

# Citizen Participation Report For The Beverly Multifamily Workforce Housing

#### PAD Rezoning/Minor General Plan Amendment, Site Plan, Design Review

City of Mesa, Arizona

PREPARED FOR:

**COPA Health** 

925 N Country Club Drive Mesa, AZ 85201

PREPARED BY:

**EARL & CURLEY P.C.** 

3101 N CENTRAL AVENUE, SUITE 1000 PHOENIX, AZ 85012 (602) 265-0094

Submitted: May 27th 2025

Case No.: ZON24-01052, ZON25-00203 & DRB24-01050

#### <u>Citizen Participation Report – the Beverly</u>

**Date:** April 23, 2025

**Purpose:** The purpose of this Citizen Participation Report is to summarize how the development team has informed and sought feedback from citizens, property owners and neighborhood associations in the vicinity of the site for a PAD/Rezone, Minor General Plan Amendment with Site Plan, and Design Review. The site is proposed as a workforce housing multi-family redevelopment. This 1.25-acre property is located 690 feet north of Main Street and 250 feet east of Alma School Road. The project will provide 36 affordable apartments. This report will show how we ensured that those affected by this application have had multiple opportunities to learn about and comment on the proposal.

#### **Contact:**

Michael Buschbacher II, AICP - Principal Planner Earl & Curley P.C. 3101 N. Central Avenue Suite 1000 Phoenix, AZ 85012

**Pre-submittal Meeting:** A pre-application meeting with the City of Mesa Planning Division staff occurred on November 5<sup>th</sup>, 2024. Staff reviewed the concept and recommended that Rezone-Site Plan with Design Review applications would be needed for the City to review and approve the proposed rezone for the Beverly. As a part of the application, a Citizens Participation Plan was prepared that outlined how adjacent residents and nearby registered neighborhoods within 1000 feet were notified about both a virtual neighborhood meeting and in-person meeting used as a follow-up meeting to the first meeting.

**Zoning Submittal Comments Review Meeting:** A comment review meeting was held on December 31<sup>st</sup>, 2024 to discuss comments provided by staff after reviewing the material submitted for the rezone. Revisions were made to this plan to provide updated meeting dates and to make corrections to the neighborhood notification letter.

**Action Plan:** In order to provide effective citizen participation in conjunction with our rezone, minor general plan amendment and design review board applications, the following actions were taken to provide opportunities to understand and address the real or perceived impacts that our request would pose to members of the surrounding community.

- 1. A contact list was developed for citizens in this area, specifically all property owners within 1,000-feet of the proposed project boundaries, and included any HOA's within a half mile, registered neighborhoods associations within one mile and any schools within the Mesa Public School district that are within proximity to the project. A copy of this list has been provided below in the appendix of this Citizen Participation Report. Notification letters were sent for both an online and in-person neighborhood meeting. In addition, notification letters for planned hearings will be provided to Staff once dates have been established for the DRB, Planning Commission and City Council hearings.
- 2. All persons listed on the contact list were sent a letter via first class mail describing the project, a site plan of the proposed Rezone/Site Plan and Design Review site location. A draft copy of this letter is attached in the appendix.
  - The first neighborhood meeting was held as an online neighborhood meeting on Wednesday, March 19, 2025, at 5:30pm and was an opportunity to discuss the project, and to ask questions and state any concerns. A sign-in list was obtained verbally, and comment were received from the single neighbor who attended the meeting. The results of that meeting are summarized below.
  - A second neighborhood meeting was held in-person at the Church
    of Christ Latter-Day Saints (Church Building), located at 1054 W 2<sup>nd</sup>
    Place Mesa, AZ 85201 on Thursday, April 22, 2025, at 6pm. Similar to
    the first meeting, a sign-in list was obtained from all who attended
    the meeting and that meeting is also summarized below.
- 3. Physical Posting of the Subject Site for Design Review, Planning & Zoning Commission and City Council Meeting Agendas will occur 15 days in advance of each of those public hearings.
- 4. A notification letter will also be provided to all property owners within 500 feet of the site 15 days before the Design Review Board meeting, when that date is determined by staff.

Note: All materials such as sign-in lists, comments, and petitions received have been included as attachments to this report.

#### Notification & Meeting Schedule:

- Pre-submittal meeting November 5, 2024
- Application Submittal December 9, 2024
- Staff Comment Review December 31, 2024
- Initial mailing for neighborhood meeting February 28, 2025
- Online Neighborhood Meeting March 19, 2025
- In-Person Neighborhood Meeting April 22, 2025
- Design Review Board/Commission To be determined by staff
- P&Z Commission Hearing To be determined by staff
- City Council Public Hearing To be determined by staff
- City Council Vote & Decision To be determined by staff

#### **Summary of Neighborhood Meetings**

**First Neighborhood Meeting:** The online meeting was held on March 19<sup>th</sup> 2025 and started at 5:30pm. In attendance were Joe Keeper from COPA Health, Councilmember Jenn Duff, council aide Priscilla Guiterez, Charlotte Bridges, Planner II with the city of Mesa, Tristam Kesti with Perlman Architects, Bill McAllister and Norm Duve both with COPA Health, Taylor Earl & Michael Buschbacher with Earl & Curley and Linda and Mike Ziegler, residents that live nearby the project to the north.

A slide presentation was made showing the details of the proposed apartments, the site plan, elevations and background information about the general plan, the rezone with a PAD overlay and other site design elements. Additional background information was provided about the need for affordable workforce housing in the city and the area. Upon the conclusion of the presentation, the meeting was opened to questions for those who attended the meeting.

Mike & Linda Ziegler began with making several comments about the architecture. Mike noted that more muted colors are preferred, along with some degree of pitched roofs to match the other pitched roofs in the neighborhood. A question was posed by Mike Ziegler regarding how the rents are established. It was noted that rents are determined by the Arizona Department of Housing based on federal formula from the Low Income Housing Tax Credit (LIHTC) program.

Joe Keeper mentioned that COPA Health is a long term holder and anticipates holding this project for the next 30 years. He also noted that they maintain their own properties and that this development will have on-site management.

Mr. Ziegler noted that he is tentatively in support of the project.

Councilmember Duff asked if there was a way to pay homage to the neighborhood, perhaps re-using design elements or railing details from the original structure. She also noted that she was not set on having pitched roofs. She asked if we had a Planning and Zoning Commission hearing date set and if a demolition permit had been obtained. Answers were provided by the staff planner, Charlotte, noting that no hearing dates have been set yet. Mr. Keeper also noted that no demolition permits have been obtained yet. Councilmember Duff mentioned that railing "swoops" re-captures the history of the site and encourage exploring the use of that design motif. She also asked if the mature trees were salvageable, and Mr. Keeper noted that the mature pine trees are in decline and that they will be removed with this project.

Mr. Kesti noted that they would look into using the railing motif and would also explore the pitched roofs and would look at the faux beam ends from the original structure for additional design considerations.

It was recommended that an in-person follow-up meeting be held and that a good location would be the LDS Church house located ¼ mile north on Beverly.

The meeting was concluded and adjourned at approximately 6:30pm

**Second Neighborhood Meeting:** The in-person meeting was held on April 22, 2025 and started at 6:05 pm, to allow attendees a chance to arrive and get settled. In attendance were the development team from COPA Health, Earl & Curley, and Perlman Architects, along with City of Mesa Planners, Charlotte Bridges and Tye Hodson. Priscilla Guiterrez from the councilmembers office was in attendance along with 12 local residents. A copy of the sign-in sheet has been attached at the end of this report with the names of those residents who attended.

The same slide presentation with updated renderings, elevations, and site plan was made to the group and concluded after roughly 35 minutes. The same topics were presented and afterward the meeting was opened to questions and comments from the attendees.

\_\_\_\_\_ asked if there was a traffic study prepared. The development team said that staff had not asked for a traffic study and this was confirmed with the assigned planner for this project. She mentioned that the transportation department did not request a traffic study for this site.

Mike Ziegler said that he was previously concerned about bright orange colors and that the building seemed to be designed more along the lines of a newer building that you may see in Scottsdale.

Tristam Kesti, the architect noted that they did mute the colors down a bit and that they provided undulation along the roof line with staggered parapet walls. He also mentioned that he tried to fit a pitched roof into the design but that each time the pitched roof design would have exceeded the allowable building height. He mentioned that he used a brick wainscoting and natural stone elements that were taken from the neighborhood, and he used the "Swoop" motif from the railing on the old apartment building. It was used on the main staircase along Beverly and for the upper level units where railing was required.

Maribella Villegas asked about the demographics for the residents of this project. Mr. Keeper from COPA Health noted that this would be workforce housing for those approximately making \$20-\$30 per hour. It was added that this would include salaries for jobs such as firemen, teachers, restaurant servers, and other similar occupations.

Evelyn Herrmann asked if the existing flood irrigation system would be maintained. It was noted that the portion of flood irrigation on this property is at the end of the line and that the existing system would need to be abandoned to comply with low water use requirements from the state housing department.

Evelyn also asked if the mature pine trees would remain. Mr. Keeper and Mr. Earl noted that the pine trees are in decline and could pose a hazard if they are retained. It was noted that this is partially due to pine blight that has been the cause of many mature pine trees being removed throughout the valley over the last 20 years. It was also noted that the palm trees are not on the drought tolerant plant list that the developer is required to use and that they would also be required to be removed.

Marvin Webb asked if we will using Ficus Trees, Mr. Earl replied no we will not be using Ficus Trees for the project. Marvin then asked what the ages of the tenants would be. Mr. Keeper responded and noted that the development will be for people of all ages.

Marvin then asked if there will be a playground, since the park across the street is not very useful. Mr. Keeper said that a tot lot playground will be built for the youngest children and that there will be community room space with Wi-Fi for the older kids, and teens.

A final question from Mr. Webb asked if the tenants will live there long term. Mr. Keeper mentioned that some residents could live there for awhile to get back on their feet and save enough money to upscale their living arrangements. He also mentioned that in one of their developments there was roughly 14 out of 20 families that stayed long term and helped to build a solid community in that location.

Evelyn asked if there would be on-street parking? Mr. Earl said yes, but residents would be encouraged to park in their assigned parking.

Evelyn asked if residents or guest could cheat on parking rules for the development. Mr. Keeper noted that all parking is assigned, and each unit gets one parking space, with 4 spaces for guest parking. He also added that the on-site management would monitor parking.

Mike Ziegler said that he wanted to confirm that there would be on-site management, Mr. Keeper reiterated that there would be on-site management. Mr. Ziegler also asked if neighbors could call or visit the on-site management if they notice any problems with the residents. Mr. Keeper said that they are encourage to report anything and that the on-site managers and Mr. Keeper would work with the community to assist.

Lisa Scotford asked if there will be a background check on residents. Mr. Keeper noted that they require all residents to go through a background check before they are accepted as residents. They also screen for credit scores along with other requirement that come from the state.

Lisa then asked if the trees would be the type to produce leaf litter that could blow into adjacent neighboring properties. Me. Keeper said that the plants are on the low water use list, which produce lower leaf litter, and that they perform maintenance on the property every two weeks.

Ryan asked if the development would be providing more parking than what is shown. Mr. Keeper said that they will enforce one space per unit and that as mentioned before parking will be assigned. They will use parking placards. He noted if street parking becomes an issue they will address it with their residents.

Ms. Scotford asked what will happen when kids come to use the property from south of Main Street like the do for the park? And will there be security? Mr. Keeper noted that key fobs will be used to access the resident portions of the property including the amenities, security cameras will be used, and on-site property management will assist with any unwelcomed visitors to the property.

Mr. Keeper added that they like to build community within their developments and would hold activities for residents to help build their community, such as potluck dinners for the residents. As residents get to know their neighbors they too will assist in keeping their eyes out for others who are not residents.

Ms. Scotford asked if the units will be furnished. Mr. Keeper said, no.

Any future comments will be copied to the project planner with the City of Mesa.

End of the report as of 04/25/2025.



### Earl&Curley

February 28, 2025

Re: Proposed PAD Rezone, Site Plan, Design Review, and Minor General Plan Amendment

#### Dear Neighbor, Properly Owner, or Neighborhood Association President/member:

We wish to inform you that on behalf of the property owner, our office is processing requests for a Planned Area Development (PAD) rezone, Site Plan, Design Review, and Minor General Plan Amendment for the site shown in the map below. Additionally, we wish to invite you to a neighborhood meeting to learn more about the proposal and to provide your feedback.

The address for the site is 120 N Beverly Street (APNs: 135-53-017, 135-53-015B & 135-53-015C). As you have seen. the existing multifamily building on this site has been vacant for several years. The proposal is to replace the old, tired multifamily building on the site with a new, fresh multifamily project with private open space, common open space, perimeter landscaping, and attractive building architecture. We believe this upgrade to the site will be a positive addition neighborhood and add needed density to a site that has already been used for multifamily.

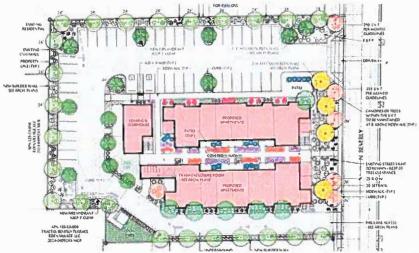


When the City made its massive investment in the light rail on Main Street, it changed the development trajectory of this area forever. The light rail is, and will continue to be, a game-changing backbone for west Mesa. It will support and spur new employment and development along the light rail line. With that comes a need for additional housing and density. That being said, while increased density along the light rail is desired and expected, our client wishes to protect and preserve the existing neighborhood. It strives to do that with this project.

Below are design elements that have been incorporated into the proposal that make it more compatible with the area:

 The total number of units has been capped at only 36 (with a mix of one-, two- and three-bedroom units).

- The building has been pushed 80 feet to the south. away from the existing single-family residences adjacent to the north of the site, to provide increased privacy for those residents.
- A row of trees is being planned along the north property line to provide screening, shade. and privacy to the residences to the north.



The architecture of the proposed building has been thoughtfully designed to give the building a sophisticated and attractive appearance.



- On-site amenities are proposed to include a dog park, bicycle repair room, a clubhouse, personal open space areas and tot lot (small playground area).
- This project will have a rent structure that is affordable for working individuals and families. As you have no doubt seen, the cost of housing in the Valley has skyrocketed, leaving many families with insufficient housing options in the area. Although it is only 36 units, this proposed development will contribute to City-wide efforts to combat this unfortunate trend by providing a quality residential experience that is safe and attractive and priced for working individuals and families. With all of the employment

opportunities that have already come along the light rail and will continue to come, such housing is needed.

• The development will be by Copa Health, which is the type of owner that builds and holds their properties for the long term. which helps ensure consistency in ownership and that their properties are well kept over time.

A copy of the proposed Conceptual Site Plan and elevations are enclosed for your review.

We are hosting a virtual neighborhood meeting (details below) to chat with all of you, explain the project, give you a chance to ask questions, answer those questions, and to receive your additional input and feedback. We are committed to this being a collaborative process with the community-not a one-sided one. If you cannot make the meeting but want more information or want to provide feedback, please feel free to contact us separately. We do not want anyone to feel left out because they could not attend the meeting.

**Meeting Information:** 

**Neighborhood Meeting** 

Date & Time: Wednesday March 19, 2025 5:30 PM (Arizona Time)

**Location: Virtual Zoom Meeting** 

http://bHJy/3QhoFux



Note that public hearings have not yet been scheduled for our various requests. You will be notified of the hearings once they are scheduled with a mailing from the City of Mesa. Feel free to provide any written comments to me directly at the email address below. or by mail to the address below in the footer of this letter.

I would be happy to answer any questions or hear any thoughts or concerns that you may have regarding this proposal. You may reach me at (602) 265-0094 or email: <a href="mailto:tearl@earlcurley.com">tearlcurley.com</a> or you may reach my in-house planner, Michael Buschbacher, at (602) 265-0094 or by email: <a href="mailto:mbuschbacher@earlcurley.com">mbuschbacher@earlcurley.com</a>. In addition, feel free to contact Charlotte Bridges, the planner assigned by the City for this project/case If you prefer, reference case# ZON24-01052. She can be reached via email at <a href="mailto:Charlotte.Bridges@MesaAz.gov">Charlotte.Bridges@MesaAz.gov</a> or by phone at 480-644-6712. If you have sold this property in the interim. please forward this correspondence to the new owner.



Taylor Earl

Attachments: Conceptual Site Pion & Conceptual Elevations and Renderings

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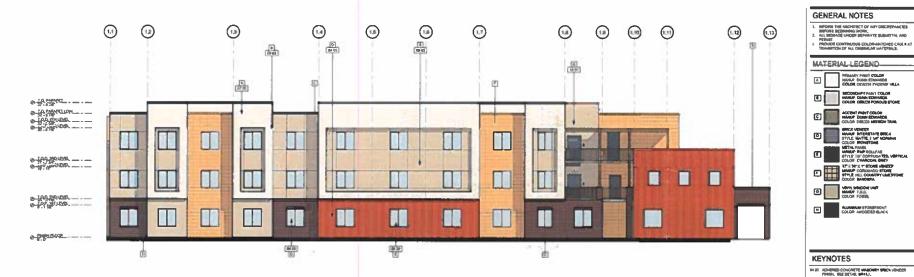
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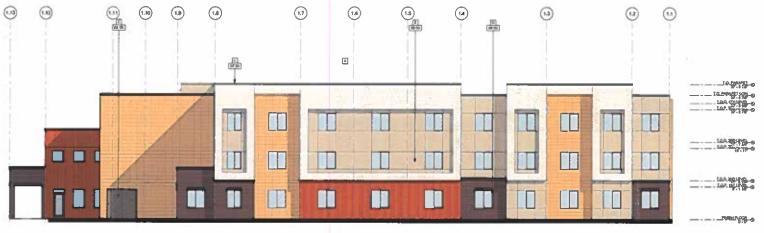
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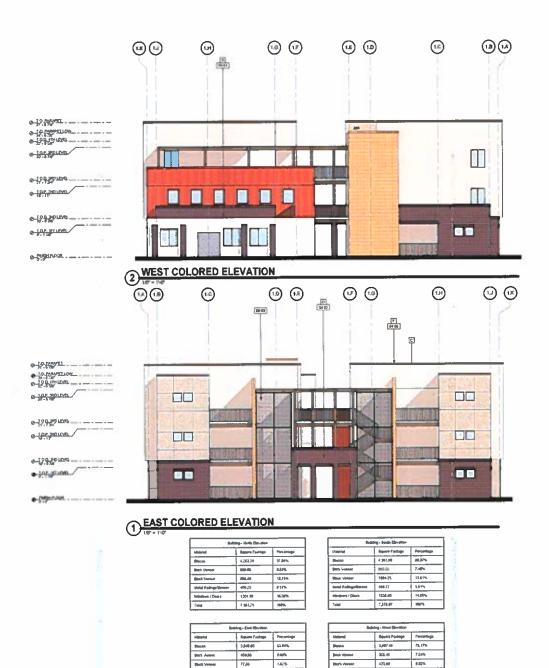
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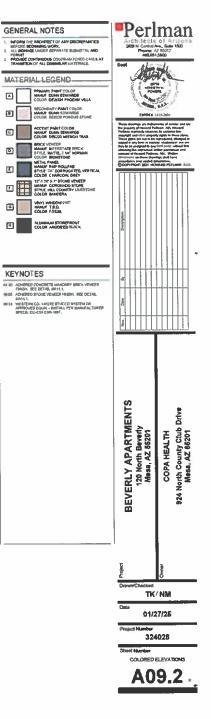
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March 31, 2025

Re: Proposed PAD Rezone, Site Plan, Design Review, and Minor General Plan Amendment

#### Dear Neighbor, Property Owner, or Neighborhood Association President/member:

This letter is a follow up to our initial letter to let you know about a second neighborhood meeting for the requests described below. This is intended to generally cover the same information shared at the first neighborhood meeting held online. We simply wanted to provide an in-person meeting option for those who could not attend online.

On behalf of the property owner, our office is processing requests for a Planned Area Development (PAD) rezone, Site Plan, Design Review, and Minor General Plan Amendment for the site shown in the map below. The site address is 120 N Beverly Street (APNs: 135-53-017, 135-53-015B & 135-53-015C). As you have seen, the existing multifamily building on this site has been vacant for several years. The proposal is to replace the old. tired multifamily building on the site with a new, fresh multifamily project with private open space. common open space, perimeter landscaping, and attractive

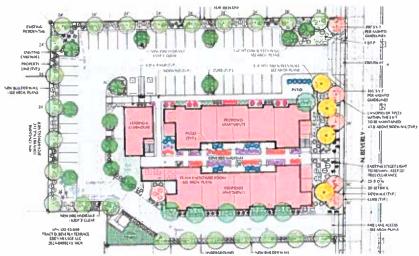


building architecture. We believe this upgrade to the site will be a positive addition to the neighborhood and add needed density to a site that has already been used for multifamily.

When the City made its massive investment in the light rail on Main Street, it changed the development trajectory of this area forever. The light rail is, and will continue to be, a game-changing backbone for west Mesa. It will support and spur new employment and development along the light rail line. With that comes a need for additional housing and density. That being said, while increased density along the light rail is desired and expected, our client wishes to protect and preserve the existing neighborhood. It strives to do that with this project.

Below are design elements that have been incorporated into the proposal that make it more compatible with the area:

- The total number of units has been capped at only 36 (with a mix of one-, two- and three-bedroom units).
- The building has been pushed 80 feet to the south, away from the existing single-family residences adjacent to the north of the site, to provide increased privacy for those residents.
- A row of trees is being planned along the north property line to provide screening, shade, and privacy to the residences to the north.



 The architecture of the proposed building has been thoughtfully designed to give the building a sophisticated and attractive appearance.



- On-site amenities are proposed to include a dog park, bicycle repair room, a clubhouse, personal open space areas and tot lot (small playground area).
- This project will have a rent structure that is affordable for working individuals and families. As you have no doubt seen, the cost of housing in the Valley has skyrocketed, leaving many families with insufficient housing

options in the area. Although it is only 36 units, this proposed development will contribute to City-wide efforts to combat this unfortunate trend by providing a quality residential experience that is safe and attractive and priced for working individuals and families. With all of the employment opportunities that have already come along the light rail and will continue to come, such housing is needed.

 The development will be by Copa Health, which is the type of owner that builds and holds their properties for the long term, which helps ensure consistency in ownership and that their properties are well kept over time.

A copy of the proposed Conceptual Site Plan and elevations are enclosed for your review. And you can learn more about the project at the following website that we have set up for the project: <a href="https://earlcurley.com/thebeverly/">https://earlcurley.com/thebeverly/</a>.

We are hosting this in-person neighborhood meeting to chat with all of you, explain the project, give you a chance to ask questions, answer those questions, and to receive your input and feedback. We are committed to this being a collaborative process with the community—not a one-sided one. If you cannot make the meeting but want more information or want to provide feedback, please feel free to contact us separately. We do not want anyone to feel left out because they could not attend the meetings.

#### <u>Meeting Information:</u>

**Neighborhood Meeting** 

Date & Time: Tuesday, April 22nd, 2025 6:00 PM

Location: 1054 W 2nd Place Mesa, AZ 85201 (Church building)

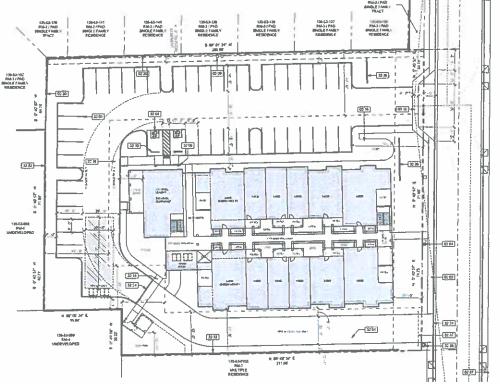
Note that public hearings have not yet been scheduled for our various requests. You will be notified of the hearings once they are scheduled with a mailing from the City of Mesa. Feel free to provide any written comments to me directly at the email address below, or by using the feedback form on the project website listed above.

I would be happy to answer any questions or hear any thoughts or concerns that you may have regarding this proposal. You may reach me at (602) 265-0094 or email: <a href="mailto:tearl@earlcurley.com">tearl@earlcurley.com</a> or you may reach my in-house planner, Michael Buschbacher, at (602) 265-0094 or by email: <a href="mailto:mbuschbacher@earlcurley.com">mbuschbacher@earlcurley.com</a>. In addition, feel free to contact Charlotte Bridges, the planner assigned by the City for this project/case If you prefer, reference case# ZON24-01052. She can be reached via email at <a href="mailto:Charlotte.Bridges@MesaAz.gov">Charlotte.Bridges@MesaAz.gov</a> or by phone at 480-644-6712. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Taylor C. Earl

Attachments: Conceptual Site Plan & Conceptual Elevations and Renderings



ARCHITECTURAL SITE PLAN

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Drive

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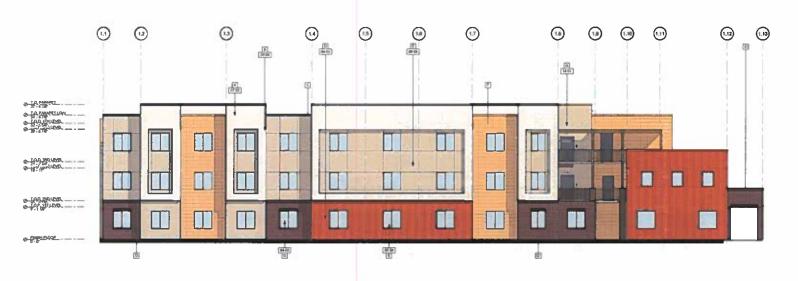
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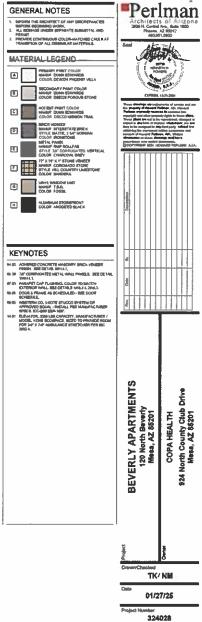
ARCHITECTURAL SITE PLAN

A01.1



NORTH COLORED ELEVATION





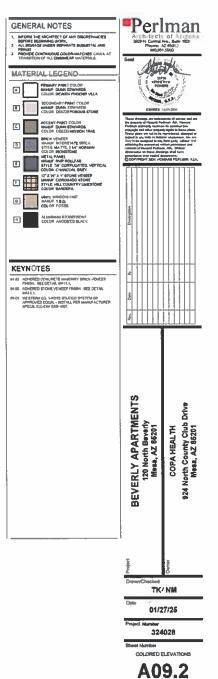
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**GENERAL NOTES** 

SOUTH COLORED ELEVATION





























### Rezone w/PAD Overlay, Minor General Plan Amendment, DRB & Site Plan The Beverly – Workforce Housing 120 N Beverly Mesa, AZ 85201 Neighborhood Meeting – April 22<sup>nd</sup>, 2025 1054 W 2nd Place Mesa, AZ 85201 (Church building)

| NAME                                | ADDRESS  | CITY & ZIP                              | PHONE/E-MAIL                            |
|-------------------------------------|--|---|---|
| 1                                   | 1924 N. Countrallib                                      |   | Joe. Keeper@,                           |
| Soe Keeper                          | Mesa, Az RADI  |   | copa healthorg                          |
| (bispon Kest)                       | 1924 N. Country Plub<br>Mesa, Az 82201<br>2021 M LEHTVAR |   | tristam Ke                              |
| 1/6/24/11 bos 11                    | MY AZ  |   | perlynem az com                         |
|                                     | 1105 W. 2nd St.  | Mesa, AZ 85201                          | 480-399-2176                            |
| Evelyn Herrmann                     | 1103 00, 200 37.   | 1.634, 110 85201                        | evelyu.a. herrmannagmall con            |
|                                     | 165 2 161  | 11 17 (2570)                            | 520-495-88ZZ                            |
| Nikita Marcenco                     | 1105 W. 2nd St.  | Mesa, AZ 85201                          | nmarcenco@yahoo.com                     |
| RumeMarrinwol                       | 6 223 N. Beverly   | Mesa 85201                              | 964-3748                                |
|                                     |  |   | princilla. guti herrze                  |
| Priscilla butitreretz               |  |   | mesaazigay                              |
| Charlotte Buidges                   | City of Wesa Plannia                                     |   |   |
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| Tye Hodesm                          | Mesa Ramina  |   |   |
| X LISA Scotford                     | Meso Florming<br>10416<br>2ndPl.                         | Mesa, Az 85201                          | Not Available                           |
|                                     |  | ,                                       |   |
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# Rezone w/PAD Overlay, Minor General Plan Amendment, DRB & Site Plan The Beverly – Workforce Housing 120 N Beverly Mesa, AZ 85201 Neighborhood Meeting – April 22<sup>nd</sup>, 2025

Neighborhood Meeting – April 22<sup>nd</sup>, 2025 1054 W 2nd Place Mesa, AZ 85201 (Church building)

| ADDRESS             | CITY & ZIP  | PHONE/E-MAIL  |
|---------------------|---|---|
| 1121 W Aubun St     | mesa,8520   | nanazgil Hagmail.com  |
| 1121 W Auburn St    | mesa, 85201   | 480.270.0573  |
| of 1711 Training of | Marca Al Etwa   | map 1240 mail. an   |
| 47 N BEVERLY        | Mesa AZ 85201   | Ryan, e. phamegnail, com<br>480 330 3413  |
|                     |   | (NOA) 31933@ MENCON   |
| 108 U. 2MST         | MEST ESZA   | 602-412,5280  |
| 239 N Beverly       | Mesa, AZ 85201  | 480-267-9637<br>madison.reynolds@<br>phoenix.edu  |
| 215 n. Westwood     | Mesa Az 85201   | panssweetbanas egnail   |
|                     |   |   |
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|                     | 1121 W Auburn St<br>1121 W Auburn St<br>1121 W Auburn St<br>1121 W Auburn St<br>1121 W Auburn St<br>42 N BEVERLY<br>1095 W. 200 St<br>239 N Beverly | 1121 W Auburn St Mesa, 85201  1121 W Auburn St Mesa, 85201  1121 W Auburn St Mesa, AZ 85201  1121 W Auburn St Mesa, AZ 85201  1121 W Auburn St Mesa, AZ 85201 |

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#### City of Mesa Planning Division

# AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

| To be submitted to the Planning Division by Tuesday, May 27, 2025.   |
|--|
| Date: 5/27/25  |
| I, BRIAN VACARO, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Cases <b>ZON24-01052 &amp; ZON25-0020</b> on the 21 day of May, 2025. |
| 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 27th day of May, 2025.   |
| Notary Public  TAMI HANKS  Notary Public - Arizona  Maricopa Co. / #612264  Expires 10/02/2025   |

Case Number: **ZON24-01052 & ZON25-00203** 

Project Name: Beverly Apartments



May 27, 2025

### Re: COPA Health, Beverly Workforce Housing – Rezone/Planned Area Development Overlay and a Minor General Plan Amendment – <u>Planning & Zoning Board Hearing</u>

Dear Neighbor,

We want to thank those who have attended either or both of our neighborhood meetings regarding a proposed redevelopment of the old apartment building at 120 N. Beverly (shown on the aerial map below). We feel the conversations have been productive. And we thank everyone for that. As a result of the feedback, as well as the feedback from City staff, we have modified the building from 4-stories to 3-stories, reduced the density (i.e., number of units), and made modifications to our elevations to incorporate more elements from the neighborhood's existing design character. A copy of our revised conceptual building elevations and renderings are attached, along with our conceptual landscape plan and site plan.

If you were not able to attend either of the meetings but would like to engage with us, there continue to be ways to do so. You may obtain additional information by reviewing the website we set up for the community at <a href="https://earlcurley.com/thebeverly/">https://earlcurley.com/thebeverly/</a>. Additionally, you may contact us directly, and we would be happy to provide more information, answer questions, and receive your feedback. Note that this letter is being sent to all property owners within 1000 feet of the property.

To facilitate this re-development, we have applied for a Rezoning with a Planned Area Development (PAD) Overlay, a Minor General Plan Amendment and Design Review with Site Plan approval. The proposed redevelopment would replace the existing multifamily building with a new multifamily development, which will provide much-needed workforce housing for the community. The case numbers assigned to this rezone and minor general plan amendment are **ZON24-01052** & **ZON25-00203**.

#### **Project Overview**

1.25-acre located property is approximately 660 feet north of Main Street and 250 feet east of Alma School Road. The site is ideally positioned for the proposed use because it is a residential environment that is also near the light rail, near major freeways, and near Beverly Park (which we anticipate our residents will help to activate). This request is for the approval of a 36-unit, three-story apartment building that will replace the existing apartment building, formerly known as the Tahitian Palms, which is beyond its useful life.



#### Planning & Zoning Board and City Council Meeting/Hearing Information

This application is scheduled for consideration by the Mesa Planning & Zoning Board at their meeting held on Wednesday, **June 11, 2025**, in the Old City Council Chambers at 57 East First Street, in the upper level. 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 via zoom <a href="https://mesa11.zoom.us/j/82508085605">https://mesa11.zoom.us/j/82508085605</a>, 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 <a href="https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card">https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card</a> 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.

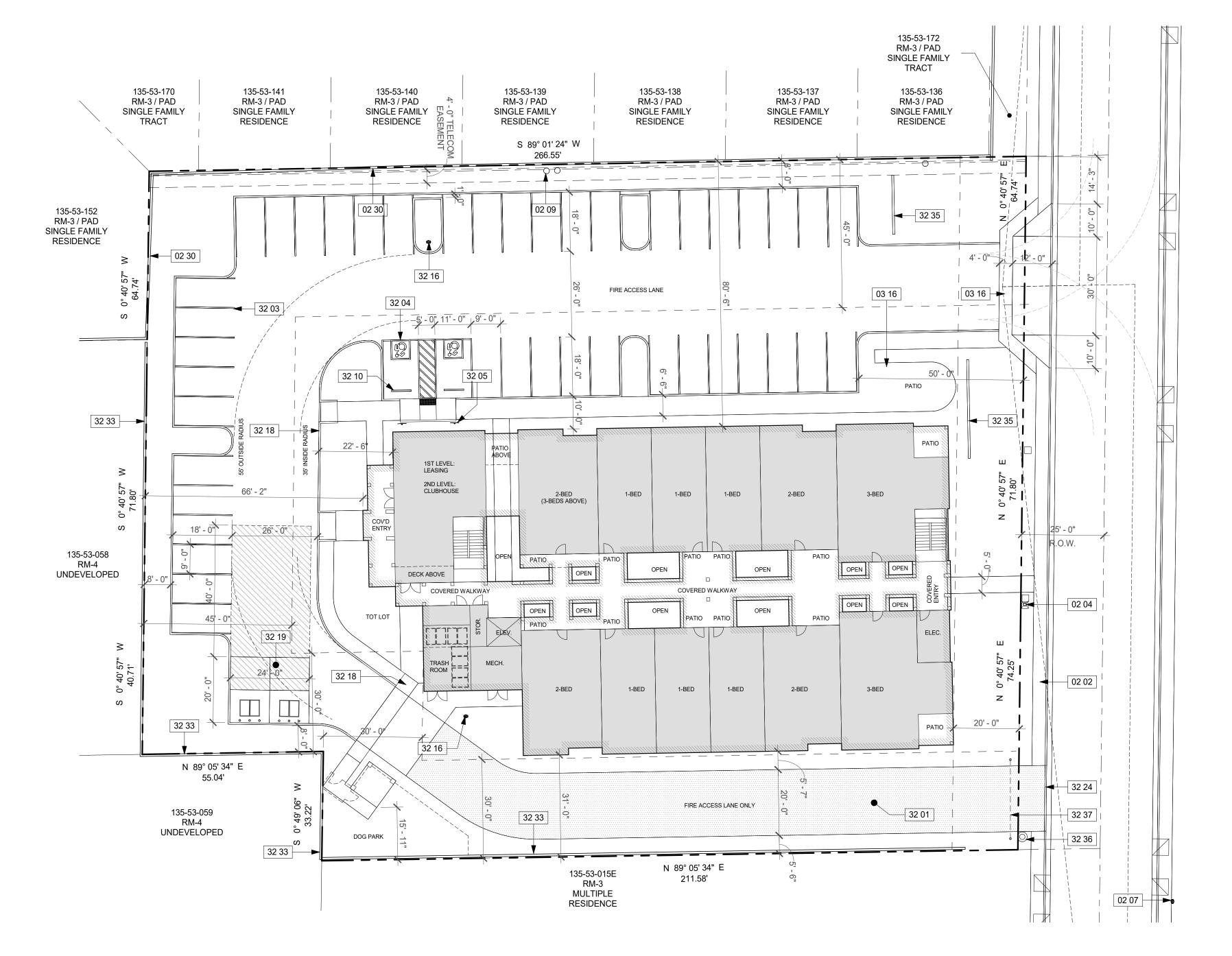
If you have any questions regarding this proposal, please call me at 602-265-0094 or e-mail me at <a href="mailto:tearl@earlcurley.com">tearl@earlcurley.com</a>, or you can reach the planner in our office assigned to this case, Michael Buschbacher at <a href="mbuschbacher@earlcurley.com">mbuschbacher@earlcurley.com</a>. 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 <a href="mailto:charlotte.bridges@mesaaz.gov">charlotte.bridges@mesaaz.gov</a> 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,

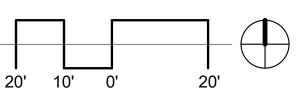
Taylor C. Earl

**Managing Partner** 

Attachments: Conceptual Site Plan, Landscape Plan, Elevations, and Color Renderings



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



#### SITE INFORMATION

| SHE INFORMATION |   |          |   |
|-----------------|---|----------|---|
| A.P.N.:         | 135-53-0                                    | 017, 135 | 5-53-015B, 135-53-015C  |
| ZONING:         | EXISTIN<br>PROVID                           |          | RM-2, RM-3<br>PAD (WITH RM-4 AS<br>BASIS OF DESIGN)                   |
| LOT AREA:       | MINIMU<br>PROVID                            |          | 6,000 S.F.<br>54,450 S.F. (1.25 AC.)                                  |
| LOT WIDTH:      | MINIMU<br>PROVID                            |          | 60'<br>210'-9"  |
| LOT DEPTH:      | MINIMU<br>PROVID                            |          | 94'<br>206'-6"  |
| JNIT DENSITY:   | MAXIMU<br>PROVID                            |          | 30 DU/AC<br>(36/1.25) = 28.8 DU/AC                                    |
| LOT AREA / UN   | IIT: MINIMU<br>PROVID                       |          | 1,452 S.F. / UNIT<br>(54,450/36) = 1,512 S.F.                         |
| BUILDING HEIG   | HT: MAXIMU<br>PROVID                        |          | 40'-0"<br>37'-9"  |
| LOT COVERAG     | E: MAXIMU<br>PROVID                         |          | 70%<br>(38,056/54,450) = 69.9%  |
| SIDEWALKS       | OT: 21,038 S<br>S: 2,093 S.F.<br>PATIO: 100 | •        |   |
| MIN. YARD:      | FRONT:<br>PROVIDED:                         |          | 20' (LOCAL STREET)<br>20'+  |
|                 | INT. @ 3+ U<br>PROVIDED:                    | INITS:   | 45' (15' PER STORY)<br>31' @ SOUTH<br>80'-6" @ NORTH<br>66'-2" @ WEST |

BUILDING COVERAGE: MAXIMUM: 55%

TOTAL OPEN SPACE / UNIT: 150 S.F./UNIT MINIMUM: 150, 176, 198 S.F. / UNIT PROVIDED: COMMON OPEN SPACE / UNIT:

PROVIDED: (14,825/54,450) = 27.2%

(100 S.F. MIŃ.)

(120 S.F. MIN.)

PROVIDED: (3,186/36) = 88 S.F./UNIT PRIVATE OPEN SPACE PROVIDED: ONE BEDROOM - UNIT A: 62 S.F. (60 S.F. MIN.)

PARKING SETBACK: REQUIRED: 50'-0" MIN. PROVIDED: 50'-0"

TWO BEDROOM - UNIT B: 88 S.F.

THREE BEDROM - UNIT C: 110 S.F.

LANDSCAPE YARDS: ADJACENT TO SINGLE RESIDENCE USES: 20'-0" ADJACENT TO NON-SINGLE RESIDENCE USES: 15'-0" REQUIRED: NORTH: 20'-0"

WEST: 20'-0" / 15'-0" SOUTH: 15'-0" PROVIDED: NORTH: 8'-0" WEST: 8'-0" SOUTH: 5'-0"

FOUNDATION BASE: REQUIRED: 15'-0" AT ENTRANCE

10'-0" AT PARKING 5'-0" AT DRIVE AISLES 22'-6" AT ENTRANCE 10'-0" AT PARKING 5'-0" AT DRIVE AISLES

MILLION TREES INITIATIVE: REQUIRED: 15% TREE CANOPY PROVIDED: 53 TREES, 11,917 S.F. OF CANOPY 11,917 / 54,450 = 21.9%

#### **BUILDING AREA**

| BUILDING 1:          |             |
|----------------------|-------------|
| 1ST FLOOR GROSS:     | 14,825 S.F. |
| 2ND FLOOR GROSS:     | 14,111 S.F. |
| 3RD FLOOR GROSS:     | 12,265 S.F. |
| SUBTOTAL:            | 41,201 S.F. |
|                      |             |
| TOTAL BUILDING AREA: | 41,201 S.F. |

SQUARE FOOTAGE BREAKDOWN: 27,058 S.F. PATIOS: 3,080 S.F. EXTERIOR CIRCULATION: 6,557 S.F. COMM. / LEASING: TOTAL S.F.: 4,506 S.F.

1-BED UNIT: 584 S.F. LIVABLE, 62 S.F. PATIO 2-BED UNIT: 812 S.F. LIVABLE, 88 S.F. PATIO 3-BED UNIT: 1,078 S.F. LIVABLE, 110 S.F PATIO

#### **KEYNOTES**

| 02 02 | TIE INTO EXISTING SIDEWALK. SAWCUT & PATO<br>AND REPAIR EXISTING SIDEWALK. |
|-------|--|
| 02 04 | EXISTING STREET LIGHT TO REMAIN.   |
| 02.07 | EVICTING FIRE LIVERANT TO DEMAIN   |

02 07 EXISTING FIRE HYDRANT TO REMAIN. 02 09 EXISTING UTILITY POLE TO REMAIN.

02 30 EXISTING SITE WALL TO REMAIN. 03 16 NEW CONCRETE SIDEWALK.

32 19 CONCRETE PAVING.

32 01 GRASSCRETE CONCRETE DRIVEWAY PER MESA FDP 503.2.3, OPTION 2, RETAINER CURBS

32 03 4" PAINT STRIPE - TYPICAL AT ALL PARKING STALLS. 32 04 PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE.

32 05 ACCESSIBLE SIGNAGE PER CITY OF MESA STANDARDS.

32 10 PRE-FABRICATED CONCRETE WHEEL STOP. 32 16 PROPOSED LOCATION OF NEW FIRE HYDRANT. 32 18 ACCESSIBLE CURB RAMP; 1:20 MAXIMUM SLOPE.

32 24 MOUNTABLE CURB PER MAG STANDARD DETAIL AT WIDTH OF FIRE ACCESS LANE. 32 33 NEW SITE WALL TO MATCH EXISTING ADJACENT

32 35 3'-4" HIGH INTEGRAL COLORED 8" CMU SCREEN

32 36 EXISTING CONCRETE IRRIGATION STRUCTURE 32 37 FIRE LANE ACCESS BOLLARD AND CABLE WITH

KNOX PADLOCK PER MESA FPD 506.1.1.

#### **LEGEND**

INDICATES ACCESSIBLE ROUTE. MAX SLOPE -015C TO BE 1:20 WITH A MAX CROSS SLOPE OF 2%. INDICATES LANDSCAPE AREA - SEE

#### **GENERAL NOTES**

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK. 2. REFER TO CIVIL DRAWINGS FOR GRADING, &

LANDSCAPE DRAWINGS.

DRAINAGE. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.

#### SITE PLAN NOTES

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

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

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

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

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

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

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

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

#### **DWELLING UNIT MIX**

FIRST FLOOR: ONE BEDROOM UNITS: TWO BEDROOM UNITS: THREE BEDROOM UNITS: SECOND FLOOR: ONE BEDROOM UNITS: TWO BEDROOM UNITS: THREE BEDROOM UNITS:

THIRD FLOOR: ONE BEDROOM UNITS: TWO BEDROOM UNITS: THREE BEDROOM UNITS: SUBTOTAL: ONE BEDROOM UNITS:

TWO BEDROOM UNITS:

THREE BEDROOM UNITS:

TOTAL UNITS

#### PARKING ANALYSIS

REQUIRED VEHICULAR PARKING: 1.2 SPACES PER UNIT (WITHIN 1,320' OF LIGHT RAIL) 1.2 X 36 = 43.2 SPACES

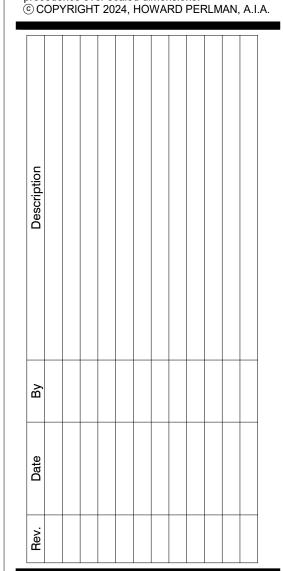
10 (28%)

8 (22%)

1 SPACE PER UNIT COVERED = 36 COVERED SPACES. 1 BIKE SPACE PER 10 CAR SPACES = 5 REQUIRED.

PROVIDED VEHICULAR PARKING: STANDARD PARKING SPACES ACCESSIBLE PARKING SPACES (0 COVERED PARKING SPACES PROVIDED) 2929 N. Central Ave., Suite 1600 Phoenix, AZ 85012 480.951.5900 KENNETH W. **POWERS** 

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ARTMI Beverly 2 85201 **RL** 120

Drawn/Checked

TK/NM

Date 04/21/25

Project Number 324028

Sheet Number ARCHITECTURAL SITE PLAN



LANDSCAPE CALCULATIONS (PER MESA ZONING ORDINANCE)

N. BEVERLY STREET FRONTAGE: 127 LF NORTH PROPERTY LINE: 267 LF SOUTH PROPERTY LINE: 300 LF TREES REQUIRED = 5 TREES TREES REQUIRED = 11 TREES TREES REQUIRED = 9 TREES SHRUBS REQUIRED = 30 SHRUBS SHRUBS REQUIRED = 53 SHRUBS SHRUBS REQUIRED = 60 SHRUBS TREES PROVIDED = 10 TREES TREES PROVIDED = 11 TREES TREES PROVIDED = 9 TREES SHRUBS PROVIDED = 54 SHRUBS SHRUBS PROVIDED = 53 SHRUBS SHRUBS PROVIDED = 60 SHRUBS MIN. 25% TREES OVERALL REQUIRED WEST PROPERTY LINE: 177 LF MIN. 50% TREES OVERALL REQUIRED TO BE 36" BOX ALONG FRONTAGE: TREES REQUIRED = 6 TREES TO BE 24" BOX ALONG ADJACENT SHRUBS REQUIRED = 40 SHRUBS PROPERTY LINES: REQUIRED = 3 TREES TREES PROVIDED = 6 TREES PROVIDED = 3 TREES REQUIRED = 13 TREES SHRUBS PROVIDED = 56 SHRUBS PROVIDED = 13 TREES

OPEN SPACE LANDSCAPE CALCULATIONS

TOTAL OPEN SPACE AREA = 3,717 SQ. FT 50% LIVE PLANT MATERIAL REQUIRED = 1,856 SQ. FT.

> TOTAL PROVIDED = 2,170 SQ. FT. PERCENTAGE PROVIDED = 58%

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.

NOTES:

2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.

3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

PER MZO TABLE 11-33-2-E GUIDELINES:

PARKING LOT LANDSCAPE ISLANDS (8):

MIN 10% TREES IN PARKING LOT ISLANDS

TREES REQUIRED = 8 TREES

TREES PROVIDED = 8 TREES

REQUIRED TO BE 36" BOX:

REQUIRED = 1 TREE

PROVIDED = 1 TREE

SHRUBS REQUIRED = 48 SHRUBS

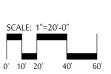
SHRUBS PROVIDED = 50 SHRUBS

### MCGOUGH ADAMSON

#### **BEVERLY APARTMENTS**

LANDSCAPE PLAN

120 NORTH BEVERLY, MESA, AZ 85201 APRIL 21, 2025

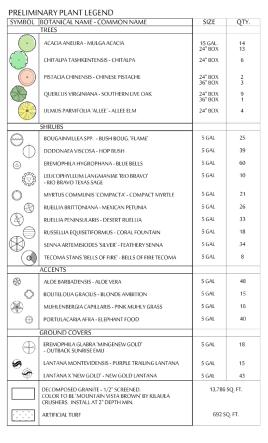


VICINITY MAP

UNIVERSITY DR

MAIN ST







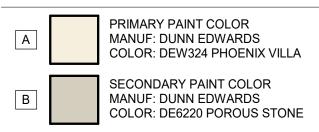
# 4 NORTH COLORED ELEVATION 1/8" = 1'-0"



#### **GENERAL NOTES**

- 1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
  - 2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND
  - 3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS. 4. ALL MECHANICAL EQUIPMENT TO BE FULLY
- SCREENED BY PARAPETS. 5. ALL DOWNSPOUTS SHALL BE INTERNALIZED.

## MATERIAL LEGEND



- ACCENT PAINT COLOR С MANUF: DUNN EDWARDS COLOR: DE6223 MISSION TRAIL BRICK VENEER MANUF: INTERSTATE BRICK
- D STYLE: MATTE, 2 1/4" NORMAN COLOR: IRONSTONE METAL PANEL MANUF: RMP ROLLFAB STYLE: 7/8" CORRUGATED, VERTICAL COLOR: PAINTED RUSTED 12" X 24" X 1" STONE VENEER
- MANUF: CORONADO STONE STYLE: HILL COUNTRY LIMESTONE F COLOR: BANDERA VINYL WINDOW UNIT MANUF: T.B.D. G COLOR: FOSSIL
- ALUMINUM STOREFRONT COLOR: ANODIZED BLACK

#### KEYNOTES

- 04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 8/A14.1.
- 04 05 ADHERED STONE VENEER FINISH. SEE DETAIL
- 05 05 42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME WITH 3/4" PICKETS TO MATCH ORIGINAL MARC CENTER DESIGN. SEE DETAIL 16/A14.3.
- 05 32 STEEL PICKET GUARDRAIL AT 46" A.F.F. PAINTED DUNN EDWARDS CAVERNOUS DE6364.
- 05 39 7/8" CORRUGATED METAL WALL PANELS. SEE DETAIL 19/A14.1.
- 08 05 DOOR & FRAME AS SCHEDULED SEE DOOR
- SCHEDULE. 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

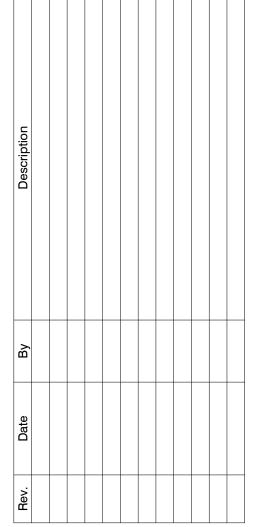
Seal KENNETH W. **POWERS** 

2929 N. Central Ave., Suite 1600

Phoenix, AZ 85012 480.951.5900

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BEVERLY APARTMENTS 120 North Beverly Mesa, AZ 85201

Drawn/Checked TK/NM

04/21/25

Project Number 324028

Sheet Number

COLORED ELEVATIONS



WEST COLORED ELEVATION

1/8" = 1'-0"



# EAST COLORED ELEVATION 1/8" = 1'-0"

| Building - North Elevation |                |            |  |
|----------------------------|----------------|------------|--|
| Material                   | Square Footage | Percentage |  |
| Stucco                     | 2,510          | 43%        |  |
| Brick Veneer               | 497            | 9%         |  |
| Block Veneer               | 746            | 13%        |  |
| Metal Railings/Panel       | 1,243          | 21%        |  |
| Windows / Doors            | 832            | 14%        |  |
| Total                      | 5,828          | 100%       |  |

| Building - East Elevation |  |  |  |  |
|---------------------------|--|--|--|--|
| Square Footage            | Percentage                                 |  |  |  |
| 1,698                     | 49%  |  |  |  |
| 455                       | 13%  |  |  |  |
| 58                        | 2%   |  |  |  |
| 1,078                     | 31%  |  |  |  |
| 170                       | 5%   |  |  |  |
| 3,459                     | 100%                                       |  |  |  |
|                           | Square Footage  1,698  455  58  1,078  170 |  |  |  |

| Building - West Elevation |                |            |  |
|---------------------------|----------------|------------|--|
| Material                  | Square Footage | Percentage |  |
| Stucco                    | 1,258          | 36%        |  |
| Brick Veneer              | 517            | 15%        |  |
| Block Veneer              | 491            | 14%        |  |
| Metal Railings/Panel      | 962            | 27%        |  |
| Windows / Doors           | 288            | 8%         |  |
| Гotal                     | 3,516          | 100%       |  |

Building - South Elevation

2,501

514

1,674

735

885

6,309

Stucco

Brick Veneer

Block Veneer

Metal Panel

Total

Windows / Doors

Square Footage

Percentage

40%

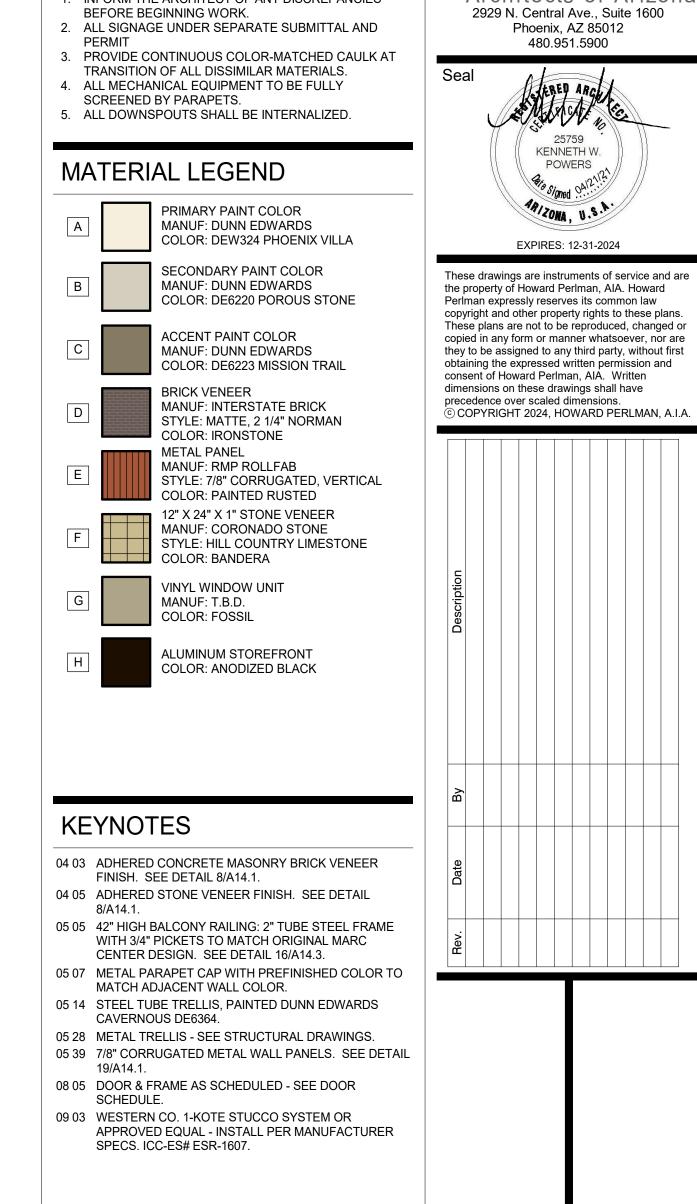
8%

26%

12%

14%

100%



**GENERAL NOTES** 

BEFORE BEGINNING WORK.

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES

2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND

ARTMENTS

Beverly
Z 85201 BEV

Perlman

Architects of Arizona

Drawn/Checked TK/NM

04/21/25

Project Number 324028

Sheet Number

COLORED ELEVATIONS















May 27, 2025

RE: Cover Letter for Updated Meeting Notice

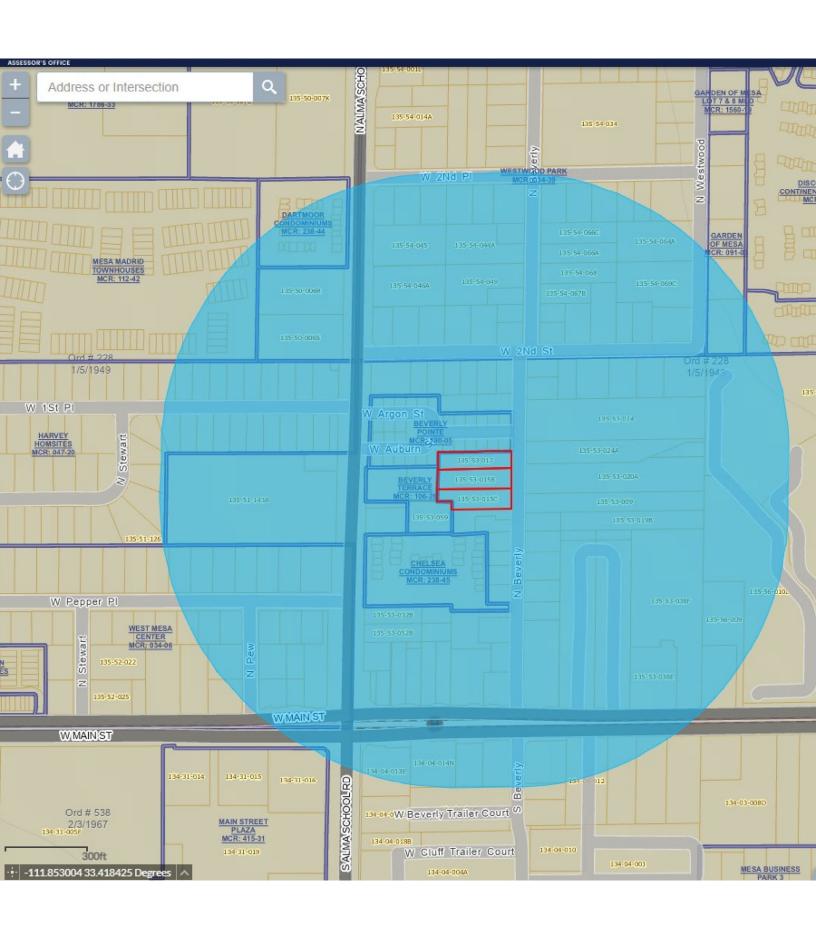
Dear Neighbor,

We wanted to add this cover letter to the attached letter to avoid confusion. You are receiving this cover letter because you recently received a similar letter for our Design Review Board meeting. The attached letter appears similar in form to that earlier letter, but it is giving notice of the upcoming Planning and Zoning Board hearing, which is a separate meeting. Let us know if you have any questions.

Sincerely,

Taylor C. Earl

Tape C Eagl



Parcel 13431016 2012 MAIN STREET PLAZA I LLC PO BOX 847 CARLSBAD, CA 92018 Parcel 13553007A 25 N ALMA SCHOOL LLC 4553 E CAROLINA DR PHOENIX, AZ 85363 Parcel 13404014H A N D REALTY LLC 6344 N 44TH ST PARADISE VALLEY, AZ 85253

Parcel 13553022M ADLER JENNIFER 163 N BEVERLY MESA, AZ 85201

Parcel 13554048 AKERS PAUL C 218 N BEVERLY ST MESA, AZ 85201 Parcel 13404014L ALMA SCHOOL DEVELOPMENT LLC PO BOX 25414 SCOTTSDALE, AZ 85255

Parcel 13554052 ALRED KATIE/VILLARREAL EMANUEL 1124 W 2ND ST MESA, AZ 85201 Parcel 13404012
APACHE WEST MHP LLC/SUNPEC PLAZA
LLC
9454 WILSHIRE BLVD PH
BEVERLY HILLS, CA 90212

Parcel 13551132 ARAMBUL DAVID/JOHNSON LORA A 1257 W 1ST PL MESA, AZ 85201

Parcel 13553157 A-SQUARED SYSTEMS LLC 21723 N 38TH PL PHOENIX, AZ 85050 Parcel 13553022B ATHENS BEACH TRUST 1009 W 2ND ST MESA, AZ 85201 Parcel 13553156 AWDAHIR AHMED WELI YUSUF/BARE FATUMA I 1154 W ARGON ST MESA, AZ 85201

Parcel 13553038F AZ 10TEN ON MAIN LLC 7887 N 16TH ST UNIT 110 PHOENIX, AZ 85020 Parcel 13553023 BEBO JEROLD EUGENE & JUDY KAYE 1129 W 2ND ST MESA, AZ 85201 Parcel 13553146 BEGAY MELISSA 1157 W AUBURN ST MESA, AZ 85201

Parcel 13553166 BEVERLY POINTE HOMEOWNERS ASSOCIATION PO BOX 20402 MESA, AZ 85277

Parcel 13554050A BLUE BUTTERFLY LIVING TRUST 204 N BEVERLY RD MESA, AZ 85201 Parcel 13552001 BOGDANOVIC LJUBISA/SLOBODANKA 1225 W PEPPER PL MESA, AZ 85201

Parcel 13553150 BORGES MARIO COSTA 1152 W AUBURN ST MESA, AZ 85201 Parcel 13550030A BOULDEN STEPHEN B 225 W STANDAGE RD UNIT 103 MESA, AZ 85201 Parcel 13554070C BOWLBY RUSSELL SHANE 5808 E BROWN RD UNIT 134 MESA, AZ 85205

Parcel 13554074 BRADSHAW DARRYL/MARGARET 1042 W 2ND ST MESA, AZ 85201 Parcel 13553136 BROWN ANDRIC 1105 W AUBURN ST MESA, AZ 85201 Parcel 13555004 BYRON SHEILA COLLEEN TR 1507 W 6TH ST TEMPE, AZ 85281

Parcel 13551002A CABRALES CARMEN/RAMIREZ ISRAEL VALENZUELA 1210 W 1ST PL MESA, AZ 85201

Parcel 13554047 CAMPBELL BONNIE G/JOSEPH P 1026 W 2ND ST MESA, AZ 85201 Parcel 13551009 CAMPOS JESUS M 1252 W 1ST PL MESA, AZ 85201

Parcel 13551137 CARTWRIGHT MELVIN J/CAROLINE A 2605 E ELMWOOD ST MESA, AZ 85213 Parcel 13554035A CASA RENTALS PROPERTY MANAGEMENT LLC 333 N WESTWOOD MESA, AZ 85201 Parcel 13404015D CASPIAN AUTO REAL ESTATE HOLDINGS LLC 1059 W MAIN ST MESA, AZ 85201 Parcel 13552029A CDM DEVELOPMENT LLC 3527 N RIDGE RD WICHITA, KS 67206 Parcel 13553138 CHEN ANDY/SUN YIMENG 1117 W AUBURN ST MESA, AZ 85201 Parcel 13553164 CUNNINGHAM CODY WILLIAM-ELI 1110 W AUBURN ST MESA, AZ 85201

Parcel 13404005 DAVIS ENTERPRISES CITRUS GROVE LLC 5110 N 40TH ST STE 220 PHOENIX, AZ 85018 Parcel 13404019 DAVIS ENTERPRISES CITRUS GROVE LLC 5110 N 40TH ST 220 PHOENIX, AZ 85018 Parcel 13551139 DE ALDACO GLORIA NIEVES 2223 E EMELITA AVE MESA, AZ 85204

Parcel 13553012 DESHANE JUDY 35 N BEVERLY LN MESA, AZ 85201

Parcel 13553151 DONZELLA ERIC/ROSA/ARTURO 1153 W ARGON ST MESA, AZ 85201 Parcel 13551130 DOWLING BRENDAN P 1309 W 1ST PL MESA, AZ 85201

Parcel 13554076 DZU H VU AND TRINH T LE 205 N BEVERLY MESA, AZ 85201 Parcel 13553003C EDEN VILLAGE LLC 6461 E PRESIDO ST MESA, AZ 85215 Parcel 13550160 ELDORADO PROPERTIES WEST INC 13771 N FOUNTAIN HILLS BLVD STE 323 FOUNTAIN HILLS, AZ 85268

Parcel 13552003 ENGEL ALMA R TR 1209 W PEPPER PL MESA, AZ 85201 Parcel 13556010P EPERNAY VENTURES LP 6211 CAMINO DE LA COSTA LA JOLLA, CA 92037 Parcel 13553001 EVANGELISTA JESUS N/ELIUD 1139 W 2ND ST MESA, AZ 85201

Parcel 13551143A EXTRA SPACE PROPERTIES NINETY ONE LLC SALT LAKE CITY, UT 84171 Parcel 13550023A FALLIS TRACY/EMILEE 225 N STANDAGE UNIT 110 MESA, AZ 852016277 Parcel 13553039 FERGUSON ESTHER/GREGG JORGEN 1135 W 2ND ST MESA, AZ 85201

Parcel 13551138 FKH SFR PROPCO B-HLD LP 600 GALLERIA PKWY STE 300 ATLANTA, GA 30339 Parcel 13554041C FLOREZ FAMILY TRUST 250 N BEVERLY MESA, AZ 85201 Parcel 13554037 FRIAR HOLDINGS 4 LLC PO BOX 909 MESA, AZ 85211

Parcel 13550027A FURCI HOLDINGS LLC 850 S RIVER DR UNIT 2049 TEMPE, AZ 85281 Parcel 13553149 GARCIA ANDREA NATHALY VALDEZ/MARIA F VALDEZ 1158 W AUBURN ST MESA, AZ 85201

Parcel 13553139 GARCIA ERICK HERNANDEZ 1121 W AUBURN ST MESA, AZ 85201

Parcel 13553046A GARCIA WANDA L/PEDRO R 140 N BEVERLY LN MESA, AZ 85201 Parcel 13553142 GARDNER JARED R/SORENSEN RACHEL 1135 W AUBURN ST MESA, AZ 85201 Parcel 13550022A GILPIN JASON 225 N STANDAGE UNIT 111 MESA, AZ 85201

Parcel 13553019B GL MESA GARDENS LLC 1685 S COLORADO BLVD UNIT S 362 DENVER, CO 80222 Parcel 13553048A GLENDALE WEST PROPERTIES LLC/SILVER MESA PROPERTIES LLC 4885 S 900 E STE 104 SALT LAKE CITY, UT 84117

Parcel 13555002 GOOD DANIEL JAMES/NICOLE RENAE 309 N WESTWOOD MESA, AZ 85201 Parcel 13550021A GOSS SHIRLY P 225 N STANDAGE 112 MESA, AZ 85201 Parcel 13553019A GREENHALGH KYLE/SERENA 101 N BEVERLY MESA, AZ 85201 Parcel 13551008 GUTHRIE GWENDOLYN 1246 W 1ST PL MESA, AZ 85201

Parcel 13554036 HARDY LANDON ERIC/JANELL LANE 1147 W 2ND PL MESA, AZ 85201 Parcel 13550025A HAUSER PATI E 225 N STANDAGE 108 MESA, AZ 85201 Parcel 13551140 HENRY E DELCI FAMILY TRUST 1209 W 1ST PL MESA, AZ 85201

Parcel 13551006 HERNANDEZ BRISELDA 1234 W 1ST PL MESA, AZ 85201 Parcel 13404014N HOLLY INVESTMENTS LLC 2828 S STATE ST SALT LAKE CITY, UT 84115 Parcel 13553046B HOLT TIMOTHY M 1120 W 10TH PL MESA, AZ 85201

Parcel 13553162 HOLT TIMOTHY M/REBECCA C 1120 W AUBURN ST MESA, AZ 85201 Parcel 13554064A JASPER CLYDE/FREDESVINDA TR 236 N WESTWOOD MESA, AZ 85201 Parcel 13550024A JOHNSON HEATHER M 225 N STANDAGE UNIT 109 MESA, AZ 852016277

Parcel 13552103 JORDAN MICHELLE/JIM JUSTIN 1258 W PEPPER PL MESA, AZ 85201 Parcel 13552100 JOSEPH HARVEY PEW FAMILY REVOCABLE LIV TRUST 1234 W PEPPER PL MESA, AZ 85201

Parcel 13552097A JUDAS SETH PAUL 721 IOWA ST DENVER, IA 50622

Parcel 13552016 JUDD PAUL D/ERIN D 1241 W PEPPER PL MESA, AZ 85201 Parcel 13553148 KATTOORS LLC 126 E LYNX PL CHANDLER, AZ 852491204 Parcel 13553141 KIEHL ANTHONY J 1131 W AUBURN ST MESA, AZ 85201

Parcel 13553038E KIMBROUGH DENNIS/DIANNE TR 4125 MARKET ST 5 VENTURA, CA 93003 Parcel 13556009 KIMBROUGH FAMILY TRUST 4125 MARKET ST 5 VENTURA, CA 93003 Parcel 13554069C KIMBROUGH RICHARD G JR 222 N WESTWOOD MESA, AZ 85201

Parcel 13551007 KLAUKA BRANDON 1240 W 1ST PL MESA, AZ 85201 Parcel 13551005 LAPIZCO CHRISTIAN/ANDRES 1228 W 1ST PL MESA, AZ 85201 Parcel 13556010M LEGACY PARTNERS II LP 3 CHARTER OAK PL HARTFORD, CT 6106

Parcel 13554073A LENOX TONI/MICHAEL 1036 W 2ND ST MESA, AZ 85201 Parcel 13555003 LES AND PAM MARTINEAU FAMILY TRUST 215 N WESTWOOD MESA, AZ 85201

Parcel 13551003 LEWIS SHARON K 1216 W FIRST PL MESA, AZ 85201

Parcel 13553163 LI LINDY 1116 W AUBURN ST MESA, AZ 85201 Parcel 13553155 LIN SZU YU 21003 BROOKLINE DR WALNUT, CA 91789 Parcel 13553152 LINARES JOSE F M/VILLAGOMEZ GRACIELA B M 1159 W ARGON ST MESA, AZ 85201 Parcel 13552002 LIPOVIC RENTALS LLC/LIPOVIC DUSAN 723 N HOSICK CIR MESA, AZ 85201 Parcel 13554045 LJW231 LLC 231 N ALMA SCHOOL RD MESA, AZ 85201 Parcel 13553015F LOERA EFRAIN/BENITEZ-LOERA RAFAELA PO BOX 5836 MESA, AZ 85211

Parcel 13553014 LOFTS AT 121 LLC PO BOX 3744 GILBERT, AZ 85299 Parcel 13553024A LOFTS AT 121 LLC 121 N BEVERLY MESA, AZ 85201 Parcel 13404013E LOK REVOCABLE FAMILY TRUST PO BOX 52085 DC-17 PHOENIX, AZ 85201

Parcel 13553154 LONGORIA RITA MARIE 1154 W ARGON ST MESA, AZ 85201 Parcel 13553147 LOPEZ JOANNA/IBARRA YOLANDA G GASTELUM 1161 W AUBURN ST MESA, AZ 85201 Parcel 13554054 LORILLARD WILLIAM F & LAWRENCE/NORTH CLAUDIA 1144 W 2ND ST MESA, AZ 85201

Parcel 13553145 LOVELADY GREGORY/SABBATINI SANDRA 3011 S PALM DR TEMPE, AZ 85282

Parcel 13553032B LUKE DALE I LLC 35 N ALMA SCHOOL RD STE 202 MESA, AZ 85201 Parcel 13554075 MADSEN DAVID/RAMONA 209 N BEVERLY MESA, AZ 85201

Parcel 13554062A MAIN WILLIAM ERIC/ISABELLE TR 1007 W 2ND PL MESA, AZ 85201 Parcel 13553015B MARC CENTER THE 924 N COUNTRY CLB MESA, AZ 85201 Parcel 13553006 MARCENCO NICHITA/HERRMANN EVELYN 1105 W 2ND ST MESA, AZ 85201

Parcel 13551134 MARIN HECTOR G MARIN/VERONICA 1245 W 1ST PL MESA, AZ 85201 Parcel 13551131 MARQUEZ PRIMO FERNANDEZ 435 N STANDAGE MESA, AZ 85201 Parcel 13552005 MCDONALDS REAL ESTATE COMPANY 321 W MCKELLIPS RD STE 106 MESA, AZ 85201

Parcel 13552013 MCDONALDS REAL ESTATE COMPANY OAK BROOK, IL 60523 Parcel 13553022H MCKAY JAMES K/LYN B 1029 W 2ND ST MESA, AZ 85201 Parcel 13553035C MCLAUGHLIN PATRICK/MICHELLE 56 N BEVERLY MESA, AZ 85201

Parcel 13554038 MELTON JUDITH A 1123 W 2ND PL MESA, AZ 85201 Parcel 13555146 MENDEZ JOSE/CANDIA TERESA 3406 CRAIGO AVE EL PASO, TX 79904 Parcel 13554066A MERRILL JOHN H/FELICIA 231 N BEVERLY MESA, AZ 85201

Parcel 13553009 MESA CITY OF PO BOX 1466 MESA, AZ 85211 Parcel 13553020A MESA CITY OF 20 E MAIN ST 6TH MESA, AZ 85201 Parcel 13553028 MESA CITY OF 20 E MAIN STE 500 MESA, AZ 85201

Parcel 13553026B MESA CITY OF 20 E MAIN STE 500 MESA, AZ 85203 Parcel 13551001C MESA CITY OF PO BOX 1466 MESA, AZ 0 Parcel 13556010L MIDTOWN MESA LIMITED PARTNERSHIP 3 CHARTER OAK PL HARTFORD, CT 6106 Parcel 13550032A MINARDI ENRICO/COLARD MARIANNE NADIEGDA 225 N STANDAGE 1010 MESA, AZ 85201

Parcel 13553140 MINDERMANN RYAN 1509 W CAPRI AVE MESA, AZ 85201 Parcel 13550037A MONETTE VERNDA JO EDWARDS 225 N STANDAGE UNIT 96 MESA, AZ 85201

Parcel 13552104 MUNOZ ROBERT A SR 1302 W PEPPER PL MESA, AZ 85201 Parcel 13553005A MURRAY JOSHUA JEROME 1111 W 2ND ST MESA, AZ 85201 Parcel 13553060 NAB NEW ALPHA BETA LLC 1100 QUAIL ST UNIT 200 NEWPORT BEACH, CA 92660

Parcel 13551011 NAVARRO JOSE RAUL HERRERA/HERRERA BLANCA YADIRA 1302 W 1ST PL MESA, AZ 85201

Parcel 13553015E NEW CULTURE HOUSING BEVERLY LLC 3707 E SOUTHERN AVE STE 1028 MESA, AZ 85206 Parcel 13551127 NGUYEN ANNA KIEU 105 N STEWART ST MESA, AZ 85201

Parcel 13551126 NGUYEN ANNA THI KIEU 1321 W 1ST ST MESA, AZ 85201 Parcel 13552017 NGUYEN HAI X/DIEP VAN T 1249 W PEPPER PL MESA, AZ 85201 Parcel 13553158 NGUYEN MINH K/NGUY ANH DAO THI 1140 W ARGON ST MESA, AZ 85201

Parcel 13553143 NGUYEN THACH 1139 W AUBURN ST MESA, AZ 85201 Parcel 13551133 NICOL TIMOTHY 1251 W 1ST PL MESA, AZ 85201 Parcel 13553137 NORTHERN DYLAN 1111 W AUBURN ST MESA, AZ 85201

Parcel 13554053 ORPHIC HOMES LLC 11824 N CHERRY HILLS DR E SUN CITY, AZ 85351 Parcel 13552102 PALMER LEWIS L 1250 W PEPPER PL MESA, AZ 85201 Parcel 13552023 PATEL ASHOK RATANJI/HASABEN A 1260 W MAIN ST MESA, AZ 85201

Parcel 13552024A PATEL MITESH/VADIWALA KRUTI 1260 W. MAIN ST STE M MESA, AZ 85201 Parcel 13552015 PATEL MITESHKUMAR A/VADIWALA KRUTI 1260 W MAIN ST MESA, AZ 85201

Parcel 13553022N PATRICK BRYANNA N/BLANCO AARON 145 N BEVERLY ST MESA, AZ 852016310

Parcel 13550031A PATTERSON JONATHAN L 611 FEDERAL ST STE 4 MILTON, DE 19968 Parcel 13550006R PAUL ADAMS PALMS LLC 263 W 3RD PL MESA, AZ 85201 Parcel 13550038A PERIC BOJAN 225 N STANDAGE UNIT 95 MESA, AZ 85201

Parcel 13554040 PERSON JAMES T/AMBER J 2457 N STAPLEY DR MESA, AZ 85203 Parcel 13553008 PHAM RYAN 47 N BEVERLY ST MESA, AZ 85201 Parcel 13553032C PMMX LLC 4077 S MARTINGALE RD GILBERT, AZ 85297

Parcel 13551142A PORTILLO MAURICIO ALONSO JR PO BOX 11326 TEMPE, AZ 85284 Parcel 13554042 PRESTWICH GREGORY D/LETHA R 240 N BEVERLY MESA, AZ 85201 Parcel 13553144
RADOFF NICHOLAS JOSEPH/BOYKO
CYNTHIA JEAN
1145 W AUBURN ST
MESA, AZ 85201

Parcel 13553040 RAYMOND LAUREN PO BOX 10224 PHOENIX, AZ 85064 Parcel 13554059 REEDY MIGAELA GUINN 1015 W 2ND PL MESA, AZ 85201 Parcel 13551128 RENCKENS NICHOLAS J 111 N STEWART MESA, AZ 85201

Parcel 13554066C REYNOLDS MADISON B/LEENA S 239 N BEVERLY MESA, AZ 85201 Parcel 13554050B RICHARDSON JORTH A TR 705 N STEWART MESA, AZ 85201 Parcel 13554051 RIVERA BEATRIZ ADRIANA/GONZALEZ JOSE MERCADO 1114 W 2ND ST MESA, AZ 85201

Parcel 13551136 RODRIGUEZ ERNESTO GARCIA 1233 W 1ST PL MESA, AZ 85201 Parcel 13553035D RODRIGUEZ JASON ANTHONY 60 N BEVERLY MESA, AZ 85201 Parcel 13554056 ROWLAND BRUCE LEO/ROWLAND BRIDGET LORRAINE 1049 W 2ND PL MESA, AZ 85201

Parcel 13551010 SALAZAR DAVID/ECHOLS JEANNE 720 S ASH AVE BROKEN ARROW, OK 74012 Parcel 13550026A SALDIVAR NENA/MAGDALEN/OTT BRIAN 225 N STANDAGE UNIT 107 MESA, AZ 852016277 Parcel 13554058 SANCHEZ VICTOR M/ANN 1035 W 2ND PL MESA, AZ 85201

Parcel 13551129 SANTOYO RAMON M/ELENA TORRES DE 117 N STEWART MESA, AZ 85201 Parcel 13554057 SCOTFORD LISA 1041 W 2ND PL MESA, AZ 85201 Parcel 13554072 SHEILA COLLEEN BYRON REVOCABLE TRUST 1507 W 6TH ST TEMPE, AZ 85281

Parcel 13550034A SLEDER AMANDA MARIE 225 N STANDAGE ST UNIT 99 MESA, AZ 85201 Parcel 13554067B SLOAN RALPH M/DORIS V TR 217 N BEVERLY MESA, AZ 85201 Parcel 13550036A SOS KOLOB LLC 42863 N 98TH PL SCOTTSDALE, AZ 85262

Parcel 13553159 SPANN JEFF 3408 O ST SOUTHEAST AUBURN, WA 98002 Parcel 13550020A STEELMAN PARKER R/CHASTAIN GAIL/TERRY 225 N STANDAGE RD UNIT 113 MESA, AZ 85201

Parcel 13553165 STEFANIE L LEVINE LIVING TRUST 1104 W AUBURN ST MESA, AZ 85201

Parcel 13551004 STEIN JOEL D/HEILMAN JILL L 1222 W 1ST PL MESA, AZ 85201 Parcel 13554061 STEPHENSEN BRETT/SANCHEZ-STEPHENSEN BRITTANY A 1025 W 2ND PL MESA, AZ 85201

Parcel 13550029A STERLING PROPERTY MANAGEMENT LLC 730 E BROWN RD 114 MESA, AZ 85203

Parcel 13553016 TAPIA CELESTINO/CELESTINO D/KAREN PO BOX 1140 PINE, AZ 85544 Parcel 13550035A TODD LESLIE 225 N STANDAGE UNIT 98 MESA, AZ 85201 Parcel 13553005B TORREZ ECTOR HERNANDEZ/MORENO HELIODORA ALIA 7258 E PAPAGO DR SCOTTSDALE, AZ 85257

Parcel 13553018 TUL JACOB/WILLIAM/DEBORAH 61 N BEVERLY MESA, AZ 85201 Parcel 13554049 TWO TO WOO TRUST 355 N BEVERLY MESA, AZ 85201 Parcel 13553025B TY INVESTMENTS LLC 1551 E UNIVERSITY DR MESA, AZ 85203 Parcel 13550028A UNSWORTH TRUST 3117 N 79TH ST MESA, AZ 85207 Parcel 13551135 VARELA WENCESLAO DELGADILLO 1239 W 1ST PL MESA, AZ 85201 Parcel 13553160 VASQUEZ SHAWN 1130 W AUBURN ST MESA, AZ 85201

Parcel 13553022K VILLEGAS MARIBEL/AMADOR PEPE S 1045 W 2ND ST MESA, AZ 85201 Parcel 13550033A WALSTON SALLY P 225 N STANDAGE 100 MESA, AZ 85201 Parcel 13553030C WE BUY HOMES LLC 1252 N PALMSPRINGS DR GILBERT, AZ 85234

Parcel 13554068 WEBB ADELBERT MARVIN/RUTH IONE TR 223 N BEVERLY MESA, AZ 85201 Parcel 13554044A WOOD OWEN S/TERRIE B 234 N BEVERLY MESA, AZ 85201 Parcel 13553022J WORKMAN FAMILY LIVING TRUST 1035 W 2ND ST MESA, AZ 85201

Parcel 13553002A YEH ZOE 1353 E BARTLETT WY CHANDLER, AZ 85249 Parcel 13553161 YEHL WHITNEY K 1126 W AUBURN ST MESA, AZ 85201 Parcel 13553153 YODER ZACHARY K 1163 W ARGON ST MESA, AZ 85201

Parcel 13553021 ZIEGLER-SPY FAMILY LIVING TRUST 1019 W 2ND ST MESA, AZ 85201

Vice Mayor Francisco Heredia 959 W Monte Ave Mesa, AZ 85210 Lucy Hambright PO Box 1466 Mesa, AZ 85211

Councilmember Jenn Duff PO Box 1466 Mesa, AZ 85211 Priscilla Gutierrez PO Box 1466 Mesa, AZ 85211 City of Mesa Development Services Department ATTN: Charlotte Bridges 55 N. Center St. Mesa, AZ 85201

City of Mesa ATTN: Marc Hershberg 55 N. Center St. Mesa, AZ 85201 Sarvia Ortiz Adams Estate Neighborhood 506 S Sycamore Mesa, AZ 85202

Jan Neely Adams Estate Neighborhood 1729 W Crescent Ave Mesa, AZ 85202 Beverly Downs Alma Meadows 535 S Alma School Rd Mesa, AZ 85210

Winnie Kho Kaplan Asian District Mesa 1745 S Alma School Rd Ste 115 Mesa, AZ 85210 Drew Burtoni Asian District Mesa 66 S Dobson Rd #132 Mesa, AZ 85202 Sandy Sutton Andrews C.A.N.D.O. 440 W 1st St Mesa, AZ 85201

Barbara Burton C.A.N.D.O. 445 W 1st St Mesa, AZ 85201 David Crummey C.A.N.D.O. 658 W 1st St Mesa, AZ 85201 Mischel Whipple Casa Mesa II 1637 W Alcott St Mesa, AZ 85201

Chelsea Condominiums , 0

Dave Clement Clement Place 439 N Clement Mesa, AZ 85201 Courtney Davis Clement Place 454 N Clement Mesa, AZ 85201

Colonial Manor-Mesa Association , 0

Carmen Guerrero Comité de Familias en Acción 551 N Alma School Rd Mesa, AZ 85201

Country Club Heights Condos , 0

Jerry & Janet Lewis Devonshire Estates & Maricopa Manor 1303 W 7th St Mesa, AZ 85201 Gerald Burr Devonshire Estates & Maricopa Manor 1311 W Devonshire St Mesa, AZ 85201

Discovery at Continental Orchard Homeowners Association , 0

Pat Kroes Eaton Club Estates 1343 W Esplanade St Mesa, AZ 85201 Anne Stehr Eaton Club Estates 1210 W Esplanade St Mesa, AZ 85201 Anne Schaer Eaton Club Estates 4851 E Grandview St Mesa, AZ 85205

Tim Boyle Emerson Manor 450 N Emerson Mesa, AZ 85201 Jim Jourbert Exeter Place Association 1301 W Rio Salado Pkwy #24 Mesa, AZ 85201

Fiesta Pointe Owners Association , 0

Carole West Garden Hills 1620 W 4th Pl Mesa, AZ 85201 Nancy Bodrero Garden Hills 1707 W Mountain View Mesa, AZ 85201 Angie Amparan Garden Hills 1633 W 5th Place Mesa, AZ 85201

Theresa Schlechty Garden Hills 1621 W 5th Place Mesa, AZ 85201 Erika Cardenas Garcia Garden Hills 1620 W 5th Pl Mesa, AZ 85201 Sue Barker Hot Date 712 N Date Mesa, AZ 85201 Alma Pesqueira Hot Date 634 N Date Mesa, AZ 85201 Jared Huish Hot Date 632 N Hosick Cir Mesa, AZ 85201 Scott Seufert Kleinman Park Neighborhood Association 1132 W Drummer Mesa, AZ 85210

Ronda Willis Kleinman Park Neighborhood Association 654 W 6th Dr Mesa, AZ 85210 Stephanie Wright Mesa Grande Community Alliance 660 N Date Mesa, AZ 85201 Tanya Collins Mesa Grande Community Alliance 864 W 10th St Mesa, AZ 85201

Mesa Madrid Townhouses , 0

Gilbert Rollier North Garden Grove 533 N Standage Mesa, AZ 85201 Francisco Leon North Garden Grove 1420 W 4th Pl Mesa, AZ 85201

Jacqueline Williams North Garden Grove 1431 W 7th Pl Mesa, AZ 85201 Michel Gillette Palm Fountains Townhouse Association 141 N Date St 54 Mesa, AZ 85201 Dea Montague Passey Place 553 N Orange Mesa, AZ 85201

Mike Wright Passey Place 629 W Caballero St Mesa, AZ 85201 Caroline Lamoreaux Pepper Place 1317 W Pepper Pl Mesa, AZ 85201 Cathy Shepherd Pepper Place 1558 W 1st St Mesa, AZ 85201

Augie Gastelum RAILmesa (Retail, Arts, Innovation & Livability) 237 W Main St Mesa, AZ 85201 David Crummey
RAILmesa (Retail, Arts, Innovation &
Livability)
658 W 1st St
Mesa, AZ 85201

Sophia Fire Robson Street Villas 225 W 1st St #232 Mesa, AZ 85201

Sycamore Square Homeowners Association , 0

Graham Parker West Enders 1023 W 9th Pl Mesa, AZ 85201 Dick Croxell West Enders 4065 E University Dr #423 Mesa, AZ 85205

Jennifer Erickson West Side Clark Addition Historic District 448 W 1st St Mesa, AZ 85201

Sandy Sutton Andrews West Side Clark Addition Historic District 440 W 1st St Mesa, AZ 85201 Barbara Burton West Side Clark Addition Historic District 445 W 1st St Mesa, AZ 85201

Westbrook Townhouse Association , 0

Lynette Kenney Westwood Park 249 N Westwood Mesa, AZ 85201 Colleen Byron Westwood Park 241 N Westwood Mesa, AZ 85201

See Next Page for HOA's found on Corporation Commission

Jay K. Scott Chelsea Condominiums, Inc. 3706 Thunderbird Dr. Hays, KS 67601

David Russell
Discovery at Continental Orchard
Homeowners' Association
PO Box 5720
Mesa, AZ 85211

Mark Thompson Sycamore Square Homeowners Association 16625 S. Desert Foothills Pkwy Phoenix, AZ 85048 Anita Dawson Colonial Manor-Mesa Association, Inc. 459 N. Gilbert Rd., Suite A-220 Gilbert, AZ 85234

Mike Savage Fiesta Point Owners Association PO Box 62073 Phoenix, AZ 85082

John Valdez Westbrook Townhouse Association, Inc. 150 E. Alamo Dr., #3 Chandler, AZ 85225 Mark Kemp Country Club Heights Unit Three Townhouse Corporation 4135 S. Power Road #122 Mesa, AZ 85212

Ray Gardner Mesa Madrid Townhouses Corp. 42 S. Hamilton Place #101 Gilbert, AZ 85233

#### **City of Mesa Planning Division**

#### **AFFIDAVIT OF PUBLIC POSTING**

| Date: 05/27/25                                      |  |
|---|--|
| do hereby affirm that I have on 120 N Beverly . The | owner or authorized agent for the zoning case below posted the property related to case # ZON24-01052 and ZON25-00203 ne posting was in one place with one notice for each perimeter right-of-way so that the notices were right-of-way. |
|   | 10   |
| Marybeth Comad<br>Notary Public                     | MARYBETH CONRAD  Notary Public - Arizona  Maricopa County  Commission # 673441  My Comm. Expires Oct 25, 2028  |



### CITY OF MESA **PUBLIC NOTICE**

## **ZONING HEARING**

PLANNING & ZONING BOARD 57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: June 11, 2025 CASE: ZON25-00203

Request: Minor General Plan Amendment to change the General Plan Placetype from Traditional Residential with a Sustain Growth Strategy to Mixed Residential with a Sustain Growth Strategy. (District 4)

Applicant: Tristam Ketsi, Perlman Architects

Phone: (480) 951-5800 Planning Division (480) 644-2385

Contact: Michael S. Buschbacher II

Phone: (602) 265-0094
Posting date: 5/27/25

May 27, 2025 at 7:23 AM +33,417400,-111.854775

120 N Beverly Mesa AZ 85201 **United States** 



CITY OF MESA PUBLIC NOTICE

### **ZONING HEARING**

PLANNING & ZONING BOARD 57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: June 11, 2025

CASE: ZON24-01052

Request: Rezone from Multiple Residence-2 (RM-2) and Multiple Residence-3 (RM-3) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. (District 4)

Applicant: Tristam Ketsi, Perlman Architects
Phone: (480), 951-5800

Phone: (480) 951-5800 Planning Division (480) 644-2385

Contact: Michael S. Buschbacher II

Phone: (602) 265-0094

Posting date: 5/27/25

May 27, 2025 at 7:23 AM +33,4+7400,-111.854775 120 N Beverly Mesa AZ 85201

**United States**