

# Superstition Canyon Phase II

SWC Southern Avenue & 96<sup>th</sup> Street

## Rezoning/Site Plan Review Project Narrative

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*Submitted by:*

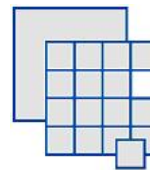
**Pew & Lake, PLC**

Sean B. Lake

1744 S. Val Vista Drive

Suite 217

Mesa, AZ 85204



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

*On behalf of:*

**HOLUALOA®**



**COMPANIES**

*Real Estate Investment & Development*

REVISED March 9, 2020

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# Rezoning/Site Plan Review Narrative

## 1. Introduction

Pew & Lake, PLC, on behalf of Holualoa Superstition Canyon Land, LLC, is pleased to submit this project narrative and related exhibits in support of Rezoning and Site Plan Review for the 1.65 net acres located at the southwest corner of Southern Avenue and 96th Street in Mesa (APN 220-81-958). These requests are for the applicant's proposed development of phase two of the existing Superstition Canyon luxury multi-family development. The site aerial is depicted below:

**Figure 1 – Site Aerial**



## 2. Development Requests

To facilitate this development, the following requests will be made to the City of Mesa:

1. Rezoning from NC to RM-3
2. Site Plan Review

All of the development standards for the RM-3 zoning district are met in the proposed development. Accordingly, this request is for conventional rezoning, with no Planned Area Development Overlay.

## 3. Existing General Plan Designation and Zoning Classification

The property is classified as Neighborhood Suburban on the Mesa General Plan and is zoned Neighborhood Commercial (NC) as shown in the figures on the next page.

**Figure 2 – Existing General Plan Character Area**



**Figure 3 – Existing Zoning Map**



The proposed multiple-residence use is consistent with the vision and objectives of the General Plan. The Neighborhood: Suburban Character Area is designed for “primarily residential areas with supporting parks, schools, and other neighborhood services (General Plan, *Neighborhoods*, p. 1-8),” and a “wide range of housing types” are suggested (Neighborhood Focus, p. 7-5).



Superstition Canyon Phase II complies with these goals by proposing residential as the primary use. Also, it incorporates a quality housing type that fits within the mix of housing in the surrounding area that includes manufactured homes, condominiums, assisted living, and multi-family housing of various types. Moreover, the small-lot multiple residence development will be managed by a professional property management company to provide ongoing maintenance. This will contribute to the improvement of the neighborhood. The proposed density of the project (14.54 du/ac) is consistent with the Suburban character sub-type which allows higher densities along arterial streets.

#### 4. Existing Site Conditions

The subject property is currently vacant with landscape improvements along Southern and 96<sup>th</sup> Street. The right-of-way improvements have been completed on the adjacent streets and include paving, curb, gutter, a detached sidewalk and lighting. A uniquely shaped parcel, the property's south boundary comes to a point that coincides with the curve in 96<sup>th</sup> Street. This configuration limits the developability of the southern portion of the site.

#### 5. Relationship to Surrounding Properties

Abutting the subject site's north property line is Southern Avenue, followed by manufactured homes in "The Resort RV Park." 96<sup>th</sup> Street and the Superstition Canyon multi-family development are located adjacent to the east and south property lines. The Muirfield Village Condominiums are adjacent to the west property line.

**Table 1 – Existing and Surrounding Land Use Context**

Direction	General Plan Character Area	Existing Zoning	Existing Use
Project Site	Neighborhood Suburban	NC	Vacant
North	Neighborhood Suburban	RM-4	Southern Ave., then Manufactured Homes (The Resort RV Park)
East	Neighborhood Suburban	RM-2	96 <sup>th</sup> Street, then Multi-Family Residential (Superstition Canyon)
South	Neighborhood Suburban	RM-3	96 <sup>th</sup> Street, then Multi-Family Residential (Superstition Canyon)
West	Neighborhood Suburban	RM-3	Multi-Family Residential (Muirfield Village Condos)

#### 6. Project Description

Superstition Canyon Phase II will be a high-quality, multiple-residence community with four 3-story buildings. The community has been designed to meet or exceed City of Mesa standards for zoning, engineering, environmental, and fire safety. The conceptual plan proposes two points of entry into the site—one on Southern Avenue, and another on 96<sup>th</sup> Street

As shown on the Site Plan, the residential units will be located in two buildings that are related to one another by pedestrian pathways and landscaping that provides shade and buffers to the surrounding area. The buildings have been pulled towards 96<sup>th</sup> street, with parking provided between the residential buildings and the Muirfield Condominiums to the west. This choice was deliberately made to provide adequate buffering between the existing and proposed residential buildings.

The below site imagery and interior images depict some of the architectural themes in Superstition Canyon Phase I that would be incorporated into this new development.

***Figure 4 – Representative Conceptual Imagery***



As shown on the elevations provided in the application, Superstition Canyon Phase II will mirror those buildings shown above and in Phase I. Each of the units features two bedrooms and a generous patio for private open space. Community open space is provided in the center of the development and features outdoor ramadas and a barbecue area.

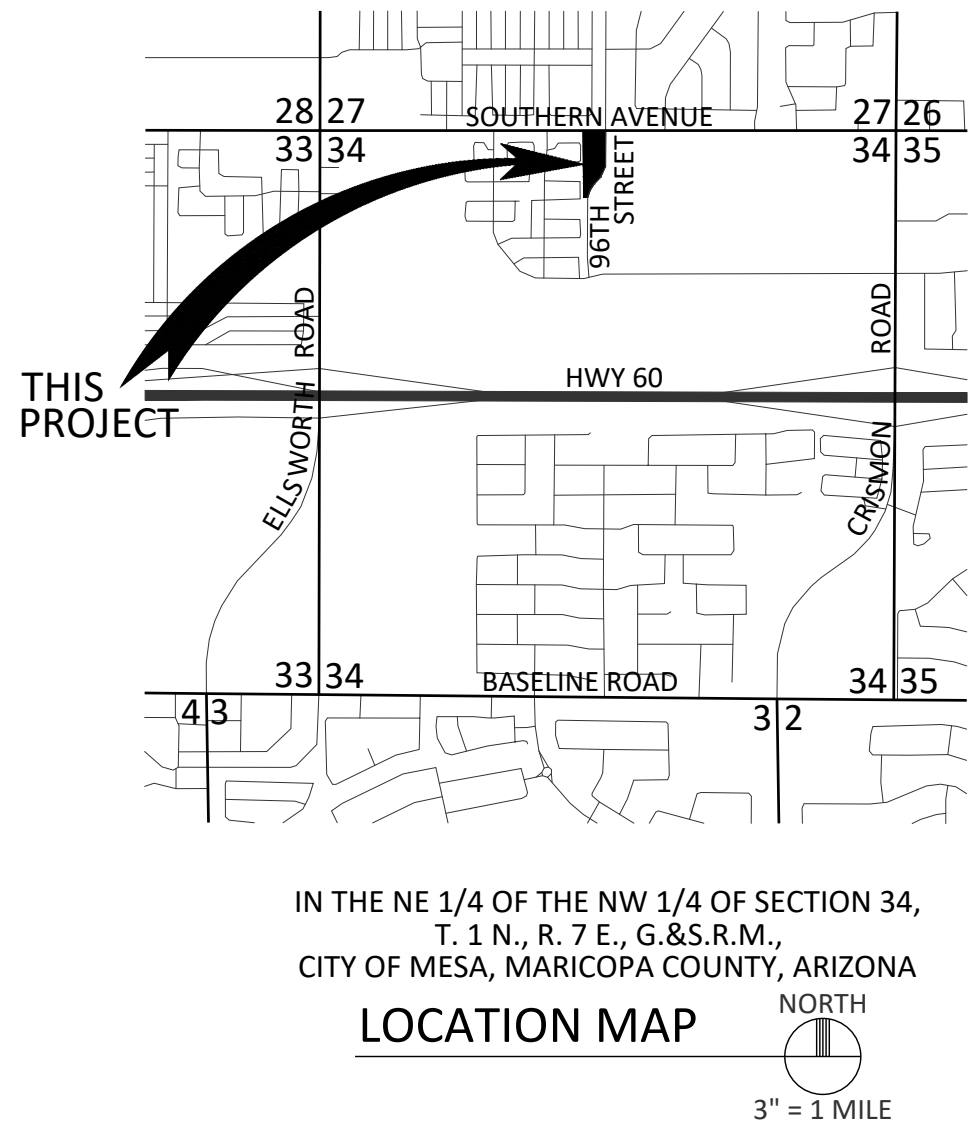
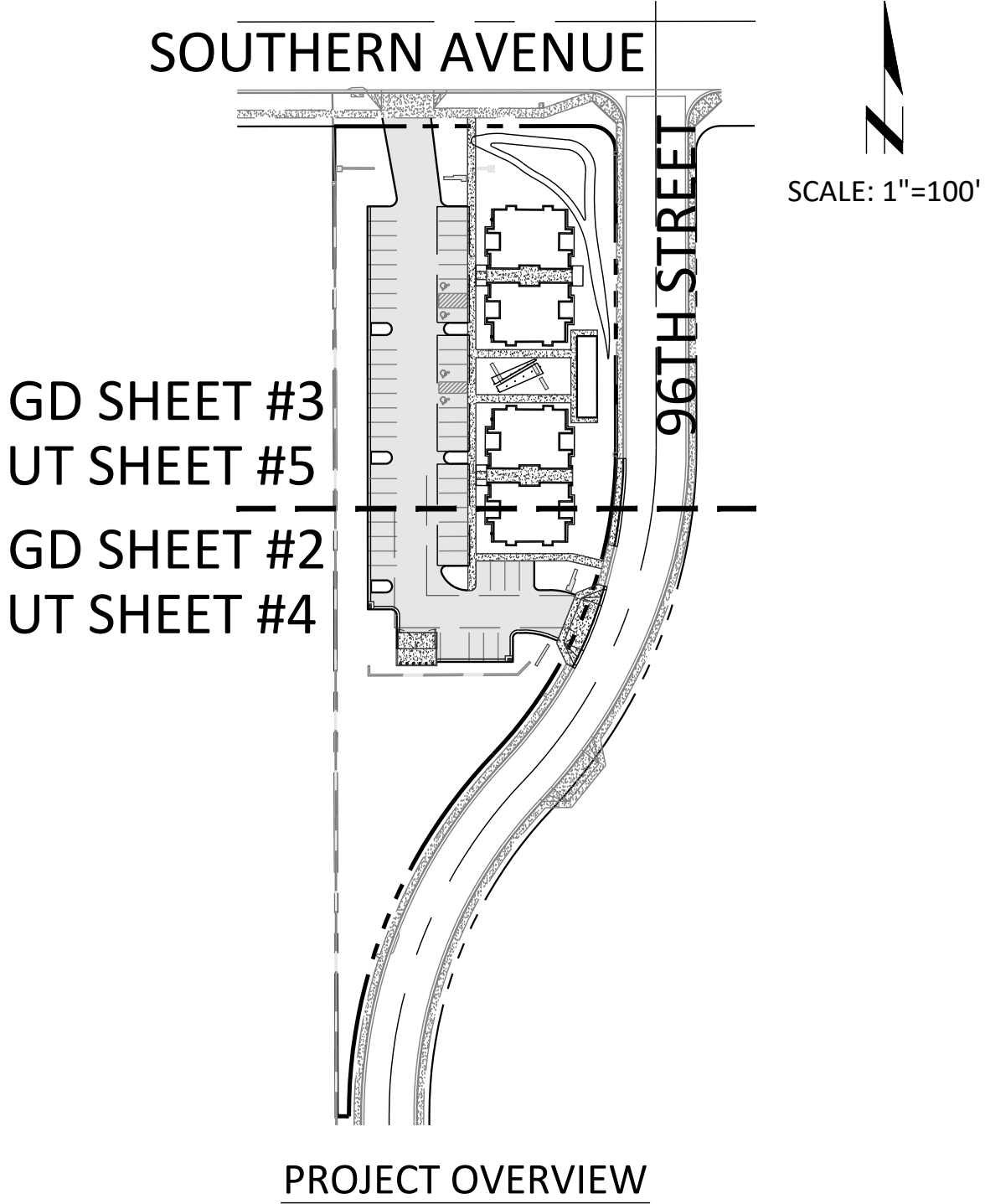
## **7. Conclusion**

The proposed Superstition Canyon Phase II development will complete the pattern of development that exists in this neighborhood. It is consistent with the General Plan and sensitive to the surrounding land uses. The applicant and developer look forward to working

with the City of Mesa to implement this new development.

# PRELIMINARY IMPROVEMENT PLAN for SUPERSTITION CANYON APARTMENTS

9565 EAST SOUTHERN AVENUE MESA, ARIZONA  
A PORTION NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



## LEGEND

---	RIGHT-OF-WAY	●	NEW SEWER MANHOLE
- - - -	PROJECT BOUNDARY LINE	⊙	NEW SEWER CLEANOUT
- - - -	OTHER PARCEL LINE	⊙	NEW GREASE TRAP
---	ROADWAY CENTERLINE	⊙	NEW WATER VALVE
- - - -	FLOW-LINE	W	NEW WATER METER
- - - -	EXISTING EASEMENT	BF	NEW BACKFLOW PREVENTER
~2321~	EXISTING CONTOUR	●	NEW FIRE HYDRANT
~2580~	NEW CONTOUR	⋈	NEW FIRE CONNECTION
▬	EXISTING CONCRETE	⊙	NEW FIRE BACKFLOW PREVENTER
▬	EXISTING WALL	+	NEW SIGN
▬	NEW ASPHALT	⊙	NEW SITE LIGHT
▬	NEW CONCRETE	○	SURVEY MONUMENT AS NOTED
▬	NEW RIP RAP	●	SPOT ELEV. (EXIST. GRADE)
▬	EXISTING CURB	●	SPOT ELEV. (NEW GRADE)
▬	EXISTING PAINT STRIPE	—	RIGHT-OF-WAY
▬	EXISTING RAILING	P.U.E.	PUBLIC UTILITY EASEMENT
▬	NEW CURB	R	RADIUS
▬	NEW PAINT STRIPE	P	PAVEMENT (ASPHALT)
▬	EXISTING STORM DRAIN PIPE	C	CONCRETE
—E—	EXISTING UNDERGROUND ELECTRIC	G	GUTTER
—C—	EXISTING COMMUNICATION LINE	TC	TOP OF CURB
—S—	EXISTING SEWER LINE	FG	FINISHED GRADE
—W—	EXISTING WATER LINE	GB	GRADE BREAK
—G—	EXISTING GAS LINE	FFE	FINISHED FLOOR ELEVATION
▬	NEW STORM DRAIN PIPE	R	RIM
▬	NEW SEWER LINE	I	INVERT
▬	NEW WATER LINE	L	LENGTH
▬	NEW FIRE SERVICE	S	SLOPE
⊙	EXISTING SEWER MANHOLE		
⊙	EXISTING WATER VALVE		
●	EXISTING FIRE HYDRANT		
+	EXISTING SIGN		
⊙	EXISTING SITE LIGHT		
⊙	EXISTING STREET LIGHT		
E	EXISTING ELECTRIC PULL BOX		
EE	EXISTING ELECTRICAL EQUIPMENT		
C	EXISTING COMMUNICATION PULLBOX		
⊙	EXISTING UTILITY POLE		

## OWNER/DEVELOPER

HOLUALOA SUPERSTITION CANYON LAND LLC  
3573 E SUNRISE DRIVE, SUITE 225  
TUCSON, ARIZONA 85718  
PH: 520-615-1094  
ATTN: ANNE LAWRENCE

## CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT  
4450 NORTH 12TH STREET, #228  
PHOENIX, ARIZONA 85014  
PH: 623-282-2498  
ATTN: JEFF HUNT, PE

## ARCHITECT

RAH ARCHITECTS  
2102 NORTH COUNTRY CLUB ROAD  
SUITE 09  
TUCSON, ARIZONA 85716  
PH: 520-629-9752  
ATTN: RYAN REPUCCI

## UTILITIES

WATER: CITY OF PHOENIX  
SEWER: CITY OF PHOENIX  
ELECTRIC: SALT RIVER PROJECT  
GAS: SOUTHWEST GAS  
TELEPHONE: CENTURYLINK  
CABLE: COX COMMUNICATIONS

## SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN
- ONSITE UTILITY PLAN

## PROJECT INFORMATION

PROJECT DESCRIPTION:  
THE PROJECT CONSISTS OF THE CONSTRUCTION OF FOUR NEW MULTI-STORY RETAIL BUILDINGS WITH ALL REQUIRED GRADING & DRAINAGE, PARKING, UTILITY AND PAVING REQUIREMENTS.

ADDRESS:  
9565 EAST SOUTHERN AVENUE  
MESA, ARIZONA 85209

APN: 220-81-958

ZONING: NC

SITE AREA: 71,648 SF (1.65 AC)

## SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:  
SUPERIOR SURVEYING SERVICES, INC.  
2122 WEST LONE CACTUS DRIVE, SUITE 11  
PHOENIX, ARIZONA 85027  
PH: 623-869-0223  
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF SOUTHERN AVENUE, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, USING A BEARING OF NORTH 89°55'32" EAST, AS PER THE RECORD OF SURVEY IN BOOK 657 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA BENCHMARK, BEING A BRASS TAG IN THE TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF 96TH STREET & SOUTHERN AVENUE, HAVING AN ELEVATION OF 1498.91, (NAVD88).

## BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE CITY OF MESA BENCHMARK, BEING A BRASS TAG IN THE TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF 96TH STREET & SOUTHERN AVENUE, HAVING AN ELEVATION OF 1498.91, (NAVD88).

## LEGAL DESCRIPTION

LOT 2 OF SUPERSTITION CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1015 OF MAPS, PAGE 49.

## PROJECT RETENTION

THE REQUIRED RETENTION IS 100-YR, 2-HR FOR THE SITE AND ADJACENT HALF-STREETS.

$$\text{VOLUME [CF]} = C \times (P \text{ [IN]} / 12) \times \text{AREA[SF]}$$

### BASIN 1

REQUIRED  
ONSITE AREA  
 $V = 0.77 \times (2.17/12) \times 13,439 = 1,702 \text{ CF}$

PROVIDED  
1,765 CF IN A NEW ONE-FOOT DEEP RETENTION BASIN

### BASIN 2

REQUIRED  
ONSITE AREA  
 $V = 0.73 \times (2.17/12) \times 56,365 = 7,441 \text{ CF}$

OFFSITE AREA  
 $V = 0.89 \times (2.17/12) \times 29,236 = 4,706 \text{ CF}$

TOTAL REQUIRED RETENTION VOLUME: 7,441 CF + 4,706 CF = 12,147 CF

PROVIDED  
TOTAL PROVIDED VOLUME: 12,895 CF IN AN EXISTING SURFACE RETENTION BASIN, WHICH DISCHARGES TO THE CITY OF MESA STORM DRAIN SYSTEM VIA AN EXISTING BLEED-OFF PIPE

## DRAINAGE STATEMENT

-SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA  
-OFFSITE FLOWS DO NOT AFFECT THIS SITE, APART FROM ADJACENT HALF-STREETS  
-RETENTION PROVIDED IS 100-YR, 2-HR  
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1493.40

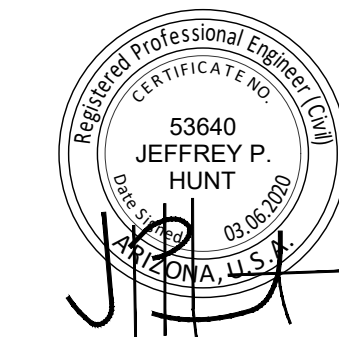
## FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2315L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

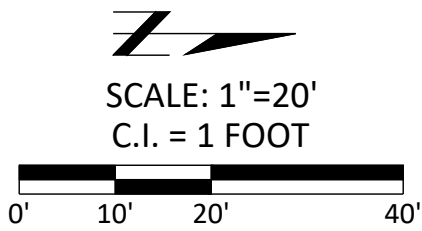
## PRELIMINARY IMPROVEMENT PLAN for SUPERSTITION CANYON APARTMENTS

9565 EAST SOUTHERN AVENUE MESA, ARIZONA

cover



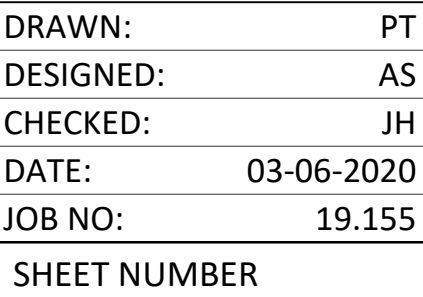
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DESIGNED: AS  
CHECKED: JH  
DATE: 03-06-2020  
JOB NO: 19.155  
SHEET NUMBER



- 1 EXISTING DRIVEWAY TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING STORM DRAIN PIPE TO REMAIN.
- 5 EXISTING STORM DRAIN CATCH BASIN TO REMAIN.
- 6 EXISTING MASONRY SCREEN WALL TO REMAIN.
- 7 EXISTING RETAINING WALL TO REMAIN.
- 8 NEW CONCRETE DRIVEWAY.
- 9 NEW ASPHALT PAVEMENT.
- 10 NEW CONCRETE VERTICAL CURB.
- 11 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 12 NEW CONCRETE SIDEWALK.
- 13 NEW TRASH ENCLOSURE.
- 14 NEW STORM DRAIN INLET.
- 15 NEW STORM DRAIN PIPE.
- 16 CONNECT TO EXISTING STORM DRAIN PIPE.
- 17 REMOVE EXISTING DRIVEWAY, REPLACE WITH CURB, GUTTER AND SIDEWALK.
- 18 NEW MASONRY SCREEN WALL.

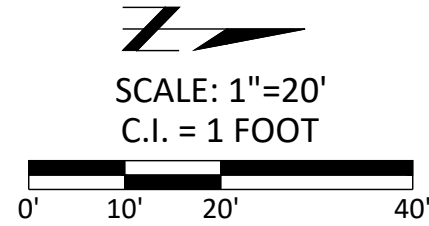
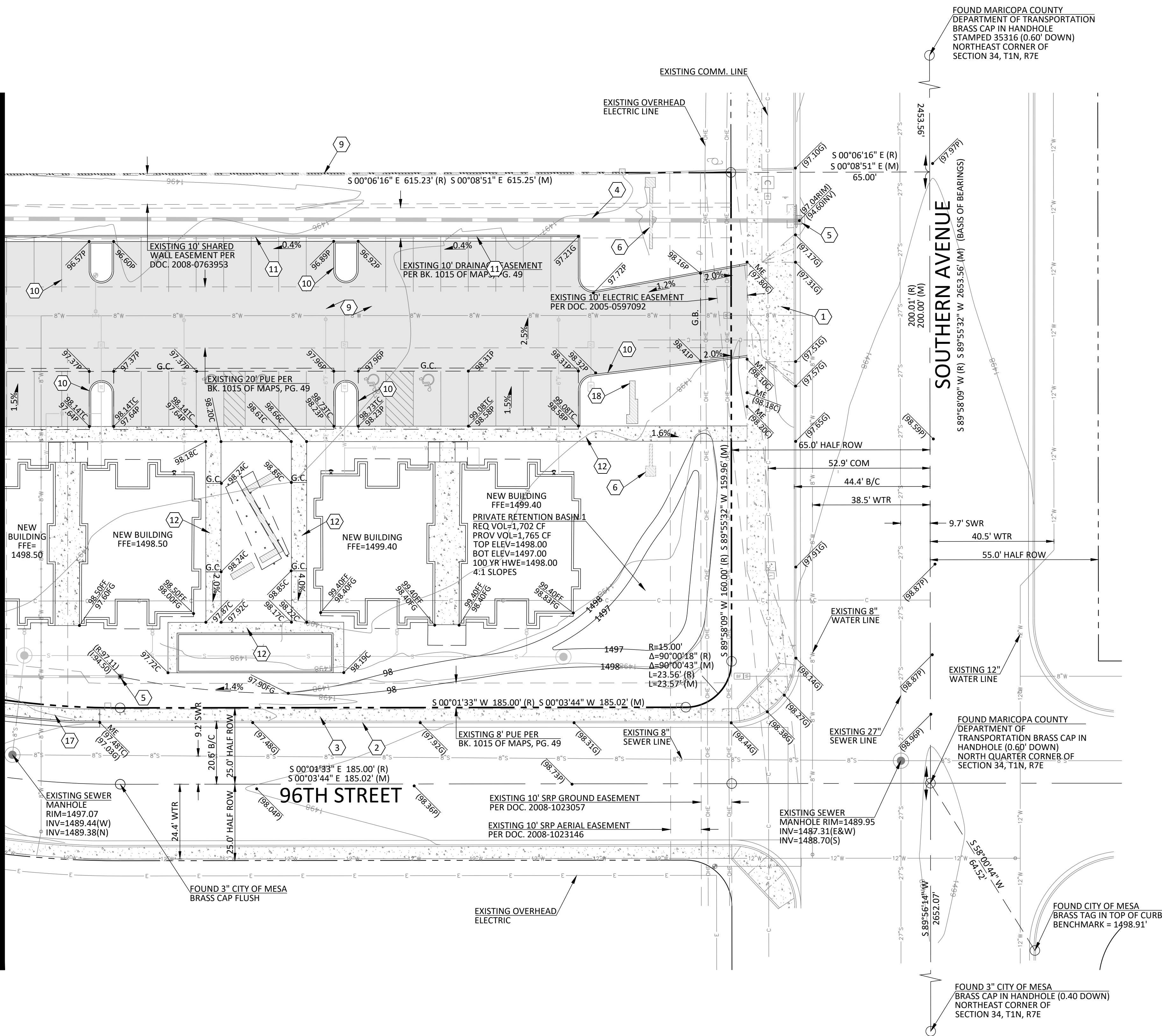
**MATCH LINE - SEE SHEET 3**

**PRELIMINARY IMPROVEMENT PLAN for  
SUPERSTITION CANYON APARTMENTS**  
9565 EAST SOUTHERN AVENUE MESA, ARIZONA  
grading and drainage plan





MATCH LINE - SEE SHEET 2



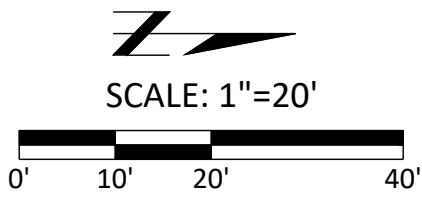
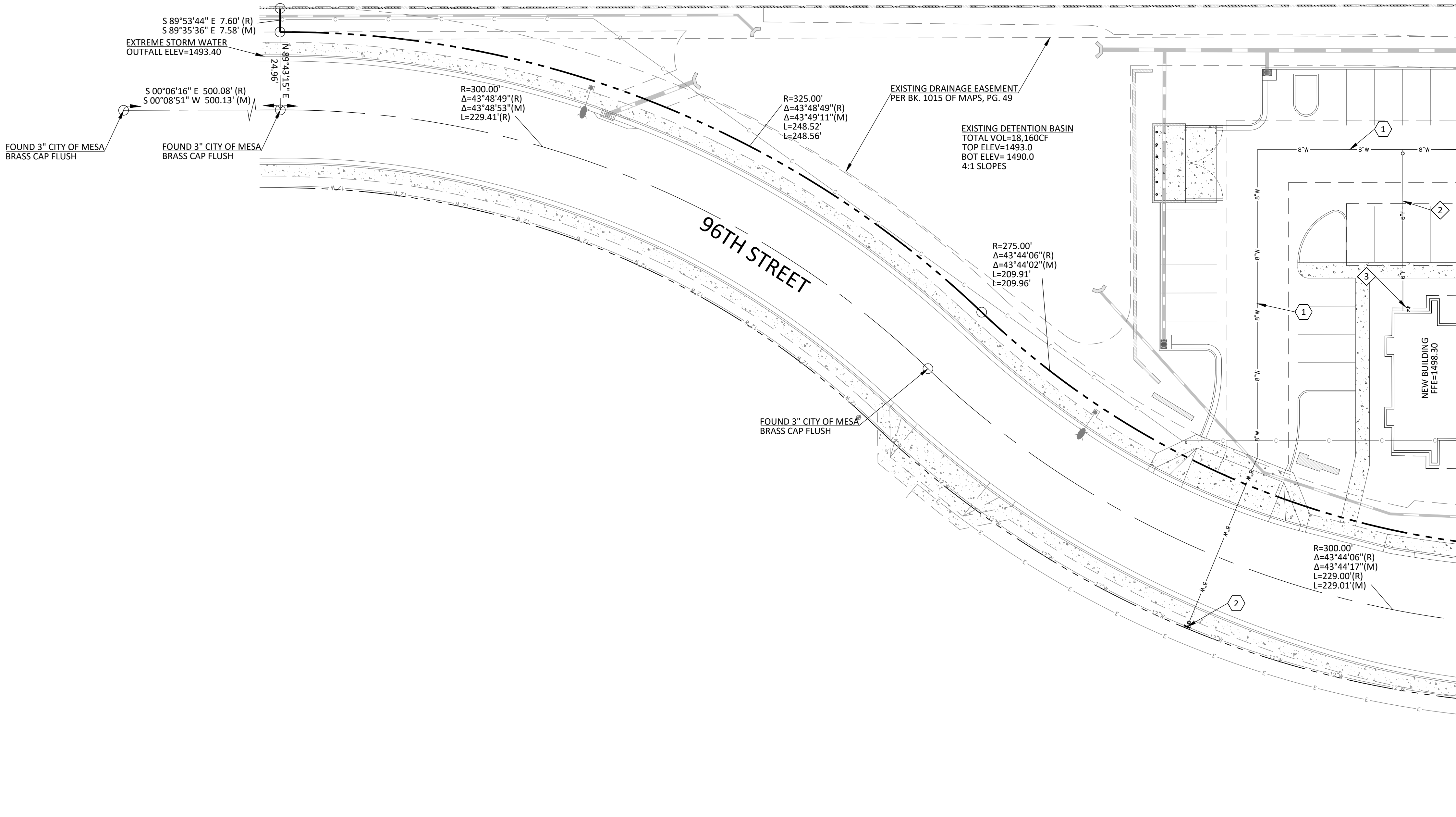
KEYNOTES

- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING STORM DRAIN PIPE TO REMAIN.
- 5 EXISTING STORM DRAIN CATCH BASIN TO REMAIN.
- 6 EXISTING MASONRY SCREEN WALL TO REMAIN.
- 7 EXISTING RETAINING WALL TO REMAIN.
- 8 NEW CONCRETE DRIVEWAY.
- 9 NEW ASPHALT PAVEMENT.
- 10 NEW CONCRETE VERTICAL CURB.
- 11 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 12 NEW CONCRETE SIDEWALK.
- 13 NEW TRASH ENCLOSURE.
- 14 NEW STORM DRAIN INLET.
- 15 NEW STORM DRAIN PIPE.
- 16 CONNECT TO EXISTING STORM DRAIN PIPE.
- 17 REMOVE EXISTING DRIVEWAY, REPLACE WITH CURB, GUTTER AND SIDEWALK.
- 18 NEW MASONRY SCREEN WALL.

PRELIMINARY IMPROVEMENT PLAN for  
SUPERSTITION CANYON APARTMENTS  
9565 EAST SOUTHERN AVENUE MESA, ARIZONA  
grading and drainage plan



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DESIGNED: AS  
CHECKED: JH  
DATE: 03-06-2020  
JOB NO: 19.155  
SHEET NUMBER



PRIVATE WATER KEYNOTES

- 1 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 2 NEW 2" DOMESTIC WATER LINE.
- 3 NEW DOMESTIC BACKFLOW PREVENTER.
- 4 NEW SERVICE AND METER FOR IRRIGATION SERVICE.
- 5 NEW IRRIGATION BACKFLOW PREVENTER.

PRIVATE FIRE LINE KEYNOTES

- 1 CONNECT TO EXISTING 8" WATER FOR FIRE SERVICE.
- 2 NEW 6" DIP FIRE LINE.
- 3 NEW FIRE DEPARTMENT CONNECTION.
- 4 NEW FIRE HYDRANT ASSEMBLY.

PRIVATE SEWER KEYNOTES

- 1 NEW SEWER MANHOLE.
- 2 CONNECT TO NEW SEWER MANHOLE.
- 3 NEW 8" PVC SDR-35 SEWER LINE.
- 4 CONNECT TO BUILDING SANITARY SEWER.

PUBLIC WATER KEYNOTES

- 1 NEW 8" WATER MAIN.
- 2 CONNECT TO EXISTING WATER MAIN.
- 3 ABANDON AND REMOVE EXISTING 8" WATER.
- 4 STUB AND CAP EXISTING 8" WATER LINE.
- 5 ABANDON WATER MAIN IN-PLACE.

MATCH LINE - SEE SHEET 5

CYPRESS  
CIVIL

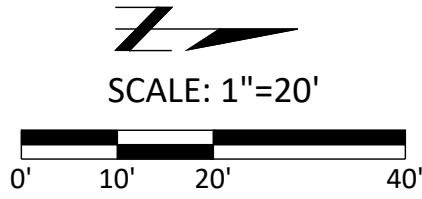
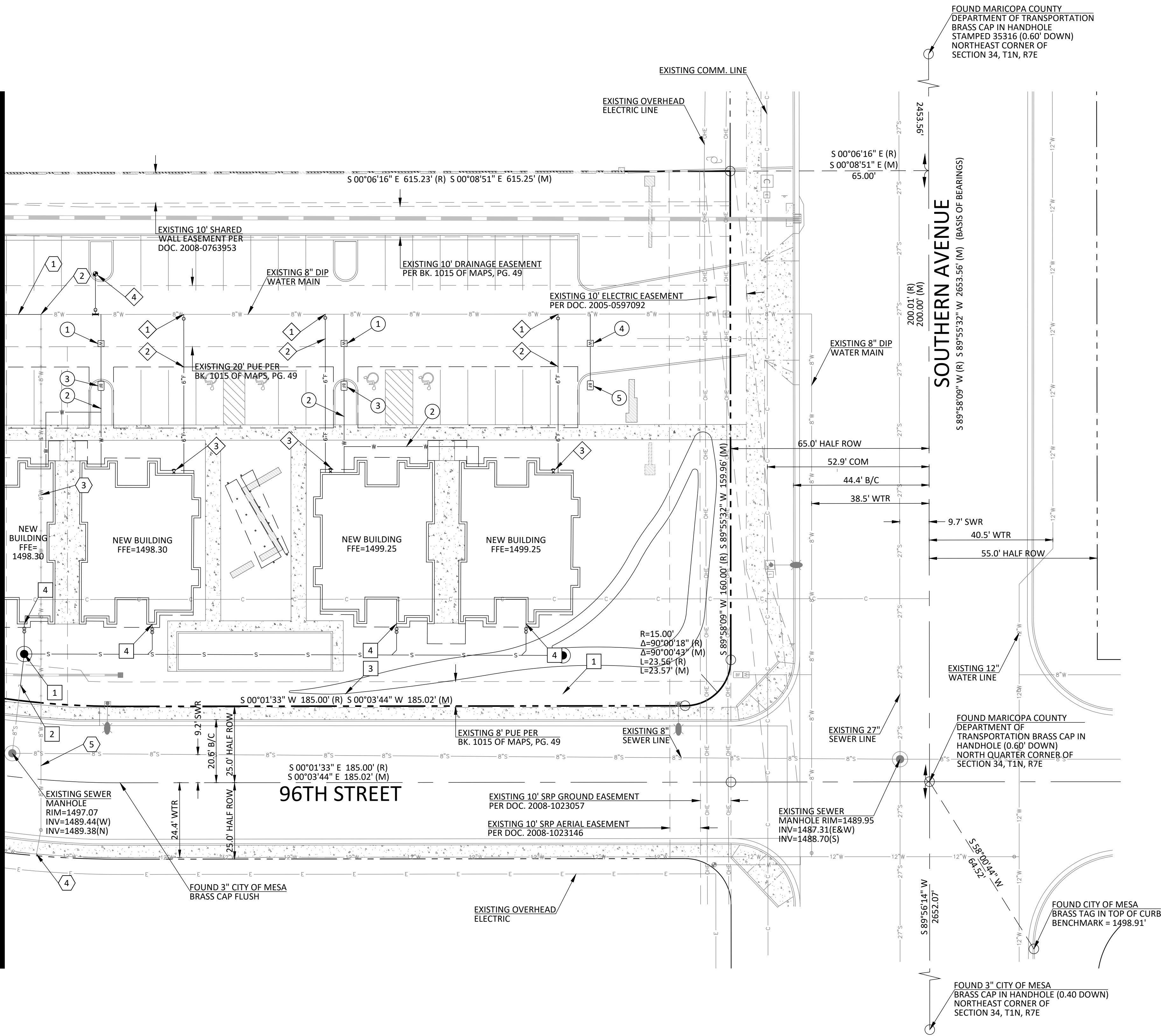
4450 north 12th street  
suite 228  
phoenix, arizona 85014  
p: 623.282.2498  
e: jphunt@cypresscivil.com

PRELIMINARY IMPROVEMENT PLAN for  
SUPERSTITION CANYON APARTMENTS  
9565 EAST SOUTHERN AVENUE MESA, ARIZONA  
onsite utility plan



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DESIGNED:	AS
CHECKED:	JH
DATE:	03-06-2020
JOB NO:	19.155
SHEET NUMBER	

MATCH LINE - SEE SHEET 4



PRIVATE WATER KEYNOTES

- 1 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 2 NEW 2" DOMESTIC WATER LINE.
- 3 NEW DOMESTIC BACKFLOW PREVENTER.
- 4 NEW SERVICE AND METER FOR IRRIGATION SERVICE.
- 5 NEW IRRIGATION BACKFLOW PREVENTER.

PRIVATE FIRE LINE KEYNOTES

- 1 TAP EXISTING 8" WATER FOR FIRE SERVICE.
- 2 NEW 6" DIP FIRE LINE.
- 3 NEW FIRE DEPARTMENT CONNECTION.
- 4 NEW FIRE HYDRANT ASSEMBLY.

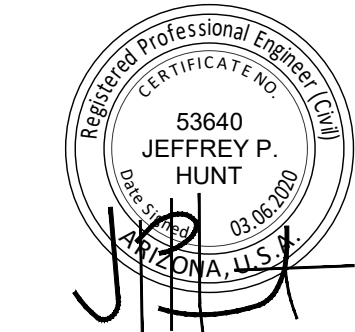
PRIVATE SEWER KEYNOTES

- 1 NEW SEWER MANHOLE.
- 2 CONNECT TO EXISTING 8" PVC SEWER STUB.
- 3 NEW 8" PVC SDR-35 SEWER LINE.
- 4 CONNECT TO BUILDING SANITARY SEWER.

PUBLIC WATER KEYNOTES

- 1 NEW 8" WATER MAIN.
- 2 CONNECT TO EXISTING WATER MAIN.
- 3 ABANDON AND REMOVE EXISTING 8" WATER.
- 4 STUB AND CAP EXISTING 8" WATER LINE.
- 5 ABANDON WATER MAIN IN-PLACE.

PRELIMINARY IMPROVEMENT PLAN for  
SUPERSTITION CANYON APARTMENTS  
9565 EAST SOUTHERN AVENUE MESA, ARIZONA  
onsite utility plan

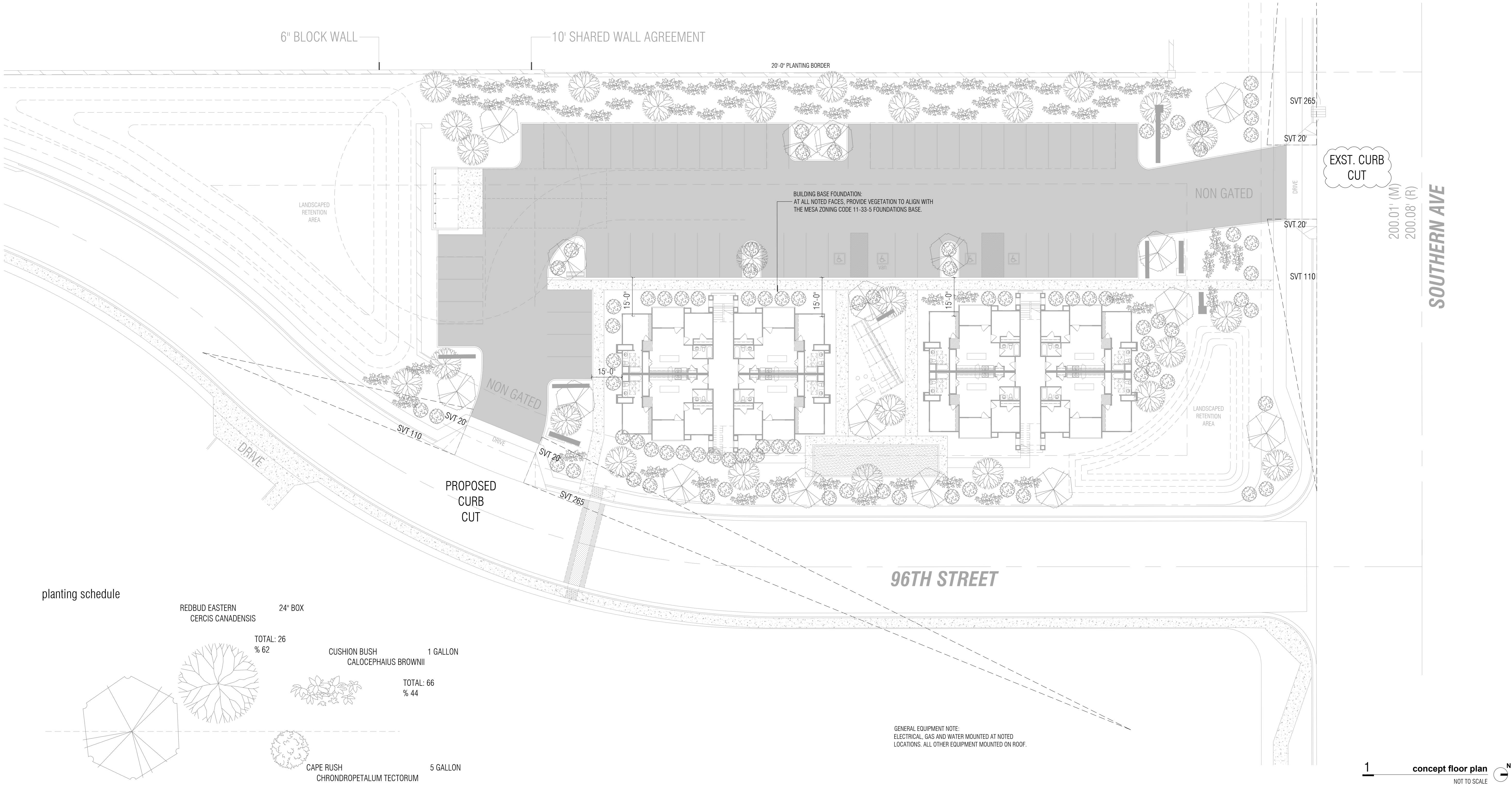


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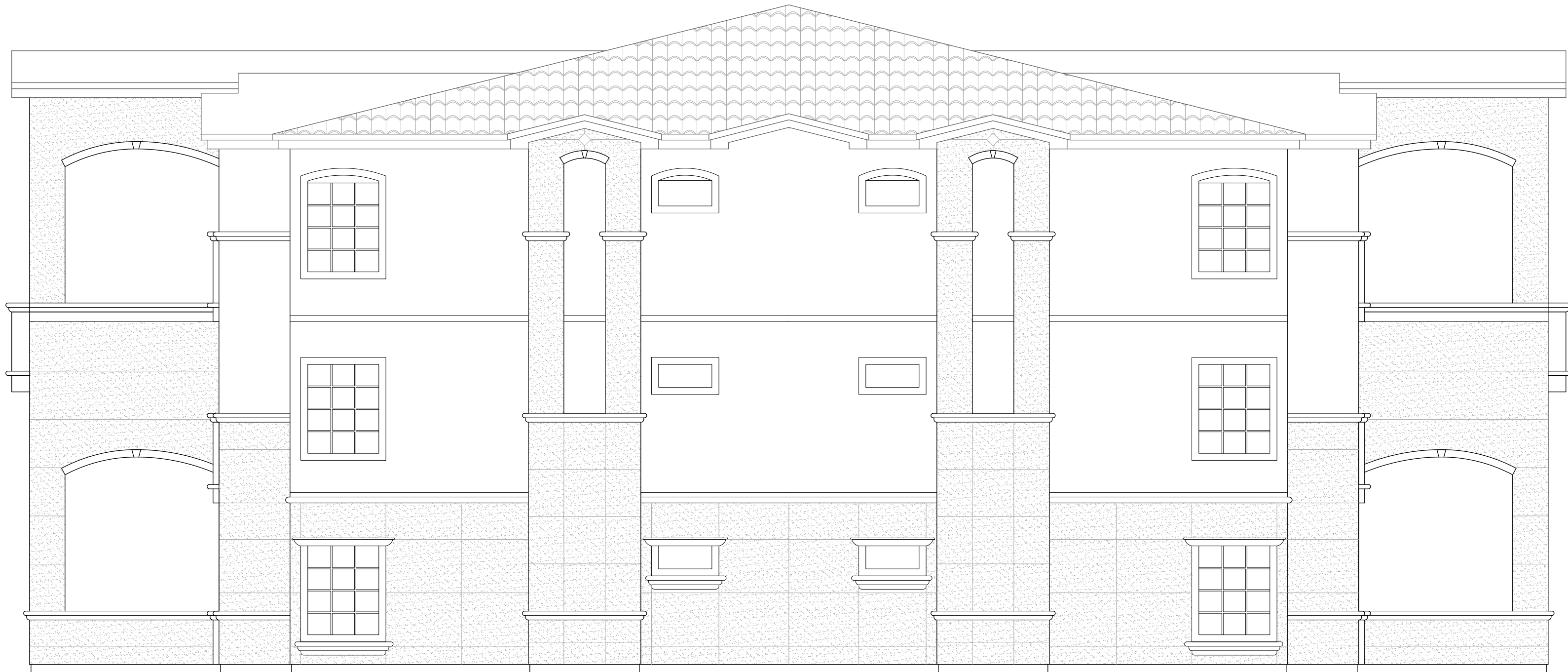
general notes:

1. SITE PLAN DEPICTS ARCHITECTURAL ELEMENTS ONLY AND DESCRIBES THE NATURE OF THE PROJECTS. THESE ARCHITECTURAL DOCUMENTS DO NOT DESCRIBE MEANS AND METHODS OF CONSTRUCTION. FOR FURTHER INFORMATION, SECURITY SPECIALIST / SUB CONTRACTOR SHALL BE CONSULTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROCURING SHOP DRAWINGS FOR THE COMPLETION OF THE PROJECT.
3. THE CONTRACTOR AND ALL SUB CONTRACTORS SHALL THOROUGHLY EXAMINE THE DOCUMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, ERRORS, AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL LANDSCAPING ELEMENTS SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS AND MEET THE CODE REQUIREMENTS SET FORTH BY THE GOVERNING JURISDICTION.
5. LANDSCAPING CONTRACTOR TO VERIFY DESIGN AND PROVIDE SYSTEM SPECIFICATIONS FOR APPROVAL.





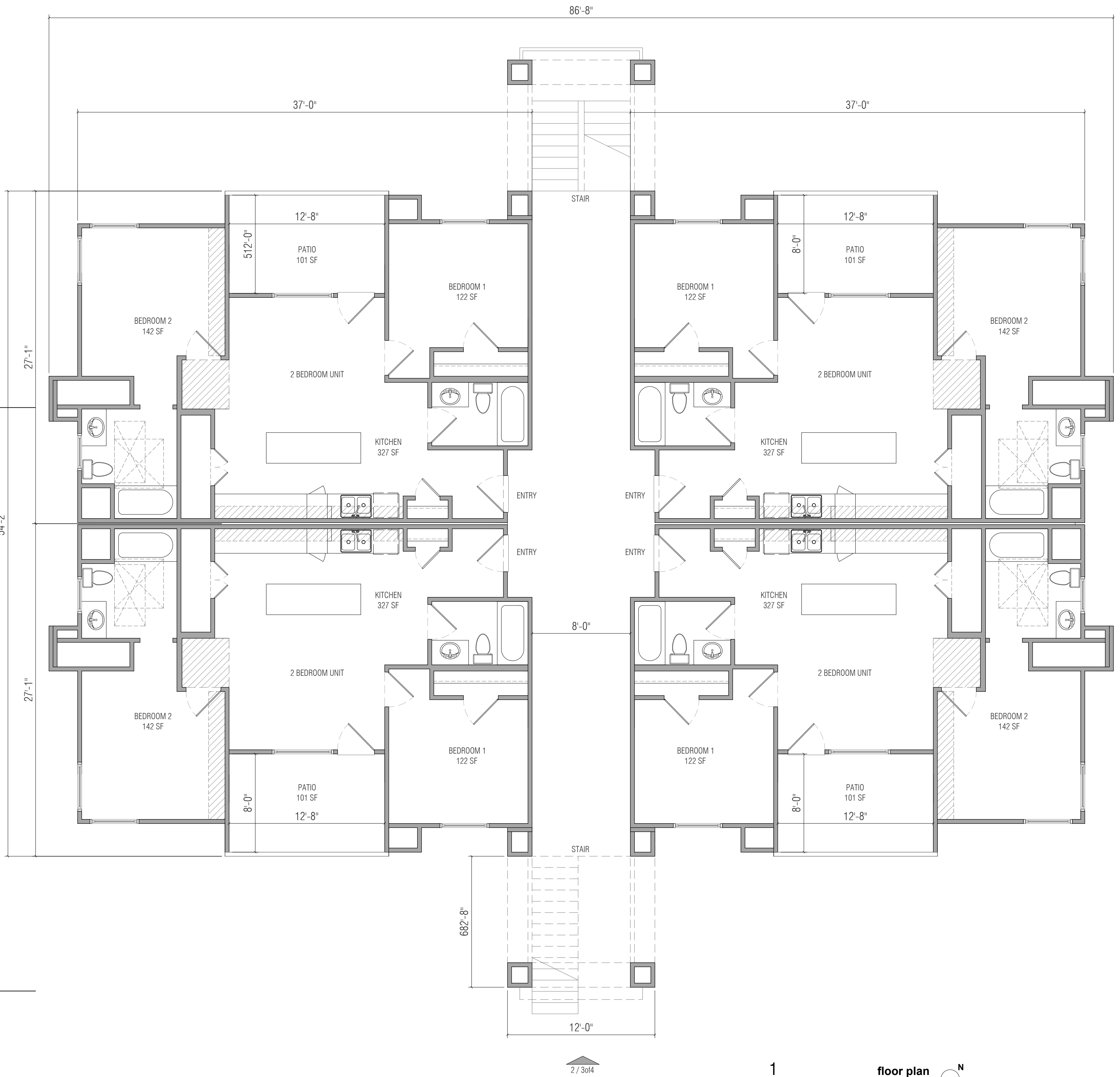
- general notes
1. DO NOT SCALE DRAWINGS. IF A DIMENSION IS NOT SHOWN, VERIFY WITH ARCHITECT OR ENGINEER
  2. DIMENSIONS ARE TO THE FACE OF FRAMING, FACE OF MASONRY WALL, OR CENTER OF OPENING
  3. DRAWINGS ARE NOT TO BE USED FOR PERMIT OR CONSTRUCTION. DRAWINGS ARE ARTISTIC RENDERINGS ONLY AND FOR PRELIMINARY DESIGN PURPOSES.



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



2 elevation  
3/16" = 1'-0"



1 floor plan  
3/16" = 1'-0"

**SWC of Southern Avenue and 96<sup>th</sup> Street**  
**Citizen Participation Plan**  
**January 6, 2019**

**Purpose:**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Rezoning of approximately 1.66 net acres from Neighborhood Commercial (NC) to Multiple Residences-3 (RM-3).
2. Site Plan approval.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

**Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
sean.lake@pewandlake.com

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting will be held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting will include 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property will also be notified (the registered neighborhood contacts list will be obtained from the City of Mesa Neighborhood Outreach Division). A copy of the notification materials including a summary of the neighborhood meeting will be included with the Citizen Participation Report provided to City of Mesa Planning Staff as required.

2. An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

**Attached Exhibits:**

- A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Notification letter for the neighborhood meeting.

**Schedule:**

Pre-Application Submittal- October 28, 2019

Pre-Submittal Conference- November 12, 2019

Neighborhood Meeting- January 9, 2019

Formal Application- January 21, 2019

Follow-Up Submittal- TBD

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD

**SWC of Southern Avenue and 96<sup>th</sup> Street**  
**Citizen Participation Report**  
**March 9, 2020**

**Purpose:**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

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By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan.

**Contact Information:**

The individuals who coordinated the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
sean.lake@pewandlake.com

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood was held at 6:30 p.m. on January 9, 2020 with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division). A copy of the notification materials are included with this Citizen Participation Report. Two neighbors attended the neighborhood meeting. They lived west of the development site and were concerned about the impact of the proposed development on the subdivision to the west. After reviewing the site plan with Mr. Lake, had no objection to the proposed development. The meeting ended at 7:00 p.m.



2. An e-mail distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans. Two other interested citizens have called to inquire about the project, neither of whom objected to the project upon learning the details.

**Attached Exhibits:**

- A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Notification letter for the neighborhood meeting.

**Schedule:**

Pre-Application Submittal- October 28, 2019

Pre-Submittal Conference- November 12, 2019

Neighborhood Meeting- January 9, 2019

Formal Application- January 21, 2019

Follow-Up Submittal- March 9, 2020

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD

Holualoa Companies  
1000' Notification List

OWNER	ADDRESS	CITY	STATE	ZIP
ILA RESORT LLC II	1101 S ELLSWORTH RD	MESA	AZ	85208
HARRIS TYLER P	1102 S 97TH ST	MESA	AZ	85208
SEBEK ROBERT/JACQUELINE	1110 S 97TH ST	MESA	AZ	85208
JAGLA PAUL J/RAGUET J	523 N HOLLOW AVE	WEST COVINA	CA	91790
BALZAN SILVIO/CHRISTINE	1120 S 97TH ST	MESA	AZ	85208
JOHNSON JAMES A/JODIE L	184 N LANCASTER DR	BOLINGBROOK	IL	60440
BONN GEORGE J	1130 S 97TH ST	MESA	AZ	85208
WILLIAMS CLINTON LEE/RHODEN KAREN A	1136 S 97TH ST	MESA	AZ	85208
BRENER SCOTT ALLEN	6223 E PRESTON ST	MESA	AZ	85215
BARTON MAXWELL/TALYA M	1141 S 96TH PL	MESA	AZ	85209
LUCERO JOE P/MARY A	8130 E MADERO AVE	MESA	AZ	85209
JOHNSON HOWARD W & BEATRICE E	1129 S 96TH PLACE	MESA	AZ	85208
SCHULTHEISS PATRICIA	6233 E DES MOINES ST	MESA	AZ	85208
KROGH JEFFREY	3511 228TH AVE NE	EAST BETHEL	MN	55005
TRESSLER EDWARD/CHRISTIE	1111 S 96TH PL	MESA	AZ	85208
ESCALERA FRANCISCO	9633 E FRITO AVE	MESA	AZ	85208
SHIELDS IMOGENE	9639 E FRITO AVE	MESA	AZ	85208
GRABOWSKI DOUGLAS C	6521 E UNIVERSITY DR 123	MESA	AZ	85202
ANDERSON ROBERT C/CURT H	9649 E FRITO AVE	MESA	AZ	85208
GEIGER RUSSELL/KAREN	9653 E FRITO AVE	MESA	AZ	85208
MASON VIRGINIA E	9646 E FRITO AVE	MESA	AZ	85208
LAYFIELD MICHELE	9842 E FRITO AVE	MESA	AZ	85208
HOEL DANA LAWRENCE/SHARON LEE	617 FREMONT ST	ANOKA	MN	55303
WALTON MERNA J/RONALD E/MARK W/LEWIS TAMARA S	1043 S 96TH PL	MESA	AZ	85208
FARSTAD LAVERNE RAY/GERALYN KAY	1044 S 96TH PL	MESA	AZ	85208
WOLMS H GRANT TR	1048 S 96TH PL	MESA	AZ	85208
RLO LIVING TRUST/CONNIE J WALKER TRUST ETAL	8751 E NORA ST	MESA	AZ	85207
FRAHM MINDY	PO BOX 51301	MESA	AZ	85208
SAHLI LISA	1047 S 96TH ST	MESA	AZ	85208
ANDERSON CURT H	650 S MOUNTAIN VIEW DRIVE	APACHE JUNCTION	AZ	85219
FLANDERS WAYNE C	1132 S 96TH PL	MESA	AZ	85208
JERGENS LADDIE L/NORMA J	1064 S 96TH PL	MESA	AZ	85208
MAHONEY LOYSON L/JULIE J	1157 S 96TH ST	MESA	AZ	85208

Holualoa Companies  
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ZAGERMAN JANICE K	9635 E FLOSSMOOR AVE	MESA	AZ	85208
ZEYOUMA JARROD ALAN	9641 E FLOSSMOOR AVE	MESA	AZ	85208
COX JILL L	9653 E FLOSSMORE	MESA	AZ	85208
KENNETH J MCRAE AND DEWANNA K MCRAE FAMILY TRUST	9653 E PAMPA AVE	MESA	AZ	85212
STREIF ANNETTE L	9701 E FLOSSMOOR	MESA	AZ	85208
SCHUTTER PAT C	9709 E FLOSSMORE AVE	MESA	AZ	85208
SCHUSTER PAUL R/JUDITH A	111 FLORIDA DR	THERESA	WI	53091
MORALES MARCO ANTONIO	PO BOX 1496	QUEEN CREEK	AZ	85142
HERNANDEZ PEDRO A/CAROLYN D	PO BOX 25292	TEMPE	AZ	85285
BAILEY RALPH	9733 E FLOSSMOOR AVE	MESA	AZ	85208
ARIZONA STATE DEPT OF TRANSPORTATION	205 S 17TH AVE	PHOENIX	AZ	85007
CRISMON BFC LLC	1635 N GREENFIELD RD STE 15	MESA	AZ	85205
OFF CRISMON PROPERTIES LLC	6020 E ARBOR AVE	MESA	AZ	85206
CHARTER SCHOOL FUND I LLC	909 WALNUT ST STE 200	KANSAS CITY	MO	64106
SUNNY ACRES/MONTGOMERY 320 LLC	4720 E FALCON DR NO 106	MESA	AZ	85215
CRISMON DEVELOPMENT LLC	1701 WINDHOEK DR	LINCOLN	NE	68512
CRISMON BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205
HOLUALOA SUPERSTITION CANYON LLC	3573 E SUNRISE DR SUITE 225	TUCSON	AZ	85718
HOLUALOA SUPERSTITION CANYON LAND LLC	3573 E SUNRISE DR SUITE 225	TUCSON	AZ	85718
SUPERSTITION CANYON PROPERTY OWNERS ASSOC	3573 E SUNRISE DR STE 225	TUCSON	AZ	85718
GARY D BURKE TRUST/BARBARA A BURKE TRUST	3359 CREEK VIEW DR	MEDFORD	OR	97504
GILGE DONALD W/SHARON	1125 S 97TH PL	MESA	AZ	85208
WELKER PAUL J	1114 S 97TH PL	MESA	AZ	85208
LANG RICKY R	1120 S 97TH PL	MESA	AZ	85208
MATTHIESEN JEFFREY JAY	9720 E FLOSSMOOR AVE	MESA	AZ	85208
SCHMIDT TIMOTHY/DONNA	9710 E FLOSSMOOR AVE	MESA	AZ	85208
AMES KATHY JO	1141 S 97TH ST	MESA	AZ	85208
BLAUSTEIN MARC	1127 S 97TH ST	MESA	AZ	85208
BLAUSTEIN MARC E	1127 S 97TH ST	MESA	AZ	85208
COTTRELL MICHELLE S	1121 S 97TH ST	MESA	AZ	85208
HOWARD ARTHUR LITTELL TRUST	1115 S 97TH ST	MESA	AZ	85208
HYETT PATRICIA ANN/RIGGS STEVEN JOSHUA	1109 S 97TH ST	MESA	AZ	85208
CASTEEL JACK L ETAL	1101 S 97TH ST	MESA	AZ	85208
SHABLOW CURTIS A/JANINE M	1101 S 96TH ST	MESA	AZ	85208

Holualoa Companies  
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JONES RICHARD	1107 S 96TH ST	MESA	AZ	85208
WIEDEMAN ROCKY/CAROLE	4980 S COUNTY ROAD 105	ALAMOSA	CO	81101
HARTLEY RONALD/GOULETTE VICKIE	1119 S 96TH ST	MESA	AZ	85208
FLANDERS CYNTHIA A	1125 S 96TH ST	MESA	AZ	85208
ROY FAMILY LIVING TRUST	1131 S 96TH ST	MESA	AZ	85208
BOEHLEN LAWRENCE JOHN	16030 CLINE ST	EAGLE RIVER	AK	99577
THURBER DALE/ELISABETH	P O BOX 363	DANBURY	WI	54830
TRIPET FAMILY REVOCABLE TRUST	1102 S 96TH PL	MESA	AZ	85208
WILLIAMS MARK	1108 S 96TH PL	MESA	AZ	85208
FLANDERS WAYNE C	1132 S 96TH PLACE	MESA	AZ	85208
GERALD LEE AND MICHELE JOAN WILLIAMSON LIV TR	948 W 22ND AVE	APACHE JUNCTION	AZ	85120
FLANDERS WAYNE C	1132 S 96TH PL	MESA	AZ	85208
FLANDERS WAYNE C	1132 S 96TH PL	MESA	AZ	85208
BULKA DOROTHY A	1138 S 96TH PL	MESA	AZ	85208
BURTON STEPHEN L	1144 S 96TH PL	MESA	AZ	85205
MCBRIDE BRETT J	1250 S RIALTO UNIT 7	MESA	AZ	85209
HAYES DAWN V	1250 S RIALTO NO 8	MESA	AZ	85209
RHOBOTHAM BRYAN	1250 S RIALTO UNIT 9	MESA	AZ	85209
TERRY KEITH H/FRANCESCA A	283 OAK RIDGE RD	SPEARFISH	SD	57783
BEAM FAMILY TRUST	1250 S RIALTO UNIT 11	MESA	AZ	85209
NORWOOD KIRK A/CHEYENNE R	1250 S RIALTO UNIT 12	MESA	AZ	85209
ZAJICEK SAMUEL T/ROGER A/ROXANN L	5944 S 72ND ST	LINCOLN	NE	68516
LEE IKESHA	PO BOX 51506	MESA	AZ	85208
BILLINGSLEY KAYLA	1250 S RIALTO NO 15	MESA	AZ	85209
KRUPARUDEV INVESTMENTS LLC	1865 E VAN BUREN ST	PHOENIX	AZ	85006
MARTINEZ ALEXANDER JEREMY	1250 S RIALTO UNIT 17	MESA	AZ	85209
IAEGER FAMILY LIVING TRUST	1250 S RIALTO UNIT 18	MESA	AZ	85209
WHARTON THOMAS W/SUSAN J/WILLIAM	108 ERIN WOODS DR SE	CALGARY	AB	T2B2S1
BRIERTON JENNIFER L	1250 S RIALTO UNIT 20	MESA	AZ	85209
TREMBLAY RICHARD/ANDREE	6473 BEAUSEJOUR DR	OTTAWA	ON	K1C6V5
BENDER FRANK A	1250 S RIALTO NO 28	MESA	AZ	85209
PARKER ARLENE	6133 E SADDLEBACK ST	MESA	AZ	85215
BOSELL KRISTIN M	1250 S RIALTO UNIT 30	MESA	AZ	85209
RIZO ARTURO	1250 S RIALTO #31	MESA	AZ	85209



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EMMERICHS JEFFREY/BETTRIDGE ANNETTE	1250 S RIALTO DR UNIT 32	MESA	AZ	85209
ANDERSON JOEY L	22507 N 31ST AVE UNIT 13	PHOENIX	AZ	85027
PETER D AND JEANNE R TOSI JR FAMILY TRUST	1665 E GRANDVIEW ST	MESA	AZ	85203
TURNER JUSTIN T	1250 S RIALTO UNIT 35	MESA	AZ	85209
GARCIA TEODORO JR	1250 S RIALTO UNIT 36	MESA	AZ	85209
WARD JOHN C	123 W CEDAR DR	CHANDLER	AZ	85248
BARTOSZ YAREK/MCINTOSH GLORIA LISA	60 MT KIDD POINT S E	CALGARY	AB	T2Z3C5
DOMINICK C DAIDONE AND LISA DAIDONE TRUST	1250 S RIALTO UNIT 39	MESA	AZ	85209
FARNSWORTH RYAN L/ELIZABETH L	9018 LAGUNA RIO	SAN ANTONIO	TX	78251
GRENIER FLORENT/LISE	4711-56 AVE	BEAUMONT	AB	T4X1N5
GUYTON ROBERT A JR/DIANA	PO BOX 50416	MESA	AZ	85208
MILLER KEIKO	6664 E VANGUARD ST	MESA	AZ	85215
VALDEZ COURTLYNN	1250 S RIALTO UNIT 50	MESA	AZ	85209
HEFNER ERIKA HELEN	1250 S RIALTO UNIT 51	MESA	AZ	85209
HERMES EMILY NICOLE	1250 S RIALTO UNIT 52	MESA	AZ	85209
HALE FAMILY LIVING TRUST	1425 W TARA DR	GILBERT	AZ	85233
VITKOVIC CORIE	1250 S RIALTO UNIT 54	MESA	AZ	85208
KENNEDY STEPHANIE	1250 S RIALTO UNIT 55	MESA	AZ	85209
PISANO ERIKA	1250 S RIALTO UNIT 56	MESA	AZ	85209
KESSEL GARY L/JAYLEEN	BOX 124	BELFIELD	ND	58622
ROCKWELL MICHELLE	1250 S RIALTO UNIT 64	MESA	AZ	85209
ENGSTROM CRAIG	1250 S RIALTO UNIT 65	MESA	AZ	85209
SANTA MARIA CRAIG M/VICTORIA R	1250 S RIALTO NO 66	MESA	AZ	85208
HAMILL MICHAEL/DENISE	867 PIONEER DR	BRICK	NJ	8724
SALTER CARL/ALICE	1710 PARK AVE	SASKATOON	SK	S7H2P5
VETTER JOE V/BERNA	1848 E VALLEY DR	BISMARCK	ND	58503
VETTER JOE V/BERNA	1848 W VALLEY DR	BISMARCK	ND	58503
TAH 2018-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
NOONAN TERESA L/KIRIOKOS NICKOLAS C	17980 TANFORAN DR	TEHACHAPI	CA	93561
RICKARD HEATHER	1250 S RIALTO 73	MESA	AZ	85208
TEAGUE ERIC C/SUSAN	21 SANDWEDGE DR	HENDERSON	NV	89074
MCWETHY JASON/JACQUELINE ELAYNE	1255 S RIALTO UNIT 79	MESA	AZ	85208
UNDERWOOD MICHAEL D/LADONNA	2119 E CLUBHOUSE DR	PHOENIX	AZ	85048
TEMPLE MILES GRAHAM/KATHRYN LYNNE	PO BOX 460	PORTHILL	ID	83853

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THOMAS CHARLES B/DEBBIE	1255 S RIALTO 82	MESA	AZ	85208
LARSEN PAISLEY/DAVE	1255 S RIALTO UNIT 83	MESA	AZ	85209
UDALL MARCUS C/TRACE C	PO BOX 1630	MESA	AZ	85211
MCCLEAVE KOLYA A	P O BOX 257	BISBEE	AZ	85603
DEERING LINDSEY	1255 S RIALTO UNIT 86	MESA	AZ	85209
HADWELL ROBERT/NANCY	11 WOODGLEN GATE SW	CALGARY	AB	T2W4G2
PIER MARY P	1255 S RIALTO NO 88	MESA	AZ	85208
CHRISTIAN RYAN M	1255 S RIALTO UNIT 89	MESA	AZ	85208
COOK PAIGE/MYERS DAVID	1255 S RIALTO UNIT 90	MESA	AZ	85209
YURKO DAVID	1255 S RIALTO NO 91	MESA	AZ	85209
OLSTHOORN SUSAN ANN	1255 S RIALTO UNIT 92	MESA	AZ	85209
BUTCO SAMS JASON M/NICHOLETTE	1255 S RIALTO UNIT 93	MESA	AZ	85208
HOFFMANN LISA M	1255 S RIALTO UNIT 94	MESA	AZ	85209
BAKER DONNA J	1255 S RIALTO ST NO 95	MESA	AZ	85209
TOVAR MARCO A	1255 S RIALTO ST NO 96	MESA	AZ	85208
CARRUTHERS P MICHELE/DONALD A	78 NORTH LAKE DR	WINNIPEG	MB	R2Y1K1
ROBERTS DAVID/GEORGIA ANN	4416 LOMA HERMOSA	EL PASO	TX	79934
MOSES JOHN MICHAEL/DICKSON KIMBERLY MARIE	240 E EMERSON DR	ORONDO	WA	98843
PETTY FAMILY LIVING TRUST	6415 E REDMONT DR	MESA	AZ	85215
MORDHORST KARL	1255 S RIALTO UNIT 101	MESA	AZ	85208
WAGNER CRISTY M	1255 S RIALTO UNIT 102	MESA	AZ	85209
SHOUKRY AHMED/AFIFY ENAS S	1255 S RIALTO UNIT 103	MESA	AZ	85209
HUBBARD PETER/LISA	183 BEW BRIGHTON DRIVE SE	CALGARY	AB	T2Z0E1
OBRIEN JO ANN M	1255 S RIALTO UNIT 105	MESA	AZ	85209
SCHIELKE NANCY TR	1255 S RIALTO UNIT 106	MESA	AZ	85209
BANKS SHAWN/GWEN	UNIT 46 1550 PATON CRES	SASKATOON	SK	S7W0T8
DZIEKANOWSKI GERALD/ROSANN	1002 N SWALLOW LN	GILBERT	AZ	85234
PRITCHERT ZACHARY	1255 S RIALTO UNIT 109	MESA	AZ	85209
CRAWFORD ELDON L/MARY L	4805 S LAKEWOOD DR	ST JOSEPH	MO	64506
IMES DANIEL	1255 S RIALTO UNIT 111	MESA	AZ	85209
MELISSA SEDILLO LIVING TRUST	1255 S RIALTON UNIT 112	MESA	AZ	85209
POWERS ANN M	105 LAKE ELLIS RD	ATHOL	MA	1331
PARSONS JONATHAN	1255 S RIALTO UNIT 114	MESA	AZ	85209
SHEETS ALEXIS MARIE	1255 S RIALTO NO 115	MESA	AZ	85209

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BARSHAK MARK S	1255 S RIALTO NO 116	MESA	AZ	85209
GRANDVIEW AT LAKE POWELL LLC	2690 E VALLEJO CT	GILBERT	AZ	85298
SAVAGE YVONNE M	1255 S RIALTO NO 118	MESA	AZ	85209
MACLEAN VICKI	3134 E MCKELLIPS RD	MESA	AZ	85213
JOHNSON GENA L	1255 S RIALTO UNIT 120	MESA	AZ	85209
HASE JENNA	1255 S RIALTO UNIT 121	MESA	AZ	85209
MARTINEZ SAGE/ALVIS LACEY	1255 S RIALTO UNIT 122	MESA	AZ	85209
GALBO NICOLE	1255 S RIALTO UNIT 123	MESA	AZ	85209
LARSEN JACOB R	1255 S RIALTO UNIT 124	MESA	AZ	85209
STEWART GREG	1255 S RIALTO UNIT 125	MESA	AZ	85209
HECK RON/MA LYNN/ETAL	14640 93 AVE	EDMONTON	AB	T5R5G6
LAURIE TORTORICE TRUST	2301 E UNIVERSITY DR UNIT 249	MESA	AZ	85213
WIESNER RUDOLF/KAREN	1255 S RIALTO UNIT 128	MESA	AZ	85209
TAIT AINDREA N	1255 S RIALTO UNIT 129	MESA	AZ	85209
WRIGHT RICHARD C	1255 S RIALTO UNIT 130	MESA	AZ	85209
BITTINGER TARA	1255 S RIALTO UNIT 131	MESA	AZ	85209
GARCIA ELOY I JUAREZ	1255 S RIALTO UNIT 132	MESA	AZ	85209
FRIESTAD DAVID D/DEBRA J	1255 S RIALTO UNIT 133	MESA	AZ	85209
LEE DEBORAH	1255 S RIALTO UNIT 134	MESA	AZ	85208
MORFORD KELLY K/LACEY D	9617 E CLOUDVIEW AVE	GOLD CANYON	AZ	85118
RIVERA JARED W/GALLOWAY LAURA C	1255 S RIALTO UNIT 136	MESA	AZ	85209
KOLAFA ROBERT D	1255 S RIALTO NO 137	MESA	AZ	85209
COOK CHERYL A	1255 S RIALTO UNIT 138	MESA	AZ	85209
SALEH FAMILY TRUST	1255 S RIALTO UNIT 139	MESA	AZ	85209
PETTY DWYATT L IV/PETTY REVOCABLE TRUST	1255 S RIALTO UNIT 140	MESA	AZ	85209
SALAVA AUSTIN	1255 S RIALTO UNIT 141	MESA	AZ	85209
HARGIN JANINA N/BROWN JUSTIN K	1255 S RIALTO UNIT 142	MESA	AZ	85209
DIANE A PETERSON REVOCABLE TRUST	34350 N 63RD WAY	SCOTTSDALE	AZ	85266
MOORE SARA MARIE	1255 S RIALTO UNIT 144	MESA	AZ	85209
THOMPSON GARY/KATHRYN	1255 S RIALTO UNIT 145	MESA	AZ	85209
DOONAN MONICA	1255 SOUTH RIALTO UNIT 146	MESA	AZ	85209
MACHAJEWSKI CADEN/GENTRY AMY MELISSA/SEAN BLUE	4657 QUANTUM WAY	MESA	AZ	85212
BICKMORE DEREK/DELL SHANNON	1255 S RIALTO NO 148	MESA	AZ	85209
HERNANDEZ MICHAEL	1255 S RIALTO UNIT 149	MESA	AZ	85209

Holualoa Companies  
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VOJTECH JOSEPH JR	1255 S RIALTO UNIT 150	MESA	AZ	85209
DIETZ SHANNON L/OLSON ERIK G	1255 S RIALTO UNIT 151	MESA	AZ	85209
SHEAHAN SUSAN/RUSSELL	1716 DAILY DR	WAUNAKEE	WI	53597
SCOTT BRONTE	1255 S RIALTO UNIT 153	MESA	AZ	85209
TERRI BRACKNEY TRUST	1255 S RIALTO UNIT 154	MESA	AZ	85209
WINTERS BLAKE/SOLSVIK TYESHA	1255 S RIALTO UNIT 155	MESA	AZ	85209
MORALES KAREN J	1255 S RIALTO UNIT 156	MESA	AZ	85209
MONAHAN MATTHEW T	1255 S RIALTO NO 157	MESA	AZ	85209
RIGBY KATIE L	1990 W PARK PL	CHANDLER	AZ	85224
KIRK CARMEN	1255 S RIALTO UNIT 159	MESA	AZ	85209
JIN AND UNO HUR REVOCABLE LIVING TRUST	41008 43RD ST WEST	PALMDALE	CA	93551
MACIAS JENNETTE	1255 S RIALTO UNIT 161	MESA	AZ	85209
RYAN NATHAN S/LACEY M	1255 S RIALTO UNIT 162	MESA	AZ	85209
BROWN JARED E	1255 S RIALTO ST UNIT 163	MESA	AZ	85209
TALLMAN ANN THERESE	1255 S RIALTO UNIT 164	MESA	AZ	85209
FLOURNOY CURTIS III	1255 S RIALTO 165	MESA	AZ	85209
GLAZA NATHAN S	4531 E TREMAINE AVE	GILBERT	AZ	85234
MANNING LINDSY T	1255 S RIALTO UNIT 167	MESA	AZ	85209
OSGOOD GARRETT A	1255 S RIALTO RD UNIT 168	MESA	AZ	85209
EWALD KENNETH A/SANDRA K	1255 S RIALTO UNIT 169	MESA	AZ	85209
BLOKKER MICHAEL BRANDON/MIRABITO ELIZABETH ANN	1255 S RIALTO UNIT 170	MESA	AZ	85209
COZATT JONATHAN R	1255 S RIALTO UNIT 171	MESA	AZ	85209
WILLIAMS DAVID S/PATRICIA ANNE	1255 S RIALTO UNIT 172	MESA	AZ	85209
GIAMANCO BRENDA	1255 S RIALTO NO 173	MESA	AZ	85209
WALSH ANNE M	1255 S RIALTO NO 174	MESA	AZ	85209
WHITFILL BETTY L	103 TEAL CIR	OCEAN PINES	MD	21811
MEINEN DAVID/THERESA	13083 76TH AVE	CHIPPEWA FALLS	WI	54729
SEVILLA LAUREN M	1330 S AARON UNIT 177	MESA	AZ	85209
OCONNOR THOMAS E	1330 S AARON UNIT 178	MESA	AZ	85209
MEINEN DAVID/THERESA	13083 76TH AVE	CHIPPEWA FALLS	WI	54729
WHITE BRAD J	317 LACHERMEIER LN	WAVERLY	MN	55390
DOBSON JENNIFER MARIE/DE RUYCK AUD/DOBSON ROS	307 FULLER AVENUE	MANITOU	MB	ROG1G0
CRAWFORD ELDON L/MARY L	4805 S LAKEWOOD DR	SAINT JOSEPH	MO	64506
GUBBE LYNN/LAGRENE ANTHONY	704 LARKFIELD CIR	ROCKFORD	IL	61104



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LARMAN LIONEL	101/53A NEWSTEAD	QLD		4006
WOOD LEANNE/WATSON LUCINDA	35495 N THURBER RD	QUEEN CREEK	AZ	85142
HARDY JULIE	1330 S AARON UNIT 186	MESA	AZ	85209
PILOT BILL	1330 S AARON	MESA	AZ	85209
WILLIAMS KAREN A	1330 S AARON UNIT 188	MESA	AZ	85209
WEBB STEPHEN N	1330 S AARON NO 189	MESA	AZ	85208
LOVETT SASHA/NICHOLAS S	1330 S AARON UNIT 190	MESA	AZ	85209
MYERS SARAH E/NATHAN D	1330 S AARON UNIT 191	MESA	AZ	85209
ROGERS MELISSA LAUREN/DARREN JEROME	1330 S AARON UNIT 192	MESA	AZ	85209
CARROLL TIMOTHY/JANELLE	1330 S AARON UNIT 193	MESA	AZ	85209
WILLIS TAMMY	1330 S AARON 194	MESA	AZ	85208
ABDULALLY IQBAL	2109 WINDSOR STATION DR	WINDSOR	CT	6095
AMH 2014-1 BORROWER LLC	30601 AGOURA RD STE-200	AGOURA HILLS	CA	91301
CURRAN MCFADDEN INVESTMENTS LLC	21212 S 140TH ST	CHANDLER	AZ	85286
RUSSON SCOTT SAMUEL	1330 S AARON UNIT 198	MESA	AZ	85209
BRUSACORAM PATRICE	1330 S AARON ST UNIT 199	MESA	AZ	85209
PULLOS CHRISTINA	1330 S AARON NO 200	MESA	AZ	85208
TRUTENKO BRIAN	1330 S AARON UNIT 201	MESA	AZ	85209
SCOTT DAVID W	4702 E DECATUR ST	MESA	AZ	85205
WILLIAMSON STEPHANIE/AVILA JUAN	1330 S AARON UNIT 203	MESA	AZ	85209
ATWATER CANDACE J	1330 S AARON UNIT 204	MESA	AZ	85209
TUREK MARY ANN	1330 S AARON UNIT 205	MESA	AZ	85209
MAESTAS ROBERT J	1330 S AARON UNIT 206	MESA	AZ	85209
COOPER-METZGER ASHLEY/LOY DREW	1330 S AARON UNIT 207	MESA	AZ	85209
SHUNICK JEFFREY/DAVID	1330 S AARON UNIT 208	MESA	AZ	85209
MERRIWEATHER WILMER J	4 VOLK TER	GREAT FALLS	MT	59405
SCHOONOVER JOHN B/GEORGE A	PO BOX 574	BRIDGEPORT	CA	93517
ROAN JUSTIN C/ALEXANDRA LEE	1330 S AARON UNIT 211	MESA	AZ	85209
BENSON ROBERTA J	1330 S AARON UNIT 212	MESA	AZ	85209
PAY RENT LLC	4365 E PELOS RD NO 133	GILBERT	AZ	85297
MARCINIAK SUZANNE R/MITCHELL T	1330 S AARON UNIT 214	MESA	AZ	85209
AVENARIUS MARK	1330 S AARON UNIT 215	MESA	AZ	85208
UNDERWOOD DOUGLAS/SHANNON	9223 E CARIBBEAN LN	SCOTTSDALE	AZ	85260
GARCIA TRACY Y VELASCO	1330 S AARON UNIT 217	MESA	AZ	85209

Holualoa Companies  
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SHARON A LIU LIVING TRUST	1330 S AARON UNIT 218	MESA	AZ	85209
SPIES REBECCA A	1330 S AARON UNIT 219	MESA	AZ	85209
WEIGUM DAVID/HOFF JAMES	1560 COUNTRY LN	BISMARCK	ND	58503
DAVISON TYLER J/LARSON BETHANY	1330 S AARON UNIT 221	MESA	AZ	85208
OTTO KEVIN/JOAN	9217 S KACHINA DR	TEMPE	AZ	85284
JOHANSON ERINN	1330 S AARON UNIT 223	MESA	AZ	85209
CRAWFORD ELDON L/MARY L	4805 S LAKEWOOD DR	ST JOSEPH	MO	64506
FISH AUSTIN M	13118 ASH ST	THORNTON	CO	80241
NGUYEN TIMOTHY T	1265 S AARON NO 226	MESA	AZ	85209
DAGENAIS MICHAEL DAVID JR/CLOVEN NICOLE LYNN	1265 S AARON UNIT 227	MESA	AZ	85209
PLB ARIZONA FINANCING L L C	11286 E SORREL LN	SCOTTSDALE	AZ	85259
TASSART KATELYN PATRICE	1265 S AARON UNIT 229	MESA	AZ	85209
THATCHER ANN/CARROLL CHRISTINE	16625 SPRING VIEW DR	LOCKPORT	IL	60441
FRAZIER DENISE/MANNA DOUG	1265 S AARON UNIT 231	MESA	AZ	85209
ZARA MICHELLE M/NICHOLAS R	1265 S AARON UNIT 232	MESA	AZ	85209
DANIELS ROBERT	1566 W WHIFF DR	EAGLE	ID	83616
CONNER JAMES P JR/NANCY A	1265 S AARON UNIT 234	MESA	AZ	85208
PAY RENT LLC	4824 E BASELINE RD STE 112	MESA	AZ	85206
MAITRE MICHAEL/KATHI	35 BELLEVUE CRES	ST ALBERT	AB	T8N 0A5
LITTLE MICHAEL ELSWORTH/JUDITH KRISTIN	5933 E FOX CIR	MESA	AZ	85205
KILLEN MELISSA	1265 S AARON UNIT 238	MESA	AZ	85209
RUIZ CHRISTINA	1265 S AARON UNIT 239	MESA	AZ	85209
WEXLER SANDRA C	1265 S AARON UNIT 240	MESA	AZ	85209
MANSFIELD ROBERT P/CAROL B	1265 S AARON UNIT 241	MESA	AZ	85209
ARTHUR MAUREEN	1265 S AARON UNIT 242	MESA	AZ	85209
WIGEN MARY	950 WINLAW RD	WYNDELL	BC	V0B2N1
TEVAULT JAMES R	1265 S AARON UNIT 244	MESA	AZ	85209
MARIANO ASHTON	1265 S AARON UNIT 245	MESA	AZ	85209
EVANS KENDALL/BARBARA L	21098 S LELAND RD	OREGON CITY	OR	97045
JOHNSON KATHRYN NOELLE/JOHNSON BRANDON M	1265 SOUTH AARON UNIT 247	MESA	AZ	85209
HASE TERRI WEST/GARY DONALD JR	3250 E FORD AVE	GILBERT	AZ	85234
LIBBY BRIAN D/TAYLER M	1265 S AARON NO 249	MESA	AZ	85209
GRIMSRUD KRISTIN A	1265 S AARON UNIT 250	MESA	AZ	85209
FOSTER THOMAS S/MARGARET R	1265 S AARON UNIT 251	MESA	AZ	85209

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KESSEL GREGORY/STACEY/DEAN	3241 ARIZONA DR	BISMARCK	ND	58503
GOEPPNER LISA	1265 S AARON UNIT 253	MESA	AZ	85209
LOZANO VALERIE	1265 S AARON 254	MESA	AZ	85208
DAVID IVO/IRENE	UNIT 63- 14655 32ND AVE	SURREY	BC	V4P3R6
BERARD PHILIP W J/CAROLYN P	95 COLEBROOK DR	WINNIPEG	MB	R3P5Y8
GARCIA VANESSA	1265 S AARON UNIT 257	MESA	AZ	85209
FLORENCE ANNETTE TUCKER MATKIN FAMILY TRUST	1424 W 11150 S	SOUTH JORDAN	UT	84095
PREVITE FRANK TR/ALDA TR	163 TANNERS DR	ACTON	ON	L7J2Z5
RHODES DANIEL T	1265 S AARON NO 260	MESA	AZ	85209
MAGRUDER DANIEL/TANYA M	1265 S AARON UNIT 261	MESA	AZ	85209
ROSENFELD JENNIFER A	1265 S AARON NO 262	MESA	AZ	85209
IWAMASA GAREY	1265 S AARON UNIT 263	MESA	AZ	85209
WEBB HENRY WINDER JR/MARY CHRISTINE	7230 JENNER ALCOVE SOUTH	COTTAGE GROVE	MN	55016
BARNETT AMY	1265 S AARON UNIT 265	MESA	AZ	85209
1265 S AARON UNIT 266 AZ LLC	10650 W BEE BEE LN	CASA GRANDE	AZ	85193
LUND TAMMY KATHLEEN	1265 S AARON UNIT 267	MESA	AZ	85209
DIAZ-SAINZ IRENE	1265 S AARON UNIT 268	MESA	AZ	85209
ALEXANDER AARON	1265 S AARON UNIT 269	MESA	AZ	85209
BRENNER JESSICA	1265 S AARON NO 270	MESA	AZ	85209
SUKHESH VENKATA JANAPAREDDI REVOCABLE TRUST	1894 SERPENTINE DR	UNION CITY	CA	94587
PATTERSON LORRAINE	1265 S AARON NO 272	MESA	AZ	85209
TOTH MARIE L/DELMAR W/KOOB BRUCE/ROACH ETAL	510 BRIGHTWATER CRESCENT	SASKATOON	SK	S7J5J4
LEBRUN PATRICIA S	1265 S AARON UNIT 274	MESA	AZ	85209
CARRILLO MARISOL	1265 S AARON 275	MESA	AZ	85209
TAYLOR TRENT A	1265 S AARON 276	MESA	AZ	85209
RUBIO PEDRO J III/LEY-JAIME SUSANA K	1265 S AARON UNIT 277	MESA	AZ	85209
MARTINEZ AUTUMN	1265 S AARON UNIT 278	MESA	AZ	85209
BRENT AND AMI DUCOING LIVING TRUST	3818 E CORONADO ST	ANAHEIM	CA	92807
MARTIN SHANAY/STEVEN	1265 S AARON ST UNIT 280	MESA	AZ	85209
GOODWIN TAYLOR	1265 S AARON UNIT 281	MESA	AZ	85209
MCKAY SHAHNA M	1265 S AARON UNIT 282	MESA	AZ	85209
CHAMBERS SUSAN/BAUERLEIN GUNTER	1265 S AARON UNIT 283	MESA	AZ	85209
SLIWINSKA JOANNA H	1265 S AARON UNIT 284	MESA	AZ	85209
WINTER BRANDON	1265 S AARON NO 285	MESA	AZ	85209

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REINES DAVID L/MICHELLE A	1265 S AARON NO 286	MESA	AZ	85209
ARCIBAL NOVA VEE A	1265 S AARON NO 287	MESA	AZ	85209
NUNEZ PEDRO/TICONA MARY	21 SMITH ST	BLOOMFIELD	NJ	7003
NESHEIWAT ROD B	1421 N BERNARD	MESA	AZ	85207
RUANE LEAH M	1285 S AARON UNIT 290	MESA	AZ	85209
SERRANO RODOLFO A	1265 S AARON UNIT 291	MESA	AZ	85209
VETTER JOE V/BERNA	1848 E VALLEY DR	BISMARK	ND	58503
MARTIN DENNIS/SUSAN	630 NORWOOD DR	LINCOLN	NE	68512
GRAHAM CARLOTTA Y	1265 S AARON UNIT 294	MESA	AZ	85209
REXHEPI ZENEL	1265 S AARON UNIT 295	MESA	AZ	85209
GODINA ERIN E	1265 S AARON UNIT 296	MESA	AZ	85209
JOSHUA D FULLER TRUST/WHITNEY FULLER TRUST	1265 S AARON UNIT 297	MESA	AZ	85209
MARSH RONDA	3132 S 91ST PL	MESA	AZ	85208
RECTOR CAROLE J	277 TEAL CIR	COVENTRY TOWNSHIP	OH	44319
EAST MARK A	3856 N GALAXY LN	SIOUX FALLS	SD	57107
MILLER VIRGINIA F	1265 S AARON NO 301	MESA	AZ	85209
CRAWFORD ELDON L/MARY L	4805 S LAKEWOOD DR	SAINT JOSEPH	MO	64506
YANIK JONATHAN	1265 S AARON UNIT 303	MESA	AZ	85209
LUTY FAMILY REVOCABLE LIVING TRUST	1265 S AARON UNIT 304	MESA	AZ	85209
PREVITE FRANK TR/PREVITE ALDA TR	163 TANNERS DR	ACTON	ON	L7J2Z5
DANGELO CHRISTOPHER M	1265 S AARON NO 306	MESA	AZ	85209
ROCKWOOD JOHN D/COLEEN M	16939 S 180TH DR	GOODYEAR	AZ	85338
DONNER BRENDA	1265 S AARON NO 308	MESA	AZ	85209
MCCARRON MICHAEL/JANET	18 CLANCY ST	CHELMSFORD	MA	1824
FRAZEE ERICA	1265 S AARON UNIT 310	MESA	AZ	85209
THOMSON LYNN D	1265 S AARON UNIT 311	MESA	AZ	85209
KERN PROPERTIES AT AARON LLC	604 E WEBER DR NO 17	TEMPE	AZ	85281
RIVERA CARLA M	1265 S AARON UNIT 313	MESA	AZ	85209
HOCKING BRAD H/HALL ASHLEA	1285 S AARON	MESA	AZ	85209
DOUGLAS LUCAS	1265 S AARON UNIT 315	MESA	AZ	85209
FOSS VERA	18000 S MCCONE CT	SAHUARITA	AZ	85629
MC CALLA NINA	1265 S AARON UNIT 317	MESA	AZ	85209
WILLIAM & BEONKA JONES FAMILY TRUST	1265 S AARON UNIT 318	MESA	AZ	85209
UDELL JENNIFER A/CHARLES J	1265 S AARON UNIT 319	MESA	AZ	85209

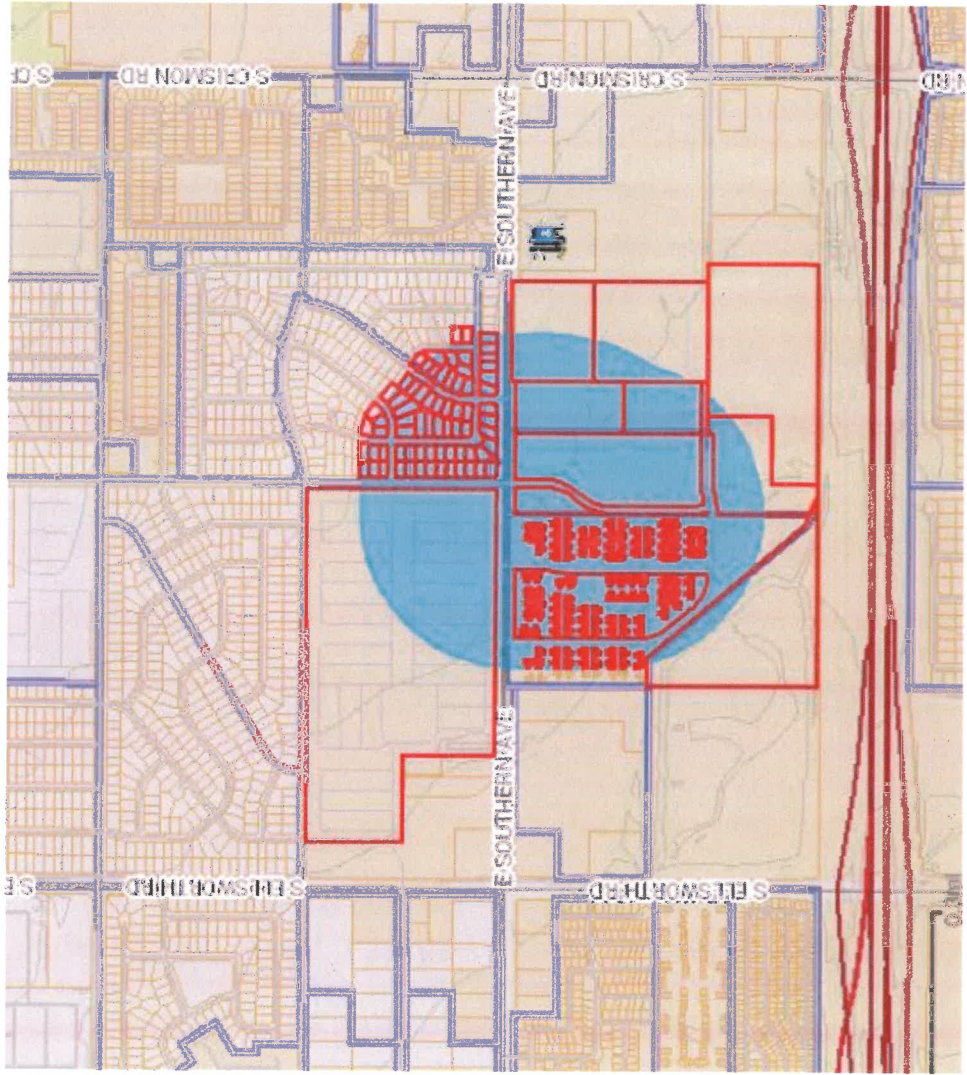
Holualoa Companies  
1000' Notification List

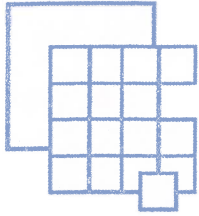
GUARIGLIO LINDA S	1265 S AARON NO 320	MESA	AZ	85209
JOHNSON WILLIAM/MELISSA	1265 S AARON UNIT 321	MESA	AZ	85209
VICE BARRY J/LARA L	1265 S AARON NO 322	MESA	AZ	85209
JOHN K FLETCHER LIVING TRUST	4041 TIM ST	BONITA	CA	91902
MAY KASANDRA	1265 S AARON UNIT 324	MESA	AZ	85209
BARTES MARK	1265 S AARON UNIT 325	MESA	AZ	85209
SILVERNAIL BRITT M/FRANK G/KAY	1265 S AARON UNIT 326	MESA	AZ	85209
THORNEYCROFT MATTHEW R	1265 S AARON UNIT 327	MESA	AZ	85209
PAUL E COLLICOTT REVOCABLE TRUST	34 RIVER LANE	CODY	WY	82414
ALTAMIRANO DOMINIQUE N	1265 S AARON UNIT 329	MESA	AZ	85209
AMENT MEGAN	1265 S AARON UNIT 330	MESA	AZ	85209
NUNEZ PEDRO JUAN/CHIRINOS MARY TICONA	21 SMITH ST	BLOOMFIELD	NJ	7003
LEWIS RHONDA L/OZZIE M SR/OZZIE M JR	1366 W ANGUS RD	SAN TAN VALLEY	AZ	85143
GARDNER ANDREW S	1265 S AARON UNIT 333	MESA	AZ	85209
MARSH GREG/RONDA	3332 N 91ST ST	MESA	AZ	85207
HASE LISA J	2942 LOST CREEK RD N	MONTROSE	CO	81401
HUMPHREY CATHERINE L/DOUGLAS	1265 S AARON NO 336	MESA	AZ	85209
KELLY ASTON R	161 W SWEET SHRUB AVE	SAN TAN VALLEY	AZ	85140
BROOKMAN JENNIFER	1265 S AARON UNIT 338	MESA	AZ	85209
KING GREGORY/KIMBERLY M	219 N RANDALL RD	AURORA	IL	60506
PESZNEKER CHARLES/STELLA	102 CHAPALINA PARK CRES S E	CALGARY	AB	T2X35Z
ROBBINS JORDAN R	1265 S AARON UNIT 341	MESA	AZ	85209
MAY DEREK	1265 S AARON NO 342	MESA	AZ	85209
HOWARD TERESA L/KEVIN J	1265 S AARON NO 343	MESA	AZ	85209
BROWN STEVEN D/KELLY A	1265 S AARON NO 344	MESA	AZ	85209
MALO-BAKER MICHELLE M	1265 S AARON NO 345	MESA	AZ	85209
PASSAFIUME-RYAN STEPHANIE LYNN/RYAN JEFFREY T	1265 S AARON UNIT 346	MESA	AZ	85209
CREW CHERYL	1265 S AARON UNIT 347	MESA	AZ	85209
ARK PROPERTIES AT AARON LLC	16333 E FAIRVIEW ST	GILBERT	AZ	85295
DAWSON CHRISTOPHER L/FERRARESE DUSTY L	1265 S AARON UNIT 349	MESA	AZ	85209
LONG STACI J	1265 S AARON UNIT 350	MESA	AZ	85209
WARD JOHN C	123 W CEDAR DR	CHANDLER	AZ	85248
BYRNES ROBERT S/BARBARA A	1265 S AARON UNIT 352	MESA	AZ	85209
BYRNES JOAN E	1265 S AARON NO 353	MESA	AZ	85209



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WHITE BRADLEY JOHN/LAURA PUIG	1265 S AARON UNIT 354	MESA	AZ	85209
ALLEN MEGAN	1265 S AARON UNIT 355	MESA	AZ	85209
SOLOMON JILL M	1265 S AARON UNIT 356	MESA	AZ	85209
SHORT NATHAN P	1265 S AARON UNIT 357	MESA	AZ	85209
CZERWINSKI CHEYENNE	1265 S AARON UNIT 358	MESA	AZ	85209
EILER REBECCA	1265 S AARON UNIT 359	MESA	AZ	85209
HARRIS TODD L	1265 S AARON UNIT 360	MESA	AZ	85209
CROMWELL BRECK MELANIE A	1265 S AARON NO 361	MESA	AZ	85209
CAREY DIANE B	85 FAIRLAWN DR	LATHAM	NY	12110
SAMPATH VENKATESH	1130 SOUZA WAY	FOLSOM	CA	95630
SULSKI EVELYN/HARRIS EDDIE/COLANDA	1265 S AARON ST UNIT 364	MESA	AZ	85209
FAHL MELISSA L	1265 S AARON UNIT 365	MESA	AZ	85209
CUMMINGS ANDREW M	1265 S AARON UNIT 366	MESA	AZ	85209
KB HOME PHOENIX INC	432 N 44TH ST 115	PHOENIX	AZ	85008





**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

**W. Ralph Pew**  
Certified Real Estate Specialist  
**Sean B. Lake**  
**Reese L. Anderson**

December 18, 2019

Dear Neighbor:

On behalf of our client, Holualoa Superstition Canyon Land, LLC, we are pleased to invite you to a neighborhood meeting regarding a proposed development in your area. The proposed development site is located at the southwest corner of 96<sup>th</sup> Street and Southern Avenue. It is approximately 1.6 acres, is also known as Maricopa County Assessor parcel number 220-81-958 and is shown on the reverse side of this letter.

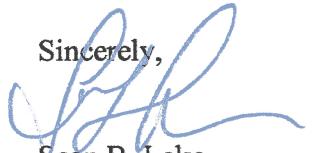
Our request to the City of Mesa will be for a rezoning of the property from Neighborhood Commercial (NC) to Residential Multiple Dwelling-3 (RM-3), with a Planned Area Development (PAD) Overlay. If approved, this request will allow for the development of Superstition Canyon Phase II, an updated multi-family community of 24 apartment homes.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed development and answer any questions you may have.

**January 9, 2020  
at 6:30 PM  
Stevenson Elementary School  
Multipurpose Room  
638 S. 96<sup>th</sup> Street, Mesa, AZ 85208**

As we proceed with our applications there will be future public hearings before the City of Mesa Planning and Zoning Board and City Council. If you attend this neighborhood meeting and provide us with your contact information, or live within 500 feet of the property, you will be notified of these upcoming public hearings. If you have any questions regarding this proposed development, please contact me or Vanessa Macdonald at (480) 461-4670.

Sincerely,

  
**Sean B. Lake**  
**PEW & LAKE, PLC**



Site Aerial

