



Project Narrative – 4140 & 4062 E Main Street, Mesa, AZ 85208

VELORA

Project Overview

The proposed development is located at 4140 E Main Street, Mesa, AZ 85208, on a portion of Section 21, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, in Maricopa County, Arizona. The site spans approximately 6.9 acres and includes two parcels: APN 140-19-010 (4140 E Main St) and APN 140-19-004-C (4062 E Main St). The project consists of 137 ‘for-sale’ townhomes on subdivided lots for individual ownership.

Site History

The 4140 E Main parcel has remained undeveloped since at least 1958, with no permanent structures ever built on the site. The neighboring parcel at 4062 E Main was used for citrus farming until approximately 2013.



Aerial view of 4140 and 4062 E Main Street from 1959.

- In 2004, 4140 E Main served as a temporary staging area for the construction of apartments on an adjacent property.



Aerial view of 4140 and 4062 E Main Street from 2004.

- Between 2013 and 2016, the remaining citrus trees on the 4062 parcel were removed.
- Since then, both parcels have remained vacant.



Aerial View of 4140 and 4062 E Main Street from 2016.

Zoning History

The original development plan for 4140 E Main was approved by the Mesa City Council on June 5, 2023, under zoning case ZON22-01097 (Ordinance No. 5784). The property is zoned RM-4 PAD. The proposed layout of the south parcel is substantially similar to the 2023 approved site plan.

Project Expansion

Following the zoning approval, the adjacent parcel at 4062 E Main became available and was acquired to expand the project. Since 4062 has no direct street frontage, it will be combined with the original 4140 parcel to create a unified development. The developer is now pursuing a Planned Area Development (PAD) overlay to facilitate the updated project plan and to allow for the individual platting of each for-sale townhome unit.

While the overall site layout remains consistent with the originally approved plan for rental units, several design enhancements have been made:

- Stormwater retention has been relocated to an above-ground system.
- Sidewalks and landscaping have been updated per city staff feedback.
- A gated, secure entrance has been incorporated into the design.

Architectural Design

The townhomes will feature a contemporary architectural style that reflects local design trends while maintaining a clean and balanced aesthetic.

- The elevations will offer variety in form, detailing, and color, without being overly ornate.
- The overall design emphasizes visual appeal, energy efficiency, and cohesive integration with the surrounding neighborhood.
- Every home will include a two-car garage.
- Livable front elevations will create a welcoming, pedestrian-friendly streetscape. The townhomes are designed to appeal to a broad range of buyers, including first-time homeowners and move-up buyers, providing affordable, high-quality housing options in East Mesa.

Conclusion

We are excited to contribute to the City of Mesa's continued growth and vitality by bringing thoughtfully designed and attainable housing to this underutilized site. We appreciate the City's partnership and look forward to delivering a successful community at this location.

Thank you for your consideration.



PAD Criteria

11-22-1: - PURPOSE

The intent of this district is to provide for creative, high-quality development incorporating:

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;

Open space is provided across the 6.9 acre site with two main amenity areas as well as smaller and more private areas for residents. Total open space exceeds the required amount by 255%.

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

Private streets directly connect the units to the public street.

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

There is limited natural character to this parcel. Future landscaping will be appropriate for our desert environment.

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

The site layout allows for more density along the main street corridor supported by existing infrastructure. This is far more sustainable to the conventional greenfield development at the city edges. The building design features attached townhomes. This saves space that can then be used for amenities and also improves thermal efficiency and resource use when compared to detached single family homes.

E. Sustainable property owners' associations;

The development will be subdivided for individual unit sales and will provide an HOA for common area maintenance.

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

Common area maintenance will be provided by the HOA.

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 development will be a single land use (residential) that takes advantage of existing city infrastructure.



4062+4140 E Main Street - RM-4 PAD Request Table

Standard	RM-4 Requirement	Provided	Rationale Key (see below)
11-5-5.A Min. lot width (SFA)	25'	Min. Provided 20.75'	1
11-5-5.A Min. lot depth (SFA)	75'	Min. Provided 38.5'	1
11-5-5.A Min. lot area/DU (SFA)	1,452sqft	Min. 800 SF	1
11-5-5.A Max. lot coverage (SFA)	70%	Max. 86%	1
11-5-5.A Min. Perimeter Yards, Int. side and rear (SFA)	15'/floor level	10'	2
11-5-5.A Min Front Yard along local street (SFA)	20'	0'	3
11-5-5.A.1.c Min. Yards Int. side and rear (SFA)	10' at zero lot line ends	0'	4
11-33-3(B)(2)(a)(ii) Perimeter Landscape Yards	15'	0'	5
11-5-5(A)(3)(e)(i) Private Open Space – ground lvl.	10'x10' Min	7'11" x 24'-7"	6
11-5-5(A)(3)(e)(i) Private Open Space – above ground	8'x6' Min / 60 sqft	5' x 6' / 30 sqft	7
11-5-5(B)(3)(c) Exterior Entrances	5 ft roof projection, 50 sqft covered	5 ft roof projection, 20 sqft covered	8
11-5-5(B)(4)(f)(iii) Attached Garages	Max. 3 adjacent	5	9
11-33-4(B)(2) Landscape island min. widths	8' wide	5.5' wide	10
11-33-4(D)(1)(a) Landscape material in parking islands	1 shade tree, 3 shrubs	0 tree, 4 shrubs	11
11-33-3(B)(2)(c), Landscape required on interior perimeter lines	3 trees and 20 shrubs per 100 linear feet	0 trees, 0 shrubs	12
11-5-5(A)(1)(d) Front Paving Limit	50% Max.	70% Max.	13



RATIONALE KEY

1. The unit footprints are less than the minimum dimensions for SFA development. This allows for smaller units that are appropriate for the target demographic and a higher density throughout the site which in turn allows for the for-sale units to be more affordable. Despite the smaller footprint, this has not led to lower-than-minimum private area for the units. Having a smaller footprint also frees up more space to be used as common open space. The total common space and private space is 255% of the minimum open space requirement per MZO.
2. Many of the interior yards are less than the required depth. This allows for more usable space in the amenity areas rather than providing a large portion of the open space as unprogrammed area at the edges of the development. By doing so, common open area provided far exceeds the amount of open area required.
3. The interior side yards required for the ends of SFA development is not provided. A reduction of the amount of private liminal space allows for the creation of a desirable urban aesthetic while still achieving sufficient private open space to meet MZO requirements. Buildings are separated by attractively landscaped areas.
4. All of the units that do not have a driveway in front of them have a zero lot line boundary along the interior streets for direct garage access. Instead these units have a "front yard" and entry on the back side of the buildings. This design is necessitate by the narrowness of the site but still creates an attractive modern urban feel with good function and lifestyle for end users.
5. Some of the landscape yards are less than required, but landscaping is still able to be provided and additional efforts have been made in the site layout to allow for concentrated areas of landscaping along these lines. In areas that we have a fire lane along the perimeter wall, we've added landscape on the interior side of the fire line. We've added extensive landscape around the perimeters of buildings to soften the urban silhouette when viewed from neighboring sites.
6. This deviation applies only to floor plan "B2 West" Units (see open space plan), along the west side of the northern parcel, which have a shallower depth than what is required, but more than twice the required width. Because of this, these units exceed the required square footage of private open space with 195 square feet of open space. These units also have direct backyard access to the grass-crete fire lane that provides 20 additional feet of gated, grassy, accessible space, making this a desirable feature and location in the neighborhood.
7. This deviation minimum applies to the second level balcony of floor plan A, which constitute only 10 units on the site. This balcony was added as bonus open space for the owners and to achieve an aesthetically pleasing and modern design for the community as a whole by offsetting the scale and massing and providing articulation. This balcony is a bonus space, as the ground floor open space on its own exceeds the required open space standard with 163 square feet of open space.
8. Floorplan B meets the requirement for a minimum 5 foot roof projection to create a private covered patio area; however, the total covered horizontal area is 20 square feet. In



addition to the covered area, there is 11.5x4 feet, or 46 square feet, of additional uncovered horizontal space in front of the covered front entrance patio. The covered and uncovered space totals 66 square feet. In spite of the reduced covered area, the design creates attractive private patios, that are recessed along the side of the building, creating a welcoming private entry and courtyard area facing the street.

9. While many of the buildings provide breaks between the garages through offsetting the massing or with landscaping, some buildings have 5 garages in a row. This has allowed for a more efficient use of the site helping to achieve an urban design aesthetic and a variety of functional communal open spaces.
10. In these locations there is not sufficient space for an 8-ft wide landscape island. This necessitates the choice between keeping the parking with smaller islands or eliminating the parking spaces. We believe the community is better served by keeping the parking spaces as designed. Additionally, because healthy landscaping contributes to the livability and beautification of an urban site, we have consulted an arborist with local area expertise to select species that will thrive in these compact landscape areas.
11. This deviation only applies to a couple parking spaces along the east side of the south parcel. The parking spaces are located in narrow areas where a shade tree will not have sufficient space. In these instances, the shrub counts exceed the requirements and there are shade trees located in very close proximity to still provide beautification and shade.
12. This deviation applies to common areas that will be owned by the HOA and not areas platted for private single-family ownership. The majority of the perimeter landscape meets or exceeds the required tree and shrub counts. The west perimeter along the north parcel where the fire lane is located contains the minimum count provided of 0 trees and 0 shrubs in the 15 foot landscape setback due the necessity of the fire lane being located along the west wall. To address this we included 36 trees on the east side of the fire lane, which exceeds the unmet requirement to maintain attractive landscape and visual break from neighboring parcels. We also designed a high concentration of additional trees in amenity areas and along interior streets for an attractive and well shaded site. See landscape table and landscape drawings for all tree and shrub counts.

Required	Provided
1) 2 Trees, 8 Shrubs	1) 7 Trees, 9 Shrubs
2) 14 Trees, 88 Shrubs	2) 27 Trees, 131 Shrubs
3) 9 Trees, 60 Shrubs	3) 12 Trees, 47 Shrubs
4) 16 Trees, 107 Shrubs	4) 27 Trees, 119 Shrubs
5) 12 Trees, 72 Shrubs	5) 12 Trees, 74 Shrubs
6) 12 Trees, 79 Shrubs	6) 16 Trees, 85 Shrubs
7) 5 Trees, 33 Shrubs	7) 3 Trees, 12 Shrubs
8) 27 Trees, 176 Shrubs	8) 0 Trees, 0 Shrubs

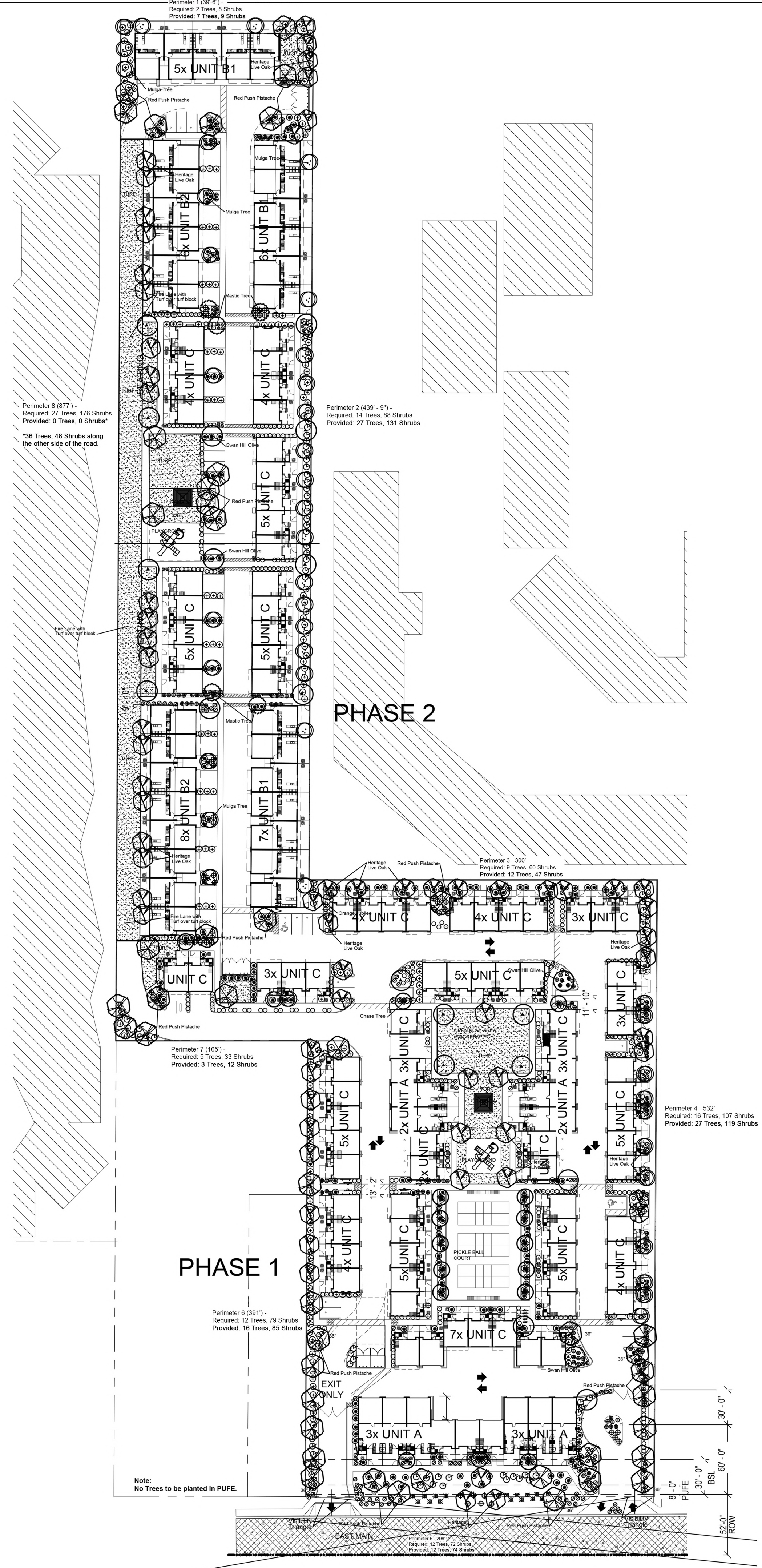
This table shows the required vs provided tree and shrub counts by perimeter side starting with side 1 being the northern property line of the north parcel and continuing clockwise.

13. In many attached townhome developments, the units directly abut the street and the 'front doors' are not street facing. That is the case for a majority of the units in this project too. The exception to this are the units on the West side of the parcel that was added. Here, units with street facing front doors are set back by 18' from the walkway. By doing so, this long parcel is made much more comfortable by adding more horizontal area and even providing landscaping area that would not be possible if these units also directly abutted the drive aisle. Because the units have been setback from the street, driveways are needed in order to connect the street to the unit garages. This has led to the units exceeding the max. 50% paved area, but has enhanced the project.

PLANT CALCULATIONS

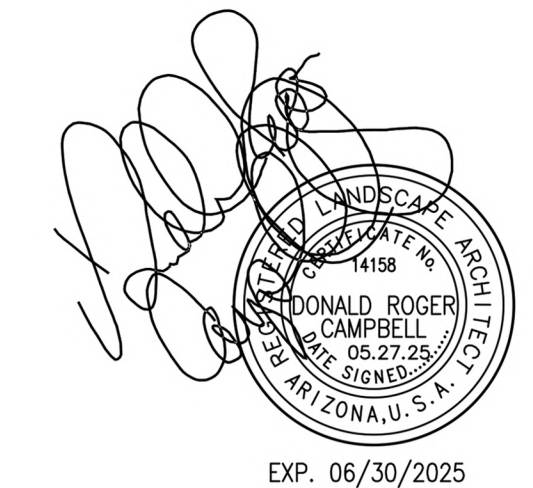
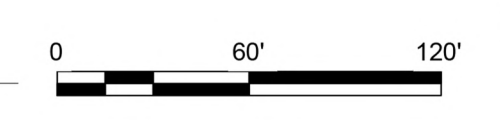
STREET RIGHT-OF-WAY LANDSCAPING:			
Linear Feet of Frontage= 298'			
Trees required= 12	Trees provided=	12	
(1 Trees per 25 Linear ft.)			
Shrubs required= 72	Shrubs provided=	74	
(6 Shrubs per 25 Linear ft.)			
ADJACENT PROPERTY LINE LANDSCAPING:			
Linear Feet of Adjacent Property Line= 3,169'			
Trees required= 127	Trees provided=	131	
(1 Trees per 25 Linear ft.)			
Shrubs required= 683	Shrubs provided=	160	
(5 Shrubs per 25 Linear ft.)			
PARKING LOT LANDSCAPING:			
Total Parking Islands= 12			
Trees required= 12	Trees provided=	12	
(1 Tree per 8'x15' Parking Island)			
Shrubs required= 30	Shrubs provided=	40	
(3 Shrubs per 15' Parking Island)			
PLANT SIZE:			
STREET RIGHT-OF-WAY			
24" Box Trees	Required --	Provided --	--
(Min. 25% of required trees)			
36" Box Trees	Required --	Provided --	--
(Min. 25% of required trees)			
ADJACENT PROPERTY LINE			
24" Box Trees	Required --	Provided --	--
(Min. 50% of required trees)			
PARKING LOT			
36" Box	Required --	Provided --	--
(Min. 10% of required parking lot trees)			
24" Box	Required --	Provided --	--
(All trees other than required 36" box trees)			

Standards for Perimeter and Parking Lot Landscape:	
PERIMETER LANDSCAPE:	
• 11-33-3(B)(2)(c)-	Landscape required on interior lot lines: 3 trees and 20 shrubs per 100 linear feet
• 11-33-3(A)(4)-	Landscape along arterial streets: 1 Tree and 6 Shrubs per 25 Linear Feet
PARKING ISLANDS:	
• 11-33-4(D)(1)(a)-	Landscape material in parking islands: 1 shade tree, 3 shrubs



PLANT MATERIAL LEGEND					
KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)	QUANTITY	
TREES				PH1	PH2
1		Olea europaea 'Swan Hill' Swan Hill Olive	36" Box 15' 10' 3" Double-Staked Typ.	9	0
2		Pistacia a. 'Red Push' Red Push Pistache	36" Box 12' 8' 3" 24" Box 10' 4' 1.5" Double-Staked Typ.	8	0
3		Pistacia lentiscus Mastic Tree	36" Box 12' 8' 3" Double-Staked Typ.	3	12
4		Vitex anhus-castus Chase Tree	24" Box 9' 4' 1.25" 36" Box 13' 10' 2.5" Double-Staked Typ.	16	2
5		Acacia aneura Mulga	24" Box 7' 4' 1.5" Double-Staked Typ.	10	52
6		Quercus virginiana Heritage Live Oak	24" Box 9' 4' 1.25" Double-Staked Typ.	34	30
SMALL PALMS					
7		Cycas revoluta Sago Palm	5 Gallon	7	0
LARGE SHRUBS					
8		Photina fraseri Photina	5 Gallon	25	27
9		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	59	9
10		Olea europaea 'Little Olie' Little Olie	5 Gallon	90	53
11		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	73	81
12		Xylosma congestum 'compacta' Xylosma	5 Gallon	16	15
MEDIUM AND SMALL SHRUBS					
13		Carissa grandiflora Green Carpet Natal Plum	5 Gallon	129	34
14		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	40	33
15		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	185	70
16		Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon	25	0
GROUNDCOVERS					
17		Ruellia brittoniana 'Katie' Katie Ruellia	1 Gallon	0	15
18		Lantana m. 'New Gold' New Gold Lantana	1 Gallon	137	52
19		Nandina d. 'Nana Compacta' Nana Nana Bamboo	1 Gallon	0	28
ACCENTS					
20		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon	5	0
LANDSCAPE MATERIALS					
21		Decomposed Granite Desert Gold	1/2" size screened 2" Deep		
22		Surface Select Granite Boulders	5 tons of various size boulders		
23		Concrete Header	4" x 6", Curbstyle 2" Deep		
24		Midiron Bermuda	Sod		
25		FIRE LANE Midiron Bermuda over a Turf Block Base	Sod		

OVERALL
LANDSCAPE PLAN
1" = 60'-0"



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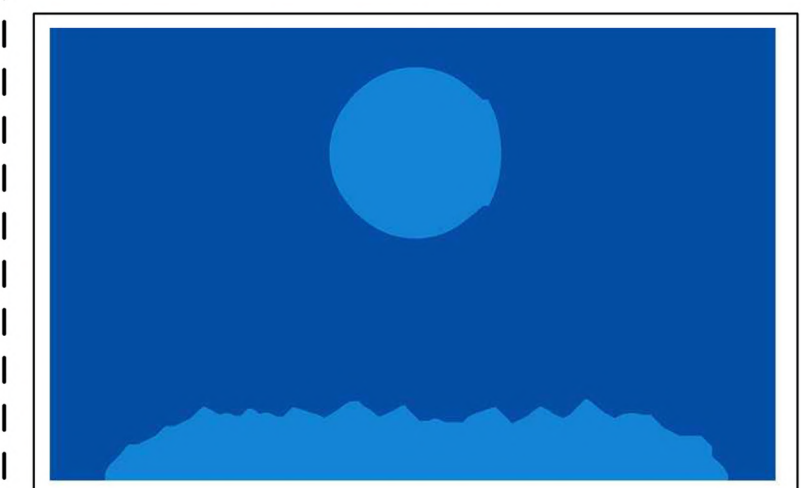
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CONSTRUCTION

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4062 E MAIN STREET ADDITION

4062 E MAIN STREET
MESA, AZ 85208

PROJECT NO: 24040-4140
DATE: 05/27/2025

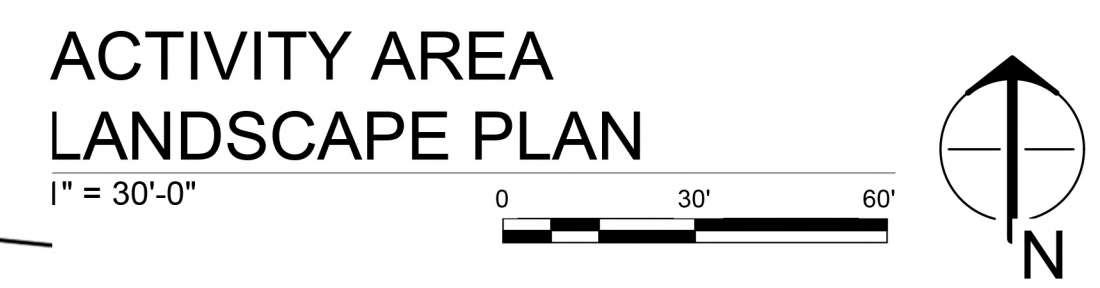
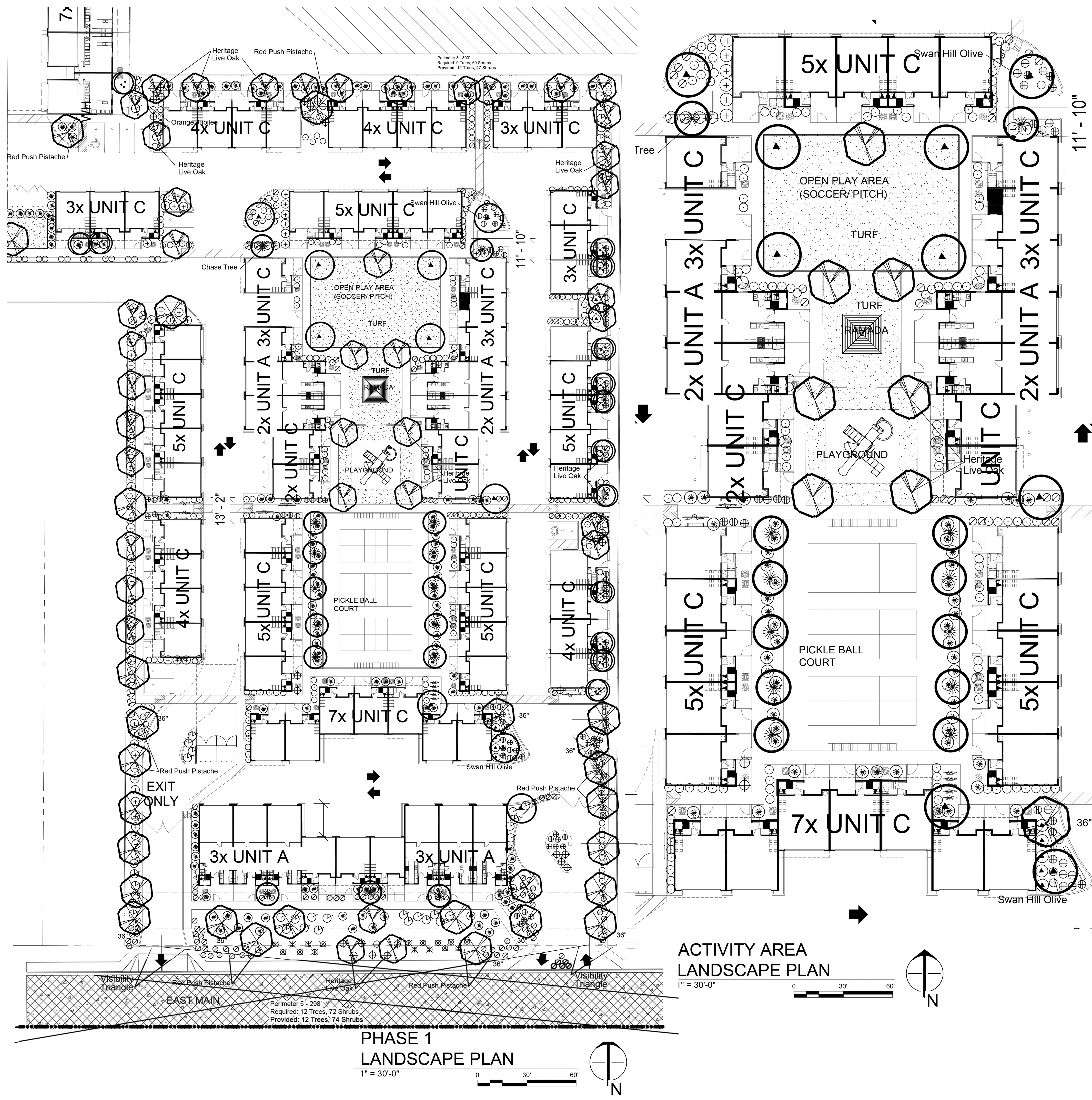


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p.o. box 5267
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contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

OVERALL LANDSCAPE PLAN L100

PLANT MATERIAL LEGEND						
KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	(Height, Canopy, & Caliper)	QUANTITY	
TREES					PH1	PH
①		Olea europaea 'Swan Hill' Swan Hill Olive	36" Box	15' 10' 3" Double-Staked Typ.	9	0
②		Pistacia a. 'Red Push' Red Push Pistache	36" Box 24" Box	12' 8' 1.5" Double-Staked Typ.	8 19	0 9
③		Pistacia lentiscus Mastic Tree	36" Box	12' 8' 3" Double-Staked Typ.	3	1
④		Vitex anhus-castus Chase Tree	24" Box 36" Box	9' 4' 1.25" Double-Staked Typ.	16 2	0 0
⑤		Acacia aneura Mulga	24" Box	7' 4' 1.5" Double-Staked Typ.	10	52
⑥		Quercus virginiana Heritage Live Oak	24" Box	9' 4' 1.25" Double-Staked Typ.	34	3
SMALL PALMS						
⑦		Cycas revoluta Sago Palm	5 Gallon		7	0
LARGE SHRUBS						
⑧		Photinia fraseri Photinia	5 Gallon		25	2
⑨		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon		59	9
⑩		Olea europaea 'Little Olie' Little Olie	5 Gallon		90	5
⑪		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon		73	8
⑫		Xylosma congestum 'compacta' Xylosma	5 Gallon		16	1
MEDIUM AND SMALL SHRUBS						
⑬		Carissa grandiflora Green Carpet Notal Plum	5 Gallon		129	3
⑭		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon		40	3
⑮		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon		185	7
⑯		Muhlenbergia capillaris Regal Mist Deer Grass	5 Gallon		25	0
GROUNDCOVERS						
⑰		Ruellia brittoniana 'Katie' Katie Ruellia	1 Gallon		0	1
⑱		Lantana m. 'New Gold' New Gold Lantana	1 Gallon		137	5
⑲		Nandina d. 'Nana Compacta' Nana Nana Bamboo	1 Gallon		0	2
ACCENTS						
⑳		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon		5	0
LANDSCAPE MATERIALS						
㉑		Decomposed Granite Desert Gold	1/2" size screened 2" Deep			
㉒		Surface Select Granite Boulders	5 tons of various size boulders			
㉓		Concrete Header	4" x 6", Curbstyle 2" Deep			
㉔		Midiron Bermuda	Sod			
㉕		FIRE LANE Midiron Bermuda over a Turf Block Base	Sod			



EXP. 06/30/2025

20001

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no.	date	description

**4062 E MAIN STREET
ADDITION**

**4062 E MAIN STREET
MESA, AZ 85208**

PROJECT NO: 24040-4140
DATE: 04/21/2025

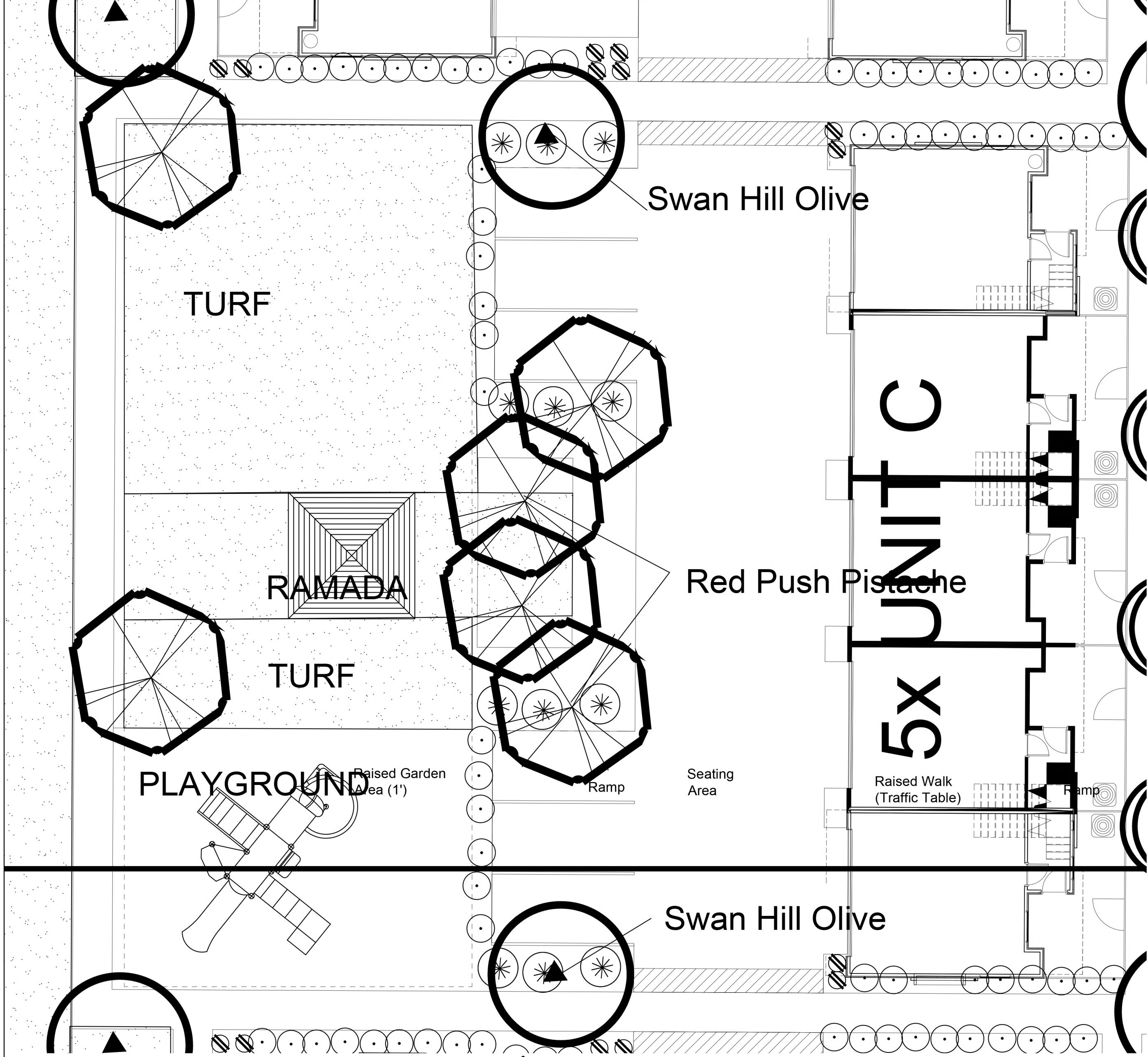
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**PHASE 1
LANDSCAPE
PLAN**

L200

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COURTYARD B PLAN

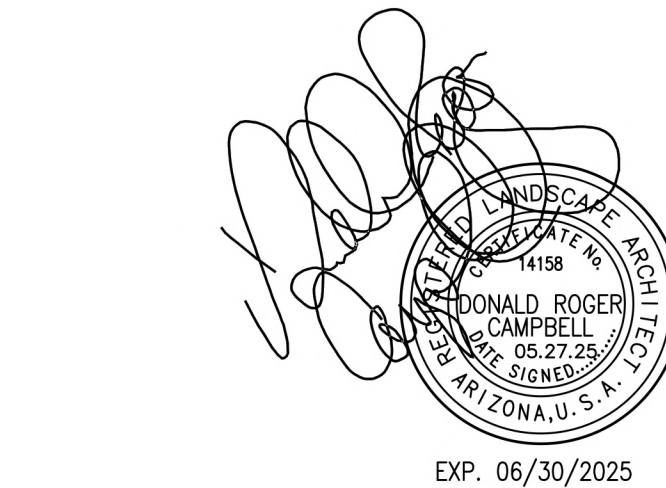
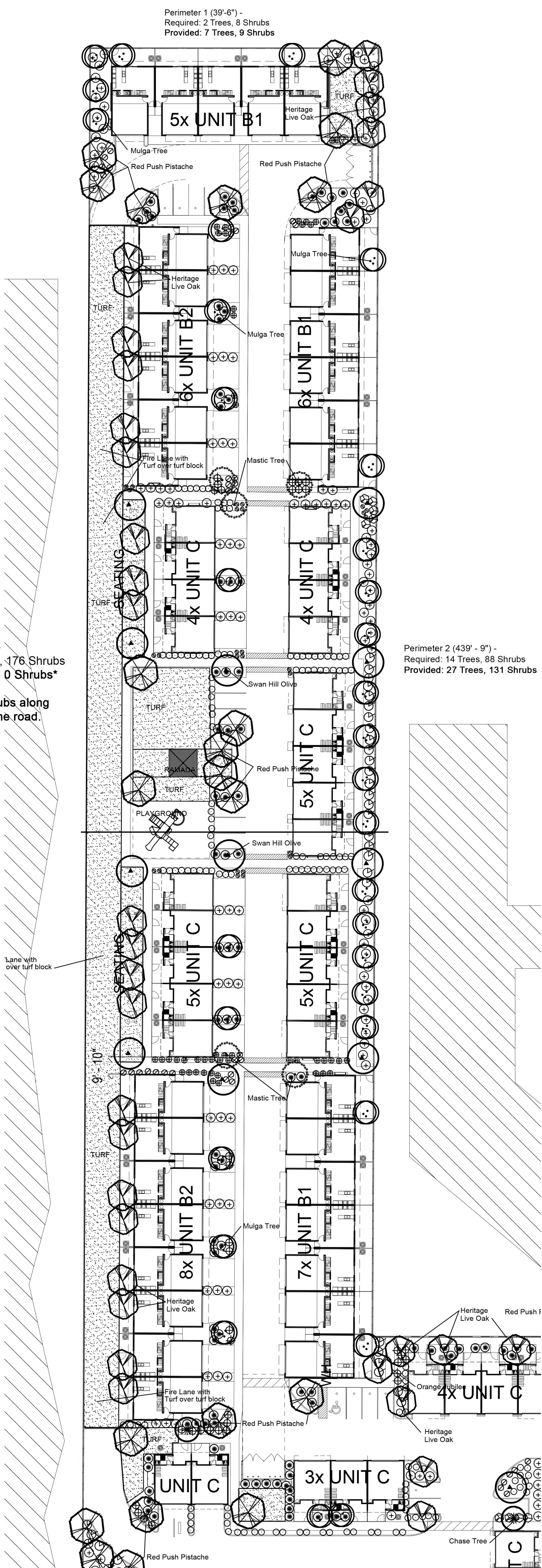
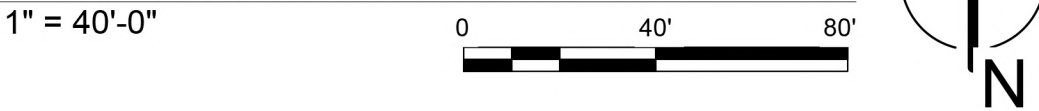


PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy & Caliper)	QUANTITY
TREES				
				PHT PH2
1		Olea europaea 'Swan Hill'	36" Box 15' 10' 3" Double-Staked Typ.	9 0
2		Pistacia a. 'Red Push'	36" Box 12' 8' 3" Double-Staked Typ.	8 0
3		Pistacia lentiscus	36" Box 12' 8' 3" Double-Staked Typ.	3 12
4		Vitex anhus-castus	24" Box 8' 4' 1.25" Double-Staked Typ.	16 2
5		Acacia aneura	24" Box 7' 4' 1.5" Double-Staked Typ.	10 52
6		Quercus virginiana	24" Box 9' 4' 1.25" Double-Staked Typ.	34 30
SMALL PALMS				
7		Cycas revoluta	5 Gallon	7 0
LARGE SHRUBS				
8		Photina fraseri	5 Gallon	25 27
9		Leucophyllum laevigatum	5 Gallon	59 9
10		Olea europaea 'Little Olive'	5 Gallon	90 53
11		Nerium o. 'Petite Pink'	5 Gallon	73 81
12		Xylosma congestum 'compacta'	5 Gallon	16 15

13		Carissa grandiflora	5 Gallon	129 34
14		Rosmarinus officinalis 'Prostratus'	5 Gallon	40 33
15		Callistemon c. 'Little John'	5 Gallon	185 70
16		Muhlenbergia capillaris	5 Gallon	25 0
GROUNDCOVERS				
17		Ruellia brittoniana 'Katie'	1 Gallon	0 15
18		Lantana m. 'New Gold'	1 Gallon	137 52
19		Nandina d. 'Nana Compacta'	1 Gallon	0 28
ACCENTS				
20		Tecoma 'Orange Jubilee'	5 Gallon	5 0
LANDSCAPE MATERIALS				
21		Decomposed Granite	1/2" size screened	
22		Surface Select Granite Boulders	5 tons of various size boulders	
23		Concrete Header	4" x 6", Curbstyle	
24		Midiron Bermuda	Sod	
25		Fire Lane	Midiron Bermuda over a Turf Block Base	

PHASE 2 LANDSCAPE PLAN



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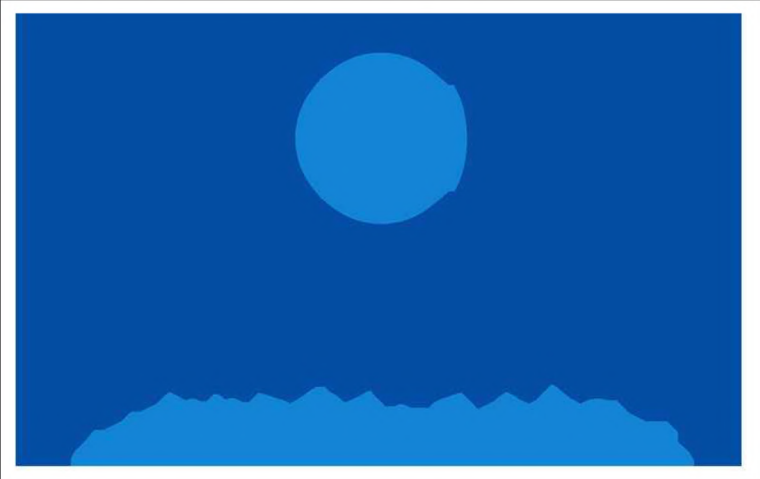
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ADDITION

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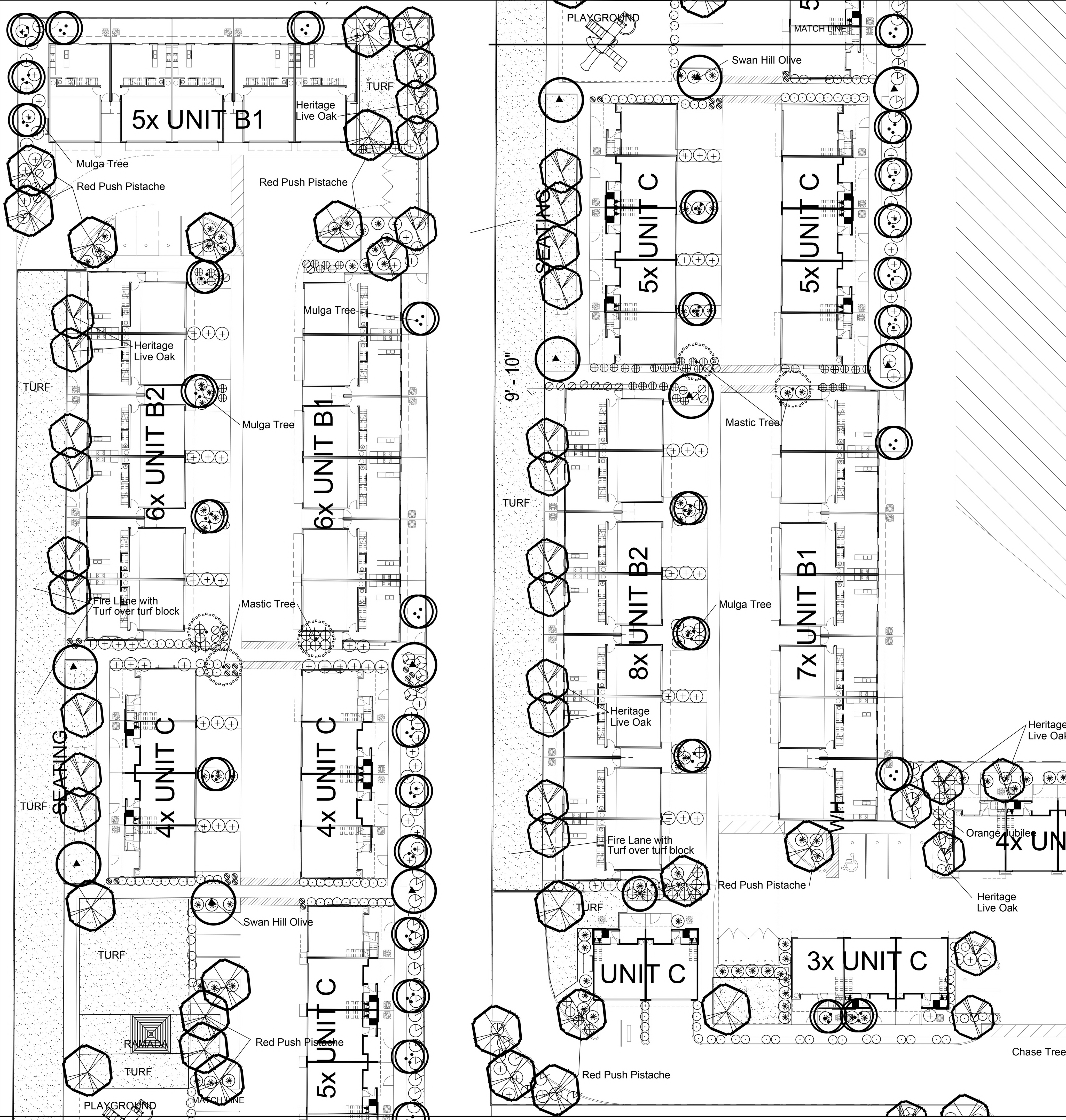


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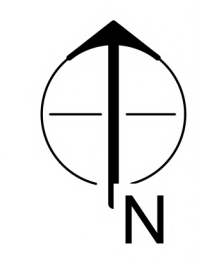
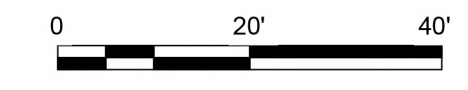
PHASE 2
LANDSCAPE
PLAN

L300



PLANT MATERIAL LEGEND					
KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	(Height, Canopy, & Caliper)	QUANTITY
TREES					
1		Olea europaea 'Swan Hill' Swan Hill Olive	36" Box 15' 10' 3"	Double-Staked Typ.	9 0
2		Pistacia a. 'Red Push' Red Push Pistache	36" Box 12' 8' 3"	24" Box 10' 4' 1.5" Double-Staked Typ.	8 19 9
3		Pistacia lentiscus Mastic Tree	36" Box 12' 8' 3"	Double-Staked Typ.	3 12
4		Vitex anhus-castus Chase Tree	24" Box 9' 4' 1.25"	36" Box 13' 10' 2.5" Double-Staked Typ.	16 2 0
5		Acacia aneura Mulga	24" Box 7' 4' 1.5"	Double-Staked Typ.	10 52
6		Quercus virginiana Heritage Live Oak	24" Box 9' 4' 1.25"	Double-Staked Typ.	34 30
SMALL PALMS					
7		Cycas revoluta Sago Palm	5 Gallon		7 0
LARGE SHRUBS					
8		Photina fraseri Photina	5 Gallon		25 27
9		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon		59 9
10		Olea europaea 'Little Olie' Little Olie	5 Gallon		90 53
11		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon		73 81
12		Xylosma congestum 'compacta' Xylosma	5 Gallon		16 15
MEDIUM AND SMALL SHRUBS					
13		Carissa grandiflora Green Carpet Natal Plum	5 Gallon		129 34
14		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon		40 33
15		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon		185 70
16		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon		25 0
GROUNDCOVERS					
17		Ruellia brittoniana 'Katie' Katie Ruellia	1 Gallon		0 15
18		Lantana m. 'New Gold' New Gold Lantana	1 Gallon		137 52
19		Nandina d. 'Nana Compacta' Nana Nana Bamboo	1 Gallon		0 28
ACCENTS					
20		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon		5 0
LANDSCAPE MATERIALS					
21		Decomposed Granite Desert Gold	1/2" size screened 2" Deep		
22		Surface Select Granite Boulders	5 tons of various size boulders		
23		Concrete Header	4" x 6", Curbstyle 2" Deep		
24		Midiron Bermuda	Sod		
25		FIRE LANE Midiron Bermuda over a Turf Block Base	Sod		

PHASE 2
LANDSCAPE PLAN
1" = 20'-0"



EXP. 06/30/2025

20001

111 E. Dwyal Ave., Suite 1-278
Phoenix, Arizona 85020

Donald Campbell RIA
don@campbellcollaborative.com
T: (602) 266-1644 F: (602) 266-1607

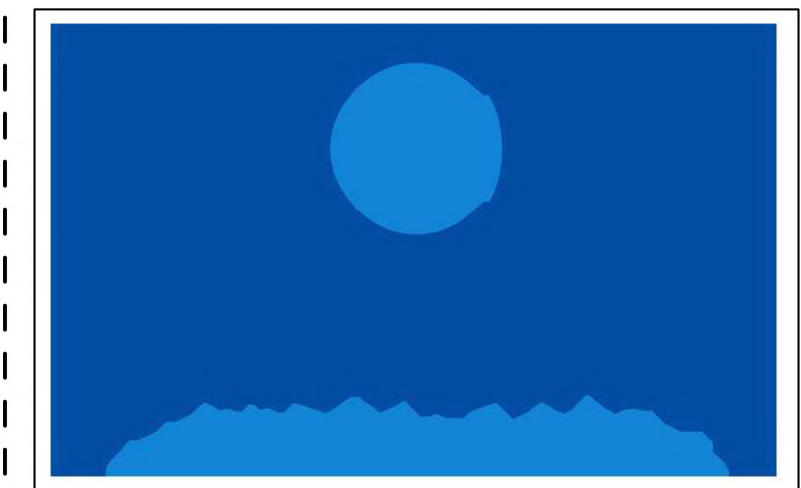
PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

4062 E MAIN STREET
ADDITION

4062 E MAIN STREET
MESA, AZ 85208

PROJECT NO: 24040-4140
DATE: 04/21/2025

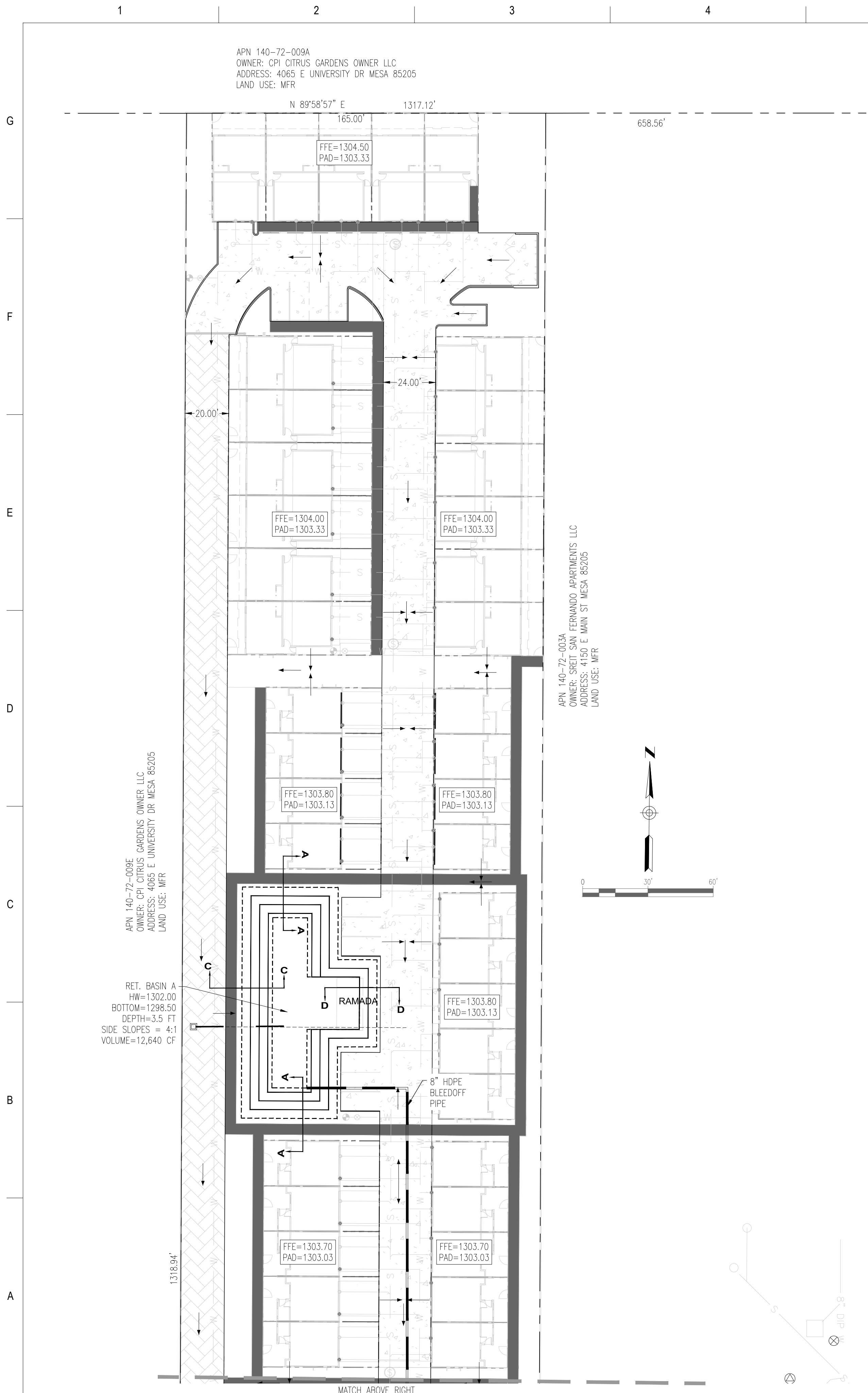


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contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

PHASE 2
LANDSCAPE
PLAN
L400

P:\139311\3931-00103 Design\01 Drawings\4140 E Main-Sc Civil-Grading and Drainage.dwg, C:\01 UTIL_ 9/29/2025 1:35:19 PM, Hrehla, Mike



RETENTION CALCULATIONS

VOLUME REQUIRED:

$Vr = C \cdot P / 12 \cdot A$

WHERE:

C= RUNOFF COEFFICIENT (0.85)

P= RAINFALL DEPTH (IN) 2.2 INCHES PER EDS

A= DRAINAGE AREA (FT)

OVERALL $Vr = 0.85 \cdot 2.2 / 12 \cdot 318554 = 49,641$ CF

VOLUME PROVIDED

BASIN A: 12,640 CF

BASIN B: 37,237 CF

TOTAL 49,877 CF



Larson Design Group

1000 COMMERCE PARK DRIVE

SUITE 201

WILLIAMSPORT, PA 17011

(717) 323-6666



SEAL

COMMENTS

DATE

MARK

4062 & 4140 EAST MAIN STREET
MESA, ARIZONA 85208

GRADING AND
DRAINAGE PLAN

Date: 05-29-2025

Project No.: 13931-001

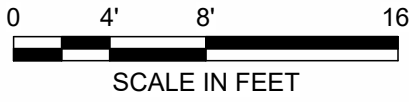
Sheet No.:

CG101

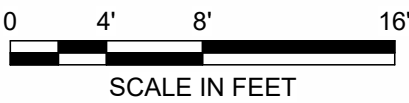




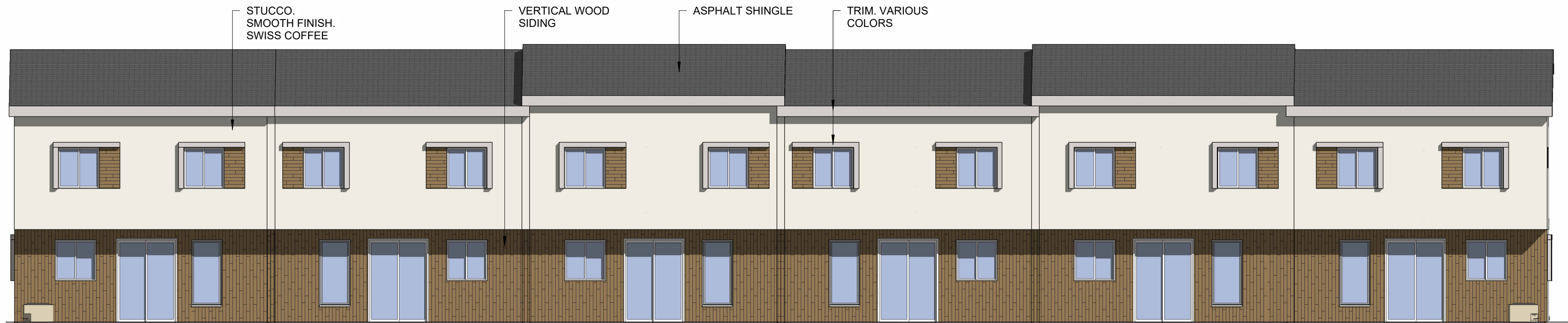
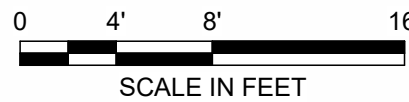
④ UNIT A, C. GARAGE ELEVATION
1/8" = 1'-0"



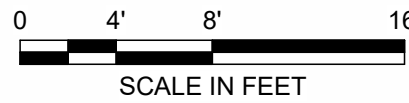
③ UNIT A, C. ENTRY ELEVATION
1/8" = 1'-0"



② UNIT B. GARAGE ELEVATION
1/8" = 1'-0"



① UNIT B. PATIO ELEVATION
1/8" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85205

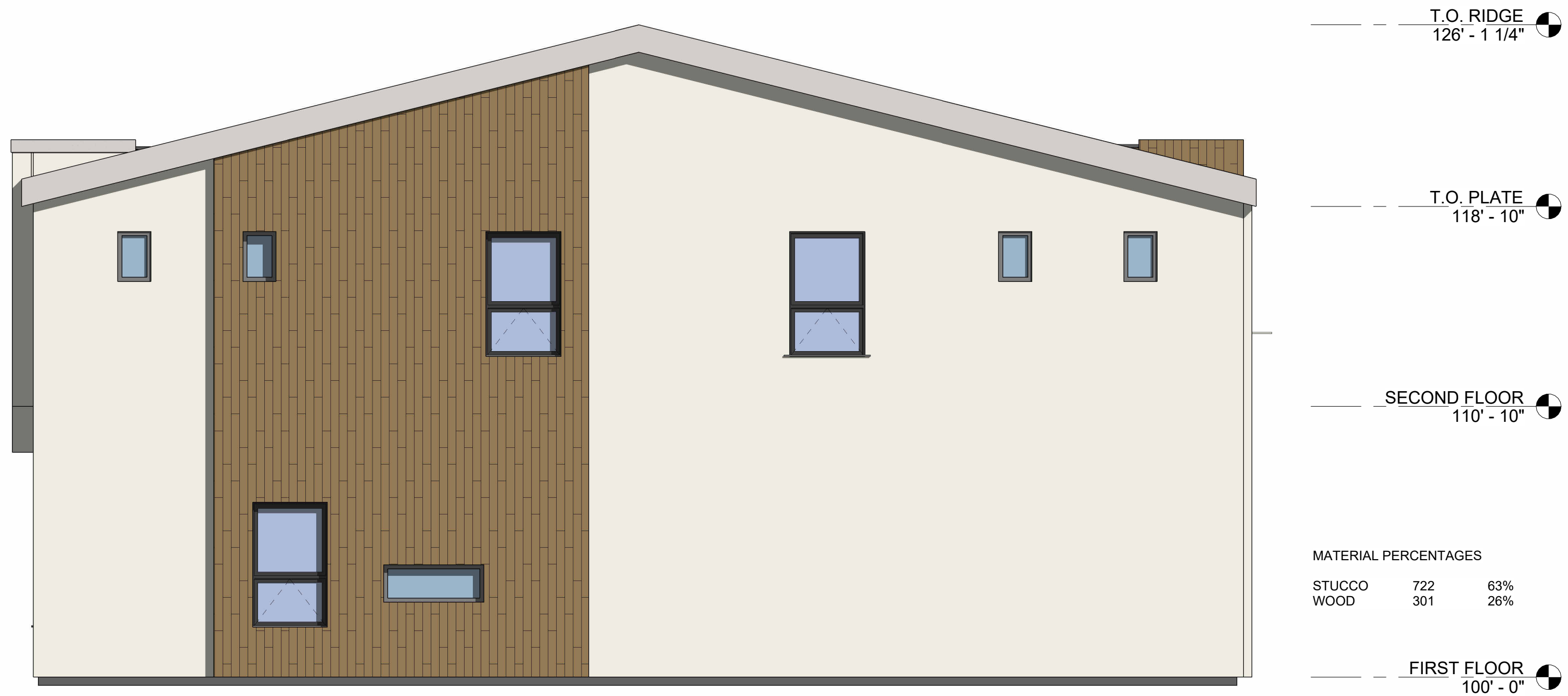
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DATE: 11/04/2024



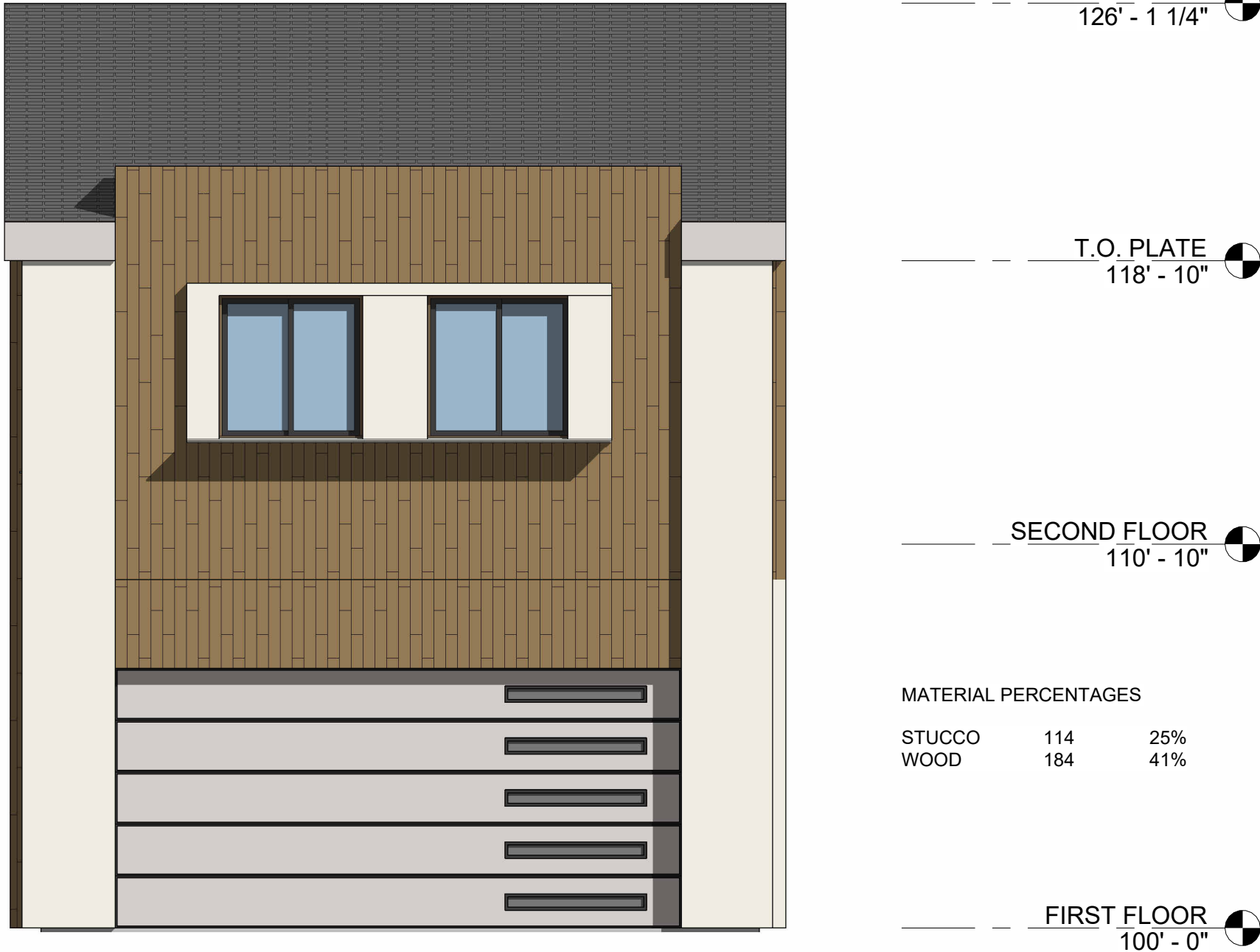
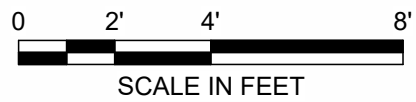
atmosphere architects
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contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

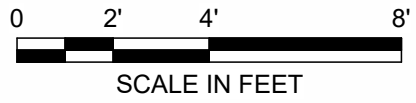
ELEVATIONS
A201



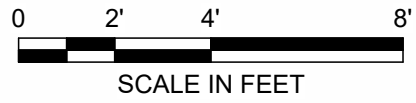
① SIDE END ELEVATION
1/4" = 1'-0"



③ NORTH ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN ST
MESA, AZ 85205

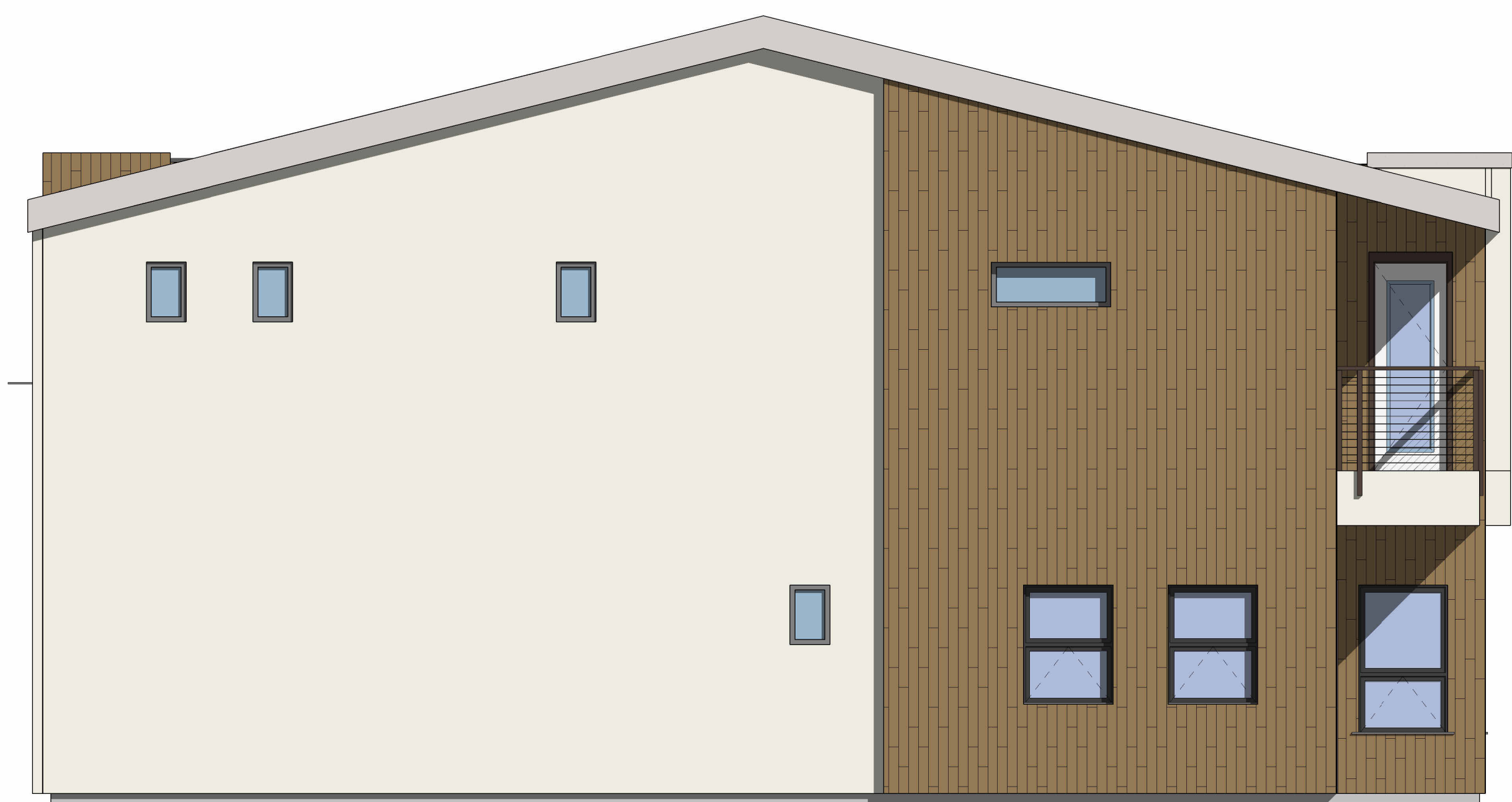
PROJECT NO: 24040
DATE: 06/09/22



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UNIT A -
ELEVATIONS
A202



— — T.O. RIDGE
126' - 1 1/4"

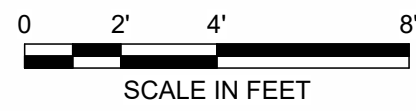
— — T.O. PLATE
118' - 10"

— — SECOND FLOOR
110' - 10"

MATERIAL PERCENTAGES
STUCCO 650 57%
WOOD 363 32%

— — FIRST FLOOR
100' - 0"

① PATIO END ELEVATION
1/4" = 1'-0"



— — T.O. RIDGE
126' - 1 1/4"

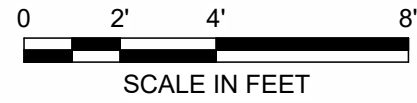
— — T.O. PLATE
118' - 10"

— — SECOND FLOOR
110' - 10"

MATERIAL PERCENTAGES
STUCCO 114 25%
WOOD 184 41%

— — FIRST FLOOR
100' - 0"

③ GARAGE ELEVATION
1/4" = 1'-0"



— — T.O. RIDGE
126' - 1 1/4"

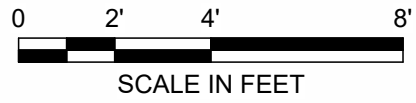
— — T.O. PLATE
118' - 10"

— — SECOND FLOOR
110' - 10"

MATERIAL PERCENTAGES
STUCCO 207 46%
WOOD 122 27%

— — FIRST FLOOR
100' - 0"

② ENTRY ELEVATION
1/4" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN ST
MESA, AZ 85205

PROJECT NO: 24040
DATE: 06/09/22



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UNIT A -
ELEVATIONS
A203



RIDGE HGT
26' - 6 1/4"

T.O. PLATE
20' - 0"

SECOND FLOOR
PLAN
10' - 0"

MATERIAL PERCENTAGES
STUCCO 564 56%
VERTICAL WOOD 363 36%

FIRST FLOOR PLAN
0' - 0"

3 SIDE END ELEVATION
1/4" = 1'-0"



RIDGE HGT
26' - 6 1/4"

T.O. PLATE
20' - 0"

SECOND FLOOR
PLAN
10' - 0"

MATERIAL PERCENTAGES
STUCCO 188 32%
VERTICAL WOOD 153 26%

FIRST FLOOR PLAN
0' - 0"

2 GARAGE ELEVATION
1/4" = 1'-0"



RIDGE HGT
26' - 6 1/4"

T.O. PLATE
20' - 0"

SECOND FLOOR
PLAN
10' - 0"

MATERIAL PERCENTAGES
STUCCO 221 41%
VERTICAL WOOD 161 30%

FIRST FLOOR PLAN
0' - 0"

1 ENTRANCE ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85208

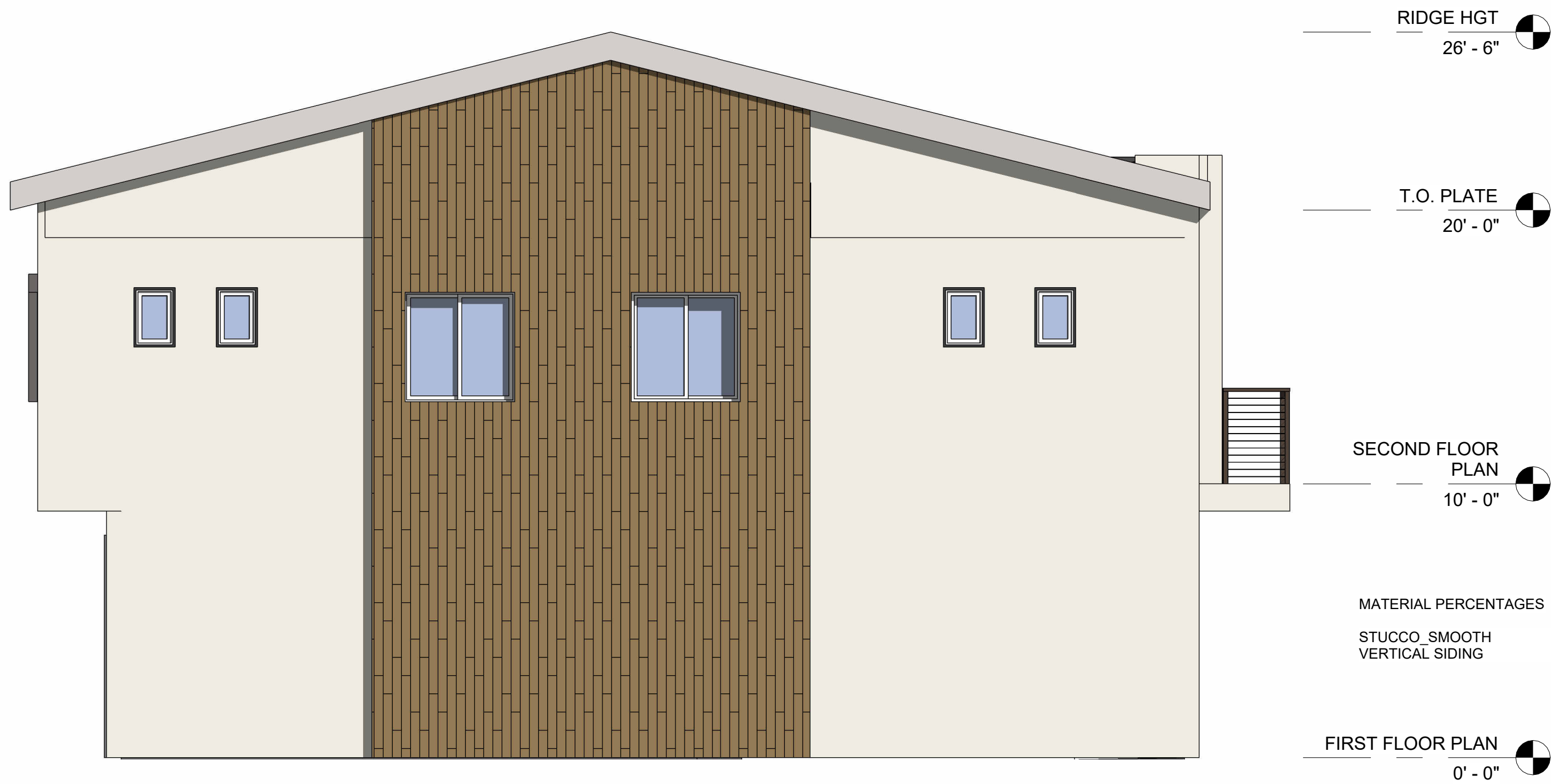
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DATE: 01/13/2025



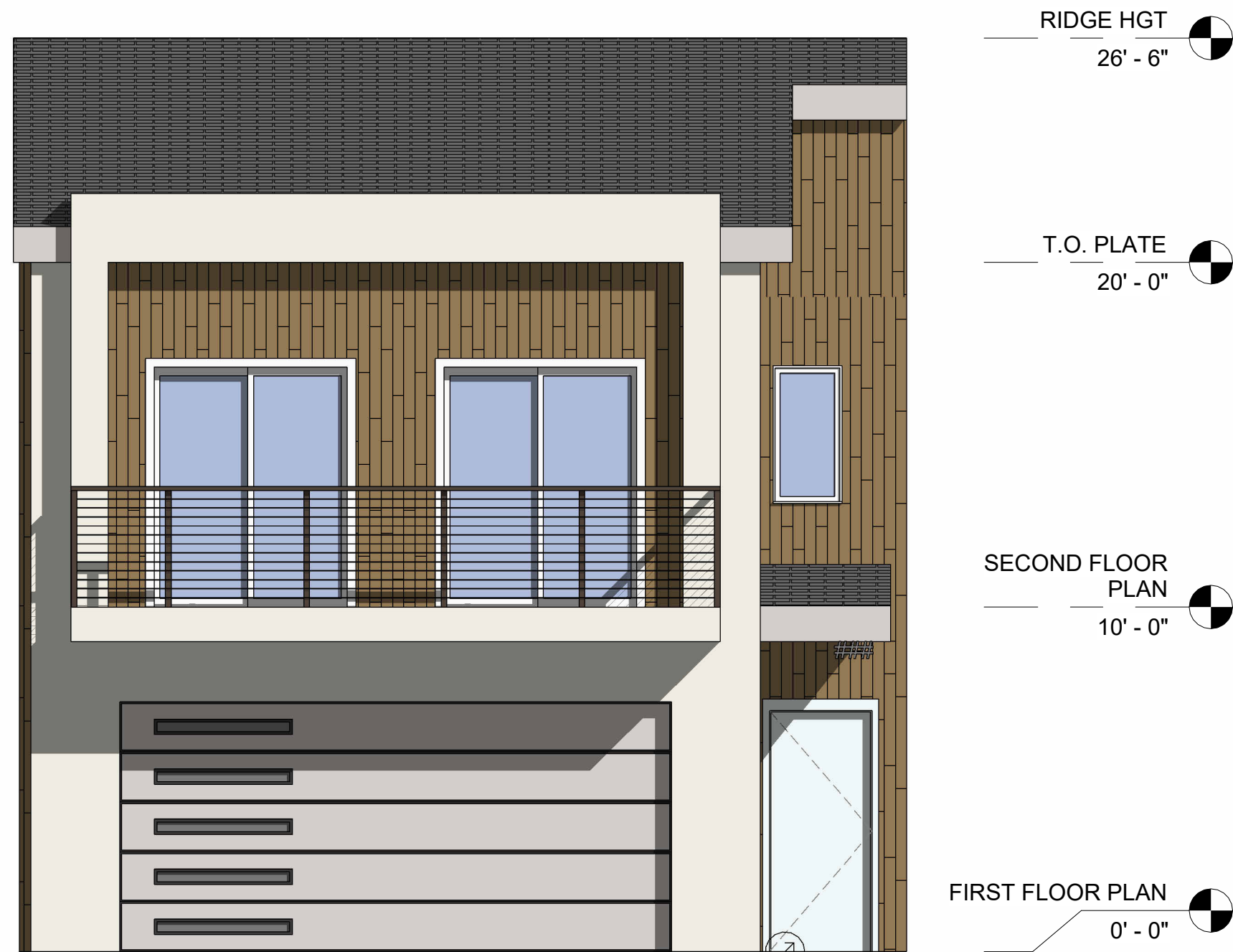
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contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

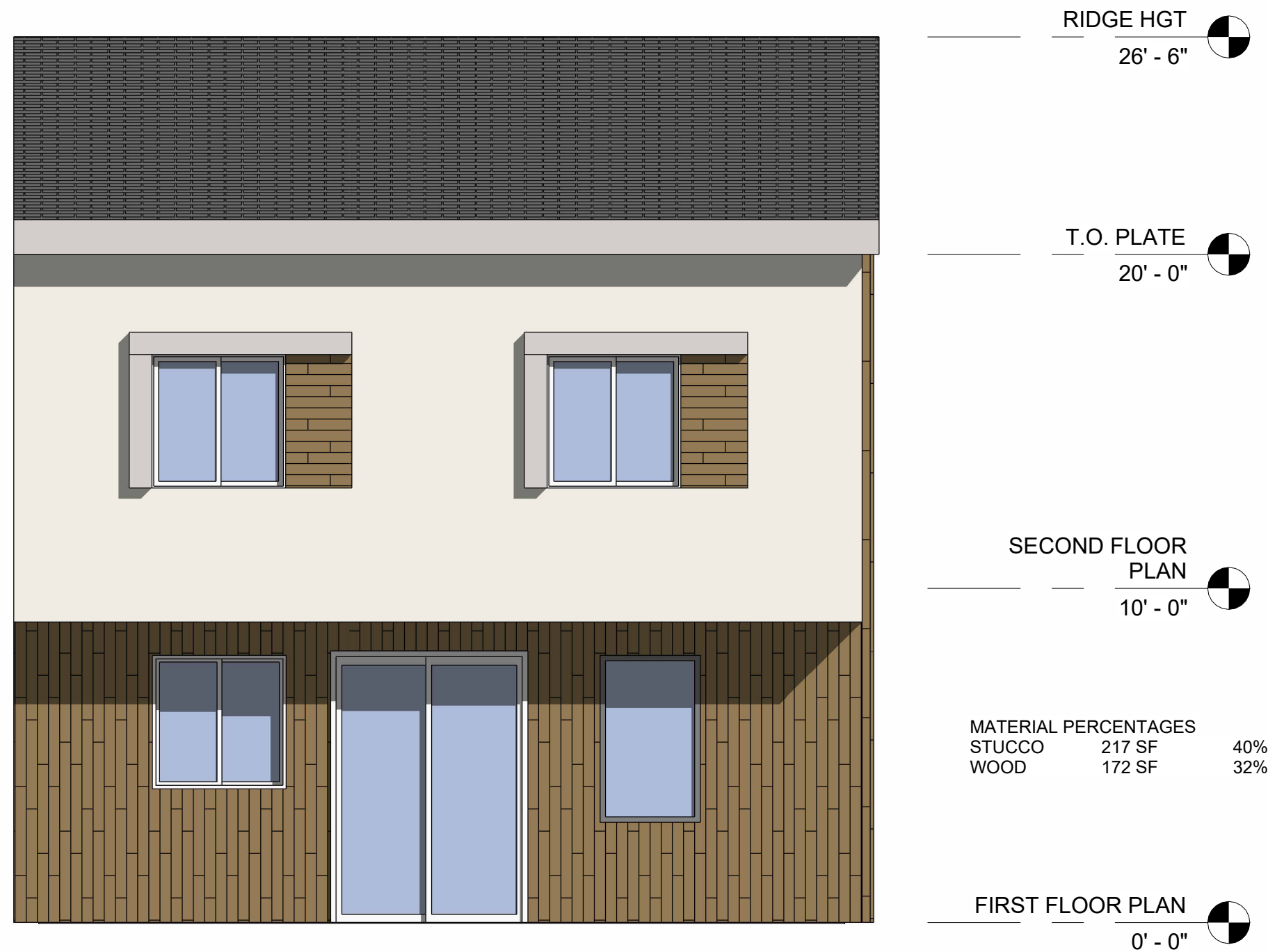
UNIT B ELEVATIONS
A204



3 SIDE ELEVATION
1/4" = 1'-0"



2 GARAGE ELEVATION
1/4" = 1'-0"



1 PATIO ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85205

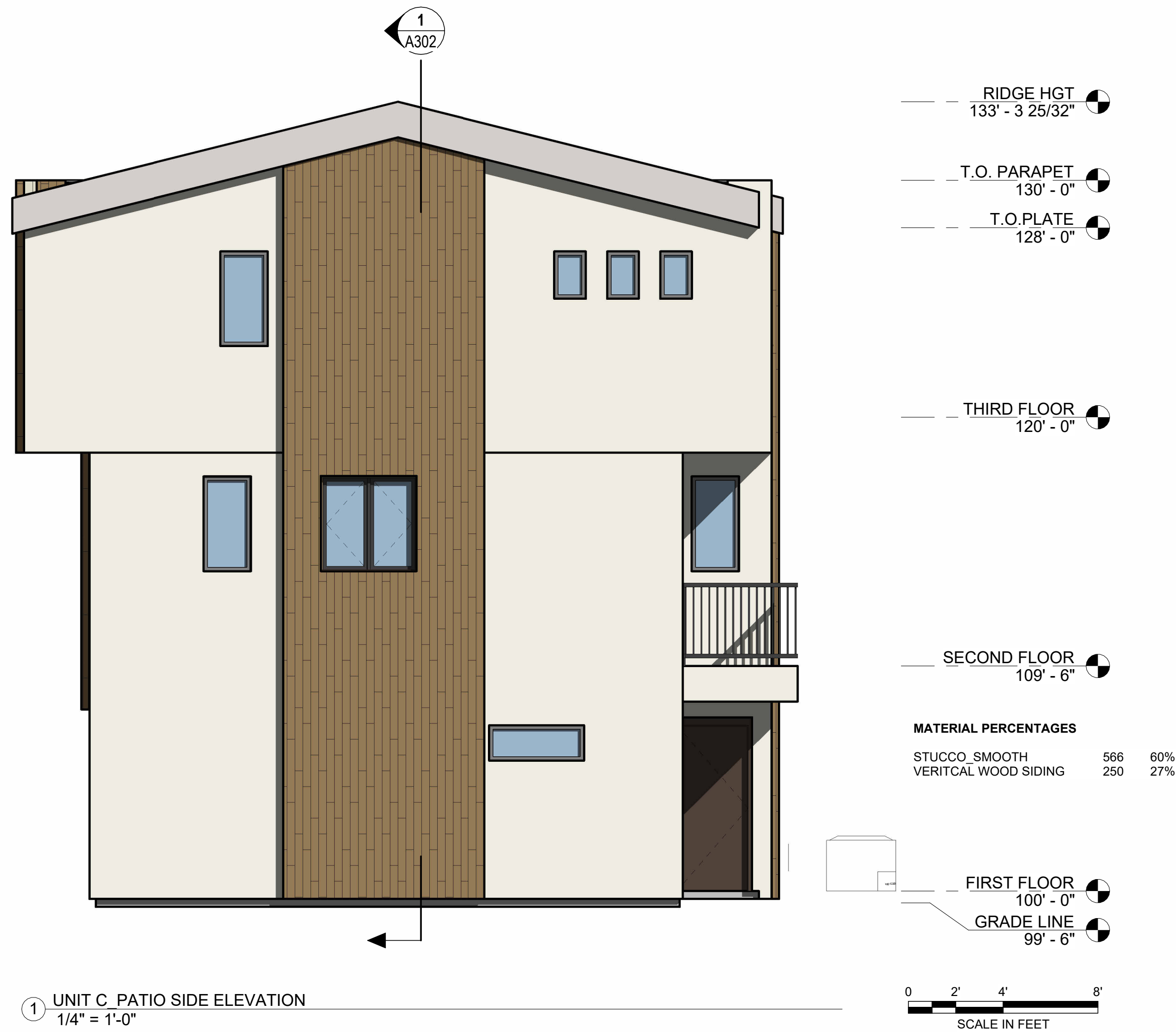
PROJECT NO: 24040
DATE: 01/13/2025



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UNIT B ELEVATIONS
A205



PRELIMINARY
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CONSTRUCTION

no.	date	description

VELORA

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MESA, AZ 85205

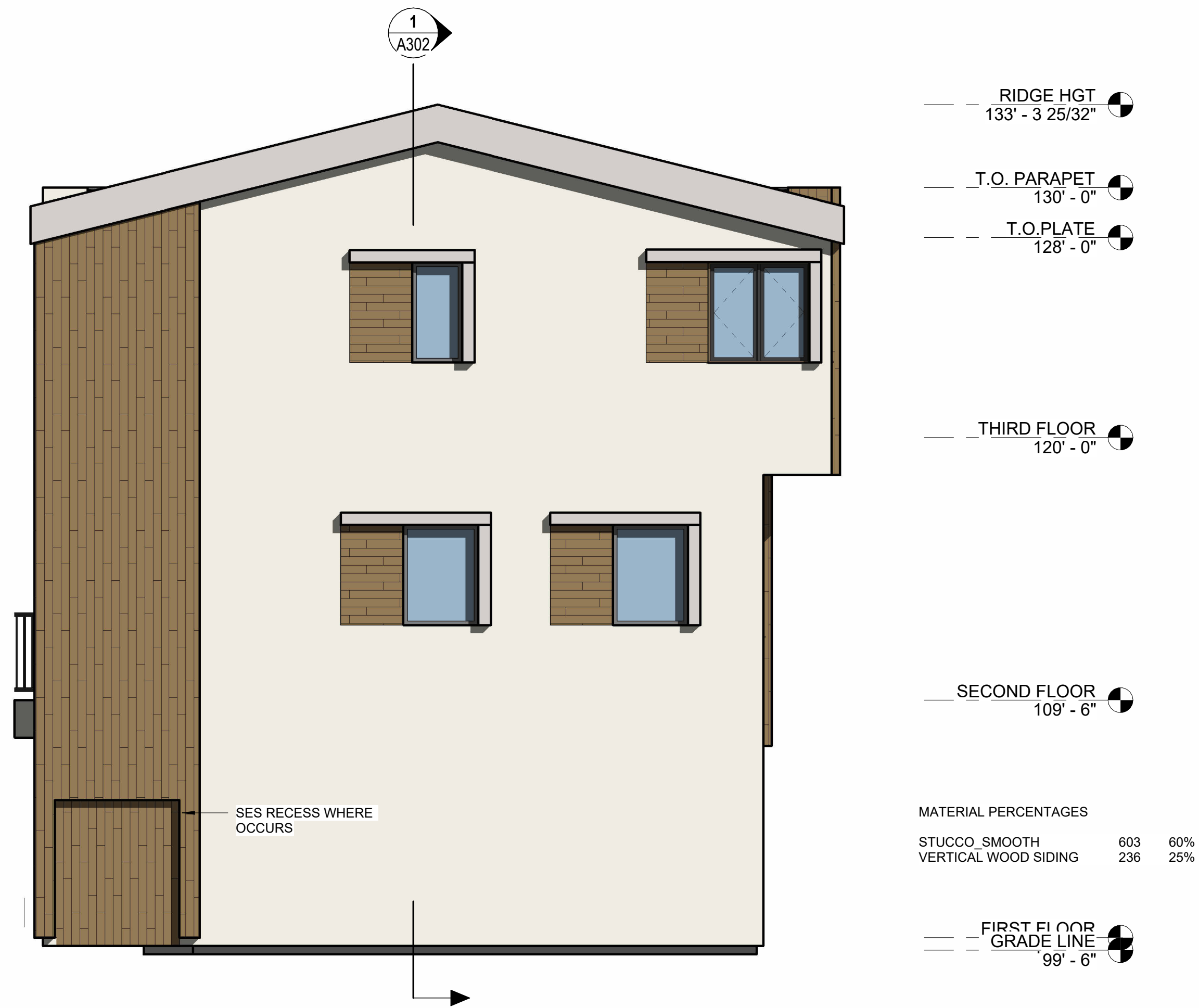
PROJECT NO: 24040
DATE: 01/13/25


atmosphere
architects

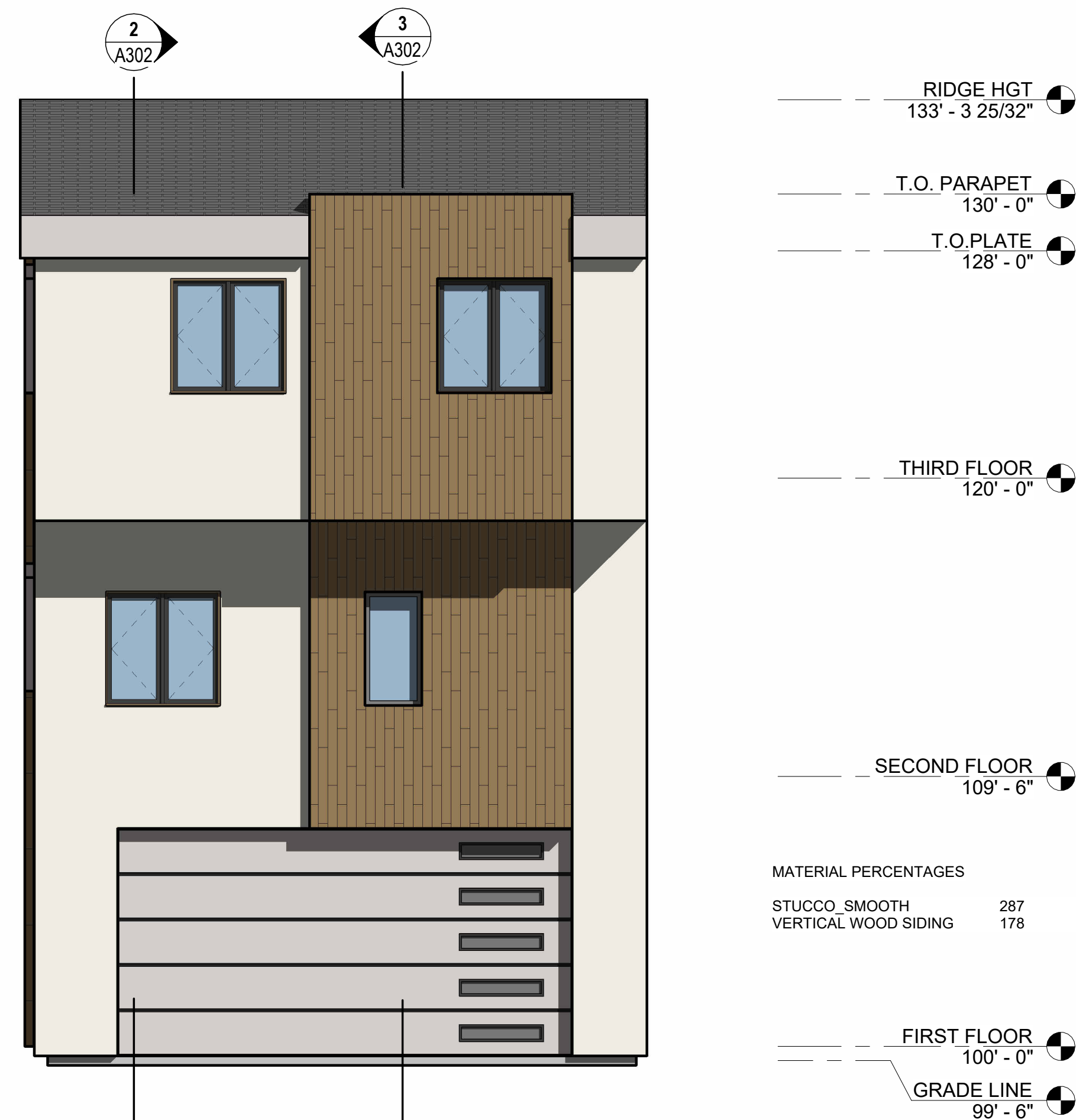
atmosphere architects
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contact: Tim Boyle
email: Tim@atmosarch.com
tel: 917-526-0323

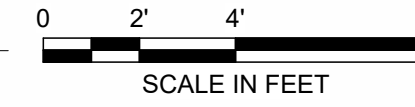
ELEVATIONS
A206



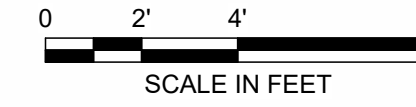
① UNIT C STAIR SIDE ELEVATION
1/4" = 1'-0"



③ UNIT C GARAGE ELEVATION
1/4" = 1'-0"



② UNIT C ENTRY ELEVATION
1/4" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85205

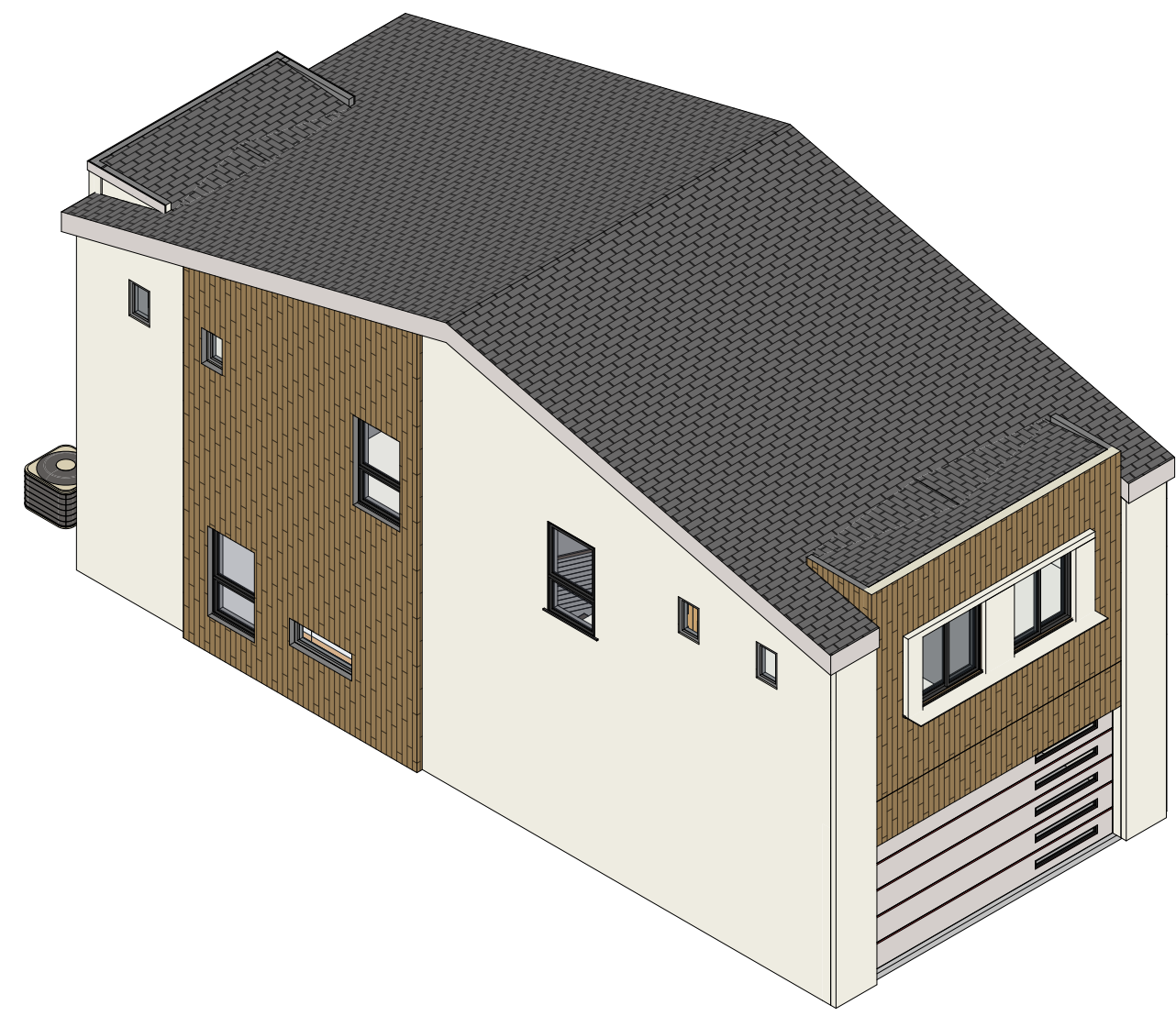
PROJECT NO: 24040
DATE: 01/13/2025



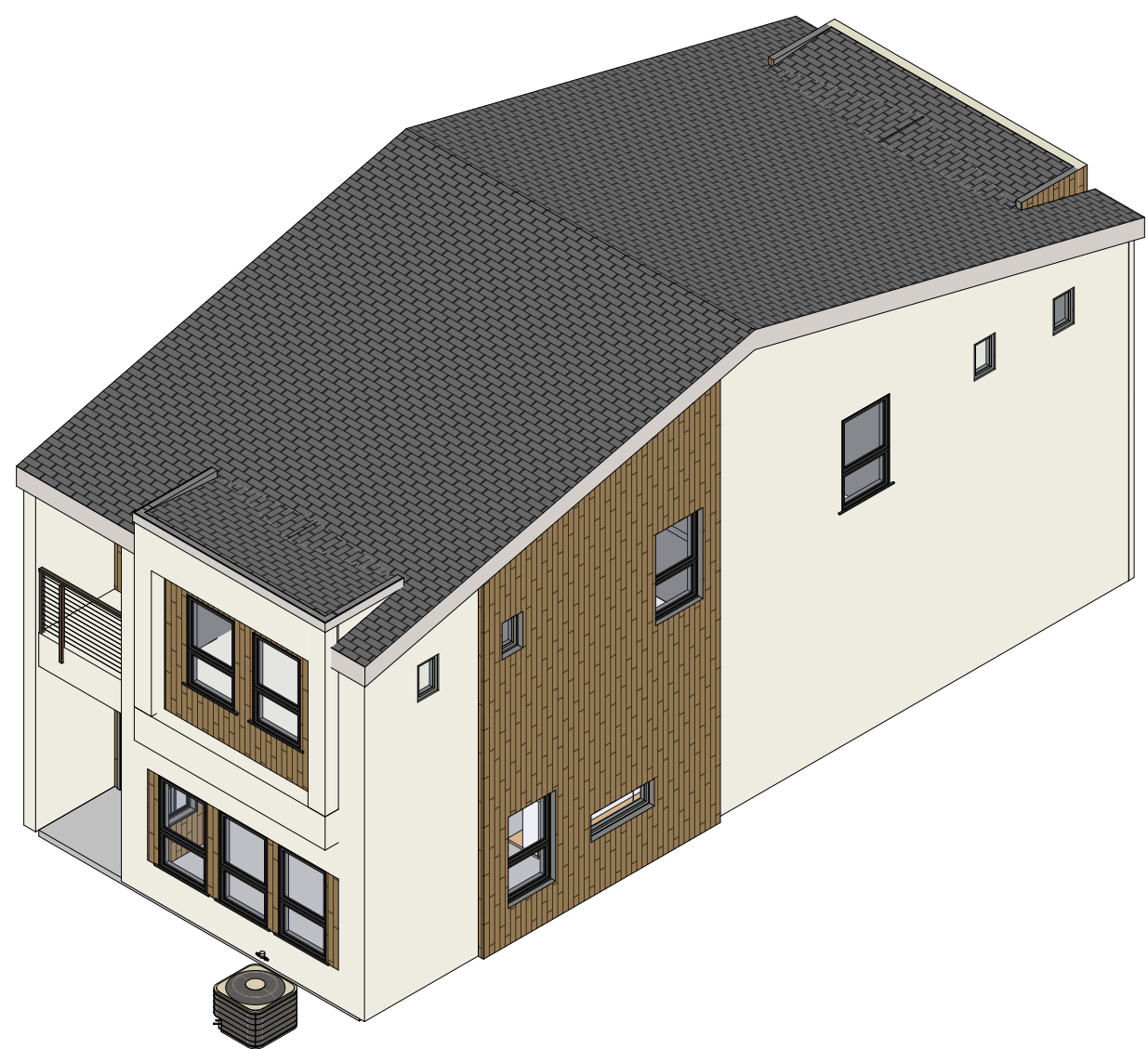
atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: Tim@atmosarch.com
tel: 917-526-0323

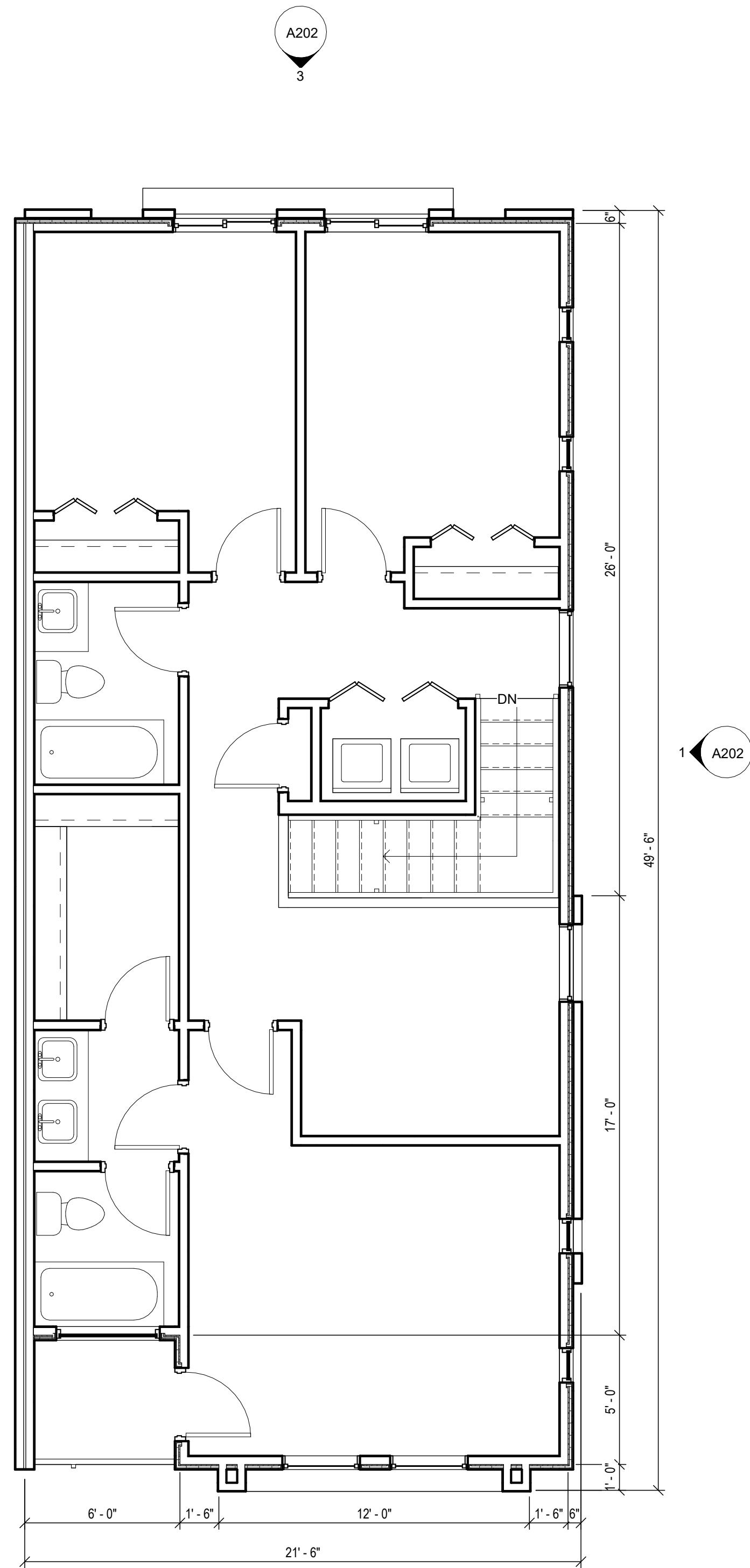
ELEVATIONS
A207



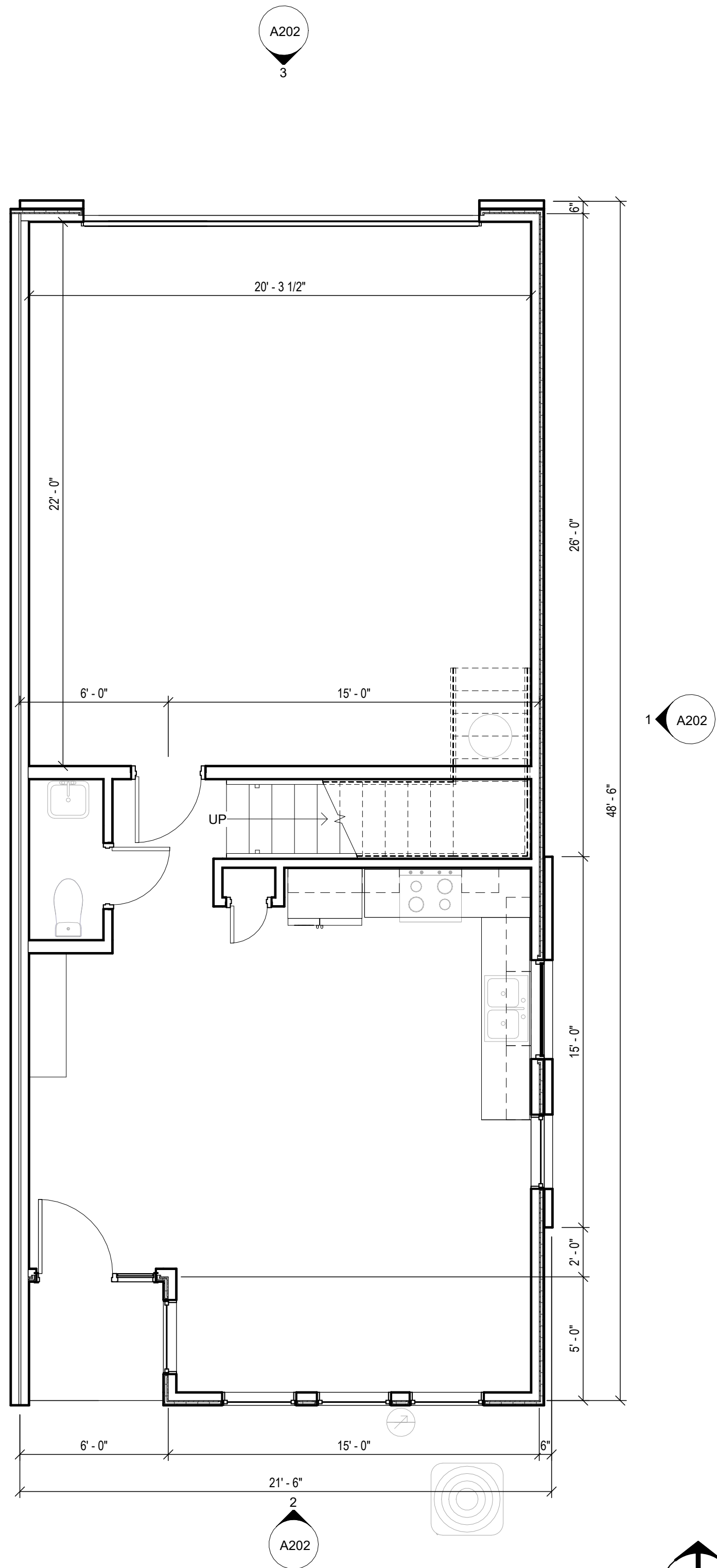
3 ISOMETRIC BLDG 2



4 ISOMETRIC BLDG 1



2 SECOND FLOOR
1/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"

NOTE:
ALL WINDOWS TO BE
RECESSED PER MZO SEC
11-5-5(B)(2)(a)(iii)

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN ST
MESA, AZ 85205

PROJECT NO: 24040
DATE: 01/13/25

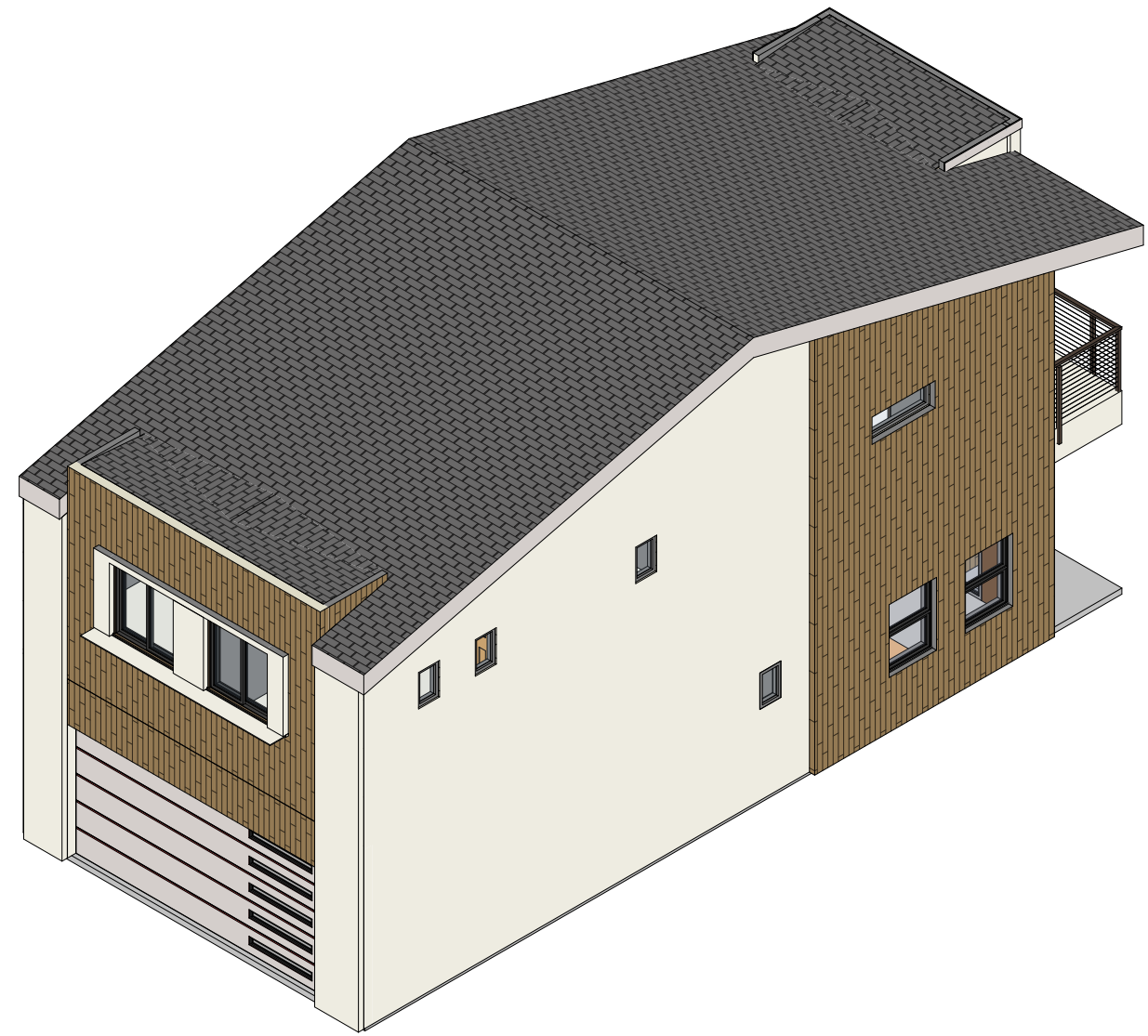


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mesa, az 85211

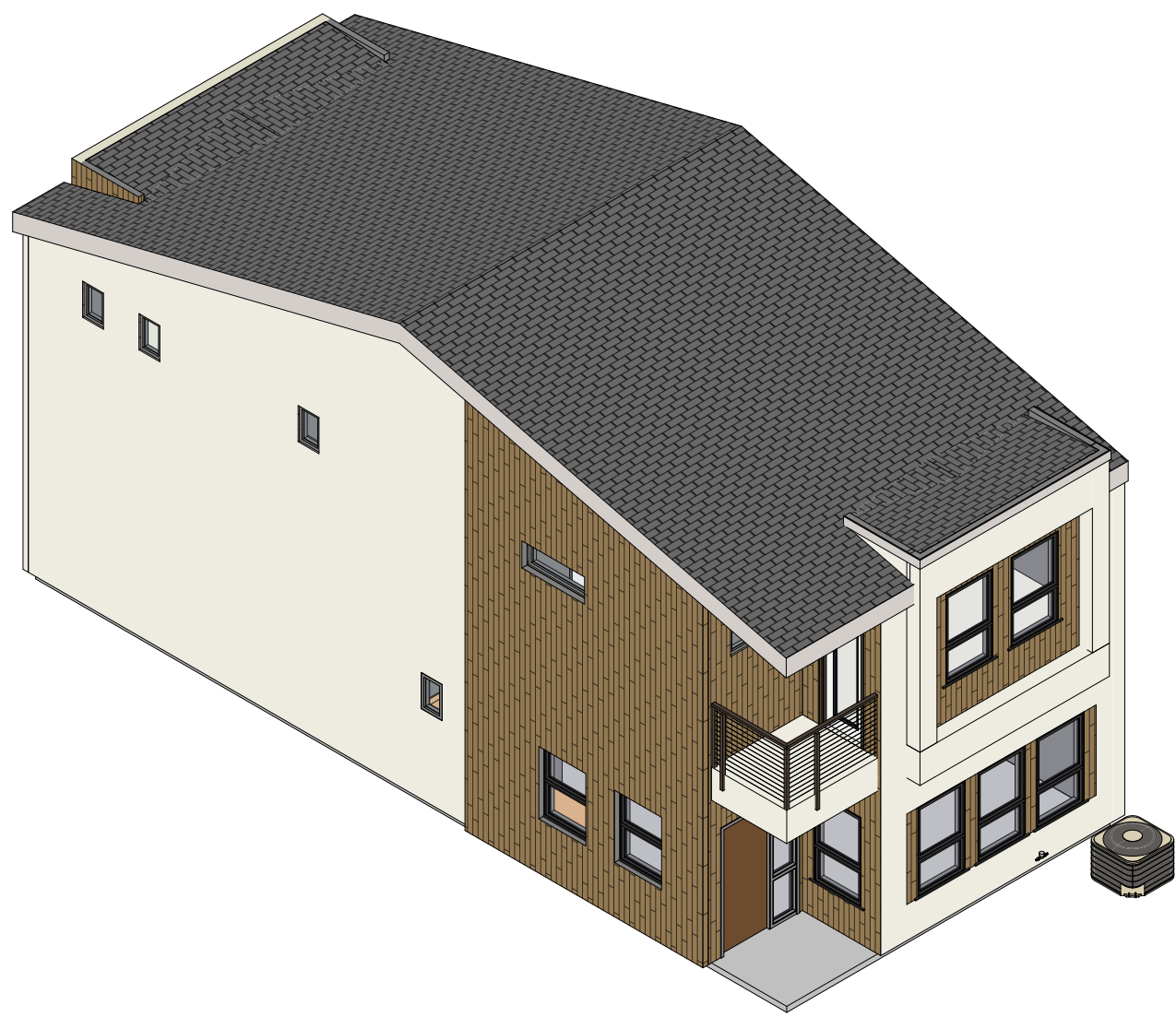
contact: Tim Boyle
email: Tim@atmosarch.com
tel: 917-526-0323

UNIT A - FLOOR
PLANS

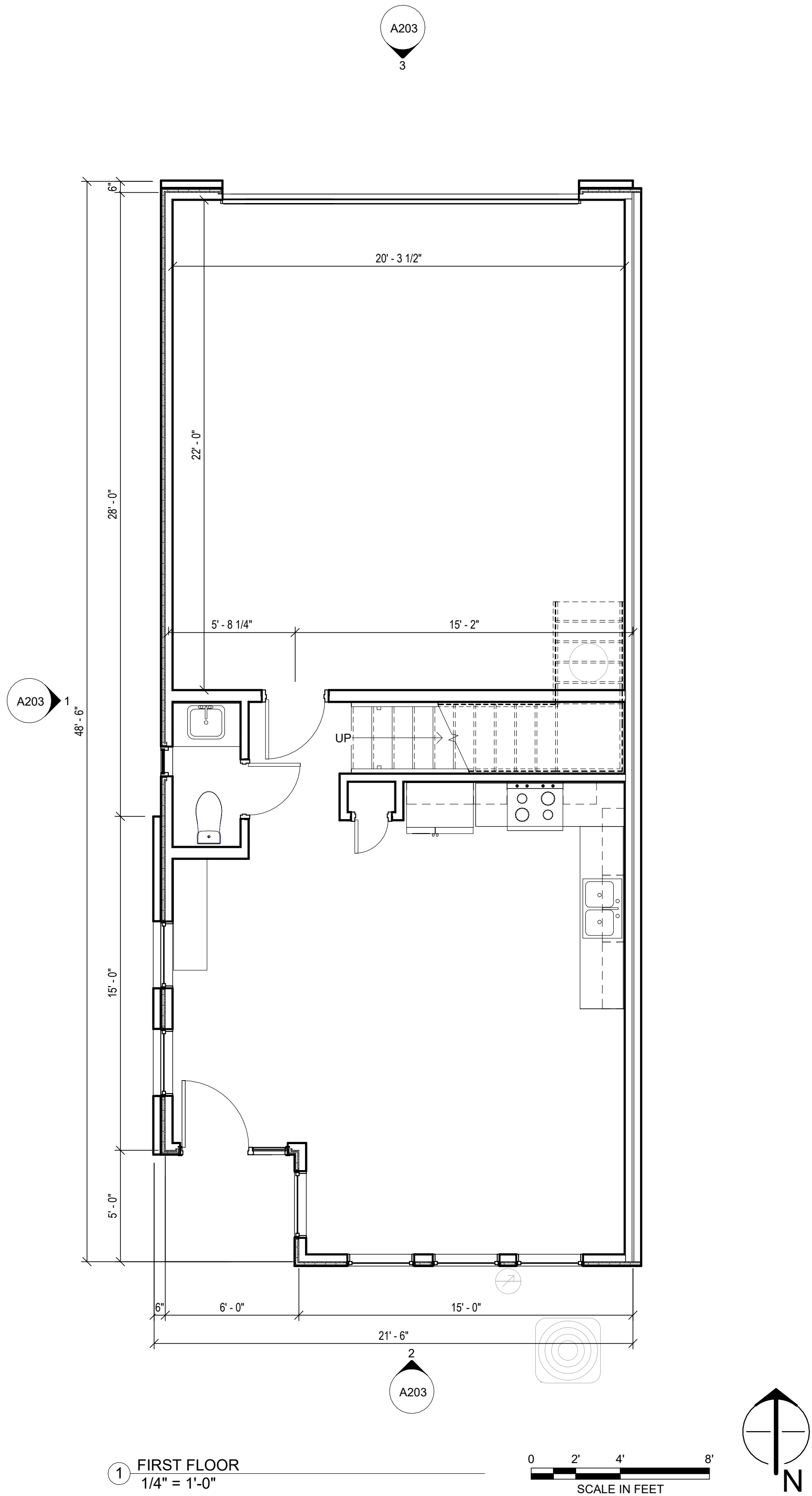
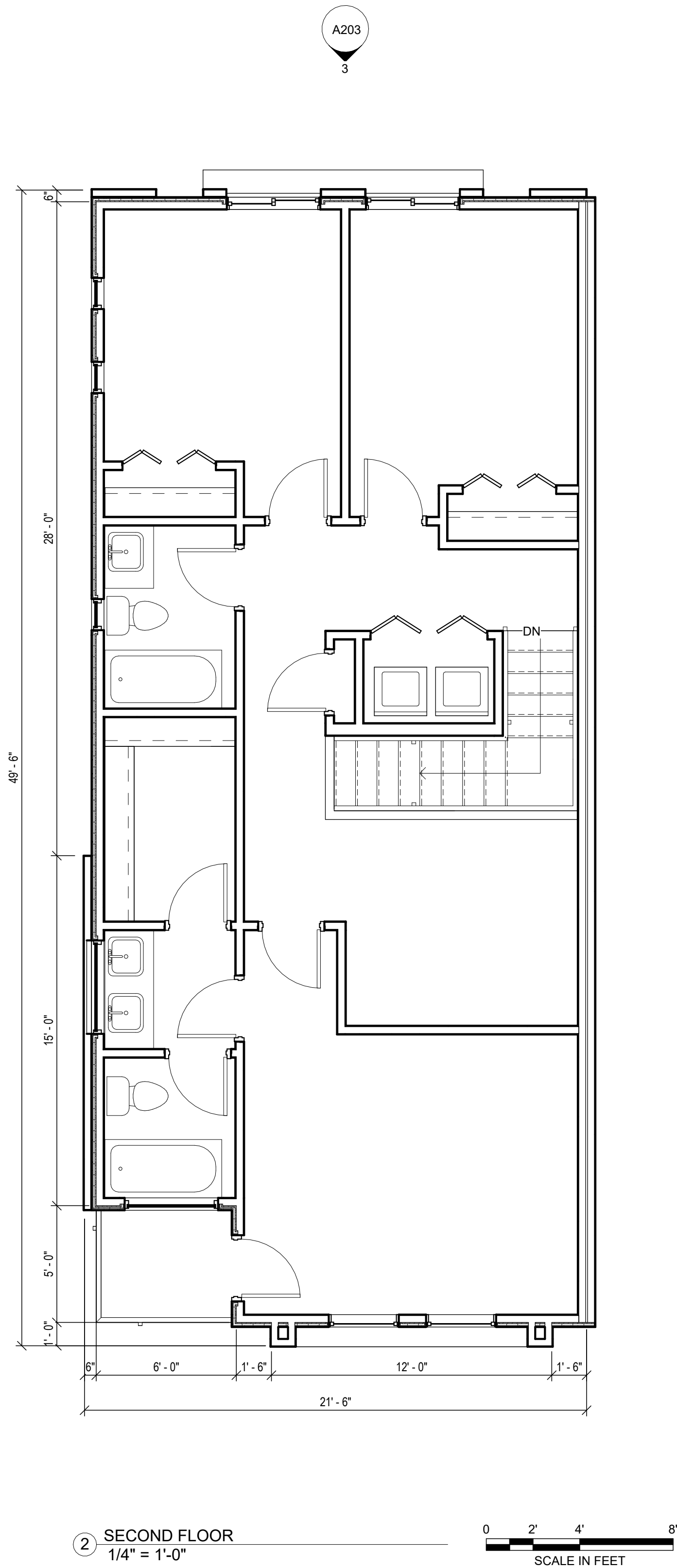
A102



3 ISOMETRIC BLDG 2



4 ISOMETRIC BLDG 1



NOTE:
ALL WINDOWS TO BE
RECESSED PER MZO SEC
11-5-5(B)(2)(a)(iii)

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN ST
MESA, AZ 85205

PROJECT NO: 24040
DATE: 01/13/25

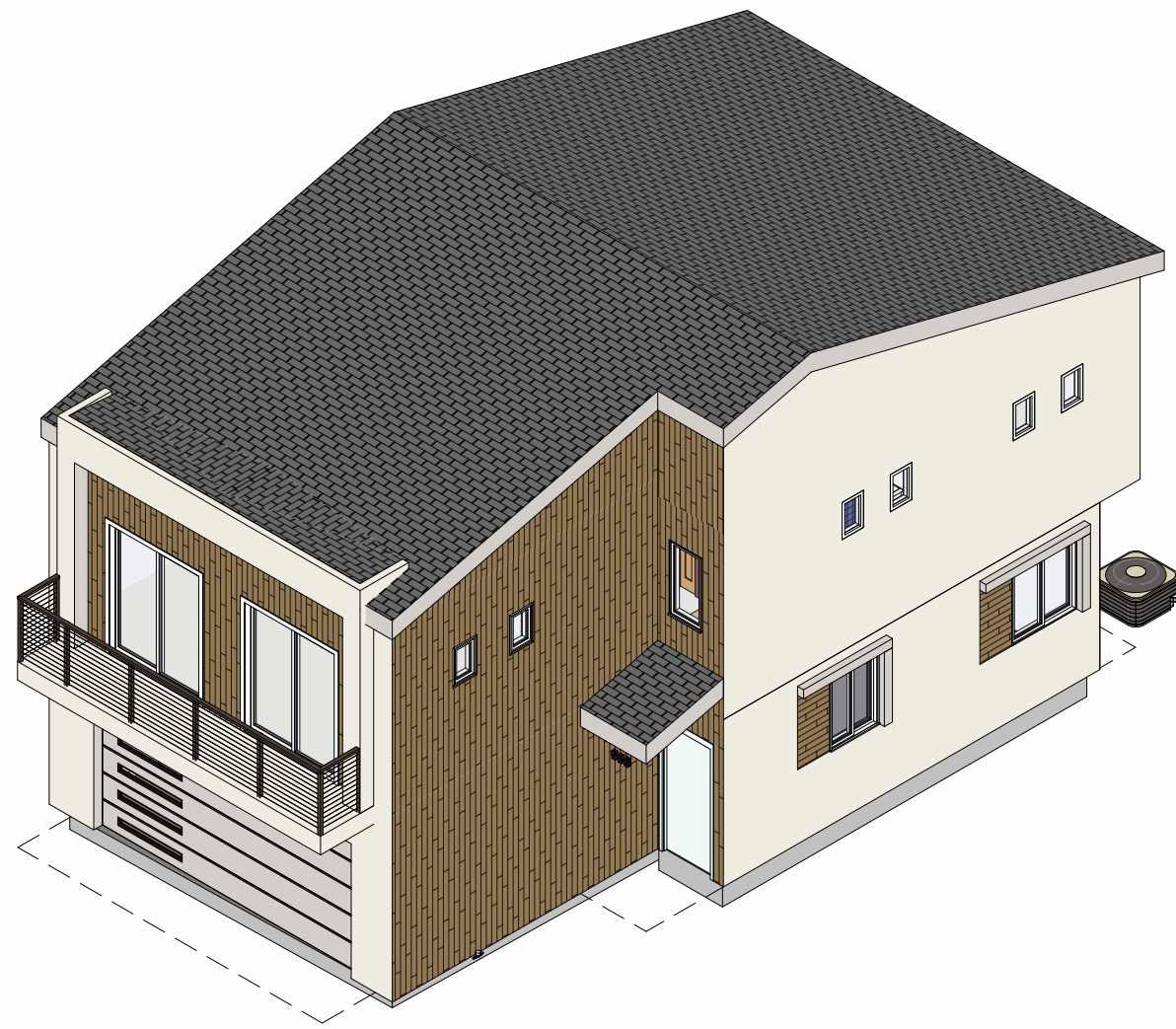


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mesa, az 85211

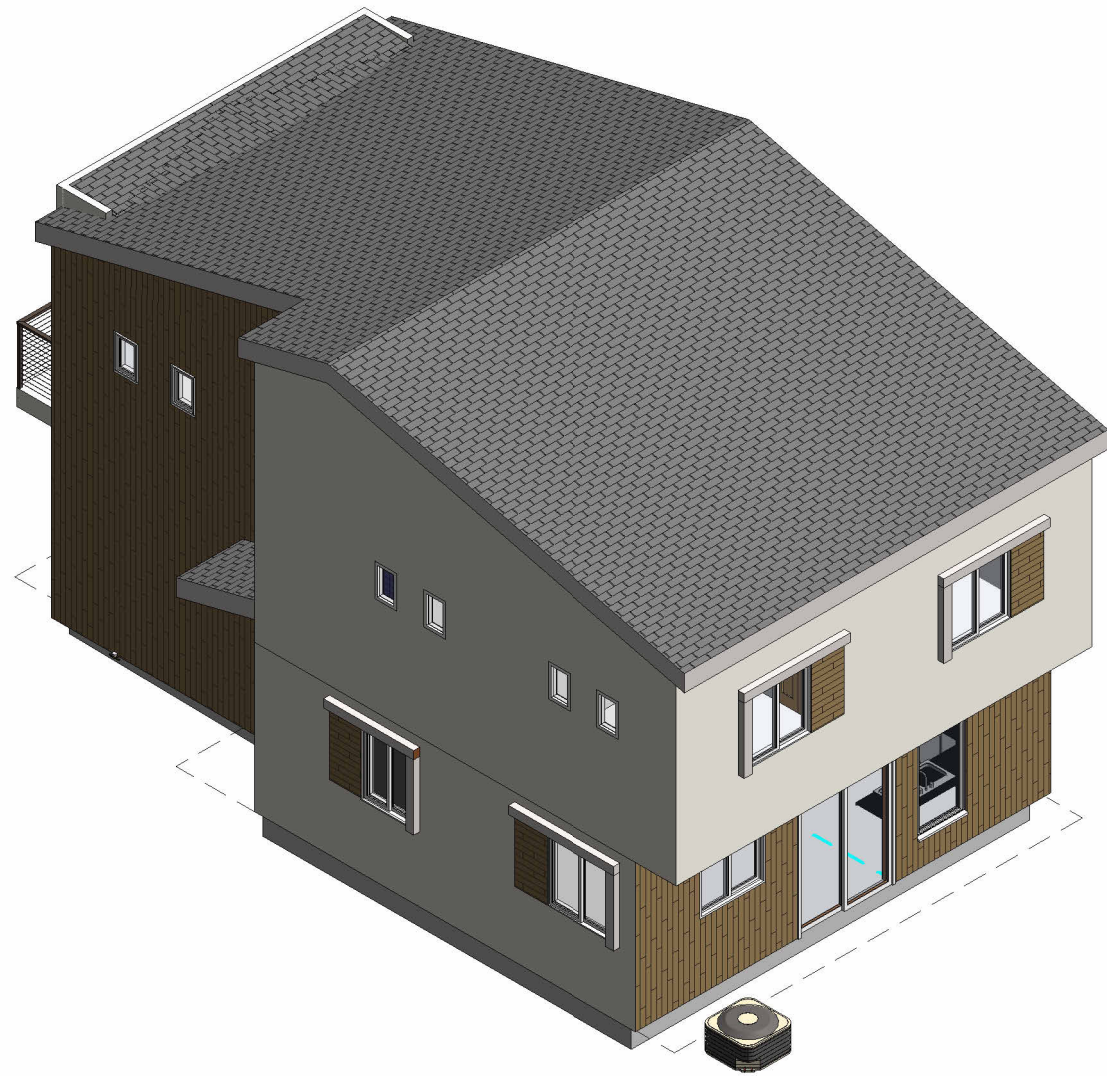
contact: Tim Boyle
email: Tim@atmosarch.com
tel: 917-526-0323

UNIT A - FLOOR
PLANS

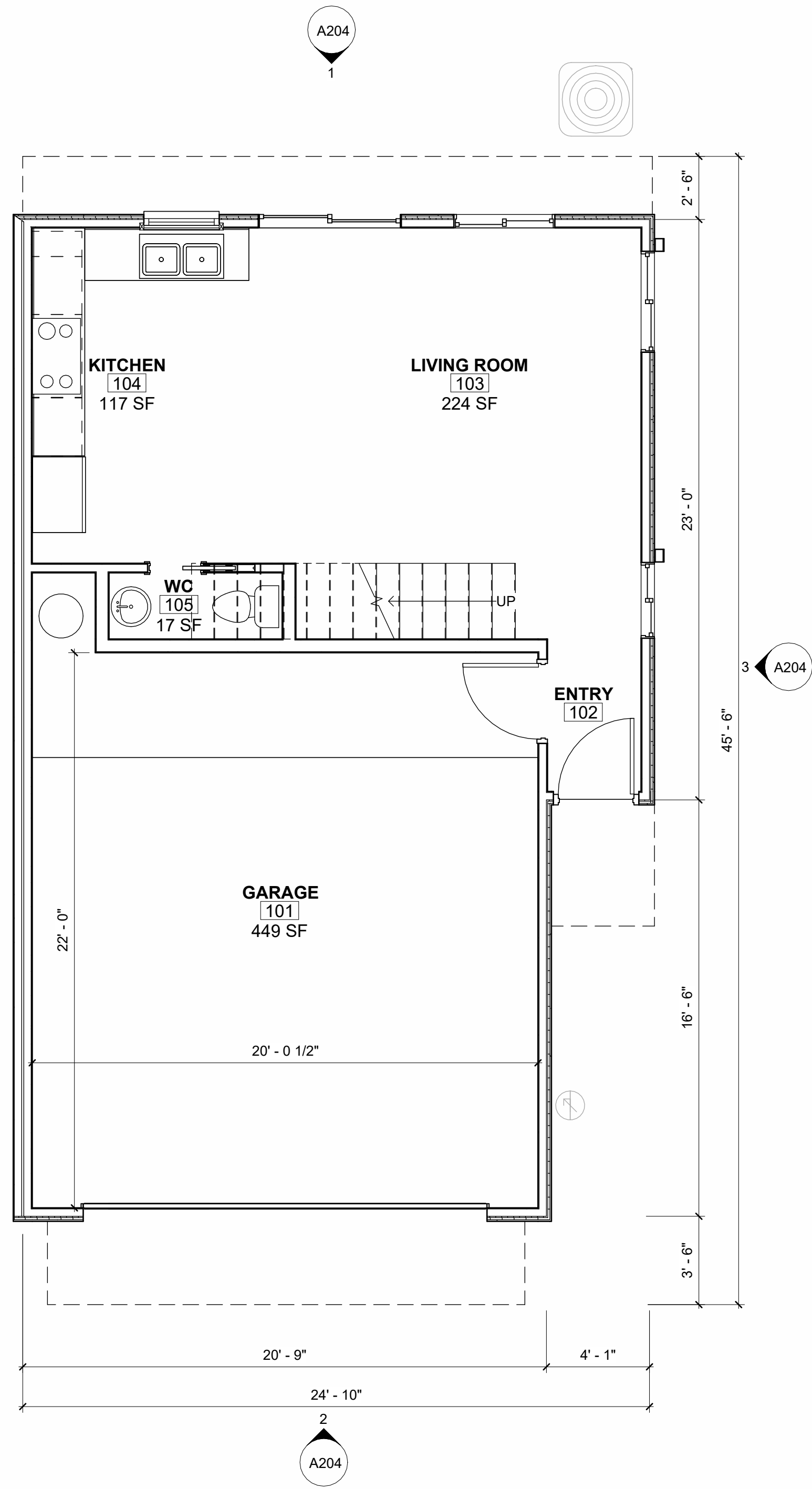
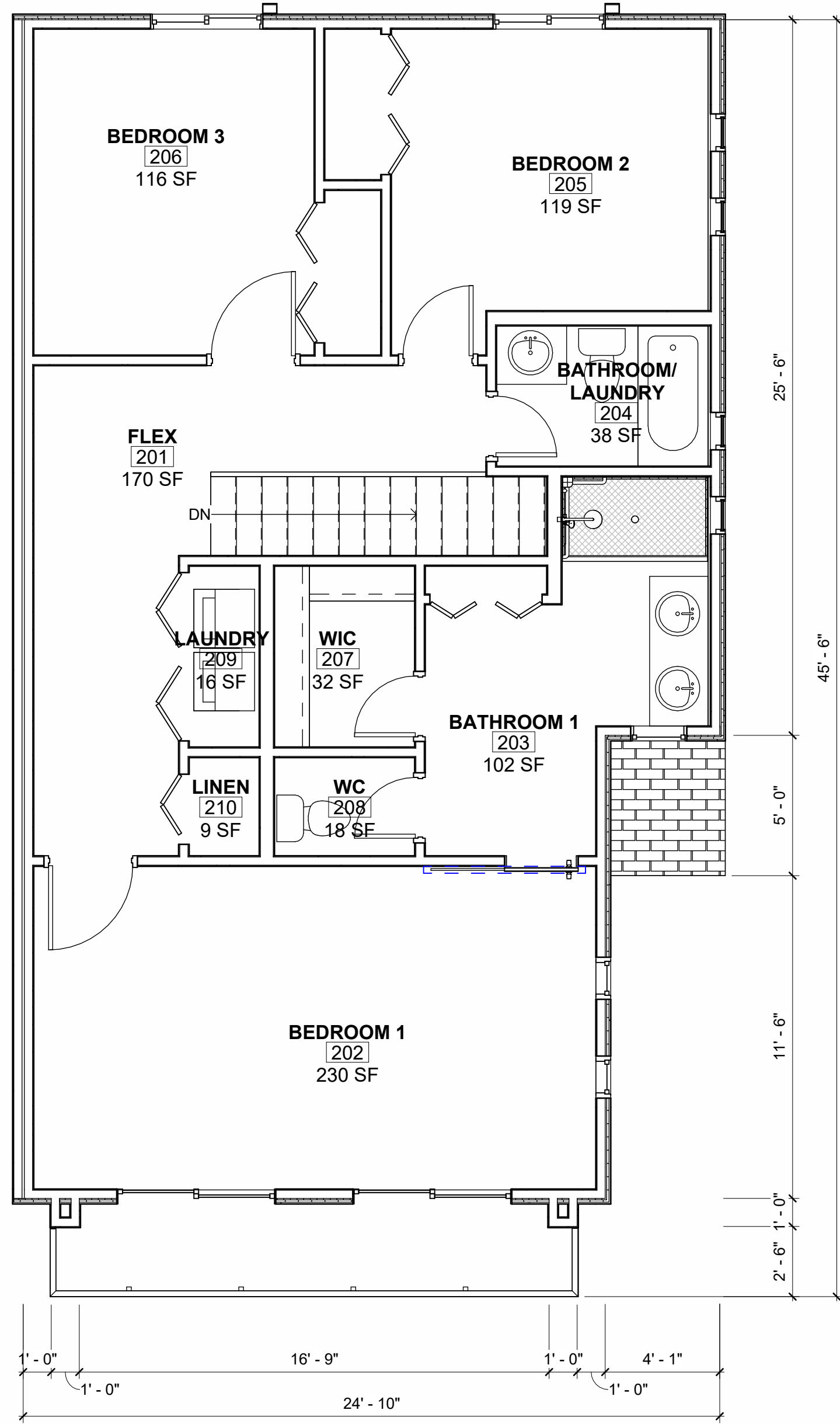
A103



4 ISOMETRIC 1



5 ISOMETRIC 2



NOTE:
ALL WINDOWS TO BE
RECESSED PER MZO SEC
11-5-5(B)(2)(a)(iii)

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85208

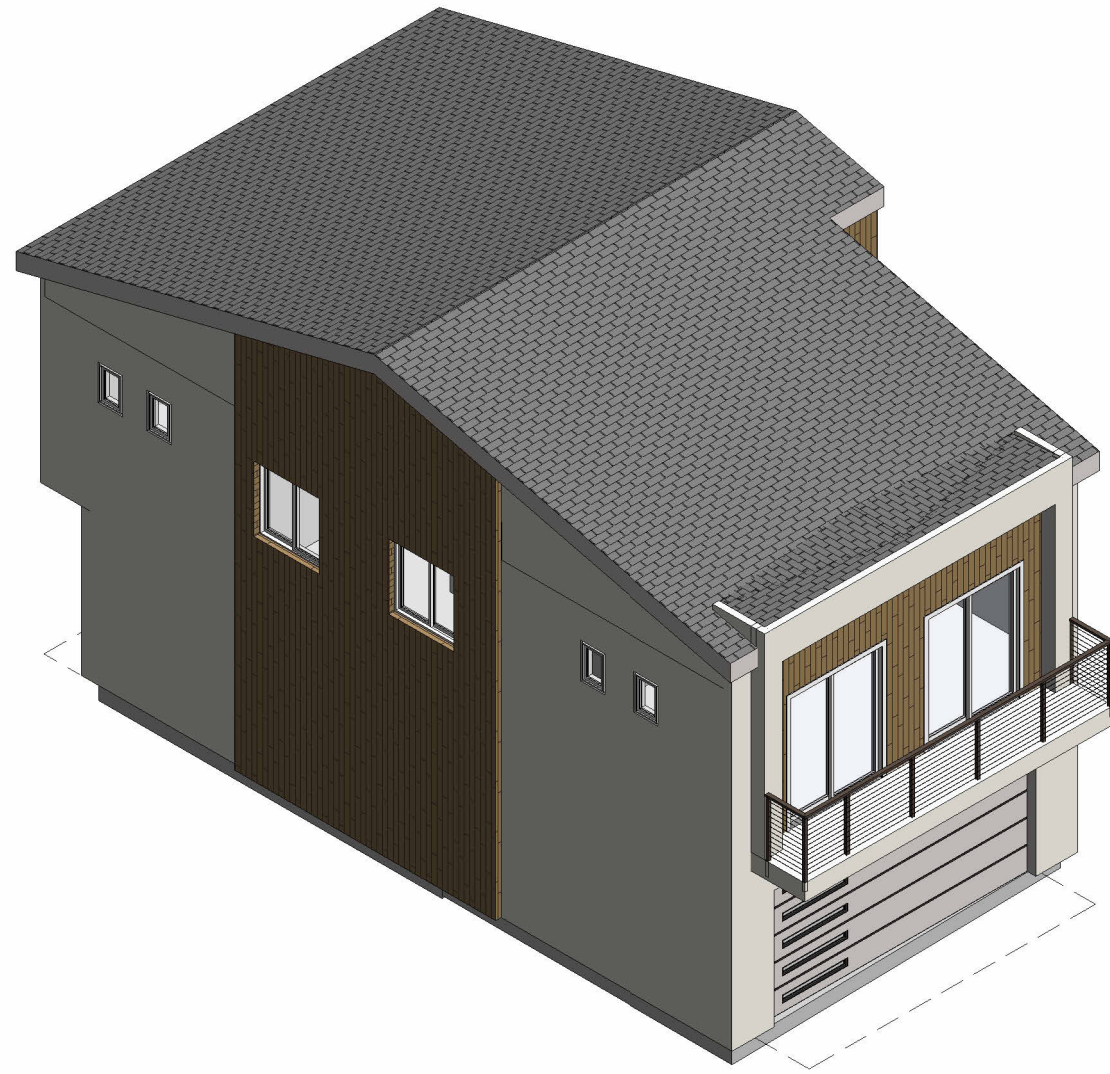
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DATE: 01/13/2025



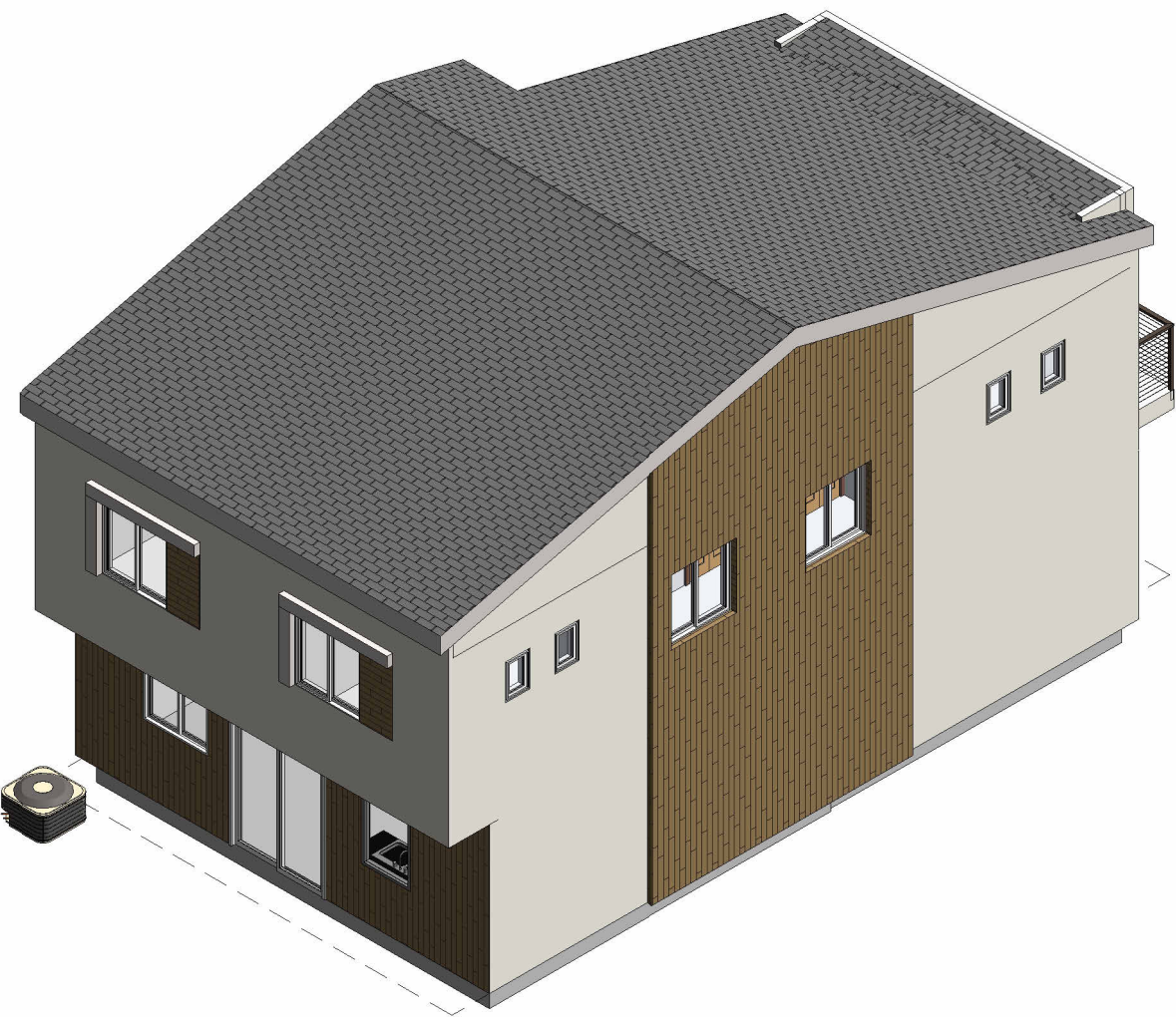
atmosphere architects
114 w main st
mesa, az 85201

contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

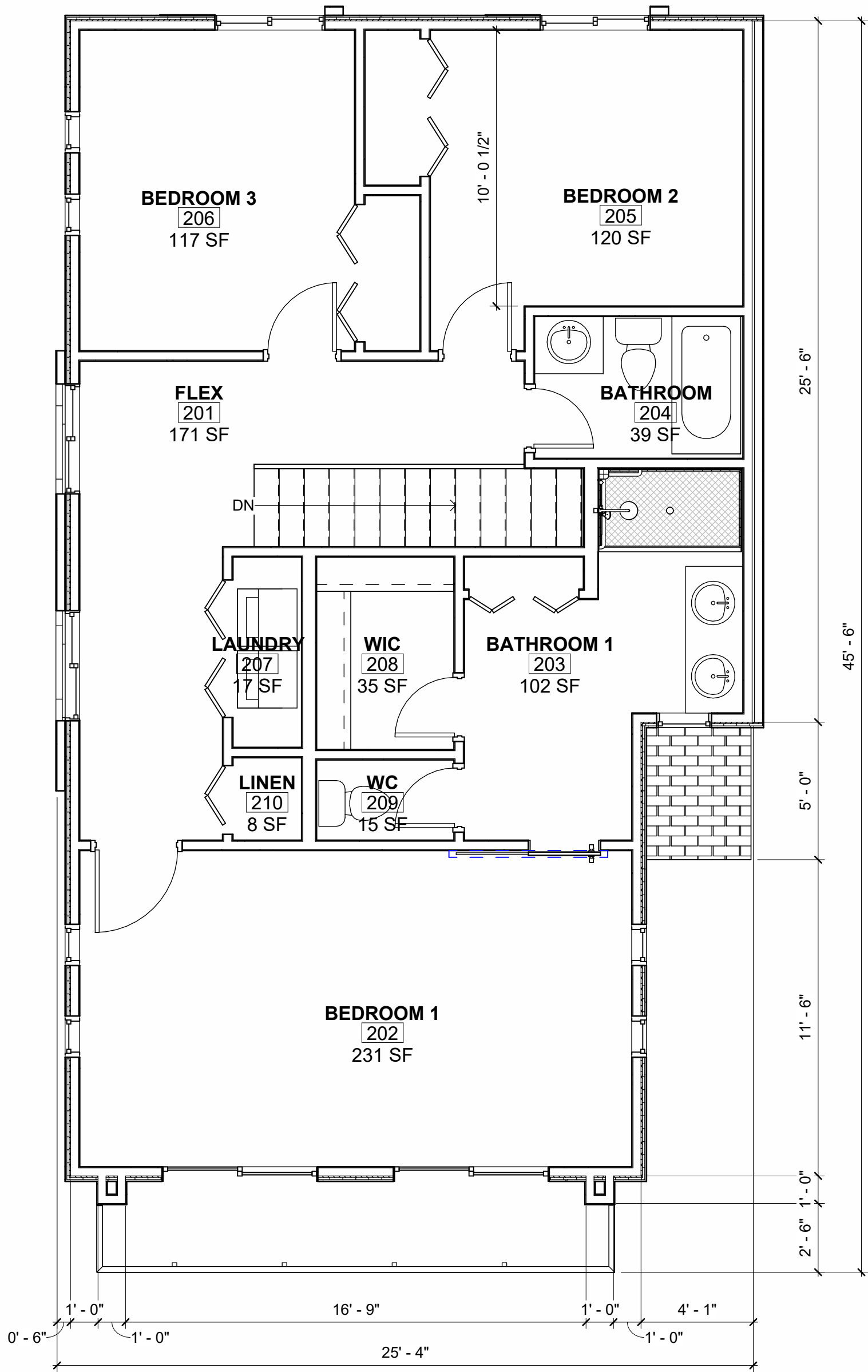
UNIT B FLOORPLANS
A104



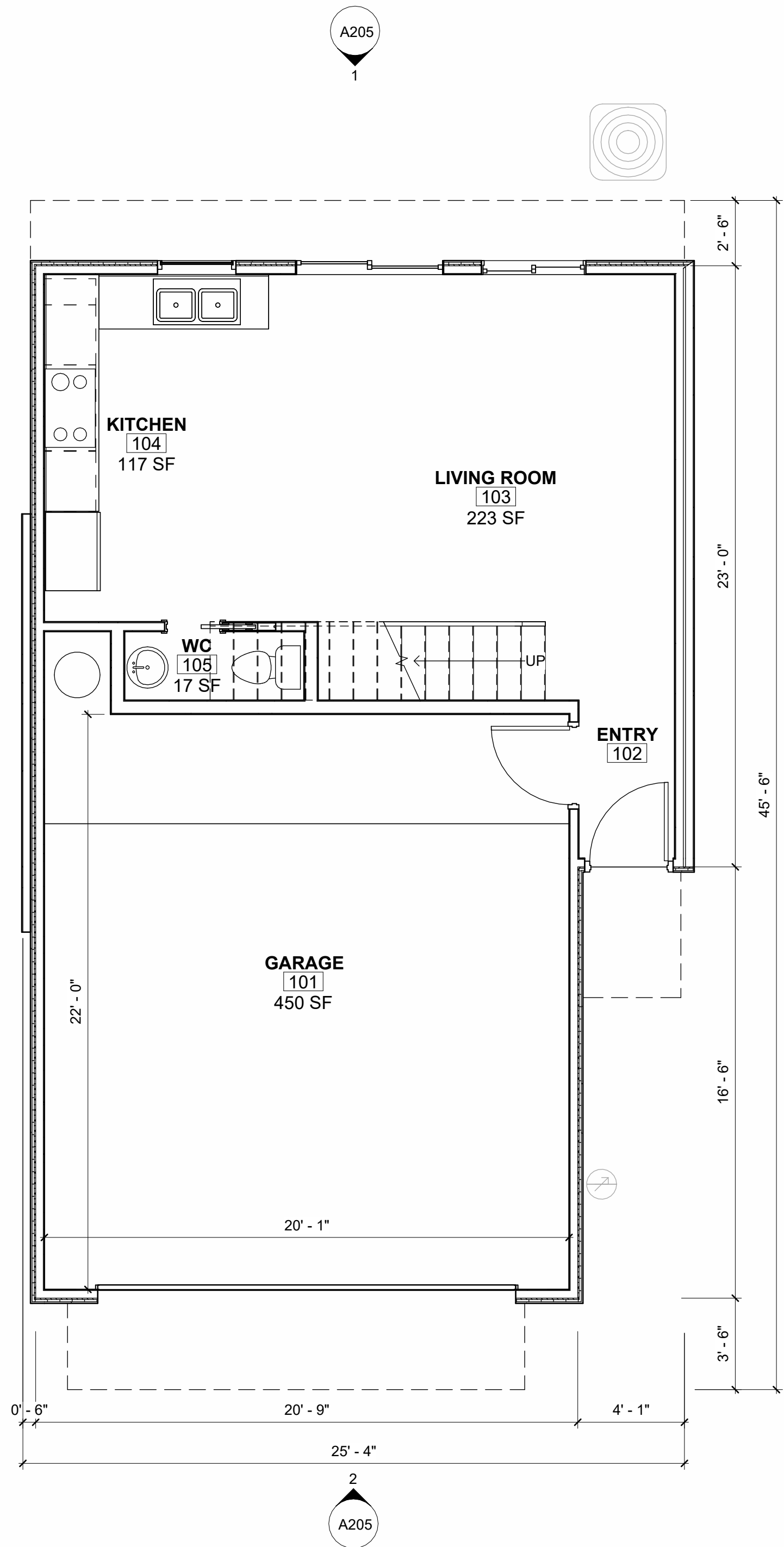
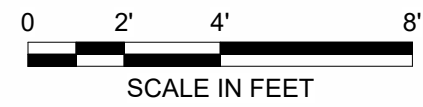
4 ISOMETRIC 1



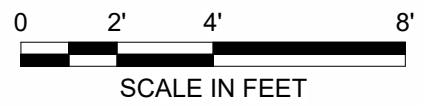
5 ISOMETRIC 2



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



NOTE:
ALL WINDOWS TO BE
RECESSED PER MZO SEC
11-5-5(B)(2)(a)(iii)

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85205

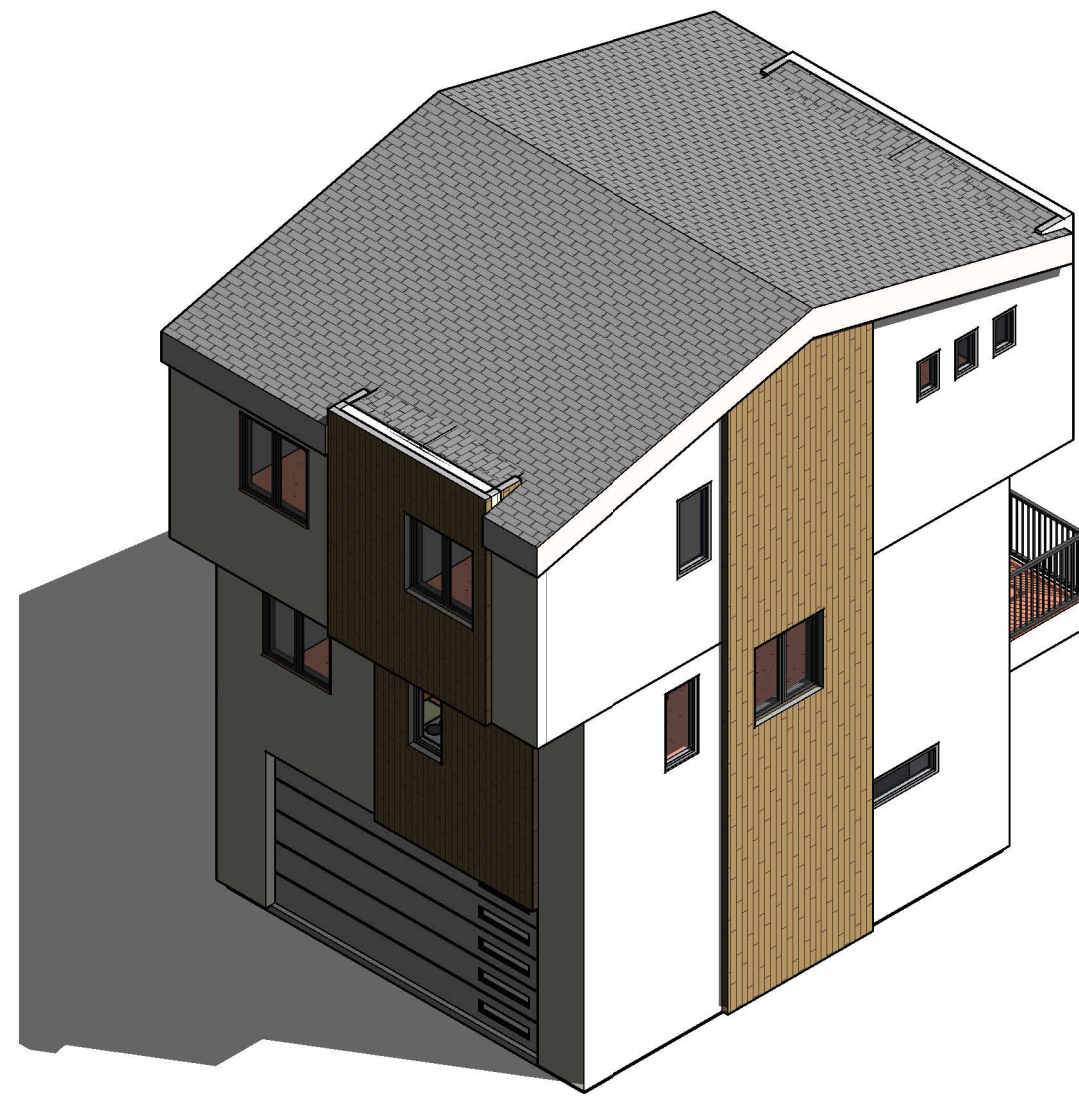
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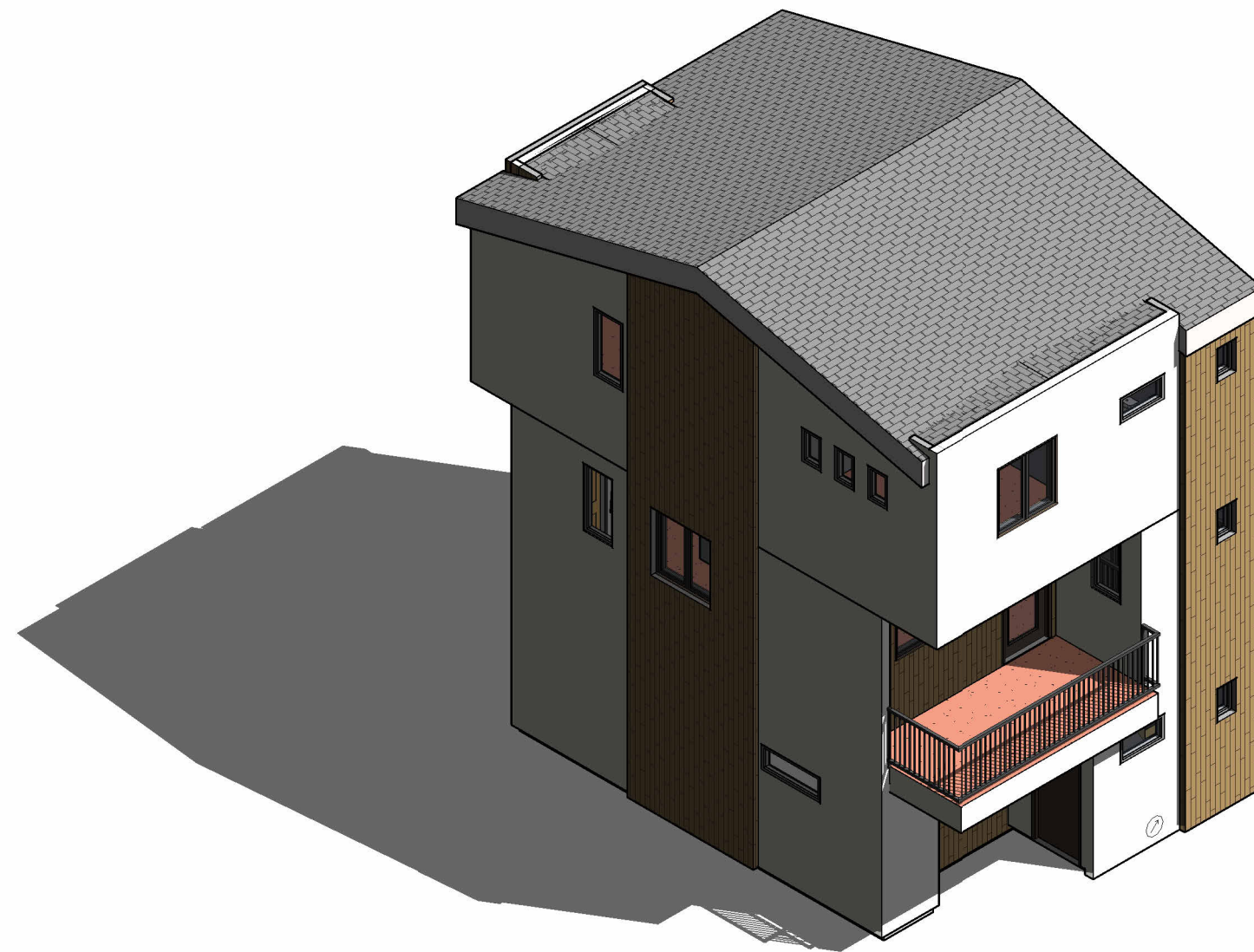
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email: mike@atmosarch.com
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UNIT B FLOORPLANS
A105



5 ISOMETRIC BLDG 2



4 ISOMETRIC BLDG 1

NOTE:
ALL WINDOWS TO BE
RECESSED PER MZO SEC
11-5-5(B)(2)(a)(iii)

UNIT AREA	
1ST	57 SF
2ND	503 SF
3RD	457 SF
TOTAL	1,017 SF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

VELORA

**4140/4062 E MAIN ST
MESA, AZ 85205**

PROJECT NO: 24040
DATE: 01/13/25

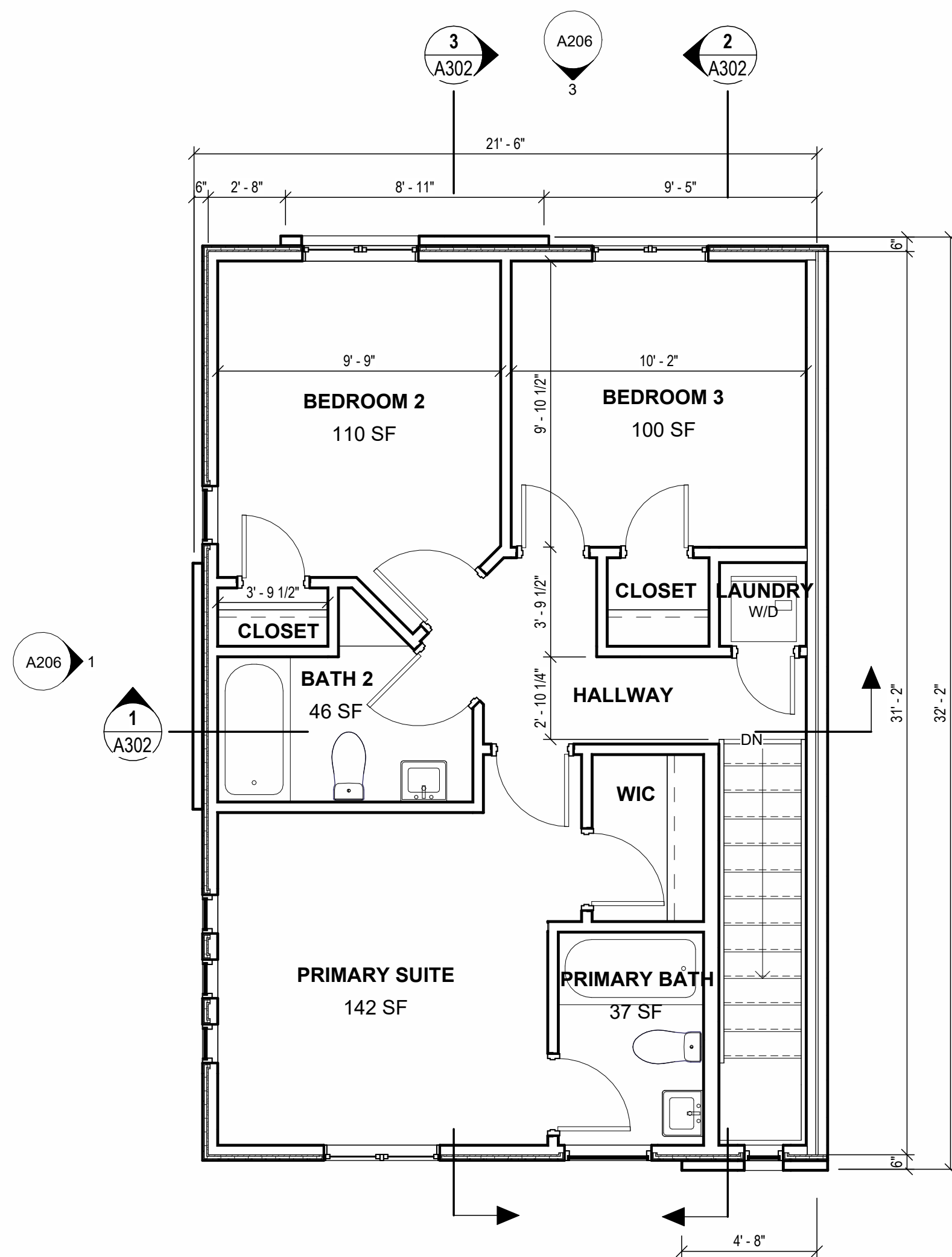


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p.o. box 5267
mesa, az 85211

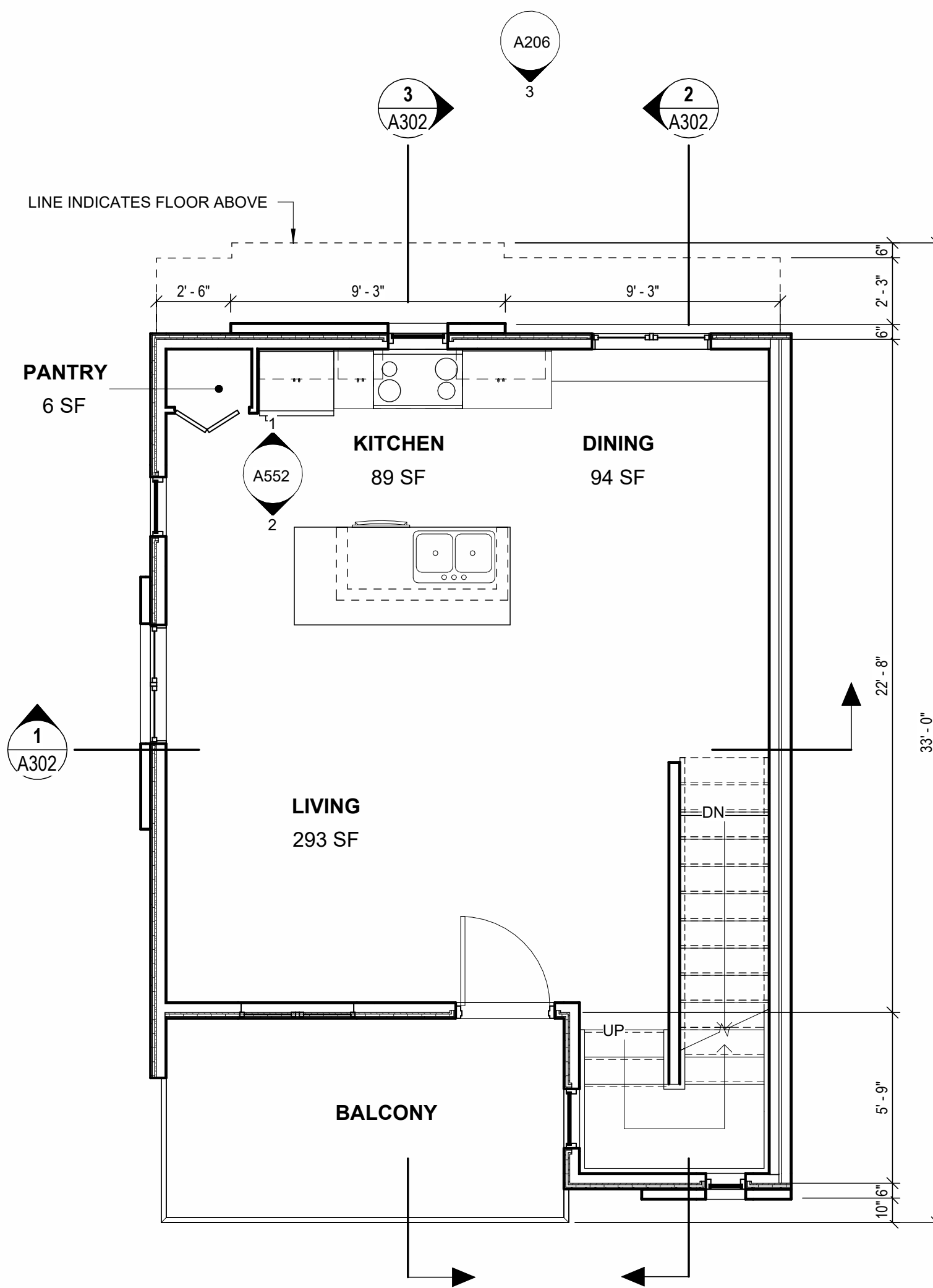
contact: Tim Boyle
email: Tim@atmosarch.com
tel: 917-526-0323

UNIT C FLOOR PLANS

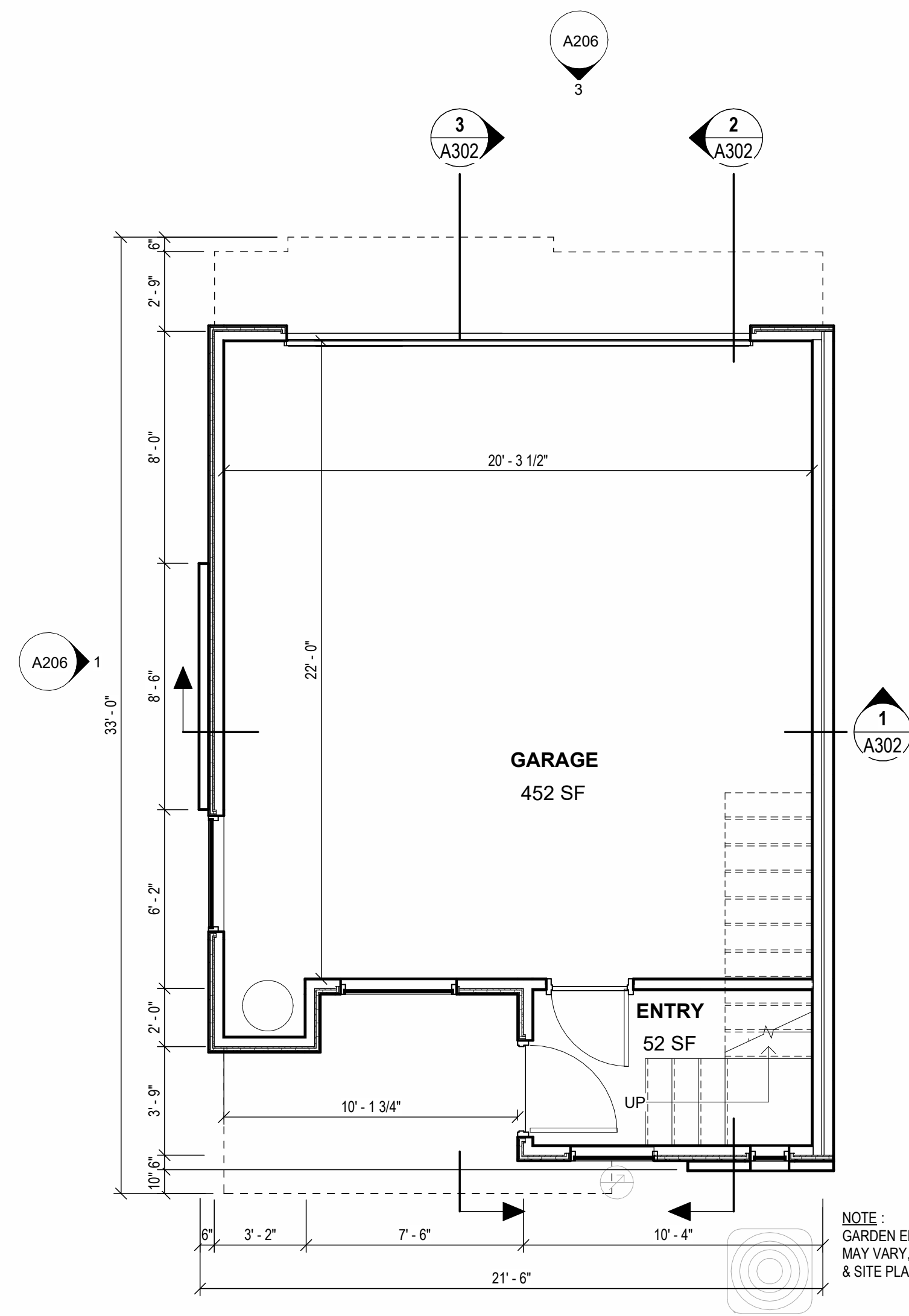
A106



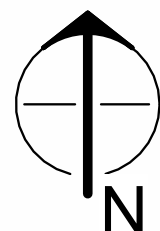
3 THIRD FLOOR
1/4" = 1'-0"

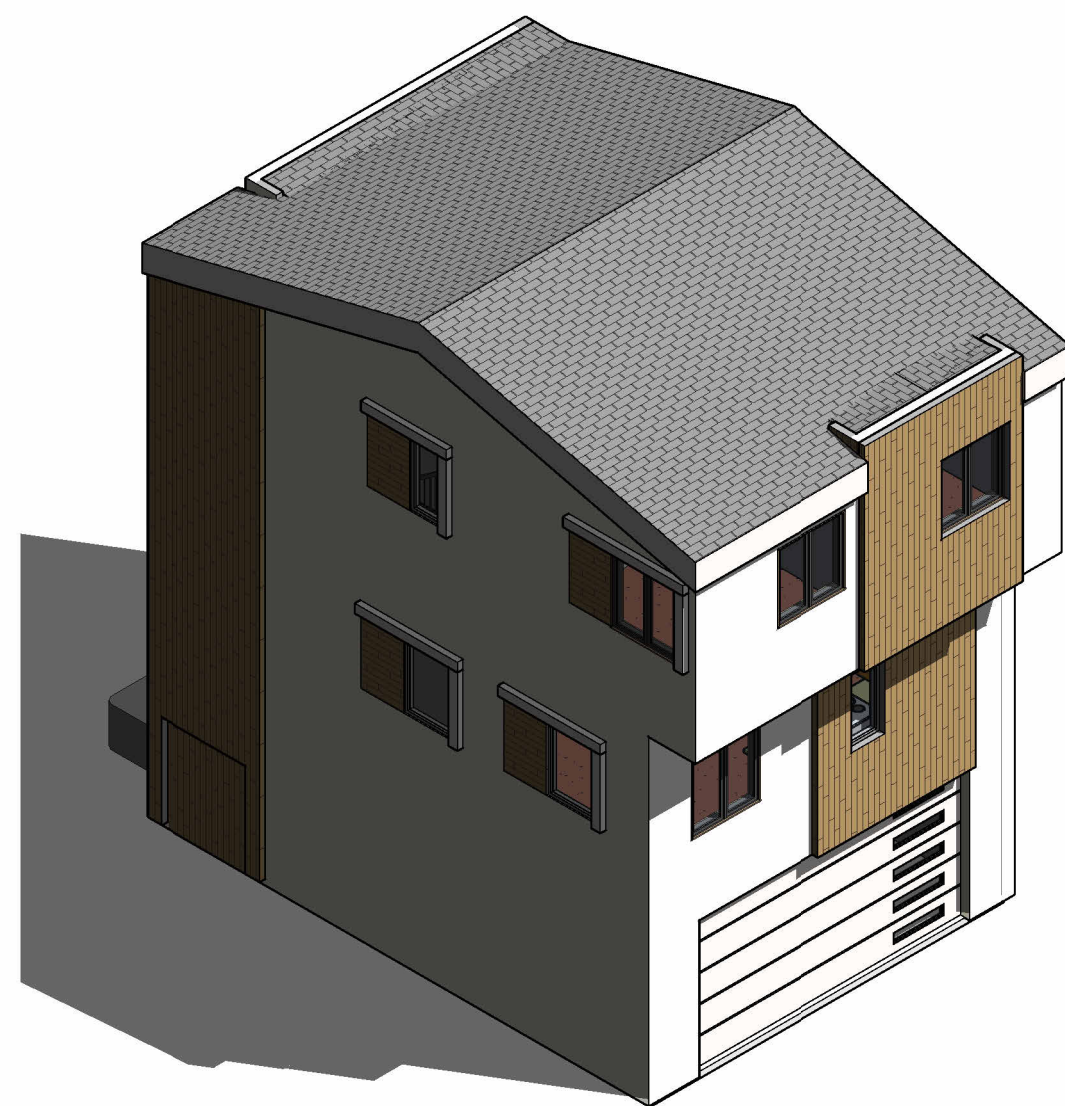


2 SECOND FLOOR
1/4" = 1'-0"

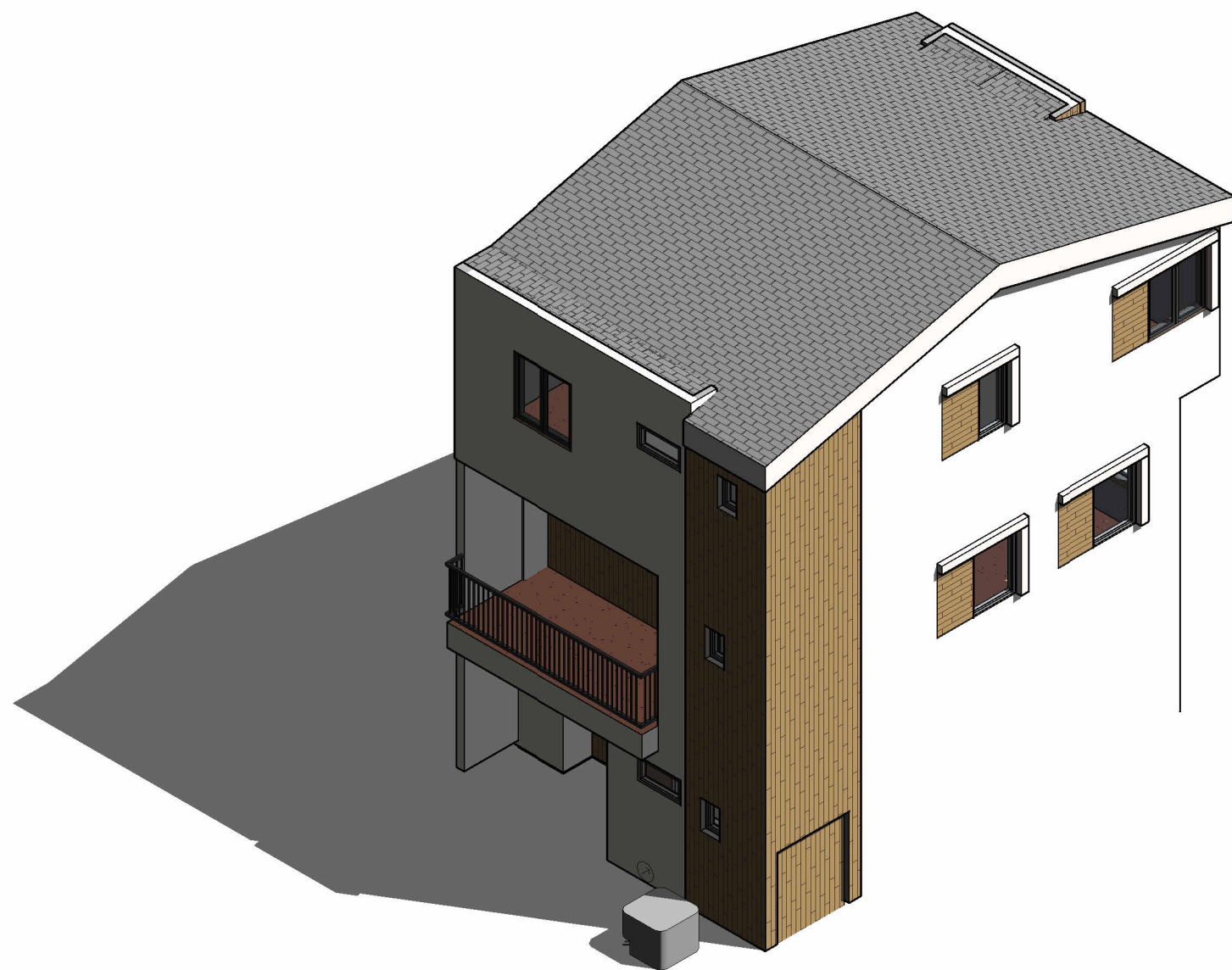


1 FIRST FLOOR
1/4" = 1'-0"





3 ISOMETRIC BLDG 2



4 ISOMETRIC BLDG 1

NOTE:
ALL WINDOWS TO BE
RECESSED PER MZO SEC
11-5-5(B)(2)(a)(iii)

UNIT AREA	
1ST	52 SF
2ND	472 SF
3RD	570 SF
TOTAL	1,094 SF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

VELORA

**4140/4062 E MAIN STREET
MESA, AZ 85205**

PROJECT NO: 24040
DATE: 01/13/2025

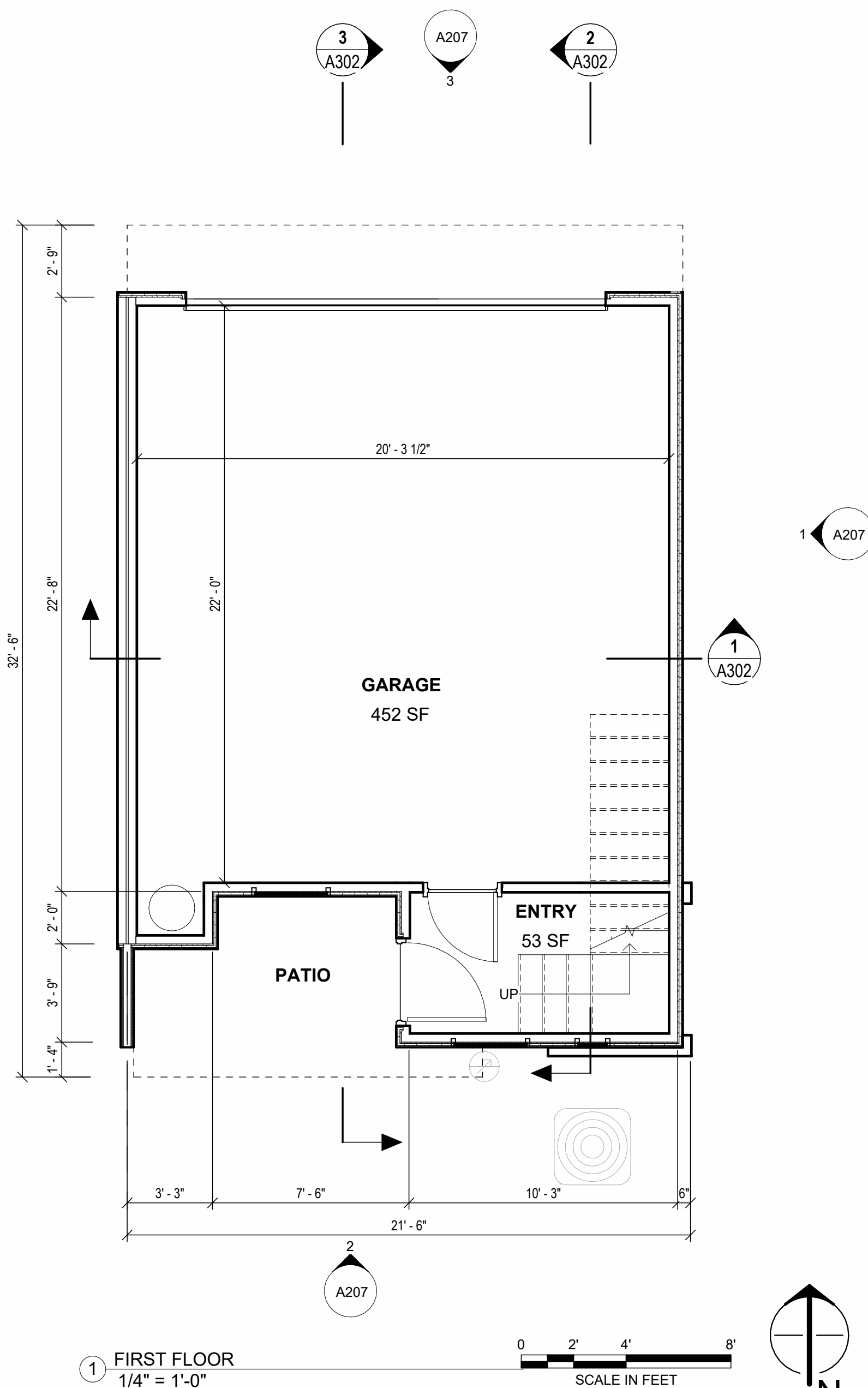
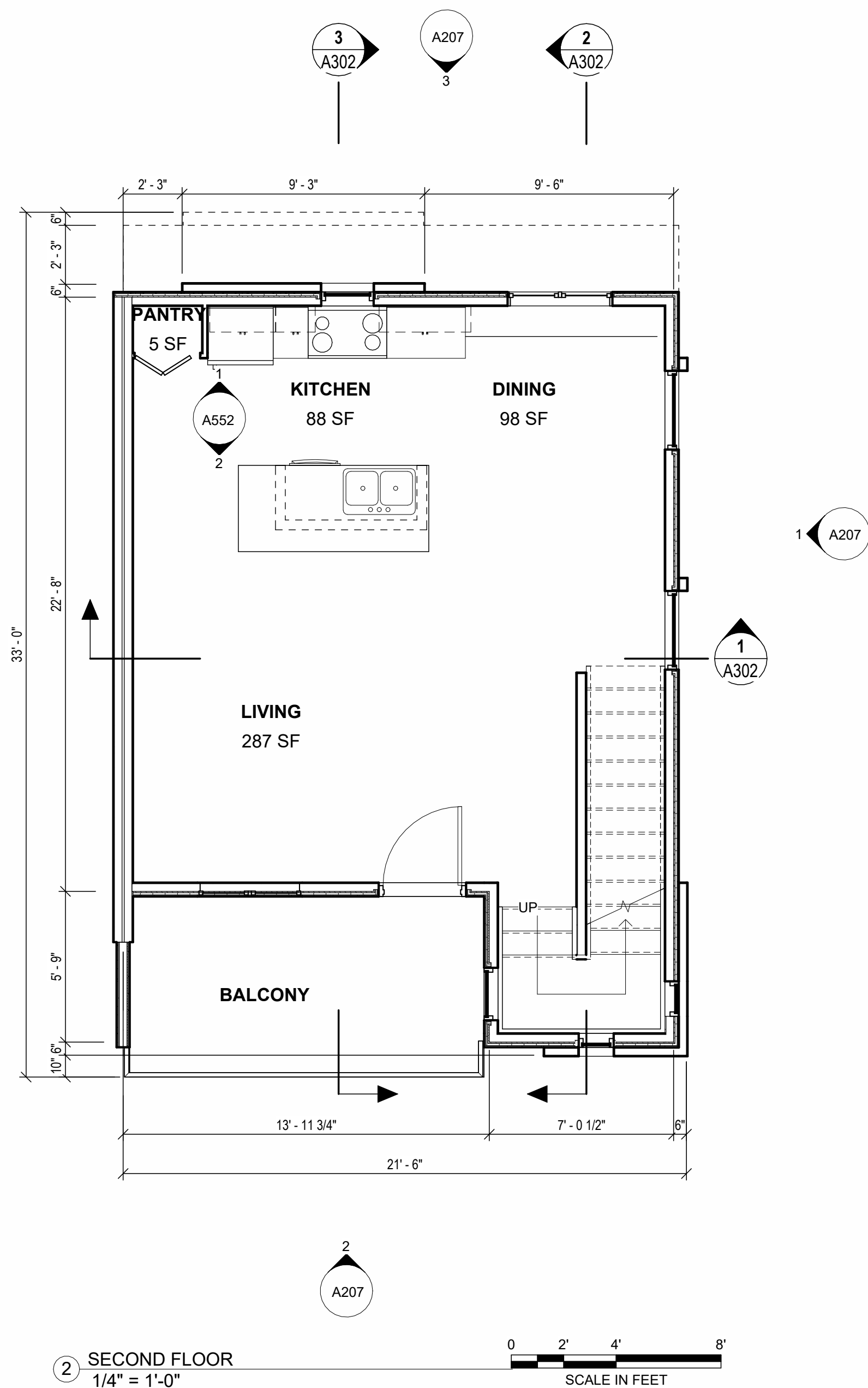
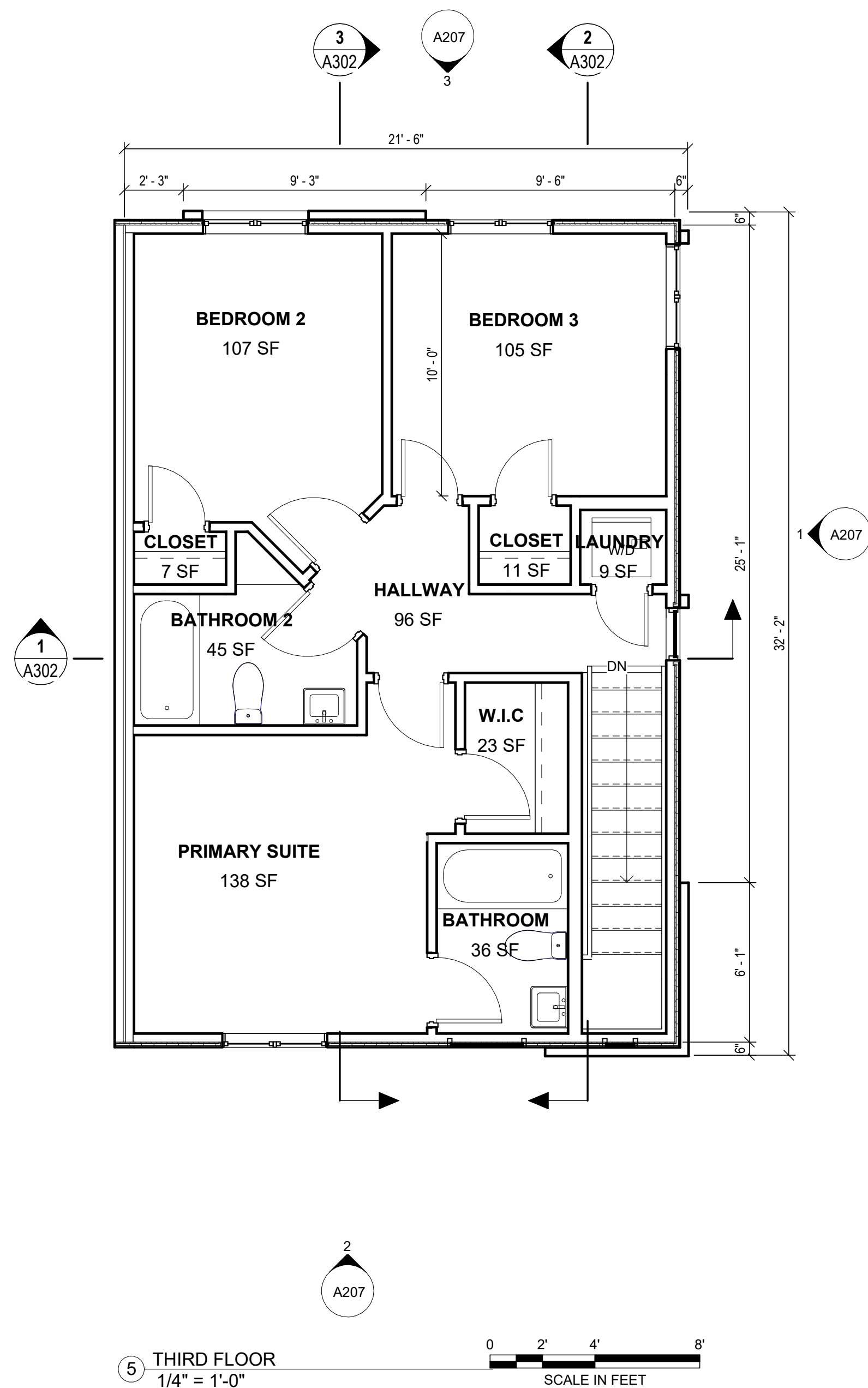


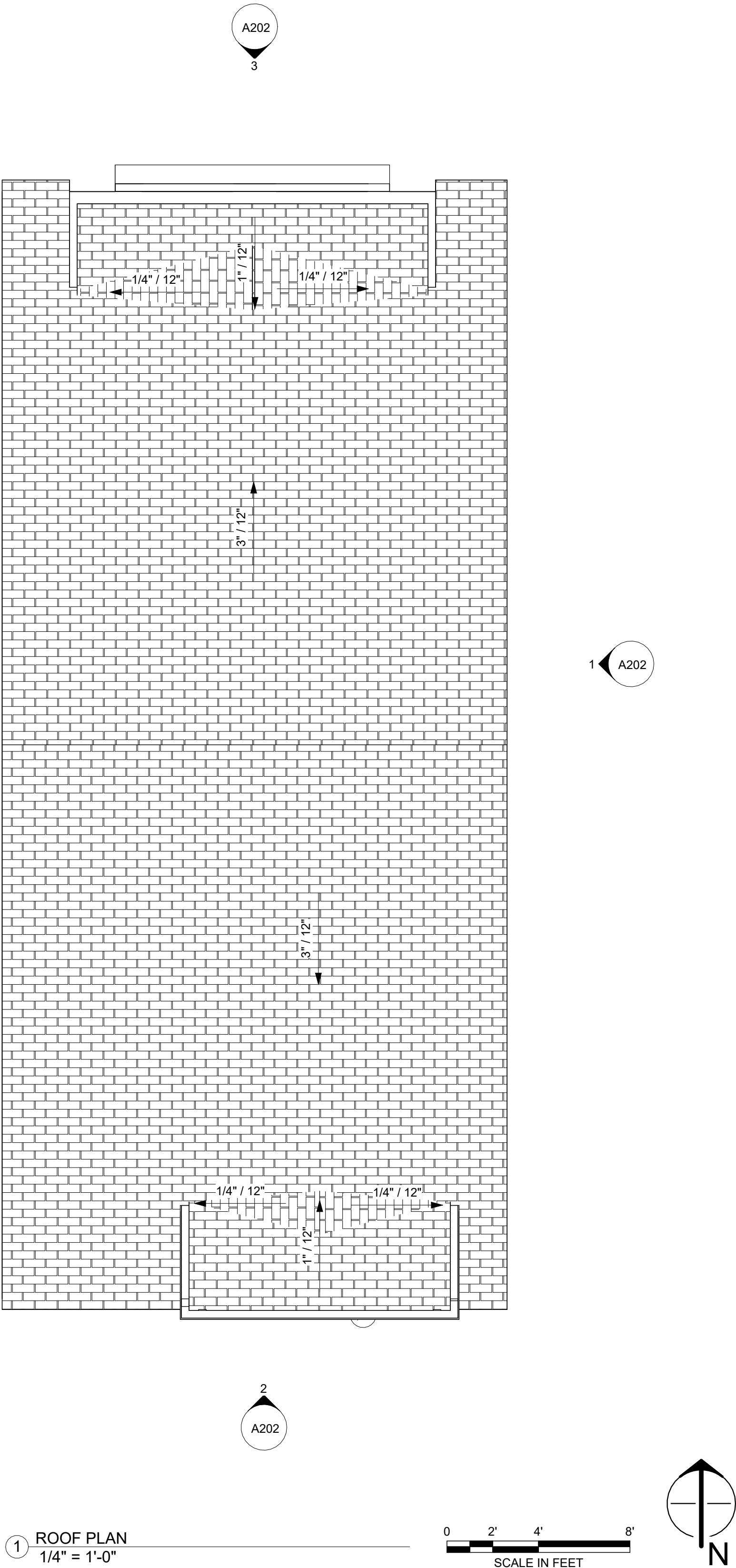
atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: Tim@atmosarch.com
tel: 917-526-0323

UNIT C - FLOOR PLANS

A107





1 ROOF PLAN
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN ST
MESA, AZ 85205

PROJECT NO: 24040
DATE: 06/09/22



atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: Tim@atmosarch.com
tel: 917-526-0323

UNIT A ROOF PLAN
A122

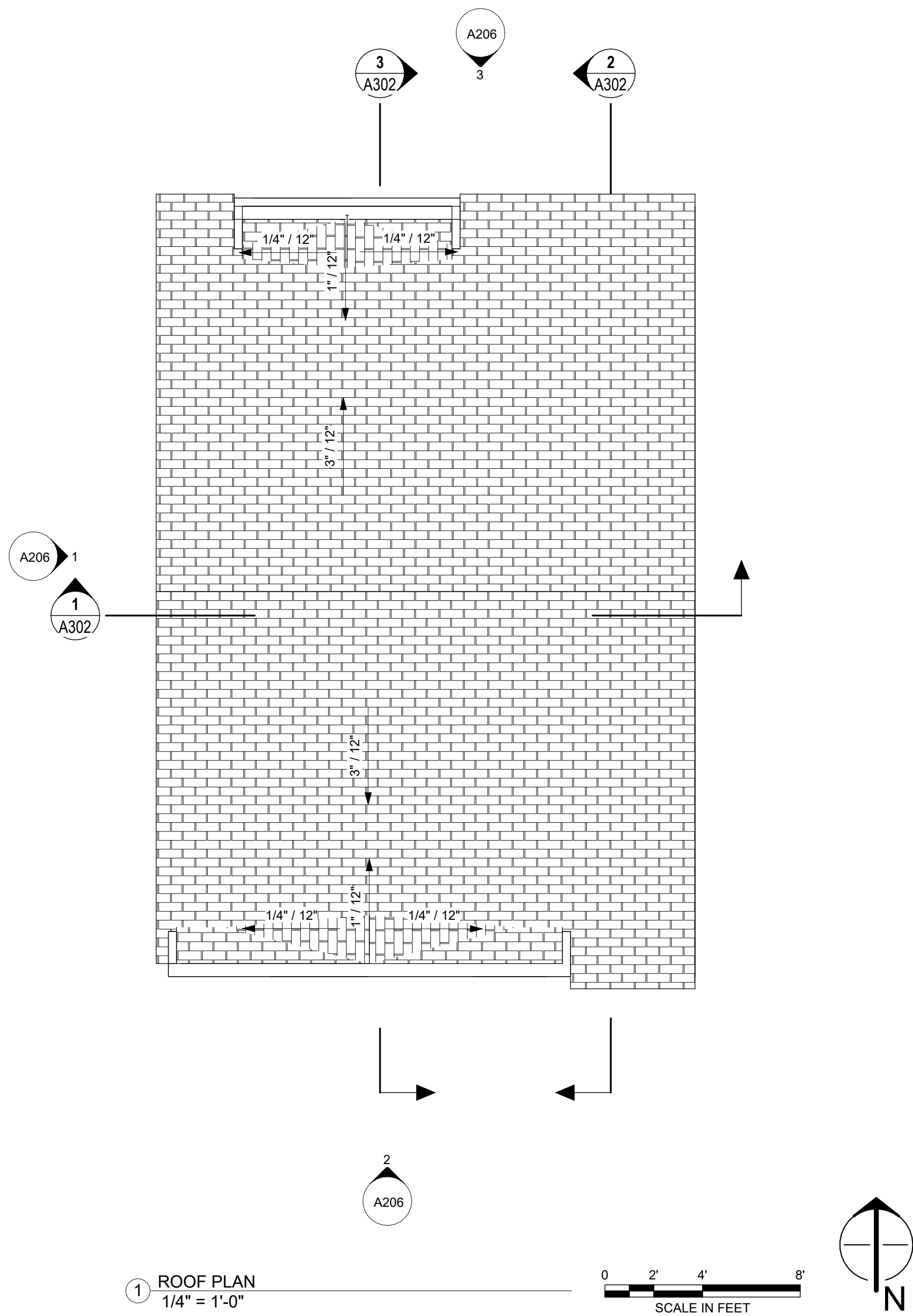


no.	date	description

contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384 _ _ _ _ _

UNIT B ROOF PLAN

A123



PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN ST
MESA, AZ 85205

PROJECT NO: 24040
DATE: 15/08/22



atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: Tim@atmosarch.com
tel: 917-526-0323

UNIT C ROOF PLAN

A124

Citizen Participation Plan

Highlights

11 December 2024

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Rezoning, Site Plan Review, and Design Review. These requests are being made for the proposed development located on a 6.9-acre property located at 4140 E Main St. This property is further identified as parcel numbers 140-19-010 and 140-19-004C on the Maricopa County Assessor's Map. The proposed project is a high-quality multi-family residential development with enhanced design features and amenities.

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

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Tim Boyle

AtmosphereArchitects

(602) 888-4671

tim@atmosarch.com

Action Plan:

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

1. A contact list will be provided by the City of Mesa for citizens and agencies in this area including:

- a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations and Homeowners Associations within 1 mile of the project.
2. The notification list for the neighborhood meeting includes the above-referenced contact list of all property owners within 1000+ ft. of the subject property. A copy of the notification letter and contact list will be attached.
3. A sign-in sheet will be collected at neighborhood meetings in an effort to notify those in attendance of any upcoming meetings, including the public meetings. Presentations will be made to groups of citizens upon request.
4. For public hearing notice, applicant will post a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Schedule:

Pre-Application Submittal	24 July 2024
Formal Submittal to City	11 December 2024
Neighborhood Meetings	
Follow-Up Submittals	
Planning & Zoning Public Hearing	
Design Review Board	

18 July 2025

CITY OF MESA

RE: Velora
Address: 4140 E Main st
Mesa, AZ 85205

Citizen Participation Report

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Rezoning, Site Plan Review, and Design Review. These requests are being made for the proposed development located on a 6.9-acre property located at 4140 E Main st. This property is further identified as parcel numbers 140-19-010 and 140-19-004C on the Maricopa County Assessor's Map. The proposed project, Velora, is a high-quality multi-family residential development with enhanced design features and amenities.

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

Contact:

Tim Boyle
tim@atmosarch.com
(602) 888-4671

Action Plan:

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

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 project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors - focused on 1,000 feet from site but may include more.
2. All persons listed on the contact list will receive a letter describing the project, site plan, and invitation to a neighborhood meeting.
 - a. The first meeting will be an introduction to the project, and an opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for the case.]

P.O. Box 5267
Mesa, AZ 85211

Tel. 602.329.8384
mike@atmosarch.com



Schedule:

Pre-Application Submittal – 24 July 2024
Pre-Application Conference – August 2024
Application Submittal – 16 December 2024
First neighborhood meeting – 11 March 2025
Notification sent – 17 February 2024
Submittal of Citizen Participation Report – 22 July
Design Review Board Hearing – 12 Aug 2025
Notification sent – 24 July 2025
Planning and Zoning Board Hearing – 13 Aug 2025
Notification sent – 24 July 2025
Minor General Plan Amendment Hearing – 13 Aug 2025
Notification Sent – 28 July 2025

Meeting Summary:

11 March 2025 – First neighborhood meeting

The meeting was attended by Tim Boyle and developers from 6-7. No neighbors attended.

Please contact me at (917) 526-0323 should you have any questions.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tim Boyle', with a stylized, flowing script.

Tim Boyle
Atmosphere Architects, PLC



atmosphere
architects

114 W Main, Mesa AZ 85201

602.888.4671 www.atmosarch.com tim@atmosarch.com

4140 E Main Development Community Meeting



A multifamily development located at 4140 E Main was already approved when an adjacent landlocked property became available. On that property, it is proposed that an extension be added on to the previously planned townhome development.

As a home or property owner within 1000' of this project, or a neighborhood association or HOA within a mile, you are invited to participate in a virtual community meeting via Zoom:

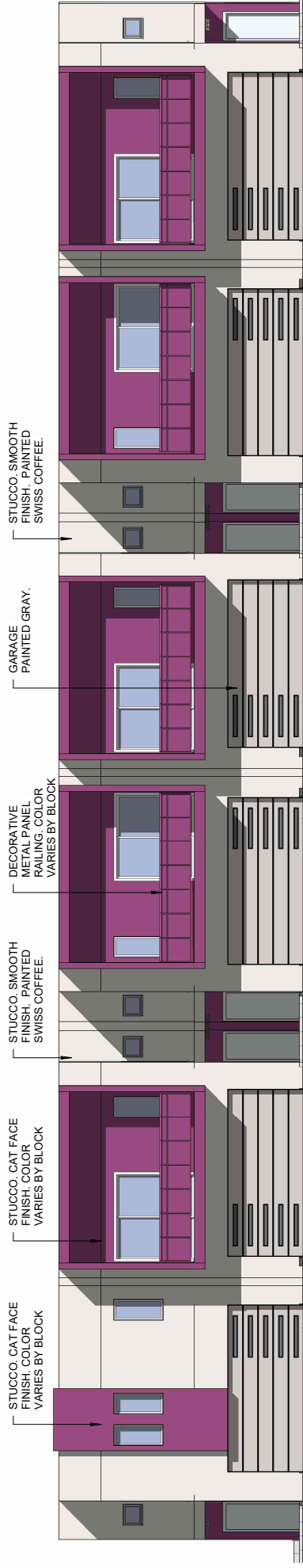
11th March 2025 at 6:00 PM

<https://asu.zoom.us/j/7741854349>

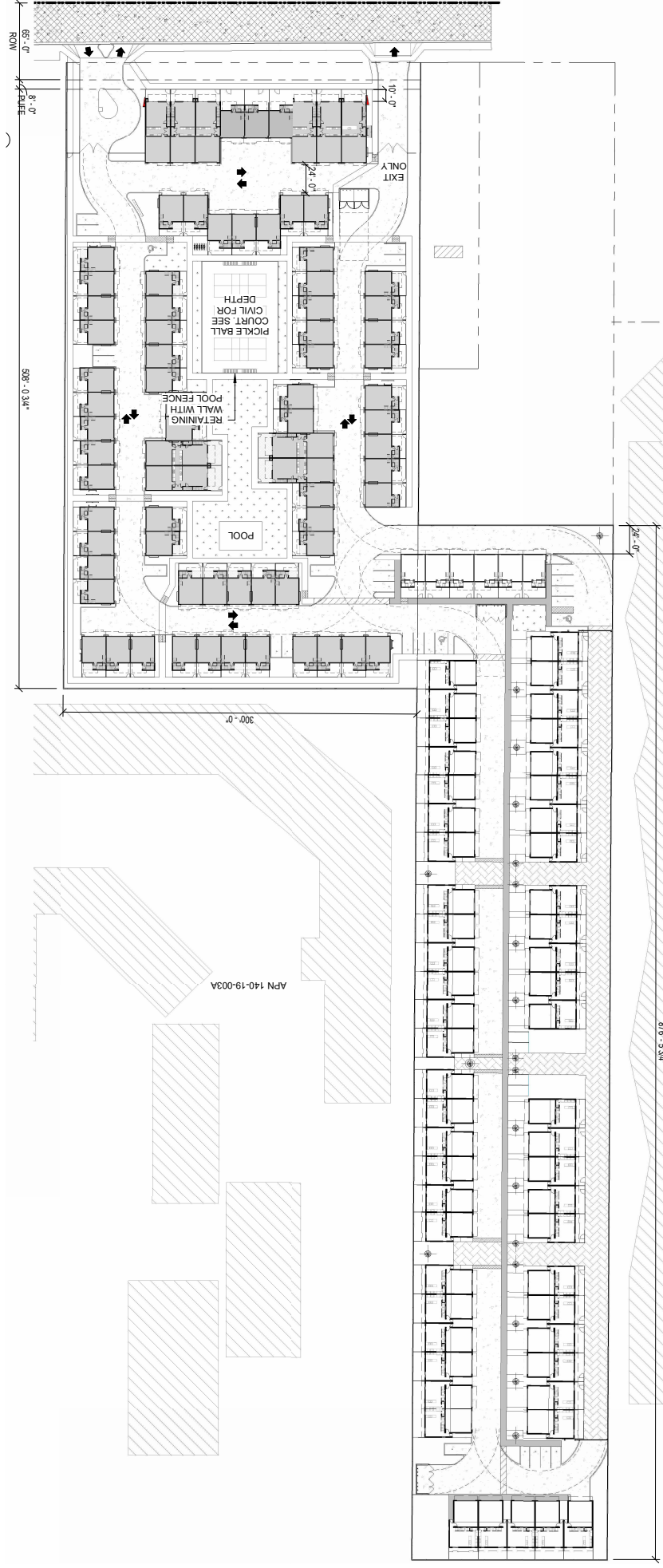
Password: 4062

For assistance or a clickable copy of the link, please email tim@atmosarch.com prior to the meeting.

The City Planner on this project is Jennifer Merrill. She can be reached at 480-644-6439, or jennifer.merrill@mesaaz.gov. The record ID for this project is PRS23-00175.



ELEVATIONS



SITE PLAN

DESIGN REVIEW BOARD HEARING NOTIFICATION LETTER

Dear Neighbor,

We have applied for **Design Review** for the property located approximately 1,600 feet west of the northwest corner of East Main Street and North Greenfield Road. This request is for development of a 137-unit attached single-residence development. The case number assigned to this project is **DRB25-00023**.

This letter is being sent to all property owners within 1000 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 (917) 526-0323 or e-mail me at tim@atmosarch.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on August 12, 2025 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:30 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 via zoom <https://mesa11.zoom.us/j/82508085605>, 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/Design-Review-Board> 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 Jennifer Merrill of their Planning Division staff. She can be reached at 480-644-6439 or jennifer.merrill@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

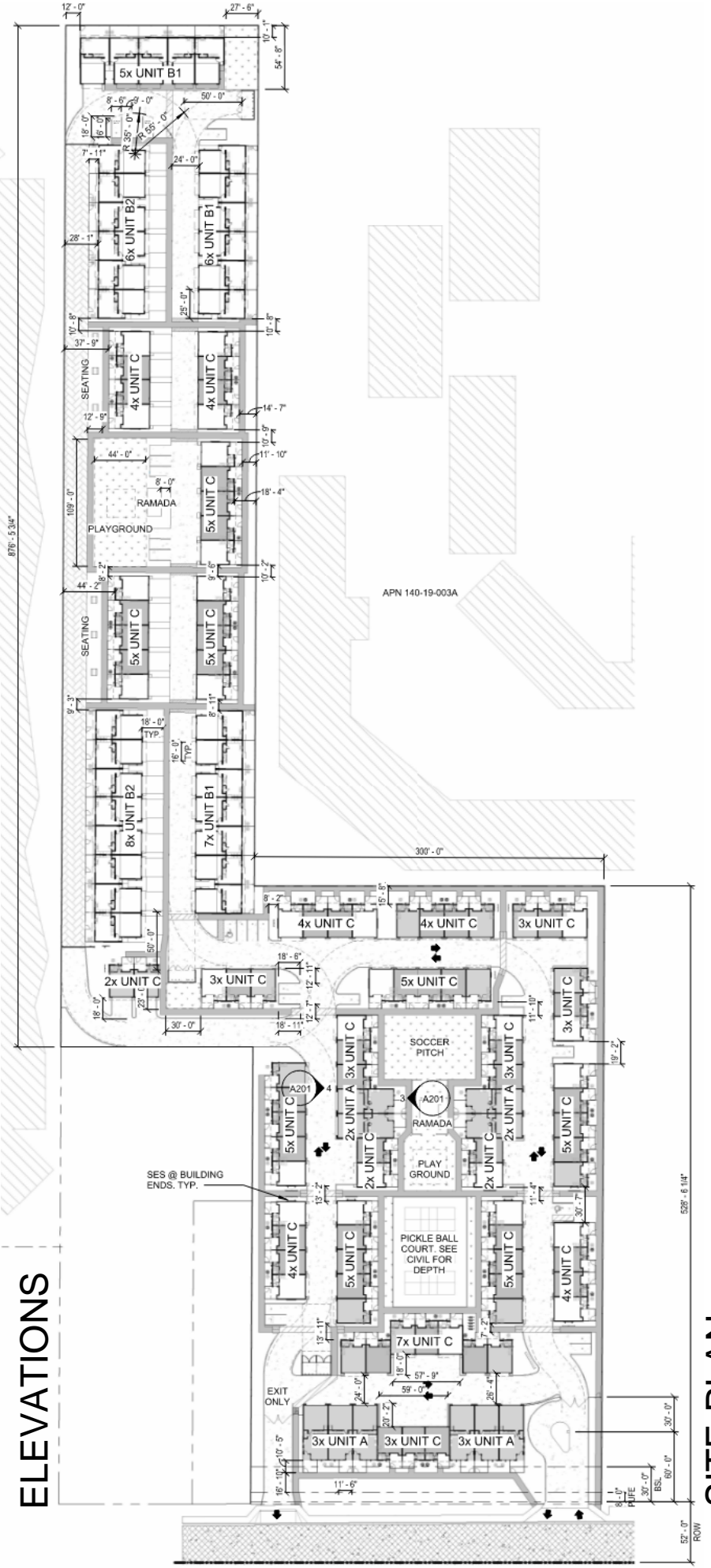
Sincerely,

Tim Boyle RA
Atmosphere Architects, PLC





ELEVATIONS



SITE PLAN

PLANNING & ZONING BOARD HEARING

Dear Neighbor,

We have applied for the rezoning for the property located at 4140 E Main St. This request is for the development of a multifamily community. The case number assigned to this project is ZON25-00025.

This letter is being sent to all property owners within 1000 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 (917) 526-0323 or e-mail me at tim@atmosarch.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on Aug 13, 2025 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live 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 _____ of their Planning Division staff. He/she can be reached at 480-644-_____ or (insert e-mail address of planner), should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



PLANNING & ZONING BOARD HEARING

Dear Neighbor,

We have applied for a Minor General Plan Amendment to change the Placetype from Urban Center with an Evolve Growth Strategy to Urban Residential with an Evolve Growth Strategy for the property located at 4140 E Main St. This request is for development of a multifamily development consisting of 137 attached townhomes. The case number assigned to this project is ZON25-00366.

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 (917) 526-0323 or e-mail me at tim@atmosarch.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 13, 2025 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live 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.

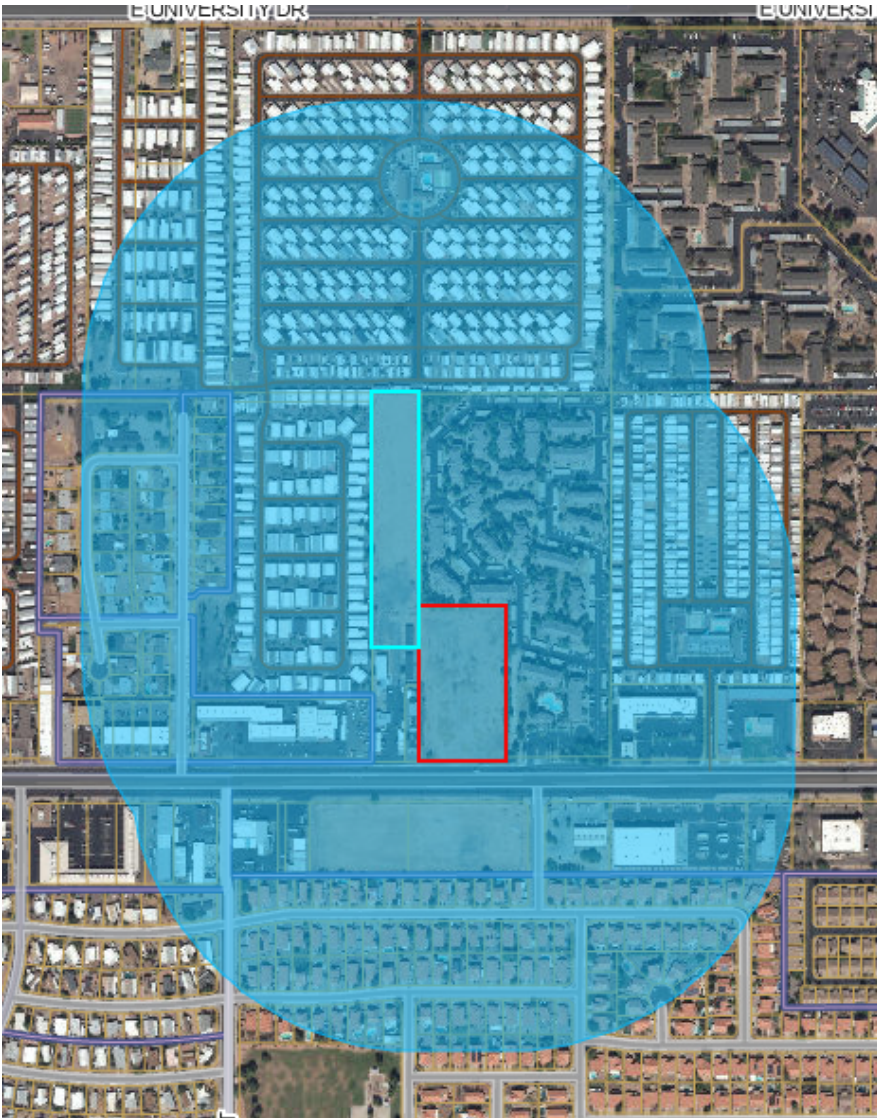
The City of Mesa has assigned this case to Jennifer Merrill of their Planning Division staff. She can be reached at 480-644-6439 or jennifer.merrill@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Tim Boyle RA
Atmosphere Architects, PLC



Deidre Sidney-Kelly 4065 E University Dr 560 Mesa, AZ 85205	Mac Sheppard 305 S Val Vista Dr 295 Mesa, AZ 85204	Erik Cote 44 S Greenfield 8 Mesa, AZ 85206
Diana Ebertshauser 1600 W Broadway Rd 200 Tempe, AZ 85282	Andy Dobler 201 S Greenfield Rd 124 Mesa, AZ 85206	Marla Burns 525 S Nassau Mesa, AZ 85206
Loretta Knudsvig 5063 E Escondido Mesa, AZ 85206	Freda Morescki 4029 E Carmel Cir Mesa, AZ 85206	Sara Arnett 3358 E Coralbell Ave Mesa, AZ 85204
Patti Pelle 3333 E Carmel Ave Mesa, AZ 85204	Megan Dunn 632 S 34 St Mesa, AZ 85204	Kaydia Gross 3755 E Broadway Rd 25 Mesa, AZ 85206
Rick McDaniel 441 S Maple 6 Mesa, AZ 85206		



1000' Radius Neighbors



② NORTH ANNEX DRIVE



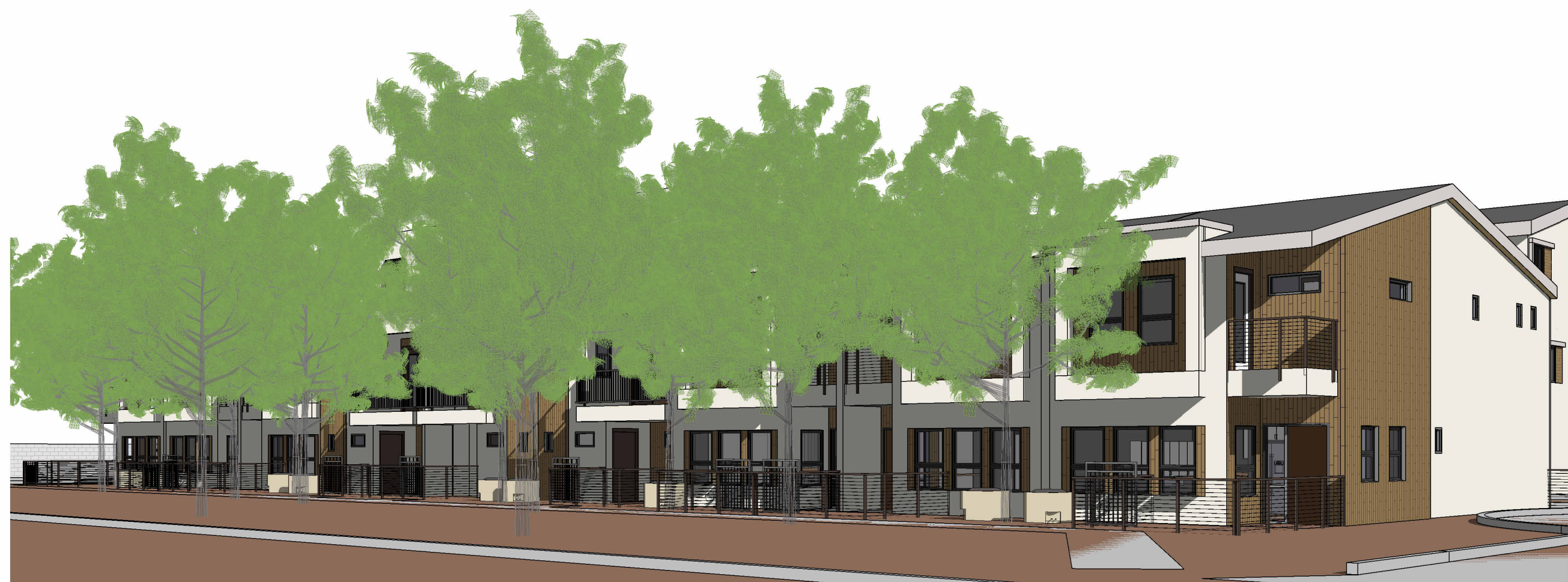
① MAIN ST FRONTAGE



④ NORTH AMENITY



③ MAIN AMENITY



⑤ 3D View 1

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

VELORA

4140/4062 E MAIN STREET
MESA, AZ 85205

PROJECT NO: 24040
DATE: 9/11/2024


atmosphere
architects

atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

3D VIEWS 3
A003