANNE ALEXIS	5923 S COYOTE CYN	<Null>	MESA	AZ	85212
31219077 NDUKAIFE KENNETHREX O	9913 E TIBURON AVE	<Null>	MESA	AZ	85212
31218743 NICK WELCH FAMILY TRUST	5939 S ALICIA	<Null>	MESA	AZ	85212
31219074 NISSLE NOLAN/HARTMAN	9910 E TEXAS AVE	<Null>	MESA	AZ	85212
31219097 OACHS & HUTCHINSON TRUST	9923 E TEXAS AVE	<Null>	MESA	AZ	85212
31219080 OCAMPO SOPHIA	9919 E TIBURON AVE	<Null>	MESA	AZ	85212
31219068 ORIEN LLC	PO BOX 11375	<Null>	TEMPE	AZ	85284
31218487 OSTERLOTH TIFFANY/KYRSTEN	9848 E TEXAS AVE	<Null>	MESA	AZ	85212
31218485 PHILLIPS BONNIE/HERBERT	9856 E TEXAS AVE	<Null>	MESA	AZ	85212
31219084 POOJARY ASHISH BHOJA	9922 E TEXAS AVE	<Null>	MESA	AZ	85212
31209996 PPGN-WILLIAMS LLLP	17700 N PACESETTER WAY STE 100	<Null>	SCOTTSDALE	AZ	85255
31219100 PRICE ETHAN/LAUREN A	9917 E TEXAS AVE	<Null>	MESA	AZ	85212
31218733 ROSELLI THOMAS FAMILY TRUST	5943 S COBALT	<Null>	MESA	AZ	85212
31219066 SALGADO AARON Joses/JENNIFER LYN	9902 E TEXAS AVE	<Null>	MESA	AZ	85212
31219113 SALINAS JOSEPH ALEXANDER/JUDITH	9845 E TEXAS AVE	<Null>	MESA	AZ	85212
31218735 SERENITY TRUST	5935 S COBALT	<Null>	MESA	AZ	85212
31219069 SHI ZHAOXING	4108 E TONTO PL	<Null>	CHANDLER	AZ	85249
31219081 SKY ALLIANCE LLC	2695 E CAROB DR	<Null>	CHANDLER	AZ	85286
31218734 SONTHIPANYA BOUNLOM/SEBASTIAN ERNESTO O	5939 S COBALT	<Null>	MESA	AZ	85212
31218489 SORDIA LISA/LAWRENCE	9840 E TEXAS AVE	<Null>	MESA	AZ	85212
30436423 TB MESA I LLC	1140 VIRGINIA DR	<Null>	FORT WASHINGTON PA		19034
31219104 TEXAS AVE INVESTMENT LLC	5235 E SOUTHERN AVE STE D PMB 106	<Null>	MESA	AZ	85206
31218490 TIRUPATHI TIRUMALA KUMAR/THOLIKONDA SUREKA	9836 E TEXAS AVE	<Null>	MESA	AZ	85212
31219111 TULADHAR SUMIT/STHAPIT ELISHA	9849 E TEXAS AVE	<Null>	MESA	AZ	85212
31219106 VASHISTHA ABHISHEK	9905 E TEXAS AVE	<Null>	MESA	AZ	85212

31219116 VEERARAGHAVAN SRIDHARAN/RAJALAKSHMI	9839 E TEXAS AVE	<Null>	MESA	AZ	85212
31219105 WANG GRACE ZIXUAN	PO BOX 11375	<Null>	TEMPE	AZ	85284
30436421 WILLIAMS FIELD ROAD & CRISMON BAG LLC/MESA BA LAND LLC	1110 E MISSOURI AVE STE 700	STE 120	PHOENIX	AZ	85014
31219065 ZENDEJAS JOSE RAMON/GALVEZ LIZBETH PULIDO	9904 E TEXAS AVE	<Null>	MESA	AZ	85212
31219110 ZHI YUAN ZHU AND WING SZE CHU FAMILY REVOCABLE TRUST	223 MOSCOW ST	<Null>	SAN FRANCISCO	CA	94112
31219085 ZUPANCIC DEJAN	9921 E TIBURON AVE	<Null>	MESA	AZ	85212

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 # ZON25-00827, on SWC Crismon Rd & Williams Field 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.

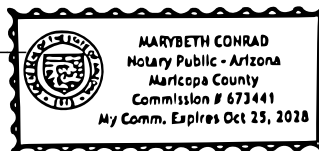
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

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: ZON25-00827

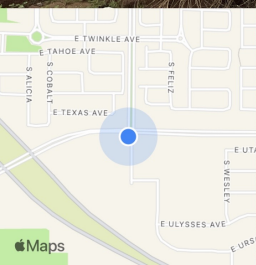
Request: APPROVAL OF A SITE PLAN FOR A
302 UNIT MULTIPLE RESIDENCE DEVELOPMENT
(PREVIOUSLY APPROVED BY THE CITY IN ZON22-0097)
ON THE APPROXIMATE 17 GROSS ACRES WITHIN
CADENCE AT GATEWAY—DEVELOPMENT UNIT 3
GENERALLY LOCATED AT THE SOUTHWEST
CORNER OF CRISMON & WILLIAMS FIELD ROADS

Applicant: THE WOLFF COMPANY C/O DEREK CAYTON

Phone: (480) 315-9595

Planning Division (480) 644-2385

Posting date: 11/21/25



November 21, 2025 at 12:55 PM
+33.306473,-111.617629
E Williams Field Rd
Mesa AZ 85212