

NARRATIVE REPORT FOR “COUNTRY CLUB APARTMENTS”

Located in the City of Mesa, Arizona.

Application for Site Plan and Design Review Board approval

Prepared By:

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**NARRATIVE REPORT
FOR “COUNTRY CLUB APARTMENTS”**

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1. APPLICATION REQUEST

Per request by the applicant, the purpose of the narrative is to request for a Site Plan Approval to the proposed 3.1659 gross acres / 2.2731 net acres multi-family residential development located on 333 W. Brown Road, Mesa, 85201.

2. LOCATION AND DESCRIPTION

The proposal is to develop a 2.27 acre apartment multi-family residential development with community amenities. The property is located to the east side of Country Club Road and just south of Brown Road and is currently vacant undeveloped land.

Immediately west of the proposed site is an existing commercial property that is owned by Bridewell LLC. To the south of the site, are existing office buildings owned by Misir Investment Holding LLC and Arizona LLC. Located to the southeast and east of the property is existing multi-family residential buildings that are owned and maintained by Sun-Mesa Investment Properties LLC, who is coincidentally the seller of the subject property. Coordination with this owner is already initiated.

Access to the property will be proposed at two separate locations. The main access point will be found along Brown Road to the north and east of the site. The secondary access point, which will be an egress only (and emergency vehicular) access point is proposed along the west at Country Club Road.

3. COMPLIANCE WITH GENERAL PLAN & ZONING

This property is surrounded on three sides by existing developments. On the north, is found Brown Road and an existing commercial. To the west and south, is located Country Club Road and existing commercial and office properties which are owned and maintained by several groups. To the east is an existing residential development.

The property is currently zoned as RM-4 in the City of Mesa. All surrounding properties, including the subject parcel, fall under the City of Mesa General Plan designation as "Employment". Based on the existing zoning code and surrounding area land uses, the property is compatible for multi-family residential development and use. It is further understood by the

applicant that the property has been vacant undeveloped land for nearly two decades and has been the site for trash deposits and transients. Improvements to this property would be a huge benefit to not only the City of Mesa, but also to the local businesses and residents adjacent. See Development Standards Comparison Table below:

DEVELOPMENT STANDARDS COMPARISON TABLE 1.

	MZO Required	PAD Proposed
Minimum Building Setbacks		
MZO Section 11-5-5	4-lane arterial: 20 ft	10 ft
Front and Street Facing Side		

It is not the intention for the developer to propose any kind of rezoning PAD overlay for Site Plan Approval except for the minimum building setback along Brown Road to be revised from 20' to 10' minimum. It is further understood by the applicant that the property has been vacant undeveloped land for well over three decades.

The development meets the development standards for City of Mesa Zoning Ordinance Chapter 5, 11-5-5, as well as Table 11-6-3(B), as applicable. Per Table 11-32-3.A: Required Parking Spaces By Use, a multi-family development requires 2.1 stalls per dwelling unit. This is achieved with open lot parking located all along the perimeter of the development. Per MZO Section 11-32-3-D.2, the total required parking for the site is 56 x 2.1 stalls/unit = 117.6 stalls or 118 stalls total. The proposed parking lot provides 118 stalls, meeting this requirement.

Based on review of the area, both the current zoning and General Plan Land Use, residential development is an agreeable use for this property. The location is ideal as it sits near several schools and high schools within the Mesa School District, close proximity to both the US 60 and 202, and the site provides a unique residential product that is much needed within the City and this area. The property has sat undeveloped for well over 30 years, aggregating trash, debris, transients, as well as nuisance vegetation. Development of this property will not only be a tremendous boost to the character of the area, but also will make the area safer and more appealing to current and future residents. The proposed development *Country Club Apartments* will continue to support the City of Mesa's goals, policies, development standards and strategies

as set forth in the General Plan and Zoning by promoting a safe, superior and unique living experience.

4. OPERATIONAL ASPECTS OF USE

Frontage along the property is intended to remain as is with minor improvements that may include sidewalk and landscaping along its frontage. The secondary access to the west is intended to be an “exit-only” access to the residents, but will function as emergency and waste management access as well. No significant improvements along Country Club Road and Brown Road are anticipated at this time.

The site is a proposed multi-family residential community. It has been determined that this site will be gated with the entrance access point entering from Brown Road. Adequate maneuverability is provided to allow vehicles to make a “U-turn” prior to entering the gate. Entrance from Country Club is not proposed and signage will be provided to signal “no access” at that location.

A CMU block wall will be located along the south and east to act as a barrier to the commercial and apartment properties, and view fence will be proposed along Country Club and Brown Roads.

The property will be managed by onsite property management. The property management / property owner will maintain internal roadways, infrastructure, buildings, landscaping, amenities, etc. Typical hours of operation will be 9 am to 5 pm, but considering the nature of the property, it is understood that these hours are not absolute. It is anticipated that the development is intended for newly married / younger family and retiree residents.

5. PROPOSED INFRASTRUCTURE

Electric service is provided by APS. Domestic Water and sewer will be provided by the City of Mesa. Refuse is by private contract. Police services are provided by the City of Mesa. Fire services is the City of Mesa. No natural gas will be used on the project, although it has not been ruled out depending on its availability. All utilities within the site will be privately operated and maintained.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	Mesa
Police Protection	Mesa
School District	Mesa Unified School District
Water	Mesa
Wastewater	Mesa
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor
Electric	APS

As noted, Country Club and Brown Roads are fully developed along the west and the north. As part of the improvements to the site, the existing drainage pattern will not be altered and the developer and his engineer will ensure that all onsite retention requirements are met. At the time of the Development Application, a full Drainage Report shall be provided for approval.

6. DEVELOPMENT SCHEDULE

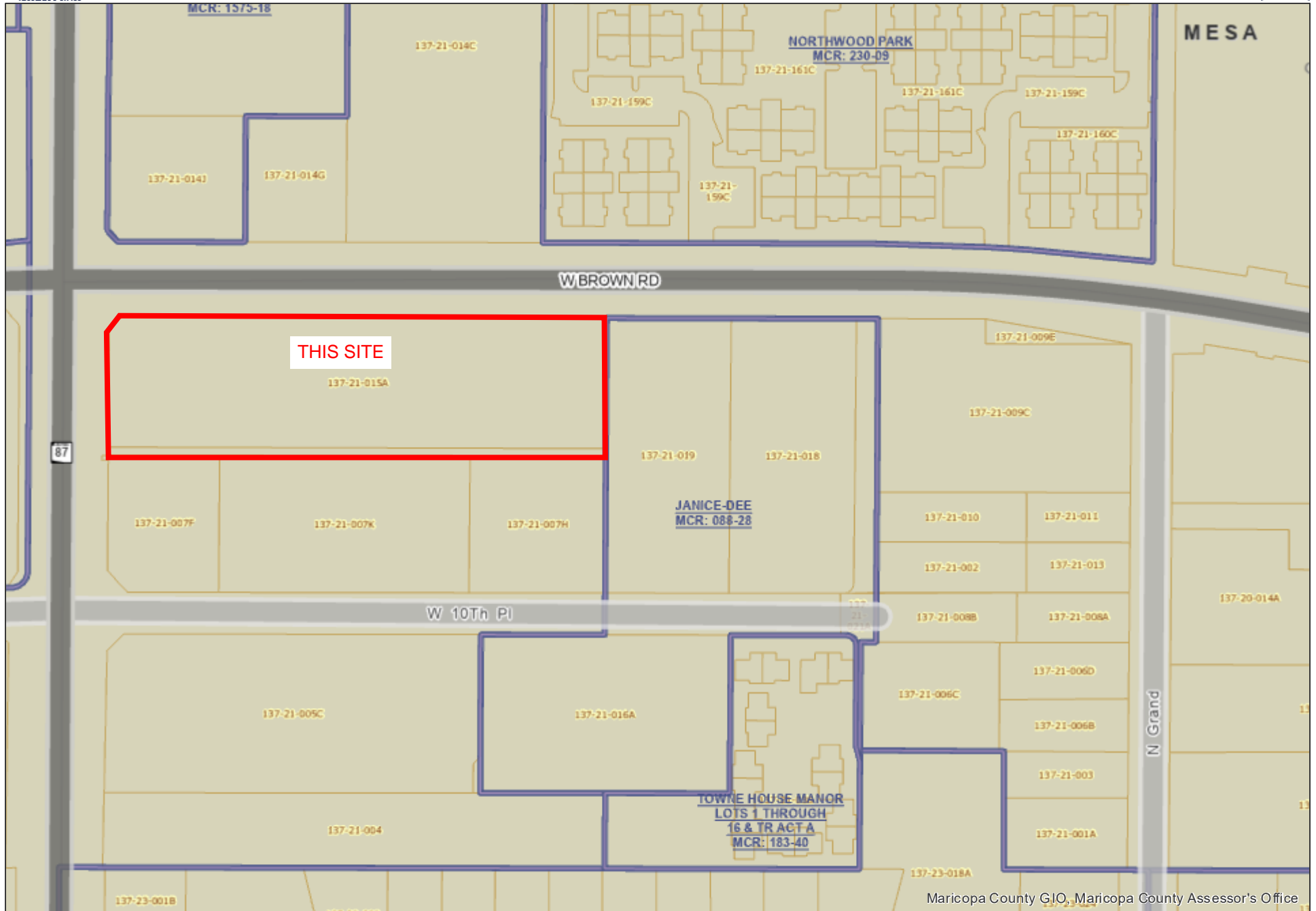
It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 8-12 months for final approvals. At which time, the developer will initiate construction and construction is expected to take another 9-12 months depending on market conditions.

7. SUMMARY

The Country Club Apartments site is ideal for a multi-family development. There is a demand in the area for attainable housing in Mesa and inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

APPENDIX A

PARCEL MAP



AERIAL MAP

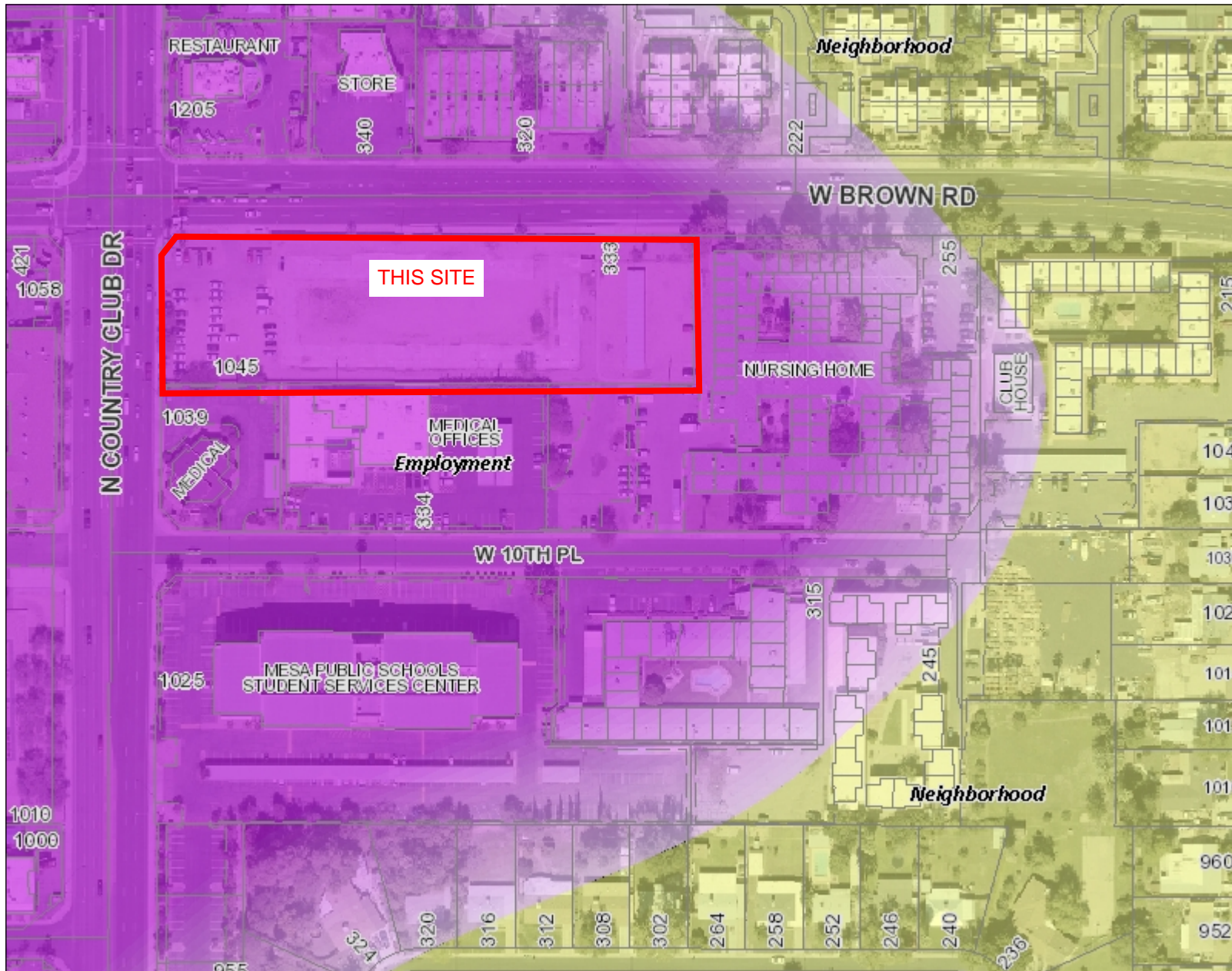




Planning & Zoning GENERAL PLAN MAP

Legend

- Planning Area
- Arterials
 - FRWY
 - ARTL
 - RAMP
- GeneralPlan2040
 - Station Area
 - Transit Corridor
 - Proposed Transit Corridor
 - Downtown
 - Employment
 - Mixed Use Activity District
 - Mixed Use Activity / Employment
 - Mixed Use Community
 - Neighborhood Village
 - Park
 - Neighborhood
 - Specialty
- High Resolution
- Regional

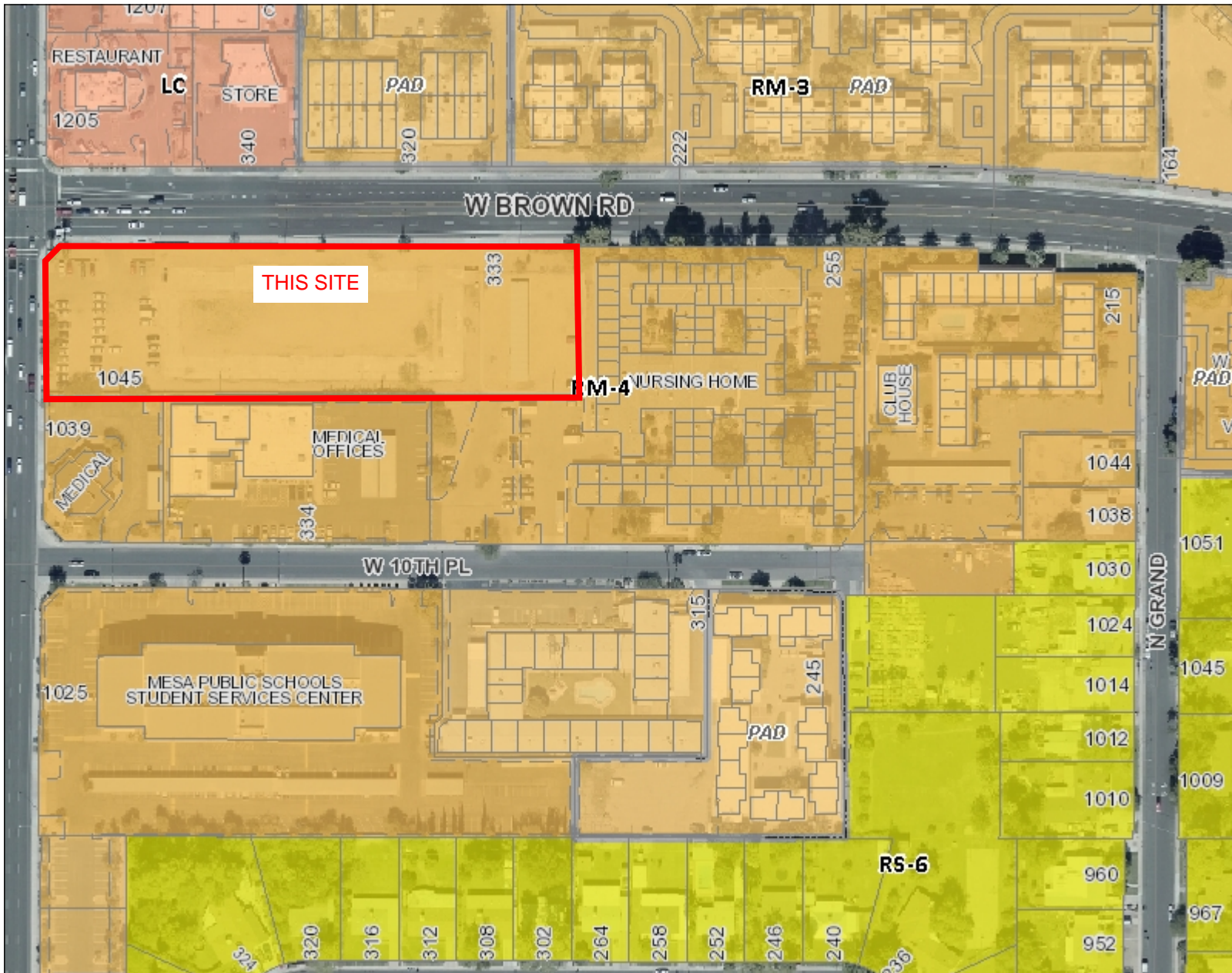


Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





Legend

- Planning Area
- Arterials
 - FRWY
 - ARTL
 - RAMP
- Overlay
 - AF
 - AS
 - BIZ
 - CUP
 - DE
 - DPA
 - HD
 - HL
 - PAB
- Zoning
 - AG
 - DB-1
 - DB-2
 - DC
 - DR-1
 - DR-2
 - DR-3
 - EO
 - LI
 - GI
 - HI
 - ID-1
 - ID-2
 - MX
 - OC
 - LC
 - NC
 - GC

Notes

0.1 0 0.04 0.1 Miles



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PRELIMINARY SITE PLAN FOR COUNTRY CLUB APARTMENTS

CITY OF MESA ARIZONA

A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE
GILA AND SALT RIVER AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (APN NO. 137-21-007B)

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET EAST AND 155 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH, 10.11 FEET;

THENCE EAST, 616.33 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH IS 165.12 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH, 10.12 FEET;

THENCE WEST, 616.33 FEET TO THE POINT OF BEGINNING;
EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 830.53 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 10.11 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 10.11 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: (APN NO. 137-21-015A)

THE NORTH 155 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WESTERLY 50 FEET THEREOF; AND

EXCEPT BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, SAID POINT LYING 50 FEET EAST OF THE NORTHWEST CORNER THEREOF;

THENCE EAST 10 FEET ALONG SAID NORTH LINE;

THENCE SOUTHWESTERLY TO A POINT WHICH LIES 10 FEET SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER, OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 10 FEET TO THE POINT OF BEGINNING; AND

EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 675.42 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 145.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 45 DEGREES 04 MINUTES 59 SECONDS EAST, A DISTANCE OF 21.24 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 11.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF BROWN ROAD;

THENCE SOUTH 45 DEGREES 04 MINUTES 59 SECONDS WEST, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

APN: 137-21-015A, 137-21-007H, 137-21-007K

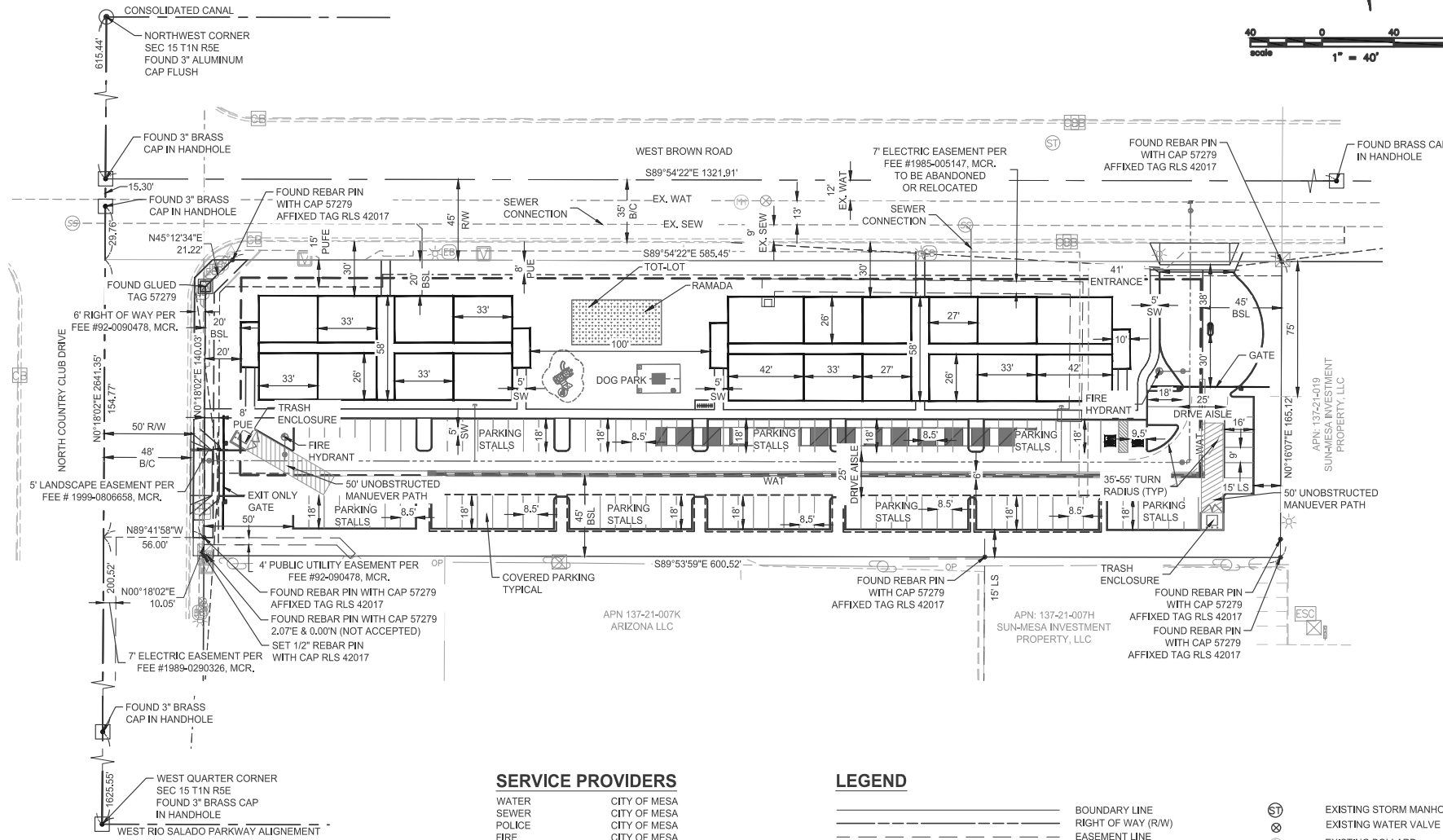
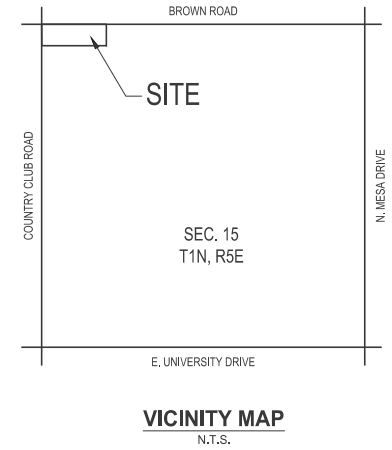
FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	2265	M	11/04/15	X	N/A

FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2265M WITH A DATE IDENTIFICATION OF NOVEMBER 04, 2015, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

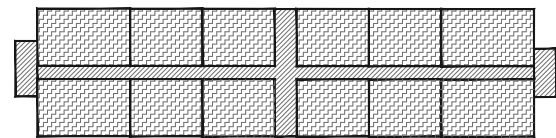


SERVICE PROVIDERS

WATER	CITY OF MESA
SEWER	CITY OF MESA
POLICE	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT

LEGEND

--- (dashed)	BOUNDARY LINE	⊗	EXISTING STORM MANHOLE
--- (dash-dot)	RIGHT OF WAY (RW)	⊙	EXISTING WATER VALVE
--- (long-dash)	EASEMENT LINE	⊕	EXISTING BOLLARD
--- (short-dash)	CENTER LINE	⊖	EXISTING UTILITY POLE
--- (dash-dot-dot)	PROPOSED CURB	⊗	EXISTING DOWN GUY WIRE
--- (dotted)	SIDEWALK LINE	⊙	EXISTING CATCH BASIN
--- (dash-dot-dot-dot)	VALLEY GUTTER	⊕	EXISTING GAS LINE MARKER
--- (dotted)	WATER LINE	⊖	EXISTING SWITCH CABINET
--- (dash-dot-dot-dot-dot)	SEWER LINE	⊗	EXISTING TRANSFORMER
--- (dotted)	STORM DRAIN LINE	⊕	EXISTING JUNCTION BOX
--- (dash-dot-dot-dot-dot-dot)	EXISTING CURB	⊖	EXISTING LIGHT POLE
--- (dash-dot-dot-dot-dot-dot-dot)	EXISTING WATER	⊗	EXISTING STREET SIGN
--- (dash-dot-dot-dot-dot-dot-dot-dot)	EXISTING SEWER	⊕	EXISTING IRRIGATION CONTROL VALVE
--- (dash-dot-dot-dot-dot-dot-dot-dot-dot)	FIRE HYDRANT	⊖	EXISTING VAULT
--- (dash-dot-dot-dot-dot-dot-dot-dot-dot-dot)	WATER VALVE	⊗	CLEANOUT
--- (dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	BRASS CAP IN HANDHOLE	⊕	MANHOLE
--- (dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	BRASS CAP (OR AS NOTED)	⊖	
--- (dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	REBAR (AS NOTED)	⊗	
--- (dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	CHISELED "X"	⊕	
--- (dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	CONCRETE NAIL (AS NOTES)	⊖	
--- (dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	LOT NUMBER	⊗	



▨	PRIVATE AREA
▩	LIMITED COMMON AREA
□	COMMON AREA

DEVELOPER

ENZO AND JAX LLC
66 S. DOBSON RD, UNIT 116
MESA, AZ 85202

ENGINEER

BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

SHEET INDEX

- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN

PROJECT DESCRIPTION

A PROPOSED MULTI-RESIDENTIAL DEVELOPMENT CONSISTING OF 56 APARTMENT UNITS.

TOTAL GROSS ACREAGE = 3.17 AC
TOTAL NET ACREAGE = 2.30 AC

PROJECT DATA TABLE

PROPERTY LOCATION:	333 W. BROWN ROAD
CURRENT ZONING:	RM-4
PROPOSED ZONING:	RM-4 PAD
APARTMENT UNITS:	56 UNITS TOTAL
3 BEDROOM:	12 UNITS
2 BEDROOM:	32 UNITS
1 BEDROOM:	12 UNITS
GROSS AREA:	137,904.9 S.F. = 3.17 ACRES
NET AREA:	100,188.0 S.F. = 2.30 ACRES
ALLOWABLE DENSITY:	30.0 UNITS/ACRE MAX
PROPOSED DENSITY:	17.67 UNITS/ACRE
ALLOWABLE LOT COVERAGE:	70.0% MAX
PROPOSED LOT COVERAGE:	64.8% PROPOSED
BUILDING HEIGHT:	LESS THAN 40'
PROPOSED BLDG COVERAGE:	16.22% PROPOSED
LAND USE:	HIGH DENSITY RESIDENTIAL
MINIMUM OPEN SPACE:	150 SF / DU = 8,400 SF
PROPOSED OPEN SPACE:	39,169.50 SF = 699.46 SF/DU

PARKING CALCULATIONS

REQUIRED PARKING: CITY OF MESA ZONING CODE:
2.1 STALLS PER UNIT = 117.6 = 118 STALLS TOTAL
PARKING PROVIDED:
GENERAL SPACES (9'X18' OR 9'X16' TYP) = 118
TOTAL PARKING SPACES PROVIDED = 113 SPACES
CHANGE OF USE OR OCCUPANCY OF BUILDINGS: ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

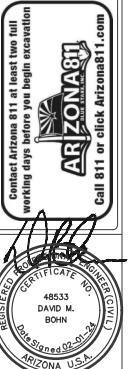


222 N STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY SITE PLAN
COUNTRY CLUB APARTMENTS
PROJECT:
333 W BROWN RD, MESA, AZ 85201

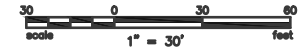
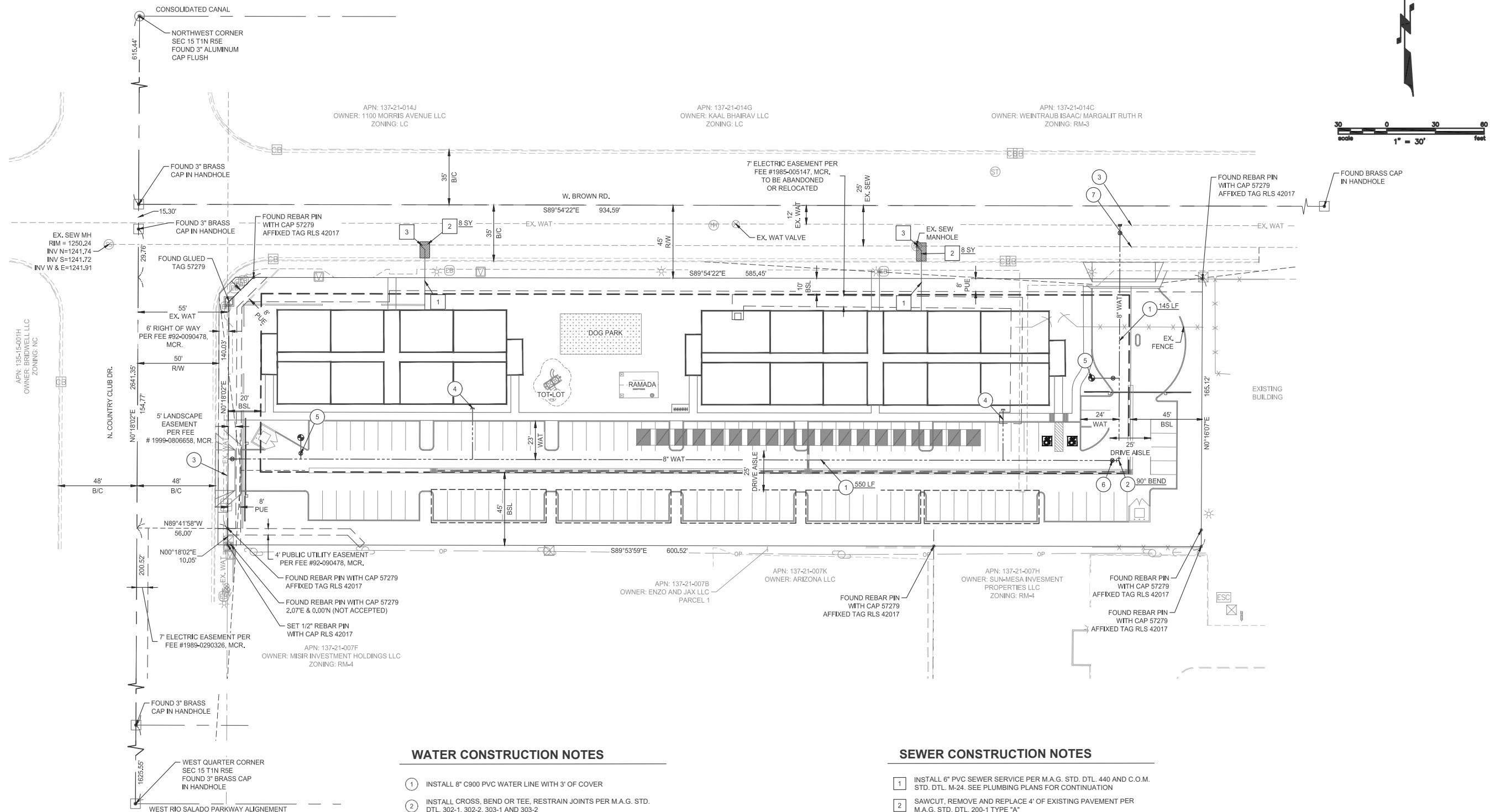
Job No:	202310060
Drawn By:	
Checked:	



JOB NO.	202310060
PRELIMINARY SITE PLAN	
SHEET NO.	1
1 OF 3	

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WATER CONSTRUCTION NOTES

- 1 INSTALL 8" C900 PVC WATER LINE WITH 3' OF COVER
- 2 INSTALL CROSS, BEND OR TEE, RESTRAIN JOINTS PER M.A.G. STD. DTL. 302-1, 302-2, 303-1 AND 303-2
- 3 INSTALL FITTING TAPPING SLEEVE, VALVE BOX & COVER PER M.A.G. STD. DTL. 340, 391-1 (TYPE A) 391-2 AND 392 (TYPE A). RESTRAIN WITH THRUST BLOCK PER M.A.G. STD. DTL. 380
- 4 INSTALL 4" DOMESTIC WATER SERVICE, SEE PLUMBING PLAN FOR CONTINUATION
- 5 INSTALL FIRE HYDRANT PAINTED RED SAFETY PER M.A.G. STD. DTL. 360-3 AL HYDRANTS SHALL HAVE A MARKER PER M.A.G. STD. DTL. 122
- 6 INSTALL 8" VALVE PER M.A.G. STD. DTL. 391-1
- 7 COMPLIANCE OF M.A.G. STD. DTL. 404 AND 610 AT WATER AND SEWER CROSSINGS IS REQUIRED. EXTRA PROTECTION (EPR) PER M.A.G. STD. DTL. 404-3 WHEN NEEDED. RESTRAIN JOINTS ON DIP WATER PER M.A.G. STD. DTL. 303

SEWER CONSTRUCTION NOTES

- 1 INSTALL 6" PVC SEWER SERVICE PER M.A.G. STD. DTL. 440 AND C.O.M. STD. DTL. M-24. SEE PLUMBING PLANS FOR CONTINUATION
- 2 SAWCUT, REMOVE AND REPLACE 4' OF EXISTING PAVEMENT PER M.A.G. STD. DTL. 200-1 TYPE "A"
- 3 LOCATE AND CONNECT TO EXISTING SEWER SERVICE WITH NECESSARY AND APPROPRIATE FITTINGS



REVISIONS:

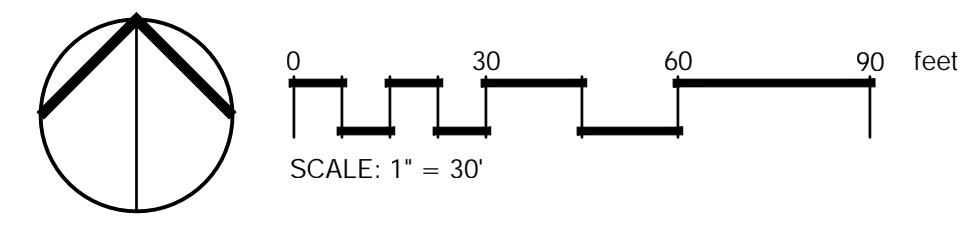
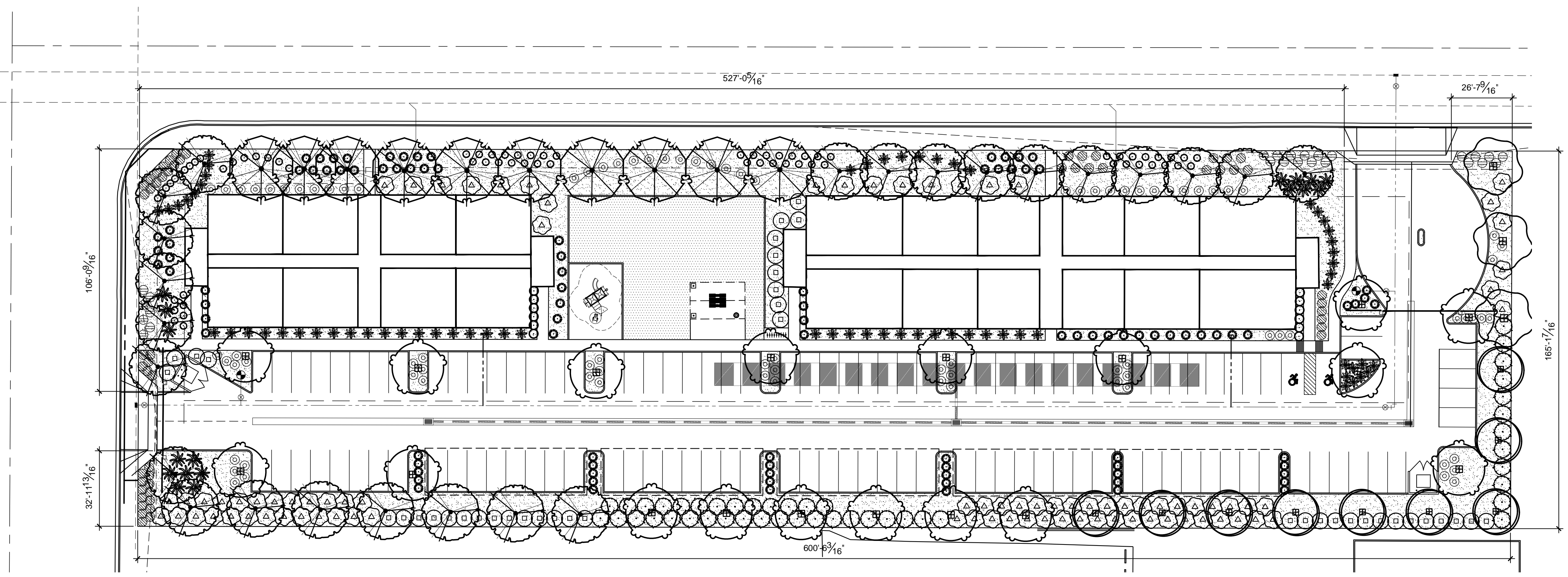
PROJECT: **COUNTRY CLUB APARTMENTS**
 COUNTRY CLUB AND BROWN ROAD, MESA, ARIZONA

Job No.	23010
Drawn By	TCL
Checked	TCL

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
 Call 811 or visit arizona811.com

JOB NO.
24003

SHEET NO.



LANDSCAPE CALCULATIONS		
Total Open Space Area	34,392 Square Feet	
Plant Material Coverage	27,531 Square Feet (80%)	
Total Parking lot trees	12	
Foundation base length	N/A	
	REQUIRED	PROVIDED
Street Frontage Trees	28	28
36" Street Frontage Trees	7	10
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	14	21
Street Frontage Shrubs	136	255
5 Gal. Street Frontage Shrubs	54	182
36" box parking lot trees	1	12
Perimeter trees	23	25
Perimeter shrubs	160	160
Foundation base trees required	N/A	N/A
36" box foundation base trees	N/A	N/A
Foundation base LF required	N/A	N/A

PLANT SCHEDULE

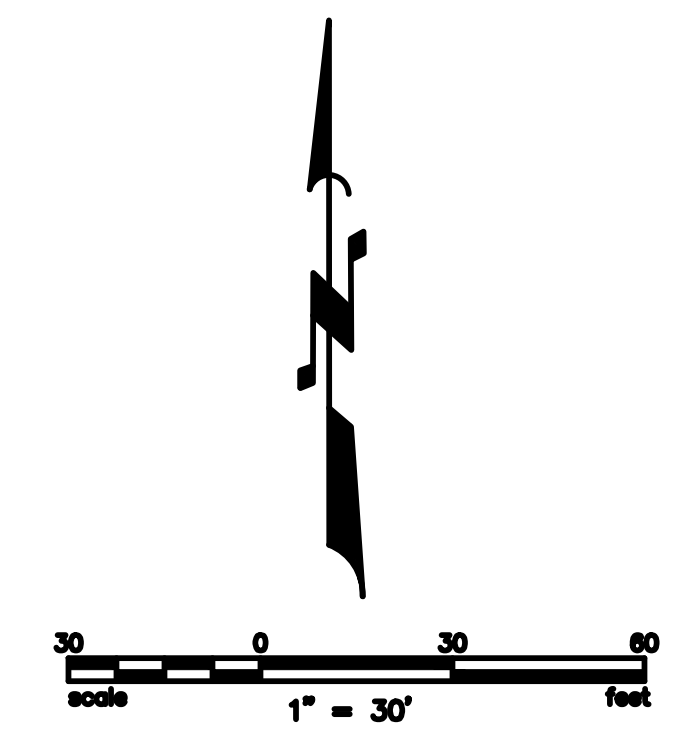
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	<i>Olea europaea</i> 'Fruitless' Fruitless Olive	36" Box	24
	<i>Parkinsonia</i> x 'Desert Museum' Desert Museum Palo Verde	24"box	9
	<i>Pistacia</i> x 'Red Push' Pistache	24"box	10
	<i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak	24" Box	3
	x <i>Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa	36" Box	18
SHRUBS			
	<i>Bougainvillea</i> x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	84
	<i>Caesalpinia pulcherrima</i> Red Bird Of Paradise	5 gal.	45
	<i>Carissa macrocarpa</i> 'Boxwood Beauty' Beauty Natal Plum	5 gal.	12
	<i>Dasyliroium longissimum</i> Toothless Desert Spoon	5 gal.	17
	<i>Dodonaea viscosa</i> 'Green' Green Hopseed Bush	5 gal.	41
	<i>Hesperaloe parviflora</i> 'Perpa' TM Brakelights Red Yucca	5 gal.	68
	<i>Lantana</i> x 'New Gold' New Gold Lantana	1 gal.	54
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	97
	<i>Rosmarinus officinalis</i> 'Huntington Carpet' Huntington Carpet Rosemary	1 gal.	25
	<i>Ruellia penninsularis</i> Wild Petunia	5 gal	88
	<i>Russelia equisetiformis</i> Firecracker Plant	5 gal.	69

SYMBOL	BOTANICAL / COMMON NAME	QTY
GROUND COVERS		
	<i>Cynodon dactylon</i> 'Midiron' Bermuda Grass	3,941 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CONCRETE CURB DESCRIPTION
	C-101 New 6" Mowstrip
SYMBOL	ROCK DESCRIPTION
	K-101 1/2" screened decomposed granite. Express Carmel color at 2" Depth.

NOTE:
 THE CRITERIA USED FOR THE SIGHT VISIBILITY TRIANGLE IS FOR 50 MPH FOR A 6 LANE DIVIDED ROAD REQUIRING A DISTANCE OF 662'.

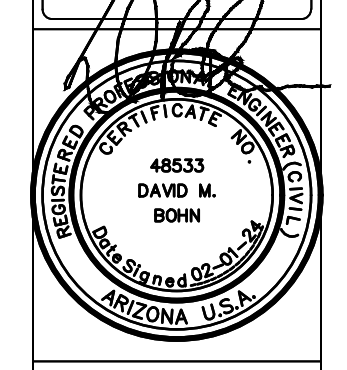


REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN
 PROJECT: **COUNTRY CLUB APARTMENTS**
 333 W BROWN RD, MESA, AZ 85201

JOB NO. 202310060
 PRELIMINARY GRADING & DRAINAGE PLAN

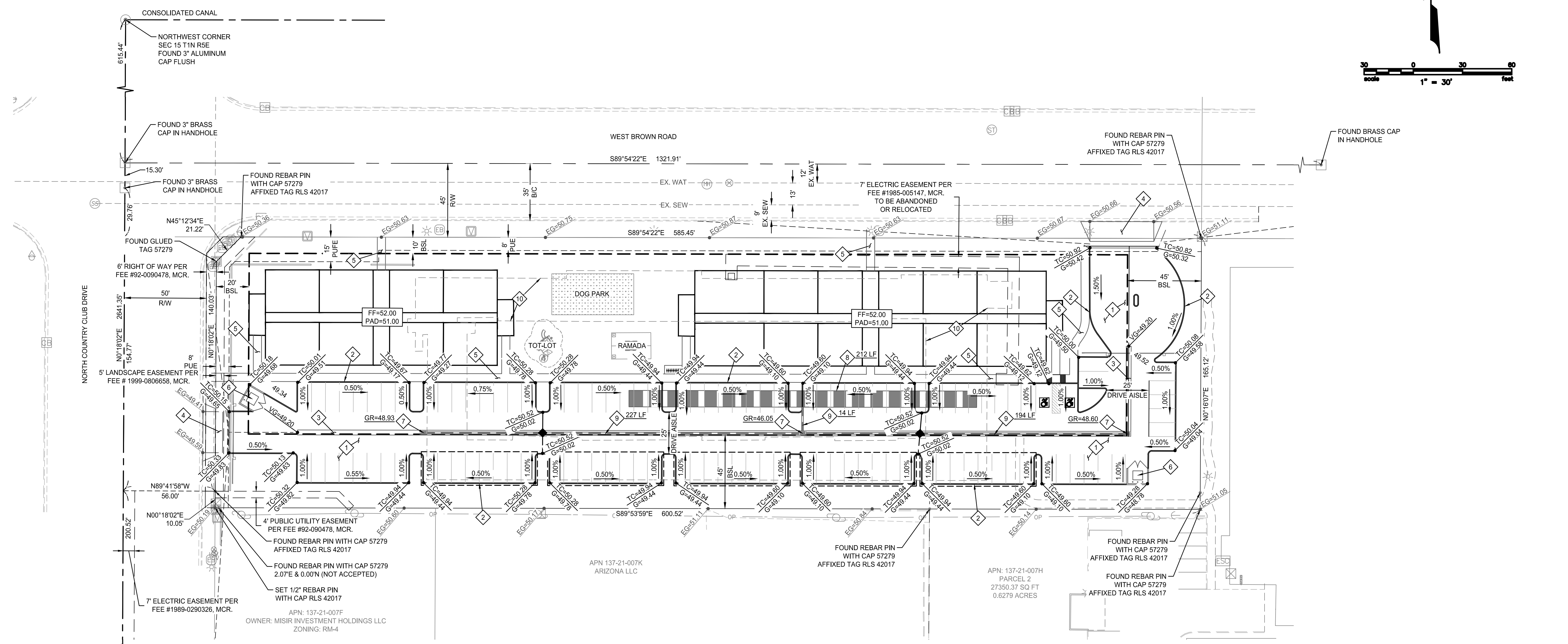
Contact Arizona 811 at least two full working days before you begin excavation
 Call 811 or click Arizona811.com



JOB NO. 202310060
 PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NO. **2**
 2 OF 3

C:\Users\davidb_thebhgroup\Team Drive\2023\020223\0060COUNTRY CLUB APTS\DWG\CIVIL\PRELIMINARY SITE PLAN\2024-01-11\202210040-FGDP.dwg, 02/01/2024, 3:48:51 PM



RETENTION CALCULATION

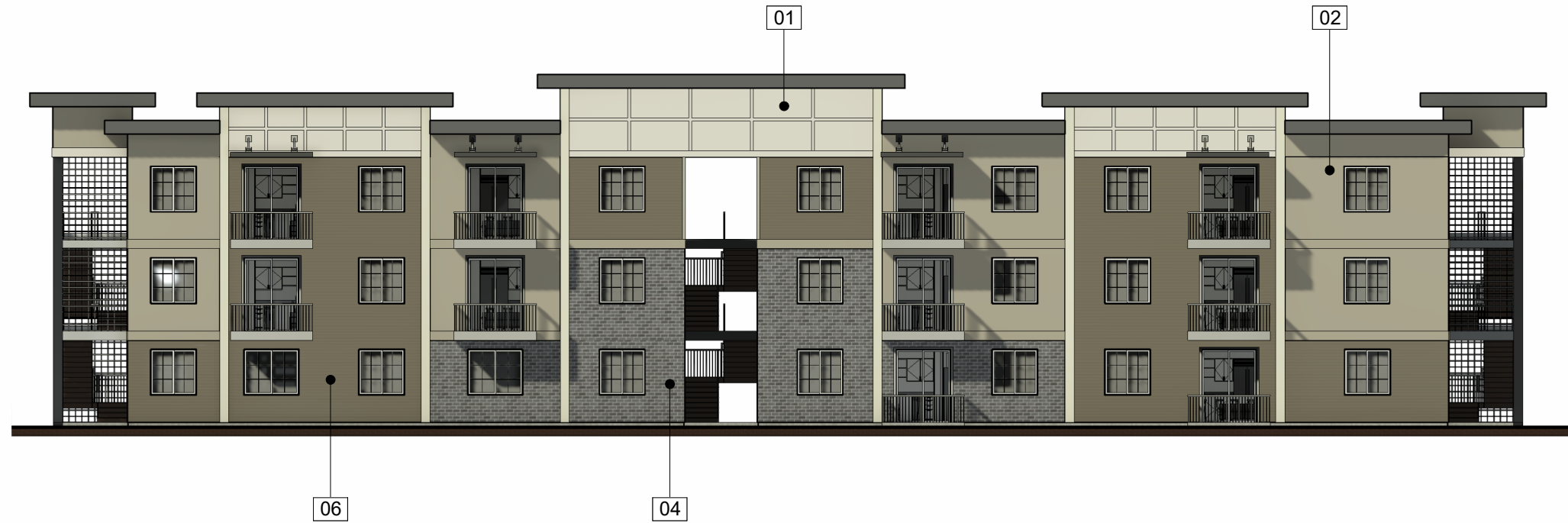
$V_R = A * C * (D/12)$
 A = 2.27 ACRES
 C = 0.84
 D = 2.16"
 $V_R = 2.27 \text{ ACRES} * 0.84 * (2.16/12)$
 $V_R = 16.529 \text{ CF}$
 $V_p = 16,650 \text{ CF, } 10\% \text{ EXCESS}$

*VOLUME PROVIDED WILL BE PROVIDED IN STORMTECH UNDERGROUND RETENTION SYSTEM

RETENTION TABLE		
STORMTECH	VOLUME PROVIDED	VOLUME REQUIRED
STORMTECH A	16,650 CF	16,529 CF
TOTAL	16,650 CF	

GRADING CONSTRUCTION NOTES

1	CONSTRUCT ASPHALT PAVEMENT
2	CONSTRUCT 6" VERTICAL CURB PER M.A.G. STD. DTL. 222. TYPE 'A'.
3	CONSTRUCT VALLEY GUTTER PER M.A.G. STD. DTL. 240 MODIFIED TO 3' WIDTH.
4	CONSTRUCT DRIVEWAY ENTRANCE PER C.O.M. STD. DTL. M-42.
5	CONSTRUCT 5' SIDEWALK PER M.A.G. STD. DTL. 230.
6	TRASH ENCLOSURES PER C.O.M. STD. DTL. M-62.01 THRU M-62.04.02
7	CATCH BASIN TYPE 'F' PER M.A.G. STD. DTL. 535.
8	10' UNDERGROUND RETENTION.
9	INSTALL 12" HDPE STORM DRAIN PIPE.
10	REMOVE EXISTING CONCRETE



FRONT ELEVATION

	STUCCO - EGERT WHITE	STUCCO - STONEHENGE GREIGE	PLANK LAP SIDING - TIMBER BARK	BRICK VENEER	GLAZING
FRONT	27%	9%	32%	9%	23%
LEFT	67%	0%	24%	0%	9%
BACK	27%	9%	32%	9%	23%
RIGHT	67%	0%	24%	0%	9%

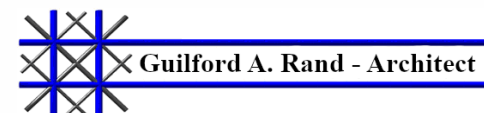
MATERIAL LEGEND	
NUMBER	MATERIAL
01	STUCCO - EGERT WHITE
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04	BRICK VENEER - BELDEN BRICK - TITANIUM VELOUR
06	PLANK LAP SIDING - TIMBER BARK



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BFH GROUP
COUNTRY CLUB - 20-PLEX
MESA, AZ

SQUARE FOOTAGE

UNITS		BUILDING	
ONE BEDROOM	712 SF	MAIN LEVEL	6997 SF
TWO BEDROOMS	847 SF	SECOND LEVEL	6997 SF
THREE BEDROOMS	1092 SF	THIRD LEVEL	6997 SF
		TOTAL	20990 SF

3/08/2024

A1



BACK ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
01	STUCCO - EGERT WHITE
02	STUCCO - STONEHENGE GREIGE
04	BRICK VENEER - BELDEN BRICK - TITANIUM VELOUR
06	PLANK LAP SIDING - TIMBER BARK



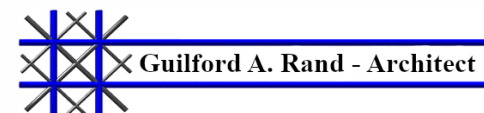
LEFT ELEVATION



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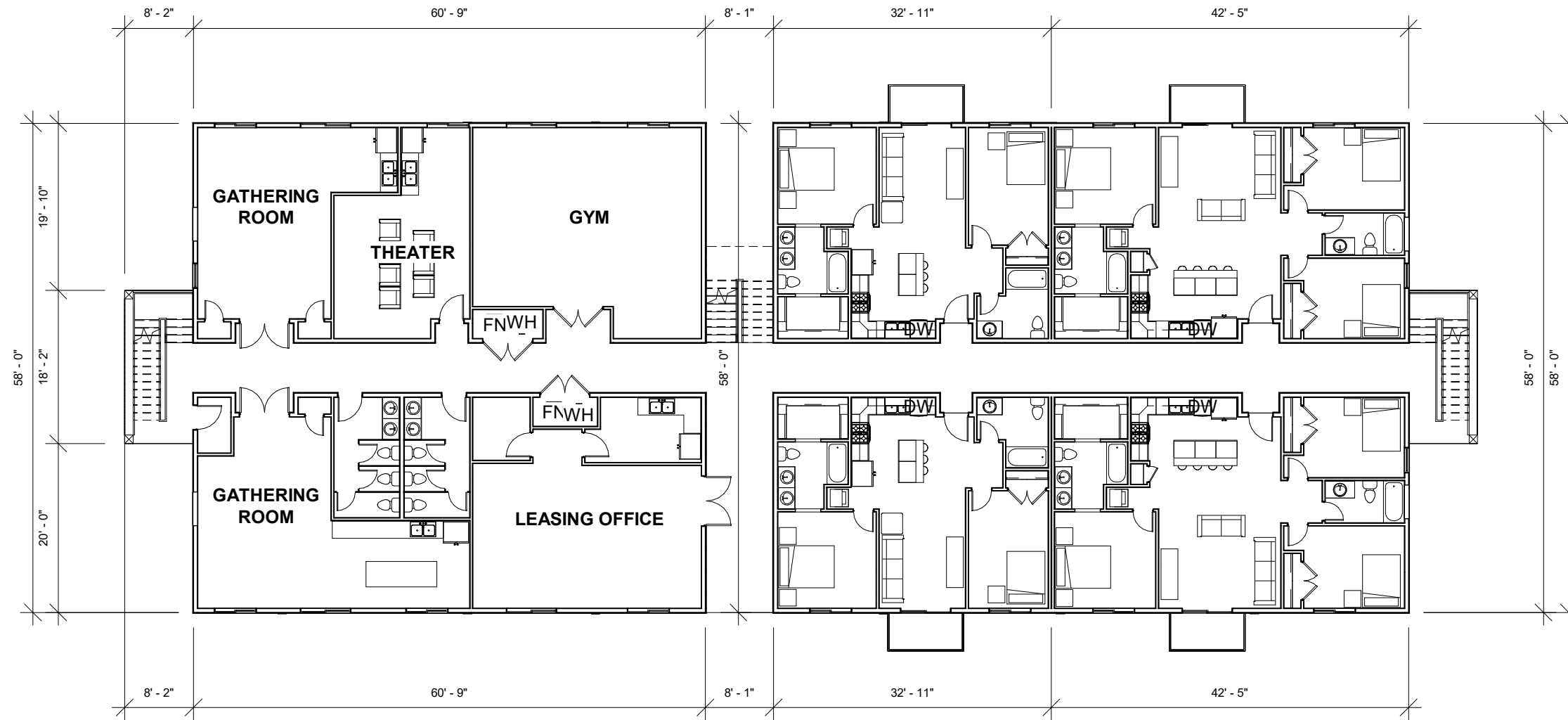
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A2



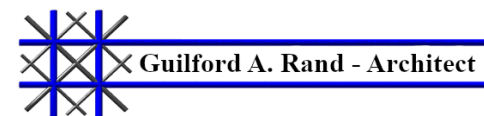
MAIN LEVEL



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3/08/2024

A3



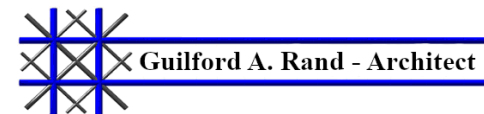
SECOND LEVEL



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		TOTAL	20990 SF

3/08/2024

A4



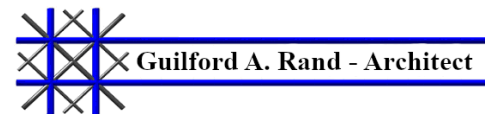
THIRD LEVEL



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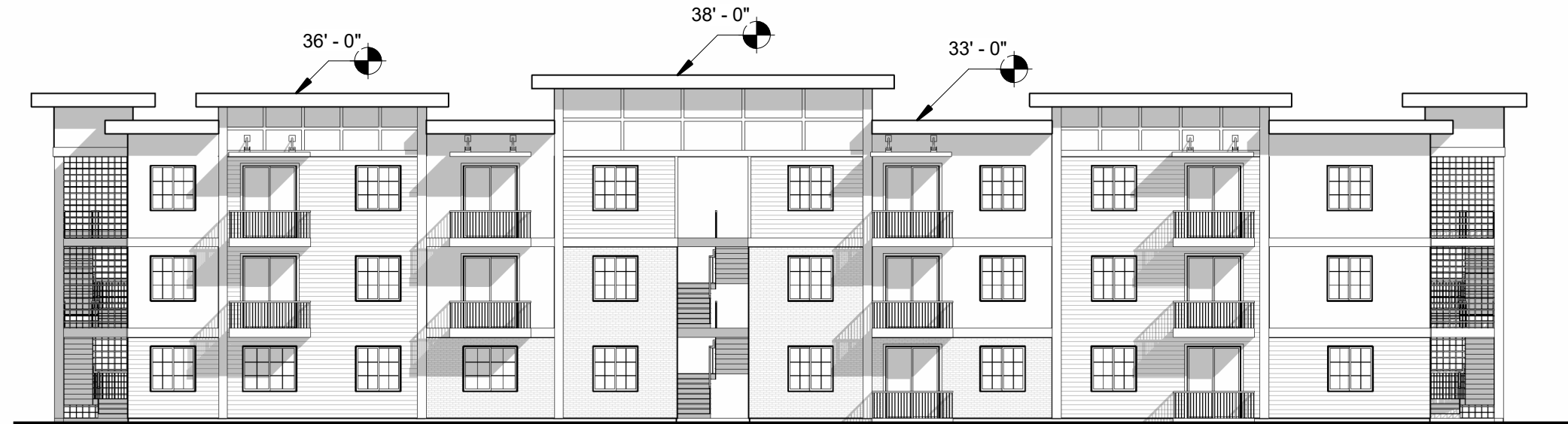
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SQUARE FOOTAGE

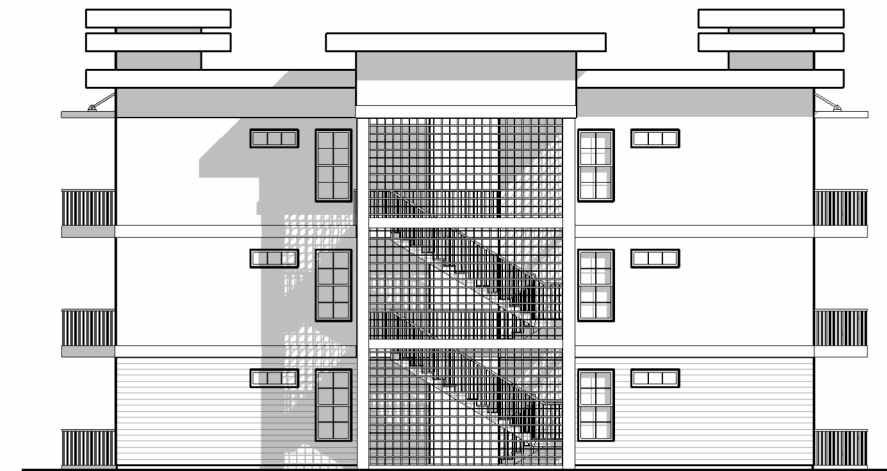
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		TOTAL	20990 SF

3/08/2024

A5



FRONT ELEVATION



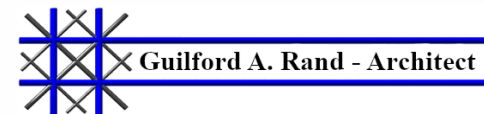
RIGHT ELEVATION



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		TOTAL	20990 SF

3/08/2024

A6



BACK ELEVATION



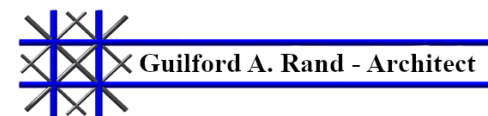
LEFT ELEVATION



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3/08/2024

A7



FRONT ELEVATION

	STUCCO - EGERT WHITE	STUCCO - STONEHENGE GREIGE	PLANK LAP SIDING - TIMBER BARK	BRICK VENEER	GLAZING
FRONT	35%	6%	23%	12%	24%
LEFT	67%	0%	23%	0%	9%
BACK	35%	6%	23%	12%	24%
RIGHT	67%	0%	23%	0%	9%

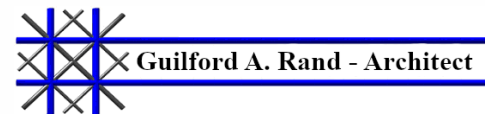
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SQUARE FOOTAGE

UNITS		BUILDING	
ONE BEDROOM	695 SF	MAIN LEVEL	12422 SF
TWO BEDROOMS	845 SF	SECOND LEVEL	12422 SF
THREE BEDROOMS	1092 SF	THIRD LEVEL	12422 SF
		TOTAL	37265 SF

3/08/2024

A1



BACK ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
01	STUCCO - EGERT WHITE
02	STUCCO - STONEHENGE GREIGE
04	BRICK VENEER - BELDEN BRICK - TITANIUM VELOUR
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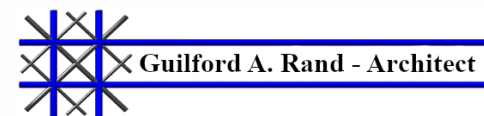
LEFT ELEVATION



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3/08/2024

A2



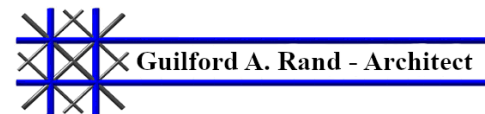
MAIN LEVEL



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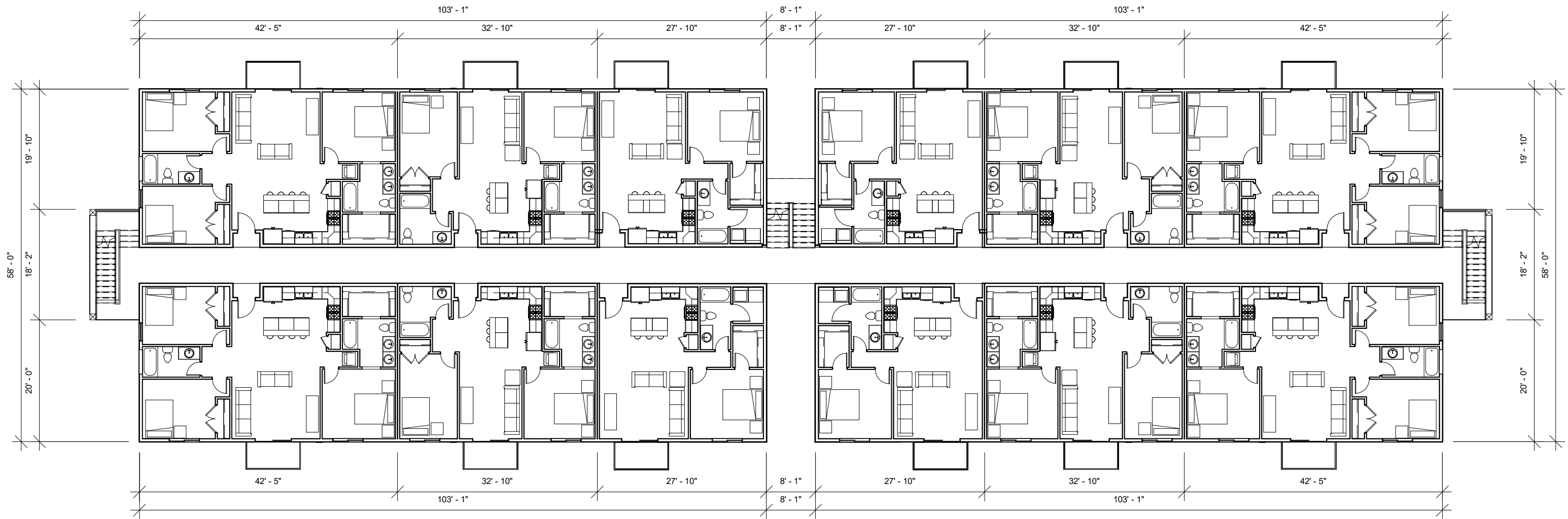
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3/08/2024

A3



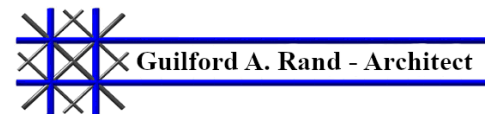
SECOND LEVEL



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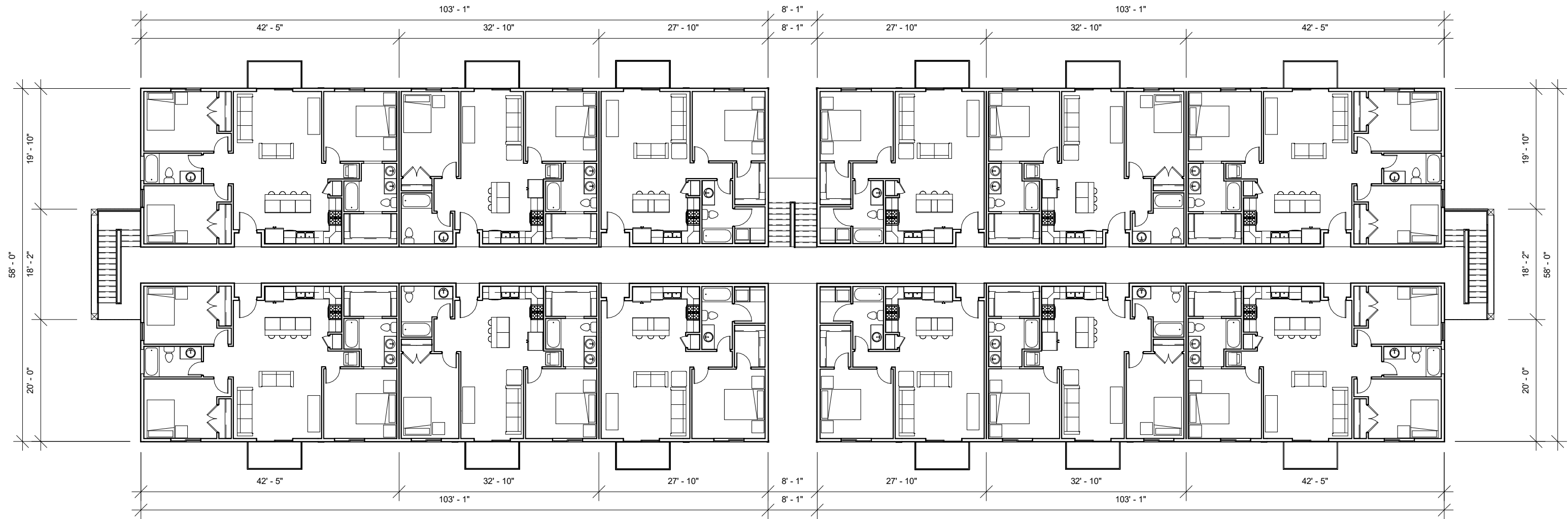
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SQUARE FOOTAGE

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3/08/2024

A4



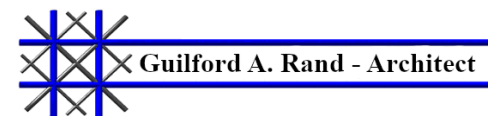
THIRD LEVEL



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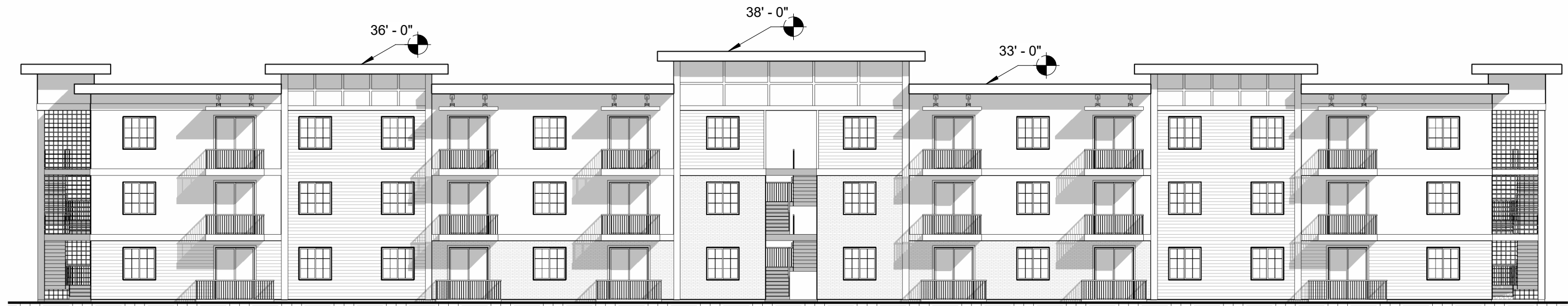
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SQUARE FOOTAGE

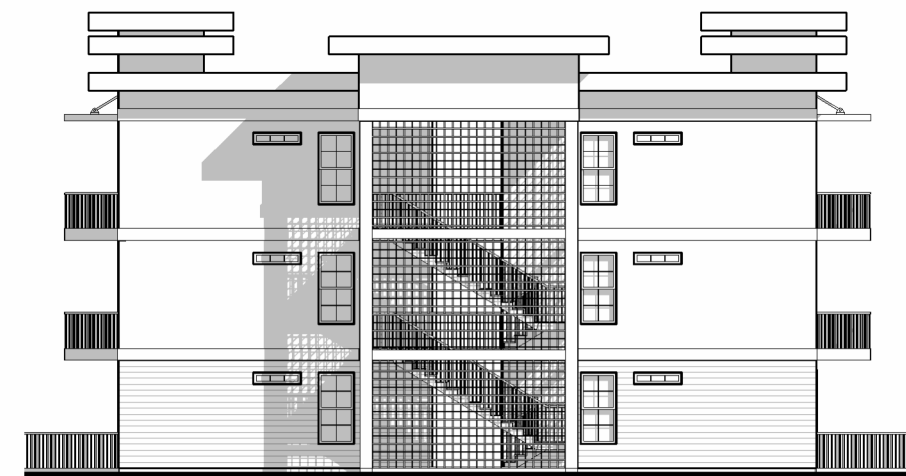
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		TOTAL	37265 SF

3/08/2024

A5



FRONT ELEVATION



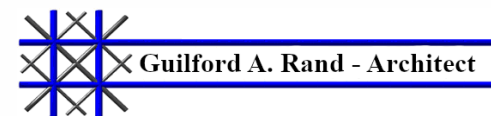
RIGHT ELEVATION



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SQUARE FOOTAGE

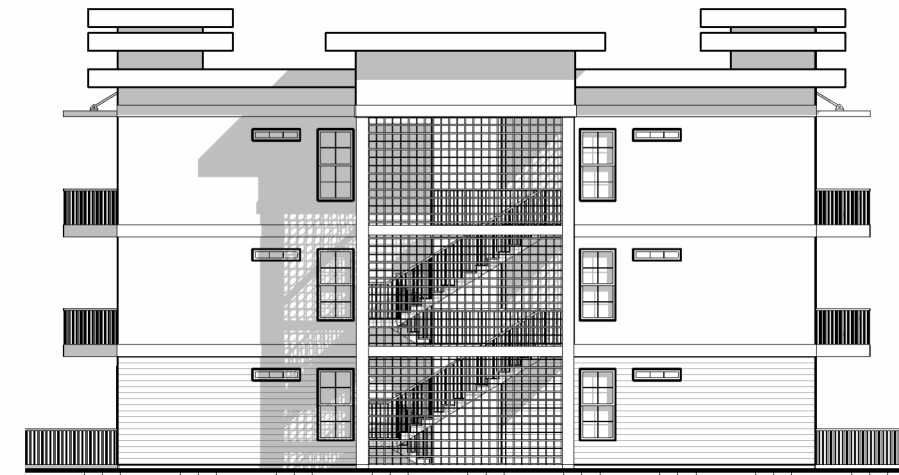
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3/08/2024

A6



BACK ELEVATION



LEFT ELEVATION

SQUARE FOOTAGE

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THREE BEDROOMS	1092 SF	THIRD LEVEL	12422 SF
		TOTAL	37265 SF

3/08/2024

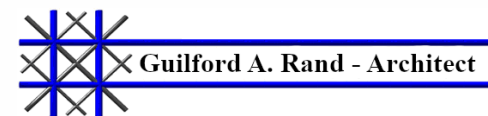
A7



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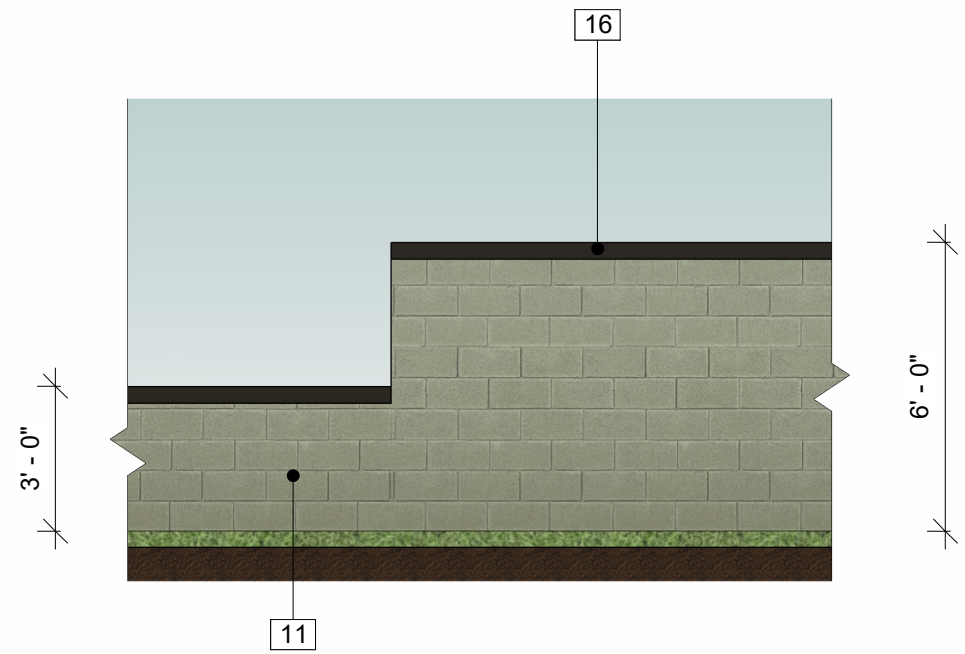


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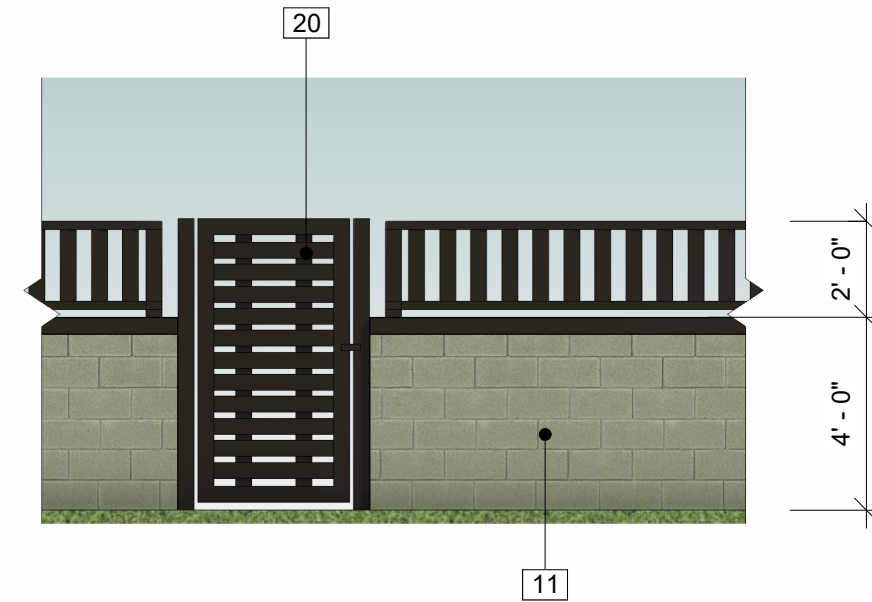


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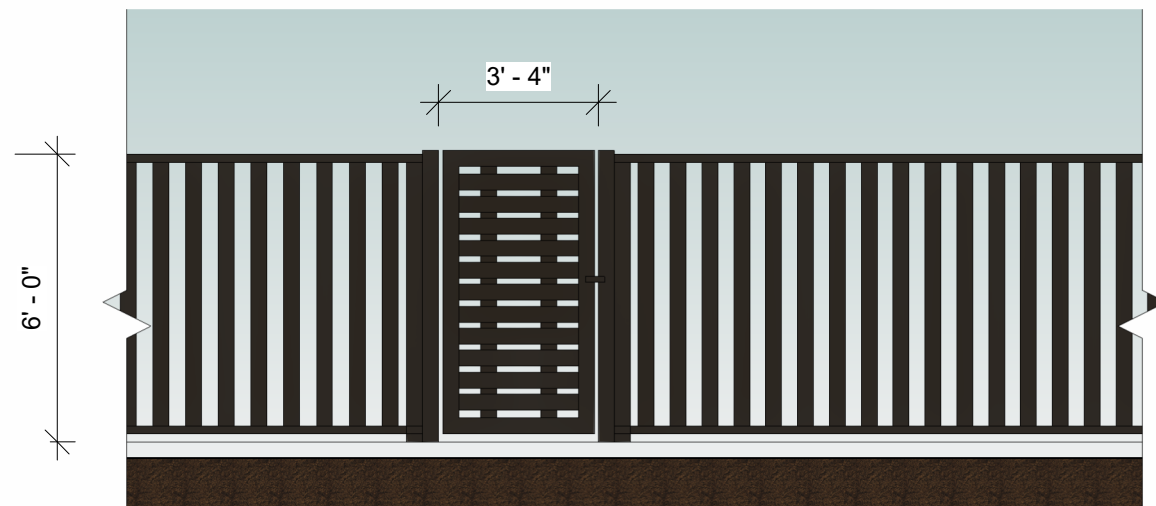
BFH GROUP
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SITE WALLS

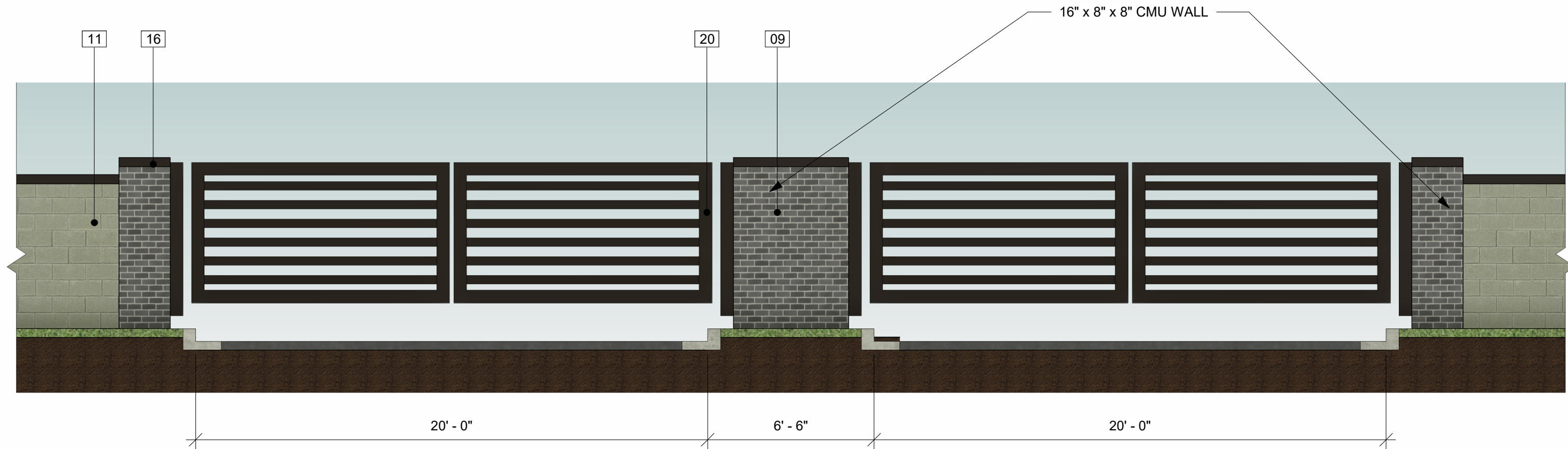


VIEW WALL



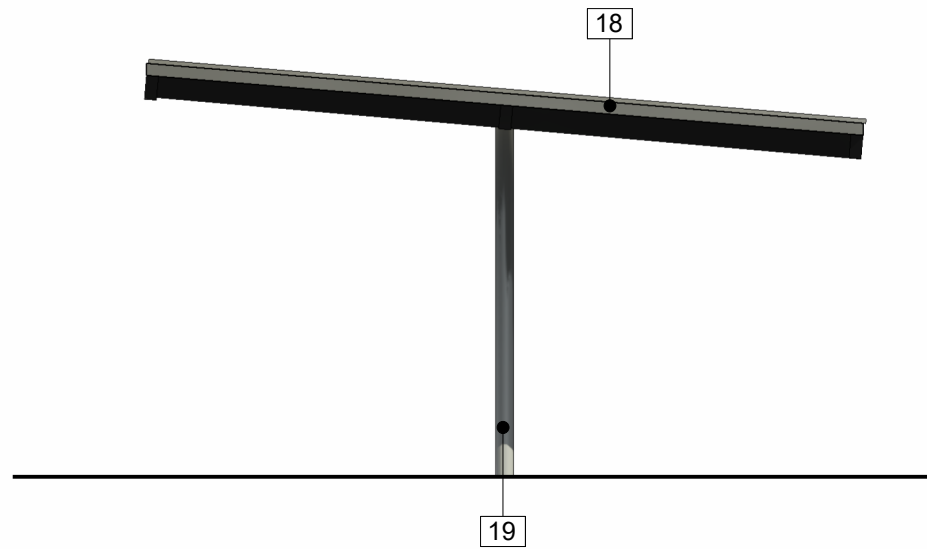
POOL FENCE

MATERIAL LEGEND	
NUMBER	MATERIAL
09	CMU WITH BRICK VENEER
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
16	4" SOLID CMU CAP PAINTED TO MATCH DARK ANODIZED BRONZE
20	METAL - DARK ANODIZED BRONZE

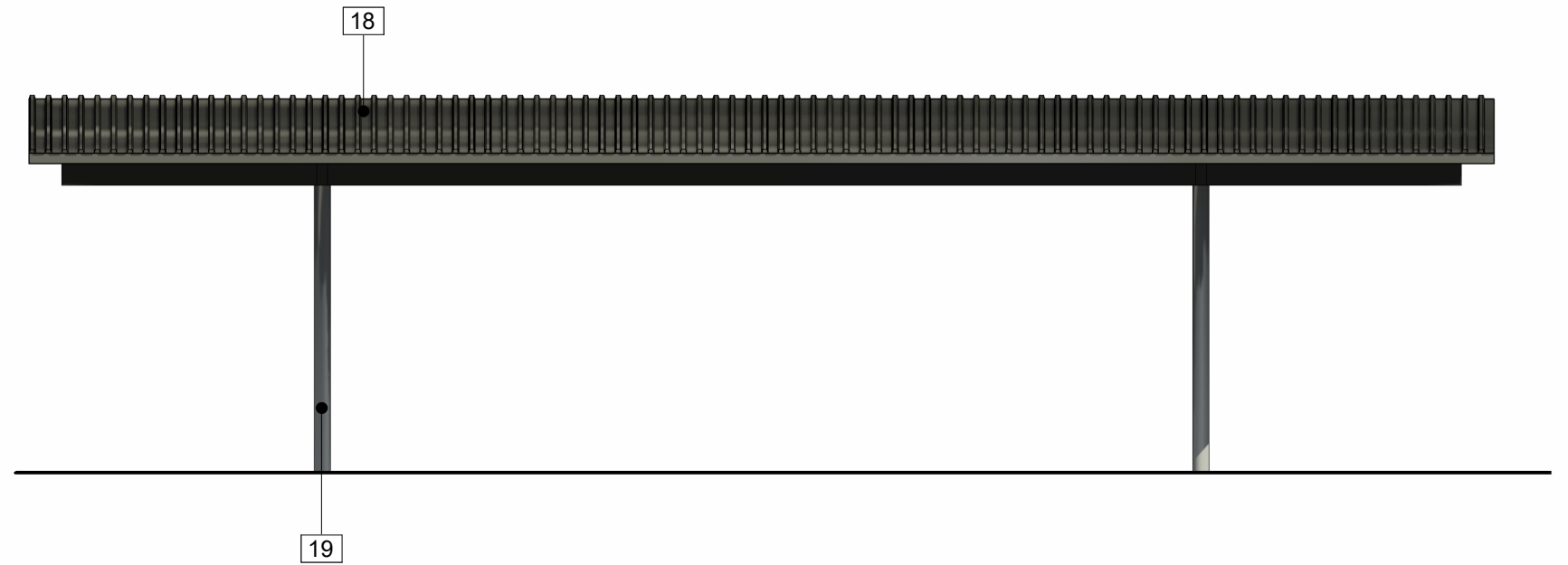


FRONT GATE

MATERIAL LEGEND	
NUMBER	MATERIAL
09	CMU WITH BRICK VENEER
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
16	4" SOLID CMU CAP PAINTED TO MATCH DARK ANODIZED BRONZE
20	METAL - DARK ANODIZED BRONZE

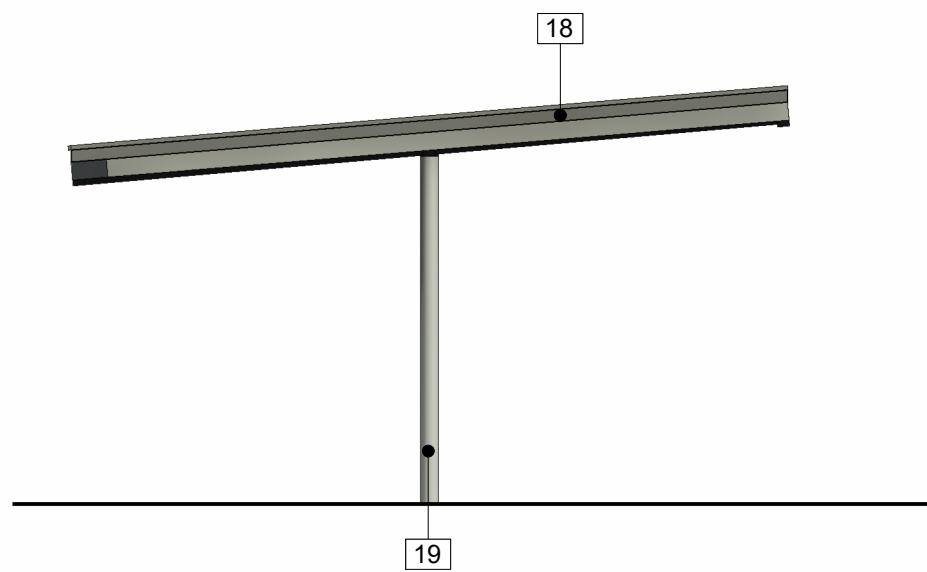


LEFT ELEVATION

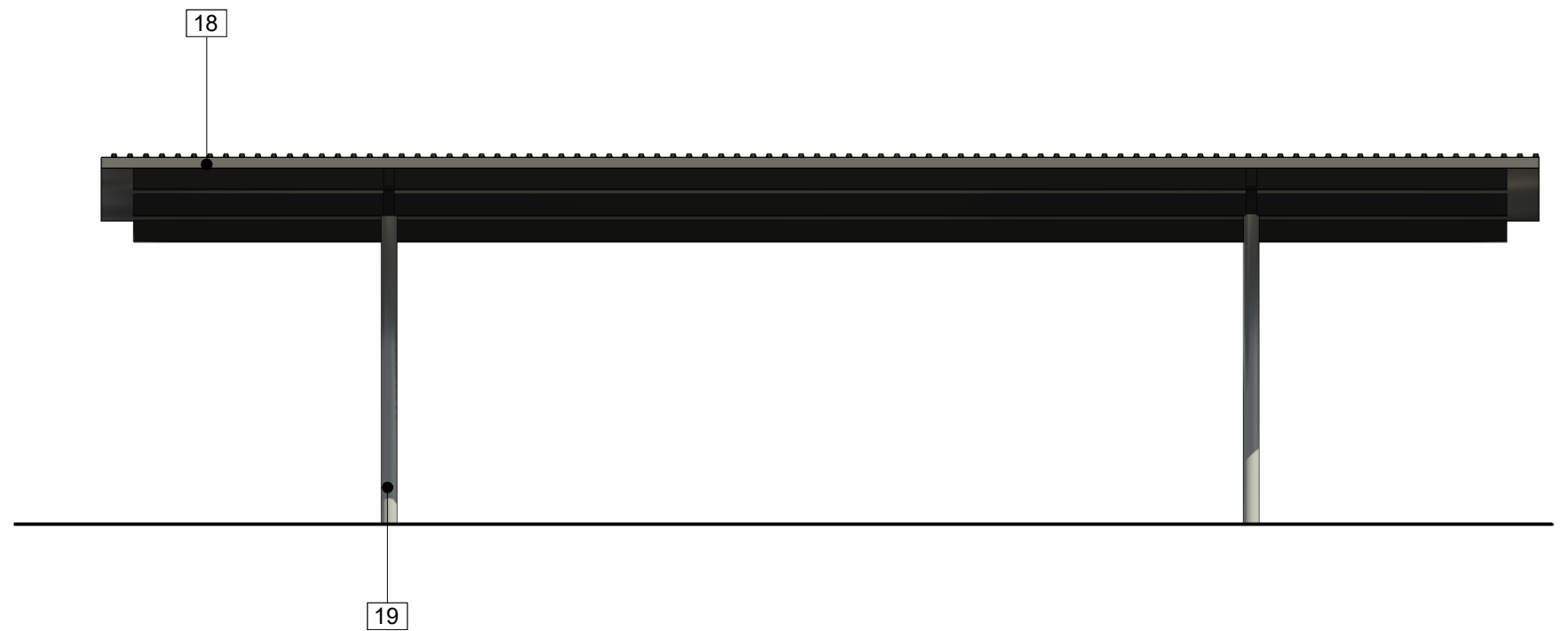


BACK ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
18	CORRUGATED METAL ROOF
19	METAL COLUMN



RIGHT ELEVATION



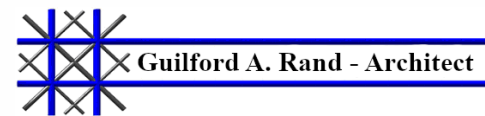
FRONT ELEVATION



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801.735.6314 | greg@legacyhomedesign.com
legacyhomedesign.com



3707 E. Southern Avenue
Mesa, AZ 85206
Phone: 480.734.1446



962 W 800 N, OREM, UT 84057
801.362.0343 | archcoalition@hotmail.com

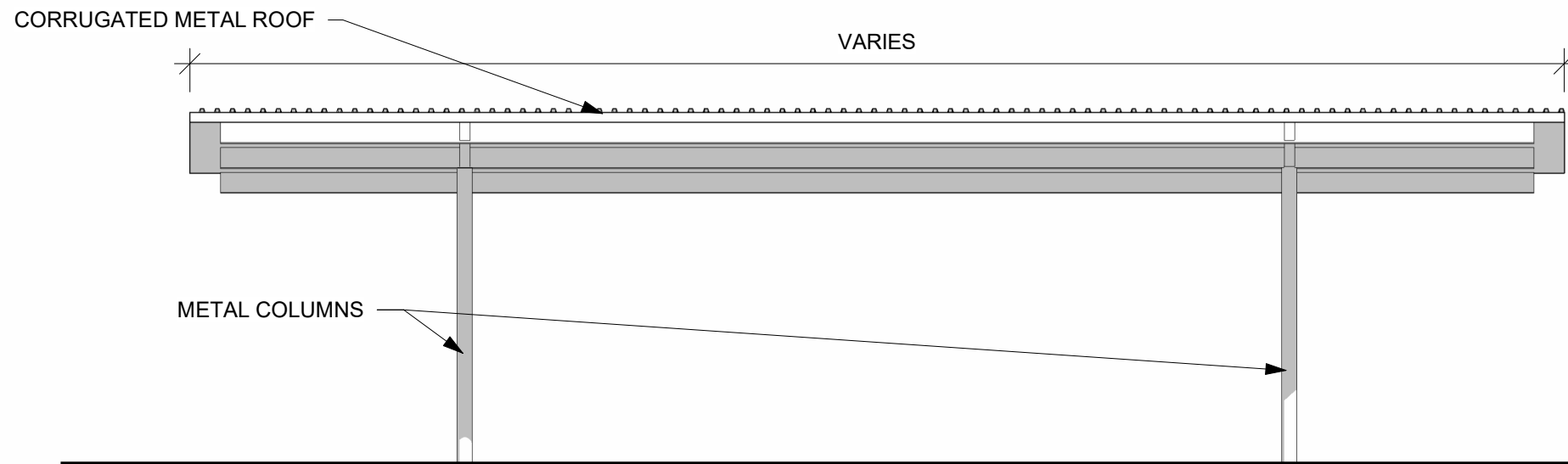
COVERED PARKING
CANOPY

MESA, AZ

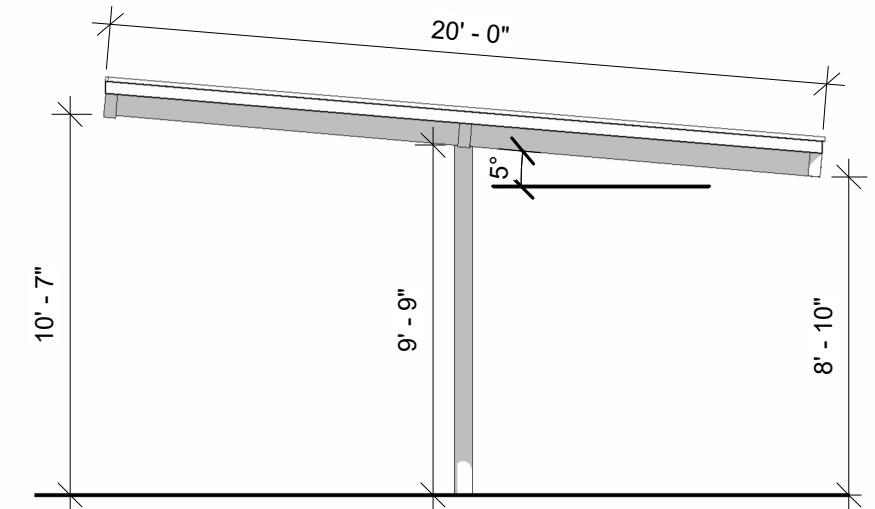
SQUARE FOOTAGE

1/24/2024

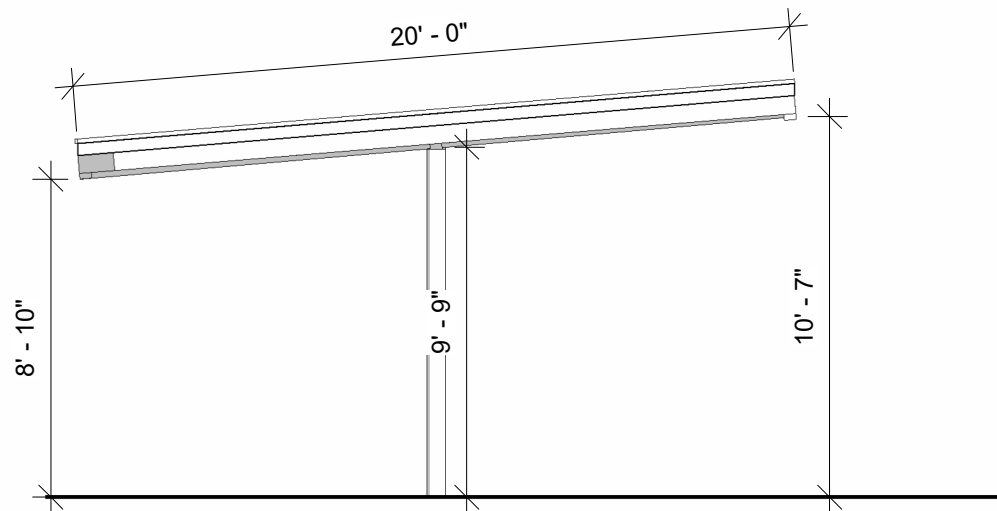
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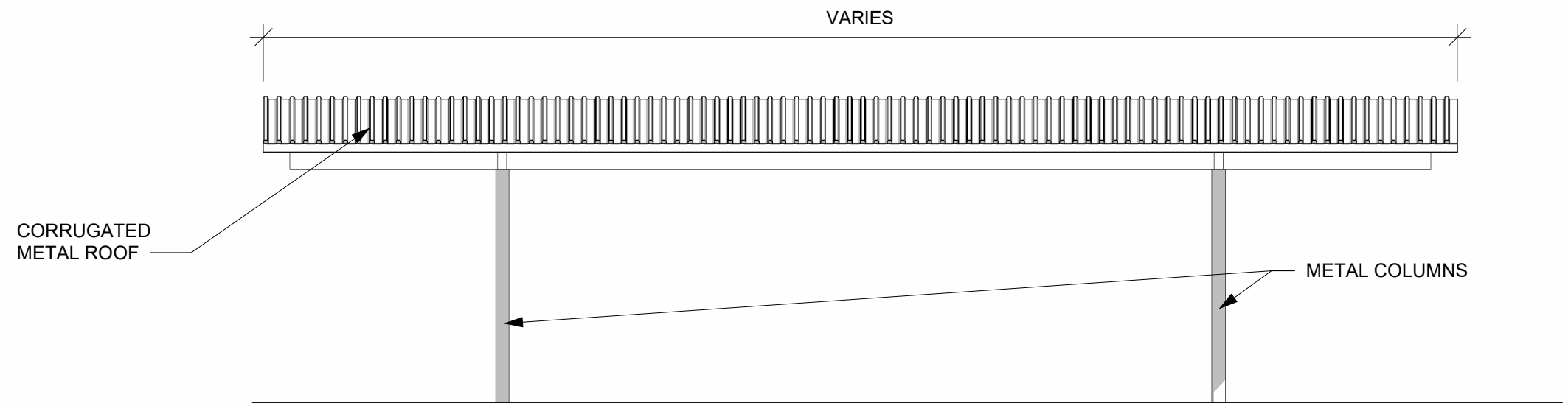
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



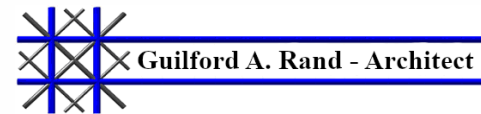
BACK ELEVATION



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COVERED PARKING
CANOPY

MESA, AZ

SQUARE FOOTAGE

1/24/2024

A2

CITIZEN'S PARTICIPATION PLAN FOR "Country Club Apartments"

Located in Mesa, Arizona.



Prepared By:

BFH GROUP, LLC
222 N. Stapley Drive
Mesa, AZ 85203
Ph: 480.734.1446
Email: davidb@thebfhgroup.com
Attn: David M. Bohn, P.E.



CITIZEN'S PARTICIPATION PLAN FOR "COUNTRY CLUB APARTMENTS"

TABLE OF CONTENTS

1. PURPOSE OF REQUEST
2. NOTIFICATION AND PROCEDURE
3. AFFECTED PARTIES COMMUNICATION

PURPOSE OF REQUEST

BFH Group is delighted to present to the City of Mesa this Citizen Participation Plan with corresponding narrative and exhibits for the Rezoning PAD, Site Plan and Design Review submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the general vicinity of the site to request application for rezoning the proposed 2.27-acre residential development. The site is located at 333 W. Brown Road, Mesa, 85201, more specifically APN: 137-21-015A, -007B. The application is to rezone the property from RM-4 to RM-4 PAD for the proposed development intended to be 56 apartment style residential units. This plan is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

CONTACT PERSON:

DAVID BOHN – BFH GROUP
222 N. Stapley Drive
MESA, AZ 85203
480.734.1446
EMAIL: davidb@thebfhgroup.com

NOTIFICATION AND PROCEDURE

BFH Group has followed the notification procedure outlined by the City of Mesa Citizen Participation Plan process. All Rezoning documents have been submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Mesa planning staff, BFH Group has notified all property owners within 500' of the subject property of the intention to propose a Rezoning to the subject property. At the same time, signage was posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting will be held (on Zoom) that allows adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed rezoning will be. BFH Group has consolidated any correspondence as well as any other communication received to prepare this plan summarizing the community's inputs and

documenting all notification materials. This will be delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and approval. Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Plan.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project
 - b. Homeowners Associations within one half mile of the project
 - c. Property owners within 500 feet from the site
 - d. Mesa Public Schools District in writing, with copies to Westwood High School, Kino Junior High School, and Emerson Elementary School.
2. All persons listed on the contact list shall receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.
3. Presentations can be made to groups of citizens or associations upon request.

AFFECTED PARTIES QUESTIONS AND COMMUNICATION

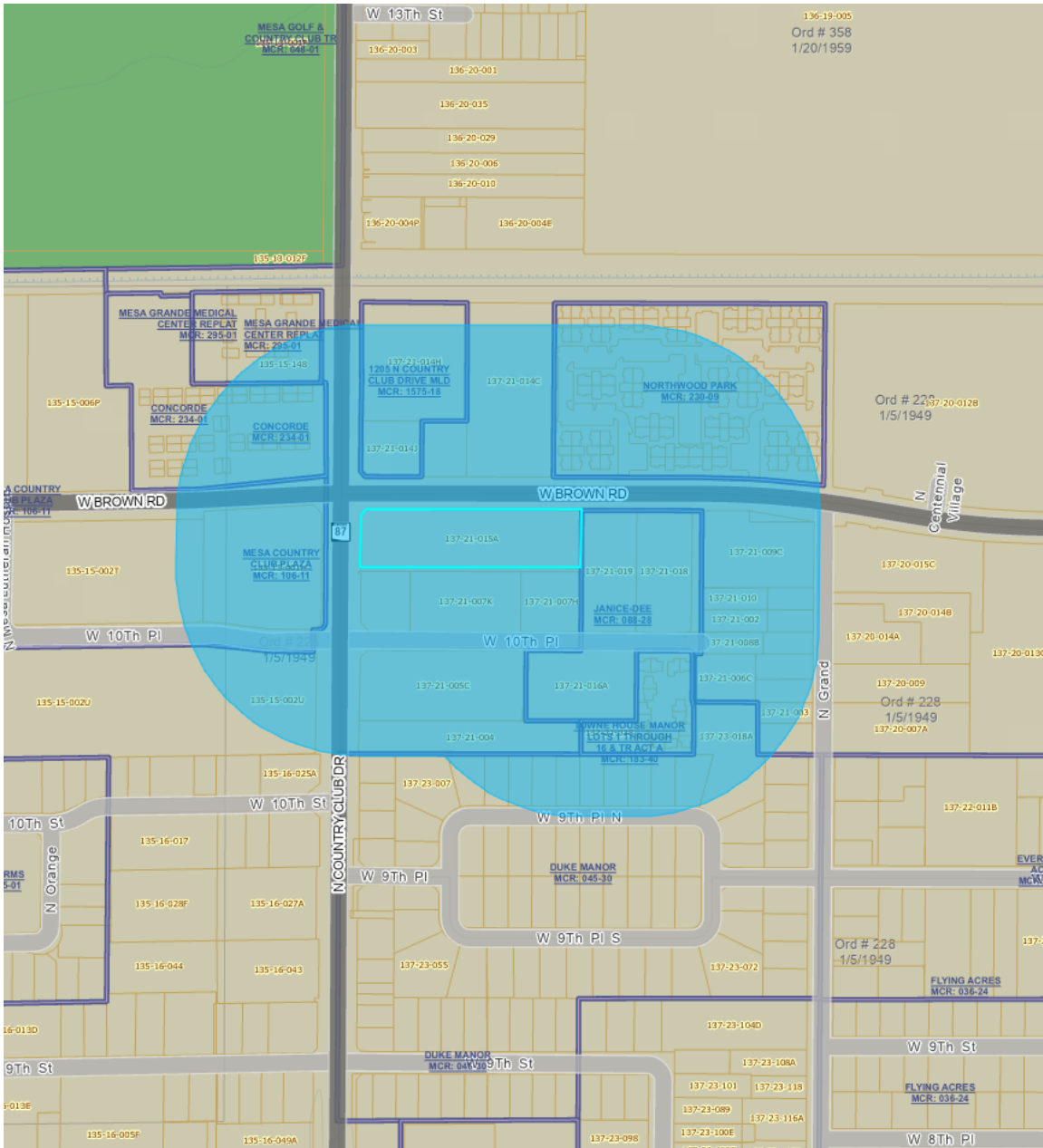
Correspondence with interested individuals is to be documented in this plan and any concerns will be relayed to the Planning department staff member overseeing the Citizen Participation Plan process.

1. Notice of the neighborhood meeting will be provided at least 15 calendar days prior to the Planning and Zoning meeting date in the following manner:
 - a. Written notices were sent out via mail to each identified property owner within 500' of the property.
 - b. A sign will be posted by the City on the property providing a description of the request and the Planning and Zoning meeting date, time, and location.

SCHEDULE

Pre-Application Meeting:	May 25, 2023
Application Submittal:	July 18, 2023
Neighborhood Meeting (Zoom):	April 15, 2024
Notification Mailed:	March 29, 2024
2 nd Neighborhood Meeting:	NA
Submittal of Final Citizen Participation Report:	TBD
Planning and Zoning Commission Hearing:	TBD
Notification Mailed:	TBD
Sign Posted:	TBD
City Council Hearing:	TBD

LETTER NOTIFICATION PROPERTY OWNERSHIP MAP



OWNER

BRIDWELL LLC
BANNER HEALTH
BANNER HEALTH
MARQUEZ-DE NEVAREZ FRANCISCA
DASO PROPERTIES LLC
JONES PEYTON WILLIAM
KEAST RICHARD J
CHAMBERS RON/SMYTH DIANE ROBERTA
IMESA LLC
424 WEST BROWN ROAD UNIT 107 LLC
BRAVATA VINCENT
BUELL DUANE
WEST BROWN RD PROPERTY LLC
CIPRIANO NICHOLAS
SHAHBAZIAN FAMILY LIVING TRUST
HASKINS SCOTT
DI PERNA DOUG P
MOUAKKIL MOHAMED
BAKER ROBERT D/KRISTI M
SINGH JASKARAN
VH RENTAL LLC
ANDERSON RONALD WADE JR
WALD JEWEL
WALD RUSSELL B
GS JK INVESTMENTS LLC
GO & DO HOLDINGS 1 LLC
OAKES DUANE D
OWENS ALICE
CHAMBERS RON/SMYTH DIANE
FAN DAVID/SANDRA
ALLEY KARLA
CAPTAIN JACK LLC
BAVETTES GROOMING SPA 401K CORPORATION
HAMPTON FAMILY PROPERTIES LLC
IMMOBILIARI LLC/SCHULKER ENTERPRISES LLC
MARC EQUITIES LLC
HODGE LARRY G/CAROL A
HAMPTON FAMILY PROPERTIES
IMMOBILIARI LLC/SCHULKER ENTERPRISES LLC
KEAST RICHARD J
HODGE LARRY G/CAROL A
SHAHBAZIAN FAMILY LIVING TRUST

PROPERTY ADDRESS

420 W 10TH PL MESA 85201

436 W 10TH ST MESA 85201
424 W BROWN RD 101 MESA 85201
424 W BROWN RD 102 MESA 85201
424 W BROWN RD 103 MESA 85201
424 W BROWN RD 104 MESA 85201
424 W BROWN RD 105 MESA 85201
424 W BROWN RD 106 MESA 85201
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424 W BROWN RD 150 MESA 85201
424 W BROWN RD 201 MESA 85201
424 W BROWN RD 202 MESA 85201
424 W BROWN RD 203 MESA 85201
424 W BROWN RD 204 MESA 85201
424 W BROWN RD 205 MESA 85201
424 W BROWN RD 206 MESA 85201

SAISSAN JOHN/ESMAEILLOO BITA	424 W BROWN RD 207 MESA 85201
JOHNSON MATTHEW/SUTTON KRISTA	424 W BROWN RD 208 MESA 85201
VH RENTAL LLC	424 W BROWN RD 209 MESA 85201
ALLEY KARLA R	424 W BROWN RD 210 MESA 85201
DAVITO MARICELA	424 W BROWN RD 211 MESA 85201
MARKIW MICHAEL/ELHADI HANANE	424 W BROWN RD 212 MESA 85201
HORN STEPHANIE M	424 W BROWN RD 213 MESA 85201
DESYLVESTER FAMILY TRUST	424 W BROWN RD 214 MESA 85201
SMITH JOSEPH P III	424 W BROWN RD 215 MESA 85201
KOCH WAYNE/GENE	424 W BROWN RD 216 MESA 85201
RAMOS DE LA CRUZ ANDREA	424 W BROWN RD 217 MESA 85201
HERNANDEZ DOMINICK	424 W BROWN RD 218 MESA 85201
SOTIRI ARMINEH	424 W BROWN RD 219 MESA 85201
STEFFEN WYATT	424 W BROWN RD 220 MESA 85201
RIKTRAC TRUST	424 W BROWN RD 221 MESA 85201
ALLEY KARLA	424 W BROWN RD 222 MESA 85201
ALLEY KARLA	424 W BROWN RD 223 MESA 85201
OAKES DUANE D/GENIEL S	424 W BROWN RD 224 MESA 85201
ALBERT A TERRANOVA REVOCABLE TRUST	424 W BROWN RD 225 MESA 85201
ROJO ANTHONY	424 W BROWN RD 226 MESA 85201
ARMSTRONG ROGER	424 W BROWN RD 244 MESA 85201
DIZON SEAN ULYSSES	424 W BROWN RD 245 MESA 85201
BHUKTA FAMILY TRUST	424 W BROWN RD 246 MESA 85201
ALLEY KARLA R	424 W BROWN RD 247 MESA 85201
AGUAYO DAVID	424 W BROWN RD 248 MESA 85201
MODEL ONE LLC	424 W BROWN RD 249 MESA 85201
LUCIO DONNA/RODOLFO	424 W BROWN RD 250 MESA 85201
SHUMWAY DAVID D W/IRIS F TR	1150 N COUNTRY CLUB DR 10 MESA 85201
THOMASCROWLEY INVESTMENTS LLC	1150 N COUNTRY CLUB DR MESA 85201
THOMASCROWLEY INVESTMENTS LLC	1150 N COUNTRY CLUB DR 11 MESA 85201
MGMC OWNER ASSN	1150 N COUNTRY CLUB DR MESA 85201
CASSIDY KEVIN P	1010 N GRAND MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	
BELLOWS RHONDA MARIE	1012 N GRAND MESA 85201
MESA UNIFIED SCHOOL DISTRICT NO 4	
MESA UNIFIED SCHOOL DISTRICT NO 4	1025 N COUNTRY CLUB DR MESA 85201
JOHNSON TYLER K/GRIZELDA TR	1014 N GRAND MESA 85201
JOHNSON TYER K/GRIZELDA CO- TRUSTEES	
JOHNSON TYLER KADE	1024 N GRAND MESA 85201

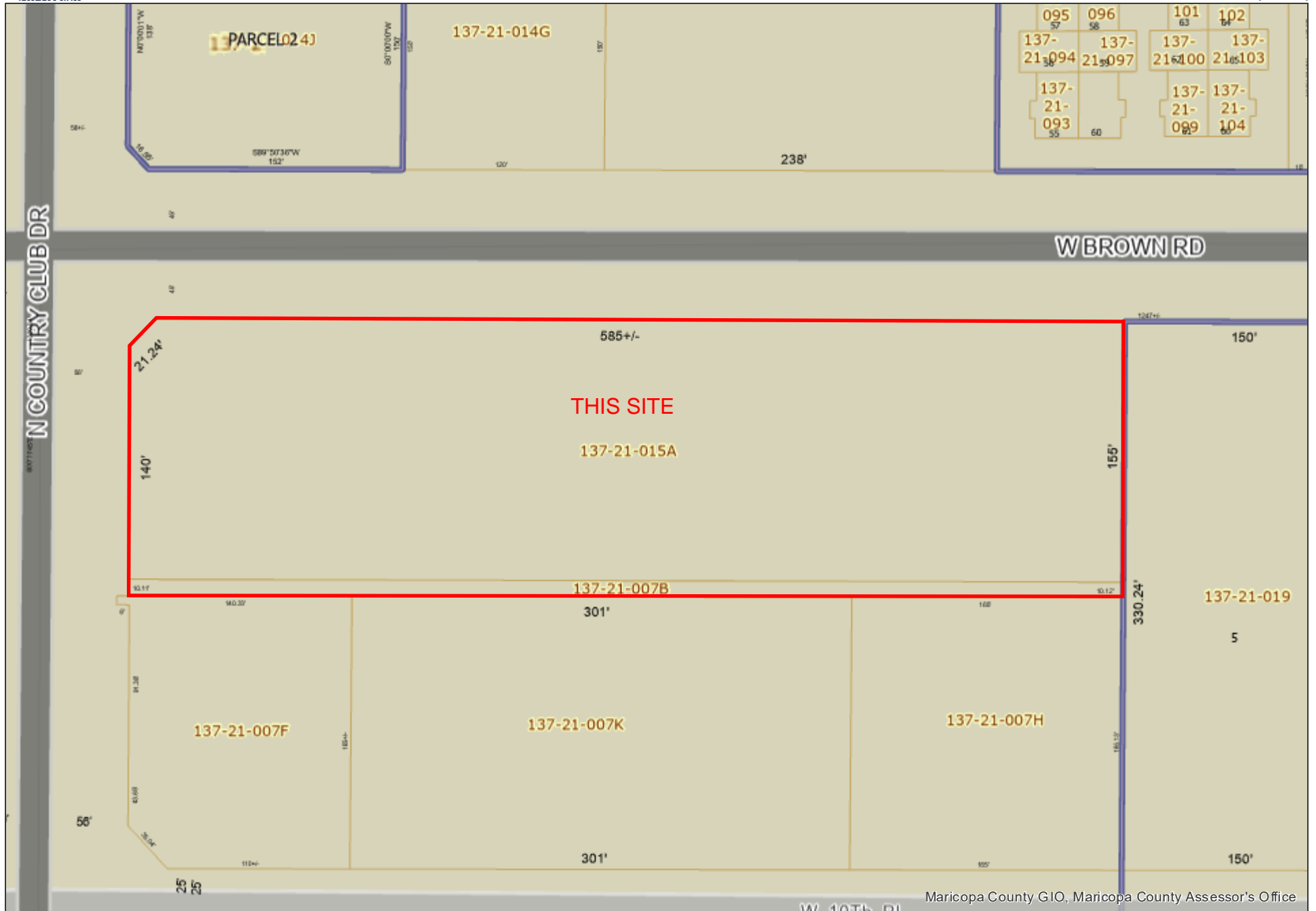
ENZO AND JAX LLC	1039 N COUNTRY CLUB DR MESA 85201
MISIR INVESTMENT HOLDINGS LLC	255 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	334 W 10TH PL MESA 85201
ARIZONA LLC	1030 N GRAND MESA 85201
JOHNSON TYLER KADE/GRIZELDA	
JOHNSON TYLER K/GRIZELDA TR	215 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	
SUN-MESA INVESTMENT PROPERTIES LLC	215 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	1044 N GRAND MESA 85201
CARRANZA NICOLE L	1038 N GRAND MESA 85201
CARRANZA NICOLE LEA	320 W BROWN RD MESA 85201
WEINTRAUB ISAAC/MARGALIT RUTH R	340 W BROWN RD MESA 85201
KAAL BHAIRAV LLC	1207 N COUNTRY CLUB DR MESA 85201
HH-NORTH PLAZA LLC	1205 N COUNTRY CLUB DR MESA 85201
1100 MORRIS AVENUE LLC	333 W BROWN RD MESA 85201
ENZO AND JAX LLC	315 W 10TH PL MESA 85201
315 10TH PLACE LLC	255 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	255 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	
LUTHERAN BRETHERAN CHURCH OF THE	255 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	245 W 10TH PL 1 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 2 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 3 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 4 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 5 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 6 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 7 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 8 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 9 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 10 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 11 MESA 85201
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245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 16 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL MESA 85201
WORDEN RANDY S & DENISE S	222 W BROWN RD 1 MESA 85201
GRADY ALICIA DESIREE	222 W BROWN RD 2 MESA 85201

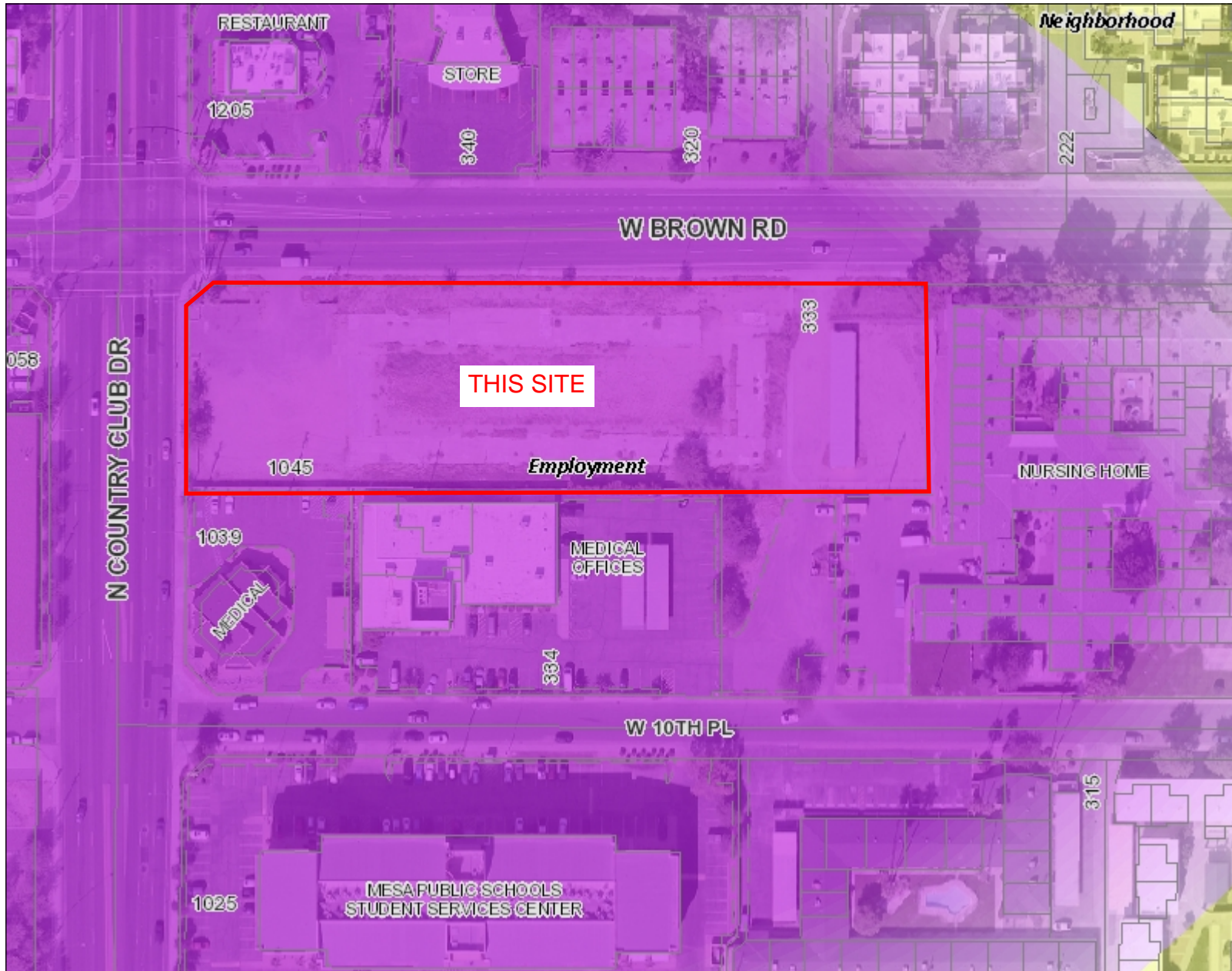
BROOKS RACHEL/LAIRD RHONDA L	222 W BROWN RD 3 MESA 85201
DITGEN JEFFREY JR/JORDAN	222 W BROWN RD 4 MESA 85201
VENTANA HOLDINGS LLC	222 W BROWN RD 5 MESA 85201
HERNANDEZ CLAUDIA ISABEL	222 W BROWN RD 6 MESA 85201
WISWELL NANCY L	222 W BROWN RD 7 MESA 85201
PEREZ ANDREW J	222 W BROWN RD 8 MESA 85201
TANGUAY PHYLLIS L	222 W BROWN RD 9 MESA 85201
KEITH PROPERTY MANAGEMENT LLC	222 W BROWN RD 10 MESA 85201
SAVOIE STEVEN/CHRISTINA	222 W BROWN RD 11 MESA 85201
HIGGINS BRIANNA	222 W BROWN RD 12 MESA 85201
ANGSTEN ADAM/VIANEY	222 W BROWN RD 33 MESA 85201
BELTOYA RICHARD J/TRACY L	222 W BROWN RD 34 MESA 85201
RICHARD JOHN DIETRICH	222 W BROWN RD 40 MESA 85201
PEREZ DIANA	222 W BROWN RD 41 MESA 85201
STAHL SETH N	222 W BROWN RD 42 MESA 85201
CHAVIRA MARIA DE JESUS	222 W BROWN RD 44 MESA 85201
WRAY TIMOTHY J	222 W BROWN RD 45 MESA 85201
ONEILL PATRICK	222 W BROWN RD 46 MESA 85201
COSTELLO AMY	222 W BROWN RD 47 MESA 85201
REDDING JERIE	222 W BROWN RD 50 MESA 85201
ABDULKARIM FAMILY HOLDINGS LLC	222 W BROWN RD 51 MESA 85201
O HOMES LLC	222 W BROWN RD 52 MESA 85201
EKRE OF AZ LLC	222 W BROWN RD 53 MESA 85201
MARTINEZ JOHN JR	222 W BROWN RD 55 MESA 85201
WHITENER JIM/FRAN/STEPHEN/SHARON	222 W BROWN RD 56 MESA 85201
VASQUEZ CRYSTLE	222 W BROWN RD 57 MESA 85201
WEISS AMARANTH FAITH	222 W BROWN RD 58 MESA 85201
CREE DEBRA	222 W BROWN RD 59 MESA 85201
LITMAN SAMUEL L	222 W BROWN RD 60 MESA 85201
ESTEP KATHERINE/BALCH NOAH	222 W BROWN RD 61 MESA 85201
HODGES ZANE TYLER/HURD HANNA ESTELLE	222 W BROWN RD 62 MESA 85201
DELRIO PAQUITO	222 W BROWN RD 63 MESA 85201
KHAMIS DAN	222 W BROWN RD 64 MESA 85201
NICKERSON EDWIN W/BONNIE G TR	222 W BROWN RD 65 MESA 85201
HARMELINK TERA	222 W BROWN RD 66 MESA 85201
WURFFEL EILEEN/STEPHEN	222 W BROWN RD 67 MESA 85201
BYRD ELIZABETH A	222 W BROWN RD 68 MESA 85201
RODRIGUEZ ALICIA NICOLE	222 W BROWN RD 69 MESA 85201
CASSA DION	222 W BROWN RD 70 MESA 85201
KOCH LEANNE	222 W BROWN RD 71 MESA 85201
CASTILLO YESSENIA	222 W BROWN RD 72 MESA 85201
RICH CONOR WELDON	222 W BROWN RD 73 MESA 85201
DAVIS DUSTIN PAUL	222 W BROWN RD 74 MESA 85201

ZIMINSKE RICHARD J/MARJORIE A ETAL	222 W BROWN RD 75 MESA 85201
GLADIS ROA FLORES TRUST	222 W BROWN RD 76 MESA 85201
SANICOLA ALEXANDER R/WILSON MIKAYLA J	222 W BROWN RD 77 MESA 85201
BRASEN HOLLY/AMODT ANTHONY STEVEN	222 W BROWN RD 78 MESA 85201
NEY NICOLE	222 W BROWN RD 79 MESA 85201
OCLAIR TINA MARIE	222 W BROWN RD 80 MESA 85201
CASTILLO MARCO	222 W BROWN RD 81 MESA 85201
MWANGI OLIVE	222 W BROWN RD 82 MESA 85201
HALLER FAMILY TRUST	222 W BROWN RD 83 MESA 85201
ABBOTT PAMELA K TR	222 W BROWN RD 84 MESA 85201
FERNANDEZ BETZAIDA Y LOPEZ	222 W BROWN RD 85 MESA 85201
PEREZ MAYVELYN B/LEONARDO N	222 W BROWN RD 86 MESA 85201
GOWDY BERNARD	222 W BROWN RD 87 MESA 85201
CLM INVESTMENT TRUST	222 W BROWN RD 88 MESA 85201
DONALDSON EARNEST T	222 W BROWN RD 89 MESA 85201
NOEL LARYSSA M/REBECCA S	222 W BROWN RD 90 MESA 85201
BERNAL ROBERT L JR/MARY M	222 W BROWN RD 91 MESA 85201
EAGAN MICHAEL	222 W BROWN RD 92 MESA 85201
GUZMAN ARANZA	222 W BROWN RD 93 MESA 85201
BLANCHETTE SAMUEL H	222 W BROWN RD 94 MESA 85201
WEBBER JAY ALLEN & CHRISTINE ELISE	222 W BROWN RD 95 MESA 85201
DESERIO JOSEPH J	222 W BROWN RD 96 MESA 85201
JOHNSON DEBORAH L	222 W BROWN RD 97 MESA 85201
KIMBLE SHAUNA	222 W BROWN RD 98 MESA 85201
FARRIS MARY	222 W BROWN RD 99 MESA 85201
MATTHEW T FOLEY AND STEPHANIE J FOLEY LIVING TRUST	222 W BROWN RD 100 MESA 85201
MOREL ARACELYS M	222 W BROWN RD 101 MESA 85201
SEIBERT MARCIA	222 W BROWN RD 102 MESA 85201
CHAVEZ ANTONIO MONTEJANO/PADILLA ELVIA MEDINA	222 W BROWN RD 103 MESA 85201
MUSCATELL TERRI L/DANIEL R	222 W BROWN RD 107 MESA 85201
ADAMS ROCHELLE N/WELKER RICHARD D	222 W BROWN RD 108 MESA 85201
HOLT BARBARA J/CHRISTOPHER R	222 W BROWN RD 109 MESA 85201
ORTIZ NICOLE M	222 W BROWN RD 110 MESA 85201
HOPEWELL AARON J JR	222 W BROWN RD 111 MESA 85201
JACKSON CHELSEA L/ALBERT J	222 W BROWN RD 112 MESA 85201
WEST RAMON/BREWER MOLLY L	222 W BROWN RD 113 MESA 85201
GALVAN MARIA D	222 W BROWN RD 114 MESA 85201
GODINEZ JOSE G BECERRA	222 W BROWN RD 115 MESA 85201
VOGT MARGARET A	222 W BROWN RD 116 MESA 85201
GESTALT LLC	222 W BROWN RD 117 MESA 85201
HOWELL SHANE D	222 W BROWN RD 118 MESA 85201
FERGUSON KENDRA	222 W BROWN RD 119 MESA 85201

CLERIE KARL RODNEY	222 W BROWN RD 120 MESA 85201
NORTHWOOD PARK HOMEOWNERS ASSOC	222 W BROWN RD MESA 85201
NORTHWOOD PARK HOMEOWNERS ASSOC	322 W BROWN RD MESA 85201
NORTHWOOD PARK HOMEOWNERS ASSOC	242 W BROWN RD MESA 85201
MESA UNIFIED SCHOOL DIST #4	
KORTHALS LARRY/MCDERMITT PAULA	324 W 9TH PL N MESA 85201
MCMICHAEL MARY E	320 W 9TH PL N MESA 85201
REINA MCRAE LIVING TRUST	316 W 9TH PL N MESA 85201
FALLBECK KIMBERLY A/MCCLEVE CHARMAINE	312 W 9TH PL N MESA 85201
ATKINSON JAMES/HOPE	308 W 9TH PL N MESA 85201
IMOLA PROPERTIES LLC	302 W 9TH PL N MESA 85201
COLEMAN MARK/CINDY	264 W 9TH PL N MESA 85201
BABBITT FAMILY TRUST	258 W 9TH PL N MESA 85201
ZILLES GERALD S	252 W 9TH PL N MESA 85201
BLACKHURST BRUCE/SHIRROD MISTI	246 W 9TH PL N MESA 85201
HARDT ALEXANDER STEPHEN/COLE-SNOW KIMBERLY SUE	240 W 9TH PL N MESA 85201
BROWN ALEXANDER/NATALJA	236 W 9TH PL N MESA 85201
QUINONES ANDRES JOSE	960 N GRAND MESA 85201

Parcel Map





Legend

- Planning Area
- Arterials
 - FRWY
 - ARTL
 - RAMP
- GeneralPlan2040
 - Station Area
 - Transit Corridor
 - Proposed Transit Corridor
 - Downtown
 - Employment
 - Mixed Use Activity District
 - Mixed Use Activity / Employment
 - Mixed Use Community
 - Neighborhood Village
 - Park
 - Neighborhood
 - Specialty
- High Resolution
- Standard Resolution
- Regional

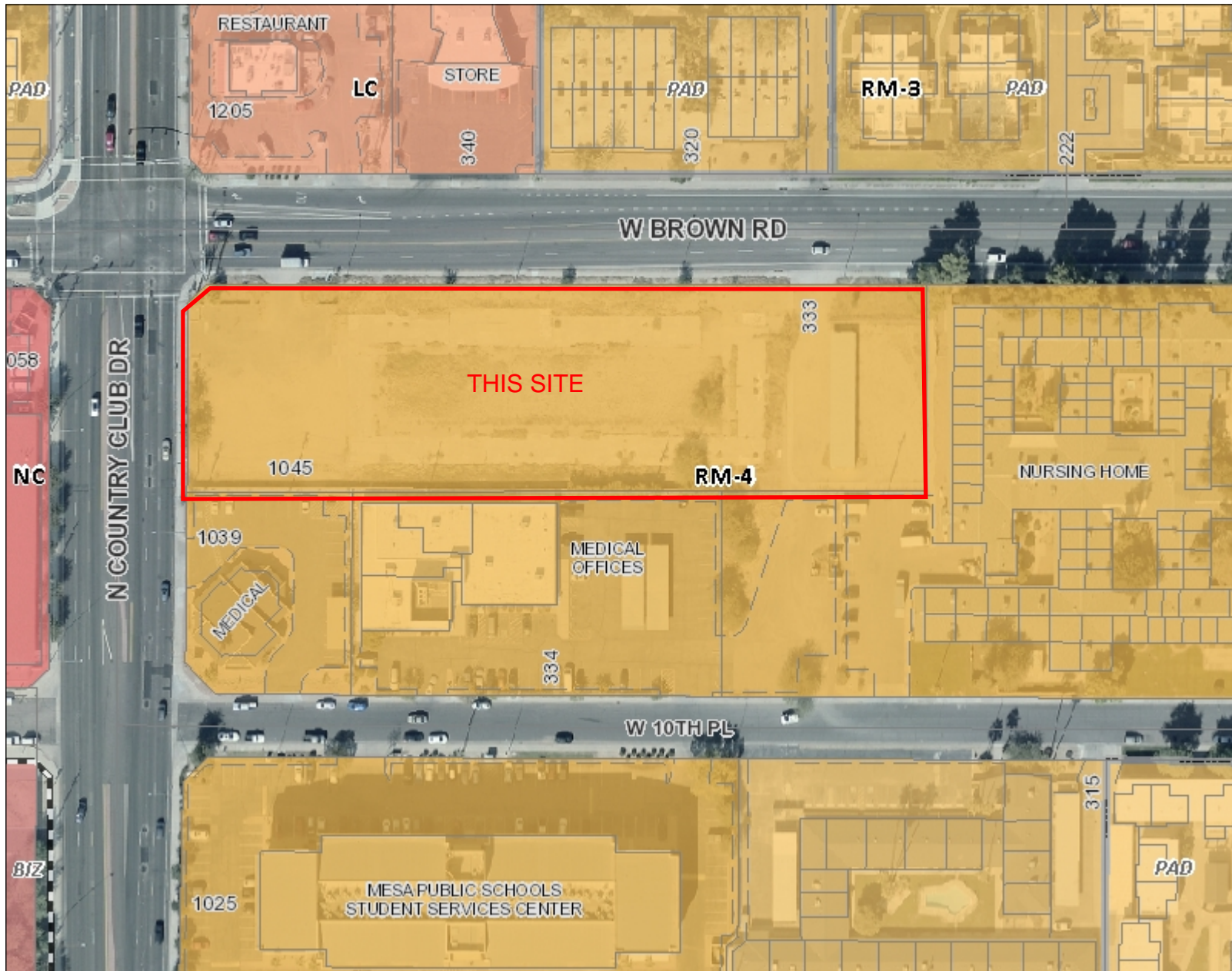
Notes

0.1 0 0.03 0.1 Miles



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Planning Area
- Arterials
 - FRWY
 - ARTL
 - RAMP
- Overlay
 - AF
 - AS
 - BIZ
 - CUP
 - DE
 - DPA
 - HD
 - HL
 - PAD
- Zoning
 - AG
 - DB-1
 - DB-2
 - DC
 - DR-1
 - DR-2
 - DR-3
 - EO
 - LI
 - GI
 - HI
 - ID-1
 - ID-2
 - MX
 - OC
 - LC
 - NC
 - GC

Notes

0.1 0 0.03 0.1 Miles



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



THIS MAP IS NOT TO BE USED FOR NAVIGATION



222 N. Stapley Drive
Mesa, AZ 85203
davidb@thebfhgroup.com

Notice of Public Meeting Design Review Board

Meeting Date: April 15, 2024

Time: 6:00 p.m.

Location: <https://us06web.zoom.us/j/83745012001?pwd=yZqXyMKxj8um9JnWKY1zhiUER8MK2D.1>

Passcode (if required): 238671

PROPOSED DEVELOPMENT: *COUNTRY CLUB APARTMENTS*

Address: 333 W. Brown Road, Mesa, 85202

Parcel Number: 137-21-015A, -007B

Dear Neighbor,

We have applied for City of Mesa Design Review approval for development at this location. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site as required by the Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter is a copy of the proposed site plan.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as gas station, apartments or office building). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review process, please contact the Mesa Planning Division at 55 North Center, or call the Mesa Planning Division Office at 480-644-2385.

Sincerely,

A handwritten signature in black ink, appearing to read "David Bohn", with a long horizontal flourish extending to the right.

David Bohn
BFH Group
davidb@thebfhgroup.com



3707 E. Southern Avenue
Mesa, AZ 85206
davidb@thebfhgroup.com

Dear Neighbor,

We have applied for City of Mesa Design Review and Rezoning approval for the property located at 333 W. Brown Road, Mesa, 85201. This request is for development of 56 apartment-style residential units. The case number assigned to this project is **TBD**.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-734-1446 or e-mail me at davidb@thebfhgroup.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on **TBD** in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 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 **530 123 2921** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** 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 Josh Grandlienard of their Planning Division staff. He can be reached at 480-644-4691 or Joshua.Grandlienard@MesaAZ.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

David Bohn – BFH Group



CITIZEN'S PARTICIPATION REPORT FOR "Country Club Apartments"

Located in Mesa, Arizona.



Prepared By:

BFH GROUP, LLC
222 N. Stapley Drive
Mesa, AZ 85203
Ph: 480.734.1446
Email: davidb@thebfhgroup.com
Attn: David M. Bohn, P.E.



CITIZEN'S PARTICIPATION REPORT FOR "COUNTRY CLUB APARTMENTS"

TABLE OF CONTENTS

1. PURPOSE OF REQUEST
2. NOTIFICATION AND PROCEDURE
3. AFFECTED PARTIES COMMUNICATION

PURPOSE OF REQUEST

BFH Group is delighted to present to the City of Mesa this Citizen Participation Report with corresponding narrative and exhibits for the Rezoning PAD, Site Plan and Design Review submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Report is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the general vicinity of the site to request application for rezoning the proposed 2.27-acre residential development. The site is located at 333 W. Brown Road, Mesa, 85201, more specifically APN: 137-21-015A, -007B. The application is to rezone the property from RM-4 to RM-4 PAD for the proposed development intended to be 56 apartment style residential units. This plan is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

CONTACT PERSON:

DAVID BOHN – BFH GROUP
222 N. Stapley Drive
MESA, AZ 85203
480.734.1446
EMAIL: davidb@thebfhgroup.com

NOTIFICATION AND PROCEDURE

BFH Group has followed the notification procedure outlined by the City of Mesa Citizen Participation Report process. All Rezoning documents have been submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Mesa planning staff, BFH Group has notified all property owners within 500' of the subject property of the intention to propose a Rezoning to the subject property. At the same time, signage was posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting was held (on Zoom) allowing adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed rezoning will be. BFH Group has consolidated any correspondence as well as any other communication received to prepare this plan summarizing the community's inputs and documenting all

notification materials. This will be delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Report.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project
 - b. Homeowners Associations within one half mile of the project
 - c. Property owners within 500 feet from the site
 - d. Mesa Public Schools District in writing, with copies to Westwood High School, Kino Junior High School, and Emerson Elementary School.
2. All persons listed on the contact list received a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.
3. Presentations can be made to groups of citizens or associations upon request.

AFFECTED PARTIES QUESTIONS AND COMMUNICATION

Correspondence with interested individuals is documented in this plan and any concerns have been relayed to the Planning department staff member overseeing the Citizen Participation Report process.

1. Notice of the neighborhood meeting will be provided at least 15 calendar days prior to the Planning and Zoning meeting date in the following manner:
 - a. Written notices were sent out via mail to each identified property owner within 500' of the property.
 - b. A sign will be posted by the City on the property providing a description of the request and the Planning and Zoning meeting date, time, and location.

SCHEDULE

Pre-Application Meeting:	May 25, 2023
Application Submittal:	July 18, 2023
Neighborhood Meeting (Zoom):	April 15, 2024
Notification Mailed:	March 29, 2024
2 nd Neighborhood Meeting:	NA
Submittal of Final Citizen Participation Report:	August 21, 2024
Planning and Zoning Commission Hearing:	August 28, 2024
Notification Mailed:	August 5, 2024
Sign Posted:	August 9, 2024
City Council Hearing:	TBD

OWNER

BRIDWELL LLC
BANNER HEALTH
BANNER HEALTH
MARQUEZ-DE NEVAREZ FRANCISCA
DASO PROPERTIES LLC
JONES PEYTON WILLIAM
KEAST RICHARD J
CHAMBERS RON/SMYTH DIANE ROBERTA
IMESA LLC
424 WEST BROWN ROAD UNIT 107 LLC
BRAVATA VINCENT
BUELL DUANE
WEST BROWN RD PROPERTY LLC
CIPRIANO NICHOLAS
SHAHBAZIAN FAMILY LIVING TRUST
HASKINS SCOTT
DI PERNA DOUG P
MOUAKKIL MOHAMED
BAKER ROBERT D/KRISTI M
SINGH JASKARAN
VH RENTAL LLC
ANDERSON RONALD WADE JR
WALD JEWEL
WALD RUSSELL B
GS JK INVESTMENTS LLC
GO & DO HOLDINGS 1 LLC
OAKES DUANE D
OWENS ALICE
CHAMBERS RON/SMYTH DIANE
FAN DAVID/SANDRA
ALLEY KARLA
CAPTAIN JACK LLC
BAVETTES GROOMING SPA 401K CORPORATION
HAMPTON FAMILY PROPERTIES LLC
IMMOBILIARI LLC/SCHULKER ENTERPRISES LLC
MARC EQUITIES LLC
HODGE LARRY G/CAROL A
HAMPTON FAMILY PROPERTIES
IMMOBILIARI LLC/SCHULKER ENTERPRISES LLC
KEAST RICHARD J
HODGE LARRY G/CAROL A
SHAHBAZIAN FAMILY LIVING TRUST

PROPERTY ADDRESS

420 W 10TH PL MESA 85201

436 W 10TH ST MESA 85201
424 W BROWN RD 101 MESA 85201
424 W BROWN RD 102 MESA 85201
424 W BROWN RD 103 MESA 85201
424 W BROWN RD 104 MESA 85201
424 W BROWN RD 105 MESA 85201
424 W BROWN RD 106 MESA 85201
424 W BROWN RD 107 MESA 85201
424 W BROWN RD 108 MESA 85201
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424 W BROWN RD 147 MESA 85201
424 W BROWN RD 148 MESA 85201
424 W BROWN RD 149 MESA 85201
424 W BROWN RD 150 MESA 85201
424 W BROWN RD 201 MESA 85201
424 W BROWN RD 202 MESA 85201
424 W BROWN RD 203 MESA 85201
424 W BROWN RD 204 MESA 85201
424 W BROWN RD 205 MESA 85201
424 W BROWN RD 206 MESA 85201

SAISSAN JOHN/ESMAEILLOO BITA	424 W BROWN RD 207 MESA 85201
JOHNSON MATTHEW/SUTTON KRISTA	424 W BROWN RD 208 MESA 85201
VH RENTAL LLC	424 W BROWN RD 209 MESA 85201
ALLEY KARLA R	424 W BROWN RD 210 MESA 85201
DAVITO MARICELA	424 W BROWN RD 211 MESA 85201
MARKIW MICHAEL/ELHADI HANANE	424 W BROWN RD 212 MESA 85201
HORN STEPHANIE M	424 W BROWN RD 213 MESA 85201
DESYLVESTER FAMILY TRUST	424 W BROWN RD 214 MESA 85201
SMITH JOSEPH P III	424 W BROWN RD 215 MESA 85201
KOCH WAYNE/GENE	424 W BROWN RD 216 MESA 85201
RAMOS DE LA CRUZ ANDREA	424 W BROWN RD 217 MESA 85201
HERNANDEZ DOMINICK	424 W BROWN RD 218 MESA 85201
SOTIRI ARMINEH	424 W BROWN RD 219 MESA 85201
STEFFEN WYATT	424 W BROWN RD 220 MESA 85201
RIKTRAC TRUST	424 W BROWN RD 221 MESA 85201
ALLEY KARLA	424 W BROWN RD 222 MESA 85201
ALLEY KARLA	424 W BROWN RD 223 MESA 85201
OAKES DUANE D/GENIEL S	424 W BROWN RD 224 MESA 85201
ALBERT A TERRANOVA REVOCABLE TRUST	424 W BROWN RD 225 MESA 85201
ROJO ANTHONY	424 W BROWN RD 226 MESA 85201
ARMSTRONG ROGER	424 W BROWN RD 244 MESA 85201
DIZON SEAN ULYSSES	424 W BROWN RD 245 MESA 85201
BHUKTA FAMILY TRUST	424 W BROWN RD 246 MESA 85201
ALLEY KARLA R	424 W BROWN RD 247 MESA 85201
AGUAYO DAVID	424 W BROWN RD 248 MESA 85201
MODEL ONE LLC	424 W BROWN RD 249 MESA 85201
LUCIO DONNA/RODOLFO	424 W BROWN RD 250 MESA 85201
SHUMWAY DAVID D W/IRIS F TR	1150 N COUNTRY CLUB DR 10 MESA 85201
THOMASCROWLEY INVESTMENTS LLC	1150 N COUNTRY CLUB DR MESA 85201
THOMASCROWLEY INVESTMENTS LLC	1150 N COUNTRY CLUB DR 11 MESA 85201
MGMC OWNER ASSN	1150 N COUNTRY CLUB DR MESA 85201
CASSIDY KEVIN P	1010 N GRAND MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	
BELLOWS RHONDA MARIE	1012 N GRAND MESA 85201
MESA UNIFIED SCHOOL DISTRICT NO 4	
MESA UNIFIED SCHOOL DISTRICT NO 4	1025 N COUNTRY CLUB DR MESA 85201
JOHNSON TYLER K/GRIZELDA TR	1014 N GRAND MESA 85201
JOHNSON TYER K/GRIZELDA CO- TRUSTEES	
JOHNSON TYLER KADE	1024 N GRAND MESA 85201

ENZO AND JAX LLC	1039 N COUNTRY CLUB DR MESA 85201
MISIR INVESTMENT HOLDINGS LLC	255 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	334 W 10TH PL MESA 85201
ARIZONA LLC	1030 N GRAND MESA 85201
JOHNSON TYLER KADE/GRIZELDA	
JOHNSON TYLER K/GRIZELDA TR	215 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	
SUN-MESA INVESTMENT PROPERTIES LLC	215 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	1044 N GRAND MESA 85201
CARRANZA NICOLE L	1038 N GRAND MESA 85201
CARRANZA NICOLE LEA	320 W BROWN RD MESA 85201
WEINTRAUB ISAAC/MARGALIT RUTH R	340 W BROWN RD MESA 85201
KAAL BHAIRAV LLC	1207 N COUNTRY CLUB DR MESA 85201
HH-NORTH PLAZA LLC	1205 N COUNTRY CLUB DR MESA 85201
1100 MORRIS AVENUE LLC	333 W BROWN RD MESA 85201
ENZO AND JAX LLC	315 W 10TH PL MESA 85201
315 10TH PLACE LLC	255 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	255 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	
LUTHERAN BRETHERAN CHURCH OF THE	255 W BROWN RD MESA 85201
SUN-MESA INVESTMENT PROPERTIES LLC	245 W 10TH PL 1 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 2 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 3 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 4 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 5 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 6 MESA 85201
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245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 8 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 9 MESA 85201
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245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 15 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 16 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL MESA 85201
WORDEN RANDY S & DENISE S	222 W BROWN RD 1 MESA 85201
GRADY ALICIA DESIREE	222 W BROWN RD 2 MESA 85201

BROOKS RACHEL/LAIRD RHONDA L	222 W BROWN RD 3 MESA 85201
DITGEN JEFFREY JR/JORDAN	222 W BROWN RD 4 MESA 85201
VENTANA HOLDINGS LLC	222 W BROWN RD 5 MESA 85201
HERNANDEZ CLAUDIA ISABEL	222 W BROWN RD 6 MESA 85201
WISWELL NANCY L	222 W BROWN RD 7 MESA 85201
PEREZ ANDREW J	222 W BROWN RD 8 MESA 85201
TANGUAY PHYLLIS L	222 W BROWN RD 9 MESA 85201
KEITH PROPERTY MANAGEMENT LLC	222 W BROWN RD 10 MESA 85201
SAVOIE STEVEN/CHRISTINA	222 W BROWN RD 11 MESA 85201
HIGGINS BRIANNA	222 W BROWN RD 12 MESA 85201
ANGSTEN ADAM/VIANEY	222 W BROWN RD 33 MESA 85201
BELTOYA RICHARD J/TRACY L	222 W BROWN RD 34 MESA 85201
RICHARD JOHN DIETRICH	222 W BROWN RD 40 MESA 85201
PEREZ DIANA	222 W BROWN RD 41 MESA 85201
STAHL SETH N	222 W BROWN RD 42 MESA 85201
CHAVIRA MARIA DE JESUS	222 W BROWN RD 44 MESA 85201
WRAY TIMOTHY J	222 W BROWN RD 45 MESA 85201
ONEILL PATRICK	222 W BROWN RD 46 MESA 85201
COSTELLO AMY	222 W BROWN RD 47 MESA 85201
REDDING JERIE	222 W BROWN RD 50 MESA 85201
ABDULKARIM FAMILY HOLDINGS LLC	222 W BROWN RD 51 MESA 85201
O HOMES LLC	222 W BROWN RD 52 MESA 85201
EKRE OF AZ LLC	222 W BROWN RD 53 MESA 85201
MARTINEZ JOHN JR	222 W BROWN RD 55 MESA 85201
WHITENER JIM/FRAN/STEPHEN/SHARON	222 W BROWN RD 56 MESA 85201
VASQUEZ CRYSTLE	222 W BROWN RD 57 MESA 85201
WEISS AMARANTH FAITH	222 W BROWN RD 58 MESA 85201
CREE DEBRA	222 W BROWN RD 59 MESA 85201
LITMAN SAMUEL L	222 W BROWN RD 60 MESA 85201
ESTEP KATHERINE/BALCH NOAH	222 W BROWN RD 61 MESA 85201
HODGES ZANE TYLER/HURD HANNA ESTELLE	222 W BROWN RD 62 MESA 85201
DELRIO PAQUITO	222 W BROWN RD 63 MESA 85201
KHAMIS DAN	222 W BROWN RD 64 MESA 85201
NICKERSON EDWIN W/BONNIE G TR	222 W BROWN RD 65 MESA 85201
HARMELINK TERA	222 W BROWN RD 66 MESA 85201
WURFFEL EILEEN/STEPHEN	222 W BROWN RD 67 MESA 85201
BYRD ELIZABETH A	222 W BROWN RD 68 MESA 85201
RODRIGUEZ ALICIA NICOLE	222 W BROWN RD 69 MESA 85201
CASSA DION	222 W BROWN RD 70 MESA 85201
KOCH LEANNE	222 W BROWN RD 71 MESA 85201
CASTILLO YESSENIA	222 W BROWN RD 72 MESA 85201
RICH CONOR WELDON	222 W BROWN RD 73 MESA 85201
DAVIS DUSTIN PAUL	222 W BROWN RD 74 MESA 85201

ZIMINSKE RICHARD J/MARJORIE A ETAL	222 W BROWN RD 75 MESA 85201
GLADIS ROA FLORES TRUST	222 W BROWN RD 76 MESA 85201
SANICOLA ALEXANDER R/WILSON MIKAYLA J	222 W BROWN RD 77 MESA 85201
BRASEN HOLLY/AMODT ANTHONY STEVEN	222 W BROWN RD 78 MESA 85201
NEY NICOLE	222 W BROWN RD 79 MESA 85201
OCLAIR TINA MARIE	222 W BROWN RD 80 MESA 85201
CASTILLO MARCO	222 W BROWN RD 81 MESA 85201
MWANGI OLIVE	222 W BROWN RD 82 MESA 85201
HALLER FAMILY TRUST	222 W BROWN RD 83 MESA 85201
ABBOTT PAMELA K TR	222 W BROWN RD 84 MESA 85201
FERNANDEZ BETZAIDA Y LOPEZ	222 W BROWN RD 85 MESA 85201
PEREZ MAYVELYN B/LEONARDO N	222 W BROWN RD 86 MESA 85201
GOWDY BERNARD	222 W BROWN RD 87 MESA 85201
CLM INVESTMENT TRUST	222 W BROWN RD 88 MESA 85201
DONALDSON EARNEST T	222 W BROWN RD 89 MESA 85201
NOEL LARYSSA M/REBECCA S	222 W BROWN RD 90 MESA 85201
BERNAL ROBERT L JR/MARY M	222 W BROWN RD 91 MESA 85201
EAGAN MICHAEL	222 W BROWN RD 92 MESA 85201
GUZMAN ARANZA	222 W BROWN RD 93 MESA 85201
BLANCHETTE SAMUEL H	222 W BROWN RD 94 MESA 85201
WEBBER JAY ALLEN & CHRISTINE ELISE	222 W BROWN RD 95 MESA 85201
DESERIO JOSEPH J	222 W BROWN RD 96 MESA 85201
JOHNSON DEBORAH L	222 W BROWN RD 97 MESA 85201
KIMBLE SHAUNA	222 W BROWN RD 98 MESA 85201
FARRIS MARY	222 W BROWN RD 99 MESA 85201
MATTHEW T FOLEY AND STEPHANIE J FOLEY LIVING TRUST	222 W BROWN RD 100 MESA 85201
MOREL ARACELYS M	222 W BROWN RD 101 MESA 85201
SEIBERT MARCIA	222 W BROWN RD 102 MESA 85201
CHAVEZ ANTONIO MONTEJANO/PADILLA ELVIA MEDINA	222 W BROWN RD 103 MESA 85201
MUSCATELL TERRI L/DANIEL R	222 W BROWN RD 107 MESA 85201
ADAMS ROCHELLE N/WELKER RICHARD D	222 W BROWN RD 108 MESA 85201
HOLT BARBARA J/CHRISTOPHER R	222 W BROWN RD 109 MESA 85201
ORTIZ NICOLE M	222 W BROWN RD 110 MESA 85201
HOPEWELL AARON J JR	222 W BROWN RD 111 MESA 85201
JACKSON CHELSEA L/ALBERT J	222 W BROWN RD 112 MESA 85201
WEST RAMON/BREWER MOLLY L	222 W BROWN RD 113 MESA 85201
GALVAN MARIA D	222 W BROWN RD 114 MESA 85201
GODINEZ JOSE G BECERRA	222 W BROWN RD 115 MESA 85201
VOGT MARGARET A	222 W BROWN RD 116 MESA 85201
GESTALT LLC	222 W BROWN RD 117 MESA 85201
HOWELL SHANE D	222 W BROWN RD 118 MESA 85201
FERGUSON KENDRA	222 W BROWN RD 119 MESA 85201

CLERIE KARL RODNEY	222 W BROWN RD 120 MESA 85201
NORTHWOOD PARK HOMEOWNERS ASSOC	222 W BROWN RD MESA 85201
NORTHWOOD PARK HOMEOWNERS ASSOC	322 W BROWN RD MESA 85201
NORTHWOOD PARK HOMEOWNERS ASSOC	242 W BROWN RD MESA 85201
MESA UNIFIED SCHOOL DIST #4	
KORTHALS LARRY/MCDERMITT PAULA	324 W 9TH PL N MESA 85201
MCMICHAEL MARY E	320 W 9TH PL N MESA 85201
REINA MCRAE LIVING TRUST	316 W 9TH PL N MESA 85201
FALLBECK KIMBERLY A/MCCLEVE CHARMAINE	312 W 9TH PL N MESA 85201
ATKINSON JAMES/HOPE	308 W 9TH PL N MESA 85201
IMOLA PROPERTIES LLC	302 W 9TH PL N MESA 85201
COLEMAN MARK/CINDY	264 W 9TH PL N MESA 85201
BABBITT FAMILY TRUST	258 W 9TH PL N MESA 85201
ZILLES GERALD S	252 W 9TH PL N MESA 85201
BLACKHURST BRUCE/SHIRROD MISTI	246 W 9TH PL N MESA 85201
HARDT ALEXANDER STEPHEN/COLE-SNOW KIMBERLY SUE	240 W 9TH PL N MESA 85201
BROWN ALEXANDER/NATALJA	236 W 9TH PL N MESA 85201
QUINONES ANDRES JOSE	960 N GRAND MESA 85201


City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

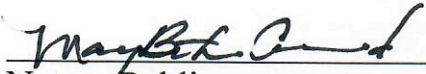
Date:

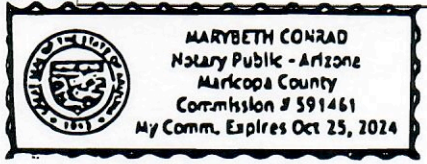
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the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

SUBSCRIBED AND SWORN before me on


Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 P.M. DATE: August 28, 2024
CASE: ZON24-00428

Request: Minor General Plan Amendment.
This request will change the General Plan
Character Area Type from Employment to
Neighborhood with a Traditional Sub-type.

APPLICANT: BFH Group

PHONE: 480-734-1446

Planning Division 480-644-2385

Posting date: 8/09/2024



August 9, 2024 at 7:35 AM
+83.434799, -111.839775
1039 N Country Club Dr
Mesa AZ 85201
United States

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 P.M. DATE: August 28, 2024
CASE: ZON24-00428

Request: Minor General Plan Amendment.
This request will change the General Plan
Character Area Type from Employment to
Neighborhood with a Traditional Sub-type.

APPLICANT: BFH Group

PHONE: 480-734-1446

Planning Division 480-644-2385

Posting date: 8/09/2024



August 9, 2024 at 9:16 AM

+33.435093,-111.839100

334 W Tenth Pl

Mesa AZ 85201

United States