

**Citizen Participation Report
For
La Mesita, Phase 4**

Rezoning/Site Plan, Design Review & CUP

City of Mesa, Arizona

PREPARED FOR:

A New Leaf

868 E. University Drive
Mesa, AZ 85203

PREPARED BY:

EARL & CURLEY P.C.

3101 N CENTRAL AVENUE, SUITE 1000
PHOENIX, AZ 85012
(602) 265-0094

CPP Submitted: December 22nd, 2022
CPR Submitted: April 25th, 2023

Case No.: ZON22-01344

Citizen Participation Report – La Mesita, Phase 4

Date: April 25th, 2023

Purpose: The purpose of this Citizen Participation Report is to summarize how the development team has informed and sought feedback from citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site submitting an application for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit for La Mesita Phase 4, a multi-family project. This 1-acre property is located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road. La Mesita Phases 1-3 were previously approved with a similar rezoning with BIZ overlay case Z12-012 & Z12-040, in 2012. Phase 4 will add one more apartment building to the project. This report ensures that those affected by this application for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit have had opportunities to learn about and comment on the proposal.

Contact:

Michael Buschbacher II, AICP - Principal Planner
Earl & Curley P.C.
3101 N. Central Avenue Suite 1000
Phoenix, AZ 85012

Pre-submittal Meeting: A pre-application meeting with the City of Mesa Planning Division staff occurred on November 15th, 2022. Staff reviewed the concept and recommended that Rezone-BIZ-CUP with Design Review applications would be needed for the City to review and approve the proposed addition to La Mesita, as a Phase 4. As a part of the application, a Citizens Participation Report is required that summarizes how notification occurred for adjacent residents and nearby registered neighborhoods. It also describes that an in-person neighborhood meeting was held next to the site at La Mesita.

Action Plan: To provide effective citizen participation in conjunction with the application, the following actions have been taken to provide opportunities to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

1. A contact list was developed for citizens in this area, specifically all property owners within 500-feet of the proposed project boundaries, and includes any HOA's within a half mile, registered neighborhoods associations within one mile and any schools within the Mesa Public School district that are within proximity to the project. A copy of this list is provided in the appendix of the Citizen Participation Report. Two sets of notification letters were

stuffed, stamped, addressed and left unsealed were provided for all residents on the contact list to the city for the DRB hearing and the Planning & Zoning Board Meeting. Staff will seal and mail these public notices to the property owners. We also prepared a letter for the neighborhood meeting invitation that was reviewed and approved by City Planning Division staff. The same mailing list was used for all meeting notifications. A schedule of dates for those meetings is provided below.

2. All persons listed on the attached contact list was sent a letter describing the project, site plan of the proposed BIZ/Rezone/Site Plan and Design Review site location. An invitation to a hybrid neighborhood meeting that was held in-person and online via Zoom has also be included with this report.
 - A hybrid neighborhood meeting was held in-person at La Mesita 2254 W Main St, Mesa, AZ 85201 and online via zoom on **Thursday, February 16th, 2022, at 6pm** and was an opportunity to discuss the project, and to ask questions and state any concerns. A sign in list was generate and comment forms from the meeting were provided to the City.
3. The site was physical posted on the Subject Site for Design Review, Planning & Zoning Commission and City Council Meeting Agendas and occurred 15 days in advance of each of those public hearings.
4. The slide presentation was offered to groups of citizens or neighborhood associations upon request. One neighbor called and was provided information over a phone call at the neighbors request. A slide presentation was offered.

Note: All materials such as sign-in lists, comments, and petitions received have been included in this report and was copied to City of Mesa planning staff.

Schedule:

- Pre-submittal meeting – **November 15th, 2022**
- Application Submittal – **December 22nd, 2022**
- Mailing for neighborhood meeting – **February 1st, 2023**
- Hybrid In-Person/Online Neighborhood Meeting – **February 16th, 2023**
- Design Review Board/Commission – **March 14th, 2023**
- Mailing Planning & Zoning Board Meeting – **April 25th, 2023**
- P&Z Commission Hearing – **May 10th, 2023**
- City Council Public Hearing – **To be determined by staff**

A summary of the neighborhood meeting and neighbor contact has been included with this final report. There has been no opposition to the project to date and one letter of support was received and included with this report.

La Mesita Phase 4 – Citizens Participation Report
List of Attachments

Map of 500-foot Notification Area

500-foot Notification Area Mailing List

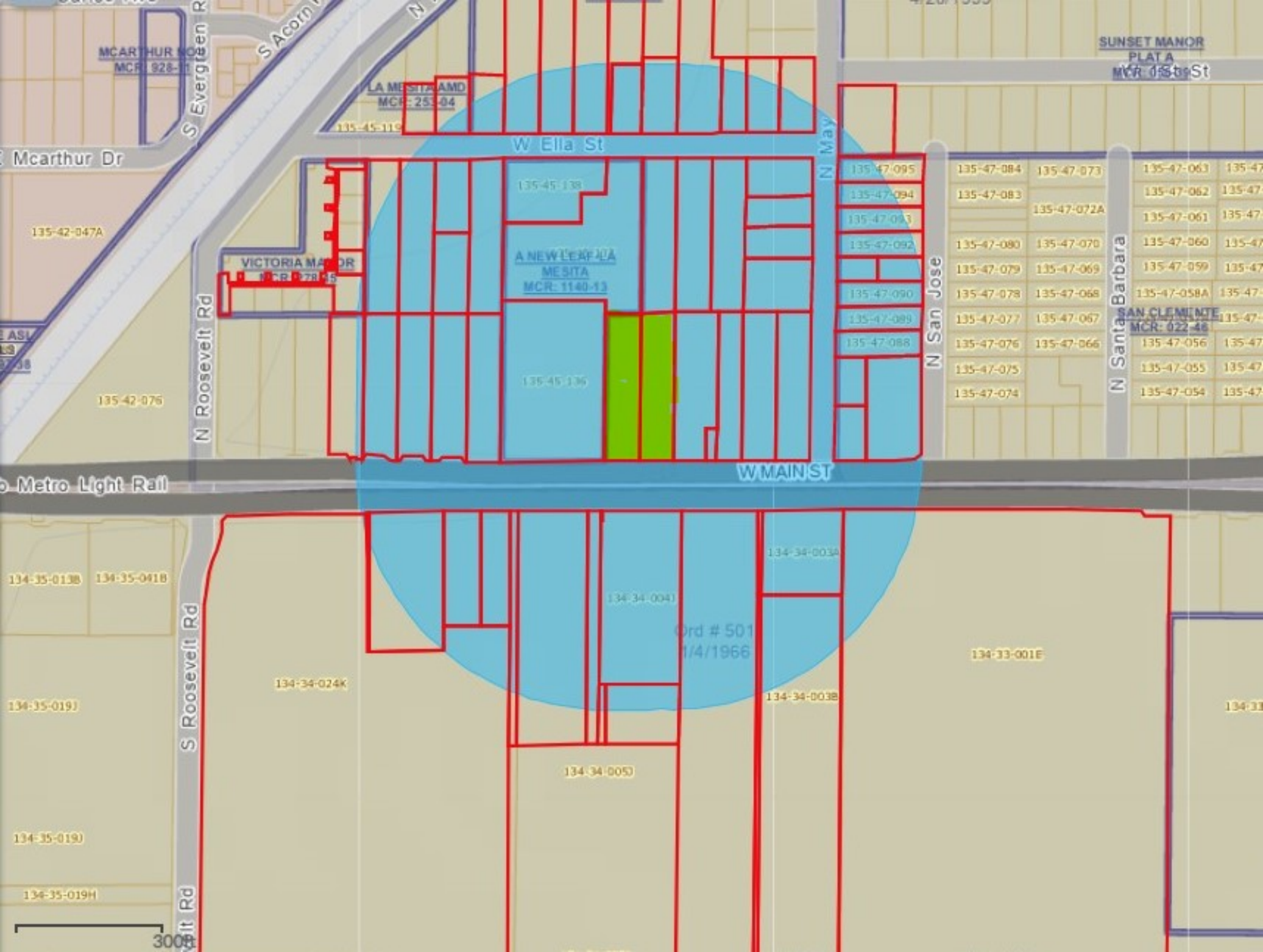
Neighborhood Meeting Notification Letter & Attachments

Design Review Board Meeting Notification Letter &
Attachments

Neighborhood Meeting Summary & Update w/email
attachments

Site Posting Photos and Affidavit of Posting

Photos of Site Posting Update and Affidavit



134-33-001E
KRE WWC WMST OWNER LP
555 CALIFORNIA ST 50TH FL
SAN FRANCISCO CA 94105

134-34-002B
NGUYEN THAN THI/MUOP
1631 S ALBA CIR
MESA AZ 85204

134-34-002C
NGUYEN THAN THI/MUOP
1631 S ALBA CIR
MESA AZ 85204

134-34-003A
KOUKLAPAN LLC
115 E PALM LN D
PHOENIX AZ 85004

134-34-003B
NEW TIANPING INVESTMENTS LLC
2225 MAIN ST
MESA AZ 85201

134-34-004G
SFR 2012-1 US WEST LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255

134-34-004H
MCNEIL CLYDE L TR
215 N BROWN AVE
CASA GRANDE AZ 85122

134-34-004J
KJ COOK LLC
144 N SIERRA
GILBERT AZ 85234

134-34-004K
MCNEIL MARJORIE A TR
2108 LONDONDERY DR
MANHATTAN KS 66503

134-34-005E
MCNEIL JOSEPH DELOY
2235 W MAIN ST
MESA AZ 852016805

134-34-005F
MCNEIL JOSEPH DELOY
2235 W MAIN ST
MESA AZ 852016805

134-34-005G
MCNEIL CLYDE L TR
215 N BROWN AVE
CASA GRANDE AZ 85122

134-34-006A
RAMSEY WILLIAM/GUSSIE
2238 W EMERALD CIR
MESA AZ 85202

134-34-007C
NEW TIANPING INVESTMENT LLC
2112 CHICO AVE
S EL MONTE CA 91733

134-34-007D
KOUKLAPAN LLC
1159 E KNIGHT LN
TEMPE AZ 85284

134-34-007E
NEW TIANPING INVESTMENTS LLC
2225 MAIN ST
MESA AZ 85201

134-34-020B
RAMSEY WILLIAM/GUSSIE
2238 W EMERALD CIR
MESA AZ 85202

134-34-024K
LWH CORAL POINT APARTMENTS LP
4119 SERBROOKE STREET WEST
WESTMOUNT QC H3Z1A7

135-45-001
IMMANUEL PROPERTIES AZ LLC
153 S SIERRA AVE UNIT 636
SOLANA BEACH CA 92075

135-45-002
IMMANUEL PROPERTIES AZ LLC
153 S SIERRA AVE UNIT 636
SOLANA BEACH CA 92075

135-45-003A
IMMANUEL PROPERTIES AZ LLC
153 S SIERRA AVE UNIT 636
SOLANA BEACH CA 92075

135-45-003C
IMMANUEL PROPERTIES AZ LLC
153 S SIERRA AVE UNIT 636
SOLANA BEACH CA 92075

135-45-004A
IMMANUEL PROPERTIES AZ LLC
153 S SIERRA AVE UNIT 636
SOLANA BEACH CA 92075

135-45-005
A NEW LEAF INC
868 E UNIVERSITY DR
MESA AZ 85203

135-45-006
A NEW LEAF INC
868 E UNIVERSITY DR
MESA AZ 85203

135-45-010
SAHLI DAOUD/AMELIA
2261 E LYNWOOD ST
MESA AZ 85213

135-45-011A
SAHLI DAOUD/AMELIA
2261 E LYNWOOD ST
MESA AZ 85213

135-45-012A
MSI GROUP LLC
2330 W MAIN ST
MESA AZ 85201

135-45-013A
MSI GROUP LLC
2330 W MAIN ST
MESA AZ 85201

135-45-014A
MSI GROUP LLC
2330 W MAIN ST
MESA AZ 85201

135-45-021
NAMIRI SHAHRYAR/SAM
2325 W ELLA ST
MESA AZ 85201

135-45-022
LOPEZ JUAN CASTILLO/CASTILLO SEVERO JR
2317 W ELLA ST UNIT 3
MESA AZ 85201

135-45-023A
2259 WEST ELLA LLC
3317 S HIGLEY RD
GILBERT AZ 85297

135-45-023B
WU MEI
3095 N 86 ST
SCOTTSDALE AZ 85251

135-45-024
2259 WEST ELLA LLC
3317 S HIGLEY RD
GILBERT AZ 85297

135-45-029
ELLERBECK PROPERTIES LLC
1530 TRELAWNEY DR
LINCOLN NE 68512

135-45-030
TRUJILLO RICARDO
2217 W ELLA ST
MESA AZ 85201

135-45-031
MAI STEPHANY/SMITH VARNELL
21020 N PIMA RD
SCOTTSDALE AZ 85255

135-45-032B
GRACE RACHEL ANDREA
1319 N HAROLD ST
TEMPE AZ 85281

135-45-032C
DANG KENNY L/PAMELA C
50 N MAY ST
MESA AZ 85201

135-45-032D
SANDIFER STEVEN S
151 SUMMER ST #1293
MORRISON CO 80465

135-45-033
MAY ST PROPERTIES LLC
4904 S POWER RD SUITE 103-198
MESA AZ 85212

135-45-034
TSUCHIYA YAYOI
235 E 40TH ST APT 19J
NEW YORK NY 10016

135-45-036
SANTILLAN JUAN
2208 W ELLA ST
MESA AZ 85201

135-45-039
CLAVIJO ERICA MORALES
2216 W ELLA ST
MESA AZ 85201

135-45-040A
BASTION INVESTMENTS LLC
PO BOX 6910
LAGUNA NIGUEL CA 92607

135-45-041A
BASTION INVESTMENTS LLC
PO BOX 6910
LAGUNA NIGUEL CA 92607

135-45-042A
BASTION INVESTMENTS LLC
PO BOX 6910
LAGUNA NIGUEL CA 92607

135-45-042B
BASTION INVESTMENTS LLC
PO BOX 6910
LAGUNA NIGUEL CA 92607

135-45-043
BASTION INVESTMENTS LLC
PO BOX 6910
LAGUNA NIGUEL CA 92607

135-45-044
ILMG LLC
304 S WILSON ST
TEMPE AZ 85281

135-45-045
DOWLING TIMOTHY C/JANET M
P O BOX 230781
LAS VEGAS NV 891050781

135-45-046B
NOWAK DESMOND D
2304 W ELLA ST
MESA AZ 85201

135-45-123
TACH LLC
4839 N 13TH AVE
PHOENIX AZ 85013

135-45-124
STRIKER 80 LLC
1450 W ISLANDIA DR
GILBERT AZ 85233

135-45-129
GREER TERRANCE A
45 N PHYLLIS ST UNIT 5
MESA AZ 85201

135-45-135
VICTORIA MANOR MANAGEMENT & PROPERTY
16441 N 91ST ST STE 104
SCOTTSDALE AZ 85260

135-45-136
LA MESITA APARTMENTS LP
6908 E THOMAS RD 300
SCOTTSDALE AZ 85251

135-45-137
LA MESITA APARTMENTS PHASE 3 LP
868 E UNIVERSITY DR
MESA AZ 85203

135-45-138
PREHAB OF ARIZONA INC
868 E UNIVERSITY DR
MESA AZ 85203

135-47-019A
MB HOSPITALITY LLC
2150 W MAIN ST
MESA AZ 85201

135-47-021
RIOS PABLO MARTIN
1615 E PALO BLANCO WAY
GILBERT AZ 85296

135-47-086
RIOS PABLO MARTIN
1615 E PALO BLANCO WAY
GILBERT AZ 85296

135-47-088
SKURA MICHAEL
4582 E GLENEAGLE DR
CHANDLER AZ 85249

135-47-089
COATS FRANK/CHERIE R
6 E SAGEBRUSH DR
PHOENIX AZ 85085

135-47-090
COATS FRANK/CHERIE R
6 E SAGEBRUSH DR
PHOENIX AZ 85085

135-47-091A
KIM THI PETERSON LIVING TRUST
15300 MAGNOLIA ST SPACE 96
WESTMINSTER CA 92683

135-47-091B
VILLARREAL DANIEL R/RODRIGUEZ DANIEL A G ETAL
864 S LEWIS APT A
MESA AZ 852103754

135-47-092
KIM THI PETERSON LIVING TRUST
15300 MAGNOLIA ST SPACE 96
WESTMINSTER CA 92683

135-47-093
168 LLC
9899 S LA ROSA DR
TEMPE AZ 85284

135-47-094
CD CAP CATALINA LLC
3 MORGAN LN
ROLLING HILLS CA 90274

135-47-095
CD CAP CATALINA LLC
3 MORGAN LN
ROLLING HILLS CA 90274

135-47-113
TRW ENTERPRISES LLC
1331 E SORENSON ST
MESA AZ 85203

February 1, 2023

Re: A New Leaf - La Mesita, Phase 4 – Rezone/BIZ/CUP & DR

Dear Neighbor,

We are applying for a rezoning with a Bonus Intensity Zone(BIZ) Overlay with Site Plan, Design Review and a Council Use Permit for La Mesita Phase 4, a new multi-family development that will be phase 4 of the existing La Mesita multifamily community.



This 1-acre property is located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road. As shown in the attached aerial map, the site is connected to the existing La Mesita community. This request is for the approval of an additional phase of La Mesita, Phase 4, which is intended for seniors. Phases 1-3 of La Mesita were previously approved with a similar rezoning with BIZ overlay case (Z12-012 & Z12-

040) in 2012. Phase 4 will add one more apartment building to the project, shown in the photo above in lime green.

This letter is being sent to all property owners within 500 feet of the property as part of the application process for the City of Mesa. A copy of the proposed Conceptual Site Plan, Building Elevations and Landscape plans are enclosed for your review.

We are holding a neighborhood meeting to hear your feedback and answer any questions about this proposed development. The meeting will feature both in-person and online options for participation. Please see meeting information below:

Neighborhood Meeting Information:

Date & Time: Thursday February 16th, 2023, 6:00 PM (Arizona Time)

Online

For online participation, please type the following link into an internet browser or scan the QR code to the right to register for the meeting: <https://bit.ly/3wKCnrT>. After registration, a meeting link will automatically be sent to your email by zoom.



In-person

For in-person participation, join us at 2254 W Main St, Mesa, AZ 85201 at 6pm.

You are invited to attend and provide any input you may have regarding this proposal. In addition, our request is subject to a public hearing by the Mesa Planning and Zoning Commission and the Mesa City Council, so you will have two more opportunities to comment on this project. This meeting is being held to provide you with a convenient opportunity to submit comments and questions to me in advance of these hearings. You will be notified of the hearings once they are scheduled with a mailing from the City of Mesa.

Please email me at mbuschbacher@earlcurley.com or call 602-265-0094 with any questions. In addition, feel free to contact Josh Grandlienard, AICP, the planner assigned by the City for this case if you prefer. He can be reached via email at Joshua.Grandlienard@MesaAz.gov or by phone at 480-644-4691. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink that reads "Michael S. Buschbacher II". The signature is written in a cursive, flowing style.

Michael S Buschbacher II, AICP

Principal Planner





These drawings are instruments of service and are the property of Howard Periman, A.A. Howard Periman expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be designed to fit third party, without first obtaining the expressed written permission of Howard Periman, A.A. and consent of Howard Periman, A.A. Written dimensions on these drawings shall be precedence over scaled dimensions.

[illegible]

La Mesita Phase 4
2242 West Main Street
Mesa, AZ 85201

A New Leaf, Inc.
868 East University Drive
Mesa, AZ 85203

Project	Owner
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
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47	48
49	50
51	52
53	54
55	56
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59	60
61	62
63	64
65	66
67	68
69	70
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73	74
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77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

TK/NM
Drawn/Checked

Date 12/22/2022

Project Number

322032

Sheet Number

COLORED ELEVATIONS

A9.4

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

MATERIAL LEGEND

[illegible]

KEYNOTES

- | | | |
|--------|--|--|
| 03 | ADHERED CONCRETE MASONRY BRICK VENEER | |
| FINISH | SEE DETAIL 7/A-11 | |
| 10 | 1/2X11/2" CONCRETE MASONRY UNIT ELEVATOR | |
| COLOR | SUPERFITE TRENDSTONE PLUS, WALBUI SAND | |
| | COLOR STAIN BOND | |
| 05 | 05 42" HIGH BALCONY RAILING; 2" TUBE STEEL FRAME | |
| | WITH REINFORCED STEEL INFILL PANELS. SEE DETAIL | |
| | 16/A-14 | |
| 10 | METAL TRELLIS - SEE STRUCTURAL DRAWINGS | |
| 30 | NOT USED | |
| 60 | RTJD/DECORATIVE METAL SCREEN. SEE STRUCTURAL | |
| | DRAWINGS | |
| 03 | WESTERN OAK HOT STUCCO SYSTEM | |
| | APPROVED EQUAL - INSTALL PER MANUFACTURER | |
| | SPECS. ICC-ES ESR-1194 | |

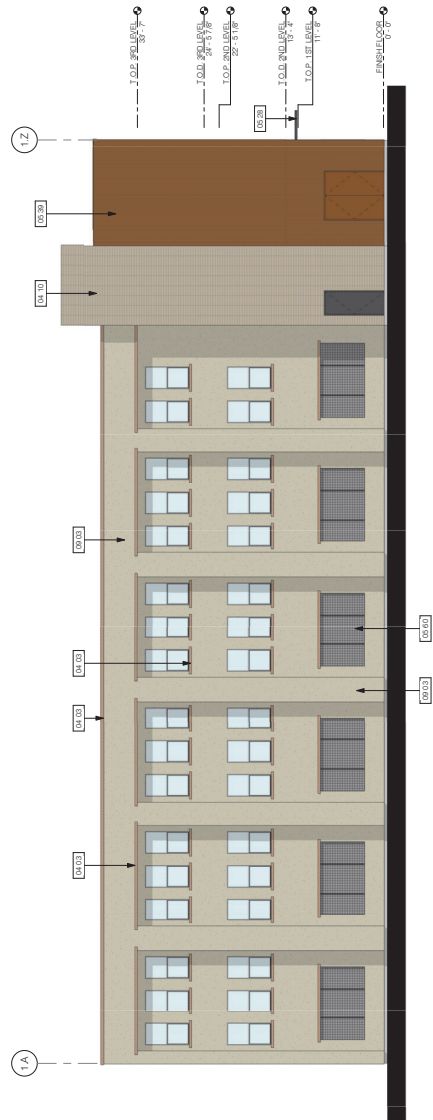
CITY APPROVALS

KIVA #: 20-383	PAPP #: 2009168
SDEV #: 2007633	PRLM: 2010933
QTY QUARTER SECTION: 05-29	SQMJ #: 2014900

DOI: 10.1002/for



1 SOUTH COLORED ELEVATION



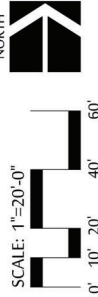
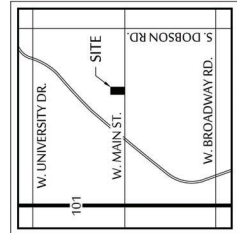
2 NORTH COLORED ELEVATION

PLANT LEGEND

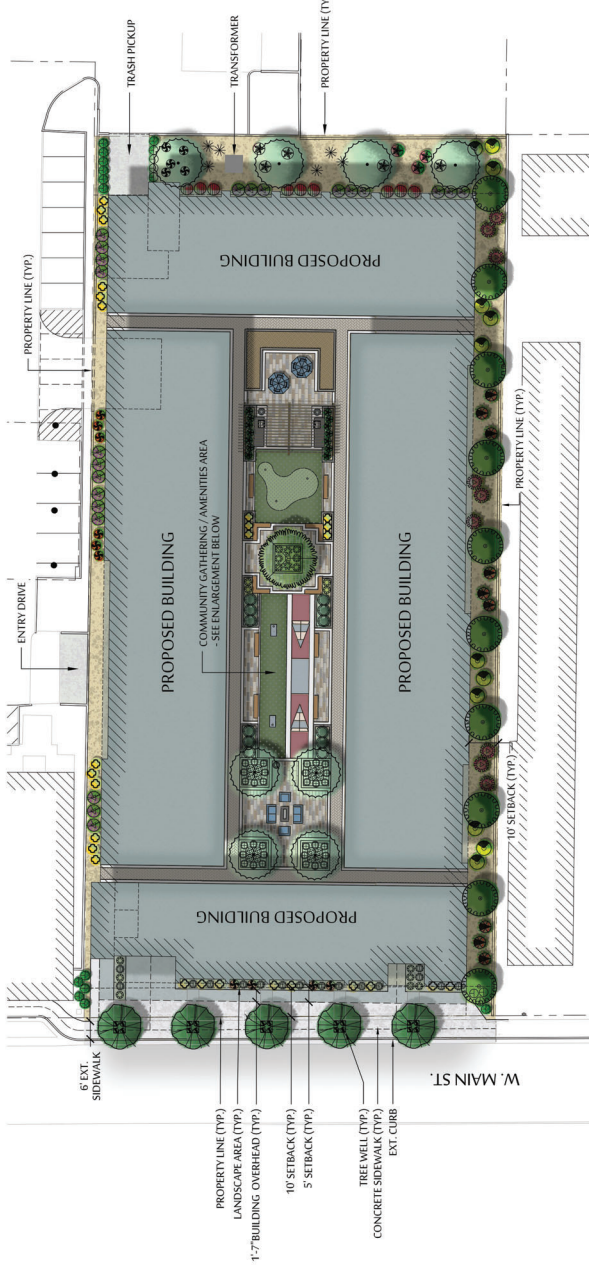
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
	TREES		
	ACACIA ANBERA - MULGA	8	24" BOX
	PISTACIA LENTISCUS - MASTIC	10	24" BOX
	QUERCUS VIRGINIANA - LIVE OAK	5	24" BOX
	ULMUS PARVIFOLIA - EVERGREEN LIM	1	24" BOX
	SHRUBS		
	CALLIANDRA CALIFORNICA - RED PINKY DUSTER	9	5 GAL.
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD - TEXAS SAGE	9	5 GAL.
	OLEA EUROPAEA MONTANA - LITTLE OLIVE DWARF OLIVE	12	5 GAL.
	RUELLIA PENINSULARIS - DESERT RUELLIA	22	5 GAL.
	RUELLIA ELAEAGNIIFOLIA - CORAL MOUNTAIN	9	5 GAL.
	TECOMA STANS - YELLOW BELLS	12	5 GAL.
	ACCENTS		
	ALOE VERA - MEDICINAL ALOE	2	5 GAL.
	BOUTELOUA GRACILIS - BLONDE AMBITION	27	5 GAL.
	EUPHORBIA ANTISYPHILITICA - CANDILLIA	17	5 GAL.
	DASYLIDON WHEELERI - DESERT SPOON	6	5 GAL.
	LOPHOCEREUS MARGINATUS - MEXICAN FENCE POST CACTUS	15	5 GAL.
	HESPERALOE PARVIFLORA - TERESA - BRAKELIGHTS RED YUCCA	16	5 GAL.
	MUHLENBERGIA CAPILLARIS - LENCEA - REGAL MIST PINK MUHLY	8	5 GAL.
	PORTULACARIA AFRA - ELEPHANT FOOT	32	5 GAL.
	YUCCA RUPICOLA - TWISTED LEAF YUCCA	14	5 GAL.
	GROUND COVERS		
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	20	5 GAL.
	RUELLIA BRITTONIANA KATIE - DWARF BRITISH RUELLIA	16	5 GAL.
	WEDELIA TRILOBATA - YELLOW DOT	20	5 GAL.
	3/4" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR TO BE DETERMINED	7,885	SQ. FT.

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE APPROVED LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR HOA REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

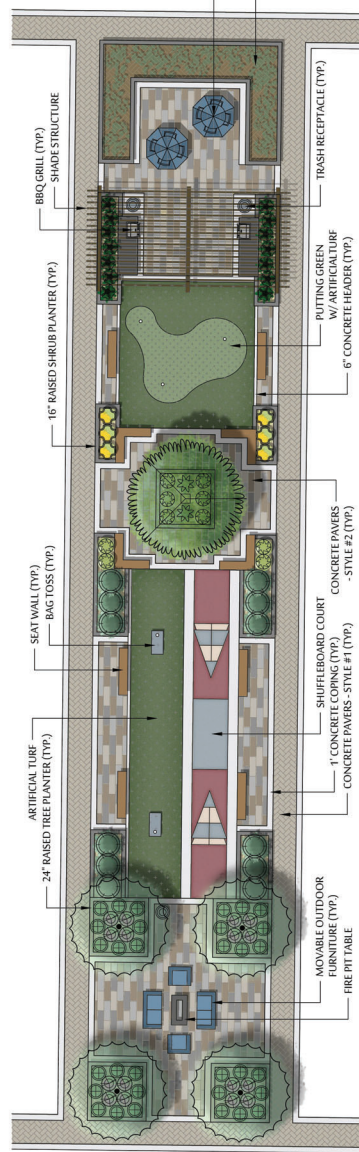


SHEET 1.1



SITE PLAN

SCALE: 1" = 20'-0"



COMMUNITY GATHERING / AMENITIES AREA ENLARGEMENT

SCALE: 1" = 10'-0"



LA MESITA - PHASE 4 PRELIMINARY LANDSCAPE PLAN

2242 & 2254 W. MAIN STREET, MESA, AZ 85201
DECEMBER 23RD, 2022

February 27th, 2023

Re: A New Leaf - La Mesita, Phase 4 – DRB & CUP with Rezone/BIZ Overlay

Dear Neighbor,

We have applied for a Design Review, rezoning with a Bonus Intensity Zone (BIZ) Overlay with Site Plan and a Council Use Permit for the property located at 2242 W. Main Street, a new multi-family development that will be phase 4 of the existing La Mesita multifamily community. The case number assigned to this project is **DRB22-01345**.

Project Overview

This 1-acre property is located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road. As shown in the attached aerial map, the site is connected to the existing La Mesita community. This request is for the approval of an additional phase of La Mesita, to be known as Phase 4, this new phase is intended for seniors. Phases 1-3 of La Mesita were previously approved with a similar rezoning with BIZ overlay case (Z12-012 & Z12-040) in 2012. Phase 4 will add one more apartment building to the project, shown in the photo above in lime green.



This letter is being sent to all property owners within 500 feet of the property as part of the application process for the City of Mesa Planning Division. A copy of the proposed Conceptual Site Plan, Building Elevations and Landscape plans are enclosed for your review. If you have any questions regarding this proposal, please call me at 602-265-0094 or e-mail me at mbuschbacher@earlcurley.com.

Design Review Board Meeting Information

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on Tuesday, **March 14th, 2023**, in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

Design Review Board Meeting Information (cont.)

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

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting.**

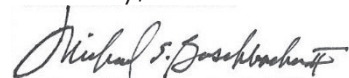
If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.**

You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

Please email me at mbuschbacher@earlcurley.com or call 602-265-0094 with any questions. In addition, feel free to contact Josh Grandlienard, AICP, the planner assigned by the City for this case if you prefer. He can be reached via email at Joshua.Grandlienard@MesaAz.gov or by phone at 480-644-4691. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Michael S Buschbacher II, AICP
Principal Planner

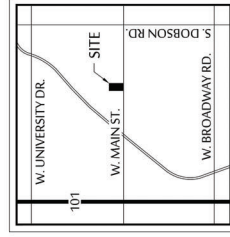




SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	ACACIA ANAHEA - MULGA	8	24" BOX
	PISTACIA LENTICULUS - MASTIC	10	24" BOX
	QUERCUS VIRGINIANA - LIVE OAK	5	24" BOX
	ULMUS PARVIFOLIA - EVERGREEN ELM	1	24" BOX
SHRUBS			
	CALLUNDO CALIFORNICA - RED PARY DUSTER	9	5 GAL.
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD - TEXAS SAGE	9	5 GAL.
	OLIA EUROPEA MONTRA - LITTLE OULIE DWARF OLIVE	12	5 GAL.
	RUPELLIA PENINSULARIS - DESERT RUELLIA	22	5 GAL.
	RUSSELLIA EQUESTIFORMIS - CORAL MOUNTAIN	9	5 GAL.
	TECOMA STANS - YELLOW BELLS	12	5 GAL.
ACCENTS			
	ALOE VERA - MEDICINAL ALOE	2	5 GAL.
	BOUTELOUA GRACILIS - BLONDE AMBITION	27	5 GAL.
	EUPHORBIA ANTISTYPHILICA - CANDELLIA	17	5 GAL.
	DASTURION WHEELERI - DESERT SPOON	6	5 GAL.
	HESPERALOE PARVIFLORA 'PERLA' - BRAKELIGHTS RED YUCCA	15	5 GAL.
	LOPHOCEREUS MARGINATUS - MEXICAN FENCE POST CACTUS	16	5 GAL.
	MUEHLBERGIA CAPILLARIS 'LENCA' - REGAL MIST PINK MUHLY	8	5 GAL.
	PORTULACARIA AFRICA - ELEPHANT FOOT	32	5 GAL.
	YUCCA RUPECOLA - TWISTED LEAF YUCCA	14	5 GAL.
GROUND COVERS			
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	20	5 GAL.
	RUPELLIA BRITTONIANA 'KATIE' - DWARF BRITISH RUELLIA	16	5 GAL.
	WEDELIA TRILOBATA - YELLOW DOT	20	5 GAL.
	3/4" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR TO BE DETERMINED	7385 SQ. FT.	

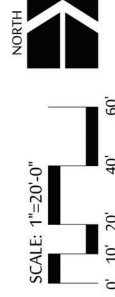
NOTES:

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OPEN SPACE LANDSCAPE CALCULATIONS PER AZO TABLE 11.3.3.2-4 GUIDELINES:

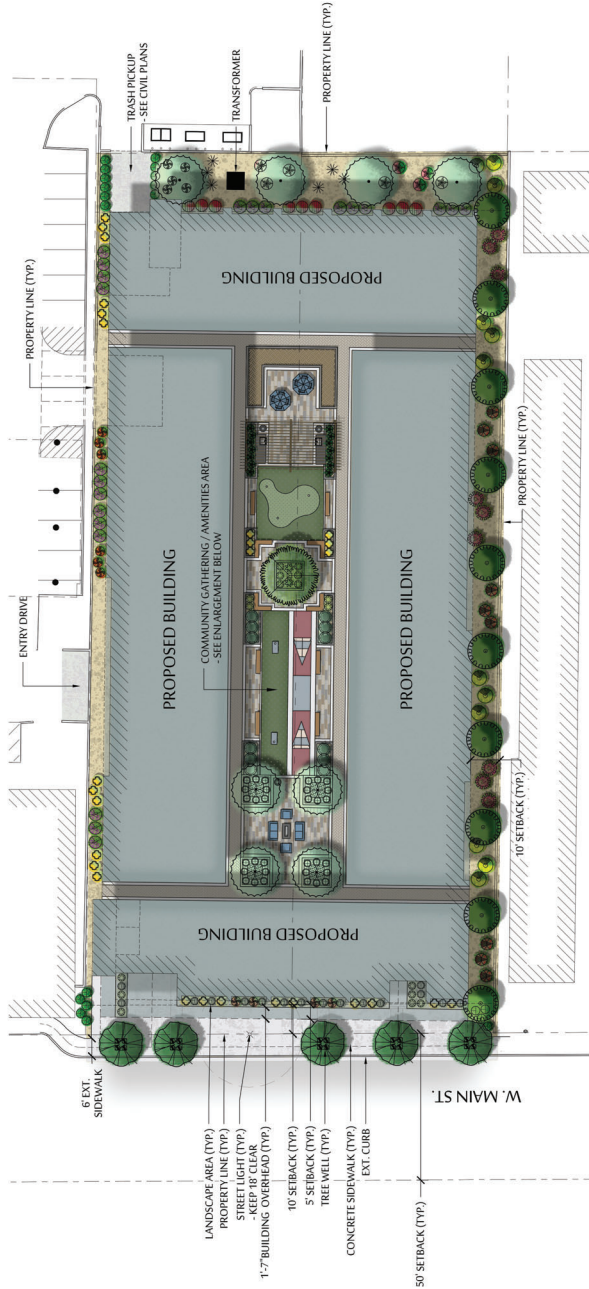
TOTAL LANDSCAPE AREA =	12,062 SQ. FT.
50% REQUIRED =	6,031 SQ. FT.
TOTAL LANDSCAPE AREA PROVIDED =	6,880 SQ. FT.
PERCENTAGE PROVIDED =	57%



SHEET L1

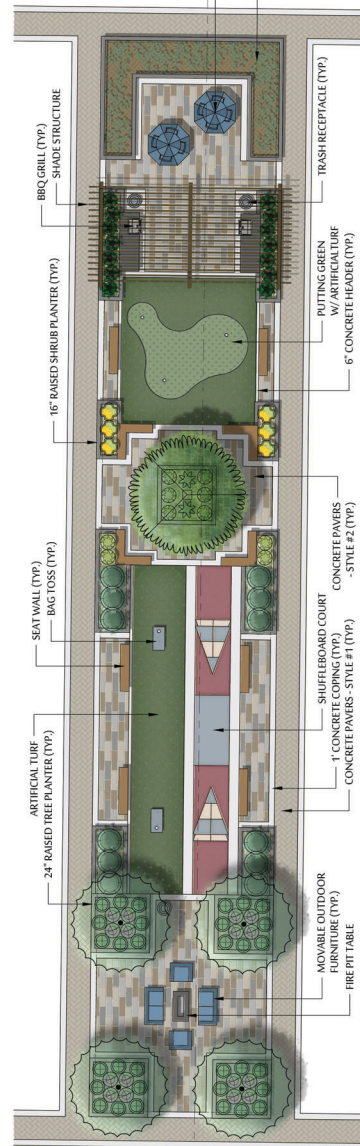
LA MESITA - PHASE 4 PRELIMINARY LANDSCAPE PLAN

2242 & 2254 W. MAIN STREET, MESA, AZ 85201
JANUARY 27TH, 2023



SITE PLAN

SCALE: 1" = 20'-0"



COMMUNITY GATHERING / AMENITIES AREA ENLARGEMENT

SCALE: 1" = 10'-0"



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Written dimensions on these drawings shall have precedence over scaled dimensions.

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La Mesita Phase 4
2242 West Main Street
Mesa, AZ 85201

Project
JBUW

Drawn/Checked
TK/NM

Date 01/30/23

Project Number

Sheet Number

A9.5

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
3. PROVIDE CONTINUOUS COLOR-MATCHED CALLU TRANSITION OF ALL DISSIMILAR MATERIALS

MATERIAL LEGEND

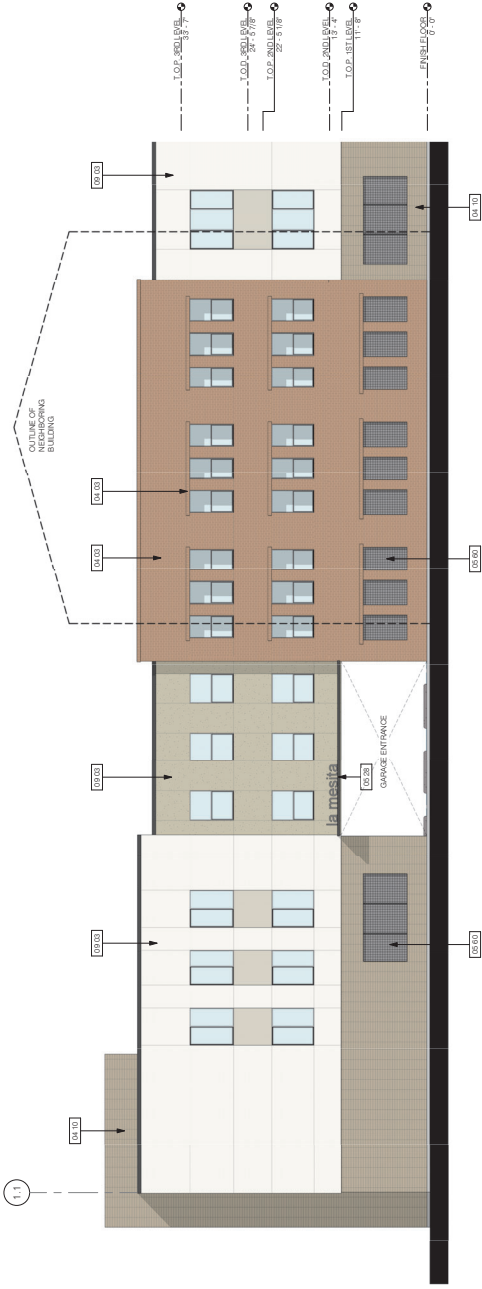
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KEYNOTES

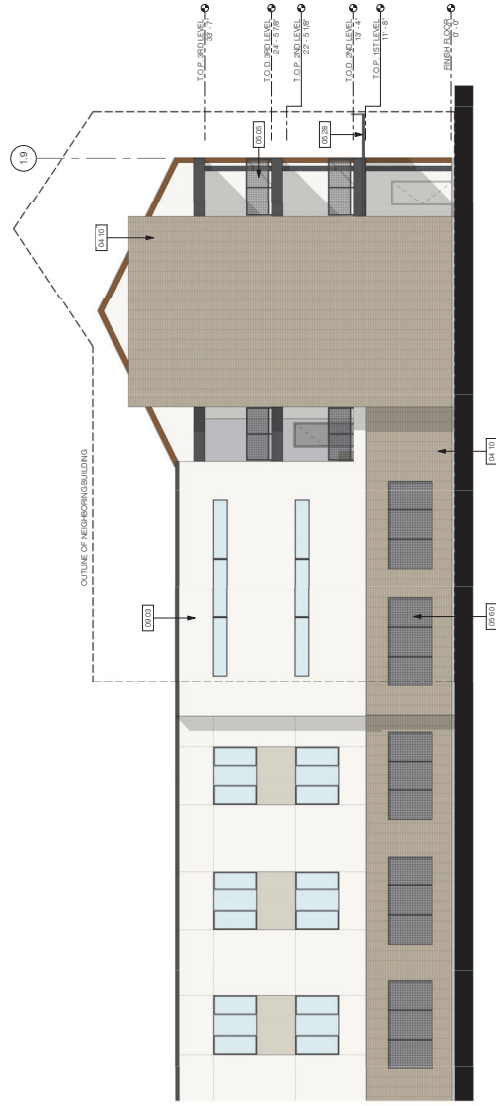
- | | |
|-------|---|
| 04.03 | ADHERED CONCRETE MASONRY BRICK VENEER FINISH, SEE DETAIL 71A.14 |
| 04.10 | 870X190 CONCRETE MASONRY UNIT ELEVATOR CORE, SUPERFIRE TRENDSHOE PLUS, WALBU SAND COLOR, STICK ON |
| 05.05 | 2" TUBES, GALVANNEAL TUBING, 2" TUBES, STEEL FRAME WITH SUPPORTED STEEL PANELS, SEE DETAIL 10W.14 |
| 05.26 | METAL FRILLIS, SEE STRUCTURAL DRAWINGS |
| 06.03 | RTO DECORATIVE METAL SCREEN, SEE STRUCTURAL DRAWINGS |
| 09.00 | WESTERN CO. 140T2 STUCCO SYSTEM OR APPROX. EQUIVA. - INSTAL PER MANUFACTURER SPECS. ICC-ES® ESR-1194. |

CITY APPROVALS

KIVA #: 20-883	PAPP #: 2009168
SDEV #: 2007633	PRUM: 2010933
CITY QUARTER SECTION: 05-29	SQMJ #: 2014900



WEST COLORED ELEVATION - LEFT



WEST COLORED ELEVATION - RIGHT

February 17, 2023
Updated: April 20th, 2023

Neighborhood Meeting Summary - La Mesita Phase 4
A New Leaf

Meeting Summary

A hybrid in-person and online neighborhood meeting was held on February 17th, 2023, at 6pm. The meeting was held at La Mesita Apartments on Main Street, adjacent to the proposed phase 4. In attendance were Mark Wakim, Tristam Kesti, Keon Montgomery in-person and Joe Keeper and Nate Maki via zoom. All attendees, except Mr. Wakim are part of the development team. Mr. Wakim said that he owns property north of our site.

A 15–20-minute presentation was made by Michael Buschbacher to the group. The presentation included an overview of the project, describing the site, the proposed plan and how the rezoning process was needed to allow development of the proposed apartments on the site.

Michael continued with a discussion about the West Main Street Area Plan and how it affects this property. This was then described in relation to the general plan character areas of Neighborhood and Transit Corridor. Michael concluded with a quick overview of six land use policies that were being met for this project. Next, Michael and Tristam described the conceptual site plan, building elevations and proposed landscape plan. The presentation was concluded and there was only one question from the public.

Questions and Issues

Q: Mr. Wakim asked if there was anything that he could do to help move the project forward.

A: Michael said that a letter or email of support would be helpful to show neighborhood support.

There were no other comments or questions, and the meeting was concluded at 6:38pm.

February 24th, 2023 - We received a call from a nearby neighbor, Bharat Bhakta, the owner of Mesa Oasis Inn & Motel located at 2150 W Main Street, Mesa, AZ 85201 (APN: 135-47-019A). Mr. Bhakta left a voicemail, stating that he had received a notice for the neighborhood meeting, but could not attend and that he wanted more information. We followed up with an email to help Mr. Bhakta catch up on the proposed development. Please see the email attached below.

Upon a follow-up call Mr. Bhakta seemed okay with the proposal but did ask if we could have a designated loading area for emergency vehicles that could service the development, so that traffic would not back up at the proposed facility. We advised that a loading space was provided in the parking garage and that emergency vehicles could use that loading space. With this answer provided Mr. Bhakta seemed to be in support of the project, since it would be helping to improve the neighborhood. Mr. Bhakta also mentioned that there has been some illegal parking in and around his business.

We spoke to Mr. Bhakta on the phone to follow up regarding the availability of the previous traffic report, which is no longer available. Mr. Bhakta asked if we could set up a meeting to discuss the illegal parking near his business. We had a phone meeting and one in-person meeting with City staff to determine if we could provide any assistance to him for this issue. Again, Mr. Bhakta seemed to be in support of our proposed multi-family development.

There have been no other neighbors who have reached out.

March 28th, 2023 – We received an email letter of support after following up with Mr. Wakim, who had attended the neighborhood meeting and mention he was in support and would provide a letter to that effect. That email is also attached below.

At the time of this amended summary on April 20th, 2023, there had been no further neighbors who had reach out in regards to the project.

Michael Buschbacher

From: Michael Buschbacher
Sent: Friday, February 24, 2023 2:38 PM
To: b_bhakta@yahoo.com
Cc: Taylor Earl
Subject: La Mesita Phase 4 - Multi-family housing neighborhood meeting follow up
Attachments: 231008 ANEW La Mesita Phase 4 Parking Study_2023.01.27.pdf; La Mesita PH4_Site Plan 020723.pdf

Bahrat,

Thank you for your call earlier this week and for talking with me this morning about the La Mesita Affordable Apartments Phase Four for Seniors. I am sorry that you missed the neighborhood meeting last week but was glad to be able to catch you up on the proposed development.

We discussed the number of units (54) , the number of parking stalls (80) and the adjacency to the light rail. As mentioned since the apartments are located on the light rail and the project is being designed for seniors, we anticipate a lower rate of traffic will be generated as compared to a multi-family project away from the light rail designed for all ages.

By way of this email, I am providing you with the parking study and a copy of the site plan for your review.

You had also mentioned that the que for the "U" turn can fill up most of the time and you were wondering if a second arrow light will be added for those turns. You also mentioned that traffic is heavy on Ella Street due to drivers circumnavigating the light rail crossings for Main Street. No traffic report was required by the city for this last phase. I have asked for the traffic report for the initial phases of the project. I will forward that once I receive it.

Lastly, you also mentioned some illegal parking and auto repair uses occurring on the properties directly to the west of the Mesa Oasis Inn& Hotel, your business. After discussing with our attorney, we will get back to you on what services we could provide to help assist in your efforts with the City.

Thank you again for the discussion. We look forward to building good relationships you and the with the rest our neighbors.

Best regards,

Michael S. Buschbacher II, AICP

Principal Planner

Earl & Curley

(602) 265-0094

3101 N. Central Avenue

Suite 1000

Phoenix, Arizona 85012

www.earlcurley.com



Michael Buschbacher

From: AGRIPPA Corp. - Manager <manager@agrippacorp.com>
Sent: Tuesday, March 28, 2023 12:16 PM
To: Michael Buschbacher
Subject: Re: ZON22-01344/DRB22-01345 Neighborhood Meeting Summary

Hi Michael, please consider this email my statement of support for the project of phase 4 of La Mesita. The plans we reviewed at the community meeting appeared to be a good fit for the site and a great improvement over the current building.

Yours truly,

Mark Wakim

On Mar 23, 2023, at 2:21 PM, Michael Buschbacher <mbuschbacher@EarlCurley.com> wrote:

Mark,

We were recommended to move forward after our DRB hearing and are planning for our upcoming P&Z and CC hearing. You had previously mentioned that you were in support of phase 4 of La Mesita and would be willing to help. We would like to have an email or letter on file from you in support of the project. We have not encountered any opposition and the project is moving along. We just wanted to reach out to see if you could provide the support for the project.

Thank you for attending our neighborhood meeting and participating in the process. Our team looks forward to hearing back from you.

Best regards,

Michael S. Buschbacher II, AICP

Principal Planner

Earl & Curley

(602) 265-0094

3101 N. Central Avenue

Suite 1000

Phoenix, Arizona 85012

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This message and any and all attachments may be confidential and/or privileged. If you are not the intended recipient, you are hereby notified that any dissemination, duplication, retention, or unauthorized use of this information is strictly prohibited and no privilege has been waived by your inadvertent receipt. Please notify the sender immediately and then completely delete this message and any and all attachments. Thank you.

April 25th, 2023

Re: A New Leaf - La Mesita, Phase 4 – Planning & Zoning Board Hearing with Rezone/BIZ Overlay

Dear Neighbor,

We have applied for a rezoning with a Bonus Intensity Zone (BIZ) Overlay with Site Plan and a Council Use Permit for the property located at 2242 W. Main Street, a new multi-family development that will be phase 4 of the existing La Mesita multifamily community. The case number assigned to this project is **ZON22-01344**.

Project Overview

This 1-acre property is located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road. As shown in the attached aerial map, the site is connected to the existing La Mesita community. This request is for the approval of an additional phase of La Mesita, to be known as Phase 4, this new phase is intended for seniors. Phases 1-3 of La Mesita were previously approved with a similar rezoning with BIZ overlay case (Z12-012 & Z12-040) in 2012. Phase 4 will add one more apartment building to the project, shown in the photo above in lime green.



This letter is being sent to all property owners within 500 feet of the property as part of the application process for the City of Mesa Planning Division. A copy of the proposed Conceptual Site Plan, Building Elevations and Landscape plans are enclosed for your review. If you have any questions regarding this proposal, please call me at 602-265-0094 or e-mail me at mbuschbacher@earlcurley.com.

Planning & Zoning Board Meeting Information

This application will be scheduled for consideration by the Mesa Planning & Zoning Board at their meeting held on Wednesday, **May 10th, 2023**, in the City Council Chambers 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.

Planning & Zoning Board Meeting Information (cont.)

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

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting.**

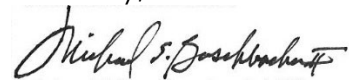
If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.**

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.

Please email me at mbuschbacher@earlcurley.com or call 602-265-0094 with any questions. In addition, feel free to contact Josh Grandlienard, AICP, the planner assigned by the City for this case if you prefer. He can be reached via email at Joshua.Grandlienard@MesaAz.gov or by phone at 480-644-4691. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Michael S Buschbacher II, AICP
Principal Planner







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[illegible]

La Mesta Phase 4
2242 West Main Street
Mesa, AZ 85201

Project
JBUW

Drawn/Checked
TK/NM

Date 01/30/23

Project Number

Sheet Number

A9.5

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MATERIAL LEGEND

[illegible]

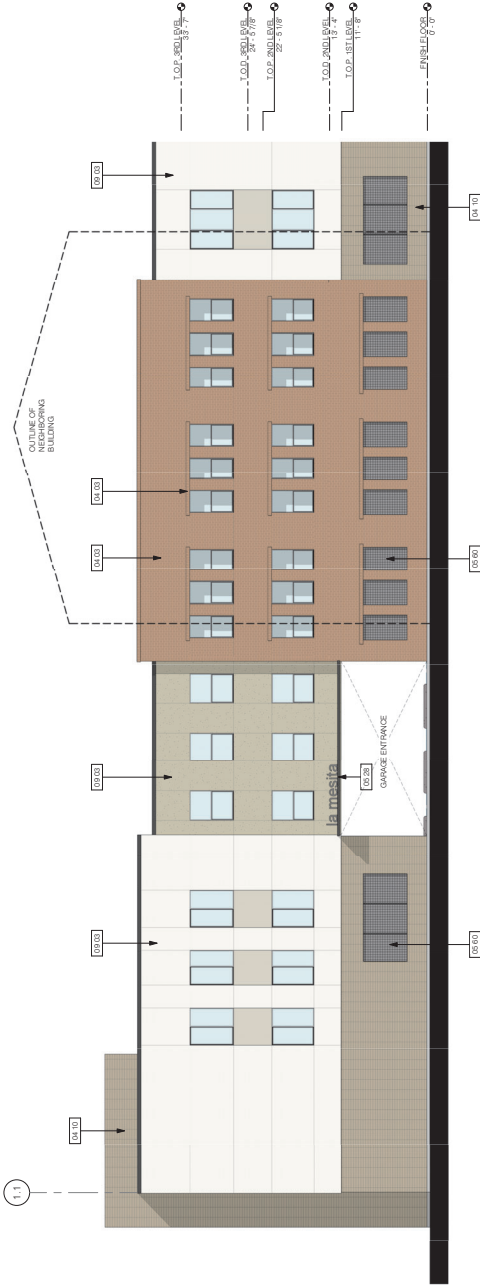
KEYNOTES

- | | |
|-------|---|
| 04.03 | ADHERED CONCRETE MASONRY BROCK VENEER |
| 04.04 | FINISH DETAIL 7/14.1.1 |
| 04.10 | 878X19" CONCRETE MASONRY UNIT ELEVATOR |
| 05.00 | CORE, SUPERJET TRENDSONE PLUS, MALBU SAND COLOR, STAIN, BOND |
| 05.05 | 42" HIGH BALCONY RAILING, 2" TUBE STEEL FRAME WITH HORIZONTAL STEEL INFL. PANELS, SEE DETAIL 14.1.1.1 |
| 05.26 | METAL TELLUS - SEE STRUCTURAL DRAWINGS |
| 05.60 | METAL PLATING METAL SCREEN, SEE STRUCTURAL DRAWINGS |
| 09.03 | WESTERN CO. 1" HOTE SILICOSE STEEL COR SPEC'S, ICC E33, ESR-1194 |

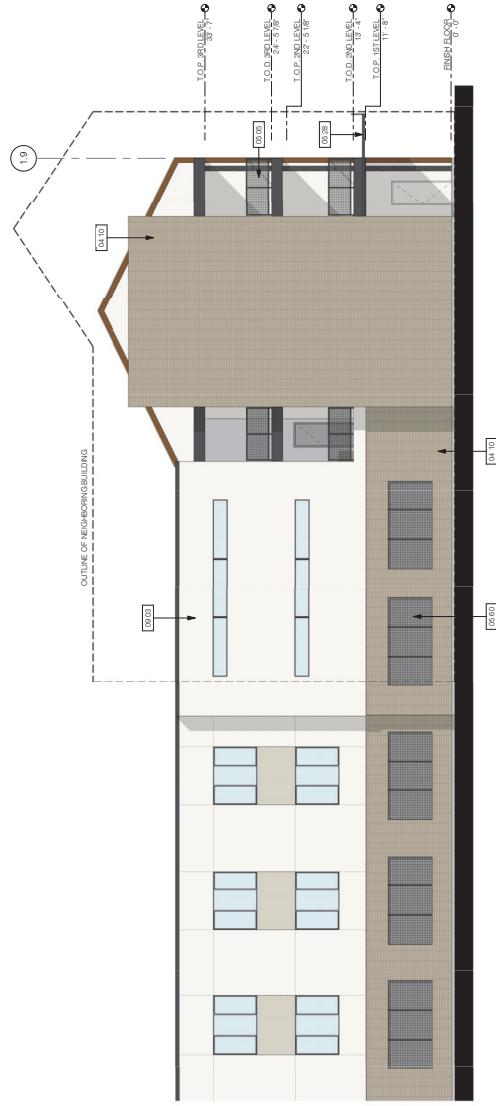
CITY APPROVALS

KIVA #: 20-883	PAPP #: 2009168
SDEV #: 2007633	PRLM: 2010933
CITY QUARTER SECTION: 05.29	SQMJ #: 2016900

WEST COLORED ELEVATION - RIGHT

 $1\frac{1}{8}" = 1'-0"$ 

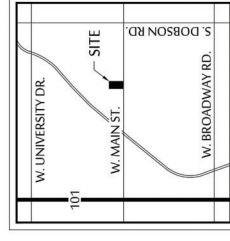
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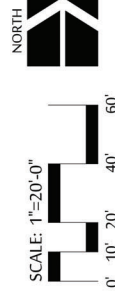
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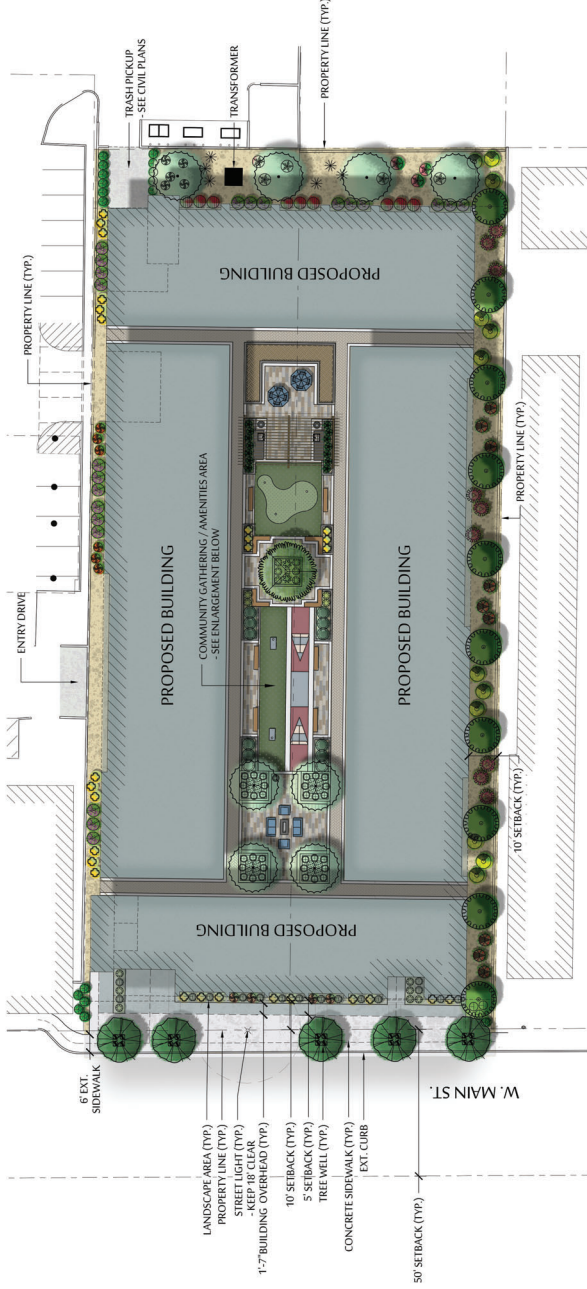
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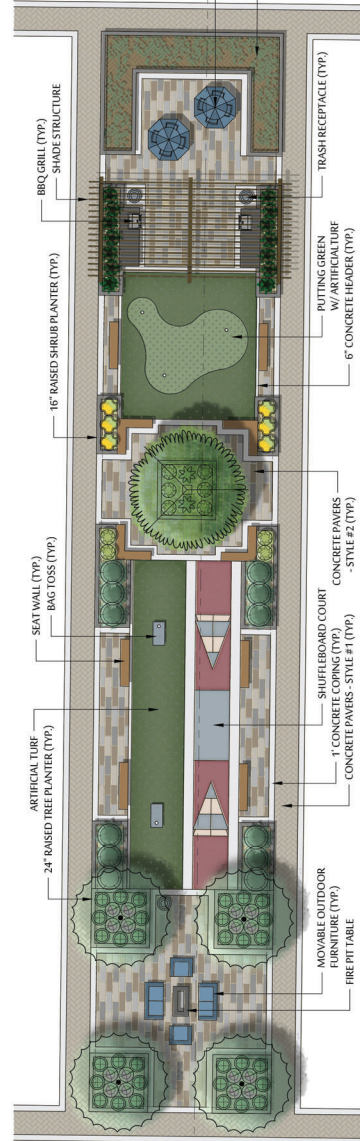
LA MESITA - PHASE 4 PRELIMINARY LANDSCAPE PLAN

2242 & 2254 W. MAIN STREET, MESA, AZ 85201
JANUARY 27TH, 2023



SITE PLAN

SCALE: 1" = 20'-0"



COMMUNITY GATHERING / AMENITIES AREA ENLARGEMENT

SCALE: 1" = 10'-0"

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 04/10/23

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 # ZON22-01344, on 2200 block W Main St.. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on 04/10/23

MaryBeth Conrad
Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: April 26, 2023

CASE: ZON22-01344

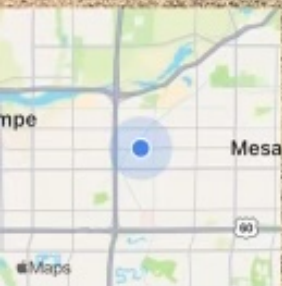
**REQUEST: Rezone from General Commercial (GC)
and Multiple Residence-4 (RM-4) to General
Commercial with a Bonus Intensity Zone (GC-BIZ)
and Site Plan Review. This request will allow for a
multiple residence development.**

**APPLICANT: Michael S. Buschbacher II, AICP
/ Earl & Curley**

PHONE: (602) 265-0094

Planning Division: (480) 644-2385

Posting date: 4/10/2023



Apr 10, 2023 at 8:39:13 AM
2242 W Main St
Mesa AZ 85201
United States

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 04/24/23

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 # ZON22-01344, on 2200 block W Main St.. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me on 04/24/23

Marybeth Conrad
Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: May 10, 2023

CASE: ZON22-01344

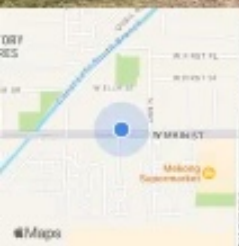
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Commercial with a Bonus Intensity Zone (GC-BIZ)
and Site Plan Review. This request will allow for a
multiple residence development.

APPLICANT: Michael S. Buschbacher II, AICP
/ Earl & Curley

PHONE: (602) 265-0094

Planning Division: (480) 644-2385

Posting date: 4/10/2023



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2242 W Main St
Maricopa County