

**Citizen Participation Report (CPR)
for**

Park North

**Northeast Corner of Power Road and Guadalupe
Road**

Submitted to:
City of Mesa
Planning Department
Attn: Charlotte Bridges
55 N. Center Street
Mesa, AZ 85201

For:
Excolo Development, LLC

Prepared by:
Ray Law Firm
Brennan Ray
2325 E. Camelback Rd, Ste 400
Phoenix, AZ 85016

**Case Numbers: ZON24-00708
DRB24-00707
Submitted: March 5, 2026
Resubmitted: July 11, 2026**

UPDATED Citizen Participation Report for Park North

Case # ZON24-00708, DRB24-00707

Date: July 10, 2026

Purpose:

This report provides results of the implementation of the Citizen Participation Plan for *Park North*. Rezone application for Park North on the NEC of Power and Guadalupe Roads ("the Site"). The Site is approximately 3.14+/- acres at the northeast corner of Price Road and Rio Salado Parkway. Excolo proposes developing this challenging, infill Site with a high-quality, amenitized, platted single family attached residential development known as "Park North." To achieve this, Excolo seeks to rezone the Site from LC-PAD (Planned Employment Park with Planned Area Development overlay) to RM-3-PAD (Multi-Residence with a Planned Area Development overlay). This rezone request will establish a new PAD overlay on the Site.

This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Brennan Ray
Ray Law Firm
2325 E. Camelback Rd. Suite 400
602-558-9934
bray@raylawaz.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the proposal (comments, sign in lists and other feedback are attached):

- 1st Neighborhood Meeting - March 28, 2024 (Exhibit 1)
- 2nd Neighborhood Meeting - November 14, 2024
- 3rd Neighborhood Meeting - March 5, 2026

Neighborhood Meeting Correspondence:

1. 125 letters were mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the Site on 2/20/2026 to inform the neighbors about a neighborhood meeting scheduled for 3/5/2026. The letter included information about the Rezone and included exhibits. The letter with exhibits, and mailing list are attached at **Exhibit 1**. The neighborhood meeting sign in sheets are attached at Exhibit 2. A summary of the neighborhood meeting is attached at **Exhibit 3**.

2. 35 emails were sent to neighbors who had previously attended Neighborhood Meetings 1 and/or 2, with the same information. (See exhibit 2) A previously submitted Citizen Participation Report is attached at **Exhibit 4**.
3. 154 Letters were mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the site on 8/10/2026 to inform neighbors about the upcoming Planning and Zoning Hearing. The letter included information about the Rezone and included exhibits. The letter with exhibits and mailing list are attached at **Exhibit 5**.

Results: Over the course of this application many revisions have been proposed and discussed with the community. The current plan being forwarded for public hearing is supported by community members that were previously opposed to the project.

Exhibit 1

Neighborhood Meeting Letter, Exhibits and Mailing Lists

Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: February 19, 2026
RE: Proposed Development – NEC of Power Road and Guadalupe Road
March 5, 2026, Neighborhood Open House

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that Excolo Development (“Excolo”) is proposing a significant change to the development known as “Park North,” on the vacant, approximate 5 acres, located east of the northeast corner of Power Road and Guadalupe Road in Mesa (the “Site”). The proposed Park North development consists of attached single-family homes consisting of 78 residences.

Excolo is requesting to rezone the Site to RM-3 with a Planned Area Development overlay for the Park North community. The development will consist of approximately 1.14 acres of open space, a combination of common and private open space areas.

A neighborhood open house will be held at the time and place listed below to discuss the proposed development and to answer questions you may have. The open house will be held:

Thursday, March 5, 2026, at 6:30pm
Superstition Springs Elementary – Multipurpose Room
7125 E Monterey Avenue, Mesa, AZ 85209

If you have any questions regarding this proposal or are unable to attend the neighborhood open house, please contact me at 602-558-9934, bray@raylawaz.com.

Thank you.

Sincerely,


Brennan Ray

PROJECT DATA

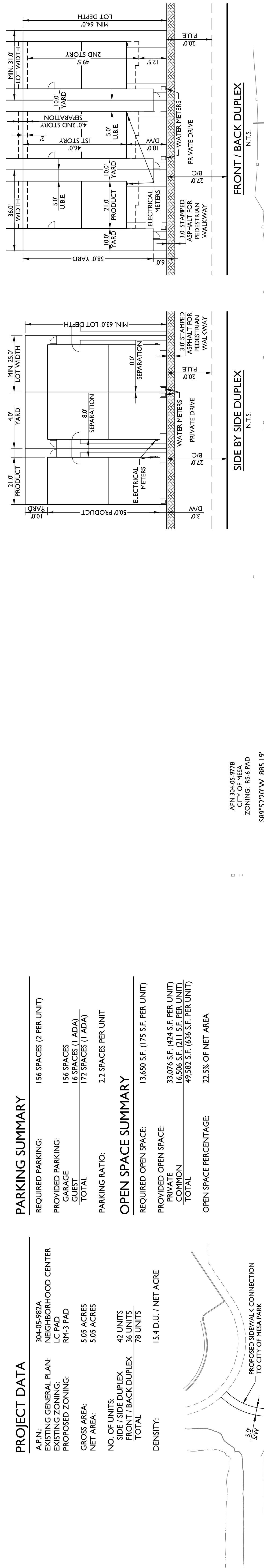
A.P.N.:	304-05-982A
EXISTING GENERAL PLAN:	NEIGHBORHOOD CENTER
EXISTING ZONING:	LC PAD
PROPOSED ZONING:	RM-3 PAD
GROSS AREA:	5.05 ACRES
NET AREA:	5.05 ACRES
NO. OF UNITS:	
FRONT / SIDE DUPLEX	42 UNITS
BACK DUPLEX	36 UNITS
TOTAL	78 UNITS
DENSITY:	15.4 D.U. / NET ACRE

PARKING SUMMARY

REQUIRED PARKING:	156 SPACES (2 PER UNIT)
PROVIDED PARKING:	
GARAGE	156 SPACES
GUEST	16 SPACES (1 ADA)
TOTAL	172 SPACES (1 ADA)
PARKING RATIO:	2.2 SPACES PER UNIT

OPEN SPACE SUMMARY

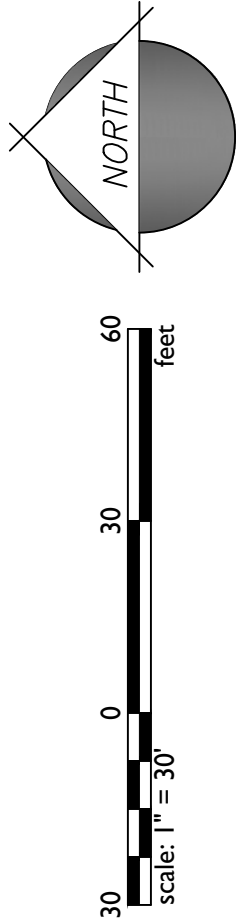
REQUIRED OPEN SPACE:	13,650 S.F. (175 S.F. PER UNIT)
PROVIDED OPEN SPACE:	
PRIVATE	33,076 S.F. (424 S.F. PER UNIT)
COMMON	16,506 S.F. (211 S.F. PER UNIT)
TOTAL	49,582 S.F. (636 S.F. PER UNIT)
OPEN SPACE PERCENTAGE:	22.5% OF NET AREA



SIDE BY SIDE DUPLEX

FRONT / BACK DUPLEX

GUADALUPE ROAD



TIMBERLINE HDZ
ROOF SHINGLES
(BARKWOOD)

FASCIA
(SW6070 HERON PLUME)

MAIN BODY
(SW6103 NATURAL LINEN)



POPCUTS
(SW6112 SONG THRUSH)

COACH LIGHT

GARAGE
(SW7046 URBANE BRONZE)

CORONADO STONE
(SPECIAL USED BRICK - EAGLE BUFF)

PLAN 1
FRONT ELEVATION - 'B'

SCALE: 1/4" = 1'-0" SWEDEN DESIGN, MINNESOTA

FASCIA
(SW6070 HERON PLUME)

MAIN BODY
(SW7046 URBANE BRONZE)

TIMBERLINE HDZ
ROOF SHINGLES
(FEWSTER GRAY)



CORBELS
(SW6070 HERON PLUME)

SHUTTERS
(SW7046 URBANE BRONZE)

BOARD & BATTEN
(SW6070 HERON PLUME)

POPCUTS
(SW7015 SKYLINE STEEL)

COACH LIGHT

GARAGE
(SW7046 URBANE BRONZE)

CORONADO STONE
(SAND MOLD BRICK - SAVANNAH GREY)

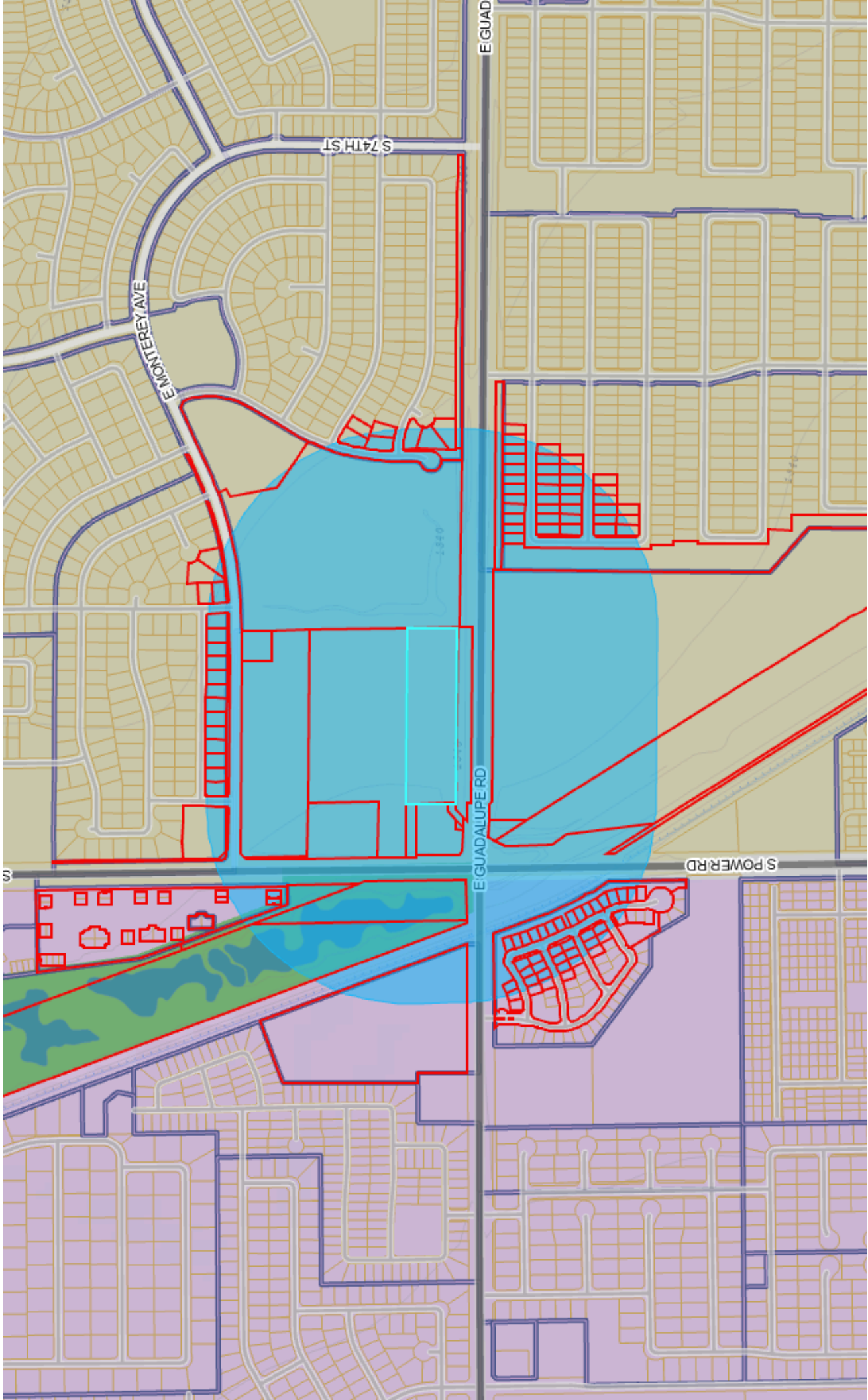
PLAN 1
FRONT ELEVATION - 'A'

SCALE: 1/4" = 1'-0" SWEDEN DESIGN, MINNESOTA



FRONT ELEVATION - 'A'

SCALE: 1/4" = 1'-0"



FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-018Q

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-394A

GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234
Parcel 304-05-978D

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-981C

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-982E

MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85201
Parcel 304-05-986A

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-001E

SONOMA LANDING APARTMENTS LLC
9757 NE JUANITA DR STE 300
KIRKLAND, WA 98033
Parcel 309-05-438

RED ROCK CPA RE HOLDINGS LLC
1290 S STATE ROUTE 260
COTTONWOOD, AZ 86326
Parcel 309-05-487

CIPOLLA FRANK A/TATUM J
7149 E NOPAL AVE
MESA, AZ 85209
Parcel 309-09-400

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-020G

KIRSCHNER RICHARD/SHIRLEY/HENRY M TODD/ETAL
PO BOX 3475
TULSA, OK 74101
Parcel 304-05-977A

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211
Parcel 304-05-978E

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-981D

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-982G

MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85203
Parcel 304-05-986B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-806B

ECH PROPERTIES LLC
2500 S POWER RD STE 127
MESA, AZ 85209
Parcel 309-05-484

FAIRWAYS SS DEVELOPMENT LC
3850 E BASELINE RD STE 128
MESA, AZ 85206
Parcel 309-05-524A

ROMERO RENE/GLORIA
7143 E NOPAL AVE
MESA, AZ 85208
Parcel 309-09-401

GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234
Parcel 304-05-020R

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211
Parcel 304-05-977B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-981B

P & G LAND DEVELOPMENT LLC
11232 N 136TH PL
SCOTTSDALE, AZ 85259
Parcel 304-05-982A

MESA CITY OF
PO BOX 1466
MESA, AZ 85211
Parcel 304-05-985

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-001D

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 304-17-767

TRENTON PROPERTIES LLC
2500 S POWER RD STE 128
MESA, AZ 85208
Parcel 309-05-485

SUPERSITION SPRINGS COMMUNITY HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209
Parcel 309-07-001

ROY H URBAN LIVING TRUST
7142 E NARANJA AVE
MESA, AZ 85209
Parcel 309-09-402

J & M SOULIA TRUST
7150 E NARANJA AVE
MESA, AZ 85209
Parcel 309-09-403

CORONADO MANUEL
2762 S 72ND CIR
MESA, AZ 85209
Parcel 309-09-448

COTE CHUCK/LYNN
2754 S 72ND CIR
MESA, AZ 85208
Parcel 309-09-449

MANTEL CHRISTINE VANDERLOO
2746 S 72ND CIR
MESA, AZ 85208
Parcel 309-09-450

SUPERSTITION SPRINGS COMMUNITY HOA
4201 N 24TH ST
PHOENIX, AZ 85016
Parcel 309-09-454

SUPERSTITION SPRINGS COMMUNITY HOA
2500 S POWER RD 126
MESA, AZ 85209
Parcel 309-09-455

TAKAGISHI HIROYUKI/CHIANG YINGHUNG
6837 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-550

REDWITZ ROBERT ERIC/JENNIFER ANNE
6845 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-551

MOUM JAY/NICOLE BRADY
6853 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-552

NORMAN GRANT WILLIAM/AMANDA
6861 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-553

DALY PAUL J/ANNA F
6909 E MONTE AVE
MESA, AZ 852084978
Parcel 309-09-554

SCALETTI SHANE/ALEXSIS
6917 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-555

FELDER ROGER E SR/ANITA LOUISE
6925 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-556

FRANZEN FAMILY TRUST
6933 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-557

EVANS RICHARD A/LINDA I
6941 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-558

DOBIS AUDRA
6949 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-559

PITTS PHILLIP J/ELIZABETH J
14610 E SHADOW CANYON DR
FOUNTAIN HILLS, AZ 85268
Parcel 309-09-560

SAVESKI BRANKO V/BARICA
6961 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-561

ROBINSON JEFF/KILEY
6965 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-562

ANDREAS JOHN D III/AYAME M
2563 S REVOLTA ST
MESA, AZ 85209
Parcel 309-09-563

TIKKU RAKESH/DEEPIKA
7670 BALMORAL WAY
SAN RAMON, CA 94582
Parcel 309-09-564

DICKER ADAM/ASHLEY
7029 E MONTE CIR
MESA, AZ 85209
Parcel 309-09-582

HOSTETTER GEOFFREY D/TINA T
7037 E MONTE CIR
MESA, AZ 85209
Parcel 309-09-583

SUPERSTITION SPRINGS COMMUNITY HOA
PO BOX 6419
MESA, AZ 85216
Parcel 309-09-587

SUPERSTITION SPRINGS COMMUNITY HOA
2500 S POWER RD 126-3
MESA, AZ 85209
Parcel 309-09-588

CATHEY LARRY/IRA
7038 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-567

COX PAUL D/JENNIFER A
7044 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-568

PARKER KORY CHRISTOPHER/AMELIA KAY
7050 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-569

ZAPATA FREDDY/KI SUN
7056 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-570

CHAVEZ EDWARD J/GARCIA MONICA E
7062 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-571

AKENOVA ANDREA/MAYIAWO
7102 OLLA AVE
MESA, AZ 85212
Parcel 312-08-572

WARE JENNIFER MARIE
7108 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-573

TACINC2 LLC
PO BOX 7038
SHERIDAN, WY 82801
Parcel 312-08-574

LEONARD RICHARD/REBECCA J
7120 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-575

WARSI SYED MOHAMMEDALI/AKHTER
7126 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-576

PASSMANN CATHERINE RENEE
7132 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-577

ESQUIBEL JEREME DON/ANNA MIN
7138 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-578

DIEHL DAVID J/KATHRYN R
7127 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-589

FOSTER THOMAS S/MARGARET R
7121 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-590

Parcel 312-08-591

RHONE JENA/JAMES
7109 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-592

STRATFORD DANIEL/CARMICHAEL LANAE
7103 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-593

BAUMBAUER JOHN E
7063 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-594

QUIRING SCOTT ANDREW/STEPHANIE L
7057 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-595

COOPER JOSHUA
7051 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-596

LEEPER CHAD JR/MICKLE LAUREN
7045 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-597

BUCKLEY GRANT J
7046 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-598

CALWAG ARTURO A JR/GLENDA Z
7052 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-599

BELTRAN ANTHONY L JR/SABRINA B
6216 S COBBLESTONE ST
GILBERT, AZ 85298
Parcel 312-08-600

PEEL RICHARD/KATHERINE
7064 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-601

VANDEHEI JASON /KATHRYN
/BESSEMBINDERS
7104 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-602

SAAVEDRA ALBERTO C/DOMINIQUE A
7110 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-603

YEN CHLOE/JOHNSON ERICH
1971 FULTON AVE
MONTEREY PARK, CA 91755
Parcel 312-08-604

HANCOCK FAMILY TRUST
7122 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-605

ELMES GARY/SONIA
7111 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-622

BONNIE AND THOMAS FOSTER FAMILY
TRUST
7105 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-623

CROUT MARIA A/FELIX LINETTE K
7065 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-624

CHARLES T COWAN LIVING TRUST
7059 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-625

MOOREHOUSE KELLY/ELLIOT
7053 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-626

7047 EAST OSAGE AVENUE LLC
2834 E BLOOMFIELD PKWY
GILBERT, AZ 85296
Parcel 312-08-627

IGO AMANDA/KELBY
7044 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-628

GREEN JEFFREY MICHAEL/ALEX
7050 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-629

KRAMER KEVIN/RILEY
7056 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-630

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 312-08-766

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 312-08-768

DESERT PLACE AT MORRISON RANCH HOA
8360 E VIA DE VENTURA STE L 100
SCOTTSDALE, AZ 85258
Parcel 312-08-778

WONG KANO/A/ANNA
706 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-421

GONZALEZ MONICA JEANNE
687 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-429

TODD WILLIAM
18374 BLUE SKY ST
RIVERSIDE, CA 92508
Parcel 313-27-430

HOLLINGSHEAD ZACHARY/ELIZABETH
695 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-431

KELLY D AND JACQUELINE A HAMPTON
LIVING TRUST
699 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-432

NADENDLA ASHWIN/PRASHANTHI
703 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-433

SBAIH KHALIL MAHMUD/SUZANNE HIJAZI
709 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-434

TODD WILLIAM
715 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-435

HINES RONALD EUGENE/LEE JOSEPHINE
721 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-436

NGUYEN BRIAN P
729 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-437

HICKS TROY/MELINDA
737 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-438

PROGRESS RESIDENTIAL BORROWER 21 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261
Parcel 313-27-439

ERTEN ONUR/KI SEOL
747 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-440

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-441

BAKER JOHN T III/BENNETT JORDAN C
759 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-442

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-443

ADOLINE SHANE/MCNERNEY KELLIE
767 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-444

HERNANDEZ BENITO JR/DENISE
4714 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-445

KANUHO JERMIAH/KIMBERLY L SILENTMAN
4706 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-446

NASTO MICHAEL/NANCY
4705 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-448

CARAN JON JR
4711 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-449

STEINBRONER BRITTANY JO/CORY CARLTON
4717 E ASPEN WAY
GILBERT, AZ 852348813
Parcel 313-27-450

SCHENCK ANDRE/DARIA
4725 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-451

THIELE PROPERTIES LLC
2548 E THORNTON CT
GILBERT, AZ 85297
Parcel 313-27-452

BERCZY 2 LLC
110 GENTLE BREEZE
IRVINE, CA 92602
Parcel 313-27-453

GUO LINLIN/SHI BINCHENG
4724 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-454

BOOTH GAVIN
4716 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-455

JET7 LLC
215 S PARKCREST ST
GILBERT, AZ 85296
Parcel 313-27-461

HOLFORD MICHAEL/BILLIE
4723 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-462

IH6 PROPERTY PHOENIX LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-463

JW & LZ TRUST
949 LOMA VERDE AVE
PALO ALTO, CA 94303
Parcel 313-27-464

RICE ANN ELIZABETH
4748 E TREMAINE AVE
GILBERT, AZ 85234
Parcel 313-27-465

TREMAINE CAPITAL LLC
6843 S BLACK HILLS WAY
CHANDLER, AZ 85249
Parcel 313-27-466

TERRY MICHAEL/CARI
5822 RIVERSIDE DR
GREENDALE, WI 53129
Parcel 313-27-467

POGOSOV DMITRIY/CANDICE AILEEN
3502 E SHANNON ST
GILBERT, AZ 85295
Parcel 313-27-473

CORKERY ANGEL
12024 E FOSSIL SPRINGS DR
GOLD CANYON, AZ 85118
Parcel 313-27-474

CALDERA MELISSA D/FEDERICO
4747 E TREMAINE AVE
GILBERT, AZ 85234
Parcel 313-27-475

MIRANDA LINEE
4758 E OLIVE AVE
GILBERT, AZ 85234
Parcel 313-27-476

CYNTHIA L KELLY REVOCABLE TRUST
64 E KENNEDIA DR
QUEEN CREEK, AZ 85140
Parcel 313-27-477

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-481

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-483

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-485

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-487

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-488

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-491

**Desert Place at Morrison Ranch HOA
c/ o Gina Metoyer
633 E Ray Rd, Suite 122
Mesa, AZ 85296**

**Riverstone at Superstition Springs HOA
c/ o Lori Percival
1901 E University Dr
Mesa, AZ 85203**

**Sunland Village East Association
c/o Denise Wilson
2145 S Farnsworth Dr
Mesa, AZ 85209**

**Superstition Springs HOA
C/o Dave Hubalik
6929 E Medina Ave
Mesa, AZ 85209**

**Superstition Springs HOA
C/o Eric Jorgenson
7345 E Milagro Ave
Mesa, AZ 85209**

FAIRWAYS SS DEVELOPMENT LC
3850 E BASELINE RD STE 128
MESA, AZ 85206

SUPERSITION SPRINGS
COMMUNITY HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

RIVERSTONE AT SUPERSTITION
SPRINGS HOA
c/o Lori Percival
1901 E UNIVERSITY DR
MESA, AZ 85203

SUNLAND VILLAGE EAST
ASSOCIATION
c/o Denise Wilson
2145 S FARNSWORTH DR
MESA, AZ 85209

SUPERSITION SPRINGS HOA
c/o Dave Hubalik
6929 E MEDINA AVE
MESA, AZ 85209

SUPERSITION SPRINGS HOA
c/o Eric Jorgenson
7345 E MILAGRO AVE
MESA, AZ 85209

Neighborhood Meeting Letters Emailed

35 emails sent from previous neighborhood meeting sign in sheets:

1. panoltevens@cox.net panoltevens@cox.net
2. cherylkirbyaz@gmail.com cherylkirbyaz@gmail.com
3. kylie.anne@live.net kylie.anne@live.net
4. thompson4@cox.net thompson4@cox.net
5. mlmsvig@gmail.com mlmsvig@gmail.com
6. jlavine2k7@yahoo.com jlavine2k7@yahoo.com
7. vsaraiva1@q.com vsaraiva1@q.com
8. jasonkukkola@msn.com jasonkukkola@msn.com
9. sabshepard@gmail.com sabshepard@gmail.com
10. bonniehickman81@gmail.com bonniehickman81@gmail.com
11. tinaltroy@gmail.com tinaltroy@gmail.com
12. kmodrell@gmail.com kmodrell@gmail.com
13. christinamayes4@gmail.com christinamayes4@gmail.com
14. lesherapril@gmail.com lesherapril@gmail.com
15. kyhwrdr17@gmail.com kyhwrdr17@gmail.com
16. erinvclayden@hotmail.com erinvclayden@hotmail.com
17. azjess@gmail.com azjess@gmail.com
18. timlesher@gmail.com timlesher@gmail.com
19. vanderloodarth@gmail.com vanderloodarth@gmail.com
20. christine_matel@yahoo.com christine_matel@yahoo.com
21. sharper2529@gmail.com sharper2529@gmail.com
22. ashleyphelps7@gmail.com ashleyphelps7@gmail.com
23. kthomp2120@gmail.com kthomp2120@gmail.com
24. desertheataz@msn.com desertheataz@msn.com
25. donimullins@cox.net donimullins@cox.net
26. vicrose1978@gmail.com vicrose1978@gmail.com
27. furryviking@hotmail.com furryviking@hotmail.com
28. schilton@gmail.com schilton@gmail.com
29. Jorozco37@msn.com Jorozco37@msn.com
30. mccarthyplanet@gmail.com mccarthyplanet@gmail.com
31. trevor.cardey@gmail.com trevor.cardey@gmail.com
32. sandiebrummett@gmail.com sandiebrummett@gmail.com
33. pandtevens@cox.net pandtevens@cox.net
34. seedenisego@gmail.com seedenisego@gmail.com
35. dthompson4@cox.net dthompson4@cox.net

From: [Stacy Shepard](#)
To: [Charlotte Bridges](#)
Cc: [Evan Balmer](#); [Mary Kopaskie-Brown](#); [Nana Appiah](#); [Councilmember Somers](#)
Subject: Park North
Date: Thursday, April 02, 2026 3:41:44 PM

This Message Is From an Unknown Sender

You have not previously corresponded with this sender. Use caution when clicking links/attachments or replying.

[Report Suspicious](#)

I apologize if this is a duplicate. I received an error mail delivery notice and want to make sure you know how important this issue is...

Charlotte Bridges,

I am one of the neighbors from the Superstition Springs Community that have been communicating with Rob Stephan and his group. I have followed this project from the beginning and have had input to each step of the development. About a month ago, I went to the meeting at the elementary school. Rob and his group thoroughly went through the proposed single-family attached homes. They answered our questions and explained their plans for the future.

This proposal came about because of several of us from the neighborhood compromising and brainstorming with Rob to come up with a solution we could all agree to. That is what has been submitted.

I understand that you and others have suggested making the homes into 4-plexes. That is a big NO from me (and others I've spoken with)! Our community that have been involed have expressed to Rob that we will support the plan that he is proposing. I ask that you approve the single-family attached plan.

Thank you,
Stacy Shepard

Exhibit 2

Neighborhood Meeting Sign in Sheets

Thursday, March 5, 2025 at 6:30pm - Neighborhood Meeting, Superstition Springs Elementary – Multipurpose Room
Case Nos. ZON24-00708 – Park North / NEC Power Rd & Guadalupe Rd (Mesa)

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Bonnie Ed Hickman	7238 E Nido Ave Mesa	602 430-8234
Erin Clayden	7458 E. Lobo Ave Mesa 85209	502 325-3143
JEFF LAVINE	7245 E NARRO AVE 85209	
CHERYL KIRBY	6917 E. MIRABEL AVE MESA 85209	480-518-0404
Sherie Ryder	7231 E Nopal Ave Mesa 85209	480-329-1741
Angel LaVine	7245 E NARANJO Ave 85209	920.371.7240
Charlotte Bridges	City of Mesa Planning Division	480.644.6712

Thursday, March 5, 2025 at 6:30pm - Neighborhood Meeting, Superstition Springs Elementary – Multipurpose Room
Case Nos. ZON24-00708 – Park North / NEC Power Rd & Guadalupe Rd (Mesa)

SIGN-IN SHEET (PLEASE PRINT)

[illegible]

Exhibit 3
Neighborhood Meeting Summary

Park North
Northeast Corner of Power Road and Guadalupe Road
Neighborhood Meeting Report

March 5, 2026

Neighborhood Meeting

Superstition Springs Elementary – Multipurpose Room

Attendees:

Rob Stephan – Excolo Development

Brennan Ray – Ray Law Firm

Jessi Ray – Ray Law Firm

Laurie Ray – Ray Law Firm

Charlotte Bridges – City of Mesa Planning

Overview

11 members of the community attended the meeting. See *Sign-In Sheet Exhibit A*. The meeting was set up to be open house style. Site plan, floor plan, and various exhibits were shown for neighbors to see and discuss with the applicant and developer. Neighbors were given the opportunity to ask questions and give feedback. The topics of questions and comments are noted below in summary.

Questions and Comments

Answers, if required, are directly below each comment or question in *italics*.

1. Comments on the type of housing product were mostly positive noting several who said that they preferred the single family-attached to the apartments proposed earlier on.
2. Many comments on traffic concerns and questions about moving the access to not align with the access across the street.
Conflicting traffic movements were explained and issues that would result in possibly more U-turns and more conflicting traffic movements as a result.
3. Concerns were shared about the parking and there would not be enough parking for the residents.
This development will meet the required standards, and possibly exceed, for a development of this size and type.
4. Questions were asked about whether the housing product will be for sale or for rent.
This has not yet been determined and will largely depend on the type of market when the homes will be available.
5. A question about the height of the buildings was asked.
The development will meet the standards as it relates to building heights, no deviations are being sought for this development.

6. A concern was expressed regarding the proposed being three-bedroom units rather than two-bedroom units.

Three-bedroom units generally appeal to a broader segment of the housing market. In addition to households needing three bedrooms, many residents value the additional space for uses such as a home office, guest room, or other flexible living space.

Exhibit 4
Previously Submitted Citizen
Participation Report

Council Use Permit
Rezone
&
Major Site Plan Modification

CITIZEN PARTICIPATION REPORT

FOR

Park North
Multi-Family

NEC Power & Guadalupe Roads

Mesa, Arizona

August 5, 2024

Updated December 13, 2024

Case No. ZON24-00708

I. Purpose

The purpose of this Citizen Participation Report provides a summary for the City of our project teams efforts to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the project site regarding the proposed application for a Council Use Permit Rezone & a Major Site Plan Modification with an accompanying Design Review. The site is 5.05 acres located along Guadalupe Road in the City of Mesa.

The implemented Citizen Participation Plan ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposal. We have used these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this project can bring to the community and to address any concerns.

II. Contact

Jessica Sarkissian, Upfront Planning & Entitlements, LLC
1811 S. Alma School Rd #283, Mesa, AZ 85210
Ph: 480-221-6150

III. Pre-Submittal Conference

The Pre-Submittal conference was held with the City of Mesa on May 7th, 2024.

IV. Action Plan

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

1. A contact list was developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors - focused on 1,000 feet from site.
2. All persons listed on the contact list received a letter describing the project, project schedule and proposed site plan.
3. Two neighborhood meetings were held for all neighbors and surrounding property owners.
4. Direct communication with the direct and only neighbor to the west.

V. Parties Affected by the Application

The property to the north is the City of Mesa Monterey Park. Directly to the east is a continuation of that park and the Superstition Springs Elementary School within the Superstition Springs

Community. Directly to the west is an existing commercial corner with a gas station and car wash. Across Guadalupe Road to the south is Highland Junior High School.

VI. Notification Area

The outreach area is a 1,000-foot notification buffer.

VII. Schedule & Status of Completion

1st Neighborhood Meeting – March 28, 2024

Pre-Submittal Conference – May 7, 2024

Application 1st Submittal – August 5, 2024

Application 2nd Submittal – November 4, 2024

2nd Neighborhood Meeting – November 14, 2024

Application Final Submittal – December 16, 2024

Submittal of Citizen Participation Report – December 16, 2024

VIII. Attached

Notification Area Map

Notification Area Addresses

1st Neighborhood Notification Letter

1st Neighborhood Meeting Sign in Sheet

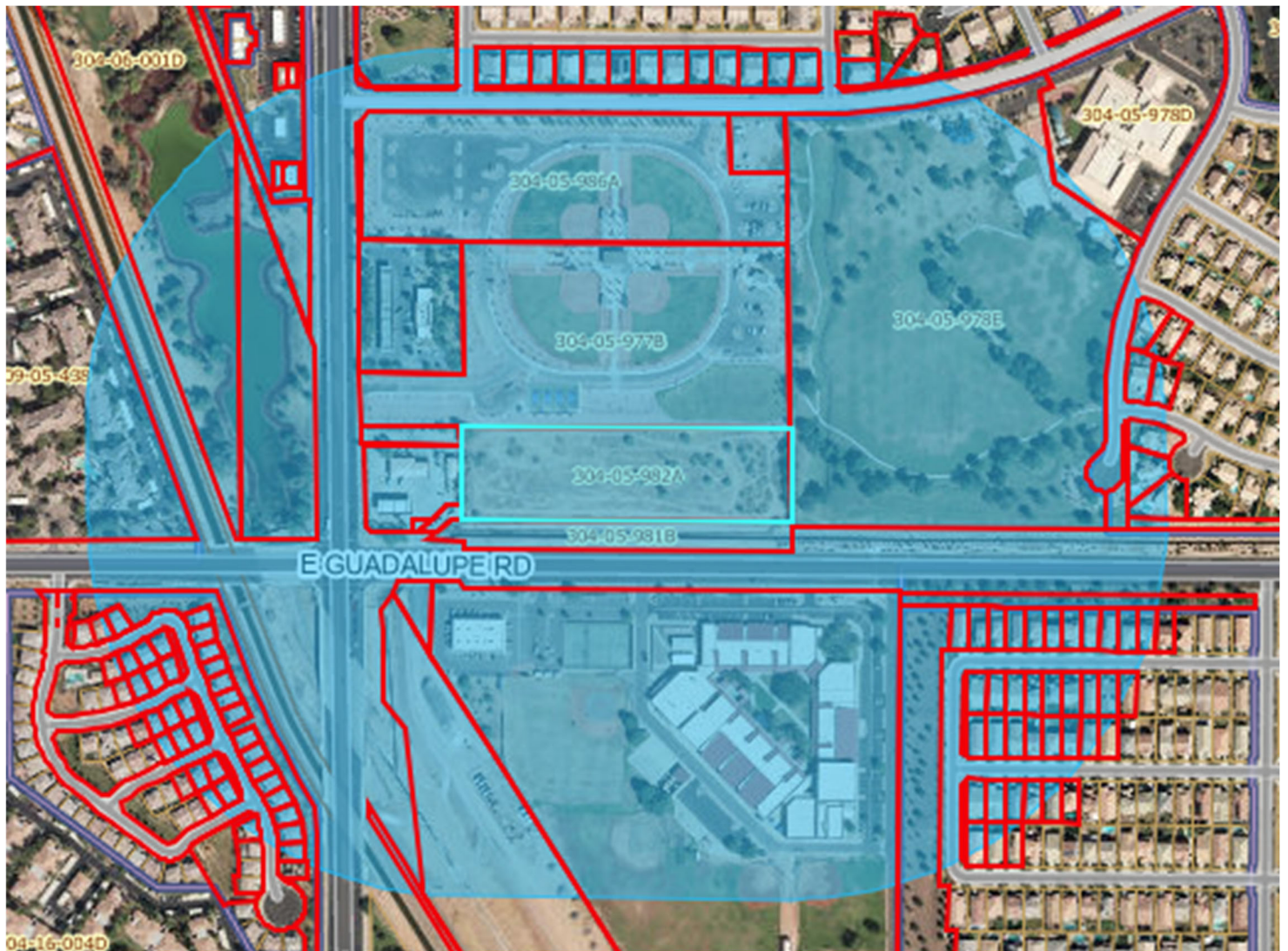
1st Neighborhood Meeting Summary

2nd Neighborhood Notification Letter

2nd Neighborhood Meeting Sign in Sheet

2nd Neighborhood Meeting Summary

1,000' Buffer Area (141 properties; 2nd meeting notice)



FLOOD CONTROL DISTRICT OF MARICOPA
COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-018Q

FLOOD CONTROL DISTRICT OF MARICOPA
COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-020G

GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234
Parcel 304-05-020R

FLOOD CONTROL DISTRICT OF MARICOPA
COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-394A

KIRSCHNER RICHARD/SHIRLEY/HENRY M
TODD/ETAL
PO BOX 3475
TULSA, OK 74101
Parcel 304-05-977A

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211
Parcel 304-05-977B

GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234
Parcel 304-05-978D

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211
Parcel 304-05-978E

FLOOD CONTROL DISTRICT OF MARICOPA
COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-981B

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-981C

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-981D

P & G LAND DEVELOPMENT LLC
11232 N 136TH PL
SCOTTSDALE, AZ 85259
Parcel 304-05-982A

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-982E

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-982G

MESA CITY OF
PO BOX 1466
MESA, AZ 85211
Parcel 304-05-985

MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85201
Parcel 304-05-986A

MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85203
Parcel 304-05-986B

FLOOD CONTROL DISTRICT OF MARICOPA
COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-001D

FLOOD CONTROL DISTRICT OF MARICOPA
COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-001E

FLOOD CONTROL DISTRICT OF MARICOPA
COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-806B

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 304-17-767

SONOMA LANDING APARTMENTS LLC
9757 NE JUANITA DR STE 300
KIRKLAND, WA 98033
Parcel 309-05-438

ECH PROPERTIES LLC
2500 S POWER RD STE 127
MESA, AZ 85209
Parcel 309-05-484

TRENTON PROPERTIES LLC
2500 S POWER RD STE 128
MESA, AZ 85208
Parcel 309-05-485

RED ROCK CPA RE HOLDINGS LLC
1290 S STATE ROUTE 260
COTTONWOOD, AZ 86326
Parcel 309-05-487

FAIRWAYS SS DEVELOPMENT LC
3850 E BASELINE RD STE 128
MESA, AZ 85206
Parcel 309-05-524A

SUPERSITION SPRINGS COMMUNITY HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209
Parcel 309-07-001

CIPOLLA FRANK A/TATUM J
7149 E NOPAL AVE
MESA, AZ 85209
Parcel 309-09-400

ROMERO RENE/GLORIA
7143 E NOPAL AVE
MESA, AZ 85208
Parcel 309-09-401

ROY H URBAN LIVING TRUST
7142 E NARANJA AVE
MESA, AZ 85209
Parcel 309-09-402

J & M SOULIA TRUST
7150 E NARANJA AVE
MESA, AZ 85209
Parcel 309-09-403

CORONADO MANUEL
2762 S 72ND CIR
MESA, AZ 85209
Parcel 309-09-448

COTE CHUCK/LYNN
2754 S 72ND CIR
MESA, AZ 85208
Parcel 309-09-449

MANTEL CHRISTINE VANDERLOO
2746 S 72ND CIR
MESA, AZ 85208
Parcel 309-09-450

SUPERSTITION SPRINGS COMMUNITY HOA
4201 N 24TH ST
PHOENIX, AZ 85016
Parcel 309-09-454

SUPERSTITION SPRINGS COMMUNITY HOA
2500 S POWER RD 126
MESA, AZ 85209
Parcel 309-09-455

TAKAGISHI HIROYUKI/CHIANG YINGHUNG
6837 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-550

REDWITZ ROBERT ERIC/JENNIFER ANNE
6845 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-551

MOUM JAY/NICOLE BRADY
6853 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-552

NORMAN GRANT WILLIAM/AMANDA
6861 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-553

DALY PAUL J/ANNA F
6909 E MONTE AVE
MESA, AZ 852084978
Parcel 309-09-554

SCALETTI SHANE/ALEXSIS
6917 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-555

FELDER ROGER E SR/ANITA LOUISE
6925 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-556

FRANZEN FAMILY TRUST
6933 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-557

EVANS RICHARD A/LINDA I
6941 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-558

DOBIS AUDRA
6949 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-559

PITTS PHILLIP J/ELIZABETH J
14610 E SHADOW CANYON DR
FOUNTAIN HILLS, AZ 85268
Parcel 309-09-560

SAVESKI BRANKO V/BARICA
6961 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-561

ROBINSON JEFF/KILEY
6965 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-562

ANDREAS JOHN D III/AYAME M
2563 S REVOLTA ST
MESA, AZ 85209
Parcel 309-09-563

TIKKU RAKESH/DEEPIKA
7670 BALMORAL WAY
SAN RAMON, CA 94582
Parcel 309-09-564

DICKER ADAM/ASHLEY
7029 E MONTE CIR
MESA, AZ 85209
Parcel 309-09-582

HOSTETTER GEOFFREY D/TINA T
7037 E MONTE CIR
MESA, AZ 85209
Parcel 309-09-583

SUPERSTITION SPRINGS COMMUNITY HOA
PO BOX 6419
MESA, AZ 85216
Parcel 309-09-587

SUPERSTITION SPRINGS COMMUNITY HOA
2500 S POWER RD 126-3
MESA, AZ 85209
Parcel 309-09-588

CATHEY LARRY/IRA
7038 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-567

COX PAUL D/JENNIFER A
7044 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-568

PARKER KORY CHRISTOPHER/AMELIA KAY
7050 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-569

ZAPATA FREDDY/KI SUN
7056 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-570

CHAVEZ EDWARD J/GARCIA MONICA E
7062 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-571

AKENOVA ANDREA/MAYIAWO
7102 OLLA AVE
MESA, AZ 85212
Parcel 312-08-572

WARE JENNIFER MARIE
7108 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-573

TACINC2 LLC
PO BOX 7038
SHERIDAN, WY 82801
Parcel 312-08-574

LEONARD RICHARD/REBECCA J
7120 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-575

WARSI SYED MOHAMMEDALI/AKHTER
7126 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-576

PASSMANN CATHERINE RENEE
7132 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-577

ESQUIBEL JEREME DON/ANNA MIN
7138 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-578

DIEHL DAVID J/KATHRYN R
7127 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-589

FOSTER THOMAS S/MARGARET R
7121 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-590

Parcel 312-08-591

RHONE JENA/JAMES
7109 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-592

STRATFORD DANIEL/CARMICHAEL LANAE
7103 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-593

BAUMBAUER JOHN E
7063 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-594

QUIRING SCOTT ANDREW/STEPHANIE L
7057 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-595

COOPER JOSHUA
7051 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-596

LEEPER CHAD JR/MICKLE LAUREN
7045 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-597

BUCKLEY GRANT J
7046 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-598

CALWAG ARTURO A JR/GLENDA Z
7052 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-599

BELTRAN ANTHONY L JR/SABRINA B
6216 S COBBLESTONE ST
GILBERT, AZ 85298
Parcel 312-08-600

PEEL RICHARD/KATHERINE
7064 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-601

VANDEHEI JASON /KATHRYN
/BESSEMBINDERS
7104 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-602

SAAVEDRA ALBERTO C/DOMINIQUE A
7110 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-603

YEN CHLOE/JOHNSON ERICH
1971 FULTON AVE
MONTEREY PARK, CA 91755
Parcel 312-08-604

HANCOCK FAMILY TRUST
7122 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-605

ELMES GARY/SONIA
7111 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-622

BONNIE AND THOMAS FOSTER FAMILY
TRUST
7105 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-623

CROUT MARIA A/FELIX LINETTE K
7065 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-624

CHARLES T COWAN LIVING TRUST
7059 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-625

MOOREHOUSE KELLY/ELLIOT
7053 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-626

7047 EAST OSAGE AVENUE LLC
2834 E BLOOMFIELD PKWY
GILBERT, AZ 85296
Parcel 312-08-627

IGO AMANDA/KELBY
7044 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-628

GREEN JEFFREY MICHAEL/ALEX
7050 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-629

KRAMER KEVIN/RILEY
7056 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-630

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 312-08-766

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 312-08-768

DESERT PLACE AT MORRISON RANCH HOA
8360 E VIA DE VENTURA STE L 100
SCOTTSDALE, AZ 85258
Parcel 312-08-778

WONG KANO/A/ANNA
706 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-421

GONZALEZ MONICA JEANNE
687 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-429

TODD WILLIAM
18374 BLUE SKY ST
RIVERSIDE, CA 92508
Parcel 313-27-430

HOLLINGSHEAD ZACHARY/ELIZABETH
695 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-431

KELLY D AND JACQUELINE A HAMPTON
LIVING TRUST
699 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-432

NADENDLA ASHWIN/PRASHANTHI
703 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-433

SBAIH KHALIL MAHMUD/SUZANNE HIJAZI
709 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-434

TODD WILLIAM
715 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-435

HINES RONALD EUGENE/LEE JOSEPHINE
721 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-436

NGUYEN BRIAN P
729 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-437

HICKS TROY/MELINDA
737 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-438

PROGRESS RESIDENTIAL BORROWER 21 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261
Parcel 313-27-439

ERTEN ONUR/KI SEOL
747 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-440

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-441

BAKER JOHN T III/BENNETT JORDAN C
759 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-442

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-443

ADOLINE SHANE/MCNERNEY KELLIE
767 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-444

HERNANDEZ BENITO JR/DENISE
4714 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-445

KANUHO JERMIAH/KIMBERLY L SILENTMAN
4706 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-446

NASTO MICHAEL/NANCY
4705 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-448

CARAN JON JR
4711 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-449

STEINBRONER BRITTANY JO/CORY CARLTON
4717 E ASPEN WAY
GILBERT, AZ 852348813
Parcel 313-27-450

SCHENCK ANDRE/DARIA
4725 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-451

THIELE PROPERTIES LLC
2548 E THORNTON CT
GILBERT, AZ 85297
Parcel 313-27-452

BERCZY 2 LLC
110 GENTLE BREEZE
IRVINE, CA 92602
Parcel 313-27-453

GUO LINLIN/SHI BINCHENG
4724 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-454

BOOTH GAVIN
4716 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-455

JET7 LLC
215 S PARKCREST ST
GILBERT, AZ 85296
Parcel 313-27-461

HOLFORD MICHAEL/BILLIE
4723 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-462

IH6 PROPERTY PHOENIX LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-463

JW & LZ TRUST
949 LOMA VERDE AVE
PALO ALTO, CA 94303
Parcel 313-27-464

RICE ANN ELIZABETH
4748 E TREMAINE AVE
GILBERT, AZ 85234
Parcel 313-27-465

TREMAINE CAPITAL LLC
6843 S BLACK HILLS WAY
CHANDLER, AZ 85249
Parcel 313-27-466

TERRY MICHAEL/CARI
5822 RIVERSIDE DR
GREENDALE, WI 53129
Parcel 313-27-467

POGOSOV DMITRIY/CANDICE AILEEN
3502 E SHANNON ST
GILBERT, AZ 85295
Parcel 313-27-473

CORKERY ANGEL
12024 E FOSSIL SPRINGS DR
GOLD CANYON, AZ 85118
Parcel 313-27-474

CALDERA MELISSA D/FEDERICO
4747 E TREMAINE AVE
GILBERT, AZ 85234
Parcel 313-27-475

MIRANDA LINEE
4758 E OLIVE AVE
GILBERT, AZ 85234
Parcel 313-27-476

CYNTHIA L KELLY REVOCABLE TRUST
64 E KENNEDIA DR
QUEEN CREEK, AZ 85140
Parcel 313-27-477

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-481

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-483

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-485

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-487

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-488

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-491

**Desert Place at Morrison Ranch HOA
c/ o Gina Metoyer
633 E Ray Rd, Suite 122
Mesa, AZ 85296**

**Riverstone at Superstition Springs HOA
c/ o Lori Percival
1901 E University Dr
Mesa, AZ 85203**

**Sunland Village East Association
c/o Denise Wilson
2145 S Farnsworth Dr
Mesa, AZ 85209**

**Superstition Springs HOA
C/o Dave Hubalik
6929 E Medina Ave
Mesa, AZ 85209**

**Superstition Springs HOA
C/o Eric Jorgenson
7345 E Milagro Ave
Mesa, AZ 85209**

NOTICE OF NEIGHBORHOOD MEETING

Excolo Development is proposing a development project on the vacant parcel located near the northeast corner of Power Rd. & Guadalupe Rd. in Mesa. This notice is being sent to provide you with an opportunity to share any questions, comments or concerns regarding the proposal and invite you to attend a meeting for more details.

This letter is being sent to all property owners within 1,000 feet of the property and HOAs and neighborhoods within 1 mile. Enclosed for your review is a copy of the site plan and some potential elevations of the proposed development.

Request: Update to the existing Planned Area Development (PAD), Council Use Permit (CUP), Site Plan and Design Review in the existing Limited Commercial (LC-PAD) zoning district.

Proposal: For a proposed 3-story multi-family community with amenities up to 126 units as allowed within the existing zoning.

Property Location: 6912 E Guadalupe Road, Mesa, AZ 85209

Size: 5.05 acres



You are cordially invited to a neighborhood meeting regarding this proposed project in your area. A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have.

The Neighborhood Meeting is scheduled:

Thursday: March 28th, 2023 at 6:30 PM

Superstition Springs Elementary School Library

7125 E. Monterey Avenue, Mesa, AZ 85209

If you have any questions regarding this Neighborhood Meeting, please contact Jessica Sarkissian at Jessica@UpfrontPlanning.com or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. IF AN APPLICATION IS SUBMITTED AND A PUBLIC HEARING SCHEDULED THEN YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE.

Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

NAME	ADDRESS	PHONE	EMAIL
Kevin Thompson	7140 E Monte Ave	1	KTHOMP2120@GMAIL.COM
CHERYL KIRBY	6917 E. MIRABEL AVE		CHERYLKIRBYAZ@GMAIL.COM
Sherie Ryder	7231 E Nopal Ave		desertheataz@msn.com
Doni Mullins	7503 E Navarro Ave	480-570-9730	donimullins@cox.net
Victorie Vega	7439 E Monte Ave	480-2-6173434	Vicrose1978@gmail.
JEFF LAVINE	7245 E NAVARRO AVE		jlavine2k7@yahoo.com
Angela Henry	7413 E NAVARRO AVE	480-321-1735	Furryviking@hotmail.com
Shauntel Chilton	2303 S Ananea	480-643-0801	schilton@gmail.com
Jose Orozco	7244 E Nopal Ave		JO02037@MSN.COM
Karen McCarthy	7416 E. Lompoc Ave Mesa	-	mccarthyplanetegmail.com
Trevor Cardex	2440 S. Rowen	661-909-1561	trevor.cardex@gmail.com
Sandie Brummett	7003 E Milagro Cir Mesa	480-710-3111	sandiebrummett@gmail
Delbert Brummett	7003 E Milagro Cir Mesa	480-710-9336	" "
Tammy Evans	7244 E Nido Ave mesa		pandevans@cox.net
Denise Cannon-Bush	7225 E Madero Ave Mesa	480-703-7785	seedenise@gmail.com

Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

NAME	ADDRESS	PHONE	EMAIL
Kylie Howard	7429 E. Nido Ave	701-261-8773	Kyhwor17@gmail.com
Erin Clayden	7458 E. Lobo Ave	502-325-3143	erinvcayden@hotmail.com
Jessica Rabinoff	2402 S. Tempean	480-323-6800	azjess@gmail.com
Tim Leshner	7558 E. Lobo Ave.	503-754-4302	timlesher@gmail.com
Dave Vanderloco	6944 E. Milagro Ave	480-469-9559	VANDERLOODARTH@GMAIL
Christine Mantel	2746 S. 72nd Cir	480 495-5259	Christine-mantel@y3huu
Elaine Bishop	2616 S. Augustine		
Carrie Gill	7450 E. Medina Ave	480 320 1350	CARIEA200 Pocketmail.com
Scott Harper	7363 E. Navarro Ave	602-502-5489	SHarper2529@gmail.com
Ashley Phelps	7105 E. Natan Ave	480 710 4131	ashleyphelps7@gmail

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]



**Park North Neighborhood Meeting Minutes
Superstition Springs Elementary School
7125 E. Monterey Avenue, Mesa, AZ
March 28, 2024; 6:30 PM**

In attendance:

Chris Webb, Rose Law Group
Jon Gillespie, Rose Law Group
Rob Stephan, Excolo
Jessica Sarkissian, UpFront Planning
Shalini Manoharan, UpFront Planning
Councilmember Scott Somers, City of Mesa
Charlotte Bridges, City of Mesa
Bonnie Hickman, Neighbor
Tim LaVine, Neighbor
Carlos Henry, Neighbor
April Leshner, Neighbor
Christina Mayes, Neighbor
Lynn and Kevin Cote, Neighbors
Lauren and Kevin Modrell, Neighbors
Tina Hostetter, Neighbor
Kevin Thompson, Neighbor
Victoria Vega, Neighbor
Ceryl Kirby, Neighbor
Sherrie Ryder, Neighbor
Doni Mullins, Neighbor

Jeff Lavine, Neighbor
Angela Henery, Neighbor
Shauntel Chilton, Neighbor
Jose Orozco, Neighbor
Karen McCarthy, Neighbor
Trevor Cardey, Neighbor
Sandie and Delbert Brummett, Neighbor
Tammy Evans, Neighbor
Denise Camon-Bush, Neighbor
Kyle Howard, Neighbor
Erin Clayden, Neighbor
Jessica Radcliffe, Neighbor
Tim Leshner, Neighbor
Dave Vanderloo, Neighbor
Christina Martel, Neighbor
Elam Bishop, Neighbor
Carrie Gill, Neighbor
Scott Harper, Neighbor
Ashley Phelps, Neighbor

Meeting Notes:

This meeting is part of the neighborhood outreach process for the City of Mesa and 128 neighbors and listed associations within 1,000 feet were invited to this meeting as well as the previous contacts were contacted who had previously reached out to City staff and officials. The meeting was held on Thursday, March 28, 2024 at 6:30PM at the nearest school facility: Superstition Springs Elementary School at: 7125 E. Monterey Avenue in Mesa, AZ. Meeting details and contact information were provided in the neighborhood letter.

The meeting was presented to attendees as a presentation format with a Power Point:

Chris Webb presented a prepared PowerPoint which went over the following:

- Team Members
- Aerial Photo of the Site
- Site History/ Existing Entitlements
- Possible Development Options for the Site (pros and cons)
 - Commercial/ Office
 - Retail
 - Residential
- Access Restrictions with Easements and Crossing Flood Control

- Proposed Park North Multi-Family Residential Development Site Plan
 - Proposed lease rates @ \$2500/ month
 - Conceptual Building Designs

Chris Webb then opened the meeting to attendee's questions or comments.

The following is a list of questions and comments from the neighbors in attendance.

Kate Question: Where did the letters go out to? Not far enough out as this impacts the entire area around us? Does the site access the park and will there be vehicle access into the park?

- *Response: Mailing went out to 1,000' per City requirements as well as further out to anyone who contacted us about the previous proposal. It was also mailed out to the HOAs within 1, mile of the site to let their residents know and also to the Councilmember.*

No vehicle access into the park is proposed, we are looking into possible pedestrian access for the residents.

David V. Question: I prefer you make this a park with more pickleball courts. Traffic on Guadalupe is already unbearable and this has little effect on the Superstition Springs HOA internal roadways.

- *Response: Through previous negotiations over the years the City has not acquired the property and it is not part of the park property.*

Denise Question: Highland Jr. High and Power Road/ Guadalupe Road traffic have constant accidents. I want more pickleball courts. Cars are barely missing hitting kids after school on Guadalupe already. Not safe.

- *Response: Any time there is a school on a major roadway there will be a major traffic impact. Residents should have further discussion with the city and school for a crosswalk during beginning and ending hours.*

Carri Question: You need to discuss the possibility of a lower intensity use than residential as an option.

- *Response: Other uses for the site may be less intense but they are also not financially viable options for development of the site.*

Neighborhood Question: Who owns the land? Does the City own it? Traffic is bad for 30 minutes everyday at 7 am and 2 pm.

- *Response: The site is privately owned and not owned by the city.*

April Question: I want the park to be expanded. The Schools and Highland are already at maximum school capacity. Inexperienced new drivers from the High schools are making this a busy road. Kids are almost getting hit and too many fatalities. The sites only option should be for a park.

Sherri Question: I have traffic concerns and concerns about the Canal on Baseline project which is a horrible situation with halfway housing and illegal drugs. Police are there all the time and will this apartment become that?

- *Response: This site has and will have deed restrictions to prevent homeless, social services, and other uses of those types on this site. It is 100% prohibited from those uses occurring on this site.*

Neighborhood Question: I understand the viability of the site but Superstition Springs is a unique community. What about preserving our community and what it if effects more than the notification area. Need to send out more notices and would you want this in your own community?

- *Response: I have a similar situation in my community in Queen Creek and maybe because of how I review things or have seen these projects I am in support of the multifamily as opposed to the commercial use. We have several schools nearby on major corners as well and it is very busy with traffic there as well. I prefer a multifamily use which typically has less of a traffic impact than commercial uses.*

Bonnie Question: There are traffic and access issues. Additionally, there are three (3) separate jurisdictions that manage that intersection if there is an accident and it takes a while to someone to assist and help. If we OK this project then how can we get kids across the street to access the school safely? Can we get an improved crossing.

- *Response: That is something we will can talk to the jurisdiction about and you should also place requests into your councilmember and City currently to help address these safety concerns which exist currently.*

Tina Question: This is a big corner and the school is overcrowded. 1st-6th grade is packed. Where is the turning left into the site or what is it in line with the opposing school entrance and is there any access to the park?

- *Response: We will review pedestrian access to the park with the City Traffic will be required to be formally reviewed through the City. We will also be meeting with the schools and district regarding school capacity as we move through the process.*

Neighborhood Question: I prefer pickleball courts. The owner will never sell to the City however. He currently has trouble not keeping the site clean. They should further gate to keep others out of the site and gate the amenities off?

- *Response: The area in front you are referring to is owned by Flood Control. We obviously also don't want trash and debris on our site as people enter and want to rent here so we will want to coordinate with the district to keep it clean and free of weeds/ debris and etc. The property frontage is not controlled by the applicant because the Flood Control district parcel cuts it off from the right-of-way.*

Kevin T. Question: A New Leaf used to be on this site with the previous house which has since been removed. In 2019 the park site was voted on and the City bought the site minus this piece despite trying twice to acquire it. The park proceeded to be built without the piece.

- *Response: Acknowledged thank you.*

Kevin T. Question: Under the LC zone, the site can provide multifamily as long as 65% of it remains commercial. I don't see the City Council approving an SUP on the site. City Council will also not eminent domain the site for the park. He should build a food truck park. Residential doesn't belong at this site.

Tami Question: The 2010 zoning approval was for 34' tall. What is this height? What would the plan be to develop it as commercial with multi family? What type of rezone is requested?

- *Response: This site would need 32' to 33' likely in height. Commercial does not work here as an access issue and this process is not for a rezone but for a Council Use Permit.*

Tim Question: Please don't do mixed use here, the traffic would be far worse. The foot traffic is bad and this site will attract more families with its proximity to a park and school. Kids will walk over Guadalupe unsupervised and there will be more accidents. Location is not good. Financial viability should not trump safety.

Neighbor Question: Can we use the apartment amenities since they will use the park?

- *Response: Park North is proposed as a private gated community.*

Neighbor Question: How many parking spaces are being provided? There will not be enough parking. May be up to 500 kids in that many apartments. Too many kids and then possibly 2 cars per unit makes 300 cars. Each unit will have 3-4 roommates to pay that rent. Original proposal had 81 townhomes, why is this more now?

- *Response: 250 parking spaces is proposed which meets the city code requirement for spaces and visitor spaces. The previous townhomes backed up to the park and perimeter and the development team was asked to pull the units away from the property line and move everything more internal, so as a result the units went internal and up higher into apartments vs. townhomes to still meet roadway, parking amenity and drainage requirements.*

Neighbor Question: The current owner is not maintaining the street and sidewalk. Who will maintain it?

- *Response: The current owner of the property in the sidewalk and by the street landscaping is the flood control district as they control the canal and access along Guadalupe. We want it to be maintained as well to keep the proposed community looking good so we hope to work with them to agree to upkeep.*

Neighbor Question: I play pickleball a lot and I will miss my views when I play if this is built.

Neighbor Question: The pickleball courts will be flooded with more people and then we won't be able to play anymore.

- *Response: The City Park is open to anyone to play, not just nearby residents but people visiting also from Gilbert, Chandler or anywhere. You cannot restrict a city park's access.*

Neighbor Question: Have you considered what the future residents will have to deal with? This is nearby William's gateway airport, Will they know about the school, the traffic and safety regarding flood control, this is a bad site for people to live.

- *Response: The flood control area is fenced off and needs to remain as such for safety and security. The area is occupied by a lot of residential homes already including Superstition Springs and other homes in the area and we will comply with any required notices of the airport by the City.*

Neighbor Question: Can we all just privately purchase the property and then flip it to the City for a park and pickleball?

Neighbor Question: As a mom my point of view with the traffic is that many kids have narrowly missed being hit even in the neighborhood by drivers. My younger son has been hit and these young inexperienced drivers from the Highschool are bad and adding 215 more parking spots nearby will make it worse for kids crossing.

Neighbor Question: Why not put in single family homes?

- *Response: The 2021 single family proposal was not viable as it required 2 access points onto Guadalupe and there were not enough homes which could fit onto a narrow site to justify the cost of the canal bridge crossing.*

Neighbor Question: What is the minimum number of units to make it work, are you just throwing out high numbers to get us down to what number?

- *Response: Our intent it not to start off with a big number and put in as much as possible. We are trying to find the point where it makes good planning sense, conforms with the area, and also makes financial sense to put in the cost of the bridge and develop the site.*

Neighbor Question: The site needs an SUP to develop and move forward, correct?

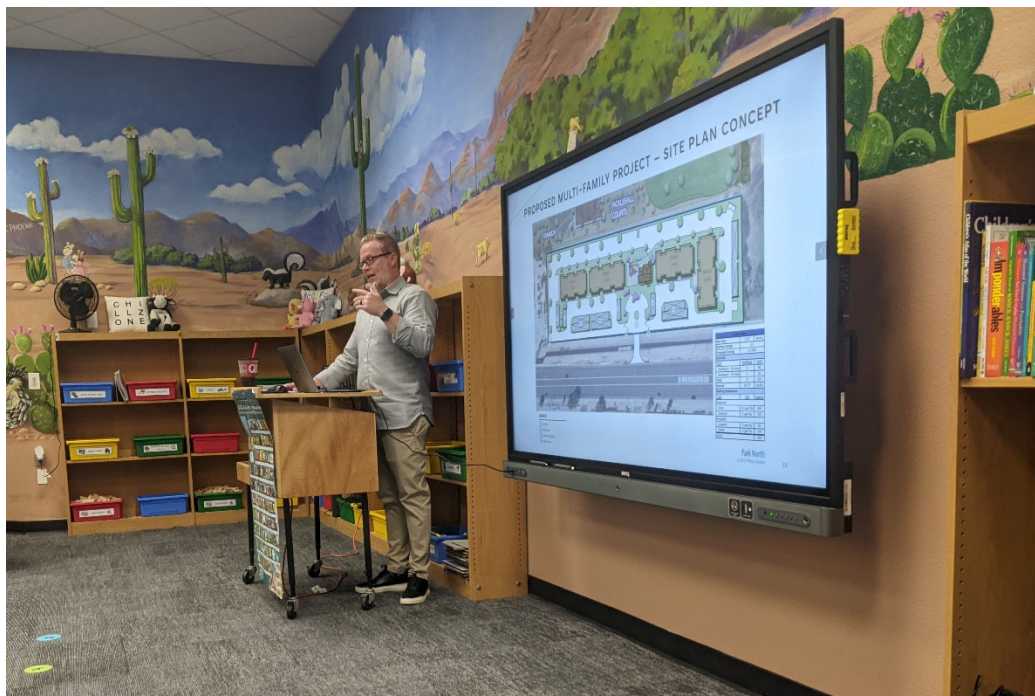
- *Response: We want to develop anything that will work for this site and be positive with regards to traffic concerns and safety even if it is a 3' story retail. We just don't feel that the retail will be best in terms of causing an even higher impact than the multi family here.*

Neighbor Question: As a young mom I walk around that park to the north and adjacent to the site is a really dark corner and sketchy area. I am concerned that people living here are transient type and only stay 4-6 months at a time and come and go. They will not be as invested in their apartment as we are in our homes?

- *Response: We can reach out to the city about your concern over the dark area of the park.*

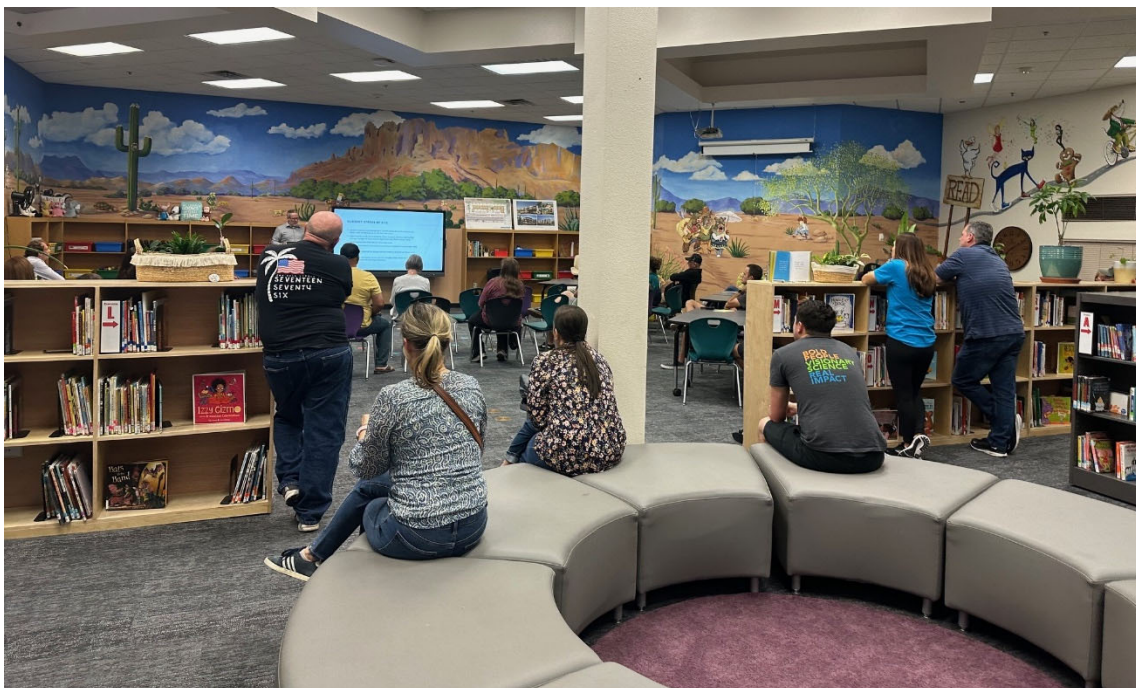
Chris Webb then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for the project and to communicate any additional questions or concerns they may have.

Meeting End Time: 7:57 PM









PARK NORTH - NOTICE OF 2nd NEIGHBORHOOD MEETING



Excolo Development is holding a second neighborhood meeting about the proposed development project on the 5.05-acre empty lot located near the NE corner of Power Rd & Guadalupe Rd in Mesa.

Since our first meeting, we have updated our plan significantly to account for community member and City of Mesa suggestions. We invite you to come learn about and share comments regarding the updates to Park North - Luxury Living.

This letter is being sent to all property owners within 1,000 feet of the property and HOAs and neighborhoods within 1 mile. Enclosed for your review is a copy of the most recent site plan.

Case No: ZON24-00708 & DRB24-00707 **Parcel Location:** 6912 E Guadalupe Rd, Mesa, AZ 85209

Request: Update to the existing Planned Area Development (PAD), Council Use Permit (CUP), Site Plan and Design Review in the existing Limited Commercial (LC-PAD) zoning district.

Proposal: For a proposed 3-story multi-family community with amenities up to 120 units as allowed within the existing zoning.



THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

PARK NORTH - NOTICE OF 2nd NEIGHBORHOOD MEETING



You are cordially invited to our 2nd neighborhood open house regarding Park North – Luxury Living. Please feel free to come and go as you please as our team will be available to answer questions for the entire open house. Details are as follows:

Thursday November 14th, 2024 from 6:30 PM to 7:30 PM

Superstition Springs Elementary School Library

7125 E. Monterey Avenue, Mesa, AZ 85209

If you have any questions regarding this Neighborhood Meeting, please contact Jessica Sarkissian at Jessica@UpfrontPlanning.com or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

PARK NORTH

6912 E. GUADALUPE RD
MESA, AZ, 85206

PROJECT TEAM

OWNER / DEVELOPER

EXCOLO DEVELOPMENT
6628 E. BASELINE RD, SUITE 102
MESA, AZ, 85206
CONTACT: ROB STEPHAN
PHONE: (602) 714-8184
EMAIL: RSTEPHAN@EXCOLOMGMT.COM

ARCHITECT

BMA ARCHITECTURE
2915 E. BASELINE RD, SUITE 120
GILBERT, AZ, 85234
CONTACT: BRIAN M. ANDERSEN, AIA
PHONE: (480) 659-1524
EMAIL: BRIAN@BMAARCHITECTURE.COM

LANDSCAPE ARCHITECT

WERK | URBAN DESIGN
7520 E. 2ND STREET, SUITE 1004
SCOTTSDALE, AZ, 85251
CONTACT: JESSE WESTAD
PHONE: (602) 429-9922
EMAIL: JESSE@WERKURBANDESIGN.COM

CIVIL ENGINEER

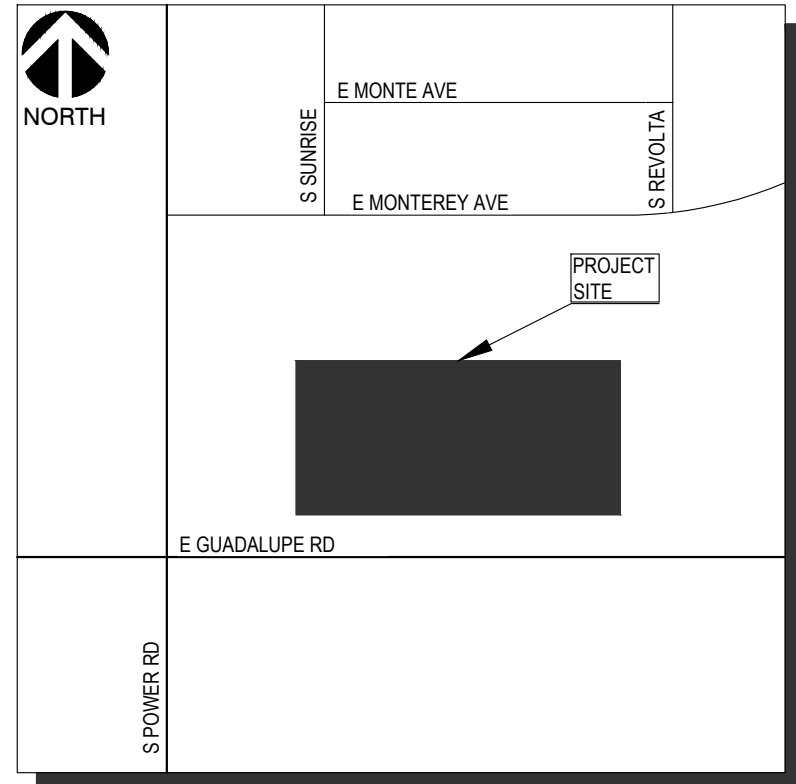
EPS GROUP
1130 ALMA SCHOOL ROAD, SUITE 120
MESA, AZ, 85201
CONTACT: DANIEL AUXIER, PE
PHONE: (480) 352-3431
EMAIL: DAN.AUXIER@EPSGROUPINC.COM

PROJECT INFORMATION

ADDRESS: 6912 E. GUADALUPE RD, MESA, AZ, 85206
A.P.N.: 304-05-982A
GROSS AREA: 219,864 SQ. FT.
NET AREA: 219,864 SQ. FT.

LEGAL DESCRIPTION

VACANT LOT WITH PLANNED DEVELOPMENT AND
REZONING TO MULTI-FAMILY RESIDENTIAL.



VICINITY MAP

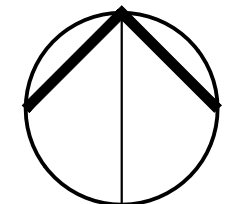
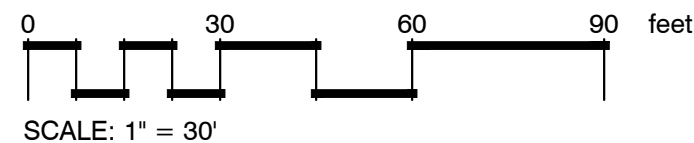
CITY OF MESA
N.T.S.

PROJECT NARRATIVE

PARK NORTH IS A NEW MULTI-FAMILY DEVELOPMENT SIZED APPROXIMATELY 220,000 SQ. FT. ON 5 ACRES OF UNDEVELOPED LAND. THE OVERALL LANDSCAPE DESIGN APPROACH WILL BE TO DEVELOP AN ATTRACTIVE ENVIRONMENT WITH PLANT MATERIAL THAT IS CONTEXTUAL TO IT'S SURROUNDING ENVIRONMENT, AESTHETICALLY PLEASING, SEASONALLY COLORFUL, AND SUSTAINABLE IN A LOW DESERT ENVIRONMENT. THE MATURE SIZE AND LOCATION OF TREES WILL BE DESIGNED TO NOT ENCROACH ON THE CIRCULATION VEHICLES.

VEGETATIVE COVER CALCULATIONS

TOTAL LANDSCAPE AREA = 75,162 SF
(75,162 SF/2) = 37,581 SF REQUIRED
TOTAL TREE COVER = 10,875 SF
TOTAL SHRUB COVER = 27,165 SF
TOTAL PROVIDED = 38,040 SF



CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
TREES								
	3	Bismarckia nobilis Bismarck Palm	36" Box	2.0"-3.0"	8.0'-10.0'	4.0'-5.0'	45' x 10'	25
	45	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100
	40	Pistacia x 'Red Push' Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50
	43	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	1.0"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
131	SUBTOTAL:							

ACCENTS & GRASSES

SYMBOL	DESCRIPTION	QTY
	134 Aloe barbadensis Medicinal Aloe	5 gal 10
	68 Asclepias subulata Desert Milkweed	5 gal 5
	45 Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal 5
	56 Muhlenbergia rigens Deer Grass	5 gal 5
	121 Portulacaria afra Elephant's Food	5 gal 10
424	SUBTOTAL:	

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Aggregate Surfacing 1/2" Screened - 2" Depth Color: Mahogany	62,101 sf
	Athletic and Recreational Surfacing TURF - SYNTHETIC Product: SYNTipede 343 By: Paradise Greens and Turf - (480) 586-0655	2,036 sf

GROUND COVER & SHRUBS

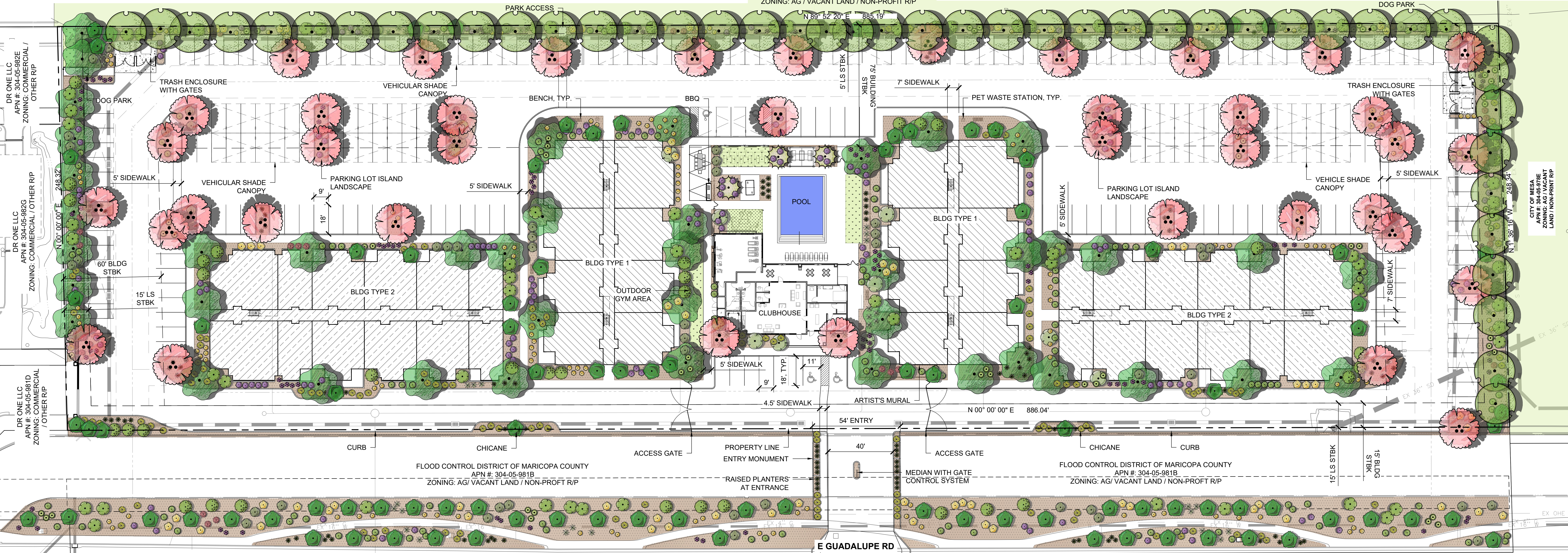
SYMBOL	DESCRIPTION	QTY
	99 Caesalpinia mexicana Mexican Bird of Paradise	15 gal 50
	64 Dodonaea viscosa Hop Bush	5 gal 50
	125 Encelia farinosa Brittlebush	5 gal 10
	49 Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal 25
	138 Lantana montevidensis Purple Trailing Lantana	5 gal 25
	142 Lantana x 'New Gold' New Gold Lantana	5 gal 25
	100 Ruellia brittoniana Purple Ruellia	5 gal 10
	9 Sophora secundiflora Texas Mountain Laurel	15 gal 50
	60 Sphagneticola trilobata Yellow Dot	5 gal 25
	75 Tecoma x 'sparky' Tecoma Sparky	5 gal 25
861	SUBTOTAL:	

SITE DISTANCE TRIANGLE

PER COM EDM SECTION 1105.3 PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.4 TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS.

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE: NORTH PERIMETER: 885.19 LF 4 Trees 20 Shrubs per 100 LF EAST PERIMETER: 248.34 LF 4 Trees 20 Shrubs per 100 LF WEST PERIMETER: 248.32 LF 3 Trees 20 Shrubs per 100 LF	35.4 9.93 7.45	177 49.67 49.66	38 Trees, 179 Shrubs 10 Trees, 82 Shrubs 8 Trees, 53 Shrubs
Perimeter Tree Sizes: 36" box: 25" min; 24" box: 50" min; no trees smaller than 15 gallon.	53 Trees, 13.25 x 36" Box min., 26.5 x 24" Box min.		
OPEN SPACE REQUIREMENTS 50% of all open space shall contain live plant material		PROVIDED Confirmed	
SIGHT VISIBILITY TRIANGLE:			
MINIMUM SHRUB SIZE Min 50% 5-gallon or larger, all shrubs to be 5 gallon			
PARKING LOT LANDSCAPE Landscape islands shall be Min 8' wide and 15' in length for single row parking, 30' in length for double row 1 tree 3 shrubs per island, Min 10% trees shall be 36" box, other trees to be at least 24" box	49 Trees, 5 x 36" Box, 44 x 24" Box	147	49 Trees, 188 Shrubs
OVERLAY / SPECIAL DISTRICTS: N/A			
ADDITIONAL NOTES: Min 50% landscape shall be vegetative material at maturity (8.576/2 = 4.288 sf required)			
FOUNDATION BASE PLANTING FOUNDATION: 261.5 LF (not including play area) Min 1 tree per 50 LF, (trees in parking lot and within 30' of the building may be counted), 10% min 36" box, and remainder shall be min 24" box	36 Trees, 8 x 36" Box, 28 x 24" Box		36 Trees, 384 Shrubs



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WERK, LLC.
7520 E 2nd Street, Suite 1004
Scottsdale, AZ 85251
P: 602-429-9922
www.werkurbandesign.com

EXCOLO DEVELOPMENT

PRELIMINARY LANDSCAPE PLAN

PARK NORTH
PREPARED FOR
6912 E. GUADALUPE RD.,
MESA, ARIZONA

PROJECT No: 24021
SCALE (H): 1"=30'-0"
SCALE (V): NONE
DRAWN BY: JAW
DESIGN BY: JAW
CHECK BY: JAW
DATE: 10/29/2024

L 1.00
1 OF 1 SHEETS

UPFRONT

Planning & Entitlements, LLC

Park North 2nd Neighborhood Meeting November 14, 2024 6:30pm Start Time

In attendance:

Jessica Sarkissian, UpFront Planning & Entitlements, LLC
Parker Lewis, UpFront Planning & Entitlements, LLC
Kessiah Meeks, UpFront Planning & Entitlements, LLC
Chris Webb, Rose Law Group
Kayla Amado, Rose Law Group
Paul Basha, Traffic Engineer
Rob Stephan, Developer
Mike Stephan, Development Partner
Kevin & Donna Thompson
Mary Schneider
Kylie Howard
Cheryl Kirby
Tommy Evans
Erin Clayden
Jason and A. Kukkola
Victor Saraiva
Jeff Lavine
Matt & Lynn Vig
Stacy Shepard
N. Ferris
Charlotte Bridges, City of Mesa

Jessica@upfrontplanning.com
parkerlewis2103@gmail.com
kessiah@upfrontplanning.com
cwebb@roselawgroup.com
kbertoldo@roselawgroup.com

thompson4@cox.net

kylie.anne@live.net
cherylkirbyaz@gmail.com
panoltevans@cox.net

jasonkukkola@msn.com
vsaraiva1@q.com
jlavine2k7@yahoo.com
mlmsvig@gmail.com
sabshepard@gmail.com

Meeting Notes:

The meeting was held on Thursday, November 14, 2024 at 6:30pm at Superstition Springs Elementary School. Meeting details and contact information were provided in the letters sent out to residents within 1,000 feet of the subject parcel as well as those from the previous meeting who attended. The meeting was noticed on the Superstition Springs community social media pages.

The meeting was presented to attendees as an open house:

Jessica Sarkissian, Chris Webb, Rob Stephan, and Mike Stephan presented five boards with project images to attendees.

- Aerial Photo: An aerial photo of the undeveloped project site
- Initial Site Plan: The proposed site plan for the project
- Revised Site Plan: The new site plan created after revisions
- 3D Rendering: A 3D rendering of what the proposed project would look like after completion
- Unit Layout Diagrams: Diagrams of what the units in the proposed apartment site would look like

Attendees began sign-in at 6:30 and were welcomed by Parker, Kessiah, and Kayla. Attendees chose what boards to approach and Jessica, Chris, Rob, and Mike began presenting boards and answering questions. The presenters explained to attendees the changes that were made from the first iteration of the project to the updated plan reflecting neighbor and City comments.

General Feedback and Concerns:

Concern: The most common concern was increased traffic congestion during the Highland Junior High School pick-up and drop-off hours and on Guadalupe Road as a result of the development.

Response: Traffic data obtained by the traffic study conducted by Paul was shared with concerned parties. The traffic data indicates the project will not disrupt existing traffic patterns and would be less disruptive than commercial uses.

Concern: Preference for less intense development or something smaller-scale.

Response: The developer informed those with concerns that for the parcel to be developed, a small but very expensive bridge must be constructed to connect it to the main road. This expense requires a development that will be able to pay for the bridge. The residential development is the only proposed use that would meet this requirement.

Concern: The development would cause stress on the surrounding schools.

Response: The developer has been in contact with Gilbert Public Schools and the administration provided their own assessment that they will be fully capable of absorbing students that may come from the development, which would only be about 8 students at each the elementary and junior high levels.

Question: Why can't the parcel become part of the nearby park?

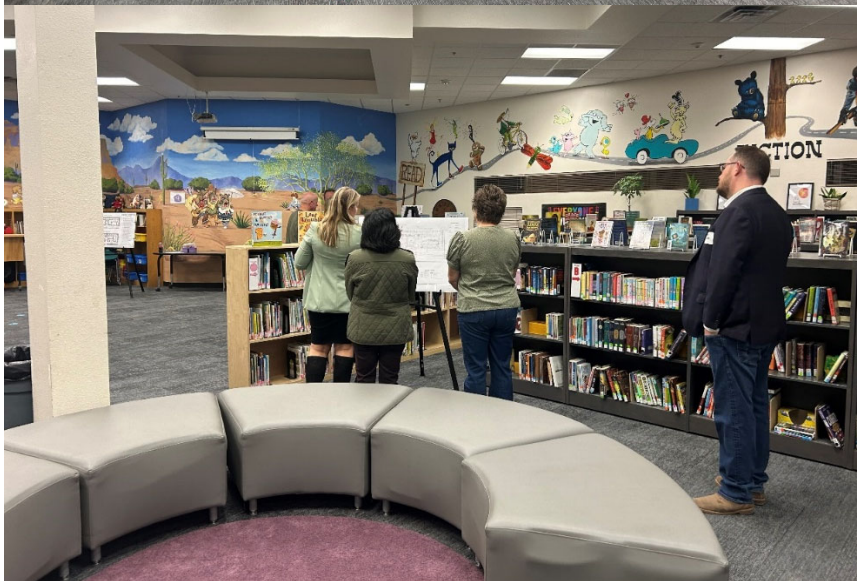
Response: The developer previously approached the city to buy the parcel but the city declined the opportunity.

Meeting End Time: 7:30 PM

Attendance: Approximately 15 members of the public attended the open house. The presenters noted significantly less people attended this open house compared to the first meeting with much of the comments on traffic being the same.

Photos:





2nd Neighborhood Meeting Sign-In Sheet

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]

2nd Neighborhood Meeting Sign-In Sheet

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]

2nd Neighborhood Meeting Sign-In Sheet

2nd Neighborhood Meeting Sign-In Sheet

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]

Exhibit 5

Hearing Notification Letter, Exhibits, and Mailing List

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **August 11, 2026**.

Date: 8/11/26

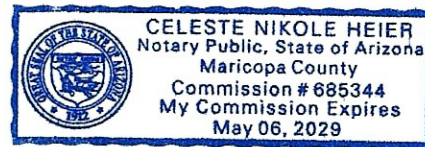
I, Laune Ray, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON24-00708** on the August day of 7, 2026.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 11th day of August, 2026.

Notary Public



Case Number: **ZON24-00708**

Project Name: Park North

Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: August 7, 2026
RE: ZON24-00708 – Park North

Dear Neighbor:

We have applied for Rezone and Site Plan approvals for the property located east of the northeast corner of Power Road and Guadalupe Road (the “Site”). This request is for development of attached single-family homes consisting of 78 residences “Park North”. The case numbers assigned to this project are ZON24-00708.

This application seeks to change the zoning from the Site from Limited Commercial with Planned Area Development Overlay (LC-PAD) to Multiple Residence-3 with a Planned Area Development Overlay (RM-3-PAD) and approval of a Site Plan to allow for a 78-lot attached single residence development.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at [602-558-9934](tel:602-558-9934) or e-mail me at bray@raylawaz.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 26, 2026 in the Mesa City Hall located at 20 East Main Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.**

If you want to provide a written comment, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the

meeting. If you want to speak in person at the meeting, please complete a blue speaker comment card upon arrival at Mesa City Hall and provide to City Staff prior to the start of the meeting.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or charlotte.bridges@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Again, if you have any questions regarding this proposal, please call me at 602-558-9934 or e-mail me at bray@raylawaz.com.

Sincerely,



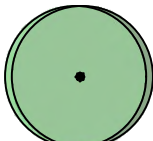
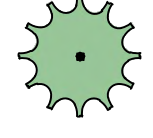
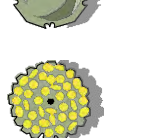
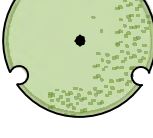
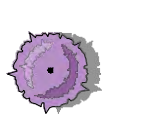
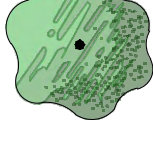
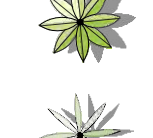
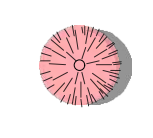
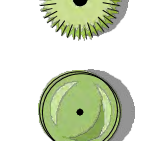
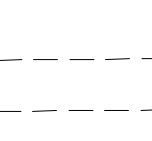
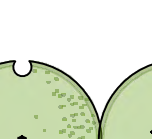
Brennan Ray

/lcr
Attachments

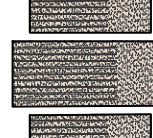
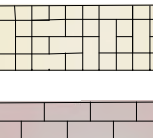
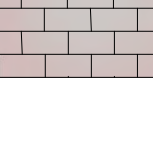
QR CODE:



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	VEG CREDIT	SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	VEG CREDIT
TREES									
	8	Chilopsis linearis Desert Willow	36" Box	50		63	Caesalpinia mexicana Mexican Bird of Paradise	15 gal	50
	18	Cupressus sempervirens Italian Cypress	24" Box	50		42	Dodonaea viscosa Hop Bush	5 gal	50
	41	Eucalyptus papuana Ghost Gum	24" Box	100		77	Encelia farinosa Brittlebush	5 gal	10
	18	Pistacia x 'Red Push' Pistache	24" Box	50		14	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal	25
	35	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	100		36	Ficus pumila Creeping Fig	5 gal	5
120 SUBTOTAL:						40	Lantana montevidensis Purple Trailing Lantana	5 gal	25
ACCENTS & GRASSES									
	111	Aloe barbadensis Medicinal Aloe	5 gal	10		99	Lantana x 'New Gold' New Gold Lantana	5 gal	25
	49	Asclepias subulata Desert Milkweed	5 gal	5		82	Ruellia brittoniana Purple Ruellia	5 gal	10
	29	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal	5		5	Sophora secundiflora Texas Mountain Laurel	15 gal	50
	30	Muhlenbergia rigens Deer Grass	5 gal	5		31	Sphagneticola trilobata Yellow Dot	5 gal	25
	91	Portulacaria afra Elephant's Food	5 gal	10		62	Tecoma x 'sparky' Tecoma Sparky	5 gal	25
310 SUBTOTAL:					551 SUBTOTAL:				

HARDSCAPE SCHEDULE

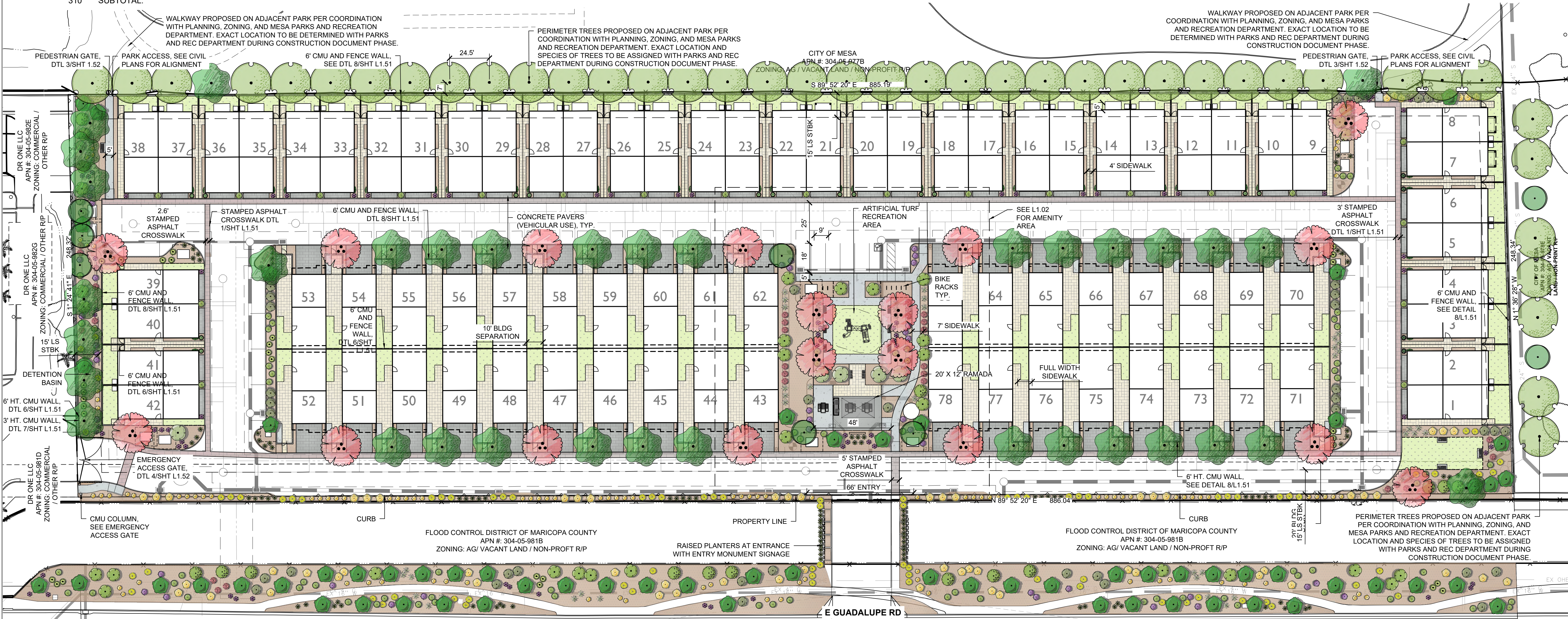
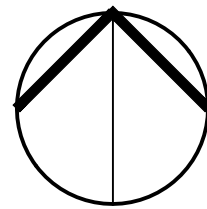
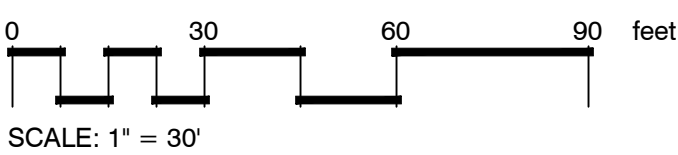
SYMBOL	DESCRIPTION	QTY
	QCP Groove Table Model: Q-GROOVE-72T Color: Latte Finish: HPC Sandstone	3
----	EDGER - STEEL	461 lf
12 Furnishings		12
	Anova INF24L5R Infinity bench. 19in. H x 24in. W x 60in. L. Recycled Plastic. Frame: White Powdercoat-Textured Slat: Cedar Recycled Plastic-Smooth	
32 Exterior Improvements		48,891 sf
	1/2" Screened - 2" Depth Color: Mahogany	
Athletic and Recreational Surfacing		15,200 sf
	TURF - SYNTHETIC Product: SYNTipede 343 By: Paradise Greens and Turf - (480) 586-0655	
Paving		13,341 sf
	Concrete Pavers Vehicular Rated	
	Concrete	4,325 sf
	Concrete Pavers	21,058 sf
	STAMPED ASPHALT Pattern: StreetPrint "Offset Brick" Color: Brick Available through Ethos Enterprises	118,776 sf

CITY OF MESA LANDSCAPE NOTES

- A. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)
- B. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-2(I) 2&3
- C. ALL PLANT MATERIAL SHALL BE KEPT IN NATURAL STATE AND THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4
- D. LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH 1105.3 PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.4 TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS.
- E. REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN. 11-33-2(A)
- F. BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN. (THE POLICE DEPARTMENT'S CRIME PREVENTION DIVISION HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.)

GENERAL NOTES

1. LANDSCAPING IN THE MARICOPA COUNTY FLOOD CONTROL DISTRICT OWNED PARCEL WILL MEET MCFCD SPECIFICATIONS AND GUIDELINES SET DURING CONSTRUCTION DOCUMENT PHASE.





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www.werklandscape.com

EXCOLO
DEVELOPMENT

LANDSCAPE PLAN

PARK NORTH
PREPARED FOR
6912 E. GUADALUPE RD.,
MESA, ARIZONA

PROJECT No:
24021

SCALE (H): 1"=30'-0"
SCALE (V): NONE
DRAWN BY: JMC
DESIGN BY: JAW
CHECK BY: JAW
DATE: 07/13/2026

NO RESURFACING REQUIRED
70% RECYCLED ASPHALT
MARICOPA COUNTY
Expires 03/31/2029

L1.01
2 OF 6 SHEETS



PLAN 1
FRONT ELEVATION - 'A'
SCALE: 1/4" = 1'-0" BUNCH TERRITORIAL



PLAN 2
FRONT ELEVATION - 'A'
SCALE: 1/4" = 1'-0" BUNCH TERRITORIAL



PLAN 1
FRONT ELEVATION - 'B'
SCALE: 1/4" = 1'-0" WESTERN REGIONAL FARMHOUSE



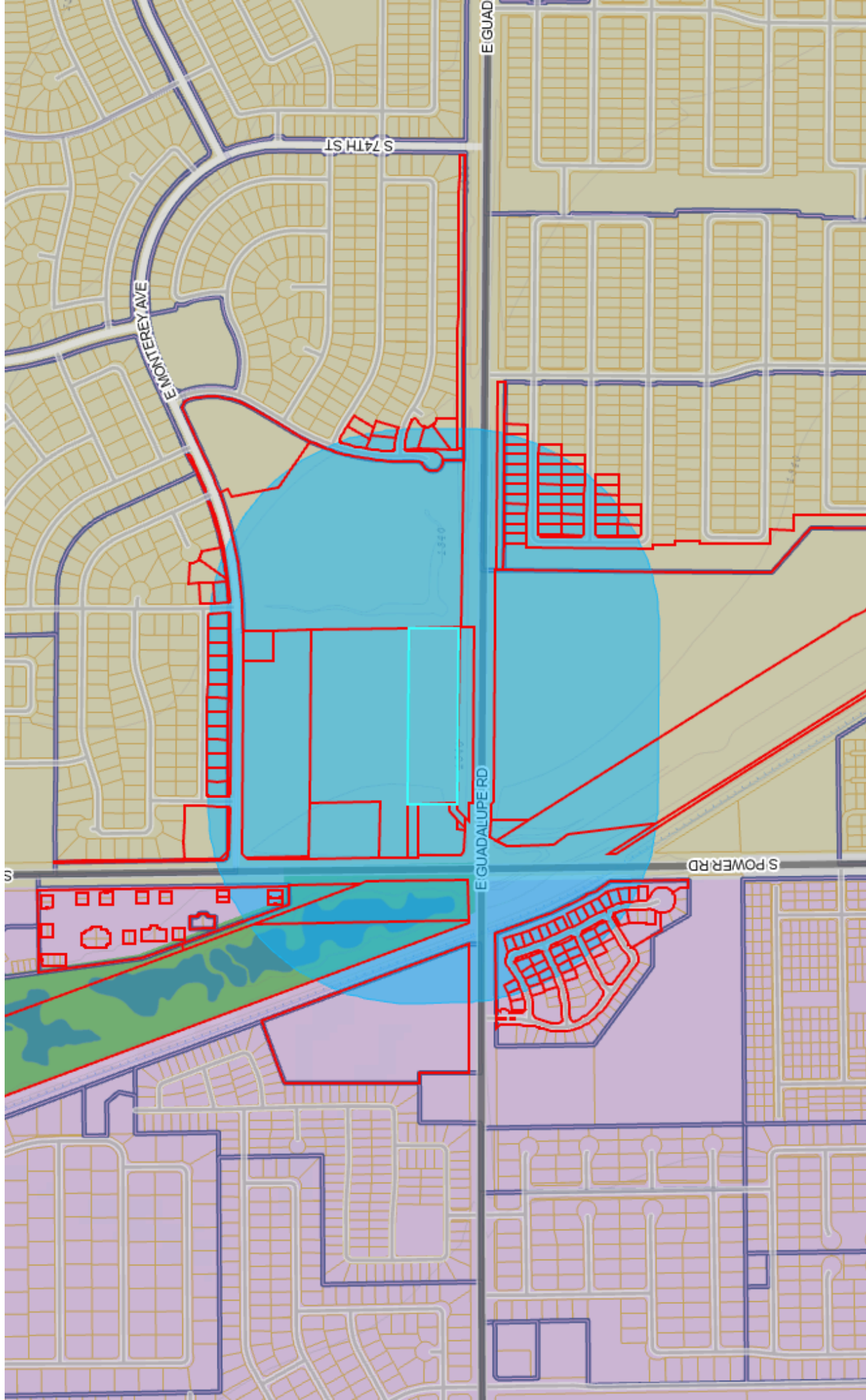
PLAN 2
FRONT ELEVATION - 'B'
SCALE: 1/4" = 1'-0" WESTERN REGIONAL FARMHOUSE



PLAN 1
FRONT ELEVATION - 'C'
SCALE: 1/4" = 1'-0" BUNGALOW / CRAFTSMAN



PLAN 2
FRONT ELEVATION - 'C'
SCALE: 1/4" = 1'-0" BUNGALOW / CRAFTSMAN



312-08-627
7047 EAST OSAGE AVENUE LLC
2834 E BLOOMFIELD PKWY
GILBERT, AZ 85296

313-27-444
ADOLINE SHANE/MCNERNEY KELLIE
767 N SPARROW DR
GILBERT, AZ 85234

312-08-572
AKENOVA ANDREA/MAYIAWO
7102 OLLA AVE
MESA, AZ 85212

309-09-563
ANDREAS JOHN D III/AYAME M
2563 S REVOLTA ST
MESA, AZ 85209

313-27-445
B & D HERNANDEZ FAMILY TRUST
4714 E ASPEN WAY
GILBERT, AZ 85234

313-27-442
BAKER FAMILY TRUST
759 N SPARROW DR
GILBERT, AZ 85234

312-08-594
BAUMBAUER JOHN E
7063 E OLLA AVE
MESA, AZ 85212

312-08-600
BELTRAN ANTHONY L JR/SABRINA B
6216 S COBBLESTONE ST
GILBERT, AZ 85298

313-27-453
BERCZY 2 LLC
110 GENTLE BREEZE
IRVINE, CA 92602

312-08-623
BONNIE AND THOMAS FOSTER FAMILY
TRUST
7105 E OSAGE AVE
MESA, AZ 85212

313-27-455
BOOTH GAVIN
4716 E BARBARITA AVE
GILBERT, AZ 85234

312-08-598
BUCKLEY GRANT J
7046 E OSAGE AVE
MESA, AZ 85212

313-27-475
CALDERA MELISSA D/FEDERICO
4747 E TREMAINE AVE
GILBERT, AZ 85234

312-08-599
CALWAG ARTURO A JR/GLENDA Z
7052 E OSAGE AVE
MESA, AZ 85212

313-27-449
CARAN JON JR
4711 E ASPEN WAY
GILBERT, AZ 85234

312-08-567
CATHEY LARRY/IRA
7038 E OLLA AVE
MESA, AZ 85212

312-08-625
CHARLES T COWAN LIVING TRUST
7059 E OSAGE AVE
MESA, AZ 85212

312-08-571
CHAVEZ EDWARD J/GARCIA MONICA E
7062 E OLLA AVE
MESA, AZ 85212

309-09-400
CIPOLLA FRANK A/TATUM J
7149 E NOPAL AVE
MESA, AZ 85209

312-08-605
CLARK DAVID/STAYCE
7122 E OSAGE AVE
MESA, AZ 85212

312-08-596
COOPER JOSHUA
7051 E OLLA AVE
MESA, AZ 85212

309-09-448
CORONADO MANUEL
2762 S 72ND CIR
MESA, AZ 85209

309-09-449
COTE CHUCK/LYNN
2754 S 72ND CIR
MESA, AZ 85208

312-08-568
COX PAUL D/JENNIFER A
7044 E OLLA AVE
MESA, AZ 85212

312-08-624
CROUT MARIA A/FELIX LINETTE K
7065 E OSAGE AVE
MESA, AZ 85212

313-27-477
CYNTHIA L KELLY REVOCABLE TRUST
64 E KENNEDIA DR
QUEEN CREEK, AZ 85140

309-09-554
DALY PAUL J/ANNA F
6909 E MONTE AVE
MESA, AZ 852084978

304-17-767
DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296

312-08-778
DESERT PLACE AT MORRISON RANCH HOA
8360 E VIA DE VENTURA STE L 100
SCOTTSDALE, AZ 85258

312-08-589
DIEHL DAVID J/KATHRYN R
7127 E OLLA AVE
MESA, AZ 85212

309-09-559
DOBIS AUDRA
6949 E MONTE AVE
MESA, AZ 85209

304-05-981C, D, 982E, 982G
DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206

312-08-630
DUNN WILLIAM/HOLLY
7056 E ONZA AVE
MESA, AZ 85212

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287

309-05-484
ECH PROPERTIES LLC
2500 S POWER RD STE 127
MESA, AZ 85209

313-27-432
EDWARDS CERE SHANTE
699 N SPARROW CT
GILBERT, AZ 85234

312-08-622
ELMES GARY/SONIA
7111 E OSAGE AVE
MESA, AZ 85212

313-27-440
ERTEN ONUR/KI SEOL
747 N SPARROW DR
GILBERT, AZ 85234

312-08-578
ESQUIBEL JEREME DON/ANNA MIN
7138 E OLLA AVE
MESA, AZ 85212

309-09-558
EVANS RICHARD A/LINDA I
6941 E MONTE AVE
MESA, AZ 85208

309-09-556
FELDER ROGER E SR/ANITA LOUISE
CRICHLow TR
6925 E MONTE AVE
MESA, AZ 85208

304-05-018Q, 304-05-020G, 304-05-394A
FLOOD CONTROL DISTRICT OF MARICOPA
COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009

312-08-590
FOSTER THOMAS S/MARGARET R
7121 E OLLA AVE
MESA, AZ 85212

309-09-557
FRANZEN FAMILY TRUST
6933 E MONTE AVE
MESA, AZ 85209

313-27-473
GASTELUM ABRAHAM/CONSUELO
4735 E TREMAINE AVE
GILBERT, AZ 85234

304-05-020R, 304-05-978D
GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234

312-08-601
GLAUSER TREVOR C/JANNETT-GLAUSER
RILLAANN
7064 E OSAGE AVE
MESA, AZ 85212

313-27-429
GONZALEZ MONICA JEANNE
687 N SPARROW CT
GILBERT, AZ 85234

312-08-629
GREEN JEFFREY MICHAEL/ALEX
3605 HARVEST LN
FRISCO, TX 75034

313-27-454
GUO LINLIN/SHI BINCHENG
4724 E BARBARITA AVE
GILBERT, AZ 85234

313-27-438
HICKS TROY/MELINDA
737 N SPARROW DR
GILBERT, AZ 85234

313-27-436
HINES RONALD EUGENE/LEE JOSEPHINE
721 N SPARROW DR
GILBERT, AZ 85234

313-27-462
HOLFORD MICHAEL/BILLIE
4723 E BARBARITA AVE
GILBERT, AZ 85234

313-27-431
HOLLINGSHEAD ZACHARY/ELIZABETH
695 N SPARROW CT
GILBERT, AZ 85234

309-09-583
HOSTETTER GEOFFREY D/TINA T
7037 E MONTE CIR
MESA, AZ 85209

313-27-441, 443, 463
IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

309-09-403
J & M SOULIA TRUST
7150 E NARANJA AVE
MESA, AZ 85209

313-27-461
JET7 LLC
215 S PARKCREST ST
GILBERT, AZ 85296

313-27-464
JW & LZ TRUST
949 LOMA VERDE AVE
PALO ALTO, CA 94303

313-27-446
KANUHO JEREMIAH/KIMBERLY L SILENTMAN
4706 E ASPEN WAY
GILBERT, AZ 85234

304-05-977A KIRSCHNER RICHARD/SHIRLEY/HENRY M TODD/ETAL PO BOX 3475 TULSA, OK 74101	309-09-582 KOENNE CHAD/NOH SOOHOUNG 7029 E MONTE CIR MESA, AZ 85209	312-08-597 LEEPER LAUREN ELIZABETH 7045 E OLLA AVE MESA, AZ 85212
312-08-575 LEONARD RICHARD/REBECCA J 7120 E OLLA AVE MESA, AZ 85212	309-09-450 MANTEL CHRISTINE VANDERLOO 2746 S 72ND CIR MESA, AZ 85208	313-27-467 MCC MANAGEMENT LLC 5822 E RIVERSIDE DR GREENDALE, WI 53129
304-05-977B MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211	313-27-476 MIRANDA LINEE 4758 E OLIVE AVE GILBERT, AZ 85234	312-08-626 MOOREHOUSE KELLY/ELLIOT 7053 E OSAGE AVE MESA, AZ 85212
309-09-552 MOUM JAY/NICOLE BRADY 6853 E MONTE AVE MESA, AZ 85209	313-27-433 NADENDLA ASHWIN/PRASHANTHI 703 N SPARROW CT GILBERT, AZ 85234	313-27-448 NASTO MICHAEL/NANCY 4705 E ASPEN WAY GILBERT, AZ 85234
313-27-437 NGUYEN BRIAN P 729 N SPARROW DR GILBERT, AZ 85234	309-09-553 NORMAN GRANT WILLIAM/AMANDA MARIE 6861 E MONTE AVE MESA, AZ 85209	304-05-982A P & G LAND DEVELOPMENT LLC 11232 N 136TH PL SCOTTSDALE, AZ 85259
312-08-569 PARKER KORY CHRISTOPHER/AMELIA KAY 7050 E OLLA AVE MESA, AZ 85212	312-08-577 PASSMANN CATHERINE RENEE 7132 E OLLA AVE MESA, AZ 85212	309-09-560 PITTS PHILLIP J/ELIZABETH J 14610 E SHADOW CANYON DR FOUNTAIN HILLS, AZ 85268
313-27-439 PROGRESS RESIDENTIAL BORROWER 21 LLC PO BOX 4090 SCOTTSDALE, AZ 85261	312-08-595 QUIRING SCOTT ANDREW/STEPHANIE L 23031 E CAMACHO RD QUEEN CREEK, AZ 85142	309-05-487 RED ROCK CPA RE HOLDINGS LLC 1290 S STATE ROUTE 260 COTTONWOOD, AZ 86326
309-09-551 REDWITZ ROBERT ERIC/JENNIFER ANNE 6845 E MONTE AVE MESA, AZ 85209	312-08-592 RHONE JENA/JAMES 7109 E OLLA AVE MESA, AZ 85212	313-27-465 RICE ANN ELIZABETH 4748 E TREMAINE AVE GILBERT, AZ 85234
309-09-562 ROBINSON JEFF/KILEY 6965 E MONTE AVE MESA, AZ 85209	309-09-401 ROMERO RENE/GLORIA 7143 E NOPAL AVE MESA, AZ 85208	309-09-402 ROY H URBAN LIVING TRUST 7142 E NARANJA AVE MESA, AZ 85209
312-08-603 SAAVEDRA ALBERTO C/DOMINIQUE A 7110 E OSAGE AVE MESA, AZ 85212	309-09-561 SAVESKI BRANKO V/BARICA 6961 E MONTE AVE MESA, AZ 85208	313-27-434 SBAIH KHALIL MAHMUD/SUZANNE HIJAZI 709 N SPARROW DR GILBERT, AZ 85234

309-09-555 SCALETTI SHANE/ALEXSIS 6917 E MONTE AVE MESA, AZ 85209	313-27-451 SCHENCK ANDRE/DARIA 4725 E ASPEN WAY GILBERT, AZ 85234	309-05-438 SONOMA LANDING APARTMENTS LLC 9757 NE JUANITA DR STE 300 KIRKLAND, WA 98033
312-08-628 SORRENTINO CLARISSA/HOWARD REID JR 7044 E ONZA AVE MESA, AZ 85212	313-27-474 SOTO ANTONIO/SANCHEZ JUAN SOTO 1336 SW 348TH ST FEDERAL WAY, WA 98023	313-27-450 STEINBRONER BRITTANY JO/CORY CARLTON 4717 E ASPEN WAY GILBERT, AZ 852348813
312-08-593 STRATFORD DANIEL/CARMICHAEL LANAE 7103 E OLLA AVE MESA, AZ 85212	309-07-001 SUPERSITION SPRINGS COMMUNITY MASTER ASSOC 7235 E HAMPTON CT 105 MESA, AZ 85209	309-09-454 SUPERSTITION SPRINGS COMMUNITY MASTER ASSOC 4201 N 24TH ST PHOENIX, AZ 85016
309-09-455 SUPERSTITION SPRINGS COMMUNITY MASTER ASSOC 2500 S POWER RD 126 MESA, AZ 85209	309-09-587 SUPERSTITION SPRINGS COMMUNITY MASTER ASSOC PO BOX 6419 MESA, AZ 85216	312-08-574 TACINC2 LLC PO BOX 7038 SHERIDAN, WY 82801
309-09-550 TAKAGISHI HIROYUKI/CHIANG YINGHUNG NATALIE 6837 E MONTE AVE MESA, AZ 85209	313-27-452 THIELE PROPERTIES LLC 2548 E THORNTON CT GILBERT, AZ 85297	309-09-564 TIKKU RAKESH/DEEPIKA 7670 BALMORAL WAY SAN RAMON, CA 94582
313-27-430 TODD WILLIAM 18374 BLUE SKY ST RIVERSIDE, CA 92508	313-27-435 TODD WILLIAM 715 N SPARROW DR GILBERT, AZ 85234	313-27-466 TREMAINE CAPITAL LLC 6843 S BLACK HILLS WAY CHANDLER, AZ 85249
309-05-485 TRENTON PROPERTIES LLC 2500 S POWER RD STE 128 MESA, AZ 85208	312-08-602 VANDEHEI JASON WILLIAM/KATHRYN MARIE/BESSEMBINDERS HENDRIK HARM/DEBORA ANNE 7104 E OSAGE AVE MESA, AZ 85212	312-08-573 WARE JENNIFER MARIE 7108 E OLLA AVE MESA, AZ 85212
312-08-576 WARSI SYED MOHAMMEDALI/AKHTER MEHAK 7126 E OLLA AVE MESA, AZ 85212	313-27-421 WONG KANOA/ANNA 706 N SPARROW CT GILBERT, AZ 85234	312-08-591 XBOYS ENTERPRISES AZ LLC 22312 E DOMINGO RD QUEEN CREEK, AZ 85142
312-08-604 YEN CHLOE/JOHNSON ERICH 1971 FULTON AVE MONTEREY PARK, CA 91755	312-08-570 ZAPATA FREDDY/KI SUN 7056 E OLLA AVE MESA, AZ 85212	309-05-524A

FAIRWAYS SS DEVELOPMENT LC
3850 E BASELINE RD STE 128
MESA, AZ 85206

SUPERSITION SPRINGS
COMMUNITY HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

RIVERSTONE AT SUPERSTITION
SPRINGS HOA
c/o Lori Percival
1901 E UNIVERSITY DR
MESA, AZ 85203

SUNLAND VILLAGE EAST
ASSOCIATION
c/o Denise Wilson
2145 S FARNSWORTH DR
MESA, AZ 85209

SUPERSITION SPRINGS HOA
c/o Dave Hubalik
6929 E MEDINA AVE
MESA, AZ 85209

SUPERSITION SPRINGS HOA
c/o Eric Jorgenson
7345 E MILAGRO AVE
MESA, AZ 85209