

The Five Six 108 N 56th Street, Mesa Arizona

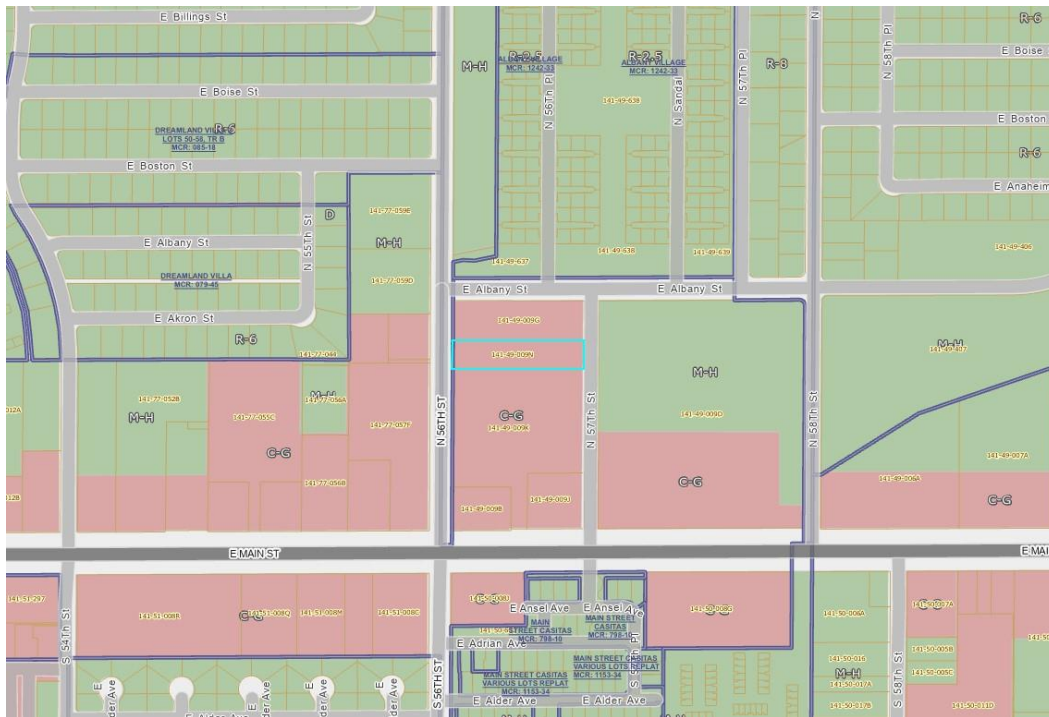


Atmosphere Architects is pleased to present The Five Six, a new high-quality residential infill development at 108 N 56th Street, in Mesa, Arizona. In this project, the new development seeks to replace what formerly facilitated overflow parking. Of a dual purpose, volumes of the structure are both individuated and lent continuity by a band of warm tactile wooden exterior which winds itself through the levels of the project. The materiality of the project creates a compatibility with the project to the north, which is a separate project but also done by AtmosArch. Having the two projects together allowed us to design the two projects to blend despite being under separate permits and different clients.

Consisting of 1.07 acres on an underutilized parcel, 600 feet north of N Mesa's Main Street, one half mile east of the canal, less than a half a mile walk west from the historically notable Buckhorn Baths, and a quarter mile from fire station 220. The Five Six is bordered to the south by a LC zoned shopping center, a mortuary chapel and the Velda Rose Methodist Church to its west, residential RM-4 PAD to the east, and the separate but compatible multi-housing development to the north.

The Five Six is made up of mirrored 3-story attached townhomes with attached garages, a housing option unique to atmosphere's projects for the area. The separate project to the north is 2-story while

The Five Six provides 3 stories, giving residents a view and also creating a transition from low-intensity residential to the higher intensity commercial area. The Five Six also brings in additional members to the community to support the area’s various commercial offerings, which include various businesses along Mesa’s arterial Main Street and future transit corridor. The project will take advantage of already in place infrastructure, providing additional system users without additional capital improvement outlays.



Surrounding Zoning

We are seeking a re-zoning from LC to RM-4 PAD to bring The Five Six’s high-quality community to life, as well as fulfill its intended neighborhood overlay. This rezoning will help rebalance the economic dynamics in this area, where there are several commercial buildings and shopping centers with vacant spaces. By bringing additional residents to the area, The Five Six will help increase the demand for goods and services at existing businesses and encourage new businesses to fill the vacant commercial spaces. The proposal, with the requested rezoning, conforms to the goals of the Neighborhood Character Area regarding zoning, land use and building form, as well as into the future with the Transit Corridor’s expectations of future station locations.

The Five Six consists of 32 3-story 2-bedroom units. All units will have attached 2-car garages at the Mesa required dimensions of 22 ft. L x 20 ft. Bicycle storage will typically take place in residents’ garages, however, additional parking will be centrally located. 4 visitor parking spaces are provided as required per code and are also centrally located. There is a perimeter walkway, and a central open space with a ramada, splash pad, and playground. A minute walk to the north exists a large, landscaped retention area perfect for dog walking. All units have integral exterior private spaces.



We aim to be in harmony with the multifamily development just to the north – aligning the amenity spaces and unit volumes. The colors and design are planned to be complementary. These units are 3 stories in order to allow views towards the mountains from the upper floor bedrooms. In the PAD table we request reduced setbacks because we feel like these two units are similar and can work in harmony. (See below - the Albany Townhomes are located to the north, the Five Six to the south.)



Meeting the intent of the PAD Overlay District

- A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.

The Five Six provides a tactfully designed, 8,000 sq ft centrally located common open space. A variety of amenities are planned within the courtyard including a playground, splashpad, and bbq area.

- B. Options for the design and use of private or public streets.

The Five Six will have private drive aisles of 24 feet and will utilize existing utility and transportation infrastructure.

- C. Preservation of significant aspects of the natural character of the land.

The lot is a flat property which has been paved over and utilized as an overflow parking lot, unremarkable in natural character, however, it will become an attractive and unique development that will enhance the neighborhood set a precedent along Main Street.

- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.

The building and site design fit the context of the long and narrow parcel and fit with the planned development on the north adjacent parcel.

- E. Sustainable property owners' associations.

The Five Six is planned as a for-rent townhome community and will have active ownership.

- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.

Property maintenance will be provided by the property owner.

- G. CPTED – *The Five Six Interior units have extensive lighting below the tree canopy. Walkways are well lit and shall be kept free of obstacles to make the area visible for passive surveillance. Trees to be trimmed 7' above the ground and shrubs shall be not taller than 3' high.*

The Five will bring new customers for local neighborhood businesses.

Zoning and General Plan Requirements Table and PAD deviations

As noted, we are seeking a rezoning to RM-4 PAD to bring a very high quality, “missing middle” housing option to an area within the Mesa Transit Corridor. The Five Six will be located within one half of a mile, less than ten minute walk, to an anticipated transit station area.

The Five Six RM-4 PAD Request Table				
Table 11-5-5: Development Standards- RM Residential Multiple Dwelling Districts				
Standard	RM-4 Requirement	RM-4 PAD Provided	Deviation requested	Deviation Rational Key
Minimum Yards (ft.) Table)				
11-5-5 (Table) Front and Street-Facing Sides: Collector	25'	14' 8" E side 8' 0" W side	Yes	1
Min. Interior Side				
Multiple story: 15' per story	45'	6'-8" N side 6'-8" S side	Yes	2
11-5-5 (Table) Min. Separation Between Buildings on the same lot	35'	14'	Yes	3
11-5-5(3)(B)(4)(f)(iii) Attached Garages	Max. 3 adjacent garages	8	Yes	4
11-32-4(A) Setback of Cross Drive Aisles	50' min. from property line	E 17'-4" W 11'-0"	Yes	5
Sidewalk on sides of entry drive aisle	Both	n/a	Yes	6
11-33-3(B)(2)(a) Landscape Yards	North property line – 15' South Property line – 15'	N. - 6'-8" S. – 6'-8"	Yes	7

We offer the following rationales/supports for our specific PAD requests (see Table for applicability)

1. The street frontage yards are reduced to engage the street and to line up with the buildings of the approved project to the North. The reduced front yard is meant to be mitigated with large unit balconies having views toward the red mountains and a centrally located common space.
2. The project proposes the use of a townhome housing typology in which each unit starts at the ground floor and continues to the top. No neighbors are situated above or below another unit. In order to accommodate this housing type, it is proposed that a deviation be allowed from the standard staggered setback of floors. In addition, the site is narrow, and the setbacks would be difficult to accommodate.
3. Due to the narrow site, a number of compromises have been made in order to accommodate life safety and service vehicles as well as providing unit sizes and open space for residents to ensure quality of life. This has led to the units having a 14' separation at the third level.

4. A feature is being provided between each garage to provide a break. Providing larger breaks would eat into the amenity space currently provided.
5. By placing units with attached garages near the property lines, the street is more engaged by the project and, more importantly, a central amenity space is able to be provided to future residents.
6. While using this attached single family unit typology on this narrow parcel, placing sidewalks on either side of the drive aisle would mean pushing these units closer to the North and South property lines and reducing the amount of greenspace on those sides.
7. As previously stated, the narrowness of the site has led to deviations from municipal standards, despite this, the project will have a good amount of landscaping. This has been achieved by ensuring that all private open space is provided above the ground floor so that ground level can be devoted to landscaping.

Alternative Compliance for 11-5-5.B(4)(f)(iii).

When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.

Alternative Compliance review:

- ii. Space limitations, unusually shaped lots and prevailing practices in the surrounding neighborhood, may justify alternative compliance for bypassed parcels and for improvements and redevelopment in older neighborhoods.

On this narrow site, every move includes a give-and-take as noted in many of the deviation justifications above. By placing 8 attached townhomes together, more common space is achieved. The units have not been staggered in order to preserve green space on the North and South sides. Additionally, a material and plane change has been included between the garages in order to break them up.

Alternative Compliance for 11-5-5.B(5)(a-b).

Required primary exterior building materials shall be brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco, and glazing. A minimum of seventy-five percent (75%) of all exterior building walls shall be covered with required primary building materials or other materials approved by the Planning Director or designee. Metal shall not be used as a primary exterior building material.

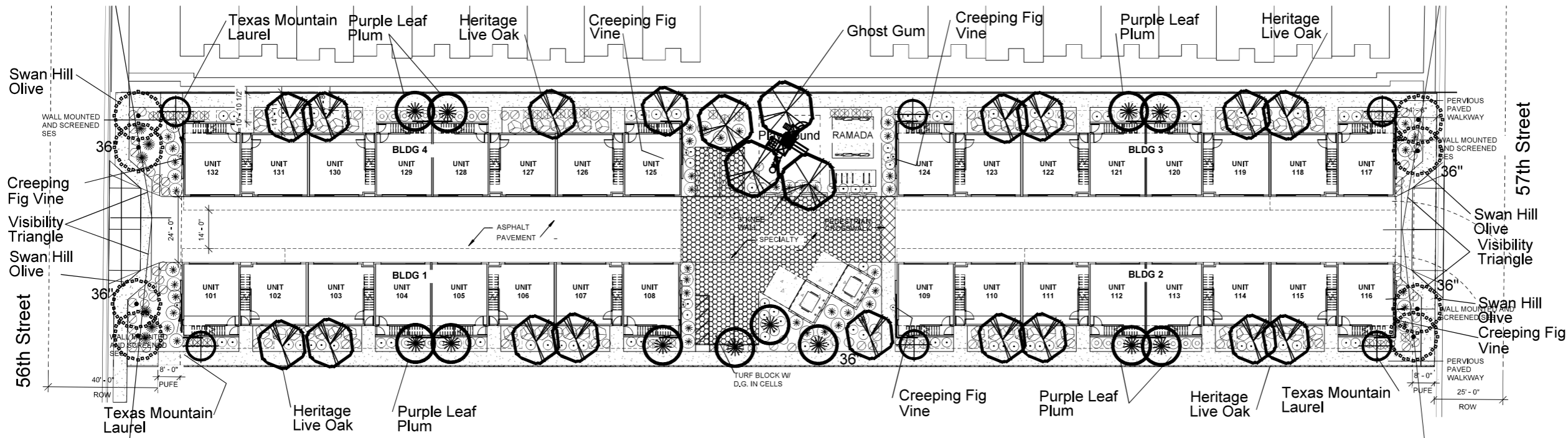
Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building.

Alternative Compliance review:

The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.

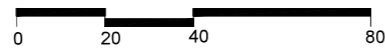
It is assumed that metal is not an approved material in order to avoid buildings looking like warehouses or accessory buildings. The metal screen specified and its application in this project leave no room for such an

interpretation. The screen element provides a single solution to multiple requirements; It provides shade and cover for the balconies, an additional material per 11-5-5.B(5)(b), and becomes a decorative feature that provides roof variation and screens the RTUs.



LANDSCAPE PLAN

SCALE 1"=20'-0"



PLANTING IN THE PUE

All trees will be planted outside of the PUE.
Shrubs are acceptable planted within the PUE.

PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/Common NAME	SIZE (Height, Canopy, & Caliper)	QUANT.
TREES				
1		Sophora secundiflora Texas Mountain Laurel	24" Box 6' 3" 1.0" Double-Staked Typ.	6
2		Eucalyptus papuana Ghost Gum	24" Box 10' 4" 1.5" Double-Staked Typ.	4
3		Prunus cerasifera 'atropurpurea' Purple Leaf Plum	24" Box 8' 4" 1.25" Double-Staked Typ.	12
4		Olea europaea 'Swan Hill' Swan Hill Olive	24" Box 8' 4" 1.25" 36" Box 10' 6" 2.5" Double-Staked Typ.	4
5		Quercus virginiana Heritage Live Oak	24" Box 9' 4" 1.25" 36" Box 10' 6" 2.0" Double-Staked Typ.	16
LARGE SHRUBS				
6		Eremophila 'Valentine' Valentine Bush	5 Gallon	56
7		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon	48
MEDIUM AND SMALL SHRUBS				
8		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	98
9		Ruellia peninsularis Baja Ruellia	5 Gallon	29
10		Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon	38
GROUNDCOVERS				
11		Lantana m. 'New Gold' New Gold Lantana	1 Gallon	83
ACCENTS				
12		Ficus pumila Creeping Fig Vine	5 Gallon Tie to trellis	8
13		Hesperaloe parviflora Red Yucca	5 Gallon	6
LANDSCAPE MATERIALS				
15		Decomposed Granite Desert Gold	1/2" size screened 2" Deep	

PLANT CALCULATIONS

STREET RIGHT-OF-WAY LANDSCAPING:			
Linear Feet of Frontage-	200 FT		
Trees required-	8	Trees provided-	8
(1 Trees per 25 Linear ft.)			
Shrubs required-	32	Shrubs provided-	54
(4 Shrubs per 25 Linear ft.)			
ADJACENT PROPERTY LINE LANDSCAPING:			
Linear Feet of Adjacent Property Line-	976 FT		
Trees required-	32	Trees provided-	32
(1 Trees per 30 Linear ft.)			
Shrubs required-	160	Shrubs provided-	170
(4 Shrubs per 30 Linear ft.)			
PARKING LOT LANDSCAPING:			
Total Parking Islands-	2		
Trees required-	2	Trees provided-	2
(1 Tree per 15' Parking Island)			
Shrubs required-	6	Shrubs provided-	6
(3 Shrubs per 15' Parking Island)			
PLANT SIZE:			
STREET RIGHT-OF-WAY			
24" Box Trees	Required - 4	Provided -	6
(Min. 50% of required trees)			
36" Box Trees	Required - 2	Provided -	2
(Min. 25% of required trees)			
ADJACENT PROPERTY LINE			
24" Box Trees	Required - 16	Provided -	32
(Min. 50% of required trees)			
PARKING LOT			
36" Box	Required - 1	Provided -	1
(Min. 10% of required parking lot trees)			
24" Box	Required - 1	Provided -	1
(All trees other than required 36" box trees)			

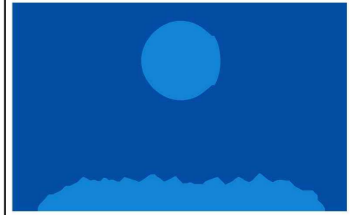
**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

Farnsworth Albany

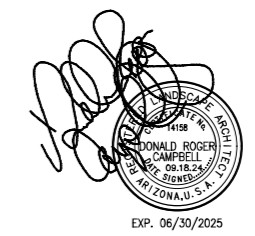
56th Albany

PROJECT NO: 23006
DATE: 09/18/24



atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323



Campbell Collaborative
111 E. Dunlap Ave., Suite 1-278
Phoenix, Arizona 85020
Donald Campbell R.E.
don@campbellcollaborative.com
T: (602) 966-1666 F: (602) 966-1677

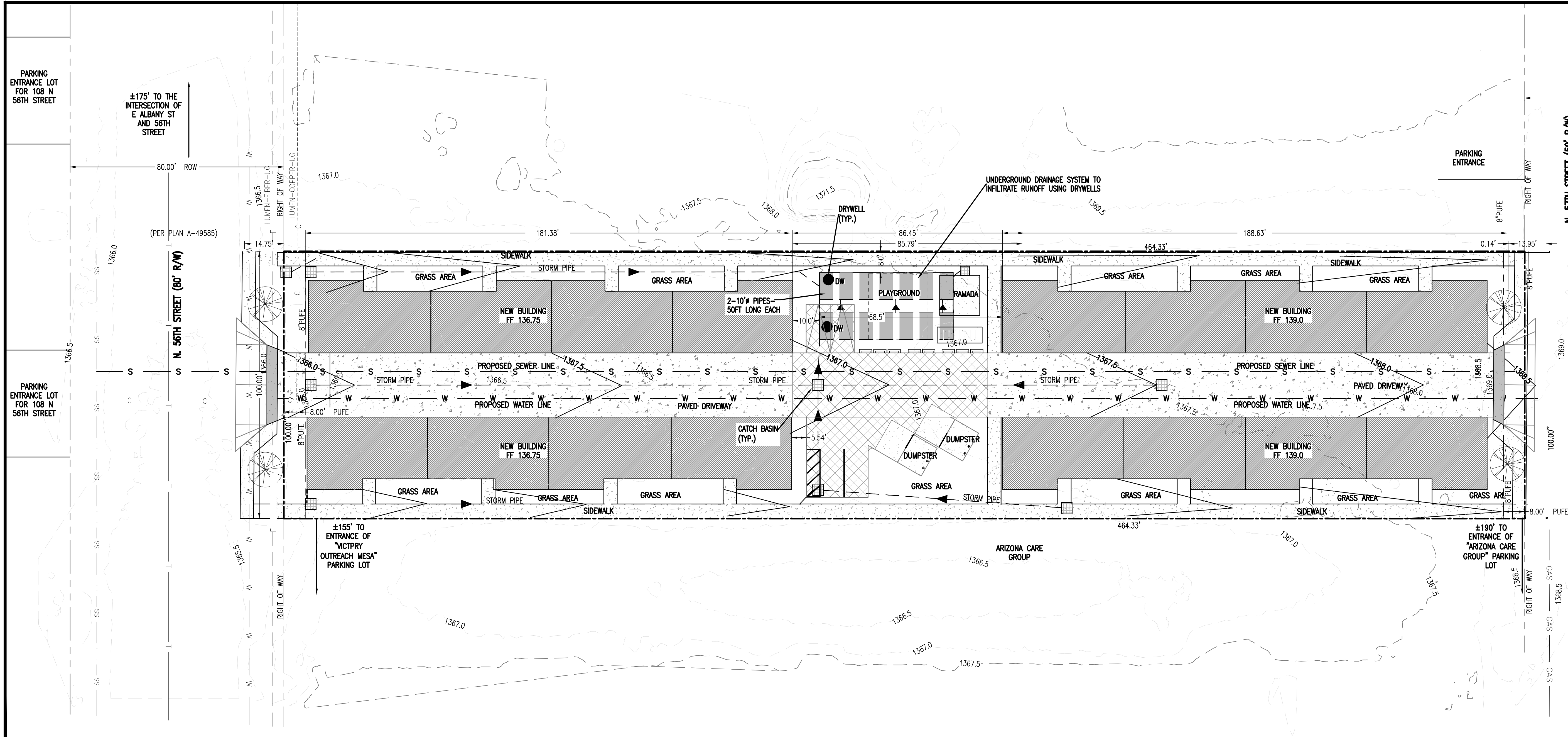
**FINAL
Landscape Plan**

L100

ZON23-00771

PRELIMINARY GRADING & DRAINAGE PLAN FOR THE FIVE SIX

101 N 56TH STREET, MESA, AZ 85205



**CIVIL ENGINEER
NPS AGUA FRIA INC.**
AN ARIZONA NONPROFIT CORPORATION
10505 N 115TH DR
YOUNGTOWN, ARIZONA 85363
(480) 201-4583
NPSAGUAFRIA@GMAIL.COM

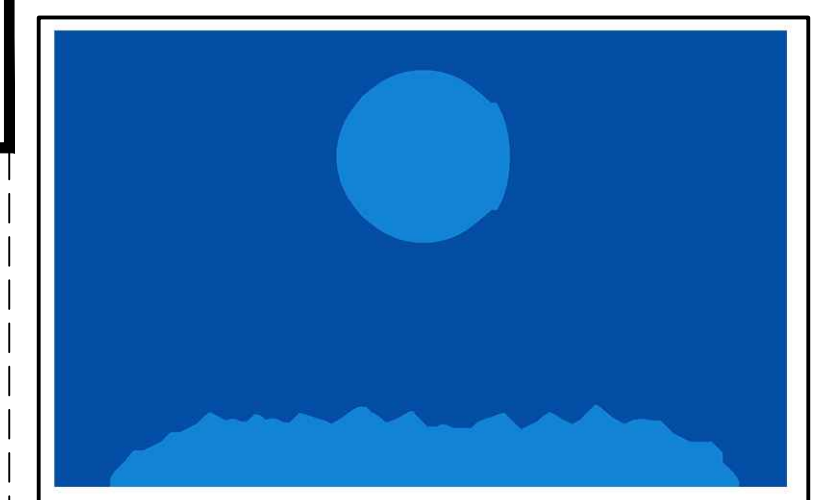
PRELIMINARY
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CONSTRUCTION

no.	date	description

THE FIVE SIX

101 N 56th st.

PROJECT NO: 23006
DATE: 02/17/23



atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

PRELIMINARY
GRADING &
DRAINAGE PLAN
400

PRINTED: 8/23/2023 9:30:32 AM

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LEGEND

	PROPERTY LINE
	ADJACENT BOUNDARY LINE
	FINISHED GROUND CONTOUR
	EXISTING GROUND CONTOUR
	EXISTING 8" SS VCP LINE
	EXISTING STORM LINE
	EXISTING VERIZON LINE
	EXISTING WATER LINE
	EXISTING LUMEN-FIBER-UG
	EXISTING LUMEN-COPPER-UG
	EXISTING ATLAS GAS LINE
	PROPOSED SEWER LINE
	PROPOSED STORM LINE
	PROPOSED STORM LINE
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK SURFACE
	PROPOSED GRASS SURFACE
	PROPOSED TURF BLOCK

RETENTION CALCULATION
VOLUME REQUIRED (100-YR. 2-HR. STORM)
 $V_{REQ} = A \cdot C \cdot (P/12)$
 $C_{OT} = 0.84$
 $P = 2.16$ IN (NOAA ATLAS 14)
 $V_{REQ} = (2.16/12) \cdot 46,598 \cdot 0.84 = 7,046$ CF
THE CALCULATED VOLUME DOES NOT INCLUDE ANY OFFSITE RUNOFF VOLUME

VOLUME PROVIDED
UNDERGROUND TANKS:
BASIN A: $V = 7,850$ CF
TOTAL VOLUME PROVIDED: $V_{PRO} = 7,850$ CF

SUMMARY
 $V_{PRO} = 7,850$ CF > $V_{REQ} = 7,046$ CF

OWNER
DAVE JOHNSON
306 N FRASER DRIVE
MESA, AZ 85203

ENGINEER
THOMAS GAIL HAWS
NPS AGUA FRIA, INC
1050 N 115TH DR
YOUNGTOWN, AZ 85363
TEL: (480) 201-4583
EMAIL: NPSAGUAFRIA@GMAIL.COM

ARCHITECT
ATMOSPHERE ARCHITECTS
TIM BOYLE
P.O. BOX 85211
MESA, ARIZONA 85211
P: (917) 526-0323

PROJECT DESCRIPTION
NEW APARTMENT COMPLEX

FEMA FLOODPLAIN
ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD

PROJECT DATA
SITE ADDRESS: 101 N 56TH ST.
MESA, AZ 85205
UNSUBDIVIDED
SUBDIVISION:
LOT #: N/A
PARCEL NUMBER:
141-49-009N
ZONING:
NET LOT AREA
46,598 SF OR 1.07 AC
DISTURBED AREA
43,124 SF OR 0.99 AC

BUILDING AREA
FIRST FLOOR LIVABLE: 16,670 SF
TOTAL UNDER ROOF: 16,670 SF
TOTAL LOT COVERAGE: 16,670 SF (35.77%)

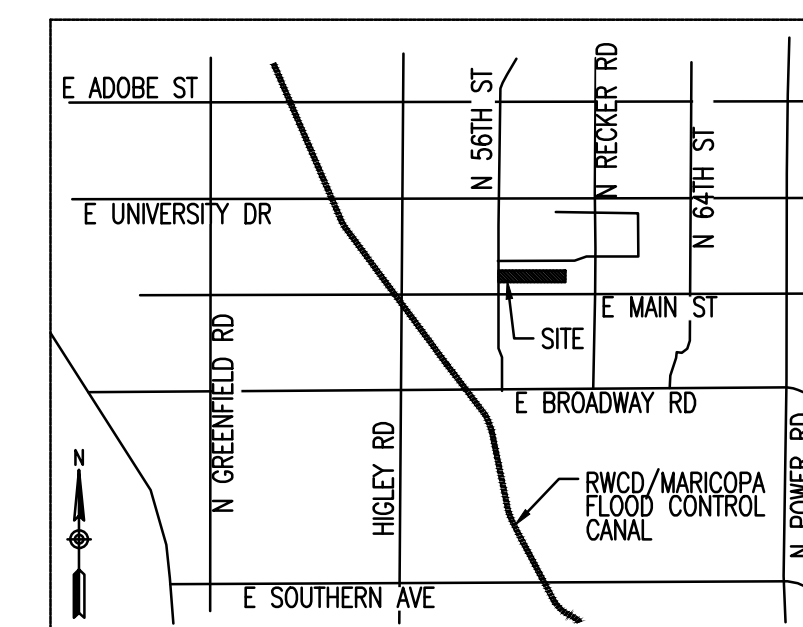
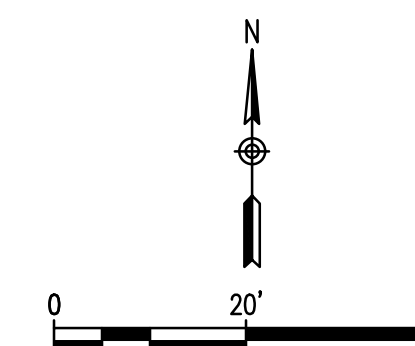
PAVED DRIVEWAY AREAS
CONCRETE SIDEWALK AREAS
TOTAL LOT COVERAGE INCLUDING
PAVED DRIVEWAYS & SIDEWALKS:
35,117 SF (75.36%)

OPEN SPACE AREA
11,481 SF (24.64%)

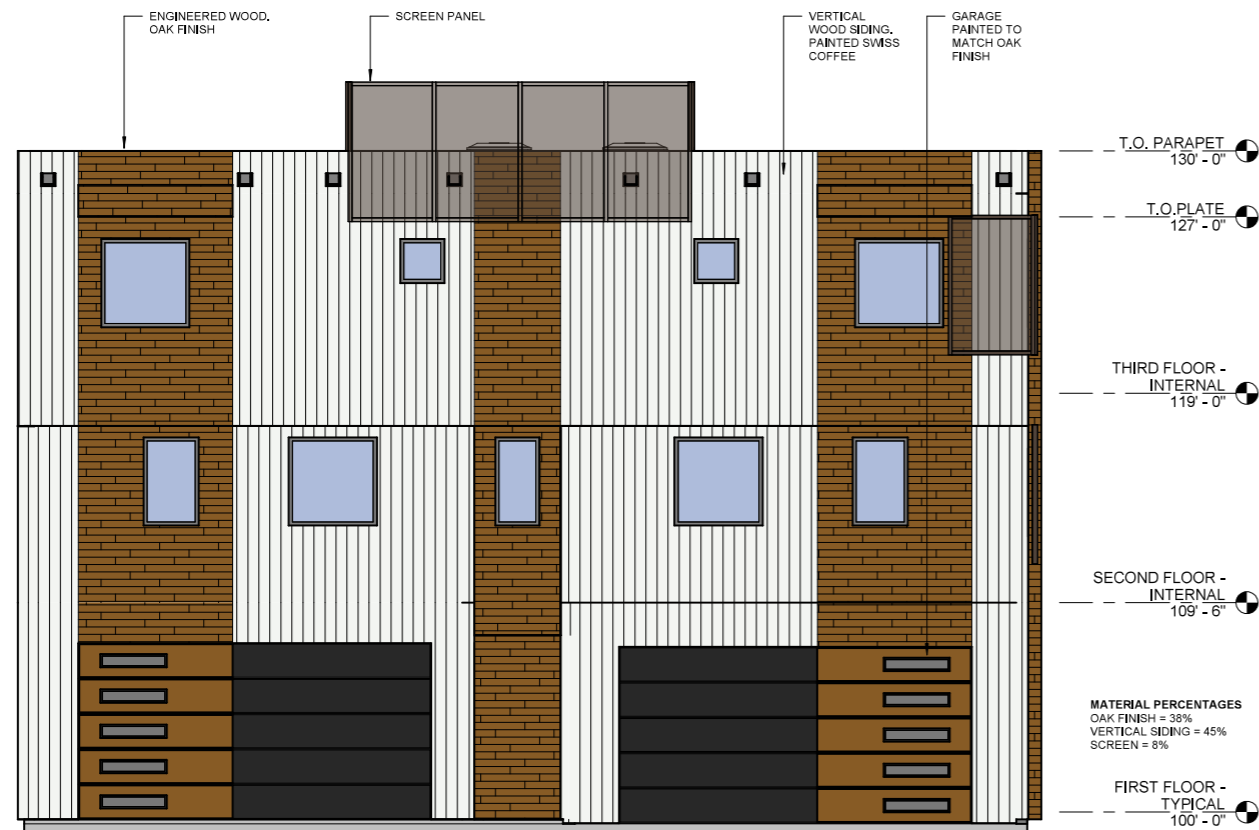
SETBACKS:
FRONT --- FT
REAR --- FT
SIDE INTERIOR --- FT EA
SIDE STREET --- FT EA

WATER SERVICE: PUBLIC
SEWER SERVICE: PUBLIC

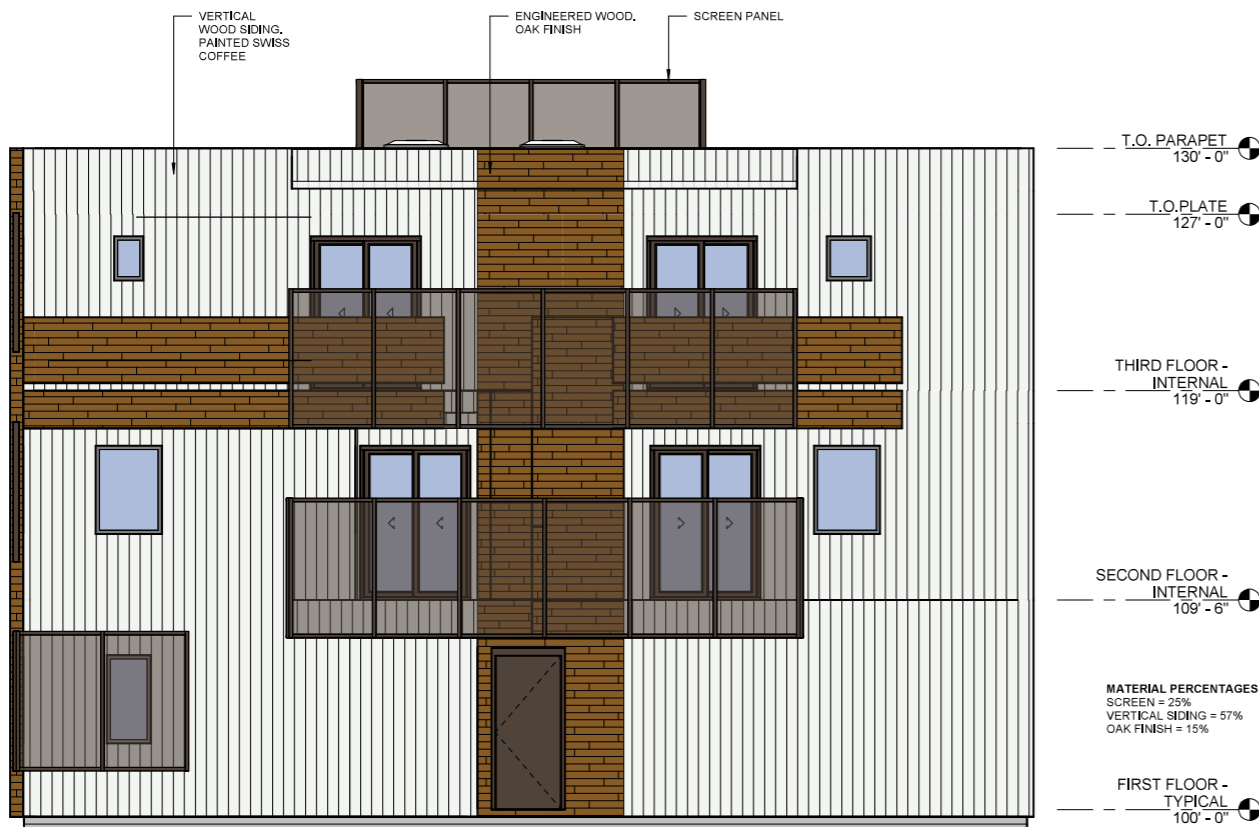
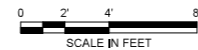
NOTES:
1- ALL INFORMATION SHOWN ON THIS PLAN IS SCHEMATIC. NO FIELD SURVEY WAS PERFORMED TO VERIFY THE TOPO AND THE LOCATION OF ANY UTILITY.
2- LOCATION OF PROPERTY AND TOPO ARE PER GIS MAPS AND MAY VARY WHEN PERFORMING A FIELD SURVEY.
3- INSTALL FIRE HYDRANTS PER IFC APPENDIX B AND C.
4- LOCATIONS OF DRIVEWAYS SHOWN ON THIS PLAN ARE APPROXIMATE.



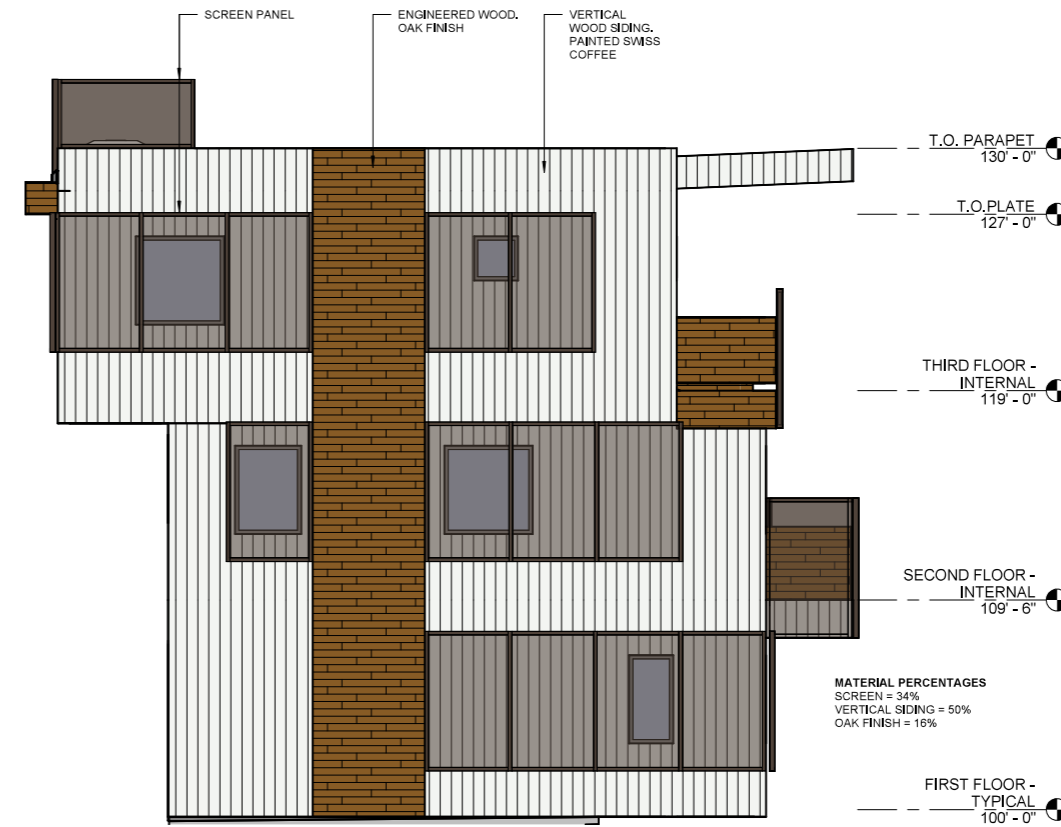
VICINITY MAP
SCALE: 1"=1 MILE



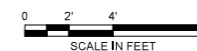
③ GARAGE ELEVATION
1/4" = 1'-0"



② ENTRANCE ELEVATION
1/4" = 1'-0"



① SIDE ELEVATION
1/4" = 1'-0"



NOTE:
DUE TO SOFTWARE LIMITATIONS,
THE SCREEN IS DEPICTED AS A
TRANSPARENT PANEL. FOR AN
ACCURATE DEPICTION OF THE
PANEL, SEE SITE DETAILS.

MATERIAL FOUND ON UNDERSIDES
OF CANTILEVERED ELEMENTS TO
MATCH THE PREDOMINANT
MATERIAL OF THE ELEMENT

**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

THE FIVE SIX

101 N. 56TH ST.
MESA, AZ

PROJECT NO: 23006
DATE: 10/18/22



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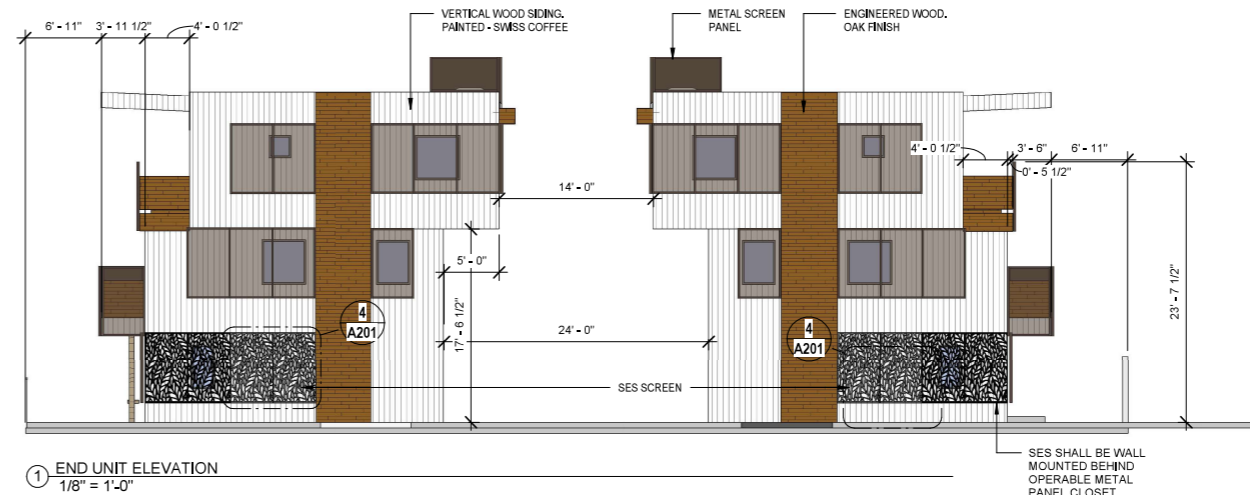
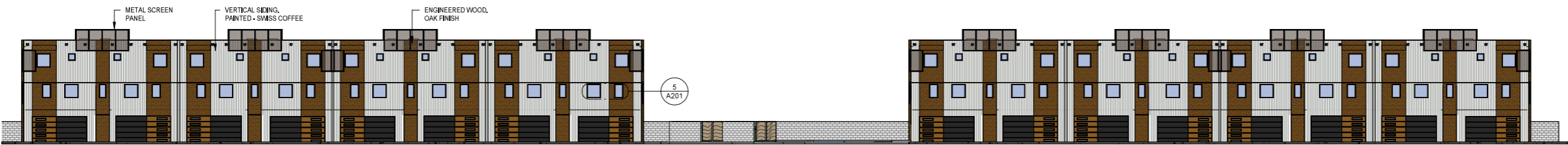
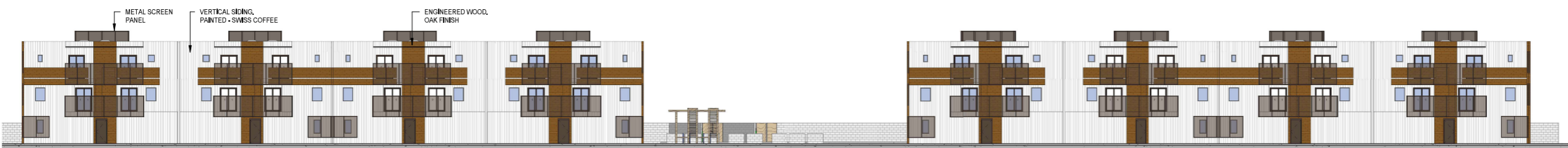
**2+2 BEDROOM UNIT
BUILDING
ELEVATIONS**

A202



NOTE:
DUE TO SOFTWARE LIMITATIONS, METAL SCREEN PANELS ARE SHOWN AS TRANSPARENT PANELS. SEE SITE DETAIL 4/A201 AND VIEW 1/A201 FOR MORE ACCURATE DEPICTION.

MATERIALS FOUND ON UNDERSIDES OF CANTILEVERED ELEMENTS TO MATCH THE PREDOMINANT MATERIAL OF ELEMENT.



**PRELIMINARY
NOT FOR
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no.	date	description

THE FIVE SIX

101 N. 56TH ST.
MESA, AZ

PROJECT NO: 23006
DATE: 11/02/23



atmosphere architects
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Mesa, AZ 85201
contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

**ELEVATIONS
A201**

Final



② PERSPECTIVE WEST ENTRY



① PERSPECTIVE SW APPROACH

**PRELIMINARY
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CONSTRUCTION**

no.	date	description

THE FIVE SIX

101 N. 56TH ST.
MESA, AZ

PROJECT NO: 23006
DATE: 11/06/23



atmosphere architects
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Mesa, AZ 85201

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**3D VIEWS
A001**

Final

Citizen Participation Plan for 56th Multifamily

Date: 21 March 2024

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of an application for the 56th Multifamily development. This site is located at 101 N. 56th St. and is an application for the rezoning of 1.07 acres from LC to RM-4 PAD for the construction of 32 for-rent attached townhome units. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Tim Boyle

114 W Main St.

Mesa, Arizona 85201

(917) 526-0323

email: tim@atmosarch.com

Pre-submittal Meeting: The pre-application meeting with City of Mesa planning staff was held on 11 April 2023. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half miles of the project.
 - Property owners within 1,000 feet from site but may include more.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held virtually on May 4, 2023 at 6pm.
 - The first meeting will be an introduction to the project, and an opportunity to ask questions and state concerns. A sign-in list will be used, and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

[All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa]

Schedule: Pre-submittal meeting – 11 April, 2023

First neighborhood meeting – 4 May, 2023.

Notification sent 19 Apr, 2023

Application Submittal – 22 Sep, 2023

5 Jan, 2024

Second neighborhood meeting –

Submittal of Citizen Participation Report and Notification materials –

Planning and Zoning Board Hearing –



atmosphere

architects

Mesa AZ 85201

602.888.4671 www.atmosarch.com tim@atmosarch.com

101 N 56th St Mesa Development Community Meeting

The Five Six is a luxury 2020's modern townhouse project. The 3 story, 2 bedroom units with two car garages feature balconies and large windows to bring in light. The minimalist design of this infill project, similar to Albany Heights next door, continues an upscale standard for future development throughout Mesa. Amenities include a splash pad, playground and a BBQ Ramada.



This lot has been long overlooked for redevelopment. Multifamily projects create a buffer between quiet single family home neighborhoods and more vibrant major streets and commercial corridors. Careful architectural consideration was made to create a vibrant multifamily community. Extensive shade trees and landscaping have been designed along the perimeter of the project to enhance its beauty and minimize views into neighboring lots.

As a home or property owner within 1000' of this project, or a Neighborhood Association or HOA within a mile, you are invited to participate in an online ZOOM community meeting:

Time: May 4, 2023 06:00 PM Arizona

<https://asu.zoom.us/j/82390821125>

Password: 101N

For assistance or a clickable copy of the link, please email tim@atmosarch.com prior to the meeting.

Community Meeting Letter
19 April 2023

Citizen Participation Report for 56th Multifamily

Date: 8 October 2024

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of an application for the 56th Multifamily development. This site is located at 101 N. 56th St. and is an application for the rezoning of 1.07 acres from LC to RM-4 PAD for the construction of 32 for-rent attached townhome units. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Tim Boyle

114 W Main St.

Mesa, Arizona 85201

(917) 526-0323

email: tim@atmosarch.com

Pre-submittal Meeting: The pre-application meeting with City of Mesa planning staff was held on 11 April 2023. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half miles of the project.
 - Property owners within 1,000 feet from site but may include more.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held virtually on May 4, 2023 at 6pm.
 - The first meeting will be an introduction to the project, and an opportunity to ask questions and state concerns. A sign-in list will be used, and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

[All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa]

Schedule: Pre-submittal meeting 11 April 2023

First neighborhood mtg 4 May 2023.
Notification sent 19 Apr 2023

Formal App Submittal 22 Sep 2024

DRB Meeting 10 Sep 2024
Notification sent 26 Aug 2024

P&Z Board Hearing 23 Oct 2024
Notification sent 8 Oct 2024
CPR submitted 8 Oct 2024



atmosphere

architects

Mesa AZ 85201

602.888.4671 www.atmosarch.com tim@atmosarch.com

101 N 56th St Mesa Development Community Meeting

The Five Six is a luxury 2020's modern townhouse project. The 3 story, 2 bedroom units with two car garages feature balconies and large windows to bring in light. The minimalist design of this infill project, similar to Albany Heights next door, continues an upscale standard for future development throughout Mesa. Amenities include a splash pad, playground and a BBQ Ramada.



This lot has been long overlooked for redevelopment. Multifamily projects create a buffer between quiet single family home neighborhoods and more vibrant major streets and commercial corridors. Careful architectural consideration was made to create a vibrant multifamily community. Extensive shade trees and landscaping have been designed along the perimeter of the project to enhance its beauty and minimize views into neighboring lots.

As a home or property owner within 1000' of this project, or a Neighborhood Association or HOA within a mile, you are invited to participate in an online ZOOM community meeting:

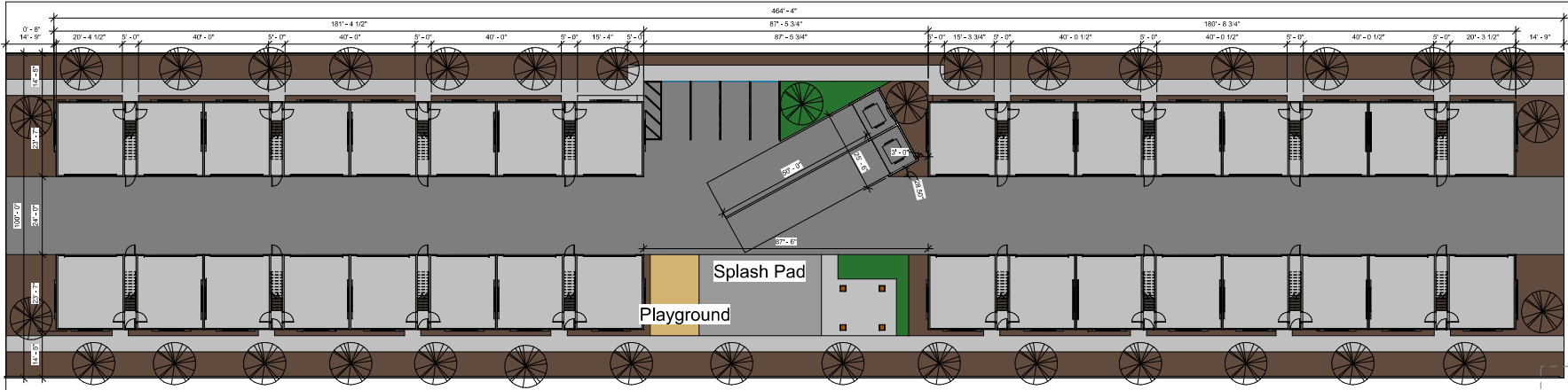
Time: May 4, 2023 06:00 PM Arizona

<https://asu.zoom.us/j/82390821125>

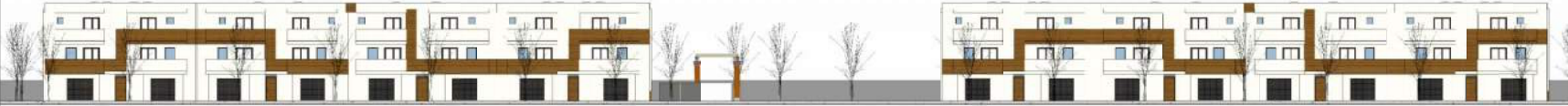
Password: 101N

For assistance or a clickable copy of the link, please email tim@atmosarch.com prior to the meeting.

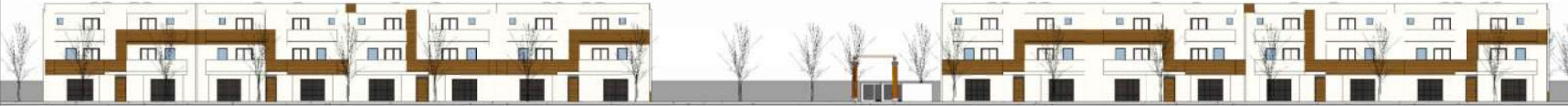
Community Meeting Letter
19 April 2023



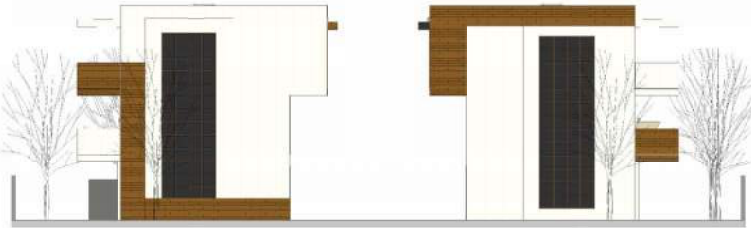
1 Site Plan
1/16" = 1'-0"



2 North
1/16" = 1'-0"



3 South
1/16" = 1'-0"



4 West
1/8" = 1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

56th Albany

PROJECT NO: 23006
DATE: 02/17/23



atmosphere architects
p.o. box 5267
mesa, az 85211

Site Plan & Site
Elevations

100

August 26, 2024

Dear Neighbor,

We have applied for Design Review for the property located within the 0 and 100 blocks of North 56th Street (east side) and the 0 and 100 blocks of North 57th Street (west side). Located west of Recker Road and north of Main Street. This request is for development of multiple residence project. The case number assigned to this project is DRB23-00700.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-888-4671 or e-mail me at tim@atmosarch.com

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on Tuesday, September 10, 2024 in the City Council Chambers located at 57 East First Street. The Work Session will begin at 4:30 p.m. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom <https://mesa11.zoom.us/j/82508085605>, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.**

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> **at least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

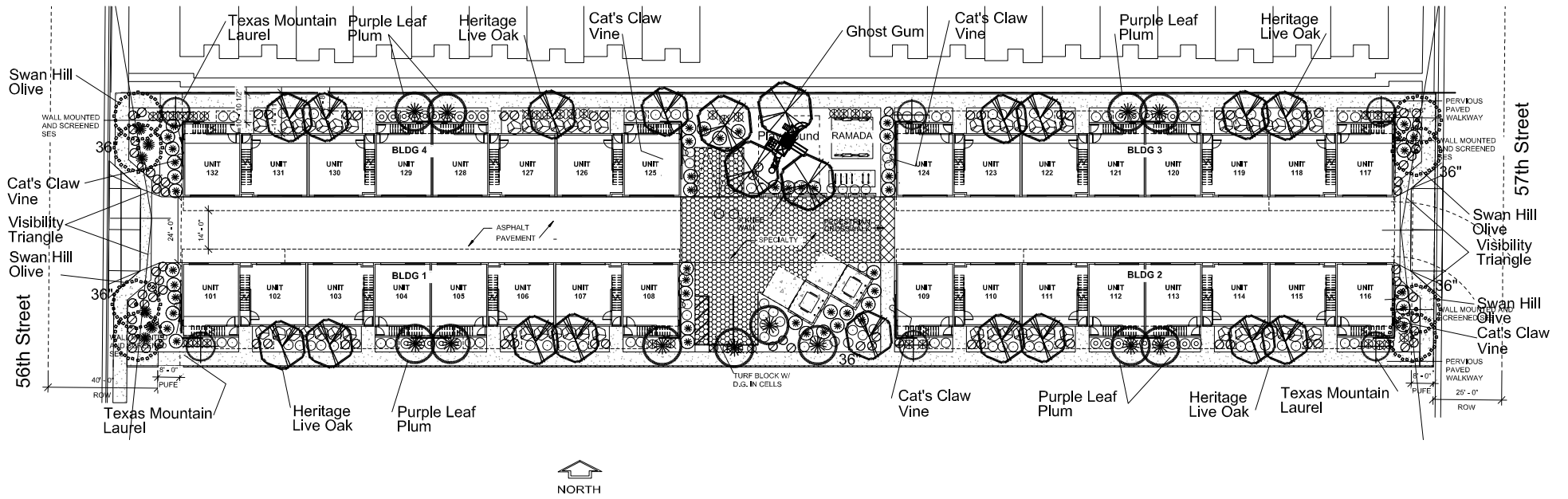
The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. They can be reached at 480-644-6712 or Charlotte.Bridges@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence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

Sincerely,

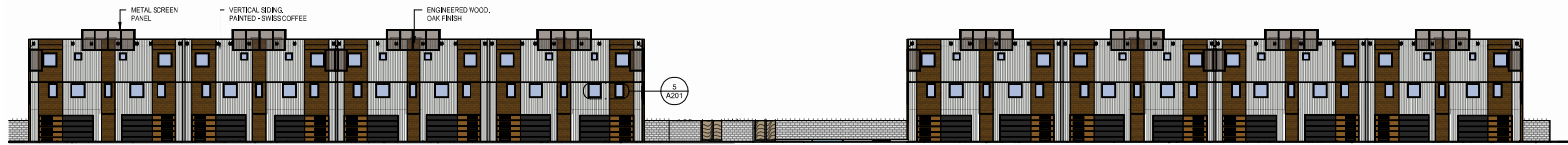


Tim Boyle
atmosphere architects
114 W Main Street
Mesa Arizona 85201

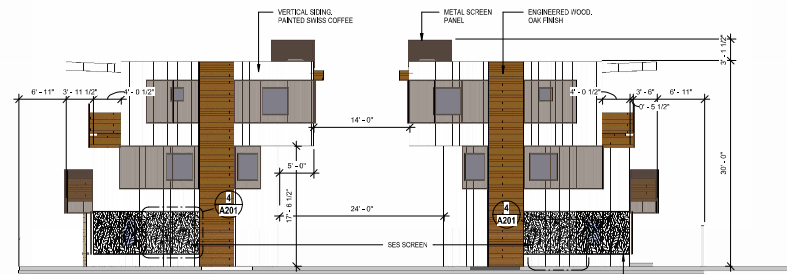




③ - ENTRANCE ELEVATION
1/16" = 1'-0"



② - GARAGE ELEVATION
1/16" = 1'-0"



① - END UNIT ELEVATION
1/8" = 1'-0"

SES SHALL BE WALL MOUNTED BEHIND OPERABLE METAL PANEL CLOSET

Dear Neighbor,

We have applied for Rezone from

Limited Commercial (LC) to Multiple Residence-4 with a Planned Area Development Overlay

(RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence

Development for the property located at 101 N 56th ST, Mesa AZ 85205. This request is for development of a multiple residence. The case number assigned to this project is ZON23-00771.

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 602-888-4671 or e-mail me at tim@atmosarch.com.

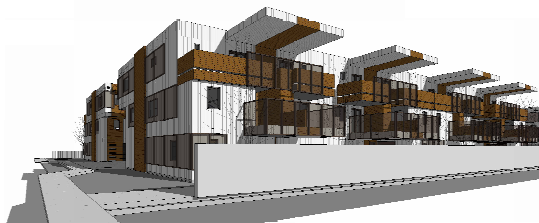
This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on October 23, 2024 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

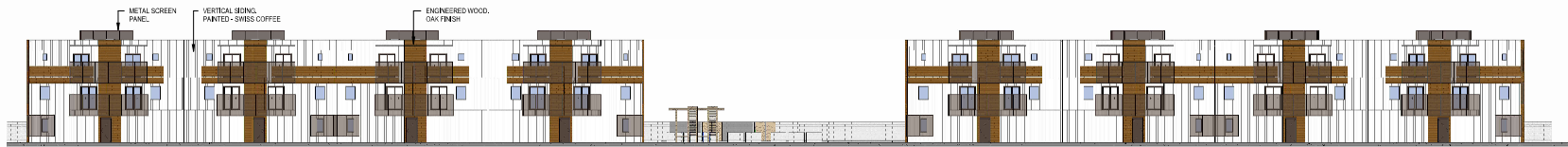
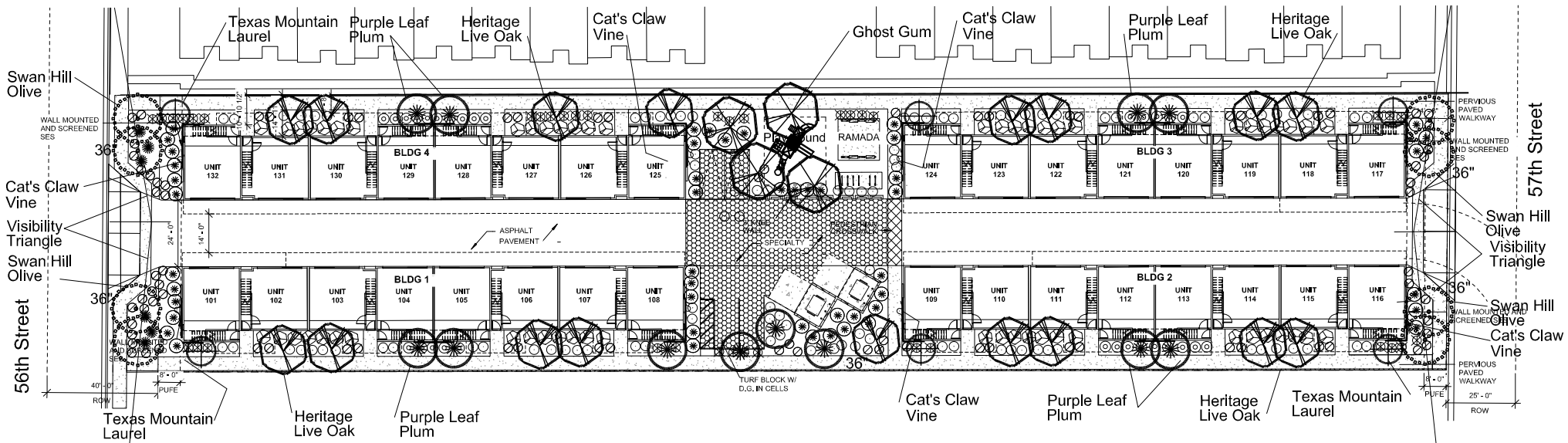
The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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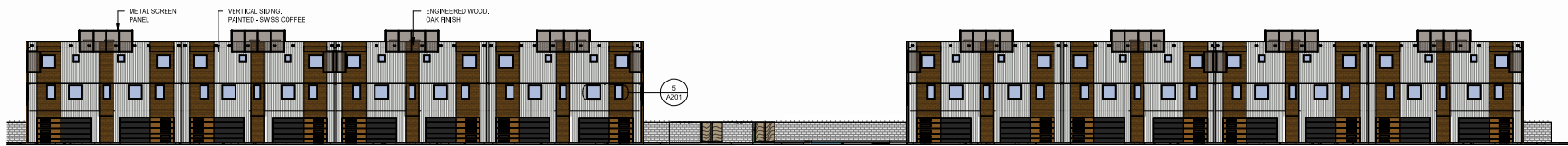
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Sincerely,





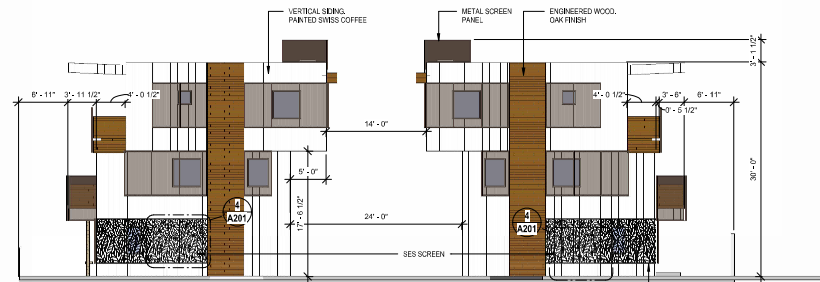
1 ENTRANCE ELEVATION
1/16" = 1'-0"



2 GARAGE ELEVATION
1/16" = 1'-0"



3 PERSPECTIVE WEST ENTRY



1 END UNIT ELEVATION
1/8" = 1'-0"

SES SHALL BE WALL MOUNTED BEHIND OPERABLE METAL PANEL CLOSET

ADDRESSES 1000' & HOA

VERMA AVTAR
5474 E DESERT JEWEL DR
PARADISE VALLEY AZ USA 85253

LUONG MINH TRAN/PRISCILLA
5602 E MAIN ST MESA AZ USA 85205

RAMDAS INVESTMENSTS II LLC
5750 E MAIN ST MESA AZ USA 85205

FARNSWORTH RESIDENTIAL LP LLP
460 S GREENFIELD STE 2 MESA AZ
USA 85206

SUNFLOWER FUNERAL HOLDINGS
LLC
5650 E MAIN ST MESA AZ USA
852058813

WESTLAND PARTNERS LLC
757 EMORY ST 105 IMPERIAL BEACH
CA USA 91932

JOHNSTAR LLC
306 N FRASER DR WEST MESA AZ
USA 85203

ROHRBACHER CHARLES E/EVELYN
P
213 N 57TH PL MESA AZ USA 85205

LOPEZ MANUEL JR
201 N 57TH PL MESA AZ USA 85205

MARTINEZ-MEDINA LAURA C
147 N 57TH PL MESA AZ USA 85205

ANGLE RYAN/JESSICA N
135 N 57TH PL MESA AZ USA 85205

CASTILLO JASON
125 N 57TH PL MESA AZ USA 85205

MULLIN JEFFREY J
126 N 58TH ST MESA AZ USA 85205

WILLIAMS LYNNE
132 N 58TH ST MESA AZ USA 85205

WALLACE JULIA L/JOY VIVIAN G
138 N 58TH ST MESA AZ USA
852058862

NEGELSPACH BRETT J
144 N 58TH ST MESA AZ USA 85205

VELMA GWIN LIVING TRUST
152 N 58TH ST MESA AZ USA 85205

THOMAS ANDREW J
908 W SHAWNEE DR CHANDLER AZ
USA 85225

NICHOLS SUNDAE DAWN
202 N 58TH ST MESA AZ USA 85205

EAST VIEW APARTMENTS LLC
614 N ROBSON MESA AZ USA 85201

NELSON RICHARD/LARA
1002 N WADE DR GILBERT AZ USA
85234

BIGGS MARGARET A
2210 W DEL ORO CIR MESA AZ USA
85202

CATHEDRAL CANYON HOLDINGS
LLC
4245 E PALM ST MESA AZ USA 85215

DERSTINE FAMILY LIVING TRUST
5515 CHARLOTTE LN JURUPA
VALLEY CA USA 92509

VAN HORN LANDING TRUST
4115 E DOLPHIN AVE MESA AZ USA
85206

GRC ALBANY LLC
300 PLAZA DR STE 260 HIGHLANDS
RANCH CO USA 80129

MIDWAY EXCHANGE BORROWER 14
LLC
PO BOX 4090 SCOTTSDALE AZ USA
85261

IH6 PROPERTY PHOENIX LP
1717 MAIN ST SUITE 2000 DALLAS
TX USA 75201

NELSON PAUL DAVID
140 N 56TH PL MESA AZ USA 85205

RAYMOND CHARLES JORDAN
LIVING TRUST
150 N 56TH PL MESA AZ USA 85205

HEBERT ALEX JAMES/ASHLEY
148 N 56TH PL MESA AZ USA 85205

CUNNINGHAM DARNET
NICHOLE/LITTLE DEDRIC JEROME
146 N 56TH PL MESA AZ USA 85205

HOLLEY JOY C
156 N 56TH PL MESA AZ USA 85205

GIOVANNUCCI ROBERT A
154 N 56TH PL MESA AZ USA 85205

ELIZABETH MARDINI TRUST
PO BOX 31630 MESA AZ USA 85275

KUBAL THOMAS M/PATRICIA J
162 N 56TH PL MESA AZ USA 85205

RIGHI CARTER
VALENTINO/ELIZABETH H
160 N 56TH PL MESA AZ USA 85205

ZHAO XIANG
158 N 56TH PL MESA AZ USA 85205

WILKIN BRANDON R/NOBLE
BREANNA BAEZA
206 N 56TH PL MESA AZ USA 85205

LY NICK/HUYNH MONG THI NHU
204 N 56TH PL MESA AZ USA 85205

EDMONDSON SAMUEL/SARAH
202 N 56TH PL MESA AZ USA 85205

BLAINE REBECCA LYNNE
212 N 56TH PL MESA AZ USA 85205

ALEXANDER SHANNON
210 N 56TH PL MESA AZ USA 85205

GHORMLEY SCOTT
CLELAND/SHIERSTEN
208 N 56TH PL MESA AZ USA 85205

RHODES BRIAN VERNON
218 N 56TH PL MESA AZ USA 85205

WHITE DIANE M
216 N 56TH PL MESA AZ USA 85205

P & G ALBANY LLC
6345 E PALM ST MESA AZ USA 85215

ABDEL-HACK YASEEN/MAALI LENA
224 N 56TH PL MESA AZ USA 85205

ENDRES JESSICA N
222 N 56TH PL MESA AZ USA 85205

BONILLA ANTHONY JOSEPH/APRIL I
220 N 56TH PL MESA AZ USA 85205

IMPERIALE ROBERT J/BREE
230 N 56TH PL MESA AZ USA 85205

DAVIS RYAN
228 N 56TH PL MESA AZ USA 85205

MELISSA S KING TRUST
226 N 56TH PL MESA AZ USA 85205

MOUROS PAUL JOHN
236 N 56TH PL MESA AZ USA 85205

LINGLING Z HARRIS SEPARATE
PROPERTY TRUST
1510 HONEY CREEK CT THOUSAND
OAKS CA USA 913206576

VENTURE FAMILY TRUST
3920 S RURAL RD STE 110 TEMPE
AZ USA 85282

LEWIS ALONZO
242 N 56TH PL MESA AZ USA 85205

MERICLE DAVID R/AMY L
240 N 56TH PL MESA AZ USA 85205

TIGUE JO ANN
238 N 56TH PL MESA AZ USA 85205

SFR JAVELIN BORROWER LP
1717 MAIN ST STE 2000 DALLAS TX
USA 75201

SCOTT DANIELLE N/JOHN B
233 N SANDAL MESA AZ USA 85205

LAYEUX DONEITTA L/SAMPSON
TRACEY D
231 N SANDAL MESA AZ USA 85205

EZELL DOUGLAS DALE/SANTOS
SERENA JOSEPHINE
624 PORT DR SAN MATEO CA USA
94404

WHYTE DAVID A/SHERYL A
227 N SANDAL MESA AZ USA 85205

ENGLISH JAMES E
223 N SANDAL MESA AZ USA 85205

STAHL JASON
221 N SANDAL MESA AZ USA 85205

SFR INVESTMENTS V BORROWER 1
LLC
PO BOX 4090 SCOTTSDALE AZ USA
85261

CRUZ-ORTEGA MARIA F
215 N SANDAL MESA AZ USA 85205

PROGRESS RESIDENTIAL
BORROWER 13 LLC
PO BOX 4090 SCOTTSDALE AZ USA
85261

STAR 2022-SFR3 BORROWER L P
591 W PUTNAM AVE GREENWICH CT
USA 06830

THUE RONALD B/DEBORAH
839 W 1290TH NORTH ST OGDEN UT
USA 84404

NAVA STEVEN/CYNDI ALICIA
207 N SANDAL MESA AZ USA 85205

GUTIERREZ JOSE R
205 N SANDAL MESA AZ USA 85205

MEYER CHARLES R/BRIANNA
165 N SANDAL MESA AZ USA 85205

RS XII NM PHOENIX OWNER 1 LP
717 N HARWOOD ST STE 2800
DALLAS TX USA 75201

RUBIO JACQUELINE P
161 N SANDAL MESA AZ USA
852055881

BIELAK RONALD E II
159 N SANDAL MESA AZ USA 85205

AUREUS LLC
651 NAVAJO WAY FREMONT CA USA
94539

PROGRESS RESIDENTIAL
BORROWER 18 LLC
PO BOX 4090 SCOTTSDALE AZ USA
85261

SMITH ROY A/NIELSEN ERICA
153 N SANDAL MESA AZ USA 85205

JUSTET APRIL
151 N SANDAL MESA AZ USA 85205

JENSEN LIVING TRUST
149 N SANDAL MESA AZ USA 85205

HERNANDEZ STALIN M/ANA L
147 N SANDAL MESA AZ USA
852055881

ROYAL JORDAN LEE/TANYA
145 N SANDAL MESA AZ USA 85205

CARPENTER RAGAN/CALEB
143 N SANDAL MESA AZ USA 85205

ROBERTSON DARYL HOWARD
144 N SANDAL MESA AZ USA 85205

WILLIAMS JOANN
142 N SANDAL MESA AZ USA 85205

REGNA CINDY L
152 N SANDAL ST MESA AZ USA
85205

CASTRO GERI A/MILLER HUGH C
150 N SANDAL MESA AZ USA 85205

TILLIE CHRISTINA L
148 N SANDAL MESA AZ USA
852055880

ANDERSON NOEL/STEPHEN M
12416 E VALLEJO ST CHANDLER AZ
USA 85249

LIANG YANNAN/LIU CHANG
3098 E LINDA LN GILBERT AZ USA
85234

GYANG ESTHER S
154 N SANDAL MESA AZ USA 85205

PRICE ROY J/TIMMARIE
164 N SANDAL MESA AZ USA 85205

HARDY ENTERPRISES LLC
1302 E PALOMINO DR TEMPE AZ
USA 85284

STEPHENSON FAMILY TRUST 2012
206 N SANDAL MESA AZ USA 85205

EYMAN NATALIE RUTH YUMIKO
208 W CALLE DE ARCOS TEMPE AZ
USA 85284

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000 DALLAS TX
USA 752014657

JENNINGS JOHN EDWARD
212 N SANDAL MESA AZ USA 85205

SCOTT WESLEY/SABRINA
210 N SANDAL MESA AZ USA 85205

SUTHERLAND NIGEL J/KAREN L
244 N SANDAL MESA AZ USA 85205

DAVID VIVIAN SANTOS/CARLITO
ROMERO JR
242 N SANDAL MESA AZ USA 85205

MALOKU BASHKIM/ARLINDA
239 N 56TH PL MESA AZ USA 85205

JARVIS JAKE/MCKENZY
209 N 56TH PL MESA AZ USA 85205

RIVERA EDWARD
211 N 56TH PL MESA AZ USA 85205

HENDERSON JAYSON ERIC/HAYDEN
JEREMY
213 N 56TH PL MESA AZ USA 85205

FIGUEROA CORDERO/CARLOS
D/KIMBERLY L
203 N 56TH PL MESA AZ USA 85205

CONNER KRISTEN
2643 N KACHINA MESA AZ USA
85203

CARTWRIGHT MARY/STANDAGE
CHRISTOPHER
207 N 56TH PL MESA AZ USA 85205

ELSESSER KRISTEN KAY
159 N 56TH PL MESA AZ USA 85205

FRANCO-OLVERA
PATRICIA/MENDOZA GUSTAVO
OLVERA
161 N 56TH PL MESA AZ USA 85205

HILL DARLA KAY/NATHANIEL C III
163 N 56TH PL MESA AZ USA 85205

MCPHERSON CHIP/OGAS HALEY K
SIBLEY
153 N 56TH PL MESA AZ USA 85205

CARDWELL CRAIG ANDRE
155 N 56TH PL MESA AZ USA 85205

SALINAS JONATHAN
GIOVANNI/NIURY ADRIANA
6562 OSLER ST SAN DIEGO CA USA
92111

CUMMINGS RICHARD S
151 N 56TH PL MESA AZ USA 85205

RICHARDS JOSEPH C
141 N 56TH PL MESA AZ USA 85205

GLESSNER JULIE
17797 N 93RD ST SCOTTSDALE AZ
USA 85255

KUCENSKI BEN
145 N 56TH PL MESA AZ USA 85205

ALBANY VILLAGE COMMUNITY
ASSOCIATION
8840 E CHAPARRAL RD SUITE 200
SCOTTSDALE AZ USA 85250

MESA SNFH RP SUB LLC
215 N WHITLEY DR SUITE 3
FRUITLAND ID USA 83619

56TH MD INC
5701 E MAIN ST MESA AZ USA 85205

MENDEZ CATHERINE
5718 E ADRIAN AVE MESA AZ USA
85206

LANGE JAMES WESTON
5664 E ADRIAN AVE MESA AZ USA
85206

MIKALACKI DRAGOMIR/SLAVICA
1807 E MENLO ST MESA AZ USA
85203

SIBEL RAYNELLE
5622 E ADRIAN AVE MESA AZ USA
85206

SCHAUMBURG JESSICA LYNN/LUKE
WILLIAM
5615 E ADRIAN AVE MESA AZ USA
85206

ROSS NOLAN
5621 E ADRIAN AVE MESA AZ USA
85206

MAIN STREET CASITAS
HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201 MESA AZ
USA 85201

ADILYAR ROHULLAH
5644 E ANSEL AVE MESA AZ USA
85206

GROSS JOSEPH W/MAXTON
BEVERLY S
5650 E ANSEL AVE MESA AZ USA
85206

ESCOBEDO DONNIE/RAYMUNDO
MARISSA
5656 E ANSEL AVE MESA AZ USA
85206

SHOWALTER ASHLEY J
5662 E ANSEL AVE MESA AZ USA
85206

PAYNE DEVEN JUSTICE
5710 E ANSEL AVE MESA AZ USA
85206

GAYTAN JARED ISRAEL/MELINA N
5716 E ANSEL AVE MESA AZ USA
85206

SWANSON RYAN/BARBARA
5722 E ANSEL AVE MESA AZ USA
85206

JENKINS MITCHELL/ERICA
5609 E ADRIAN AVE MESA AZ USA
85206

PROGRESS RESIDENTIAL
BORROWER 21 LLC
PO BOX 4090 SCOTTSDALE AZ USA
85261

VICEDO LORELEI IAN MARIE
B/REGALADO D
5633 E ADRIAN AVE MESA AZ USA
85206

FAVAZZO BRANDON/SABRINA
5639 E ADRIAN AVE MESA AZ USA
85206

MAZA GUSTAVO/AMALIA
5645 E ADRIAN AVE MESA AZ USA
85206

YARRINGTON DALLIN M
1265 CORONA POINTE CT SUITE 301
CORONA CA USA 92879

WRIGHT BRANDON/SPINAZZOLA
SIERRA
5657 E ADRIAN AVE MESA AZ USA
85206

AMOAKO KEN
5663 E ADRIAN AVE MESA AZ USA
85206

LE LESLEY K
5705 E ADRIAN AVE MESA AZ USA
85206

MCH SFR PROPERTY OWNER 2 LLC
14355 COMMERCE WAY MIAMI
LAKES FL USA 33016

PLACENCIA JEFFREY P/STEINKEN
KATELYN
5717 E ADRIAN AVE MESA AZ USA
85206

MISSION BANK
5555 E MAIN ST MESA AZ USA 85205

BHAKTA TARUNBHAI
5531 E MAIN ST MESA AZ USA 85206

MSL ASSETS LLC
2338 W ROYAL PALM RD SUITE J
PHOENIX AZ USA 85021

SCHAMER FAMILY TRUST
5465 E BOSTON ST MESA AZ USA
85205

WALL ARTHUR/DENISE
5473 E BOSTON ST MESA AZ USA
85205

ESCOBEDO EDWARD B/JOSEPHINE
B
5481 E BOSTON ST MESA AZ USA
85205

WILLIAMS CHARLES/SA-ARD W
5489 E BOSTON ST MESA AZ USA
85205

CHAVEZ ELOY A/KATIE V
5497 E BOSTON ST MESA AZ USA
85205

BOSTON PROPERTIES AND
HOLDINGS LLC
2433 E JAVELINA AVE MESA AZ USA
85204

LEONARD ROBIN
210 N 56TH ST MESA AZ USA 85205

PAGAN EDWIN S ORTEGA/ORTEGA
CENTENO SATURNINO/WILFREDO
1513 W 1ST PL MESA AZ USA 85201

BURCH ROBERTA L
5526 E BOSTON ST MESA AZ USA
85205

LEIX FAMILY TRUST
5518 E BOSTON ST MESA AZ USA
85205

ALVAREZ LEONARD/COCKMAN
JULIE
5510 E BOSTON ST MESA AZ USA
85205

MARTINEZ SHIRLEY M
5502 E BOSTON ST MESA AZ USA
85205

DARRYL W MORGAN AND LORETTA
A MORGAN TRUST
12220 GREGORY RD ANCHORAGE
AK USA 99516

FLOROM HARVEY D
5488 E BOSTON ST MESA AZ USA
85205

MOERMAN ELLEN J
5480 E BOSTON ST MESA AZ USA
85205

PAULA LOUISE GOETSCH TRUST
5487 E BOISE ST MESA AZ USA
85205

SMYTHE CHARLENE M
5495 E BOISE ST MESA AZ USA
85205

STUYCK BETTIE TR
5501 E BOISE ST MESA AZ USA
85205

NIX BILL H/DIANE R
5509 E BOISE ST MESA AZ USA
85205

PATRICK LAWLOR LLC
6516 GUIDE MERIDIAN RD LYNDEN
WA USA 98264

ROSE CLEO D
PO BOX 2167 APACHE JUNCTION AZ
USA 85117

DOUGLAS L ANDERSON
REVOCABLE TRUST/ETAL
4210 COLFAX AVE LINCOLN NE USA
68504

CROFTS JAMES/CHERYL
5541 E BOISE ST MESA AZ USA
85205

BAILEY GERALD D/KATHLEEN L
5542 E BOISE ST MESA AZ USA
85205

COLLINSWORTH RON/PAULA
5534 E BOISE ST MESA AZ USA
85205

VICTORA ELIZABETH KARL FAMILY
LIVING TRUST
5526 E BOISE ST MESA AZ USA
85205

DE BARTOLO SHARLENE
5518 E BOISE ST MESA AZ USA
85205

HIATT DAVID K
4148 E GREENWAY CIR MESA AZ
USA 85205

5478 DREAMLAND LLC
640 N 65TH PL MESA AZ USA 85205

DORMAN KAREN K
5470 E ALBANY ST MESA AZ USA
85205

BESHARA EMAD/GERGES MONIRA B
5462 E ALBANY ST MESA AZ USA
852058710

SHERWOOD INVESTMENTS LLC
456 W MAIN ST MESA AZ USA 85201

RAU DONALD B/KAREN A
5446 E ALBANY ST MESA AZ USA
85205

DUPONT PATRICK
5439 E ALBANY ST MESA AZ USA
85205

NIEMI KATHRYN
5447 E ALBANY ST MESA AZ USA
85205

ACHKOUTI ELIAS
5455 E ALBANY ST MESA AZ USA
85205

COPLIN JANICE K
2746 ASHTON DR SAGINAW MI USA
48603

DUNLAP DONALD F/VERNETTA F
39 N MAPLE MESA AZ USA 85205

WEIS MAYNARD G/MADONNA R
202 22ND ST NW AUSTIN MN USA
55912

MARGARET M VALENZUELA TRUST
5480 E AKRON ST MESA AZ USA
85205

ANGELUCCI LOUIS C/BARENZ JILL
MARIE
5472 E AKRON ST MESA AZ USA
85205

CORAZZOL BARBARA A
5464 E AKRON ST MESA AZ USA
85205

STANNY LORAYNE
5456 E AKRON ST MESA AZ USA
85205

WARNECKE AUDREY
5448 E AKRON ST MESA AZ USA
85205

MARTIN EVANGELINE
ANDRADA/MONTGOMERY MAY
MARIE
5440 E AKRON ST MESA AZ USA
85205

VILLANYI LISA
5432 E AKRON ST MESA AZ USA
85205

WEEKS JOSHUA/CORRIE M
411 S HONEYSUCKLE LN GILBERT
AZ USA 85296

LAWRENCE TERRY
5441 E AKRON ST MESA AZ USA
85205

GALLARDO TARA KAY
5449 E AKRON ST MESA AZ USA
85205

HUYSEN RICHARD
3920 S RURAL RD STE 110 TEMPE
AZ USA 85282

CLAR GLORIA ANDREA TR
11417 E MCDOWELL RD APACHE
JUNCTION AZ USA 85220

SMITH DONALD/CAROL
5473 E AKRON ST MESA AZ USA
85205

WARREN DAVID P/DEBORAH L
5481 E AKRON ST MESA AZ USA
85205

ENGLUND WAYNE
C/LINDA/JOHNSON BARBARA/BRIAN
101 N 55TH ST MESA AZ USA 85205

REVOCABLE LIVING TRUST OF
VIRGINIA ARLENE RHOADES
109 N 55TH ST MESA AZ USA 85205

HOCKINS RUSSELL W
117 N 55TH ST MESA AZ USA 85205

MUTH CLARENCE J TR
125 N 55TH ST MESA AZ USA 85205

KAREN M SCHENEKER LIVING
TRUST
133 N 55TH ST MESA AZ USA 85205

FIFTY FIFTH STREET PROPERTIES
LLC ETAL
5501 E BOSTON ST MESA AZ USA
85205

BHAKTA BHARATBHAI R
5414 E MAIN ST MESA AZ USA 85205

CMD ASSETS LLC
6040 E MAIN ST STE 466 MESA AZ
USA 85205

BHAKTA
SURESHBHIA/SUNANDABEN/ETAL
5414 E MAIN ST MESA AZ USA 85205

VELDA ROSE UNITED METHODIST
CHURCH INC
5540 E MAIN ST MESA AZ USA 85205

VELDA ROSE UNITED METHODIST
CHURCH
5540 E APACHE TRAIL MESA AZ USA
85205

VELDA ROSE UNITED METHODIST
CHURCH
5540 E MAIN ST MESA AZ USA 85205

BRILIN HOLDINGS LLC
1551 E UNIVERSITY DR MESA AZ
USA 85203

VELDA ROSE METHODIST CH OF
MESA
5540 E APACHE TRAIL MESA AZ USA
85205

VELDA ROSE UNITED METHODIST
CH OF MESA
5540 E APACHE TRAIL MESA AZ USA
85205

56TH STREET EAST MESA LLC
23223 NORMANDIE AVE TORRANCE
CA USA 90501

GREEN HOME RENTALS LLC
111 E DUNLAP AVE STE 1-293
PHOENIX AZ USA 85020

Casa De Paz Homeowners Association
Rollie Saetre
131 N Higley Rd 81 Mesa, AZ 85205

Lemon Tree
Rick Letz
5524 E Carmel Ave Mesa, AZ 85206

Lemon Tree
Valorie Crackel
5461 E Capri Ave Mesa, AZ 85206

Main Street Casitas Homeowners
Association
Brittany Wise
450 N Dobson Rd 201 Mesa, AZ
85201

Stoneybrook
Dennis Taylor
4947 E Adobe St Mesa, AZ 85205

ADDRESSES 500'

56TH STREET EAST MESA LLC
23223 NORMANDIE AVE
TORRANCE CA 90501

ALBANY VILLAGE COMMUNITY
ASSOCIATION
8840 E CHAPARRAL RD 200
SCOTTSDALE AZ 85250

ANDERSON NOEL/STEPHEN M
12416 E VALLEJO ST
CHANDLER AZ 85249

BRILIN HOLDINGS LLC
1551 E UNIVERSITY DR
MESA AZ 85203

CARDWELL CRAIG ANDRE
155 N 56TH PL
MESA AZ 85205

CONNER KRISTEN
2643 N KACHINA
MESA AZ 85203

CROWN INVESTMENT COMPANY
1010 WESTLOOP PL PMB 69
MANHATTAN KS 66502

CUEVAS DIMAS/TERESA DE JESUS
143 N SANDAL
MESA AZ 85205

CUMMINGS RICHARD S
151 N 56TH PL
MESA AZ 85205

EAST VIEW APARTMENTS LLC
614 N ROBSON
MESA AZ 85201

ELIZABETH MARDINI TRUST
PO BOX 31630
MESA AZ 85275

ENGLUND WAYNE
C/LINDA/JOHNSON BARBARA/BRIAN
101 N 55TH ST
MESA AZ 85205

FARNSWORTH RESIDENTIAL LP LLP
460 S GREENFIELD STE 2
MESA AZ 85206

FYR SFR TRS LLC
PO BOX 4090
SCOTTSDALE AZ 85261

GOLDEN STATE PROFESSIONAL
SERVICES INC
PO BOX 46203
WEST HOLLYWOOD CA 90046

HARDWICK WILLIAM J/LINDA L
4235 N VASSAULT ST
TACOMA WA 98407

HEBERT ALEX JAMES/ASHLEY
148 N 56TH PL
MESA AZ 85205

HOCKINS RUSSELL W
117 N 55TH ST
MESA AZ 85205

HOLLEY JOY C
156 N 56TH PL
MESA AZ 85205

IH6 PROPERTY PHOENIX LP
1717 MAIN ST 2000
DALLAS TX 75201

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS TX 75201-4657

JOHNSTAR LLC
306 N FRASER DR W
MESA AZ 85203

JRAMJA TRUST
17797 N 93RD ST
SCOTTSDALE AZ 85255

KAREN M SCHENEKER LIVING
TRUST
133 N 55TH ST
MESA AZ 85205

KUCENSKI BEN
145 N 56TH PL
MESA AZ 85205

LEE AUSTIN CHANDLER/COURTNEY
NOELLE
154 N 56TH PL
MESA AZ 85205

LUONG MINH TRAN/PRISCILLA
5602 E MAIN ST
MESA AZ 85205

MCPHERSON CHIP/OGAS HALEY K
SIBLEY
153 N 56TH PL
MESA AZ 85205

MIKULIN EVELYN/MICHAEL
7891 MALAHAT AVE
RICHMOND BC V7A 4H3

MUTH CLARENCE J TR
125 N 55TH ST
MESA AZ 85205

NELSON PAUL DAVID
140 N 56TH PL
MESA AZ 85205

RAMDAS INVESTMENSTS II LLC
5750 E MAIN ST
MESA AZ 85205

RAYMOND CHARLES JORDAN
LIVING TRUST
150 N 56TH PL
MESA AZ 85205

RICHARDS JOSEPH C
141 N 56TH PL
MESA AZ 85205

ROBERTSON DARYL HOWARD
144 N SANDAL
MESA AZ 85205

SALINAS JONATHAN
GIOVANNI/NIURY ADRIANA
6562 OSLER ST
SAN DIEGO CA 92111

SFR JAVELIN BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

SMITH JAMES G
109 N 55TH ST
MESA AZ 85205

SUNFLOWER FUNERAL HOLDINGS
LLC
5650 E MAIN ST
MESA AZ 85205-8813

TILLIE CHRISTINA L
148 N SANDAL
MESA AZ 85205-5880

VELDA ROSE METHODIST CH OF
MESA
5540 E APACHE TRL
MESA AZ 85205

VELDA ROSE UNITED METHODIST
CH OF MESA
5540 E APACHE TRL
MESA AZ 85205

VELDA ROSE UNITED METHODIST
CHURCH
5540 E MAIN ST
MESA AZ 85205

VELDA ROSE UNITED METHODIST
CHURCH
5540 E APACHE TRL
MESA AZ 85205

WARREN DAVID P/DEBORAH L
5481 E AKRON ST
MESA AZ 85205

WESTLAND PARTNERS LLC
757 EMORY ST 105
IMPERIAL BEACH CA 91932

WILLIAMS JOANN
142 N SANDAL
MESA AZ 85205

Councilmember Julie Spilsbury
PO Box 1466
Mesa AZ 85211-1466

Melissa Hollenbeck
PO Box 1466
Mesa AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Charlotte Bridges
Mesa AZ 85211-1466

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Rollie Saetre
131 N Higley Rd
Mesa AZ 85205

Lemon Tree Rick Letz
5524 E Carmel Ave
Mesa AZ 85206

Lemon Tree Valorie Crackel
5461 E Capri Ave
Mesa AZ 85206

Main Street Casitas Homeowners
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450 N Dobson Rd
Mesa AZ 85201

Stoneybrook Dennis Taylor
4947 E Adobe St
Mesa AZ 85205