

TIMBOYLEDESIGN

450 N EMERSON MESA AZ 85201

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3426 E University Narrative Sept 17 2020



University Drive has long connected Mesa with Arizona State University, and now with an ASU Campus coming to Downtown, dwelling units for students, teachers, and staff are arriving.

The 36 dwelling units of 3426 E University are a luxury rental TwentyTwenty Modern style project patterned after the successful The Alan project along the canal on McKellips near Gilbert. Featuring canal views and large windows to bring in light, this infill project continues an upscale standard for future infill throughout Mesa. Multiple pocket parks sit within the large site, and amenities also include a jacuzzi, pool, clubhouse, ramada, and a large dog or pig park. The owner's plans include modern conveniences such as solar panels, Ring doorbells, and Nest thermostats.

A majority of the second story master suites have views of Mesa's canals and the distant mountain peaks. Most of the other units look out over the entertainment space, which has a pool, jacuzzi, a shade structure, concrete corn hole and metal ping pong tables. In the neighborhood meeting several nearby residents asked that the entertainment space not be along the west side to avoid noise, so it has been located along University, contained within the buildings on the site.

3426 E University ReZone Request
05 October 2020

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This lot has been long overlooked for development. Its irregular shape required careful architectural consideration to create a vibrant multifamily community. Units are oriented along the north, east, and south property lines to maximize views of green space and the canals.



Responses to Project Review Comments: Zoning Question #2

11-21-3: - DEVELOPMENT STANDARDS (Items from MZO 11-21-3 and 11-212-4, application in bold font)

Provide distinctive, superior quality designs. (See Section 11-31-32, Superior Design)

2. Address environmental performance standards outlined below:

Holistic Approach to Project Design: 3426 follows a holistic approach to project design, adding variety to Mesa's architectural pallet, color and texture. Its distinctive building form is built from durable, regionally traditional materials such as stucco and synthetic wood. The white trunks of the ghost gum trees match the building color, and as requested during the neighborhood meeting they line the canal to provide shade during the afternoon. Additional trees and flowers with bright purples, greens, and yellows are framed by the white building walls. Dark triangles and thin wood columns borrow from several modern artists such as Rothco and Stella, and the end unit triangles are set back to frame a portion of Mesa's blue sky. Building mounted signage and oversized interior address numbers reflect modern graphic design.

Responsive Approach to Site and Sub-Area Context: 3426's unique sense of place comes from how it integrates with the physical conditions of the immediate site, primarily where the canal breaks up the city's strict street grid. The largest row of buildings is aligned along the canal to provide water views from the master bedrooms and emphasize the approaching canal to foot, bike, and car traffic. Per requests during the neighborhood meeting the pool, bbq, and ramada were located along University to abate noise, and this created a deep view into this park that engages University while providing water views from a majority of the remaining master windows and all of the master balconies. A sculptural ramada further reaches beyond the pool fence near the bus stop connection. Unlike many gated communities, the project's interior roads don't block the street, but internal pedestrian gates integrated with the landscape architecture provide for the safety of the resident's families.

Sustainable Design: 3426's Townhouse massing forms with shared party walls are more efficient to keep cool and environmentally friendly because they use less material to build. The five distinct pocket parks and its visual and physical connection to the canal as a sixth park, creating multiple opportunities for social interaction. The lush trees provide shading for pedestrians both inside and outside the community. The North Park boasts many mesquite trees and turf for a pig or dog park. The two pocket parks in the channel between the buildings are a playground and a

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sitting garden. The South pool space provides water views from a majority of the remaining master windows and all of the master balconies. Large overhangs above the balconies and garages, and metal brows over the windows shade the windows and internal roads during the harsh summer months but invite sunlight during the winter. Multiple trees along the canal and throughout the site shade the internal walkways and the canal. 3426 exceeds the requirements for private open space, for shrubs provided, and for visitor parking.

A. Site selection criteria. Site must meet one criteria and meets criteria iii. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.

This high density development is adjacent to a planned bus stop and has a direct path to the bus stop.

B. Site design criteria. Designing the site to facilitate alternative modes of transportation and to reduce onsite environmental impacts.

I. Provide safe and secure storage for bicycles... For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.

Enclosed garages with garage doors and gated front yards provide safe and secure bicycle storage for 100% of residents.

Vi. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section...

3426's energy efficient connected row houses have ~1/3 the exposed exterior walls, so have significantly less solar exposure, require less electricity to heat and cool, and require ~1/3 the exterior material for construction. Deep overhangs block the sun's rays during the summer sun angle and create passive heating with the low winter sun angle. Screened operable windows and sliding glass patio doors create passive cooling or heating in late fall, winter, and early spring.

F. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.

Site is adjacent to a planned bus stop and has a direct path to the bus stop.

11-21-4: - SUPPLEMENTAL REGULATION

B. Common open space shall be an essential element of the plan. Open areas should provide an efficient, aesthetic, and desirable usage.

Common open areas are efficient, aesthetic, and desirable: a playground, a pool area with spa and bbq, a dog/pig park, and a sitting garden.

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C. Every structure containing residential, commercial, or industrial units shall have access to a public street. The access shall occur either directly to an abutting public right-of-way, or by use of a recorded access easement, or by utilizing a court, walkway, or other common area...

Every structure has a path to the street. Common area to be maintained by the management company.

Site Design Question #1

Arizona's most recognizable landmark is the Grand Canyon. Garage canyons shade windows and streets, thinner canyons require less street and are more environmentally friendly. When intentionally designed to create a unique architectural experience.

Garage canyons are similar to parking lots and structures, so while they must not be bleak, their size and shape should not require the reduction of the size and quality of the green spaces. Every fourth aligning unit has been reduced in size to break up the massing along the east interior street following Mesa's three-garage-doors-in-a-row rule, but not alter the holistic modern architecture style. Midway along the eastern interior street a side canyon splits the units with views to the playground and the sitting garden and the canal beyond it.

Both interior streets begin with colorful trees and face a specimen tree at the north end of the park during the drive. The east entrance has tall bamboo accents at its entry and Texas mountain laurels alongside the street.

This project's interior streets are flanked by deliberately designed roof to floor fins that mimic the entry facade architectural language, break up the garage door massing, and conceal/reveal plantings along the walls, framing a cinematic space for drivers to travel. Mesa should seek more unique, sculptural spaces.

The pavement is also broken with stamped concrete in several locations noted on the plan.

The garage doors have windows along one side to break up the long expanses of metal and add depth to their facades. The painted stucco line matching the garage door color further integrates the door into the sculptural facade. There is a random pattern of wood and metal doors.

The Design Review Board Looked over the plans and images in detail and had no opposition to the East Driveway.



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Site Design Question #1

Because 2 or even 4 ft walls with metal fencing above them allow anyone passing by on the higher canal a view into the private yards, a 5' solid wall is designed with one corner changing to a wrought iron fence to allow distant views from the interior of the units. Bicycles and other items in those yards can be placed behind the solid walls so as to not be viewable to strangers, and to help maintain the tidy look of the project as a whole. In response to DRB's request for a more modern fence, rails have been tilted 15 degrees to maintain minimalism but add novelty.



Site Design Question #3

Deviations list was updated to request units be permitted to face the canal or the pool and University. Irregularly shaped lots require creativity to create the density requested along the public transit lines in MZO 11-21-3 and 11-212-4. The four sided architecture has been specifically designed to be seen at an angle from University. This allows the primary entrances to face the Canal or the Pool Area and University.



University facing building sides have been designed according to minimalist architectural principles to integrate holistically with and frame the landscape architecture.



Design Review Board was specifically asked if they had issues with the orientation of the building and they did not.

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Setbacks Question #1

We request the required setback be reduced to 10'. This irregularly-shaped bypassed parcel requires a creative solution to achieve its highest and best use. Because its a triangle, only a very small percentage of the building will be built to the setback. Most of the project, such as the pool common area, have setbacks that are as deep as 120', that common area triangle having an average setback of 60'. The undulating building forms along University create an average setback of the entire south face of ~28', which creates additional visual interest and planting variety along the R.O.W. Our goal is to connect the deeper setbacks visually to bring views to from the street inside the project. We request a reduction in the setback so these sculptural buildings are located closer to better engage the street in a more urban manor. The Design Review Board spoke very highly of the architecture and requested similar projects be built in many more locations in Mesa. After extensive review of the plans they had no issue with the building's location.

Minimalist modern projects have challenges when they are presented to City staff and various boards. In other architectural styles it is easier to add protrusions or change materials and not look "designed by a committee." But the success of The Alan proves Mesa's urban landscape is enhanced by Minimalist modern architecture. In response to the Design Review Board's request to add more variety some of the garage doors, window shades, and interior balcony materials alternate between wood and metal.

Requests:

We request all out of date Conditions of Approval be removed for Casefile Z86-075

hearing date 7-21-1986

effective date 8-20-1986



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3426 is zoned R-3. We request a rezone from RM-3 to RM-3 BIZ, with the Bonus Intensity Zone overlay allowing the following alterations:

Location	RM-3	Requested BIZ	Details
South Setback	20'	10' min	Irregularly oriented buildings create setbacks ranging from 10' to 120', 28' average.
West Landscape Setback	15'	0'	Existing road along allows access for property to the West. We will reuse this existing road and its existing 5' landscape buffer with legal easement with neighbor
Interior building separation	30'	21'	Allows full sized interior street for garage access and maximizes green space to benefit residents and pedestrians over cars, and allows parks between longer blocks.
Canal Side	15'	15'	Original setback keeps the canal side open for larger green spaces.
Primary Entrances	Must Face R.O.W	Face University at an angle, face canal or other units	4 sided architecture has been specifically designed to be seen at an angle from University. This allows the primary entrances to face the Canal or the Pool Area and University. Sides have been designed according to minimalist architectural principles and holistically to frame the landscape.
Private Yard	175 sf	205 sf	
Balcony	6' min	3' min, no sq ft requirement	Neighborhood meeting residents were concerned about balcony party noise, many upscale developments in Scottsdale have 3' balconies
Visitor Parking	4	9	Parking for visitors on holidays, SuperBowl days, etc.

Justifications:

We request the South setback be reduced from 20' to 10.' This irregular, bypassed parcel has clearly been a challenge to develop in the past, and Mesa's additional required 10' R.O.W. reduced the amount of developable space along its widest side by ~3500 sq ft. By orienting the buildings towards the canal, this site's prized amenity, the University side creates an irregular setback ranging from 10' to over 120,' for an average setback of 28', allowing for diverse, uniquely-shaped amenity areas and pocket parks that better enhance the public realm being more unique to our grid based city. They reiterate the way the canals also break up Mesa's street grid.

We request the landscape buffer on the west side be reduced from 15' to 0.' The residence on the west side does not have its own driveway and would require partial demolition to build one. By reducing the setback on that side, this project can be a good neighbor and allow that property to have access along this road with a legal easement. This was discussed with the owner of that property. Where the project borders residential properties on the north west side, there is a much deeper landscape setback and a lush retention park. The fire truck drive aisle curves to the edge of the property line in one location, but firetruck use is likely to be infrequent.

We request the building separation reduced from 30' to 21'. This allows the driveway on the east to be minimized so that the landscape and shared green space is maximized on this tight, irregular lot. Individual units will

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have 205 sq ft of private open space, 30 sq ft more than required by code. The Design Review Board did not specifically call this feature out as an issue.

Mesa's Quality Design Guidelines recommend the avoidance of blank, windowless walls. All of the walls in this project are broken up through windows and a sculptural use of materials inspired by modern art. The scale of this minimalist sculptural architecture as seen from a car is similar to drawing near to a Rothco, Stella, or Lewitt in a gallery. This modern design is partly why The Alan was such a successful project. The Design Review Board was in favor of the design, although they requested additional randomness in the areas so the design has been updated to have randomly spaced wood and metal garage doors and wood and metal window shades.

We request that Mesa's balcony requirement be reduced from 6' wide to 3' wide. This is increasingly common in new dense multifamily projects in neighboring cities such as Scottsdale and Tempe. During the neighborhood meeting the residents to the west were concerned about loud parties on balconies; in response we would like them to be smaller and not be a large gathering place.

Using The Alan as a test case, when possible in garaged dense dwellings it is advantageous to have more guest parking spaces than required by code. This project has added several more spaces than code requires.



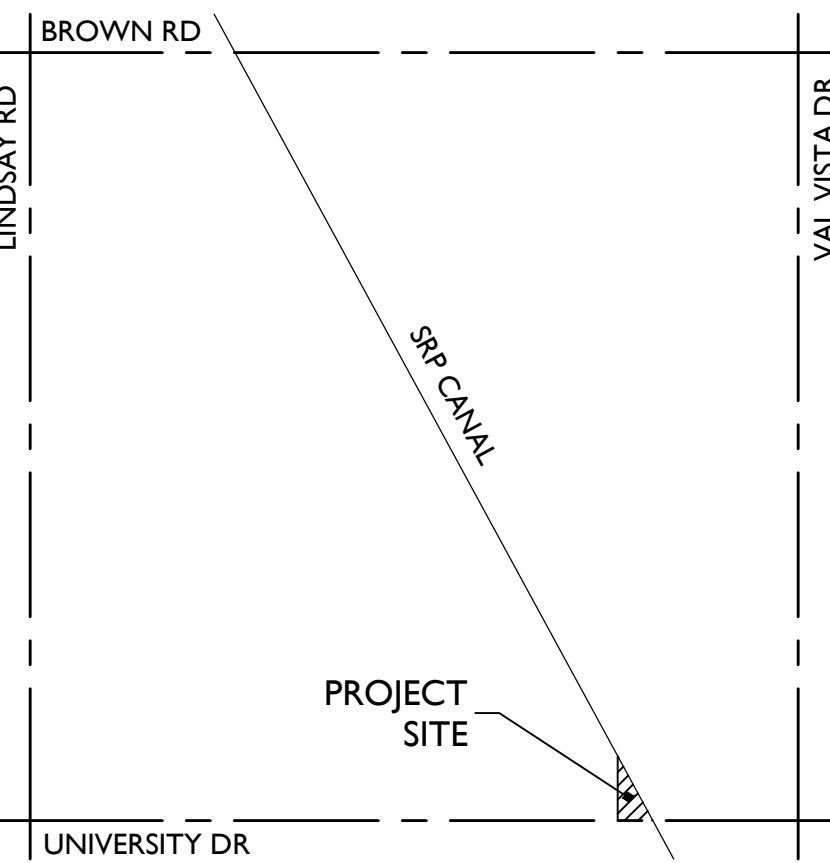
111 E. Dunlap Ave., Suite 1-278
Phoenix, Arizona 85020

L1.0

UNIVERSITY AND VAL VISTA - MULTIFAMILY RM-3 PRELIMINARY GRADING AND DRAINAGE PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, T.1 N., R.6 E.,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

ARCHITECT:
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EMAIL: tim@timboyle.com
CONTACT: TIM BOYLE

ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD.
MESA, AZ 85201
TEL: (480)-503-2250
EMAIL: kyle.millett@epsgroupinc.com
CONTACT: KYLE MILLETT, P.E.

BENCHMARK

NAIL WITH BRASS TAG ON THE TOP OF CURB
AT THE NORTHEAST CURB RETURN OF THE
INTERSECTION AT LINDSAY ROAD AND
UNIVERSITY DRIVE HAVING A PUBLISHED
ELEVATION OF 1270.29' (NAVD'88 - CITY OF
MESA)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6
EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA, AS MEASURED
AND RECORDED IN THAT FINAL PLAT IN BOOK
409, PAGE 42 OF MARICOPA COUNTY RECORDS,
BEING NORTH 90°00'00" WEST.

$V = C \cdot A \cdot P / 12$ (1)
Where:
V = Runoff Volume
C = Runoff Coefficient
A = Drainage Area
P = 2.20 in

Surface Retention Basin Volume Calculations

Basin ID	Elevation	Area (ft ²)	Incremental Volume (ft ³)	Volume Provided, V _p (ft ³)
B1	1282	803		
	1283	1,283	1,043	
	1284	2,309	3,112	
	1285	3,342	2,826	
	1285.5	3,928	1,818	8,798

Underground Retention Volume Calculations

Basin ID	Pipe Dia (ft)	Pipe Length	Volume Provided, V _p (ft ³)
UG1	10.0	30	2,356
UG2	10.0	55	4,320

Volume Required and Summary

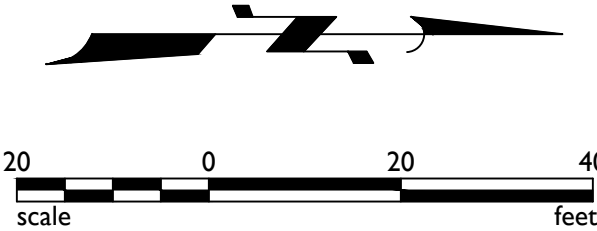
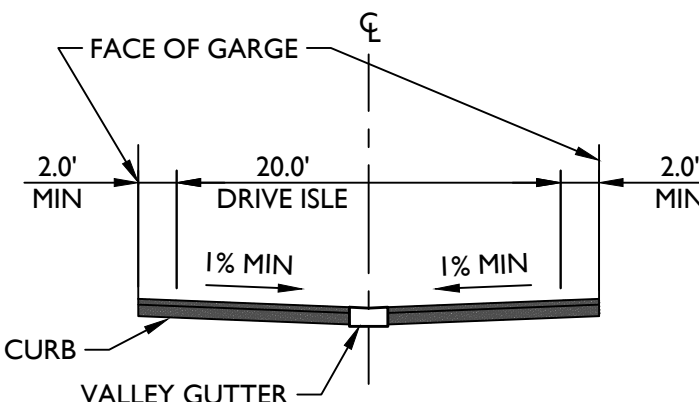
Basin ID	Sub-Basin ID	Sub Basin Area Description	Contributing Area (ft ²)	C =	Volume Required, V _r (ft ³)	Volume Provided, V _p (ft ³)	Estimated Water Depth (ft)
B1	A1a	Onsite	75,692	0.80	11,101	8,798	
		Total	75,692	0.80	11,101	2,356	3.48
B2		Onsite	29,352	0.80	4,305	171	
		Total	29,352	0.81	4,305	4,491	3.36

SITE DATA

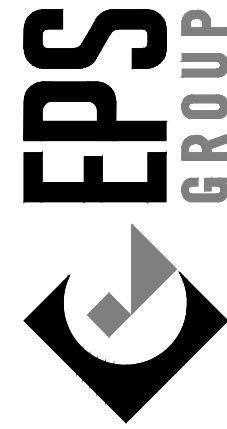
UNITS: 33
NET ACRES: 2.23 AC
GROSS ACRES: 2.68 AC

TYPICAL DRIVE ISLE SECTION

N.T.S.



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
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www.epsgroupinc.com



University and Val Vista

Preliminary Grading and Drainage Plan

Project:

Revisions:

Rev	Description	By	Date

Call at least two full working days
before you begin excavation.

ARIZONA 800

800-874-6666 (Toll Free)

in Maricopa County: (602) 263-1100

Designer: KDM

Drawn by: KDM



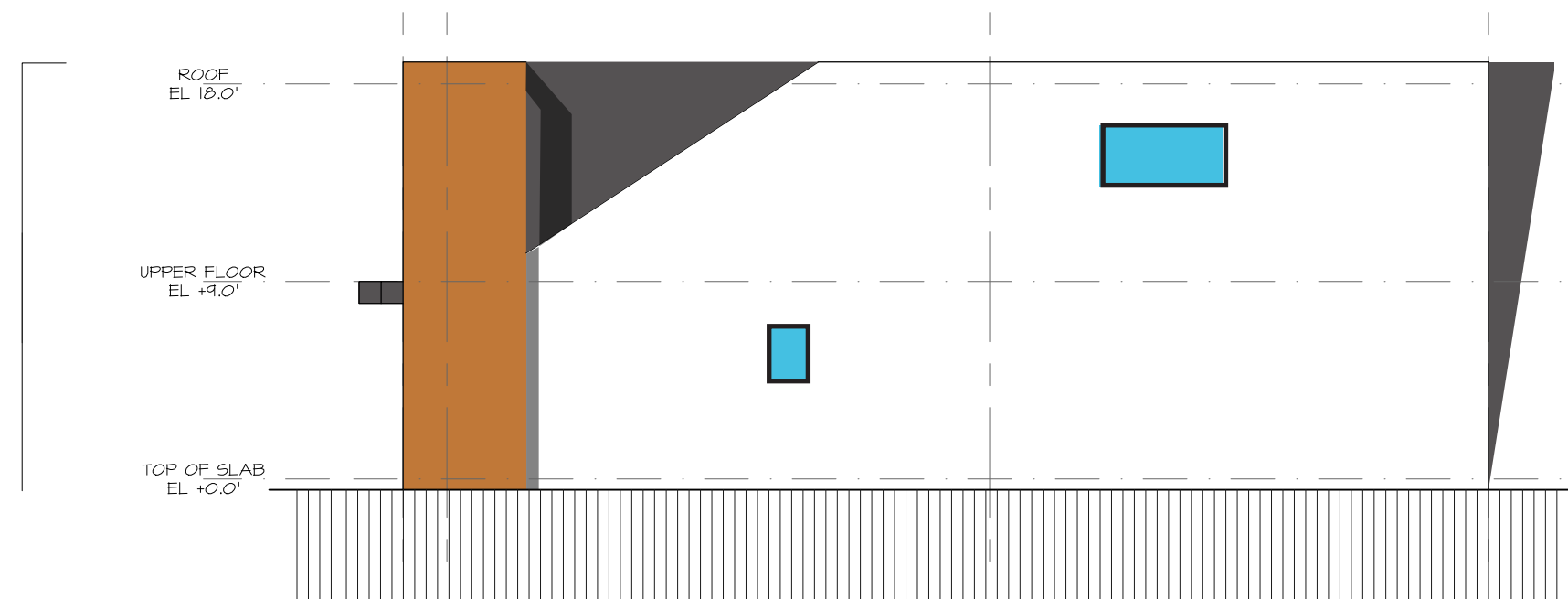
Job No.
20-0080

PGOI

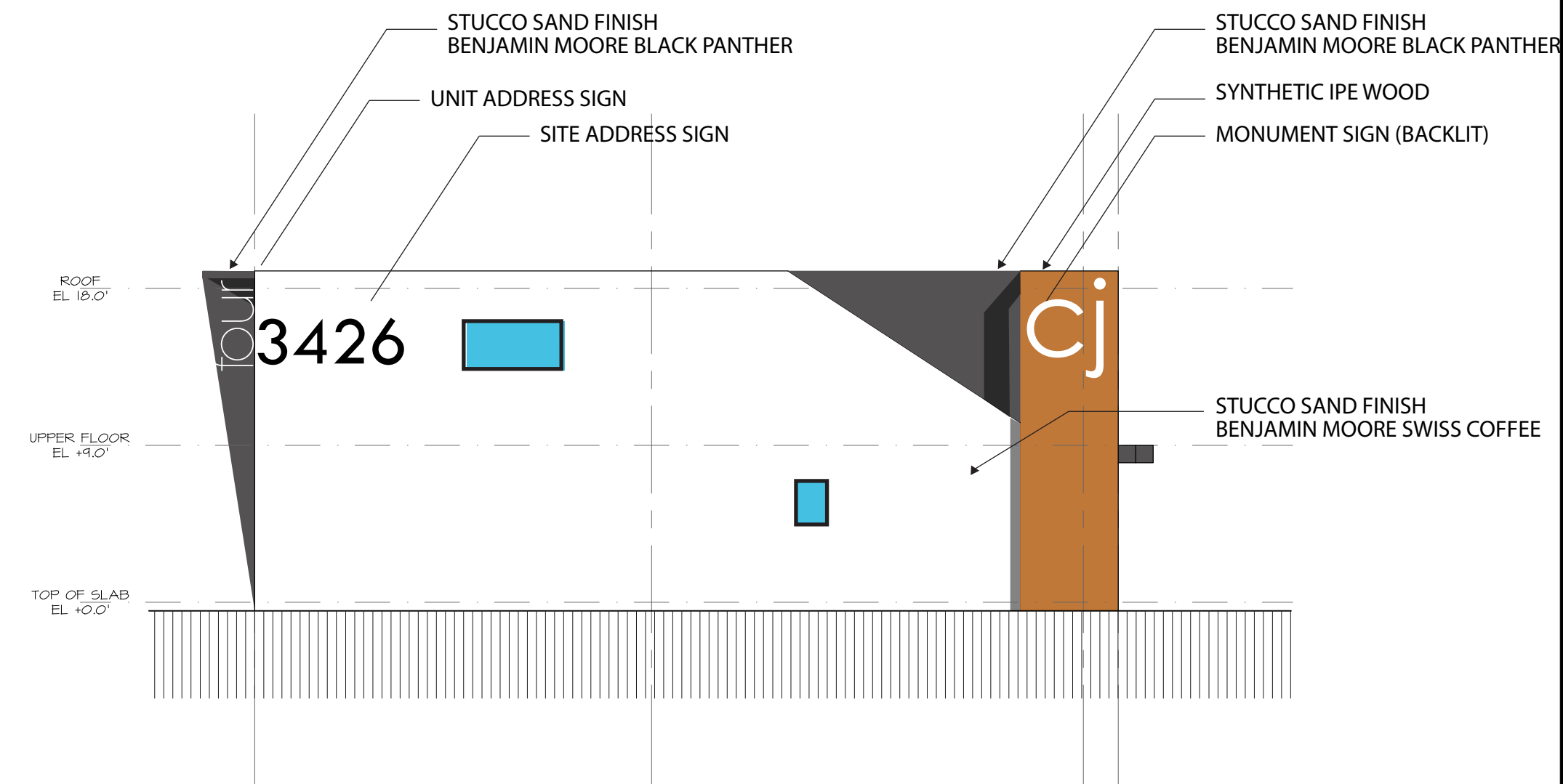
Sheet No.
1 of 1



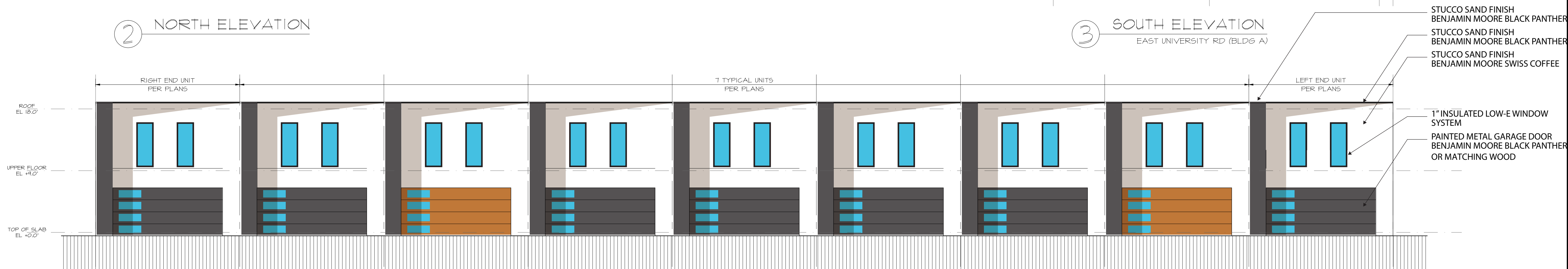
1 EAST ELEVATION
(FACING CANAL)



2 NORTH ELEVATION



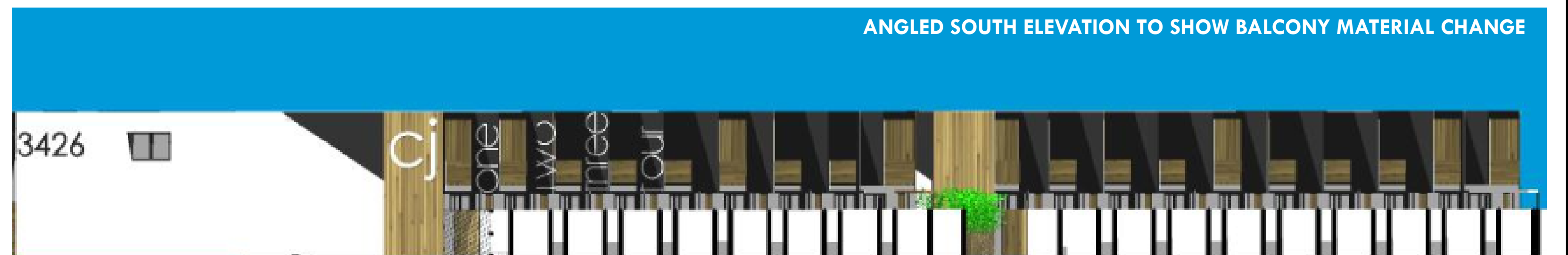
3 SOUTH ELEVATION
EAST UNIVERSITY RD (BLDG A)



4 WEST ELEVATION



SOUTH SITE ELEVATION



ANGLED SOUTH ELEVATION TO SHOW BALCONY MATERIAL CHANGE

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REVISIONS

ISSUE RECORD

CONSULTANT

PROJECT NO. 2009
PROJECT
33 UNIT DEVELOPMENT
ADDRESS
3426 E UNIVERSITY DR
MESA AZ 85213
CLIENT
3426 E. UNIVERSITY LLC

DRAWING TITLE

BUILDING A & B
ELEVATIONS

SCALE 1/8" = 1'-0"
DRAWN DBH
DATE FEB 2020
PLOTTED 6/22/20

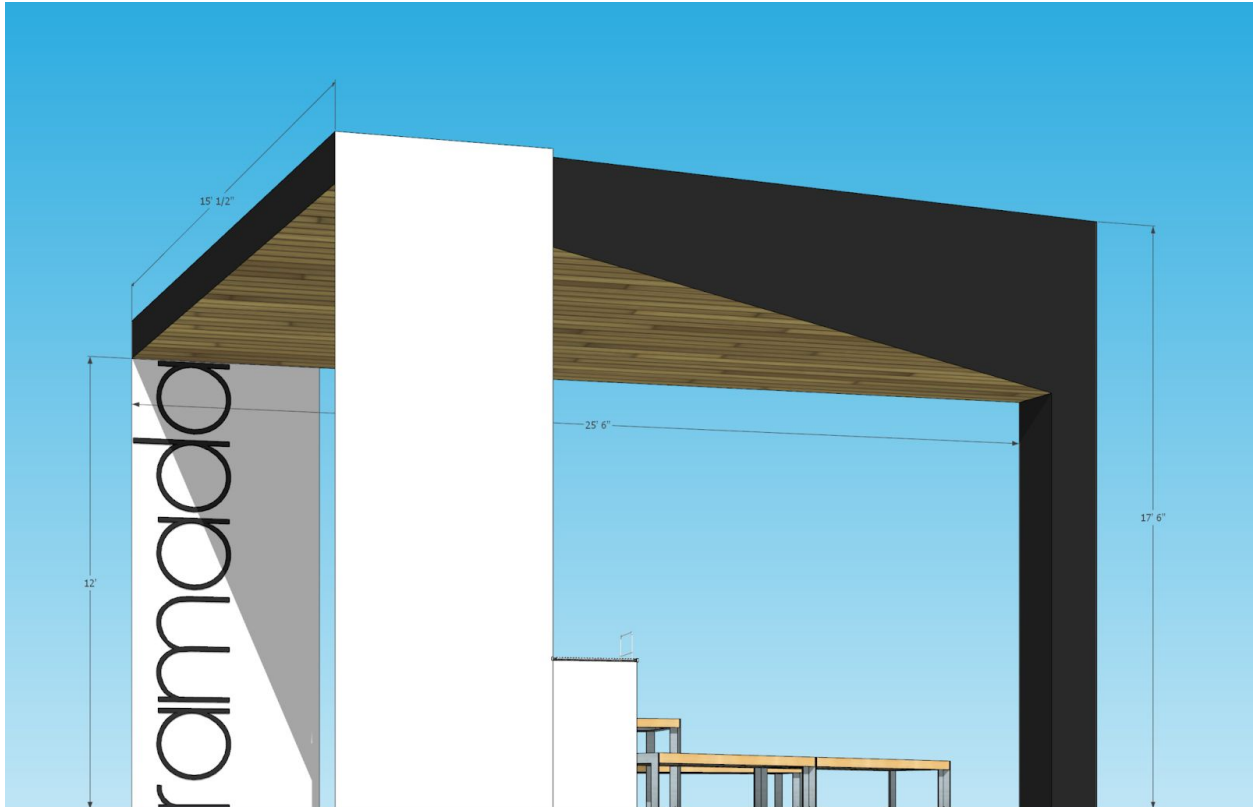
DRAWING NO.
A301
ISSUE REV

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3426 Ramada, Clubhouse, Fence, and Roof Access Ladder Screening Details



3426 E University Ramada, Clubhouse, Fence, and Roof Access Ladder Screening Details

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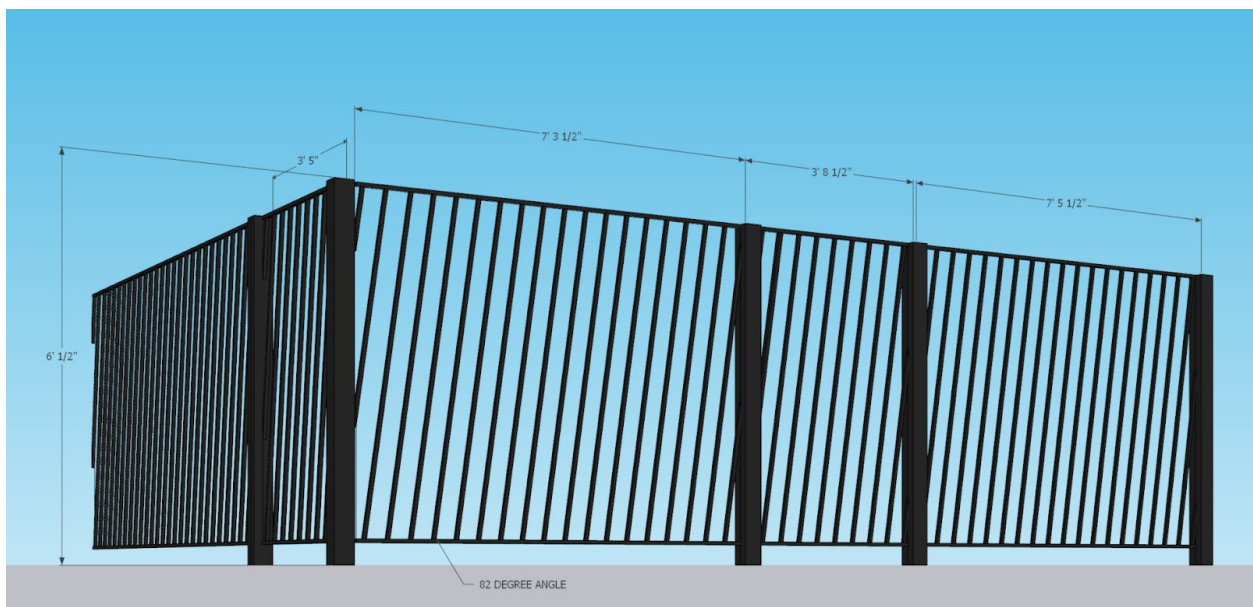


3426 E University Ramada, Clubhouse, Fence, and Roof Access Ladder Screening Details

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3426 E University Ramada, Clubhouse, Fence, and Roof Access Ladder Screening Details

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Roof Access Ladder Screening with Greenscreen Wire Mesh



CLOSED



OPEN

3426 E University Ramada, Clubhouse, Fence, and Roof Access Ladder Screening Details

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3426 E University Citizen Participation Plan

The purpose of the Citizen Participation Plan is to inform citizens, property owners, and neighborhood associations in the vicinity of our application to rezone the parcel from RM-3 to RM-3 BIZ.

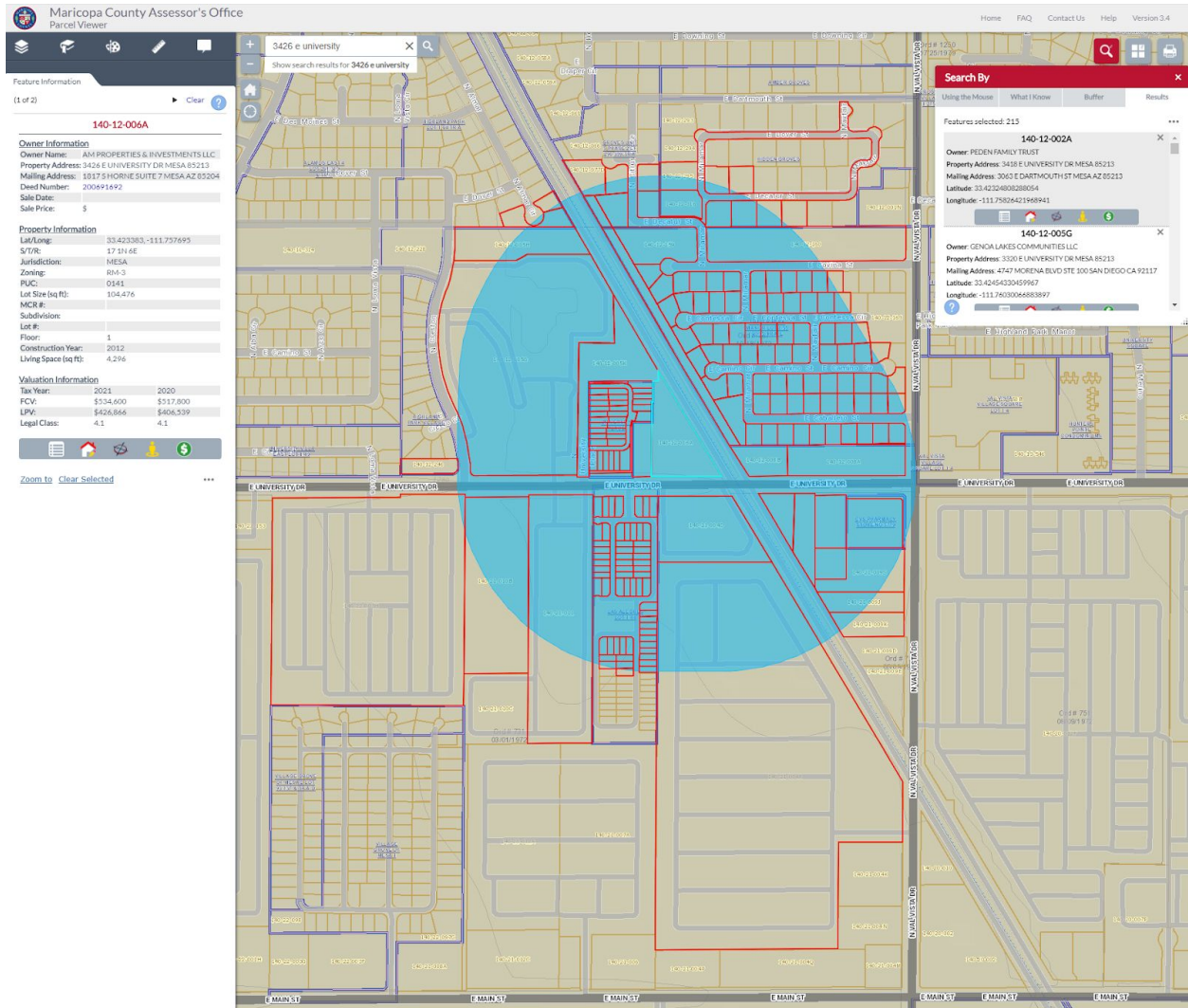
Action Plan: Members of the community affected or interested in this application will be informed of the details of the request through a mailed invitation for an organized neighborhood meeting (Meeting list will be attached to the neighborhood meeting report.)

1. A contact list was developed for citizens in the area including all property owners within 1000 ft of the site. See map on next page.
2. A virtual neighborhood meeting is scheduled for interested neighborhood groups and citizens on Thursday August 6, 2020 from 7:00pm to 8:00pm.
<https://www.zoom.us/join> Meeting ID: 928 0664 7216 Password: 3426E
3. A presentation will be made to these individuals in the neighborhood meeting to keep them abreast of any developing changes in the plan
4. All neighborhood contact materials, such as sign-in lists, comments, meeting notes and petitions will be copied to the City of Mesa

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3426 E University ReZone Request
20 June 2020

3426 E University, Citizen Participation Report DRB20-00410, ZON20-00398

August 24 2020

Creating a modern community requires the feedback of members of that community. Seeking feedback we planned a community meeting for August 6 2020. 215 letters were sent to residents within 1000' of 3426 W University, notifying them of the plans for the project and an upcoming online meeting.

The owner of the adjacent parcel to the west called two days after the letters were mailed, and discussed the history of his ownership of his property and its current residents. Because of how this parcel was split in the past his only access to University is by the road on 3426 E University, and to build his own driveway would require he remove portions of the existing house. Anticipating this 3426 was designed to have a road in approximately the same place as his existing access.

The community feedback meeting was held on August 6, 2020 at 7:00pm.

There were between 6 and 10 attendees throughout the hour long meeting. Several had purchased their homes in that area specifically because it was near the canal and they are heavy canal users and would love some benches.

Most were glad to see the derelict house and vacant land developed. A few were concerned about their views of the canal being blocked by the new buildings and landscape. The design locates most of the buildings to the south where views won't be blocked. Neighboring residents primarily back up to the dog/pig park area on the north, and we discussed how to locate trees so as not to block their canal facing windows. They were also concerned about trees dropping leaves into their pools and their community pool. The landscape architect has been notifying of this and will design the landscape to minimize this.

Residents were concerned about noise in the clubhouse area and pool, so after the meeting those amenities were moved to the south along University where they are encompassed by buildings to limit noise. This enabled most of the units to have bedroom views either towards the canal or towards the pool area.

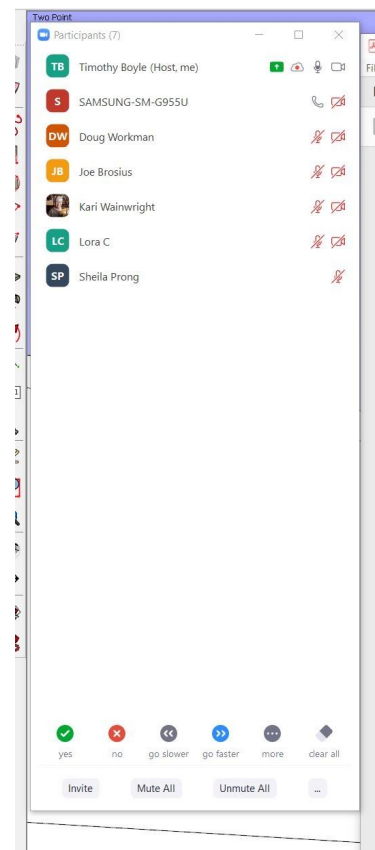
One resident was "devastated" by the modern design of the building: "Just curious what inspired the ultra modern contemporary design because this is a pretty traditional area and you know some of us aren't so into that modern vibe."

There was a discussion about new styles of architecture adding to Mesa's urban fabric, and the need to be accepting of diversity in modern design. When you look at the Sirrine House you see Mesa used to look different 100 years ago, and in 100 years it will look different than it does today.

A resident ended the meeting with this comment: "Thank you for having the meeting for with us. Thank you so much. I appreciate that. And I'm sure everyone else does, too. And I'm gonna stop talking now."

Zoom recorded the community meeting to the cloud and it can be accessed here:

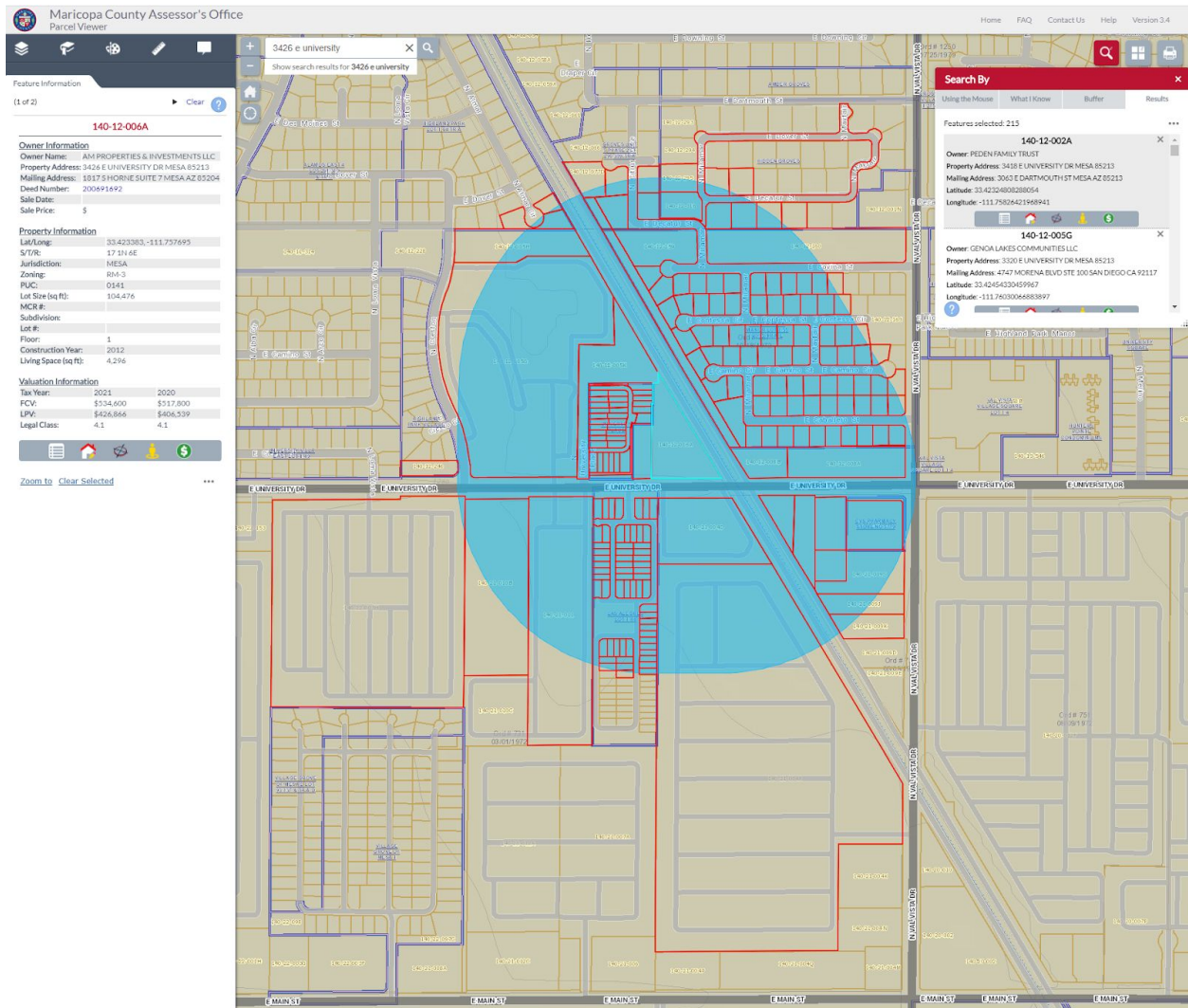
https://asu.zoom.us/rec/share/eFVA6ri-EZLTqfEOB_gdflvPKHAeaa81CFK86UEnOyXoPhBkZ48Z700IlxoK6lo



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Map of the parcel and all properties within 1000'



Next pages:

A copy of the letter sent informing residents of the online community meeting.
Addresses of residents and homeowners that mailers were sent to.

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3426 E University, Mesa Development Community Meeting



University Drive has long connected Mesa with Arizona State University, and now with an ASU Campus coming to Downtown, dwelling units for students, teachers, and staff are arriving.

The 33 dwelling units of 3426 E University are a luxury 2020's modern style project patterned after the successful "The Alan" project along the canal on McKellips near Gilbert. Featuring canal views, balconies, and large windows to bring in light, this infill project continues an upscale standard for future infill throughout Mesa. Multiple pocket parks sit within the large site, and amenities also include a lap pool, a clubhouse, ramada, putting green, and several dog or pig parks. Plans include modern conveniences such as solar panels, Ring doorbells, and Nest thermostats. The exteriors blend metal paneling, synthetic wood gates and balconies, sand finished stucco and modern pavers. The units are designed to meet EPA Energy Star standards and have extensive daylighting strategies and sunlight shading strategies to contribute to the high efficiency of the buildings.

As a home or property owner within 1000' of this project, you are invited to participate in an online zoom community meeting regarding this project on Thursday August 6, 2020 from 7:00pm to 8:00pm.

<https://www.zoom.us/join> Meeting ID: 928 0664 7216 Password: 3426E

If you have not installed Zoom you will be prompted on how to do so.

If typing this zoom link into your web browser is challenging, please email **3426EUniversity@gmail.com** prior to the meeting for a direct link.

**3426 E University, Mesa Development Community Meeting
6 August 2020 7-8pm**

PEDEN FAMILY TRUST,
3063 E DARTMOUTH ST MESA AZ
85213

GENOA LAKES COMMUNITIES LLC,
4747 MORENA BLVD STE 100 SAN
DIEGO CA 92117

CASSIDY WELCH
MESA PLANNING DEPARTMENT
55 N CENTER ST
MESA AZ 85201

PRE-HAB FOUNDATION THE,
868 E UNIVERSITY DR MESA AZ
85203

SHIRIF KHALID MAHMOUD,
8282 E FAIRY DUSTER DR GOLD
CANYON AZ 85118

JOHNSON DAVID A,
1425 N ORLANDO MESA AZ 85204

MESA CITY OF,
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

WILLS RONALD C/KIMBERLY A,
3343 E DOVER CIRCLE MESA AZ
85213

JACKSON JEFFREY M/JANET Y,
606 N CITRUS COVE MESA AZ 85213

BOND DONALD/CAROLE JEAN,
605 N CITRUS COVE MESA AZ 85213

HANNY VICTOR E/PAMELA M,
3359 E DOVER ST MESA AZ
85213-7051

JACKSON JEFFREY M/JANET Y,
606 N CITRUS COVE MESA AZ 85213

MACHULA FAMILY LIVING TRUST,
3333 E DOVER CIR MESA AZ 85213

GROZIC GORAN/MARIJA,
3557 E CABALLERO ST MESA AZ
85213

GROZIC GORAN/MARIJA,
3549 E CABALLERO ST MESA AZ
85213

LICON JUAN CARLOS A/AVILA HEIDI
LEIGH,
3541 E CABALLERO ST MESA AZ
85213

BADGETT MICHAEL/JENNIFER,
3533 E CABALLERO ST MESA AZ
85213

JOHNSON DAVID A,
1425 N ORLANDO MESA AZ 85204

LAMBSON FAMILY TRUST,
3525 E CABALLERO ST MESA AZ
85213

MARRIOTT MCKAY P/JANALEE S,
3517 E CABALLERO ST MESA AZ
85213

TAYLOR BENJAMIN/ELISA,
3509 E CABALLERO ST MESA AZ
85205

LAFAYETTE ALBERT/GREEN TRACY
MICHELLE,
3463 E CABALLERO ST MESA AZ
85213

SMITH MARK/MARILY,
3455 E CABALLERO ST MESA AZ
85213

WAINWRIGHT HOWARD T/GAIL K,
3447 E CABALLERO ST MESA AZ
85213

OBRIEN SETH,
3437 E CAMINO CIRCLE MESA AZ
85213

KEEGAN CHELSEA G,
3429 E CAMINO CIR MESA AZ 85213

LORBECK FAMILY LIVING TRUST,
3418 E CAMINO CR MESA AZ 85213

RUDD TREY B/JOHANNA K,
3426 E CAMINO CIR MESA AZ 85213

MARTIN BRUCE R/PAIGE A TR,
3434 E CAMINO CIR MESA AZ 85213

KNIGHT MATTHEW SCOTT,
3442 E CAMINO ST MESA AZ 85213

L N GREKO LLC,
2748 E HALE ST MESA AZ 85213

VILLA MICHAEL H/SARA B,
3464 E CAMINO ST MESA AZ 85213

FORD JEFF L/TAMMY R,
3506 E CAMINO ST MESA AZ 85213

CIUFO PHILIP,
3509 E CONTESSA ST MESA AZ
85205

INTER VIVOS REVOCABLE TRUST,
1206 SEACOAST DR NO B IMPERIAL
BEACH CA 91932

REANE K RABORN TRUST
AGREEMENT OF 2016,
3457 E CONTESSA ST MESA AZ
85213

GREENE SANDRA LEE,
3449 E CONTESSA ST MESA AZ
85213

JONES DAVID C/LAURA L,
3441 E CONTESSA CR MESA AZ
85213

NGUYEN THINH/THAO,
3433 E CONTESSA CIR MESA AZ
85213

ORTIZ JOSEPHINE,
3425 E CONTESSA CIR MESA AZ
85213

ACELLIA V COLE REVOCABLE
FAMILY TRUST,
3413 E CONTESSA CIR MESA AZ
85213

EVANS DANIEL/JANNALEE,
3408 E CONTESSA CIRCLE MESA AZ
85213

HOWLAND LIVING TRUST,
3414 E CONTESSA CIR MESA AZ
85213

YOUNG STEVE/ANGIE,
3422 E CONTESSA CIRCLE MESA AZ
85213

NGUYEN AN H/HONG THI,
3430 E CONTESSA CIR MESA AZ
85213

SAIFI MOHAMED/DOSDALL-SAIFI
DEBRA M,
3438 E CONTESSA CIR MESA AZ
85213

RAMIREZ LUCINDA D TR,
3439 E COVINA ST MESA AZ 85213

KOEHNLEIN DONALD/DEWITT
DENISE,
3427 E COVINA ST MESA AZ 85213

SCHLAG THOMAS B/KYONG S,
3419 E COVINA CR MESA AZ 85213

HOOVER SCOTT/LAURA,
3411 E COVINA DR MESA AZ 85213

RINGEL BRIAN,
3405 E COVINA CIR MESA AZ 85213

JOLLY EUGENE F,
3401 E COVINA CIRCLE MESA AZ
85213

SAWKA MICHAEL T/MALISSA D,
3523 EAST COVINA STREET MESA
AZ 85213

KRESGE FAMILY TRUST,
3519 E COVINA ST MESA AZ 85213

BLACK KYLER/MARY BETH,
3511 E COVINA ST MESA AZ 85213

ODELL ROBIN/TAMARA,
3503 E COVINA ST MESA AZ 85213

GARCIA PETER G/MARISA I,
3461 E COVINA ST MESA AZ 85213

RAMIREZ JASON ALLEN,
3453 E COVINA_ST MESA AZ 85213

JOSEPH M DIVINE AND CARMEN K
DIVINE TRUST,
3454 E CONTESSA ST MESA AZ
85213

NEUZIL LAURIE A/PHILIP A,
3462 E CONTESSA CIR MESA AZ
85213

NELSON FRED M/LORRAINE M TR,
3506 E CONTESSA ST MESA AZ
85213

MANRIQUEZ LUIS E/OLIVAI A,
3514 E CONTESSA ST MESA AZ
85213

RHOTON JEFF/KIM,
3522 E CONTESSA CIR MESA AZ
85213

SOELBERG JAMES ALAN/ERICA,
3530 E CONTESSA CIR MESA AZ
85213

GRIFFIN PAUL R/DENAE L,
3541 E CONTESSA CIRCLE MESA AZ
85213

THORNE JEREMIAH J/NATALIE C,
3533 E CONTESSA CIR MESA AZ
85213

SHOEMAKER DAVID C/KAREN B,
3523 E CONTESSA CIR MESA AZ
85213

SCHOENFELD KENNETH R,
3402 E DOWNING ST MESA AZ 85213

JAGGERS GINETTE,
3528 E CAMINO CIR MESA AZ 85213

BRINKERHOFF TROY J/STACI D,
3536 E CAMINO CIR MESA AZ 85213

BERNS STEVEN W/LINDA D TR,
3548 E CAMINO CIR MESA AZ 85213

HARRIS RAND E/MALINDA J,
3555 E CAMINO CIR MESA AZ 85213

MARSH ALLEN R/KAREN O,
3549 E CAMINO CIR MESA AZ 85213

MCCALL DAVID C/JENNIFER E TR,
3537 E CAMINO CIR MESA AZ 85213

NIELSEN JOEL D/STACI D,
3529 E CAMINO CIR MESA AZ 85213

AHLSTROM CRAIG M JR/VEVA,
3521 E CAMINO CIR MESA AZ
85213-7033

HAWKINS MARK A/DEBRA H,
3513 E CAMINO ST MESA AZ 85213

SCHMIDT GARY DALE/SANDRA JO,
3505 E CAMINO ST MESA AZ 85213

WILLETS JOSEPH/DANIELLE,
3461 E CAMINO ST MESA AZ 85213

KAUDERER ANNETTE/STOLIKER
DAVID,
3449 E CAMINO ST MESA AZ 85213

HOSKINS BARRY L,
3450 E CABALLERO ST MESA AZ
85213

WORKMAN TRUST,
3462 E CABALLERO ST MESA AZ
85213

MALINOWSKA MONIKA,
3506 E CABALLERO ST MESA AZ
85213

RNJAK SIMO/ANICA,
3514 E CABALLERO ST MESA AZ
85213

PHIPPS ANDREW L,
3522 E CABALLERO ST MESA AZ
85213

CLARK ALICE M,
3530 E CABALLERO ST MESA AZ
85213

CALHOUN CHRISTOPHER,
3538 E CABALLERO ST MESA AZ
85213

BRADSHAW WILL D,
2507 OLD BROOK LN SAN ANTONIO
TX 78230

THOMPSON ROOSEVELT
JR/ANGELA M,
3558 E CABALLERO ST MESA AZ
85213

MESA CITY OF,
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

MESA CITY OF,
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

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20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

MESA CITY OF,
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

ESSARY TRACEY L/LESTER H,
609 N ALMAR CIR MESA AZ 85213

AKER SHAWN/CRYSTAL,
2036 S RESEDA CT GILBERT AZ
85295

STRAGIER DANIEL,
4244 NARRAGANSETT AVE SAN
DIEGO CA 92107

MESA CITY OF,
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

PARK KAB/KANG SCOTT S,
3422 E UNIVERSITY DR UNIT 1 MESA
AZ 85213

3422 UNIVERSITY LLC,
4234 E LEXINGTON AVE GILBERT AZ
85234

POLACO HENRY P,
3422 E UNIVERSITY #3 MESA AZ
85213

KONLEY JACQUELINE L,
3422 E UNIVERSITY DR UNIT 4 MESA
AZ 85213-8697

CERASOLI LORA,
3422 E UNIVERSITY DR NO 5 MESA
AZ 85213

GARAVAGLIA NICOLE,
3422 E UNIVERSITY DR UNIT 6 MESA
AZ 85213

CARY J ROSENE DECLARATION OF
TRUST/BETH J ROSENE
DECLARATION OF TRUST,
1035 N EPPERSON RD PRINCETON
IL 61356-9799

LYNN DURELL KIMBERLEY/KELLEY,
3422 E UNIVERSITY DR UNIT 8 MESA
AZ 85213

AKE MELISSA A,
3422 E UNIVERSITY DR 9 MESA AZ
85213

STEEVES ALAN W/SHAYNA
L/TINNEY J M DANNA,
6479 SUNSHINE DR DELTA BC
CANADA V4E 1P3

WILLIAMS ERIC D,
3422 E UNIVERSITY DR UNIT 11
MESA AZ 85213

TH PROPERTIES NO 1 LLC,
54 W MAIN ST MESA AZ 85201

DIMAS AFTON RANDALL,
3422 E UNIVERSITY DR UNIT 13
MESA AZ 85213-8697

PRONG SHIELA,
3422 E UNIVERSITY DR 14 MESA AZ
85213

REDMON DENA LYNN,
3422 E UNIVERSITY DR UNIT 15
MESA AZ 85213

CHAU TAMMY H/HECKROTE DON W,
320 N COBBLESTONE ST GILBERT
AZ 85234

WILSON ANGELA MARGARET,
3422 E UNIVERSITY DR UNIT 17
MESA AZ 85213

WILSON ALEXANDER M/AMY J,
3422 E UNIVERSITY DR NO 18 MESA
AZ 85213

PERLAS DEONA,
3422 E UNIVERSITY DR UNIT 19
MESA AZ 85213

JIN SHI,
761 W SAN MARCOS DR CHANDLER
AZ 85225

COATS PATRICIA CAROL,
3422 E UNIVERSITY DR 21 MESA AZ
85213

LILJENQUIST FAMILY TRUST,
2032 E NORCROFT ST MESA AZ
85213

HODGES CANDYCE,
3422 E UNIVERSITY DR UNIT 23
MESA AZ 85213

COOPER ARIEL M,
3422 E UNIVERSITY DR UNIT 24
MESA AZ 85213

JOHNSON RICHELLE/THEODORE,
PO BOX 20319 FOUNTAIN HILLS AZ
85269

OWENS GREGORY,
136 PEPPARDINE DR FAIRBANKS AK
99709

GUTIERREZ-REINBOLD
MARY/REINBOLD YVONNE,
3422 E UNIVERSITY DR UNIT 27
MESA AZ 85213

WOODSON LINDA J,
851 N CITRUS COVE MESA AZ 85213

REPP MERLIN/KRALL MARK E,
921 W UNIVERSITY DR NO 1182
MESA AZ 85201

MCDANIEL LEE L/MARY JOAN,
461 W APACHE TRL UNIT 423
APACHE JUNCTION AZ 85120

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC,
222 S POWER RD 205 MESA AZ
85206

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC,
222 S POWER RD 205 MESA AZ
85206

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC,
222 S POWER RD 205 MESA AZ
85206

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC,
222 S POWER RD 205 MESA AZ
85206

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC,
222 S POWER RD 205 MESA AZ
85206

GEORGE MARCUS DOVER IV AND
SUSAN M DOVER REVOCABLE
TRUST,
622 N MIRAMAR MESA AZ 85213

HARRITT CLINT DAVID/KARA GAYLE,
3440 E DECATUR ST MESA AZ 85213

MANWARING JONATHAN H/RACHEL
K,
3428 E DECATUR ST MESA AZ 85213

ANDERSON CARL THOMAS,
2434 E MELROSE ST MESA AZ 85213

SHERWOOD TED/DIANA,
3441 E DECATUR ST MESA AZ 85213

SALMON MATTHEW/NANCY,
3453 E DECATUR ST MESA AZ 85213

STANDAGE BRIAN/LAURA,
3505 E DECATUR ST MESA AZ 85213

HIDDEN GROVES HOMEOWNERS
ASSOCIATION,
PO BOX 8538 MESA AZ 85214

HIDDEN GROVES HOMEOWNERS
ASSOCIATION,
PO BOX 8538 MESA AZ 85214

HIDDEN GROVES HOMEOWNERS
ASSOCIATION,
PO BOX 8538 MESA AZ 85214

MHC HIGHLANDS/BRENTWOOD LLC,
P O BOX 06115 CHICAGO IL 60606

FBP VISTA AZ LLC/MPP VISTA AZ
LLC/VV APARTMENTS AZ LP,
2912 DAIMLER ST SANTA ANA CA
92705

MESA CITY OF,
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

A NEW LEAF INC,
868 E UNIVERSITY DR MESA AZ
85203

RICHARDSON KURT/LEANN C,
330 N VAL VISTA DR MESA AZ 85213

STONE EAGLE LLC,
1429 N GILBERT RD MESA AZ 85203

BUNKERS UNIVERSITY CHAPEL LLC,
33 N CENTENNIAL WAY MESA AZ
85201

BUNKERS UNIVERSITY CHAPEL LLC,
33 N CENTENNIAL WAY MESA AZ
85201

FW INVESTMENTS LLC,
342 N VAL VISTA DR NO 106 MESA
AZ 85213

PILGRIM EVANG LUTH CH OF MESA
AZ INC,
3257 E UNIVERSITY MESA AZ 85213

POLO CLUB LLC,
4660 LA JOLLA VILLAGE DR STE
1080 SAN DIEGO CA 92122

DROTOS MYRTLE A TR,
3345 E UNIVERSITY DR UNIT 1 MESA
AZ 85213

ARPIN BRENDA L,
3345 E UNIVERSITY MESA AZ 85213

HEIPEL ALLAN R/REVERING DONNA,
3345 E UNIVERSITY DR UNIT 3 MESA
AZ 85213

WHITE NANCY C,
3345 E UNIVERSITY 4 MESA AZ
85213

WESTERBERG DARLENE A TR,
3345 E UNIVERSITY DR UNIT 5 MESA
AZ 85213

DOLL RONALD F/LANA K,
3345 E UNIVERSITY DR UNIT #6
MESA AZ 85213

SLETTE FRANCES M,
3345 E UNIVERSITY DR UNIT 7 MESA
AZ 85213

BROMLEY ROBERT
CHARLES/SHARON SUE,
3345 E UNIVERSTIY DR 8 MESA AZ
85213

BRAZILL REGINA A TR,
3345 E UNIVERSITY DR UNIT 9 MESA
AZ 85213

KEEFE FAMILY IRREVOCABLE
TRUST,
15 PATRICIA LN ALBANY NY 12203

PRZYBYTEK KAROL ANNE,
3345 E UNIVERSITY DR UNIT 11
MESA AZ 85213

BRANDT LAURIE A,
3345 E UNIVERSITY DR UNIT 12
MESA AZ 85213

FRANK HARRY L/MARJORIE
I/BUTLER ANGELA S,
3345 E UNIVERSITY DR NO 13 MESA
AZ 85213

COMPTON CINDY L,
25947 SNYDER AVE CONIFER CO
80433

PEREZ OLIVIA/BROSIUS JOE F,
988 BUCKHORN RD SHOW LOW AZ
85901

SCHNEIDER JOHN T/E JANE,
3345 E UNIVERSITY DR UNIT 16
MESA AZ 85213-8663

MARK HELEN K,
3345 E UNIVERSITY DR UNIT 17
MESA AZ 85213-8663

GASTELUM PAULINE,
3345 E UNIVERSITY DR UNIT 18
MESA AZ 85213

MONSEN STEPHEN CRAIG/SHELLY,
3345 E UNIVERSITY DR UNIT 19
MESA AZ 85213

WHITCOMB BEVERLY J/ETAL,
3345 E UNIVERSITY DR UNIT 20
MESA AZ 85213

SIMARD RICHARD L/RICHARD
H/SALACH-SIMARD J,
PO BOX 1321 STATION B OTTAWA
ON CANADA K1P5R4

SCHUTTE MARIAN C,
PO BOX 830535 RICHARDSON TX
75083

BURKEY ROBERT
LAWRENCE/BLANCHE OLIVE TR,
3345 E UNIVERSITY DR NO 23 MESA
AZ 85213

KAPINUS WILLIAM D/MARGARET J,
3345 E UNIVERSITY DR NO 24 MESA
AZ 85213

HUGHES LORRAINE B TR,
3345 E UNIVERSITY DR 25 MESA AZ
85275

SANTANDER DOUGLAS P,
3345 E UNIVERSITY DR UNIT 26
MESA AZ 85213

LHEUREUX JOSEPH A/DEBBY K
REVOCABLE TRUST,
3345 E UNIVERSITY DR UNIT 27
MESA AZ 85213

SUZANNE MARIE CAIN LIVING
TRUST,
3345 E UNIVERSITY DR UNIT 28
MESA AZ 85213

KOPPE DWIGHT/JUDITH M,
3345 E UNIVERSITY DR 29 MESA AZ
85213

SKACHKOVA TATIANA,
3345 E UNIVERSITY DR UNIT 30
MESA AZ 85213-8664

SCHROEDER ALLEN K/BARBARA S,
3345 E UNIVERSITY DR UNIT 31
MESA AZ 85213

WENTWORTH JAMES O/ESTHER I,
3345 E UNIVERSITY DR UNIT 32
MESA AZ 85213

RHODES ANNALYN,
3345 E UNIVERSITY DR UNIT 33
MESA AZ 85213-8664

DAUTERMAN KATHERINE J,
3345 E UNIVERSITY UNIT 34 MESA
AZ 85213

SCHOLTES JAMES A/BEVERLY A,
600 TERRY DR JOLIET IL 60435

KATHLEEN L HALE TRUST,
30 S FAIRWAY DR NORTH SALT
LAKE UT 84054

PALMER MELODIE A,
3345 E UNIVERSITY DR UNIT 45
MESA AZ 85213

LAS ALEGRES LLC,
5020 E WELDON AVE PHOENIX AZ
85018

COSGROVE JD/R ANNE,
8931 E MICHIGAN AVE SUN LAKES
AZ 85248

KELLEY GARY A,
3345 E UNIVERSITY DR UNIT 48
MESA AZ 85213

BARNHILL RODNEY S/DEBORAH J
TR,
3345 E UNIVERSITY DR UNIT 49
MESA AZ 85213

ANDERSON JOHN/PATRICIA TR,
25 ROAD 3522 FLORA VISTA NM
87415

CALLAHAN BETTY J TR,
3345 E UNIVERSITY UNIT 51 MESA
AZ 85213

WINCHESTER BILLY R/ROBBIE L,
3345 E UNIVERSITY DR NO 52 MESA
AZ 85213

WHELAN MARY ANN C,
3345 E UNIVERSITY DR UNIT 53
MESA AZ 85213

PETERSON FAMILY TRUST,
PO BOX 5893 MESA AZ 85211-5893

GRAF RICHARD V/CAROLE D TR,
3345 E UNIVERSITY DR NO 71 MESA
AZ 85213

MASON KATHRYN ANN,
3345 E UNIVERSITY #72 MESA AZ
85213

CRAIG FRIEDA M TR,
3345 E UNIVERSITY DR UNIT 73
MESA AZ 85213

SADDLER GUILLERMO A,
3345 E UNIVERSITY DR UNIT 74
MESA AZ 85213

PARKER TODD B/DEBRA,
3345 E UNIVERSITY DR UNIT 75
MESA AZ 85213

KING JEANNINE R,
3345 E UNIVERSITY DR UNIT 76
MESA AZ 85213

KOLLMORGEN LIVING TRUST,
3345 E UNIVERSITY DR UNIT 77
MESA AZ 85213

MARTINEZ VICTORIO D/MARIA E,
3345 W UNIVERSITY DR 78 MESA AZ
85213

BRAYFIELD COREY M/MARTIN
SANDRA LEE,
9238 S HEATHER DR TEMPE AZ
85284-3438

COOPER DARRELL G,
3345 E UNIVERSITY DR NO 80 MESA
AZ 85213

LINDAHL JEROME/CHRISTINE,
24010 W WEDGEWOOD CT
PLAINFIELD IL 60586

BEAVERS FREDDIE A,
3345 E UNIVERSITY NO 82 MESA AZ
85213

ELANDY HOLDINGS LLC,
4315 E ENROSE ST MESA AZ 85205

HOFFMAN MARLENE LA
VERNE/LILLICH CARROLL A,
3345 E UNIVERSITY DR NO 84 MESA
AZ 85213

SANFORD ACRES LLC,
1600 NW 165TH ST NORTH MIAMI
BEACH FL 33169

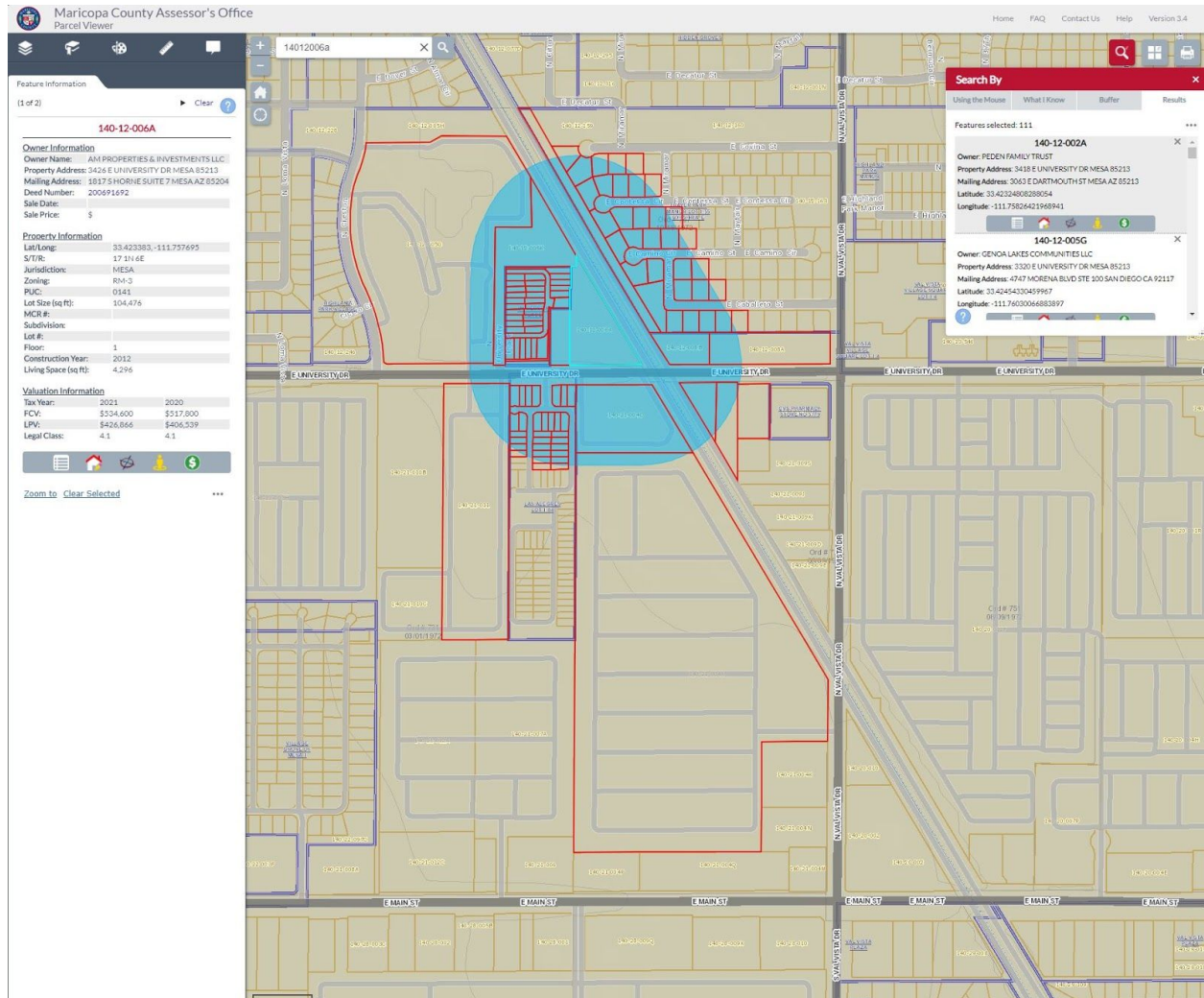
1ST NAT BANK OF CHI TR/ETAL,
7091 BALFOUR RD PARADISE
VALLEY AZ 85253

TIMBOYLEDESIGN

www.timboyle.com

3426 E University, Owners within 500', HOA's within half mile

Homeowners within 500' of property



**3426 E University, Mesa Planning and Zoning Board Meeting
28 October 2020 4:00pm Public Hearing**

PEDEN FAMILY TRUST
3063 E DARTMOUTH ST MESA AZ
85213

GENOA LAKES COMMUNITIES LLC
4747 MORENA BLVD STE 100 SAN
DIEGO CA 92117

PRE-HAB FOUNDATION THE
868 E UNIVERSITY DR MESA AZ
85203

SHIRIF KHALID MAHMOUD
8282 E FAIRY DUSTER DR GOLD
CANYON AZ 85118

JOHNSON DAVID A
1425 N ORLANDO MESA AZ 85204

MESA CITY OF
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MESA AZ 85211

MARRIOTT MCKAY P/JANALEE S
3517 E CABALLERO ST MESA AZ
85213

TAYLOR BENJAMIN/ELISA
3509 E CABALLERO ST MESA AZ
85205

LAFAYETTE ALBERT/GREEN TRACY
MICHELLE
3463 E CABALLERO ST MESA AZ
85213

SMITH MARK/MARILY
3455 E CABALLERO ST MESA AZ
85213

WAINWRIGHT HOWARD T/GAIL K
3447 E CABALLERO ST MESA AZ
85213

OBRIEN SETH
3437 E CAMINO CIRCLE MESA AZ
85213

KEEGAN CHELSEA G
3429 E CAMINO CIR MESA AZ 85213

LORBECK FAMILY LIVING TRUST
3418 E CAMINO CR MESA AZ 85213

RUDD TREY B/JOHANNA K
3426 E CAMINO CIR MESA AZ 85213

MARTIN BRUCE R/PAIGE A TR
3434 E CAMINO CIR MESA AZ 85213

KNIGHT MATTHEW SCOTT
3442 E CAMINO ST MESA AZ 85213

L N GREKO LLC
2748 E HALE ST MESA AZ 85213

GREENE SANDRA LEE
3449 E CONTESSA ST MESA AZ
85213

JONES DAVID C/LAURA L
3441 E CONTESSA CR MESA AZ
85213

NGUYEN THINH/THAO
3433 E CONTESSA CIR MESA AZ
85213

ORTIZ JOSEPHINE
3425 E CONTESSA CIR MESA AZ
85213

ACELLIA V COLE REVOCABLE
FAMILY TRUST
3413 E CONTESSA CIR MESA AZ
85213

EVANS DANIEL/JANNALEE
3408 E CONTESSA CIRCLE MESA AZ
85213

HOWLAND LIVING TRUST
3414 E CONTESSA CIR MESA AZ
85213

YOUNG STEVE/ANGIE
3422 E CONTESSA CIRCLE MESA AZ
85213

NGUYEN AN H/HONG THI
3430 E CONTESSA CIR MESA AZ
85213

SAIFI MOHAMED/DOSDALL-SAIFI
DEBRA M
3438 E CONTESSA CIR MESA AZ
85213

KOEHNLEIN DONALD/DEWITT
DENISE
3427 E COVINA ST MESA AZ 85213

SCHLAG THOMAS B/KYONG S
3419 E COVINA CR MESA AZ 85213

HOOVER SCOTT/LAURA
3411 E COVINA DR MESA AZ 85213

RINGEL BRIAN
3405 E COVINA CIR MESA AZ 85213

JOLLY EUGENE F
3401 E COVINA CIRCLE MESA AZ
85213

WILLETS JOSEPH/DANIELLE
3461 E CAMINO ST MESA AZ 85213

KAUDERER ANNETTE/STOLIKER
DAVID
3449 E CAMINO ST MESA AZ 85213

HOSKINS BARRY L
3450 E CABALLERO ST MESA AZ
85213

WORKMAN TRUST
3462 E CABALLERO ST MESA AZ
85213

MALINOWSKA MONIKA
3506 E CABALLERO ST MESA AZ
85213

MESA CITY OF
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

MESA CITY OF
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

PARK KAB/KANG SCOTT S
3422 E UNIVERSITY DR UNIT 1 MESA
AZ 85213

3422 UNIVERSITY LLC
4234 E LEXINGTON AVE GILBERT AZ
85234

POLACO HENRY P
3422 E UNIVERSITY #3 MESA AZ
85213

KONLEY JACQUELINE L
3422 E UNIVERSITY DR UNIT 4 MESA
AZ 85213-8697

CERASOLI LORA
3422 E UNIVERSITY DR NO 5 MESA
AZ 85213

GARAVAGLIA NICOLE
3422 E UNIVERSITY DR UNIT 6 MESA
AZ 85213

CARY J ROSENE DECLARATION OF
TRUST/BETH J ROSENE
DECLARATION OF TRUST
1035 N EPPERSON RD PRINCETON
IL 61356-9799

LYNN DURELL KIMBERLEY/KELLEY
3422 E UNIVERSITY DR UNIT 8 MESA
AZ 85213

AKE MELISSA A
3422 E UNIVERSITY DR 9 MESA AZ
85213

STEEVES ALAN W/SHAYNA
L/TINNEY J M DANNA
6479 SUNSHINE DR DELTA BC
CANADA V4E 1P3

WILLIAMS ERIC D
3422 E UNIVERSITY DR UNIT 11
MESA AZ 85213

TH PROPERTIES NO 1 LLC
54 W MAIN ST MESA AZ 85201

DIMAS AFTON RANDALL
3422 E UNIVERSITY DR UNIT 13
MESA AZ 85213-8697

PRONG SHIELA
3422 E UNIVERSITY DR 14 MESA AZ
85213

REDMON DENA LYNN
3422 E UNIVERSITY DR UNIT 15
MESA AZ 85213

CHAU TAMMY H/HECKROTE DON W
320 N COBBLESTONE ST GILBERT
AZ 85234

WILSON ANGELA MARGARET
3422 E UNIVERSITY DR UNIT 17
MESA AZ 85213

WILSON ALEXANDER M/AMY J
3422 E UNIVERSITY DR NO 18 MESA
AZ 85213

PERLAS DEONA
3422 E UNIVERSITY DR UNIT 19
MESA AZ 85213

JIN SHI
761 W SAN MARCOS DR CHANDLER
AZ 85225

COATS PATRICIA CAROL
3422 E UNIVERSITY DR 21 MESA AZ
85213

LILJENQUIST FAMILY TRUST
2032 E NORCROFT ST MESA AZ
85213

HODGES CANDYCE
3422 E UNIVERSITY DR UNIT 23
MESA AZ 85213

COOPER ARIEL M
3422 E UNIVERSITY DR UNIT 24
MESA AZ 85213

JOHNSON RICHELLE/THEODORE
PO BOX 20319 FOUNTAIN HILLS AZ
85269

OWENS GREGORY
136 PEPPARDINE DR FAIRBANKS AK
99709

GUTIERREZ-REINBOLD
MARY/REINBOLD YVONNE
3422 E UNIVERSITY DR UNIT 27
MESA AZ 85213

WOODSON LINDA J
851 N CITRUS COVE MESA AZ 85213

REPP MERLIN/KRALL MARK E
921 W UNIVERSITY DR NO 1182
MESA AZ 85201

MCDANIEL LEE L/MARY JOAN
461 W APACHE TRL UNIT 423
APACHE JUNCTION AZ 85120

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC
222 S POWER RD 205 MESA AZ
85206

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC
222 S POWER RD 205 MESA AZ
85206

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC
222 S POWER RD 205 MESA AZ
85206

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC
222 S POWER RD 205 MESA AZ
85206

UNIVERSITY PARK HOMEOWNERS
ASSOCIATION INC
222 S POWER RD 205 MESA AZ
85206

MHC HIGHLANDS/BRENTWOOD LLC
P O BOX 06115 CHICAGO IL 60606

FBP VISTA AZ LLC/MPP VISTA AZ
LLC/VV APARTMENTS AZ LP
2912 DAIMLER ST SANTA ANA CA
92705

MESA CITY OF
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

A NEW LEAF INC
868 E UNIVERSITY DR MESA AZ
85203

BUNKERS UNIVERSITY CHAPEL LLC
33 N CENTENNIAL WAY MESA AZ
85201

POLO CLUB LLC
4660 LA JOLLA VILLAGE DR STE
1080 SAN DIEGO CA 92122

DROTOS MYRTLE A TR
3345 E UNIVERSITY DR UNIT 1 MESA
AZ 85213

ARPIN BRENDA L
3345 E UNIVERSITY MESA AZ 85213

HEIPEL ALLAN R
3345 E UNIVERSITY DR UNIT 3 MESA
AZ 85213

WHITE NANCY C
3345 E UNIVERSITY 4 MESA AZ
85213

WESTERBERG DARLENE A TR
3345 E UNIVERSITY DR UNIT 5 MESA
AZ 85213

DOLL RONALD F/LANA K
3345 E UNIVERSITY DR UNIT #6
MESA AZ 85213

SLETTE FRANCES M
3345 E UNIVERSITY DR UNIT 7 MESA
AZ 85213

BROMLEY ROBERT
CHARLES/SHARON SUE
3345 E UNIVERSTIY DR 8 MESA AZ
85213

BRAZILL REGINA A TR
3345 E UNIVERSITY DR UNIT 9 MESA
AZ 85213

KEEFE FAMILY IRREVOCABLE
TRUST
15 PATRICIA LN ALBANY NY 12203

PEREZ OLIVIA/BROSIUS JOE F
988 BUCKHORN RD SHOW LOW AZ
85901

SCHNEIDER JOHN T/E JANE
3345 E UNIVERSITY DR UNIT 16
MESA AZ 85213-8663

MARK HELEN K
3345 E UNIVERSITY DR UNIT 17
MESA AZ 85213-8663

GASTELUM PAULINE
3345 E UNIVERSITY DR UNIT 18
MESA AZ 85213

MONSEN STEPHEN CRAIG/SHELLY
3345 E UNIVERSITY DR UNIT 19
MESA AZ 85213

WHITCOMB BEVERLY J/ETAL
3345 E UNIVERSITY DR UNIT 20
MESA AZ 85213

SIMARD RICHARD L/RICHARD
H/SALACH-SIMARD J
PO BOX 1321 STATION B OTTAWA
ON CANADA K1P5R4

SCHUTTE MARIAN C
PO BOX 830535 RICHARDSON TX
75083

BURKEY ROBERT
LAWRENCE/BLANCHE OLIVE TR
3345 E UNIVERSITY DR NO 23 MESA
AZ 85213

KAPINUS WILLIAM D/MARGARET J
3345 E UNIVERSITY DR NO 24 MESA
AZ 85213

HUGHES LORRAINE B TR
3345 E UNIVERSITY DR 25 MESA AZ
85275

SANTANDER DOUGLAS P
3345 E UNIVERSITY DR UNIT 26
MESA AZ 85213

LHEUREUX JOSEPH A/DEBBY K
REVOCABLE TRUST
3345 E UNIVERSITY DR UNIT 27
MESA AZ 85213

SUZANNE MARIE CAIN LIVING
TRUST
3345 E UNIVERSITY DR UNIT 28
MESA AZ 85213

KOPPES DWIGHT/JUDITH M
3345 E UNIVERSITY DR 29 MESA AZ
85213

SKACHKOVA TATIANA
3345 E UNIVERSITY DR UNIT 30
MESA AZ 85213-8664

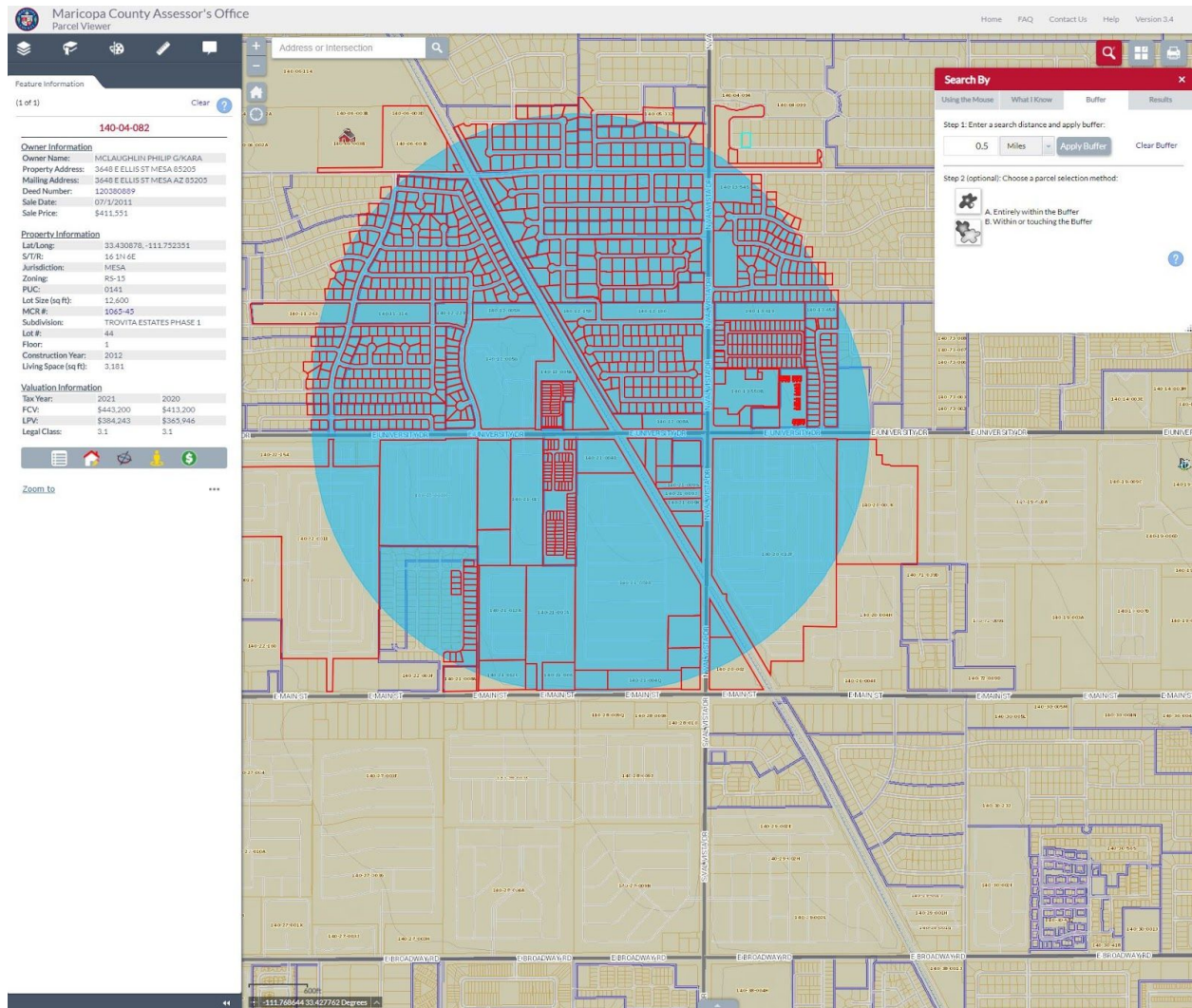
SCHROEDER ALLEN K/BARBARA S
3345 E UNIVERSITY DR UNIT 31
MESA AZ 85213

BEAVERS FREDDIE A
3345 E UNIVERSITY NO 82 MESA AZ
85213

ELANDY HOLDINGS LLC
4315 E ENROSE ST MESA AZ 85205

HOFFMAN MARLENE LA
VERNE/LILLICH CARROLL A
3345 E UNIVERSITY DR NO 84 MESA
AZ 85213

HOA's and Registered Neighborhoods within .5 miles



**3426 E University, Mesa Planning and Zoning Board Meeting
28 October 2020 4:00pm Public Hearing**

140-04-098	TROVITA ESTATES NEIGHBORHOOD ASSOCIATION	816 N 38TH ST MESA 85205
140-12-005G	GENOA LAKES COMMUNITIES LLC	3320 E UNIVERSITY DR MESA 85213
140-12-277	UNIVERSITY PARK HOMEOWNERS ASSOCIATION INC	3422 E UNIVERSITY DR MESA 85213
140-12-315	HIDDEN GROVES HOMEOWNERS ASSOCIATION	600 N MIRAMAR CIR MESA 85213
140-13-620	HIGHLAND PARK MANOR HOMEOWNERS ASSOCIATION IN	525 N VAL VISTA DR MESA 85213
140-13-658	UNIVERSITY SQUARE HOMEOWNERS ASSOCIATION	3750 E COVINA ST MESA 85205