

# **Citizen Participation Report**

June 7, 2022

Toll Brothers Apartment Living: Site Plan Review/Approval and a Special Use Permit  
Located between the 10120 to 10200 blocks of East Williams Field Road (south side)  
[East of the Southeast Corner of Crismon and Williams Field Road Alignments]  
(Approximately 17.35 Net Acres of Vacant Land)

## **A. Case Ref. Numbers: ZON22-00338**

**Overview:** The purpose of this Citizen Participation Report is to summarize how citizen participation was conducted for the proposed for Toll Brothers Apartment Living project regarding a site plan review/approval, a special use permit for a minor parking reduction, and design review to develop a high-quality, market-rate, multi-residence community. The proposed site plan is designed as a gated, resort-style, rental community that is planned to include 200 one-bedroom units, 168 two-bedroom units, and 32 three-bedroom units for a total of 400 units. The units will be spread across 12 residential buildings that are two or three stories in height. The proposed community is also planned to offer substantial resident amenities, including a clubhouse with a lounge area and fitness center, a resort-inspired pool and spa, an entertainment pavilion, a putting green, pickleball courts, dog parks, ramadas and barbeques. In addition, the community will provide a significant amount of active and passive open space, including multi-purpose lawns and courtyard areas throughout the community and trails along the community's perimeter.

## **B. Contact Lists**

The Contact Lists for the cases are included as noted below. (See **Tab A**)

1. A contact list will be developed for citizens and agencies within this area including:
  - The Avalon Crossing Master Developer or Successor Entity, if not the applicant.
  - Queen Creek Unified School District.
  - All registered neighborhood associations located within one-half mile of the Development Unit 1 boundary.
  - All property owners or homeowners' associations within Avalon Crossing.
  - All property owners within Development Unit 1.
  - All property owners within 500-feet of the boundary of Development Unit 1.

### **C. Notice of Application Filed / Meeting & Hearing Notifications**

#### ***Notice of Applications Filed***

On April 18, 2022, the Applicant's Legal Representative mailed a Notice of Applications Filed, pursuant to "contact lists" section of this document - Tab A. The content of the letter included a description of the request; case number; site location and acreage; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See **Tab B** for a copy of the letter mailed. **No one attend contacted the City of Applicant's Legal Representative – no further citizen outreach was conducted.**

#### ***Planning and Zoning Board Public Hearing Letter***

On June 6, 2022, the Applicant's Legal Representative mailed a Notice of Public Hearing letter advising of the Planning and Zoning Board hearing. The mailing list for the public hearing notification letter included all parties in Tab A. The content of the letter included a description of the request; case number; site location and acreage; the date, time and location of the Planning and Zoning Board hearing; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See **Tab C** for a copy of the letter.

#### ***Site Posting***

On June 6, 2022, Dynamite Signs installed **two (2)** public hearing notification signs on the property identifying the scheduled public hearing. The notification sign conformed to the City's standard and customary site posting requirements and included information on the date, time, and location of the Planning and Zoning Board hearing for the Application, a summary of the request, and contact information for the Applicant's Legal Representative. See **Tab D** for the Affidavit of Public Hearing Notification site posting, and photographic evidence.

### **D. Inquiries / Response Procedures**

To date, the Applicant's Legal Representative has not received any telephone calls, emails, letters, or other correspondence regarding the request/notices sent. Any future substantive inquiries regarding the request will be documented in a supplement to this report.

### **E. Summary of Schedule - Implementation**

Application Filed (ZON22-00338):	March 28, 2022
Notice of App. Filed:	April 18, 2022
Notice of Public Hearing Site Posting (ZON22-00338):	June 6, 2022
Notice of Public Hearing Mailing (ZON22-00338):	June 6, 2022
Citizen Participation Report Submitted:	June 7, 2022
Planning & Zoning Board Hearing (ZON22-00338):	June 22, 2022

**TAB A**

PACIFIC PROVING LLC 2801 E. CAMELBACK ROAD STE 450 PHOENIX, AZ 85016	ROBERTA K SPENCER LIVING TRUST 10261 E TEXAS AVE MESA, AZ 85212	DOWLING EUGENE FRANCIS JR/DEBORAH KAY 10257 E TEXAS AVE MESA, AZ 85212
VALERIE JOYCE BIRT LIVING TRUST 10253 E TEXAS AVE MESA, AZ 85212	WOLPERT PATRICK W/DORIS JEAN 10249 E TEXAS AVE MESA, AZ 85212	BEGALKA BONNIE ELAINE 10245 E TEXAS AVE MESA, AZ 85212
TWB INVESTMENT TRUST 10241 E TEXAS AVE MESA, AZ 85212	BORDNER CAROL/RICHARD 5926 S WILDROSE MESA, AZ 85212	ULLMAN FAMILY TRUST 5920 S WILDROSE MESA, AZ 85212
LAUSH REVOCABLE TRUST 5914 S WILDROSE MESA, AZ 85212	ENCORE AT EASTMARK HOMEOWNERS ASSOCIATION 1600 W BROADWAY RD STE 200 TEMPE, AZ 85282	KIW MESA SILVER VALLEY VENTURE LLC 6710 E CAMELBACK RD SUITE 100 SCOTTSDALE, AZ 85251
EASTMARK COMMUNITY ALLIANCE INC 4900 N SCOTTSDALE RD STE 2200 SCOTTSDALE, AZ 85207	PPGN-WILLIAMS LLLP 17700 N PACESETTER WAY SCOTTSDALE, AZ 85255-5457	CADENCE HOMEOWNERS ASSOCIATION 17700 N PACESETTER WAY STE 100 SCOTTSDALE, AZ 85255
TOLL BROTHERS AZ CONSTRUCTION COMPANY 8767 E VIA DE VENTURA STE 390 SCOTTSDALE, AZ 85258	AGUAYO ERIK F/JANET PO BOX 67412 PHOENIX, AZ 85018	PATIBANDLA KIRAN/SOMURI RAMYA 5914 S CHATSWORTH MESA, AZ 85212-8583
WILSON BRANDON/MUROBAYASHI BRANDI 10125 E TIBURON AVE MESA, AZ 85212	PENKHUS ROBERT NORRIS 10131 E TIBURON AVE MESA, AZ 85212	DETTMAN JESSICA/ERIC 10137 E TIBURON AVE MESA, AZ 85212
ROBERTS JOHN GREGORY JR/MIDDAUGH MACKENZIE ROSE 10141 E TIBURON AVE MESA, AZ 85212	RALSTEN JUSTIN R/AMANDA D 10147 E TIBURON AVE MESA, AZ 85212	NG JASON K/THAO L 10153 E TIBURON AVE MESA, AZ 85212
CASEY CHANCE 10209 E TIBURON AVE MESA, AZ 85212	GREENE ZACHARY/YEVGENIYA 10206 E TEXAS AVE MESA, AZ 85212	CRUZ TIMOTHY/MACKENZIE 10202 E TEXAS AVE MESA, AZ 85212
LUIS DANIEL BONILLA TRUST 10158 E TEXAS AVE MESA, AZ 85212	CONSENTINO ASHLEY/VINCENT 10152 E TEXAS AVE MESA, AZ 85212	BODILY BRAEDEN 10148 E TEXAS AVE MESA, AZ 85212

LOEFFLER ERIC M/HALEY A 10144 E TEXAS AVE MESA, AZ 85212	VEMULAPALLI ANIL/AMY K 4651 N 29TH ST PHOENIX, AZ 85016	LOPEZ RICARDO/VIVIANA 10133 E TEXAS AVE MESA, AZ 85212
BOKINSKY TIMOTHY/MEGAN 10137 E TEXAS AVE MESA, AZ 85212	LAMBRIGHT MARVIN/WENDY 10143 E TEXAS AVE MESA, AZ 85212	BEARDEN DARRELL B/KRISTI M 10147 E TEXAS AVE MESA, AZ 85212
DONOVAN DANIEL/JOANN 10151 E TEXAS AVE MESA, AZ 85212	FEDRICK ELIZABETH JOAN 10157 E TEXAS AVE MESA, AZ 85212	CRING JEFFREY M/SUSAN 10201 E TEXAS AVE MESA, AZ 85212
DALE STEPHEN J/TIA L 10205 E TEXAS AVE MESA, AZ 85212	OSTBY AARON 1029 E TEXAS AVE MESA, AZ 85212	CADENCE HOMEOWNERS ASSOCIATION 17700 N PACESETTER WAY SCOTTSDALE, AZ 85255-5457
SNEIDER KORNELIA A/EVAN B 10129 E TEXAS AVE MESA, AZ 85212	ALISON M MACDONALD REVOCABLE LIVING TRUST 10123 E TEXAS AVE MESA, AZ 85212	BAUTISTA JANN-MONIQUE/JAN ANDRE 10119 E TEXAS AVE MESA, AZ 85212
BALIJEPAI SREE KAMAL/NUNE SPANDANA 10115 E TEXAS AVE MESA, AZ 85212	BRAVO MIRIAM INCLAN/GUERRERO BRANDON A 10109 E TEXAS AVE MESA, AZ 85212	MONTEIRO LESLIE GREGORY/FERNANDES ETASHA EZIDIO 10105 E TEXAS AVE MESA, AZ 85212
SHURTLEFF ZACHARY/CRISTINA 10101 E TEXAS AVE MESA, AZ 85212	ABAIGAR MARIA ROSARIO P/RAYMOND NOEL T 10063 E TEXAS AVE MESA, AZ 85212	BISWAL RUDRA PRASANNA/SHARMA SWEETY 10059 E TEXAS AVE MESA, AZ 85212
LEDEZMA LUIS DIEGO CHAVARRIA/LEITON PAOLA GERARDA BARQUERO 10056 E TEXAS AVE MESA, AZ 85212	SOETAN-DODD NAIYA/DODD CAMERON W 10050 E TEXAS AVE MESA, AZ 85212	JONNA MOHAN KRISHNAIAH/SUNEETHA DEVI 10046 E TEXAS AVE MESA, AZ 85212
ORCUTT STEPHANIE/CYNTHIA 10042 E TEXAS AVE MESA, AZ 85212	JONNA SNIGDHA/GANDHAM BALA NAGA SATISH 10036 E TEXAS AVE MESA, AZ 85212	HANSON HALEY RECE 10032 E TEXAS AVE MESA, AZ 85212
LOPEZ CHRISTIAN OMAR 10028 E TEXAS AVE MESA, AZ 85212	CANNON CASEY BENJAMIN/BETHANY ROSE 5928 S ABBEY MESA, AZ 85212	MOONEY THOMAS M/CYNTHIA D 5924 S ABBEY MESA, AZ 85212

MORLINO ANTHONY M/PAIGE A  
5918 S ABBEY  
MESA, AZ 85212

WILLIAMS YASMINE  
5914 S ABBEY  
MESA, AZ 85212

YOUNG VINNY/ISSAREE OLLIE  
5913 S FELIZ  
MESA, AZ 85212

HALFORD SYDNEY/SARGENT AUSTIN  
5917 S FELIZ  
MESA, AZ 85212

NAVE HOLLY  
5923 S FELIZ  
MESA, AZ 85212

GRIJALVA GUILLERMO PEREZ  
5927 S FELIZ  
MESA, AZ 85212

LENNAR ARIZONA INC  
1665 W ALAMEDA DR STE 130  
TEMPE, AZ 85282

SHEA HOMES LIMITED PARTNERSHIP  
8800 N GAINES CENTER DR STE 350  
SCOTTSDALE, AZ 85258

PACIFIC PROVING LLC  
ATTN: MR. ANDREW COHN  
2801 E CAMELBACK ROAD STE 450  
PHOENIX, AZ 85016

CADENCE HOMEOWNERS  
ASSOCIATION  
ATTN: TIMOTHY P. BRISLIN  
17700 N PACESETTER WAY  
SCOTTSDALE, AZ 85255-5457

EASTMARK COMMUNITY ALLIANCE,  
INC.  
ATTN: CHRISTINA CHRISTIAN  
14646 N KIERLAND BLVD, STE 165  
SCOTTSDALE, AZ 85254

EASTMARK  
ATTN: SUZANNE WALDEN-WELLS  
10100 E RAY RD  
MESA, AZ 85212

QUEEN CREEK UNIFIED SCHOOL  
DISTRICT  
20217 E CHANDLER HEIGHTS RD  
QUEEN CREEK, AZ 85142

GAMMAGE & BURNHAM, PLC  
ATTN: DENNIS M. NEWCOMBE  
40 N CENTRAL AVE, 20TH FL  
PHOENIX, AZ 85004

CITY OF MESA  
PLANNING DIVISION  
ATTN: JOSHUA GRANDLIENARD  
PO BOX 1466 MAIL STOP 9953  
MESA, AZ 85211

## **TAB B**

**GAMMAGE & BURNHAM, PLC**

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

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Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: [dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com)

April 18, 2022

**VIA U.S. MAIL**

Re: Notice of Site Plan and Special Use Permit Application Filed.  
City of Mesa Reference Number: ZON22-00338.  
Approximately 17.35 Net Acres of Vacant Land.  
Located Southeast Corner of Crismon and Williams Field Road Alignments.

Dear Property Owner or Registered Neighborhood Association:

We represent Toll Brothers Apartment Living, our client, who is the proposed developer of the approximate 17.35 net acres of vacant land located east of the southeast corner of the Crimson Road and Williams Field Road alignments (the "Property") in Mesa, Arizona. (See the Attached: Property Location Map) We have recently submitted to the City of Mesa Development Services Department, Planning Division, an application (Case No. ZON22-0038) requesting site plan review and a special use permit for a minor parking reduction to allow for the proposed development of a high-quality, market-rate, multi-residence community on the Property.

The Property is zoned for commercial, employment, and high -density residential uses as part of the Avalon Crossing master-planned community, and the proposed multi-residence land use is in conformance with the Property's existing zoning. The proposed development is designed as a gated, resort-style, rental community that is planned to include 200 one-bedroom units, 168 two-bedroom units, and 32 three-bedroom units for a total of 400 units. The units will be spread across 12 residential buildings that are two or three stories in height. The proposed community is also planned to offer substantial resident amenities, including a clubhouse with a lounge area and fitness center, a resort-inspired pool and spa, an entertainment pavilion, a putting green, pickleball courts, dog parks, ramadas and barbeques. In addition, the community will provide a significant amount of active and passive open space, including multi-purpose lawns and courtyard areas throughout the community and trails along the community's perimeter. (See the Attached: Site Plan and Illustrative Rendering)

This notice is being sent to you to inform you of the application and to provide you with an opportunity to relay questions or comments regarding the proposal directly to the development team. Should you have any questions or comments regarding the proposed development, please feel free to contact me at **(602) 256-4446** or via email at **[dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com)**. We appreciate your time and consideration.

Very truly yours,

**GAMMAGE AND BURNHAM, PLC**

***Dennis M. Newcombe***

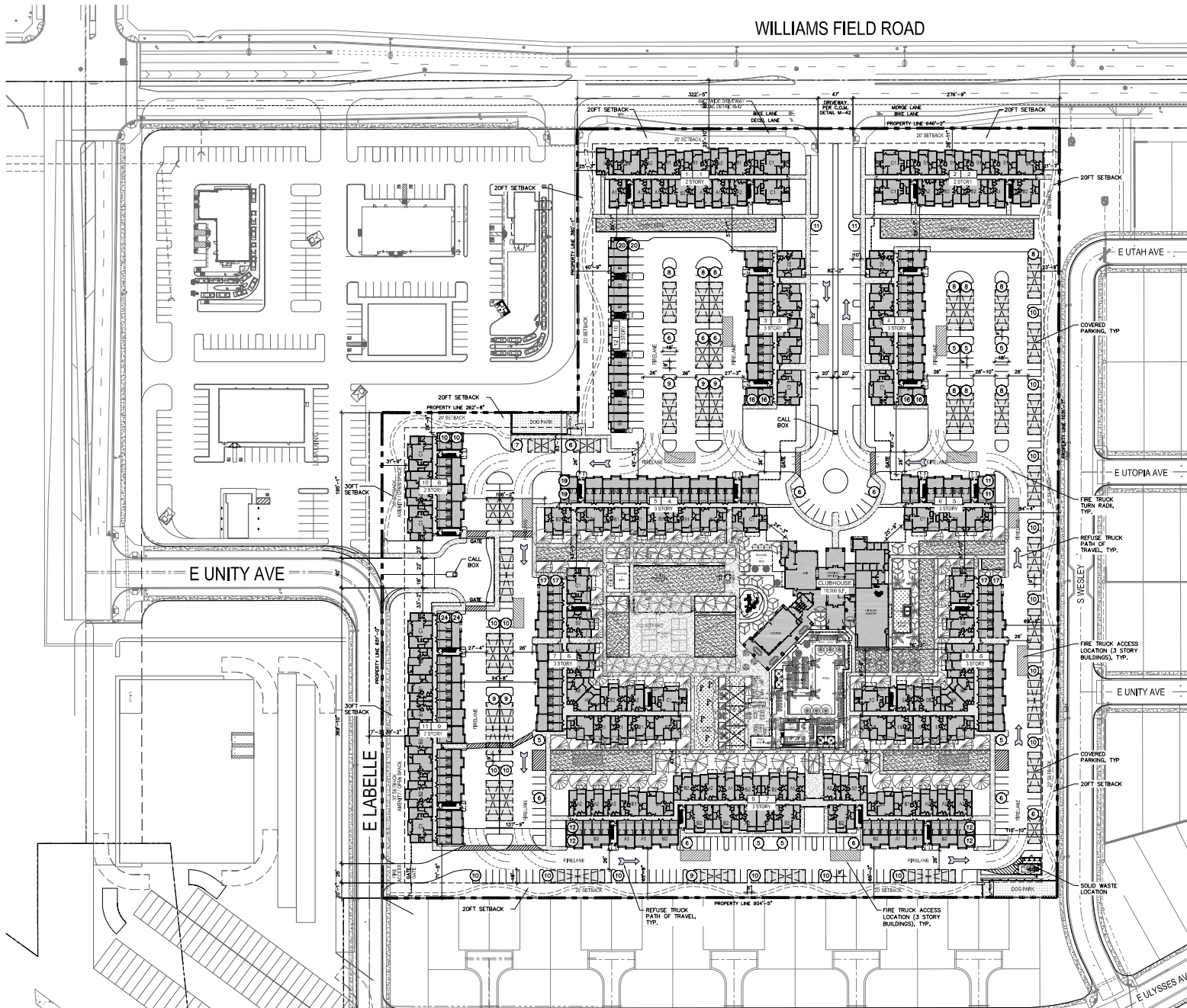
Dennis M. Newcombe  
Senior Land Use Planner

**Enclosures:**   Property Location Map  
                      Proposed Site Plan/Illustrative Rendering

# PROPERTY LOCATION MAP



SUBJECT PROPERTY



# WILLIAMS FIELD ROAD

## PROJECT DATA

<b>SITE DATA:</b>	
SITE AREA:	±20.24 GROSS ACRES / ±17.35 NET ACRES
ZONING:	EXISTING: PC PROPOSED: PAD (RM-AU)
APN NO'S:	304-35-004N
PROPOSED USE:	MULTI-FAMILY
MAXIMUM DENSITY ALLOWED:	50 DU
PROPOSED DENSITY:	23 DU/NET AC
MAXIMUM BUILDING HEIGHT:	50 FEET
PROPOSED BUILDING HEIGHT:	2 & 3 STORY
PROPOSED BUILDING AREA:	±570,429 S.F.
<b>UNIT MIX:</b>	
ONE BEDROOM UNITS:	200 (50%)
TWO BEDROOM UNITS:	168 (41%)
THREE BEDROOM UNITS:	32 (8%)
TOTAL:	400 D.U.
<b>UNIT TYPE</b>	
UNIT A1	1 BED/1 BA 799 S.F. 76
UNIT A2	1 BED/1 BA 735 S.F. 56
UNIT A6	1 BED/1 BA 755 S.F. 30
UNIT B4	1 BED/1B2/2 BA 1,087 S.F. 38
UNIT B1	2 BED/2 BA 1,070 S.F. 48
UNIT B2	2 BED/2 BA 1,157 S.F. 110
UNIT B3	3 BED/2 BA 1,344 S.F. 10
UNIT C1	3 BED/2 BA 1,407 S.F. 32
TOTAL:	400 D.U. 402,174 S.F.
AVG. S.F.:	1,005 S.F.
<b>PARKING:</b>	
PROVIDED:	174 P.S.
GARAGE PARKING:	174 P.S.
COVERED PARKING:	228 P.S.
OPEN PARKING:	22 P.S.
CLUBHOUSE PARKING:	22 P.S.
TOTAL PROVIDED:	556 P.S.
REQUIRED:	2.03 SPACE PER UNIT 840 P.S.
2.1 SPACES PER DWELLING UNIT (2.1 X 400 UNITS):	840 P.S.
<b>ACCESSIBLE PARKING REQUIRED:</b> 16 (2% OF PROVIDED PARKING STALLS)	
<b>ACCESSIBLE PARKING PROVIDED:</b> 16 TOTAL (14 STANDARD AND 2 VANS)	

## PROJECT NARRATIVE

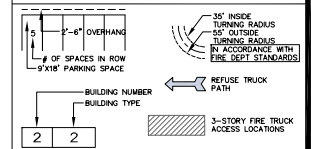
THE INTENT OF THIS PROJECT IS TO DEVELOP A MULTI-FAMILY CLASS "A" (LUXURY) APARTMENT COMMUNITY, WITH A TOTAL OF 400 APARTMENT HOMES. SPECIFICALLY, THE DEVELOPER'S CURRENT CONCEPT INCLUDES:

- 200 ONE-BEDROOM UNITS - RANGING FROM APPROXIMATELY 799 SQUARE FEET TO 1,087 SQUARE FEET;
- 168 TWO-BEDROOM UNITS - RANGING FROM APPROXIMATELY 1,070 SQUARE FEET TO 1,344 SQUARE FEET; AND
- 32 THREE-BEDROOM UNITS - 1,407 SQUARE FEET; AND

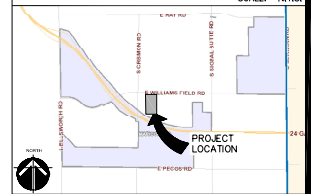
THERE WILL BE QUALITY AMENITIES PROVIDED ON-SITE AT THE PROJECT, INCLUDING COVERED AND GARAGE PARKING OPTIONS, A RESORT STYLE POOL AND AN AMENITIZED CLUBHOUSE.

AS CURRENTLY PLANNED THERE WILL BE ONE (1) PRIMARY ACCESS POINT FOR THE PROJECT LOCATED ALONG WILLIAMS FIELD ROAD NEAR THE INTERSECTION OF WILLIAMS FIELD ROAD AND CRISION ROAD. THE PROJECT WILL PROVIDE 691 PARKING STALLS, GARAGE PARKING (184), TANDEM PARKING (174), COVERED PARKING (222), AND UNCOVERED (110) PARKING SPACES THAT WILL BE EVENLY DISTRIBUTED ACROSS THE PROJECT.

## SYMBOL SCHEDULE



## VICINITY MAP:



**SITE PLAN "H1"**  
SCALE: 1"=0"= 60'



btlform architecture  
group, LLC.

11461 north cave creek road, suite 11  
phoenix, arizona 85026  
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
EXPRES 9/30/22

**AVALON**  
Apartment Homes  
SECT. OF WILLIAMS FIELD ROAD AND CRISION ROAD, MESA, ARIZONA  
**TOLL BROTHERS APARTMENT LIVING**  
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

REVISIONS:	
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JOB NO: 21-040  
DATE: JUNE 06, 2021  
SCALE:  
SHEET NO:  
**A1.0**  
© BTLFORM ARCHITECTURE GROUP, INC.



# AVALON APARTMENT HOMES TOLL BROTHERS APARTMENT LIVING

03/21/20.  
preliminary not for constructic

biltform  
architecture

biltform architecture  
group, inc.  
11480 north cave creek road - suite 111  
phoenix, arizona 85028  
Phone 602.285.9200  
www.biltform.com

© BILTFORM ARCHITECTURE GROUP

**TAB C**

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

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Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gbllaw.com

June 6, 2022

## Notice of Public Hearing

### VIA U.S. MAIL

P&Z Board Hearing.

Case: ZON22-00338.

Approximately 17.35 Net Acres of Vacant Land.

Located Southeast Corner of Crismon and Williams Field Road Alignments.

Dear Property Owner or Registered Neighborhood Association:

As you may recall, our office represents Toll Brothers Apartment Living, our client, who is the proposed developer of the approximate 17.35 net acres of vacant land located east of the southeast corner of the Crimson Road and Williams Field Road alignments (the "Property") in Mesa, Arizona. (See the Attached: *Property Aerial Location Map*) We submitted to the City of Mesa Development Services Department, Planning Division, an application (Case No. ZON22-0038) requesting site plan review/approval and a special use permit for a minor parking reduction to allow for the development of a high-quality, market-rate, multi-residence community on the Property. (See the Attached: *Proposed Site Plan*)

The Property is zoned for commercial, employment, and high -density residential uses as part of the Avalon Crossing master-planned community, and the proposed multi-residence land use is in conformance with the Property's existing zoning. The proposed development is designed as a gated, resort-style, rental community that is planned to include 200 one-bedroom units, 168 two-bedroom units, and 32 three-bedroom units for a total of 400 units. The units will be spread across 12 residential buildings that are two or three stories in height. The proposed community is also planned to offer substantial resident amenities, including a clubhouse with a lounge area and fitness center, a resort-inspired pool and spa, an entertainment pavilion, a putting green, pickleball courts, dog parks, ramadas and barbeques. In addition, the community will provide a significant amount of active and passive open space, including multi-purpose lawns and courtyard areas throughout the community and trails along the community's perimeter.

As part of the City's processes, this rezoning/site plan review application (ZON22-0038) has been scheduled for consideration by the Planning & Zoning Board as follows:

**Planning & Zoning Board**  
June 22, 2022, at 4:00 PM  
City Council Chambers (upper level)  
57 East First Street

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <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 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City Planner assigned to this application is: Josh Grandlienard, Planner II, (480) 644-4691 – or – via e-mail: [Joshua.Grandlienard@MesaAZ.gov](mailto:Joshua.Grandlienard@MesaAZ.gov). Please confirm the meeting details (date, time, location, etc.), as they are subject to change.

We appreciate your time and consideration.

Very truly yours,

**GAMMAGE AND BURNHAM, PLC**

*Dennis M. Newcombe*

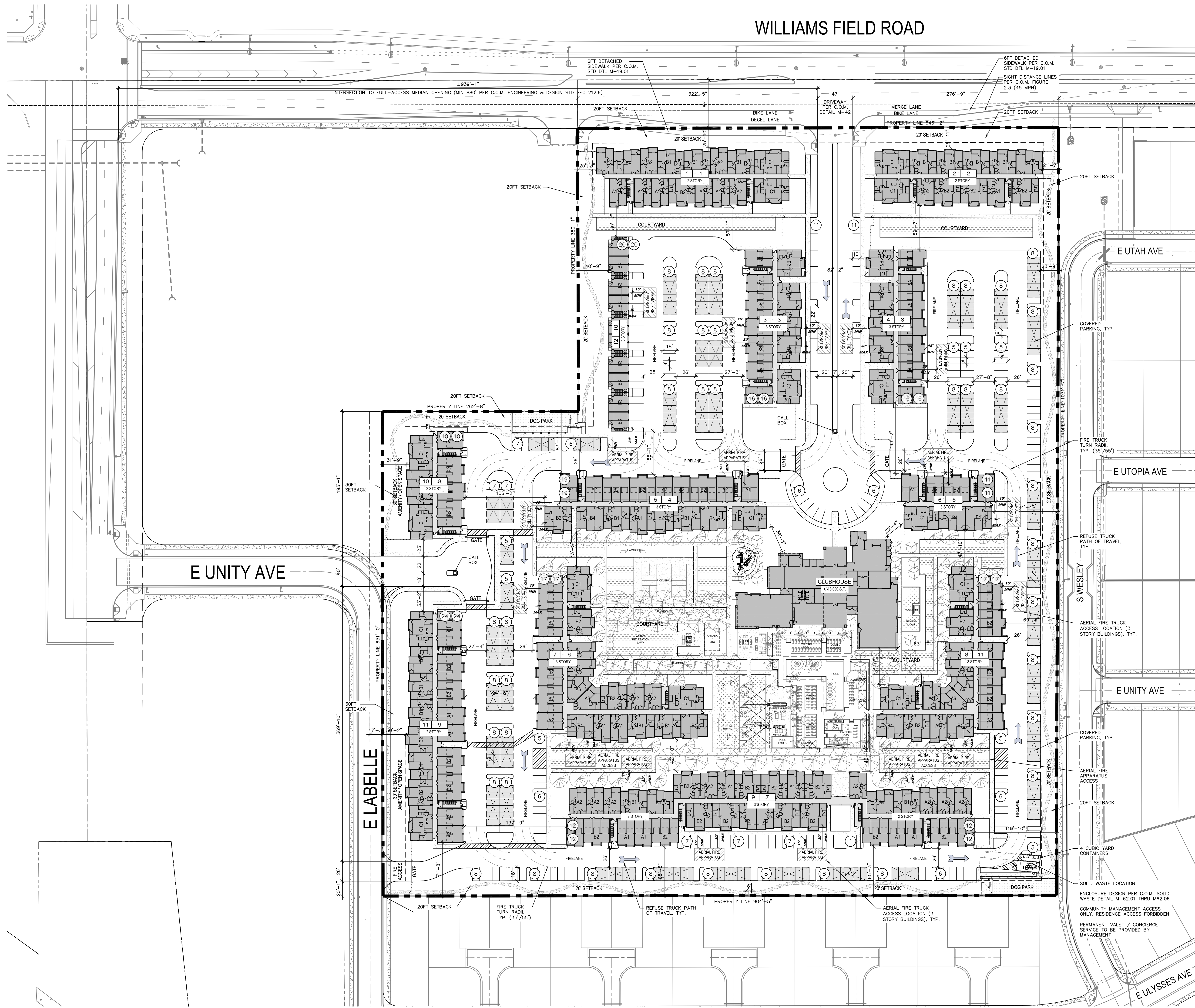
Dennis M. Newcombe  
Senior Land Use Planner

**Enclosures:** Property Aerial Location Map  
Proposed Site Plan

# PROPERTY LOCATION MAP



SUBJECT PROPERTY



PROJECT DATA				
SITE DATA:				
SITE AREA:	±20.24 GROSS ACRES / ±17.35 NET ACRES			
ZONING:	EXISTING: PC	PROPOSED: PAD (RM-4U)		
APN NO.'S:				304-35-004N
PROPOSED USE:				MULTI-FAMILY
MAXIMUM DENSITY ALLOWED:				30 DU
PROPOSED DENSITY:				23 DU/NET AC
MAXIMUM BUILDING HEIGHT:				50 FEET
PROPOSED BUILDING HEIGHT:				2 & 3 STORY
PROPOSED BUILDING AREA:				±570,429 S.F.
ALL BUILDINGS TO BE EQUIPPED WITH FIRE SPRINKLERS				
UNIT MIX:				
ONE BEDROOM UNITS:				207 (52%)
TWO BEDROOM UNITS:				148 (37%)
THREE BEDROOM UNITS:				45 (11%)
TOTAL:				400 D.U.
UNIT TYPE	GROSS LIV. AREA		UNITS	TOTAL LIV. AREA
UNIT A1	1 BED/1 BA	799 S.F.	74	59,655 S.F.
UNIT A2	1 BED/1 BA	735 S.F.	73	53,655 S.F.
UNIT A6	1 BED/1 BA	755 S.F.	12	9,060 S.F.
UNIT B4	1 BED/1DEN/2 BA	1,067 S.F.	48	51,216 S.F.
UNIT B1	2 BED/2 BA	1,070 S.F.	40	42,800 S.F.
UNIT B2	2 BED/2 BA	1,157 S.F.	98	113,386 S.F.
UNIT B3	2 BED/2 BA	1,344 S.F.	10	13,440 S.F.
UNIT C1	3 BED/2 BA	1,407 S.F.	45	63,315 S.F.
TOTAL:			400 D.U.	405,998 S.F.
AVG. S.F.				1,015 S.F.
PARKING:				
PROVIDED:				
GARAGE PARKING			174	P.S.
TANDEM PARKING			174	P.S.
COVERED PARKING			226	P.S.
OPEN PARKING			225	P.S.
CLUBHOUSE PARKING			12	P.S.
TOTAL PROVIDED:			811	P.S.
REQUIRED:			2.03 SPACE	PER UNIT
2.1 SPACES PER DWELLING UNIT (2.1 x 400 UNITS)			840	P.S.
ACCESSIBLE PARKING REQUIRED: 16 (2% OF PROVIDED PARKING STALLS)				
ACCESSIBLE PARKING PROVIDED: 16 TOTAL (14 STANDARD AND 2 VAN)				

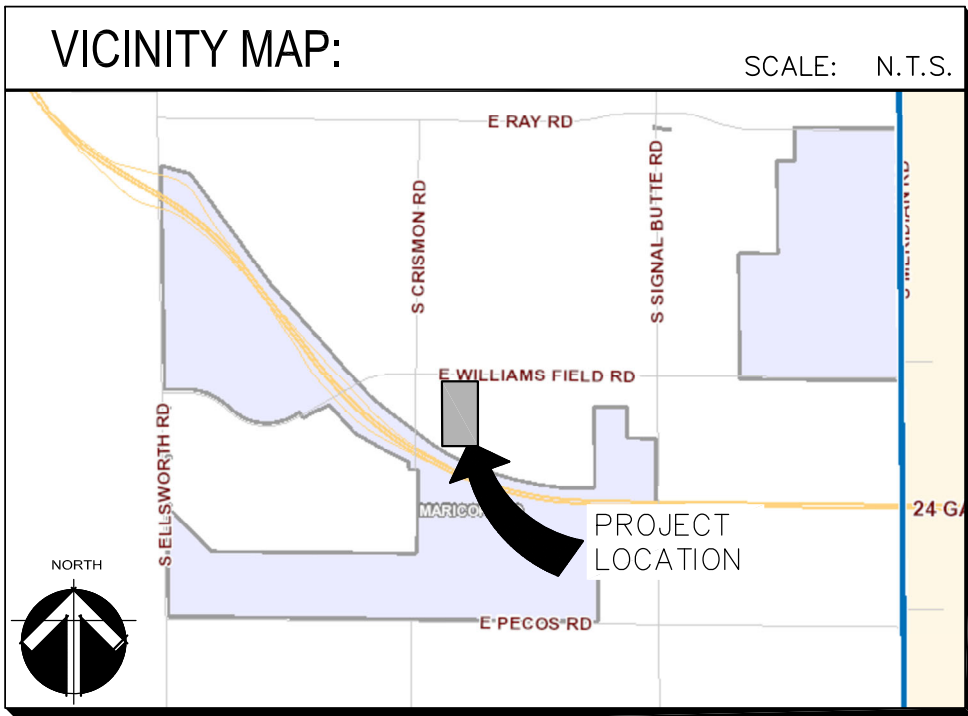
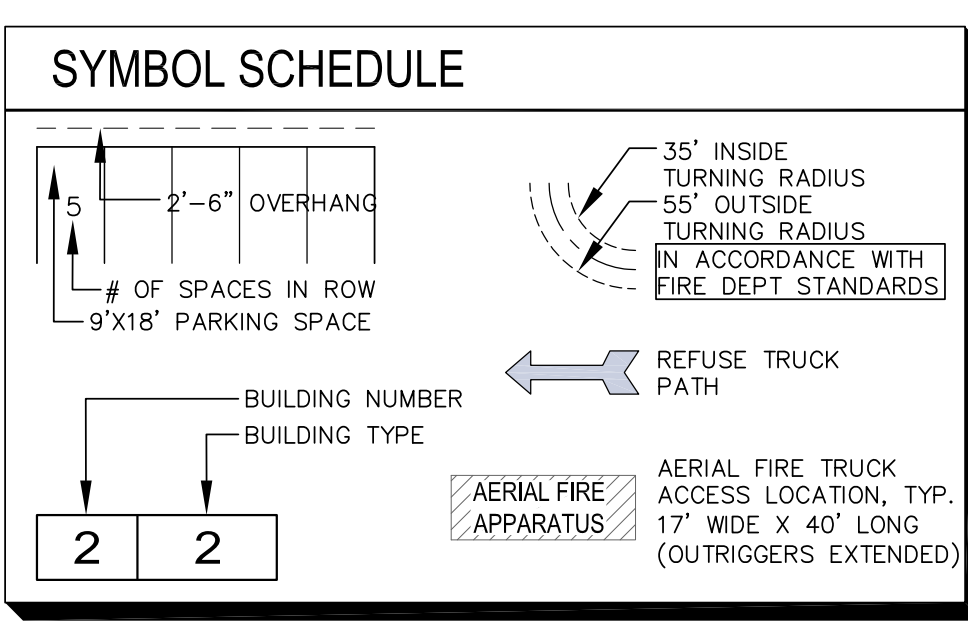
**PROJECT NARRATIVE**

THE INTENT OF THIS PROJECT IS TO DEVELOP A MULTI-FAMILY CLASS "A" (LUXURY) APARTMENT COMMUNITY, WITH A TOTAL OF 400 APARTMENT HOMES. SPECIFICALLY, THE DEVELOPMENT'S CURRENT CONCEPT INCLUDES:

- 207 ONE-BEDROOM UNITS - RANGING FROM APPROXIMATELY 799 SQUARE FEET TO 1,067 SQUARE FEET;
- 148 TWO-BEDROOM UNITS - RANGING FROM APPROXIMATELY 1,070 SQUARE FEET TO 1,344 SQUARE FEET; AND
- 45 THREE-BEDROOM UNITS - 1,407 SQUARE FEET; AND

THERE WILL BE QUALITY AMENITIES PROVIDED ON-SITE AT THE PROJECT, INCLUDING COVERED AND GARAGE PARKING OPTIONS, A RESORT STYLE POOL AND AN AMENITIZED CLUBHOUSE.

AS CURRENTLY PLANNED THERE WILL BE ONE (1) PRIMARY ACCESS POINT FOR THE PROJECT LOCATED ALONG WILLIAMS FIELD ROAD NEAR THE INTERSECTION OF WILLIAMS FIELD ROAD AND CRISMON ROAD. THE PROJECT WILL PROVIDE 811 PARKING STALLS, GARAGE PARKING (174), TANDEM PARKING (174), COVERED PARKING (226), UNCOVERED (225), AND (12) CLUBHOUSE PARKING SPACES THAT WILL BE EVENLY DISTRIBUTED ACROSS THE PROJECT.



**SITE PLAN "H1"**  
SCALE: 1"=0" = 60'

**NAVONA**  
Apartment Homes  
S.E.C. OF WILLIAMS FIELD ROAD AND CRISMON ROAD, MESA, ARIZONA

**TOLL BROTHERS APARTMENT LIVING**  
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

**biltform architecture**

biltform architecture group, inc.  
11460 north cave creek road . suite 11  
phoenix . arizona 85020  
Phone 602.285.9200 Fax 602.285.9229

**PRELIMINARY NOT FOR CONSTRUCTION**  
EXPIRES 9/30/22

REVISIONS:

1	-
2	-
3	-
4	-

JOB NO: 21-080  
DATE: JUNE 09, 2021  
SCALE:  
SHEET NO:

**A1.0**

© BILTFORM ARCHITECTURE GROUP, INC.

**TAB D**

City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 06/06/22

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 # ZON22-00338, on SEC Williams Field & Crismon. 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:

*Meaghan Liggett*

SUBSCRIBED AND SWORN before me on 06/06/22

*Mary Beth Conrad*  
Notary Public



CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: June 22, 2022

CASE: ZON22-00338

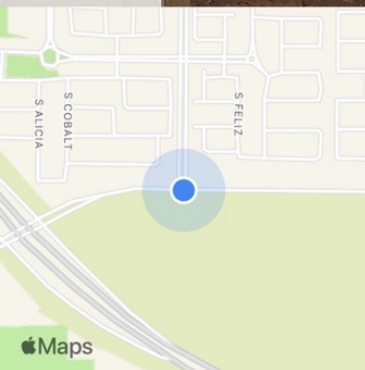
REQUEST: Special Use Permit and Site Plan  
Review. This request will allow for the  
development of a multiple residence project.

APPLICANT: Dennis M. Newcombe

PHONE: 602-256-4446

Planning Division: 480-644-2385

Posting date: 6/6/2022



Williams Field Rd  
Mesa AZ 85212

+33.306652,-111.617460

Monday, June 6, 2022 at 7:06:07 AM

CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: June 22, 2022

CASE: ZON22-00338

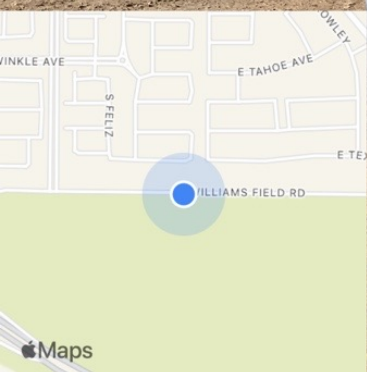
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APPLICANT: Dennis M. Newcombe

PHONE: 602-256-4446

Planning Division: 480-644-2385

Posting date: 6/6/2022



Williams Field Rd  
Mesa AZ 85212

+33.306585,-111.613247

Monday, June 6, 2022 at 7:36:50 AM