

Citizen Participation Final Report

BANNER GATEWAY RESIDENCES

**West of the Northwest Corner of Banner Gateway Drive and Pierpont Drive
Case Nos. ZON24-00752, DRB24-00753, and ZON24-00894**

Date: October 28, 2024

Purpose:

This Report provides results of the implementation of the Citizen Participation Plan for Banner Gateway Residences, a high-quality, highly amenitized multi-family development. The site is located west of the northwest corner of Banner Gateway Drive and Pierpont Drive (the "Site") on approximately 10.4 gross (9.5 net) acres. The community will contain 260 residences with a density of approximately 27.3 du/net acre. To achieve this development, the following applications are being requested:

- Minor General Plan Amendment ("GPA") from Employment to Mixed-Use Activity District;
- Rezoning from Light Industrial to RM-4 PAD;
- Site Plan approval for the 260 residences; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc.

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

Contacts:

The person coordinating the Citizen Participation Final Report activities is Ricki Horowitz with Burch & Cracchiolo at (602) 234-8728 / rhorowitz@bcattorneys.com.

Correspondence and Telephone Calls:

1. Letters were mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the Site on 10/15/2024 to inform the neighbors about a neighborhood meeting scheduled for 10/30/2024. The letter included information about the Minor GPA and Rezone/Site Plan cases and included exhibits. The letter with exhibits and labels are attached at **Exhibit 1**.
2. Separate signs for the Rezoning/Site Plan P&Z Hearing and the Minor GPA Hearing were installed on the site on 10/25/2024. The Affidavit of Posting and photos of the signs are attached at **Exhibit 2**.
3. Letters will be mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the Site on 10/28/2024 and will include the DRB hearing date of 11/12/2024. The letter will also describe the development and

include exhibits of the proposal. The letter with exhibits and labels are attached at **Exhibit 3**.

4. Letters will be mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the Site on 10/29/2024 and will include the Planning & Zoning hearing date of 11/13/2024. The letter describes information about the Minor GPA, Rezoning, and Site Plan requests and includes exhibits of the proposal. The letter with exhibits and labels are attached at **Exhibit 4**.
5. The neighborhood meeting will be held on 10/30/2024.

Results:

As of today, we have had no contact from the neighbors or interested parties.

Exhibit 1

Burch & Cracchiolo, P.A.

1850 N. Central Ave., Ste 1700

Phoenix, AZ 85004

Office: 602-234-8794

Email: bray@bcattorneys.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: October 15, 2024
RE: Case Nos. ZON24-00752

BANNER GATEWAY RESIDENCES

**West of the Northwest Corner of Banner Gateway Drive and Pierpont Drive
October 30, 2024, Neighborhood Meeting**

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that on behalf of Oakdale Realty (“Oakdale”), applications were filed for Minor General Plan Amendment, Rezoning, and Site Plan approval to develop a new residential community known as “Banner Gateway Residences,” located west of the northwest corner of Banner Gateway Drive and Pierpont Drive (the “Site”). Oakdale proposes to develop this challenging, infill site with a high quality, highly amenitized multi-family development that will contain approximately 260 residences with a density of approximately 27.3 du/ net ac. An Aerial of the Site is attached.

The Site has been vacant for over 40 years and failed to develop under its current General Plan designation and zoning. Oakdale proposes to amend the General Plan designation on the Site from Employment to Mixed-Use Activity District. The Mixed-Use Activity District permits residential uses. Oakdale is also proposing the Site be rezoned from Light Industrial to RM-PAD in order to allow for the proposed residential uses. These changes are necessary to allow the development of this high-quality community. This proposal complies with the purposes and objectives of the General Plan by promoting quality neighborhoods and well-planned land-use transitions. Copies of the Landscaping Plan and Rendering are attached.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed Rezoning, General Plan Amendment, and to answer questions you may have. The neighborhood meeting will be held:

***Wednesday, October 30, 2024, at 6:00pm
Marriott Residence Inn Phoenix Gilbert
3021 E Banner Gateway Dr. – Conference Room
Gilbert, AZ 85234
(See Aerial Map)***

There will be future public hearings by the Mesa Planning Commission and City Council. You will be notified of those hearings.

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Madison Leake at 602-234-8791, mleake@bcattorneys.com, or me at 602-234-8794, bray@bcattorneys.com. You may also contact Sean Pesek, City Planner at the City of Mesa at 480-644-6716, Sean.Pesek@mesaaz.gov.

Thank you.

Sincerely,



Brennan Ray

/lll
Attachments



SITE

Neighborhood Meeting
Wednesday, October 30, 2024 at 6:00pm
Residence Inn Phoenix Gilbert
(3021 E Banner Gateway Dr, Gilbert, AZ 85234)

Parking





BANNER GATEWAY DRIVE

LANDSCAPE PLAN

BANNER GATEWAY RESIDENCES

MESA, AZ



**1,000' Ownership List
Oakdale Realty
Mesa Banner Gateway**

14069060
4862 BASELINE LLC
4862 E BASELINE RD STE H 103
MESA, AZ 85206

14069053
AEH2 LLC
3152 E MILLBRAE LN
GILBERT, AZ 85234

14068146
ANVAYA CORP/SATYANARAYANA MANNEM
IRA
1414 GLENMORE WAY
SAN JOSE, CA 95129

14055226
BALDWIN MURRAY C/DENA M
4758 E HOPI CIR
MESA, AZ 85206

14055244
BARBOUR ROBBIN
1550 S QUAIL CIR
MESA, AZ 85206

14068160
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

14055242
BEALL CHERYL
1545 S QUAIL CIR
MESA, AZ 85206

14055261
BIBLE TRUST
1550 S PARKCREST CIR
MESA, AZ 85206

14055239
BRIDGES AUSTIN
1534 S RESEDA CIR
MESA, AZ 85206

14068112
ACC INVERNESS LLC
615 FRONT ST
SAN FRANCISCO, CA 94111

14055247
AL AND JANET ANDERS TRUST
1532 S QUAIL CIR
MESA, AZ 85206

14068110
ASAP PROPERTIES-SEV LLC
2525 W GREENWAY RD STE 125
PHOENIX, AZ 85023

14068163
BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

14068134
BASELINE & HIGLEY MANAGEMENT LLC
2633 E INDIAN SCHOOL RD 160
PHOENIX, AZ 85016

14068130
BASELINE HOLDINGS LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

14068131
BEESON JACOB A/KELLY L
1855 E SOUTHERN AVE STE 212
MESA, AZ 85204

14055238
BOHENECK CHANCE M
1540 S RESEDA CIR
MESA, AZ 85206

14055251
BROWN ROBERT D JR/KRISTI L
1555 S QUINN CIR
MESA, AZ 85206

14068113
ADHMAH LLC
4856 E BASELINE UNIT 108
MESA, AZ 85206

14055271
ALLEN SHELLY KAY
1550 S PICO CIR
MESA, AZ 85206

14068143
B C BERGE - GREENFIELD PLAZA LLC
2401 W BELL RD
PHOENIX, AZ 85023

14069001H
BANNER HEALTH FOUNDATION
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

14069063
BASELINE 108 LLC
3510 E LOS ALTOS RD
GILBERT, AZ 85297

14069055
BASELINE PAIN MANAGEMENT LLC
1301 E MCDOWELL RD STE 100
PHOENIX, AZ 85006

14068162
BHSM REHABILITATION LLC
4714 GETTYSBURG RD
MECHANICSBURG, PA 17055

14055205
BONHAM KRISTY LYNN
4614 E HOPI AVE
MESA, AZ 85206

14055211
BUNNEL BRADLEY TED/KATHLEEN MICHELE
4644 E HOPI AVE
MESA, AZ 85206

14069050
CADE PROPERTIES LLC
3303 E BASELINE RD 112
GILBERT, AZ 85234

14055266
CARRANZA ANTHONY S/KARALEE
1535 S PICO CIR
MESA, AZ 85206

14055229
D L PITCHFORD FAMILY LIVING TRUST
4757 E HOPI CIR
MESA, AZ 85206

14069057
DEBARROS JOHN
4860 E BASELINE RD 105
MESA, AZ 85206

14055250
DWAYNE BADER & PAMALA BADER TRUST
1547 S QUINN CIR
MESA, AZ 85206

14055264
EASTER GARY E/SHIRLEY M TR
1530 S PARKCREST CIR
MESA, AZ 85206

14055197
ERICA PADILLA FAMILTY TRUST
4538 E HOPI AVE
MESA, AZ 85206

14055216
FOUNTAIN RUTH A/ROBERT E
2229 N DEMARET DR
MESA, AZ 85215

14055284
FULTON PARK HOMEOWNERS ASSOC
PO BOX 10000
PRESCOTT, AZ 86304

14055235
GOMEZ ALFREDO/GLORIA
1553 S RESEDA CIR
MESA, AZ 85206

14055253
CAMPOS CARLOS/DEASON JULIA
1548 S QUINN CIR
MESA, AZ 85206

14055258
CASTRO BETTY
1549 S PARKCREST CR
MESA, AZ 85206

14055260
DANIELSON ALISSA/STEPHEN JAMES
1558 S PARKCREST CIR
MESA, AZ 85206

14069049
DESERT GROWTH VENTURES LLC
3068 E MARLENE DR
GILBERT, AZ 85206

14068115
E & E HOLDINGS LLC
6364 E OASIS ST
MESA, AZ 85215

14068133
ECHO GUARD HOLDINGS LLC
4838 E BASELINE RD STE 128-B
MESA, AZ 85206

14068121
EWR MESA MEDICAL OFFICE BUILDING LLC
51 BROADWAY N 600
FARGO, ND 58102

14069062
FREEDMAN BENJAMIN/JODI A
2469 E GEMINI ST
GILBERT, AZ 85234

14068104
GEUPEL FLP INVERNESS LLC
1760 E PECOS RD STE 447
GILBERT, AZ 85295

14055207
GORNEY RYAN
4624 E HOPI AVE
MESA, AZ 85206

14069059
CARLSON CHARLES F/VICKIE L
4850 E BASELINE RD STE 105
MESA, AZ 85206

14068161
CRISKO LLC/KAY AND JUDY TOOLSON JOINT
REVOCABLE TRUST
87180 OAKDALE DR
EUGENE, OR 97402

14055234
DARREL AND MEGHAN ARNOLD FAMILY
TRUST
1547 S RESEDA CIR
MESA, AZ 85206

14055217
DI MICHELE ELIA M
4704 E HOPI CIR
MESA, AZ 85206

14068118
EAST VALLEY ASC REALTY COMPANY LLC
6116 E ARBOR AVE 112
MESA, AZ 85206

14055265
EDWARDS DARLA
1529 S PICO CIR
MESA, AZ 85206

14055233
FERRELL LORI E
1541 S RESEDA CIR
MESA, AZ 85206

14055209
FULTON JENNIFER R/TROY MICHAEL
4634 E HOPI AVE
MESA, AZ 85206

14055267
GILLIS HUGH M
1543 S PICO CIR
MESA, AZ 85206

14068011H
GREENFIELD 60 APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

14055199
HAMBY DANIELLE/STEPHAN
4550 E HOPI AVE
MESA, AZ 85206

14068003C
HERNDON VARREL L/SANDI L
1925 S GREENFIELD RD
MESA, AZ 85206

14068111
JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

14055208
KLEIN JAMIE
4628 E HOPI AVE
MESA, AZ 85206

14055268
LEYVA DANIELLE NICOLE/BAQUERIZO
NICOLAS WHALEN
1549 S PICO CIR
MESA, AZ 85206

14069051
MICULS HOLDINGS LLC
278 AIRDRIE ROAD
TORONTO, ON M4G1N3

14068003Y
MONTERO LLC
463 S HAMILTON CT
GILBERT, AZ 85233

14055245
NOT CAMERON L DODD TRUST
1434 S HONEYSUCKLE CIR
GILBERT, AZ 85296

14055248
PAULEY DENISE M
1531 S QUINN CIR
MESA, AZ 85206

14055203
PHILLIPS JESSE I
4604 E HOPI AVE
MESA, AZ 85206

14055240
HEATHER M ANDERS SURVIVORS TRUST
1533 S QUAIL CIR
MESA, AZ 85206

14069061
IGNITION VENTURES LLC
3460 PRESTON RIDGE RD STE 150
ALPHARETTA, GA 30005

14055228
JENKINS ROBERT/STEPHANIE
4763 E HOPI CIR
MESA, AZ 85206

14055254
LADD JERRY D/NELSEDITCH BALBERONA
1540 S QUINN CIR
MESA, AZ 85206

14068126
LUCRUM HOLDING COMPANY LLC
971 N GILBERT RD STE 218
GILBERT, AZ 85234

14055241
MINTY NICHOLSON TRUST
5235 E SOUTHERN AVE, # D106-220
MESA, AZ 85206

14055232
MURPHEY SEAN PAUL/DARCI L QUEEN
1535 S RESED CIR
MESA, AZ 85206

14068139
OAJ HQ LLC
4360 E BROWN 1L02
MESA, AZ 85205

14055227
PAYNE CHERYL A
4764 E HOPI CIR
MESA, AZ 85206

14068142
PIERPONT COMMERCE CENTER LLC
4852 E BASELINE RD 105
MESA, AZ 85206

14055256
HENDERSON BRENT LEE/ROCHELLE LYNN
1533 S PARKCREST CIR
MESA, AZ 85206

14068003P
INSPIRA GATEWAY RESIDENCES LP
8434 N 90TH ST UNIT 100
SCOTTSDALE, AZ 85258

14055218
KAMINSKY JERALD R TR
4710 E HOPI CIR
MESA, AZ 85206

14068136
LEVITATE FINANCIAL SOLUTIONS LLC
4838 E BASELINE RD 130
MESA, AZ 85206

14055215
MARGARET BARNES REVOCABLE TRUST
4660 E HOPI AVE
MESA, AZ 85206

14055237
MOLINA JESSICA
1546 S RESEDA CIR
MESA, AZ 85206

14055230
NEIL HADSALL FAMILY TRUST
4751 E HOPI CIR
MESA, AZ 85206

14068003X
OLD GREENFIELD PROPERTIES LLC
3823 E DECATUR ST
MESA, AZ 85205

14055246
PERKINS VICTORIA L
1538 S QUAIL CIR
MESA, AZ 85206

14069064
PIERPONT COMMERCE GROUP LLC/ETAL
4850 E BASELINE RD STE 105
MESA, AZ 85206

14068137
PIERPONT COMMERCE PARTNERS LLC
1901 E UNIVERSITY DR 333
MESA, AZ 85203

14055212
RAMIREZ CHRISTOPHER RIOS/NATALIE
4648 E HOPI AVE
MESA, AZ 85206

14055269
RITTER RONALD S
1555 S PICO CIR
MESA, AZ 85206

14055213
SCHMIDT RYAN M/RACHAEL L
4652 E HOPI AVE
MESA, AZ 85206

14055231
SERENKA THOMAS EDWARD
4745 E HOPI CIR
MESA, AZ 85206

14055252
SILVAS ANDRES/SUSAN
1556 S QUINN
MESA, AZ 85206

14055257
SMITH STEPHEN/CAMILLA
1541 S PARKCREST CIR
MESA, AZ 85206

14055262
STAPLEY TROY C/SANDRA L
1542 S PARKCREST CIR
MESA, AZ 85206

14055206
SUNNY MESA INC
4445 E. HOLMES AVE STE 102
MESA, AZ 852063398

14055263
TWCEEA FAMILY TRUST
1536 S PARKCREST CIR
MESA, AZ 85206

14068140D
PMA REAL ESTATE LLC
1520 S DOBSON RD STE 203
MESA, AZ 85202

14068002A
RAMSEY LINDA RAE
2013 LEISURE WORLD
MESA, AZ 85206

14055236
RIVERA MARK ANTHONY/EYLICIO TATIANA
1552 S RESEDA CIR
MESA, AZ 85206

14055214
SCHULTE KRISTIN
4656 E HOPI AVE
MESA, AZ 85206

14055210
SFR BORROWER 2024-A LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

14068128
SIMIAN WORLDWIDE LLC
2838 E PISTACHIO ST
GILBERT, AZ 85296

14069353
SOLANA CONDOMINIUMS LLC
7373 N SCOTTSDALE RD A102
SCOTTSDALE, AZ 85253

14068003Z
STATEN LAND
2738 E GUADALUPE RD
GILBERT, AZ 85234

14069046
SUNSHINE REALTY GROUP LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

14055243
USHER ROBERT J JR/KELLI M
1551 S QUAIL CIR
MESA, AZ 85206

14069045
PRESIDENTIAL OFFICES LLC
4856 E BASELINE RD STE 106
MESA, AZ 85206

14055204
RIGGS VALERIE
4610 E HOPI AVE
MESA, AZ 85206

14055201
ROMANOWSKI MATTHEW
4560 E HOPI AVE
MESA, AZ 85206

14068140B
SEASIDER INVESTMENTS LLC
7227 E BASELINE RD STE 109
MESA, AZ 85209

14068140A
SIERRA MIA LLC
5058 S EMERY
MESA, AZ 852123227

14055249
SINGH NILESHNI D/RAVINESH
4640 S FERRIC
MESA, AZ 85212

14068011G
SREG GREENFIELD LLC
9375 E SHEA BLVD 100
SCOTTSDALE, AZ 85260

14068127
STEWART CAMERON M/RAMONA
751 E BROADWAY RD
MESA, AZ 85204

14055198
TIERNEY ANNE
4544 E HOPI AVE
MESA, AZ 85206

14055270
VICTOR & CARLA MARTINEZ-LOPEZ FAM TR
2766 E JUANITA AVE
MESA, AZ 85204

14055200
WALL KAYLA MICHELLE
4556 E HOPI AVE
MESA, AZ 85206

14055259
YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

Melissa Hollenbeck
PO Box 1466
Mesa, AZ 85211-1466

14068038C
RISE LEGACY DEVELOPMENT LLC
4542 E INVERNESS AVE
MESA, AZ 85206

14055255
WELLS GEORGE EUGENE/LOUISE M
1532 S QUINN CIR
MESA, AZ 85206

14069052
ZJ1 INVESTMENTS LLC
3151 E MORRISON RANCH PKWY
GILBERT, AZ 85296

City of Mesa Development Services
Department
ATTN: Sean Pesek
PO Box 1466
Mesa, AZ 85211-1466

14055202
WROTH JAZMINE AISHA/RICHARD JOSEPH
LEE
4566 E HOPI AVE
MESA, AZ 85206

Councilmember Julie Spilsbury
PO Box 1466
Mesa, AZ 85211-1466

14068039
RISE LEGACY DEVELOPMENT LLC
4554 E INVERNESS AVE
MESA, AZ 85206

Interested Parties List
Oakdale Realty
Mesa Banner Gateway

Concord Village
Nancy Sin
1822 S 39th St
Mesa AZ 85206

Greenfield Glen Owners Association
Barbara Parker
1021 S Greenfield Rd, Unit 1158
Mesa AZ 85206

Hunter's Glen Homeowner's Association
Dustin Snow
4135 S Power Rd, Unit 122
Mesa AZ 85212

Sky Ranch
Traci Beagley
4241 E Edgewood Ave
Mesa AZ 85206

Summer Mesa Property Owners
Association, Inc.
William Schuster
3929 E Emelita Ave
Mesa AZ 85206

Summer Mesa Property Owners
Association, Inc.
Kathy Petersen
4146 E Fairview Cir
Mesa AZ 85206

Sunland Village Community Association
Marla Burns
525 S Nassau
Mesa, AZ 85206

Sunland Village Community Association
Loretta Knudsvig
5063 E Escondido
Mesa AZ 85206

Sunland Village Community Association
Freda Morescki
4029 E Carmel Cir
Mesa AZ 85206

Vista Villages Unit Two Homeowners
Association
Michael Ward
1811 S 39th St, Unit 10
Mesa AZ 85206

Exhibit 2

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

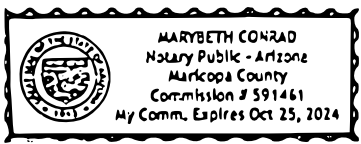
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # , on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on

MaryBeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

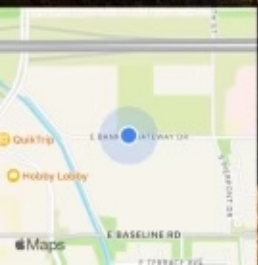
TIME: 4:00 PM DATE: November 13, 2024

CASE: ZON24-00894

**Request: Minor General Plan Amendment to
change the General Plan Character Area Type
from Employment to Mixed Use Activity
District with a Regional-Scale District Sub-type.**

Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Phone: (602) 234-8794
Planning Division (480) 644-2385

Posting date: 10/25/24



October 25, 2024 at 9:32 AM
+38.383067, -111.731880
4550-4566 E Banner Gateway Dr
Mesa AZ 85206
United States

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00894

Request: Minor General Plan Amendment to
change the General Plan Character Area Type
from Employment to Mixed Use Activity
District with a Regional-Scale District Sub-type.

Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Phone: (602) 234-8794
Planning Division (480) 644-2385
Planning date: 10/25/24

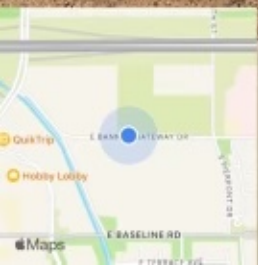
CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00752

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

Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Phone: (602) 234-8794
Planning Division (480) 644-2385
Planning date: 10/25/24



October 25, 2024 at 9:33 AM
+33.383067,-111.731880
4550-4566 E Banner Gateway Dr
Mesa AZ 85206
United States

Exhibit 3

BURCH & CRACCHIOLO, P.A.

1850 N. Central Avenue, Suite 1700

Phoenix, AZ 85004

602-234-8794 (o)

bray@bcattorneys.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: October 28, 2024
RE: DRB24-00753
Banner Gateway Residences

Dear Neighbor:

We have applied for Design Review for the property located approximately 1,350' east of the northeast corner of East Banner Gateway Drive and South Greenfield Road. This request is for development of a high-quality residential community known as "Banner Gateway Residences." The case number assigned to this project is DRB24-00753.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plans and elevations of the proposed development. If you have any questions regarding this proposal, please call Madison Leake at Burch & Cracchiolo, 602-234-8791 / mleake@bcattorneys.com or me at 602-234-8794 / bray @bcattorneys.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their Work Session meeting held on November 12, 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 on the second page 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 Sean Pesek, Senior Planner, in their Planning Division. Sean can be reached at 480-644-7616 or sean.pesek@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.

QR CODE:



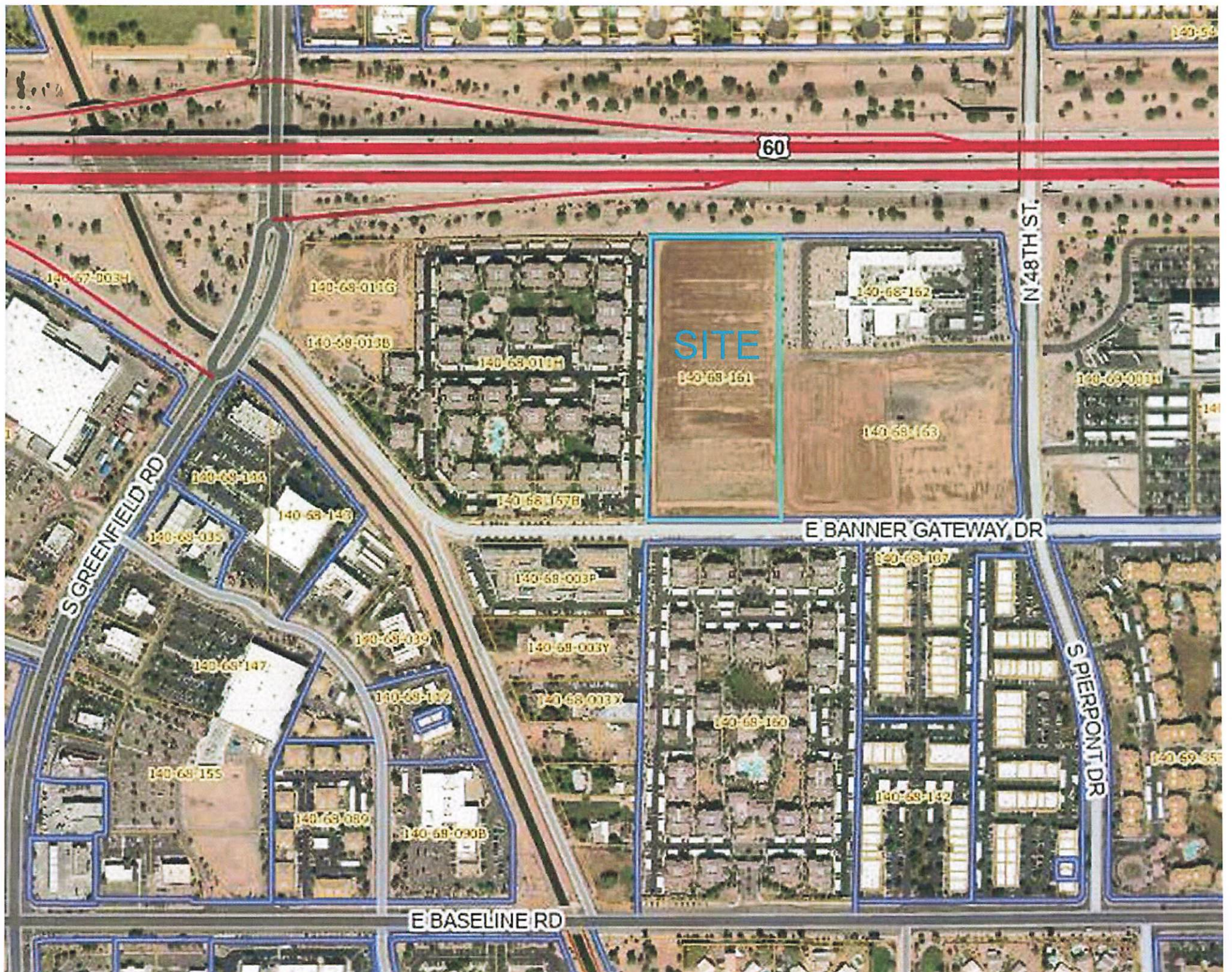
Again, If you have any questions regarding this proposal, please call Madison Leake at Burch & Cracchiolo, 602-234-8791 / mleake@bcattorneys.com or me at 602-234-8794 / bray @bcattorneys.com.

Sincerely,

A handwritten signature in blue ink, consisting of the letters 'BR' followed by a long, sweeping horizontal line that extends to the right.

Brennan Ray

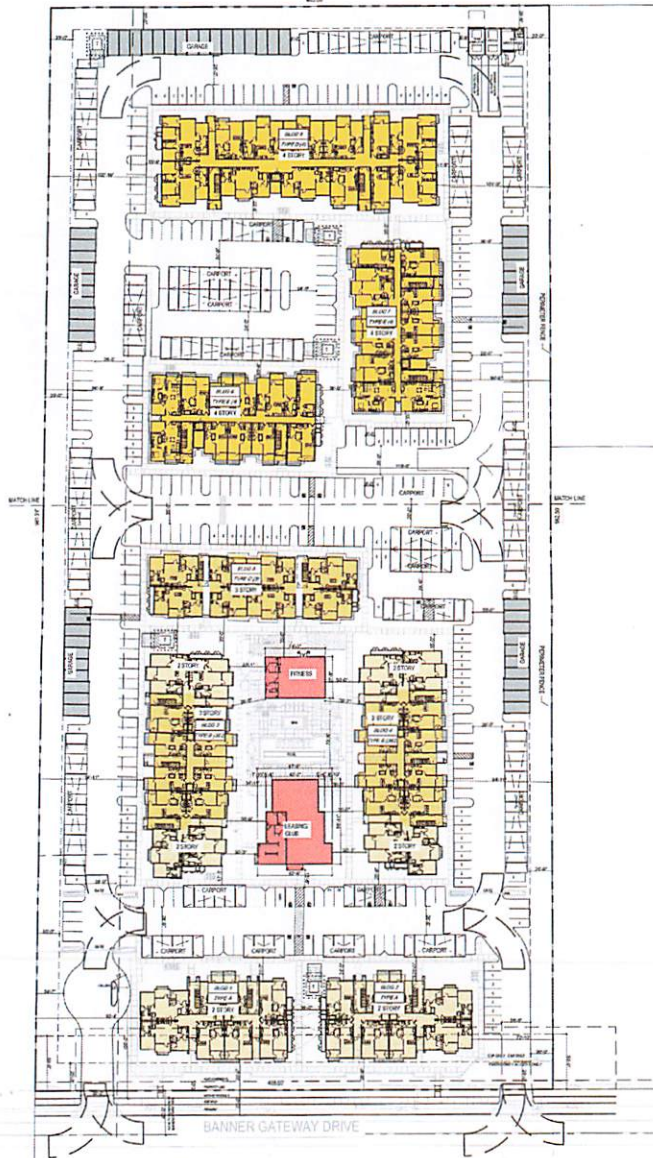
/rlh
Attachments



BANNER GATEWAY RESIDENCES

MESA, AZ





BUILDING SUMMARY										
BLOCK NUMBER / BUILDING TYPE	OFFICE BLDG	100/13A				100/13B		100/21A		TOTAL UNITS
		A1 (85)	A2 (85)	A3 (85)	A4 (85)	B1 (284)	B2 (284)	C1 (214)	C2 (214)	
40	16	8	8	8	8	0	0	0	0	16
42	0	4	4	4	4	0	0	0	0	16
44	0	0	0	0	0	0	0	0	0	0
46	0	0	0	0	0	0	0	0	0	0
48	0	0	0	0	0	0	0	0	0	0
50	0	0	0	0	0	0	0	0	0	0
52	0	0	0	0	0	0	0	0	0	0
54	0	0	0	0	0	0	0	0	0	0
56	0	0	0	0	0	0	0	0	0	0
58	0	0	0	0	0	0	0	0	0	0
60	0	0	0	0	0	0	0	0	0	0
62	0	0	0	0	0	0	0	0	0	0
64	0	0	0	0	0	0	0	0	0	0
66	0	0	0	0	0	0	0	0	0	0
68	0	0	0	0	0	0	0	0	0	0
70	0	0	0	0	0	0	0	0	0	0
72	0	0	0	0	0	0	0	0	0	0
74	0	0	0	0	0	0	0	0	0	0
76	0	0	0	0	0	0	0	0	0	0
78	0	0	0	0	0	0	0	0	0	0
80	0	0	0	0	0	0	0	0	0	0
82	0	0	0	0	0	0	0	0	0	0
84	0	0	0	0	0	0	0	0	0	0
86	0	0	0	0	0	0	0	0	0	0
88	0	0	0	0	0	0	0	0	0	0
90	0	0	0	0	0	0	0	0	0	0
92	0	0	0	0	0	0	0	0	0	0
94	0	0	0	0	0	0	0	0	0	0
96	0	0	0	0	0	0	0	0	0	0
98	0	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0	0
102	0	0	0	0	0	0	0	0	0	0
104	0	0	0	0	0	0	0	0	0	0
106	0	0	0	0	0	0	0	0	0	0
108	0	0	0	0	0	0	0	0	0	0
110	0	0	0	0	0	0	0	0	0	0
112	0	0	0	0	0	0	0	0	0	0
114	0	0	0	0	0	0	0	0	0	0
116	0	0	0	0	0	0	0	0	0	0
118	0	0	0	0	0	0	0	0	0	0
120	0	0	0	0	0	0	0	0	0	0
122	0	0	0	0	0	0	0	0	0	0
124	0	0	0	0	0	0	0	0	0	0
126	0	0	0	0	0	0	0	0	0	0
128	0	0	0	0	0	0	0	0	0	0
130	0	0	0	0	0	0	0	0	0	0
132	0	0	0	0	0	0	0	0	0	0
134	0	0	0	0	0	0	0	0	0	0
136	0	0	0	0	0	0	0	0	0	0
138	0	0	0	0	0	0	0	0	0	0
140	0	0	0	0	0	0	0	0	0	0
142	0	0	0	0	0	0	0	0	0	0
144	0	0	0	0	0	0	0	0	0	0
146	0	0	0	0	0	0	0	0	0	0
148	0	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0	0
152	0	0	0	0	0	0	0	0	0	0
154	0	0	0	0	0	0	0	0	0	0
156	0	0	0	0	0	0	0	0	0	0
158	0	0	0	0	0	0	0	0	0	0
160	0	0	0	0	0	0	0	0	0	0
162	0	0	0	0	0	0	0	0	0	0
164	0	0	0	0	0	0	0	0	0	0
166	0	0	0	0	0	0	0	0	0	0
168	0	0	0	0	0	0	0	0	0	0
170	0	0	0	0	0	0	0	0	0	0
172	0	0	0	0	0	0	0	0	0	0
174	0	0	0	0	0	0	0	0	0	0
176	0	0	0	0	0	0	0	0	0	0
178	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0
182	0	0	0	0	0	0	0	0	0	0
184	0	0	0	0	0	0	0	0	0	0
186	0	0	0	0	0	0	0	0	0	0
188	0	0	0	0	0	0	0	0	0	0
190	0	0	0	0	0	0	0	0	0	0
192	0	0	0	0	0	0	0	0	0	0
194	0	0	0	0	0	0	0	0	0	0
196	0	0	0	0	0	0	0	0	0	0
198	0	0	0	0	0	0	0	0	0	0
200	0	0	0	0	0	0	0	0	0	0
TOTAL	16	76	44	4	16	32	34	16	160	
%	6%	29%	16%	1%	6%	12%	13%	6%	100%	

UNIT SUMMARY					
UNIT TYPE	UNIT NET AREA (SQ FT)	NUMBER OF UNITS	TOTAL NET RESIDENTIAL SQ FT	%	TOTAL UNITS
1 BED RM (A1 A2 A3 A4)	450	16	7,200	4.2%	16
2 BED RM (B1 B2)	720	32	23,040	12.7%	32
3 BED RM (C1 C2)	1,080	16	17,280	9.1%	16
TOTAL	1,230	64	47,520	26.0%	64

VEHICLE PARKING SUMMARY					
UNIT TYPE	NUMBER OF UNITS	REQUIRED RATIO	TOTAL PARKING REQUIRED	PROVIDED RATIO	TOTAL PARKING PROVIDED
TWO-BEDROOM (2)	16	1.5	24	1.5	24
THREE-BEDROOM (3)	16	2.1	33.6	2.1	33.6
TOTAL RESIDENTIAL UNITS	32	2.1	57.6	2.1	57.6
TOTAL RESIDENTIAL STALLS			58		58
UNITS STALL PROVIDED					1
TOTAL STALLS PROVIDED					59
NOTE: TWO (2) STALLS ARE INCLUDED IN THE TOTAL STALLS PROVIDED.					

RESIDENTIAL STALLS PROVIDED			
PARKING TYPE	STALL COUNT PER USE	STALLS PROVIDED	TOTAL RESIDENTIAL STALLS PROVIDED
OPEN	76	4	80
CONDO	272	5	277
GARAGE	12	2	14
CONTRACT	107	0	107
TOTALS	337	11	348
TOTAL RESIDENTIAL STALLS PROVIDED: 348			
NOTE: ONE (1) VAN AND STALL FOR EVERY TEN (10) AREA STALLS REQUIRED. TWO (2) STALLS ARE INCLUDED IN THE TOTAL STALLS PROVIDED. THERE ARE 19 CONDO CONTRACT STALLS TOTAL.			

BICYCLE PARKING SUMMARY			
PARKING TYPE	RATIO	SPACES REQUIRED	SPACES PROVIDED
OUTDOOR BACKS	1/30 PARKING STALLS, 1/40 BICYCLE ACCESSIBLE, 1/100 PARKING STALLS	58	58
TOTAL SHORT TERM BICYCLE PARKING		58	58

LEGEND

- 2-STORY BUILDING
- 3-STORY BUILDING
- 4-STORY BUILDING
- AMENITIES
- EXTENDED PATIO (MIN. 10 FT DIMENSION)

BANNER GATEWAY	
PROJECT INFORMATION	
APN	160-48-00
ZONING DISTRICT	LS (LIGHT INDUSTRIAL)
PROPOSED	PH-4 (PD)
LAND USE / PARKING	1/40 UNIT LENS
PROPOSED	MULTI-FAMILY RESIDENTIAL
GROSS GOLF AREA	483,000 SQ FT
NET AREA	478,000 SQ FT
GROSS BUILDING AREA	302,704 SQ FT
BUILDING COVERAGE	100 MAX
LOT COVERAGE	100 MAX
LOT UNITS	160 (16)
DENSITY	27.5 UNITS/AC
CONSTRUCTION TYPE	THREE YEAR
COMPLETION	2023/24

GROSS BUILDING FLOOR AREA			
BUILDING TYPE	TOTAL GROSS AREA (SQ FT)	GFY	TOTAL
A	17,904	2	35,808
B	35,360	2	70,720
C	25,456	1	25,456
D	47,932	1	47,932
E	46,880	2	93,760
CLUB/LEASE	4,278	1	4,278
F TOTAL	124,810	10	1,248,100

OPEN SPACE REQUIRED		
TYPE	SQ FT FOR UNIT (SMB UNITS)	TOTAL SQ FT
COMMON AND PRIVATE OPEN SPACE	150 SF/UNIT	9,600
TOTAL OPEN SPACE REQUIRED		9,600

COMMON OPEN SPACE PROVIDED		
LOCATION	TOTAL AREA (SQ FT)	
LANDSCAPED OPEN SPACES, INCLUDING CLUBHOUSE, FITNESS, POOL, AMENITY AND DOG PARK	10,498	
PRIVATE OPEN SPACES	2,443	
TOTAL OPEN SPACE PROVIDED	12,941	

PRIVATE OPEN SPACE					
UNIT TYPE	MINIMUM AREA (SQ FT)	QUANTITY	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
1-BED RM	50	1	50	16	800
2-BED RM	75	1	75	16	1,200
3-BED RM	100	1	100	16	1,600
4-BED RM	125	1	125	16	2,000
5-BED RM	150	1	150	16	2,400
TOTAL					7,800



BANNER GATEWAY RESIDENCES

MESA, AZ



SITE PLAN



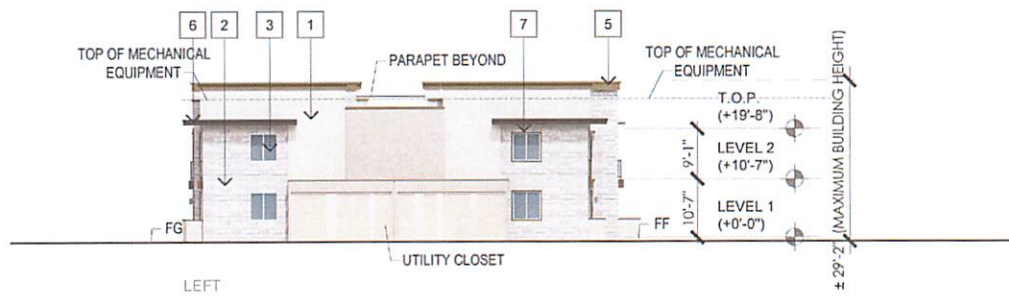
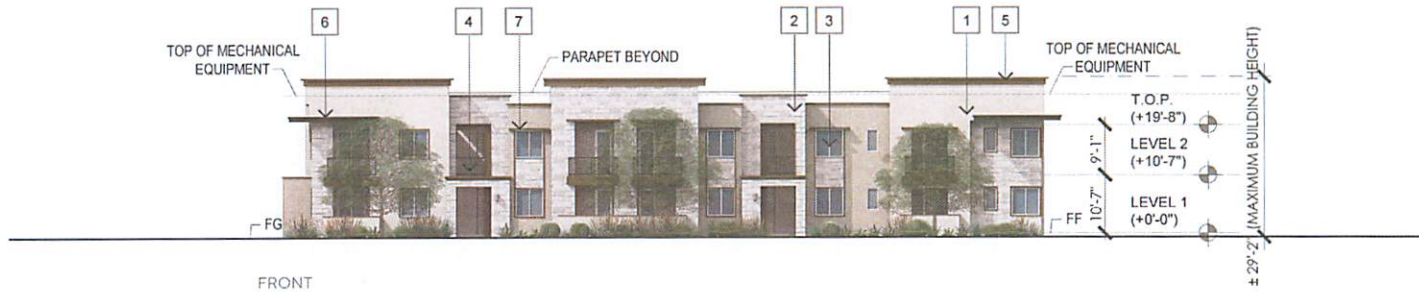
A2

JOB NO: 2023-0179
DATE: 10-26-2024

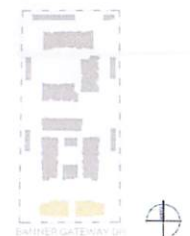
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



BUILDING A		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	72%	28%
REAR	70%	30%
LEFT	73%	27%
RIGHT	73%	27%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING A - ELEVATIONS



A7

JOB NO. 2023-0179
DATE 10-24-2024

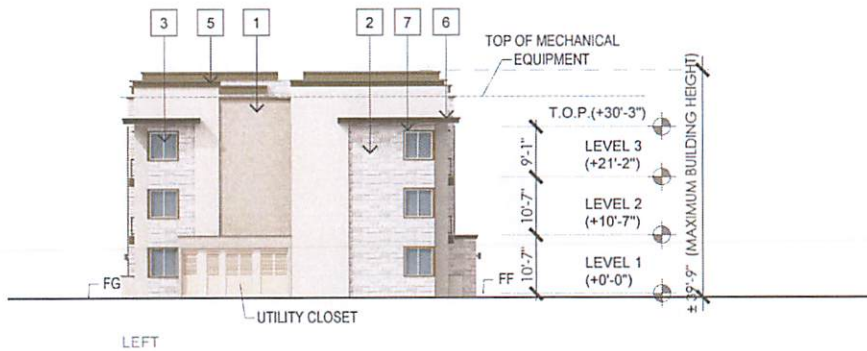
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



FRONT



LEFT

BUILDING C		
	PRIMARY MATERIALS	SECONDARY MATERIAL STONE VENEER
FRONT	72%	28%
REAR	74%	26%
LEFT	74%	26%
RIGHT	75%	25%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING C - ELEVATIONS



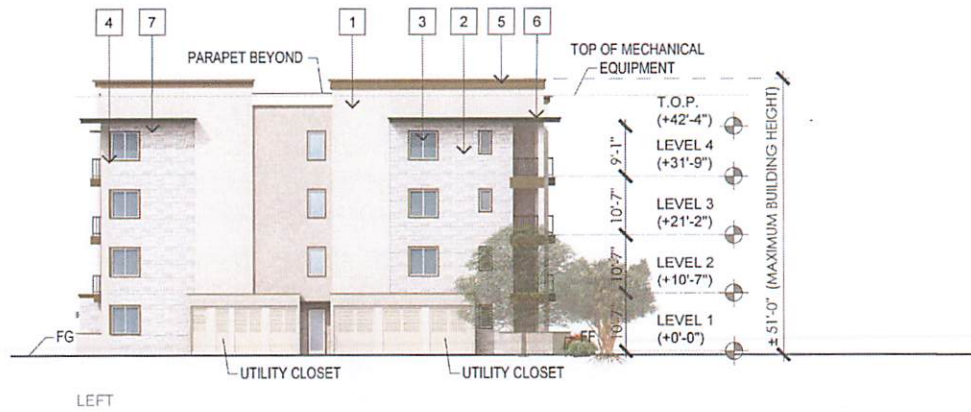
A14

JOB NO. 2023-0139
DATE 10-24-2024

MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRUSS

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



BUILDING E		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	73%	27%
REAR	75%	25%
LEFT	72%	28%
RIGHT	67%	33%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING E - ELEVATIONS



A20

JOB NO. 2021-0579
DATE 10-24-2021

**1,000' Ownership List
Oakdale Realty
Mesa Banner Gateway**

14069060
4862 BASELINE LLC
4862 E BASELINE RD STE H 103
MESA, AZ 85206

14069053
AEH2 LLC
3152 E MILLBRAE LN
GILBERT, AZ 85234

14068146
ANVAYA CORP/SATYANARAYANA MANNEM
IRA
1414 GLENMORE WAY
SAN JOSE, CA 95129

14055226
BALDWIN MURRAY C/DENA M
4758 E HOPI CIR
MESA, AZ 85206

14055244
BARBOUR ROBBIN
1550 S QUAIL CIR
MESA, AZ 85206

14068160
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

14055242
BEALL CHERYL
1545 S QUAIL CIR
MESA, AZ 85206

14055261
BIBLE TRUST
1550 S PARKCREST CIR
MESA, AZ 85206

14055239
BRIDGES AUSTIN
1534 S RESEDA CIR
MESA, AZ 85206

14068112
ACC INVERNESS LLC
615 FRONT ST
SAN FRANCISCO, CA 94111

14055247
AL AND JANET ANDERS TRUST
1532 S QUAIL CIR
MESA, AZ 85206

14068110
ASAP PROPERTIES-SEV LLC
2525 W GREENWAY RD STE 125
PHOENIX, AZ 85023

14068163
BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

14068134
BASELINE & HIGLEY MANAGEMENT LLC
2633 E INDIAN SCHOOL RD 160
PHOENIX, AZ 85016

14068130
BASELINE HOLDINGS LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

14068131
BEESON JACOB A/KELLY L
1855 E SOUTHERN AVE STE 212
MESA, AZ 85204

14055238
BOHENECK CHANCE M
1540 S RESEDA CIR
MESA, AZ 85206

14055251
BROWN ROBERT D JR/KRISTI L
1555 S QUINN CIR
MESA, AZ 85206

14068113
ADHMAH LLC
4856 E BASELINE UNIT 108
MESA, AZ 85206

14055271
ALLEN SHELLY KAY
1550 S PICO CIR
MESA, AZ 85206

14068143
B C BERGE - GREENFIELD PLAZA LLC
2401 W BELL RD
PHOENIX, AZ 85023

14069001H
BANNER HEALTH FOUNDATION
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

14069063
BASELINE 108 LLC
3510 E LOS ALTOS RD
GILBERT, AZ 85297

14069055
BASELINE PAIN MANAGEMENT LLC
1301 E MCDOWELL RD STE 100
PHOENIX, AZ 85006

14068162
BHSM REHABILITATION LLC
4714 GETTYSBURG RD
MECHANICSBURG, PA 17055

14055205
BONHAM KRISTY LYNN
4614 E HOPI AVE
MESA, AZ 85206

14055211
BUNNEL BRADLEY TED/KATHLEEN MICHELE
4644 E HOPI AVE
MESA, AZ 85206

14069050
CADE PROPERTIES LLC
3303 E BASELINE RD 112
GILBERT, AZ 85234

14055266
CARRANZA ANTHONY S/KARALEE
1535 S PICO CIR
MESA, AZ 85206

14055229
D L PITCHFORD FAMILY LIVING TRUST
4757 E HOPI CIR
MESA, AZ 85206

14069057
DEBARROS JOHN
4860 E BASELINE RD 105
MESA, AZ 85206

14055250
DWAYNE BADER & PAMALA BADER TRUST
1547 S QUINN CIR
MESA, AZ 85206

14055264
EASTER GARY E/SHIRLEY M TR
1530 S PARKCREST CIR
MESA, AZ 85206

14055197
ERICA PADILLA FAMILTY TRUST
4538 E HOPI AVE
MESA, AZ 85206

14055216
FOUNTAIN RUTH A/ROBERT E
2229 N DEMARET DR
MESA, AZ 85215

14055284
FULTON PARK HOMEOWNERS ASSOC
PO BOX 10000
PRESCOTT, AZ 86304

14055235
GOMEZ ALFREDO/GLORIA
1553 S RESEDA CIR
MESA, AZ 85206

14055253
CAMPOS CARLOS/DEASON JULIA
1548 S QUINN CIR
MESA, AZ 85206

14055258
CASTRO BETTY
1549 S PARKCREST CR
MESA, AZ 85206

14055260
DANIELSON ALISSA/STEPHEN JAMES
1558 S PARKCREST CIR
MESA, AZ 85206

14069049
DESERT GROWTH VENTURES LLC
3068 E MARLENE DR
GILBERT, AZ 85206

14068115
E & E HOLDINGS LLC
6364 E OASIS ST
MESA, AZ 85215

14068133
ECHO GUARD HOLDINGS LLC
4838 E BASELINE RD STE 128-B
MESA, AZ 85206

14068121
EWR MESA MEDICAL OFFICE BUILDING LLC
51 BROADWAY N 600
FARGO, ND 58102

14069062
FREEDMAN BENJAMIN/JODI A
2469 E GEMINI ST
GILBERT, AZ 85234

~~14068104
GEUPEL FLP INVERNESS LLC
1760 E PECOS RD STE 447
GILBERT, AZ 85295~~

14055207
GORNEY RYAN
4624 E HOPI AVE
MESA, AZ 85206

~~14069059
CARLSON CHARLES E/VICKIE L
4850 E BASELINE RD STE 105
MESA, AZ 85206~~

14068161
CRISKO LLC/KAY AND JUDY TOOLSON JOINT
REVOCABLE TRUST
87180 OAKDALE DR
EUGENE, OR 97402

14055234
DARREL AND MEGHAN ARNOLD FAMILY
TRUST
1547 S RESEDA CIR
MESA, AZ 85206

14055217
DI MICHELE ELIA M
4704 E HOPI CIR
MESA, AZ 85206

14068118
EAST VALLEY ASC REALTY COMPANY LLC
6116 E ARBOR AVE 112
MESA, AZ 85206

14055265
EDWARDS DARLA
1529 S PICO CIR
MESA, AZ 85206

14055233
FERRELL LORI E
1541 S RESEDA CIR
MESA, AZ 85206

14055209
FULTON JENNIFER R/TROY MICHAEL
4634 E HOPI AVE
MESA, AZ 85206

14055267
GILLIS HUGH M
1543 S PICO CIR
MESA, AZ 85206

14068011H
GREENFIELD 60 APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

14055199
HAMBY DANIELLE/STEPHAN
4550 E HOPI AVE
MESA, AZ 85206

~~14055240
HEATHER M ANDERS SURVIVORS TRUST
1533 S QUAIL CIR
MESA, AZ 85206~~

14055256
HENDERSON BRENT LEE/ROCHELLE LYNN
1533 S PARKCREST CIR
MESA, AZ 85206

14068003C
HERNDON VARREL L/SANDI L
1925 S GREENFIELD RD
MESA, AZ 85206

14069061
IGNITION VENTURES LLC
3460 PRESTON RIDGE RD STE 150
ALPHARETTA, GA 30005

14068003P
INSPIRA GATEWAY RESIDENCES LP
8434 N 90TH ST UNIT 100
SCOTTSDALE, AZ 85258

14068111
JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

14055228
JENKINS ROBERT/STEPHANIE
4763 E HOPI CIR
MESA, AZ 85206

14055218
KAMINSKY JERALD R TR
4710 E HOPI CIR
MESA, AZ 85206

14055208
KLEIN JAMIE
4628 E HOPI AVE
MESA, AZ 85206

14055254
LADD JERRY D/NELSEDITCH BALBERONA
1540 S QUINN CIR
MESA, AZ 85206

14068136
LEVITATE FINANCIAL SOLUTIONS LLC
4838 E BASELINE RD 130
MESA, AZ 85206

14055268
LEYVA DANIELLE NICOLE/BAQUERIZO
NICOLAS WHALEN
1549 S PICO CIR
MESA, AZ 85206

14068126
LUCRUM HOLDING COMPANY LLC
971 N GILBERT RD STE 218
GILBERT, AZ 85234

14055215
MARGARET BARNES REVOCABLE TRUST
4660 E HOPI AVE
MESA, AZ 85206

14069051
MICULS HOLDINGS LLC
278 AIRDRIE ROAD
TORONTO, ON M4G1N3

14055241
MINTY NICHOLSON TRUST
5235 E SOUTHERN AVE, # D106-220
MESA, AZ 85206

14055237
MOLINA JESSICA
1546 S RESEDA CIR
MESA, AZ 85206

14068003Y
MONTERO LLC
463 S HAMILTON CT
GILBERT, AZ 85233

14055232
MURPHEY SEAN PAUL/DARCI L QUEEN
1535 S RESED CIR
MESA, AZ 85206

14055230
NEIL HADSALL FAMILY TRUST
4751 E HOPI CIR
MESA, AZ 85206

14055245
NOT CAMERON L DODD TRUST
1434 S HONEYSUCKLE CIR
GILBERT, AZ 85296

~~14068139
OAJ HQ LLC
4360 E BROWN 1L02
MESA, AZ 85205~~

14068003X
OLD GREENFIELD PROPERTIES LLC
3823 E DECATUR ST
MESA, AZ 85205

14055248
PAULEY DENISE M
1531 S QUINN CIR
MESA, AZ 85206

14055227
PAYNE CHERYL A
4764 E HOPI CIR
MESA, AZ 85206

14055246
PERKINS VICTORIA L
1538 S QUAIL CIR
MESA, AZ 85206

14055203
PHILLIPS JESSE I
4604 E HOPI AVE
MESA, AZ 85206

14068142
PIERPONT COMMERCE CENTER LLC
4852 E BASELINE RD 105
MESA, AZ 85206

~~14069064
PIERPONT COMMERCE GROUP LLC/ETAL
4850 E BASELINE RD STE 105
MESA, AZ 85206~~

14068137
PIERPONT COMMERCE PARTNERS LLC
1901 E UNIVERSITY DR 333
MESA, AZ 85203

14055212
RAMIREZ CHRISTOPHER RIOS/NATALIE
4648 E HOPI AVE
MESA, AZ 85206

14055269
RITTER RONALD S
1555 S PICO CIR
MESA, AZ 85206

14055213
SCHMIDT RYAN M/RACHAEL L
4652 E HOPI AVE
MESA, AZ 85206

14055231
SERENKA THOMAS EDWARD
4745 E HOPI CIR
MESA, AZ 85206

14055252
SILVAS ANDRES/SUSAN
1556 S QUINN
MESA, AZ 85206

14055257
SMITH STEPHEN/CAMILLA
1541 S PARKCREST CIR
MESA, AZ 85206

14055262
STAPLEY TROY C/SANDRA L
1542 S PARKCREST CIR
MESA, AZ 85206

14055206
SUNNY MESA INC
4445 E. HOLMES AVE STE 102
MESA, AZ 852063398

14055263
TWCEEA FAMILY TRUST
1536 S PARKCREST CIR
MESA, AZ 85206

~~14068140D
PMA REAL ESTATE LLC
1520 S DOBSON RD STE 203
MESA, AZ 85202~~

14068002A
RAMSEY LINDA RAE
2013 LEISURE WORLD
MESA, AZ 85206

14055236
RIVERA MARK ANTHONY/EYLICIO TATIANA
1552 S RESEDA CIR
MESA, AZ 85206

14055214
SCHULTE KRISTIN
4656 E HOPI AVE
MESA, AZ 85206

14055210
SFR BORROWER 2024-A LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

14068128
SIMIAN WORLDWIDE LLC
2838 E PISTACHIO ST
GILBERT, AZ 85296

14069353
SOLANA CONDOMINIUMS LLC
7373 N SCOTTSDALE RD A102
SCOTTSDALE, AZ 85253

14068003Z
STATEN LAND
2738 E GUADALUPE RD
GILBERT, AZ 85234

14069046
SUNSHINE REALTY GROUP LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

14055243
USHER ROBERT J JR/KELLI M
1551 S QUAIL CIR
MESA, AZ 85206

14069045
PRESIDENTIAL OFFICES LLC
4856 E BASELINE RD STE 106
MESA, AZ 85206

14055204
RIGGS VALERIE
4610 E HOPI AVE
MESA, AZ 85206

14055201
ROMANOWSKI MATTHEW
4560 E HOPI AVE
MESA, AZ 85206

14068140B
SEASIDER INVESTMENTS LLC
7227 E BASELINE RD STE 109
MESA, AZ 85209

14068140A
SIERRA MIA LLC
5058 S EMERY
MESA, AZ 852123227

14055249
SINGH NILESHNI D/RAVINESH
4640 S FERRIC
MESA, AZ 85212

14068011G
SREG GREENFIELD LLC
9375 E SHEA BLVD 100
SCOTTSDALE, AZ 85260

14068127
STEWART CAMERON M/RAMONA
751 E BROADWAY RD
MESA, AZ 85204

14055198
TIERNEY ANNE
4544 E HOPI AVE
MESA, AZ 85206

14055270
VICTOR & CARLA MARTINEZ-LOPEZ FAM TR
2766 E JUANITA AVE
MESA, AZ 85204

14055200
WALL KAYLA MICHELLE
4556 E HOPI AVE
MESA, AZ 85206

14055259
YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

Melissa Hollenbeck
PO Box 1466
Mesa, AZ 85211-1466

14068038C
RISE LEGACY DEVELOPMENT LLC
4542 E INVERNESS AVE
MESA, AZ 85206

14069064*
PIERPONT COMMERCE GROUP LLC/ETAL
1940 S PIERPONT
MESA, AZ 85206

14068104*
GEUPEL FLP INVERNESS LLC
C/O VELOCITY MANAGEMENT SERVICES
2415 E CAMELBACK RD STE 400
PHOENIX, AZ 85016

14055255
WELLS GEORGE EUGENE/LOUISE M
1532 S QUINN CIR
MESA, AZ 85206

14069052
ZJ1 INVESTMENTS LLC
3151 E MORRISON RANCH PKWY
GILBERT, AZ 85296

City of Mesa Development Services
Department
ATTN: Sean Pesek
PO Box 1466
Mesa, AZ 85211-1466

14055240*
OWNER/OCCUPANT
1533 S QUAIL CIR
MESA, AZ 85206

14068140D*
PMA REAL ESTATE LLC
C/O IORIO LOUIS
4824 E BASELINE RD STE 125
MESA, AZ 85206

14055202
WROTH JAZMINE AISHA/RICHARD JOSEPH
LEE
4566 E HOPI AVE
MESA, AZ 85206

Councilmember Julie Spilsbury
PO Box 1466
Mesa, AZ 85211-1466

14068039
RISE LEGACY DEVELOPMENT LLC
4554 E INVERNESS AVE
MESA, AZ 85206

14068139*
OAJ HQ LLC
4824 E BASELINE RD #115
MESA, AZ 85206

14069059*
CARLSON CHARLES F/VICKIE L
4862 E BASELINE RD #101
MESA, AZ 85206

Interested Parties List
Oakdale Realty
Mesa Banner Gateway

~~Concord Village **Not resent, no additional
fwd'ing info. found**~~

~~Nancy Sin
1822 S 39th St
Mesa AZ 85206~~

Sky Ranch
Traci Beagley
4241 E Edgewood Ave
Mesa AZ 85206

~~Sunland Village Community Association **Not
resent, no additional fwd'ing info. found**~~

~~Marla Burns
525 S Nassau
Mesa, AZ 85206~~

Vista Villages Unit Two Homeowners
Association
Michael Ward
1811 S 39th St, Unit 10
Mesa AZ 85206

Greenfield Glen Owners Association
Barbara Parker
1021 S Greenfield Rd, Unit 1158
Mesa AZ 85206

Summer Mesa Property Owners
Association, Inc.
William Schuster
3929 E Emelita Ave
Mesa AZ 85206

Sunland Village Community Association
Loretta Knudsvig
5063 E Escondido
Mesa AZ 85206

Hunter's Glen Homeowner's Association
Dustin Snow
4135 S Power Rd, Unit 122
Mesa AZ 85212

Summer Mesa Property Owners
Association, Inc.
Kathy Petersen
4146 E Fairview Cir
Mesa AZ 85206

Sunland Village Community Association
Freda Morescki
4029 E Carmel Cir
Mesa AZ 85206

Exhibit 4

BURCH & CRACCHIOLO, P.A.

1850 N. Central Avenue, Suite 1700

Phoenix, AZ 85004

602-234-8794 (o)

bray@bcattorneys.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: October 29, 2024
RE: ZON24-00752 and ZON24-00894
Banner Gateway Residences

Dear Neighbor:

We have applied for a Rezoning/Site Plan and Minor General Plan Amendment approvals for the property located approximately 1,350' east of the northeast corner of East Banner Gateway Drive and South Greenfield Road. This request is for development of a high-quality residential community known as "Banner Gateway Residences." The case numbers assigned to these projects are ZON24-00752 (Rezone & Site Plan) and ZON24-00894 (Minor General Plan Amendment). An Aerial of the site is attached.

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 plans and elevations of the proposed development. If you have any questions regarding this proposal, please call Madison Leake at Burch & Cracchiolo, 602-234-8791 / mleake@bcattorneys.com or me at 602-234-8794 / bray@bcattorneys.com.

A Rezone from Light industrial (LI) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan review to allow for a multiple residence development. In addition, a Minor General Plan Amendment has been filed to change the General Plan Character Area Type from Employment to Mixed Use Activity District with a Regional-Scale District Sub-Type.

These applications will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on November 13, 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 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 on the second page 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.

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 Sean Pesek, Senior Planner, in the Planning Division. Sean can be reached at 480-644-7616 or sean.pesek@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Again, If you have any questions regarding this proposal, please call Madison Leake at Burch & Cracchiolo, 602-234-8791 / mleake@bcattorneys.com or me at 602-234-8794 / bray@bcattorneys.com.

Sincerely,

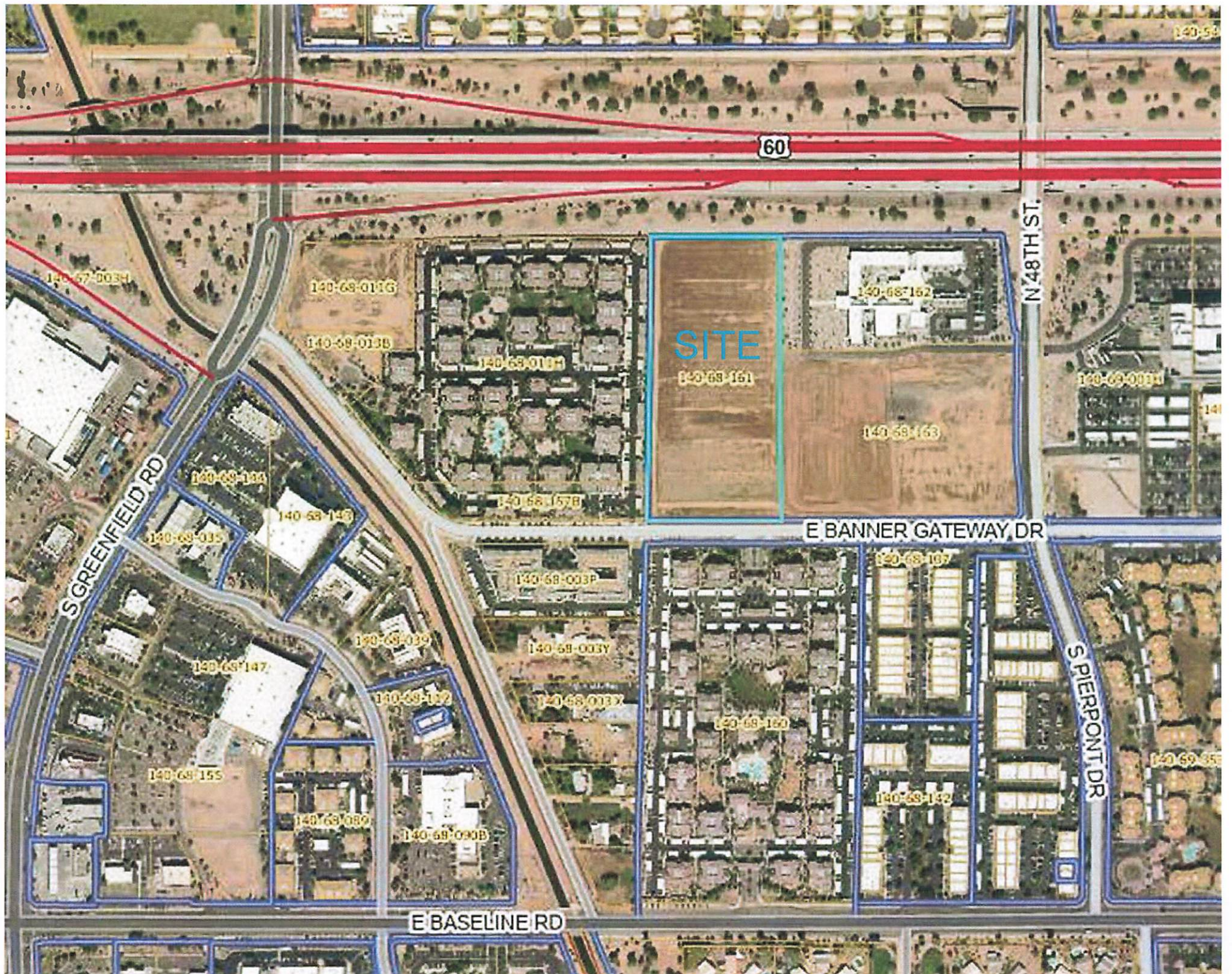


Brennan Ray

/rlh
Attachments

QR CODE:





LANDSCAPE PLAN



BANNER GATEWAY RESIDENCES

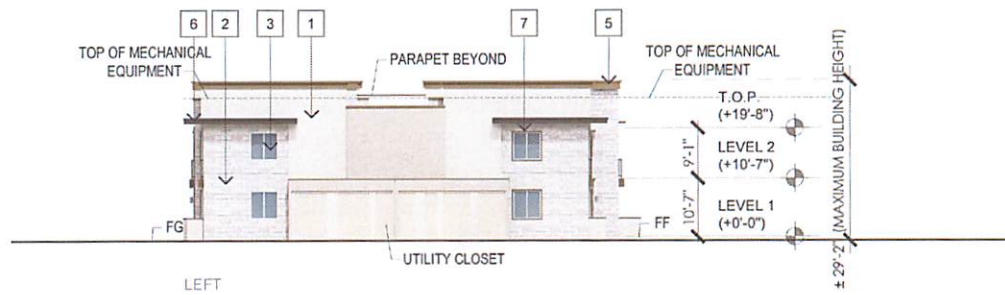
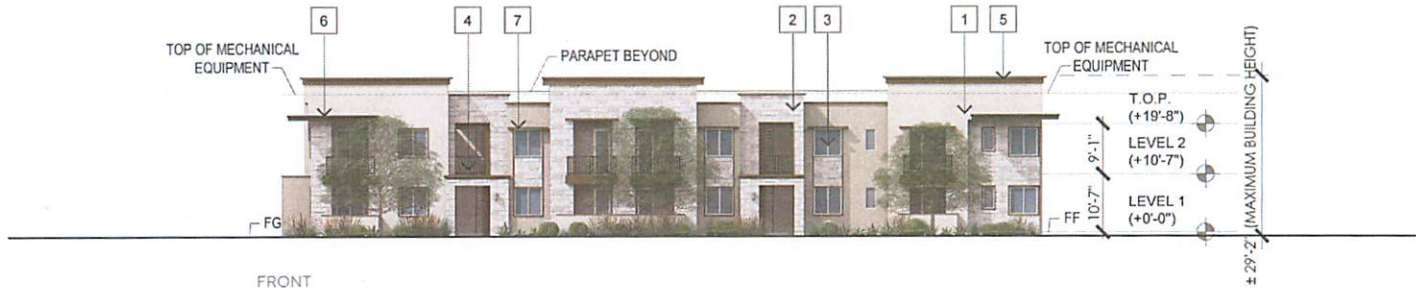
MESA, AZ



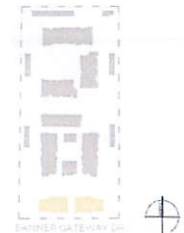
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



BUILDING A		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	72%	28%
REAR	70%	30%
LEFT	73%	27%
RIGHT	73%	27%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING A - ELEVATIONS



A7

JOB NO. 2025-0139
DATE 10-24-2024

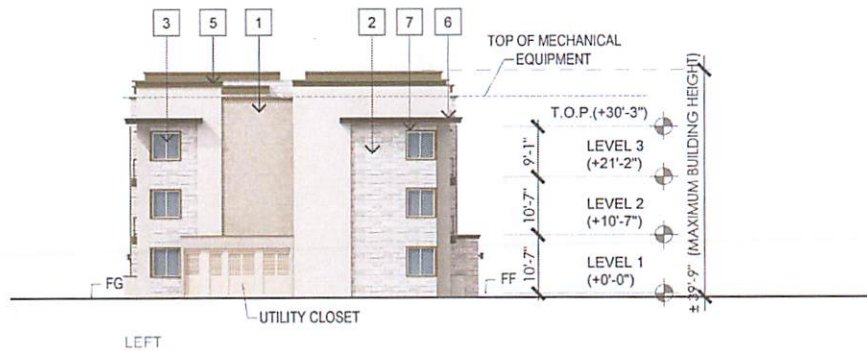
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



FRONT



LEFT

BUILDING C		
	PRIMARY MATERIALS	SECONDARY MATERIAL STONE VENEER
FRONT	72%	28%
REAR	74%	26%
LEFT	74%	26%
RIGHT	75%	25%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING C - ELEVATIONS



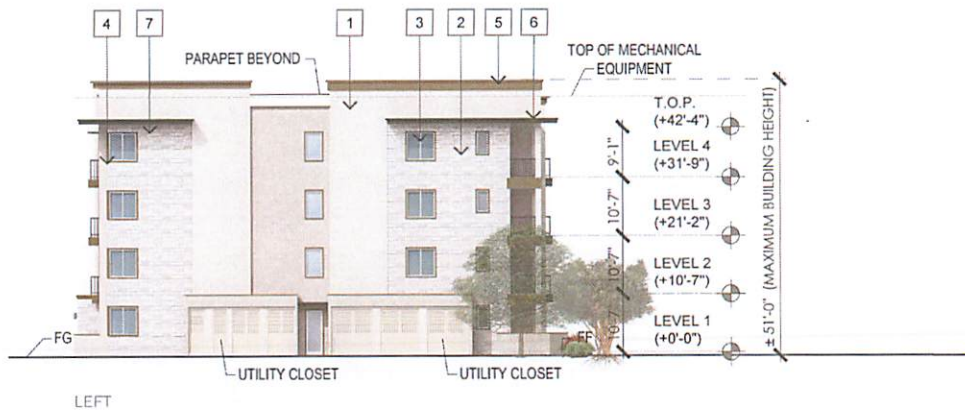
A14

JOB NO. 2021.0529
DATE 10-24-2024

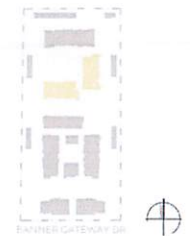
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



BUILDING E		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	75%	25%
REAR	75%	25%
LEFT	72%	28%
RIGHT	67%	33%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING E - ELEVATIONS



A20

JOB NO. 2024-0579
DATE 10-24-2024

1,000' Ownership List
Oakdale Realty
Mesa Banner Gateway

14069060
4862 BASELINE LLC
4862 E BASELINE RD STE H 103
MESA, AZ 85206

14069053
AEH2 LLC
3152 E MILLBRAE LN
GILBERT, AZ 85234

14068146
ANVAYA CORP/SATYANARAYANA MANNEM
IRA
1414 GLENMORE WAY
SAN JOSE, CA 95129

14055226
BALDWIN MURRAY C/DENA M
4758 E HOPI CIR
MESA, AZ 85206

14055244
BARBOUR ROBBIN
1550 S QUAIL CIR
MESA, AZ 85206

14068160
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

14055242
BEALL CHERYL
1545 S QUAIL CIR
MESA, AZ 85206

14055261
BIBLE TRUST
1550 S PARKCREST CIR
MESA, AZ 85206

14055239
BRIDGES AUSTIN
1534 S RESEDA CIR
MESA, AZ 85206

14068112
ACC INVERNESS LLC
615 FRONT ST
SAN FRANCISCO, CA 94111

14055247
AL AND JANET ANDERS TRUST
1532 S QUAIL CIR
MESA, AZ 85206

14068110
ASAP PROPERTIES-SEV LLC
2525 W GREENWAY RD STE 125
PHOENIX, AZ 85023

14068163
BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

14068134
BASELINE & HIGLEY MANAGEMENT LLC
2633 E INDIAN SCHOOL RD 160
PHOENIX, AZ 85016

14068130
BASELINE HOLDINGS LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

14068131
BEESON JACOB A/KELLY L
1855 E SOUTHERN AVE STE 212
MESA, AZ 85204

14055238
BOHENECK CHANCE M
1540 S RESEDA CIR
MESA, AZ 85206

14055251
BROWN ROBERT D JR/KRISTI L
1555 S QUINN CIR
MESA, AZ 85206

14068113
ADHMAH LLC
4856 E BASELINE UNIT 108
MESA, AZ 85206

14055271
ALLEN SHELLY KAY
1550 S PICO CIR
MESA, AZ 85206

14068143
B C BERGE - GREENFIELD PLAZA LLC
2401 W BELL RD
PHOENIX, AZ 85023

14069001H
BANNER HEALTH FOUNDATION
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

14069063
BASELINE 108 LLC
3510 E LOS ALTOS RD
GILBERT, AZ 85297

14069055
BASELINE PAIN MANAGEMENT LLC
1301 E MCDOWELL RD STE 100
PHOENIX, AZ 85006

14068162
BHSM REHABILITATION LLC
4714 GETTYSBURG RD
MECHANICSBURG, PA 17055

14055205
BONHAM KRISTY LYNN
4614 E HOPI AVE
MESA, AZ 85206

14055211
BUNNEL BRADLEY TED/KATHLEEN MICHELE
4644 E HOPI AVE
MESA, AZ 85206

14069050
CADE PROPERTIES LLC
3303 E BASELINE RD 112
GILBERT, AZ 85234

14055266
CARRANZA ANTHONY S/KARALEE
1535 S PICO CIR
MESA, AZ 85206

14055229
D L PITCHFORD FAMILY LIVING TRUST
4757 E HOPI CIR
MESA, AZ 85206

14069057
DEBARROS JOHN
4860 E BASELINE RD 105
MESA, AZ 85206

14055250
DWAYNE BADER & PAMALA BADER TRUST
1547 S QUINN CIR
MESA, AZ 85206

14055264
EASTER GARY E/SHIRLEY M TR
1530 S PARKCREST CIR
MESA, AZ 85206

14055197
ERICA PADILLA FAMILTY TRUST
4538 E HOPI AVE
MESA, AZ 85206

14055216
FOUNTAIN RUTH A/ROBERT E
2229 N DEMARET DR
MESA, AZ 85215

14055284
FULTON PARK HOMEOWNERS ASSOC
PO BOX 10000
PRESCOTT, AZ 86304

14055235
GOMEZ ALFREDO/GLORIA
1553 S RESEDA CIR
MESA, AZ 85206

14055253
CAMPOS CARLOS/DEASON JULIA
1548 S QUINN CIR
MESA, AZ 85206

14055258
CASTRO BETTY
1549 S PARKCREST CR
MESA, AZ 85206

14055260
DANIELSON ALISSA/STEPHEN JAMES
1558 S PARKCREST CIR
MESA, AZ 85206

14069049
DESERT GROWTH VENTURES LLC
3068 E MARLENE DR
GILBERT, AZ 85206

14068115
E & E HOLDINGS LLC
6364 E OASIS ST
MESA, AZ 85215

14068133
ECHO GUARD HOLDINGS LLC
4838 E BASELINE RD STE 128-B
MESA, AZ 85206

14068121
EWR MESA MEDICAL OFFICE BUILDING LLC
51 BROADWAY N 600
FARGO, ND 58102

14069062
FREEDMAN BENJAMIN/JODI A
2469 E GEMINI ST
GILBERT, AZ 85234

~~14068104
GEUPEL FLP INVERNESS LLC
1760 E PECOS RD STE 447
GILBERT, AZ 85295~~

14055207
GORNEY RYAN
4624 E HOPI AVE
MESA, AZ 85206

~~14069059
CARLSON CHARLES E/VICKIE L
4850 E BASELINE RD STE 105
MESA, AZ 85206~~

14068161
CRISKO LLC/KAY AND JUDY TOOLSON JOINT
REVOCABLE TRUST
87180 OAKDALE DR
EUGENE, OR 97402

14055234
DARREL AND MEGHAN ARNOLD FAMILY
TRUST
1547 S RESEDA CIR
MESA, AZ 85206

14055217
DI MICHELE ELIA M
4704 E HOPI CIR
MESA, AZ 85206

14068118
EAST VALLEY ASC REALTY COMPANY LLC
6116 E ARBOR AVE 112
MESA, AZ 85206

14055265
EDWARDS DARLA
1529 S PICO CIR
MESA, AZ 85206

14055233
FERRELL LORI E
1541 S RESEDA CIR
MESA, AZ 85206

14055209
FULTON JENNIFER R/TROY MICHAEL
4634 E HOPI AVE
MESA, AZ 85206

14055267
GILLIS HUGH M
1543 S PICO CIR
MESA, AZ 85206

14068011H
GREENFIELD 60 APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

14055199
HAMBY DANIELLE/STEPHAN
4550 E HOPI AVE
MESA, AZ 85206

~~14055240
HEATHER M ANDERS SURVIVORS TRUST
1533 S QUAIL CIR
MESA, AZ 85206~~

14055256
HENDERSON BRENT LEE/ROCHELLE LYNN
1533 S PARKCREST CIR
MESA, AZ 85206

14068003C
HERNDON VARREL L/SANDI L
1925 S GREENFIELD RD
MESA, AZ 85206

14069061
IGNITION VENTURES LLC
3460 PRESTON RIDGE RD STE 150
ALPHARETTA, GA 30005

14068003P
INSPIRA GATEWAY RESIDENCES LP
8434 N 90TH ST UNIT 100
SCOTTSDALE, AZ 85258

14068111
JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

14055228
JENKINS ROBERT/STEPHANIE
4763 E HOPI CIR
MESA, AZ 85206

14055218
KAMINSKY JERALD R TR
4710 E HOPI CIR
MESA, AZ 85206

14055208
KLEIN JAMIE
4628 E HOPI AVE
MESA, AZ 85206

14055254
LADD JERRY D/NELSEDITCH BALBERONA
1540 S QUINN CIR
MESA, AZ 85206

14068136
LEVITATE FINANCIAL SOLUTIONS LLC
4838 E BASELINE RD 130
MESA, AZ 85206

14055268
LEYVA DANIELLE NICOLE/BAQUERIZO
NICOLAS WHALEN
1549 S PICO CIR
MESA, AZ 85206

14068126
LUCRUM HOLDING COMPANY LLC
971 N GILBERT RD STE 218
GILBERT, AZ 85234

14055215
MARGARET BARNES REVOCABLE TRUST
4660 E HOPI AVE
MESA, AZ 85206

14069051
MICULS HOLDINGS LLC
278 AIRDRIE ROAD
TORONTO, ON M4G1N3

14055241
MINTY NICHOLSON TRUST
5235 E SOUTHERN AVE, # D106-220
MESA, AZ 85206

14055237
MOLINA JESSICA
1546 S RESEDA CIR
MESA, AZ 85206

14068003Y
MONTERO LLC
463 S HAMILTON CT
GILBERT, AZ 85233

14055232
MURPHEY SEAN PAUL/DARCI L QUEEN
1535 S RESED CIR
MESA, AZ 85206

14055230
NEIL HADSALL FAMILY TRUST
4751 E HOPI CIR
MESA, AZ 85206

14055245
NOT CAMERON L DODD TRUST
1434 S HONEYSUCKLE CIR
GILBERT, AZ 85296

~~14068139
OAJ HQ LLC
4360 E BROWN 1L02
MESA, AZ 85205~~

14068003X
OLD GREENFIELD PROPERTIES LLC
3823 E DECATUR ST
MESA, AZ 85205

14055248
PAULEY DENISE M
1531 S QUINN CIR
MESA, AZ 85206

14055227
PAYNE CHERYL A
4764 E HOPI CIR
MESA, AZ 85206

14055246
PERKINS VICTORIA L
1538 S QUAIL CIR
MESA, AZ 85206

14055203
PHILLIPS JESSE I
4604 E HOPI AVE
MESA, AZ 85206

14068142
PIERPONT COMMERCE CENTER LLC
4852 E BASELINE RD 105
MESA, AZ 85206

~~14069064
PIERPONT COMMERCE GROUP LLC/ETAL
4850 E BASELINE RD STE 105
MESA, AZ 85206~~

14068137
PIERPONT COMMERCE PARTNERS LLC
1901 E UNIVERSITY DR 333
MESA, AZ 85203

14055212
RAMIREZ CHRISTOPHER RIOS/NATALIE
4648 E HOPI AVE
MESA, AZ 85206

14055269
RITTER RONALD S
1555 S PICO CIR
MESA, AZ 85206

14055213
SCHMIDT RYAN M/RACHAEL L
4652 E HOPI AVE
MESA, AZ 85206

14055231
SERENKA THOMAS EDWARD
4745 E HOPI CIR
MESA, AZ 85206

14055252
SILVAS ANDRES/SUSAN
1556 S QUINN
MESA, AZ 85206

14055257
SMITH STEPHEN/CAMILLA
1541 S PARKCREST CIR
MESA, AZ 85206

14055262
STAPLEY TROY C/SANDRA L
1542 S PARKCREST CIR
MESA, AZ 85206

14055206
SUNNY MESA INC
4445 E. HOLMES AVE STE 102
MESA, AZ 852063398

14055263
TWCEEA FAMILY TRUST
1536 S PARKCREST CIR
MESA, AZ 85206

~~14068140D
PMA REAL ESTATE LLC
1520 S DOBSON RD STE 203
MESA, AZ 85202~~

14068002A
RAMSEY LINDA RAE
2013 LEISURE WORLD
MESA, AZ 85206

14055236
RIVERA MARK ANTHONY/EYLICIO TATIANA
1552 S RESEDA CIR
MESA, AZ 85206

14055214
SCHULTE KRISTIN
4656 E HOPI AVE
MESA, AZ 85206

14055210
SFR BORROWER 2024-A LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

14068128
SIMIAN WORLDWIDE LLC
2838 E PISTACHIO ST
GILBERT, AZ 85296

14069353
SOLANA CONDOMINIUMS LLC
7373 N SCOTTSDALE RD A102
SCOTTSDALE, AZ 85253

14068003Z
STATEN LAND
2738 E GUADALUPE RD
GILBERT, AZ 85234

14069046
SUNSHINE REALTY GROUP LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

14055243
USHER ROBERT J JR/KELLI M
1551 S QUAIL CIR
MESA, AZ 85206

14069045
PRESIDENTIAL OFFICES LLC
4856 E BASELINE RD STE 106
MESA, AZ 85206

14055204
RIGGS VALERIE
4610 E HOPI AVE
MESA, AZ 85206

14055201
ROMANOWSKI MATTHEW
4560 E HOPI AVE
MESA, AZ 85206

14068140B
SEASIDER INVESTMENTS LLC
7227 E BASELINE RD STE 109
MESA, AZ 85209

14068140A
SIERRA MIA LLC
5058 S EMERY
MESA, AZ 852123227

14055249
SINGH NILESHNI D/RAVINESH
4640 S FERRIC
MESA, AZ 85212

14068011G
SREG GREENFIELD LLC
9375 E SHEA BLVD 100
SCOTTSDALE, AZ 85260

14068127
STEWART CAMERON M/RAMONA
751 E BROADWAY RD
MESA, AZ 85204

14055198
TIERNEY ANNE
4544 E HOPI AVE
MESA, AZ 85206

14055270
VICTOR & CARLA MARTINEZ-LOPEZ FAM TR
2766 E JUANITA AVE
MESA, AZ 85204

14055200
WALL KAYLA MICHELLE
4556 E HOPI AVE
MESA, AZ 85206

14055259
YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

Melissa Hollenbeck
PO Box 1466
Mesa, AZ 85211-1466

14068038C
RISE LEGACY DEVELOPMENT LLC
4542 E INVERNESS AVE
MESA, AZ 85206

14069064*
PIERPONT COMMERCE GROUP LLC/ETAL
1940 S PIERPONT
MESA, AZ 85206

14068104*
GEUPEL FLP INVERNESS LLC
C/O VELOCITY MANAGEMENT SERVICES
2415 E CAMELBACK RD STE 400
PHOENIX, AZ 85016

14055255
WELLS GEORGE EUGENE/LOUISE M
1532 S QUINN CIR
MESA, AZ 85206

14069052
ZJ1 INVESTMENTS LLC
3151 E MORRISON RANCH PKWY
GILBERT, AZ 85296

City of Mesa Development Services
Department
ATTN: Sean Pesek
PO Box 1466
Mesa, AZ 85211-1466

14055240*
OWNER/OCCUPANT
1533 S QUAIL CIR
MESA, AZ 85206

14068140D*
PMA REAL ESTATE LLC
C/O IORIO LOUIS
4824 E BASELINE RD STE 125
MESA, AZ 85206

14055202
WROTH JAZMINE AISHA/RICHARD JOSEPH
LEE
4566 E HOPI AVE
MESA, AZ 85206

Councilmember Julie Spilsbury
PO Box 1466
Mesa, AZ 85211-1466

14068039
RISE LEGACY DEVELOPMENT LLC
4554 E INVERNESS AVE
MESA, AZ 85206

14068139*
OAJ HQ LLC
4824 E BASELINE RD #115
MESA, AZ 85206

14069059*
CARLSON CHARLES F/VICKIE L
4862 E BASELINE RD #101
MESA, AZ 85206

Interested Parties List
Oakdale Realty
Mesa Banner Gateway

~~Concord Village **Not resent, no additional
fwd'ing info. found**~~

~~Nancy Sin
1822 S 39th St
Mesa AZ 85206~~

Sky Ranch
Traci Beagley
4241 E Edgewood Ave
Mesa AZ 85206

~~Sunland Village Community Association **Not
resent, no additional fwd'ing info. found**~~

~~Marla Burns
525 S Nassau
Mesa, AZ 85206~~

Vista Villages Unit Two Homeowners
Association
Michael Ward
1811 S 39th St, Unit 10
Mesa AZ 85206

Greenfield Glen Owners Association
Barbara Parker
1021 S Greenfield Rd, Unit 1158
Mesa AZ 85206

Summer Mesa Property Owners
Association, Inc.
William Schuster
3929 E Emelita Ave
Mesa AZ 85206

Sunland Village Community Association
Loretta Knudsvig
5063 E Escondido
Mesa AZ 85206

Hunter's Glen Homeowner's Association
Dustin Snow
4135 S Power Rd, Unit 122
Mesa AZ 85212

Summer Mesa Property Owners
Association, Inc.
Kathy Petersen
4146 E Fairview Cir
Mesa AZ 85206

Sunland Village Community Association
Freda Morescki
4029 E Carmel Cir
Mesa AZ 85206

BURCH & CRACCHIOLO, P.A.

1850 N. Central Avenue, Suite 1700

Phoenix, AZ 85004

602-234-8794 (o)

bray@bcattorneys.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: October 29, 2024
RE: ZON24-00752 and ZON24-00894
Banner Gateway Residences

Dear Neighbor:

We have applied for a Rezoning/Site Plan and Minor General Plan Amendment approvals for the property located approximately 1,350' east of the northeast corner of East Banner Gateway Drive and South Greenfield Road. This request is for development of a high-quality residential community known as "Banner Gateway Residences." The case numbers assigned to these projects are ZON24-00752 (Rezone & Site Plan) and ZON24-00894 (Minor General Plan Amendment). An Aerial of the site is attached.

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 plans and elevations of the proposed development. If you have any questions regarding this proposal, please call Madison Leake at Burch & Cracchiolo, 602-234-8791 / mleake@bcattorneys.com or me at 602-234-8794 / bray@bcattorneys.com.

A Rezone from Light industrial (LI) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan review to allow for a multiple residence development. In addition, a Minor General Plan Amendment has been filed to change the General Plan Character Area Type from Employment to Mixed Use Activity District with a Regional-Scale District Sub-Type.

These applications will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on November 13, 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 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 on the second page 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.

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 Sean Pesek, Senior Planner, in the Planning Division. Sean can be reached at 480-644-7616 or sean.pesek@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Again, If you have any questions regarding this proposal, please call Madison Leake at Burch & Cracchiolo, 602-234-8791 / mleake@bcattorneys.com or me at 602-234-8794 / bray@bcattorneys.com.

Sincerely,

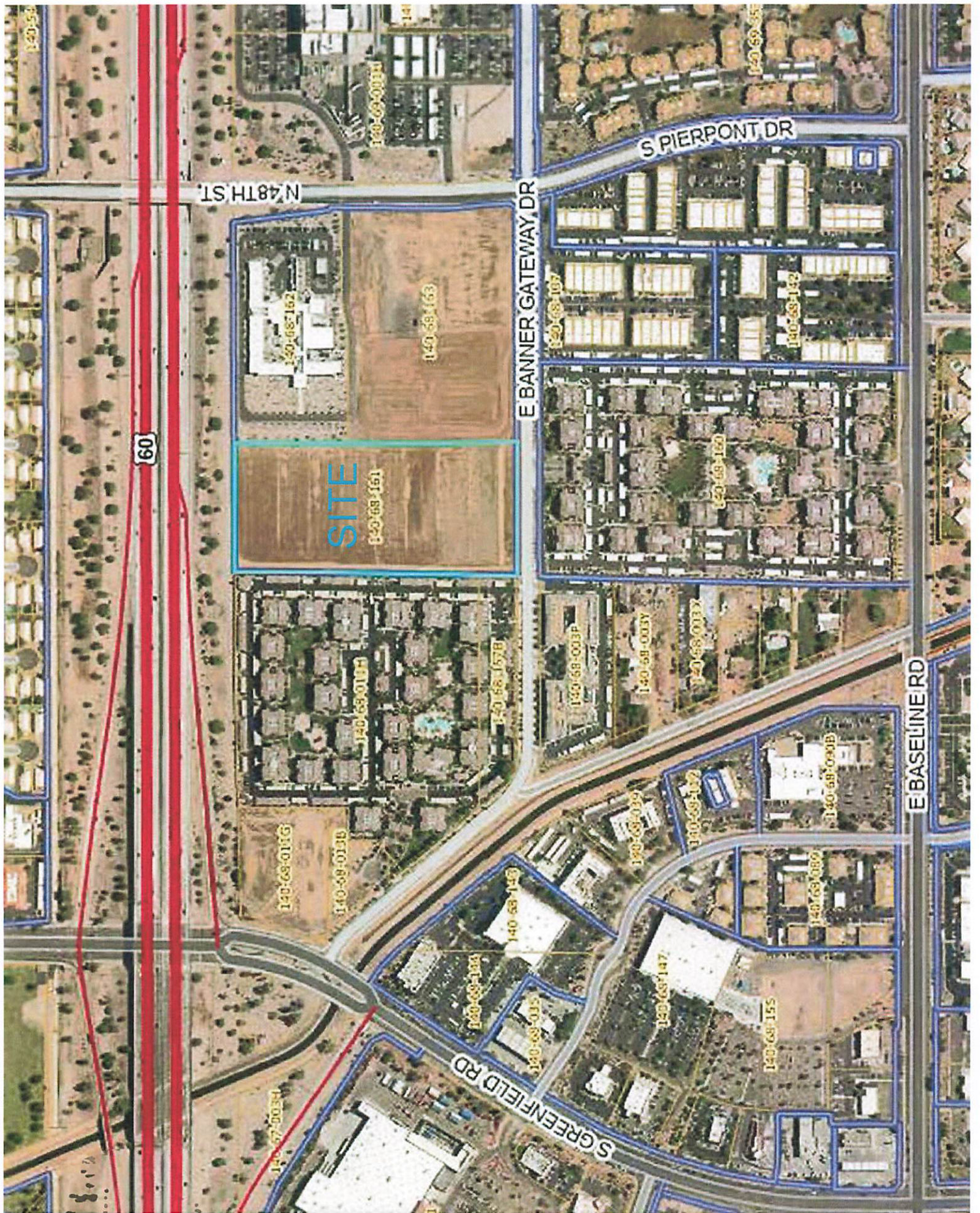


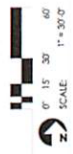
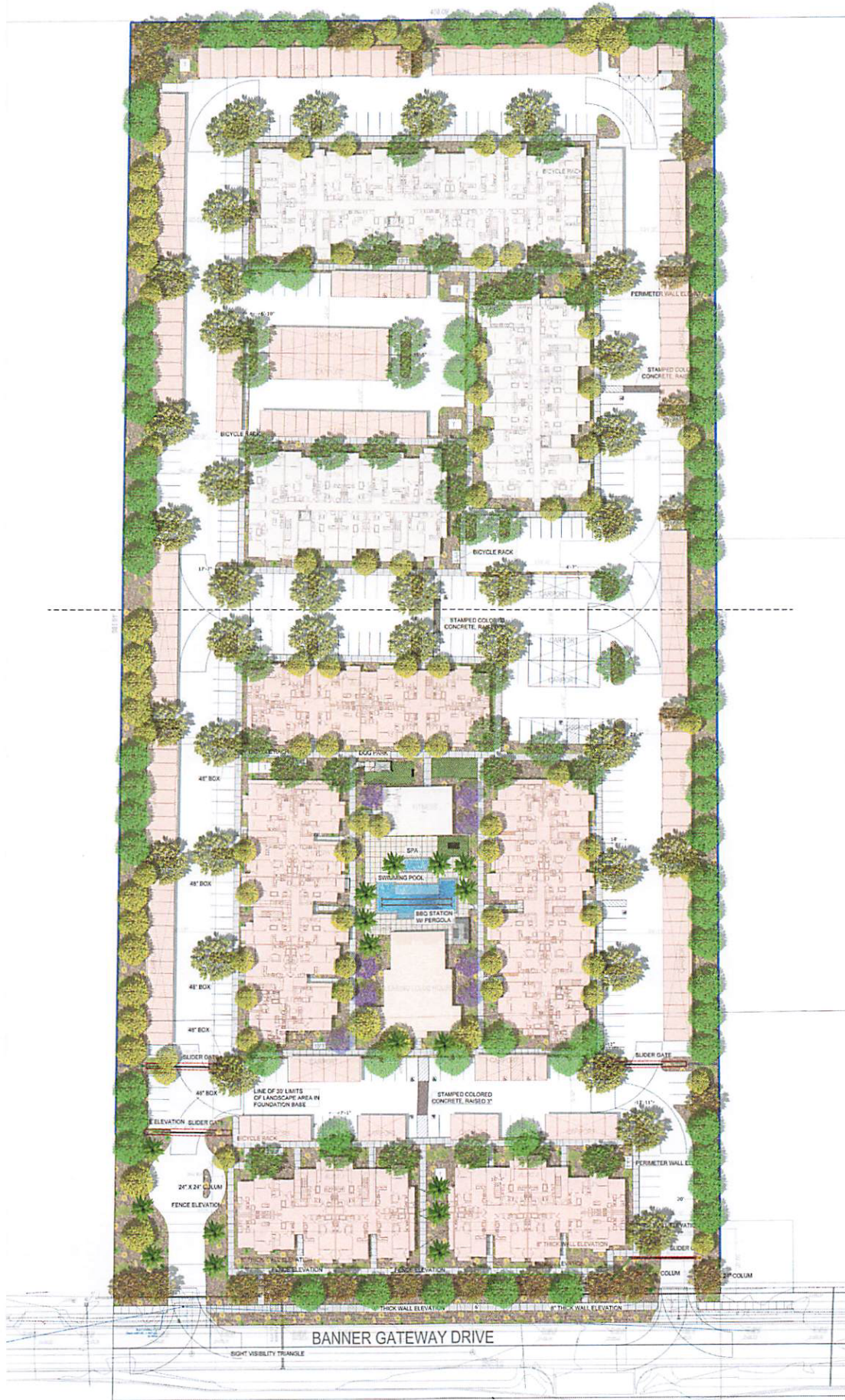
Brennan Ray

/rlh
Attachments

QR CODE:







BANNER GATEWAY DRIVE

LANDSCAPE PLAN

BANNER GATEWAY RESIDENCES

MESA, AZ



- LEGEND**
- 2-STORY BUILDING
 - 3-STORY BUILDING
 - 4-STORY BUILDING
 - AMENITIES
 - EXTENDED PATIO (MIN. 10 FT DIMENSION)

PROJECT INFORMATION	
PROJECT NO.	1807154
PROJECT NAME	BANNER GATEWAY
OWNER	TRISTAR
DESIGNER	ALPINE DESIGN
DATE	12/15/2023
PROJECT ADDRESS	1000 N. GATEWAY
CITY	MESA, AZ
STATE	ARIZONA
COUNTY	COCHISE
ZONING	RD 20
PERMITS	RESIDENTIAL
PROJECT PHASE	PRELIMINARY
PROJECT STATUS	UNDER REVIEW
PREPARED BY	ALPINE DESIGN
DATE PREPARED	12/15/2023
SCALE	AS SHOWN

GROSS BUILDING FLOOR AREA	
RESIDENTIAL	107,500
COMMERCIAL	10,000
OFFICE	5,000
RETAIL	2,000
WAREHOUSE	10,000
OTHER	10,000
TOTAL	144,500

OPEN SPACE PROVIDED	
TYPE	SIZE (S.F.) OR (DIMENSIONS)
COMMERCIAL	10,000
RETAIL	2,000
WAREHOUSE	10,000
OTHER	10,000
TOTAL OPEN SPACE PROVIDED	32,000

COMMON OPEN SPACE PROVIDED	
LOCATION	SIZE (S.F.)
RETAIL	10,000
WAREHOUSE	10,000
OTHER	12,000
TOTAL COMMON OPEN SPACE PROVIDED	32,000

PRIVATE OPEN SPACE	
TYPE	SIZE (S.F.)
RETAIL	10,000
WAREHOUSE	10,000
OTHER	12,000
TOTAL PRIVATE OPEN SPACE PROVIDED	32,000

A2

AO

DATE: 12/15/2023

BY: [Signature]

BUILDING SUMMARY		
STORY	UNIT COUNT	TOTAL AREA (S.F.)
2	100	100,000
3	150	150,000
4	150	150,000
TOTAL	400	400,000

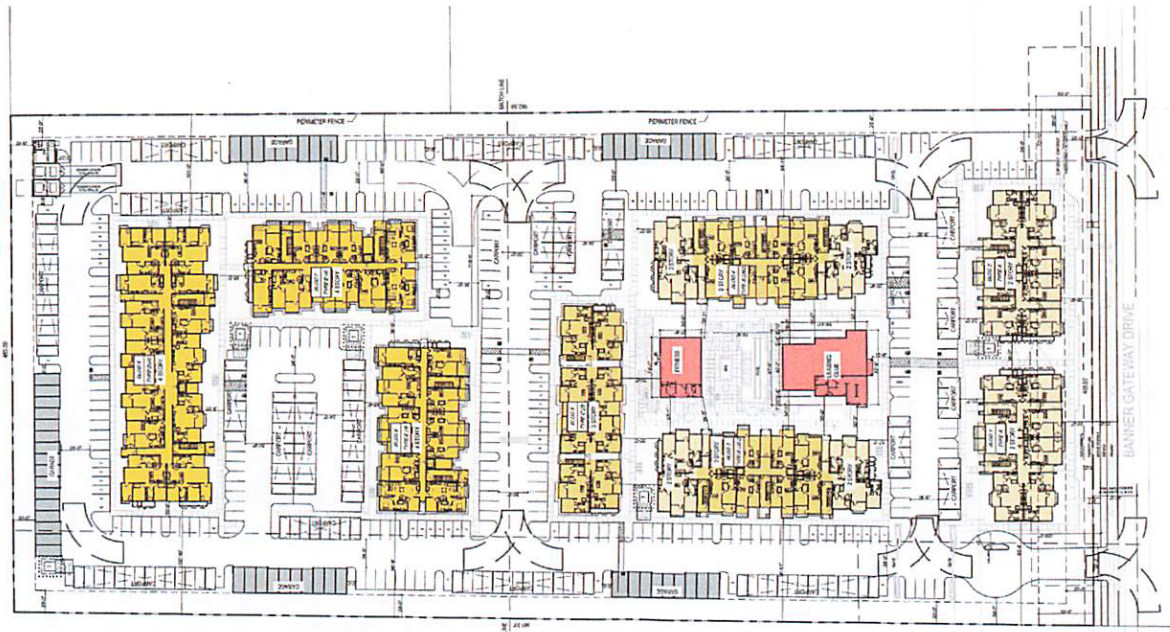
UNIT SUMMARY		
UNIT TYPE	COUNT	AREA (S.F.)
1-BEDROOM	100	100,000
2-BEDROOM	150	150,000
3-BEDROOM	150	150,000
TOTAL	400	400,000

VEHICLE PARKING SUMMARY		
UNIT TYPE	REQUIRED	PROVIDED
1-BEDROOM	100	100
2-BEDROOM	150	150
3-BEDROOM	150	150
TOTAL	400	400

RESIDENTIAL STALLS PROVIDED	
STALL TYPE	COUNT
STANDARD	100
COMPACT	150
OTHER	150
TOTAL	400

BIKE PARKING SUMMARY	
TYPE	COUNT
STANDARD	100
COMPACT	150
OTHER	150
TOTAL	400

TOTAL SPACES PROVIDED	
TYPE	COUNT
VEHICLE	400
BIKE	400
TOTAL	800



BANNER GATEWAY RESIDENCES

MESA, AZ

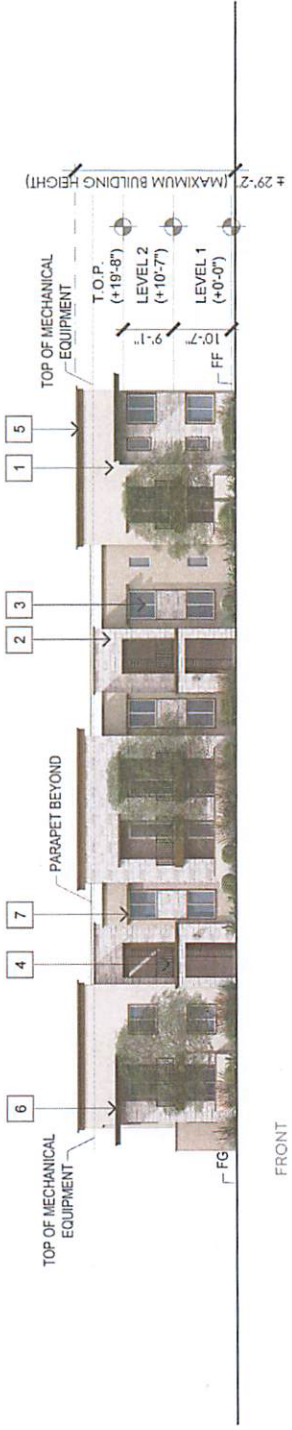
DATE: 12/15/2023

BY: [Signature]

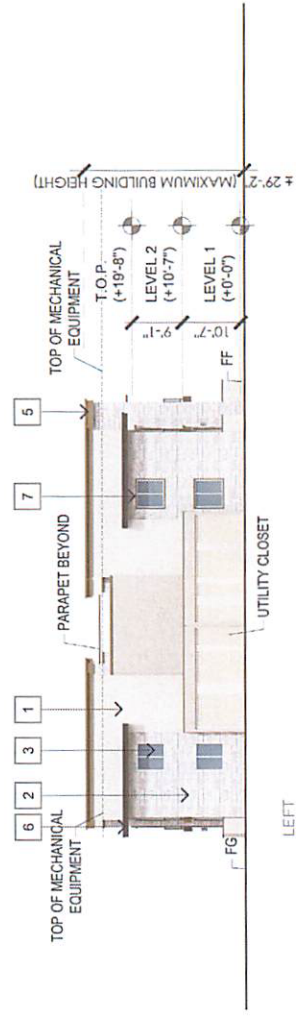
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL BALCONY
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION REFER TO THE COLOR AND MATERIAL BOARD



FRONT



LEFT

BUILDING A	
STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	25%
REAR	30%
LEFT	27%
RIGHT	27%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING A - ELEVATIONS



A7



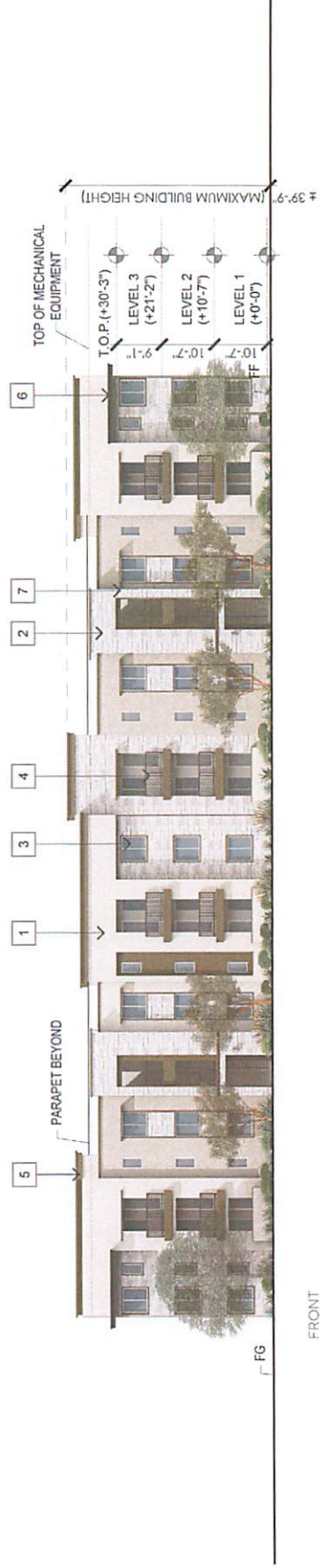
DATE 10-20-2024



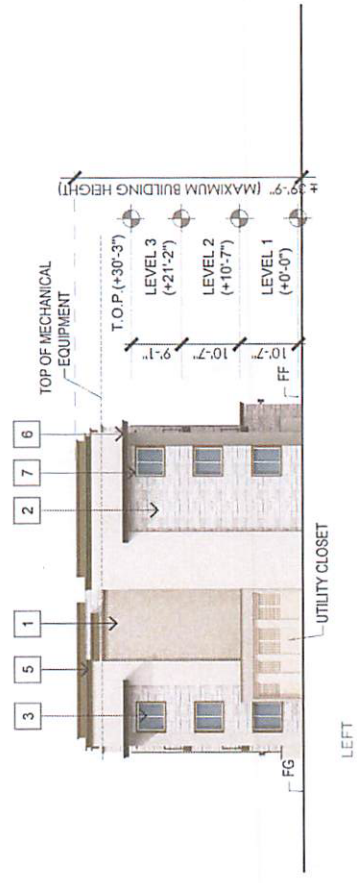
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL BALCONIES
- 5 CONCRETE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FINISH INFORMATION REFER TO THE COLOR AND MATERIAL BOARD



FRONT



LEFT

BUILDING C	
	SECONDARY MATERIAL STONE VENEER
FRONT	26%
REAR	26%
LEFT	26%
RIGHT	25%



A14



BUILDING C - ELEVATIONS

BANNER GATEWAY RESIDENCES



JOB NO: 2021-079
DATE: 10-28-2024

MESA, AZ

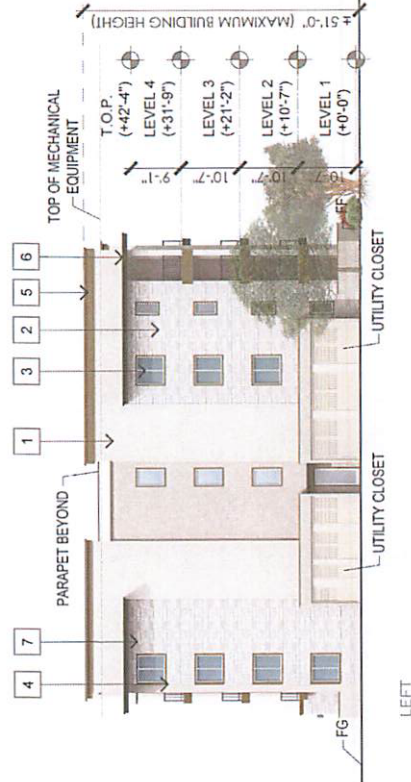
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL BALCONIES
- 5 CONCRETE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



FRONT



LEFT

BUILDING	
	ENHANCED MATERIAL (STONE VENEER)
FRONT	27%
REAR	25%
LEFT	26%
RIGHT	33%



BANNER GATEWAY RESIDENCES



MESA, AZ

BUILDING E - ELEVATIONS



A20

JOB NO: 2021-079
DATE: 10-21-2024

1,000' Ownership List
Oakdale Realty
Mesa Banner Gateway

14069060
4862 BASELINE LLC
4862 E BASELINE RD STE H 103
MESA, AZ 85206

14069053
AEH2 LLC
3152 E MILLBRAE LN
GILBERT, AZ 85234

14068146
ANVAYA CORP/SATYANARAYANA MANNEM
IRA
1414 GLENMORE WAY
SAN JOSE, CA 95129

14055226
BALDWIN MURRAY C/DENA M
4758 E HOPI CIR
MESA, AZ 85206

14055244
BARBOUR ROBBIN
1550 S QUAIL CIR
MESA, AZ 85206

14068160
BASELINE GATEWAY APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

14055242
BEALL CHERYL
1545 S QUAIL CIR
MESA, AZ 85206

14055261
BIBLE TRUST
1550 S PARKCREST CIR
MESA, AZ 85206

14055239
BRIDGES AUSTIN
1534 S RESEDA CIR
MESA, AZ 85206

14068112
ACC INVERNESS LLC
615 FRONT ST
SAN FRANCISCO, CA 94111

14055247
AL AND JANET ANDERS TRUST
1532 S QUAIL CIR
MESA, AZ 85206

14068110
ASAP PROPERTIES-SEV LLC
2525 W GREENWAY RD STE 125
PHOENIX, AZ 85023

14068163
BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

14068134
BASELINE & HIGLEY MANAGEMENT LLC
2633 E INDIAN SCHOOL RD 160
PHOENIX, AZ 85016

14068130
BASELINE HOLDINGS LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

14068131
BEESON JACOB A/KELLY L
1855 E SOUTHERN AVE STE 212
MESA, AZ 85204

14055238
BOHENECK CHANCE M
1540 S RESEDA CIR
MESA, AZ 85206

14055251
BROWN ROBERT D JR/KRISTI L
1555 S QUINN CIR
MESA, AZ 85206

14068113
ADHMAH LLC
4856 E BASELINE UNIT 108
MESA, AZ 85206

14055271
ALLEN SHELLY KAY
1550 S PICO CIR
MESA, AZ 85206

14068143
B C BERGE - GREENFIELD PLAZA LLC
2401 W BELL RD
PHOENIX, AZ 85023

14069001H
BANNER HEALTH FOUNDATION
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

14069063
BASELINE 108 LLC
3510 E LOS ALTOS RD
GILBERT, AZ 85297

14069055
BASELINE PAIN MANAGEMENT LLC
1301 E MCDOWELL RD STE 100
PHOENIX, AZ 85006

14068162
BHSM REHABILITATION LLC
4714 GETTYSBURG RD
MECHANICSBURG, PA 17055

14055205
BONHAM KRISTY LYNN
4614 E HOPI AVE
MESA, AZ 85206

14055211
BUNNEL BRADLEY TED/KATHLEEN MICHELE
4644 E HOPI AVE
MESA, AZ 85206

14069050
CADE PROPERTIES LLC
3303 E BASELINE RD 112
GILBERT, AZ 85234

14055266
CARRANZA ANTHONY S/KARALEE
1535 S PICO CIR
MESA, AZ 85206

14055229
D L PITCHFORD FAMILY LIVING TRUST
4757 E HOPI CIR
MESA, AZ 85206

14069057
DEBARROS JOHN
4860 E BASELINE RD 105
MESA, AZ 85206

14055250
DWAYNE BADER & PAMALA BADER TRUST
1547 S QUINN CIR
MESA, AZ 85206

14055264
EASTER GARY E/SHIRLEY M TR
1530 S PARKCREST CIR
MESA, AZ 85206

14055197
ERICA PADILLA FAMILTY TRUST
4538 E HOPI AVE
MESA, AZ 85206

14055216
FOUNTAIN RUTH A/ROBERT E
2229 N DEMARET DR
MESA, AZ 85215

14055284
FULTON PARK HOMEOWNERS ASSOC
PO BOX 10000
PRESCOTT, AZ 86304

14055235
GOMEZ ALFREDO/GLORIA
1553 S RESEDA CIR
MESA, AZ 85206

14055253
CAMPOS CARLOS/DEASON JULIA
1548 S QUINN CIR
MESA, AZ 85206

14055258
CASTRO BETTY
1549 S PARKCREST CR
MESA, AZ 85206

14055260
DANIELSON ALISSA/STEPHEN JAMES
1558 S PARKCREST CIR
MESA, AZ 85206

14069049
DESERT GROWTH VENTURES LLC
3068 E MARLENE DR
GILBERT, AZ 85206

14068115
E & E HOLDINGS LLC
6364 E OASIS ST
MESA, AZ 85215

14068133
ECHO GUARD HOLDINGS LLC
4838 E BASELINE RD STE 128-B
MESA, AZ 85206

14068121
EWR MESA MEDICAL OFFICE BUILDING LLC
51 BROADWAY N 600
FARGO, ND 58102

14069062
FREEDMAN BENJAMIN/JODI A
2469 E GEMINI ST
GILBERT, AZ 85234

~~14068104
GEUPEL FLP INVERNESS LLC
1760 E PECOS RD STE 447
GILBERT, AZ 85295~~

14055207
GORNEY RYAN
4624 E HOPI AVE
MESA, AZ 85206

~~14069059
CARLSON CHARLES E/VICKIE L
4850 E BASELINE RD STE 105
MESA, AZ 85206~~

14068161
CRISKO LLC/KAY AND JUDY TOOLSON JOINT
REVOCABLE TRUST
87180 OAKDALE DR
EUGENE, OR 97402

14055234
DARREL AND MEGHAN ARNOLD FAMILY
TRUST
1547 S RESEDA CIR
MESA, AZ 85206

14055217
DI MICHELE ELIA M
4704 E HOPI CIR
MESA, AZ 85206

14068118
EAST VALLEY ASC REALTY COMPANY LLC
6116 E ARBOR AVE 112
MESA, AZ 85206

14055265
EDWARDS DARLA
1529 S PICO CIR
MESA, AZ 85206

14055233
FERRELL LORI E
1541 S RESEDA CIR
MESA, AZ 85206

14055209
FULTON JENNIFER R/TROY MICHAEL
4634 E HOPI AVE
MESA, AZ 85206

14055267
GILLIS HUGH M
1543 S PICO CIR
MESA, AZ 85206

14068011H
GREENFIELD 60 APARTMENTS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

14055199
HAMBY DANIELLE/STEPHAN
4550 E HOPI AVE
MESA, AZ 85206

~~14055240
HEATHER M ANDERS SURVIVORS TRUST
1533 S QUAIL CIR
MESA, AZ 85206~~

14055256
HENDERSON BRENT LEE/ROCHELLE LYNN
1533 S PARKCREST CIR
MESA, AZ 85206

14068003C
HERNDON VARREL L/SANDI L
1925 S GREENFIELD RD
MESA, AZ 85206

14069061
IGNITION VENTURES LLC
3460 PRESTON RIDGE RD STE 150
ALPHARETTA, GA 30005

14068003P
INSPIRA GATEWAY RESIDENCES LP
8434 N 90TH ST UNIT 100
SCOTTSDALE, AZ 85258

14068111
JEG INVERNESS LLP
7425 E TURQUOISE AVE
SCOTTSDALE, AZ 85258

14055228
JENKINS ROBERT/STEPHANIE
4763 E HOPI CIR
MESA, AZ 85206

14055218
KAMINSKY JERALD R TR
4710 E HOPI CIR
MESA, AZ 85206

14055208
KLEIN JAMIE
4628 E HOPI AVE
MESA, AZ 85206

14055254
LADD JERRY D/NELSEDITCH BALBERONA
1540 S QUINN CIR
MESA, AZ 85206

14068136
LEVITATE FINANCIAL SOLUTIONS LLC
4838 E BASELINE RD 130
MESA, AZ 85206

14055268
LEYVA DANIELLE NICOLE/BAQUERIZO
NICOLAS WHALEN
1549 S PICO CIR
MESA, AZ 85206

14068126
LUCRUM HOLDING COMPANY LLC
971 N GILBERT RD STE 218
GILBERT, AZ 85234

14055215
MARGARET BARNES REVOCABLE TRUST
4660 E HOPI AVE
MESA, AZ 85206

14069051
MICULS HOLDINGS LLC
278 AIRDRIE ROAD
TORONTO, ON M4G1N3

14055241
MINTY NICHOLSON TRUST
5235 E SOUTHERN AVE, # D106-220
MESA, AZ 85206

14055237
MOLINA JESSICA
1546 S RESEDA CIR
MESA, AZ 85206

14068003Y
MONTERO LLC
463 S HAMILTON CT
GILBERT, AZ 85233

14055232
MURPHEY SEAN PAUL/DARCI L QUEEN
1535 S RESED CIR
MESA, AZ 85206

14055230
NEIL HADSALL FAMILY TRUST
4751 E HOPI CIR
MESA, AZ 85206

14055245
NOT CAMERON L DODD TRUST
1434 S HONEYSUCKLE CIR
GILBERT, AZ 85296

~~14068139
OAJ HQ LLC
4360 E BROWN 1L02
MESA, AZ 85205~~

14068003X
OLD GREENFIELD PROPERTIES LLC
3823 E DECATUR ST
MESA, AZ 85205

14055248
PAULEY DENISE M
1531 S QUINN CIR
MESA, AZ 85206

14055227
PAYNE CHERYL A
4764 E HOPI CIR
MESA, AZ 85206

14055246
PERKINS VICTORIA L
1538 S QUAIL CIR
MESA, AZ 85206

14055203
PHILLIPS JESSE I
4604 E HOPI AVE
MESA, AZ 85206

14068142
PIERPONT COMMERCE CENTER LLC
4852 E BASELINE RD 105
MESA, AZ 85206

~~14069064
PIERPONT COMMERCE GROUP LLC/ETAL
4850 E BASELINE RD STE 105
MESA, AZ 85206~~

14068137
PIERPONT COMMERCE PARTNERS LLC
1901 E UNIVERSITY DR 333
MESA, AZ 85203

~~14068140D
PMA REAL ESTATE LLC
1520 S DOBSON RD STE 203
MESA, AZ 85202~~

14069045
PRESIDENTIAL OFFICES LLC
4856 E BASELINE RD STE 106
MESA, AZ 85206

14055212
RAMIREZ CHRISTOPHER RIOS/NATALIE
4648 E HOPI AVE
MESA, AZ 85206

14068002A
RAMSEY LINDA RAE
2013 LEISURE WORLD
MESA, AZ 85206

14055204
RIGGS VALERIE
4610 E HOPI AVE
MESA, AZ 85206

14055269
RITTER RONALD S
1555 S PICO CIR
MESA, AZ 85206

14055236
RIVERA MARK ANTHONY/EYLICIO TATIANA
1552 S RESEDA CIR
MESA, AZ 85206

14055201
ROMANOWSKI MATTHEW
4560 E HOPI AVE
MESA, AZ 85206

14055213
SCHMIDT RYAN M/RACHAEL L
4652 E HOPI AVE
MESA, AZ 85206

14055214
SCHULTE KRISTIN
4656 E HOPI AVE
MESA, AZ 85206

14068140B
SEASIDER INVESTMENTS LLC
7227 E BASELINE RD STE 109
MESA, AZ 85209

14055231
SERENKA THOMAS EDWARD
4745 E HOPI CIR
MESA, AZ 85206

14055210
SFR BORROWER 2024-A LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

14068140A
SIERRA MIA LLC
5058 S EMERY
MESA, AZ 852123227

14055252
SILVAS ANDRES/SUSAN
1556 S QUINN
MESA, AZ 85206

14068128
SIMIAN WORLDWIDE LLC
2838 E PISTACHIO ST
GILBERT, AZ 85296

14055249
SINGH NILESHNI D/RAVINESH
4640 S FERRIC
MESA, AZ 85212

14055257
SMITH STEPHEN/CAMILLA
1541 S PARKCREST CIR
MESA, AZ 85206

14069353
SOLANA CONDOMINIUMS LLC
7373 N SCOTTSDALE RD A102
SCOTTSDALE, AZ 85253

14068011G
SREG GREENFIELD LLC
9375 E SHEA BLVD 100
SCOTTSDALE, AZ 85260

14055262
STAPLEY TROY C/SANDRA L
1542 S PARKCREST CIR
MESA, AZ 85206

14068003Z
STATEN LAND
2738 E GUADALUPE RD
GILBERT, AZ 85234

14068127
STEWART CAMERON M/RAMONA
751 E BROADWAY RD
MESA, AZ 85204

14055206
SUNNY MESA INC
4445 E. HOLMES AVE STE 102
MESA, AZ 852063398

14069046
SUNSHINE REALTY GROUP LLC
4856 E BASELINE RD STE 108
MESA, AZ 85206

14055198
TIERNEY ANNE
4544 E HOPI AVE
MESA, AZ 85206

14055263
TWCEEA FAMILY TRUST
1536 S PARKCREST CIR
MESA, AZ 85206

14055243
USHER ROBERT J JR/KELLI M
1551 S QUAIL CIR
MESA, AZ 85206

14055270
VICTOR & CARLA MARTINEZ-LOPEZ FAM TR
2766 E JUANITA AVE
MESA, AZ 85204

14055200
WALL KAYLA MICHELLE
4556 E HOPI AVE
MESA, AZ 85206

14055259
YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

Melissa Hollenbeck
PO Box 1466
Mesa, AZ 85211-1466

14068038C
RISE LEGACY DEVELOPMENT LLC
4542 E INVERNESS AVE
MESA, AZ 85206

14069064*
PIERPONT COMMERCE GROUP LLC/ETAL
1940 S PIERPONT
MESA, AZ 85206

14068104*
GEUPEL FLP INVERNESS LLC
C/O VELOCITY MANAGEMENT SERVICES
2415 E CAMELBACK RD STE 400
PHOENIX, AZ 85016

14055255
WELLS GEORGE EUGENE/LOUISE M
1532 S QUINN CIR
MESA, AZ 85206

14069052
ZJ1 INVESTMENTS LLC
3151 E MORRISON RANCH PKWY
GILBERT, AZ 85296

City of Mesa Development Services
Department
ATTN: Sean Pesek
PO Box 1466
Mesa, AZ 85211-1466

14055240*
OWNER/OCCUPANT
1533 S QUAIL CIR
MESA, AZ 85206

14068140D*
PMA REAL ESTATE LLC
C/O IORIO LOUIS
4824 E BASELINE RD STE 125
MESA, AZ 85206

14055202
WROTH JAZMINE AISHA/RICHARD JOSEPH
LEE
4566 E HOPI AVE
MESA, AZ 85206

Councilmember Julie Spilsbury
PO Box 1466
Mesa, AZ 85211-1466

14068039
RISE LEGACY DEVELOPMENT LLC
4554 E INVERNESS AVE
MESA, AZ 85206

14068139*
OAJ HQ LLC
4824 E BASELINE RD #115
MESA, AZ 85206

14069059*
CARLSON CHARLES F/VICKIE L
4862 E BASELINE RD #101
MESA, AZ 85206

Interested Parties List
Oakdale Realty
Mesa Banner Gateway

~~Concord Village **Not resent, no additional
fwd'ing info. found**~~
Nancy Sin
1822 S 39th St
Mesa AZ 85206

Sky Ranch
Traci Beagley
4241 E Edgewood Ave
Mesa AZ 85206

~~Sunland Village Community Association **Not
resent, no additional fwd'ing info. found**~~
Marla Burns
525 S Nassau
Mesa, AZ 85206

Vista Villages Unit Two Homeowners
Association
Michael Ward
1811 S 39th St, Unit 10
Mesa AZ 85206

Greenfield Glen Owners Association
Barbara Parker
1021 S Greenfield Rd, Unit 1158
Mesa AZ 85206

Summer Mesa Property Owners
Association, Inc.
William Schuster
3929 E Emelita Ave
Mesa AZ 85206

Sunland Village Community Association
Loretta Knudsvig
5063 E Escondido
Mesa AZ 85206

Hunter's Glen Homeowner's Association
Dustin Snow
4135 S Power Rd, Unit 122
Mesa AZ 85212

Summer Mesa Property Owners
Association, Inc.
Kathy Petersen
4146 E Fairview Cir
Mesa AZ 85206

Sunland Village Community Association
Freda Morescki
4029 E Carmel Cir
Mesa AZ 85206

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

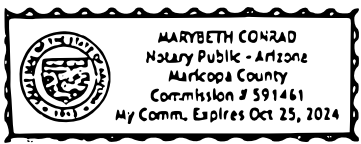
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # , on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on

MaryBeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

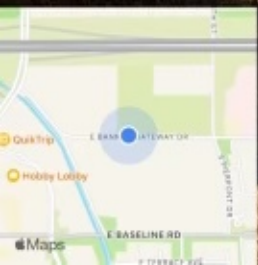
TIME: 4:00 PM DATE: November 13, 2024

CASE: ZON24-00894

**Request: Minor General Plan Amendment to
change the General Plan Character Area Type
from Employment to Mixed Use Activity
District with a Regional-Scale District Sub-type.**

Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Phone: (602) 234-8794
Planning Division (480) 644-2385

Posting date: 10/25/24



October 25, 2024 at 9:32 AM
+38.383067,-111.731880
4550-4566 E Banner Gateway Dr
Mesa AZ 85206
United States

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00894

Request: Minor General Plan Amendment to
change the General Plan Character Area Type
from Employment to Mixed Use Activity
District with a Regional-Scale District Sub-type.

Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Phone: (602) 234-8794
Planning Division (480) 644-2385
Posting date: 10/25/24

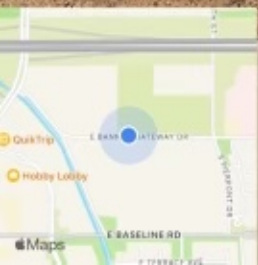
CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

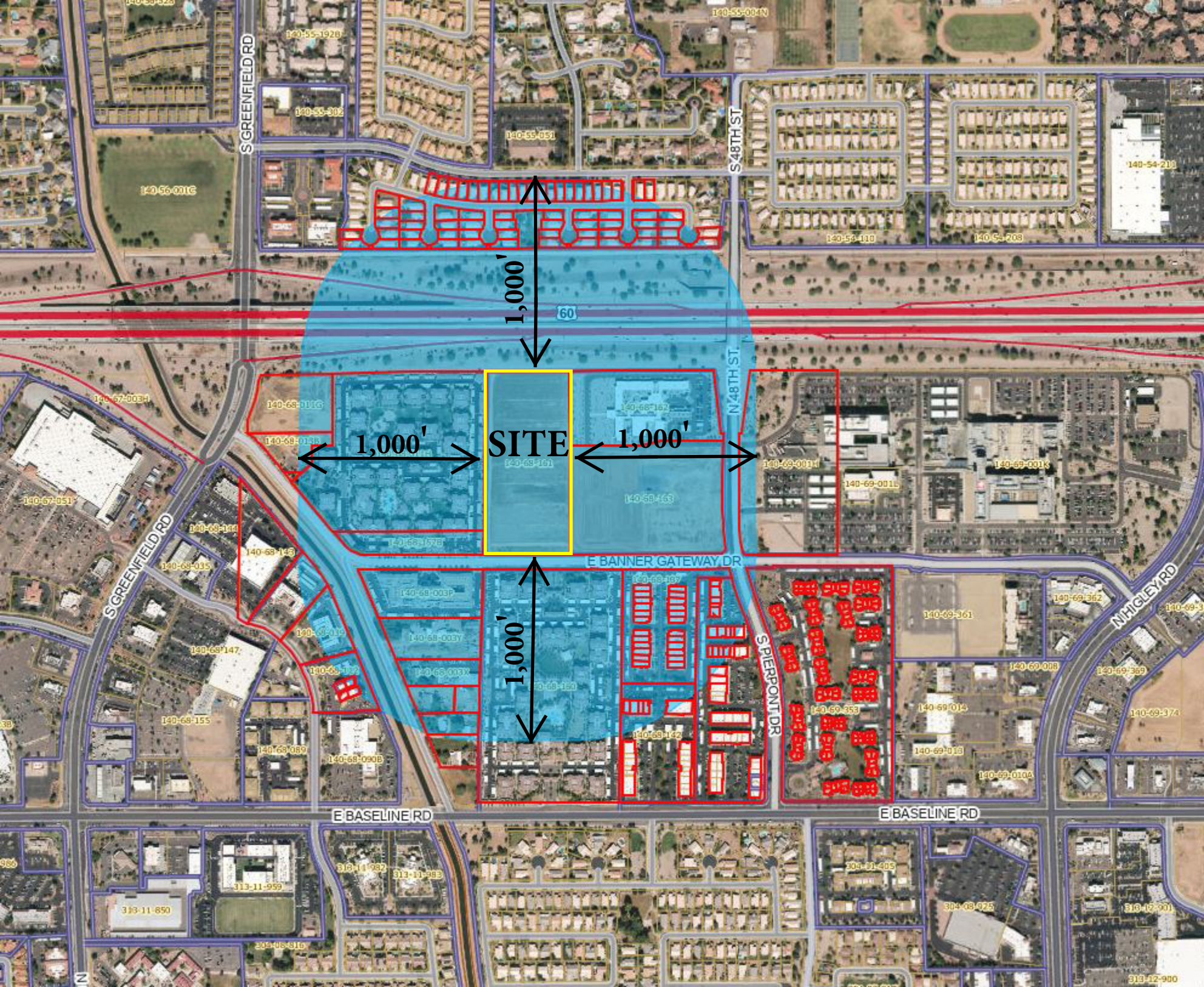
TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00752

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

Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Phone: (602) 234-8794
Planning Division (480) 644-2385
Posting date: 10/25/24



October 25, 2024 at 9:33 AM
+33.383067,-111.731880
4550-4566 E Banner Gateway Dr
Mesa AZ 85206
United States



SITE

1,000'

1,000'

1,000'

1,000'

S GREENFIELD RD

S 48TH ST

N 48TH ST

60

E BANNER GATEWAY DR

E BASELINE RD

E BASELINE RD

S PIERPONT DR

N HIGLEY RD

140-55-192B

140-55-302

140-55-051

140-55-004N

140-54-210

140-54-110

140-54-208

140-56-016

140-67-003A

140-68-016G

140-68-013A

140-68-152

140-68-151

140-69-001H

140-69-001K

140-67-051

140-69-110

140-69-143

140-69-015

140-69-001L

140-69-001L

140-68-147

140-68-112

140-68-155

140-68-089

140-68-090B

140-68-003P

140-68-003Y

140-68-003X

140-68-153

140-69-187

140-69-142

140-69-361

140-69-362

140-69-014

140-69-013

140-69-010A

140-69-359

140-69-374

38

386

313-11-850

313-11-959

313-11-982

313-11-983

305-08-910

304-11-405

304-08-025

310-15-901

319-12-900

N