



**CHICANOS
POR LA CAUSA**

Mesa Royale

Citizen Participation Plan

For a Quality Affordable Multifamily Development

Located Near the Northwest Corner of
North Date and West Main Street

630, 644, and 668 West Main Street

Parcel Nos: 135-57-027, 135-57-031, 135-57-032,
135-57-029A, 135-57-069, 135-57-070, 135-57-071,
135-57-074, 135-57-086, and 135-57-125

Prepared By:

Quarles

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Submittal Date: September 26, 2024

Citizen Participation Report – Project Borealis

Introduction & Purpose:

Quarles & Brady LLP submits this Citizen Participation Report on behalf of Chicanos Por La Causa, Inc. ("CPLC" or the "Applicant") in regard to Mesa Royale, which will be a new high-quality multifamily, affordable housing development consisting of 2 residential buildings ("Mesa Royale" or the "Development").

The purpose of this Citizen Participation Report is to demonstrate how the CPLC engaged and inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of the application for the Mesa Royale development. The Development will be located on the North side of West Main Street between North Country Club Drive and North Alma School Road, consisting of approximately 3.21 gross acres (the "Property"), only 1,500 feet west of the nearest Light Rail Station located at Country Club Drive.

To achieve the proposed Development, per Case No. ZON24-00602 & DR24-00603, the Applicant is requesting: **(1)** to rezone from General Commercial ("GC") to a GC with a Planned Area Development overlay ("GC-PAD"); **(2)** approval of a Council Use Permit ("CUP") to allow residential uses on a commercially zoned property; **(3)** Site Plan approval; and **(4)** Design Review approval.

The Applicant's team engaged those interested in this application, providing opportunities to learn about and comment on the proposed plan.

Development Team

Owner / Developer

Chicanos Por La Causa, Inc.
1008 East Buckeye Road, Suite 115
Phoenix, Arizona 85034
ATTN: Evelyn Guerrero
Evelyn.Guerrero@cplc.org
(602) 257-6727
ATTN: Prince Twumasi
prince.twumasi@cplc.org
(480) 744-1552

Zoning Attorney / Applicant

Quarles & Brady LLP
2 N. Central Avenue
Phoenix, AZ 85004
ATTN: Benjamin Graff
Email: Benjamin.Graff@Quarles.com
(602) 229-5683

Pre-submittal Outreach:

It is important to note that prior to any submittals to the City of Mesa, including the Pre-Submittal application, our goal was to obtain initial feedback from the City to ensure our proposed development was consistent with the future planning and goals within the General Plan for this area. This is only the beginning of our outreach efforts, and we plan to engage with the community throughout the process. Our team met with Mesa Staff on the following dates:

- August 1, 2022: In-person meeting with Mayor John Giles and Vice Mayor Jen Duff.
- December 6, 2022: Presentation before the Mesa Historic Preservation Board.
- March 3, 2023: In-person meeting with Mayor John Giles and Vice Mayor Jen Duff.
- April 18, 2023: Email correspondence with Cassidy Welch.

Pre-submittal Meeting:

The pre-submittal meeting (PRS22-00925) was held with City of Mesa planning staff on September 13, 2022. Staff reviewed the application and recommended notifying adjacent residents within 1000-ft, and all registered neighborhoods and HOAs within one-mile of the Development after submitting the formal rezoning, site plan, Council Use Permit applications.

Post-submittal Actions:

In order to provide effective citizen participation in conjunction with the application, the following actions provided opportunities to understand and address any real or perceived impacts the development may have on members of the community.

1. A contact list was developed for citizens and agencies in this area. All persons listed on the contact list received a letter describing the project, the proposed site plan, and an invitation to an in-person neighborhood meeting on September 16, 2024 at 6:00pm at the Emerson Elementary School. The contact list included the following:
 - All registered neighborhood associations within one mile of the project (list provided by City Staff).
 - Homeowners Associations within one mile of the project (list provided by City Staff).
 - Property owners within 1,000 feet from the Property.
 - The Councilmember and Council Coordinator for the local Council District.
2. The Applicant Team fielded a few voicemails, emails, and phone calls from residents. The list below identifies the dates and form of communications, the person contacted, and topics discussed.
 - a. Sept 10, 2024: Laura Castanares left a voicemail for Ben Graff.
 - i. Josh Mike spoke with Laura. She did not express any objections and stated she will talk about it more with her husband.
 - ii. Overall, Laura has no concerns but wanted to know more about the Development.
 - iii. Laura and her husband own the adjacent property east of Mesa Royale with the restaurant, but do not own the restaurant. They live in San Diego and her husband is having surgery soon so they will not be at the meeting on September 16, 2024.
 - iv. Josh Mike provided contact information and offered to discuss this more if she has more questions in the future.
 - b. Sept 11, 2024: Alfred Arrizon sent an email to Ben Graff, and copied Jennifer Merrill, with the following comments and questions.
 - i. Alfred's email stated he is concerned about this project, noting that his residence is currently almost surrounded by empty parcels.

- ii. CPLC has been trying to develop this area for almost 10 years and the project on Pepper took almost 3 years to complete. Alfred asked about the expected timeline for Mesa Royale.
 - iii. How is CPLC going to handle construction traffic, noise, and security?
 - iv. Josh Mike left a voicemail and follow up with an email. Alfred has not responded.
 - c. Sept 11, 2024: Benjamin Bidwell sent an email to Jennifer Merrill at Mesa and Jennifer forwarded it to Quarles. The email expressed the following comments.
 - i. Parking reduction proposed by the Applicant, stating most households cannot afford housing in West Mesa and require a 2-income family.
 - ii. Despite the access to public transit, residents will still own vehicles and overflow parking will be in the C.A.N.D.O. neighborhood.
 - iii. Josh Mike replied via email with an invitation to meet virtually or in person. Benjamin has not yet responded.
 - d. Sept 16, 2024: Valerie J Skidmore left a voicemail for Ben Graff with the following comments and questions. Valerie states she represents a few neighbors in the Palm Fountains community.
 - i. Valerie specifically asked about when would the people be moving into the development.
 - ii. Josh Mike returned her voicemail and spoke with Valerie.
 - 1. Valerie initially thought the letter was in regard to Residences on Main (the new development at Country Club Dr and Main St).
 - 2. Josh clarified the different developments and the different timelines.
 - 3. Josh described the meaning of multiple residence (aka apartments, townhomes, duplexes, etc.) versus single residence.
 - 4. Overall, she has no concerns but wanted to know more about the proposed development and the term “multifamily” within the letter.
 - iii. On Sept 17, 2024, Valerie left a voicemail to follow up with her understanding that the Mesa Royale apartments are different from the Residences on Main. Valerie also expressed support for the variety of ethnic and racial demographics that will be allowed to move into the Development, stating that she thinks this a “really, really nice” aspect of the neighborhood.
 - e. Sept 16, 2024: Fidelis Garcia, Advocacy Manager with CPLC, spoke with Reynaldo regarding the upcoming neighborhood meeting. Reynaldo stated that he could not attend the meeting and he did not have a problem with the development.
 - f. Sept 16, 2024: Guy Carpenter left a voicemail for Ben Graff.
 - i. Due to the existing traffic on Pepper Place and the expected traffic due to the new CPLC townhome development, Guy’s primary question is about traffic from Mesa Royale apartments.
 - ii. Ben responded via email to confirm site plan will only take ingress/egress from West Main Street. Ben also provided a copy of the colored landscape plan to show the internal circulation does not connect to Pepper Place.
 - 3. The Applicant held a neighborhood meeting in the multipurpose room at Emerson Elementary School on September 16, 2024, at 6pm where nearby residents and property owners were invited to discuss the rezoning and site plan proposal.
 - a. The meeting was attended by Jennifer Merrill, Senior Planner and Councilmember Duff. No other nearby residents or property owners attended the meeting.
 - 4. On September 17, 2023, Mesa Staff confirmed that concurrent Case No. DRB24-00603 will be presented at the Design Review Board meeting on October 8, 2024. On September 23, 2024, the Applicant submitted notification letters to the City of Mesa in accordance with notification requirements. These letters included a description of the development, the proposed site plan, and an invitation to the Design Review Board meeting.

Public Hearing Notification Actions:

1. The site will be posted for the Planning and Zoning public hearing on October 23, 2024, in accordance with the City of Mesa notification requirements.
2. The Applicant will provide public hearing notification letters that will include a description of the project, the proposed site plan, and invitation to the Planning and Zoning Board meeting on October 23, 2024. The letters will be delivered to the Mesa Planning Department in stuffed and sealed envelopes with paid postage in accordance with the City of Mesa notification requirements.

Schedule:

Pre-submittal Application Filed – August 23, 2022

Pre-submittal meeting – September 13, 2022

Application Submittal – July 1, 2024

Neighborhood meeting – September 16, 2024

Submittal of Citizen Participation Report and Notification materials – September 26, 2024

Planning and Zoning Board Hearing – Anticipated Date: October 23, 2024

City Council Introduction – November 18, 2024

City Council Final Action – December 2, 2024

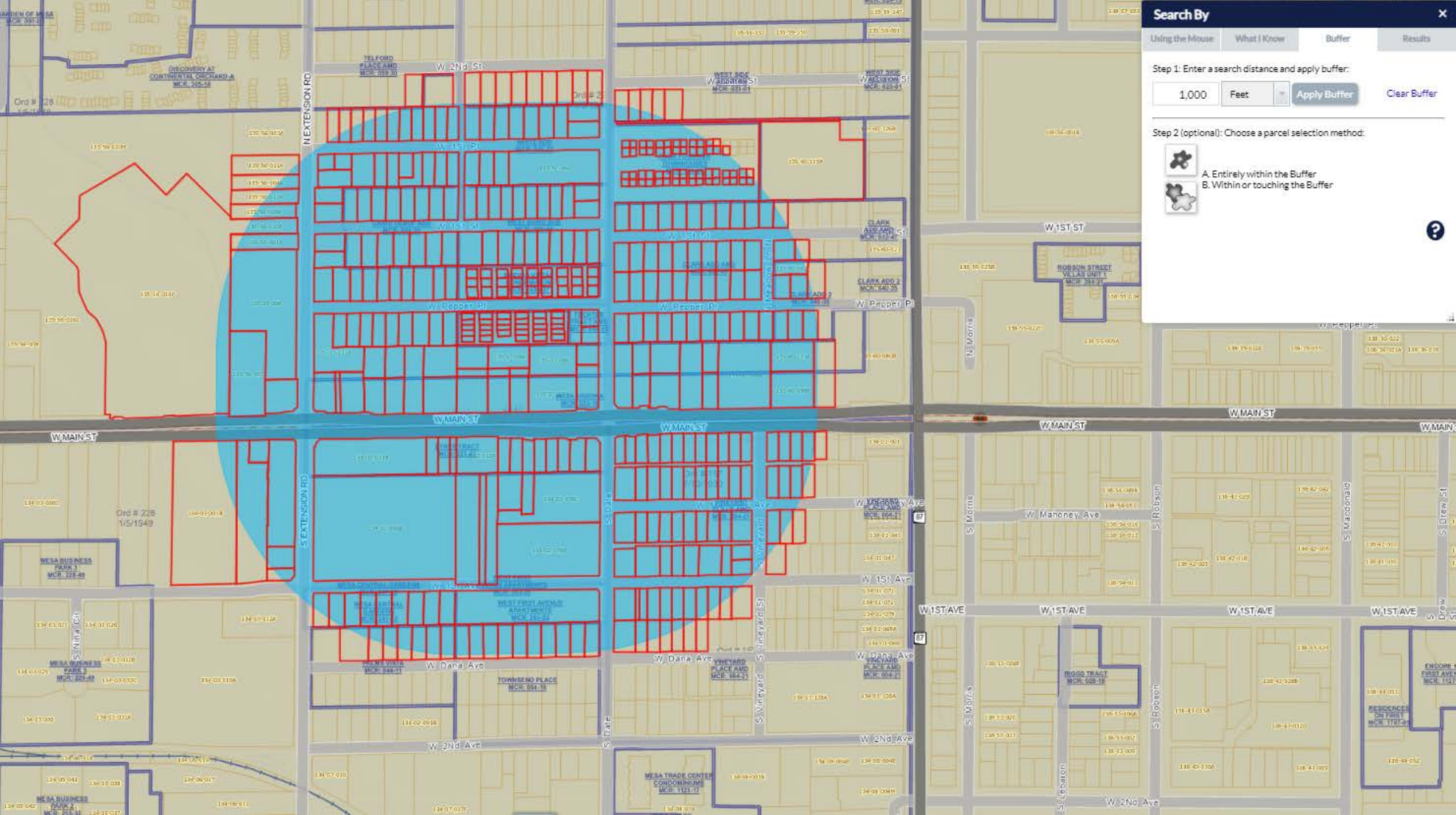
Attachments:

Tab A: Neighborhood Meeting Notification Distribution List and Letter

Tab B: Neighborhood Meeting Attendee Sign In Sheet and Visual Exhibits

Tab C: Design Review Board Meeting Notification Distribution List and Letter

TAB A



Search By

Using the Mouse: What I Know Buffer Results

Step 1: Enter a search distance and apply buffer:

1,000 Feet

Step 2 (optional): Choose a parcel selection method:

- A Entirely within the Buffer
- B Within or touching the Buffer



Mesa Royale Neighborhood Meeting Notification
Property Owners within 1000-ft
HOAs and Neighborhood Associations (Provided by Staff)
(Case No. ZON24-00602)

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
135-60-035	BUSHONG STEPHANIE J	1000 DUNTON ST	KETCHIKAN	AK	99901
135-57-015	WILLIAMS INTER VIVOS TR/GOKE EVELYN V TR	1004 BALTIC ST	Houghton	MI	49931
134-01-017A	454 WEST MAHONEY LLC	1007 S CENTER	MESA	AZ	85210
134-02-031	JEREMIAH DALE WEST REVOCABLE LIVING TRUST/HENDERSON PHAEDRA A	1010 N GRAND	MESA	AZ	85201
134-01-094	MACIAS HORACE C ESTATE OF/ERNEST C/CLAUDE CAMPOS	103 E 8TH AVE	MESA	AZ	85210
135-56-008B	COPPERSTATE INDUSTRIAL INC	10324 E JUANITA AVE	MESA	AZ	85209
134-02-035	BICKEL CARL DAVID ESTATE OF	1050 N LAYMAN ST	GILBERT	AZ	85233
135-57-121	AURICH COLTON/MELANIE	1061 W 1ST PL	MESA	AZ	85201
134-01-093	ECHO MOUNTAIN LLC	10632 N SCOTTSDALE RD 504	SCOTTSDALE	AZ	85254
135-60-174	FIRST FINANCIAL LLC	10632 N SCOTTSDALE RD STE B466	SCOTTSDALE	AZ	85254
135-57-018	CPLC HOLDING & ASSET MANAGEMENT COMPANY LLC	1107 E TONTO ST	PHOENIX	AZ	85034
135-57-027	MESA ROYALE WEST LLC	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-086	MESA ROYALE EAST MOTEL LLC	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-185	NUEVAS VISTAS ON MAIN LLC	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-126B	MONACO VENTURES PROPERTIES LLC	11201 N TATUM BLVD STE 300 PO BOX PMB 91557	PHOENIX	AZ	85028
135-57-041	BARBEE THOMAS/THOMPSON SHANNON	11317 E CABALLERO ST	MESA	AZ	85207
134-01-026	SHURTZ KEN L/CORA L	1138 E EMERALD	MESA	AZ	85204
135-57-077	BEALS MARK AARON/JODIE RENEE	119 N EXTENSION RD	MESA	AZ	85201
135-60-193	DE LA TORRE ROSA MARIA	12044 S MANDAN ST	PHOENIX	AZ	85044
135-60-054	ROYAL INVESTMENTS 539 LLC	12206 NE 105TH ST	VANCOUVER	WA	98682
134-02-103	PAUL ADAMS PALMS LLC	1221 11TH ST	MANHATTAN BEACH	CA	90266
135-60-133	HEESE DAMIEN B/BARBARA M	1226 W RIVIERA DR	GILBERT	AZ	85233
135-57-111	ALLEN SHERRI LYNN/REBECCA ANNE/BROWN BARBAARA ELIZABETH ALLEN	123 N EXTENSION RD	MESA	AZ	85201
135-57-120	LUQUE MIRELLA CARDENAS	12771 W ALVARADO RD	AVONDALE	AZ	85392
134-01-104A	VILLAPANDO JOSE	130 S COLLWOOD AVE	LA PUENTE	CA	91746
135-57-076B	ANCHOR BLUE LLC	1307 E VERMONT AVE	PHOENIX	AZ	85014
134-02-097	LNB HOLDINGS LLC	1324 N FARRELL CT 109	GILBERT	AZ	85233
135-60-134	C & R REALTY II LLC	1325 E WHITTEN PL	CHANDLER	AZ	85225
135-57-007	MORALES JOSE	1329 W 9TH ST	MESA	AZ	85201
135-60-151	J&G PROPERTY INVESTMENTS LLC	1339 E DRY CREEK RD	PHOENIX	AZ	85048
135-57-090	SACKNOFF MICHAEL/MARIA	14041 N EDGEWORTH DR	FOUNTAIN HILLS	AZ	85268
135-60-176	BUSH TRUDY D	141 N DATE	MESA	AZ	85201
135-60-142	ESTRADA MIRANDA/ANGELITA	141 N DATE 12	MESA	AZ	85201
135-60-147	COOK MARLENE E	141 N DATE 17	MESA	AZ	85201
135-60-141	LUBIS RISMADJAJA/INDRAJATI A	141 N DATE APT 10	MESA	AZ	852016441
135-60-149	RODGERS CHRISTOPHER M	141 N DATE APT 19	MESA	AZ	85201
135-60-153	LINSTROTH KIMBERLY A/DANIEL S	141 N DATE APT 23	MESA	AZ	85201
135-60-156	BENSON TALIA K/MITCHELL BETHANY E	141 N DATE APT 26	MESA	AZ	85201
135-60-165	OLIVAS RAMIRO BENCOMO/NAVARRO KATIE MARIE	141 N DATE APT 35	MESA	AZ	85201
135-60-167	WASHINGTON ZINA GRACE	141 N DATE APT 37	MESA	AZ	85201
135-60-170	DE LA TORRE JAQUELINE	141 N DATE APT 40	MESA	AZ	85201
135-60-171	PARRISH NYKO	141 N DATE APT 41	MESA	AZ	85201
135-60-179	RAYMOND MARY CATHERINE	141 N DATE APT 49	MESA	AZ	85201
135-60-135	MARTINEZ MIGUEL	141 N DATE APT 5	MESA	AZ	85201
135-60-182	LUPERCITO FRANCISCO J LOPEZ/SALAZAR MA R	141 N DATE APT 52	MESA	AZ	852016448
135-60-187	SCHULTZ KEVIN M	141 N DATE APT 57	MESA	AZ	85201
135-60-154	OCHOA LUIS R/MARIA	141 N DATE ST	MESA	AZ	85201
135-60-138	SHORT JASON	141 N DATE ST -	MESA	AZ	85201
135-60-185	MATTISON KEITH A/TARA L/JOSHUA A	141 N DATE ST 55	MESA	AZ	85201
135-60-169	ZISNER PHILIP C	141 N DATE ST APT 39	MESA	AZ	85201
135-60-139	HOFFMAN BRANDON	141 N DATE ST APT 9	MESA	AZ	85201
135-60-148	BOOTH CATELYN A	141 N DATE ST UNIT 18	MESA	AZ	85201
135-60-184	DAVIDSON ALEC E/FOONG I-VEN	141 N DATE ST UNIT 54	MESA	AZ	85201
135-60-136	CRASE AMBER	141 N DATE ST UNIT 6	MESA	AZ	85201
135-60-137	LYONS MELISSA	141 N DATE ST UNIT 7	MESA	AZ	85201
135-60-144	RAMOS CRISTINA	141 N DATE UNIT 14	MESA	AZ	85201
135-60-150	FLORES JORGE/PERLA	141 N DATE UNIT 20	MESA	AZ	85201-6442
135-60-172	DAHL TAYLOR	141 N DATE UNIT 42	MESA	AZ	85201
135-60-173	BAKER JAMES E/ROWLAND SANDRA	141 N DATE UNIT 43	MESA	AZ	85201
135-60-177	MCINNES JAMES R	141 N DATE UNIT 47	MESA	AZ	85201
135-60-186	SKIDMORE VALERIE J	141 N DATE UNIT 56	MESA	AZ	85201
135-60-188	MATHEWS GERALD R SR TR	141 N DATE UNIT 58	MESA	AZ	85201
135-60-194	GARRIDO ENRIQUE R JR/MARIA CECILIA	141 N DATE UNIT 64	MESA	AZ	85201
135-57-065	FIRST EVANGELICAL LUTH CH OF MESA AZ	142 N DATE ST	MESA	AZ	85201
135-60-065	PEPPER PLACE LLC	1424 GREGORY AVE	WILMETTE	IL	60091
134-01-008	WEST MAIN PROPERTIES LLC	1425 S LINDSAY RD 63	MESA	AZ	85204
135-60-016	WOOLF CHRISTIAN DAVID/HARRIS HATTIE BROOKE PARKER	1458 E HARMONY AVE	MESA	AZ	85204
135-57-050	COLE JEREMY DEE/UGENIA L	1460 E HERMOSA VISTA CIR	MESA	AZ	85203
135-60-085D	RW/KW TRUST	14646 S 4TH DR	PHOENIX	AZ	85045
135-60-168	SHEILA COLLEEN BYRON REVOCABLE TRUST	1507 W 6TH ST	TEMPE	AZ	85281
135-60-091	PARRA MOISES M	1533 E MAIN ST	MESA	AZ	85201
134-01-040	KENT LLC	1551 E UNIVERSITY	MESA	AZ	85203
134-01-025	CLUFF HOLDINGS LLC	1551 E UNIVERSITY DR	MESA	AZ	85203
135-57-084	BIGGS BRITTANY A/CLUFF CHAD E	1551 E UNIVERSITY DR	MESA	AZ	85203
135-57-122A	DUNG BEETLE LLC	1551 E UNIVERSITY DR	MESA	AZ	85203
135-60-027	MARTIN CATALINA/RENATO	1613 W BELFAST ST	MESA	AZ	85201
135-60-140	DATE1011 LLC	1628 E SOUTHERN AVE 9-322	TEMPE	AZ	85282
135-57-002	DIAZ ROSALIA	1630 E LEHI	MESA	AZ	85203
135-60-015	2018-3 IH BORROWER LP	1717 MAIN ST 2000	DALLAS	TX	85201
135-57-014	RENT READY AZ LLC	1753 E BROADWAY RD STE 101-400	TEMPE	AZ	85282
134-01-116A	HILLERMAN JAMES A	1814 E PALMCROFT DR	TEMPE	AZ	85282
134-01-049	35 VINEYARD LLC	1830 S ALMA SCHOOL RD 116	MESA	AZ	85210
135-60-181	OSE FAMILY TRUST	18710 E CARDINAL WAY	QUEEN CREEK	AZ	85142
135-57-013	715 W 1ST ST LLC	190 E MAPLE ST	MAPLETON	UT	84664
135-60-130A	CLARK LEIGH W	1912 S MARYLAND PKWY	LAS VEGAS	NV	89104
135-57-117	SCHWARY ENTERPRISES LLC/ROCKIE LEE SUTTLE LIVING TRUST	1913 E FLORIAN AVE	MESA	AZ	85204
134-01-029A	MESA CITY OF	20 E MAIN STE 500	MESA	AZ	85201
135-60-113	DE LOS SANTOS IVAN/JIMENEZ TOMASA	2015 E UNIVERSITY 20	TEMPE	AZ	85201

Mesa Royale Neighborhood Meeting Notification
Property Owners within 1000-ft
HOAs and Neighborhood Associations (Provided by Staff)
(Case No. ZON24-00602)

135-60-039	AZIMUTH PROPERTY 1 LLC	2023 E UNIVERSITY UNIT 3	TEMPE	AZ	85281
134-01-028A	CARMEN C CORY TRUST	2042 E LOCKWOOD ST	MESA	AZ	85213
135-57-048	SCHAFFER LOIS JEAN TR	2051 E LAGUNA DR	TEMPE	AZ	85282
134-02-021B	DON DAN & DAVE SMITH LLC	208 S COUNTRY CLB	MESA	AZ	85210
134-02-080A	MAIN AND EXTENSION LLC	208 S COUNTRY CLUB DR	MESA	AZ	85210
135-57-042	JDM D LLC INVESTMENTS	2145 E VIRGINIA ST	MESA	AZ	85213
134-03-004A	7 MAIN STREET LLC	2303 CHERRY RIDGE LN	COLUMBIA	MO	65203
134-01-050	NGUYEN HIEN T/VY	2337 W LOMPOC CIR	MESA	AZ	852026467
135-57-103	NGOC VY NGUYEN THE	2337 W LOMPOC CIR	MESA	AZ	85202
135-57-118	WORKWANDER LLC	235 W BRANDON BLVD PMB 290	BRANDON	FL	33511
135-57-046A	RODRIGUEZ CASTELLANOS RAFAEL/RACIEL J	2400 N ARIZONA AVE	CHANDLER	AZ	85225
135-60-166	FLOR ROSE LLC	2402 E 5TH ST UNIT 1732	TEMPE	AZ	85288
135-60-163	THORNTON TREVOR/DISALVO PAMELA	2433 S SIRIUS DR	FLAGSTAFF	AZ	86001
135-57-053	MAYS JANET	2515 N HORNE	MESA	AZ	85202
135-57-079	HEYWOOD PAUL/JANET	255 E LEHI RD	MESA	AZ	85201
135-58-058	ITAAEHOU STEVEN/MOALA/SHEPHERD MARIAM H	25509 S LIME DR	QUEEN CREEK	AZ	85142
134-01-085	HERNANDEZ ERIK D MANDUJANO	2617 N 82ND ST	MESA	AZ	85207
135-60-119A	HILL ICE SPORTS LLC	2703 E BLUE SPRUCE LN	GLENDALE	AZ	85298
134-01-095A	TERCAN ERGUL	2726 W 43RD AVE	DENVER	CO	80211
135-60-028	BARNES NOAH	2733 W 28TH AVE UNIT 8	DENVER	CO	80211
135-56-011A	DJ-LAMAR INVESTMENTS LLC	2815 S LAS PALMAS CIR	MESA	AZ	85202
135-60-018	AZ HOUSING INITIATIVES LLC	2875 W RAY RD STE 6 PMB 375	CHANDLER	AZ	85224
135-57-028E	ASTORIA PROPERTIES LLC	2875 W RAY RD STE 6-444	CHANDLER	AZ	85244
135-56-005A	LEGACY PARTNERS II LP	3 CHARTER OAK PL	HARTFORD	CT	6106
135-57-017	BURK PROPERTIES LLC	3091 E SAN PEDRO CT	GILBERT	AZ	85234
135-57-037	FLAKE JUDDSON	3091 E SAN PEDRO CT	GILBERT	AZ	85234
135-60-058	KAST HOMES LLC	3091 E SAN PEDRO CT	GILBERT	AZ	85234
135-60-143	STARDOM REAL ESTATE LLC	3101 N CENTRAL AVE STE 900	PHOENIX	AZ	85012
135-57-085C	MORALES CLARO MOISES/RAMIREZ-SANCHEZ GLORIA	315 S SHOUSE D	MESA	AZ	85204
135-57-016	ARRIZON ALFRED J	32 N DATE	MESA	AZ	85201
135-57-114	WHITE JEROME N & YOSHIKO	3264 E CALYPSO AVE	MESA	AZ	85204
135-60-132	MILO KENT STRATTON TRUST	331 E 6TH N	SNOWFLAKE	AZ	85937
135-60-030	BPM-2G LLC	3514 N POWER RD STE 132	MESA	AZ	85215
134-01-038	WAGON WHEEL INVESTMENT LLC	3690 E AQUARIUS PL	CHANDLER	AZ	85249
135-60-045	RUBIO ANNA K	3753 E ROUSAY DR	SAN TAN VALLEY	AZ	85140
135-57-080	MIRL FAMILY TRUST	3754 E DRAGON AVE	MESA	AZ	85206
134-03-015C	COMERFORD HOLDING CO LLC	3841 W ALAMEDA RD	GLENDALE	AZ	85310
134-02-096	STRAUB GALINA	4103 LESS TRAVELED DR	INDIAN TRAIL	NC	28079
134-03-001B	DARNER MOTOR SALES INC	4144 E HACKAMORE CIR	MESA	AZ	85205
135-57-036	RICHARD & RHONDA SCHMIDT FAMILY TRUST	417 E IVY CIR	MESA	AZ	85203
135-56-004A	EXTENSIONCOKE LLC	417 W CLARK ST	MESA	AZ	85201
135-58-064	CLARK675COKE LLC	417 W CLARK ST	MESA	AZ	85201
134-01-099	WILLIAMS TYLER	42 S VINEYARD	MESA	AZ	85210
135-60-175	PLM INVESTMENTS LLC	4313 E EMELITA AVE	MESA	AZ	85206
134-01-006	HERNANDEZ OCTAVIO MARIN	433 E MAIN ST	MESA	AZ	85201
135-57-078	CORNIC TRUST	441 N BRISTOL CT	ALPINE	UT	84004
135-60-026	BURTON BARBARA	445 W 1ST ST	MESA	AZ	85201
134-01-056	SANCHEZ JOHNNY/VIRGINIA F	448 W 1ST AVE	MESA	AZ	85210
135-60-066	LOPEZ ROBERT RAYMOND & SUSAN E	448 W PEPPER PL	MESA	AZ	85201
134-01-007	BOYLE TIMOTHY P	450 N EMERSON	MESA	AZ	852015514
134-01-113A	CLEAR WATER EQUITY PARTNERS VII LLC	4505 S WASATCH BLVD STE 120	SALT LAKE CITY	UT	84124
135-60-009	GONZALEZ MELISSA HERNANDEZ	452 W 1ST ST	MESA	AZ	85201
135-60-017	UNRELATED ENTERPRISES LLC/ ROCKIE LEE SUTTLE LIVING TRUST/RECOVERED NATION LLC	455 E HUBER ST	MESA	AZ	85203
135-60-010	LINDVALL JANET M TR	456 W 1ST ST	MESA	AZ	85201
135-60-048	PALM COURT INVESTMENTS LLC	456 W MAIN ST STE Q	MESA	AZ	85201
135-60-067	WALTON JULIE	456 W PEPPER PL	MESA	AZ	85201
135-60-053	WHITENER STEPHEN/SHARON	459 N MILLER ST	MESA	AZ	85203
134-01-100	OCHOA JONATHAN	48 S VINEYARD	MESA	AZ	85210
134-02-012A	RB4 665 W MAIN LLC	4835 E CACTUS RD 320	SCOTTSDALE	AZ	85254
134-01-101A	GARCIA ANGELINA/FLORES REBECCA/ANDRES H	501 W 1ST AVE	MESA	AZ	85210
135-60-011	GALE JAIME L	504 W 1ST ST	MESA	AZ	85201
135-60-047	GUTIERREZ MICHAEL R	504 W PEPPER PL	MESA	AZ	85201
135-60-029	VILLALOBOS JOSE J/MARIA CRUZ ANDRADE	510 W 1ST ST	MESA	AZ	85201
135-60-046	VARGAS ZULMA Y	510 W PEPPER PL	MESA	AZ	85201
134-01-102A	PAYNE LINDA L	511 W 1ST AVE	MESA	AZ	85210
134-01-098	LAVELLE LORIN/JENNIFER	512 W 1ST AVE	MESA	AZ	85210
135-60-164	WHITTACKER RICHARD/ASHLEY	5127 E HILLVIEW ST	MESA	AZ	85205
135-60-013	BRAND JACKSON/CYNDI	514 W 1ST ST	MESA	AZ	85201
134-01-103A	MONTEJANO ANAHI/RAFAEL CHAVEZ	515 W 1ST AVE	MESA	AZ	85210
135-60-050	BIDWELL BENJAMIN D	515 W PEPPER PL	MESA	AZ	85201
135-60-014	LOPEZ JULIO C	516 W 1ST ST	MESA	AZ	85201
135-60-031	SANCHEZ ISRAEL LIRA	521 W 1ST ST	MESA	AZ	85201
135-60-051	MARCOS & SECILIAS TRUST	521 W PEPPER PL	MESA	AZ	85201
134-01-118A	RICARTE IRENE	522 W DANA AVE	MESA	AZ	85210
135-60-044	REECE MARY JANE	522 W PEPPER PL	MESA	AZ	85201
135-60-123A	BHAKTA DINESH V/LALITABEN D	524 W MAIN ST	MESA	AZ	85201
135-60-052	RAMON ALMA	529 W PEPPER PL	MESA	AZ	85201
134-01-106A	RODRIGUEZ NOAH	531 W 1ST AVE	MESA	AZ	85210
135-60-109	LYNCH DARYL	531 W CLARK ST	MESA	AZ	85201
135-60-033	STINOCHER BRADLEY S/JENNIFER	533 W 1ST ST	MESA	AZ	85201
135-60-042	RAMIREZ MARIANO	534 W PEPPER PL	MESA	AZ	85201
134-01-115A	PEPPER MATTHEW/WELCH HEATHER S	536 W DANA AVE	MESA	AZ	85210
134-01-107A	GOMEZ DANIELA MEJIA DE	537 W 1ST AVE	MESA	AZ	85210
135-60-034	DALEY JEREMY P/KAYLA J	539 W 1ST ST	MESA	AZ	85201
135-57-102	MICHAEL D KENT TRUST	540 E ORCHID LN	GILBERT	AZ	85296
134-01-054	BASSETT PROPERTIES LLC	540 N EMERSON	MESA	AZ	85201
134-01-108A	CUEVAS GUADALUPE/LINDA LUNA	541 W 1ST AVE	MESA	AZ	85210
134-01-109A	OLIVAS RAUL/CUEVAS GUADALUPE	541 W 1ST AVE	MESA	AZ	85210

Mesa Royale Neighborhood Meeting Notification
Property Owners within 1000-ft
HOAs and Neighborhood Associations (Provided by Staff)
(Case No. ZON24-00602)

135-60-110	ROMERO ARNOLD G & MAGDALENE G	541 W CLARK ST	MESA	AZ	85201
134-01-091A	SILKWOOD RITA OLVERA	542 W 1ST AVE	MESA	AZ	85210
134-01-114A	CASTILLO ELISEO M IV/KATHLEEN R/ELISEO S JR/MARJORIE M	542 W DANA AVE	MESA	AZ	85210
135-60-055	MORENO YESENIA	545 W PEPPER PL	MESA	AZ	85201
135-60-040	LANGSTON SAMUEL/KIAHLYN	546 W PEPPER PL	MESA	AZ	85201
134-01-088	CHAVIRA JESUS/DAVILA LILIANA CHAVIRA	547 W MAHONEY AVE	MESA	AZ	85210
135-57-026B	CASTANARES TRUST	55 E I ST	CHULA VISTA	CA	91910
135-60-062	CASTILLOTE GILBERTO/GATMAITAN CHRISTINE	55 N MEADOW LN	MESA	AZ	85201
135-57-035	AMADOR MARIA F FRAGOSO	5501 E JUSTINE RD	SCOTTSDALE	AZ	85283
135-60-056	SALCIDO SARA/OOLIVAS JOSE	551 W PEPPER PL	MESA	AZ	85201
135-60-019	PRENTICE SCOTT M/EVANS BRITNI D	552 W 1ST ST	MESA	AZ	85201
135-60-112	THOMAS HAILEE	553 W CLARK ST	MESA	AZ	85201
134-02-013	JMMA VENTURES LLC	5541 SW LONE CACTUS DR	GLENDALE	AZ	85308
134-01-110A	SCHULTZ FAMILY TRUST	555 W 1ST AVE	MESA	AZ	85210
134-01-112A	IGLESIA DEL DIOS VIVO CRISTO VIENE MESA INC	556 W DANA AVE	MESA	AZ	85210
135-60-057	BALTIERRA MARY DOLORES	557 W PEPPER PL	MESA	AZ	85201
135-60-020	HANSEN JESSIE MARIE/NATHAN ALLEN	558 W 1ST ST	MESA	AZ	85201
135-60-038	HINKLE ROBIN R/TERESA L/TIMOTHY D	558 W PEPPER PL	MESA	AZ	85201
134-01-041	RJO TRUST	566 W MAHONEY AVE	MESA	AZ	85210
135-57-052	CLAYTON KARLA/JEREMY	601 W 1ST ST	MESA	AZ	85201
135-58-057	KRAUS ERICK STUART/MARTIE L	605 W 2ND ST	MESA	AZ	852016406
135-57-116A	RUIZ J FELIX VEGA	606 W MAIN ST	MESA	AZ	85201
134-02-056	RIVERA LUIS AVILA/VELASQUEZ ROSALBA ESCARCEGA	608 W DANA AVE	MESA	AZ	85210
134-02-055	WARNER SUE L	614 W DANA AVE	MESA	AZ	85210
135-57-051	VILLA DAVID	617 W 1ST ST	MESA	AZ	85201
135-57-098	GARCIA REYNALDO PINEDA/VASQUEZ ESPERANZA M	6197 S RURAL RD 103	TEMPE	AZ	85283
134-02-054	HERRERA JESUS	620 W DANA AVE A	MESA	AZ	85210
135-56-010P	EPERNAY VENTURES LP	6211 CAMINO DE LA COSTA	LA JOLLA	CA	92037
135-57-039	MONROY HUGO MELO/ELIZALDE ANGELES FRANCO	624 W 1ST ST	MESA	AZ	85201
135-58-059	GUENTZEL ALLYSON	625 W 2ND ST	MESA	AZ	85201
134-02-053	RIVERA MIGUEL A/OLGA P	626 W DANA AVE	MESA	AZ	85210
135-57-058	630 WEST 1ST PLACE L L C	630 W FIRST PL	MESA	AZ	85201
135-57-059	HALL JESSE L	632 W 1ST PL	MESA	AZ	85201
134-02-052	FELIX MARIA LIZARRAGA	632 W DANA AVE	MESA	AZ	85210
135-58-060	BYRNES NANCY MARGARET	635 W 2ND ST	MESA	AZ	85201
135-57-047	BUMP FRANK KENNETH/MICHELLE ANTOINETTE	637 W 1ST ST	MESA	AZ	85201
135-57-128	ROLDAN OLGA JEANUSI	639 W PEPPER PL UNIT 101	MESA	AZ	85201
135-57-130	ROLDAN SANTIAGO GONZALEZ	639 W PEPPER PL UNIT 103	MESA	AZ	85201
135-57-132	PALMER MYLES	639 W PEPPER PL UNIT 105	MESA	AZ	85201
135-57-137	RIVAS JESSALYN	639 W PEPPER PL UNIT 106	MESA	AZ	85201
135-57-133	JARAMILLO FRANCESCA	639 W PEPPER PL UNIT 110	MESA	AZ	85201
135-58-063	ANTHONY P WELLS TRUST	640 N HALL ST	MESA	AZ	85203
135-58-061	GARCIA GENARO M/ROSIE B	645 W 2ND ST	MESA	AZ	85201
135-57-060	ANDRADE IRENE R/ANDRADE LORENZO ESTATE OF	646 W 1ST PL	MESA	AZ	85201
135-57-045A	REGALADO ALEXANDRA	649 W 1ST ST	MESA	AZ	85201
135-57-061	BERMUDEZ CIRILO	650 W 1ST PL	MESA	AZ	85201
134-02-049	LUNA GUSTAVO ADOLFO JIMENEZ	650 W DANA AVE	MESA	AZ	85210
134-02-032	SFR ACQUISITIONS 1 LLC	6500 INTERNATIONAL PKWY STE 1100	PLANO	TX	75093
135-57-064	RUBIO NUNEZ HUGO/VIVIANNE	651 W 1ST PL	MESA	AZ	85201
135-57-034	TIZIO GINA MARIE	654 W 1ST ST	MESA	AZ	85201
135-58-062	DRAKE MARK	655 W 2ND ST	MESA	AZ	85201
134-02-048	GONZALEZ ARMANDO V/GLORIA M	656 W DANA AVE	MESA	AZ	85210
135-57-063	KAMPURD MARK B & DYNELL F	657 W 1ST PL	MESA	AZ	85201
135-57-062	STAFFORD-LOUISIANA KELSEA	658 W 1ST PL	MESA	AZ	85201
135-57-033	CRUMMEY DAVID/HUERTA-CRUMMEY ARIANNA	658 W 1ST ST	MESA	AZ	85201
134-02-047	CUEVAS GUILLERMO G	662 W DANA AVE	MESA	AZ	85210
134-02-033	BASSETT PROPERTIES LLC	6621 VIA ITALIA DR	FLOWER MOUND	TX	75077
135-58-065	ORDUNG RAMON H/MARTHA E	685 W 2ND ST	MESA	AZ	85201
134-03-020B	SOUND LLC	690 N COOPER RD STE 101	GILBERT	AZ	85233
135-57-083	ROMERO ANGEL L	702 W 1ST PL	MESA	AZ	85201
135-57-001	JONES CLIFTON J	702 W 1ST ST	MESA	AZ	85201
135-58-146	TORRES ALINA MADRIGAL/VARELA LUIS OCTAVIO JR	703 W 2ND ST	MESA	AZ	85201
134-01-082	MESA AUTO BODY LLC	704 N STEWART	MESA	AZ	85201
134-01-084	CALHOUN MARK/TERRI	704 N STEWART ST	MESA	AZ	85201
135-57-025	GIFFORD CORY LUCAS/CHANEY M	704 W MAIN ST	MESA	AZ	85201
135-57-123	RODRIGUEZ JESUS R	709 W PEPPER PL	MESA	AZ	85201
135-57-003	LAKINS LONNIE/VIRGINIA G	710 W 1ST ST	MESA	AZ	85201
135-57-127	VILLAGRAN ALEJANDRO	712 W 1ST PL	MESA	AZ	85201
135-57-107	JOHNSON TYLER K/GRIZELDA TR	713 N 1ST PL	MESA	AZ	85201
134-02-034	VAGLE ROBERT/CEARLEY XIMENA	714 W DANA AVE	MESA	AZ	85210
135-60-012	CUMMARD ALAN BRENT/KATHRYN	715 N ORANGE CIR	MESA	AZ	85201
135-57-115	AGUILAR GREGORIO	715 W PEPPER PL	MESA	AZ	85201
135-57-106	MONTROYA THERESE C	716 W 1ST PL	MESA	AZ	85201
135-57-004	MARIE M LONG LIVING TRUST	716 W 1ST ST	MESA	AZ	85201
134-01-090	DATE LLC	7165 E UNIVERSITY DR 171	MESA	AZ	852076414
135-58-139	FLORES STEPHEN/EVELYN	719 W 2ND ST	MESA	AZ	85201
135-57-024A	LIHOSIT JEFF	720 W MAIN ST	MESA	AZ	85201
134-02-050	KINOSHITA VIRGINIA ARRIOLA/ARRIOLA GABRIEL LOPEZ	721 N LOS FELIZ DR	CHANDLER	AZ	85226
135-57-094	ESTRADA MARIA GUADALUPE/ESPINOZA AGUSTIN	721 W PEPPER PL	MESA	AZ	85201
135-57-095	SALAZAR AIDA HERNANDEZ	722 W 1ST PL	MESA	AZ	85201
135-60-043	CARMEN JAUREGUI LIVING TRUST	722 W 3RD ST	MESA	AZ	85201
135-57-097	GONZALEZ CELEDONIO	725 W PEPPER PL	MESA	AZ	85201
135-57-092	GUZMAN ASHLEY	728 W 1ST PL	MESA	AZ	85201
135-57-005	MARSHALL DAVID	728 W 1ST ST	MESA	AZ	85201
135-57-011	MANDICH CHARLES H	729 W 1ST ST	MESA	AZ	85201
135-57-006	GIBSON PATTY J TR	734 W 1ST ST	MESA	AZ	85201
135-57-022A	J&I GROUP LLC	734 W MAIN ST	MESA	AZ	852017207
135-57-010	KLEINSCHMIDT PEGGY L	735 W 1ST ST	MESA	AZ	85201
134-01-015	TENORIO JILDARDO	735 W VINE AVE	MESA	AZ	85210

Mesa Royale Neighborhood Meeting Notification
Property Owners within 1000-ft
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(Case No. ZON24-00602)

135-57-049	ORANGE COVE PROPERTIES LLC	737 N ORANGE CIR	MESA	AZ	85201
135-57-109	WALTER GRAY TRUST	738 W 1ST PL	MESA	AZ	85201
135-57-088	HERRERA SEFERINO	741 W 1ST PL	MESA	AZ	85201
135-57-126A	RUSSELL LIVING TRUST	7410 CLOVE RD	PLACERVILLE	CA	95667
135-57-009	LEMIEUX MEGAN	743 W 1ST ST	MESA	AZ	85201
135-57-112	ORTA SAMUEL J	744 W PEPPER PL	MESA	AZ	85201
135-57-085A	CLYBURN LARRY J/CAVE-CLYBURN TAMARA A	745 W 1ST PL	MESA	AZ	85201
135-60-152	BOGASH JAMES	745 W LONGHORN DR	CHANDLER	AZ	85286
135-57-099	FLORES MAYRA J DE LA MORA/HINOJOSA MOISES DE LA MORA	746 W 1ST PL	MESA	AZ	85201
135-57-008	CISNEROS NATY	746 W 1ST ST	MESA	AZ	85201
135-57-096	HETRICK LEROY W/STEVEN M	748 W 1ST PL	MESA	AZ	85201
135-57-038	CASTRO HERNAN E GONZALEZ	750 E EAGLE LN	GILBERT	AZ	85296
135-57-093	BOSLEY BLAYNE/KIRA	750 W 1ST PL	MESA	AZ	85201
135-57-124	BARRAZA MARGARITA M	750 W PEPPER PL	MESA	AZ	85201
135-57-067	CORNELIUS JADE	7502 E EARL DR UNIT 3	SCOTTSDALE	AZ	85251
135-56-001A	ZAPIEN JORGE A GARIBAY	751 W 2ND ST	MESA	AZ	85021
134-01-019	ANTOINETTE CHUCRI TRUST	7531 E PAMPA AVE	MESA	AZ	85212
135-57-085B	VEGA EMIGDIO SOTO/JAIME BEATRIZ GONZALEZ	755 W 1ST PL	MESA	AZ	85201
135-57-081	TURNER KITTY	755 W 1ST ST	MESA	AZ	85201
134-01-089	TIMOTHY G JELINEK AND CARLA A JELINEK LIVING TRUST	7743 E MEADOWBROOK AVE	SCOTTSDALE	AZ	85251
134-01-097A	ALMEIDA ANTHONY	7767 LADY BANKS LOOP	CORONA	CA	92883
135-57-030	D2E HOLDING LLC	7941 N 81ST DR	GLENDALE	AZ	85303
134-02-098	1ST AVE LLC	8020 ENTRADA DE LUZ W	SAN DIEGO	CA	92127
134-02-001A	AMR MESA I LLC	807 W SHOSHONE PL	SPOKANE	WA	99203
135-60-180	PEREZ JACOB NOAH	8170 E BERRIDGE LN	SCOTTSDALE	AZ	85250
135-60-192	HANSEN KRISTA JAN/LUZANIA LINDSAY ERIN	820 E CONSTANCE WAY	PHOENIX	AZ	85042
135-56-007	RIDDHI ENTERPRISE LLC	836 W MAIN ST	MESA	AZ	85201
134-02-051	CAMPOS RAUL M	841 E 6TH AVE	MESA	AZ	85204
135-57-082	CAMPOS RAUL	841 E 6TH AVE	MESA	AZ	85204
135-60-189	DATE STREET HOLDINGS LLC	843 N DATE PALM DR	GILBERT	AZ	85234
135-60-036	TANG ZHIZHONG/ZHANG SUSHU	849 MARSHALL DR	PALO ALTO	CA	94303
135-57-040	TAYLOR DALE	851 W 11TH ST	MESA	AZ	85201
134-02-095	KIRBY PETER	860 QUINCE AVE APT 308	SANTA CLARA	CA	95051
134-01-117A	GARFIAS MARIAELENA	861 E HARMONY AVE	MESA	AZ	85204
135-60-032	SWH 2017-1 BORROWER LP	8665 E HARTFORD DR 200	SCOTTSDALE	AZ	85255
135-60-178	SCHOLTEN LAURA J/JOHN C	901 S COUNTRY CLUB DR APT 3154	MESA	AZ	85210
135-60-146	RACEAN CLAUDIA	905 W JUNIPER AVE	GILBERT	AZ	85233
135-60-183	141 N DATE ST 53 LLC	9317 S JUNIPER ST	TEMPE	AZ	85284
134-02-029A	NASAKAV LLC	9462 E SONORAN SUNSET PASS	SCOTTSDALE	AZ	85255
134-01-081	BUCK THOMAS C SR/YVONNE	964 E STOTTLER CT	GILBERT	AZ	85296
135-57-076A	HINDOCHA TRIPTI	PO BOX 23914	TEMPE	AZ	85285
134-03-014B	BROADWAY 15 WEST LLC	PO BOX 25414	SCOTTSDALE	AZ	85255
135-57-012	SOUTHWEST FINANCIAL LLC	PO BOX 32173	MESA	AZ	86275
135-57-023B	IRON SHAMROCK LLC	PO BOX 3514	GILBERT	AZ	85299
134-01-016	AJT NO 22 LLC	PO BOX 36103	PHOENIX	AZ	85067
135-60-131	PLUMMER GREGORY	PO BOX 40151	MESA	AZ	85274
135-60-041	JACOME LEONIDES	PO BOX 4081	MESA	AZ	85211
135-60-111	TATALAJSKI KEVIN E	PO BOX 563	MESA	AZ	85211
135-60-145	PRS PROPERTIES LLC	PO BOX 628	GILBERT	AZ	85299
135-56-012A	EVANS MICHAEL DENNIS/DENNIS BRIAN	PO BOX 783	GILBERT	AZ	85299
135-56-006	TIMMER LLC	PO BOX 8072	SCOTTSDALE	AZ	85252
135-57-068	DEHAVEN CHARLENE		ATASCADERO	CA	93422
	Councilmember Jenn Duff	PO Box 1466	Mesa	AZ	85211-1466
	Priscilla Gutierrez	PO Box 1466	Mesa	AZ	85211-1466
	City of Mesa Development Services Department				
	ATTN: Jennifer Merrill	PO Box 1466	Mesa	AZ	85211-1466
	City of Mesa				
	ATTN: Marc Hershberg	PO Box 1466	Mesa	AZ	85211-1466
	Alma Meadows				
	Beverly Downs	535 S Alma School Rd	Mesa	AZ	85210
	C.A.N.D.O.				
	Sandy Sutton Andrews	440 W 1st St	Mesa	AZ	85201
	C.A.N.D.O.				
	Barbara Burton	445 W 1st St	Mesa	AZ	85201
	C.A.N.D.O.				
	David Crumme	658 W 1st St	Mesa	AZ	85201
	Clement Place				
	Dave Clement	439 N Clement	Mesa	AZ	85201
	Clement Place				
	Courtney Davis	849 W 4th Pl	Mesa	AZ	85201
	Comité de Familias en Acción				
	Carmen Guerrero	551 N Alma School Rd	Mesa	AZ	85201
	Emerson Manor				
	Jenny Burnham	1062 W 4th Pl	Mesa	AZ	85201
	Emerson Manor				
	Tim Boyle	450 N Emerson	Mesa	AZ	85201
	Evergreen Historic District				
	Victor Linoff	820 N Robson	Mesa	AZ	85201
	Evergreen Historic District				
	Heather Scantlebury	120 W University Dr	Mesa	AZ	85201
	Evergreen Historic District				
	Donna Difrancesco	463 N MacDonald	Mesa	AZ	85201
	Guerrero Park				
	Julian Sanchez	931 E Morningstar Ln	Tempe	AZ	85283
	Hot Date				
	Sue Barker	712 N Date	Mesa	AZ	85201
	Hot Date				
	Alma Pesqueira	634 N Date	Mesa	AZ	85201

Mesa Royale Neighborhood Meeting Notification
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(Case No. ZON24-00602)

Hot Date				
Jared Huish	632 N Hosick Cir	Mesa	AZ	85201
Kleinman Park Neighborhood Association				
Mary Kleinman	717 W 6th Dr	Mesa	AZ	85210
Kleinman Park Neighborhood Association				
Scott Seufert	1132 W Drummer	Mesa	AZ	85210
Kleinman Park Neighborhood Association				
Ellen Rees	754 W 6th Ave	Mesa	AZ	85210
Kleinman Park Neighborhood Association				
Ronda Willis	654 W 6th Dr	Mesa	AZ	85210
La Cruz				
Teresa Salazar	450 N Drew East St	Mesa	AZ	85201
La Cruz				
Jaime Martinez	450 N Drew East St	Mesa	AZ	85201
Mesa Grande Community Alliance				
Stephanie Wright	660 N Date	Mesa	AZ	85201
Mesa Grande Community Alliance				
Dave Richins	833 W 11th Pl	Mesa	AZ	85201
Mesa Grande Community Alliance				
Tanya Collins	864 W 10th St	Mesa	AZ	85201
Mesa Grande Community Alliance				
Daniel Jarvis	1104 W 9th Place	Mesa	AZ	85201
Palm Fountains Townhouse Association				
Michel Gillette	141 N Date St Unit 54	Mesa	AZ	85201
Passey Place				
Dea Montague	553 N Orange	Mesa	AZ	85201
Passey Place				
Mike Wright	629 W Caballero St	Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)				
David Crummey	658 W 1st St	Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)				
Jen Duff	146 W 2nd St	Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)				
Ryan Winkle	911 W Jacinto Cir	Mesa	AZ	85210
Robson Street Villas				
Sophia Fire	225 W 1st St Unit 232	Mesa	AZ	85201
West Second Street Historic District				
Jen Duff	146 W 2nd St	Mesa	AZ	85201
West Side Clark Addition Historic District				
Jennifer Erickson	448 W 1st St	Mesa	AZ	85201
West Side Clark Addition Historic District				
Sandy Sutton Andrews	440 W 1st St	Mesa	AZ	85201
West Side Clark Addition Historic District				
Barbara Burton	445 W 1st St	Mesa	AZ	85201
Westwood Park				
Lynette Kenney	249 N Westwood	Mesa	AZ	85201
Westwood Park				
Colleen Byron	241 N Westwood	Mesa	AZ	85201



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Writer's Direct Dial: 602-229-5683
E-Mail: Benjamin.Graff@quarles.com

September 6, 2024

Re: Proposed High-Quality Affordable Housing Multifamily Residential Development Located on the North Side of West Main Street Between Country Club Drive and Alma School Road.

Dear *Property Owner* or *Neighborhood Association Representative*,

The law firm of Quarles & Brady LLP represents Chicanos Por La Causa, Inc. (the "Applicant"), in regard to its proposed residential community on 3.21 gross acres located on 10 vacant parcels, Parcel Nos. 135-57-027, 135-57-031, 135-57-032, 135-57-029A, 135-57-069, 135-57-070, 135-57-071, 135-57-074, 135-57-086, and 135-57-125 (the "Property"). Please see the attached Vicinity Map showing the location of the Property at the 644 West Main Street, only 1,500 feet west of the nearest Light Rail Station at Country Club Drive.

The purpose of this letter is to inform you that we have recently filed a Planning and Zoning application for a Rezone/Council Use Permit/Site Plan Review (**Rezoning Case No. ZON24-00602**) and a Design Review Application (**Design Review Case No. DR24-00603**). We are excited to share all of the benefits this new community will bring to the area. The proposed development is a high-quality multifamily residential development (the "Development") made up of 2 buildings with a maximum height of 34 feet (3 stories). Please see the attached site plan and elevations. The Applicant intends to provide a place for local employees and families seeking to rent and live near Downtown Mesa.

The Property is currently zoned General Commercial ("GC"). The proposed redevelopment includes a request to rezone the Property from GC to GC with a Planned Area Development Overlay ("GC PAD"). The new PAD overlay request allows minor modifications to specific development standards, such as modifying the setback requirements and parking standards, applicable to this unique location.

The Property's GC zoning allows for residential uses with the approval of a Council Use Permit ("CUP"). The Applicant is proposing to develop 89 units to increase housing variety and develop this site into a viable multifamily development. The Development proposal meets or exceeds the review criteria for CUP approval set forth in the Mesa Zoning Ordinance. The Design Review

application demonstrates conformance with Mesa's High Quality Design Standards and is compatible with the long-term goals for this area in Mesa.

As part of our rezoning and CUP process, we invite you to attend a neighborhood open house scheduled in the area to give you an opportunity to discuss the application. Our team will show our site plan layout/design at these meetings, and we are looking forward to the opportunity to speak with you:

In-person Open House
September 16, 2024
Doors Open at 6:00pm
Ralph Waldo Emerson Elementary School
Multipurpose Room
415 North Westwood
Mesa, AZ 85201

While RSVP's are not required for the neighborhood meeting, we encourage you to RSVP in advance by emailing me at Benjamin.Graff@Quarles.com. If you are unable to attend, or would simply like to discuss the project, please contact me via email or by phone at 602-229-5683 to learn more about the proposal and/or ask any questions. I encourage you to reach out to me first if you have any questions. You can also reach out to the City Planner assigned to this case Jennifer Merrill at (480) 644-6439 or Jennifer.Merrill@MesaAZ.gov.

Please be advised that hearings before the Mesa Planning & Zoning Board, Design Review Board, and Mesa City Council will be scheduled to review this case in the future. Specific meeting and hearing dates have not yet been set. You should receive a second mailing in the future identifying the date and location of the hearings. You are welcome to attend the hearings to learn about the case and make your opinions known. Please confirm the hearing details with the City of Mesa Planning Department and City Clerk before attending as they are subject to change.

Please do not hesitate to contact me if you have any questions or require any additional information regarding this matter.

Very truly yours,
QUARLES & BRADY LLP



Benjamin W. Graff

Attachments: Vicinity Map, Proposed Site Plan, Proposed Elevations

VICINITY MAP

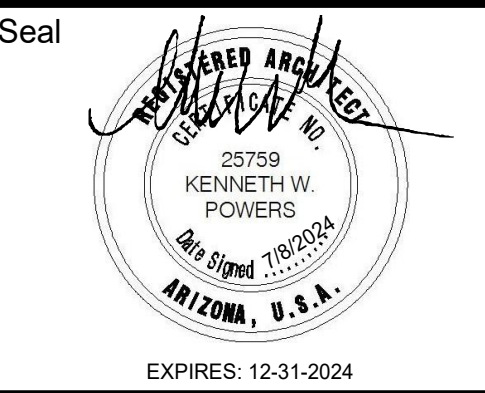


W PEPPER PL

N Date

W Main St

PARCEL NUMBERS: 135-57-027, 135-57-031, 135-57-032, 135-57-029A, 135-57-069,
135-57-070, 135-57-071, 135-57-074, 135-57-086, AND 135-57-125
644 WEST MAIN STREET



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Rev.	Date	By	Description

MESA ROYALE PHASE 4
644 W. Main St.
Mesa, AZ 85201

CHICANOS POR LA CAUSA
1008 EAST BUCKEYE ROAD,
STE 115 Phoenix, AZ 85034

Project
Owner

Drawn/Checked
TK / NM

Date
08/19/24

Project Number
321028

Sheet Number
ARCHITECTURAL SITE PLAN

A01.1

DWELLING UNIT MIX

FIRST FLOOR:	
ONE BEDROOM UNITS:	8
TWO BEDROOM UNITS:	12
THREE BEDROOM UNITS:	5
SECOND FLOOR:	
ONE BEDROOM UNITS:	10
TWO BEDROOM UNITS:	16
THREE BEDROOM UNITS:	6
THIRD FLOOR:	
ONE BEDROOM UNITS:	10
TWO BEDROOM UNITS:	16
THREE BEDROOM UNITS:	6
SUBTOTAL:	
ONE BEDROOM UNITS:	28 (32%)
TWO BEDROOM UNITS:	44 (49%)
THREE BEDROOM UNITS:	17 (19%)
TOTAL UNITS	89

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:	
2.1 SPACES PER UNIT	187 SPACES
1 BIKE SPACE PER 10 CAR SPACES = 11 REQUIRED.	
1 SPACE / 375 S.F. FOR GENERAL OFFICE / RETAIL	
PROVIDED VEHICULAR PARKING:	
STANDARD PARKING SPACES	98
ACCESSIBLE PARKING SPACES	6
TOTAL:	104
(0 COVERED PARKING SPACES PROVIDED)	

BUILDING AREA

BUILDING 1:	
1ST FLOOR GROSS:	20,753 S.F.
2ND FLOOR GROSS:	20,377 S.F.
3RD FLOOR GROSS:	20,377 S.F.
SUBTOTAL:	61,507 S.F.
BUILDING 2:	
1ST FLOOR GROSS:	20,492 S.F.
2ND FLOOR GROSS:	20,036 S.F.
3RD FLOOR GROSS:	20,036 S.F.
SUBTOTAL:	60,564 S.F.
TOTAL BUILDING AREA:	
1ST FLOOR GROSS:	41,245 S.F.
2ND FLOOR GROSS:	40,413 S.F.
3RD FLOOR GROSS:	40,413 S.F.
GRAND TOTAL:	122,071 S.F.
GROUND FLOOR AREAS:	
BUILDING 1:	
GROSS:	20,753 S.F.
COMM. / LEASING:	7,736 S.F.
RATIO:	37% COMMERCIAL
BUILDING 2:	
GROSS:	20,492 S.F.
COMM. / LEASING:	0 S.F.
RATIO:	0% COMMERCIAL
TOTAL GROUND FLOOR:	41,245 S.F.
TOTAL COMMERCIAL:	7,736 S.F.
TOTAL RATIO:	18.8% COMMERCIAL
SQUARE FOOTAGE BREAKDOWN:	
UNITS:	85,985 S.F.
PATIO:	8,000 S.F.
EXTERIOR CIRCULATION:	20,340 S.F.
COMM. / LEASING:	7,736 S.F.
TOTAL S.F.:	122,071 S.F.

KEYNOTES

- 02 09 EXISTING UTILITY POLE TO REMAIN.
- 02 23 EXISTING CMU TO REMAIN. PATCH & REPAIR AS NECESSARY. PREP FOR PAINTING.
- 03 16 NEW CONCRETE SIDEWALK.
- 05 61 6'-0" HIGH STEEL SITE FENCE AND GATES. FENCE TO BE PERFORATED METAL WITH 2" SQUARE STEEL FRAME AND 4" SQUARE STEEL POSTS. SEE ELEVATIONS A09.2.3 AND A09.2.1.
- 32 03 4" PAINT STRIPE - TYPICAL AT ALL PARKING STALLS.
- 32 04 PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE.
- 32 05 ACCESSIBLE SIGNAGE PER CITY OF MESA STANDARDS.
- 32 10 PRE-FABRICATED CONCRETE WHEEL STOP.
- 32 23 TYPICAL 5'-0" WIDE CONCRETE SIDEWALK; 6'-6" WIDE AT HEAD-IN PARKING.
- 32 28 TRASH ENCLOSURE PER MESA M-62 STANDARDS. SIZED FOR (2) 8CY BINS.
- 32 33 3'-4" HIGH INTEGRAL COLORED 8"x4"x16" CMU SCREEN WALL WITH 2" CAP BLOCK AND PAINTED STEEL SWINGING GATES WITH LATCH. CMU TO BE SUPERLITE "MESASTONE" IN BONE. METAL GATE TO BE PERFORATED STEEL WITH 2" SQUARE STEEL FRAME. PAINTED DUNN EDWARDS 'CAVERNOUS' DE364. SEE EXTERIOR ELEVATIONS FOR BUILDING 1 SOUTH.
- 32 34 6'-0" HIGH PAINTED 8"x8"x16" CMU SCREEN WALL. COLOR TO BE DUNN EDWARDS 'CRYSTAL HAZE' DE6219.
- 32 35 3'-4" HIGH INTEGRAL COLORED 8"x4"x16" CMU SCREEN WALL. STACKED BOND WITH 2" CAP BLOCK.
- 32 67 6" CONCRETE CURB.
- 32 68 ASPHALT PAVING.

LEGEND

- INDICATES ACCESSIBLE ROUTE. MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE OF 2%.
- INDICATES LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. REFER TO CIVIL DRAWINGS FOR GRADING & DRAINAGE.
3. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.

SITE PLAN NOTES

A. "COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION. MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33."

"FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."

B. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE. GRADDED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.

THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD.

THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."

C. WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.

IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

SITE INFORMATION

A.P.N.:	135-57-027, 135-57-029A, 135-57-032, 135-57-069, 135-57-070, 135-57-071, 135-57-074, 135-57-086, 135-57-125
ZONING:	PAD (WITH GC (C-3) AS BASIS OF DESIGN)
LOT AREA:	MINIMUM: 5,000 S.F. PROVIDED: 140,116 S.F. (3.21 AC.)
LOT WIDTH:	MINIMUM: 50' PROVIDED: 501'
LOT DEPTH:	MINIMUM: 100' PROVIDED: 280'
UNIT DENSITY:	MINIMUM: 0 DU/AC MAXIMUM: 25 DU/AC (893.21) = 28 DU/AC
BUILDING HEIGHT:	MINIMUM: 30'-0" PROVIDED: 34'-0"
LOT COVERAGE:	MAXIMUM: 80% PROVIDED: (94,084/140,116) = 67%

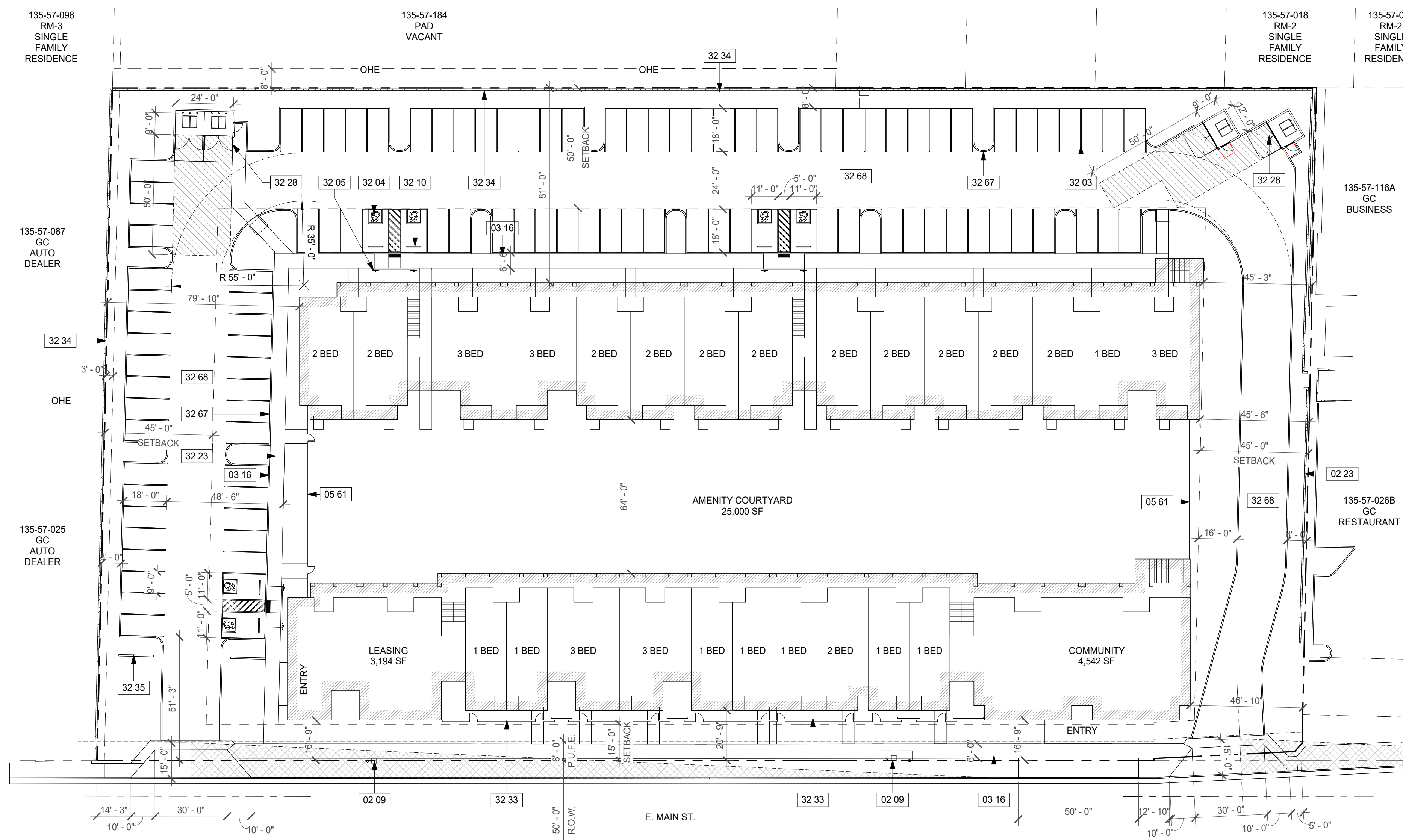
BUILDING 1: 20,753 S.F.
BUILDING 2: 20,492 S.F.
PARKING LOT: 38,614 S.F.
SIDEWALKS / TRASH: 5,935 S.F.
COURTYARD IMPERVIOUS: 8,263 S.F.
TOTAL: 94,084 S.F.

MIN. YARD:
FRONT: 15'
INTERIOR SIDE: 45'
REAR: 20', 35', 50', 65' (STEPPING)

BUILDING SEPARATION:
HEIGHT 20'-30': 30'

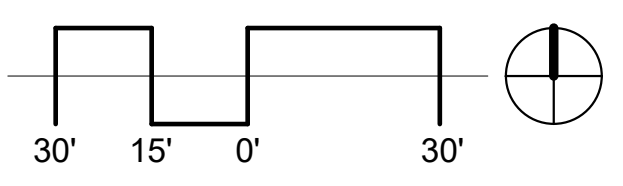
OPEN SPACE / UNIT:
MINIMUM: 150 S.F./UNIT
PROVIDED: 344 S.F./UNIT

GROUND FLOOR TRANSPARENCY: YES
MAIN BUILDING ENTRANCE ORIENTATION: YES



1 ARCHITECTURAL SITE PLAN

1" = 30'-0"





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Rev.	Date	By	Description

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

MATERIAL LEGEND

- A PRIMARY PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6219 CRYSTAL HAZE
- B ACCENT PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6364 CAVERNOUS
- C BRICK VENEER
MANUF: INTERSTATE BRICK
STYLE: MATTE, 2 1/4" NORMAN
COLOR: COPPERSTONE
- D BRICK VENEER
MANUF: INTERSTATE BRICK
STYLE: MATTE, 2 1/4" NORMAN
COLOR: DESERT SAND
- E PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6235 NORTHGATE GREEN
- F 8" X 4" X 16" CMU, STACKED BOND
MANUF: ECHELON MASONRY
STYLE: MESASTONE
COLOR: BLACK MOUNTAIN
- G 8" X 4" X 16" CMU, RUNNING BOND
MANUF: ECHELON MASONRY
STYLE: MESASTONE
COLOR: BLACK MOUNTAIN
- H PAINTED PERFORMETAL SCREEN
MANUF: MONICHOOLS
COLOR: DE6364 CAVERNOUS
- J VINYL WINDOW UNIT
MANUF: AVANTI INDUSTRIES, LLC
COLOR: BLACK
- K ALUMINUM STOREFRONT
COLOR: ANODIZED BLACK

KEYNOTES

- 04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH.
- 05 32 STEEL PICKET GUARDRAIL AT 42" A.F.F. - PAINTED DUNN EDWARDS CAVERNOUS DE6364.
- 08 05 DOOR & FRAME AS SCHEDULED.
- 08 06 ALUMINUM SYSTEM: FRAME COLOR: BRONZE ANODIZED. EXTERIOR GLAZING: 1" INSULATED SYSTEM - SOLARBAN 60 WITH SOLEXIA; INTERIOR GLAZING: 1/4" SINGLE PANE, UNINSULATED.
- 08 09 VINYL WINDOW UNIT. FRAME COLOR: BLACK. GLAZING: DUAL PANE, LOW-E, RECESSED 2" WITH MASONRY VENEER SILL.
- 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

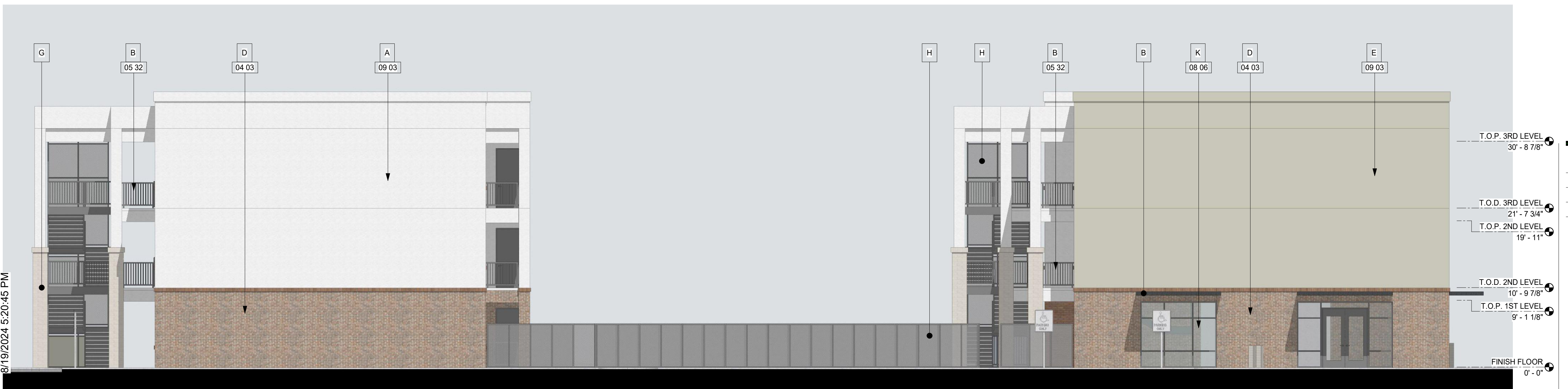
- T.O.P. 3RD LEVEL 30' - 8 7/8"
- T.O.D. 3RD LEVEL 21' - 7 3/4"
- T.O.P. 2ND LEVEL 19' - 11"
- T.O.D. 2ND LEVEL 10' - 9 7/8"
- T.O.P. 1ST LEVEL 9' - 1 1/8"
- FINISH FLOOR 0' - 0"



1 SOUTH COLORED ELEVATION - BLDG 1 AREA 1B
1/8" = 1'-0"



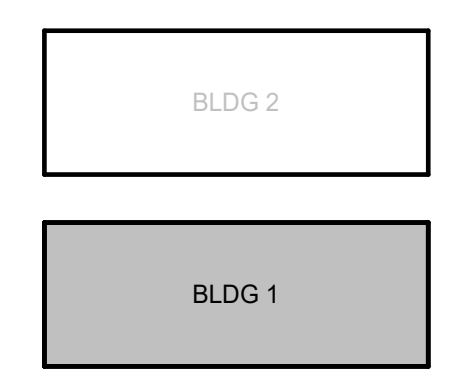
2 SOUTH COLORED ELEVATION - BLDG 1 AREA 1A
1/8" = 1'-0"



3 WEST COLORED ELEVATION - BLDG 1 & 2
1/8" = 1'-0"

CITY APPROVALS

KIVA # 20-883	PAPP # 2009168
SDEV # 2007633	PRLM: 2010933
CITY QUARTER SECTION: Q5-29	SCMJ # 2014900



MESA ROYALE PH4
644 W. Main St.
Mesa, AZ 85201

CHICANOS POR LA CAUSA
1008 EAST BUCKEYE ROAD,
STE 115 Phoenix, AZ 85034

Project	Owner
Drawn/Checked	TK / NM
Date	08/16/24
Project Number	321028
Sheet Number	COLORED ELEVATIONS - BLDG 1
A09.2.1	

8/19/2024 5:20:45 PM



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Rev.	Date	By	Description

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- PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

MATERIAL LEGEND

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MANUF: DUNN EDWARDS
COLOR: DE6219 CRYSTAL HAZE
- B** ACCENT PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6364 CAVERNOUS
- C** BRICK VENEER
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COLOR: DESERT SAND
- E** PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6235 NORTHGATE GREEN
- F** 8" X 4" X 16" CMU, STACKED BOND
MANUF: ECHOLON MASONRY
STYLE: MESASTONE
COLOR: BLACK MOUNTAIN
- G** 8" X 4" X 16" CMU, RUNNING BOND
MANUF: ECHOLON MASONRY
STYLE: MESASTONE
COLOR: BLACK MOUNTAIN
- H** PAINTED PERF METAL SCREEN
MANUF: MONICHOOLS
COLOR: DE6364 CAVERNOUS
- J** VINYL WINDOW UNIT
MANUF: AVANTI INDUSTRIES, LLC
COLOR: BLACK
- K** ALUMINUM STOREFRONT
COLOR: ANODIZED BLACK

KEYNOTES

- 04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH.
- 05 03 STEEL FRAMED STAIR, PAINTED.
- 05 32 STEEL PICKET GUARDRAIL AT 42" A.F.F. - PAINTED DUNN EDWARDS CAVERNOUS DE6364.
- 08 05 DOOR & FRAME AS SCHEDULED.
- 08 06 ALUMINUM SYSTEM: FRAME COLOR: BRONZE ANODIZED. EXTERIOR GLAZING: 1" INSULATED SYSTEM - SOLARBAN 60 WITH SOLEXIA. INTERIOR GLAZING: 1/4" SINGLE PANE, UNINSULATED.
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- 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.



2 NORTH COLORED ELEVATION - BLDG 1 AREA 1A
1/8" = 1'-0"



3 NORTH COLORED ELEVATION - BLDG 1 AREA 1B
1/8" = 1'-0"

Building 1 - South Elevation		
Material	Square Footage	Percentage
Stucco	5,910	42%
Brick Veneer	2,268	16%
Block Veneer	1,670	12%
Metal Railings/Screen	1,276	9%
Windows / Doors	2,828	20%
Total	13,952	100%

Building 1 - East Elevation		
Material	Square Footage	Percentage
Stucco	1,494	60%
Brick Veneer	565	23%
Block Veneer	66	3%
Metal Railings/Screen	351	14%
Windows / Doors	29	1%
Total	2,505	100%

Building 1 - North Elevation		
Material	Square Footage	Percentage
Stucco	6,516	47%
Brick Veneer	1,615	12%
Block Veneer	1,236	9%
Metal Railings/Screen	2,776	20%
Windows / Doors	1,867	13%
Total	14,010	100%

Building 1 - West Elevation		
Material	Square Footage	Percentage
Stucco	1,585	67%
Brick Veneer	381	16%
Block Veneer	99	4%
Metal Railings/Screen	89	4%
Windows / Doors	210	9%
Total	2,364	100%

CITY APPROVALS

KIVA # 20-883	PAPP # 2009168
SDEV # 2007633	PRLM: 2010933
CITY QUARTER SECTION: Q5-29	SCMJ # 2014900

Project: **TK / NM**

Date: **08/16/24**

Project Number: **321028**

Sheet Number: **COLORED ELEVATIONS - BLDG 1**

A09.2.2

MESA ROYALE PH4
644 W. Main St.
Mesa, AZ 85201

CHICANOS POR LA CAUSA
1008 EAST BUCKEYE ROAD,
STE 115 Phoenix, AZ 85034

TAB B

SIGN-IN SHEET

City of Mesa Applications
 Rezone, Site Plan Review, Council Use Permit (Case No. ZON24-00602)
 Design Review (Case No. DRB24-00603)

September 16, 2024 at 6:00 PM

Ralph Waldo Emerson Elementary School - 415 North Westwood Mesa, AZ 85201

#	NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
1	Jennifer Merrill	C of Mesa		
2				
3				
4				
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9				
10				
11				
12				
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14				
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16				
17				
18				
19				

VICINITY MAP – 644 WEST MAIN STREET



N Extension Rd

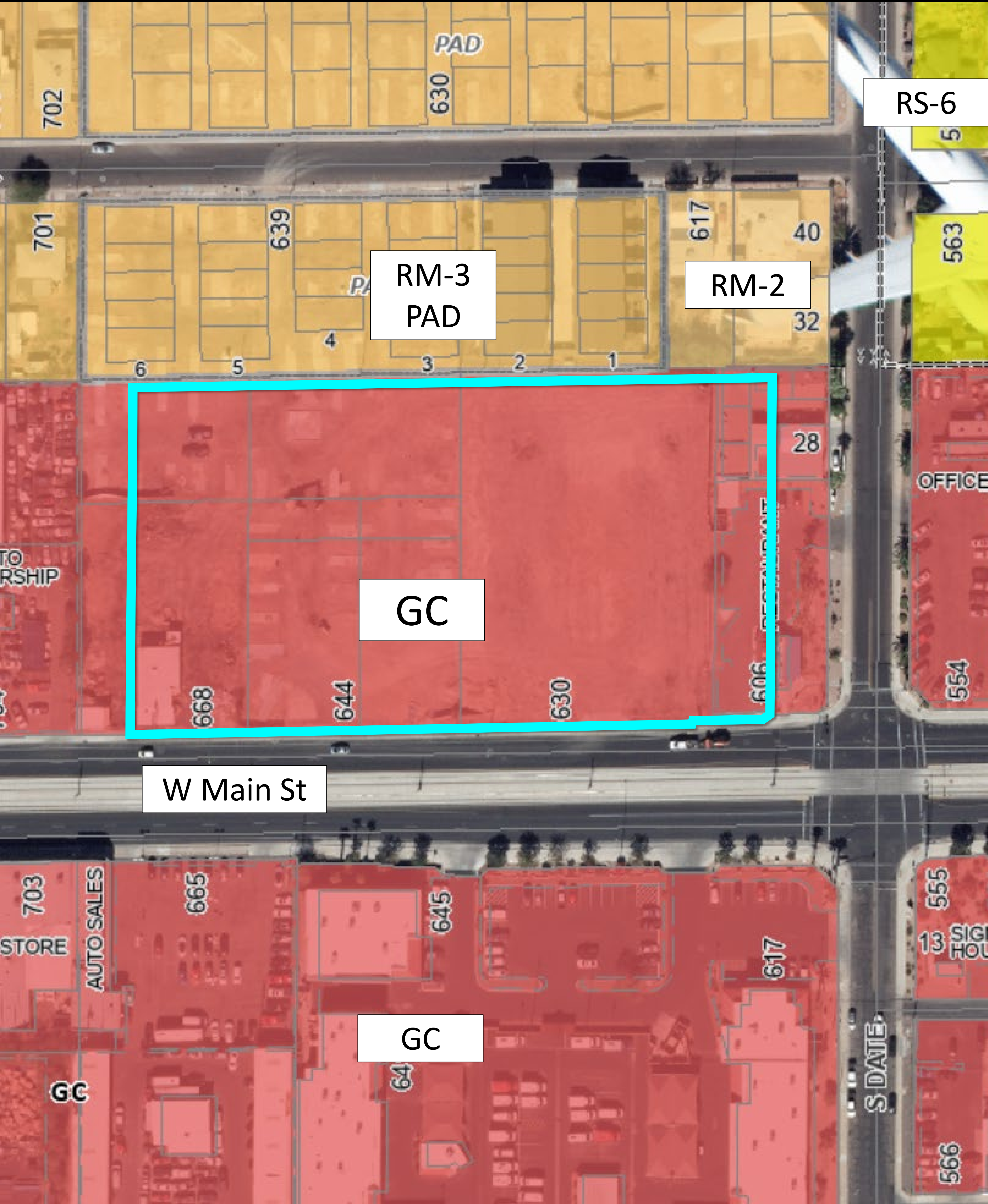
W 1st St

W Pepper Pl

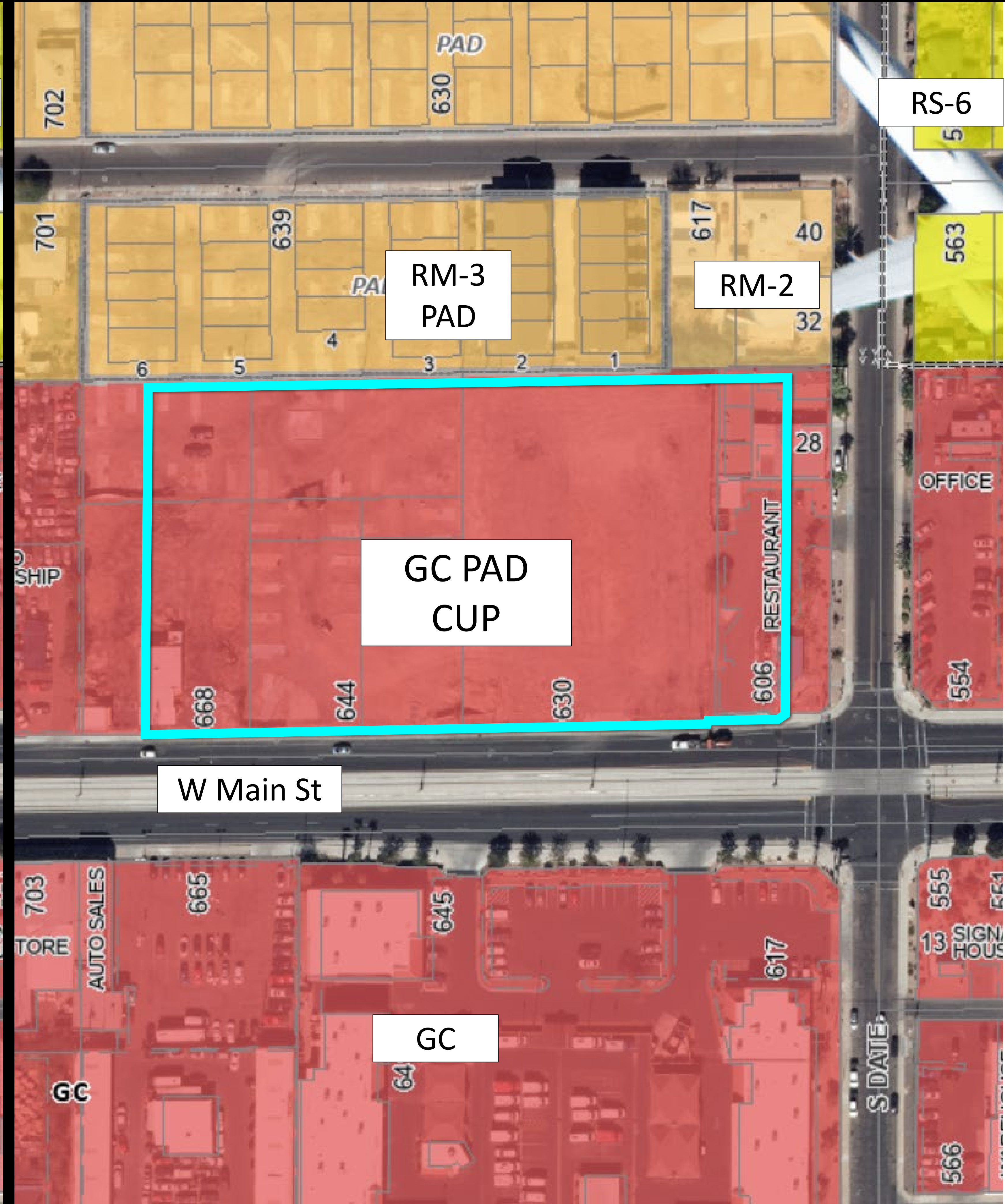
W Main St

North Date

CURRENT ZONING MAP



PROPOSED ZONING MAP



PROPOSED SITE PLAN



PROPOSED RENDERINGS



PROPOSED RENDERINGS



TAB C

From: [Jennifer Merrill](#)
To: [Mike, Josh J.](#)
Cc: [Graff, Benjamin W.](#); [Tristam Kesti](#); [Chris Van Mullem](#); [Gallagher, Amy N.](#)
Subject: CPLC's Mesa Royale Design Review Request (DRB24-00603)
Date: Tuesday, September 17, 2024 6:10:17 PM
Attachments: [DRB Example CPP Letter FINAL.docx](#)
Importance: High

Hi Josh,

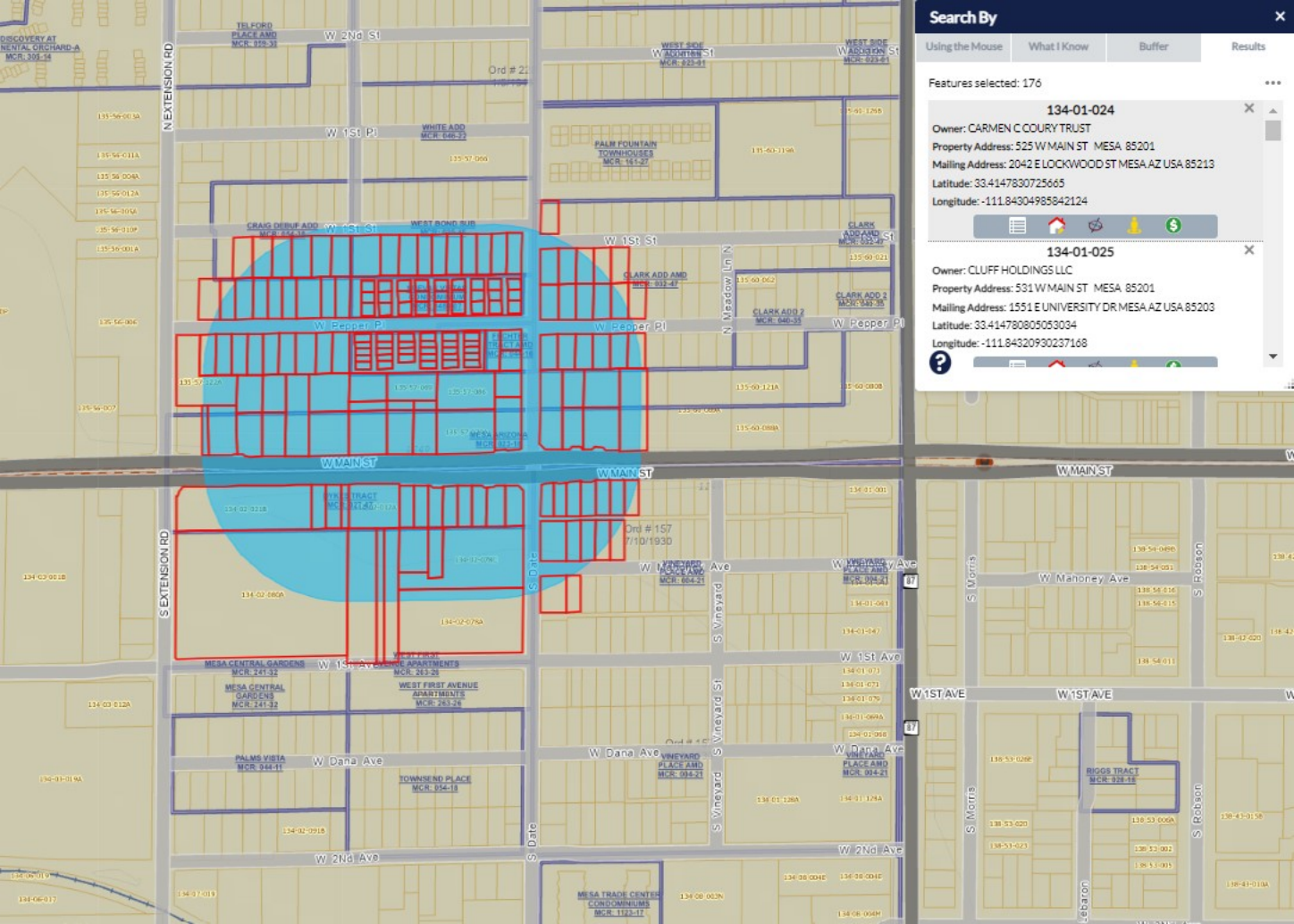
Thank you for providing the updated elevations, lighting cut sheets and renderings. The Design Review request can be placed on the October 8, 2024 Design Review agenda. Attached is the shell Design Review notification letter. If you'd like to proceed to DRB in October, public notification letters will need to be prepared and delivered by my attention in the Planning office by **12 noon on Monday, September 23rd**. The envelopes need to contain the letter, site plan, and elevations, and be sealed, stamped, and addressed to each of the surrounding property owners within 500-feet of the project site. Please also include the owners/applicant's return address on the envelopes.

Let me know if you have questions.

Jennifer

Jennifer Merrill
Senior Planner, Development Services Department
City of Mesa

480-644-6439
OFFICE HOURS: M-Th 7:00am-6:00pm **Closed Fridays**



Search By

Using the Mouse What I Know Buffer Results

Features selected: 176

134-01-024

Owner: CARMEN C COURTY TRUST
 Property Address: 525 W MAIN ST MESA 85201
 Mailing Address: 2042 E LOCKWOOD ST MESA AZ USA 85213
 Latitude: 33.4147830725665
 Longitude: -111.84304985842124

134-01-025

Owner: CLUFF HOLDINGS LLC
 Property Address: 531 W MAIN ST MESA 85201
 Mailing Address: 1551 E UNIVERSITY DR MESA AZ USA 85203
 Latitude: 33.414780805053034
 Longitude: -111.84320930237168

Mesa Royale Design Review Board Work Session Notification
Property Owners within 500-ft
(Case No. DRB24-00603)

Parcel Number	Owner	Property Address	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
135-57-122A	DUNG BEETLE LLC	25 N EXTENSION RD MESA 85201	1551 E UNIVERSITY DR	MESA	AZ	85203
135-57-116A	RUIZ J FELIX VEGA	28 N DATE MESA 85201	606 W MAIN ST	MESA	AZ	85201
135-57-016	ARRIZON ALFRED J	32 N DATE MESA 85201	32 N DATE	MESA	AZ	85201
135-57-017	BURK PROPERTIES LLC	40 N DATE MESA 85201	3091 E SAN PEDRO CT	GILBERT	AZ	85234
134-02-080A	MAIN AND EXTENSION LLC	51 S EXTENSION RD MESA 85210	208 S COUNTRY CLUB DR	MESA	AZ	85210
135-60-123A	BHAKTA DINESH V/LALITABEN D	524 W MAIN ST MESA 85201	524 W MAIN ST	MESA	AZ	85201
134-01-024	CARMEN C COURY TRUST	525 W MAIN ST MESA 85201	2042 E LOCKWOOD ST	MESA	AZ	85213
135-60-043	CARMEN JAUREGUI LIVING TRUST	528 W PEPPER PL MESA 85201	722 W 3RD ST	MESA	AZ	85201
135-60-092A	CARMEN C COURY TRUST	530 W MAIN ST MESA 85201	2042 E LOCKWOOD ST	MESA	AZ	85213
135-60-094A	CARMEN C COURY TRUST	530 W MAIN ST MESA 85201	2042 E LOCKWOOD ST	MESA	AZ	85213
135-60-115	CARMEN C COURY TRUST	530 W MAIN ST MESA 85201	2042 E LOCKWOOD ST	MESA	AZ	85213
135-60-116	CARMEN C COURY TRUST	530 W MAIN ST MESA 85201	2042 E LOCKWOOD ST	MESA	AZ	85213
134-01-025	CLUFF HOLDINGS LLC	531 W MAIN ST MESA 85201	1551 E UNIVERSITY DR	MESA	AZ	85203
134-01-037	CLUFF HOLDINGS LLC	532 W MAHONEY AVE MESA 85210	1551 E UNIVERSITY DR	MESA	AZ	85203
135-60-033	STINOCHER BRADLEY S/JENNIFER	533 W 1ST ST MESA 85201	533 W 1ST ST	MESA	AZ	85201
135-60-053	WHITENER STEPHEN/SHARON	533 W PEPPER PL MESA 85201	459 N MILLER ST	MESA	AZ	85203
135-60-042	RAMIREZ MARIANO	534 W PEPPER PL MESA 85201	534 W PEPPER PL	MESA	AZ	85201
134-01-026	SHURTZ KEN L/CORA L	535 W MAIN ST MESA 85201	1138 E EMERALD	MESA	AZ	85204
134-01-038	WAGON WHEEL INVESTMENT LLC	536 W MAHONEY AVE MESA 85210	3690 E AQUARIUS PL	CHANDLER	AZ	85249
135-60-034	DALEY JEREMY P/KAYLA J	539 W 1ST ST MESA 85201	539 W 1ST ST	MESA	AZ	85201
135-60-054	ROYAL INVESTMENTS 539 LLC	539 W PEPPER PL MESA 85201	12206 NE 105TH ST	VANCOUVER	WA	98682
135-60-041	JACOME LEONIDES	540 W PEPPER PL MESA 85201	PO BOX 4081	MESA	AZ	85211
134-01-039	WAGON WHEEL INVESTMENT LLC	544 W MAHONEY AVE MESA 85210	3690 E AQUARIUS PL	CHANDLER	AZ	85249
135-60-035	BUSHONG STEPHANIE J	545 W 1ST ST MESA 85201	1000 DUNTON ST	KETCHIKAN	AK	99901
134-01-027A	CARMEN C COURY TRUST	545 W MAIN ST MESA 85201	2042 E LOCKWOOD ST	MESA	AZ	85213
134-01-028A	CARMEN C COURY TRUST	545 W MAIN ST MESA 85201	2042 E LOCKWOOD ST	MESA	AZ	85213
135-60-055	MORENO YESENIA	545 W PEPPER PL MESA 85201	545 W PEPPER PL	MESA	AZ	85203
134-01-040	KENT LLC	546 W MAHONEY AVE MESA 85210	1551 E UNIVERSITY	MESA	AZ	85203
135-60-040	LANGSTON SAMUEL/KIAHLYN	546 W PEPPER PL MESA 85201	546 W PEPPER PL	MESA	AZ	85201
134-01-088	CHAVIRA JESUS/DAVILA LILIANA CHAVIRA	547 W MAHONEY AVE MESA 85210	547 W MAHONEY AVE	MESA	AZ	85210
135-60-036	TANG ZHIZHONG/ZHANG SUSHU	549 W 1ST ST MESA 85201	849 MARSHALL DR	PALO ALTO	CA	94303
134-01-029A	MESA CITY OF	551 W MAIN ST MESA 85201	20 E MAIN STE 500	MESA	AZ	85201
135-60-056	SALCIDO SARAH/OLIVAS JOSE	551 W PEPPER PL MESA 85201	551 W PEPPER PL	MESA	AZ	85201
135-60-039	AZIMUTH PROPERTY 1 LLC	552 W PEPPER PL MESA 85201	2023 E UNIVERSITY UNIT 3	TEMPE	AZ	85281
135-60-037	UNRELATED ENTERPRISES LLC/ROCKIE LEE SUTTLE LIVING TRUST/RECOVERED NATION LLC	553 W 1ST ST MESA 85201	455 E HUBER ST	MESA	AZ	85203
135-60-085D	RW/KW TRUST	554 W MAIN ST MESA 85201	14646 S 4TH DR	PHOENIX	AZ	85045
134-01-089	TIMOTHY G JELINEK AND CARLA A JELINEK LIVING TRUST	555 W MAHONEY AVE MESA 85210	7743 E MEADOWBROOK AVE	SCOTTSDALE	AZ	85251
134-01-030A	MESA CITY OF	555 W MAIN ST MESA 85201	20 E MAIN STE 500	MESA	AZ	85201
135-60-057	BALTERRA MARY DOLORES	557 W PEPPER PL MESA 85201	557 W PEPPER PL	MESA	AZ	85201
135-60-020	HANSEN JESSIE MARIE/NATHAN ALLEN	558 W 1ST ST MESA 85201	558 W 1ST ST	MESA	AZ	85201
135-60-038	HINKLE ROBIN R/TERESA L/TIMOTHY D	558 W PEPPER PL MESA 85201	558 W PEPPER PL	MESA	AZ	85201
135-60-058	KAST HOMES LLC	563 W PEPPER PL MESA 85201	3091 E SAN PEDRO CT	GILBERT	AZ	85234
134-01-041	RJO TRUST	566 W MAHONEY AVE MESA 85210	566 W MAHONEY AVE	MESA	AZ	85210
135-57-052	CLAYTON KARLA/JEREMY	601 W 1ST ST MESA 85201	601 W 1ST ST	MESA	AZ	85201
135-57-026B	CASTANARES TRUST	606 W MAIN ST MESA 85201	55 E I ST	CHULA VISTA	CA	91910
135-57-053	MAYS JANET	607 W 1ST ST MESA 85201	2515 N HORNE	MESA	AZ	85202
135-57-051	VILLA DAVID	615 W 1ST ST MESA 85201	617 W 1ST ST	MESA	AZ	85201
134-02-001A	AMR MESA I LLC	617 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
134-02-002A	AMR MESA I LLC	617 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
134-02-003A	AMR MESA I LLC	617 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
134-02-005A	AMR MESA I LLC	617 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
134-02-008	AMR MESA I LLC	617 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
134-02-078C	AMR MESA I LLC	617 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
134-02-092	AMR MESA I LLC	617 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
135-57-018	CPLC HOLDING & ASSET MANAGEMENT COMPANY LLC	617 W PEPPER PL MESA 85201	1107 E TONTO ST	PHOENIX	AZ	85034
135-57-050	COLE JEREMY DEE/UGENIA L	621 W 1ST ST MESA 85201	1460 E HERMOSA VISTA CIR	MESA	AZ	85203
135-57-049	ORANGE COVE PROPERTIES LLC	623 W 1ST ST MESA 85201	737 N ORANGE CIR	MESA	AZ	85201
134-02-004A	AMR MESA I LLC	623 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
135-57-029A	MESA ROYALE EAST MOTEL LLC	630 W MAIN ST MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-086	MESA ROYALE EAST MOTEL LLC	630 W MAIN ST MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-185	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-183	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 101 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-182	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 102 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-181	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 103 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-178	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 104 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-179	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 105 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-180	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 106 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-177	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 107 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-176	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 108 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-175	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 109 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-172	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 110 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-173	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 111 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-174	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 112 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-171	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 113 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-170	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 114 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-169	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 115 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-166	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 116 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-167	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 117 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-168	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 118 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-165	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 119 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-164	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 120 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-163	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 121 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-160	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 122 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-161	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 123 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-162	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 124 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-159	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 125 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-158	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 126 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-157	NUEVAS VISTAS ON MAIN LLC	630 W PEPPER PL 127 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-048	SCHAFFER LOIS JEAN TR	633 W 1ST ST MESA 85201	2051 E LAGUNA DR	TEMPE	AZ	85282
135-57-047	BUMP FRANK KENNETH/MICHELLE ANTOINETTE	637 W 1ST ST MESA 85201	637 W 1ST ST	MESA	AZ	85201
135-57-184	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-128	ROLDAN OLGA JEANUSSI	639 W PEPPER PL 101 MESA 85201	639 W PEPPER PL UNIT 101	MESA	AZ	85201
135-57-129	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 102 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-130	ROLDAN SANTIAGO GONZALEZ	639 W PEPPER PL 103 MESA 85201	639 W PEPPER PL UNIT 103	MESA	AZ	85201
135-57-131	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 104 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-132	PALMER MYLES	639 W PEPPER PL 105 MESA 85201	639 W PEPPER PL UNIT 105	MESA	AZ	85201
135-57-137	RIVAS JESSALYN	639 W PEPPER PL 106 MESA 85201	639 W PEPPER PL UNIT 106	MESA	AZ	85201
135-57-136	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 107 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-135	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 108 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-134	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 109 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-133	JARAMILLO FRANCESCA	639 W PEPPER PL 110 MESA 85201	639 W PEPPER PL UNIT 110	MESA	AZ	85201

Mesa Royale Design Review Board Work Session Notification
Property Owners within 500-ft
(Case No. DRB24-00603)

135-57-138	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 111 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-139	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 112 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-140	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 113 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-141	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 114 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-142	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 115 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-146	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 116 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-145	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 117 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-144	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 118 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-143	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 119 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-147	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 120 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-148	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 121 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-149	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 122 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-150	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 123 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-151	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 124 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-156	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 125 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-155	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 126 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-154	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 127 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-153	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 128 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-152	NUEVAS VISTAS ON MAIN LLC	639 W PEPPER PL 129 MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
134-02-093	AMR MESA I LLC	641 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
135-57-046A	RODRIGUEZ CASTELLANOS RAFAEL/RACIEL J	643 W 1ST ST MESA 85201	2400 N ARIZONA AVE	CHANDLER	AZ	85225
135-57-031	NUEVAS VISTAS ON MAIN LLC	644 W MAIN ST MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-032	NUEVAS VISTAS ON MAIN LLC	644 W MAIN ST MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-069	NUEVAS VISTAS ON MAIN LLC	644 W MAIN ST MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-070	NUEVAS VISTAS ON MAIN LLC	644 W MAIN ST MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-071	NUEVAS VISTAS ON MAIN LLC	644 W MAIN ST MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-074	NUEVAS VISTAS ON MAIN LLC	644 W MAIN ST MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
134-02-006A	AMR MESA I LLC	645 W MAIN ST MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
134-02-007A	AMR MESA I LLC	645 W MAIN ST A MESA 85201	807 W SHOSHONE PL	SPOKANE	WA	99203
135-57-045A	REGALADO ALEXANDRA	649 W 1ST ST MESA 85201	649 W 1ST ST	MESA	AZ	85201
134-02-078A	AMR MESA I LLC	656 W 1ST AVE MESA 85210	807 W SHOSHONE PL	SPOKANE	WA	99203
135-57-044A	WILLIAMS INTER VIVOS TR/GOKE EVELYN V TR	661 W 1ST ST MESA 85201	1004 BALTIC ST	HOUGHTON	MI	49931
134-02-012A	RB4 665 W MAIN LLC	665 W MAIN ST MESA 85201	4835 E CACTUS RD 320	SCOTTSDALE	AZ	85254
134-02-089A	RB4 665 W MAIN LLC	665 W MAIN ST MESA 85201	4835 E CACTUS RD 320	SCOTTSDALE	AZ	85254
134-02-089B	RB4 665 W MAIN LLC	665 W MAIN ST MESA 85201	4835 E CACTUS RD 320	SCOTTSDALE	AZ	85254
134-02-090	RB4 665 W MAIN LLC	665 W MAIN ST MESA 85201	4835 E CACTUS RD 320	SCOTTSDALE	AZ	85254
135-57-027	MESA ROYALE WEST LLC	668 W MAIN ST MESA 85201	1112 E BUCKEYE RD	PHOENIX	AZ	85034
135-57-098	GARCIA REYNALDO PINEDA/VASQUEZ ESPERANZA M	701 W PEPPER PL MESA 85201	6197 S RURAL RD 103	TEMPE	AZ	85283
135-57-118	WORKWANDER LLC	702 W PEPPER PL MESA 85201	235 W BRANDON BLVD PMB 290	BRANDON	FL	33511
135-57-015	WILLIAMS INTER VIVOS TR/GOKE EVELYN V TR	703 W 1ST ST MESA 85201	1004 BALTIC ST	HOUGHTON	MI	49931
134-02-014	JMMA VENTURES LLC	703 W MAIN ST MESA 85201	5541 SW LONE CACTUS DR	GLENDALE	AZ	85308
135-57-025	GIFFORD CORY LUCAS/CHANEY M	704 W MAIN ST MESA 85201	704 W MAIN ST	MESA	AZ	85201
135-57-087	GIFFORD CORY LUCAS/CHANEY M	704 W MAIN ST MESA 85201	704 W MAIN ST	MESA	AZ	85201
135-57-117	SCHWARY ENTERPRISES LLC/ROCKIE LEE SUTTLE LIVING TRUST	708 W PEPPER PL MESA 85201	1913 E FLORIAN AVE	MESA	AZ	85204
135-57-014	RENT READY AZ LLC	709 W 1ST ST MESA 85201	1753 E BROADWAY RD STE 101-400	TEMPE	AZ	85282
135-57-123	RODRIGUEZ JESUS R	709 W PEPPER PL MESA 85201	709 W PEPPER PL	MESA	AZ	85201
135-57-103	NGOC VY NGUYEN THE	714 W PEPPER PL MESA 85201	2337 W LOMPOC CIR	MESA	AZ	85202
135-57-013	715 W 1ST ST LLC	715 W 1ST ST MESA 85201	190 E MAPLE ST	MAPLETON	UT	84664
135-57-115	AGUILAR GREGORIO	715 W PEPPER PL MESA 85201	715 W PEPPER PL	MESA	AZ	85201
135-57-126B	MONACO VENTURES PROPERTIES LLC	718 W PEPPER PL MESA 85201	11201 N TATUM BLVD STE 300 PO BOX 91557	PHOENIX	AZ	85028
135-57-024A	LIHOSIT JEFF	720 W MAIN ST MESA 85201	720 W MAIN ST	MESA	AZ	85201
135-57-094	ESTRADA MARIA GUADALUPE/ESPINOZA AGUSTIN	721 W PEPPER PL MESA 85201	721 W PEPPER PL	MESA	AZ	85201
135-57-030	D2E HOLDING LLC	724 W MAIN ST MESA 85201	7941 N 81ST DR	GLENDALE	AZ	85303
135-57-012	SOUTHWEST FINANCIAL LLC	725 W 1ST ST MESA 85201	PO BOX 32173	MESA	AZ	86275
135-57-097	GONZALEZ CELEDONIO	725 W PEPPER PL MESA 85201	725 W PEPPER PL	MESA	AZ	85201
135-57-126A	RUSSELL LIVING TRUST	726 W PEPPER PL MESA 85201	7410 CLOVE RD	PLACERVILLE	CA	95667
135-57-011	MANDICH CHARLES H	729 W 1ST ST MESA 85201	729 W 1ST ST	MESA	AZ	85201
135-57-078	CORNIC TRUST	730 W PEPPER PL MESA 85201	441 N BRISTOL CT	ALPINE	UT	84004
135-57-100	MIRL FAMILY TRUST	731 W PEPPER PL MESA 85201	3754 E DRAGOON AVE	MESA	AZ	85206
134-02-015	JMMA VENTURES LLC	733 W MAIN ST MESA 85201	5541 SW LONE CACTUS DR	GLENDALE	AZ	85308
134-02-021B	DON DAN & DAVE SMITH LLC	733 W MAIN ST MESA 85201	208 S COUNTRY CLB	MESA	AZ	85210
135-57-022A	J&I GROUP LLC	734 W MAIN ST MESA 85201	734 W MAIN ST	MESA	AZ	852017207
135-57-010	KLEINSCHMIDT PEGGY L	735 W 1ST ST MESA 85201	735 W 1ST ST	MESA	AZ	85201
135-57-114	WHITE JEROME N & YOSHIKO	738 W PEPPER PL MESA 85201	3264 E CALYPSO AVE	MESA	AZ	85204
135-57-080	MIRL FAMILY TRUST	739 W PEPPER PL MESA 85201	3754 E DRAGOON AVE	MESA	AZ	85206
135-57-112	ORTA SAMUEL J	744 W PEPPER PL MESA 85201	744 W PEPPER PL	MESA	AZ	85201
135-57-090	SACKNOFF MICHAEL/MARIA	745 W PEPPER PL MESA 85201	14041 N EDGEWORTH DR	FOUNTAIN HILLS	AZ	85268
135-57-084	BIGGS BRITTANY A/CLUFF CHAD E	747 W PEPPER PL MESA 85201	1551 E UNIVERSITY DR	MESA	AZ	85203
135-57-124	BARRAZA MARGARITA M	750 W PEPPER PL MESA 85201	750 W PEPPER PL	MESA	AZ	85201
135-57-028E	ASTORIA PROPERTIES LLC	760 W MAIN ST MESA 85201	2875 W RAY RD STE 6-444	CHANDLER	AZ	85244
135-57-028D	IRON SHAMROCK LLC	764 W MAIN ST MESA 85201	PO BOX 3514	GILBERT	AZ	85299
134-02-013	JMMA VENTURES LLC		5541 SW LONE CACTUS DR	GLENDALE	AZ	85308
135-57-101	J&I GROUP LLC		734 W MAIN ST	MESA	AZ	852017207
135-57-113	D2E HOLDING LLC		7941 N 81ST DR	GLENDALE	AZ	85303
135-57-125	MESA ROYALE WEST LLC		1112 E BUCKEYE RD	PHOENIX	AZ	85034
	Councilmember Jenn Duff		PO Box 1466	Mesa	AZ	85211-1466
	Priscilla Gutierrez		PO Box 1466	Mesa	AZ	85211-1466
	City of Mesa Development Services Department					
	ATTN: Jennifer Merrill		PO Box 1466	Mesa	AZ	85211-1466
	City of Mesa					
	ATTN: Marc Hershberg		PO Box 1466	Mesa	AZ	85211-1466



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Two North Central Avenue
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Phoenix, Arizona 85004-2322
602-229-5200
Fax 602-229-5690
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Madison
Milwaukee
Minneapolis
Naples
Phoenix
San Diego
Tampa
Tucson
Washington, D.C.

Writer's Direct Dial: 602-229-5683
E-Mail: Benjamin.Graff@quarles.com

September 23, 2024

Re: Proposed High-Quality Affordable Housing Multifamily Residential Development Located on the North Side of West Main Street Between Country Club Drive and Alma School Road.

Dear *Property Owner* or *Neighborhood Association Representative*,

The law firm of Quarles & Brady LLP represents Chicanos Por La Causa, Inc. (the "Applicant"), in regard to its proposed residential community on 3.21 gross acres located on 10 vacant parcels, Parcel Nos. 135-57-027, 135-57-031, 135-57-032, 135-57-029A, 135-57-069, 135-57-070, 135-57-071, 135-57-074, 135-57-086, and 135-57-125 (the "Property"). Applicant is proposing to develop 89 units to increase housing variety and develop this site into a viable multifamily development (the "Development"). Please see the attached Vicinity Map showing the location of the Property at the 644 West Main Street, only 1,500 feet west of the nearest Light Rail Station at Country Club Drive. The case number assigned to this project is **DRB24-00603**.

This letter is being sent to all property owners within 500-feet of the property per the notification processes set forth by the City of Mesa Planning Division. Enclosed is a copy of the site plan and elevations of the proposed development. In accordance with the City's notification procedures for Design Review applications, the purpose of this letter is to inform you that a Design Review Board meeting has been scheduled for the proposed development on **October 8, 2024 at 4:30 PM**. The meeting will be held in the City Council Chambers located at 57 East First Street. The Design Review Board reviews the proposed building design, landscape plan, parking layout and site layout. **The Design Review Board does not review or discuss the proposed use of the Property.**

This Design Review application is being processed concurrently with the Planning and Zoning application for Rezoning, Site Plan Review, and Council Use Permit ("CUP") (Case No. ZON24-00602). The Rezoning, Site Plan Review, and CUP application will be considered at a future Mesa Planning & Zoning Board meeting and City Council meetings.

We are excited to share all of the benefits this new development will bring to the area. More simply stated, this development will bring local, high-quality housing opportunities along West Main Street in Mesa. The Development proposal meets or exceeds the review criteria for CUP approval set forth in the Mesa Zoning Ordinance, conforms with Mesa's High Quality Design Standards, and is compatible with the long-term goals for this area in Mesa.

The public can attend the Design Review Board Work Session either in-person or electronically and telephonically. The live meeting may be watched using the following zoom meeting information: <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 the following website at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/onlinemeeting-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.

Please be advised that hearings before the Mesa Planning & Zoning Board and Mesa City Council will be scheduled to review this case in the future. Please confirm the hearing details with the City of Mesa Planning Department and City Clerk before attending as they are subject to change. Please do not hesitate to contact me if you have any questions or require any additional information regarding this matter. You can reach me at Benjamin.Graff@Quarles.com or at (602) 229-5683 and I encourage you to reach out to me first if you have questions about this development. You can also reach out to the City Planner assigned to this case Jennifer Merrill at (480) 644-6439 or Jennifer.Merrill@MesaAZ.gov.

Please do not hesitate to contact me if you have any questions or require any additional information regarding this matter.

Very truly yours,
QUARLES & BRADY LLP



Benjamin W. Graff

Attachments: Vicinity Map, Proposed Site Plan, Proposed Elevations



VICINITY MAP



W PEPPER PL

N Date

W Main St

PARCEL NUMBERS: 135-57-027, 135-57-031, 135-57-032, 135-57-029A, 135-57-069,
135-57-070, 135-57-071, 135-57-074, 135-57-086, AND 135-57-125
644 WEST MAIN STREET



EXPIRES: 12-31-2024

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Rev.	Date	By	Description

MESA ROYALE PHASE 4
644 W. Main St.
Mesa, AZ 85201

CHICANOS POR LA CAUSA
1008 EAST BUCKEYE ROAD,
STE 115 Phoenix, AZ 85034

Project	Owner
Drawn/Checked	TK / NM
Date	09/16/24
Project Number	321028
Sheet Number	ARCHITECTURAL SITE PLAN
A01.1	

DWELLING UNIT MIX

FIRST FLOOR:	
ONE BEDROOM UNITS:	8
TWO BEDROOM UNITS:	12
THREE BEDROOM UNITS:	5
SECOND FLOOR:	
ONE BEDROOM UNITS:	10
TWO BEDROOM UNITS:	16
THREE BEDROOM UNITS:	6
THIRD FLOOR:	
ONE BEDROOM UNITS:	10
TWO BEDROOM UNITS:	16
THREE BEDROOM UNITS:	6
SUBTOTAL:	
ONE BEDROOM UNITS:	28 (32%)
TWO BEDROOM UNITS:	44 (49%)
THREE BEDROOM UNITS:	17 (19%)
TOTAL UNITS	89

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:	
2.1 SPACES PER UNIT	187 SPACES
1 BIKE SPACE PER 10 CAR SPACES = 11 REQUIRED.	
1 SPACE / 375 S.F. FOR GENERAL OFFICE / RETAIL	
PROVIDED VEHICULAR PARKING:	
STANDARD PARKING SPACES	98
ACCESSIBLE PARKING SPACES	6
TOTAL:	104
(0 COVERED PARKING SPACES PROVIDED)	

BUILDING AREA

BUILDING 1:	
1ST FLOOR GROSS:	20,753 S.F.
2ND FLOOR GROSS:	20,377 S.F.
3RD FLOOR GROSS:	20,036 S.F.
SUBTOTAL:	61,166 S.F.
BUILDING 2:	
1ST FLOOR GROSS:	20,492 S.F.
2ND FLOOR GROSS:	20,036 S.F.
3RD FLOOR GROSS:	20,036 S.F.
SUBTOTAL:	60,564 S.F.
TOTAL BUILDING AREA:	
1ST FLOOR GROSS:	41,245 S.F.
2ND FLOOR GROSS:	40,413 S.F.
3RD FLOOR GROSS:	40,413 S.F.
GRAND TOTAL:	122,071 S.F.
GROUND FLOOR AREAS:	
BUILDING 1:	
GROSS:	20,753 S.F.
COMM. / LEASING:	7,736 S.F.
RATIO:	37% COMMERCIAL
BUILDING 2:	
GROSS:	20,492 S.F.
COMM. / LEASING:	0 S.F.
RATIO:	0% COMMERCIAL
TOTAL GROUND FLOOR:	
GROSS:	41,245 S.F.
TOTAL COMMERCIAL:	4,542 S.F.
TOTAL RATIO:	11.0% COMMERCIAL
SQUARE FOOTAGE BREAKDOWN:	
UNITS:	65,995 S.F.
PATIOS:	8,000 S.F.
EXTERIOR CIRCULATION:	20,340 S.F.
COMM. / LEASING:	7,736 S.F.
TOTAL S.F.:	122,071 S.F.

KEYNOTES

- 02 09 EXISTING UTILITY POLE TO REMAIN.
- 02 23 EXISTING CMU TO REMAIN. PATCH & REPAIR AS NECESSARY. PREP FOR PAINTING.
- 03 16 NEW CONCRETE SIDEWALK.
- 05 61 6'-0" HIGH STEEL SITE FENCE AND GATES. FENCE TO BE PERFORATED METAL WITH 2" SQUARE STEEL FRAME AND 4" SQUARE STEEL POSTS. SEE ELEVATIONS A09.2.3 AND A09.2.1.
- 32 03 4" PAINT STRIPE - TYPICAL AT ALL PARKING STALLS.
- 32 04 PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE.
- 32 05 ACCESSIBLE SIGNAGE PER CITY OF MESA STANDARDS.
- 32 10 PRE-FABRICATED CONCRETE WHEEL STOP.
- 32 23 TYPICAL 5'-0" WIDE CONCRETE SIDEWALK; 6'-6" WIDE AT HEAD-IN PARKING.
- 32 28 TRASH ENCLOSURE PER MESA M-62 STANDARDS. SIZED FOR (2) 8CY BINS.
- 32 33 3'-4" HIGH INTEGRAL COLORED 8"x4"x16" CMU SCREEN WALL WITH 2" CAP BLOCK AND PAINTED STEEL SWINGING GATES WITH LATCH. CMU TO BE SUPERLITE "MESASTONE" IN BONE. METAL GATE TO BE PERFORATED STEEL WITH 2" SQUARE STEEL FRAME. PAINTED DUNN EDWARDS 'CAVERNOUS' DE6364. SEE EXTERIOR ELEVATIONS FOR BUILDING 1 SOUTH.
- 32 34 6'-0" HIGH PAINTED 8"x8"x16" CMU SCREEN WALL. COLOR TO BE DUNN EDWARDS 'CRYSTAL HAZE' DE6219.
- 32 35 3'-4" HIGH INTEGRAL COLORED 8"x4"x16" CMU SCREEN WALL. STACKED BOND WITH 2" CAP BLOCK.
- 32 36 BUS BOARDING AREA AND SHELTER PER CITY OF MESA M-45 DETAILS.
- 32 37 BUS STOP SIGN TO BE RELOCATED TO NEW BUS PAD.
- 32 38 NEW CMU WALL WITH STUCCO FINISH TO MATCH EXISTING ADJACENT WALL. PAINT DUNN EDWARDS 'CRYSTAL HAZE'.
- 32 41 3'-4" HIGH CMU WALL, PAINTED, WITH METAL FENCE ABOVE TO 6'-0" ABOVE GRADE.
- 32 67 6" CONCRETE CURB.
- 32 68 ASPHALT PAVING.

LEGEND

- INDICATES ACCESSIBLE ROUTE. MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE OF 2%.
- [Hatched Box] INDICATES LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. REFER TO CIVIL DRAWINGS FOR GRADING, & DRAINAGE.
3. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.

SITE PLAN NOTES

A. "COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION; MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33."

"FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."

B. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADDED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET."

THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD.

THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."

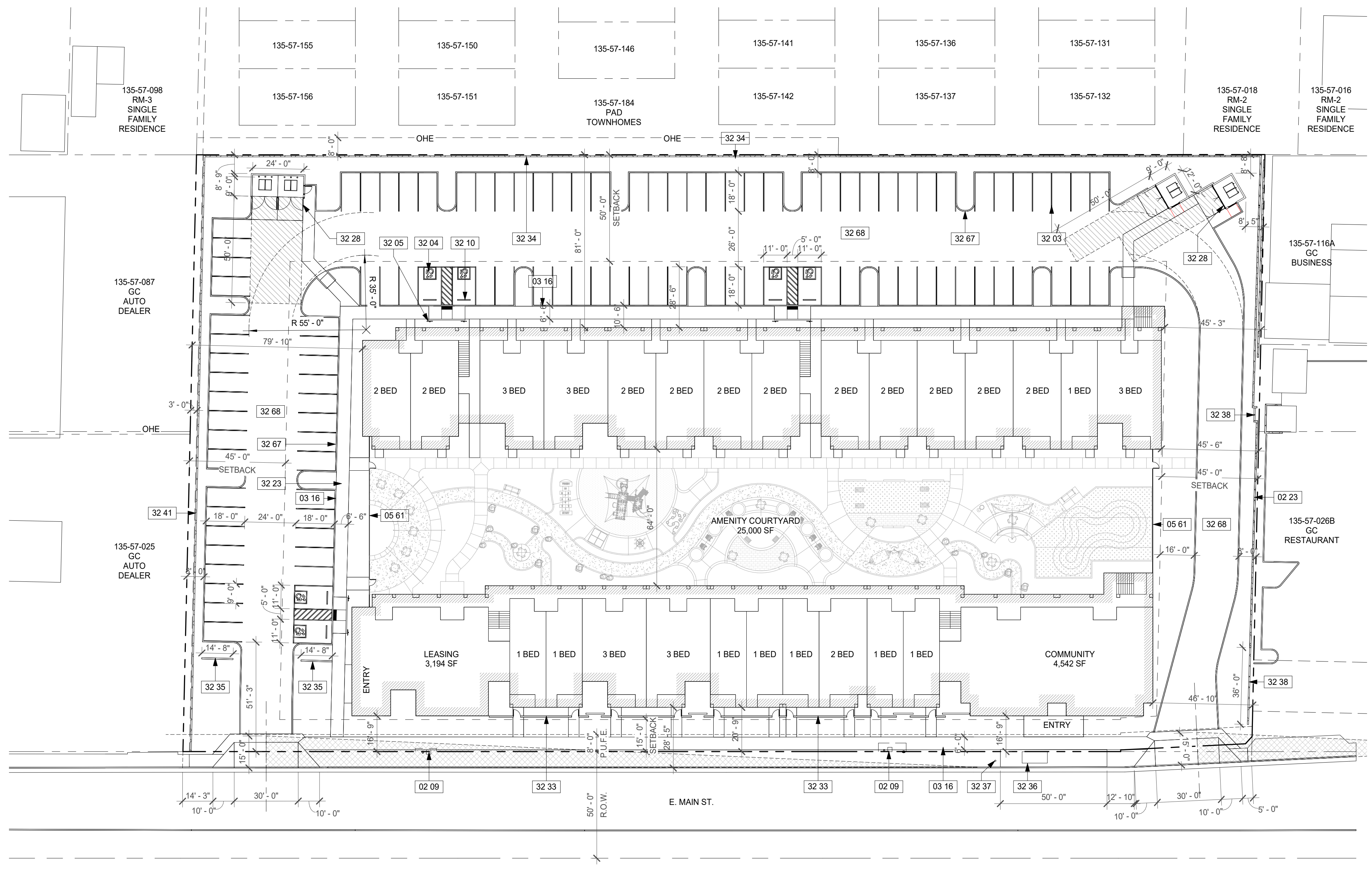
C. WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.

IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

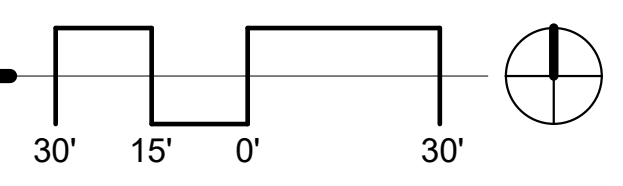
SITE INFORMATION

A.P.N.:	135-57-027, 135-57-029A, 135-57-032, 135-57-069, 135-57-070, 135-57-071, 135-57-074, 135-57-086, 135-57-125
ZONING:	PAD (WITH GC (C-3) AS BASIS OF DESIGN)
LOT AREA:	MINIMUM: 5,000 S.F. PROVIDED: 140,116 S.F. (3.21 AC.)
LOT WIDTH:	MINIMUM: 50' PROVIDED: 501'
LOT DEPTH:	MINIMUM: 100' PROVIDED: 280'
UNIT DENSITY:	MINIMUM: 0 DU/AC MAXIMUM: 25 DU/AC (893.21) - 28 DU/AC
BUILDING HEIGHT:	MINIMUM: 30'-0" PROVIDED: 34'-0"
LOT COVERAGE:	MAXIMUM: 80% PROVIDED: (94,084/140,116) = 67%

BUILDING 1:	20,753 S.F.
BUILDING 2:	20,492 S.F.
PARKING LOT:	38,614 S.F.
SIDEWALKS / TRASH:	5,935 S.F.
COURTYARD IMPERVIOUS:	8,263 S.F.
TOTAL:	94,084 S.F.
MIN. YARD:	FRONT: 15' INTERIOR SIDE: 45' REAR: 20', 35', 50', 65' (STEPPING)
BUILDING SEPARATION:	HEIGHT 20'-30': 30'
SHARED OPEN SPACE / UNIT:	MINIMUM: 150 S.F./UNIT PROVIDED: 344 S.F./UNIT
PRIVATE OPEN SPACE PROVIDED:	UNIT A: 64 S.F. UNIT B: 67 S.F. UNIT C: 70 S.F.
GROUND FLOOR TRANSPARENCY:	YES
MAIN BUILDING ENTRANCE ORIENTATION:	YES



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



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Rev.	Date	By	Description

GENERAL NOTES

- INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
- PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

MATERIAL LEGEND

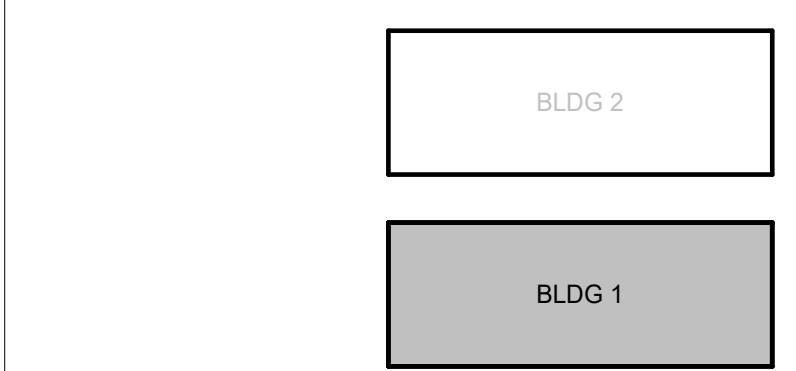
- A** PRIMARY PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6219 CRYSTAL HAZE
- B** ACCENT PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6364 CAVERNOUS
- C** BRICK VENEER
MANUF: INTERSTATE BRICK
STYLE: MATTE, 2 1/4" NORMAN
COLOR: COPPERSTONE
- D** BRICK VENEER
MANUF: INTERSTATE BRICK
STYLE: MATTE, 2 1/4" NORMAN
COLOR: DESERT SAND
- E** PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6235 NORTHGATE GREEN
- F** 8" X 4" X 16" CMU, STACKED BOND
MANUF: ECHELON MASONRY
STYLE: MESASTONE
COLOR: MALIBU SAND
- G** 8" X 4" X 16" CMU, RUNNING BOND
MANUF: ECHELON MASONRY
STYLE: MESASTONE
COLOR: MALIBU SAND
- H** PAINTED PERF METAL SCREEN
MANUF: MONICHOLS
COLOR: DE6364 CAVERNOUS
- J** VINYL WINDOW UNIT
MANUF: AVANTI INDUSTRIES, LLC
COLOR: BLACK
- K** ALUMINUM STOREFRONT
COLOR: ANODIZED BLACK

KEYNOTES

- 04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH.
- 05 32 STEEL PICKET GUARDRAIL AT 42" A.F.F. - PAINTED DUNN EDWARDS CAVERNOUS DE6364.
- 08 05 DOOR & FRAME AS SCHEDULED.
- 08 06 ALUMINUM SYSTEM: FRAME COLOR: BRONZE ANODIZED. EXTERIOR GLAZING: 1" INSULATED SYSTEM - SOLARBAN 60 WITH SOLEXIA; INTERIOR GLAZING: 1/4" SINGLE PANE, UNINSULATED.
- 08 09 VINYL WINDOW UNIT. FRAME COLOR: BLACK. GLAZING: DUAL PANE, LOW-E, RECESSED 2" WITH MASONRY VENEER SILL.
- 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

CITY APPROVALS

KIVA # 20-883	PAPP # 2009168
SDEV # 2007633	PRLM: 2010933
CITY QUARTER SECTION: Q5-29	SCMJ # 2014900



1 SOUTH COLORED ELEVATION - BLDG 1 AREA 1B
1/8" = 1'-0"



2 SOUTH COLORED ELEVATION - BLDG 1 AREA 1A
1/8" = 1'-0"



3 WEST COLORED ELEVATION - BLDG 1 & 2
1/8" = 1'-0"

MESA ROYALE PH4
644 W. Main St.
Mesa, AZ 85201

CHICANOS POR LA CAUSA
1008 EAST BUCKEYE ROAD,
STE 115 Phoenix, AZ 85034

Project
Owner

Drawn/Checked
TK / NM

Date
09/16/24

Project Number
321028

Sheet Number
COLORED ELEVATIONS - BLDG
1
A09.2.1

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MATERIAL LEGEND

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2 NORTH COLORED ELEVATION - BLDG 1 AREA 1A
 1/8" = 1'-0"



3 NORTH COLORED ELEVATION - BLDG 1 AREA 1B
 1/8" = 1'-0"

Building 1 - South Elevation		
Material	Square Footage	Percentage
Stucco	5,910	42%
Brick Veneer	2,268	16%
Block Veneer	1,670	12%
Metal Railings/Screen	1,276	9%
Windows / Doors	2,828	20%
Total	13,952	100%

Building 1 - East Elevation		
Material	Square Footage	Percentage
Stucco	1,494	60%
Brick Veneer	565	23%
Block Veneer	66	3%
Metal Railings/Screen	351	14%
Windows / Doors	29	1%
Total	2,505	100%

Building 1 - North Elevation		
Material	Square Footage	Percentage
Stucco	6,516	47%
Brick Veneer	1,615	12%
Block Veneer	1,236	9%
Metal Railings/Screen	2,776	20%
Windows / Doors	1,867	13%
Total	14,010	100%

Building 1 - West Elevation		
Material	Square Footage	Percentage
Stucco	1,585	67%
Brick Veneer	381	16%
Block Veneer	99	4%
Metal Railings/Screen	89	4%
Windows / Doors	210	9%
Total	2,364	100%

CITY APPROVALS

KIVA # 20-883	PAPP # 2009168
SDEV # 2007633	PRLM: 2010933
CITY QUARTER SECTION: Q5-29	SCMJ # 2014900

Project
 Drawn/Checked
TK / NM
 Date
09/16/24
 Project Number
321028
 Sheet Number
 COLORED ELEVATIONS - BLDG 1
A09.2.2

MESA ROYALE PH4
 644 W. Main St.
 Mesa, AZ 85201

CHICANOS POR LA CAUSA
 1008 EAST BUCKEYE ROAD,
 STE 115 Phoenix, AZ 85034



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3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

MATERIAL LEGEND

- A PRIMARY PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6219 CRYSTAL HAZE
- B ACCENT PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6364 CAVERNOUS
- C BRICK VENEER
MANUF: INTERSTATE BRICK
STYLE: MATTE, 2 1/4" NORMAN
COLOR: COPPERSTONE
- D BRICK VENEER
MANUF: INTERSTATE BRICK
STYLE: MATTE, 2 1/4" NORMAN
COLOR: DESERT SAND
- E PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6235 NORTHGATE GREEN
- F 8" X 4" X 16" CMU, STACKED BOND
MANUF: ECHELON MASONRY
STYLE: MESASTONE
COLOR: MALIBU SAND
- G 8" X 4" X 16" CMU, RUNNING BOND
MANUF: ECHELON MASONRY
STYLE: MESASTONE
COLOR: MALIBU SAND
- H PAINTED PERF METAL SCREEN
MANUF: MCNICHOLS
COLOR: DE6364 CAVERNOUS
- J VINYL WINDOW UNIT
MANUF: AVANTI INDUSTRIES, LLC
COLOR: BLACK
- K ALUMINUM STOREFRONT
COLOR: ANODIZED BLACK

KEYNOTES

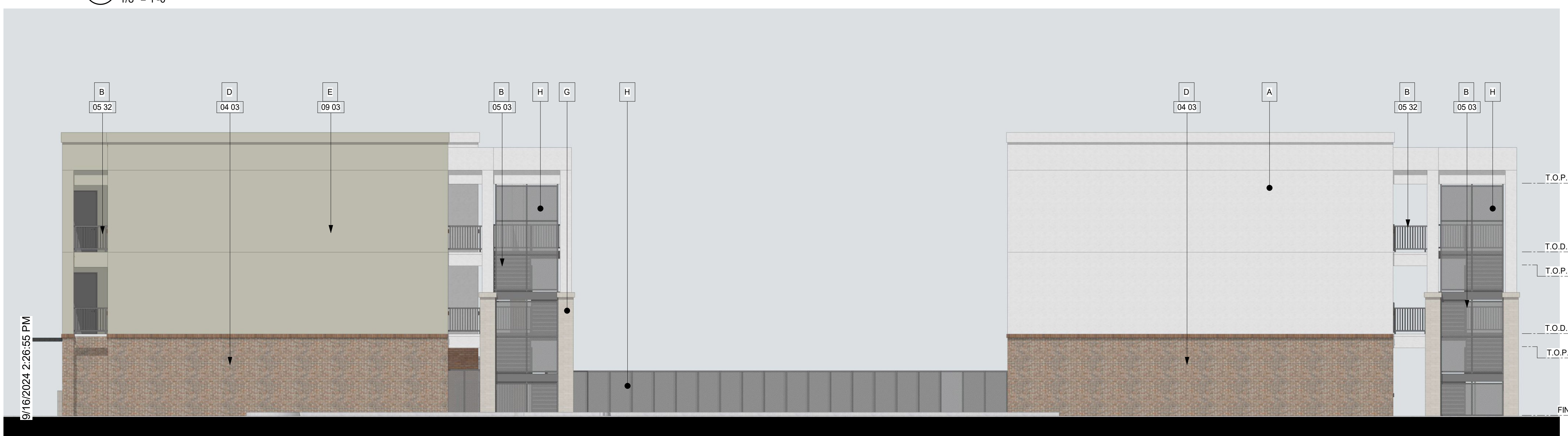
- 04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH.
- 05 03 STEEL FRAMED STAIR, PAINTED.
- 05 32 STEEL PICKET GUARDRAIL AT 42" A.F.F. - PAINTED DUNN EDWARDS CAVERNOUS DE6364.
- 08 05 DOOR & FRAME AS SCHEDULED.
- 08 09 VINYL WINDOW UNIT, FRAME COLOR: BLACK; GLAZING: DUAL PANE, LOW-E, RECESSED 2" WITH MASONRY VENEER SILL.
- 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.



1 SOUTH COLORED ELEVATION - BLDG 2 AREA 2A
1/8" = 1'-0"



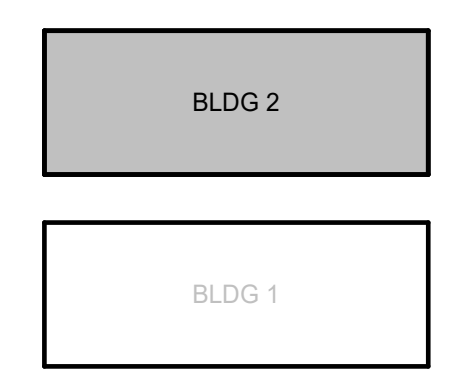
2 SOUTH COLORED ELEVATION - BLDG 2 AREA 2B
1/8" = 1'-0"



3 EAST COLORED ELEVATION - BLDG 1 & 2
1/8" = 1'-0"

CITY APPROVALS

KIVA #: 20-883	PAPP #: 2009168
SDEV #: 2007633	PRLM: 2010933
CITY QUARTER SECTION: Q5-29	SCMJ # 2014900



MESA ROYALE PH4
644 W. Main St.
Mesa, AZ 85201

CHICANOS POR LA CAUSA
1008 EAST BUCKEYE ROAD,
STE 115 Phoenix, AZ 85034

Project	Owner
Drawn/Checked	TK / NM
Date	09/16/24
Project Number	321028
Sheet Number	COLORED ELEVATIONS - BLDG 2
A09.2.3	

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GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT.
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.



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MATERIAL LEGEND

- A PRIMARY PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6219 CRYSTAL HAZE
- B ACCENT PAINT COLOR
MANUF: DUNN EDWARDS
COLOR: DE6364 CAVERNOUS
- C BRICK VENEER
MANUF: INTERSTATE BRICK
STYLE: MATTE, 2 1/4" NORMAN
COLOR: COPPERSTONE
- D BRICK VENEER
MANUF: INTERSTATE BRICK
STYLE: MATTE, 2 1/4" NORMAN
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COLOR: BLACK
- K ALUMINUM STOREFRONT
COLOR: ANODIZED BLACK

KEYNOTES

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Rev.	Date	By	Description



1 NORTH COLORED ELEVATION - BLDG 2 AREA 2A
1/8" = 1'-0"



2 NORTH COLORED ELEVATION - BLDG 2 AREA 2B
1/8" = 1'-0"

Building 2 - South Elevation		
Material	Square Footage	Percentage
Stucco	6,389	46%
Brick Veneer	2,348	17%
Block Veneer	660	5%
Metal Railings/Screen	2,205	16%
Windows / Doors	2,161	16%
Total	13,763	100%

Building 2 - East Elevation		
Material	Square Footage	Percentage
Stucco	1,498	62%
Brick Veneer	553	23%
Block Veneer	66	3%
Metal Railings/Screen	293	12%
Windows / Doors	0	0%
Total	2,410	100%

Building 2 - North Elevation		
Material	Square Footage	Percentage
Stucco	6,309	46%
Brick Veneer	1,798	13%
Block Veneer	1,068	8%
Metal Railings/Screen	2,756	20%
Windows / Doors	1,782	13%
Total	13,713	100%

Building 2 - West Elevation		
Material	Square Footage	Percentage
Stucco	1,438	65%
Brick Veneer	522	23%
Block Veneer	66	3%
Metal Railings/Screen	156	7%
Windows / Doors	44	2%
Total	2,226	100%

CITY APPROVALS

KIVA #: 20-883	PAPP #: 2009168
SDEV #: 2007633	PRLM: 2010933
CITY QUARTER SECTION: Q5-29	SCMJ # 2014900

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Project: **MESA ROYALE PH4**

Owner: **CHICANOS POR LA CAUSA**

Drawn/Checked: **TK / NM**

Date: **09/16/24**

Project Number: **321028**

Sheet Number: **COLORED ELEVATIONS - BLDG 2**

A09.2.4