

Price Manor, Phase II (ZON25-00304)
2245 North Center Street
Proposed Single-Family Detached Community
Citizen Participation Report

Submitted on behalf of:



Submitted by:

Sean B. Lake
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204

July 7, 2025

Price Manor II
Citizen Participation Plan
July 7, 2025

Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Rezone the property from RS-9 PAD to RSL-4.5 with a Planned Area Development (PAD) overlay.
2. Preliminary Plat approval.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed development plans for this property.

Contact Information:

In addition to the developer, those individuals who coordinated the Citizen Participation activities are:

Sean B. Lake
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
Sean.lake@pewandlake.com

Vanessa MacDonald
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
vanessa.macdonald@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners:

1. The applicant held a neighborhood meeting for this project on May 27, 2025. Approximately 20 neighbors attended the meeting, in addition to the development team and a member from the City's Planning staff. The summary of the neighborhood meeting is attached to this report as **Exhibit A**.
2. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts and HOA's within 1-mile of the property were also notified using a list of registered neighborhoods and HOA's obtained from the City of Mesa. The notification letter and mailing list are attached to this report as **Exhibit B**.

3. An e-mail distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans. The sign-in Sheets are attached as **Exhibit C**.
4. The Developer, Mr. Jaren Sweeney, had personal interactions with a core group of about 10 neighbors. A list of neighbors is included as **Exhibit D**.
5. A letter of support has been provided to Mr. Sweeney and is provided as **Exhibit E**.

Development Schedule:

Pre-Application Conference- March 27, 2025

Formal Rezoning and Preliminary Plat Application: April 14, 2025

2nd Submittal- May 19, 2025

3rd Submittal- June 16, 2025

4th Submittal- July 7, 2025

Planning and Zoning Board Hearing- August 13, 2025

City Council Introduction- TBD

City Council Final Action- TBD

Attachments:

A: Summary of Neighborhood Meeting

B: Neighborhood Meeting Notification Letter and List

C: Neighborhood Meeting Sign-In Sheets

D: Neighbor Interactions

E: Letter of Support

Price Manor, Phase II (ZON25-00304)
2245 North Center Street
Proposed Single-Family Detached Community
Summary of Neighborhood Meeting

Submitted on behalf of:



Submitted by:

Sean B. Lake
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
July 7, 2025

Brighton Homes- Price Manor II
2245 North Center Street Mesa, AZ
Summary of Neighborhood Meeting
Location: Mesa Public Library Main Branch; Board Room
64 East First Street, Mesa, AZ 85201
May 27, 2025

The meeting began at 6:00p.m. and lasted until 6:55 p.m. There were approximately 20 people in attendance.

Attendees from the development team included: Sean Lake and Vanessa MacDonald, Pew & Lake, PLC; Jaren Sweeney, Brighton Homes.

Speaking from a PowerPoint (Attached to this summary), Mr. Lake discussed the following concepts:

1. Aerial/Context map to provide context
2. Discussion of SRP parcel at entrance to project
3. Existing Zoning
4. Existing General Plan designation
5. Discussion of Lehi Sub-Area boundaries (project not in sub-area)
6. Requests to the City of Mesa
7. Site Details
8. Housing Product Details

After Mr. Lake completed the PowerPoint presentation, the neighbors asked questions and provided comments.

NOTE: This document is intended to be a summary of the general concepts discussed at the neighborhood meeting. It is not intended to be a verbatim account of the meeting, and although some of the attendees identified themselves by name, most of the individuals providing comment did not identify themselves and this summary therefore does not attempt to name specific individuals that made comments. Where multiple individuals addressed the same topic, they have been grouped together, and a single response is provided. This is done for brevity and to eliminate redundancies.

The questions and comments posed by attendees are shown below in bold text, with Mr. Lake's answers shown in italics.

1. Will this development have flood irrigation?

RESPONSE: No.

2. Will this project allow livestock?

RESPONSE: No.

3. This property is in the Lehi Heritage Neighborhood

RESPONSE: No. The property is just outside the boundaries of the Lehi Character Area, which was recently named a Heritage Neighborhood in the City of Mesa. The boundaries are the same for the sub-area and the Heritage Neighborhood.

- 4. Two years ago you used the R-9 zoning of this property to justify the project to the south. Now you're trying to change the R-9 zoning to something else. I think that you are pulling a bait-and-switch.**

RESPONSE: We still think that the buffering we discussed in the previous case still remains. The lots we are proposing on this site are larger than what was approved for Price Manor I. So, the farther you get from the Lehi area, the smaller the lots become.

- 5. I am concerned about traffic and kids getting hit by cars. Especially the traffic that will wind through our neighborhood as people go to Walmart. Traffic on Leland is going to be bad.**

RESPONSE:

- 6. We think this is win for our neighborhood. That empty lot has become a dumping ground, and living area for homeless people and drug users. This will clean that up.**

RESPONSE:

- 7. Comment from Mr. Sweeney: I know that you all don't love this, But I am trying to do a really great thing on this property and create a really nice neighborhood. The homes here will be as big as 2,500 s.f., and will probably start in the mid-\$500,000's,**
- 8. I would support you 100% if you made that gate (on Pasadena) an emergency only gate.**

RESPONSE: We are working with the City to determine the utility of the gate.

- 9. The gate is our #1 issue. Next is density and then lot sizes.**

RESPONSE: Thank you. We hear you loud and clear.

- 10. The seller's greed shouldn't be our problem.**

RESPONSE: We understand. But we are trying to mitigate impacts into your neighborhood in the design of this community on a very small parcel with development constraints.

- 11. Can you put a stipulation in the CC&R's that these won't be short term rentals?**

RESPONSE: Yes. We include a stipulation that any rentals must be for longer than six months.

12. Comment: I think that Mr. Sweeney is doing us a favor by developing this project and using up the vacant land. It currently is being used as a dumping ground, there are drug deals that take place there and other illegal activity.

13. Are you going to keep the equestrian trail along Center?

RESPONSE: There will be a gravel pathway along Center.

As the meeting began to break down into multiple side conversations, Mr. Lake summarized the comments that had been provided:

- We will work with the City to create a gate on Pasadena that will minimize traffic on that street while allowing for access by solid waste and emergency services.
- Some neighbors would like less density.
- Some neighbors are in support of the project since it will absorb vacant land that is being used for illicit purposes.

The meeting concluded at 6:55pm.

Attachment:

PowerPoint Presentation



Price Manor, Phase II 2245 North Center Street

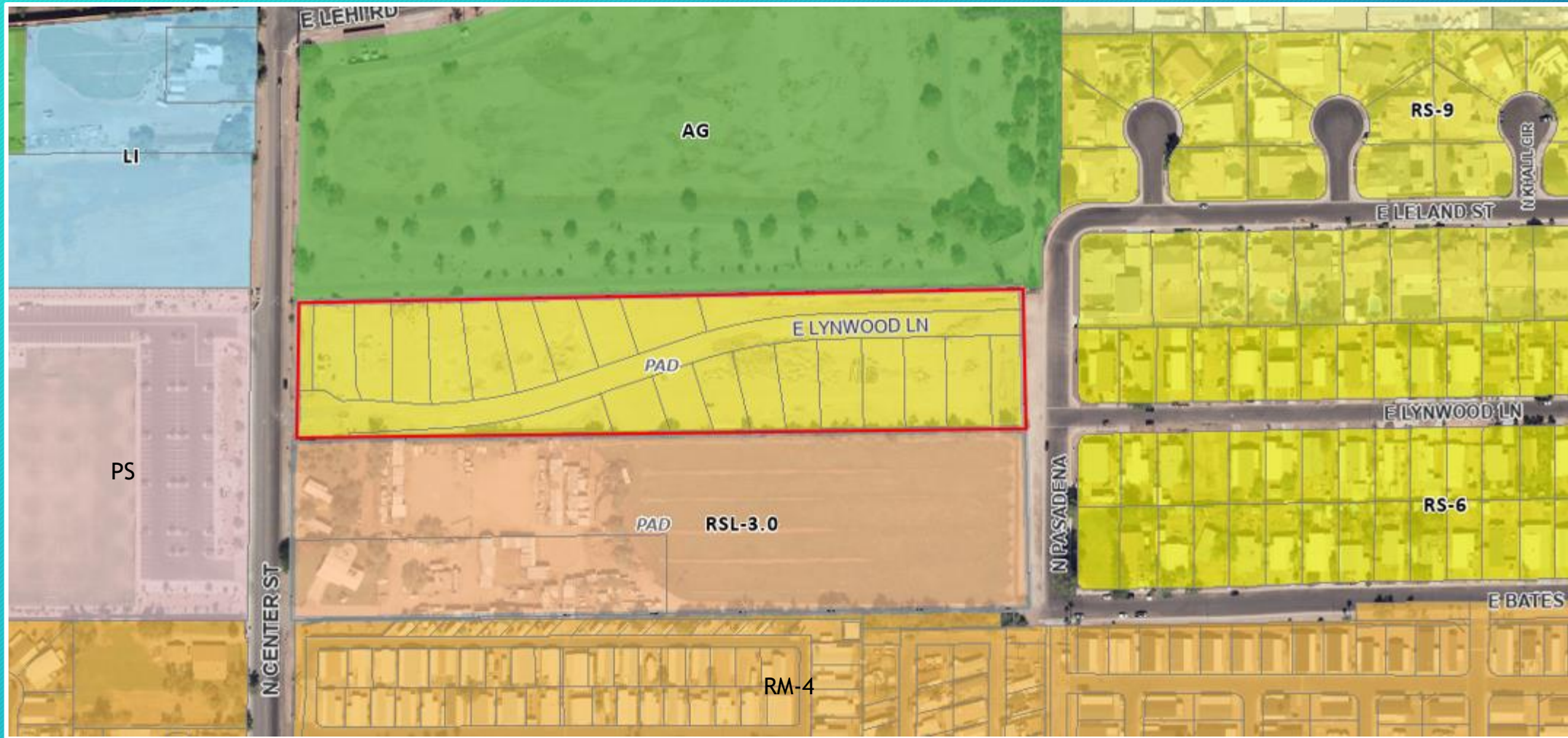


Neighborhood Meeting
6:00 p.m.; May 27, 2025
Mesa Public Library

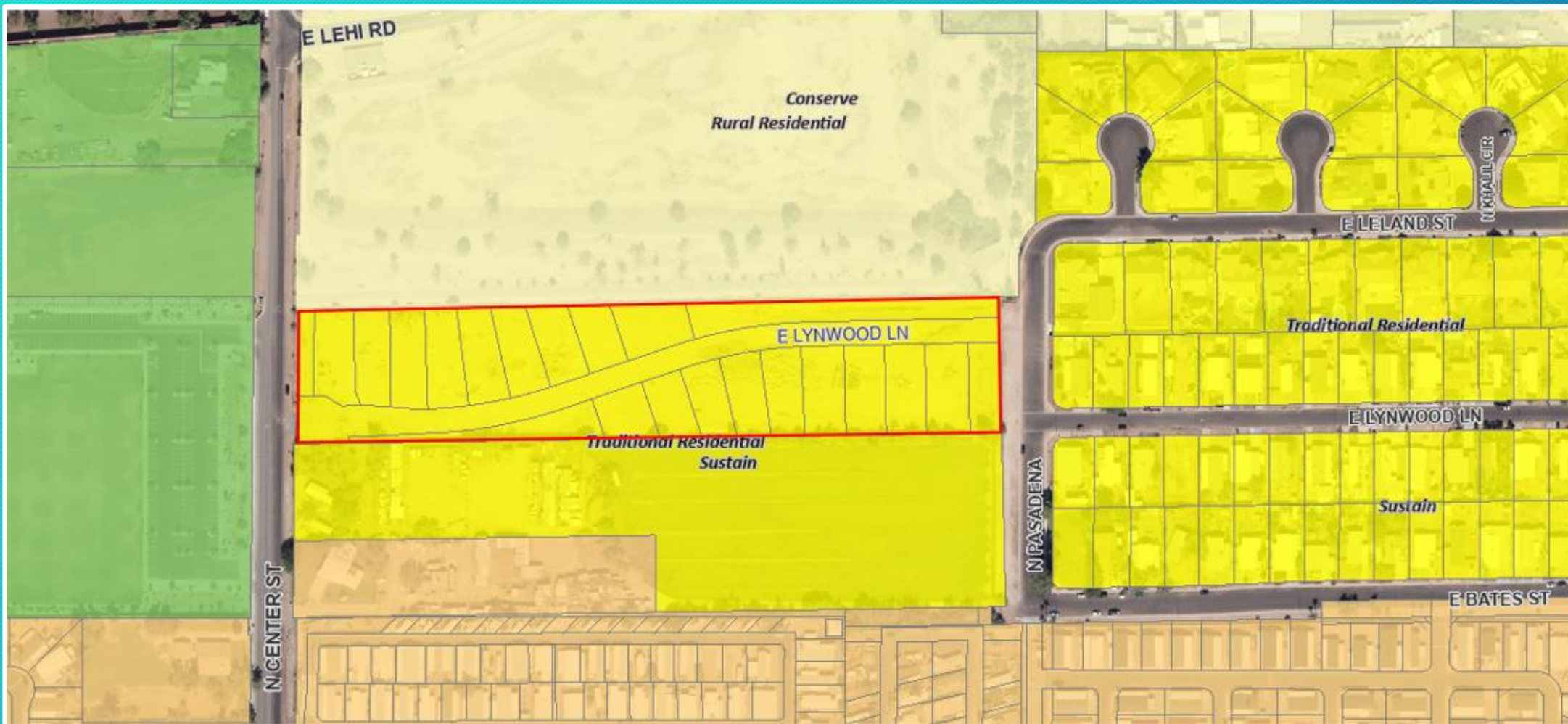
Aerial Map



Existing Zoning

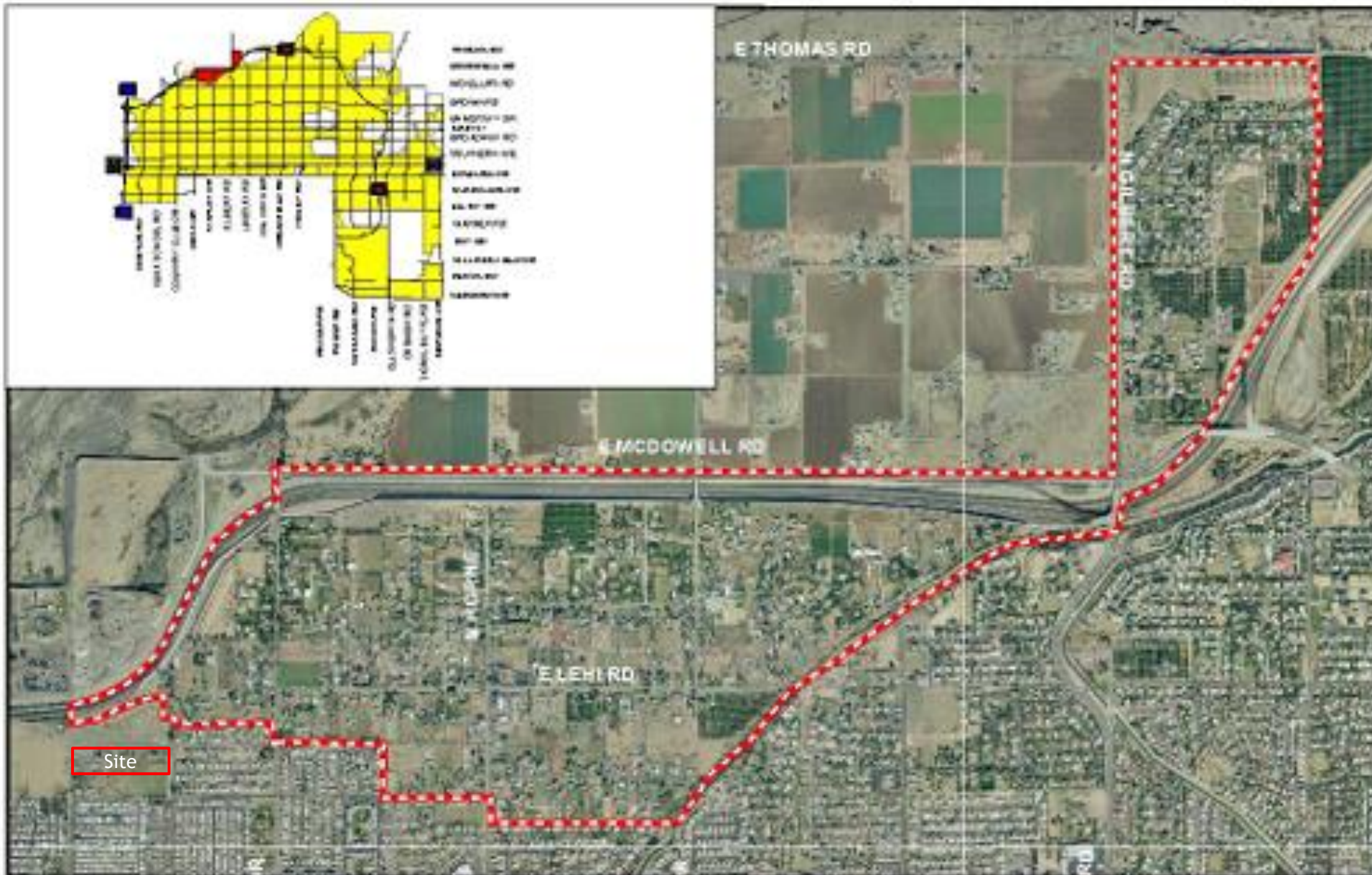


Existing General Plan



Lehi Sub-Area Plan

Adopted by Resolution 8655 on January 23, 2006



Lehi Sub-Area Plan

Our Request

1. Rezoning from RS-9-PAD to RSL-4.5 PAD; and
2. Preliminary Plat Approval.

Approval of these requests will allow for the development of a 41-lot, single family home community.

ENGINEER

D.A.W. ENGINEERING
14714 GLENVIEW DRIVE
TOLSON, ARIZONA 85354
PHONE: 602.474.4444

APPLICANT

BRIDGEMAN BROKERAGE & DEVELOPMENT LLC
1701 N. 30TH AVE.
MESA, AZ 85203
CONTACT: JASON SWISNEY
PHONE: 602.474.4444

SITE DATA

APPROX. AREA: 6.18 ACRES (CENTERLINE)
NET AREA: 5.88 ACRES (RIGHT OF WAY)
PROPOSED LOTS: 41
ZONING: RSM-PD
DENSITY: 12 UNITS PER ACRE
DENSITY: 12 UNITS PER ACRE

LEGAL DESCRIPTION

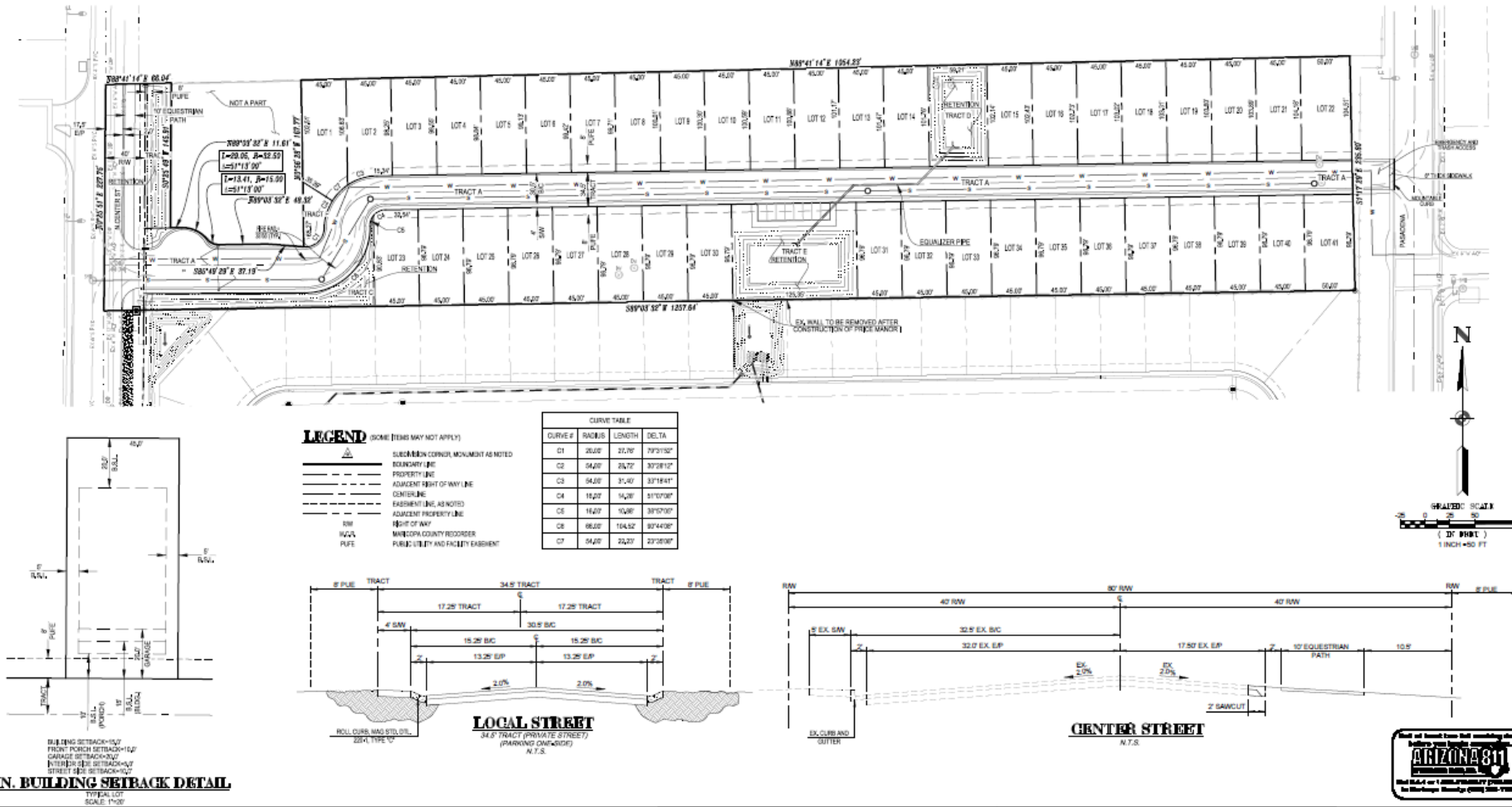
PAGE 1 OF 2
LOT 1 THROUGH 10 AND TRACTS A THROUGH E, PASADENA
ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA
RECORDED IN BOOK 107 OF MAPS, PAGE 1A.

SITE PLAN FOR PRICE MANOR II

LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D.A.W. ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED. AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 30-103 AND 30-145.



Proposed Site Plan

Site Details

- 6.18 acres
- Gated Community
- Entrance on Center St.
- Emergency exit **only** on Pasadena
- Shared Amenity area with Price Manor Phase I
- Typical Lot Size: 45 x 98



Questions?

Sean Lake or Vanessa MacDonald

Pew & Lake, PLC

480-461-4670

sean.lake@pewandlake.com or vanessa.macdonald@pewandlake.com







Development Standards

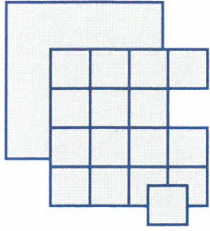
Development Standard	RSL-4.5 Required	Price Manor II Proposed PAD
Area Standards:		
Minimum lot area MZO Section 11-5-3(A)(2)	4,000 s.f.	4,355
Minimum Interior Lot Width MZO 11-5-3(A)(2)	40'	45'
Minimum Corner Lot Width MZO 11-5-3(A)(2)	45'	50'
Minimum Lot Depth MZO 11-5-3(A)(2)	90'	96.79'
Maximum Height	30'	30'
Maximum Number of Stories	2	2
Minimum Yards:		
Front -Building Wall MZO Section 11-5-3(A)(2)	15'	15'
Front- Garage MZO Section 11-5-3(A)(2)	20'	20'
Front- Porch MZO Section 11-5-3(A)(2)	10'	10'
Minimum Interior Side	4.5'	5'
Minimum aggregate of 2 sides MZO Section 11-5-3(A)(2)	10'	10'
Street Side MZO Section 11-5-3(A)(2)	10'	10'
Rear Yard MZO Section 11-5-3(A)(2)	20'	20'
Minimum Usable Open Space per Unit 11-5-5(A)(5)	400 s.f.	1558'
Maximum Lot Coverage (% of Lot) MZO Section 11-5-3(A)(2)	70%	42%
Additional Standards:		
Garages	20'w x 22'd	20'w x 22'd
Fences and Walls 11-30-4	6-foot Maximum height	8-foot (around SRP site only)
Limitation on Paving of Front Yards 11-5-3(B)(5)	No greater than 50% of front yard	40.8%
Streets	Public Streets	Private Street

Owner Name *	Address	City	State	Zip
301 LYNWOOD LLC	301 E LYNWOOD LN	MESA	AZ	85201
328 E BATES ST LLC	2545 E HERMOSA VISTA DR	MESA	AZ	85213
AHDOOT THOMAS	644 E LEHI RD	MESA	AZ	85203
AINSWORTH PATRICIA J	630 W MCLELLAN RD	MESA	AZ	85201
ALLIED CONCRETE & MATERIALS CO	3200 SAN FERNANDO RD	LOS ANGELES	CA	90065
ALVARADO JOSE JUAN	325 E LYNWOOD LN	MESA	AZ	85201
ANDRES MARIA DE JESUS RODRIGUEZ	235 E LELAND ST	MESA	AZ	85201
ARIAS BERTHA ALICIA ESPINOZA/ROMO LUCIANO ALBERTO PARRA	302 E LYNWOOD LN	MESA	AZ	85201
ARIZONA STATE OF DEPT OF TRANSPORTATION	205 S 17TH AVE	PHOENIX	AZ	00008-5007
ASCENT TEN LLC	943 N BROADWAY 101	LOS ANGELES	CA	90012
BAGLEY DERRIK B/JESSICA	234 E LEHI RD	MESA	AZ	85201
BEATTY RAYMOND WADE	238 E BATES ST	MESA	AZ	85201
BELTRAN MARTIN/TERESA	201 E LEHI DR	MESA	AZ	85201
BOYCHUK JASON CAMERON	2307 N WILBUR CIR	MESA	AZ	85201
BRIGHTON COMPANIES PRICE MANOR LLC	2254 E UNIVERSITY DR 16	MESA	AZ	85213
BROWN TIMOTHY A/SHAWN M	243 E LELAND ST	MESA	AZ	85201
CENTER STREET DIRT LLC	2405 N CENTER ST	MESA	AZ	85201
CLAVITTE STEVEN	253 E LYNWOOD LN	MESA	AZ	85201
CRAWFORD BRANDI S/SETH	212 E LYNWOOD LN	MESA	AZ	85201
DIAZ FAMILY LIVING TRUST	219 E LELAND ST	MESA	AZ	85201
DUBOIS AARON L/AMANDA T	309 E LELAND ST	MESA	AZ	85201
ELEVATION HOMES LLC	520 N STAPLEY DR UNIT 202	MESA	AZ	85203
ELLSWORTH MARK	246 E LEHI RD	MESA	AZ	85201
FENIMORE MARY A	2516 S 185TH DR	GOODYEAR	AZ	85338
FRANTZ RICHARD L/PAM	2315 N WILBUR CIR	MESA	AZ	85201
GAMEZ MANUEL A	308 E LYNWOOD LN	MESA	AZ	85201
GRAY ALLAN P/ROSE KENNETH	250 E BATES ST	MESA	AZ	85201
GUERRA LILIANA	235 E LYNWOOD LN	MESA	AZ	85201
GURROLA JOLENE MARIE	232 E BATES	MESA	AZ	85201
HALL JOYCE R TR	2308 N KHALIL CIR	MESA	AZ	85201
HANNA ROBERT A/CROSS SHERRY LOUISE	301 E LELAND ST	MESA	AZ	85201
HERRERA SEBASTIAN JOSE/JUAN MANUEL	236 E LYNWOOD LN	MESA	AZ	85201

HEYWOOD PAUL L/JANET	255 E LEHI RD	MESA	AZ	85201
HINDS SANDRA/YOUNG DAVID	259 E LELAND ST	MESA	AZ	85201
HIKSON FAMILY TRUST	2023 E QUINCE ST	MESA	AZ	85213
HUTCHINSON RANDY	2323 N WILBER CIR	MESA	AZ	85201
JAMES R AND CHERYL L SPICE LIVING TRUST	251 E LELAND ST	MESA	AZ	85201
JIMENEZ DIEGO	2316 N KHALIL CIR	MESA	AZ	85201
JOHNSON MIKE VERNON	2160 N CENTER ST	MESA	AZ	85201
JOHNSTON CONSTANCE	229 E LYNWOOD LN	MESA	AZ	85203
LACANNE CONSULTING LLC/SUNDIAL PARK LLC	2121 N CENTER ST	MESA	AZ	85201
LEAHY SCOTT A/MAI LYNN	244 E BATES ST	MESA	AZ	85201
LINNELL MARK J	248 E LYNWOOD LN	MESA	AZ	85201
LOW MARYANN M TR	5465 VALLEY VIEW RD	RANCHOS PALOS VERDES	CA	90274
LYONS RONALD M/ANN M	325 E LELAND ST	MESA	AZ	85201
MARX SIDNEY L/SHELLY	2312 N HIBBERT CIR	MESA	AZ	85201
MELLO TRUST	2309 N KHALIL CIR	MESA	AZ	85201
MENDOZA MARIA C	326 E LYNWOOD	MESA	AZ	85201
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MICHAEL E KOTWICA LIV TR/JACQUELINE J SMIL	2304 N HIBBERT CIR	MESA	AZ	85201
MONTOYA JULIO	310 E BATES ST	MESA	AZ	85201
MORALES NICOLAS	224 E LYNWOOD LN	MESA	AZ	85201
MOSER RHONDA JEAN	313 E LYNWOOD LN	MESA	AZ	85201
MOUGHLER GLYN T/JILL J	215 E LEHI RD	MESA	AZ	85201
MOUGHLER SEAN T	235 E LEHI RD	MESA	AZ	85201
MOWERY RON/KNOERR SHERRY	230 E LYNWOOD LN	MESA	AZ	85201
MYERS MICHAEL P/HEATHER J	311 E LEHI RD	MESA	AZ	85201
O&B PROPERTIES LLC	2514 N MESA DR	MESA	AZ	85201
PALM HARBOR ESTATES LLC	6501 E GREENWAY PKWY UNIT 103-402	SCOTTSDALE	AZ	85254
POBIEGIO SCOTT T/LINDSAY M	227 E LELAND	MESA	AZ	85201
QDEWS 316B LLC	PO BOX 12287	CHANDLER	AZ	85248
QDEWS 319L LLC	PO BOX 12287	CHANDLER	AZ	85248
QDEWS 322B LLC	PO BOX 12287	CHANDLER	AZ	85248
RALON JOSE B/GILDA ROCSANA SCHWENDENER	214 E BATES ST	MESA	AZ	85201

REEVES FAMILY TRUST	2305 N HIBBERT CIR	MESA	AZ	85201
RICE WARREN JR/MARGARET	256 E BATES ST	MESA	AZ	85204
RICO ALMA Y GARCIA/ESCALANTE JORGE U SALAZAR	625 W MCKELLIPS RD UNIT 71	MESA	AZ	85201
RIOS MARTHA E	2325 N KHALIL CIR	MESA	AZ	85201
RIVERA ARLENE	304 E BATES	MESA	AZ	85201
RODRIGUEZ MIGUEL S	241 E LYNWOOD LN	MESA	AZ	85201
ROGERS KAREN J	206 E LYNWOOD	MESA	AZ	85201
ROMERO DANY JACOBO		MESA	AZ	85204
RONNING MICHAEL L/DONNA TR	2317 N KHALIL CIR	MESA	AZ	85201
ROSS AND LINDA HEYWOOD FAMILY TRUST	225 E LEHI RD	MESA	AZ	85201
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT A	PO BOX 52025	PHOENIX	AZ	85072
SANCHEZ OSCAR HERRERA	220 E BATES ST	MESA	AZ	85201
SARLES RONALD/FIELD LILLIAN I	7756 E 3RD ST	SCOTTSDALE	AZ	85251
SHORT BODHI CHRISTOPHER	2320 N HIBBERT CIR	MESA	AZ	85201
SHUMWAY STEPHEN	2455 N PIONEER	MESA	AZ	85204
SLISKOVICH PROPERTIES	PO BOX 5900	MESA	AZ	85211
STAMO RODICA/DUMITRASCU MIHAI	317 E LELAND ST	MESA	AZ	85201
STEPHENS ANDY	226 E BATES	MESA	AZ	85201
STRATTON DAN/IRIS	856 E LEHI RD	MESA	AZ	85203
SURVIVORS TRUST	2313 N HIBBERT CIR	MESA	AZ	85201
THOMAS FAMILY TRUST	2332 N MESA DR	MESA	AZ	85201
VAN CLEVE TRAVIS/MARIE	2322 N WILBUR CIR	MESA	AZ	85201
VERNON JUDY M	260 E LYNWOOD LN	MESA	AZ	85201
VILLEGAS FELIX	218 E LYNWOOD LN	MESA	AZ	85201
WALLIN KURT D	2314 N WILBUR CIR	MESA	AZ	85201
WARNER RALPH	247 E LYNWOOD LN	MESA	AZ	85201
WILLIAMS STEVEN M/CECIL K	262 E BATES ST	MESA	AZ	85201
WILLIAMSON DAVID A	2321 N HIBBERT CIR	MESA	AZ	85201
WRIGHT WILLIAM R	161 E LEHI RD	MESA	AZ	85201
WYSNER CHRISTOPHER	307 E LYNWOOD LN	MESA	AZ	85201
YOUNG STEVE R/ANGELA DEE	2324 N KHALIL CIR	MESA	AZ	85201
ZUFELT LAWRENCE WADDELL	254 E LYNWOOD LN	MESA	AZ	85201

Councilmember Rich Adams	PO Box 1466	Mesa	AZ	85211
Alicia Martinez	PO Box 1466	Mesa	AZ	85211
City of Mesa Development Services Department	ATTN: Nana Appiah	Mesa	AZ	85211
City of Mesa Development Services Department	ATTN: Jennifer Merrill	Mesa	AZ	85211
City of Mesa	ATTN: Marc Hershberg	Mesa	AZ	85211



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

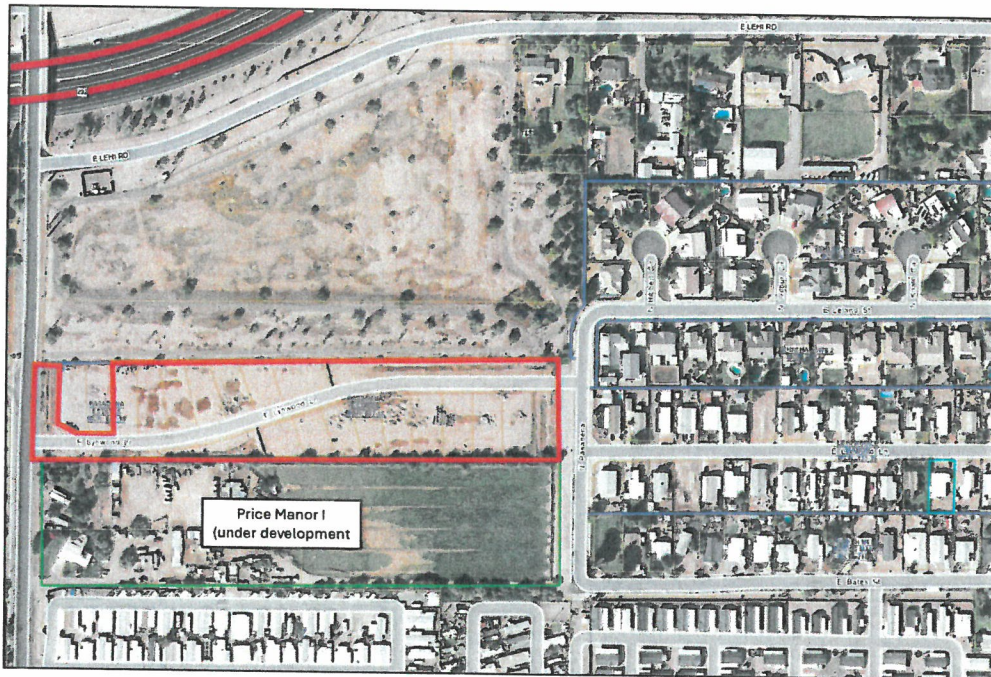
W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

May 9, 2025

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Brighton Homes, we are pleased to invite you to a neighborhood meeting regarding Price Manor Phase II, a proposed development on approximately six (6) acres of property on the east side of Center Street, across from the Lehi Sports Park, and immediately north of Price Manor I, a residential subdivision that was approved in January of 2024, and is currently under development. The approximate boundaries of the development site are shown below, outlined in red.



Our specific requests to the City of Mesa are for the following:

1. Rezoning of the property from RS-9 PAD to RSL-4.5 PAD, and
2. Preliminary Plat approval

Approval of these requests will allow for the development of a 41-lot, single-family residential community that will be connected to the first phase of Price Manor.

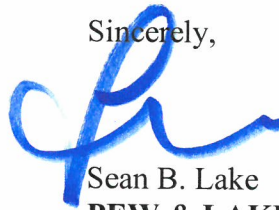
The neighborhood meeting has been scheduled as shown below, to provide property owners in the area with an opportunity to learn about the proposed development, ask questions and to provide input and comments on the proposed development.

The neighborhood meeting will be on the date, time and location shown below:

**May 27, 2025
6:00 PM
Mesa Main Library; Board Room
64 East First Street
Mesa, AZ 85201**

If you have any questions regarding this matter prior to the neighborhood meeting, you can contact me or Vanessa MacDonald in my office at 480-461-4670. The City of Mesa has assigned this case to Ms. Jennifer Merrill, Senior Planner, who may be reached at Jennifer.merrill@mesaaz.gov. Please let any of us know if you have questions or concerns regarding this proposed use. A summary of this neighborhood meeting will become part of the public record for this case and will be provided to the Planning & Zoning Board and City Council as part of the public record for this project.

Sincerely,



Sean B. Lake
PEW & LAKE, PLC

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake on behalf of Brighton Homes

Property Location:

2245 North Center Street, Mesa, AZ

Date:

May 27, 2025

Meeting Location:

Mesa Public Library Main Branch; Board Room
64 East First Street, Mesa 85201

Time: 6:00 p.m.

Case: ZON25- 00304

Use QR Code Below to provide Comment Zoning Case:



#	NAME	ADDRESS	ZIP	Email	PHONE
1	Mike Kotwica	2304 N. Hibbert Circle	85201	None	480-244-8339
2	Dave Williamson	2321 N. Hibbert Cir	85201	tcmco-ceo@hmail.com	623 680 9419
3	DAVID & ALISON HIXSON	211 E LELAND ST	85201	211 E LELAND ST MESA 85201 AHIXSONAZ2@GMAIL.COM	602-574-2038
4	Kim WARDEN	424 E. LEHI	85203		
5	Marilyn Crosby	2566 N. Horne	85203	mcrosby@onestopre.com	480-415-5395
6	DAVID BEATY	2636 N. STAPLEY DR	85203	DLBEATY@MSN.COM	602-909-7715
7	Judy VERNON	240 E. LYWOOD LANE	85201	jvernon7@cox.net	480 980-4209
8	Walter Diaz	219 E Leland St.	85201	Diaz3807@yahoo.com	480-522-6727
9	Debbie Delp-Wright	161 E. Lehi Rd	8520	debbiedelp@cox.net	602 531 5713
10	Jim Brown	243 E. Leland St.	85201	hmb@eliteacsolutions.com	602-361-1366
11	Shawn Brown	243 E. Leland St.	85201	shawnb@eliteacsolutions.com	480-205-5508

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake on behalf of Brighton Homes

Property Location:

2245 North Center Street, Mesa, AZ

Date:

May 27, 2025

Meeting Location:

Mesa Public Library Main Branch; Board Room
64 East First Street, Mesa 85201

Time: 6:00 p.m.

Case: ZON25- 00304

Use QR Code Below to provide Comment Zoning Case:



#	NAME	ADDRESS	ZIP	Email	PHONE
1	Tom Warren	2319 N. Poweroy Cir	85201	CTWRANCITS@GMAIL	480-459-9898
2	VONETA Warren	2319 N poweroy Cir	85201		
3					
4					
5					
6					
7					
8					
9					
10					
11					

Exhibit C
Price Manor II
Neighbor Interactions

[illegible]

To whom it may concern....

I am writing to you about a proposed development at the end of my street in Lehi Shadows. I have lived in Lehi Shadows which is just between Lehi and the Price property for 19 years. I am in support for the development. Adding a community like this to the area will give us more eyes and some additional light on crime that goes on in this area, which will hopefully help discourage it. Allowing some redevelopment in this area would also hopefully encourage other development to happen. We have these beautiful homes that back up to trailer that are often unkept to which the city does nothing about.

Ultimately we understand some of the concerns of our neighbors in Lehi but there really is a small area between the mobile homes and the Lehi area that allows for transition as the developer is already building in this area, it seems like a reasonable transition and we would much rather see this go in now than have something else like low income apartments etc. We've heard concerns about traffic but we believe the vast majority of the people will exit this community turning south on Center towards McKellips and then they will go to the freeway via Country Club or McKellips. There really is no reason for people to drive through Lehi, which is all 30 mph, to go anywhere. I love the feel of this area, but I think there is a way to keep in feeling rural and still help grow in the right direction. Thank you

Shannon Stapley
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