

The Lincoln

**West of the Southwest Corner of Crismon Road and
Hampton Avenue**

Citizen Participation Final Report

Submitted to:
City of Mesa
Planning Department
55 N. Center Street
Mesa, AZ 85201

For:
Porter Kyle Homes

Prepared by:
Ray Law Firm
Brennan Ray
2325 E. Camelback Rd, Ste 400
Phoenix, AZ 85016

Case Numbers: ZON25-00210 & ZON25-00313
Submitted: November 24, 2025

Citizen Participation Report for The Lincoln Case # ZON25-00210 & ZON25-00313

Date: November 24, 2025

Purpose:

This report provides results of the implementation of the Citizen Participation Plan for The Lincoln. The Lincoln is a proposed development submitted by Porter Kyle Builders, LLC ("Porter Kyle") for approval of a high-quality residential community located approximately 300' west of the southwest corner of East Hampton Avenue and South Crismon Road (the "Site"). Porter Kyle proposes developing this challenging, in-fill site with 128 residences at a density of approximately 14.1 gross du/ac. To achieve this, Porter Kyle has requested to rezone the Site from Planned Employment Park (PEP) with a Planned Area Development Overlay ("PAD") to Multiple Residence-2 with a PAD overlay (R-2 PAD).

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

Contact:

Brennan Ray
Ray Law Firm
2325 E. Camelback Rd. Suite 400
602-558-9934
bray@raylawaz.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the proposal (comments, sign in lists and other feedback are attached):

1. Wednesday, May 21, 2025, at 6:00pm – Patterson Elementary School – Media Center- Zero neighbors attended the meeting.

Correspondence and Telephone Calls:

1. Letters were mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the Site on 5/2/2025 to inform the neighbors about a neighborhood meeting scheduled for 5/21/2025. The letter included information about the purposed development and included exhibits. The letter with exhibits and mailing list are attached. See **Exhibit 1.**
2. Signs for the Rezoning P&Z Hearing were posted on the site on 11/17/2025. The Affidavit of Posting and photos of the signs are attached. See **Exhibit 2.**

3. Letters were mailed to neighbors, homeowner associations, and interested parties within 1,000' of the Site on 11/21/2025 that included the Planning and Zoning hearing date of 12/10/2025. The letter also described the development and included exhibits of the proposal. The letter with exhibits and labels is attached. See **Exhibit 3**.

Results:

There were 119 persons on the contact list as of the date of this Citizen Participation Report (see attached) there has been no feedback or response from neighbors.

Exhibit 1

Neighborhood Meeting Letter, Exhibits and Mailing List

Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: May 4, 2025
RE: ZON25-00313 – The Lincoln
9905 East Hampton Avenue
Neighborhood Meeting

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that on behalf of Porter Kyle Builders, LLC (“Porter Kyle”), we have scheduled a neighborhood meeting to review the proposed Rezoning that was recently filed with the City of Mesa on 8.51 net acres located west of the southwest corner of Hampton Avenue and Crismon Road (the “Site”). Porter Kyle is proposing to develop the Site with a high-quality and highly amenitized multi-family residential development known as “The Lincoln”. An aerial map and proposed site plan are attached.

The Site was zoned for commercial in 2010. Since that time, it has failed to develop consistent with the entitlements, notwithstanding substantial commercial and residential growth that has occurred in the City and surrounding areas, including the development of a Sherwin-Williams painting store, Dutch Bros., and Eegee's. The Site's constraints (infill nature, lack of arterial street visibility, and access limitations) and considerable changes in the commercial landscape with the proliferation of online shopping limit its commercial viability. The application request is to rezone the Site from PEP/PAD to RM-2/PAD to accommodate this medium-density residential development consisting of 128 residential units creating a density of 14.1 dwelling units per net acre.

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

Wednesday, May 21, 2025, at 6:00pm
Patterson Elementary School – Media Center
615 S Cheshire, Mesa, AZ 85208
(Map of School attached)

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

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Lisa Gage, lgage@raylawaz.com or me at 602-558-9934, bray@raylawaz.com.

Thank you.

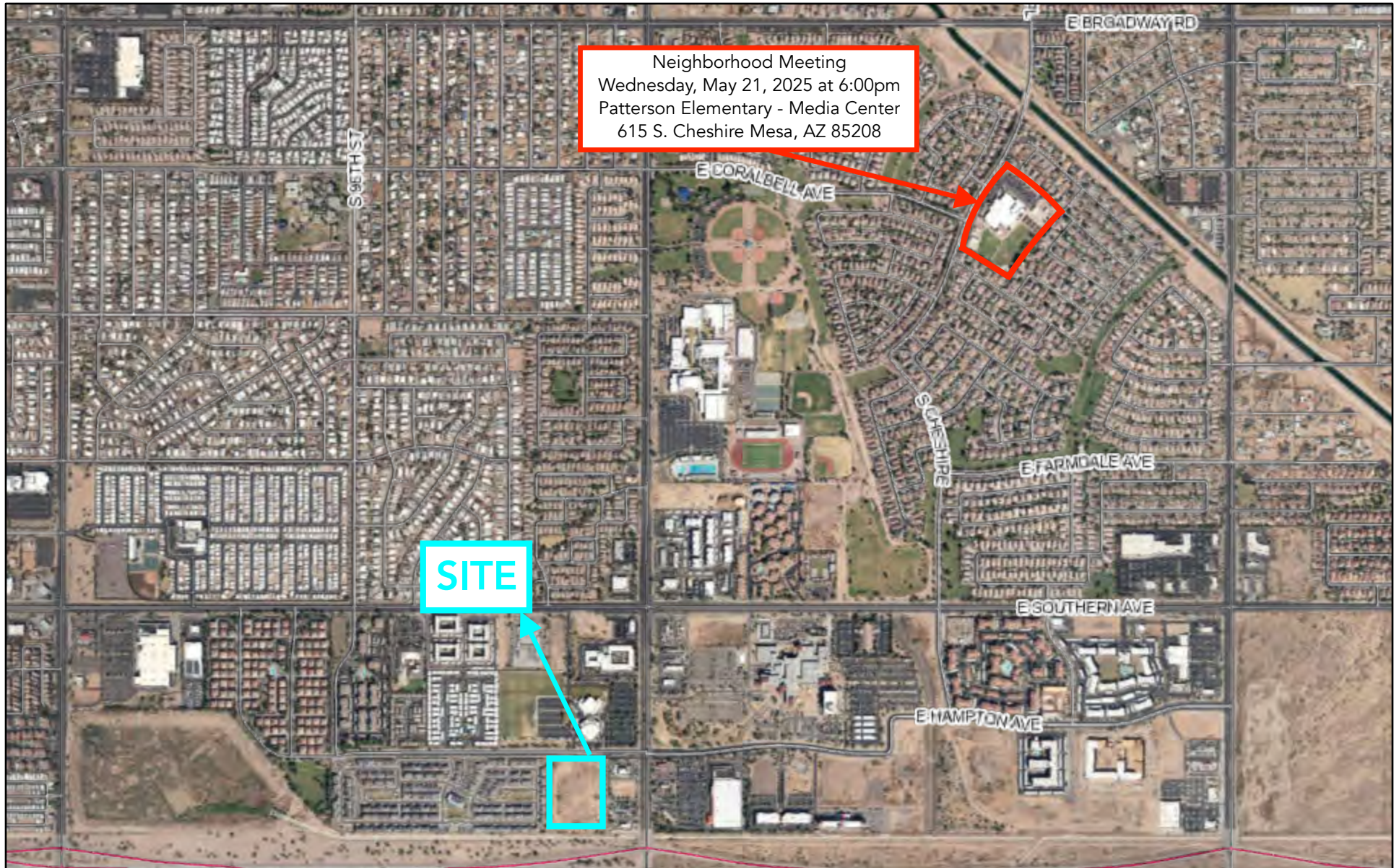
Sincerely,

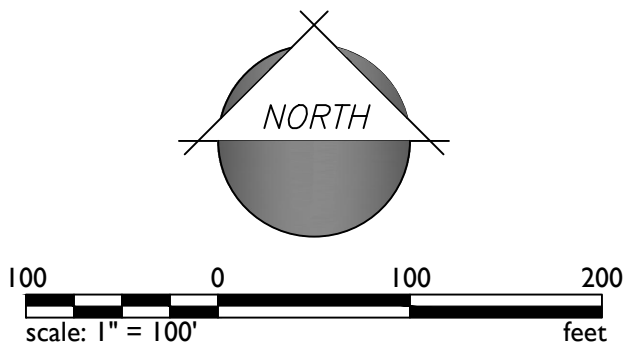
A handwritten signature in blue ink, appearing to read "B. Ray", with a long horizontal flourish extending to the right.

Brennan Ray

Patterson Elementary Map

Neighborhood Meeting
Wednesday, May 21, 2025 at 6:00pm
Patterson Elementary - Media Center
615 S. Cheshire Mesa, AZ 85208





1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

Project:
Crismon & Hampton
City of Mesa, AZ

Aerial Exhibit

MARCH 14, 2025 - 1ST ZONING SPR SUBMITTAL

Revisions:

No.	Description	By	Date

Call at least two full working days before you begin excavation.
800-481-8111 or 480-371-8111 (Toll Free)
In Maricopa County: (602)263-1100

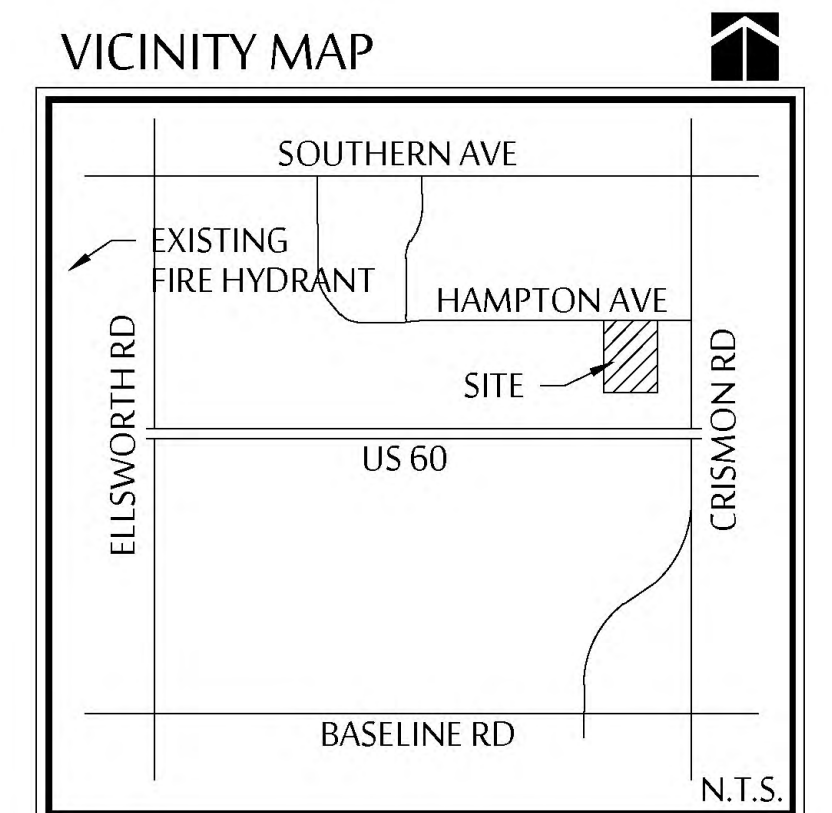
Designer: DH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
24-0510

EX01

Sheet No.
1
of **1**

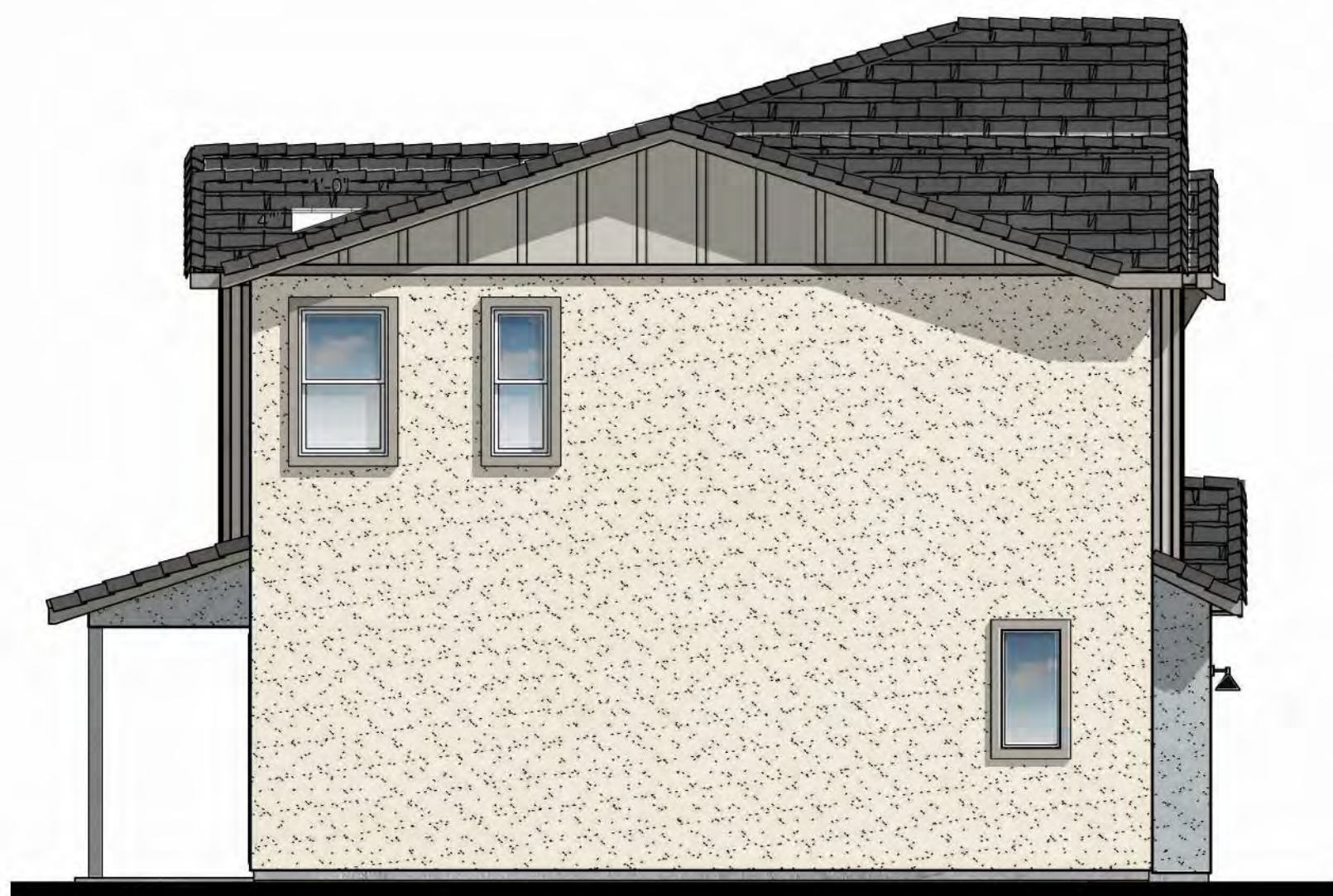


THE LINCOLN

PRELIMINARY PLANTING PLAN

1456 CRIMSON RD., MESA, AZ, 85209

MAY 1, 2025



6-PLEX LEFT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"



6-PLEX FRONT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 1

BUILDING A | THE LINCOLN | MESA, AZ

4/30/2025 2:48:01 PM



6-PLEX LEFT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"



6-PLEX FRONT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 2

BUILDING A | THE LINCOLN | MESA, AZ

4/30/2025 2:48:01 PM



6-PLEX LEFT ELEVATION RANCH
3/16" = 1'-0"



6-PLEX FRONT ELEVATION RANCH
3/16" = 1'-0"

COLOR SCHEME 3

BUILDING A | THE LINCOLN | MESA, AZ

4/30/2025 3:42:54 PM

22080007Q
1330 S CRISMON ROAD LLC
7007 W HAPPY VALLEY RD
PEORIA, AZ 85383

22086182
AL-FAROUK CHERYL L
1650 S CRISMON RD UNIT 79
MESA, AZ 85209

22086178
ALVARADO MICHELLE
1650 S CRISMON RD UNIT 75
MESA, AZ 85209

22086149
ANANE MARGARET A
1650 S CRISMON RD UNIT 46
MESA, AZ 85209

22086156
ANTHONY DARLENE D
1650 S CRISMON RD 53
MESA, AZ 85208

22086179
ARCINIEGA FELIX ALDANA/DE ALDANA
CRISTINA ESPINOZA
1650 S CRISMON RD UNIT 76
MESA, AZ 85209

22086197
AUGUSTA CASITAS HOMEOWNERS
ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

22086173
AUGUSTINE PAUL E/GWENDA LOU TR
582 COUNTY RD 201
DURANGO, CO 81301

22080967
BECKFORD-COHALL TIA NICOLE
9848 E IDAHO AVE
MESA, AZ 85209

22084804
BELLA ENCANTA HOMEOWNERS
ASSOCIATION
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

22084702
BELLA ENCANTA LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

22080964
BLAGG CARA M
9857 E IDAHO AVE
MESA, AZ 85209

22080966
BORJA MICHELLE/RICHARD
9856 E IDAHO AVE
MESA, AZ 85209

22086154
BRADLEY RICHARD
1650 S CRISMON RD UNIT 51
MESA, AZ 85209

22086160
BUSH RONNIE THOMAS
1650 S CRISMON RD UNIT 57
MESA, AZ 85209

22080005E
CABANA SOUTHERN LLC
8135 E INDIAN BEND RD STE 101
SCOTTSDALE, AZ 85250

22086155
CAMERON IAN P/PARK MARISA C
1650 S CRISMON RD 52
MESA, AZ 85209

22080927
CEBREROS AMBRE J/HECTOR G
1623 S ALICIA
MESA, AZ 85209

~~22081433
CENATIEMPO KEATON/SADIE J
2163 S BRISTOL
TEMPE, AZ 85283~~

22086136
CHANEY ADRIANE
1650 S CRISMON RD 33
MESA, AZ 85209

22086150
CHARMAYNE K BODKIN LIVING TRUST
1650 S CRIMSON RD UNIT 47
MESA, AZ 85208

~~22086166
COLLINS JANET M
1650 S CRISMON RD UNIT 63
MESA, AZ 85209~~

22080973
CONE COREY/CYNTHIA
9839 E INVERNESS AVE
MESA, AZ 85209

22080972
CONSTANCE R MARTINEZ LIVING TRUST
9831 E INVERNESS AVE
MESA, AZ 85209

~~22086153
CORATHERS AUDREY RUTH/RUSSELL
JAMES
1650 S CRISMON RD UNIT 50
MESA, AZ 85209~~

22081681
CRISMON CREEK VILLAGE
HOMEOWNERS ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

22081745C
CRISMON SCOOP LLC
7046 N 2ND ST
PHOENIX, AZ 85020

22086152
CSHC HOLDINGS LLC
5840 E OCOTILLO RD
CAVE CREEK, AZ 85331

22086165
DB MESA 3 LLC
816 E BLUE RIDGE WAY
CHANDLER, AZ 85249

22086159
DEDERICK DAVID W/TAMARA J
8281 REDWOOD DR SE
AUMSVILLE, OR 97325

22086177
DILBECK ROBERT
3257 S OXLEY
MESA, AZ 852121977

22086147
DILLMAN STEPHANIE/BRADLEY
1650 S CRISMON RD 44
MESA, AZ 85209

22081430
DOLHENTY JENNIFER L
10020 E ISLETA AVE
MESA, AZ 85209

22080970
DUARTE BAUDELINA
9824 E IDAHO AVE
MESA, AZ 85209

22080971
ELIZABETH A BOBICK REVOCABLE
TRUST
9823 E INVERNESS AVE
MESA, AZ 85209

22086181
ENNIS KATELIN
1650 S CRISMON RD UNIT 78
MESA, AZ 85209

22086142
ERICKSON DAVID
1650 S CRISMON RD 39
MESA, AZ 85208

22086138
ESTRADA ANTHONY A/OLGA M
1650 S CRISMON RD 35
MESA, AZ 85208

22086170
FOTH FAMILY REVOCABLE TRUST
PO BOX 1461
CORTEZ, CO 81321

22080969
FRANGELLA ROBERT C/JANICE A
9832 E IDAHO AVE
MESA, AZ 85208

22086157
FRENCH DIANE/COFFEY CLAUDETTE
C/THORNTON E
995 CEDAR WAY SE
SALEM, OR 97302

22086180
FUENTES MARYANN
1650 S CRISMON RD UNIT 77
MESA, AZ 85209

22086162
G & J PARTNERSHIP LLC
3372 E ROADRUNNER DR
CHANDLER, AZ 85286

22086183
GADOMSKI DAVID A/DIANE M
1650 S CRISMON RD UNIT 80
MESA, AZ 85209

22081402A
GLOBAL NEW MILLENNIUM PARTNERS
LTD
4415 HIGHWAY 6
SUGAR LAND, TX 77478

22080974
GOFF LAWRENCE W/EDNA D
9847 E INVERNESS AVE
MESA, AZ 85208

22086158
GOMEZ JEROD I
1650 S CRISMON RD 55
MESA, AZ 85209

22086141
GOMEZ KATY
1650 S CRISMON RD UNIT 38UNIT 71
MESA, AZ 85209

22082005
GRAND VILLAGE DEBORADO LLC
10645 N TATUM BLVD STE 200 PMB 502
PHOENIX, AZ 85028

22086140
GREATER VALLEY DEVELOPMENT LLC
18567 E. STRAWBERRY DR
QUEEN CREEK, AZ 85142

22081745A
H RUDOLPH COMPANY LLC ^M
960 W BEHREND DR STE 1
PHOENIX, AZ 85027

22080005D
HAMPTON EAST APARTMENTS INVESTORS LLC/SS
HAMPTON AZ LLC/HAMPTON EAST APARTMENTS
INVESTORS II LLC/BIG
137 N LARCHMONT BLVD 231
LOS ANGELES, CA 90004

22081431
HATHAWAY LANDON LOUIS/HALEY
10022 E ISLETA AVE
MESA, AZ 85209

22081402B
HD DEVELOPMENT OF MARYLAND INC
2455 PACES FERRY RD
ATLANTA, GA 30339

22080930
HOBT FAMILY LIVING TRUST
1636 S FAITH
MESA, AZ 85209

22086172
HOLBROOK ALAYNA
1650 S CRISMON RD 69
MESA, AZ 85209

22086175
JASSO ANITA M
1650 S CRISMON RD UNIT 72
MESA, AZ 85209

22086143
JOANN M RUSSELL LIVING TRUST
1650 S CRISMON RD UNIT 40
MESA, AZ 85209

22082003
KFH CRISMON & HAMPTON LLC
2701 E CAMELBACK RD. 180
PHOENIX, AZ 85016

22086139
KUTZ JESSIE H
1650 S CRISMON RD UNIT 36
MESA, AZ 85208

22081434
LARSON SIERRA/GARY BLAKE
10028 E ISLETA AVE
MESA, AZ 85209

22080904
LICON ALEX/ADRIANA L
1622 S ALICIA
MESA, AZ 85209

22086145
LILJEKRANS JON/CONDO DEBORAH
1650 S CRISMON RD UNIT 42
MESA, AZ 85209

22081745B
LITCHFIELD EXCHANGE & HOLDINGS
LLC
1404 S LONGMORE
MESA, AZ 85202

22080963
LONG SCOTT DWAIN/SUSANNAH M
9849 E IDAHO AVE
MESA, AZ 85209

22080008D
LUKES REWIRING LLC
108 W NORTH LN
PHOENIX, AZ 850212487

22081427
MAKE CENTS LLC
PO BOX 22273
MESA, AZ 85277

22082004
MCR SCOTTSDALE LLC
10531 4S COMMONS DR 166-662
SAN DIEGO, CA 92127

22081970A
MESA I MSL LLC
4 PARK PLZ 1700
IRVINE, CA 92614

22081437
MEYER DEBORAH ESTHER
10034 E ISLETA AVE
MESA, AZ 85209

22086144
MILLER HANNAH
1650 S CRISMON RD UNIT 41
MESA, AZ 85209

22081746
MPT OF MESA LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

22081438
NGUYEN JIMMY
10036 E ISLETA AVE
MESA, AZ 85209

22086174
OLSON KELLE M
1650 S CRISMON RD UNIT 71 UNIT 71
MESA, AZ 85209

22080929
PARK ASHBELL/PUALANI
1630 S FAITH
MESA, AZ 85209

22080975
PEREZ FELIPE
9855 E INVERNESS AVE
MESA, AZ 85209

22086161
PONG ROSEMARY G/ALEXANDER
HUNTER F
1650 S CRISMON RD UNIT 58
MESA, AZ 85209

~~22086151
PONNGUPATI MARY
1650 S CRISMON RD UNIT 48
MESA, AZ 85209~~

22080928
PRESCOTT RALPH S JR/IDA B
1624 S FAITH
MESA, AZ 85208

22081435
SCHAFFER AMANDA
10030 E ISLETA AVE
MESA, AZ 85209

22086167
SCOTT SANDRA
1650 S CRISMON RD UNIT 64
MESA, AZ 85209

22081439
SHERMAN ERIK DANIEL/AUBREY
CHRISTINE
10038 E ISLETA AVE
MESA, AZ 85209

22086169
SHOEMAKER-HANSEN CHARLENE
1650 S CRISMON RD UNIT 66
MESA, AZ 85208

22080968
SIEH TRAVIS/SAVANNAH
9840 E IDAHO AVE
MESA, AZ 85209

~~22080976
SIERRA RANCH III HOME OWNERS
ASSOCIATION
2850 E CAMELBACK RD STE 315
PHOENIX, AZ 85016~~

22086137
SIMO TARA LEE
1650 S CRISMON CREEK RD UNIT 34
MESA, AZ 85209

22086168
SOUBLIS PANAGIOTA
1650 S CRISMON RD UNIT 65
MESA, AZ 85209

22086163
SVOBODA BEVERLY
1650 S CRISMON RD UNIT 60
MESA, AZ 85209

22081403
TBHK AZ LLC
25225 PRADO DE ROSADO
CALABASAS, CA 91302

22086176
THOMAS TRACEY L
1650 S CRISMON RD UNIT 73
MESA, AZ 85209

22081404
UNDERWOOD TROY ELVIN/DEANN TR
435 SHERIDAN AVE STE 301
PALO ALTO, CA 94306

22080007K
UNITED STATES POSTAL SERVICE
8055 E TUFTS AVE STE 400
DENVER, CO 802372881

22086148
VANPORTFLEET ROBERT M/TARA L
1650 S CRISMON RD 45
MESA, AZ 85208

22082006
VIRTUA MESA CRISMON OWNER LLC
17470 N PACESETTER WY 205
PHOENIX, AZ 85255

22080965
WALDECK JOHN/DEBI
9865 E IDAHO AVE
MESA, AZ 85209

22086164
WEBER KENNETH/DEVINE KRISTINE
2301 E TAHITIAN WAY
GILBERT, AZ 85234

22080926
WILKERSON CLARK T/SHEILA S
1629 S ALICIA
MESA, AZ 85208

22081432
WISEMAN ANTHONY M
6313 W DUBLIN LN
CHANDLER, AZ 85226

22086171
ZHANG YAO/WILLIAMS JAMIN T
5950 SYMPHONY WOODS RD STE 301
COLUMBIA, MD 21044

Councilmember Alicia Goforth
PO Box 1466
Mesa, AZ 85211-1466

John Zielonka
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Nana Appiah
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Cassidy Welch
PO Box 1466
Mesa, AZ 85211-1466

RAY LAW FIRM
PO BOX 6430
CHANDLER, AZ 85246

Exhibit 2

Sign Posting Affidavit(s) and Photos

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 11/21/25

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 # ZON25-00210, on W of SWC of Hampton Ave and Crismon Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

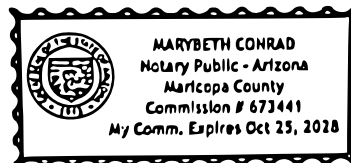
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 11/21/25

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: December 10, 2025

CASE: ZON25-00210

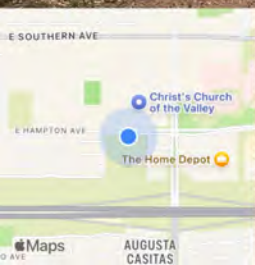
**Request: Rezone from Planned Employment
Park with a Planned Area Development Overlay
(PEP-PAD) to Multiple Residence 2 with a Planned
Area Development Overlay (RM-2-PAD), Special
Use Permit and Site Plan Review to allow for a
113-lot attached single residence development.**

Applicant: Brennan Ray, Ray Law Firm

Phone: (602) 558-9934

Planning Division (480) 644-2385

Posting date: 11/17/25



November 21, 2025 at 12:05 PM

+33.389525,-111.617516

E Hampton Ave

Mesa AZ 85209

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 11/21/25

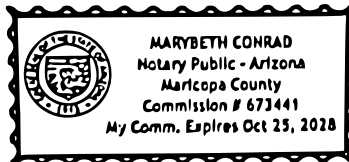
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON25-00313, on W of SWC of Hampton Ave and Crismon Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: meghan liggett

SUBSCRIBED AND SWORN before me on 11/21/25

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: December 10, 2025

CASE: ZON25-00313

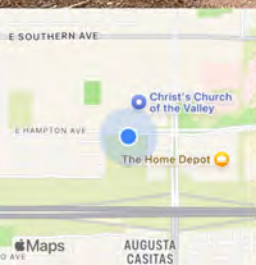
**Request: Minor General Plan Amendment to
change the Placetype from Urban Center to
Urban Residential.**

Applicant: Brennan Ray, Ray Law Firm

Phone: (602) 558-9934

Planning Division (480) 644-2385

Posting date: 11/17/25



November 21, 2025 at 12:05 PM

+33.389525,-111.617516

E Hampton Ave

Mesa AZ 85209

Exhibit 3

Notice of Public Hearing Letter and
Mailing List



City of Mesa Planning Division

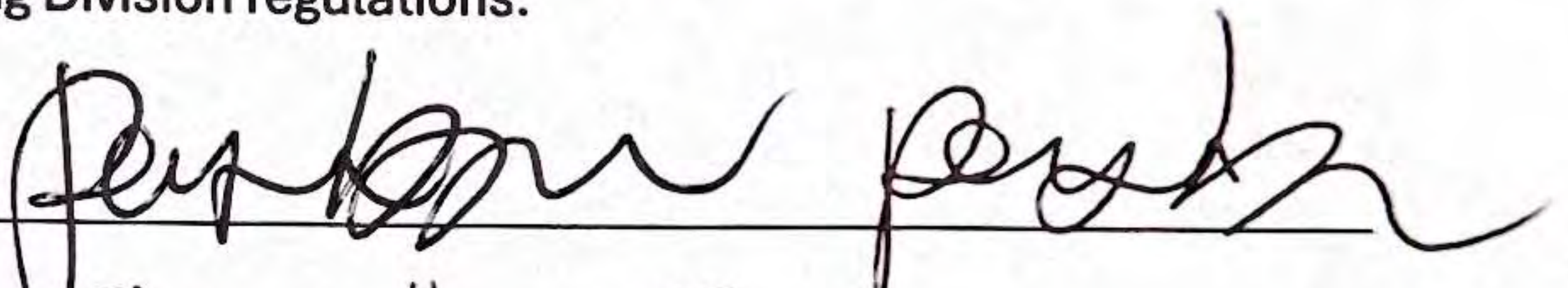
AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **November 24, 2025**

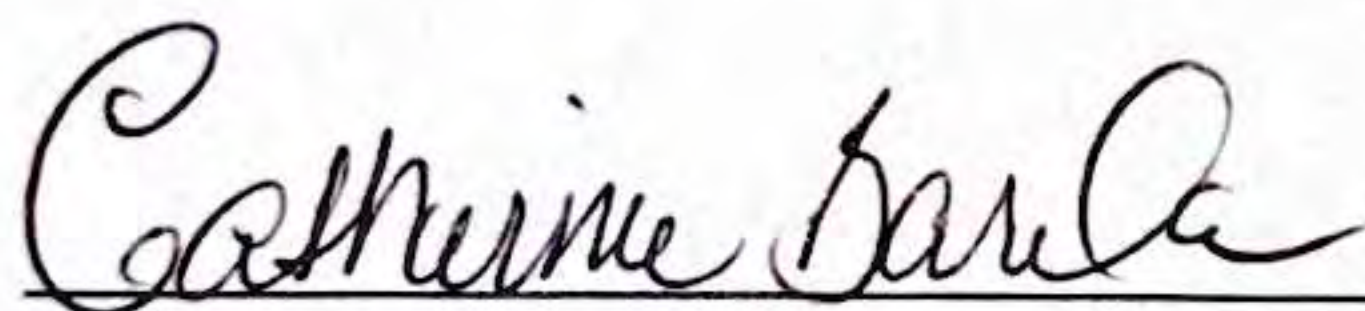
Date: 11/21/25

I, Payton Basha, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00210** on the 21 day of 11, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: 

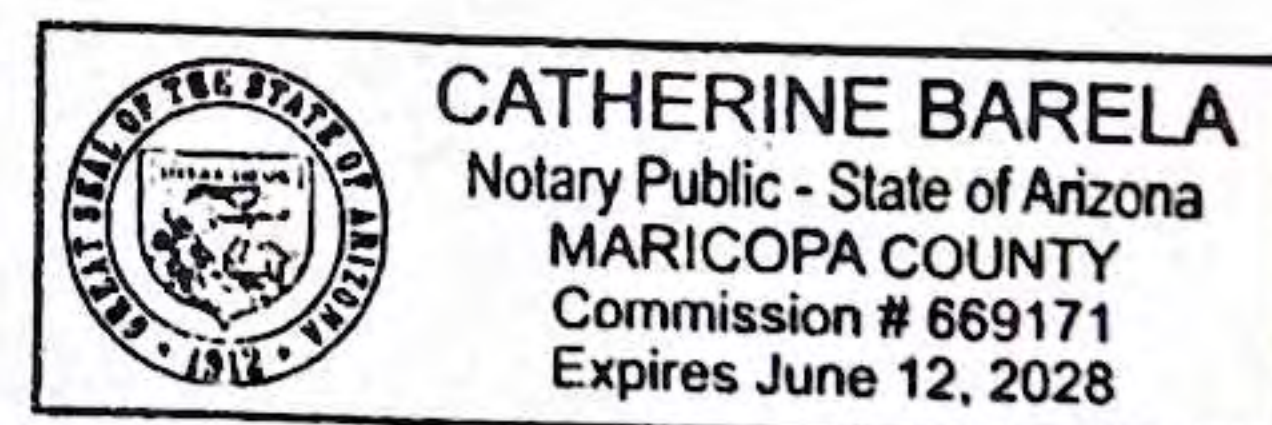
SUBSCRIBED AND SWORN before me this 21 day of 11, 2025.



Notary Public

Case Number: **ZON25-00210**

Project Name: _____





City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **November 24, 2025**

Date: 11/21/25

I, Payton Basha, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00313** on the 21 day of 11, 2025.

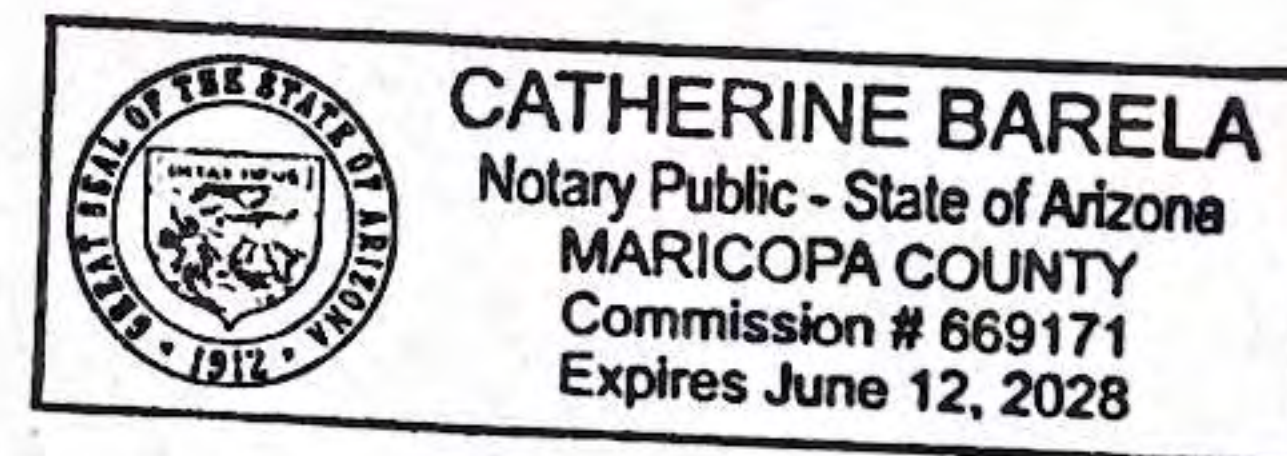
These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: *Payton Basha*
SUBSCRIBED AND SWORN before me this 21 day of 11, 2025.

Catherine Barela
Notary Public

Case Number: **ZON25-00313**

Project Name: _____



Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: November 21, 2025
RE: ZON 25-00313 and ZON25-00210
The Lincoln

Dear Neighbor:

We have applied for Minor General Plan Amendment and Rezoning/Site Plan approvals for the property located at located west of the southwest corner of Hampton Avenue and Crismon Road. This request is for the development of a high-quality and highly amenitized townhome residential development known as “The Lincoln”. The case numbers assigned to this project are ZON25-00210 (Rezone, Site Plan, Preliminary Plat) and ZON25-00313 (Minor General Plan Amendment).

These applications seek to amend the General Plan from “Urban Center” to “Urban Residential” and rezone the Site from PEP PAD (Planned Employment Park with Planned Area Development overlay) to RM-2 PAD (Multi-Residence with Planned Area Development overlay). Special Use Permit, Site Plan and Preliminary Plat approval to allow for attached single residence townhome development.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-558-9934 or e-mail me at bray@raylawaz.com.

These applications will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on December 10, 2025 in the Mesa City Hall located at 20 East Main Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would

like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 Cassidy.Welch@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Again, if you have any questions regarding this proposal, please call me at 602-558-9934 or e-mail me at bray@raylawaz.com.

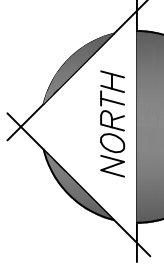
Sincerely,


Brennan Ray

/lcr
Attachments

QR CODE:





Scale: 1" = 100'
0 100 200
feet

Job No.
24-0510

Sheet No.
EX01

1
of **1**

Recording

Or

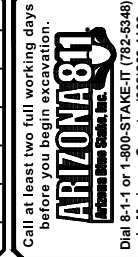
Construction

Not For

Preliminary

Drawn by: JAJ

Designer: DH



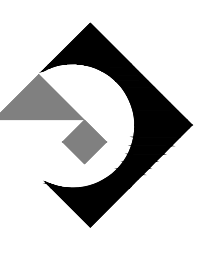
MARCH 14, 2025 - 1ST ZONING/SPR SUBMITTAL

Revisions:

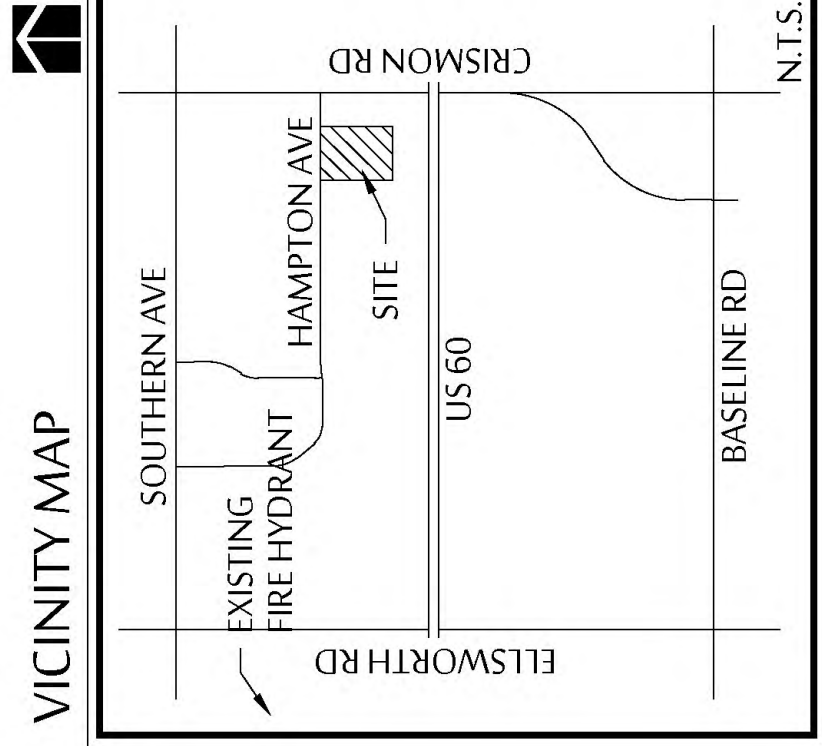
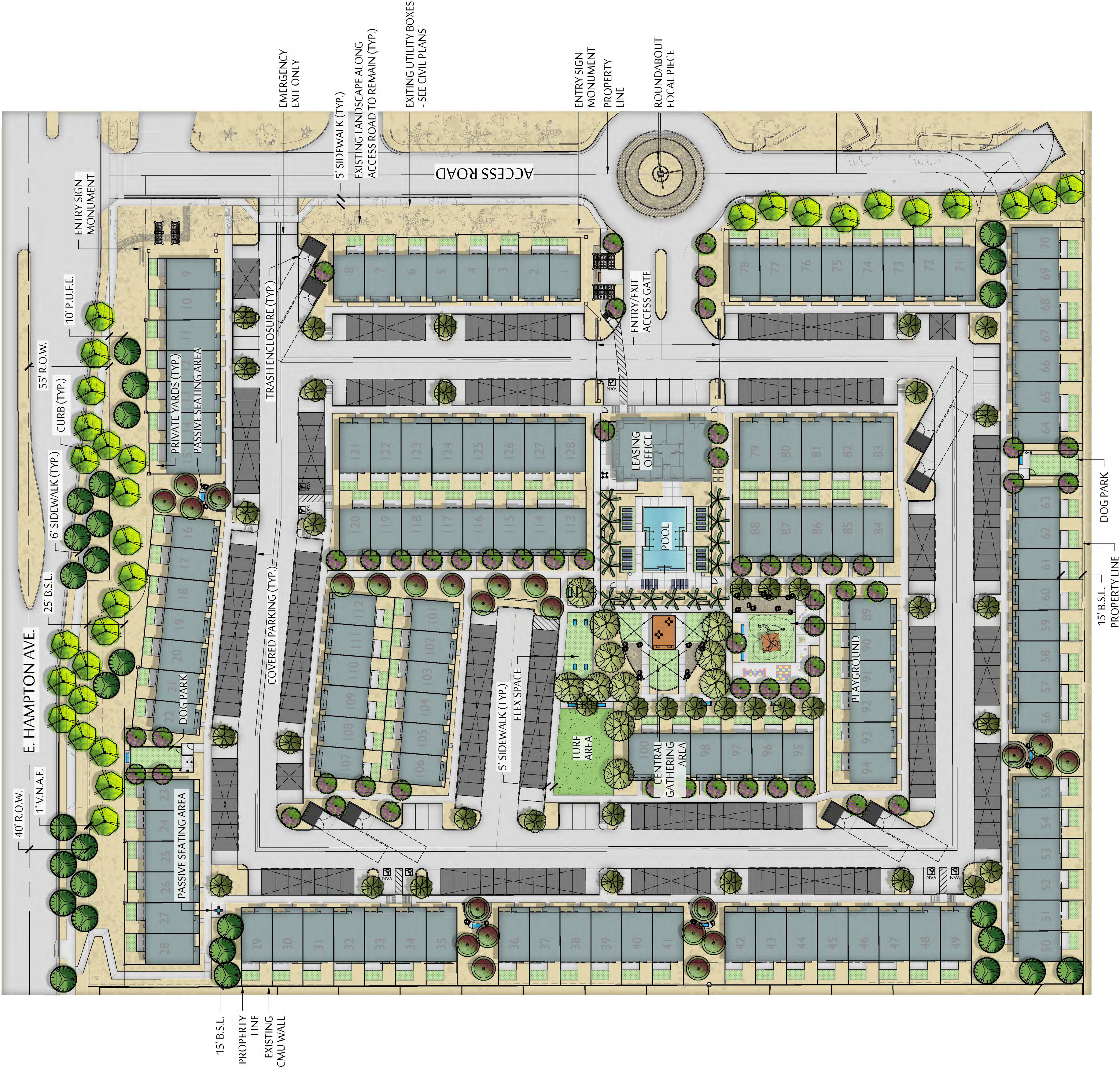
Project:

Crismon & Hampton
City of Mesa, AZ

Aerial Exhibit



EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com





6-PLEX LEFT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

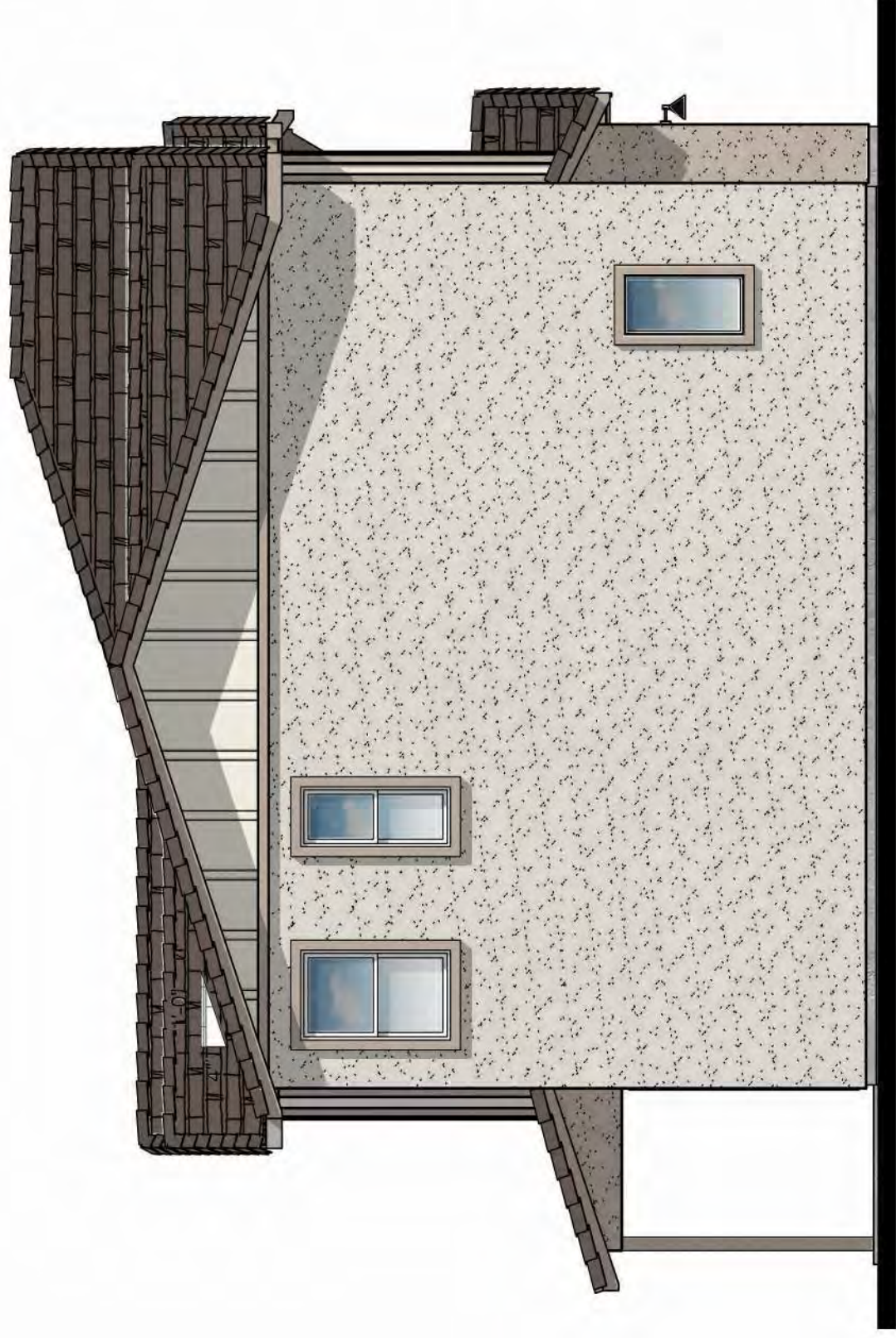


6-PLEX FRONT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 1

BUILDING A | THE LINCOLN | MESA, AZ



6-PLEX LEFT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"



6-PLEX FRONT ELEVATION
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 2

BUILDING A | THE LINCOLN | MESA, AZ



6-PLEX LEFT ELEVATION RANCH

3/16" = 1'-0"



6-PLEX FRONT ELEVATION RANCH

3/16" = 1'-0"

COLOR SCHEME 3

BUILDING A | THE LINCOLN | MESA, AZ

Steve Atkins
Augusta Casitas Homeowners
Association
1650 S Crismon Rd 28
Mesa, AZ 85209

Coyote Landing HOA

Steve Atkins
Crismon Creek Village
1650 S Crismon Rd 28
Mesa, AZ 85209

Muirfield Village Community
Association

Misti Rash
Parkwood Ranch Community Master
Association
10614 E Carmel Ave
Mesa, AZ 85208

Joseph Oasias
Sierra Ranch Homeowners
Association
9633 E Irwin Ave
Mesa, AZ 85209

Superstition Canyon Property
Owners Association

Wynstone Park Homeowners
Association, Inc.

Kamin Havens
Augusta Ranch Community Master
Association
2401 S Lansing
Mesa, AZ 85209

Anthony Childers
Crismon Creek Homeowners
Association
10244 E Jerome Ave
Mesa, AZ 85209

Carol Sheppard
Crismon Crossing Homeowners
Association
1122 S Cerise
Mesa, AZ 85209

Roberta Cullen
Parkwood Ranch Community Master
Association
10418 E Diamond Ave
Mesa, AZ 85208

Kristen Reynolds
Parkwood Ranch Community Master
Association
10223 E Crescent Ave
Mesa, AZ 85208

Joseph Casias
Sierra Ranch III Homeowners
Association
9633 E Irwin Ave
Mesa, AZ 85209

John Kemper
Tivoli at Augusta Ranch Homeowners
Association
9000 E Pima Center Pkwy Suite 300
Scottsdale, AZ 85258

Monte McCall
Augusta Ranch Community Master
Association
2256 S Faith
Mesa, AZ 85209

Scott Boek
Crismon Creek Homeowners
Association
10152 E Jacob
Mesa, AZ 85209

Mesa Sierra Ranch II Homeowners
Association, Inc.

Donnis Plumb
Parkwood Ranch Community Master
Association
10458 E El Moro Ave
Mesa, AZ 85208

Jennifer Sherwood
Parkwood Ranch Community Master
Association
10247 E Crescent Ave
Mesa, AZ 85208

David Wells
Sierra Ranch III Homeowners
Association
9642 E Irwin Ave
Mesa, AZ 85209

Jeff Lee
Villages of Eastridge Homeowners
Association
2125 S Archer
Mesa, AZ 85209

22080007Q
1330 S CRISMON ROAD LLC
7007 W HAPPY VALLEY RD
PEORIA, AZ 85383

22086149
ANANE MARGARET A
1650 S CRISMON RD UNIT 46
MESA, AZ 85209

22086197
AUGUSTA CASITAS HOMEOWNERS
ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

22084804
BELLA ENCANTA HOMEOWNERS
ASSOCIATION
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

22080966
BORJA MICHELLE/RICHARD
9856 E IDAHO AVE
MESA, AZ 85209

22080005E
CABANA SOUTHERN LLC
8135 E INDIAN BEND RD STE 101
SCOTTSDALE, AZ 85250

22081433
CENATIEMPO KEATON/SADIE J
2163 S BRISTOL
TEMPE, AZ 85283

22086166
COLLINS JANET M
1650 S CRISMON RD UNIT 63
MESA, AZ 85209

22086153
CORATHERS AUDREY
RUTH/RUSSELL JAMES
1650 S CRISMON RD UNIT 50
MESA, AZ 85209

22086152
CSHC HOLDINGS LLC
5840 E OCOTILLO RD
CAVE CREEK, AZ 85331

22086182
AL-FAROUK CHERYL L
1650 S CRISMON RD UNIT 79
MESA, AZ 85209

22086156
ANTHONY DARLENE D
1650 S CRISMON RD 53
MESA, AZ 85208

22086173
AUGUSTINE PAUL E/GWENDA LOU
TR
582 COUNTY RD 201
DURANGO, CO 81301

22084702
BELLA ENCANTA LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

22086154
BRADLEY RICHARD
1650 S CRISMON RD UNIT 51
MESA, AZ 85209

22086155
CAMERON IAN P/PARK MARISA C
1650 S CRISMON RD 52
MESA, AZ 85209

22086136
CHANNEY ADRIANE
1650 S CRISMON RD 33
MESA, AZ 85209

22080973
CONE COREY/CYNTHIA
9839 E INVERNESS AVE
MESA, AZ 85209

22081681
CRISMON CREEK VILLAGE
HOMEOWNERS ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

22086165
DB MESA 3 LLC
816 E BLUE RIDGE WAY
CHANDLER, AZ 85249

22086178
ALVARADO MICHELLE
1650 S CRISMON RD UNIT 75
MESA, AZ 85209

22086179
ARCINIEGA FELIX ALDANA/DE
ALDANA CRISTINA ESPINOZA
1650 S CRISMON RD UNIT 76
MESA, AZ 85209

22080967
BECKFORD-COHALL TIA NICOLE
9848 E IDAHO AVE
MESA, AZ 85209

22080964
BLAGG CARA M
9857 E IDAHO AVE
MESA, AZ 85209

22086160
BUSH RONNIE THOMAS
1650 S CRISMON RD UNIT 57
MESA, AZ 85209

22080927
CEBREROS AMBRE J/HECTOR G
1623 S ALICIA
MESA, AZ 85209

22086150
CHARMAYNE K BODKIN LIVING
TRUST
1650 S CRIMSON RD UNIT 47
MESA, AZ 85208

22080972
CONSTANCE R MARTINEZ LIVING
TRUST
9831 E INVERNESS AVE
MESA, AZ 85209

22081745C
CRISMON SCOOP LLC
7046 N 2ND ST
PHOENIX, AZ 85020

22086159
DEDERICK DAVID W/TAMARA J
8281 REDWOOD DR SE
AUMSVILLE, OR 97325

22086177
DILBECK ROBERT
3257 S OXLEY
MESA, AZ 852121977

22080970
DUARTE BAUDELINA
9824 E IDAHO AVE
MESA, AZ 85209

22086142
ERICKSON DAVID
1650 S CRISMON RD 39
MESA, AZ 85208

22080969
FRANGELLA ROBERT C/JANICE A
9832 E IDAHO AVE
MESA, AZ 85208

22086162
G & J PARTNERSHIP LLC
3372 E ROADRUNNER DR
CHANDLER, AZ 85286

22080974
GOFF LAWRENCE W/EDNA D
9847 E INVERNESS AVE
MESA, AZ 85208

22082005
GRAND VILLAGE DEBORADO LLC
10645 N TATUM BLVD STE 200 PMB
502
PHOENIX, AZ 85028

22080005D
HAMPTON EAST APARTMENTS
INVESTORS LLC/SS HAMPTON AZ
LLC/HAMPTON EAST APARTMENTS
INVESTORS II LLC/BIG
107 N ARIZONA BLVD 204
22080930
HOBT FAMILY LIVING TRUST
1636 S FAITH
MESA, AZ 85209

22086143
JOANN M RUSSELL LIVING TRUST
1650 S CRISMON RD UNIT 40
MESA, AZ 85209

22086147
DILLMAN STEPHANIE/BRADLEY
1650 S CRISMON RD 44
MESA, AZ 85209

22080971
ELIZABETH A BOBICK REVOCABLE
TRUST
9823 E INVERNESS AVE
MESA, AZ 85209

22086138
ESTRADA ANTHONY A/OLGA M
1650 S CRISMON RD 35
MESA, AZ 85208

22086157
FRENCH DIANE/COFFEY
CLAUDETTE C/THORNTON E
995 CEDAR WAY SE
SALEM, OR 97302

22086183
GADOMSKI DAVID A/DIANE M
1650 S CRISMON RD UNIT 80
MESA, AZ 85209

22086158
GOMEZ JEROD I
1650 S CRISMON RD 55
MESA, AZ 85209

22086140
GREATER VALLEY DEVELOPMENT
LLC
18567 E. STRAWBERRY DR
QUEEN CREEK, AZ 85142

22081431
HATHAWAY LONDON LOUIS/HALEY
10022 E ISLETA AVE
MESA, AZ 85209

22086172
HOLBROOK ALAYNA
1650 S CRISMON RD 69
MESA, AZ 85209

22082003
KFH CRISMON & HAMPTON LLC
2701 E CAMELBACK RD. 180
PHOENIX, AZ 85016

22081430
DOLHENTY JENNIFER L
10020 E ISLETA AVE
MESA, AZ 85209

22086181
ENNIS KATELIN
1650 S CRISMON RD UNIT 78
MESA, AZ 85209

22086170
FOTH FAMILY REVOCABLE TRUST
PO BOX 1461
CORTEZ, CO 81321

22086180
FUENTES MARYANN
1650 S CRISMON RD UNIT 77
MESA, AZ 85209

22081402A
GLOBAL NEW MILLENNIUM
PARTNERS LTD
4415 HIGHWAY 6
SUGAR LAND, TX 77478

22086141
GOMEZ KATY
1650 S CRISMON RD UNIT 38
MESA, AZ 85209

22081745A
H RUDOLPH COMPANY LLC
1830 N 95TH AVE STE 106
PHOENIX, AZ 85037

22081402B
HD DEVELOPMENT OF MARYLAND
INC
2455 PACES FERRY RD
ATLANTA, GA 30339

22086175
JASSO ANITA M
1650 S CRISMON RD UNIT 72
MESA, AZ 85209

22086139
KUTZ JESSIE H
1650 S CRISMON RD UNIT 36
MESA, AZ 85208

22081434
LARSON SIERRA/GARY BLAKE
10028 E ISLETA AVE
MESA, AZ 85209

22080904
LICON ALEX/ADRIANA L
1622 S ALICIA
MESA, AZ 85209

22086145
LILJEKRANS JON/CONDO DEBORAH
1650 S CRISMON RD UNIT 42
MESA, AZ 85209

22081745B
LITCHFIELD EXCHANGE &
HOLDINGS LLC
1404 S LONGMORE
MESA, AZ 85202

22080963
LONG SCOTT DWAIN/SUSANNAH
M
9849 E IDAHO AVE
MESA, AZ 85209

22080008D
LUKES REWIRING LLC
108 W NORTH LN
PHOENIX, AZ 850212487

22081427
MAKE CENTS LLC
PO BOX 22273
MESA, AZ 85277

22082004
MCR SCOTTSDALE LLC
10531 4S COMMONS DR 166-662
SAN DIEGO, CA 92127

22081970A
MESA I MSL LLC
4 PARK PLZ 1700
IRVINE, CA 92614

22081437
MEYER DEBORAH ESTHER
10034 E ISLETA AVE
MESA, AZ 85209

22086144
MILLER HANNAH
1650 S CRISMON RD UNIT 41
MESA, AZ 85209

22081746
MPT OF MESA LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

22081438
NGUYEN JIMMY
10036 E ISLETA AVE
MESA, AZ 85209

22086174
OLSON KELLE M
1650 S CRISMON RD UNIT 71
MESA, AZ 85209

22080929
PARK ASHBELL/PUALANI
1630 S FAITH
MESA, AZ 85209

22080975
PEREZ FELIPE
9855 E INVERNESS AVE
MESA, AZ 85209

22086161
PONG ROSEMARY G/ALEXANDER
HUNTER F
1650 S CRISMON RD UNIT 58
MESA, AZ 85209

22086151
PONNGUPATI MARY
1650 S CRISMON RD UNIT 48
MESA, AZ 85209

22080928
PRESCOTT RALPH S JR/IDA B
1624 S FAITH
MESA, AZ 85208

22081435
SCHAFFER AMANDA
10030 E ISLETA AVE
MESA, AZ 85209

22086167
SCOTT SANDRA
1650 S CRISMON RD UNIT 64
MESA, AZ 85209

22081439
SHERMAN ERIK DANIEL/AUBREY
CHRISTINE
10038 E ISLETA AVE
MESA, AZ 85209

22086169
SHOEMAKER-HANSEN CHARLENE
1650 S CRISMON RD UNIT 66
MESA, AZ 85208

22080968
SIEH TRAVIS/SAVANNAH
9840 E IDAHO AVE
MESA, AZ 85209

22080976
SIERRA RANCH III HOME OWNERS
ASSOCIATION
2850 E CAMELBACK RD STE 315
PHOENIX, AZ 85016

22086137
SIMO TARA LEE
1650 S CRISMON CREEK RD UNIT 34
MESA, AZ 85209

22086168
SOUBLIS PANAGIOTA
1650 S CRISMON RD UNIT 65
MESA, AZ 85209

22086163
SVOBODA BEVERLY
1650 S CRISMON RD UNIT 60
MESA, AZ 85209

22081403
TBHK AZ LLC
25225 PRADO DE ROSADO
CALABASAS, CA 91302

22086176
THOMAS TRACEY L
1650 S CRISMON RD UNIT 73
MESA, AZ 85209

22081404
UNDERWOOD TROY ELVIN/DEANN
TR
435 SHERIDAN AVE STE 301
PALO ALTO, CA 94306

22080965
WALDECK JOHN/DEBI
9865 E IDAHO AVE
MESA, AZ 85209

22081432
WISEMAN ANTHONY M
6313 W DUBLIN LN
CHANDLER, AZ 85226

John Zielonka
PO Box 1466
Mesa, AZ 85211-1466

22086148
VANPORTFLEET ROBERT M/TARA L
1650 S CRISMON RD 45
MESA, AZ 85208

22086164
WEBER KENNETH/DEVINE KRISTINE
2301 E TAHITIAN WAY
GILBERT, AZ 85234

22086171
ZHANG YAO/WILLIAMS JAMIN T
5950 SYMPHONY WOODS RD STE
301
COLUMBIA, MD 21044

City of Mesa Development Services
Department
ATTN: Nana Appiah
Mesa, AZ 85211-1466

22082006
VIRTUA MESA CRISMON OWNER LLC
17470 N PACESETTER WY 205
PHOENIX, AZ 85255

22080926
WILKERSON CLARK T/SHEILA S
1629 S ALICIA
MESA, AZ 85208

Councilmember Alicia Goforth
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Cassidy Welch
Mesa, AZ 85211-1466