

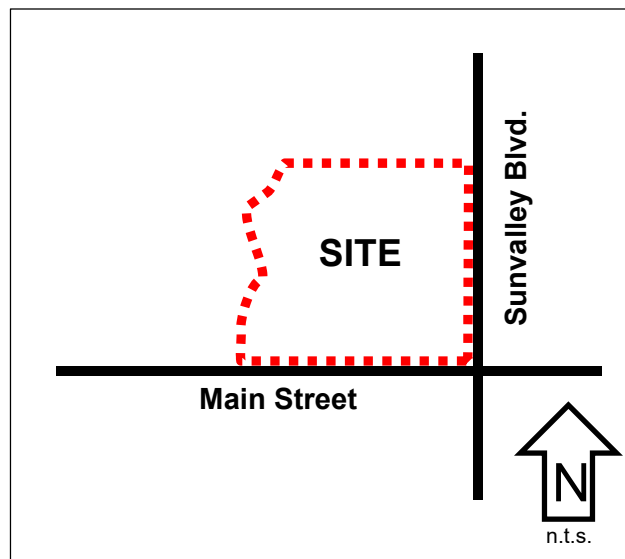
# Project Narrative

for

## “Sunvalley Village”

Rezoning from LC/LC BIZ to RM-4 PAD to develop a 96-lot single-family residential development on approximately 6.88 acres (net) / 7.6 acres (gross) located at the northwest corner of Main Street and Sunvalley Boulevard in Mesa

**VICINITY MAP**



Related to Zoning Application #: **ZON17-00519**

**Submittal date:**

January 8, 2018

## **Introduction:**

This revised Narrative is being submitted as part of an overall revised submittal of a zone change request under application number **ZON17-00519**.

The application also included a request for approval of the related Site Plan and Preliminary Plat.

Previous Pre-Application Meetings were held under: **PS14-063 & PS15-020 (PLN2014-00457)**.

We are seeking a rezoning to RM-4, with a Planned Area Development (PAD) overlay, along with platting, in order to develop a 96-lot single-family residential subdivision on two parcels totaling approximately 6.88 (net) / 7.6 acres (gross) located at the northwest corner of Main Street and Sunvalley Boulevard in the City of Mesa.

## **Project Overview:**

The site is presently vacant, undeveloped desert, with no existing structures. An outdoor advertising sign exists within the site, along the Main Street frontage. Vegetation is moderate, with little mature vegetation, and no protected species observed.

The proposed development is a 96-lot single-family residential, townhome-type development (subdivision). Homes are proposed to be attached townhome-style. Elevations and renderings have been provided indicating the proposed design of the residences.

Both parcels are presently zoned LC (Limited Commercial). The eastern-most parcel (APN 218-13-005C) also has the BIZ (Bonus Intensity Zone) overlay.

The pending/existing rezoning application is for RM-4 (with a PAD overlay) to best reflect the proposed residential development, which proposes a gross density of approximately 13.95 dwelling units per acre.

The PAD overlay is included with the rezoning as necessary to address lot size, lot coverage, setbacks, and other development standards which differ from the RM-4 “standard”.

The proposed RM-4 PAD Development Standards are as follows (variations from the “base” RM-4 zoning district standard are in **bold**):

<b>Development Standard</b>	<b>RM-4 Zoning District</b>	<b>Proposed RM-4 PAD</b>
Minimum Lot Area (sq ft)	6,000	<b>1,130 s.f.</b>
Minimum Lot Width – Attached Single-Family	25'	<b>20'</b>
Minimum Lot Depth – Attached Single-Family	75'	<b>56.5'</b>
Maximum Density	30 d.u./acre	<b>12.6 (g) / 13.9 (n)</b>
Minimum Lot Area / D.U.	1,452 s.f.	<b>3,449 s.f.</b>

Maximum Height	40'	40' (3 stories)
Minimum Yard – Front & Street-Facing Yards for local street	20'	0'
Minimum Yard – Interior Side (attached single-family)	0'*	0'*
Minimum Yard – Rear	15'	0'
Maximum Building Coverage (% of lot)	55%	100%
Minimum Open Space (s.f./unit)	150 s.f.	<b>1,108 s.f.</b>

\* A minimum 10' interior side yard is required on the end units. For this project, landscape tracts and other open space may be included to meet this requirement

Open space comprises approximately 37% of the site area, and will include active and passive open space, as well as community amenities (such as a dog park, community pool, ramada, and others), retention, etc. This project is likely to be developed in one phase.

The proposed residential development is being somewhat modeled after the very successful urban-style development known as “San Marcos Commons”, which is located near Chandler Boulevard and Arizona Avenue in Chandler, and other successful area urban developments, although with significant architectural and site planning updates to reflect today’s sophisticated market. This project utilizes an exterior building design unique for this area and more in keeping with today’s demand for high-quality and interesting architecture.

### **Conceptual Master Development Plan:**

As requested by staff, we have also prepared a Concept Plan (included with this submittal) of how the remaining area between Sunvalley Boulevard and Sunrise Street to the west (just east of Power Road) MAY develop. This area has commercial zoning (for over 30 years), but has seen very little development.

The concept plan provides for a possible development pattern for this area, utilizing the existing commercial zoning, and provides for internal connectivity, entry features, and other features that – if developed as indicated (or somewhat similar) – will provide for a diverse and economically-enhanced area. Of course, these parcels to the west of the subject site which are not part of our zoning application may develop under an entirely different scenario, zoning and/or land use. The City of Mesa will take the lead role in the development of the area to the west of the subject site.

### **General Plan Conformance:**

The City of Mesa 2040 General Plan designates the site and surrounding area as a “Neighborhood Character Area”, the perfect designation for the proposed development. The subject site is located within what could be characterized as a “strip commercial area”.

Within the Neighborhood Character Area, it is deemed a goal to redevelop these strip commercial areas over time to provide more of a mix of uses and to integrate better into the surrounding neighborhood.

The proposed development serves to meet and implement this goal at this location, by introducing new residential development to provide for consumers to drive commercial development/redevelopment in this area. Proximity to the Loop 202, and the extension of light rail across the frontage of this site (when it extends towards Ellsworth Road), will further enhance the attractiveness of living at this location.

In addition, the Neighborhood Character Area notes that “Neighborhoods can contain a wide range of housing options...” and that “Density is generally between two and 12 dwelling units per acre, but higher densities may occur; higher densities are generally more appropriate on the edges of a neighborhood, at higher traffic volume locations, as a transition from non-residential areas...”.

This project meets these criteria by being located at a major intersection and being located just outside of existing neighborhoods in an historically commercial corridor (that has significant amounts of vacant commercial lands and vacant commercial buildings). The addition of new residents to this area will help to revive commercial activity in this same area.

### **Access & Circulation:**

Access to the proposed development is via a new internal east-west roadway that intersects with Sunvalley Boulevard, which is a north-south collector roadway that generally follows a mid-section line alignment between Power Road (to the west) and Sossaman Road (to the east), both of which are arterial/section line roadways.

As indicated on the Conceptual Development Master Plan, this east-west interior roadway provides for access to properties to the west, and will include accents (such as pavers, stamped asphalt, or other) at each end.

Secondary access is proposed from Main Street, via an internal roadway (shared with the property to the west) that runs along the west property boundary and terminates in a “round-about” at the intersection with the east-west interior roadway noted above. The round-about will feature accents and landscaping.

The half-street dedication for Sunvalley Boulevard adjacent to the site is 35-feet, with an additional 20-foot “setback” (within the property). Sunvalley Boulevard is fully improved adjacent to the site, with paving, curb, gutter and attached sidewalk (similar in width to properties to the north). Streetlights exist along the east-side of Sunvalley Boulevard, but not along the Sunvalley Boulevard frontage of the site.

Main Street runs east-west along the south-side of the site, which follows an approximate mid-section line alignment. The half-street dedication for Main Street, adjacent to the site, is



approximately 75-feet. Main Street is paved with three (3) west-bound lanes along the frontage of the site. Curb, gutter and sidewalk do not exist along the Main Street frontage of the site. Street lights are located within the median. There is an existing median cut that allows for left turns into and out of the subject site. Improvements and/or dedications will be as required.

Interior streets are to be public. Due to the nature of this development and the more-intimate and social setting, sidewalk is not to be provided on either side of each street.

Each home will have its own garage which will provide for two parking spaces. Guest parking is also provided.

### **Adjacent Uses and Zoning:**

The adjacent existing uses and zoning are as follows:

North: Las Palmas Mobile Home Park, zoned RM-4.

East (across Sunvalley Boulevard): Sun Valley Plaza (shopping center), LC; and Gethsemane Park Apostolic Church, zoned OC

South (across Main Street): Deserama Center (shopping center), zoned LC

West: Vacant/Undeveloped, zoned LC

Below is an excerpt of the City of Mesa Zoning Map:





# SUNVALLEY VILLAGE

## PRELIMINARY LANDSCAPE PLAN

N W C MAIN STREET + SUNVALLEY BOULEVARD

### GENERAL LANDSCAPE NOTES:

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- ALL NEWLY PLANTER CONTAINER GROWN PLANTER MATERIAL IS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.

### MISC. NOTES

- THERE ARE NO EXISTING POWER LINES CROSSING OVER THIS SITE.
- A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS WHERE NOTHING WILL BE PLANTED OR WILL GROW.

### NATIVE PLANT INFORMATION

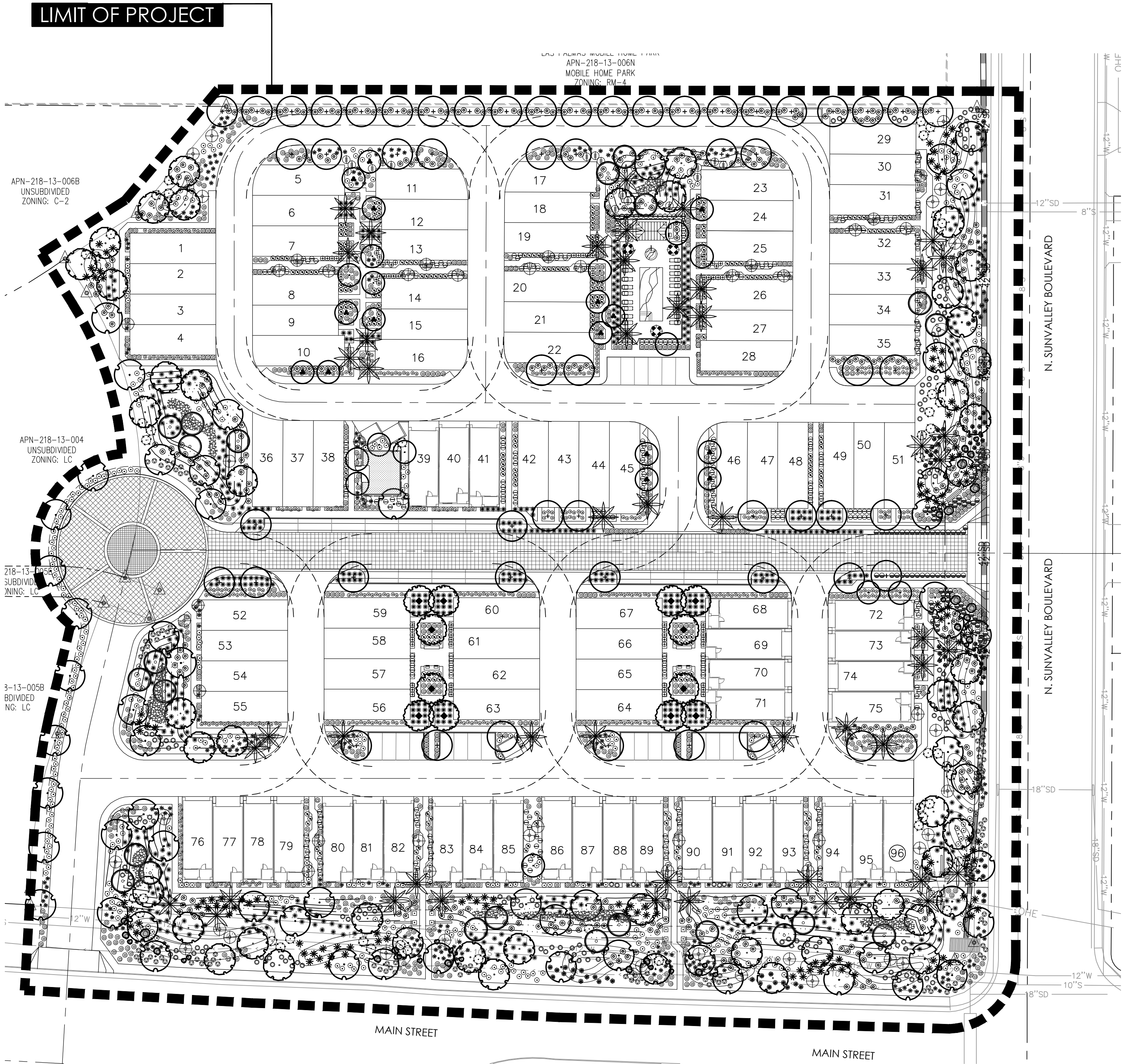
THIS PROPERTY HAS PRIMARILY BEEN CLEARED OF VEGETATION WITH SOME REMAINING PLANT MATERIAL STILL IN PLACE. ANY SALVAGEABLE MATERIAL THAT QUALIFIES PER THE CITY OF MESA'S PLANT PRESERVATION REQUIREMENTS SHALL BE INVENTORIED, TAGGED AND BE RELOCATED ON SITE DURING CONSTRUCTION.

### A.D.A./FAIR HOUSING REQUIREMENTS

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.

### IRRIGATION NOTES

- ALL LANDSCAPE AREAS ARE TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.



### OVERALL SITE PLAN

NOT TO SCALE



### PROJECT TEAM

#### APPLICANT / OWNER REP:

PINNACLE INCOME INVESTORS  
PO BOX 4997  
SCOTTSDALE, AZ 85261  
PH: (480) 390-6006  
CONTACT: FRANK DELARMI  
fdellarmi@msn.com

#### CIVIL ENGINEER:

D&M ENGINEERING  
1020 E GILBERT DR # D, TEMPE, AZ  
85281  
PH: (480) 350-9590  
CONTACT: DURAN THOMPSON  
duran.thompson@dmengineer.com

#### LANDSCAPE ARCHITECT:

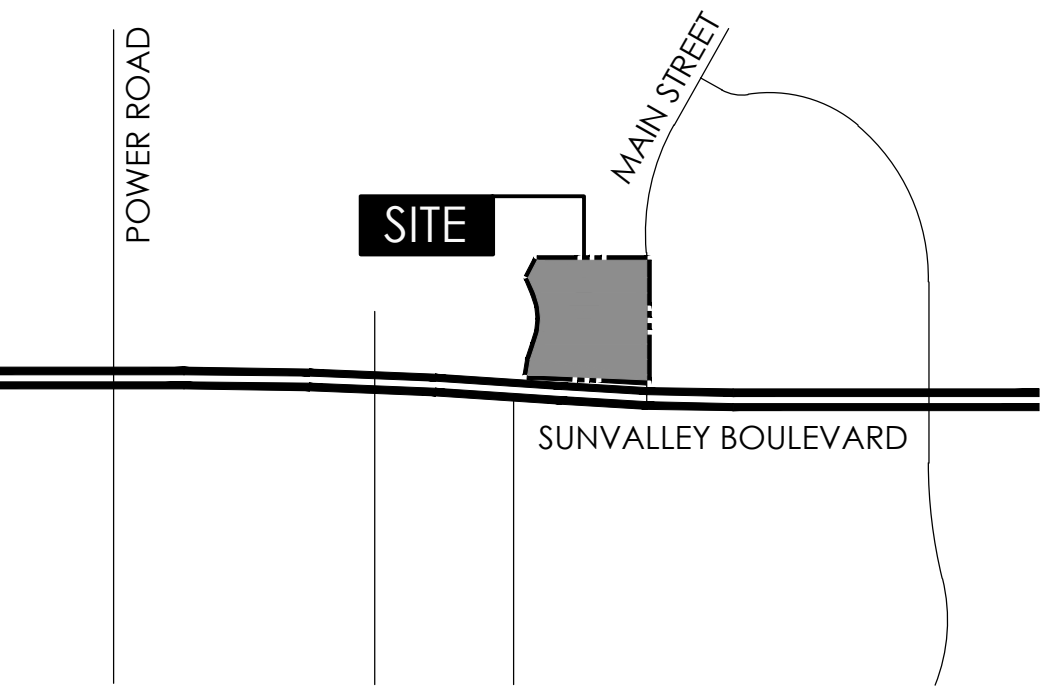
YOUNG DESIGN GROUP  
7234 EAST SHOEMAN LN.  
SUITE 8  
SCOTTSDALE, AZ 85251  
PH: (480) 257-3312  
CONTACT: JOE YOUNG  
jyoung@youngdg.com

#### ZONING CONSULTANT:

GREG LOPER, A.I.C.P.  
MOBILE: 602-550-7004  
greg.lop@hotmaill.com

### VICINITY MAP

NOT TO SCALE



### SHEET INDEX

L0.1	COVER SHEET + NOTES
L0.2	PRELIMINARY LANDSCAPE PLAN
L1.1 THRU L1.3	PRELIMINARY LANDSCAPE PLAN
L2.1 / L2.2	HARDSCAPE DETAILS

### APPROVAL

DATE: 10/11/17	
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18
SUBMITTED FOR:	
PRELIMINARY LANDSCAPE PLAN + HARDSCAPE DETAILS	
SHEET NO. L0.1	
1 OF 7	

Not for construction unless approved by local government

## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

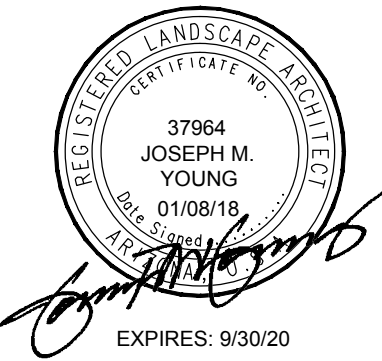
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

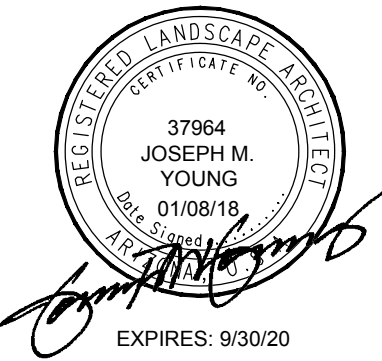
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

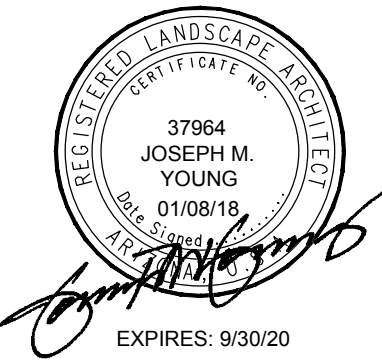
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

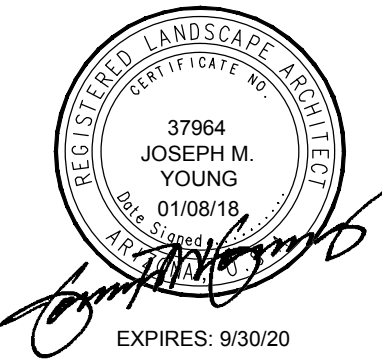
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

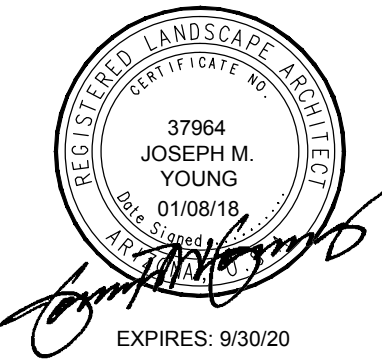
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

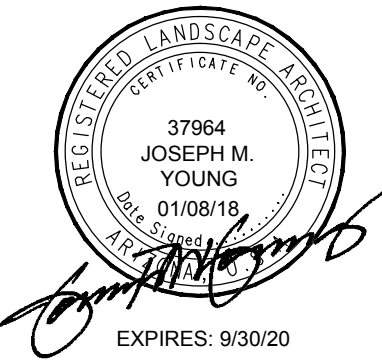
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

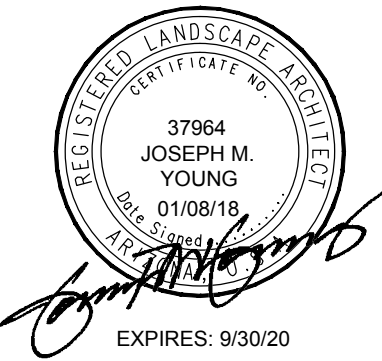
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

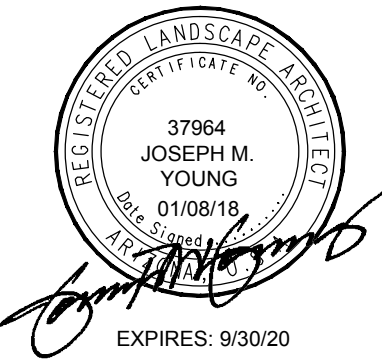
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

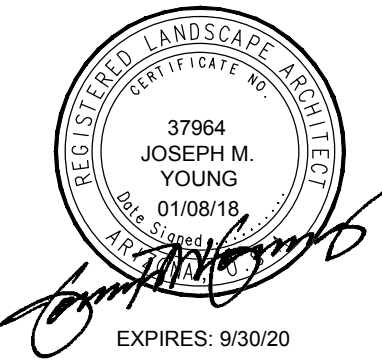
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

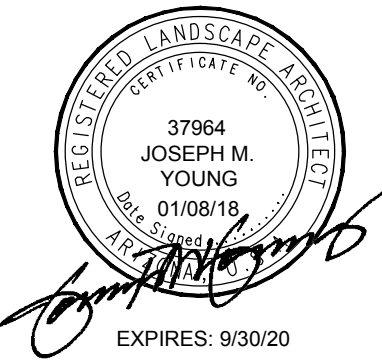
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

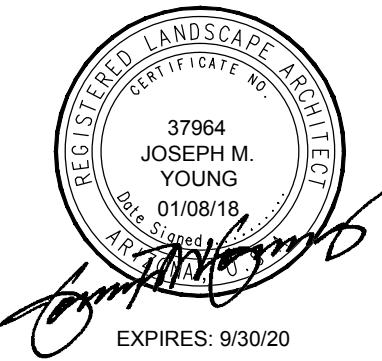
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

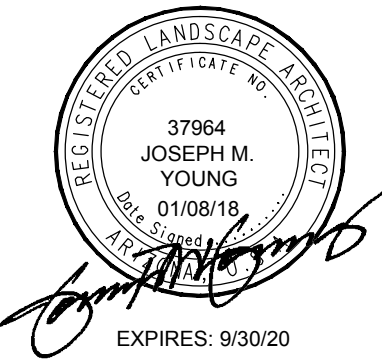
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

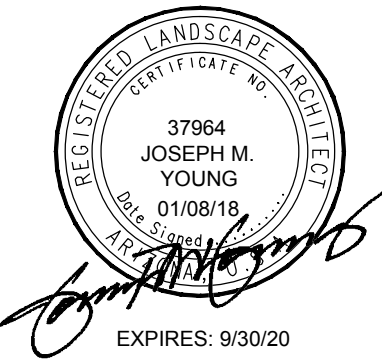
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

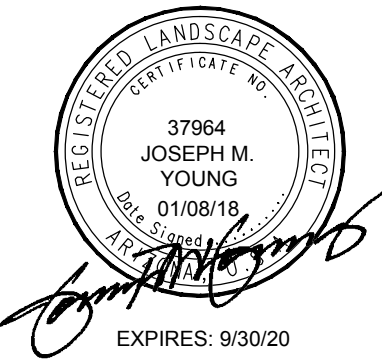
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

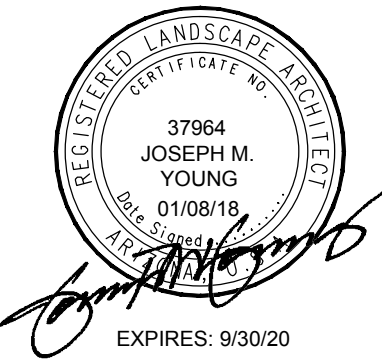
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

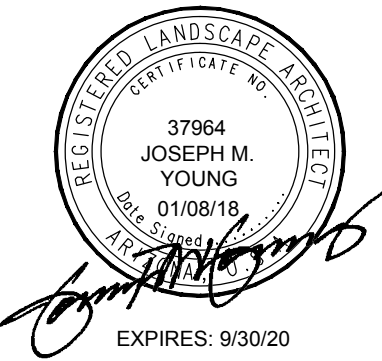
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



## PRELIMINARY LANDSCAPE PLAN FOR SUNVALLEY VILLAGE MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

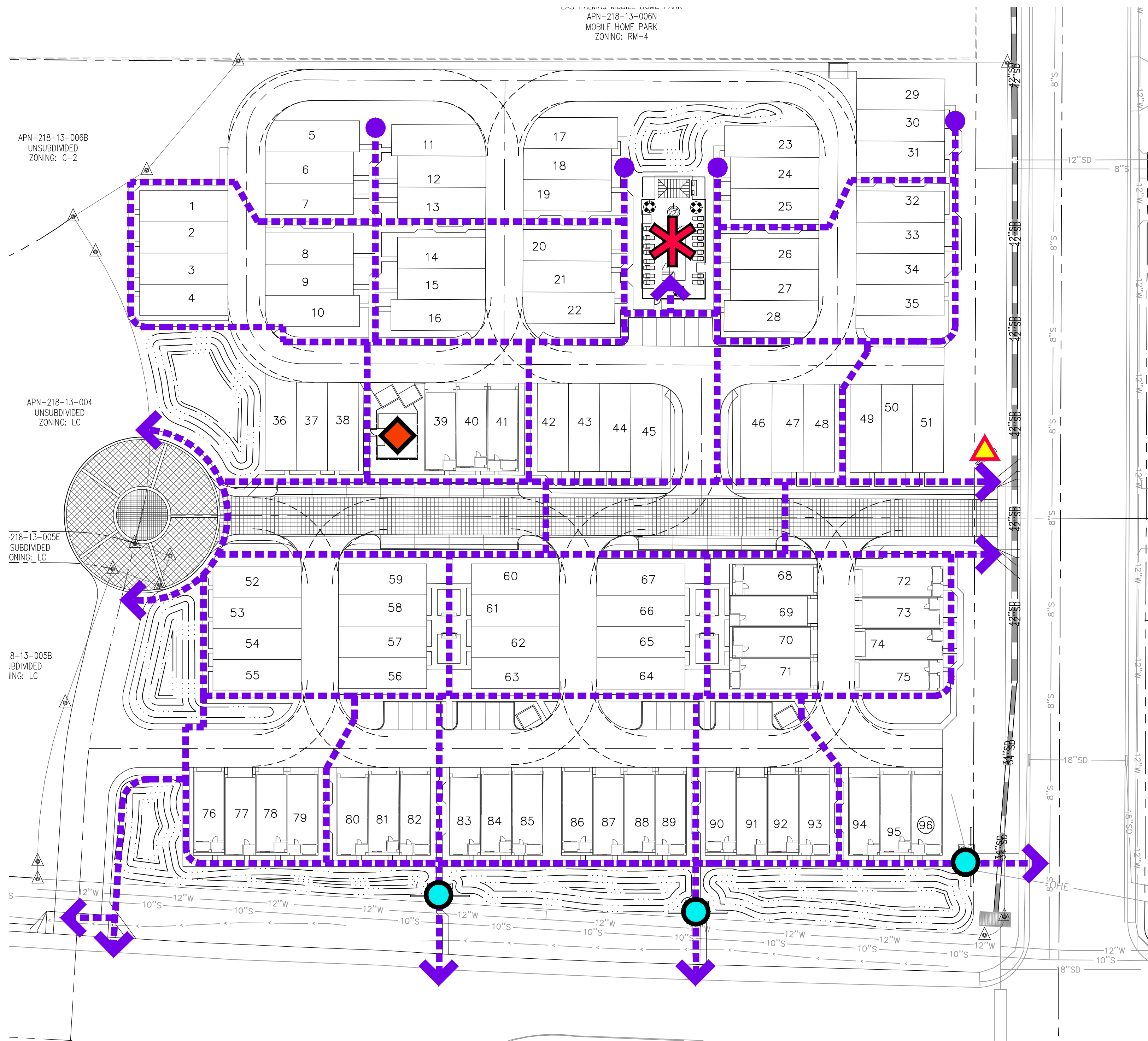
L0.1

1 OF 7

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



COPYRIGHT ©2017 BY YOUNG, DESIGN, GROUP, LLC. NO ALTERATIONS TO THESE PLANS ARE ALLOWED OTHER THAN AUTHORIZED YOUNG DESIGN GROUP EMPLOYEES. THIS DOCUMENT IS THE SOLE PROPERTY OF YOUNG DESIGN GROUP, LLC.



## KEY

- ENHANCED PAVEMENT TREATMENT
- PEDESTRIAN CONNECTION
- CENTRAL AMENITY SPACE
- COMMUNITY MONUMENT / SIGNAGE
- PET PARK
- PEDESTRIAN TRELLIS FEATURE

## PEDESTRIAN CIRCULATION / SITE ELEMENTS PLAN

NOT TO SCALE

young | design | group

Landscape Architecture  
+ Land Planning

7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312

PRELIMINARY LANDSCAPE PLAN FOR

SUNVALLEY VILLAGE

MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

SUBMITTED FOR:  

PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.  

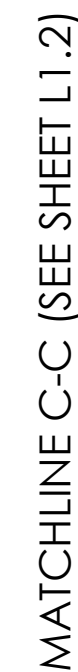
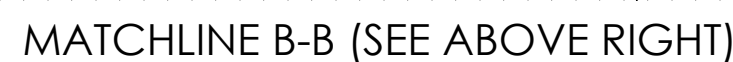
L0.2

2 OF 7

Not for construction unless approved by local government

TRACKING NUMBERS:





---

SHRUBS

ACCENTS / VINES

## GROUNDCOVER

## INERT MATERIALS

D.G.

young | design | group

---

Landscape Architecture  
+ Land Planning

---

7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



PRELIMINARY LANDSCAPE PLAN FOR  
**SUNVALLEY VILLAGE**  
MESA | ARIZONA

DATE:	10/11/17
OB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

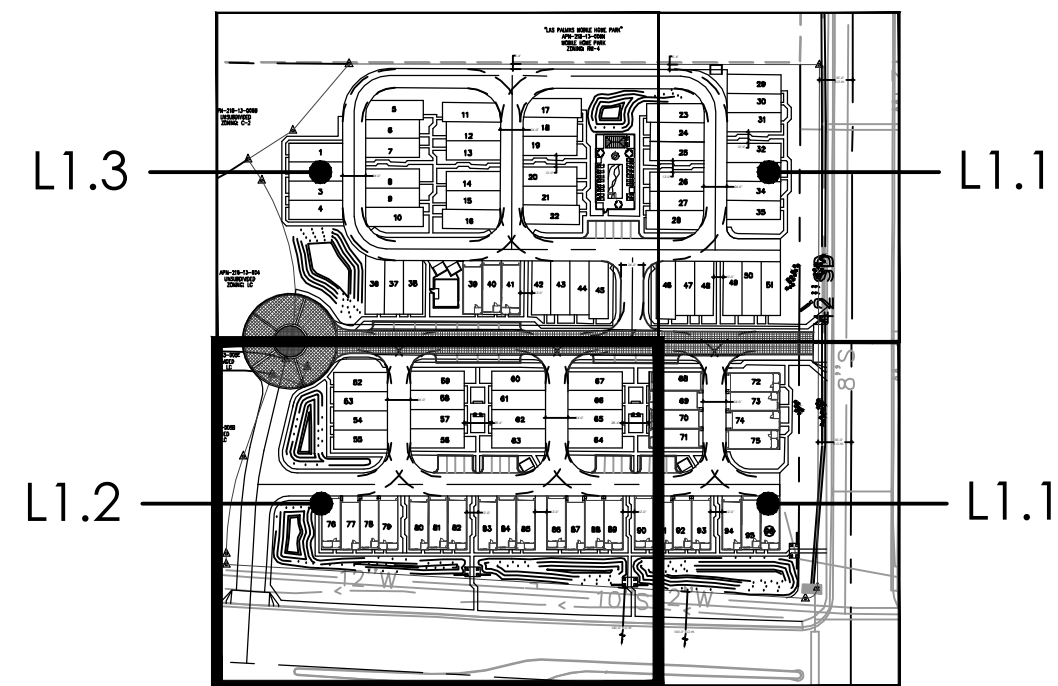
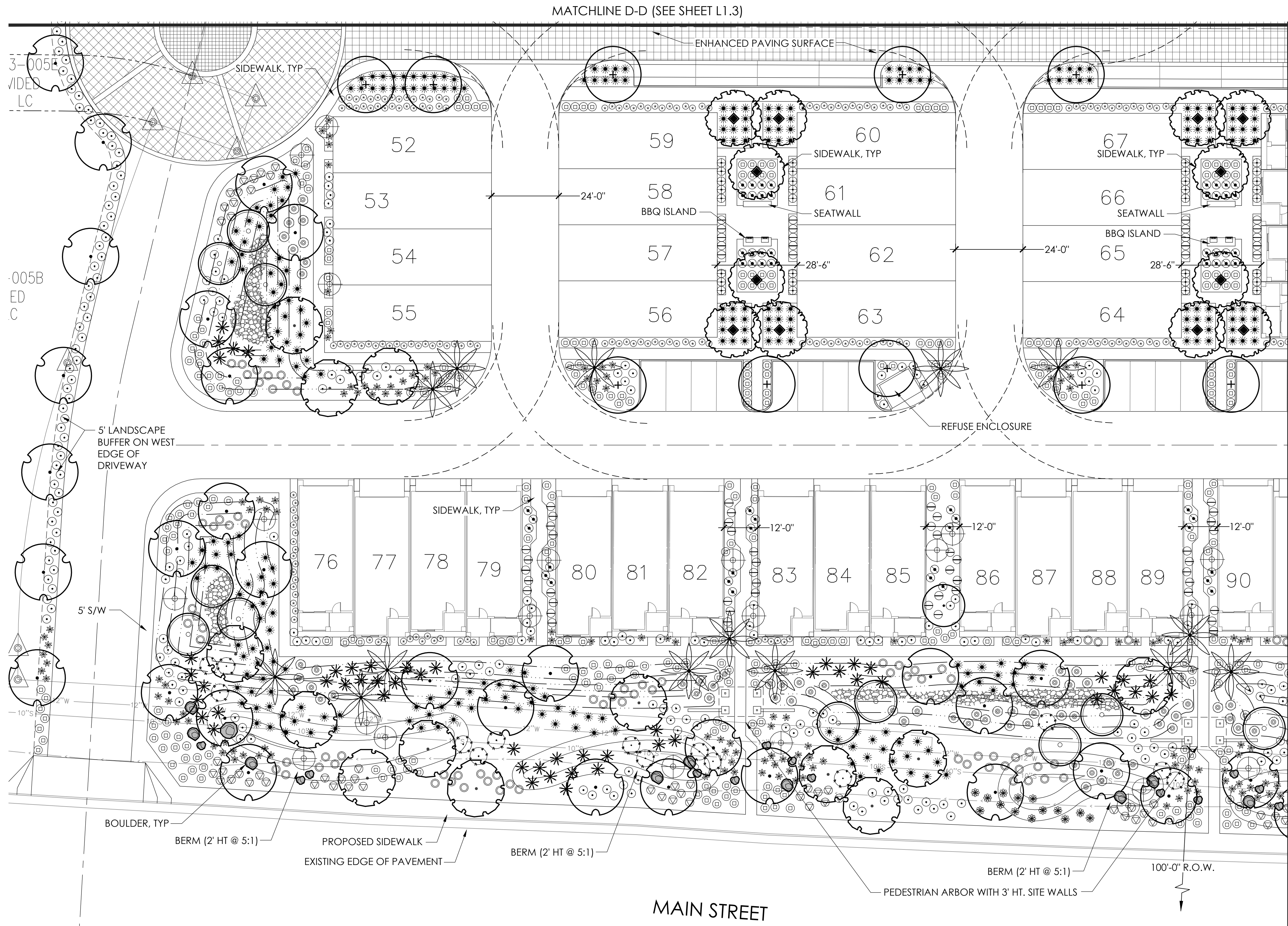
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

## L1.1

OF 7





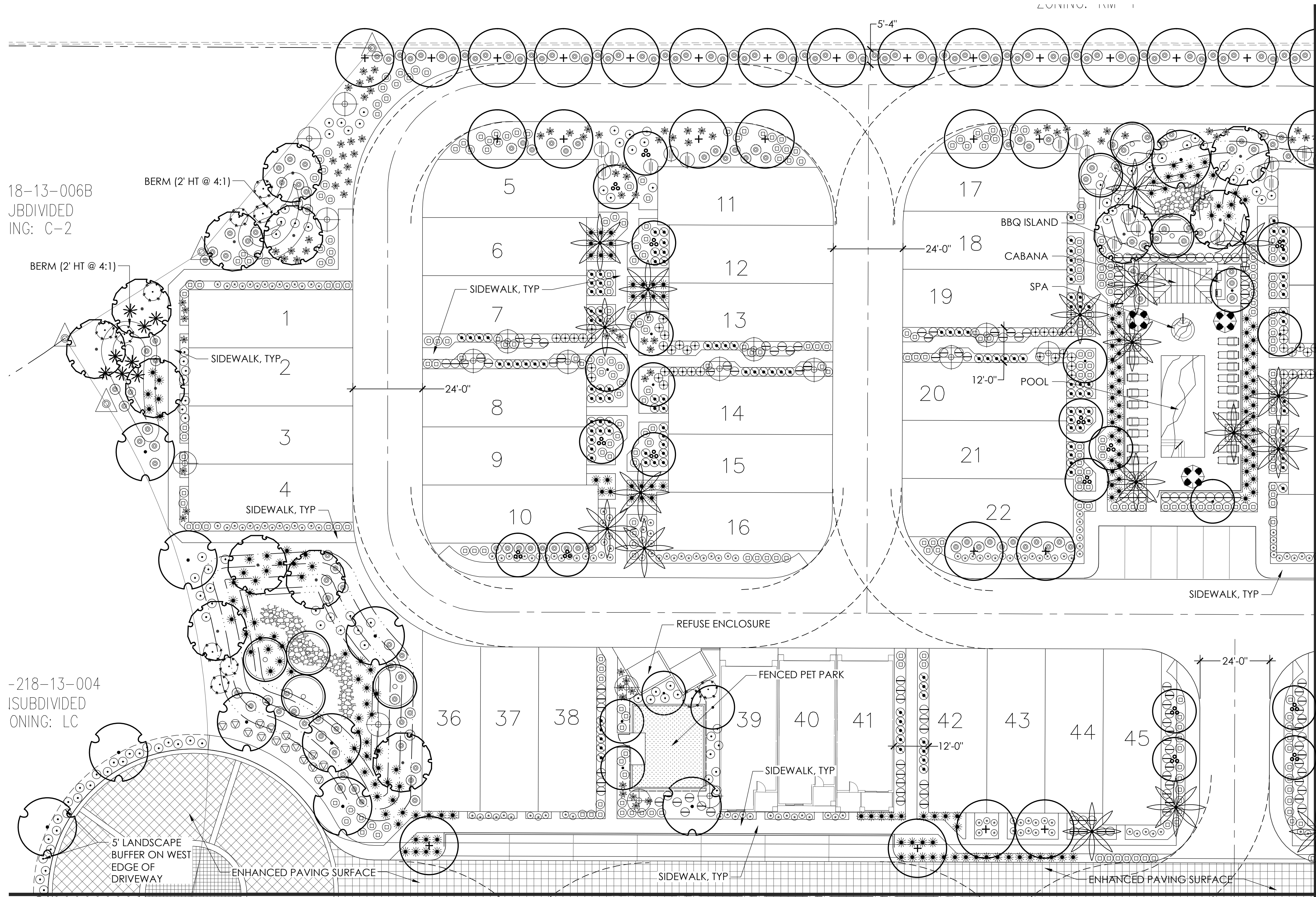
SHEET KEY

## PLANT SCHEDULE

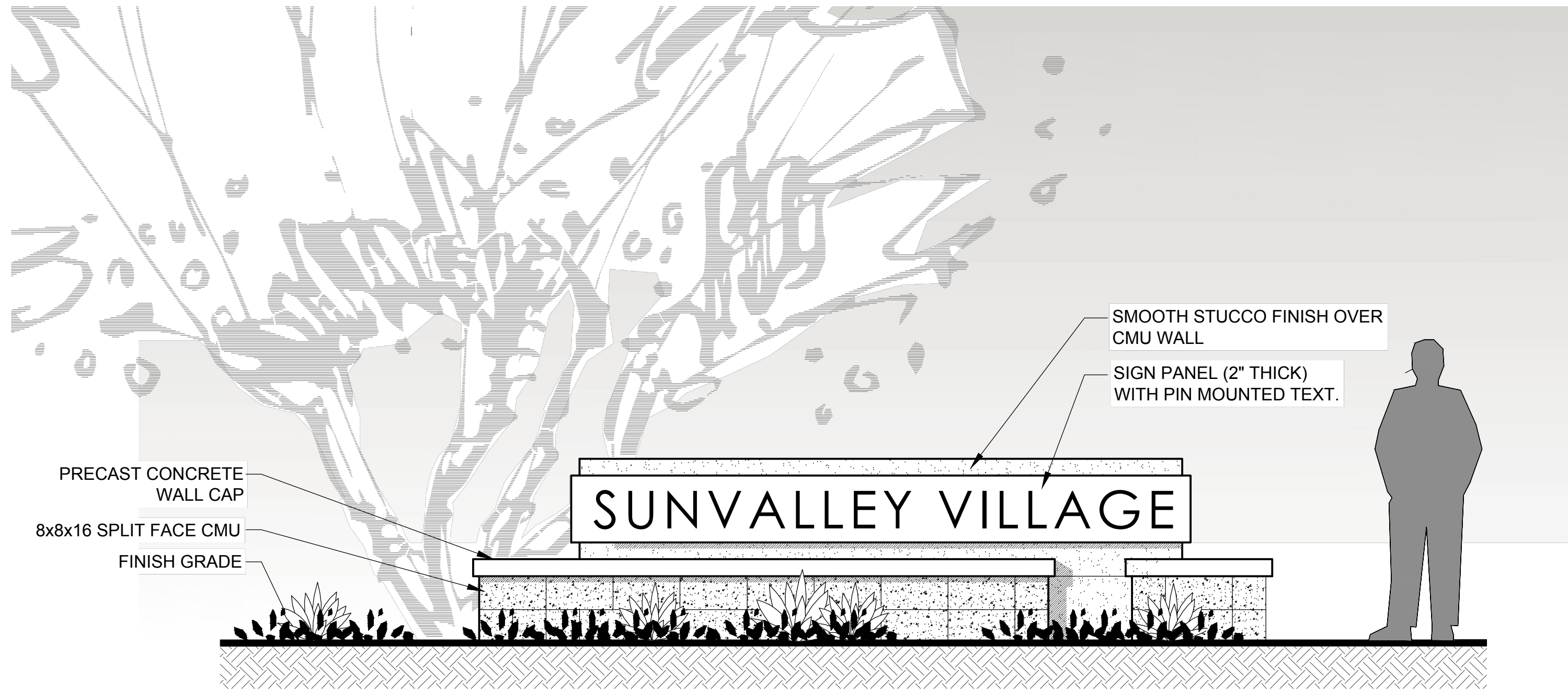
TREES		SIZE / REMARKS
CHIFOSIS LINEARIS	24" BOX /	STANDARD TRUNK
DESERT WILLOW	24" BOX /	STANDARD TRUNK
ACACIA SALICINA	24" BOX /	STANDARD TRUNK
WEeping ACACIA	24" BOX /	STANDARD TRUNK
CERCIDIUM PRAECOX	24" BOX /	MULTI-TRUNK
PALO BREA	24" BOX /	MULTI-TRUNK
CAEALPINIA CACALACO	24" BOX /	MULTI-TRUNK
CASCALOTE	24" BOX /	MULTI-TRUNK
WASHINGTONIA ROBUSTA	14" / 16" / 18"	MIXED
MEXICAN FAN PALM	24" BOX /	SINGLE TRUNK
PISTACHIA CHINENSIS 'RED PUSH'	24" BOX /	SINGLE TRUNK
RED PUSH PISTACHE	24" BOX /	SINGLE TRUNK
QUERCUS VIRGINIANA 'HERITAGE'	24" BOX /	SINGLE TRUNK
LIVE OAK	24" BOX /	SINGLE TRUNK
PROSOPIS HYBRID 'SEEDLESS' AZT	24" BOX /	MULTI-TRUNK
SEEDLESS HYBRID MESQUITE	24" BOX /	MULTI-TRUNK
SHRUBS		
BOUGAINVILLEA 'B. KARST'	5 GAL	
BARBARA KARST BOUGAINVILLEA	5 GAL	
CAESALPINIA HYBRID 'SIERRA SUN'	5 GAL	
SIERRA SUN HYBRID	5 GAL	
LEUCOPHYLLUM CANDIDUM	5 GAL	
THUNDER CLOUD SAGE	5 GAL	
LEUCOPHYLLUM LAEVIGATUM	5 GAL	
CHIHUAHUA SAGE	5 GAL	
CAESALPINIA PULCHERRIMA	5 GAL	
RED BIRD OF PARADISE	5 GAL	
* CARISSA GRANDIFLORA 'TUTTLE'	5 GAL	
TUTTLE'S NATAL PLUM	5 GAL	
MYRTUS COMMUNIS	5 GAL	
DWARF MYRTLE	5 GAL	
NERIUM OLEANDER 'P. PINK'	5 GAL	
PETITE PINK OLEANDER	5 GAL	
PLUMBAGO CAPENSIS	5 GAL	
PLUMBAGO	5 GAL	
OLEA EUROPAEA 'MONTRA'	1 GAL	
LITTLE OLLIE DWARF OLIVE	5 GAL	
RUELLIA BRITTONIANA	5 GAL	
BRITISH RUELLIA	5 GAL	
ACCENTS / VINES		
AGAVE WEBERI	5 GAL	
WEBER'S AGAVE	5 GAL	
ASCLEPIUS SUBULATA	5 GAL	
DESERT MILKWEED	5 GAL	
HESPERALOE FUNIFERA	5 GAL	
GIANT HESPERALOE	5 GAL	
HESPERALOE PARVIFLORA	5 GAL	
HESPERALOE	5 GAL	
MUHLENBERGIA CAPILLARIS	1 GAL	
REGAL MIST DEER GRASS	5 GAL	
RUSSELLIA EQUISETIFORMIS	5 GAL	
CORAL FOUNTAIN	5 GAL	
GROUND COVER		
ACACIA REDOLENS	1 GAL	
TRAILING ACACIA	ROLLED SOD	
CYNODON DACTYLON	ROLLED SOD	
HYBRID BERMUDA SOD	ROLLED SOD	
LANTANA 'NEW GOLD'	1 GAL	
'NEW GOLD' LANTANA	1 GAL	
LANTANA CAMARA 'DALLAS RED'	1 GAL	
'DALLAS RED' LANTANA	1 GAL	
LANTANA 'PURPLE'	1 GAL	
PURPLE TRAILING LANTANA	1 GAL	
ROSMARINUS OFFICINALIS	1 GAL	
TRAILING ROSEMARY	1 GAL	
INERT MATERIALS		
D.G.	DECOMPOSED GRANITE	1/2" SCREENED
	EXPRESS CARAMEL	2" MIN DEPTH
	4" SCREENED NATIVE ROCK	2"-3" DIA
	EXPRESS CARAMEL	SIZE PER PLAN
	GRANITE BOULDERS	SIZE PER PLAN
	SURFACE SELECT	SIZE PER PLAN

Not for construction unless approved by local government



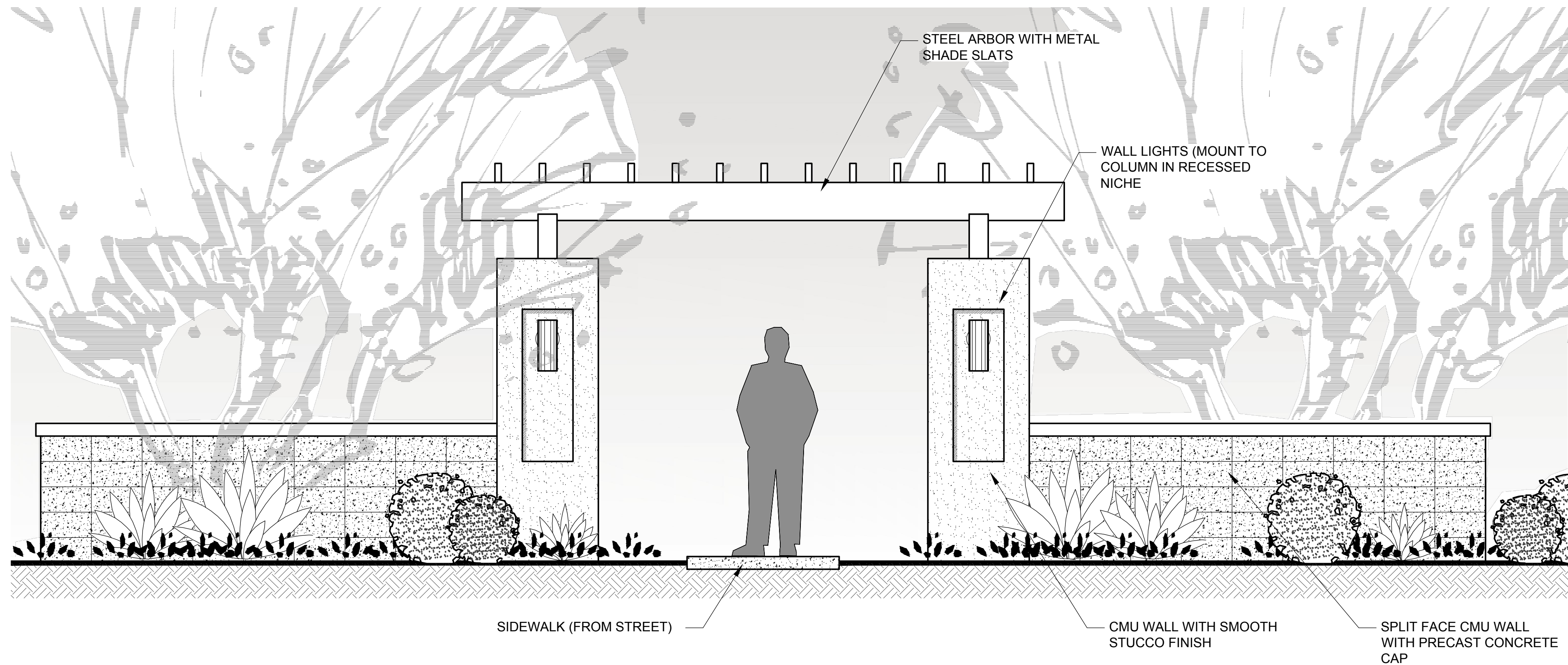






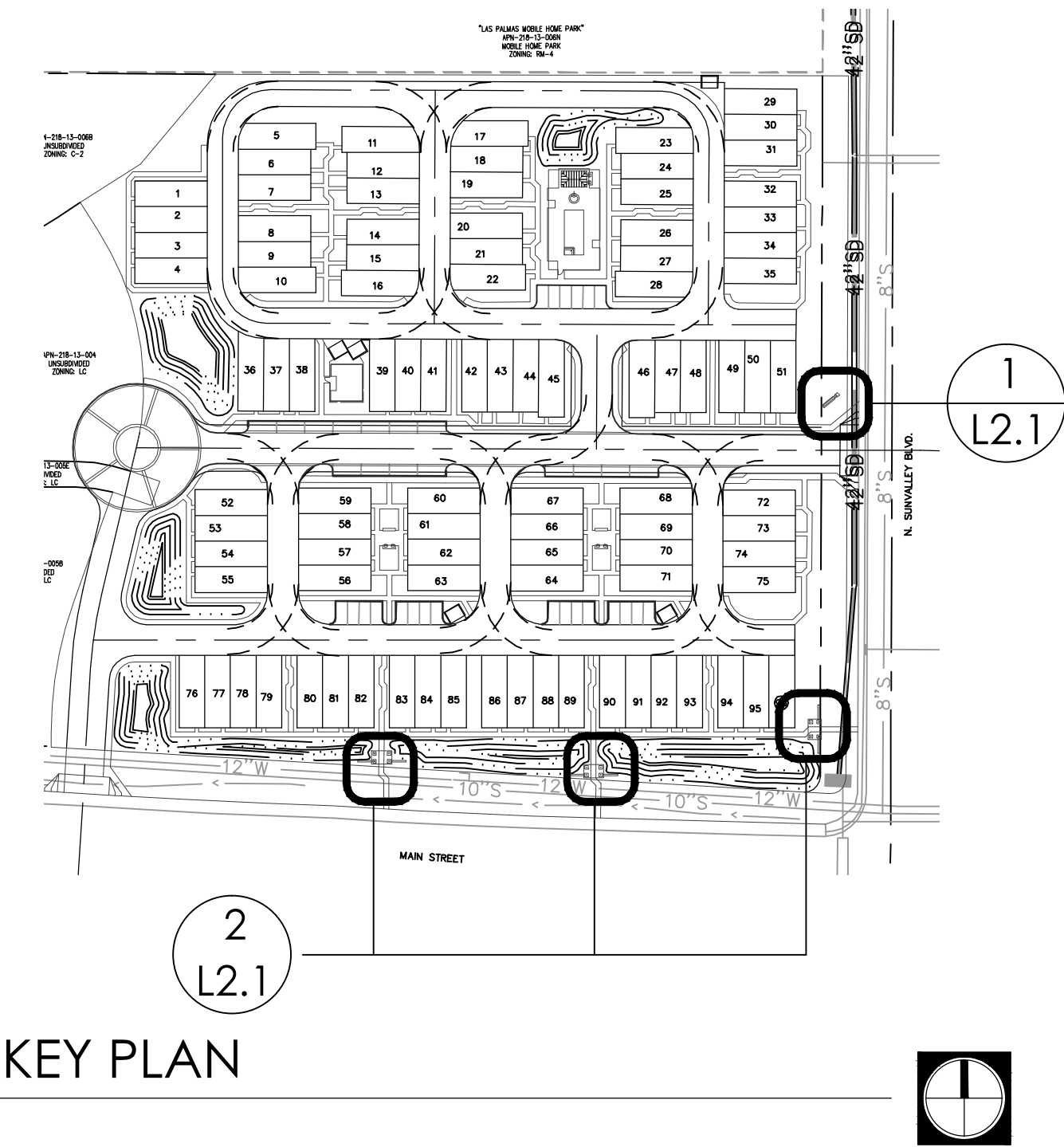
1  
L2.1  
MONUMENT SIGN

SCALE: 1/2" = 1'-0"



2  
L2.1  
PEDESTRIAN ARBOR

SCALE: 1/2" = 1'-0"



KEY PLAN

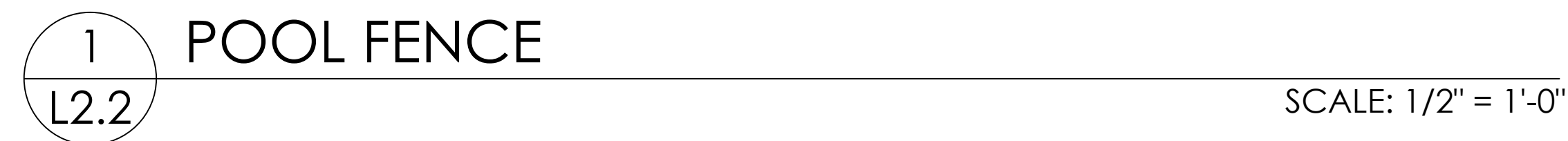
PRELIMINARY LANDSCAPE PLAN FOR  
**SUNVALLEY VILLAGE**  
MESA | ARIZONA

DATE:	10/11/17
JOB NO.:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

SUBMITTED FOR:  
PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.  
**L2.1**  
6 OF 7





PRELIMINARY LANDSCAPE PLAN FOR  
**SUNVALLEY VILLAGE**  
MESA | ARIZONA

DATE:	10/11/17
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18

PRELIMINARY  
LANDSCAPE PLAN  
+ HARDSCAPE  
DETAILS

SHEET NO.

L2.2

7 OF 7



APN-218-13-004  
UNSUBDIVIDED  
ZONING: LC

5' LANDSCAPE BUFFER

APN-218-13-005E  
UNSUBDIVIDED  
ZONING: LC

APN-218-13-005B  
UNSUBDIVIDED  
ZONING: LC

5' LANDSCAPE BUFFER

N0°10'12"E 11.20'

L=103.75, R=307.00  
D=19°21'50"

N19°31'59"E 90.99'

R=335.0'  
L=58.2'

S13°21'42"W 117.33'

N3°24'08"E 165.62'

TRACT B

TRACT F

114

14

76

21.0'

10"S

10"S

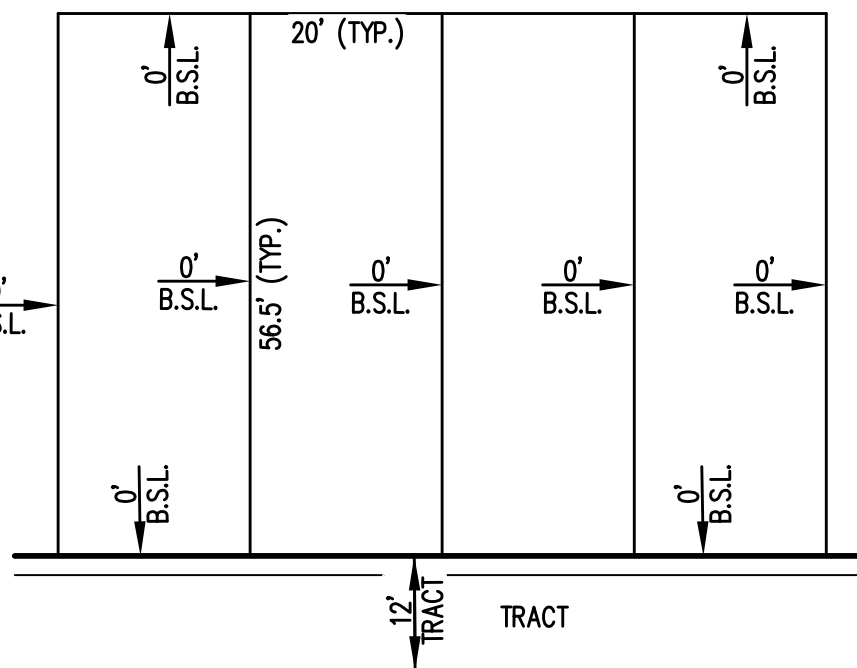
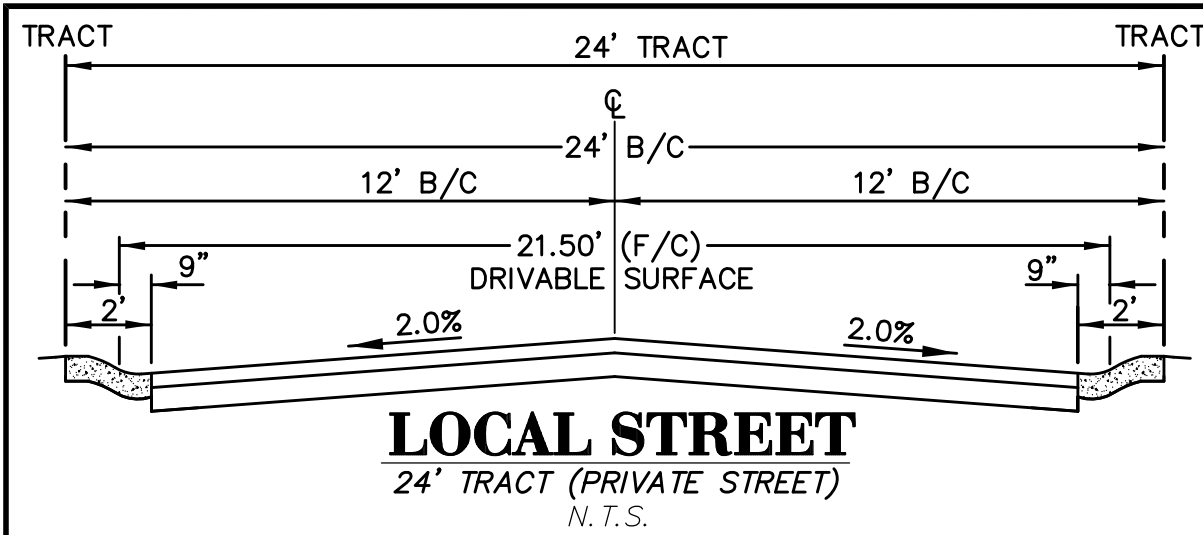
12"W

10"S

12"W

**Site Information:**

APN's: 218-13-005C & 005F  
Size: 7.6 acres (gross) / 6.88 acres (net)  
Location: Northwest corner of Main Street and Sunvalley Boulevard, Mesa  
Address: 7100 East Main Street, Mesa / 44 North Sunvalley Boulevard



# PRELIMINARY GRADING PLAN FOR SUNVALLEY VILLAGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.

"LAS PALMAS MOBILE HOME PARK"

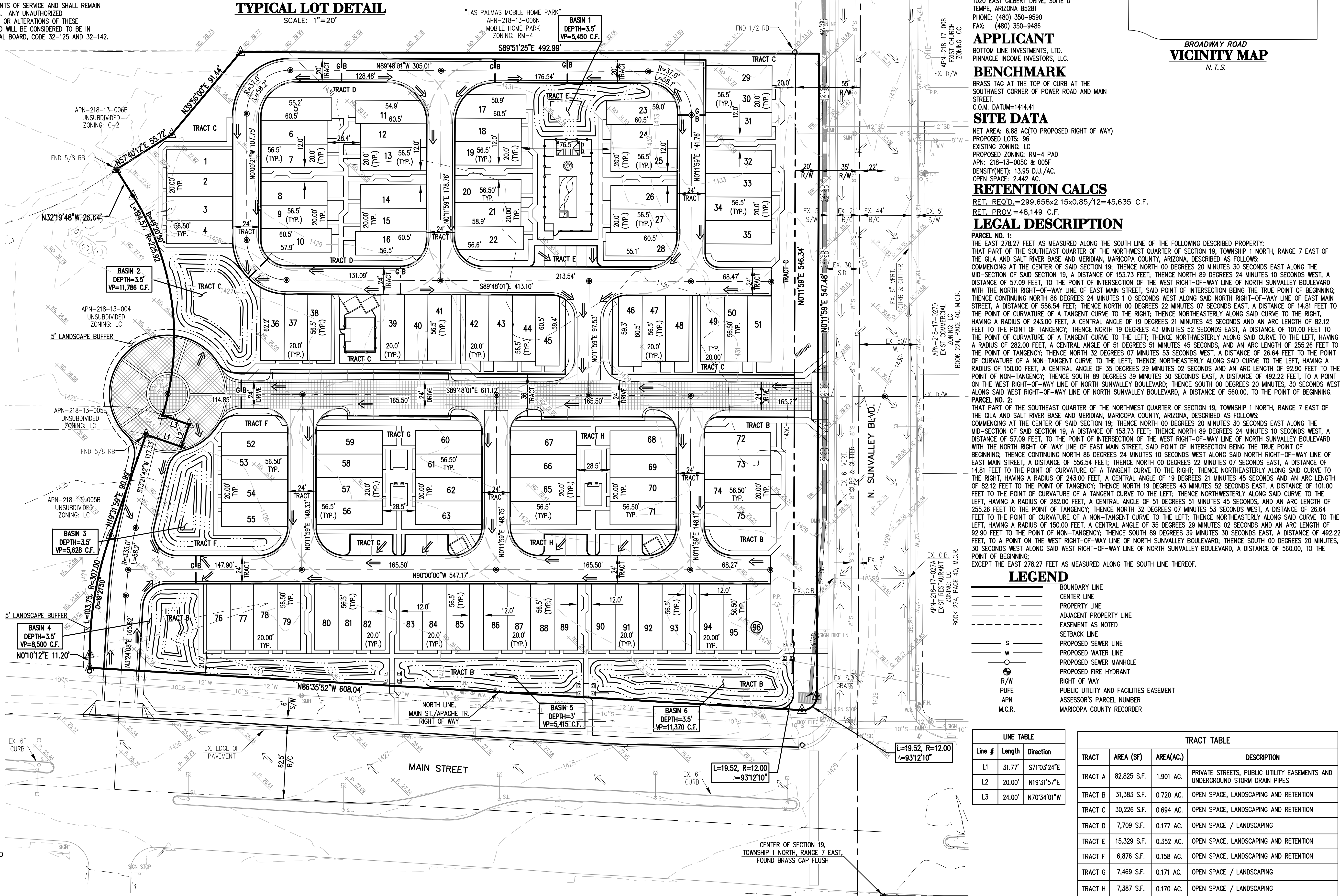
APN-218-13-006B

MOBILE HOME PARK

ZONING: RM-4

BASIN 1  
DEPTH=3.5'  
VP=5,450 C.F.

S89°51'25"E 492.99'



## ENGINEER

DURAN T. THOMPSON, P.E./R.L.S.  
D & M ENGINEERING  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, ARIZONA 85281  
PHONE: (480) 350-9590  
FAX: (480) 350-9486

## APPLICANT

BOTTOM LINE INVESTMENTS, LTD.  
PINNACLE INCOME INVESTORS, LLC.

## BENCHMARK

BRASS TAG AT THE TOP OF CURB AT THE  
SOUTHWEST CORNER OF POWER ROAD AND MAIN  
STREET.

## SITE DATA

NET AREA: 6.88 AC(TO PROPOSED RIGHT OF WAY)  
PROPOSED LOTS: 96  
EXISTING ZONING: LC  
PROPOSED ZONING: RM-4 PAD  
APN: 218-13-005C & 005F  
DENSITY(NET): 13.95 D.U./AC.  
OPEN SPACE: 2.442 AC.

## RETENTION CALCS

RET. REQ'D.=299,658x2.15x0.85/12=45,635 C.F.

RET. PROV.=48,149 C.F.

## LEGAL DESCRIPTION

PARCEL NO. 1:  
THE EAST 278.27 FEET AS MEASURED ALONG THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 20 MINUTES 30 SECONDS EAST ALONG THE  
MID-SECTION OF SAID SECTION 19, A DISTANCE OF 153.73 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, A  
DISTANCE OF 57.09 FEET, TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD  
WITH THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 86 DEGREES 24 MINUTES 10 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST MAIN  
STREET, A DISTANCE OF 556.54 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF 14.81 FEET TO  
THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT,  
HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 21 MINUTES 45 SECONDS AND AN ARC LENGTH OF 82.12  
FEET TO THE POINT OF TANGENCY; THENCE NORTH 19 DEGREES 43 MINUTES 52 SECONDS EAST, A DISTANCE OF 101.00 FEET TO  
THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING  
A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 51 MINUTES 45 SECONDS, AND AN ARC LENGTH OF 255.26 FEET TO  
THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING  
A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 29 MINUTES 02 SECONDS AND AN ARC LENGTH OF 92.90 FEET TO  
THE POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 492.22 FEET, TO A POINT  
ON THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD; THENCE SOUTH 00 DEGREES 20 MINUTES, 30 SECONDS WEST  
ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD, A DISTANCE OF 560.00, TO THE POINT OF BEGINNING.

PARCEL NO. 2:  
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 20 MINUTES 30 SECONDS EAST ALONG THE  
MID-SECTION OF SAID SECTION 19, A DISTANCE OF 153.73 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, A  
DISTANCE OF 57.09 FEET, TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD  
WITH THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF  
BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 24 MINUTES 10 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF  
EAST MAIN STREET, A DISTANCE OF 556.54 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF  
14.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO  
THE RIGHT, HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 21 MINUTES 45 SECONDS AND AN ARC LENGTH  
OF 82.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 19 DEGREES 43 MINUTES 52 SECONDS EAST, A DISTANCE OF 101.00  
FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE  
LEFT, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 51 MINUTES 45 SECONDS, AND AN ARC LENGTH OF  
255.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32 DEGREES 07 MINUTES 53 SECONDS WEST, A DISTANCE OF 26.64  
FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE  
LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 29 MINUTES 02 SECONDS AND AN ARC LENGTH OF  
92.90 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 492.22  
FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD; THENCE SOUTH 00 DEGREES 20 MINUTES,  
30 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD, A DISTANCE OF 560.00, TO THE  
POINT OF BEGINNING.

EXCEPT THE EAST 278.27 FEET AS MEASURED ALONG THE SOUTH LINE THEREOF.

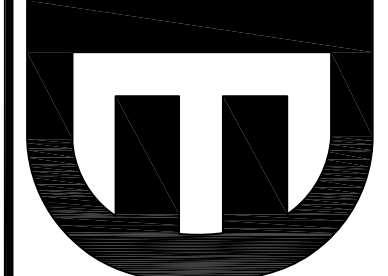
## LEGEND

---	BOUNDARY LINE
---	CENTER LINE
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT AS NOTED
---	SETBACK LINE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
○	PROPOSED SEWER MANHOLE
+	PROPOSED FIRE HYDRANT
R/W	RIGHT OF WAY
P.U.F.	PUBLIC UTILITY AND FACILITIES EASEMENT
APN	ASSESSOR'S PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDER

LINE TABLE		
Line #	Length	Direction
L1	31.77'	S71°03'24"E
L2	20.00'	N19°31'57"E
L3	24.00'	N70°34'01"W

TRACT TABLE			
TRACT	AREA (SF)	AREA(AC)	DESCRIPTION
TRACT A	82,825 S.F.	1.901 AC.	PRIVATE STREETS, PUBLIC UTILITY EASEMENTS AND UNDERGROUND STORM DRAIN PIPES
TRACT B	31,383 S.F.	0.720 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT C	30,226 S.F.	0.694 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT D	7,709 S.F.	0.177 AC.	OPEN SPACE / LANDSCAPING
TRACT E	15,329 S.F.	0.352 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT F	6,876 S.F.	0.158 AC.	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT G	7,469 S.F.	0.171 AC.	OPEN SPACE / LANDSCAPING
TRACT H	7,387 S.F.	0.170 AC.	OPEN SPACE / LANDSCAPING

**D&M Engineering**  
DURAN THOMPSON, P.E.  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, AZ 85281  
PH: (480) 350-9590  
FAX: (480) 350-9486  
E-MAIL: engineer@dmengineer.com



**SUNVALLEY VILLAGE**  
N. W. C. MAIN STREET AND SUNVALLEY BOULEVARD  
MESA, ARIZONA

CLIENT/PROJECT  
TITLE  
**PRELIMINARY GRADING PLAN**

NO.	DATE	APPROVED	DESCRIPTION

**PRELIMINARY**

DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	1-5-18
SCALE	1"=40'
PROJECT	140802
FILE NAME	Pre-Site

**SHEET**  
**1 OF 1**





3 UNIT FRONT ELEVATION



3 UNIT REAR ELEVATION



3 UNIT RIGHT ELEVATION



3 UNIT LEFT ELEVATION



1 3 UNIT ELEVATIONS & FOOTPRINT  
SCALE: 1/8" = 1'-0"

1710-XREP-plan.dwg



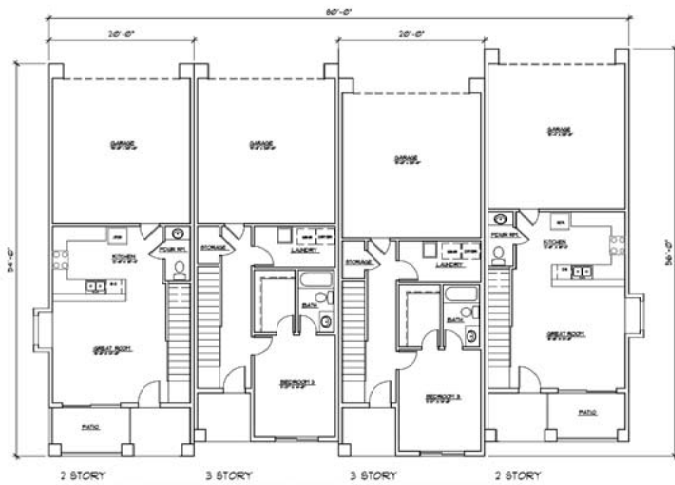
**CORNERSTONE  
DESIGN**  
Gilbert, Arizona 85298  
Phone: 602.693.5334  
info@csdn.com

**SUN VALLEY CONDOS  
NWC SUN VALLEY BLVD.  
& MAIN STREET  
MESA, ARIZONA**

design: IDS  
drawn: IDS  
check: IDS

revisions:  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100

SHEET  
**PD2.4**  
of  
PROJECT: 1710



4 UNIT FRONT ELEVATION



4 UNIT REAR ELEVATION



4 UNIT RIGHT ELEVATION

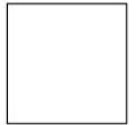


4 UNIT LEFT ELEVATION



1 4 UNIT ELEVATIONS & FOOTPRINT  
SCALE: 1/8" = 1'-0"

1710-3REF-plan.dwg



**CORNERSTONE  
DESIGN**  
Gilbert, Arizona 85298  
Phone: 602 695 3324  
info@csd.com



**SUN VALLEY VILLAGE  
NWC SUN VALLEY BLVD.  
& MAIN STREET  
MESA, ARIZONA**

design JDS  
drawn JDS  
check JDS

revisions:  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10



SHEET  
**PD2.5**  
of  
PROJECT: 1710





# MAIN STREET FRONTAGE

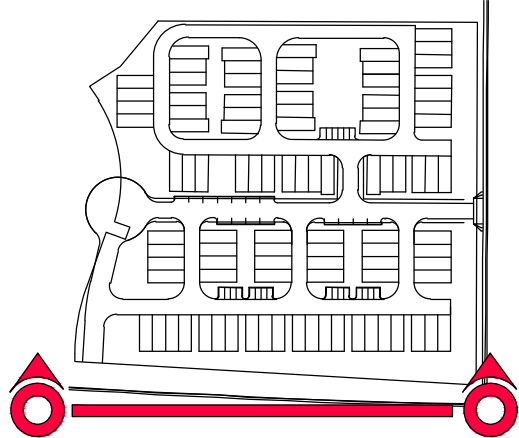
NOT TO SCALE

SUNVALLEY VILLAGE

MESA | ARIZONA

PROJECT NO: 1619

DATE : 01 / 08 / 18



yldg

young | design | group

Landscape Architecture  
+ Land Planning

7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312

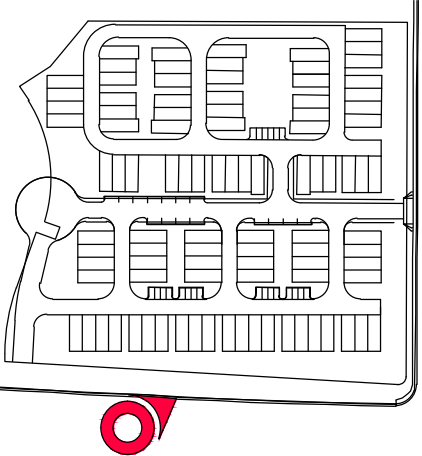




SUN VALLEY VILLAGE

MESA | ARIZONA

PROJECT  
NO: 1619  
DATE :  
01/08/18



young | design | group

Landscape Architecture  
+ Land Planning

7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312

y|d|g



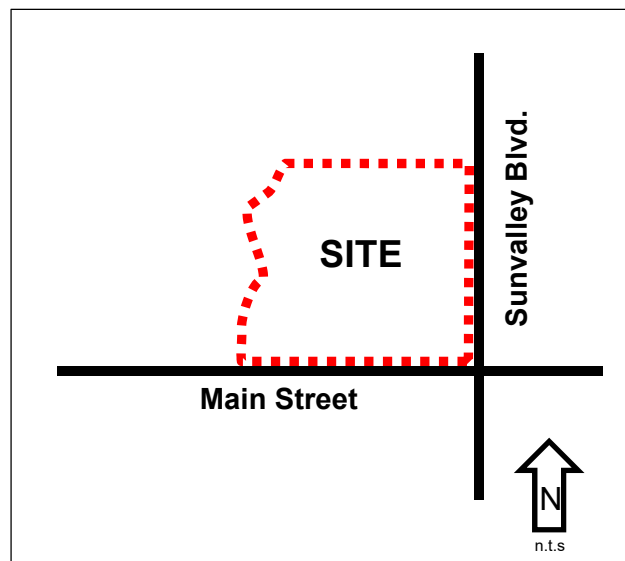
# Citizen Participation Plan

For

## “Sunvalley Village”

Related to rezoning request Z-16-0 (LC/LC BIZ to RM-2 PAD)  
to develop a 96-lot single-family residential development on approximately  
6.88 net acres located at the northwest corner of  
Main Street and Sunvalley Boulevard in Mesa

### VICINITY MAP



**Submittal Date / Revision Date:**  
May 13, 2016 / November 13, 2017

**Rezoning Application #:**  
ZON17-00519



**Introduction & Purpose:**

This request seeks a rezoning from LC-BIZ to RM-2 PAD in order to develop a 96-lot single-family residential development (subdivision) on two parcels totaling approximately 6.88 acres (net size) located at the northwest corner of Main Street and Sunvalley Boulevard in the City of Mesa.

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

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

**Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Frank Dell'Armi  
Bottom Line Investments, LLC  
[fdellarmi@msn.com](mailto:fdellarmi@msn.com)  
480-390-6006

Greg Loper  
Planning Consultant  
[greg.loper@hotmail.com](mailto:greg.loper@hotmail.com)  
602-550-7004

**Pre-application Meeting:**

Two pre-application meetings with City of Mesa planning staff were held, with the latest held on April 6, 2015. Staff reviewed the application and recommended that adjacent residents, the Mesa School District, and nearby registered neighborhoods be contacted.

**Actions:**

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

1. A mailing consisting of 206 separate addressees was sent to the following:
  - A. All property owners within 1,000' of the subject property. There were 183 of these.
  - B. Registered neighborhood contacts within ½-mile of the property (as provided by the City of Mesa Neighborhood Outreach Division). There were 26 of these.

C. Mesa Public School District, with copies to area elementary, middle and high schools

The mailing included a letter describing the project and a copy of the site plan, along with an invitation to, and notice of, a neighborhood meeting as noted below.

A copy of the letter and mailing list are included with this Citizen Participation Plan as Exhibits A & B, respectively.

2. A neighborhood meeting was held on Wednesday, August 30<sup>th</sup>, 2017, beginning at 6:00 p.m., and held in the Roadrunner Room at the Mesa Public Library – Red Mountain Branch (635 N. Power Road, Mesa AZ 85205).

Only two persons attended the meeting. Comments from these two attendees (a married couple) was positive, as they are excited about new development occurring in this area. No adverse comments were received.

A copy of the sign-in sheet of the attendee(s) (only the wife of the couple signed in) to the neighborhood meeting is attached to this Citizen Participation Plan as Exhibit C.

### **Additional Outreach:**

In addition to the two attendees to the neighborhood meeting, we also received 3 emails from persons who received notice of the meeting but were unable to attend.

These emails – which are included with this Citizen Participation Plan – were all very supportive of the project. The only “comment” was in regard to a possible traffic signal at the entrance along Main Street (Jefferson Avenue alignment). Copies of these emails are included as Exhibit D.

Additional neighborhood outreach and/or meetings will be provided as deemed necessary, and presentations to groups of citizens or neighborhood associations will be provided as requested.

### **Schedule (current place in schedule is in bold):**

- Pre-Application Submittal – March 13, 2015
- Pre-Submittal Conference – April 6, 2015
- Submittal (initial) – May 17, 2016
- Re-submittal of revised application and related materials – March 27, 2017
- Neighborhood Meeting – August 30, 2017
- **Follow-Up Submittal of revised application and related materials – November 13, 2017**
- Planning and Zoning Board Hearing – TBD
- City Council Introduction – TBD
- City Council Final Action – TBD

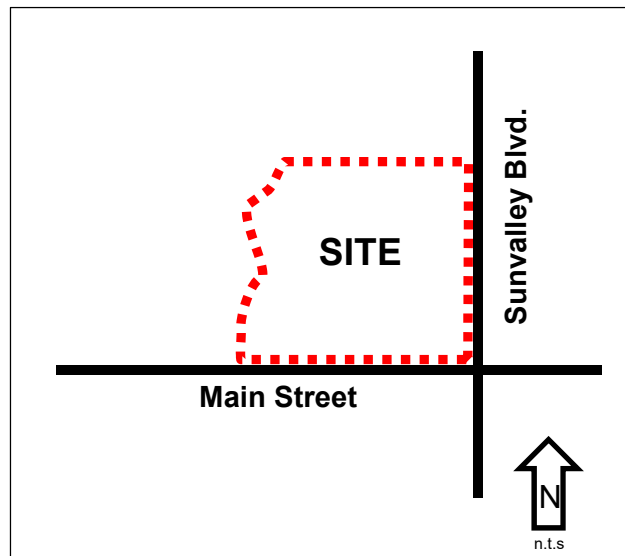
# Citizen Participation Plan – Results / Final Report (updated)

For

## “Sunvalley Village”

Related to rezoning request #ZON17-00519 (LC/LC BIZ to RM-4 PAD)  
to develop a 96-lot single-family residential development on approximately 6.88  
net acres located at the northwest corner of  
Main Street and Sunvalley Boulevard in Mesa

### VICINITY MAP



Submittal Date / Revision Date:  
**May 13, 2016 / February 6, 2018**

Rezoning Application #:  
**ZON17-00519**

## **Introduction & Purpose:**

This Citizen Participation Plan – Results/Final Report is related to a rezoning request (application #ZON17-00519) from LC-BIZ to RM-4 PAD in order to develop a 96-lot single-family townhome-style residential development (subdivision) on two parcels totaling approximately 6.88 acres (net size) located at the northwest corner of Main Street and Sunvalley Boulevard in the City of Mesa.

The name of this project is “Sunvalley Village”.

The purpose of the Citizen Participation Plan is to provide City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant’s request to the City of Mesa for the above-referenced zone change.

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

This report provides information regarding the full citizen participation efforts completed on this project, including outreach efforts, neighborhood meeting, the results of both, and any other related information.

## **Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Frank Dell’Armi  
Bottom Line Investments, LLC  
[fdellarmi@msn.com](mailto:fdellarmi@msn.com)  
480-390-6006

Greg Loper  
Planning Consultant  
[greg.loper@hotmail.com](mailto:greg.loper@hotmail.com)  
602-550-7004

## **Pre-application Meetings:**

Two pre-application meetings with City of Mesa planning staff were held, with the latest held on April 6, 2015. Staff reviewed the application and recommended that adjacent residents, the Mesa School District, and nearby registered neighborhoods be contacted.

## **Actions:**

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

1. A mailing consisting of 206 separate addressees was sent to the following:

- A. All property owners within 1,000' of the subject property. There were 183 of these.
- B. Registered neighborhood contacts within ½-mile of the property (as provided by the City of Mesa Neighborhood Outreach Division). There were 26 of these.
- C. Mesa Public School District, with copies to area elementary, middle and high schools

The mailing included a letter describing the project and a copy of the site plan, along with an invitation to, and notice of, a neighborhood meeting as noted below.

A copy of the letter, mailing list and map are included with this Citizen Participation Plan as Exhibits A, B and C, respectively.

- 2. A neighborhood meeting was held on Wednesday, August 30<sup>th</sup>, 2017, beginning at 6:00 p.m., and held in the Roadrunner Room at the Mesa Public Library – Red Mountain Branch (635 N. Power Road, Mesa AZ 85205).

Only two persons attended the meeting. Comments from these two attendees (a married couple) was positive, as they are excited about new development occurring in this area. No adverse comments were received.

A copy of the sign-in sheet of the attendee(s) (only the wife of the couple signed in) to the neighborhood meeting is attached to this Citizen Participation Plan as Exhibit D.

#### **Additional Outreach:**

In addition to the two attendees to the neighborhood meeting, we also received 3 emails from persons who received notice of the meeting but were unable to attend.

These emails – which are included with this Citizen Participation Plan – were all very supportive of the project. The only “comment” was in regard to a possible traffic signal at the entrance along Main Street (Jefferson Avenue alignment). Copies of these emails are included as Exhibit E.

Additional neighborhood outreach and/or meetings will be provided as deemed necessary, and presentations to groups of citizens or neighborhood associations will be provided as requested.

As required by the City of Mesa, we have conducted the following that is to be completed/submitted to the City of Mesa by February 6, 2018:

- Prepared and delivered to the City of Mesa a Public Hearing Notification mailing – to be done by the City of Mesa – that consists of letters *within sealed, stuffed, addressed and stamped envelopes*) to go to each property owner within 500' of the subject property and to each registered neighborhood and HOA within ½ mile of the subject property. The letter includes information regarding the project, the date, time and location for the public hearing before the Mesa Planning and Zoning Board, and a copy of the latest site plan.

A copy of the letter, mailing list and map are included with this Citizen Participation Plan as Exhibits F, G and H, respectively.

- This (updated) Final Citizen Participation Report
- Affidavit of Posting (signed and notarized), along with photos of the site postings, indicating that the site was posted as required by the City of Mesa

This is also included under Exhibit

- A Compact Disc (CD) containing electronic versions of the items noted above

**Schedule** (current place in schedule is in **bold**):

- Pre-Application Submittal – March 13, 2015
- Pre-Submittal Conference – April 6, 2015
- Submittal (initial) – May 17, 2016
- Re-submittal of revised application and related materials – March 27, 2017
- Neighborhood Meeting – August 30, 2017
- Follow-Up Submittal of revised application and related materials – November 13, 2017
- Follow-Up Submittal of revised application and related materials – January 8, 2018
- **Follow-Up Submittal of Final CPP, Posting, Prop 207 Waiver – February 6, 2018**
- Planning and Zoning Board Hearing – February 21, 2018
- City Council Introduction – TBD
- City Council Final Action – TBD

# Exhibit A

Neighborhood Letter  
(August 4, 2017)

# **Pinnacle Income Investors, LLC**

*PO Box 4997, Scottsdale, AZ 85261*

August 4, 2017

**RE: Proposed development at the northwest corner of Main Street and Sunvalley Boulevard in Mesa**

Dear Neighbor:

The purpose of this letter is to inform you we have submitted an application to change the zoning from LC (Limited Commercial) to RM-4 PAD (Residential/Multiple Residence, Planned Area Development) in order to develop a 96-lot single-family attached-home, owner-occupied (non-rental) development on approximately 7 acres located at the northwest corner of Main Street and Sunvalley Boulevard in Mesa (approximately ½-mile east of Power Road).

As you may know, this property, and many others along Main Street, were zoned for commercial potential at a time when Main Street was designated as US 60 and was the primary east-west roadway connecting cities in the east valley and beyond. Once the Superstation Freeway was constructed, and the US 60 designation moved to the Superstation, traffic drastically subsided along Main Street, leaving an over-abundance of vacant and underutilized commercial properties.

The existing Limited Commercial allows a variety of retail, entertainment and service-oriented businesses, such as grocery stores, regional malls, retail outlets, power centers, drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes, medical and professional offices, as well as public and semi-public uses.

Most of these uses already exist in the immediate area, and are not necessarily compatible with existing residential uses due to their 24-hour activity (especially loading at the rear of a building), lights, noise, fumes and traffic.

We believe that residential use of this property makes better sense and is completely compatible with the existing residential uses in the area, especially to our north. The proposed RM-4 PAD zoning would allow for the development of much-needed owner-occupied (non-rental) housing.

Attached is a copy of the site plan related to our proposal.



We would like to give you an opportunity to see and hear more specific details about this request. We will be holding an open house meeting for the surrounding property owners and registered associations in the area as follows:

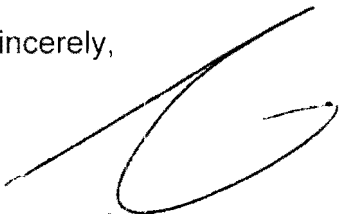
Date and Time: **Wednesday, August 30<sup>th</sup>, from 6:00 p.m. to 7:00 p.m.**

Location: **Mesa Public Library – Red Mountain Branch  
Roadrunner Room  
635 N. Power Road, Mesa AZ 85205**

Meetings and hearings before the City of Mesa Planning and Zoning Board and Mesa City Council have not yet been scheduled. You should receive a second letter in approximately 3-4 weeks identifying the date and location of those future meetings/hearings.

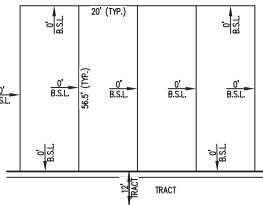
In the meantime, we would be happy to answer any questions or hear any concerns you may have regarding this proposal. You may reach me at 480-390-6006 or via email at [fdellarmi@msn.com](mailto:fdellarmi@msn.com), or my associate Greg Loper at 602-550-7004 or via email at [greg.loper@hotmail.com](mailto:greg.loper@hotmail.com).

Sincerely,

A handwritten signature in black ink, appearing to be 'G. A. Bennett', written over a horizontal line.

Gregory A. Bennett

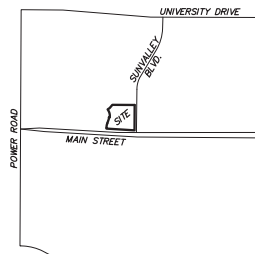
Enclosures: As stated



A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

**TYPICAL LOT DETAIL**  
SCALE: 1"=20'

\*LAS PALMAS MOBILE HOME PARK\*  
APN-218-13-006N  
MOBILE HOME PARK



DURAN T. THOMPSON, P.E./R.L.S.  
D & M ENGINEERING  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, ARIZONA 85281  
PHONE: (480) 350-9590  
FAX: (480) 350-9486

**BENCHMARK**

C.O.M. DATUM=1414.41

NET AREA: 6.88 AC(TO PROPOSED RIGHT OF WAY)  
PROPOSED LOTS: 96  
EXISTING ZONING: LC

DENSITY(NET): 13.95 D.U./AC.  
OPEN SPACE: 2.442 AC.

**LEGAL DESCRIPTION**

[illegible][illegible]

Proposed RM-4 PAD Development Standards (variations from the "base" RM-4 zoning district standard are in **bold**):

Development Standard	RM-4 Zoning District	Proposed RM-PAD
Minimum Lot Area (sq ft)	8,000	1,130 s.f.
Minimum Lot Width - Attached Single-Family	25'	20'
Minimum Lot Depth - Attached Single-Family	75'	88.5'
Maximum Density	30 d.u./acre	12.6 (g) / 13.9 (n)
Minimum Lot Area (D.U.)	1,450 s.f.	3,468 s.f.
Maximum Height	40'	30' (3 stories)
Minimum Yard - Front & Street-Facing Yards for local street	20'	0'
Minimum Yard - Interior Side (attached single-family)	0"	0"
Minimum Yard - Rear	15'	0'
Maximum Building Coverage (% of lot)	55%	100%
Minimum Open Space (s.f./unit)	150 s.f.	1,108 s.f.

\* A minimum 10' interior side yard is required on the end units. For this project, landscape tracts and other open space may be included to meet this requirement.

LINE TABLE			TRACT TABLE	
Line #	Length	Direction	TRACT	DESCRIPTION
L1	31.77'	S71°03'24"E	TRACT A	PRIVATE STREETS, PUBLIC UTILITY EASEMENTS AND UNDERGROUND STORM DRAIN PIPES
L2	20.00'	N19°31'57"E	TRACT B	OPEN SPACE, LANDSCAPING AND RETENTION
L3	24.00'	N70°34'01"W	TRACT C	OPEN SPACE, LANDSCAPING AND RETENTION
			TRACT D	OPEN SPACE / LANDSCAPING
			TRACT E	OPEN SPACE, LANDSCAPING AND RETENTION
			TRACT F	OPEN SPACE, LANDSCAPING AND RETENTION
			TRACT G	OPEN SPACE / LANDSCAPING
			TRACT H	OPEN SPACE / LANDSCAPING

**D&M Engineering**  
DURAN THOMPSON, P.E.  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, AZ 85281  
PH: (480) 350-9590  
FAX: (480) 350-9486  
E-MAIL: [engineer@dmengineer.com](mailto:engineer@dmengineer.com)



**SUNVALLEY VILLAGE**  
N.W.C. MAIN STREET AND SUNVALLEY BOULEVARD  
MESA, ARIZONA

**PRELIMINARY SITE PLAN**

CLIENT/PROJECT	TITLE

[illegible]

No.									
<b>PRELIMINARY</b>									

DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	1-5-18
SCALE	1"=40'
PROJECT	140802
FILE NAME	Pre-Site

**SHEET**  
**1 OF 1**

# Exhibit B

## Mailing List

(Property Owners within 1,000-feet & HOA's/RNO's within 1-mile)  
(for August 4, 2017 letter)

PARCEL 21812001A  
VALLEY NATIONAL BANK OF AZ  
P O BOX 1919  
WICHITA FALLS, TX 76307

PARCEL 21812040G  
MESA LAND TRUST  
10645 N TATUM BLVD SUITE 348  
PHOENIX, AZ 85028

PARCEL 21813001K  
TURNER COMMERCIAL INVESTMENTS LLC  
P.O. BOX 32199  
MESA, AZ 852752199

PARCEL 21813004  
JAMES R DICKSON DDS PC PSP ETAL  
111 EMERSON ST APT 943  
DENVER, CO 80218

PARCEL 21813005B  
DICKSON FAMILY TRUST  
111 EMERSON ST APT 943  
DENVER, CO 80218

PARCEL 21813005C  
BOTTOMLINE INVESTMENTS LTD ETAL  
10751 N FRANK LLOYD WRIGHT BLVD STE  
201  
SCOTTSDALE, AZ 85259

PARCEL 21813005E  
JAMES R DICKSON DDS PC PSP ETAL  
111 EMERSON ST APT 943  
DENVER, CO 80218

PARCEL 21813005F  
WADENA PROPERTIES LIMITED  
PARTNERSHIP  
1601 E MCKELLIPS RD  
MESA, AZ 85203

PARCEL 21813006B  
MESA LAND TRUST  
10645 N TATUM BLVD SUITE 348  
PHOENIX, AZ 85028

PARCEL 21813006L  
SUN VALLEY OFFICE PARK LLC  
1601 E MCKELLIPS RD  
MESA, AZ 85203

PARCEL 21813006N  
LAS PALMAS PARK LIMITED PARTNERSHIP  
11100 SANTA MONICA BLVD SUITE 1150  
LOS ANGELES, CA 90025

PARCEL 21813006P  
NIELSON DANNY L/LYNETTE  
1340 N RECKER RD 234  
MESA, AZ 85205

PARCEL 21814024  
B & B OFFICE CONDO LLC  
2440 E ELMWOOD ST  
MESA, AZ 85213

PARCEL 21814025  
ADVANCED EQUITY INTERNATIONAL LLC  
1111 W 12TH ST UNIT 118  
AUSTIN, TX 78703

PARCEL 21814040  
BAYWOOD SQUARE OWNERS ASSOCIATION  
16074 N 78TH STREET STE B 104  
SCOTTSDALE, AZ 85260

PARCEL 21816302  
TIDAN USA/SUN VALLEY LLC  
8222 S 48TH ST NO 240  
PHOENIX, AZ 85044

PARCEL 21817008  
GETHESEMANE PARK APOSTOLIC CHURCH  
1585 E TOLEDO ST  
GILBERT, AZ 85296

PARCEL 21817027A  
MAGLIOZZI ANTHONY/ANNA TR  
4360 E ELLIS CIR  
MESA, AZ 85205

PARCEL 21817027C  
CHARLESTON CENTRAL CENTER LLC/ ETAL  
1136 W BASELINE RD  
MESA, AZ 85201

PARCEL 21817027D  
WOODMANSEE BROS LLC  
51 W ELLIOT STE 102  
TEMPE, AZ 85284

PARCEL 21817027E  
CHARLESTON CENTRAL CENTER/OAKWOOD  
CUSTOM HOME  
1136 W BASELINE RD  
MESA, AZ 85201

PARCEL 21817028  
CHARLESTON CENTRAL CENTER LLC/ETAL  
1120 AVE OF THE AMERICAS FLOOR 12  
NEW YORK, NY 10036

PARCEL 21817029A  
CHARLESTON CENTRAL CENTER LLC/ ETAL  
1136 W BASELINE RD  
MESA, AZ 85201

PARCEL 21817029B  
JAKUBOWSKI DONALD W TR  
3956 E FLINTLOCK DR  
QUEEN CREEK, AZ 85242

PARCEL 21817030  
CHARLESTON CENTRAL CENTER LLC/ ETAL  
1136 W BASELINE RD  
MESA, AZ 85201

PARCEL 21817033  
AZTEC-PREMIER LLC  
1 BEACON ST FL 14  
BOSTON, MA 2108

PARCEL 21817034  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817035  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817036  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817037  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817038  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817039  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817040  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817041  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817042  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817043  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817044  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817045  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817046  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817047  
SALK WILLIAM JOHN III  
125 N SUNVALLEY BLVD UNIT 114  
MESA, AZ 85207

PARCEL 21817048  
CHAVEZ DAWNA R  
9502 E OLLA CIR  
MESA, AZ 85212

PARCEL 21817049  
EILAND JENNIFER N  
125 N SUNVALLEY BLVD UNIT 116  
MESA, AZ 85207

PARCEL 21817050  
WESTRA HALEY DAWN  
125 N SUNVALLEY BLVD UNIT 117  
MESA, AZ 852078231

PARCEL 21817051  
SAUNDERS MELANIE  
125 N SUNVALLEY BLVD UNIT 118  
MESA, AZ 85207

PARCEL 21817052  
PHILLIPS TRICIA M  
125 N SUNVALLEY BLVD UNIT 119  
MESA, AZ 85207

PARCEL 21817053  
YOUNG TIMOTHY C/JANALIE WILKINS  
125 N SUNVALLEY BLVD UNIT 120  
MESA, AZ 85207

PARCEL 21817054  
FENNING CYNTHIA D  
125 N SUNVALLEY BLVD UNIT 121  
MESA, AZ 85207

PARCEL 21817055  
MORRIS MICHELLE L  
125 N SUNVALLEY BLVD UNIT 122  
MESA, AZ 85207

PARCEL 21817056  
KRUGER WILLIAM D/WYNTER R/SYDNI P  
125 N SUNVALLEY BLVD UNIT 123  
MESA, AZ 852078231

PARCEL 21817057  
NUNEZ ANTHONY DAVID  
125 N SUNVALLEY BLVD UNIT 124  
MESA, AZ 85207

PARCEL 21817058  
LUBIN ANITA N  
125 N SUNVALLEY BLVD UNIT 125  
MESA, AZ 85207

PARCEL 21817059  
METCALF LEANDER/BELKIS  
125 N SUNVALLEY BLVD UNIT 126  
MESA, AZ 852078232

PARCEL 21817060  
LARRY AND ANNETTE AUST REVOCABLE  
LIVING TRUST  
125 N SUNVALLEY BLVD UNIT 127  
MESA, AZ 85207

PARCEL 21817061  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817062  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817063  
BRIGHTON COMPANIES SUNVALLEY LLC  
739 N 39TH CIR  
MESA, AZ 85205

PARCEL 21817064  
SANCTUARY ON SUNVALLEY HOMEOWNERS  
ASSOC INC  
4135 S POWER RD # 133  
MESA, AZ 85212

PARCEL 21817065  
SANCTUARY ON SUNVALLEY HOMEOWNERS  
ASSOC INC  
4135 S POWER RD # 133  
MESA, AZ 85212

PARCEL 21817066  
SANCTUARY ON SUNVALLEY HOMEOWNERS  
ASSOC INC  
4135 S POWER RD # 133  
MESA, AZ 85212

PARCEL 21817067  
SANCTUARY ON SUNVALLEY HOMEOWNERS  
ASSOC INC  
4135 S POWER RD # 133  
MESA, AZ 85212

PARCEL 21818001Q  
WEATHERVANE PLAZA LLC  
PO BOX 35441  
TUCSON, AZ 85740

PARCEL 21818001R  
WEATHERVANE PLAZA LLC  
PO BOX 35441  
TUCSON, AZ 85740

PARCEL 21818001S  
WEATHERVANE PLAZA LLC  
PO BOX 35441  
TUCSON, AZ 85740

PARCEL 21818001T  
WEATHERVANE PLAZA LLC  
PO BOX 35441  
TUCSON, AZ 85740

PARCEL 21818001U  
WEATHERVANE PLAZA LLC  
PO BOX 35441  
TUCSON, AZ 85740

PARCEL 21818291A  
PAGEL ROBERT WILLIAM/RAMONA RAE  
7320 E ABILENE AVE  
MESA, AZ 85208

PARCEL 21818292A  
FORSELL SVEN/PHYLLIS  
7314 E ABILENE AVE  
MESA, AZ 85208

PARCEL 21818293A  
GAGNON CELINE A/ERNEST F/GAIL B  
4515 54TH AVE  
LEDUC, AB 0

PARCEL 21818294A  
LINDELL LESTER  
7302 E ABELINE  
MESA, AZ 85208

PARCEL 21818295A  
SEELEY MAX A & MARLYS J  
7264 E ABILENE AVE  
MESA, AZ 85208

PARCEL 21818296A  
WOMACK ETHEL  
7258 E ABILENE AVE  
MESA, AZ 85208

PARCEL 21818297A  
LEVASSEUR RICHARD PAUL/GAMMON-  
LEVASSEUR JULIE  
873 LAWRENCE ST  
HARROW, ON 0

PARCEL 21818298A  
URIDIL STEVEN C/PAMELA J  
641 PIONEER LN  
COLORADO SPRINGS, CO 80904

PARCEL 21818299A  
BURGSTAHLER GRANT JOHN/DEBBIE ANN  
55709 230TH ST  
WINTHROP, MN 55396

PARCEL 21818300A  
FICOR DENNIS  
1076 ATKINSON ST  
REGINA, SK 0

PARCEL 21818301  
ZIMMERMAN DONALD K  
7228 E ABILENE  
MESA, AZ 85208

PARCEL 21818302A  
SANDMAN GERALD/HOGY DEBRA LYNN  
39W 491 FREEMAN RD  
GILBERTS, IL 60136

PARCEL 21818303A  
HOOGHEEM DARREL D  
1001 BOYELDER NO 2  
MARSHALL, MN 56258

PARCEL 21818304A  
PETERSON DENNIS E/GAIL D  
7218 E ABILENE AVE  
MESA, AZ 85208

PARCEL 21818305  
LEARNED CAROLE S  
7212 E ABILENE AVE  
MESA, AZ 85208

PARCEL 21818306  
SINTA RICHARD W  
50 S 72ND PL  
MESA, AZ 85208

PARCEL 21818307  
TOWNLEY TRUDY M/TERRA M  
5810 MARGO FR  
LINCOLN, NE 86510

PARCEL 21818308  
LANGE LOREN W/DIANE D TR  
1424 RANGER DR  
GLENCOE, MN 55336

PARCEL 21818309  
RADCLIFFE TED/JERI LEE  
66 S 72ND PL  
MESA, AZ 85208

PARCEL 21818310  
S&N OF ALEXANDRIA INC/SCHOO KAYLA A  
TR  
2213 RIDGEDALE DR SE  
ALEXANDRIA, MN 56308

PARCEL 21818311  
HENSON HERBERT R/SEQUOIA R  
3084 ORION COVE  
BARTLETT, TN 381342830

PARCEL 21818312  
DUNAGAN DON A/MCCLAREN SUSAN D  
118 S 72ND PL  
MESA, AZ 85208

PARCEL 21818572  
DAY PHILIP/SHERYL  
109 S 72ND WAY  
MESA, AZ 85208

PARCEL 21818573  
SOMMERFELDT JOHN C & MARION M  
107 S 72ND WAY  
MESA, AZ 85208

PARCEL 21818574  
ROSSMAR RICHARD/KOLHEP DORIS TR  
106 S 72ND WY  
MESA, AZ 85208

PARCEL 21818575  
BERYL AND GAY KAISER FAMILY TRUST  
108 S 72ND WAY  
MESA, AZ 85208

PARCEL 21818576  
HUSSEY JULIAN F  
110 S 72ND WAY  
MESA, AZ 85208

PARCEL 21818577  
BAXTER REGINALD A/GEORGINA M  
105 RIEVER DR  
DEVON, 0

PARCEL 21818583  
JONES PATRICIA ANN  
113 S 72ND PL  
MESA, AZ 85208

PARCEL 21818584  
DWYER DANIEL J/TAMMY L  
1685 E 19TH AVE  
APACHE JUNCTION, AZ 85119

PARCEL 21818585  
HUNDEBY DONALD/JODY  
RR2  
WETASKIWIN, AB 0

PARCEL 21818586  
HORATH WALTER J TR  
59 S 72ND PL  
MESA, AZ 85208

PARCEL 21818587  
NELSON JERALD/GLORIA  
5405 SWEETBRIAR DR  
MILTON, WI 53563

PARCEL 21818588  
STANZ FAMILY LIVING TRUST  
7229 E ABILENE AVE  
MESA, AZ 85208

PARCEL 21818589  
BUNTEMAYER ROLF/SHARON ELIZABETH  
BOX 244  
KAKABEKA FALLS, ON 0

PARCEL 21818590  
SCHROETER WALTER G JR/MARILYN H TR  
7245 E ABILENE AVE  
MESA, AZ 852081115

PARCEL 21818591  
RIDDEL ROBERT D  
7251 E ABILENE  
MESA, AZ 852080000

PARCEL 21818592  
CUSHMAN RONALD J/SANDRA M  
3433 BLUTO BLVD  
MT HOREB, WI 53572

PARCEL 21818593  
SHUTT TERRY W/SHERYL  
56 S 73RD ST  
MESA, AZ 85208

PARCEL 21818594  
DEGE RICHARD D/VICTORY E  
460 BRIGHTON RD  
HOWELL, MI 48843

PARCEL 21818597  
RIAN DONNA F/EDWARD J  
11267 US HWY 10  
LAKE PARK, MN 56554

PARCEL 21818598  
BAUER LOWELL E/LOIS M  
410 TRONDHEIM RD  
KENYON, MN 55946

PARCEL 21818620  
MESA CITY OF  
PO BOX 1466  
MESA, AZ 85211

PARCEL 21819001  
RON AND NANCY WOOD TRUST  
7106 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819002  
LINCOURT CAROL A  
9401 S 19TH AVE  
PHEONIX, AZ 85041

PARCEL 21819003  
CALGARO ROBERT L/MARY E/SEAN ROBERT  
7120 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819004A  
ERNEST W SKALON AND VELVEETA I SKALON  
TRUST  
7126 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819004B  
CALGARO ROBERT L/MARY E/SEAN ROBERT  
7120 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819005  
POPPELL GARY R/SHANNON  
7132 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819006  
HERNANDEZ SHERRI  
7138 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819007  
BLAHAK ROBERT A & SHIRLEY M  
7146 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819008  
BLAHAK ROBERT A & SHIRLEY M  
7146 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819009  
MANNING JAMES L  
2180 WINDRIVER CT  
YUBA CITY, CA 95991

PARCEL 21819010  
2014-1 IH BORROWER LP  
1325 N FIESTA BLVD 103  
GILBERT, AZ 85233

PARCEL 21819011  
STONE AARON  
7142 E NOPAL AVE  
MESA, AZ 85209

PARCEL 21819012  
ANDERSON ANDREW J  
7139 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819013  
ZUNIGA LUCIA  
7133 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819014  
FIERRO JOSE I VILLARINO  
7125 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819015  
EXLINE LARRY D/KIMES EMMA  
7113 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819016  
TORRES HECTOR M  
7107 E ARCADIA CIR  
MESA, AZ 85208

PARCEL 21819017  
CARRILLO JOSE LUIS  
7101 E ARCADIA  
MESA, AZ 85208

PARCEL 21819018  
PENA DAVID  
7106 E ARBOR AVE  
MESA, AZ 85208

PARCEL 21819019  
KELLY MEI LING  
7112 E ARBOR  
MESA, AZ 85208

PARCEL 21819020  
2014-3 IH BORROWER LP  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

PARCEL 21819021  
SUNBURST APPRAISERS MONEY PURCHASE  
PLAN & TR  
7551 E KAEI CIR  
MESA, AZ 85207

PARCEL 21819022  
ESTRADA BERTALINA  
7132 E ARBOR AVE  
MESA, AZ 85208

PARCEL 21819023  
NAGY DAVID W  
7138 E ARBOR DR  
MESA, AZ 85208

PARCEL 21819024  
MANROSS FAMILY LLP  
4542 E MCKELLIPS RD NO 101  
MESA, AZ 85215

PARCEL 21819025  
CORTEZ RICARDO M/TORRES DE MINUTO  
ELENA  
7150 E ARBOR AVE  
MESA, AZ 85208

PARCEL 21819026  
MARICOPA REVITALIZATION PARTNERSHIP  
LLC  
650 N ARIZONA AVE  
CHANDLER, AZ 85225

PARCEL 21819027  
MELTON DIRK/TERESA  
7158 E ARBOR  
MESA, AZ 85208

PARCEL 21819028  
URIBE FRANCISCO J  
248 N 85TH ST  
MESA, AZ 85207

PARCEL 21819029  
MORRISON ANDREW J/PAMELA D  
7139 E ARBOR AVE  
MESA, AZ 85208

PARCEL 21819030  
RICKS IZAAK ANTONIO  
7131 E ARBOR AVE  
MESA, AZ 85208

PARCEL 21819031  
SANDOVAL CHRISTOPHER  
7125 E ARBOR AVE  
MESA, AZ 85208

PARCEL 21819032  
DUARTE-GARCIA GABRIEL/DUARTE ROSA M  
5263 E DELTA AVE  
MESA, AZ 85206

PARCEL 21819033  
VALENZUELA OCTAVIO B  
8040 E 3RD AVE  
MESA, AZ 85208

PARCEL 21819068  
DESERAMA PLAZA LLC  
65 S MESA DR  
MESA, AZ 85210

PARCEL 21819069A  
OCHOA ROSALIO BALTAZAR ESPARZA  
7111 E MAIN  
MESA, AZ 85208

PARCEL 21819069B  
NEWSOME ROBERT L TR  
7125 E MAIN ST  
MESA, AZ 85207

PARCEL 21819069C  
NEWSOME ROBERT L TR  
7125 E MAIN ST  
MESA, AZ 85207

PARCEL 21819070  
MATZKE KEVIN/CARLSON ELIZABETH  
7045 E MAIN ST  
MESA, AZ 85207

PARCEL 21819071C  
ETERNAL LIFE LUTHERAN CH OF MESA  
7000 E ARBOR AVE  
MESA, AZ 85208

PARCEL 21819071D  
WEBE SAM J C/PAM J  
3024 E HERMOSA VISTA DR  
MESA, AZ 85213

PARCEL 21819072  
ETERNAL LIFE LUTHERAN CHURCH  
7000 E ARBOR AVE  
MESA, AZ 85208



PARCEL 21819073C  
MESA UNIFIED SCHOOL DISTRICT NO 4  
39 S HIBBERT  
MESA, AZ 85201

Fountain of the Sun  
Audrey Burfiend  
440 S. 76<sup>th</sup> Place  
Mesa, AZ

Fountain of the Sun  
John Millar  
540 S. 80<sup>th</sup> Street  
Mesa, AZ 85208

Golden Hills  
Lou Disette  
836 S. 72<sup>nd</sup> Street  
Mesa, AZ 85208

Pioneer Estates II  
Don Vanderwerf  
7356 E Dewan Ave  
Mesa, AZ 85208

Linda Vista  
Kim Reely  
7544 E Drummer Ave  
Mesa, AZ 85206

Adobe Hills  
Mitch Kellogg  
150 E Alamo #3  
Chandler, AZ 85225

Desert Wells II  
Myra Blakely  
6504 E Aspen Ave  
Mesa, AZ 85206

Desert Wells II  
Juan Chavez  
6424 E Arbor Ave  
Mesa, AZ 85206

Desert Wells II  
Lena Ortiz  
6738 E Aspen Ave  
Mesa AZ 85206

PARCEL 21821014  
CHRISTIAN CARE MESA INC  
PO BOX 8310  
PHOENIX, AZ 85029

Fountain of the Sun  
Ed Fuss  
451 S. 80<sup>th</sup> Place  
Mesa, AZ 85208

Fountain of the Sun  
Erv Stoll  
8220 E. Ebola Avenue  
Mesa, AZ 85208

Golden Hills  
Marcus Klingler  
42 S. Hamilton #101  
Mesa, AZ 85233

Linda Vista  
Jill Uriarte  
7527 E Capri Ave  
Mesa, AZ 85208

Linda Vista  
Karen Tromp  
7457 E Clovis  
Mesa, AZ 85208

Adobe Hills  
Lois Hines  
7638 E Covina  
Mesa, AZ 85207

Desert Wells II  
Merlyn Johnson  
6619 E Aspen Ave  
Mesa, AZ 85206

Desert Wells II  
Richard Hart  
6632 E Arbor Ave  
Mesa, AZ 85206

City of Mesa  
Andrea Alicoate  
PO BOX 1466  
Mesa, AZ 85211

PARCEL 21821015  
HASTEN AND CHIVARI TRUST  
850 N GERONIMO  
APACHE JUNCTION, AZ 85219

Fountain of the Sun  
Betty Bradley  
850 S 79<sup>th</sup> Way  
Mesa, AZ 85208

Leisure World Community Association  
Debra Miller  
908 S. Power Road  
Mesa, AZ 85206

Pioneer Estates II  
Catherine Mullins  
7433 E Dewan Ave  
Mesa, AZ 85208

Linda Vista  
Toni Follett  
7532 E Capri  
Mesa, AZ 85208

Carriage Manor  
Business office  
7750 E Broadway  
Mesa, AZ 85208

Encanto Neighborhood  
JoAnn Epperson  
6530 E Encanto  
Mesa, AZ 85205

Desert Wells II  
Dee Butren  
6710 E Aspen Ave  
Mesa, AZ 85206

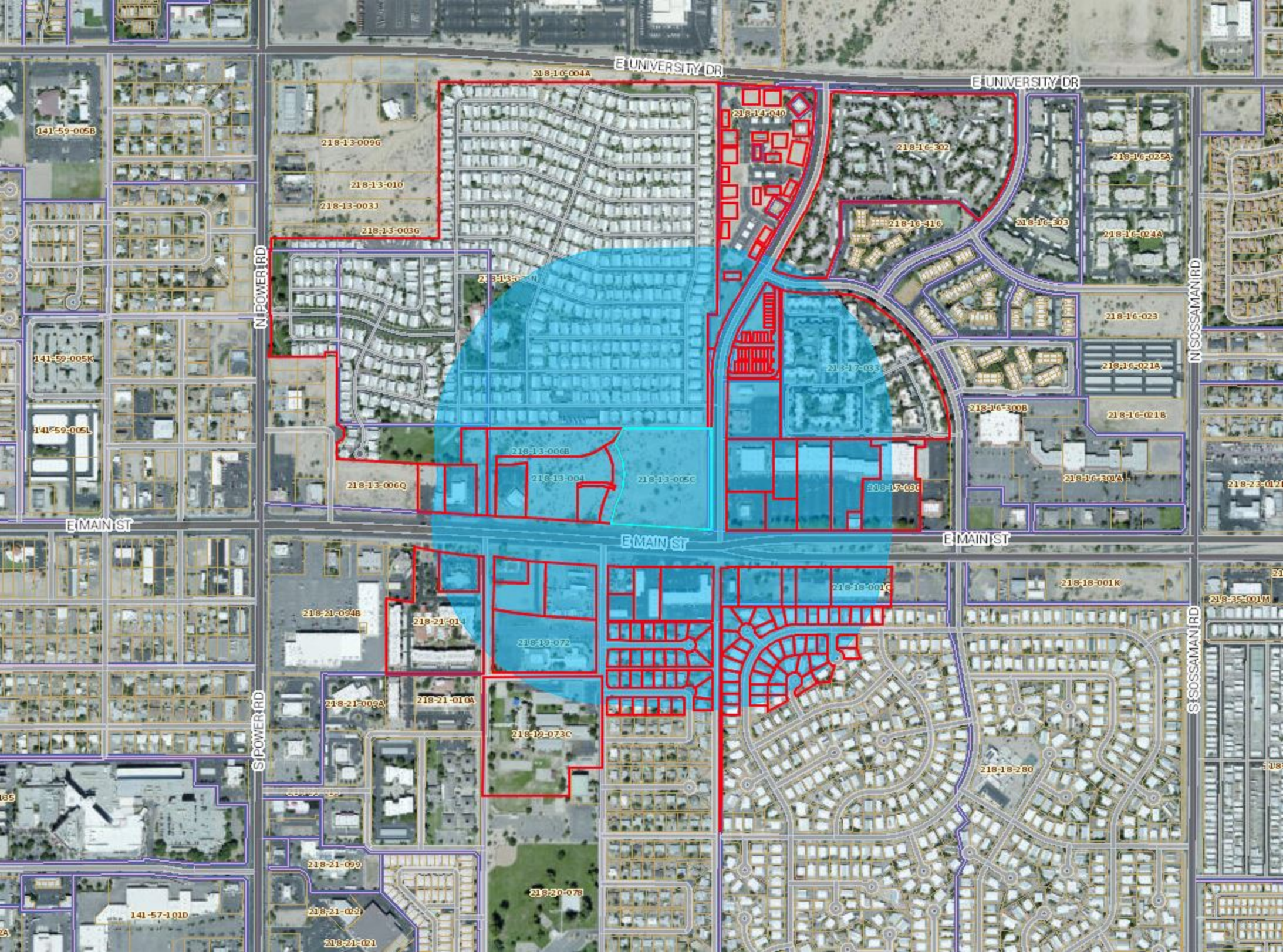
Desert Wells II  
Florence Bollinger  
6703 E Aspen Ave  
Mesa, AZ 85206

**Total Owners = 183**  
**Total HOA's & RNO's = 26**  
**TOTAL = 209**

## Exhibit B

Map of Property Owners within 1,000-feet  
(for August 4, 2017 letter)





E UNIVERSITY DR

E UNIVERSITY DR

N POWER RD

S SOSSAMAN RD

S SOSSAMAN RD

E MAIN ST

E MAIN ST

E MAIN ST

141-59-005B

218-13-009G

218-13-010

218-13-003J

218-13-003G

218-14-040

218-16-302

218-16-025A

218-16-416

218-16-303

218-16-024A

218-16-023

218-16-021A

218-16-021B

218-16-300B

218-16-302A

218-13-006Q

218-13-006B

218-13-004

218-13-005C

218-17-031

218-21-094B

218-21-014

218-19-072

218-21-010A

218-21-009A

218-19-073C

218-18-001C

218-18-001K

218-18-001M

218-18-280

218-20-078

218-21-009

218-21-022

218-21-021

141-57-101D



## Exhibit D

Sign-in Sheet of the Attendees to the Neighborhood Meeting  
(August 30, 2017)

# Neighborhood Meeting for SunValley Village

Wednesday, August 30<sup>th</sup>, 2017 – 6:00 p.m.

Mesa Public Library – Red Mountain Branch – Roadrunner Room

635 N. Power Road, Mesa AZ 85205

## Rezoning and Preliminary Plat request

[illegible]

# Exhibit E

Email Correspondence

# Fwd: RE: SunVally Village (96) TownHomes (Frank Dell'Armi)

Frank Dell'Armi <fdellarmi@msn.com>

Tue 10/31/2017 4:37 PM

To: Greg Loper <greg.loper@hotmail.com>;

Greg,. Please add this contact name and info to our file as they missed our neighborhood meeting but had good input as they represent all the older owners living North of our project. I'll explain... Thks, Frank

*Sent from my Verizon 4G LTE Droid*

----- Forwarded message -----

From: Todd Lutz <tlutz@thesman.com>

Date: 31 Oct 2017 4:30 pm

Subject: RE: SunVally Village (96) TownHomes (Frank Dell'Armi)

To: 'Frank Dell'Armi' <fdellarmi@msn.com>

Cc:

Frank,

Please see below:

Todd

## Todd Lutz

VICE PRESIDENT / DEVELOPMENT AND CONSTRUCTION

**E.T. CONSULTANTS, INC**

VOICE 480-380-3000 ext 206

FAX 480-380-8879

CELL; 602-350-6508

---

**From:** Frank Dell'Armi [mailto:fdellarmi@msn.com]

**Sent:** Tuesday, October 31, 2017 12:11 PM

**To:** tlutz@thesman.com

**Subject:** SunVally Village (96) TownHomes (Frank Dell'Armi)

Test Email...

Todd, please confirm your contact info... Phone 480-380-8845 ?

Frank Dell'Armi

480-390-6006

# SVV.Re: Proposed developement north of Main St.

Frank Dell'Armi <fdellarmi@msn.com>

Mon 8/21/2017 8:35 PM

To: Shirley Blahak <shirleyblahak@gmail.com>;

Cc: Greg Loper <greg.loper@hotmail.com>;

Shirley,

Thank you very much for your input. I will make sure your comments are submitted, shared for discussion and I will try to keep you posted as our meetings move forward.

Please don't hesitate to call, text or email with any other ?'s

Sincerely,

Frank Dell'Armi  
480-390-6006

---

**From:** Shirley Blahak <shirleyblahak@gmail.com>

**Sent:** Monday, August 21, 2017 12:17 PM

**To:** fdellarmi@msn.com

**Subject:** Proposed developement north of Main St.

Thank you for your notification about your proposed development north of Main St. and Sunvalley Blvd.

Due to mobility problems I cannot attend your meeting at the Library.

I do have one concern. It would appear from the enclosed map that the only entry/exit to the area is via an extension of Jefferson Ave northwards.

I hope the planning includes the installation of a traffic light at that intersection. It is bad enough during the snowbird season to make a left turn from Jefferson.

Apart from that I believe any development of that area which has turned into a dumping ground and homeless camp over the almost 50 years we have lived here.

Shirley Blahak



# Re: NWC of Main and SunValley

Frank Dell'Armi <fdellarmi@msn.com>

Thu 9/14/2017 3:01 PM

To: Doug Goodman <douglas.goodman@gmail.com>;

Cc: Tony Preston <tpreston@gwassoc.com>; Andrew RE Attny Ivchenko CR <aivchenko@cox.net>; Greg Loper <greg.loper@hotmail.com>;

Doug,

[This is to confirm our meeting 09/18/2017 Monday 9:30am @ Denny's \(1343 W. Broadway, Tempe, AZ.\)](#)

My partners: Tony Preston tpreston@gwassoc.com (602-615-1383)

And: Andrew Ivchenko aivchenko@cox.net (480-250-4514)

Will be joining us. Looking forward to our meeting.

Thank you,

Frank Dell'Armi  
480-390-6006

---

**From:** Doug Goodman <douglas.goodman@gmail.com>

**Sent:** Wednesday, September 13, 2017 4:46 PM

**To:** fdellarmi@msn.com; Greg Loper

**Subject:** Re: NWC of Main and SunValley

Frank:

It was good to talk to you today. I live in Tucson and will be driving up to Las Vegas next week, so I can stop along the way. I am very interested in your Mesa development and I will bring some information on the Weathervane Property across the street.

Lets plan to meet on Monday 9/18 at 9:30 at Denny's, 1343 West Broadway, Tempe, AZ.

Please confirm if that time will work for you and Greg. .(If confirmed, I will send out an Outlook Calendar notice.)

Thanks,

Doug

cell 520-907-1042

On Mon, Sep 11, 2017 at 8:18 AM, Doug Goodman <[douglas.goodman@gmail.com](mailto:douglas.goodman@gmail.com)> wrote:  
Gentlemen:

I have been travelling and just received your letter for the Neighborhood meeting. I appreciate your notification and sorry I missed it.

We own the Weathervane property across the street (7303 East Main) from yours and would be interested in partnering to build multi-family between the retail center and Enterprise Rent-a-Car. There are a lot of improved lots available in the 6.5 acres involved.

Would you be interested in discussing that possibility? If so, please let me know.

Best regards,

Doug Goodman  
Goodman Properties, LLC  
3580 West Ina Road, Suite 200  
Tucson, AZ 85741

[520-907-1042](tel:520-907-1042)

# Exhibit F

Neighborhood Letter  
(January 29, 2018 – to be mailed by the City of Mesa)

January 29, 2018

**RE: ZON17-00519: Sunvalley Village; a proposed Single-family Residential development at the northwest corner of Main Street and Sunvalley Boulevard**

Dear Neighbor,

We enjoyed our meeting with some of you this past summer regarding the above-referenced matter, and are very grateful to receive so much support from our neighbors. In case this is new to you, please allow me to explain: we have applied for a zone change from LC/LC BIZ to RM-4 PAD to develop a 96-lot single-family residential development on approximately 7.6 acres located at the northwest corner of Main Street and Sunvalley Boulevard in Mesa.

The site has never been developed, and there is an overabundance of commercial zoning that was never developed when Main Street was the main east-west route through Mesa (prior to the Superstition Freeway). Adding new residential uses to this area should help to revitalize existing commercial land and vacant shop spaces.

If you have any questions about this, I would love to discuss it with you. Please find my contact information below.

This letter is being sent to all property owners within 500-feet of the property, and to all registered Neighborhood Organizations and Homeowner Associations within ½-mile 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.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on February 21<sup>st</sup>, 2018, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please call me at 480-390-6006, or via email at [fdellarmi@msn.com](mailto:fdellarmi@msn.com). The City of Mesa has assigned this case to Wahid Alam of their Planning Division staff. He can be reached at 480-644-4933, or via email at [wahid.alam@mesaaz.gov](mailto:wahid.alam@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,



Gregory A. Bernett

Enclosures: As stated



# Exhibit G

## Mailing List

(Property Owners within 500-feet & HOA's/RNO's within ½-mile)  
(for January 29, 2018 letter)

PARCEL 218-13-001K  
TURNER COMMERCIAL INVESTMENTS LLC  
P.O. BOX 32199  
MESA, AZ 85275-2199

PARCEL 218-13-004  
JAMES R DICKSON DDS PC PSP ETAL  
111 EMERSON ST APT 943  
DENVER, CO 80218

PARCEL 218-13-005B  
DICKSON FAMILY TRUST  
111 EMERSON ST APT 943  
DENVER, CO 80218

PARCEL 218-13-005C  
MEAD FAMILY LIMITED PARTNERSHIP  
10825 E REGAL DR  
SUN LAKE, AZ 85248

PARCEL 218-13-005E  
JAMES R DICKSON DDS PC PSP ETAL  
111 EMERSON ST APT 943  
DENVER, CO 80218

PARCEL 218-13-005F  
WADENA PROPERTIES LIMITED  
PARTNERSHIP  
1601 E MCKELLIPS RD  
MESA, AZ 85203

PARCEL 218-13-006B  
MESA LAND TRUST  
10645 N TATUM BLVD SUITE 348  
PHOENIX, AZ 85028

PARCEL 218-13-006L  
SUN VALLEY OFFICE PARK LLC  
1601 E MCKELLIPS RD  
MESA, AZ 85203

PARCEL 218-13-006N  
LAS PALMAS PARK LIMITED PARTNERSHIP  
11100 SANTA MONICA BLVD SUITE 1150  
LOS ANGELES, CA 90025

PARCEL 218-14-040  
BAYWOOD SQUARE OWNERS ASSOCIATION  
16074 N 78TH STREET STE B 104  
SCOTTSDALE, AZ 85260

PARCEL 218-17-008  
GETHSEMANE PARK APOSTOLIC CHURCH  
1585 E TOLEDO ST  
GILBERT, AZ 85296

PARCEL 218-17-027A  
MAGLIOZZI ANTHONY/ANNA TR  
4360 E ELLIS CIR  
MESA, AZ 85205

PARCEL 218-17-027C  
CHARLESTON CENTRAL CENTER LLC/ ETAL  
1136 W BASELINE RD  
MESA, AZ 85201

PARCEL 218-17-027D  
WOODMANSEE BROS LLC  
51 W ELLIOT STE 102  
TEMPE, AZ 85284

PARCEL 218-17-027E  
CHARLESTON CENTRAL CENTER/OAKWOOD  
CUSTOM HOME  
1136 W BASELINE RD  
MESA, AZ 85201

PARCEL 218-17-028  
CHARLESTON CENTRAL CENTER LLC/ETAL  
1120 AVE OF THE AMERICAS FLOOR 12  
NEW YORK, NY 10036

PARCEL 218-17-033  
AZTEC-PREMIER LLC  
1 BEACON ST FL 14  
BOSTON, MA 2108

PARCEL 218-17-034  
BANKS TROY/ASHLEY Y  
125 N SUNVALLEY BLVD UNIT 101  
MESA, AZ 85207-8231

PARCEL 218-17-035  
LOPEZ ASHLEY LYNN  
125 N SUNVALLEY BLVD UNIT 102  
MESA, AZ 85207-8231

PARCEL 218-17-036  
BAWDEN DEREK/JASMINE  
125 N SUNVALLEY BLVD UNIT 103  
MESA, AZ 85207

PARCEL 218-17-037  
RAAEN DAVID O  
125 N SUNVALLEY BLVD UNIT 104  
MESA, AZ 85207-8231

PARCEL 218-17-038  
RITCHEY CATREENA/RESUELLO  
CHRISTOPHER  
125 N SUNVALLEY BLVD UNIT 105  
MESA, AZ 85207

PARCEL 218-17-039  
SPENCE JODI JEAN  
125 N SUNVALLEY BLVD UNIT 106  
MESA, AZ 85207

PARCEL 218-17-040  
PERINI NATALIE A  
125 N SUNVALLEY BLVD UNIT 107  
MESA, AZ 85207

PARCEL 218-17-041  
AHMAD SOHAIB/SHAKEEL  
125 N SUNVALLEY BLVD UNIT 108  
MESA, AZ 85207

PARCEL 218-17-042  
WALLACE RENA A  
125 N SUNVALLEY BLVD UNIT 109  
MESA, AZ 85207

PARCEL 218-17-043  
SCHINDLER CHERYL R  
125 N SUNVALLEY BLVD UNIT 110  
MESA, AZ 85207-8231

PARCEL 218-17-044  
HUANG GERALD ALBERT/CERVANTEZ  
ODULIA  
728 N 16TH ST  
SAN JOSE, CA 95112

PARCEL 218-17-045  
ABDUL-BARI NASIR  
125 N SUNVALLEY BLVD UNIT 112  
MESA, AZ 85207

PARCEL 218-17-061  
CAMPBELL CATHRYN  
125 N SUNVALLEY BLVD UNIT 128  
MESA, AZ 85207

PARCEL 218-17-062  
FABRICATED PACKAGING INC  
728 N 16TH ST  
SAN JOSE, CA 95112

PARCEL 218-17-063  
GONZALEZ JACQUELINE/SILVIA  
125 N SUNVALLEY BLVD UNIT 130  
MESA, AZ 85207-8232

PARCEL 218-17-064  
SANCTUARY ON SUNVALLEY HOMEOWNERS  
ASSOC INC  
4135 S POWER RD # 133  
MESA, AZ 85212

PARCEL 218-17-066  
SANCTUARY ON SUNVALLEY HOMEOWNERS  
ASSOC INC  
4135 S POWER RD # 133  
MESA, AZ 85212

PARCEL 218-17-067  
SANCTUARY ON SUNVALLEY HOMEOWNERS  
ASSOC INC  
4135 S POWER RD # 133  
MESA, AZ 85212

PARCEL 218-18-001S  
WEATHERVANE PLAZA LLC  
PO BOX 35441  
TUCSON, AZ 85740

PARCEL 218-18-001T  
WEATHERVANE PLAZA LLC  
PO BOX 35441  
TUCSON, AZ 85740

PARCEL 218-18-001U  
WEATHERVANE PLAZA LLC  
PO BOX 35441  
TUCSON, AZ 85740

PARCEL 218-18-302A  
SANDMAN GERALD/HOGY DEBRA LYNN  
39W 491 FREEMAN RD  
GILBERTS, IL 60136

PARCEL 218-18-303A  
HOOGHEEM DARREL D  
1001 BOYELDER NO 2  
MARSHALL, MN 56258

PARCEL 218-18-304A  
PETERSON DENNIS E/GAIL D  
7218 E ABILENE AVE  
MESA, AZ 85208

PARCEL 218-18-620  
MESA CITY OF  
PO BOX 1466  
MESA, AZ 85211

PARCEL 218-19-068  
DESERAMA PLAZA LLC  
46 N STAPLEY DR  
MESA, AZ 85203

PARCEL 218-19-069A  
OCHOA ROSALIO BALTAZAR ESPARZA  
7111 E MAIN  
MESA, AZ 85208

PARCEL 218-19-069B  
NEWSOME ROBERT L TR  
7125 E MAIN ST  
MESA, AZ 85207

PARCEL 218-19-069C  
NEWSOME ROBERT L TR  
7125 E MAIN ST  
MESA, AZ 85207

PARCEL 218-19-070  
MATZKE KEVIN/CARLSON ELIZABETH  
7045 E MAIN ST  
MESA, AZ 85207

PARCEL 218-19-071C  
ETERNAL LIFE LUTHERAN CH OF MESA  
7000 E ARBOR AVE  
MESA, AZ 85208

FOUNTAIN OF THE SUN  
AUDREY BURFIEND  
440 S 76TH PL  
MESA, AZ 85208

FOUNTAIN OF THE SUN  
ED FUSS  
451 S 80TH PL  
MESA, AZ 85208

FOUNTAIN OF THE SUN  
BETTY BRADLEY  
850 S 79TH WAY  
MESA, AZ 85208

FOUNTAIN OF THE SUN  
JOHN MILLAR  
540 S 80TH ST  
MESA, AZ 85208

FOUNTAIN OF THE SUN  
ERV STOLL  
8220 E EBOLA AVE.  
MESA, AZ 85208

LEISURE WORLD COMMUNITY ASSOCIATION  
DEBRA MILLER  
908 S POWER RD  
MESA, AZ 85206

GOLDEN HILLS  
LOU DISSETTE  
836 S 72ND ST  
MESA, AZ 85208

GOLDEN HILLS  
MARCUS KLINGLER  
42 S HAMILTON #101  
MESA, AZ 85233

PIONEER ESTATES II  
CATHERINE MULLINS  
7433 E DEWAN AVE  
MESA, AZ 85208

PIONEER ESTATES II  
DON VANDERWERF  
7356 E DEWAN AVE  
MESA, AZ 85208

LINDA VISTA  
JILL URIARTE  
7527 E CAPRI AVE  
MESA, AZ 85208

LINDA VISTA  
TONI FOLLETT  
7532 E CAPRI  
MESA, AZ 85208



LINDA VISTA  
KIM REELY  
7544 E DRUMMER AVE  
MESA, AZ 85206

LINDA VISTA  
KAREN TROMP  
7457 E CLOVIS  
MESA, AZ 85208

ADOBE HILLS  
MITCH KELLOGG 150 E ALAMO #3  
CHANDLER, AZ 85225

CARRIAGE MANOR  
BUSINESS OFFICE  
7750 E BROADWAY  
MESA, AZ 85208

ADOBE HILLS  
LOIS HINES  
7638 E COVINA  
MESA, AZ 85207

ENCANTO NEIGHBORHOOD  
JOANN EPPERSON  
6530 E ENCANTO  
MESA, AZ 85205

DESERT WELLS II  
MYRA BLAKELY  
6504 E ASPEN AVE  
MESA, AZ 85206

DESERT WELLS II  
MERLYN JOHNSON  
6619 E ASPEN AVE  
MESA, AZ 85206

DESERT WELLS II  
DEE BUTREN  
6710 E ASPEN AVE  
MESA, AZ 85206

DESERT WELLS II  
JUAN CHAVEZ  
6424 E ARBOR AVE  
MESA, AZ 85206

DESERT WELLS II  
RICHARD HART  
6632 E ARBOR AVE  
MESA, AZ 85206

DESERT WELLS II  
FLORENCE BOLLINGER  
6703 E ASPEN AVE  
MESA, AZ 85206

DESERT WELLS II  
LENA ORTIZ  
6738 E ASPEN AVE  
MESA, AZ 85206

CITY OF MESA  
ANDREA ALICOATE  
PO BOX 1466  
MESA, AZ 85211

Total: 74  
PO's: 48  
RO's: 26

# Exhibit H

Map of Property Owners within 500-feet



