



Date: April 20, 2023  
To: City of Mesa  
Project: Baywood Medical Collaborative II  
Project : ZON23-00129 / DRB23-00124  
RE: Project Narrative

The attached submittal is for a new office building project at the NEC of 63<sup>rd</sup> and Broadway Road. The site is a 1.64 acre parcel that is currently zoned AG (Agricultural) and as part of this submittal we will be requesting to change the zoning to OC (Office Commercial). The site conforms with the City of Mesa General Plan goals for this site with Specialty with Medical Campus sub-type, all of which this site meets the city objectives. This site appears to have been a AG (Agricultural) zoned hold over parcel with this change to OC addressing oversight to align with the other parcels in the area. The envisioned building is 5,214 SF with a parking field of 60 spaces with a lot coverage of 11.8%, well below the allowable of 80%.

The site will be combined via a city Lot Combination process with the existing Baywood Medical facility parcel to the north. Access to this site has been designed to utilize a new drive off of S. 63<sup>rd</sup> Street as well as a north/south cross access drive from the existing Baywood facility. Pedestrian access has been design to allow for a direct access south and west to the public rights-of-way from the front of the building as well as cross access to the existing development to the north. This access is over 50% shaded with trees along the main north/ south stretch of the walkway. Additionally, the crossing of this walkway in the drive lane will be a contrasting pavement color or texture as required. Parking and Bicycle parking calculations have been provided, with the bicycle parking area located in the front (east side) of the building along the access to the public way. Foundation base planting is per MZO requirements with 15' provided on the east side (front) of the building and 10' along the north side (parking lot – non-public entrance) of the building.

With regards to the materials utilized for the building, we are asking for an alternative compliance. The design of the building features an exposed block finish as well as stucco zones that have some similarity to the existing Baywood Medical building to the north. The darker color CMU has been taken directly from this existing project pallet with the other colors selected to have a subtle dynamic to the overall color scheme. The glass has been envisioned as a high-performance solar band grey color with the window frames being mill finished aluminum to match that of the north building. All of the colors are warm and meet the LRV guidelines for the city. As this site will be combined with the property to the north, it is the intent of the Owner to provide a cohesive complex both in color palette and materials. The building section provided depicts the required clear height and full screening of the roof top equipment. The lighting design provided utilizes the city standards and takes advantage of the exiting site pole lights to the north of the existing development. The mass of the building has many plane changes, three CMU materials with two colors. A base of split face block in the primary block color is provided on all four sides of the building. There are horizontal bands around the building in a complimentary, but different, block color to add dimension and variety to the building. All materials used exceed the 50% ordinance requirement. The deep canopies and material changes create an interesting small office building that we believe meets and exceeds the City of Mesa massing and design guidelines standards.

Please let me know if you have any questions or concerns and we will look forward to your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vince Dalke', is written over a light blue circular scribble.

Vince Dalke  
President  
[vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com)







**PREGRADING & DRAINAGE KEYNOTES** #

1. HDPE STORM DRAIN PIPE.
2. NOT USED.
3. UNDERGROUND TANK DRAINAGE STORAGE. 2 TANKS TOTAL, 76' IN LENGTH EACH, 10' DIA.
4. NEW DRIVEWAY.
5. NEW SIDEWALK.
6. NEW TRASH ENCLOSURE.
7. NEW SINGLE CURB.
8. NOT USED.
9. NEW ASPHALTIC PAVEMENT.
10. 2% MAXIMUM SLOPE IN ALL DIRECTIONS FOR ADA PARKING SPACES.
11. NEW ADA RAMP.
12. 3' HIGH SCREEN WALL.
13. NOT USED.
14. BUILDING FIRE RISER WITH CHECK VALVE.
15. PVC SEWER SERVICE TO BUILDING.
16. PVC WATER SERVICE TO BUILDING.
17. 1.5" METER DOMESTIC SERVICE.
18. 1" METER LANDSCAPE SERVICE.
19. ADD A.D.A. BUTTON PER MESA STD. DTL. M-44.01.
20. REMOVE A.D.A. BUTTON AND CONCRETE SLAB AT TRAFFIC SIGNAL POLE.
21. RETROFIT EXISTING TRUNCATED DOMES PER MESA STD. DTL. M-44.06.

**EXISTING KEYNOTES** #

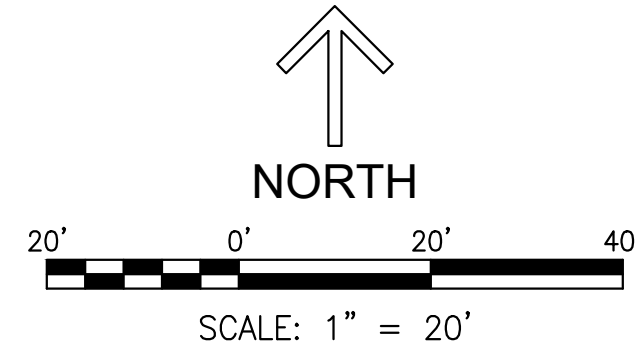
1. EXISTING CURB AND GUTTER.
2. EXISTING ASPHALT.
3. EXISTING FIRE HYDRANT.
4. EXISTING STREET LIGHT AND ELECTRIC JUNCTION BOX.
5. EXISTING GUTTER INLET CATCH BASIN.
6. EXISTING 6'-0" HIGH CMU SCREEN WALL.
7. EXISTING SIDEWALK.
8. EXISTING CURB.
9. EXISTING SEWER MANHOLE.
10. EXISTING SEWER LINE.
11. EXISTING SEWER STUB.
12. EXISTING WATER LINE.
13. EXISTING STORM DRAIN MANHOLE.
14. EXISTING STORM DRAIN LINE.

# PRELIMINARY GRADING & DRAINAGE PLAN

## WITH UTILITIES

### FOR 63rd STREET & BROADWAY ROAD

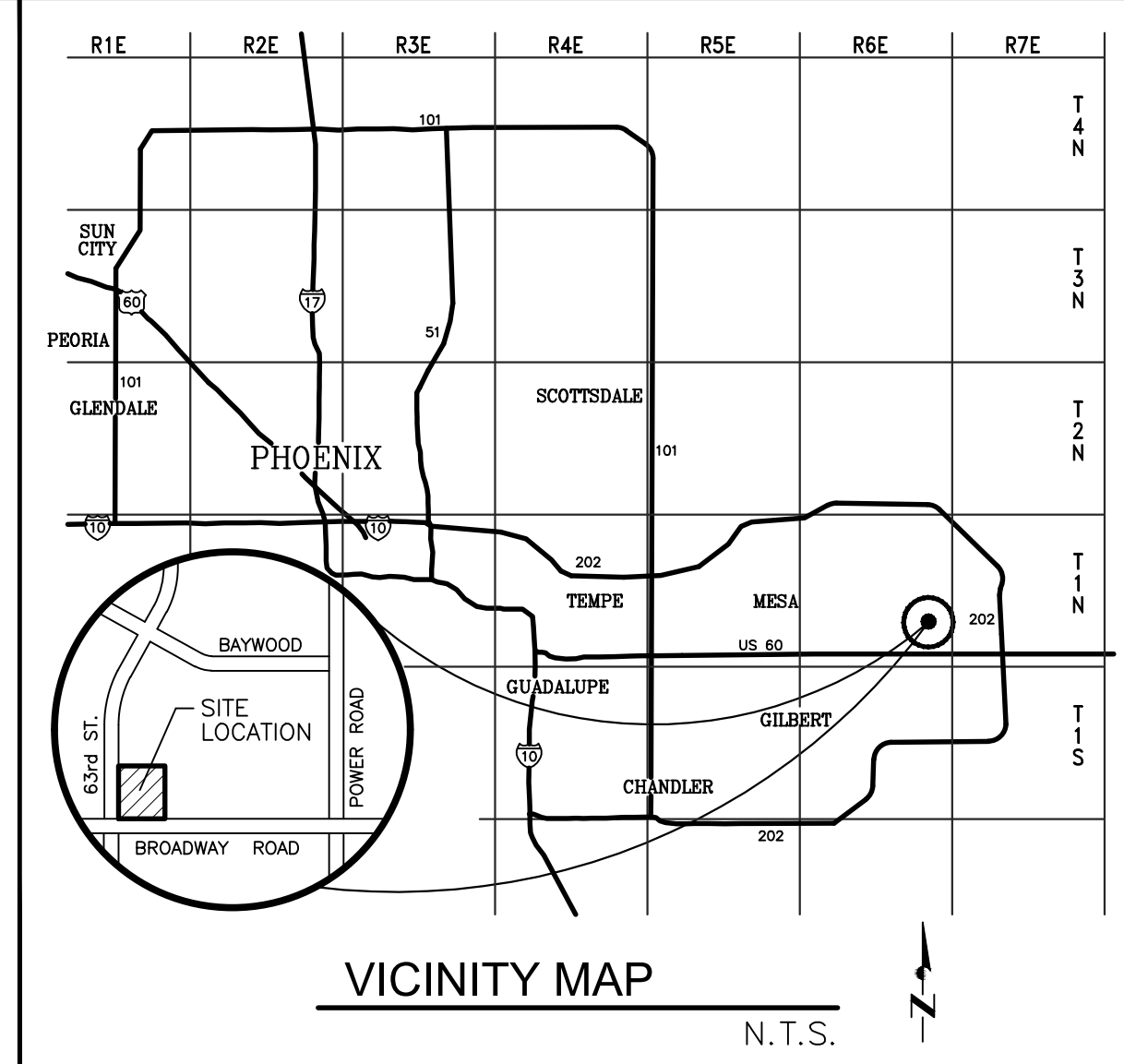
363 S. 63rd STREET  
MESA, ARIZONA  
A.P.N. 141-57-019  
LEISURE WORLD CENTER UNIT ONE 205/11  
SEC. 24, T. 1 N., R. 6 E.



**SHEET INDEX**  
C0.01 PRELIMINARY GRADING & DRAINAGE PLAN

**LEGEND**

- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - BASIN HIGHWATER LINE
- - - FIRE LINE
- - - SEWER LINE
- - - WATER LINE
- - - EXISTING CONTOUR
- - - 1210 PROPOSED CONTOUR
- - - GRADE BREAK
- [T] ELEC TRANSFORMER
- [>] FLOW DIRECTION
- [WV] WATER VALVE
- [WM] WATER METER
- [PBP] PRESSURE BACKFLOW PREVENTER
- [T] TEE
- [B] BEND
- [FR] FIRE RISER
- [FDC] FIRE DEPARTMENT CONNECTION
- [DD] DUAL DRYWELL
- [PP] POWER POLE
- [SP] STAND PIPE
- [FH] FIRE HYDRANT
- [SM] STORM MANHOLE
- [SSM] SAN. SEWER M.H.
- [LP] LIGHT POLE
- [APL] ASPHALT PAVEMENT/LIP OF GUTTER
- [C] CONCRETE
- [GR] TOP OF SIDEWALK
- [EX] EXISTING
- [GR] GRATE
- [TC] TOP OR BACK OF CURB
- [F.F.E.] FINISHED FLOOR ELEVATION
- [P.U.E.] PUBLIC UTILITY EASEMENT
- [VG] VALLEY GUTTER



**SITE AREA**

GROSS AREA = 71,560 S.F. (1.643 ACRES)  
NET AREA = 43,561 S.F. (1.000 ACRES)

**A.P.N.**

141-57-019

**LEGAL DESCRIPTION**

LOT 10 OF LEISURE WORLD CENTER UNIT ONE PER THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY RECORDER IN BOOK 205 OF MAPS, PAGE 11, MARICOPA COUNTY, ARIZONA.

**PROJECT DESCRIPTION**

FULL SITE IMPROVEMENTS AND CONSTRUCTION OF NEW 5,300 S.F. BUILDING.

**FLOOD INFO - FIRM DATA**

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2290M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED WITHIN A SHADED ZONE X, DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

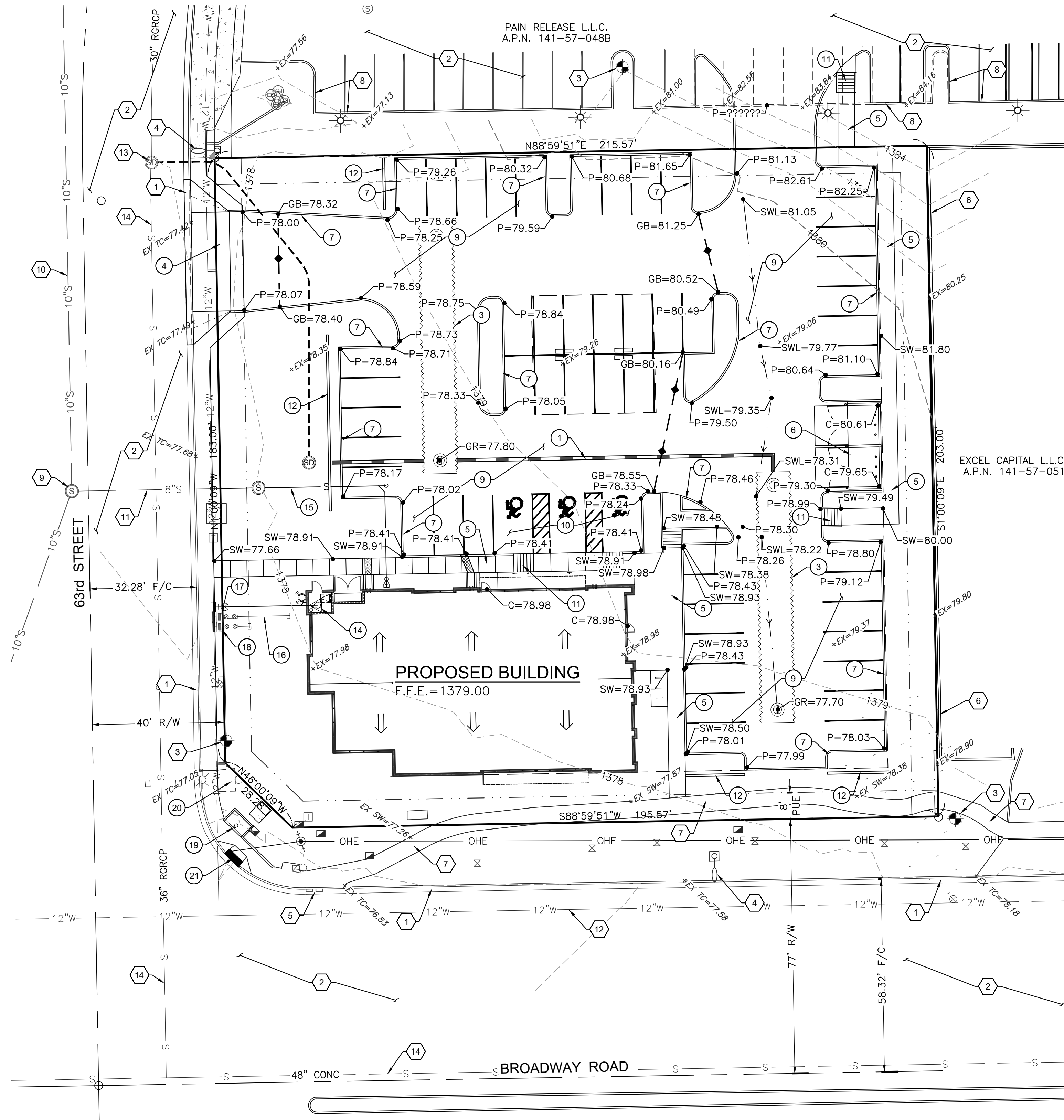
**DRAINAGE STATEMENT**

THE PROJECT IS IN A PRE-DEVELOPED INDUSTRIAL AREA. NO OFFSITE FLOWS EFFECT SITE.

**RETENTION CALCULATIONS**

ONSITE RETENTION IS REQUIRED AND PROVIDED FOR THE 100-YR, 2-HR STORM EVENT GENERATED FOR THE GROSS AREA OF DISTURBED/DEVELOPMENT PROPERTY AREA AND RETAINED ONSITE.

REQUIRED	A	71,560 SF = 1.64 ACRES
(NET)	P	2.2 INCH
	C	0.9
TOTAL VOLUME REQUIRED		11,807 CF
RETENTION PIPE 1 10' Ø 76 L.F. @ 78.5/FT		RETENTION PIPE VOLUME PROVIDED V=5,969 CF
RETENTION PIPE 1 10' Ø 76 L.F. @ 78.5/FT		RETENTION PIPE VOLUME PROVIDED V=5,969 CF
TOTAL RETENTION VOLUME PROVIDED		11,938 CF



Q:\Current Projects\7023004\00\_363 S. 63rd Street (Baywood II) - Cypress DWG\C0.01 7023004 PRELIM GRADING.dwg Mike Orton

**OWNER**

**DEVELOPER**

12409 W. INDIAN SCHOOL ROAD  
AVONDALE, ARIZONA 85392  
PHONE: 623.536.1993

**PRELIMINARY G & D PLAN w/ UTILITIES**  
FOR  
**63rd STREET & BROADWAY ROAD**  
363 S. 63rd STREET  
MESA, ARIZONA

DRAWN BY:	MCO
DESIGN BY:	MCO
CHECKED BY:	LA
DATE:	04/19/23
PROJECT #:	7023004
PURPOSE:	





1 BUILDING RENDERING  
VIEW FROM SE CORNER OF BUILDING LOOKING NW



2 BUILDING RENDERING  
VIEW FROM NW CORNER OF BUILDING LOOKING SE



2039 E RICE DR., TEMPE  
AZ, 85283  
480-589-3793  
VINCE@DALKEDESIGNGROUP.COM



BAYWOOD MEDICAL  
COLLABORATIVE II at  
363 S 63RD ST  
MESA, AZ 85206

NUMBER	REVISION	DATE

SEAL



SHEET TITLE  
BUILDING RENDERINGS

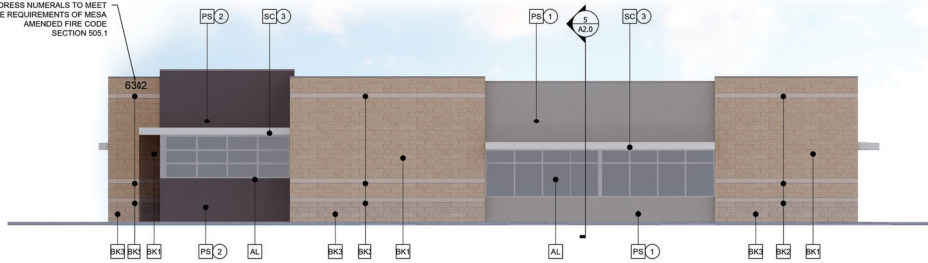
ISSUE DATE 3/27/2023  
DRAWN DMP  
CHECKED BY VJD  
PROJECT NUMBER

DRAWING NO.

A2.2

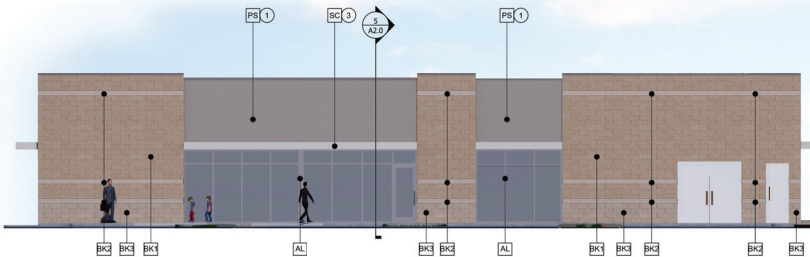
REV

ADDRESS NUMERALS TO MEET THE REQUIREMENTS OF MESA AMENDED FIRE CODE SECTION 505.1



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION MATERIALS (TOTAL=1699SF)		
MATERIAL	AREA	AREA % OF TOTAL
BK1-8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"	773	45.5
BK2-8"X16"X8" CMU BAND "RIDGELINE"	129	7.7
BK3-8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"	132	7.7
PS1-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"	384	22.6
PS2-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6075 "GARRET GRAY"	281	16.5



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

NORTH ELEVATION MATERIALS (TOTAL=1444SF)		
MATERIAL	AREA	AREA % OF TOTAL
BK1-8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"	586	41.7
BK2-8"X16"X8" CMU BAND "RIDGELINE"	324	23.1
BK3-8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"	113	8.0
PS1-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"	381	27.2
PS2-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6375 "GARRET GRAY"	0	0.0

**MATERIALS**

- BK1 8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"
- BK2 8"X16"X8" CMU BAND "RIDGELINE"
- BK3 8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"
- PS PAINTED STUCCO FINISH "SEE PAINT SCHEDULE FOR COLOR"
- SC PAINTED STEEL CHANNEL "SEE PAINT SCHEDULE FOR COLOR"

**STOREFRONT**

- AL MILL FINISH ALUMINUM
- GL SOLAR BAND "GREY"

**PAINT SCHEDULE**

- 1 SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"
- 2 SHERWIN WILLIAMS - SW 6075 "GARRET GRAY"
- 3 SHERWIN WILLIAMS - SW 9545 "GHOSTED"

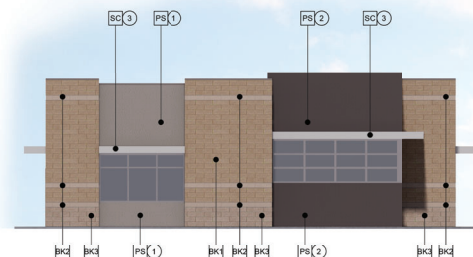
**GENERAL NOTES**

- ALL ROOF DRAINAGE TO BE INTERNALIZED WITHIN BUILDING WALLS
- HVAC EQUIP. TO BE FULLY SCREENED



2 EAST SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

EAST ELEVATION MATERIALS (TOTAL=754SF)		
MATERIAL	AREA	AREA % OF TOTAL
BK1-8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"	376	49.8
BK2-8"X16"X8" CMU BAND "RIDGELINE"	92	12.3
BK3-8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"	40	5.3
PS1-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"	72	9.5
PS2-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6075 "GARRET GRAY"	174	23.1



4 WEST SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

WEST ELEVATION MATERIALS (TOTAL=946SF)		
MATERIAL	AREA	AREA % OF TOTAL
BK1-8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"	418	44.2
BK2-8"X16"X8" CMU BAND "RIDGELINE"	35	3.6
BK3-8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"	72	7.6
PS1-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"	144	15.3
PS2-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6075 "GARRET GRAY"	277	29.3



2039 E RICE DR., TEMPE  
AZ, 85283  
480-589-3793  
VINCE@DALKEDESIGNGROUP.COM

Library/CMP Standard Logo-A006, small.jpg

BAYWOOD MEDICAL  
COLLABORATIVE II at  
363 S 63RD ST  
MESA, AZ 85206

NUMBER REVISION DATE

NUMBER	REVISION	DATE

SEAL



SHEET TITLE  
ELEVATIONS

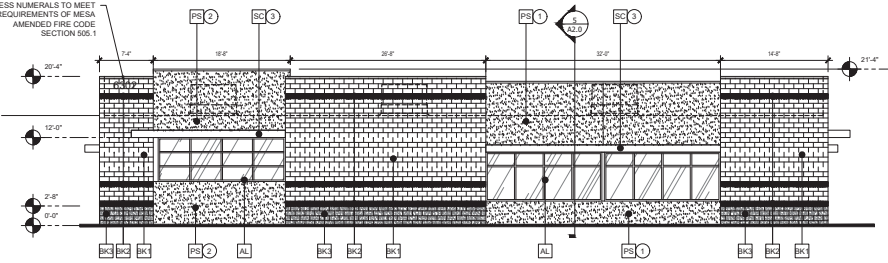
ISSUE DATE 2/27/2023  
DRAWN DMP  
CHECKED BY VJD  
PROJECT NUMBER

DRAWING NO.

**A2.0**

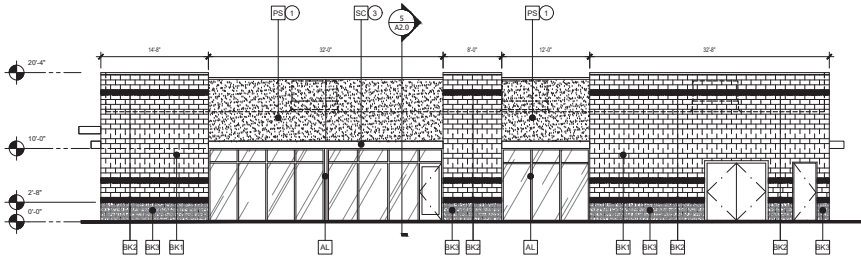
REV

ADDRESS NUMERALS TO MEET THE REQUIREMENTS OF MESA AMENDED FIRE CODE SECTION 505.1



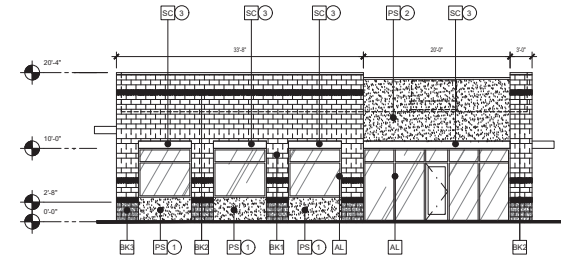
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION MATERIALS (TOTAL=1699SF)		
MATERIAL	AREA	AREA % OF TOTAL
BK1-8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"	773	45.5
BK2-8"X16"X8" CMU BAND "RIDGELINE"	129	7.7
BK3-8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"	132	7.7
PS1-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"	384	22.6
PS2-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6075 "GARRET GRAY"	281	16.5



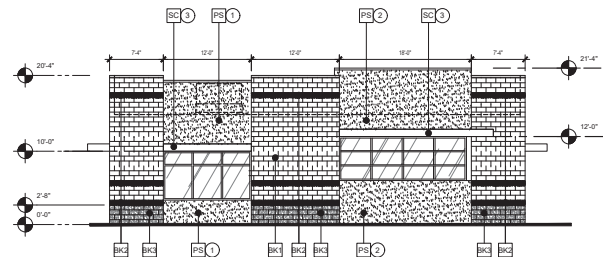
3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

NORTH ELEVATION MATERIALS (TOTAL=1404SF)		
MATERIAL	AREA	AREA % OF TOTAL
BK1-8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"	586	41.7
BK2-8"X16"X8" CMU BAND "RIDGELINE"	324	23.1
BK3-8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"	113	8.0
PS1-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"	381	27.2
PS2-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6075 "GARRET GRAY"	0	0.0



2 EAST SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

EAST ELEVATION MATERIALS (TOTAL=754SF)		
MATERIAL	AREA	AREA % OF TOTAL
BK1-8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"	376	49.8
BK2-8"X16"X8" CMU BAND "RIDGELINE"	92	12.3
BK3-8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"	40	5.3
PS1-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"	72	9.5
PS2-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6075 "GARRET GRAY"	174	23.1



4 WEST SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

WEST ELEVATION MATERIALS (TOTAL=946SF)		
MATERIAL	AREA	AREA % OF TOTAL
BK1-8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"	418	44.2
BK2-8"X16"X8" CMU BAND "RIDGELINE"	35	3.6
BK3-8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"	72	7.6
PS1-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"	144	15.3
PS2-PAINTED STUCCO FINISH SHERWIN WILLIAMS - SW 6075 "GARRET GRAY"	277	29.3

**MATERIALS**

- BK1 8"X16"X8" RUNNING BOND CMU "RIVERSIDE-NW PURPLE HAZE"
- BK2 8"X16"X8" CMU BAND "RIDGELINE"
- BK3 8"X16"X8" RUNNING BOND SPLIT-FACE CMU "RIVERSIDE-NW PURPLE HAZE"
- PS PAINTED STUCCO FINISH "SEE PAINT SCHEDULE FOR COLOR"
- SC PAINTED STEEL CHANNEL "SEE PAINT SCHEDULE FOR COLOR"

**STOREFRONT**

- AL MILL FINISH ALUMINUM
- GL SOLAR BAND "GREY"

**PAINT SCHEDULE**

- 1 SHERWIN WILLIAMS - SW 6071 "POPULAR GRAY"
- 2 SHERWIN WILLIAMS - SW 6075 "GARRET GRAY"
- 3 SHERWIN WILLIAMS - SW 9545 "GHOSTED"

**GENERAL NOTES**

- ALL ROOF DRAINAGE TO BE INTERNALIZED WITHIN BUILDING WALLS
- HVAC EQUIP. TO BE FULLY SCREENED
- FIRE SPRINKLERS WILL BE INSTALLED WITHIN THE BUILDING. SUBMITTAL OF DOCUMENTS TO OCCUR AT BUILDING PERMITTING.



2039 E RICE DR., TEMPE  
AZ, 85283  
480-589-3793  
VINCE@DALKEDESIGNGROUP.COM



BAYWOOD MEDICAL COLLABORATIVE II at  
363 S. 63RD ST.  
MESA, AZ 85206

NUMBER REVISION DATE

SEAL



SHEET TITLE  
ELEVATIONS

ISSUE DATE 3/27/2023  
DRAWN DMP  
CHECKED BY VJD  
PROJECT NUMBER  
DRAWING NO.

**A2.0**

REV





## **Citizen Participation Plan for BAYWOOD MEDICAL COLLABORATIVE II**

**Case # Z23-00129**

February 9, 2023

**Overview:** This report provides results of the implementation of the Citizen Participation Plan for Baywood Medical Collaborative II. This site is located within the 6300 block of East Broadway Road (north side) and within the 300 block of South 63rd Street (east side). Located north of Broadway Road on the east side of 63rd Street. This request will allow for the development of a medical office. 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.

**Contact:**

Vince Dalke, President  
Dalke Design Group  
2039 E. Rice Drive, Tempe, Arizona 85283  
Email: vince@dalkedesigngroup.com  
480-589-3793

**Pre-Submittal Conference:**

The Pre-submittal Conference with the City of Mesa Development Services staff was held on August 8, 2022. Staff reviewed the application and recommended that nearby registered neighborhoods be notified of the proposed development.

**Action Plan:**

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

1. A contact list will be developed by the City staff and provided to our team within 1,000 feet of the proposed property. The list will include:
  - a. All registered neighborhood associations
  - b. Homeowners Associations
  - c. Property owners
2. All persons/entities on the contact list will receive a letter describing the project, site plan, exterior elevations of the proposed building, and an invitation to the Planning and Zoning Hearing.
3. A sign will be prepared which meets the City of Mesa requirements and be posted no later than 15 days prior to the hearing date.

Copies of the letters, site plan, elevations, and affidavit of site sign will be uploaded to the Dimes portal by the applicable due dates.



**Schedule:**

Pre-Submittal – August 8, 2022

Application Submittal – February 14, 2023

Notification Letters mailed to contact list – June 13, 2023

Planning and Zoning Hearing Notification Sign posted on-site – June 12, 2023

Planning and Zoning Board Hearing – June 28, 2023

Sincerely,

A handwritten signature in blue ink, appearing to read 'V. Dalke', is positioned above the typed name.

Vince Dalke

*President/Principal*

[vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com)

480/589-3793





## **Citizen Participation Report for BAYWOOD MEDICAL COLLABORATIVE II**

**Case # Z23-00129**

June 20, 2023

**Overview:** This report provides results of the implementation of the Citizen Participation Plan for Baywood Medical Collaborative II. This site is located within the 6300 block of East Broadway Road (north side) and within the 300 block of South 63rd Street (east side). Located north of Broadway Road on the east side of 63rd Street. This request will allow for the development of a medical office. 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.

### **Contact:**

Vince Dalke, President  
Dalke Design Group  
2039 E. Rice Drive, Tempe, Arizona 85283  
Email: [vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com)  
480-589-3793

### **Correspondence:**

Letters to contact list (1,000 feet of the subject site provided to our office by the City of Mesa), including homes, apartments, HOAs, schools, and Neighborhood Associations on 6/13/2022. The site plan and building elevations were included with the letter in the mailing. The letter and documents have been uploaded to the project portal.

### **Results:**

There were 150 property owners over 170 parcels on the contact list as of the date of this Citizen Participation Report. The property owners and addresses were provided to our office by the City of Mesa.

- Of the 150 letters mailed out, 13 were returned to sender as the person no longer lived at the address.
- No comments or responses were received from any of the property owners as of the date of this report.

### **Site Signage:**

A sign was posted on the property facing Broadway Road to fulfill the requirements of Memorandum sent to our office June 6, 2023. The Affidavit and pictures were uploaded to the project portal as of the June 13, 2023 deadline.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V Dalke', is positioned above the typed name.

Vince Dalke  
President/Principal  
[vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com)  
480/589-3793