

9 September 2025

CITY OF MESA

RE: Highlights  
Address: 623 S Mesa Dr  
Mesa, AZ 85210

### **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 .57-acre property located at 623 S. Mesa Dr. This property is further identified as parcel number 139-25-007F on the Maricopa County Assessor's Map. The proposed project, Highlights, 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](mailto:mike@atmosarch.com)



**Schedule:**

Pre-Application Submittal – 28 February 2024  
Pre-Application Conference – 19 March 2024  
Application Submittal – 18 November 2024  
First neighborhood meeting – 16 January 2025  
Notification sent – 31 December 2024  
Submittal of Citizen Participation Report – 10 February 2025  
Design Review Board Hearing – 10 June 2025  
Notification sent – 22 May 2025  
Planning and Zoning Board Hearing – 24 September 2025  
Notification sent – 9 September 2025

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, cursive script.

Tim Boyle  
Atmosphere Architects, PLC

## **Community Meeting for Highlights:**

A Multifamily Development at  
**623 S Mesa Dr, Mesa Arizona**



Highlights is a multifamily development consisting of 15 3-story, 2-bedroom townhomes located near the cross streets of Mesa Dr and Broadway Rd. The lot for the development is currently vacant. Our hope is that this development will serve those who are looking to have proximity to Central Mesa and the parks, transit, and other opportunities available there. We believe this development will be a positive contribution to the Mesa Dr. corridor as it continues to develop.

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 an in-person community meeting:

**Time:** 16<sup>th</sup> January 2025 at 6:00 PM

**Location:** The Church of Jesus Christ of Latter-Day Saints  
525 E 2nd Ave  
Mesa, AZ 85204

### Meeting Summary:

In attendance were Tim Boyle and Jacob Cluff, the owners, Nathan and Michelle Crowell, City Councilmember Jenn Duff, and City Planner Jennifer Merrill.

The landscaping, amenity areas, and safety were discussed.

# SIGN IN

NAME

EMAIL

PHONE

NATHAN C

gspivecontracting@yahoo.com

480-232-2527

Michelle C

michelle@concentriccounseling.com

480-234-1801

22 May 2025

Dear Neighbor,

We have applied for Design Review for the property located at Mesa Dr and Broadway RD. This request is for development of a multifamily Project. The case number assigned to this project is DRB24-00996.

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 a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-888-4671 or e-mail me at [tim@atmosarch.com](mailto:tim@atmosarch.com).

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on June 10, 2025 in the City Council Chambers located at 57 East First Street. The Work Session will begin at 4:30 p.m. 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.

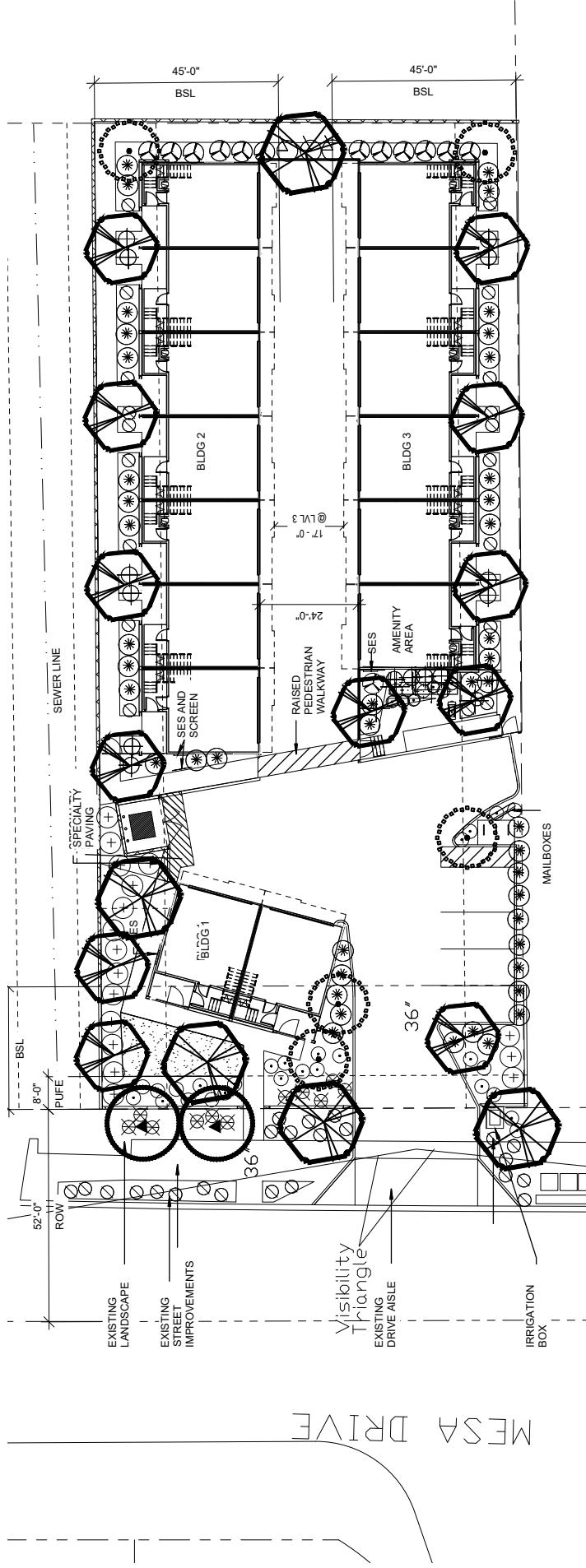
The City of Mesa has assigned this case to Jennifer Merrill of their Planning Division staff. They can be reached at 480-644-6439 or [jennifer.merrill@mesaAZ.gov](mailto:jennifer.merrill@mesaAZ.gov) should you have any questions regarding the public hearing process. If you have sold this property in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

Sincerely,

*Tim Boyle*

Tim Boyle





LANDSCAPE PLAN

NORTH





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**Citizen Input (ZON24-00998)**

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**From** Jennifer Merrill <Jennifer.Merrill@MesaAZ.gov>

**Date** Tue 6/3/2025 6:33 PM

**To** Tim Boyle <tim@atmosarch.com>; Jacob Cluff <jacob@atmosarch.com>

Hi Tim and Jacob,

Just an FYI: Today I received a phone call from Michelle Schaer, who owns the property located at 613 S Mesa Drive. She expressed concerns regarding the proposed density and height of the proposed Highlights project. I told her that the request has not yet been scheduled for a P&Z hearing, but that she will receive notification when that happens. She called because she had received notice of the DRB meeting, but her concerns are more related to P&Z than to DRB.

*Jennifer*

Jennifer Merrill  
Senior Planner, Development Services Department  
City of Mesa

480-644-6439

OFFICE HOURS: M-Th 7:00am-6:00pm \*\*Closed Fridays\*\*



## PLANNING & ZONING BOARD HEARING

Dear Neighbor,

We have applied for a Rezone from Multiple Residence-2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review for the property located at 623 S Mesa Dr. This request is for development of a 15-unit multiple residence development. The case number assigned to this project is ZON24-00998.

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](mailto:tim@atmosarch.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 24, 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](https://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://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.**

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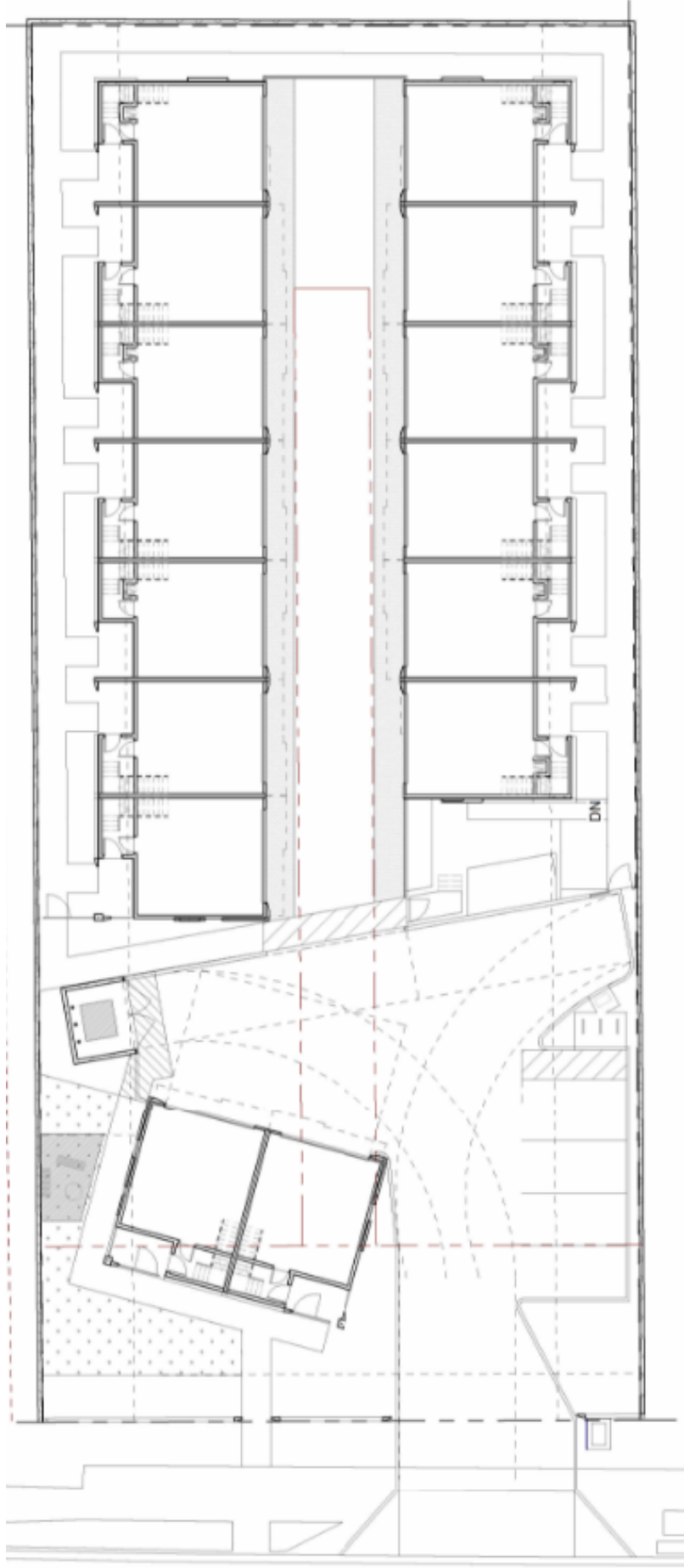
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Sincerely,

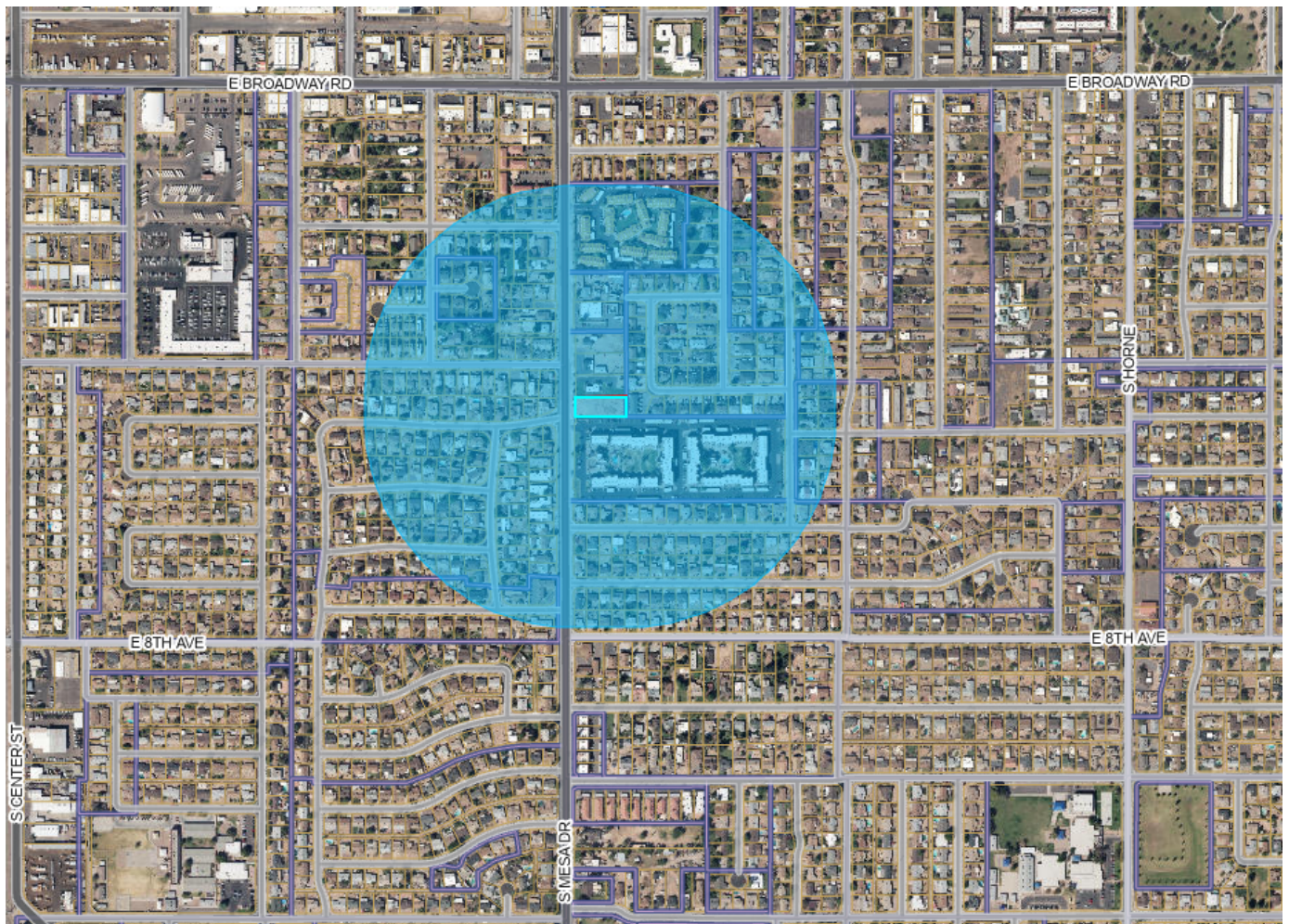




ELEVATIONS



SITE PLAN



1,000 ft radius buffer

532 S MESA LLC 9639 E CLINTON ST SCOTTSDALE, AZ 85260	613 S MESA DR LLC 9705 E ADOBE DR SCOTTSDALE, AZ 85255	702 S MESA DR LLC 4009 E LOS ALTOS DR GILBERT, AZ 85297
A R M OF SAVE THE FAMILY FOUNDATION OF ARIZONA 450 W 4TH PL MESA, AZ 85201	ALVARADO JORGE/FLOR 1852 E LEXINGTON AVE GILBERT, AZ 85234	BARRIOS JOSE/GUADALUPE 651 W LAGUNA AZUL AVE MESA, AZ 85210
BATROSS EDWARD A 350 E MARILYN AVE MESA, AZ 85210	BAUTISTA MAGARITO/DOROTEO 457 E 6TH DR MESA, AZ 85204	BRENDA CAPIZZI TRUST 615 W VERANO PL GILBERT, AZ 85233
BRIDGES CALLIE/SIMS DYLAN MICHAEL 349 E MARILYN AVE MESA, AZ 85210	BUENO VERDE PROPERTIES LLC 1758 E GARY ST MESA, AZ 85203	CAMARENA MYRA PO BOX 52751 MESA, AZ 85208
CAMPOS RAUL 841 E 6TH AVE MESA, AZ 85204	CARRILLO MARIA A 701 S MESA DR MESA, AZ 85210	CONTRERAS JOSE GENERO MARES 4104 E BROADWAY RD UNIT 1105 MESA, AZ 85206
DESERET RENTALS LLC 1309 W OBISPO AVE MESA, AZ 85202	DGH ENTERPRISES LLC 531 S MESA DR MESA, AZ 85210	DIAZ JOSE A 314 E 6TH AVE MESA, AZ 85210
ESCOBEDO ESTHER/ROBERT ANGEL 452 E FRANKLIN AVE MESA, AZ 85204	FKH SFR PROPCO B-HLD LP 600 GALLERIA PKWY STE 300 ATLANTA, GA 30339	FLEXTIREMENT LLC 431 E VINE AVE MESA, AZ 85204
GARCIA JULIO C & MARTHA 707 S POMROY ST MESA, AZ 85202	GARCIA ROGELIO 6834 E CULVER ST MESA, AZ 85207	GARCIA ROGELIO 7252 E NANCE ST MESA, AZ 85207
GCLC LLC 2007 E MYRNA LN TEMPE, AZ 85284	GONZALES DESTINY M/ORLANDO E/WALKER ASHLEY 2134 E HONEYSUCKLE PL CHANDLER, AZ 85286	GRACIANO MARIA L 417 E 6TH DR MESA, AZ 85204
GUEVARA ENRIQUE 414 E FRANKLIN AVE MESA, AZ 85204	GUTIERREZ GUADALUPE/ERIK/ETAL 534 S UDALL UNIT 2 MESA, AZ 85204	HERRERA MARTHA/MICHAEL 337 E MARILYN AVE MESA, AZ 85210



I H S INVESTMENTS LLC 4406 E MAIN ST 102-2 MESA, AZ 85210	JIMENEZ IGNACIO/GARCIA MARCELINA 420 E FRANKLIN AVE MESA, AZ 85204	JLB & SONS L L C 1156 E LINDA LN CHANDLER, AZ 85225
A JOHNSON KEVIN J/PATRICIA PO BOX 5721 MESA, AZ 85211	LECHUGA RAUL PEREZ 323 E MARILYN AVE MESA, AZ 85210	LOCKHART-MOORE ALISSA J/MOORE TIMOTHY 332 E MARILYN AVE MESA, AZ 85210
LOPEZ JAVIER/MARIA 426 E FRANKLIN AVE MESA, AZ 85204	LUCERO ANDREW 3743 S HUDSON PL CHANDLER, AZ 85286	MACIAS TONY RUIZ/LINDA JEAN/LAURA MARIE ETAL 1344 W KIVA AVE MESA, AZ 85202
MECAGNI ANNA C 365 E 6TH AVE MESA, AZ 85210	MESA MULTIFAMILY I LLC 2075 E MANHATTAN DR TEMPE, AZ 85282	MESA VILLAGE APARTMENTS LLC 401 S WESTERN AVE LOS ANGELES, CA 90020
MICHAEL JOHN VLAHOVIC TRUST 2847 S LAS PALMAS CIR MESA, AZ 85202	MICHELLE LAGRAVE ANTHONY TRUST 17871 LA ROSA LN FOUNTAIN VALLEY, CA 92708	MIRELES-RIVERA EFRAIN 216 E 5TH AVE MESA, AZ 85210
MISSION CAPITAL LLC 1551 E UNIVERSITY DR MESA, AZ 85203	MONTANEZ LUIS A/VAZQUEZ LIZBETH B 344 E 6TH AVE MESA, AZ 85210	MUNDO CARLOS G/MARIA I/JOSE L 542 S MESA DR MESA, AZ 85210
NAFARRATE-JIMENEZ SAUL ERNESTO/JENNIFER K 325 E 6TH AVE MESA, AZ 85210	OLSEN FAMILY TRUST 75 NEW DAWN IRVINE, CA 92620	PEREZ YALEEN B/GEORGE G 3244 E ARIS DR GILBERT, AZ 85298
POMEROY PLACE LLC PO BOX 8713 MESA, AZ 85214	RAGGED EDGE REAL ESTATE LLC 300 S DUVAL ST UNIT 1001 TALLAHASSEE, FL 32301	RANDOLPH DANGELO 1924 GEYSERVILLE ST CHULA VISTA, CA 91913
RICHARD A SHINGLEDECKER REVOCABLE LIVING TRUST 357 E 6TH AVE APT 1 MESA, AZ 85210	RIOS FAMILY LIVING TRUST 9039 N 127TH ST SCOTTSDALE, AZ 85259	ROBLES ANTHONY 458 E FRANKLIN AVE MESA, AZ 85204
ROSENBAUM REALTY LLC 1324 N FARRELL CT 109 GILBERT, AZ 85233	RS SFR HOLDCO OWNER LP PO BOX 4900 SCOTTSDALE, AZ 85261	SEVENTH HELP LLC PO BOX 8713 MESA, AZ 85214

SFR SOLUTIONS LLC 975 E RIGGS RD STE 12-140 CHANDLER, AZ 85249	SKAMPER LLC 7875 E GOLD DUST AVE SCOTTSDALE, AZ 85258	SLACK REVOCABLE LIVING TRUST 2710 S RURAL RD TEMPE, AZ 85282
A SOLIS NERI ASHLEY NICOLE/EMELY LORETT 349 E MARILYN AVE MESA, AZ 85210	STAR 2022-SFR3 BORROWER L P PO BOX 4900 SCOTTSDALE, AZ 85261	STERLING STANLEY D & KATHERINE J PO BOX 213 LA PLACE, IL 61936
TILARO THELMA 645 S POMEROY MESA, AZ 85210	TORRES MARIO 549 S UDALL MESA, AZ 85204	TW2 PROPERTIES LLC 3531 N SONORAN HTS MESA, AZ 85207
TWIN PALMS MESA LLC 3315 E SUNNYSIDE LN PHOENIX, AZ 85032	VAN HORN LANDING TRUST 4115 E DOLPHIN AVE MESA, AZ 85206	VENTURA ANTONIO J JR/VICTORIA V 446 E FRANKLIN AVE MESA, AZ 85204
VILLANUEVA ADOLFO C & MARY C 432 E FRANKLIN MESA, AZ 85201	WALTON RENEE A 14419 N 29TH ST PHOENIX, AZ 85032	WF4 LLC 2223 W PECOS RD STE 2 CHANDLER, AZ 85224
YELVERTON MARSHALL/TEMPEST/MANCILLA SERGIO/HARPER-MANCILLA CHARLOTTE PO BOX 8332 Priscilla Gutierrez PO Box 1466 Mesa, AZ 85211-1466	ZEPEDA ALFONSO & MARIA GUADALUPE 653 S POMEROY ST MESA, AZ 85210  City of Mesa Development Services Department ATTN: Jennifer Merrill PO Box 1466 Mesa, AZ 85211-1466	Councilmember Jenn Duff PO Box 1466 Mesa, AZ 85211-1466  City of Mesa ATTN: Marc Hershberg PO Box 1466 Mesa, AZ 85211-1466