

# Main 45 – SWC Sossaman & Main

## Final Citizen Participation Report

March 25, 2025

### Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the neighborhood outreach efforts made by the Applicant concerning the Applicant's requests for Rezoning and Site Plan approval. These outreach efforts were made to facilitate development of a multifamily residential community at the SWC Sossaman Road and Main Street in Mesa (APNs 218-18-001K and 218-18-001J).

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan. The Applicant will also provide neighborhood notice for future public hearings.

### Contact Information:

The Citizen Participation activities were coordinated by:

**Jon Gillespie**

7144 E. Stetson Drive, Suite 300

Scottsdale, AZ 85251

Phone: 480.240.5641

Email: JGillespie@RoseLawGroup.com

### Actions Taken:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. An In-Person Neighborhood Meeting was held on January 8, 2025 at the Golden Hills Golf Club. Notice of the meeting was sent to all property owners within 1000' of the subject property (approximately 219 owners). The meeting was attended by approximately 30 neighbors and a summary of the meeting is attached to this report. Also attached is the notice letter sent to neighbors and the list of neighbors contacted.
2. The applicant fielded phone calls with local commercial property owners Charles Yakich on January 10, 2025 and Chad Cluff on January 17, 2025. Both of these property owners committed to providing support letters for the proposal and Mr. Cluff's letter is attached to this report.
3. Follow up phone and email correspondence was completed with Dennis Smith (President of the Mesa East HOA), Sam Mudlin (Mesa East HOA Board Member), and

Kat Deist-Zemar (Local Real Estate Agent and mother of a Mesa East neighbor). Mr. Gillespie met with Sam Mudlin and Dean Senne on February 20, 2025 at the Mesa East Community Center to discuss the project and the applicant agreed to plan changes and additional study efforts.

4. The Applicant was available for individual phone and email outreach.
5. Property Owners within 1,000-feet of the property will be notified of the public hearings at least 14-days prior to any scheduled hearing. All attendees at the neighborhood meeting who provided their mailing address will also be notified.
6. For public hearing notice, the applicant will post two 4' x 4' sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

### **Summary of Comments Received & Resolution:**

Attendees at the neighborhood meeting included adjacent neighbors and residents in the Mesa East mobile home subdivision. They generally were curious about project details and generally neutral or supportive of the proposal. Supportive comments were primarily related to the activation of a long-vacant parcel, excitement that investment was being made in the area, and appreciation for the high-quality project design. Additional comments from neighbors centered around the following *with a summary of the answer being provided in italics*:

1. Concern about use of Mesa East common amenities such as the pool which is approximately 1/3 mile from Main 45's entrance. *Comment acknowledged and commitment to place lease language in the Main 45 lease agreements that bars use of Mesa East community amenities. Discussion was had about additional family-centered amenities which could be provided.*
2. Questions about the setback to northern Mesa East residents including height of the building and proposed design with the public alley between the uses. *Visual descriptions were provided to show that the proposed 40 foot separation from property line to building exceeds the standard separation of 30 feet.*
3. Preference that the units be "for-sale" and questions about the expected rental values. *The intent of the developer is to build this project and hold as a long-term asset. The expected rent value was described as being upwards of \$2,300 per month.*
4. Question about restrictions on the number of occupants within the three-bedroom units and the City definition of family. *Assurance was given that the lease agreement would sufficiently control the number of occupants and the permitted parking reserved for each unit.*

The Mesa East HOA circulated an opposition petition to the project a few weeks after the neighborhood meeting. The applicant then met with HOA leadership to discuss their concerns. The primary concerns cited in that meeting were fear of cut-through traffic into the neighborhood, visibility from second story units into adjacent lots, townhome children riding bikes on the public streets of the HOA where there are no sidewalks, fear of townhome resident use of Mesa East amenities, and preference for a for-sale product. HOA leadership appeared happy with the high market rate expected for the project and the applicant's willingness to revise plans and studies.

To address the concerns, the Applicant:

1. Followed up with neighbors providing answers to lease questions and creating multiple renderings and sight line analysis exhibits to describe the transition between mobile homes to townhome units.
2. Agreed to install 36 inch box trees in each of the townhome rear yards on the south side of the development.
3. Agreed to increase the south and west perimeter wall height to 8 feet.
4. Revised the site plan to provide a child focused playground amenity.
5. Engaged a traffic engineer to create a Traffic Statement detailing the development's traffic impact and expected movement patterns.
6. Developed a Good Neighbor Policy which outlines rules which will be enforced on resident leases including subleasing restrictions, parking restrictions, Mesa East amenity use prohibition, noise, and light restrictions.
7. Committed to ongoing outreach regarding the Mesa East HOA community needs.

#### **Schedule:**

Pre-Application Conference (PRS24-00843)	October 8, 2024
Formal Submittal to City	November 25, 2024
Application Notice Letter Sent	December 4, 2024
Neighborhood Meeting	January 8, 2025
Planning & Zoning Public Hearing	April 9, 2025
City Council Public Hearings	TBD

### Attached Exhibits:

- A) Neighborhood Meeting Notification Letter
- B) Neighborhood Meeting Notification List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- C) 1000' Notification Map of surrounding property owners
- D) Neighborhood Meeting Summary with Comment Cards and Sign-In Sheet
- E) Public Hearing Notification Letter
- F) Public Hearing Notification List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- G) Sign Posting Affidavit
- H) Letter of Support from directly adjacent commercial owner
- I) Copy of Good Neighbor Policy



# Affidavit of Notification

Application: PAD Rezoning

Applicant Name: Elliot Barkan Development, LLC

Location: SWC of Sossaman Rd & Main St

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

[Signature]  
Applicant/Representative Signature

12/23/2024  
Date

This instrument was acknowledged before me on this 23rd day of December,

2024, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.



[Signature]  
Notary Public

My commission expires March 24, 2025

December 23, 2024

**NOTICE OF NEIGHBORHOOD MEETING**

Dear Neighbor,

The purpose of this letter is to inform you that our firm, on behalf of Elliot Barkan Development, LLC, has recently applied to the City of Mesa for a Planned Area Development Overlay (PAD) Rezoning on the 3.51-acre vacant parcel at the southwest corner of Sossaman Road and Main Street in Mesa.

We are proposing to develop this parcel with a high-quality 45-unit multi-family townhome style community. Enclosed you will find a proposed site plan for the community and a rendering of the proposed architecture. The proposed homes will be two-stories and setback over forty feet from the current wall on the north side of the Mesa East Mobile Home Subdivision. Access to the property will be from Main Street.

The proposed rezone is to the RM-2 zoning district which would allow the proposed residential use, and the PAD overlay would ensure that superior design characteristics are used for the development. The property is currently zoned Limited Commercial (LC), which allows numerous commercial uses of varying intensity.

We will be hosting an open house meeting for the public. Please join us to learn more about the project.

**Open House Meeting**

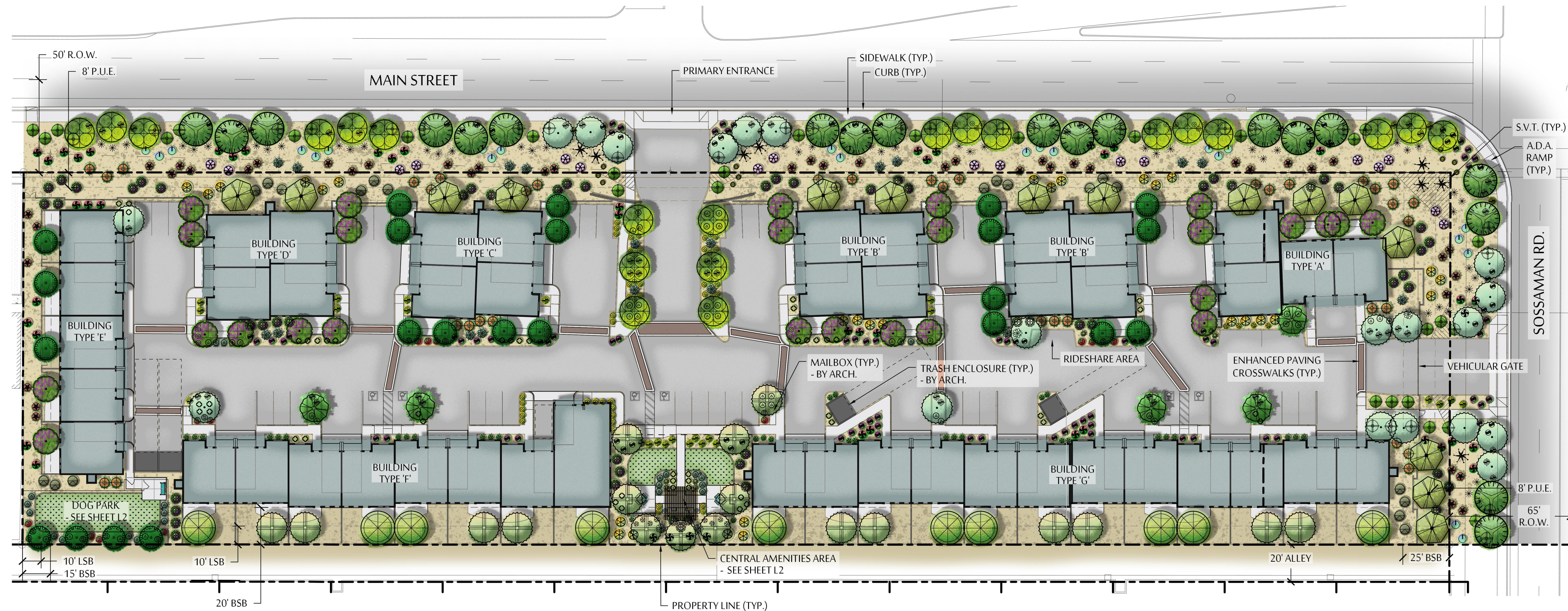
Wednesday, January 8, 2025  
Anytime between 5:30PM to 6:30PM  
Golden Hills Golf Club – in the North Room  
425 S. Power Rd. Mesa, AZ 85206

If you have questions or comments or would like to attend the neighborhood meeting, please contact me via email at [jgillespie@roselawgroup.com](mailto:jgillespie@roselawgroup.com) or by phone at 480-240-5641. All comments shared will be submitted to the city.

At this time, no public hearings before the City of Mesa have been scheduled. If a meeting date is set, then the property will be properly noticed and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,  
Jon Gillespie – Rose Law Group pc





PRELIMINARY PLANT LEGEND			
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	ACACIA ANUERA - MULGA TREE	20	24" BOX
	ACACIA ANUERA - MULGA TREE	18	36" BOX
	CAESALPINIA CACALACO - CASCALOTE	21	24" BOX
	CAESALPINIA CALALACO - CASCALOTE	10	36" BOX
	PARKINSONIA PRAECOX - PALO BREA	15	24" BOX
	PISTACIA LENTISCUS - MASTIC TREE	23	24" BOX
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE	19	24" BOX
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	5	24" BOX
	VITEX AGNUS-CASTUS - CHASTE TREE	26	24" BOX
SHRUBS			
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	38	5 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - DWARF BOTTLEBRUSH	23	5 GAL
	EREMOPHILA HYGROPHANA - BLUE BELLS	64	5 GAL
	LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER	56	5 GAL
	SENNA ARTEMISOIDES - FEATHERY SENNA	29	5 GAL
	SIMMONDSIA CHINENSIS - JOJOBA	19	5 GAL
ACCENTS			
	AGAVE MURPHEYI - MURPHEY'S AGAVE	8	5 GAL
	AGAVE WEBERI - BLUE AGAVE	22	5 GAL
	ALOE VERA - MEDICINAL ALOE	46	5 GAL
	ASCLEPIAS SUBULATA - DESERT MILKWEED	23	5 GAL
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS	47	5 GAL
	DASYLIRION ACROTRICHUM - GREEN DESERT SPOON	48	5 GAL
	ECHINOCACTUS GRUSONII - GOLDEN BARREL CACTUS	10	5 GAL
	FOUQUIERIA SPLENDENS - OCOTILLO	8	BARE RT
	HESPERALOE PARVIFLORA - RED/YELLOW YUCCA	49	5 GAL
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' - 'REGAL MIST' MUHLY GRASS	44	5 GAL
	OPUNTIA SANTA-RITA - PURPLE PRICKLY PEAR	17	5 GAL
GROUND COVERS			
	BAILEYA MULTIRADIATA - DESERT MARIGOLD	64	5 GAL
	EREMOPHILA GLABRA 'MINGENEW GOLD' - OUTBACK SUNRISE	57	5 GAL
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	111	5 GAL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	80	5 GAL
	1/2" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: 'MOHAVE GOLD' BY ROCK PROS U.S.A. - OWNER TO VERIFY SIZE & COLOR	66,710	SQ.FT
	MID-IRON BERMUDA TURF	2,089	SQ.FT

LANDSCAPE CALCULATIONS ( PER MESA ZONING ORDINANCE )

MAIN STREET - STREET FRONTAGE:

REQUIRED: (29) TREES & (174) SHRUBS  
PROVIDED: (35) TREES & (309) SHRUBS

SOSSAMAN ROAD - STREET FRONTAGE:

REQUIRED: (7) TREES & (42) SHRUBS  
PROVIDED: (13) TREES & (95) SHRUBS

WEST PROPERTY LINE:

REQUIRED: (8) TREES & (48) SHRUBS  
PROVIDED: (6) TREES & (15) SHRUBS

SOUTH PROPERTY LINE:

REQUIRED: (36) TREES & (216) SHRUBS  
PROVIDED: (27) TREES & (26) SHRUBS

PARKING LOT LANDSCAPE ISLANDS:

REQUIRED: (8) TREES & (24) SHRUBS  
PROVIDED: (8) TREES & (41) SHRUBS

MIN. 10% TREES IN PARKING LOT ISLANDS  
REQUIRED TO BE 36" BOX:

REQUIRED: (1) TREE  
PROVIDED: (1) TREE

MIN. 25% TREES OVERALL REQUIRED  
TO BE 36" BOX:

REQUIRED: (20) TREES  
PROVIDED: (28) TREES

O.S. CALCULATIONS ( PER MESA ZONING ORDINANCE )

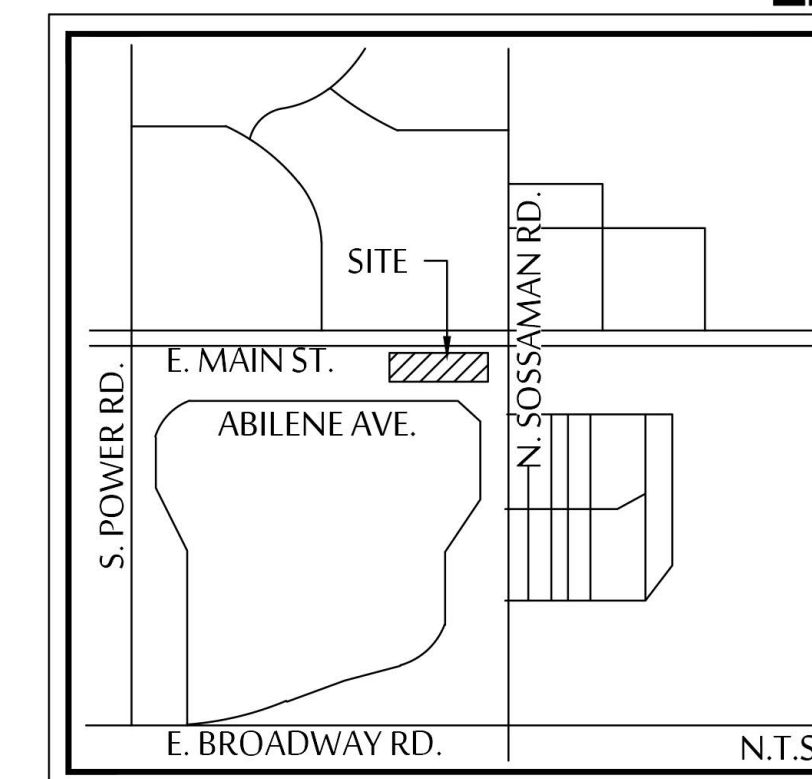
COMMON OPEN SPACE ( 50% LIVE PLANT COVERAGE ):

REQUIRED: 2,453 SF  
PROVIDED: 5,686 SF

PRIVATE OPEN SPACE ( 50% LIVE PLANT COVERAGE ):

REQUIRED: 6,075 SF  
PROVIDED: 16,527 SF

VICINITY MAP



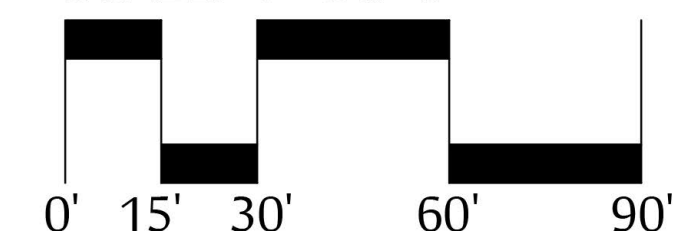
MAIN 45  
PRELIMINARY LANDSCAPE PLAN

SWC OF MAIN ST. & SOSSAMAN RD.

NOVEMBER 25, 2024

SHEET L1

SCALE: 1"=30'-0"



- NOTES:
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR 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 H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
  4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.



## Conceptual Rendering



EAST VALLEY STORAGE SOLUTIONS LLP  
105 EAGLES TRL  
OTTERTAIL MN 56571

CBJ LAND LLC  
1806 N LINDSAY RD STE 103  
MESA AZ 85213-3010

FORESTDALE INVESTMENTS LLC  
4885 S 900 E STE 104  
SALT LAKE CITY UT 84117

ARWEN HOLDINGS LLC  
11218 E NORTH LN  
SCOTTSDALE AZ 85259

KTN MESA 7448 LLC  
2607 NE 109TH ST  
VANCOVER WA 98686

FLAZ RENTAL LLC  
8960 E NORA CIR  
MESA AZ 85207

REED PARK INVESTMENTS LLC  
7530 E MAIN ST  
MESA AZ 85207

MAIN AND SOSSAMAN LLC  
9124 TERMINAL AVE  
SKOKIE IL 60077

KJ LAND COMPANY LLC  
7420 E MAIN ST  
MESA AZ 85207

SV PLAZA LLC  
1601 E MCKELLIPS RD  
MESA AZ 85203

IRVING JUNIOR PROPERTIES  
LLC/FORESTDALE INVESTMENTS  
LLC/SUKARA LLC/ETAL  
4885 S 900 E 104  
SALT LAKE CITY UT 84117

CAVANAUGH JOHN J/GLADYS S TR  
10000 N 31ST AVE STE D301  
PHOENIX AZ 85051

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

RICHARD E & RAMONA L PACKARD LIVING  
TRUST  
1812 N LINDSAY RD  
MESA AZ 85213

CLUFF CHAD E/BRIGGS BRITTANY  
A/LACADOR LLC  
2511 E UNIVERSITY DR  
MESA AZ 85203

YANG CHIN SEIN/MARY FONG  
2801 WARREN WAY  
ARCADIA CA 91007

TRMC RETAIL LLC  
539 S MAIN ST  
FINDLAY OH 45323

CHARLES YAKICH DECLARATION OF TRUST  
5200 E DOUBLE TREE RANCH RD  
PARADISE VALLEY AZ 85253

TRIDOWELL PLAZA LLC  
1364 N CLAIBORNE  
MESA AZ 85205

GOODWIN STEVEN D/ANNA C  
7408 E ABILENE AVE  
MESA AZ 85208

BELLGRAPH ARTHUR/SHARON  
7414 E ABILENE AVE  
MESA AZ 85208

JACOB MARTY J/GOFF MICHAEL R  
3714 CANYON DR  
RAPID CITY SD 57702

JACOB MARTY/GOFF MICHAEL  
3714 CANYON DR  
RAPID CITY SD 57702

OPPERUDE ALLAN B/NORMA D  
PO BOX 3568  
MINOT ND 587023568

GINDER GARY G/JUDITH W TR  
3017 3RD AVE NW  
LONGVILLE MN 56655

HURD EVERETT/THERESA  
4687 19TH ST SW  
FOREST LAKE MN 55025

KAHLHAMER BRAD R  
6 RIVINGTON ST FLOOR 3  
NEW YORK CITY NY 10002

SANDOVAL KATHLEEN  
7456 E ABILENE AVE  
MESA AZ 85208

STAAB RICHARD DEAN  
412 RIVER VIEW RD  
GUTTENBERG IA 52052

SCHREINER SUSAN M  
3540 W 8TH ST  
WINONA MN 55987

NOREM TERRY  
7508 E ABILENE AVE  
MESA AZ 85208

ANDERSON DENNIS W/JOY L  
1735 MARSH AVE  
MT UNION IA 52644

REYNOLDS RHONDA MICHELLE  
7520 E ABILENE AVE  
MESA AZ 85208

KOVAC BONNIE JEAN TR  
7526 E ABILENE AVE  
MESA AZ 85208

PEGGY LEE HILL LIVING TRUST  
7532 E ABILENE AVE  
MESA AZ 85208

GORDON J POOLE FAMILY TRUST  
4809 RIVERVIEW DR  
HUBERTUS WI 53033

JOHNSON JOY E  
7544 E ABILENE AVE  
MESA AZ 85208

VAN DORN FOREST G/ALICE LEE  
PO BOX 444  
OSBURN ID 83849

ESTEY MICHAEL F  
7556 E ABILENE AVE  
MESA AZ 85208

KARGARD RICHARD H/LEONA M  
7557 E ABILENE AVE  
MESA AZ 85208

LOIS M GOTTHARDT TRUST  
7549 E ABILENE AVE  
MESA AZ 85208

VAN KIRK WILLIAM R/JOANN M  
57 S 75TH PL  
MESA AZ 85208

MANTHEI HOWARD E/JOAN M  
530 LAKEWOOD DR  
HUTCHINSON MN 55350

MERCER MYRNA L  
103 S 75TH PL  
MESA AZ 85208

ELAM TRACY CURTIS/ELAM JOAN M ESTATE  
OF  
109 S 75TH PL  
MESA AZ 85208

GREENWOOD CINDY  
115 S 75TH PL  
MESA AZ 85208

CONNIE JEAN WALKER REVOCABLE  
TRUST/WILLIAM E WALKER JUNIOR  
REVOCABLE TRUST/DAUGHETEE ALICE N  
3150 N 78TH ST  
MESA AZ 85207

DAILY MARLENE J  
127 S 75TH PL  
MESA AZ 85208

NIELSEN MARJORIE  
133 S 75TH PL  
MESA AZ 85208

RICHARD L & ANITA L GROFF LIVING TRUST  
139 S 75TH PL  
MESA AZ 85208

MIKL CHARLES S/DEMETROS MARYANNE  
145 S 75TH PL  
MESA AZ 85208

BERGEMANN HARLAN J/PATRICIA A  
15739 526TH AVE  
GARDEN CITY MN 56034

BRIGGS RONALD G/PATRICIA TR  
157 S 75TH PL  
MESA AZ 85208

LYON DICK/JUDY  
7592 E ANANEA CIR  
MESA AZ 85208

GRAY STEVEN ALLEN  
134 S 74TH PL  
MESA AZ 85208

WILLIAMS VORA M  
135 S 74TH PL  
MESA AZ 85208

MECKSTROTH FAMILY TRUST  
141 S 74TH PL  
MESA AZ 85208

BRENTLINGER LEE R/CAROL L  
147 S 74TH PL  
MESA AZ 85208

SMITH DENNIS DEL/CHARLOTTE ANNE TR  
7444 E BALSAM CIR  
MESA AZ 85208

BARBER RHONDA  
7450 E BALSAM CIR  
MESA AZ 85208

KOEPPEN ROBERT J/SANDRA A  
7456 E BALSAM CIR  
MESA AZ 85208

DONALD M LUCHTERHAND AND SOPHIE  
WALLENTINE FAMILY TRUST  
7579 E ARBOR AVE  
MESA AZ 85208

BOWERS PETER JOHN/EMILY MARIE  
7214 21ST AVE NW  
PENNOCK MN 56279

BONNIE L MOORE FAMILY TRUST  
7567 E ARBOR AVE  
MESA AZ 85208

DAVIS PATRICIA J  
7563 E ARBOR AVE  
MESA AZ 85208

STICKEL KIM  
7559 E ARBOR AVE  
MESA AZ 85208

LAMONTAGNE MARCEL D  
7555 E ARBOR AVE  
MESA AZ 85208

RONALD LYNN DURST AND DIANE  
KATHERINE DURST LIVING TRUST  
7551 E ARBOR AVE  
MESA AZ 85208

DAVIS ANN  
7541 E ARBOR AVE  
MESA AZ 85208

MCPHAIL ADRIENNE E  
361 DAVIS RD  
BATAVIA IL 60510

BOWENWERKS LLC  
517 S BLOSSOM  
MESA AZ 85206

VESTAL MICHAEL S/KARIN L  
7785 CAHILL AVE  
INVER GROVE HGTS MN 55076

MONICAL CHARLES WADE/GISELLE A/LOLA  
R  
105 S 75TH CIR  
MESA AZ 85208

LILLIE ARTHUR LEE  
111 S 75TH CIR  
MESA AZ 85208

HARLAN L MARBLE AND ELAINE A MARBLE  
REV TRUST  
100 TROENDLE ST SOUTHWEST  
MAPELTON MN 56065

VICKIE J LEARN LIVING TRUST  
123 S 75TH CIR  
MESA AZ 85208

KENDALL LIVING TRUST  
120 S 75TH CIR  
MESA AZ 85208

WARDEN DOUGLAS/ROSLYN  
8063 E COLBY ST  
MESA AZ 85207

KRONE VINCENT J & JEANETTE K  
7455 ARBOR AVE  
MESA AZ 85207

ROBERTS SUE E/FRANK J  
1221 WEJEGI DR  
HUBERTUS WI 53033

DARREL AND DIANNA ENGLER REVOCABLE  
TRUST  
641 LAKELAND HILLS DR  
GILLETTE WY 82716

COOPER KEN/MARJORIE  
119 S AVOCA  
MESA AZ 85208

WEST JIMMY LEE JR/SENGER ANGELA  
125 S AVOCA  
MESA AZ 85208

MARTEL RITA M  
124 S AVOCA  
MESA AZ 85208

STREETER RICHARD T/GWEN M  
1611 1ST ST SE  
AUBURN WA 98002

PICKTHORN DAVID/DELENIA SUE  
PO BOX 244  
HEBER AZ 85928

METTLER MYRON D/THERESA A  
220 3RD ST SW  
ASHLEY ND 58413

JARAMILLO PAUL/ROSITA NIEVES  
131 S 74TH ST  
MESA AZ 85208

PERKINS JANICE/MARSHALL  
125 S 74TH ST  
MESA AZ 85208

KING CURTIS D/MARGARET J  
12150 GOPHER ST  
BECKER MN 55308

AADLAND ROGER W/DIANE K TR  
1349 CHERRY DR  
WATERTOWN SD 57201

CRAWFORD REVOCABLE TRUST  
805 S REVOLTA CIR  
MESA AZ 85208

NANCY A HOFFMAN FAMILY TRUST  
7410 E ARBOR AVE  
MESA AZ 85208

MARTINSON TRUST  
408 GRANDVIEW DR  
WAUNAKEE WI 53597

SHOEMAKER FAMILY TRUST  
7422 E ARBOR AVE  
MESA AZ 85208

BERNARD MICHAEL/JOSEPH  
ARTHUR/MARY FRANCES  
280 EASTWOOD CT  
CHANHASSEN MN 55317

DEES RADKA SAMANTHA/DOSTAL STANA  
7434 E ARBOR AVE  
MESA AZ 85208

SENNE DEAN S/KATHLEEN A  
7440 E ARBOR AVE  
MESA AZ 85208

ARMSTRONG STEVEN L  
7512 E ARBOR  
MESA AZ 85208

DAVID L WANDER LIVING TRUST/JOAN M  
WANDER LIVING TRUST  
31146 BIRCH VALLEY RD  
MELROSE MN 56352

LUNDQUIST CARL L/BARBARA A  
420 SE 4TH ST  
WILMAR MN 56201

BAILEY ROBERT/MARTHA  
7464 E ARBOR AVE  
MESA AZ 85208

GANNON CHIEKO  
7500 E ARBOR  
MESA AZ 85208

POLFUSS DONALD E/CAROL A  
28 S PARK PL  
PLYMOUTH WI 53073

ARMSTRONG STEVEN L/CONSTANCE S  
WHITMORE  
3520 TIMBER RIDGE TRL  
CEDAR RAPIDS IA 52411

SCHOO HAL J/CONNIE J  
7516 E ARBOR AVE  
MESA AZ 85208

SCHOO GUY N/SHARON A  
8243 N OLEANDER  
NILES IL 60714

HERRMANN EDWARD A/LYNNE M  
4665 EATON AVE SE  
DELANO MN 55328

EBERLE LEROY/CONNIE M  
122 26TH ST SW  
MINOT ND 58701

WIEK WAYNE/MARILYN  
8649 108TH AVE SE  
OAKES ND 58474

SMITH CRAIG A/LINDA H  
7544 E ARBOR AVE  
MESA AZ 85208

HOUSE JOHN/JAN  
31 HOUSE LN  
ELMA WA 98541

MAHLER MICHAEL SCOTT  
7556 E ARBOR AVE  
MESA AZ 85208

FOULDS DAVID J/THERESA A  
7566 E ARBOR AVE  
MESA AZ 85208

WIEK ROBERT/JOYCE  
505 MAIN AVE  
OAKES ND 58474

MEYER FAMILY TRUST  
150 S 75TH PL  
MESA AZ 85208

GARDNER PAUL D  
138 S 75TH PL  
MESA AZ 85208

BLAU KEVIN PAUL/MARVIN LOWELL  
6840 SPURGE LN NE  
REMER MN 56672

HILL WANDA/DOBBINS DELLA  
122 S 75TH PL  
MESA AZ 85208

CAROLYN ANN PERRELL TRUST  
PO BOX 13552  
MESA AZ 85216



LANCASTER GREGORY/JANICE  
PO BOX 6940  
MESA AZ 85216

MINNIX KIM M  
104 S 75TH PL  
MESA AZ 85208

DUEMKE DENNIS B/CAROL JEAN  
64 S 75TH PL  
MESA AZ 85208

ROEPKE RANDY L/DEBRA K  
56 S 75TH PL  
MESA AZ 85208

TOWNE FAMILY TRUST  
50 S 75TH PL  
MESA AZ 85208

HANSEN CLYDE E/MARY L  
7529 E ABILENE AVE  
MESA AZ 85208

ROWSE DONALD/MARY  
7521 E ABILENE AVE  
MESA AZ 85208

KILLIAN JAY/DENISE  
N8773 1020TH ST  
RIVER FALLS WI 54022

NIERGARTH KATHRYN L  
5571 MILLER ST  
MUSKEGON MI 49442

WALKER JAN J/PHYLLIS A  
6067 W BEACON HILL PL  
FRANKLIN WI 53132

NELSON ROGER L/PAMELA RAE  
23648 390TH ST NE  
MIDDLE RIVER MN 56737

MONICAL GISELLE A  
7455 E ABILENE AVE  
MESA AZ 85208

CALDWELL MARTHA R  
7449 E ABILENE AVE  
MESA AZ 85208

LYNN DENIS  
113 EWLES PL  
MARTENSVILLE SK SOK2T2

CRAIG STEVEN OKUTANI TRUST/ALEMAN  
YARNELL ANN  
7437 E ABILENE AVE  
MESA AZ 85208

MACDONALD LORRI J  
6949 PEBBLE PARK CIR  
WEST BLOOMFIELD MI 48322

ALTHOFF GERAETS FAMILY TRUST  
7425 E ABILENE AVE  
MESA AZ 85208

PRANGE DOROTHY/NORMAN  
240 N WASHINGTON AVE  
SHELDON IA 512011233

STAMPER CALVIN W/TERESA D  
4308 180TH PL  
LONG BEACH WA 98631

YANEZ MARIO Y/DORA S  
7407 E ABILENE AVE  
MESA AZ 85208

MESA EAST HOME OWNERS ASSN  
225 S 74TH ST  
MESA AZ 85208

MESA EAST HOMEOWNERS ASSOCIATION  
PO BOX 1467  
MESA AZ 85201

JOHNSTONE ALAN R/MARY L  
7358 E ABILENE AVE  
MESA AZ 85208

GRACIA HENRY A  
7352 E ABILENE AVE  
MESA AZ 85208

NUSSER NANCY  
7346 E ABILENE AVE  
MESA AZ 85208

JONES HEIDI  
7338 E ABILENE AVE  
MESA AZ 85208

KELLEY JOHN MICHAEL/CONNIE ANN  
7332 E ABILENE AVE  
MESA AZ 85208

FRANK ELLEN J/GORDON MARY  
E/OLCHEFSKE JAMES  
7326 E ABILENE AVE  
MESA AZ 85208

JAMES HASSING REVOCABLE TRUST  
132 S 7TH ST  
CUSTER SD 577302020

HOLUM CAROL T  
7314 E ABILENE AVE  
MESA AZ 85208

MARTINEZ JOSE L T/TRUJILLO JOHANNA C  
130 S 74 ST  
MESA AZ 85208

NAKAI SUSANNA/BRIAN  
174 LEGENDS WY  
HIRAM GA 30141

NAKAI SUSANNA G/BRIAN  
174 LEGENDS WAY  
HIRAM GA 30141

ZUELSDORFF LARRY/SALLY  
154 S 74TH ST  
MESA AZ 85208

PARKER KATHRYN C/LEX H JR  
145 S AMULET AVE  
MESA AZ 85208

ROBERTSON STUART/OOTHOUTD GAYLE  
143 S AMULET AVE  
MESA AZ 85208

BAUNE JOHN E/CAROLYN  
133 S AMULET AVE  
MESA AZ 85208

QUAINTANCE MICHAEL P/FLORENCE M TR  
110 S AMULET AVE  
MESA AZ 85208

MECKSTROTH CHERYL  
118 S AMULET AVE  
MESA AZ 85208

NEVA RONALD W/CATHERINE L  
203 W 9TH ST  
DULUTH MN 55806

MUDLIN SAM A/BERG KRISTIE L  
PO BOX 199  
PIEDMONT SD 57769

SHEPHERD MICHAEL/DEBRA  
4400 ASHBERRY DR  
MILTON WI 53563

RUSSELL WALTER LEE/TANYA JEAN  
7327 E ARBOR AVE  
MESA AZ 85208

COX THOMAS C TR/TATAREN SHARON J TR  
52 S AMULET AVE  
MESA AZ 85208

KEITH MARGARET/GAGEN ED  
7324 E ARBOR AVE  
MESA AZ 85208

FULLER CALVRIN R JR  
46 S AMULETA AVE  
MESA AZ 85208

IVERSON TRUST  
57 S AMULET AVE  
MESA AZ 85208

GEORGE ROBERT RINARD LIVING TRUST  
63 S AMULET AVE  
MESA AZ 85208

REICH KATHY J/RONALD W/BARRETT  
ELAINE G/ETAL  
11290 BOND RD #4  
LAKE COUNTRY BC V4V 1E1

BOWEN GLEN/DEANNA  
67 S AMULET AVE  
MESA AZ 85208

LALLAK REGINA M/MARK M JR/LEAH A  
105 S AMULET AVE  
MESA AZ 85208

SAMUELSON ROXANNE LORRAYE  
21575 130TH AVE  
LAKE PARK MN 56554

JOHN R VAN HEUKELOM SECOND  
AMENDED & RESTATED REVOCABLE TRUST  
2550 DEER LANE RD  
MARION IA 52302

DITTERICK NORBERT G/ROSWITHA  
PO BOX 195  
LAKE PARK MN 56554

OPPEWALL RANDAL J/BROCK MARLO M  
8208 BLAINE RD  
BLAINE WA 98230

FRYBARGER DAVID H/REBECCA A/ROGER H  
112 S 74TH ST  
MESA AZ 85208

SERVBANK SB  
3138 E ELWOOD ST  
PHOENIX AZ 85034

LANGE LEONARD R/VICTORIA R  
66 S 74TH ST  
MESA AZ 85208

RAYMOND ROSS  
31085 BYOH LN  
POTOMAX MT 59823

BROWN PHILLIP H/LOLA J  
2102 N WILLOW RD  
URBANA IL 61801

NOWELS MICHAEL P/SUSAN K  
2047 VIOLET AVE  
MADRID IA 50156

CHRISTNER EUGENE E/SANDRA S  
310 E OLD ORCHARD DR  
MT PLEASANT IA 52641

ALLEN MATHIAS E  
610 S MIDVALE BLVD  
MADISON WI 53711

KELLEY JUDY ANN  
19008 18TH AVE NW  
ARLINGTON WA 98223

WARGO STEVEN JOHN  
1923 UTE CREEK DR  
LONGMONT CO 80501

GREENSLIT SUZANNE J  
1412 HILTON RD  
LITTLE FALLS MN 56345

MOORE FRANK B & SHIRLEY A  
7605 E AKRON ST  
MESA AZ 85207

SEVILLA TONYA  
1820 E LOCKWOOD ST  
MESA AZ 85203

MELTON COLLEEN M  
7613 E AKRON ST  
MESA AZ 85207

PAUL BRIAN M/DAUCH JAMIE L M  
7621 E AKRON ST  
MESA AZ 85207

VENEGAS MARTIN  
7629 E AKRON ST  
MESA AZ 85207

WALCOM JERRYSUE  
7637 E AKRON ST  
MESA AZ 85207

DICKERMAN FAMILY LIVING TRUST  
7614 E AKRON ST  
MESA AZ 85207

TUFFLY FRED MONROE  
7606 E AKRON ST  
MESA AZ 85207

FREDRICKSON LIVING TRUST  
  
MESA AZ 85203

TIMOTHY J CORY IRREVOCABLE TRUST II  
2777 W QUEEN CREEK RD UNIT 7  
CHANDLER AZ 85248

GRIZZLYS DISCOUNT FLOORING LLC  
580 W VIA DE PALMAS  
SAN TAN VALLEY AZ 85140

LEGACY PIII AGAVE VILLAGE LLC  
1630 W GUADALUPE RD  
GILBERT AZ 85233

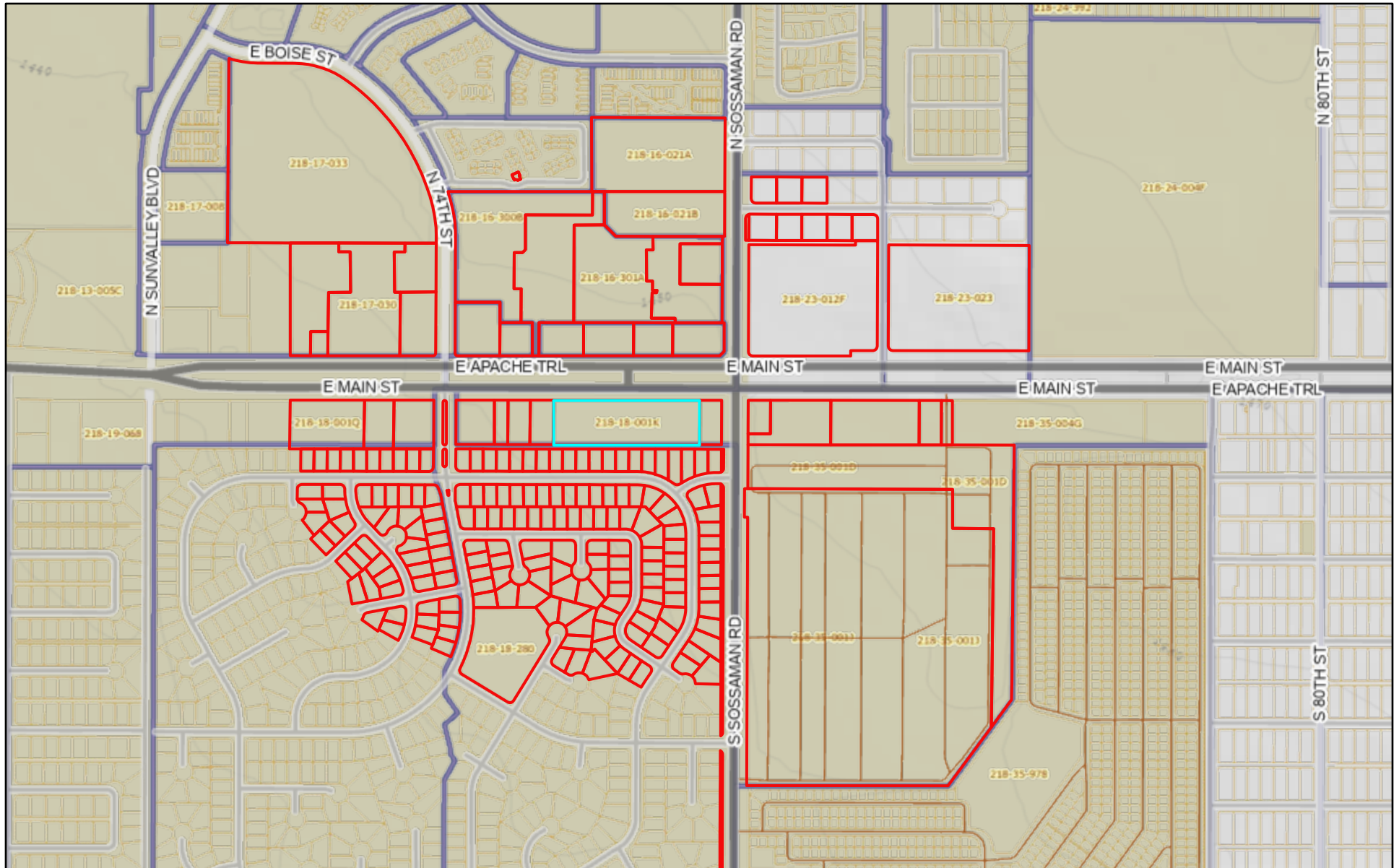
CRE MAIN STREET LLC  
2311 HARRIMAN LN B  
REDONDO BEACH CA 90278

HOLM TODD/MELISSA  
8246 E KAEI ST  
MESA AZ 85207

PEP BOYS MANNY MOE & JACK  
3111 W ALLEGHENY AVE  
PHILADELPHIA PA 19132

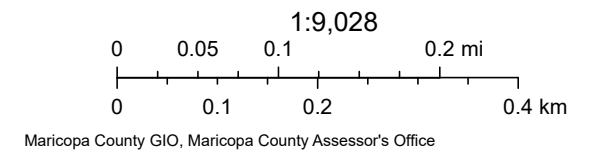
Tania Gerard, Community Coordinator  
Mesa East Property Owners Association  
225 S 74TH ST  
MESA AZ 85208

# 1000' Notification Map



November 25, 2024

 Override 1



Neighborhood Meeting Summary  
*Main 45 - SWC Sossaman & Main*  
*ZON24-01020*

January 8, 2025 – 5:30-6:30 pm

Golden Hills Golf Club – in the North Room  
425 S. Power Rd. Mesa, AZ 85206

Present for the applicant was Colin Kenyon from Presence Design (Architect), Gunnar Sinnett and Adam Enos from LevRose Real Estate (Land Brokers), and Kayla Amado, Ty Utton, and Jon Gillespie from Rose Law Group pc (Legal Representatives).

Two persons registered for the meeting with approximately thirty (30) individuals attending the meeting. Attendees were residents or family members of residents within the Mesa East Mobile Home Subdivision. Charlotte Bridges from the City of Mesa Planning Department attended the open house meeting. Two residents left comment cards which are attached to this summary along with the sign in sheet.

The meeting was conducted as an open house with five separate 24x36 inch boards posted around the room and developer representatives standing next to the boards to answer resident questions (see attached PDF of the provided materials). The materials at the meeting provided information on the site location, entitlement process, and proposed site plan and building architecture.

A sign-in table was at the front of the room and cookies and water was provided near the exit. Residents started joining the meeting at around 5:15 prior to the published start time but were greeted by developer representatives. Most residents had left the meeting by 6pm.

The primary comments and questions from attendees are encapsulated below with answers provided by developer representatives summarized in *red* italics.

1. How is water drainage handled? *The civil engineer will attempt to achieve surface retention for the project but there is a high likelihood that runoff will need to be stored in underground tanks. Underground storage retention will be central to the development and is a primary reason that the units would be prevented from being for-sale. If the City of Mesa changes its rules for underground storage then this would be an important step towards being able to provide a for-sale project at this location.*
2. Wont the units be overlooking the Mesa East properties? *There is a 40-foot setback between the two-story buildings to property line with a new 6-foot wall installed and two 24" box trees being installed in each back yard. We believe exceeding the landscape and building distance requirements will provide significant buffering between the uses.*

3. How many people can be in a single unit? *The expectation is that only a single family or a maximum of three unrelated individuals would be allowed to rent a unit. Each unit will be restricted to two parking stalls.*
4. We are concerned that residents from Main 45 will use the Mesa East community amenities. *It appears that there is almost 1/3<sup>rd</sup> mile separation to the Mesa East community amenities but we will ensure that lease agreement explicitly prohibit use of the Mesa East amenities. We have robust community amenities including grill, ramada, grassy area, and a dog park. We will consider adding a playground that is child focused.*
5. We prefer a for-sale community but we'd like to know what the expected rents are and whether there will be government subsidies for the development. *This is a market rate rental development with no government subsidies provided for the development. We expect rents to be upwards of \$2,300 per month.*
6. I think there could be 2-4 driving occupants in these three bedroom units. How is 2.1 spaces enough? *The City has determined that 2.1 spaces generally provides enough parking for tenants. We are proposing to exceed the 2.1 spaces and feel this will be adequate for our target market.*
7. Who will be the property manager? How do you keep a property fresh once it gets to 2, 5, plus years from construction. *Elliot Barkan's team will oversee construction and management of the site. They intend to hold onto this asset for the long term.*
8. When would approvals and constructed be expected? *The rezoning approval is projected for early summer and everyone who attends this meeting will be given notice of the future public hearings should this development move forward to them. Construction could begin by years end.*
9. I am glad that access will be from Main Street only and not utilize the back alley. *Comment acknowledged.*

**Summary created by Jon Gillespie on January 24, 2025**

# Open House Meeting Sign-in Sheet | Barkan Development - PAD Rezoning

Golden Hills Golf Club: 425 S. Power Rd. Mesa

Wednesday, January 8, 2025 from 5:30PM – 6:30PM

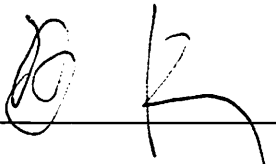
Name	Address	Email	Phone	Y/N to receive project updates
Joy Johnson	7544 E. ABILENE AVE MESA	—	602-750-1877	X
BONNIE KOVAC	7526 E. ABILENE AVE MESA	bkovac7526@gmail.com	480-694-3869	X
Martha Caldwell	7449 E. Abilene Mesa, AZ	—	480-280-2115	y
JAN WALKER	7307 E ABILENE AVE, MESA, AZ	—	414-702-0784	
Tom Collins	7347 E BALMORAL AVE MESA			
Judy, Ron StClair	7316 E BALMORAL	RJSTCLAIR@att.net		y
JACK LOPEZ	425 S. Power	admin@arizona.golfresort.com		y
Kristie Beng	136 S. HURLET	—	—	
* Sam Mudhar	↓	sam.mudhar51@gmail.com	605-499-8040	y

\* send site plan

# Open House Meeting Sign-in Sheet | Barkan Development - PAD Rezoning

Golden Hills Golf Club: 425 S. Power Rd. Mesa

Wednesday, January 8, 2025 from 5:30PM – 6:30PM

Name	Address	Email	Phone	Y/N to receive project updates
Richard STARR	1462 E ADILENE	552 N DICK @ HOTMAIL.COM	319-533 5996	
Connie Adam	243 S Harbor		(248) 218 9345	
Cher Connor	248 S. 74 <sup>th</sup> Way	young4myage2@yahoo.com	916-531-0064	Y
* Dennis Smith	7444 E BALSAM CR	ndsmith@gmail.com	480-699-4573	
	754 E Adilene			
MICHAEL SMITH	7303 E. BRYWOOD	ndsu smith@aol.com	612 803-3148	Y



**Wednesday, January 8, 2025 from 5:30PM – 6:30PM**

[illegible]

I am in SUPPORT / OPPOSITION (circle one)  
of the project.

Name Martha Caldwell

Phone 480-280-2115 Email \_\_\_\_\_

## COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I'm glad there won't be an  
entrance/exit onto Sassaman

# ROSE LAW GROUP<sub>pc</sub>

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## RICH ■ CARTER ■ FISHER

JON GILLESPIE  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.240.5641 Fax 480.505.3925  
JGillespie@RoseLawGroup.com  
www.RoseLawGroup.com

March 24, 2025

Dear Neighbor,

We have applied for a Rezoning from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) and Site Plan Review for the vacant 3.51-acre property located at the southwest corner of Sossaman Road and Main Street. This request is for development of a high-quality 45-unit multi-family townhome style residential community. This notification letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. The case number assigned to this project is ZON24-00120.

Our firm held a neighborhood meeting earlier this year and has worked with Mesa East HOA leadership to revise the project documents in order to address concerns that were raised. We appreciate the feedback which we received and ask that you please reach out to us if you have any additional questions or comments. You can reach me by phone at 480-240-5641 or e-mail me at [jgillespie@roselawgroup.com](mailto:jgillespie@roselawgroup.com). Enclosed for your review is a copy of the updated 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 Wednesday, April 9, 2025 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.

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](https://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> **at least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

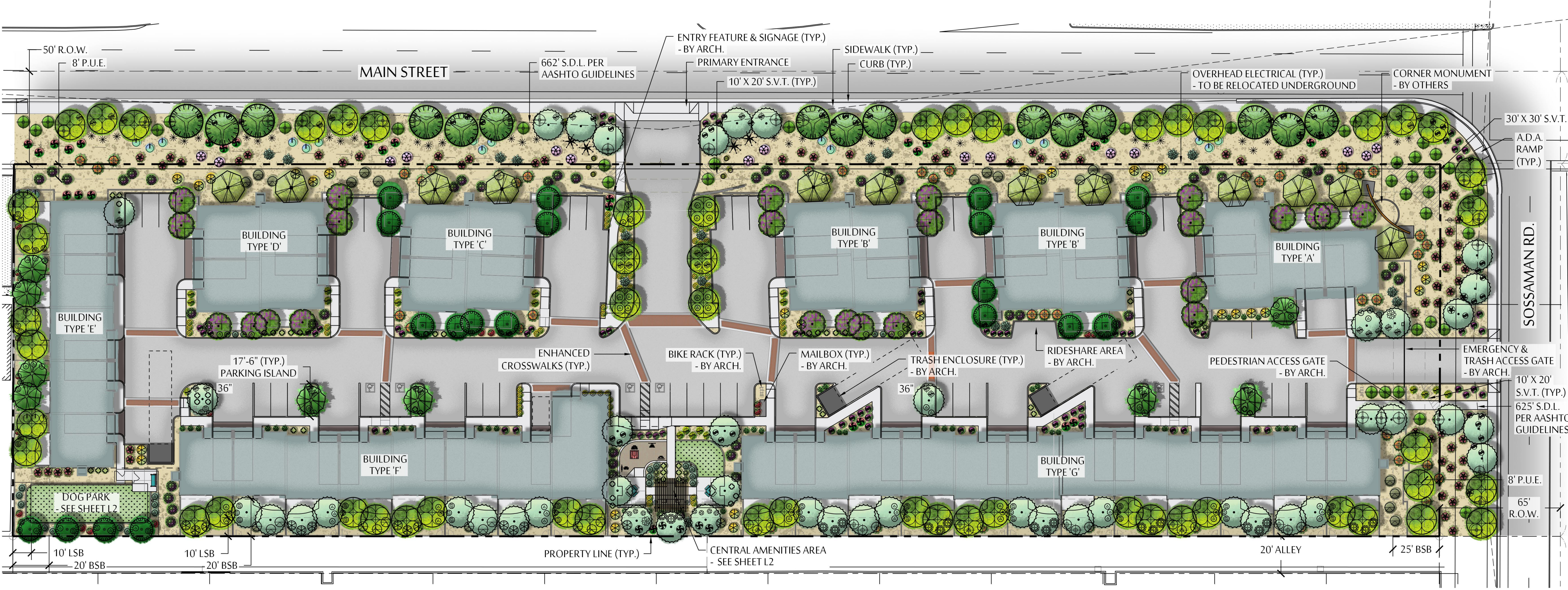
The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or [charlotte.bridges@mesaaz.gov](mailto:charlotte.bridges@mesaaz.gov) should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Jon Gillespie – Rose Law Group pc

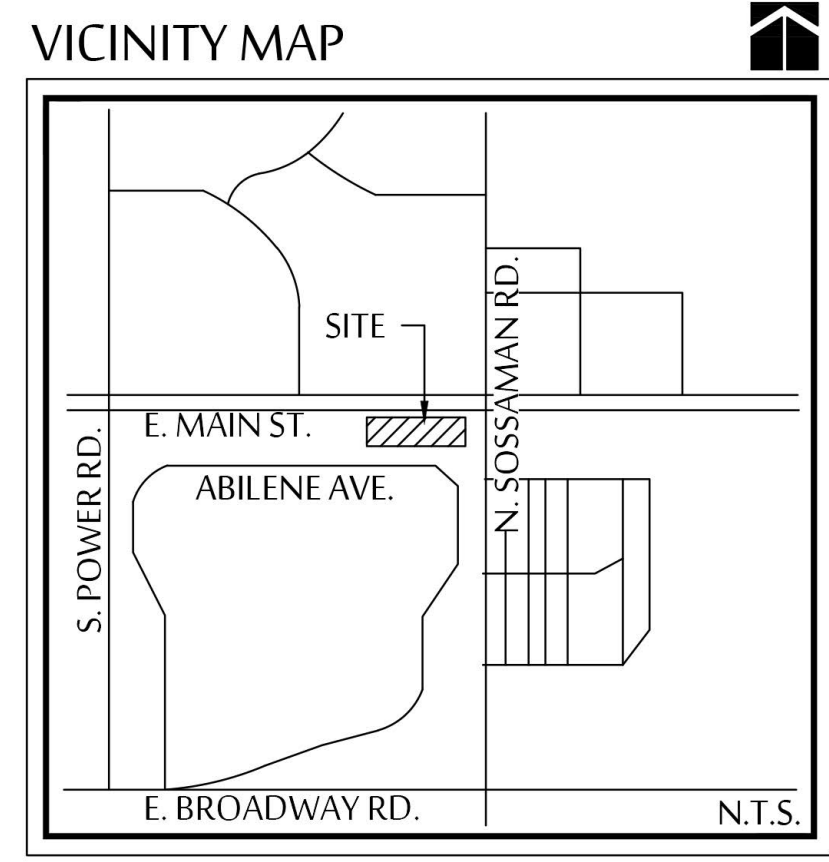






LANDSCAPE CALCULATIONS ( PER MESA ZONING ORDINANCE )			
<b>MAIN STREET - STREET FRONTAGE:</b> (1 TREE, 6 SHRUBS PER 25 LN. FT.) STREET FRONTAGE: 720 LN. FT. REQUIRED: (29) TREES & (174) SHRUBS PROVIDED: (35) TREES & (237) SHRUBS		<b>WEST PROPERTY LINE:</b> (3 TREES AND 20 SHRUBS PER 100 LN. FT.) ADJACENT PROPERTY LINE: 200 LN. FT. REQUIRED: (6) TREES & (40) SHRUBS PROVIDED: (10) TREES & (38) SHRUBS	
<b>SOSSAMAN ROAD - STREET FRONTAGE:</b> (1 TREE, 6 SHRUBS PER 25 LN. FT.) STREET FRONTAGE: 169 LN. FT. REQUIRED: (7) TREES & (42) SHRUBS PROVIDED: (13) TREES & (95) SHRUBS		<b>SOUTH PROPERTY LINE:</b> (4 TREE AND 20 SHRUBS PER 100 LN. FT.) ADJACENT PROPERTY LINE: 764 LN. FT. REQUIRED: (31) TREES & (155) SHRUBS PROVIDED: (47) TREES & (171) SHRUBS	
<b>PARKING LOT LANDSCAPE ISLANDS:</b> REQUIRED: (6) TREES & (18) SHRUBS PROVIDED: (6) TREES & (30) SHRUBS		<b>MIN. 10% TREES IN PARKING LOT ISLANDS REQUIRED TO BE 36" BOX:</b> REQUIRED: (1) TREE PROVIDED: (2) TREES	
		<b>MIN. 25% TREES OVERALL REQUIRED TO BE 36" BOX:</b> REQUIRED: (45) TREES PROVIDED: (48) TREES	

O.S. CALCULATIONS ( PER MESA ZONING ORDINANCE )
<b>COMMON OPEN SPACE (50% LIVE PLANT COVERAGE):</b> REQUIRED: 3,702 SF PROVIDED: 5,453 SF
<b>PRIVATE OPEN SPACE (50% LIVE PLANT COVERAGE):</b> REQUIRED: 9,518 SF PROVIDED: 16,830 SF
<b>TREE CANOPY (15% OF OVERALL SITE):</b> REQUIRED: 22,984 SF PROVIDED: 35,055 SF



PRELIMINARY PLANT LEGEND			
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	ACACIA ANUERA - MULGA TREE	46	VARIES
	CAESALPINIA CACALACO 'SMOOTHIE' - CASCALOTE	54	VARIES
	PARKINSONIA X 'DESERT MUSEUM' - THORNLESS PALO	12	24" BOX
	PISTACIA LENTISCUS - MASTIC TREE	20	24" BOX
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE	15	VARIES
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	9	24" BOX
	VITEX AGNUS-CASTUS - CHASTE TREE	24	24" BOX
SHRUBS			
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	57	5 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - DWARF BOTTLEBRUSH	70	5 GAL
	EREMOPHILA HYGROPHANA - BLUE BELLS	97	5 GAL
	LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER	66	5 GAL
	SIMMONDSIA CHINENSIS - JOJOBA	43	5 GAL
	TECOMA STANS - YELLOW BELLS	28	5 GAL
ACCENTS			
	AGAVE MURPHEYI - MURPHEY'S AGAVE	8	5 GAL
	AGAVE WEBERI - BLUE AGAVE	19	5 GAL
	ALOE VERA - MEDICINAL ALOE	46	5 GAL
	ASCLEPIAS SUBULATA - DESERT MILKWEED	27	5 GAL
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS	48	5 GAL
	DASYLIRION ACROTRICHUM - GREEN DESERT SPOON	36	5 GAL
	ECHINOCACTUS GRUSONII - GOLDEN BARREL CACTUS	6	5 GAL
	FOUQUIERIA SPLENDENS - OCOTILLO	4	BARE RT
	HESPERALOE PARVIFLORA - RED/YELLOW YUCCA	35	5 GAL
	MUHLENBERGIA RIGIDA 'NASHVILLE'	70	5 GAL
	OPUNTIA SANTA-RITA - PURPLE PRICKLY PEAR	16	5 GAL
GROUND COVERS			
	BAILEYA MULTIRADIATA - DESERT MARIGOLD	67	5 GAL
	EREMOPHILA GLABRA 'MINGENW GOLD' - OUTBACK SUNRISE	72	5 GAL
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	117	5 GAL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	74	5 GAL
	1/2" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: 'MOHAVE GOLD' BY ROCK PROS U.S.A. - OWNER TO VERIFY SIZE & COLOR	66,710	SQ.FT
	MID-IRON BERMUDA TURF	2,089	SQ.FT

**\*\*ALL STREET FRONTAGE TREES TO BE 36" BOX AND ANYWHERE ELSE ON PLAN MARKED WITH A 36"**

**NOTES:**

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR 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 H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

5. ALL LANDSCAPE AREAS, INCLUDING PLANT MATERIAL WITHIN PRIVATE OPEN SPACE AREAS, WILL BE MAINTAINED BY THE PROPERTY OWNER/PROPERTY MANAGEMENT.



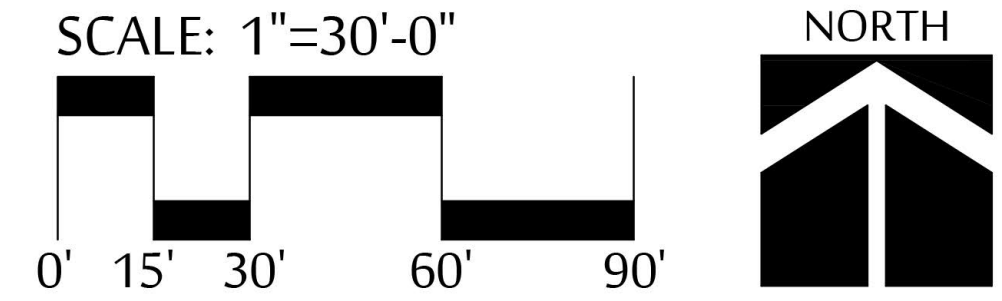
# MAIN 45

## PRELIMINARY LANDSCAPE PLAN

### SWC OF MAIN ST. & SOSSAMAN RD.

JANUARY 24, 2025

SHEET L1





## Conceptual Rendering



Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
218-16-021A	EAST VALLEY STORAGE SOLUTIONS LLP	105 EAGLES TRL	OTTERTAIL	MN	56571
218-16-021B	CBJ LAND LLC	1806 N LINDSAY RD STE 103	MESA	AZ	85213-3010
218-16-030	FORESTDALE INVESTMENTS LLC	4885 S 900 E STE 104	SALT LAKE CITY	UT	84117
218-16-031	ARWEN HOLDINGS LLC	11218 E NORTH LN	SCOTTSDALE	AZ	85259
218-16-032	KTN MESA 7448 LLC	2607 NE 109TH ST	VANCOVER	WA	98686
218-16-033	FLAZ RENTAL LLC	8960 E NORA CIR	MESA	AZ	85207
218-16-034	REED PARK INVESTMENTS LLC	7530 E MAIN ST	MESA	AZ	85207
218-16-035	MAIN AND SOSSAMAN LLC	9124 TERMINAL AVE	SKOKIE	IL	60077
218-16-300B	KJ LAND COMPANY LLC	7420 E MAIN ST	MESA	AZ	85207
218-16-301C	SV PLAZA LLC	1601 E MCKELLIPS RD	MESA	AZ	85203
218-17-030	IRVING JUNIOR PROPERTIES LLC/FORESTDALE INVESTMENTS LLC/SUKARA LLC/ETAL	4885 S 900 E 104	SALT LAKE CITY	UT	84117
218-17-031B	CAVANAUGH JOHN J/GLADYS S TR	10000 N 31ST AVE STE D301	PHOENIX	AZ	85051
218-17-033	AZTEC-PREMIER LLC	1 BEACON ST FL 14	BOSTON	MA	2108
218-18-001E	RICHARD E & RAMONA L PACKARD LIVING TRUST	1812 N LINDSAY RD	MESA	AZ	85213
218-18-001F	CLUFF CHAD E/BRIGGS BRITTANY A/LACADOR LLC	2511 E UNIVERSITY DR	MESA	AZ	85203
218-18-001J	YANG CHIN SEIN/MARY FONG	2801 WARREN WAY	ARCADIA	CA	91007
218-18-001M	TRMC RETAIL LLC	539 S MAIN ST	FINDLAY	OH	45323
218-18-001N	CHARLES YAKICH DECLARATION OF TRUST	5200 E DOUBLE TREE RANCH RD	PARADISE VALLEY	AZ	85253
218-18-001Q	TRIDOWELL PLAZA LLC	1364 N CLAIBORNE	MESA	AZ	85205
218-18-002	GOODWIN STEVEN D/ANNA C	7408 E ABILENE AVE	MESA	AZ	85208
218-18-003	BELLGRAPH ARTHUR/SHARON	7414 E ABILENE AVE	MESA	AZ	85208
218-18-004	JACOB MARTY J/GOFF MICHAEL R	3714 CANYON DR	RAPID CITY	SD	57702
218-18-005	JACOB MARTY/GOFF MICHAEL	3714 CANYON DR	RAPID CITY	SD	57702
218-18-006	OPPERUDE ALLAN B/NORMA D	PO BOX 3568	MINOT	ND	587023568
218-18-007	GINDER GARY G/UDITH W TR	3017 3RD AVE NW	LONGVILLE	MN	56655
218-18-008	HURD EVERETT/THERESA	4687 19TH ST SW	FOREST LAKE	MN	55025
218-18-009	KAHLHAMER BRAD R	6 RIVINGTON ST FLOOR 3	NEW YORK CITY	NY	10002
218-18-010	SANDOVAL KATHLEEN	7456 E ABILENE AVE	MESA	AZ	85208
218-18-011	STAAB RICHARD DEAN	412 RIVER VIEW RD	GUTTENBERG	IA	52052
218-18-012	SCHREINER SUSAN M	3540 W 8TH ST	WINONA	MN	55987
218-18-013	LAMBEAU BRADFORD C	563 LAKESHORE DR	WYOMING	MN	55092
218-18-014	ANDERSON DENNIS W/JOY L	1735 MARSH AVE	MT UNION	IA	52644
218-18-015	REYNOLDS RHONDA MICHELLE	7520 E ABILENE AVE	MESA	AZ	85208
218-18-016	KOVAC BONNIE JEAN TR	7526 E ABILENE AVE	MESA	AZ	85208
218-18-017	PEGGY LEE HILL LIVING TRUST	7532 E ABILENE AVE	MESA	AZ	85208
218-18-018	GORDON J POOLE FAMILY TRUST	4809 RIVERVIEW DR	HUBERTUS	WI	53033
218-18-019	JOHNSON JOY E	7544 E ABILENE AVE	MESA	AZ	85208
218-18-020	VAN DORN FOREST G/ALICE LEE	PO BOX 444	OSBURN	ID	83849
218-18-021	ESTEY MICHAEL F	7556 E ABILENE AVE	MESA	AZ	85208
218-18-022	KARGARD RICHARD H/LEONA M	7557 E ABILENE AVE	MESA	AZ	85208
218-18-023	LOIS M GOTTHARDT TRUST	7549 E ABILENE AVE	MESA	AZ	85208
218-18-024	VAN KIRK WILLIAM R/JOANN M	57 S 75TH PL	MESA	AZ	85208
218-18-025	MANTHEI HOWARD E/JOAN M	530 LAKEWOOD DR	HUTCHINSON	MN	55350
218-18-026	MERCER MYRNA L	103 S 75TH PL	MESA	AZ	85208
218-18-027	ELAM TRACY CURTIS/ELAM JOAN M ESTATE OF	109 S 75TH PL	MESA	AZ	85208
218-18-028	GREENWOOD CINDY	115 S 75TH PL	MESA	AZ	85208
218-18-029	CONNIE JEAN WALKER REVOCABLE TRUST/WILLIAM E WALKER JUNIOR REVOCABLE TRUST/DAUGHETEE ALICE N	3150 N 78TH ST	MESA	AZ	85207
218-18-030	DAILY MARLENE J	127 S 75TH PL	MESA	AZ	85208
218-18-031	NIELSEN MARJORIE	133 S 75TH PL	MESA	AZ	85208
218-18-032	RICHARD L & ANITA L GROFF LIVING TRUST	139 S 75TH PL	MESA	AZ	85208
218-18-033	MIKL CHARLES S/DEMETROS MARYANNE	145 S 75TH PL	MESA	AZ	85208
218-18-034	BERGEMANN HARLAN J/PATRICIA A	15739 526TH AVE	GARDEN CITY	MN	56034
218-18-035	BRIGGS RONALD G/PATRICIA TR	157 S 75TH PL	MESA	AZ	85208
218-18-036	LYON DICK/JUDY	7592 E ANANEA CIR	MESA	AZ	85208
218-18-179	GRAY STEVEN ALLEN	134 S 74TH PL	MESA	AZ	85208
218-18-180	WILLIAMS VORA M	135 S 74TH PL	MESA	AZ	85208
218-18-181	MECKSTROTH FAMILY TRUST	141 S 74TH PL	MESA	AZ	85208
218-18-182	BRENTLINGER LEE R/CAROL L	147 S 74TH PL	MESA	AZ	85208
218-18-183	SMITH DENNIS DEL/CHARLOTTE ANNE TR	7444 E BALSAM CIR	MESA	AZ	85208
218-18-184	BARBER RHONDA	7450 E BALSAM CIR	MESA	AZ	85208
218-18-185A	KOEPPEN ROBERT J/SANDRA A	7456 E BALSAM CIR	MESA	AZ	85208
218-18-201	DONALD M LUCHTERHAND AND SOPHIE WALLENTINE FAMILY TRUST	7579 E ARBOR AVE	MESA	AZ	85208
218-18-202	BOWERS PETER JOHN/EMILY MARIE	7214 21ST AVE NW	PENNOCK	MN	56279
218-18-203A	BONNIE L MOORE FAMILY TRUST	7567 E ARBOR AVE	MESA	AZ	85208
218-18-204A	DAVIS PATRICIA J	7563 E ARBOR AVE	MESA	AZ	85208
218-18-205	STICKEL KIM	7559 E ARBOR AVE	MESA	AZ	85208
218-18-206	LAMONTAGNE MARCEL D	7555 E ARBOR AVE	MESA	AZ	85208
218-18-207	RONALD LYNN DURST AND DIANE KATHERINE DURST LIVING TRUST	7551 E ARBOR AVE	MESA	AZ	85208
218-18-208	DAVIS ANN	7541 E ARBOR AVE	MESA	AZ	85208
218-18-209	MCPHAIL ADRIENNE E	361 DAVIS RD	BATAVIA	IL	60510
218-18-210	BOWENWERKS LLC	517 S BLOSSOM	MESA	AZ	85206
218-18-211	VESTAL MICHAEL S/KARIN L	7785 CAHILL AVE	INVER GROVE HGTS	MN	55076
218-18-212	MONICAL CHARLES WADE/GISELLE A/LOLA R	105 S 75TH CIR	MESA	AZ	85208
218-18-213	LILLIE ARTHUR LEE	111 S 75TH CIR	MESA	AZ	85208
218-18-214	HARLAN L MARBLE AND ELAINE A MARBLE REV TRUST	100 TROENDLE ST SOUTHWEST	MAPELTON	MN	56065
218-18-215	VICKIE J LEARN LIVING TRUST	123 S 75TH CIR	MESA	AZ	85208
218-18-216	KENDALL LIVING TRUST	120 S 75TH CIR	MESA	AZ	85208
218-18-217	WARDEN DOUGLAS/ROSLYN	8063 E COLBY ST	MESA	AZ	85207
218-18-218	KRONE VINCENT J & JEANETTE K	7455 ARBOR AVE	MESA	AZ	85207
218-18-219	ROBERTS SUE E/FRANK J	1221 WEJEGI DR	HUBERTUS	WI	53033
218-18-220	DARREL AND DIANNA ENGLER REVOCABLE TRUST	641 LAKELAND HILLS DR	GILLETTE	WY	82716
218-18-221	COOPER KEN/MARJORIE	119 S AVOCA	MESA	AZ	85208
218-18-222	WEST JIMMY LEE JR/SENGER ANGELA	125 S AVOCA	MESA	AZ	85208
218-18-223	MARTEL RITA M	124 S AVOCA	MESA	AZ	85208
218-18-224	STREETER RICHARD T/GWEN M	1611 1ST ST SE	AUBURN	WA	98002
218-18-225	PICKTHORN DAVID/DELENIA SUE	PO BOX 244	HEBER	AZ	85928
218-18-226	METTLER MYRON D/THERESA A	220 3RD ST SW	ASHLEY	ND	58413

218-18-227	JARAMILLO PAUL/ROSITA NIEVES	131 S 74TH ST	MESA	AZ	85208
218-18-228	PERKINS JANICE/MARSHALL	125 S 74TH ST	MESA	AZ	85208
218-18-229	KING CURTIS D/MARGARET J	12150 GOPHER ST	BECKER	MN	55308
218-18-230	AADLAND ROGER W/DIANE K TR	1349 CHERRY DR	WATERTOWN	SD	57201
218-18-231	CRAWFORD REVOCABLE TRUST	805 S REVOLTA CIR	MESA	AZ	85208
218-18-232	NANCY A HOFFMAN FAMILY TRUST	7410 E ARBOR AVE	MESA	AZ	85208
218-18-233	MARTINSON TRUST	408 GRANDVIEW DR	WAUNAKEE	WI	53597
218-18-234	SHOEMAKER FAMILY TRUST	7422 E ARBOR AVE	MESA	AZ	85208
218-18-235	BERNARD MICHAEL/JOSEPH ARTHUR/MARY FRANCES	280 EASTWOOD CT	CHANHASSEN	MN	55317
218-18-236	DEES RADKA SAMANTHA/DOSTAL STANA	7434 E ARBOR AVE	MESA	AZ	85208
218-18-237	SENNE DEAN S/KATHLEEN A	7440 E ARBOR AVE	MESA	AZ	85208
218-18-238	ARMSTRONG STEVEN L	7512 E ARBOR	MESA	AZ	85208
218-18-239	DAVID L WANDER LIVING TRUST//JOAN M WANDER LIVING TRUST	31146 BIRCH VALLEY RD	MELROSE	MN	56352
218-18-240	LUNDQUIST CARL L/BARBARA A	420 SE 4TH ST	WILMAR	MN	56201
218-18-241	BAILEY ROBERT/MARTHA	7464 E ARBOR AVE	MESA	AZ	85208
218-18-242	GANNON CHIEKO	7500 E ARBOR	MESA	AZ	85208
218-18-243	POLFUSS DONALD E/CAROL A	28 S PARK PL	PLYMOUTH	WI	53073
218-18-244	ARMSTRONG STEVEN L/CONSTANCE S WHITMORE	3520 TIMBER RIDGE TRL	CEDAR RAPIDS	IA	52411
218-18-245	SCHOO HAL J/CONNIE J	7516 E ARBOR AVE	MESA	AZ	85208
218-18-246	SCHOO GUY N/SHARON A	8243 N OLEANDER	NILES	IL	60714
218-18-247	HERRMANN EDWARD A/LYNNE M	4665 EATON AVE SE	DELANO	MN	55328
218-18-248	EBERLE LEROY/CONNIE M	122 26TH ST SW	MINOT	ND	58701
218-18-249	WIEK WAYNE/MARILYN	8649 108TH AVE SE	OAKES	ND	58474
218-18-250	SMITH CRAIG A/LINDA H	7544 E ARBOR AVE	MESA	AZ	85208
218-18-251	HOUSE JOHN/JAN	31 HOUSE LN	ELMA	WA	98541
218-18-252	MAHLER MICHAEL SCOTT	7556 E ARBOR AVE	MESA	AZ	85208
218-18-253	FOULDS DAVID J/THERESA A	7566 E ARBOR AVE	MESA	AZ	85208
218-18-254	WIEK ROBERT//JOYCE	505 MAIN AVE	OAKES	ND	58474
218-18-255	MEYER FAMILY TRUST	150 S 75TH PL	MESA	AZ	85208
218-18-256	GARDNER PAUL D	138 S 75TH PL	MESA	AZ	85208
218-18-257	BLAU KEVIN PAUL/MARVIN LOWELL	6840 SPURGE LN NE	REMER	MN	56672
218-18-258	HILL WANDA/DOBBINS DELLA	122 S 75TH PL	MESA	AZ	85208
218-18-259	CAROLYN ANN PERRELL TRUST	PO BOX 13552	MESA	AZ	85216
218-18-260	LANCASTER GREGORY/JANICE	PO BOX 6940	MESA	AZ	85216
218-18-261	MINNIX KIM M	104 S 75TH PL	MESA	AZ	85208
218-18-262	DUEMKE DENNIS B/CAROL JEAN	64 S 75TH PL	MESA	AZ	85208
218-18-263	ROEPKE RANDY L/DEBRA K	56 S 75TH PL	MESA	AZ	85208
218-18-264	TOWNE FAMILY TRUST	50 S 75TH PL	MESA	AZ	85208
218-18-265	HANSEN CLYDE E/MARY L	7529 E ABILENE AVE	MESA	AZ	85208
218-18-266	ROWSE DONALD/MARY	7521 E ABILENE AVE	MESA	AZ	85208
218-18-267	KILLIAN JAY/DENISE	N8773 1020TH ST	RIVER FALLS	WI	54022
218-18-268	NIERGARTH KATHRYN L	5571 MILLER ST	MUSKEGON	MI	49442
218-18-269	WALKER JAN J/PHYLLIS A	6067 W BEACON HILL PL	FRANKLIN	WI	53132
218-18-270	NELSON ROGER L/PAMELA RAE	23648 390TH ST NE	MIDDLE RIVER	MN	56737
218-18-271	MONICAL GISELLE A	7455 E ABILENE AVE	MESA	AZ	85208
218-18-272	CALDWELL MARTHA R	7449 E ABILENE AVE	MESA	AZ	85208
218-18-273	LYNN DENIS	113 EWLES PL	MARTENSVILLE	SK	S0K2T2
218-18-274	CRAIG STEVEN OKUTANI TRUST/ALEMAN YARNELL ANN	7437 E ABILENE AVE	MESA	AZ	85208
218-18-275	MACDONALD LORRI J	6949 PEBBLE PARK CIR	WEST BLOOMFIELD	MI	48322
218-18-276	ALTHOFF GERAETS FAMILY TRUST	7425 E ABILENE AVE	MESA	AZ	85208
218-18-277	PRANGE DOROTHY/NORMAN	240 N WASHINGTON AVE	SHELDON	IA	512011233
218-18-278	STAMPER CALVIN W/TERESA D	4308 180TH PL	LONG BEACH	WA	98631
218-18-279	DORA S YANEZ FAMILY TRUST	7407 E ABILENE AVE	MESA	AZ	85208
218-18-280	MESA EAST HOME OWNERS ASSN	225 S 74TH ST	MESA	AZ	85208
218-18-284A	MESA EAST HOMEOWNERS ASSOCIATION	PO BOX 1467	MESA	AZ	85201
218-18-285A	JOHNSTONE ALAN R/MARY L	7358 E ABILENE AVE	MESA	AZ	85208
218-18-286A	GRACIA HENRY A	7352 E ABILENE AVE	MESA	AZ	85208
218-18-287A	NUSSER NANCY	7346 E ABILENE AVE	MESA	AZ	85208
218-18-288A	JONES HEIDI	7338 E ABILENE AVE	MESA	AZ	85208
218-18-289A	KELLEY JOHN MICHAEL/CONNIE ANN	7332 E ABILENE AVE	MESA	AZ	85208
218-18-290A	FRANK ELLEN J/GORDON MARY E/OLCHEFSKE JAMES	7326 E ABILENE AVE	MESA	AZ	85208
218-18-291A	WESTON SETH ALBERT JR/BRENDA JEAN	4335 JACKRABBIT DR	BILLINGS	MT	59106
218-18-292A	HOLUM CAROL T	7314 E ABILENE AVE	MESA	AZ	85208
218-18-480	MARTINEZ JOSE L T/TRUJILLO JOHANNA C	130 S 74TH ST	MESA	AZ	85208
218-18-481	NAKAI SUSANNA/BRIAN	174 LEGENDS WY	HIRAM	GA	30141
218-18-482	NAKAI SUSANNA G/BRIAN	174 LEGENDS WAY	HIRAM	GA	30141
218-18-483	ZUELSDORFF LARRY/SALLY	154 S 74TH ST	MESA	AZ	85208
218-18-505	PARKER KATHRYN C/LEX H JR	145 S AMULET AVE	MESA	AZ	85208
218-18-506	ROBERTSON STUART/OOTHOUTD GAYLE	143 S AMULET AVE	MESA	AZ	85208
218-18-507	BAUNE JOHN E/CAROLYN	133 S AMULET AVE	MESA	AZ	85208
218-18-508	QUAINTANCE MICHAEL P/FLORENCE M TR	110 S AMULET AVE	MESA	AZ	85208
218-18-509	MECKSTROTH CHERYL	118 S AMULET AVE	MESA	AZ	85208
218-18-510	NEVA RONALD W/CATHERINE L	203 W 9TH ST	DULUTH	MN	55806
218-18-519	MUDLIN SAM A/BERG KRISTIE L	PO BOX 199	PIEDMONT	SD	57769
218-18-561	SHEPHERD MICHAEL/DEBRA	4400 ASHBERRY DR	MILTON	WI	53563
218-18-562	RUSSELL TANYA JEAN	7327 E ARBOR AVE	MESA	AZ	85208
218-18-563	COX THOMAS C TR/TATAREN SHARON J TR	52 S AMULET AVE	MESA	AZ	85208
218-18-564	KEITH MARGARET/GAGEN ED	7324 E ARBOR AVE	MESA	AZ	85208
218-18-599	FULLER CALVRIN R JR	46 S AMULETA AVE	MESA	AZ	85208
218-18-600	IVERSON TRUST	57 S AMULET AVE	MESA	AZ	85208
218-18-601	GEORGE ROBERT RINARD LIVING TRUST	63 S AMULET AVE	MESA	AZ	85208
218-18-602	REICH KATHY J/RONALD W/BARRETT ELAINE G/ETAL	11290 BOND RD #4	LAKE COUNTRY	BC	V4V 1E1
218-18-603	BOWEN GLEN/DEANNA	67 S AMULET AVE	MESA	AZ	85208
218-18-604	LALLAK REGINA M/MARK M JR/LEAH A	105 S AMULET AVE	MESA	AZ	85208
218-18-605	SAMUELSON ROXANNE LORRAYE	21575 130TH AVE	LAKE PARK	MN	56554
218-18-606	JOHN R VAN HEUKELOM SECOND AMENDED & RESTATED REVOCABLE TRUST	2550 DEER LANE RD	MARION	IA	52302
218-18-607	DITTERICK NORBERT G/ROSWITHA	PO BOX 195	LAKE PARK	MN	56554
218-18-608	OPPEWALL RANDAL J/BROCK MARLO M	8208 BLAINE RD	BLAINE	WA	98230

218-18-609	FRYBARGER DAVID H/REBECCA A/ROGER H	112 S 74TH ST	MESA	AZ	85208
218-18-610	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	2000 N CLASSEN BLVD STE 3200	OKLAHOMA CITY	OK	73106
218-18-611	LANGE LEONARD R/VICTORIA R	66 S 74TH ST	MESA	AZ	85208
218-18-612	NORMAN GLENNA L	60 S 74TH ST	MESA	AZ	85208
218-18-613	BROWN PHILLIP H/LOLA J	2102 N WILLOW RD	URBANA	IL	61801
218-18-614	NOWELS MICHAEL P/SUSAN K	2047 VIOLET AVE	MADRID	IA	50156
218-18-615	CHRISTNER EUGENE E/SANDRA S	310 E OLD ORCHARD DR	MT PLEASANT	IA	52641
218-18-616	ALLEN MATHIAS E	610 S MIDVALE BLVD	MADISON	WI	53711
218-18-617	KELLEY JUDY ANN	19008 18TH AVE NW	ARLINGTON	WA	98223
218-18-618	WARGO STEVEN JOHN	1923 UTE CREEK DR	LONGMONT	CO	80501
218-18-619	GREENSLIT SUZANNE J	1412 HILTON RD	LITTLE FALLS	MN	56345
218-23-001A	MOORE FRANK B & SHIRLEY A	7605 E AKRON ST	MESA	AZ	85207
218-23-001B	SEVILLA TONYA	1820 E LOCKWOOD ST	MESA	AZ	85203
218-23-002	MELTON COLLEEN M	7613 E AKRON ST	MESA	AZ	85207
218-23-003	PAUL BRIAN M/DAUCH JAMIE L M	7621 E AKRON ST	MESA	AZ	85207
218-23-004	VENEGAS MARTIN	7629 E AKRON ST	MESA	AZ	85207
218-23-005	HYPE PHARM LLC	7637 E AKRON ST	MESA	AZ	85207
218-23-008	DIANNE CAROLE PATERSON LIVING TRUST	7245 E FAIRVIEW AVE	MESA	AZ	852082732
218-23-009	DICKERMAN FAMILY LIVING TRUST	7614 E AKRON ST	MESA	AZ	85207
218-23-010	TUFFLY FRED MONROE	7606 E AKRON ST	MESA	AZ	85207
218-23-012F	FREDRICKSON LIVING TRUST	2102 N HILL	MESA	AZ	85203
218-23-023	TIMOTHY J CORY IRREVOCABLE TRUST II	2777 W QUEEN CREEK RD UNIT 7	CHANDLER	AZ	85248
218-35-001B	GRIZZLYS DISCOUNT FLOORING LLC	580 W VIA DE PALMAS	SAN TAN VALLEY	AZ	85140
218-35-001D	LEGACY PIII AGAVE VILLAGE LLC	1630 W GUADALUPE RD	GILBERT	AZ	85233
218-35-001M	CRE MAIN STREET LLC	2311 HARRIMAN LN B	REDONDO BEACH	CA	90278
218-35-001P	HOLM TODD/MELISSA	8246 E KAEI ST	MESA	AZ	85207
218-35-001Q	PEP BOYS MANNY MOE & JACK	3111 W ALLEGHENY AVE	PHILADELPHIA	PA	19132
	Tania Gerard, Community Coordinator				
	MESA EAST PROPERTY OWNERS ASSOCIATION	225 S 74TH ST	MESA	AZ	85208



City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 03/24/25

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON24-00120, on SWC Apache & Sossaman. 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.

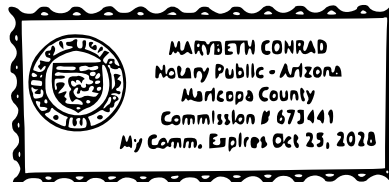
**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature.

*Meghan Liggett*

SUBSCRIBED AND SWORN before me on 03/24/25

*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 9, 2025

CASE: ZON24-00120

Request: Rezone from Limited Commercial (LC)  
to Multiple Residence-2 with a Planned Area  
Development Overlay (RM-2-PAD) and Site Plan  
Review for a 45-unit multiple residence development.

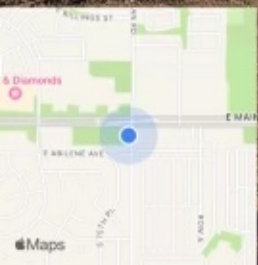
Applicant: Rose Law Group - Jon Gillespie

Phone: (480) 240-5641

Planning Division (480) 644-2385

Posting date: March 24, 2025

March 24, 2025 at 7:27 AM  
+33.414775,-111.667609  
7556 E Abilene Ave  
Mesa AZ 85208  
United States



CITY OF MESA  
PUBLIC NOTICE

# ZONING HEARING

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: April 9, 2025  
CASE: ZON24-00120

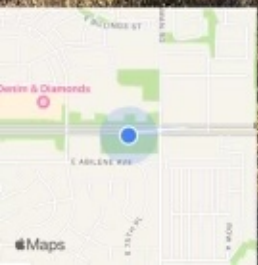
Request: Rezone from Limited Commercial (LC)  
to Multiple Residence-2 with a Planned Area  
Development Overlay (RM-2-PAD) and Site Plan  
Review for a 45-unit multiple residence development.

Applicant: Rose Law Group - Jon Gillespie  
Phone: (480) 240-5641

Planning Division (480) 644-2385

Posting date: March 24, 2025

March 24, 2025 at 7:12 AM  
+33 415100 -111 668896  
7501-7511 E Main St  
Mesa, AZ 85207  
United States









City of Mesa Planning Department  
Attn: Charlotte Bridges  
55 N Center St.  
Mesa, AZ 85201

Re: Support for proposed RM-2-PAD Rezoning at SWC Sossaman & Main

Dear Planning and Zoning:

I am the owner of the commercial property located at 7435 E Main Street in Mesa. I would like to voice my support for the townhome style multi-family development proposed directly adjacent to my property. As a property owner in the area, I am well aware of the development challenges facing this area and I am excited that my neighbor is making the commitment to invest in the area and build this project. Bringing additional housing units to this area will improve commercial opportunities in this immediate area.

It is important to me that my properties rear access to the public alley is maintained and I am grateful the proposed development will ensure that my access to the public alley is not changed and that no additional vehicles will be moving through the alley. Another priority to me is that my property is buffered from any residential noise, This would be easily resolved with a block wall between the proposed project and my property.

I am supportive of the townhomes as I have reviewed the proposed plans and know that the proposed townhome units will be high-quality units with large 3 bedroom 2.5 bath units, garages, excellent architectural design, comfortable backyards, and overall parking which exceeds Mesa standards.

Thank you and I am happy to discuss my support if you'd like to contact me.

A handwritten signature in black ink, appearing to be 'Chad Cluff', written in a cursive style.

Chad Cluff  
chad@cluffrealestate.com

# Good Neighbor Policy

FOR

## *Main 45 Townhomes*

SWC Sossaman Road & Main Streets (Mesa, Arizona)

March 2025

Case No. ZON24-01020

**Developer:**

Elliot Barkan Development, LLC  
Elliot Barkan  
7505 E 6th Ave #100  
Scottsdale, AZ

**Zoning Attorney & Developer  
Rep:**

**ROSE LAW GROUP<sub>pc</sub>**  
**RICH ■ CARTER ■ FISHER**

Jon Gillespie  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone: (480) 240-5648

## **Purpose**

The purpose of this Good Neighbor Policy for the proposed *Main 45* Townhomes project is to describe the measures to be taken to ensure the *Main 45* Townhome project's ongoing compatibility with adjacent uses. These measures are intended to maintain the quality of life for existing residents and businesses while integrating this new community into the neighborhood. This Good Neighbor Policy is provided in support of the project's pending Multiple Residence (RM-2) with a PAD overlay Rezoning and Site Plan Review applications to ensure that this infill residential project is a positive addition to the surrounding area.

## **General Information & Background**

*Main 45* Townhomes is a proposed 45-unit, two-story, multi-family townhome-style community located at the southwest corner of Sossaman Road and Main Street in Mesa (the "City"), on 3.51 net acres (APNs 218-18-001K and 218-18-001J). The Site is currently vacant and is bordered by:

- North: Main Street, followed by the Sun Valley Plaza shopping center
- East: Sossaman Road, followed by a commercial flooring business
- South: A 20-foot-wide public alleyway, followed by the Mesa East Mobile Home Subdivision
- West: An existing professional office building

The developer, Elliot Barkan Development LLC, is committed to delivering a high-quality, well-managed community. Once development is completed and the units are occupied, the project will be professionally managed by a reputable property management company with an onsite leasing/management office to ensure cleanliness, well-maintained landscaping, and compatibility with surrounding uses.

The *Main 45* contact below is available to answer questions and address issues arising from this Good Neighbor Policy. Additionally, *Main 45* confirms its intent to abide by the conditions of the City's approvals, as applicable to this Good Neighbor Policy.

### **Contact:**

Elliot Barkan  
7505 E 6th Ave #100  
Scottsdale AZ 85251  
Phone: (480) 273-7138  
elliottbarkan@gmail.com

## **Ensuring Neighborhood Compatibility – Project Design**

The *Main 45* project team has designed the project to be compatible with the surrounding neighborhood as follows:

### **1. Location**

The *Main 45* project is designed to fit seamlessly into the existing residential neighborhood, with careful consideration given to integrating the development into the surrounding urban fabric. Thoughtful design choices have been made to ensure a smooth transition between existing homes and this missing-middle housing development. Utilizing a public alley which creates an additional barrier, the project features a 40-foot building setback from the Mesa East Mobile Home Subdivision property line and a total separation in excess of 60 feet to mobile home units. A six-foot perimeter wall, coupled with an enhanced landscaping buffer featuring two trees per rear yard (one of which will be installed at 36" box), will provide both visual screening and noise reduction, enhancing privacy for both new residents and adjacent mobile home lots. Additionally, the public alley to the south will not only serve as an added buffer but will also be improved to provide greater security to the neighborhood. These measures work in concert to create a well-balanced, thoughtful transition between different housing types and land uses.

Vehicle access in and out of *Main 45* will be restricted to Main Street, eliminating any impact on nearby residential streets or alleys and maintaining the character of the existing neighborhood. A traffic statement has been created to describe that resident traffic will not be expected to traverse through the Mesa East HOA public streets. Furthermore, the 2.3 parking spaces per unit (exceeding the City's 2.1-space requirement) ensures ample onsite parking, preventing overflow into surrounding streets.

Finally, in order to ensure compatibility with the Mesa East HOA community, all *Main 45* tenants will be prohibited from utilizing the Mesa East HOA amenities as a condition of their Lease Agreement. They also will be required to sign a separate Disclosure & Acknowledgement form which makes each and every tenant aware of the private nature of the Mesa East HOA community, existing urban fabric, its activities and potential impacts, and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

## **Ensuring Ongoing Neighborhood Compatibility – Complaint Response**

The *Main 45* project team will ensure ongoing neighborhood compatibility by quickly responding to any complaints that may arise. The following situations, conditions, and/or circumstances may be reported by *Main 45* residents, surrounding neighbors, and/or the City to the onsite property manager and will be resolved appropriately:

### **1. Resident Restrictions**

Residential tenants of *Main 45* will be required to observe all ordinances and rules of the City, along with additional rules implemented by the property management company. All



resident obligations, to the fullest extent of the law, will be enforced through specific lease provisions when a tenant signs their rental lease. These items within the lease will be updated and modified as needed to properly enforce the quality and integrity of the project.

## **2. Noise from Residents**

Noise complaints are of great concern to everyone, especially neighbors and rule-abiding tenants of the project, and the future property management company will take noise complaints seriously. Tenants within *Main 45* will be required to comply with the same noise ordinance and obligations that all residents of the City must comply with. This obligation will be further re-enforced through their lease.

## **3. Traffic & Parking**

The *Main 45* project has been designed to minimize traffic impacts on the surrounding community while ensuring ample onsite parking for residents and guests. *Main 45* will be accessed exclusively from Main Street, avoiding impacts on nearby residential streets and alleys. The site's proximity to transit options and pedestrian-friendly design will also reduce reliance on vehicles, aligning with the City's 2050 General Plan goals for walkable, transit-oriented development.

As discussed above, parking provisions exceed City requirements, with 2.3 spaces per unit, surpassing the required 2.1 spaces per unit for multi-family developments. Each townhome will include a dedicated garage space, supplemented by reserved parking for an additional vehicle. To prevent overflow parking in adjacent neighborhoods, the future property management company will implement and enforce parking policies, including requiring tenants to utilize their designated garage spaces for vehicle storage.

Should legitimate traffic or parking-related concerns arise, the property manager will collaborate with the City to identify appropriate mitigation measures that maintain safe and efficient circulation within and around the community.

By ensuring responsible parking management and minimizing traffic impacts, the Main 45 Townhomes project enhances the livability and accessibility of the surrounding neighborhood while supporting the City's vision for smart infill development.

## **4. Project Lighting**

Building lighting will be provided in conformance with all City lighting standards and the approved lighting plans. Tenants will not be allowed to alter any building lighting. This obligation will be further enforced through their lease.

## **5. Use of Mesa East Amenities**

The lease agreement will explicitly prohibit tenants from using Mesa East community amenities (e.g., pool, clubhouse). The project will provide and maintain its own amenities, including a BBQ ramada, children playground, grassed open space areas, and a dog park.

### **Conclusion**

The Main 45 Townhomes project has been carefully designed to ensure compatibility with its surroundings. Through enhanced buffering, traffic mitigation, and strict property management policies, the project will integrate seamlessly into the neighborhood while addressing key community concerns.

This Good Neighbor Policy reflects the commitment of Elliot Barkan Development, LLC and Rose Law Group, PC to responsible infill development and positive community engagement.