

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

**Located in the City of Mesa, Arizona.**

Application for Site Plan and Design Review Board approval

*Prepared By:*

**BFH** *Group*

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Attn: David M. Bohn, P.E.

Job # 00202310060

Prepared: June 2023

**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.**

	<b>MZO Required</b>	<b>PAD Proposed</b>
<b>Minimum Building Setbacks</b>		
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.

<b>PUBLIC UTILITIES</b>	<b>SERVICE PROVIDERS</b>
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**

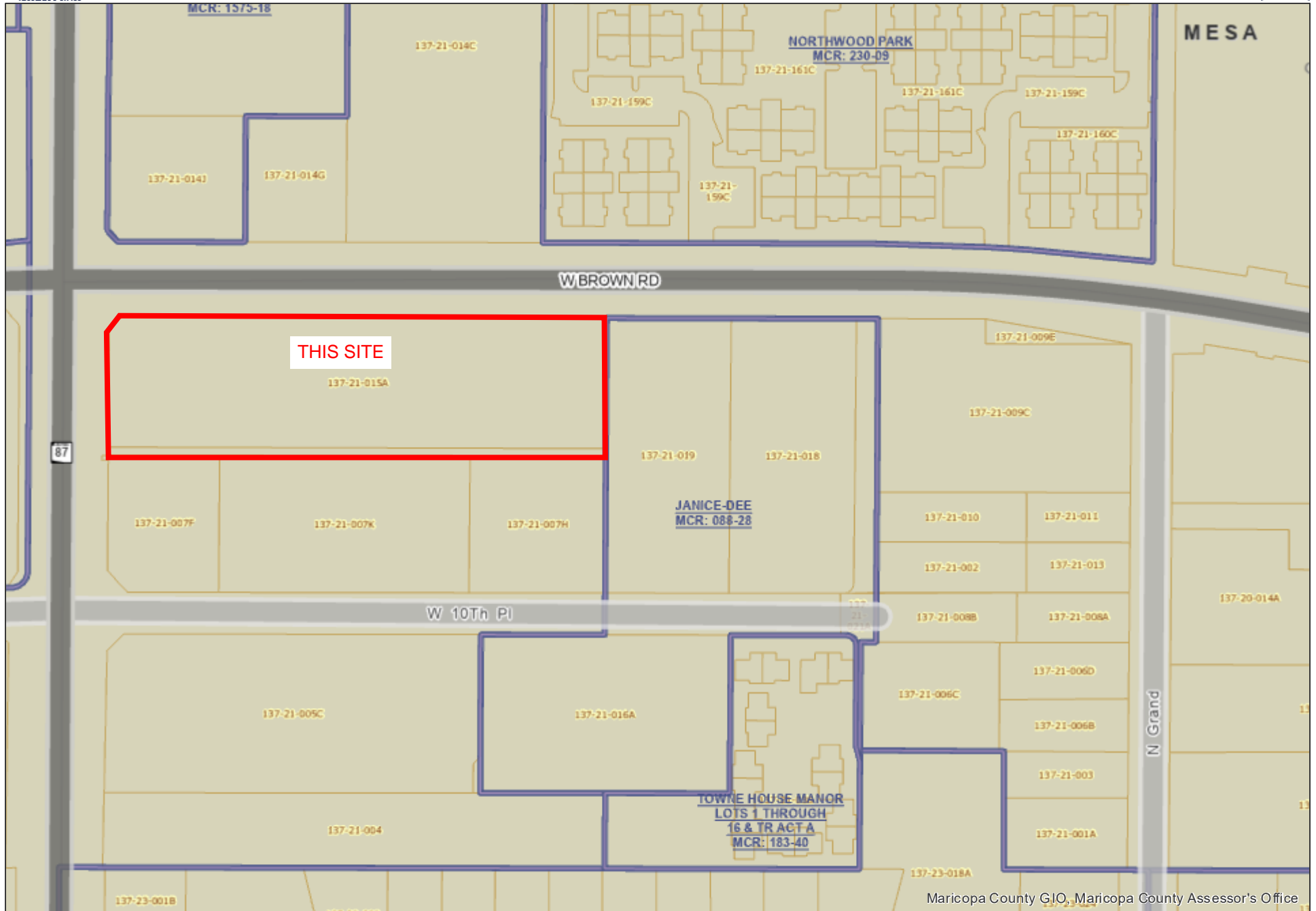
It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 8-12 months for final approvals. At which time, the developer will initiate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



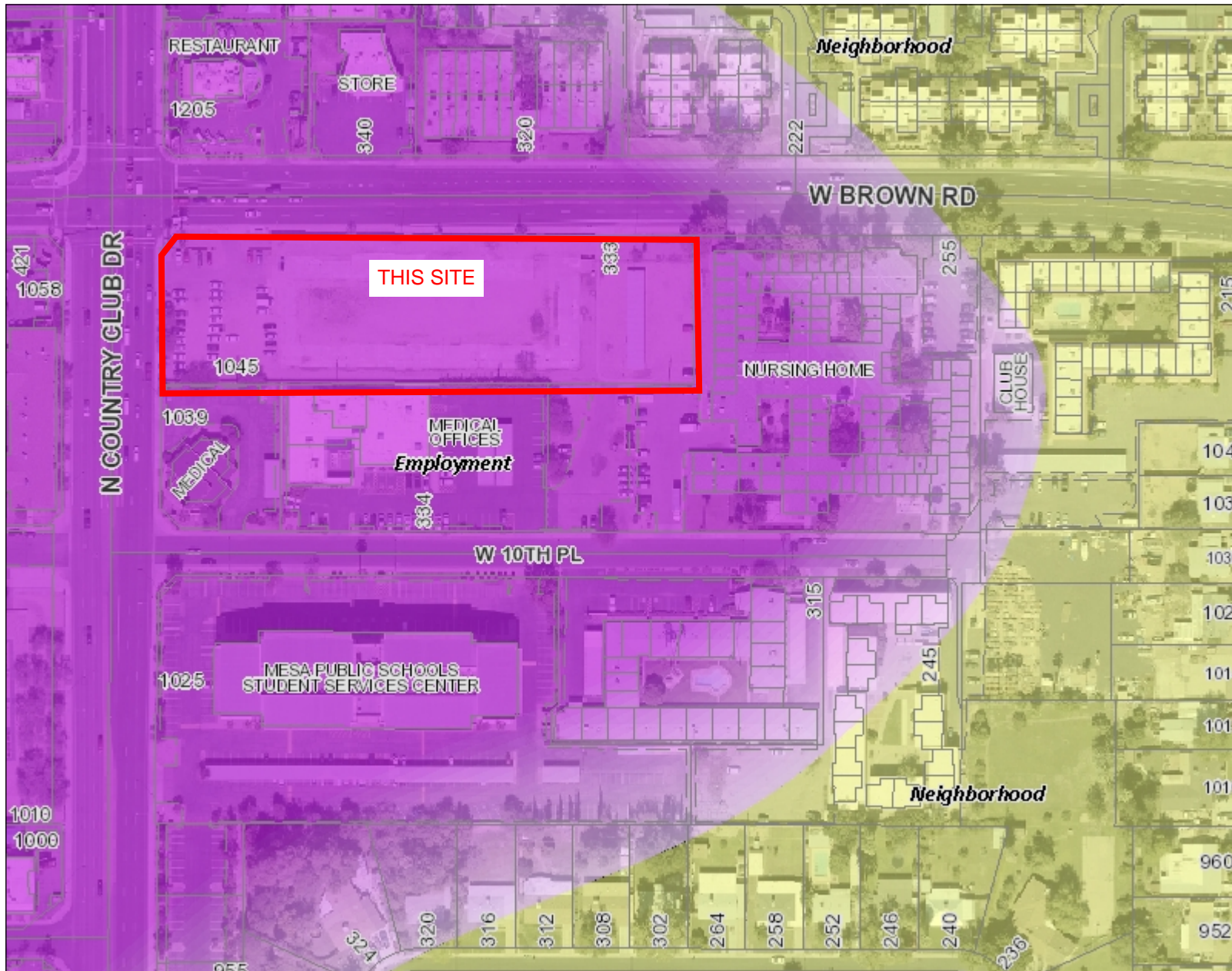
# AERIAL MAP





## 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



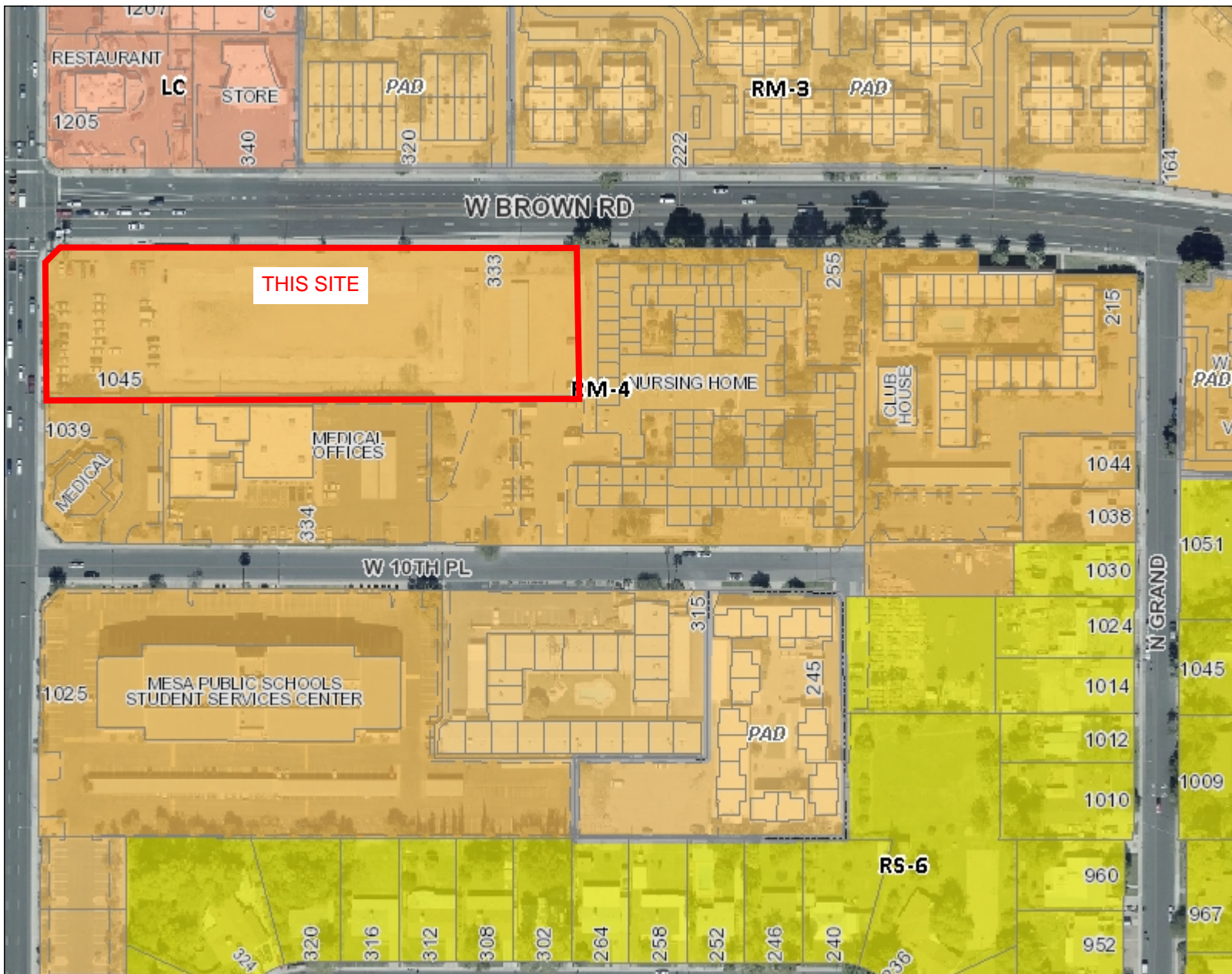
## Notes

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**



**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 0.04 0.1 Miles

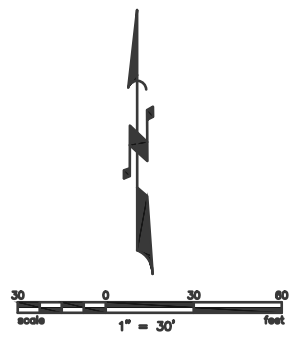
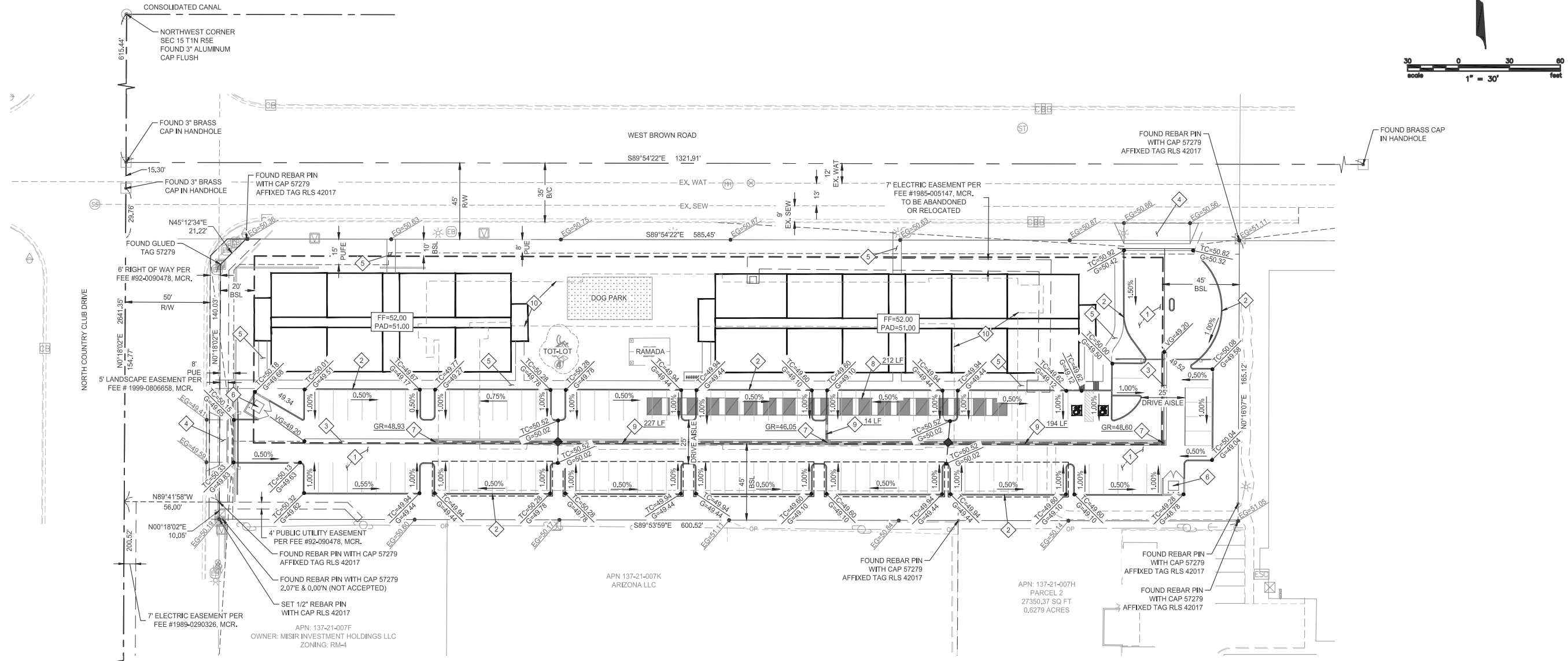


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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



C:\Users\ldavidb...thebgroup\Team Drive\2023\002023100600COUNTRY CLUB APPTS\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN\2024-01-11\202310040-FGDP.dwg, 02/01/2024 3:01:17 PM



**RETENTION CALCULATION**

$V_R = A \cdot C \cdot (D/12)$   
 A = 2.27 ACRES  
 C = 0.84  
 D = 2.16"  
 $V_R = 2.27 \text{ ACRES} \cdot 0.84 \cdot (2.16"/12)$   
 $V_R = 16,529 \text{ CF}$   
 $V_P = 16,650 \text{ CF}, 10\% \text{ EXCESS}$

\*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 CONSTRUCT DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
- 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

REVISIONS:


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

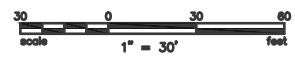
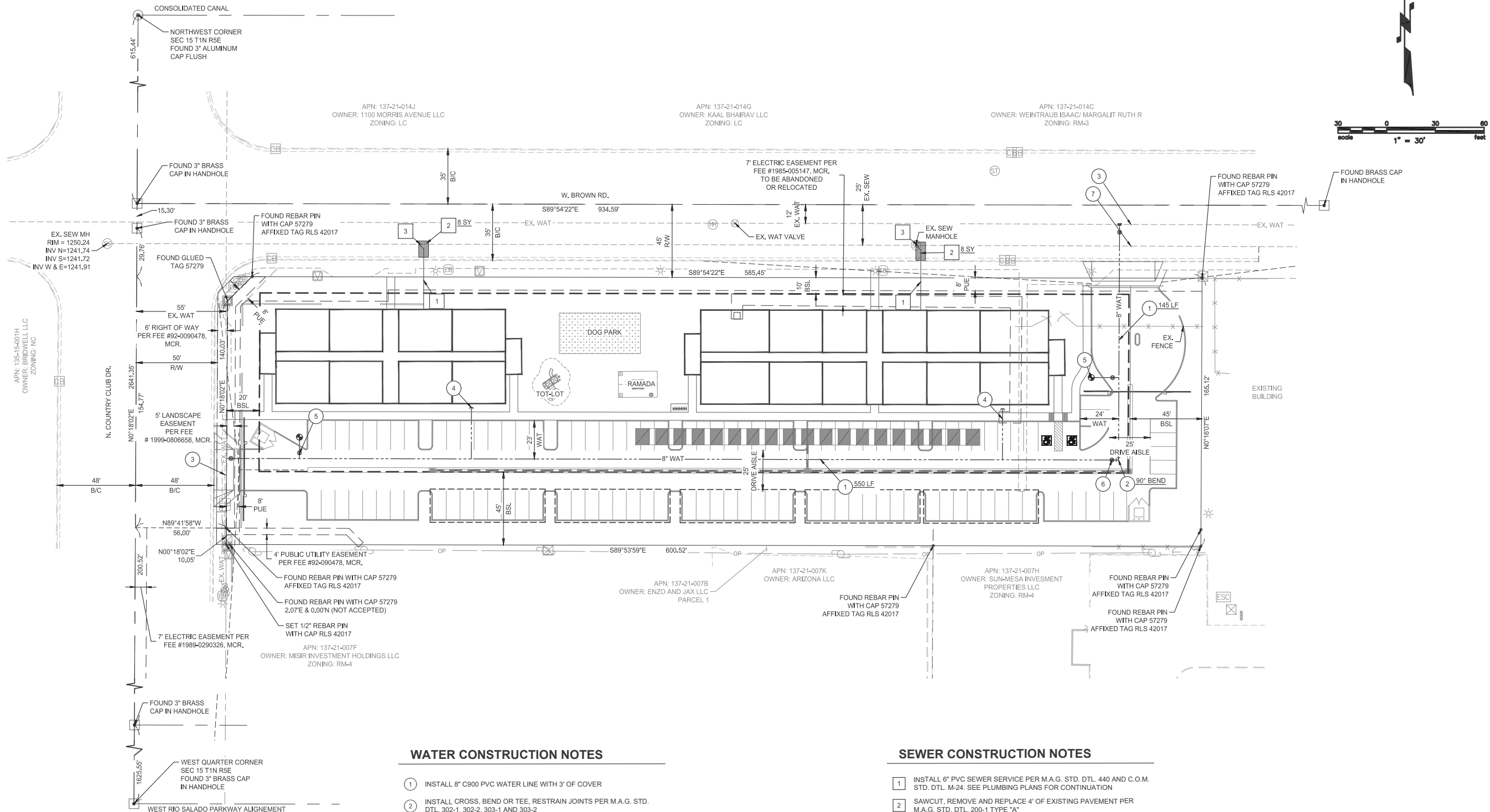
Job No.	202310060
Date	
Scale	

Check for updates at least once every 30 days before you begin excavation

**ARIZONA811**  
 Call 811 or click arizona811.com

REGISTERED PROFESSIONAL ENGINEER  
 48533  
 DAVID M. BOWEN  
 LICENSE # 100000000  
 ARIZONA U.S.A.

C:\Users\ldavidb...thebgroup\Team Drive\2023\002023100600COUNTRY CLUB APPTS\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN\_2024-01-11\_202210040-PUP.dwg, 02/01/2024, 2:58:19 PM



**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



# **CITIZEN'S PARTICIPATION PLAN FOR "Country Club Apartments"**

**Located in Mesa, Arizona.**



*Prepared By:*

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# **CITIZEN'S PARTICIPATION PLAN FOR "COUNTRY CLUB APARTMENTS"**

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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:**

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MESA, AZ 85203  
480.734.1446  
EMAIL: [davidb@thebfhgroup.com](mailto: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**

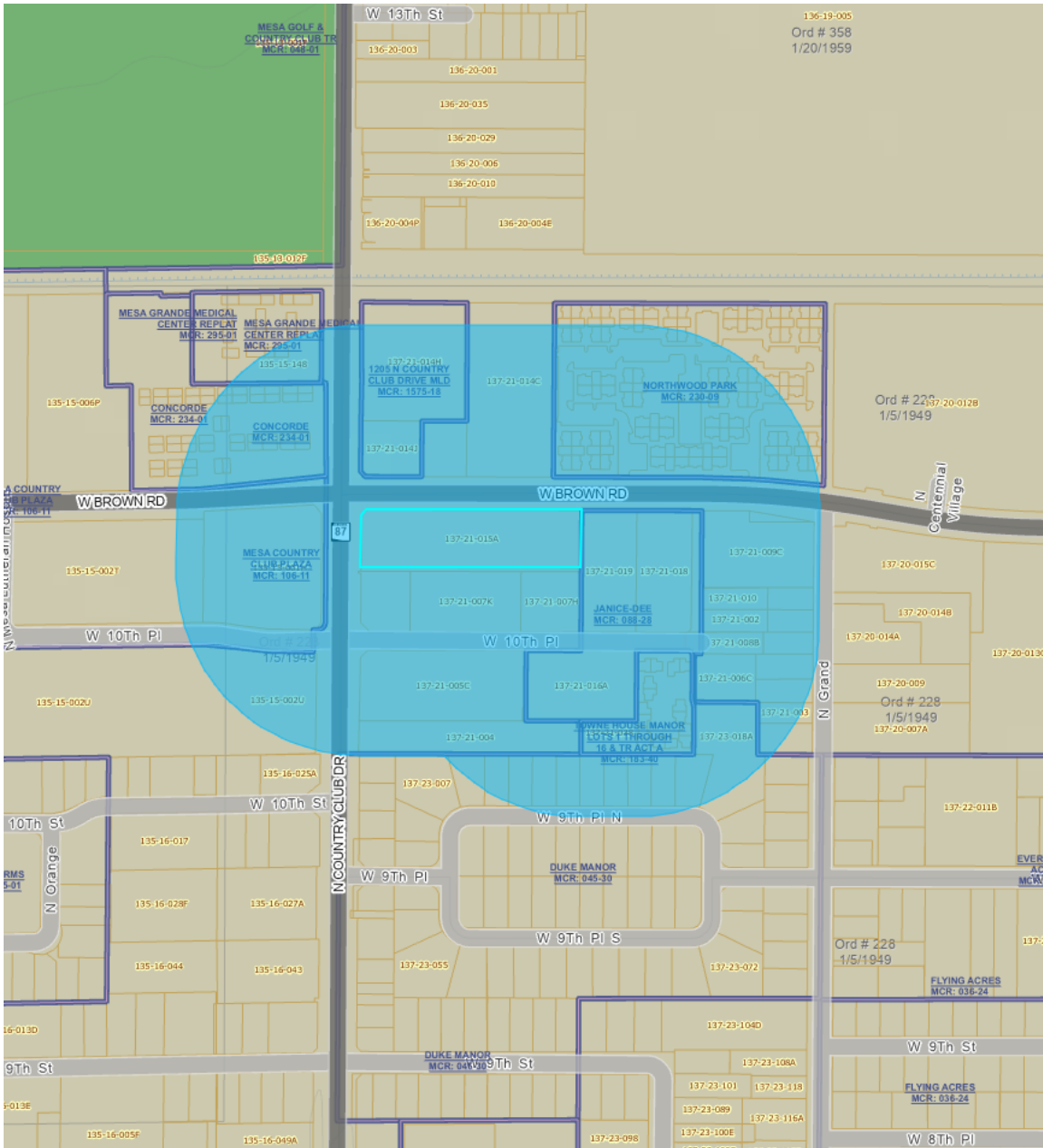
Correspondence with interested individuals is to be documented in this plan and any concerns will be relayed to the Planning department staff member overseeing the Citizen Participation Plan process.

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 <sup>nd</sup> 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  
 424 W BROWN RD 107 MESA 85201  
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 424 W BROWN RD 149 MESA 85201  
 424 W BROWN RD 150 MESA 85201  
 424 W BROWN RD 201 MESA 85201  
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 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
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 12 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 13 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 14 MESA 85201
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

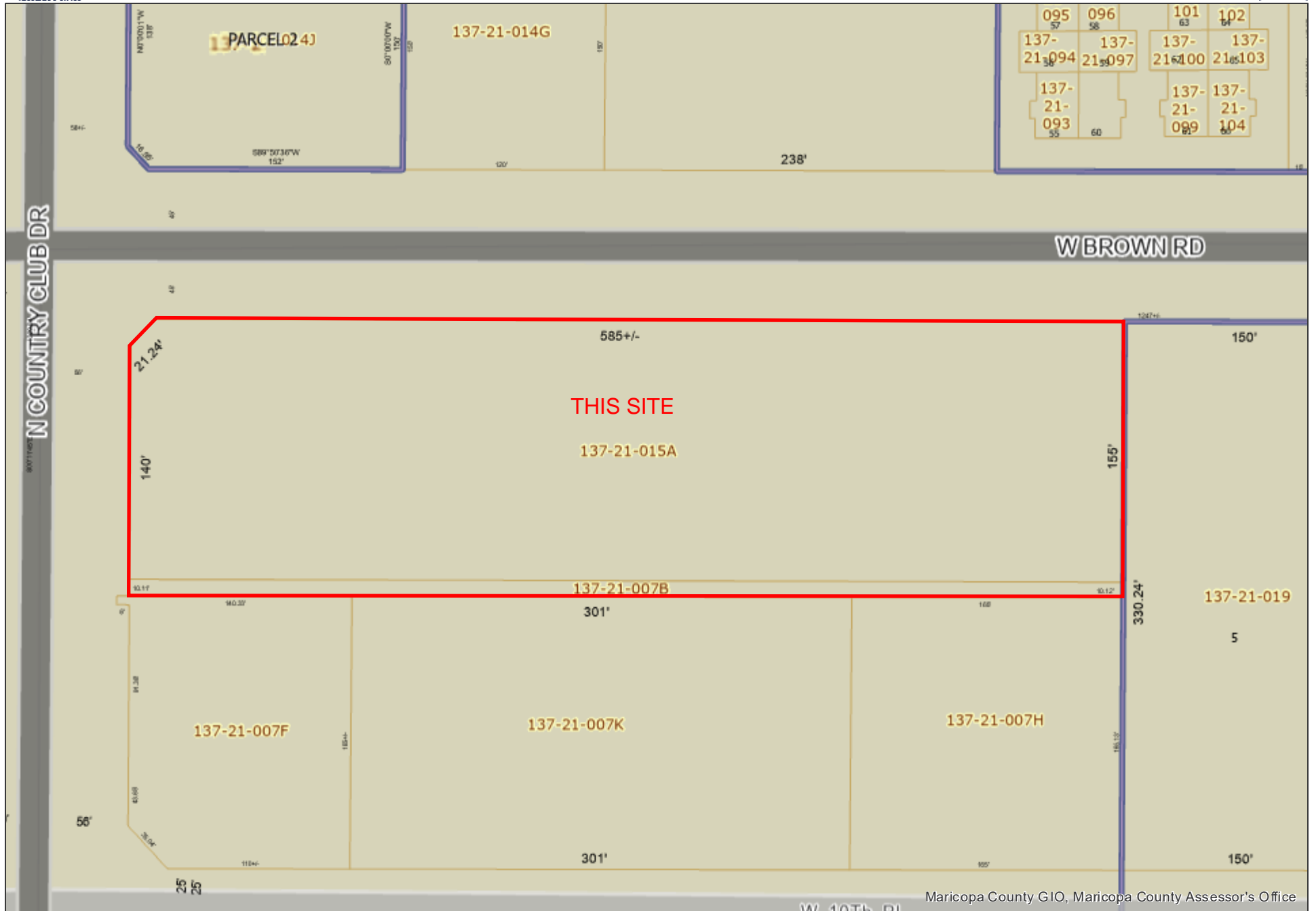
ZIMINSKE RICHARD J/MARJORIE A ETAL	222 W BROWN RD 75 MESA 85201
GLADIS ROA FLORES TRUST	222 W BROWN RD 76 MESA 85201
SANICOLA ALEXANDER R/WILSON MIKAYLA J	222 W BROWN RD 77 MESA 85201
BRASEN HOLLY/AMODT ANTHONY STEVEN	222 W BROWN RD 78 MESA 85201
NEY NICOLE	222 W BROWN RD 79 MESA 85201
OCLAIR TINA MARIE	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

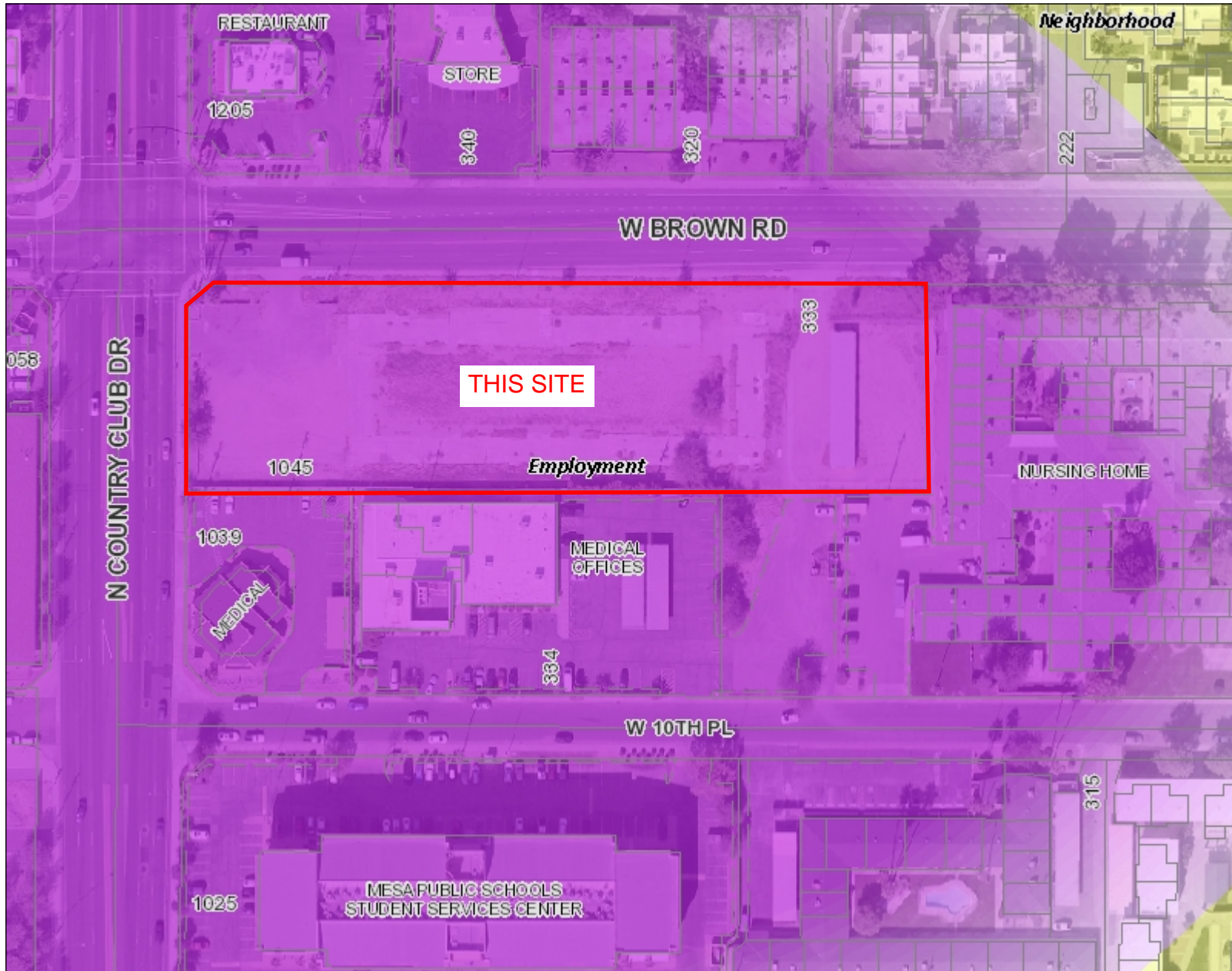
CLERIE KARL RODNEY	222 W BROWN RD 120 MESA 85201
NORTHWOOD PARK HOMEOWNERS ASSOC	222 W BROWN RD MESA 85201
NORTHWOOD PARK HOMEOWNERS ASSOC	322 W BROWN RD MESA 85201
NORTHWOOD PARK HOMEOWNERS ASSOC	242 W BROWN RD MESA 85201
MESA UNIFIED SCHOOL DIST #4	
KORTHALS LARRY/MCDERMITT PAULA	324 W 9TH PL N MESA 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

# Aerial Map



# 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

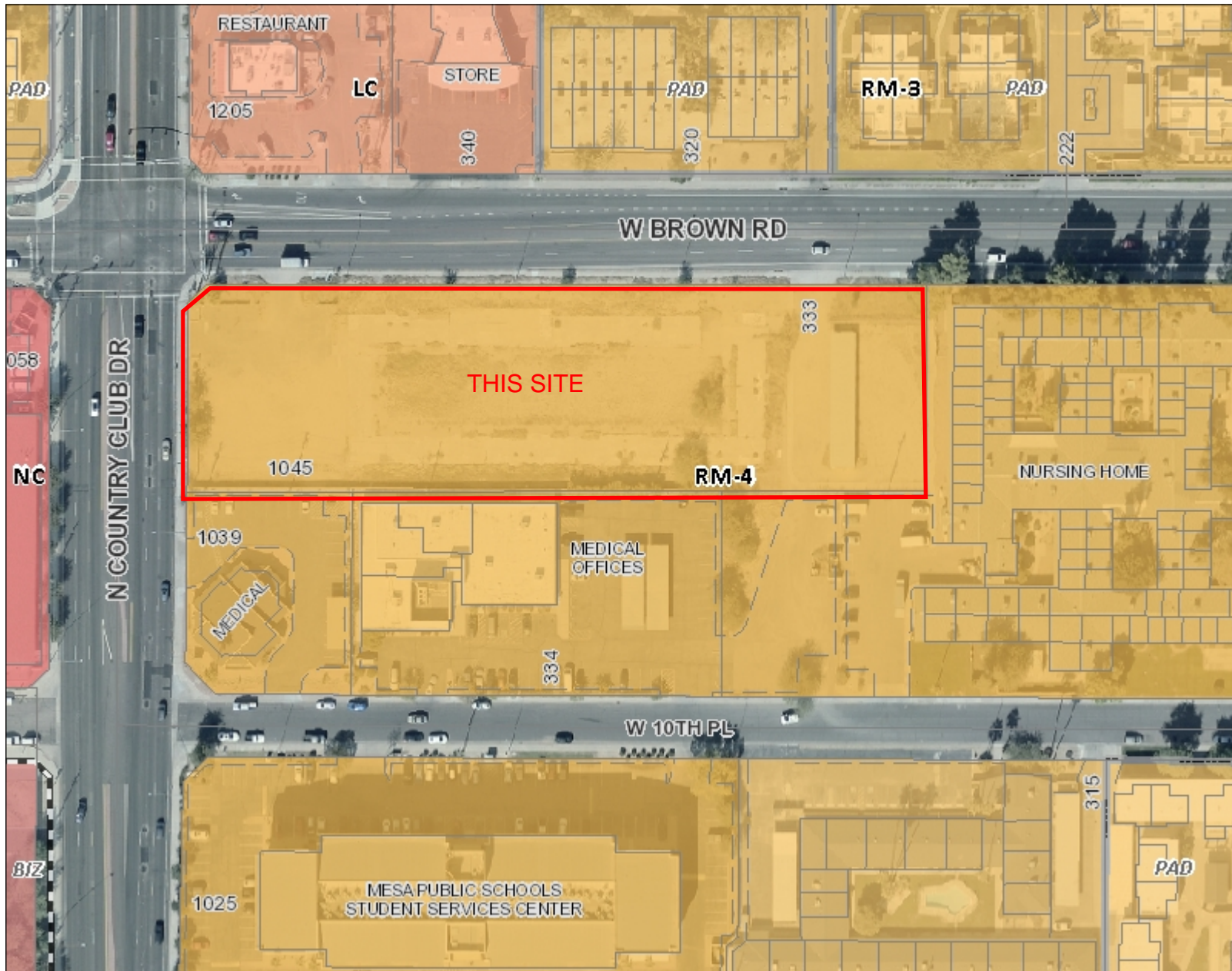
## Notes

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".

*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](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://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](mailto: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

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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](mailto: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**

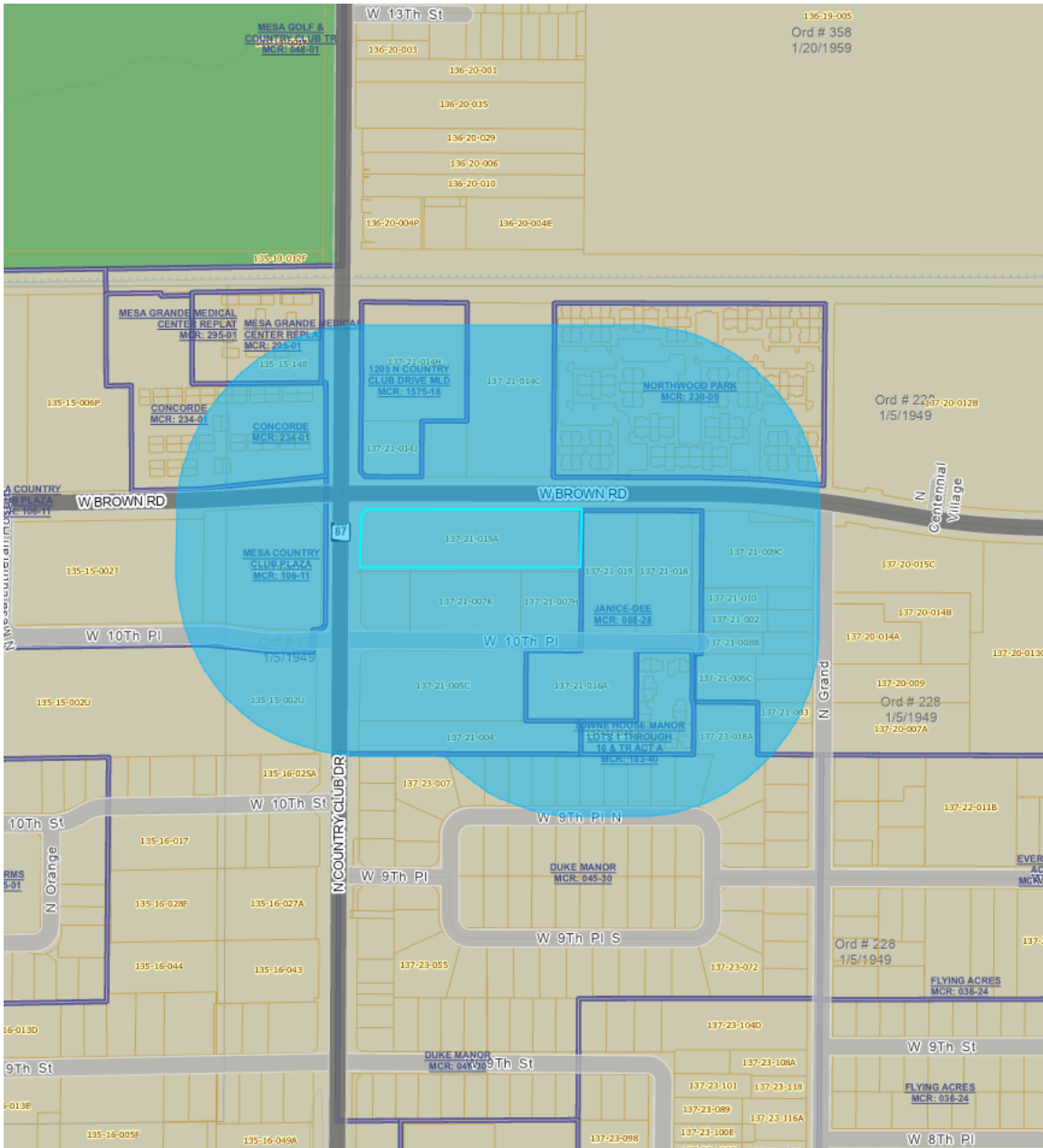
Correspondence with interested individuals is documented in this plan and any concerns have been relayed to the Planning department staff member overseeing the Citizen Participation Report process.

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 <sup>nd</sup> 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

# 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 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
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 12 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 13 MESA 85201
245 W 10TH PLACE INVESTORS LLC	245 W 10TH PL 14 MESA 85201
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

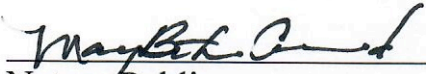
Date:

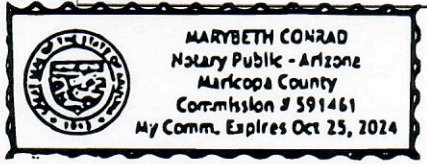
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case #  on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from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

TIME: 4:00 P.M. DATE: August 28, 2024  
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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