

Project Narrative
“Los Nietos” Residential Subdivision
2415 N. Old Gilbert Road
Mesa, AZ 85203
January 21, 2021

A. Request

Vista Design Group (“Applicant”), on behalf Mr. Dennis Porter, owner, respectfully submits the attached Residential Zoning and Site Plan Application for a Rezone request along with a Subdivision Plat request. The owner desires to rezone their property from RS-35 to RS-15 and subdivide /develop their 4.5-acre parcel into six separate residential lots.

B. Existing and Surrounding Site Uses

The property is located at 2415 N. Old Gilbert Road (APN 141-06-013E) which is located at the Northeast corner of N. Old Gilbert Road and E. Hermosa Vista Drive. The parcel size is 183,775 SF (4.22 Acres) according to the Maricopa County Assessor website. The parcel is currently zoned RS-35 and is an active citrus orchard with a single residential structure located near the center of the property. The surrounding properties are all residential use.

North: To the north is a residential subdivision called “Groves at Hermosa Vista 2” zoned RS-15.

East: Adjacent to the east of the property is a single residential property owned by the Berge Family. The property is zoned RS-35. The current property of the proposed “Los Nietos” subdivision is owned by the Berge Family and is being sold to Mr. Dennis Porter.

South: To the south E. Hermosa Vista Drive, a residential collector street. The residential lots on the south side of the E. Hermosa Vista Drive are zoned RS-35 and have driveways directly onto the street.

West: To the west is N. Old Gilbert Road, a local residential street. On the west side of the street is a vacant parcel of land zoned RS-35 and to the northwest is a church building owned by the Church of Jesus Christ of Latter-Day Saints. The Church has one driveway along the frontage of the proposed “Los Nietos” subdivision.

The aerial map in Appendix A shows the subject property and surrounding properties within 300 ft.

C. Project Description

The property owner would like to subdivide their property into 6 new lots, similar to the surrounding subdivisions. As noted above, the site has been used as a residential dwelling. Although the property is a citrus orchard, the land does not fall within the City of Mesa Citrus Sub-Area. The existing residential structure will be cleared as part of this development.

New Cul-De-Sac: Lots 1 through 6 will be subdivided into a new and separate subdivision called “Los Nietos”. The six lots will all have access from a new Public cul-de-sac. The distance from the N. Old Gilbert Road to the furthest point of the cul-de-sac is approximately 400 ft. The roadway will be within a 50’ wide public street to be dedicated to the City of Mesa. The roadway proposed roadway section is consistent with the standard “Local Residential Street Section” per COM standard detail M-19.03.

Subdivision Retention: The new subdivision will drain east to the new drainage tract at the back of the cul-de-sac. This tract will be sized to hold the 100-yr 2-hr storm event. The drainage basin will drain to the existing 12” storm drain pipe in Hermosa Vista Drive. The tract will also be used as a tennis court and recreational area for the subdivision residents.

Subdivision Entrance Location: The subdivision entrance is located off of N. Old Gilbert Road. The driveway is approximately 100’ from the existing Church driveway to the north.

D. Development Standards

| | Base RS-15 District Req. | Proposed RS-15 BIZ Deviation |
|---------------------------------|--------------------------|--|
| Height | 30’ / 2 Stories | 30’ / 2 Stories |
| Min. Front Yard (Porch/Livable) | 22’ | 22’ |
| Min. Side Yard | 7’ | 7’ |
| Min. Rear Yard | 30’ | 30’ |
| Min. Lot Area | 15,000 SF | 23,500 SF |
| Min. Lot Width | 110’ | 39’ at Cul-De-Sac Entrance 160’ everywhere else |
| Min. Lot Depth | 120’ | 150’ |
| Max. Lot Coverage | 50% | 50% |
| Max. Perimeter Wall Height | 6’ | 8’ |
| Max. Retaining Wall Perimeter | 25% | 70% |

E. Mesa General Plan

The General Plan Character area designation on the property is Neighborhood Suburban. This is the predominant neighborhood pattern in Mesa. These neighborhoods are primarily single residence in nature with most lots ranging in size from 6,000 SF to 18,000 SF. Primary zoning districts in the Suburban sub type are medium to small single lot single residence districts and low-density multiple dwelling districts:

Residential Single (RS) Dwelling:

- RS-15
- RS-9
- RS-7
- RS-6

Residential Small Lot (RSL) Dwelling

Residential Multiple Dwelling (RM)

- RM-2

This is consistent with the existing zoning patterns and residential development in the surrounding properties in the City of Mesa. According to the General Plan, density is generally between two and 12 dwelling units per acre; changes in density should be gradual. This plan provides a sensible transition from the multi-acre estate to the east and the Suburban lots that surround it. The proposed plan is also consistent with the land use and residential density contemplated for this site and consistent with larger development patterns for the area.

F. Bonus Intensity Zoning

The proposed development varies from the base zoning district requirements in two areas. Because the property is less than 5 acres, a Bonus Intensity Zoning is being requested. The two requests are:

1. The **front yard width** for lots 3 and 4 (the cul-de-sac lots) is less than the required 110' minimum at the front yard setback line. This is due to the geometry and frontage of the new cul-de-sac. The street frontage width of these two lots is approximately 61' at the front yard setback line and then quickly increases to 160' in less than 35' from the Right-of-way. The lot depth for these two lots is over 150' and the minimum is for base zoning is 120'. This requested exception allows for a new subdivision amenity sport court / tennis court that also serves as the subdivision retention area.
2. The owner has proposed an **8-ft tall perimeter block wall**. Walls taller than 6-ft require the BIZ overlay. Although Section 11-5-3(B)(1)(b)(ii) does not apply because the property is less than 5 acres, the wall will be constructed of high-quality durable

materials and be architecturally detailed. The sturdy wall is designed without columns. The wall detail has been included in Appendix B of this narrative. The reasons for the 8-ft wall are further described in Section G below.

3. **Retention Basin Design.** Per Sections 11-33-6 (B&C) of the Mesa Zoning Ordinance, retention basin layout shall be irregular in shape, contoured, and designed as an integral part of the landscaping theme. Retaining walls shall not exceed 25% of the basin perimeter (measured at the high waterline). The maximum height of retaining walls is 18-inches. The proposed retention basin is created by sinking the tennis court down and surrounding the tennis court with 36-inch tall retaining walls. One side of the tennis court is open with stairs and an ADA ramp access. The retention basin extends beyond the tennis court and covers the recreational gathering area which also contains short retaining walls on the north and south side which are less than 12-inches in height. The total perimeter length of the retention basin is 466 ft and the approximate length of retaining walls is 322 ft (which is 70% of the basin perimeter). The proposed basin layout with retaining walls is proposed as an additional BIZ variation. The basin design allows for the tennis court amenity to be included with the subdivision development.

The project entrance off of Old Gilbert Road is proposed to be heavily landscaped and designed to create architectural interest and beauty to the surrounding community. This added level of landscaping and design will help establish this subdivision into the surrounding neighborhoods. (See Appendix D)

G. 8-ft Tall Perimeter Block Wall

The owners want a quality and sturdy perimeter wall around the subdivision. The proposed wall design has an architectural feature that starts at 7-ft with 4 inch square openings every 4 inches along with 3 rows of 4 inch high block design element. (See attached design drawing in Appendix B). The owners feel that it is a 7-ft high solid wall with a 12 inch high architectural feature. A 6-ft high wall would not look correct in proportion with this design element. The feature is expensive, but makes the wall very appealing instead of just a plain straight wall. Also, the wall has two different block finishes. One finish is the plain grey block, and the second finish is a sandblasted block that reveals the different colors of the aggregate.

Safety and Security for the residents is the owner's most critical concern. For this reason, the owner is willing to spend 3 times the cost for a taller more secure wall. The 4 inch thick 6 foot high fences that are present in many residential areas are not near as substantial as the proposed wall. A 6-ft fence is just too easily scaled over by someone with bad intentions. The owner has spoken to police that say a 6-ft wall does not slow down a person wanting to do harm, vandalize or steal from the homes. They also say that criminals can jump fences along streets with close access to a getaway car. Criminals often target homes close to freeways for a fast getaway.

The neighbor to the East has requested the wall be 8-ft high. This is a purchase agreement requirement. A 6-ft high wall doesn't provide the requested privacy between these two estate type properties. It is far too easy for a person to simply look over a 6-ft wall.

The sound transmission and privacy is another major concern for the new subdivision lots. Traffic noise will be decreased with the taller 8-ft wall along Hermosa Vista Drive and Old Gilbert Road.

There are already walls exceeding 6-ft throughout the neighborhood and in the near proximity to the subject property. The existing wall at the neighbor's home directly to the north has their wall 7 foot 6 inches high. The walls around the church directly to the east are 8 foot 4 inches tall and higher in some locations. The walls along Gilbert Road on parts of the East and West sides are 8 foot 4 inches high. There is another subdivision on 24th Street North of Hermosa Vista that has an 8 foot high wall.

The architectural design of the wall is attractive and to scale. The 8-ft wall matches the proposed landscaping along Hermosa Vista Drive which includes a solid hedge up to 4-ft tall. Once the landscape has matured, the visible portion of the wall will only be above the hedge.

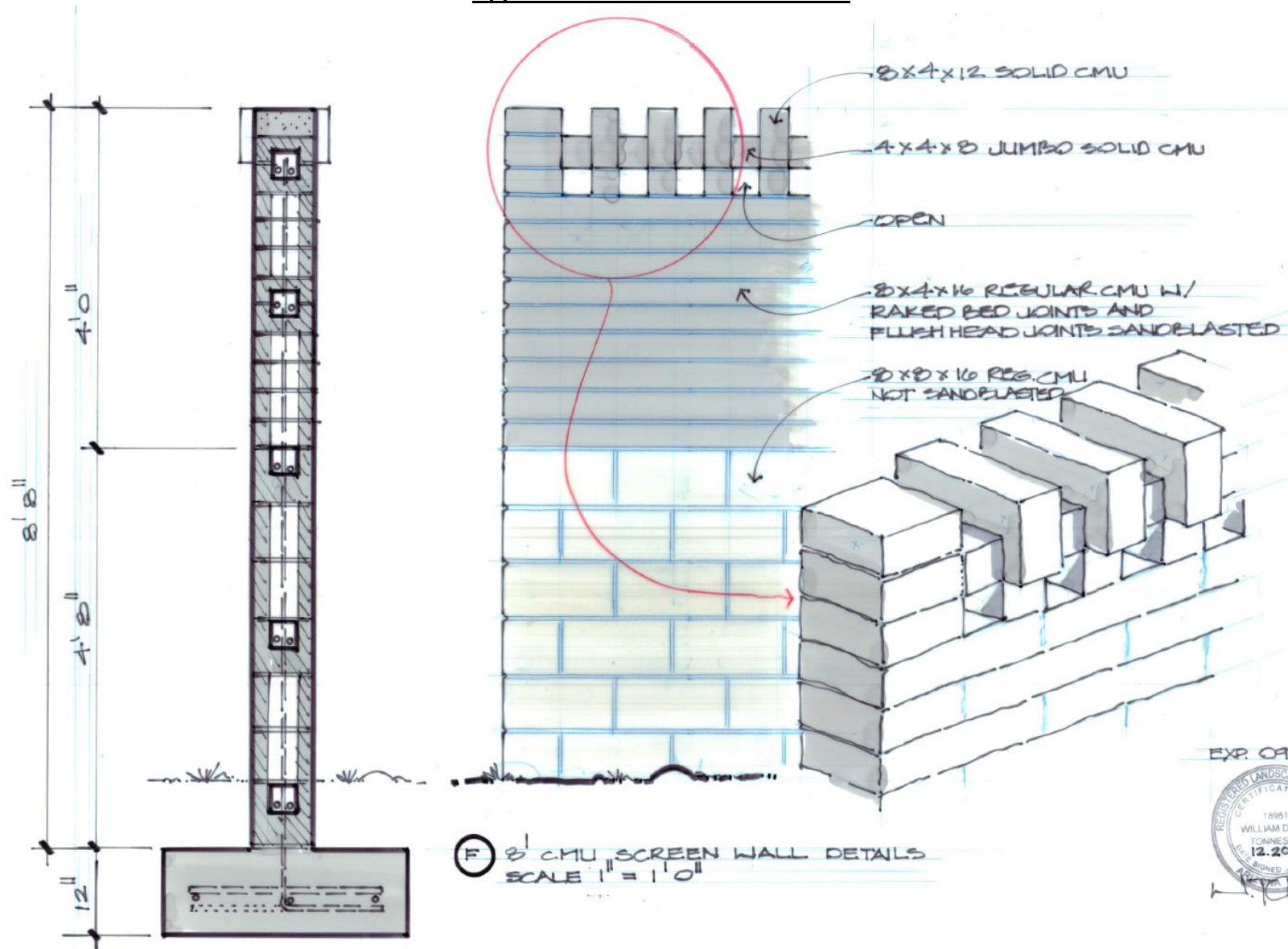
H. Right-of-Way and Dedications

The existing Right-of-Way along Hermosa Vista Drive is 35'. The City has requested a Right-of-Way width of 40' along Hermosa Vista Drive. The extra 5' will be dedicated with the Final Plat. The existing Right-of-Way along Old Gilbert Road is 40' and will remain as such on the Final Plat. An 8' PUFÉ will be dedicated along Hermosa Vista Drive, Old Gilbert Road, and along Menlo Circle throughout the new subdivision.

Appendix A – Aerial Map



Appendix B – Perimeter Wall Detail

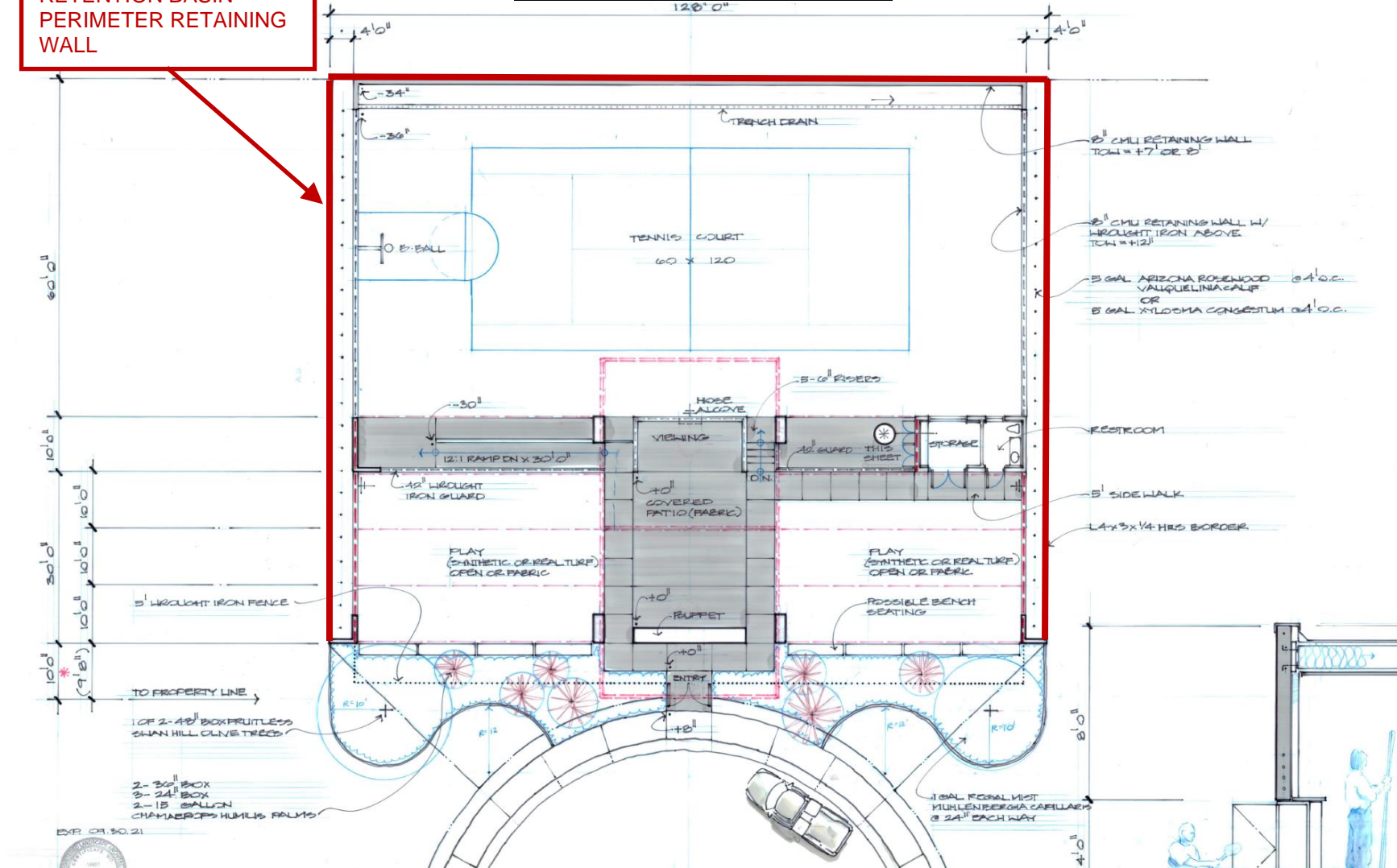


EXP. 09.30.21

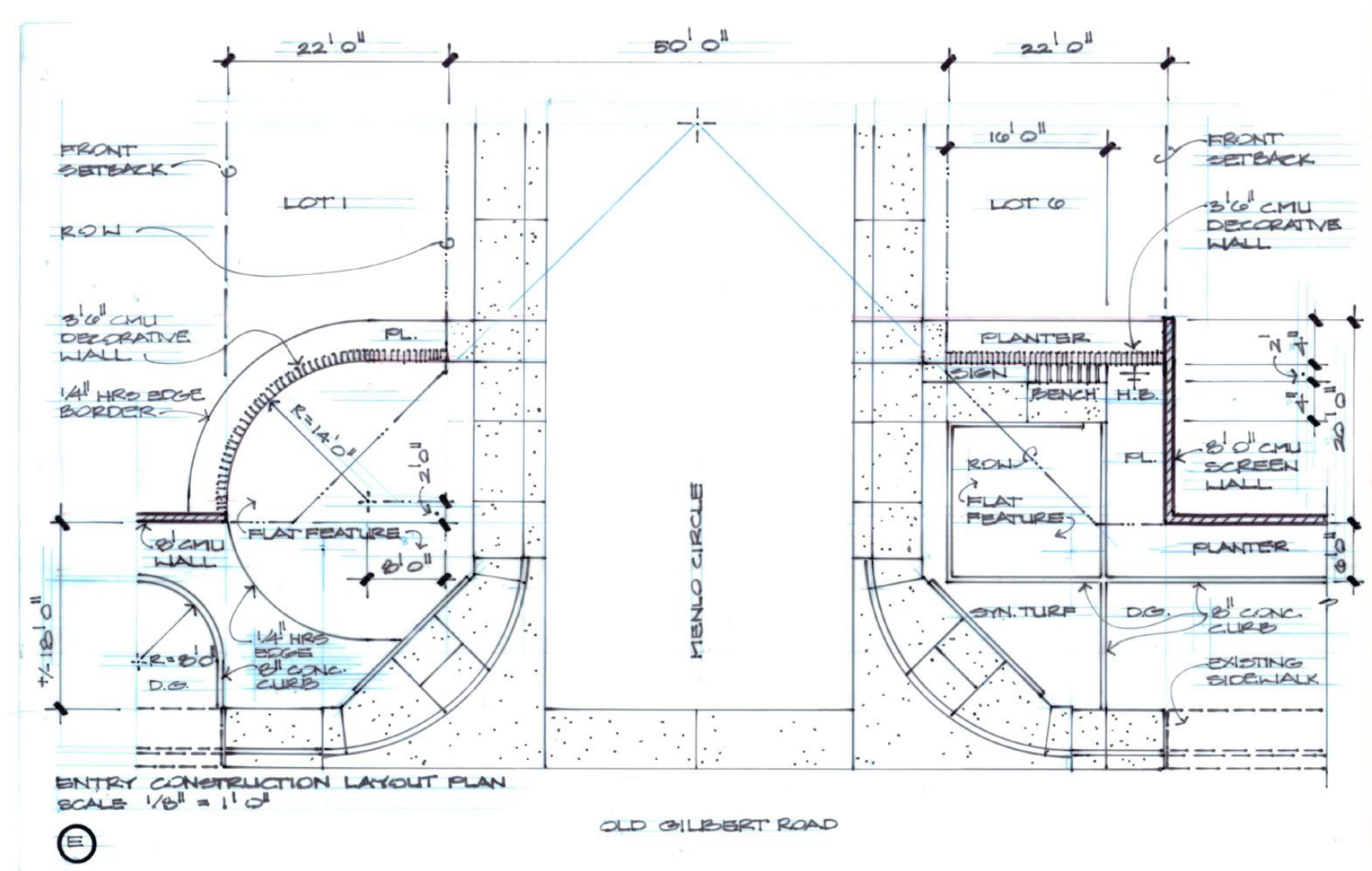


W. DAVIS

RETENTION BASIN PERIMETER RETAINING WALL

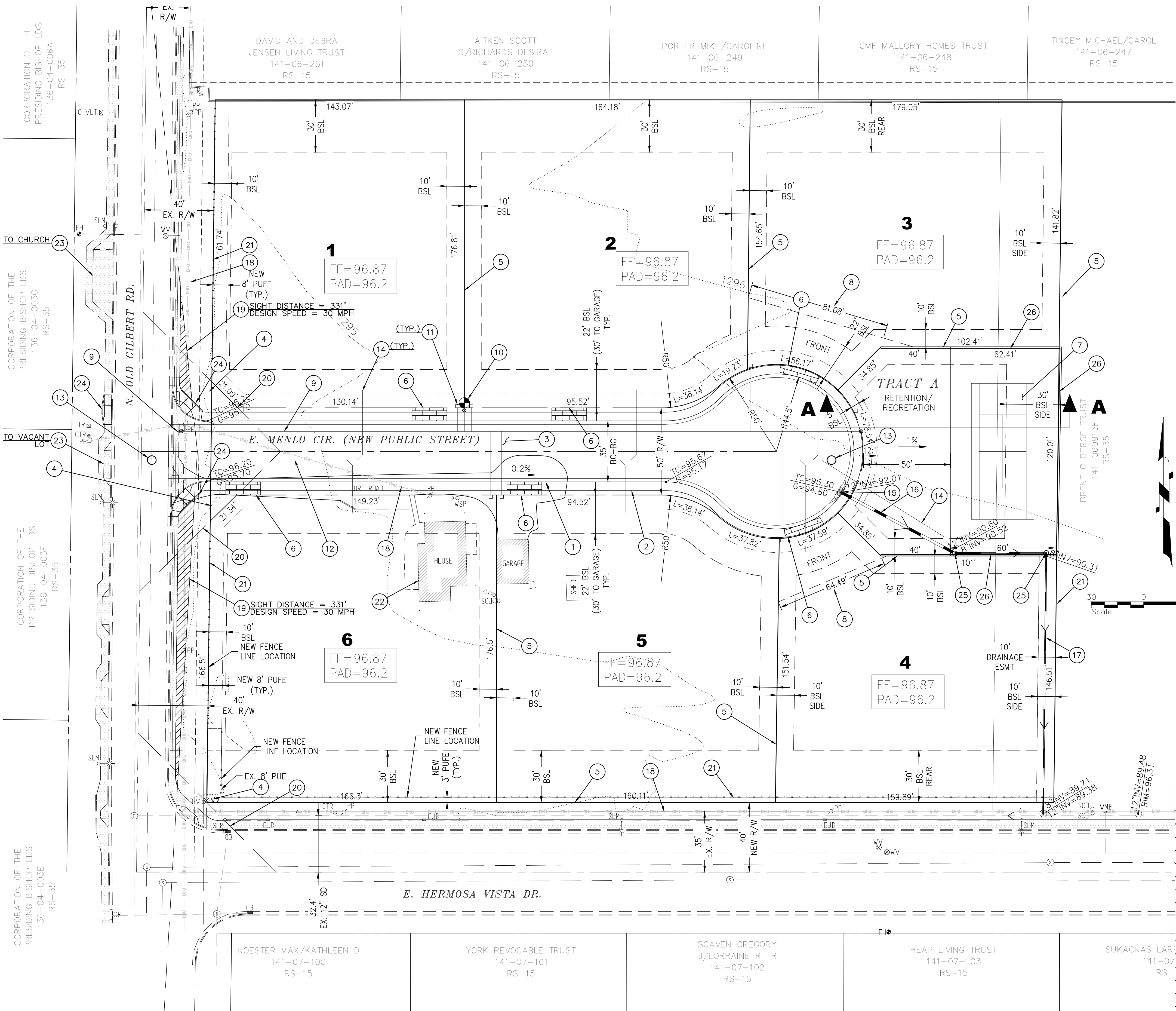


Appendix D – Entrance Detail



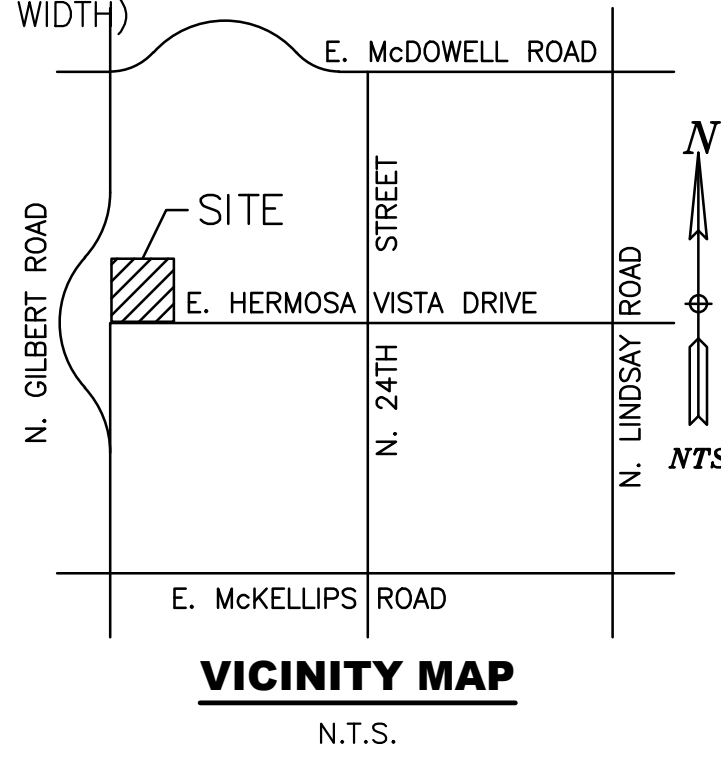
PRELIMINARY GRADING & DRAINAGE AND UTILITY PLAN FOR LOS NIETOS RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 06, T-1-N,
R-6-E OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



SITE / UTILITY NOTES

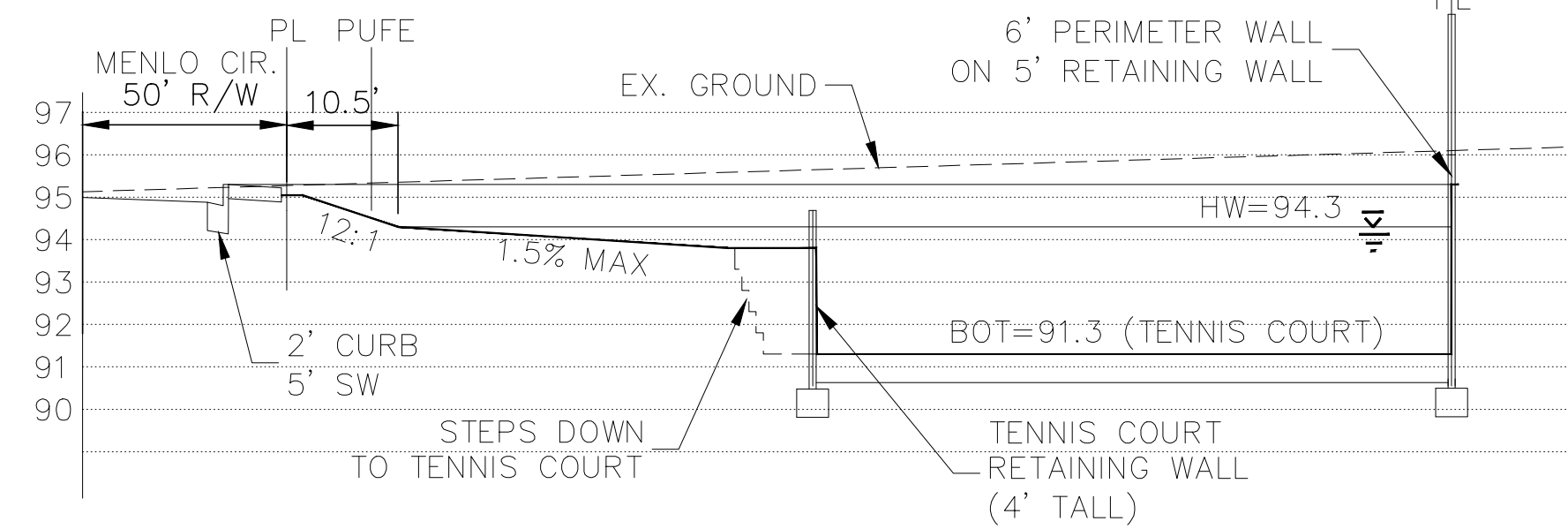
- 2' ROLLED CURB PER MAG 220-C
- 5' SIDEWALK
- ASPHALT PAVEMENT
- LANDSCAPE ENTRY FEATURE, SEE LANDSCAPE PLAN
- PROPOSED LOT LINE
- PROPOSED DRIVEWAY LOCATION
- NEW HOA MANAGED TENNIS COURT
- NARROW DRIVEWAY FRONTAGE EXCEPTION (22' SETBACK WIDTH)
- NEW 8-INCH WATERLINE
- NEW FIRE HYDRANT
- NEW 1.5-INCH WATER METER SERVICE
- NEW 8-INCH SEWER LINE
- NEW 5' DIAMETER SEWER MANHOLE
- NEW 4-INCH SEWER SERVICE
- NEW COM M-64 CATCH BASIN
- NEW STORM DRAIN TO TENNIS COURT WALL
- NEW 8-INCH BLEEDOFF STORM DRAIN
- UNDERGROUND EXISTING OVERHEAD UTILITY
- SIGHT VISIBILITY TRIANGLE PER COM ENGINEERING
- INTERSECTION VISIBILITY TRIANGLE PER MZO 11-30-14
- SEE LANDSCAPE PLAN FOR PERIMETER WALL LOCATION
- EXISTING HOUSE & UTILITIES TO BE REMOVED
- EXISTING DRIVEWAY
- NEW ADA CURB RAMP
- TENNIS COURT AREA DRAIN
- RETAINING WALL AROUND BASIN PERIMETER



GRADING AND DRAINAGE NARRATIVE

THE SURROUNDING STREETS ARE FULLY DEVELOPED WITH EXISTING PUBLIC STORM DRAIN SYSTEMS. NO OFFSITE FLOWS IMPACT THE SITE. BEHIND THE SIDEWALK OF HERMOSA VISTA DRIVE IS A 12" STORM DRAIN. THE NEW CUL-DE-SAC WILL DRAIN GENTLY TO THE EAST INTO THE NEW RETENTION / RECREATION AREA. THE TENNIS COURT IS SET DOWN APPROXIMATELY 3.5' BELOW THE GUTTER ELEVATION AND THE TENNIS COURT AREA ACTS AS A RETENTION BASIN. THE TENNIS COURT IS DESIGNED WITH RETAINING WALLS SURROUNDING THE PERIMETER. THE TENNIS COURT WALL HAS A STORM DRAIN OUTLET TO RECEIVE THE STORM WATER FROM MENLO CIRCLE. THE TENNIS COURT ALSO HAS A STORM DRAIN OUTLET WITH AN ORIFICE PLATE TO DE-WATER THE BASIN WITHIN 36-HOURS.

THE LOTS ARE DESIGNED TO ALLOW WATER TO DRAIN TO THE FRONT YARD AND INTO THE NEW MENLO CIRCLE ROADWAY. THE CURBS ARE DESIGNED TO BE ROLLED CURBS AND STREET CAPACITY WILL BE VERIFIED IN THE FINAL DRAINAGE REPORT. DRAINAGE CALCULATIONS ARE PROVIDED ON THE CONCEPTUAL GRADING AND DRAINAGE PLAN.



SECTION DETAIL A-A

BASIN VOLUME CALCS.

| Basin Volumes | | | | |
|--|-------|-----------|-------|--------|
| Average End Method | | | | |
| $V = d \times (\text{Area}_1 + \text{Area}_2) / 2$ | | | | |
| Tennis Court Tract | | | | |
| Elevation | Area | Avg. Area | Depth | Volume |
| 94.8 | 0 | 0 | 0.5 | 0 |
| 94.3 | 12890 | 10087 | 1 | 10087 |
| 93.3 | 7284 | 7284 | 1 | 7284 |
| 92.3 | 7284 | 7284 | 1 | 7284 |
| 91.3 | 7284 | 0 | 0 | 0 |
| TOTAL RETENTION VOLUME = 24655 CF | | | | |

RUNOFF VOLUME CALCS.

$V = A \times C \times d$
Lot Composite "C" = 0.53
Street Composite "C" = 0.89
(inches) d = 2.2

RUNOFF COEFFICIENT CALCS.

| RS-15 Lots | | | |
|----------------------|-------|----------|----------|
| Typical Lot = 26,650 | | | |
| Item | Area | C Factor | Adj Area |
| Roof | 6000 | 0.95 | 5700 |
| Driveway | 1500 | 0.95 | 1425 |
| Sidewalk | 1000 | 0.95 | 950 |
| Pool | 700 | 0.95 | 665 |
| Flood Irrigated | 8000 | 0.31 | 2480 |
| Grass Ldsc | 9,450 | 0.31 | 2929.5 |
| Composite C = 0.53 | | | |
| Public Street | | | |
| Item | Area | C Factor | Adj Area |
| Pavement | 31 | 0.95 | 29.45 |
| Curb | 4 | 0.95 | 3.8 |
| Sidewalk | 10 | 0.95 | 9.5 |
| Landscape | 5 | 0.31 | 1.55 |
| Composite C = 0.89 | | | |

| Menlo Roadway | | | |
|------------------------|------------|---------------------|--------------------|
| Area (SF) | "C" Factor | Rainfall Depth (FT) | Runoff Volume (CF) |
| 22,785 | 0.89 | 0.183 | 3701 |
| 13,967 | 0.75 | 0.183 | 1920 |
| 28,019 | 0.53 | 0.183 | 2727 |
| 28,442 | 0.53 | 0.183 | 2769 |
| 26,653 | 0.53 | 0.183 | 2594 |
| 23,442 | 0.53 | 0.183 | 2282 |
| 27,616 | 0.53 | 0.183 | 2688 |
| 31,185 | 0.53 | 0.183 | 3036 |
| TOTAL Area = 202,109 | | | |
| TOTAL RUNOFF (CF) = | | | 21717 |
| VOLUME PROVIDED (CF) = | | | 24655 |
| EXCESS VOLUME (CF) = | | | 2938 |
| | | | 12% |



Euphorbia rigida (E. biglandulosa) Gopher Plant

This shrubby evergreen perennial is native to the Mediterranean. Its long, arching stems are lined with fleshy, gray-green leaves. Broad clusters of bright flowers occur at the branch tips in late winter and early spring. The flowers are followed by small brown seed pods. The stems die back after flowering, leaving a low basal rosette of new foliage. Spent flowers should be removed in late spring. Susceptible to damping off, this plant should be planted in soil with good drainage.

| AT A GLANCE SUMMARY | |
|---------------------|------------------------------------|
| SIZE (H X W) | 3 feet x 4 feet |
| FLOWER COLOR | Yellow |
| FLOWER SEASON | Late winter to early spring |
| EXPOSURE | Full sun |
| WATER | Low to moderate |
| GROWTH RATE | Moderate |
| HARDINESS | ~20° F, USDA Zone 5 |
| PRUNING | Cut off old flower stems in summer |



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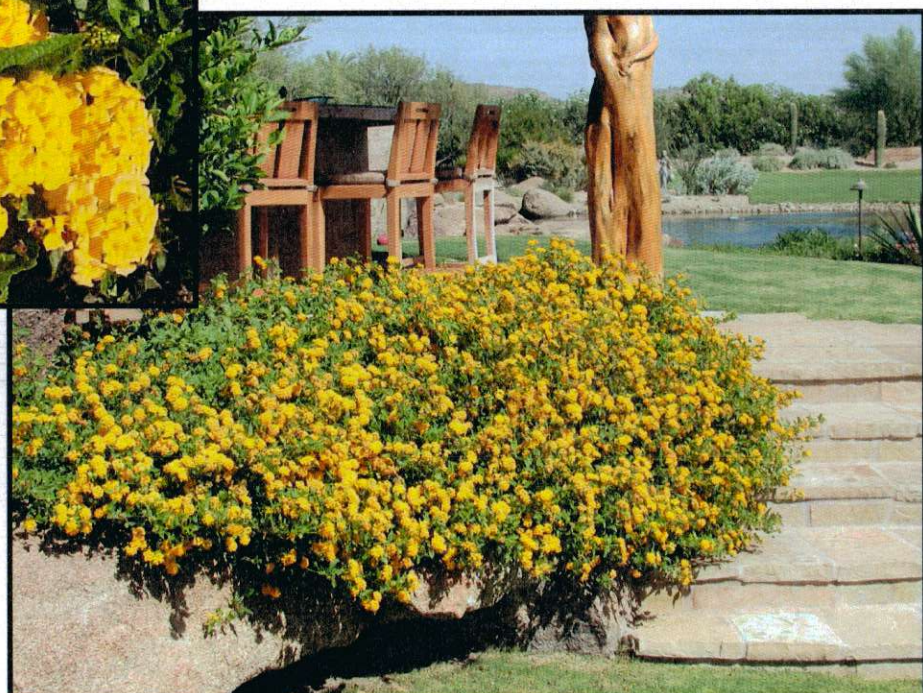
SHRUB



Lantana species 'New Gold' New Gold Lantana

This mostly evergreen groundcover forms a dense, compact mound of dark green foliage. Masses of bright gold flowers cover the plant throughout the warm months. This incredible Lantana tolerates full sun, reflected heat, smog, poor soil and drought. In Texas A&M field trials, 'New Gold' Lantana has been very hardy, down to 10° F. Prune back any frost-damaged foliage in early spring. Lantana is susceptible to white flies and they should be controlled as needed. This selection is virtually seed free.

| AT A GLANCE SUMMARY | |
|---------------------|---------------------------------------|
| SIZE (H X W) | 18-24 inches x 2-3 feet |
| FLOWER COLOR | Gold |
| FLOWER SEASON | Spring through fall |
| EXPOSURE | Full sun, reflected heat |
| WATER | Low to moderate |
| GROWTH RATE | Fast |
| HARDINESS | Root hardy to 10° F, USDA Zone 8 |
| PRUNING | Cut back frost damage in early spring |



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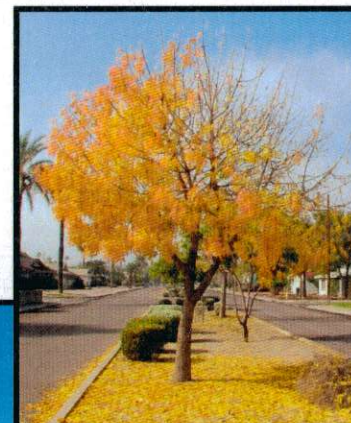
GROUND COVER



Pistacia X 'Red Push' Red Push Pistache

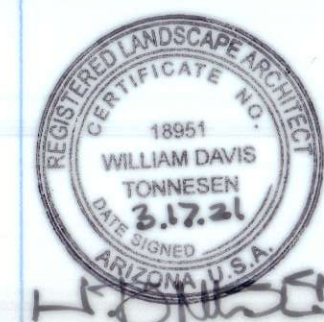
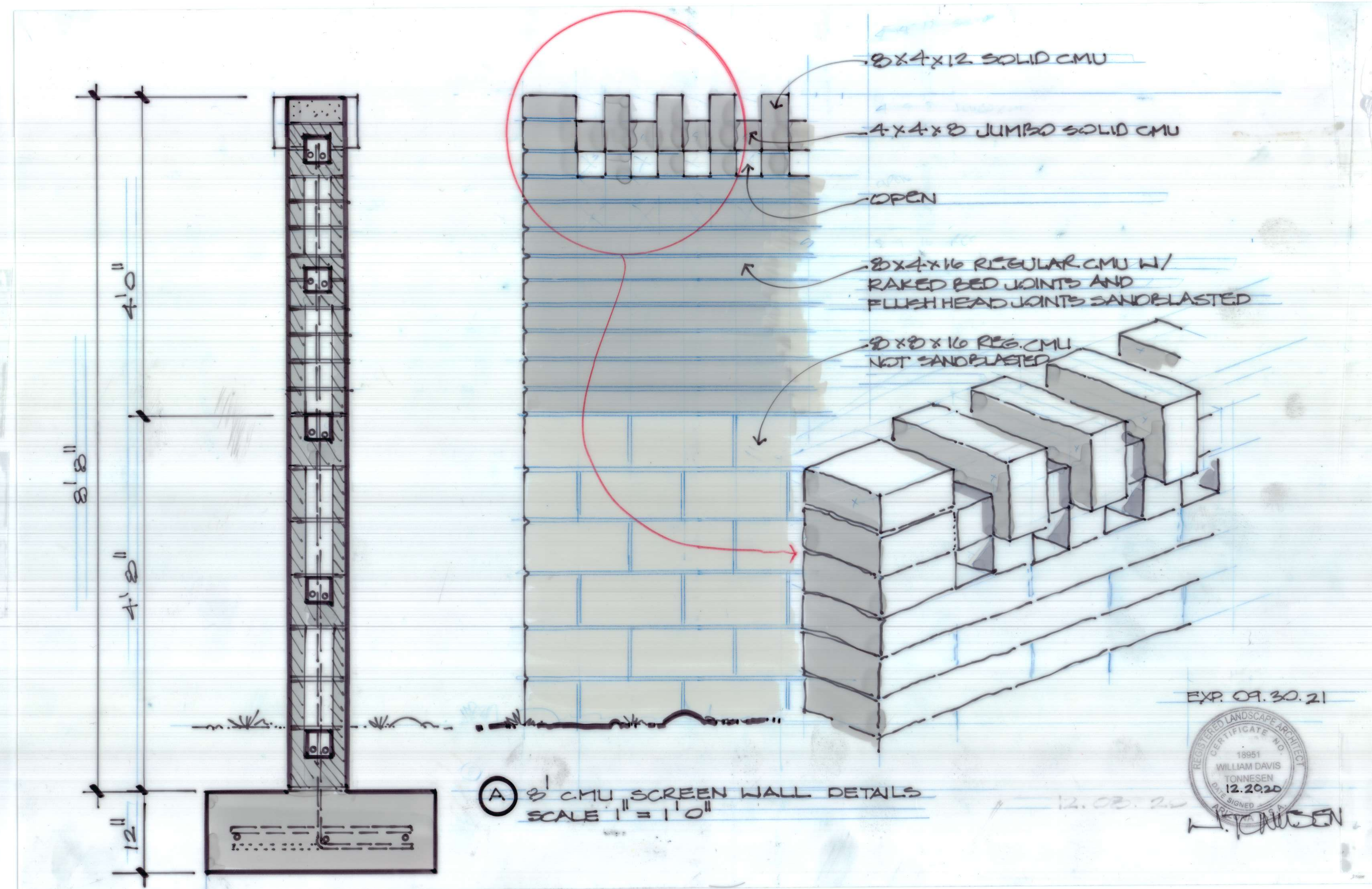
'Red Push' is a hybrid between *P. atlantica* and *P. integerrima*. This deciduous tree has a moderate growth rate, developing a broad, spreading form to 25-40' tall by 20-40' wide. The compound leaves have 10-16 leaflets, with a distinctive copper-red color when they first emerge. The leaves mature to a medium green color, then provide another color display in the fall, changing to red, orange and yellow. Young trees may be a bit gawky, but become shapely with age. 'Red Push' is drought and cold tolerant, and can adapt to a wide variety of soils. Non-allergenic and long-lived, this is a tree that should be utilized more in the southwest as a street or lawn tree. Hardy to 0° F. USDA Zone 7.

| AT A GLANCE SUMMARY | |
|---------------------|-------------------|
| SIZE (H X W) | 40 feet x 40 feet |
| FLOWER COLOR | Insignificant |
| EXPOSURE | Full sun |
| WATER | Moderate |
| GROWTH RATE | Slow |
| HARDINESS | 0° F, USDA Zone 7 |
| PRUNING | Prune to shape |



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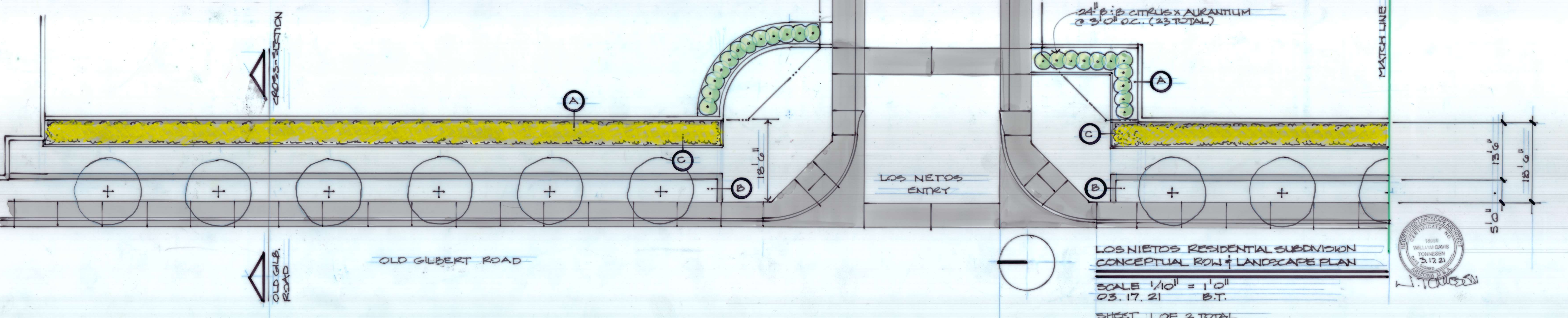
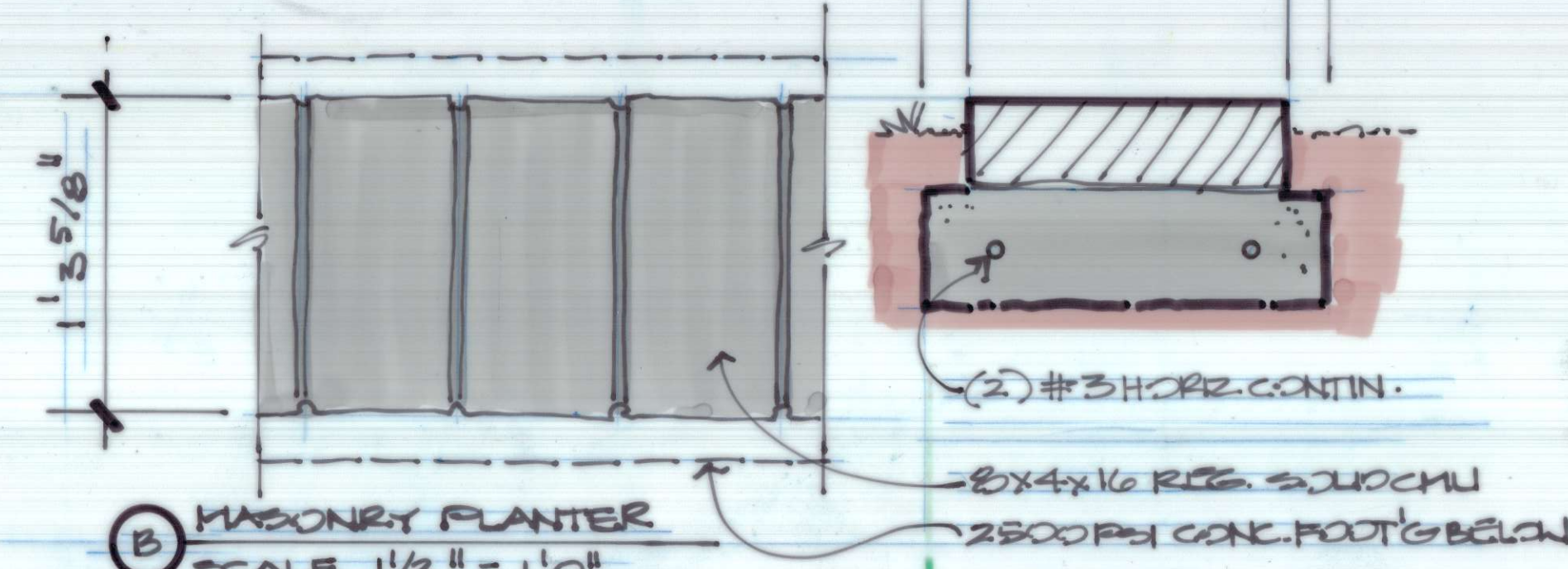
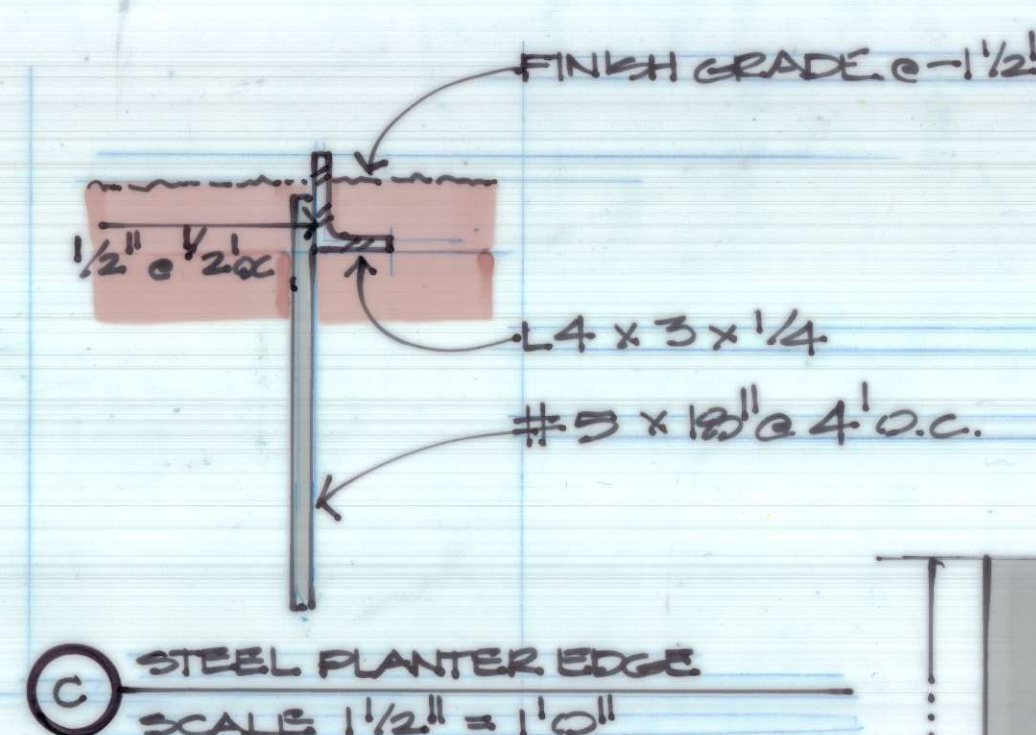
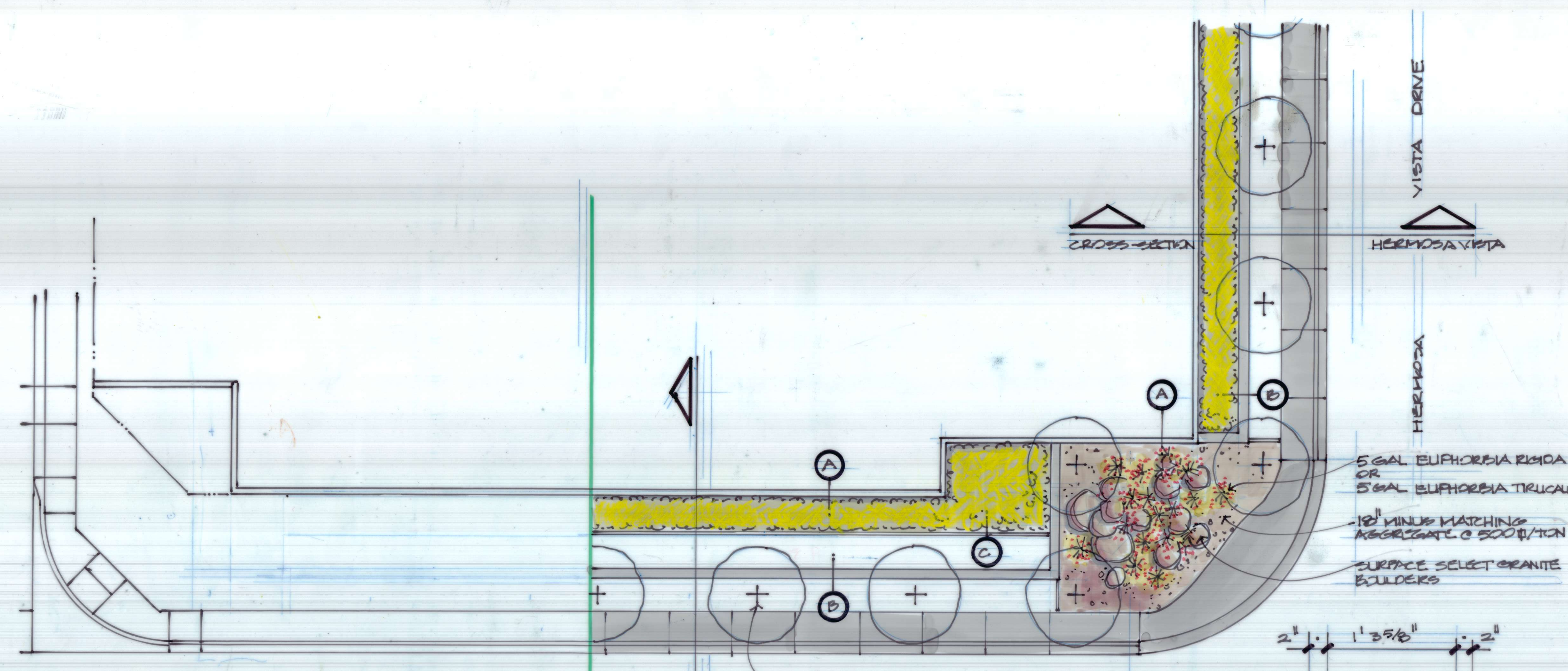
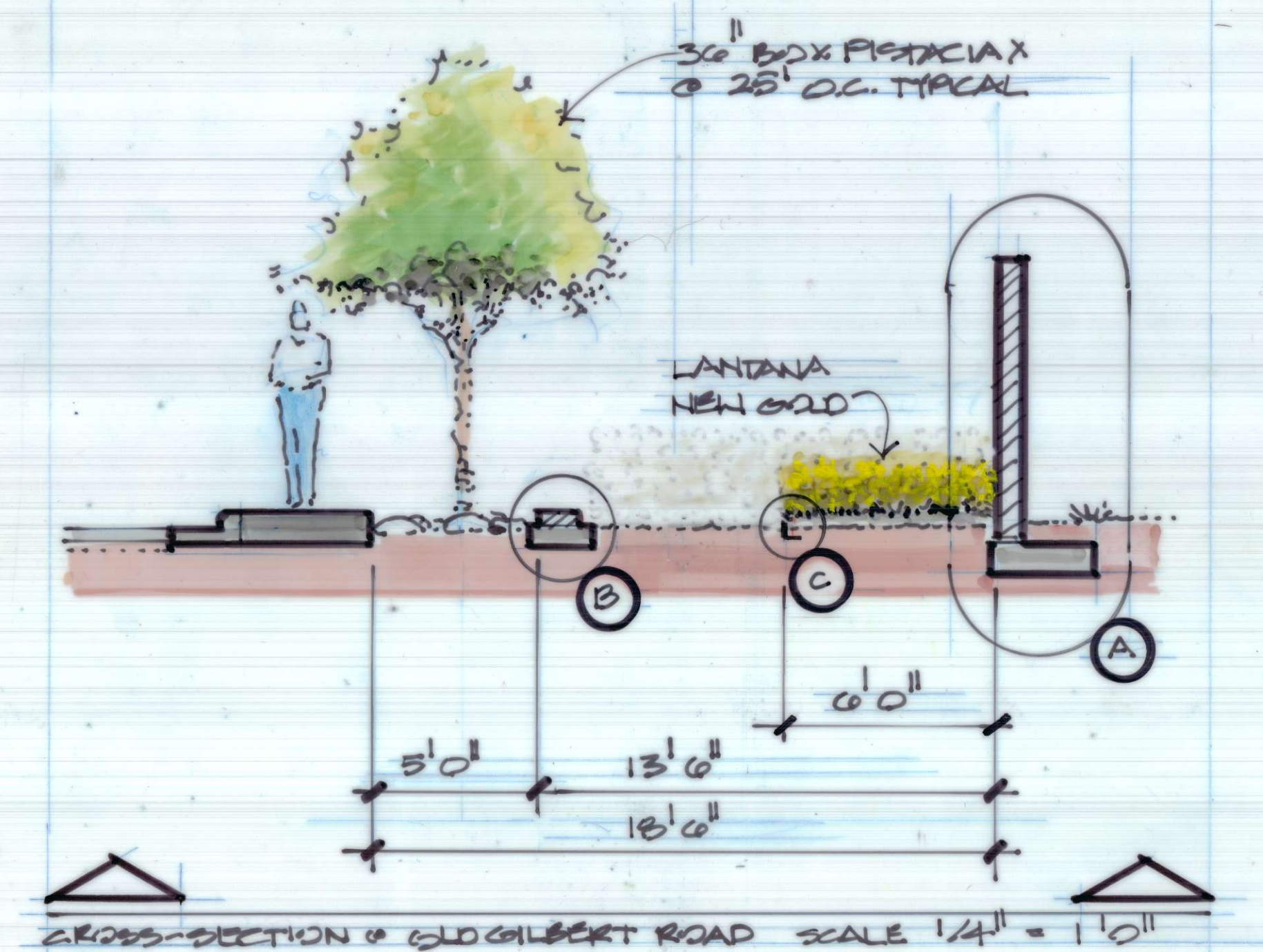
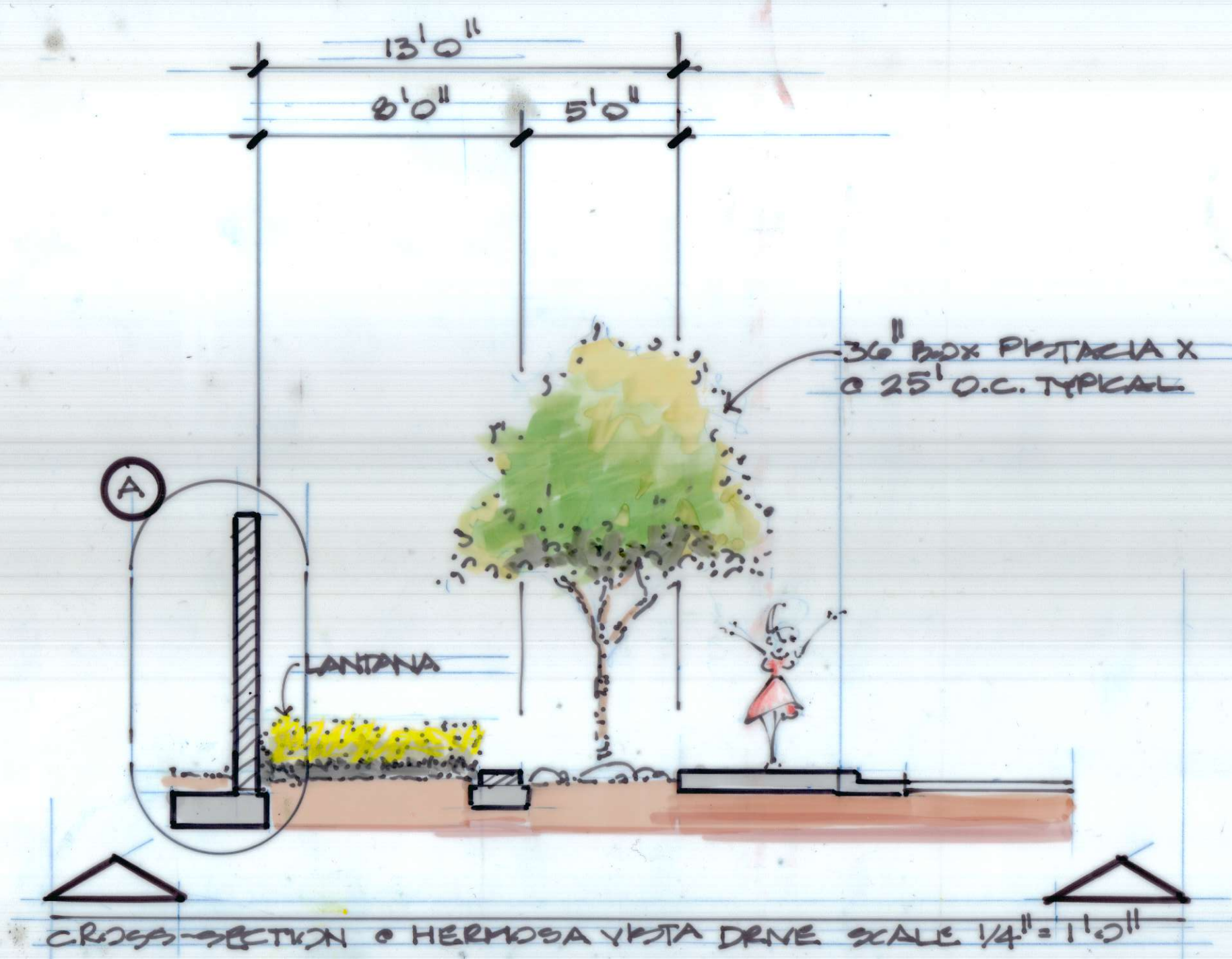
TREE



LOS NIETOS RESIDENTIAL SUBDIVISION
CONCEPTUAL ROW & LANDSCAPE PLAN

03.17.21 B.T.

SHEET 2 OF 2 TOTAL



CITIZEN PARTICIPATION PLAN FOR Los Nietos residential subdivision

Date: December 21, 2020

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of an application for the Los Nietos residential subdivision. The site is located at 2415 N. Old Gilbert Road at the northeast corner of Hermosa Vista Drive and Old Gilbert Road and is an application for the following items:

1. Rezoning of approximately 4.5 acres from RS35 to RS-15 BIZ
2. Site Plan Approval; and
3. Preliminary Plat approval.

This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Jared Cox
Vista Design Group
2715 E. Hermosa Vista Drive
Mesa, AZ 85213
PH: 602-686-7166
Email: JCOX@VDG-LLC.COM

Pre-submittal Meeting: The pre-application meeting was held with the City of Mesa on December 1, 2020. Staff informed the applicant of the need for a Citizen Participation Plan.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions are being undertaken to provide opportunities for feedback from surrounding property owners and citizens:

1. A contact list has been developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Property owners within 1,000 feet from site, but may include more.
 - Mesa Public School District in writing, with copies to Mountain View High School, Stapley Junior High School, and Hermosa Vista Elementary School, who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings to be held virtually Via Zoom.
 - The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

- The second meeting will be held as needed 2 - 4 weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
 4. Any comments received will be copied and delivered to the City of Mesa.

Schedule:

Pre-submittal meeting: December 1, 2020

Application Submittal – December 21, 2020

First neighborhood meeting: January 4, 2020

Meeting Date with City of Mesa Planning: January 11, 2021

Second neighborhood meeting (as needed): January 14, 2021

Submittal of Citizen Participation Report – January 25, 2021

Planning and Zoning Board Hearing – March 10, 2021

CITIZEN PARTICIPATION REPORT
for
Los Nietos residential subdivision

Date: January 22, 2021

Purpose: The purpose of the Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of an application for the Los Nietos residential subdivision. The site is located at 2415 N. Old Gilbert Road at the northeast corner of Hermosa Vista Drive and Old Gilbert Road and is an application for the following items:

1. Rezoning of approximately 4.5 acres from RS35 to RS-15 BIZ
2. Site Plan Approval; and
3. Preliminary Plat approval.

This plan ensures that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

The Contacts for the project was the new owner:

Dennis Porter
PH: 602-725-7000
Email: Dennis@porterbrothers.com

Preston Porter
PH: 602-725-7002
Email: Preston@porterbrothers.com

Pre-submittal Meeting: The pre-application meeting was held with the City of Mesa on December 1, 2020. Staff informed the applicant of the need for a Citizen Participation Plan.

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

1. A contact list was developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project (provided by the City of Mesa)
 - Homeowners Associations within one half mile of the project (provided by the City of Mesa)
 - Property owners within 1,000 feet from site, (Prepared from the Maricopa County Assessor records). The list is included at the back of this report.
 - Mesa Public School District in writing (via email), with copies to Mountain View High School, Stapley Junior High School, and Hermosa Vista Elementary School, who may be affected by this application.
 - The total number of envelopes mailed to Registered Neighborhoods, HOAs, and Owners was 210 neighbors, 19 Neighborhoods, and 13 HOAs. The list is included at the back of this report.
2. All persons listed on the contact list were sent a letter (to the address of record) describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held virtually Via Zoom.

- The first meeting was held January 5, 2021 via Zoom. Interested parties were asked to register for the meeting by providing their email address. 17 people attended the meeting.
 - An updated “Interested Neighbors List” was created using the email addresses of attendees as well as two other neighbors that weren’t able to attend the Zoom meeting. They will continue to receive updates on the project as it progresses to the public meetings.
 - There were no objections to the development or rezoning. A list of question and responses has been prepared from the Neighborhood Meeting. This list is attached to the back of the Citizen Participation Report.
 - A second neighborhood meeting is not planned or needed.
3. Presentations will continue to be made upon request to groups of citizens or neighborhood associations. We reached out via email to two nearby HOA’s (Glenwood Parke and Estates at Northridge). No requests for meetings have been made.
 4. Any comments received will be copied and delivered to the City of Mesa. No comments have been received as of this date.

Schedule:

Pre-submittal meeting: December 1, 2020

Application Submittal – December 21, 2020

First neighborhood meeting: January 5, 2020

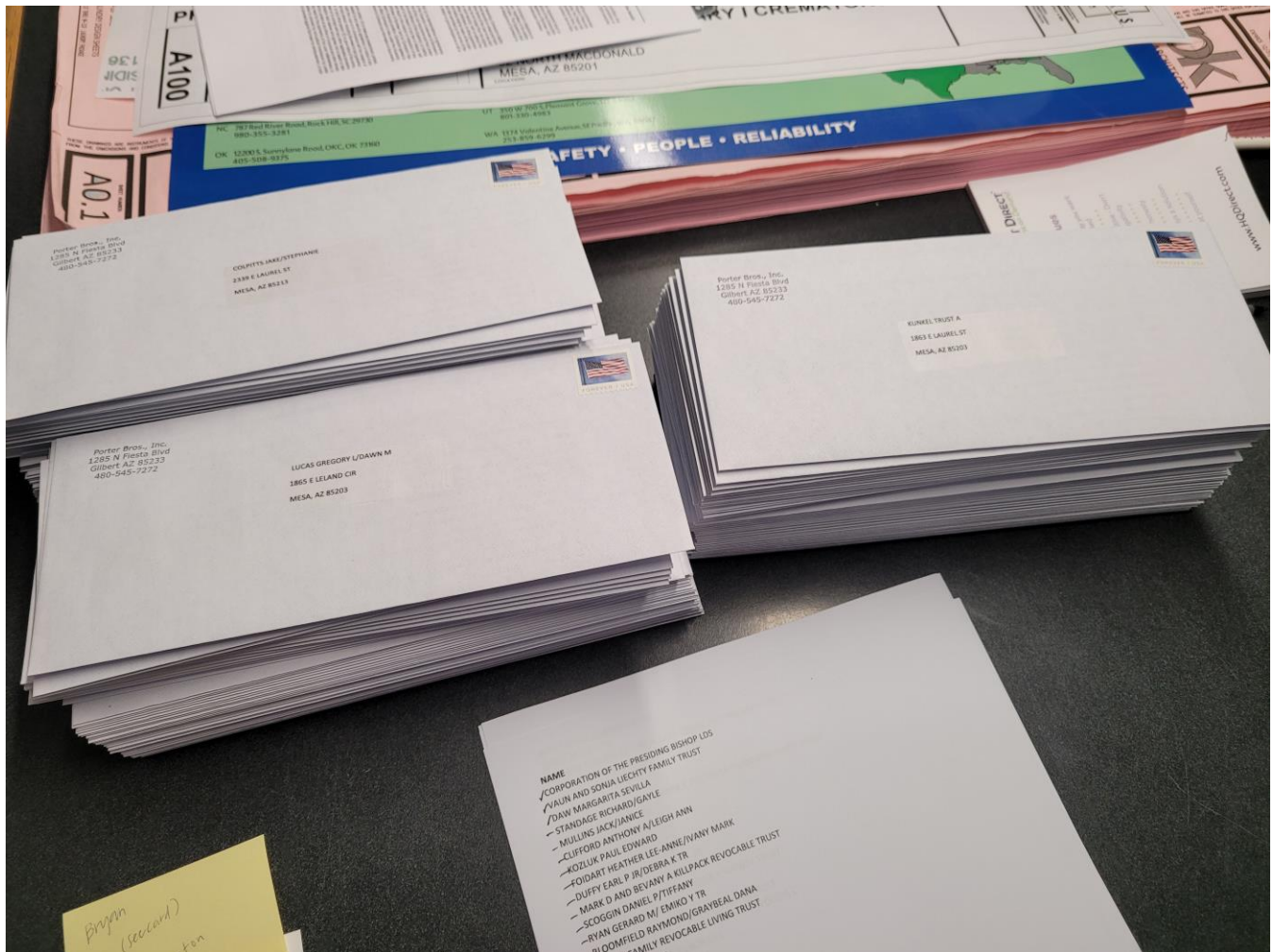
Meeting Date with City of Mesa Planning: January 11, 2021

~~Second neighborhood meeting (as needed): January 14, 2021~~

Submittal of Citizen Participation Report – January 22, 2021

Planning and Zoning Board Hearing – February 24, 2021

Photo of Letters mailed to Neighbors within 1000 ft:



17 Attendees at Neighborhood Zoom meeting on January 5th, 2021 at 6:30 pm.

Participants (17)

Find a participant

| Initials | Name | Video | Audio | Chat |
|----------|-------------------------|-------|-------|------|
| JC | Jared Cox (Host, me) | On | On | On |
| DJ | Debra Jensen | On | On | On |
| DP | Dennis Porter | On | Off | On |
| TA | Talmage and Robyn Lewis | On | Off | On |
| GJ | Gregory J. Scaven | On | On | On |
| JS | Joan Saturno | On | Off | On |
| JC | Jocelyn Condon | On | On | On |
| KH | Kate Holdeman | On | Off | On |
| SH | Sean Huntington | On | Off | On |
| DR | Daryl Rhead | Off | Off | On |
| JF | JAMES FARLEY | Off | Off | On |
| KO | Kenneth Olmstead | Off | On | On |
| KT | kurt tingey | Off | Off | On |
| LF | Lisa Farley | Off | Off | On |
| LK | Lisa Knowles | Off | Off | On |
| PP | Preston Porter | Off | Off | On |
| SH | Shawni Huntington | Off | Off | On |

Invite Mute All ...

Los Nietos Neighborhood Meeting 1/5/2021 Questions and Answers:

1. When do you plan to start building?
 - a. April is the earliest we could start building. We're planning the 2nd Quarter of 2021.
2. How big will these houses be?
 - a. The Plan is to build all single story homes. The houses will be about 3,500 to 5,000 SF and within the lot coverage requirements of the zoning ordinance.
3. Are any of the houses for sale or are they already taken?
 - a. They are all spoken for now.
4. When was the property purchased?
 - a. It is in escrow now, and will close once we are through the zoning process.
5. When construction begins where will the trucks be coming in?
 - a. They will come off of Old Gilbert Road. The majority of all construction traffic will be off of Old Gilbert Road.
6. Will the existing dirt road off of Old Gilbert Road be replaced?
 - a. Yes. The new cul-de-sac
7. How does this project affect or property value?
 - a. We don't expect this development will have a negative affect on the property values. We believe the development will have a positive affect on the surrounding property values. These are custom home lots and not a tract home subdivision.
8. Who will be building the homes?
 - a. Porter Brothers Construction will be building the houses.
9. Give me a ballpark price for what one of these lots will sell for.
 - a. With all the improvements going in plus the price of the land, the Porters will be in about \$350k per lot. For the lot only.
10. Is there a way we as neighbors could have access to the tennis court?
 - a. The liability insurance requires us to have the tennis court secured with a lock. It will not be "wide open". It is a private amenity maintained by the HOA and use would have to be approved by the HOA or the residents.
11. Since these are family lots, will there be "true purchase prices" or a "family discounted" sale price" recorded for public records?
 - a. Right now, we don't know when the "value" of the lots will be recorded against each lot.
12. What is the expected impact on traffic during construction? What roads will you have to block off?
 - a. We don't expect to impede traffic. We won't have to shut down any roads. Construction traffic will be through through Old Gilbert Road. Concrete trucks will be on Hermosa Vista Drive during the wall construction for footings.
13. Where are the Utility Locations being used for the property?
 - a. The water and the storm sewer lines are behind the sidewalk and do not require any pavement cut. The sewer line is about 10' into the pavement on Old Gilbert Road, but the road won't be shut down during tie-in.
14. What overhead utility conversion work is planned for this project?
 - a. We are required to underground the utilities along our property frontage on Hermosa Vista Drive and Old Gilbert Road, including across the intersection. We are coordinating with SRP.
15. Is there a wall surrounding the development? How big is that wall?
 - a. Yes, the wall is proposed to be an 8' wall with a decorative pattern along the. It will be a nice durable wall.
16. Where will the trees be located?
 - a. One row a trees will be located between the existing sidewalk and the new proposed 8-ft wall.
17. Is there a requirement to keep a certain density of citrus trees?

- a. This project is not within the City of Mesa Citrus Sub Area. The citrus are old and are planned to be cleared. The proposed landscaping will be new and fresh trees.
18. The Hermosa Groves HOA has a CCR requirement for citrus density of a minimum of 5 trees per lot. Does this property have the same requirement?
- a. No, there are no requirements to maintain or keep any number of citrus on these new proposed lots. They are not within the Hermosa Groves HOA and are not subject to the CC&R's. The owners do intend to maintain flood irrigation and plant new citrus trees on the properties.
19. What is the BIZ designation?
- a. The BIZ stands for the Bonus Intensity Zone. It is like a Planned Area Development for lots less than 5 acres in size. It allows the owner to request variations from the City of Mesa standard requirements. We are requesting a variation for the narrow lots at the end of the cul-de-sac. The lot width at the cul-de-sac is less than the 110' minimum and therefore require the BIZ. Also, walls greater than 6-ft in height require a BIZ overlay. Finally, the retention basin is within the tennis court and surrounded by retaining walls. Normally only 25% of the basin perimeter is allowed to be a retaining wall, but we have greater than that amount and therefore require the BIZ overlay. the 8-ft wall requires a BIZ. So there are three reasons for the BIZ: Narrow Lot width, 8' Wall height, and Retention basin retaining wall length.
20. Who is responsible for maintaining the landscape area along the new subdivision?
- a. The landscape strip along Hermosa Vista Drive and Old Gilbert Road will be maintained by the new Homeowner's Association.
21. What requirements are there for the storm water dissipation and how will you get rid of it (the storm water)?
- a. The water has to leave the site between 24 and 36 hours. There is an 8" pipe planned to drain to an existing 12" City of Mesa storm drain. It drains to the City of Mesa stormdrain system.
22. How many feet are there between the sidewalk and 8-ft perimeter wall along Hermosa Vista?
- a. The distance between the back of sidewalk and perimeter wall along Hermosa Vista Drive is 10.5'.
23. What is the density of the screen trees? Will it largely obscure the upper part of the wall?
- a. We are still deciding, but today we are thinking of Texas Mountain Laurel trees. These are slow growing and will fill in as a hedge along the wall. If we can't get enough of those, we are looking at a kumquat tree to fill in and create a hedge. We are looking for pristine orange trees to install along Old Gilbert Road with the kumquat tree as a hedge behind it. If we can't find the citrus trees for Old Gilbert Road, we are looking at a Red Push Pistache tree.
24. How long do you expect construction to last?
- a. Subdivision duration is probably 6 months. Each house is about 11-12 month process. Not all houses will start at the same time.
25. One neighbor requested via email that the tennis court also be striped for Pickle Ball.
- a. Noted.

Neighbor Email: Greg & Lorraine Scaven (Questions and **Response**)

Greg,

Thanks again for reaching out. I'm available for a conference call on Wednesday at 5:00 pm. I will call your cell phone and host a conference call with you and the owners. I've had some time to go through your email and provide additional information and answers to your questions. Here are the questions with my answers in **Red**:

1. During our call, Mr. Porter stated that his desire is that all of the homes be single-story. Will the homes being constructed in this area be limited - per the neighborhood CCR's - to ONLY single-level construction? What assurances will the surrounding neighbors have that all construction is limited to single-story structures?

JC – I've gone back over the building height with the owners. The current plan is to only build single story homes within the subdivision, but these plans are subject to change. The maximum building height will ultimately be limited to the limit specified in the City of Mesa Zoning ordinance which is 30-ft. This is the same restriction that the surrounding neighborhoods have because it is the same zoning. The CC&R's will not have a restriction greater than the Zoning Ordinance.

2. Who will be responsible for the maintenance of the landscaped areas outside of the proposed neighborhood exterior wall and north of E. Hermosa Vista Dr? Will there be landscape maintenance requirements that must be adhered to?

JC – The landscape areas along Hermosa Vista Drive and Old Gilbert Road will be maintained by the Homeowner's Association. The City of Mesa Zoning Ordinance has requirements for maintaining landscape areas in public view (for example weeds have to be removed, the number of shrubs and tree must be maintained). If there is a problem in the future, you can call the City of Mesa Zoning Code Enforcement officer and they will notify the owners of any Zoning Code violations.

3. Would it be possible to see the landscape design details and wall construction details for the exterior areas mentioned in question 2 above? Does Mr. Porter intend to solicit input from the existing neighbors on the southbound side of E. Hermosa Vista Dr. regarding its design - as they will be the ones most impacted the change to the existing sight lines?

JC – I've attached a copy of the current landscape plan that shows the details of the areas on Hermosa Vista Drive and Old Gilbert Road. This landscape area is controlled by the City of Mesa Zoning Ordinance. The developer is required to install 4 trees per 100-ft and 16 shrubs per 100-ft. The current plan can change between now and the final design, but it must meet those minimum requirements. Currently, the owner has planned 10 trees per 100-ft plus ground cover which is well above the minimum requirements. The owner has hired a Landscape Architect to create an perimeter theme wall that carries a consistent design elements used throughout the project. I've included the best copy of the wall as it is currently designed. The wall is 8-ft tall with two different types of block within the wall and a decorative architectural cap along the top. Any comments or requests from neighbors regarding the wall will be considered in the context of the overall subdivision theme design. We feel that the current wall design is exceptional and is a significant upgrade from the typical residential 4" block wall with columns.

4. There was discussion on the call about the CCR's for the proposed new neighborhood - Los Nietos Residential Subdivision. Given that this subdivision is not open to public sale - and all of the contemplated homes will be family members of Mr. Porter - who is responsible for developing and approving the CCR's within the neighborhood? Also, who would be responsible for approving any proposed changes to the CCR's once the initial CCR's are set?

JC – The CCR's will be developed and approved by the Porter Family. They will also be able to change or modify any CCR's in the future, just like any other subdivision. One thing to keep in mind is that the CCR's cannot over rule any of the City of Mesa Zoning Ordinance requirements. So, if there's a problem with the landscaping, or a damaged wall, or something, you can contact the City of Mesa Code Compliance Officer to report a violation.

5. While I'm sure the proposed neighborhood as designed is intended to be quite pleasing to the eye, I'm very concerned that the sale of these homes is NOT open to the public. As I understand this proposed 'neighborhood', all residents are members of Mr. Porter's family and as such, Mr. Porter could gift his family members these homes and their associated real property at a substantial discount to the true underlying market value of the property if subject to a public sale. As such, these sales - if/when recorded and if at below market value - would have a substantially negative impact on the value of homes in the immediate area. How will this be addressed?

JC – I had to do some checking on this to find out the answer. Because this is a new subdivision, there are no deeds or parcel numbers for the proposed lots. Those parcel numbers are not created until after the Plat has recorded and the new deeds are also recorded. The new deeds will be recorded in the names of the future lot owners. This will allow the lots to be in the name of the individuals who will be building the homes. The transaction falls within the exemption allowance for an Affidavit of Valuation. Therefore, no valuation will be disclosed on public records. As such, the development is not expected to negatively impact the value of the homes in the area.

I look forward to visiting with you on Wednesday at 5:00 pm. Let me know if you have any other questions beforehand.

Thanks,

Jared Cox, PE
602-686-7166

Jennifer Gniffke

From: jaredcoxpe@gmail.com
Sent: Thursday, February 11, 2021 4:15 PM
To: Jennifer Gniffke
Cc: preston@porterbrothers.com; 'Dennis Porter'; Jared Cox
Subject: Los Nietos - Conference Call with Neighbor

Jennifer,

I know we've finalized the Citizen Participation Report, but last night, I had a conference call with a neighbor (Greg Scaven) and the owners (Dennis Porter). Mr. Greg Scaven lives on Hermosa Vista Drive just south of our proposed subdivision. We had a good discussion with him and he was very open and honest with us. He made two requests and we answered them as follows:

Mr. Scaven Request #1: Will the owner be willing to stipulate single-story homes for all 6 lots in the new subdivision?

Application Answer #1: Although it is the current plan to only build single-story homes in this subdivision, the owner is not willing to agree to a zoning stipulation limiting the height and the floors of their lots. The surrounding existing subdivisions and neighbors are able to build and enjoy a 2-story home within the RS-15 Height limit of 30-ft. We think it is fair to have the same restriction as the adjacent neighbors. Three of the six custom homes have started design plans, and all three are currently single-story homes.

Mr. Scaven Request #2: Will the owner require the preservation of existing citrus trees in the rear of the lots along Hermosa Vista Drive? These trees can be on the north side or south side of the proposed 8-ft wall. If the existing tree is not in good condition, will you replace it with a mature tree from the grove? I want to maintain the view of citrus trees on Hermosa Vista Drive.

Answer #2: The owner proposes to install Kumquat trees (a smaller citrus tree) between the existing sidewalk and the proposed 8-ft property wall. These trees will be spaced every 10-ft along Hermosa Vista Drive and Old Gilbert Road. This is a much greater density of trees than the Mesa Zoning Ordinance requirement. (The frontage along Hermosa Vista is 485-ft long. The Owner is installing 50 trees (24" box) along Hermosa Vista and only 20 trees are required). We understand that the surrounding CC&R's for the neighboring subdivisions have a requirement that each lot maintain a minimum of 5 citrus trees. (this requirement is not being enforced by the HOA). The Porters are willing to include this same stipulation for 5 citrus trees per lot, but they are not willing to stipulate the location of those trees. We want to maintain the flexibility for each lot owner to plan around the trees as needed. Again, we are willing to add the same restrictions the of the surrounding neighbors, but we don't think it would be fair to place additional requirements on the lots and specify the location of the citrus trees.

Greg said that he spoke with you as well, and I talked to him about the meeting process. He was very cordial and kind, but I believe he still wants to make these requests to the Planning and Zoning Board as well as the City Council. I just wanted to let you know about that item. I'll let you know if anything changes.

Thanks!

Jared Cox, P.E.
602-686-7166

December 28, 2020

Hello Neighbor,

The new owners of the property at 2415 N. Old Gilbert Road have submitted an application with the City of Mesa to **rezone** their land in order to **subdivide** the 4.5 Acre property into 6 custom home lots. As part of the City of Mesa Citizen Participation requirements, we have been asked to share the project information with all neighbors & associations within 1,000 ft of the property to collect any comments or questions.

There is a copy of the subdivision site plan for your information and reference on the back of this paper. Below are some project details that may answer questions you might have:

- Project Location: 2415 N. Old Gilbert Road, existing citrus grove.
- New public street cul-de-sac
- Zoning Change from RS-35 to RS-15 BIZ
- Minimum Lot size 23,000 SF
- Existing residence will be removed
- 6 new custom home lots.
- Small Landscaped Retention within subdivision.
- Project Construction start: 2nd quarter 2021
- City of Mesa Water and Sewer for new lots
- Public Meetings in January or February (stay tuned)

We will be holding a Virtual Neighborhood Meeting on Tuesday 1/5/2021 at 6:30 pm. The meeting will be held via Zoom with the log-in info provided below. If you would like to receive future project updates and future meeting notifications, please provide your email address to preston@porterbrothers.com and dennis@porterbrothers.com.

Meeting Date & Time: Tuesday 1/5/2021 from 6:30 pm to 7:30 pm.

Zoom Meeting Registration:

<https://us02web.zoom.us/meeting/register/tZYkduopjljHN3qEIEUpqAd5xnptrenyl7S>

After registering, you will receive a confirmation email containing information about joining the meeting.

Thanks,

Preston Porter

PH: (602) 725-7002

Email: preston@porterbrothers.com

Dennis Porter

PH: (602) 725-7000

Email: dennis@porterbrothers.com

PRELIMINARY PLAT / SITE PLAN FOR LOS NIETOS RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 06, T-1-N,
R-6-E OF THE G.S.S.R.B.M., MARICOPA COUNTY, ARIZONA



PROJECT NARRATIVE

THE REQUIREMENT INCLUDES THE REZONING AND SUBDIVISION OF PROPERTY AT THE NEJ OF OLD OLNEY ROAD AND HERMOSA VISTA DRIVE. THE PROJECT CONSISTS OF REZONING AND SUBDIVIDING THE 4.35 ACRES PARCEL INTO 6 NEW RESIDENTIAL LOTS. THE PROPERTY IS CURRENTLY ZONED RS-15 AND WILL BE REZONED TO MATCH THE SURROUNDING RESIDENTIAL LOTS AS RS-15 WITH A BONUS INTENSITY ZONE OVERLAY DISTRICT (BZ) AS EXPLAINED BELOW.

THE NEW SUBDIVISION WILL BE CALLED "LOS NIETOS" AND WILL BE A SINGLE CUL-DE-SAC. PUBLIC WATER AND PUBLIC SEWER WILL BE EXTENDED DURING THE CUL-DE-SAC AND PRIVATE SERVICES TO THE SIX NEW LOTS. STORM WATER RETENTION WILL BE PROVIDED IN THE NEW DRAINAGE LANDSCAPE TRACT ON THE EAST END OF THE CUL-DE-SAC. THE PROPERTY IS CURRENTLY FLOODED PERMITTED AND THE LOTS WILL BE DESIGNED TO ALLOW ADDITIONAL FLOOD PROTECTION ON THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY IS LESS THAN 5 ACRES AND REQUIRES A NEW OVERLAY IN ORDER TO ACCOMMODATE TWO DEVELOPMENT REQUESTS.

1. THE FRONT YARD WIDTH FOR LOTS 3 AND 4 IS LESS THAN THE REQUIRED 110' MINIMUM. THIS IS DUE TO THE GEOMETRY AND FRONTAGE OF THE NEW CUL-DE-SAC. THE STREET FRONTAGE WIDTH OF THESE LOTS IS APPROXIMATELY 40' AT ITS NARROWEST POINT AND GENUALLY INCREASES TO 100' IN LESS THAN 30' FROM THE SUBDIVISION. THE LOT SETBACK ARE LOCATED WITHIN 100' AND THE MINIMUM REQUIRED SETBACK IS ONLY 100'. THIS EXCEPTION ALLOWS FOR A WELL REFINISHED CUL-DE-SAC THAT ALSO PROVIDES PROTECTION TO A DENSE SUBDIVISION (LANDSCAPING AND TOWNING COURT).
2. THE OWNER HAS REQUESTED AN 8" TALL FORMER BLOCK WALL. WALLS TALLER THAN 8" REQUIRE THE 8" OVERLAY. ALTHOUGH SECTION 11-1-105(1)(b)(ii) DOESN'T APPLY BECAUSE THE PROPERTY IS LESS THAN 5 ACRES, THE WALL WILL BE CONSTRUCTED OF HIGH-QUALITY CONCRETE MATERIALS AND ARCHITECTURALLY DETAILED. THE STUDY WALL WILL BE BUILT WITH 8" WIDE BLOCK WITHIN COLUMNS.

ADDITIONAL: THE SUBDIVISION PROPOSES TO USE THE RETENTION BASIN AREA AS A LANDSCAPE AMENITY AS WELL. THE WALL WILL INCLUDE A SIDEWALK SPACE FOR WALKING AS WELL AS A TOWNING COURT TO BE USED BY THE NEW RESIDENTS. THE ENTRANCE TO THE SUBDIVISION, ALTHOUGH PUBLIC, HAS BEEN SCIENTIFICALLY DESIGNED TO ENHANCE THE DEVELOPMENT FROM OLD OLNEY ROAD.

THE EXISTING RIGHT-OF-WAY WITHIN ALONG OLD OLNEY ROAD IS NOT. THE EXISTING RIGHT-OF-WAY ALONG HERMOSA VISTA DRIVE IS 30' - 35' OF 10' IS PROPOSED TO BE LOCATED ALONG HERMOSA VISTA DRIVE WITHIN AN 8" PIPE ALONG ALL HERMOSA VISTA DRIVE, OLD OLNEY ROAD, AND THE NEW WIDE DRIVE RIGHT-OF-WAY.

ALL SIDEWALKS AND BUILDING REQUIREMENTS WILL FOLLOW THE RS-15 STANDARDS.

PARKING NARRATIVE

THE NEW CUL-DE-SAC IS PROPOSED TO BE A PUBLIC LOCAL STREET WITH 50' R/W. PARKING IS PROVIDED ON BOTH SIDES OF THE STREET WITHIN THE REQUIRED DRIVEWAYS.

WATER AND SEWER NARRATIVE

WATER UTILITY WILL BE PROVIDED FROM THE EXISTING 8" WATER LINE IN OLD OLNEY ROAD. THE EXISTING LINE WILL BE EXTENDED AND CONNECTED TO THE END OF THE CUL-DE-SAC. THE HOUSES WILL BE SERVED WITH A 1" OR 1.5" WATER MAIN. A 1" LANDSCAPE WATER MAIN WILL BE PROVIDED FOR THE R/W LANDSCAPE AREAS.

SEWER WILL BE PROVIDED FROM THE 8" SEWER LINE IN OLD OLNEY ROAD. A NEW 8" PUBLIC SEWER LINE WILL BE EXTENDED EAST TO THE END OF THE CUL-DE-SAC AND TERMINATE IN A NEW SEWER MANHOLE. EACH LOT WILL BE PROVIDED A NEW 4" SEWER SERVICE NEAR THE CENTER OF THE LOT. THE LANDSCAPE AREA / TOWNING COURT WILL ALSO RECEIVE A SEWER SERVICE FOR THE PROPOSED COMMUNITY BEDROOM.

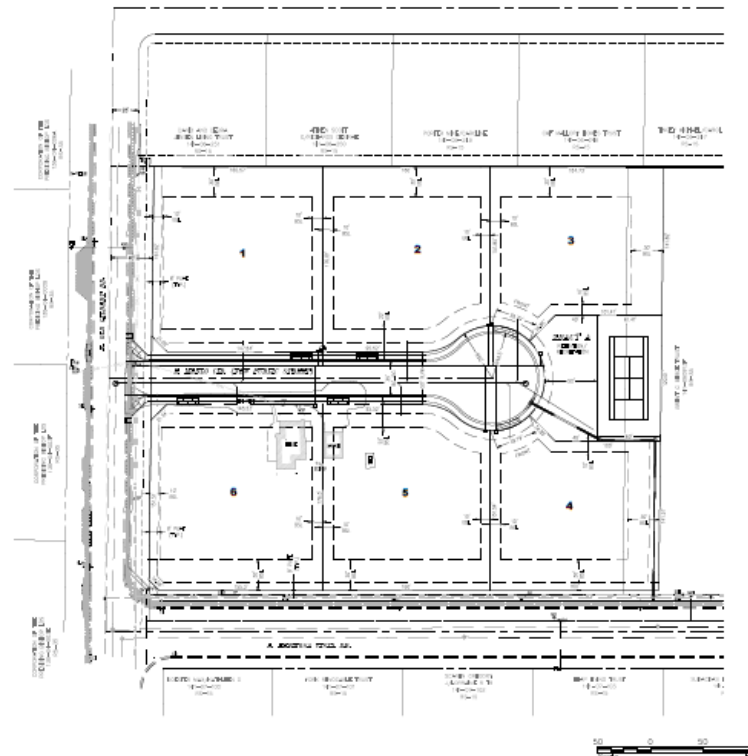
GRADING AND DRAINAGE NARRATIVE

THE SURROUNDING STREETS ARE FULLY DEVELOPED WITH EXISTING PUBLIC STORM DRAIN SYSTEMS. NO OTHER FLOOD IMPACT THIS SITE. BECAUSE THE SUBDIVISION OF HERMOSA VISTA DRIVE IS A 12" STORM DRAIN. THE NEW CUL-DE-SAC WILL DRAIN ONLY TO THE EAST INTO THE NEW RETENTION / WALKWAY AREA. THE TOWNING COURT IS SET DOWN APPROXIMATELY 3.5' BELOW THE EXISTING GRADE AND THE TOWNING COURT AREA WITH A 4" RETENTION WALL. THE TOWNING COURT IS SERVED WITH RETAINING WALLS SURROUNDING THE PERIMETER. THE TOWNING COURT WALL HAS A STORM DRAIN OUTLET TO RECEIVE THE STORM WATER FROM UNDER THE TOWNING COURT WALL AND HAS A STORM DRAIN OUTLET WITH AN ORDNANCE PLATE TO DE-WATER THE BASIN WITHIN 36-HOURS.

THE LOTS ARE DESIGNED TO ALLOW WATER TO DRAIN TO THE FRONT YARD AND INTO THE NEW WIDE DRIVE ROADWAY. THE CURBS ARE DESIGNED TO BE ROLLED CURBS AND STREET CAPACITY WILL BE VERIFIED IN THE FINAL DRAINAGE REPORT. DRAINAGE CALCULATIONS ARE PROVIDED ON THE CONCEPTUAL DRAINAGE AND DRAINAGE PLAN.

GENERAL NOTES

1. THE PLAN IS NOT INTENDED FOR CONSTRUCTION. FINAL ENGINEERING DOCUMENTS WILL BE PREPARED AND SUBMITTED AT A LATER TIME.
2. LOT DIMENSIONS SHOWN HEREIN ARE ACCURATE ESTIMATES. FINAL DIMENSIONS WILL BE PROVIDED ON THE FINAL PLAT AT A LATER TIME.
3. SEE CONCEPTUAL DRAINAGE PLAN FOR DRAINAGE AND DRAINAGE DESIGN.



LOT AREA TABLE

| | Area (SF) |
|------------------|-----------|
| Roadway | 22035 |
| Tract A (Tennis) | 13721 |
| Lot 1 | 28460 |
| Lot 2 | 27504 |
| Lot 3 | 24078 |
| Lot 4 | 23592 |
| Lot 5 | 27455 |
| Lot 6 | 28830 |
| TOTAL Area= | 195675 |

UTILITIES

| | |
|------------|--------------------------------|
| WATER | CITY OF MESA |
| SEWER | CITY OF MESA |
| GAS | CITY OF MESA |
| ELECTRIC | SALT RIVER PROJECT |
| COMM. | CENTURINK / COM |
| REFUSE | CITY OF MESA |
| IRRIGATION | ROOSEVELT WATER CONS. DISTRICT |

SHEET INDEX

| | |
|---------|--------------------|
| SHEET 1 | COVER SHEET |
| SHEET 2 | PRE PLAT/SITE PLAN |

OWNER

DENNIS PORTER
1285 N. PISTIA BLVD
OLNEY, AZ 85233

CONTACT: JARED COX 602-725-7000
EMAIL: DENNIS@PORTERBROTHERS.COM



ENGINEER / APPLICANT

VISTA DESIGN GROUP
2715 E. HERMOSA VISTA DRIVE
MESA, AZ 85213

CONTACT: JARED COX 602-686-7166
EMAIL: JCOX@VISTAGROUP-LLC.COM

LEGAL DESCRIPTION

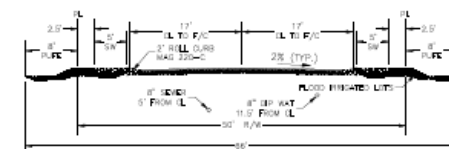
THE WEST HALF OF THE SOUTH 10 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE OLD AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA

| | |
|--|---|
| LOCATION: | NEJ OF OLD OLNEY ROAD AND HERMOSA VISTA DRIVE |
| ADDRESS: | 2415 N. OLD OLNEY ROAD |
| APN: | 141-08-013E |
| EX. ZONING: | RS-35 |
| PROP. ZONING: | RS-15 (BZ) |
| EX. GENERAL PLAN: | NEIGHBORHOOD SUBDIVISION |
| GROSS AREA: | 4.35 AC. (188,152 SF) |
| NET AREA: | 4.49 AC. (195,678 SF) |
| COM. G.S. MAP: | 678 |
| # OF LOTS: | 6 |
| D.U. PER ACRE: | 1.34 UNITS/ACRE |
| EXISTING BLDG HEIGHT: | N/A |
| PROPOSED BLDG HEIGHT: | 30 FT (SEE TABLE 11-5-3 Z.O.) |
| MIN LOT AREA: | 15,000 SF |
| # MIN INTER. LOT WIDTH: | 110 FT (39 FT FOR CUL-DE-SAC LOTS) |
| MIN LOT DEPTH: | 120 FT |
| MAX BLDG COVERAGE: | 40% |
| # MAX WALL HEIGHT: | 6 FT, 8 FT FOR NEW PERIMETER WALLS |
| * BONUS INTENSITY ZONE EXCEPTION REQUEST | |

SETBACKS

| | |
|----------------------|-----------------------------------|
| MINIMUM YARDS (FT) | |
| FRONT YARD: | 22 FT (TO ENCLOSED LIVABLE SPACE) |
| FRONT YARD: | 30 FT (TO GARAGE) |
| INTERIOR SIDE YARD: | 7 FT |
| INTERIOR SIDE TOTAL: | 20 FT (AGGREGATE OF 2 SIDES) |
| SIDE STREET: | 10 FT |
| REAR YARD: | 30 FT |



TYPICAL STREET SECTION PER COM M-19.03

SCALE: 1"=40'

| DATE | REVISION | DESCRIPTION |
|------------|----------|--|
| 12/12/2020 | 1 | PRELIMINARY PLAT / SITE PLAN COVER SHEET |
| 12/12/2020 | 2 | LOS NIETOS RESIDENTIAL SUBDIVISION |
| 12/12/2020 | 3 | 2415 N. OLD OLNEY ROAD |
| 12/12/2020 | 4 | MESA, AZ 85213 |
| 12/12/2020 | 5 | 2415 N. OLD OLNEY ROAD |
| 12/12/2020 | 6 | MESA, AZ 85213 |
| 12/12/2020 | 7 | MESA, AZ 85213 |
| 12/12/2020 | 8 | MESA, AZ 85213 |
| 12/12/2020 | 9 | MESA, AZ 85213 |
| 12/12/2020 | 10 | MESA, AZ 85213 |
| 12/12/2020 | 11 | MESA, AZ 85213 |
| 12/12/2020 | 12 | MESA, AZ 85213 |
| 12/12/2020 | 13 | MESA, AZ 85213 |
| 12/12/2020 | 14 | MESA, AZ 85213 |
| 12/12/2020 | 15 | MESA, AZ 85213 |
| 12/12/2020 | 16 | MESA, AZ 85213 |
| 12/12/2020 | 17 | MESA, AZ 85213 |
| 12/12/2020 | 18 | MESA, AZ 85213 |
| 12/12/2020 | 19 | MESA, AZ 85213 |
| 12/12/2020 | 20 | MESA, AZ 85213 |
| 12/12/2020 | 21 | MESA, AZ 85213 |
| 12/12/2020 | 22 | MESA, AZ 85213 |
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| 12/12/2020 | 24 | MESA, AZ 85213 |
| 12/12/2020 | 25 | MESA, AZ 85213 |
| 12/12/2020 | 26 | MESA, AZ 85213 |
| 12/12/2020 | 27 | MESA, AZ 85213 |
| 12/12/2020 | 28 | MESA, AZ 85213 |
| 12/12/2020 | 29 | MESA, AZ 85213 |
| 12/12/2020 | 30 | MESA, AZ 85213 |
| 12/12/2020 | 31 | MESA, AZ 85213 |
| 12/12/2020 | 32 | MESA, AZ 85213 |
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| 12/12/2020 | 34 | MESA, AZ 85213 |
| 12/12/2020 | 35 | MESA, AZ 85213 |
| 12/12/2020 | 36 | MESA, AZ 85213 |
| 12/12/2020 | 37 | MESA, AZ 85213 |
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| 12/12/2020 | 100 | MESA, AZ 85213 |

1000-FT Mailing List to Neighbors

| <u>Parcel #</u> | <u>Owner</u> | <u>Address</u> | <u>City</u> | <u>State</u> | <u>Zip Code</u> |
|-----------------|--|---------------------------|----------------|--------------|-----------------|
| 136-04-003E | CORPORATION OF THE PRESIDING BISHOP LDS | 50 E NORTH TEMPLE RM 2225 | SALT LAKE CITY | UT | 84150-0022 |
| 136-04-022 | VAUN AND SONJA LIECHTY FAMILY TRUST | 2407 N KACHINA | MESA | AZ | 85203 |
| 136-04-023 | DAW MARGARITA SEVILLA | PO BOX 2413 | MESA | AZ | 85214 |
| 136-04-024 | STANDAGE RICHARD/GAYLE | 2431 N KACHINA | MESA | AZ | 85203 |
| 136-04-025 | MULLINS JACK/JANICE | 2443 N KACHINA | MESA | AZ | 85203 |
| 136-04-026 | CLIFFORD ANTHONY A/LEIGH ANN | 2455 N KACHINA | MESA | AZ | 85203 |
| 136-04-027 | KOZLUK PAUL EDWARD | 6931 E THOMAS RD | SCOTTSDALE | AZ | 85251 |
| 136-04-028 | FOIDART HEATHER LEE-ANNE/IVANY MARK | 2515 N KACHINA | MESA | AZ | 85203 |
| 136-04-029 | DUFFY EARL P JR/DEBRA K TR | 1848 E MALLORY ST | MESA | AZ | 85203 |
| 136-04-066 | MARK D AND BEVANY A KILLPACK REVOCABLE TRUST | 2452 N KACHINA | MESA | AZ | 85203 |
| 136-04-067 | SCOGGIN DANIEL P/TIFFANY | 1832 E MENLO ST | MESA | AZ | 85203 |
| 136-04-089 | RYAN GERARD M/ EMIKO Y TR | 1831 E MENLO ST | MESA | AZ | 85203 |
| 136-04-090 | BLOOMFIELD RAYMOND/GRAYBEAL DANA | 1830 E HERMOSA VISTA DR | MESA | AZ | 85203 |
| 136-04-108 | FARLEY FAMILY REVOCABLE LIVING TRUST | 2550 NORTH RIDGE | MESA | AZ | 85203 |
| 136-04-116 | COTTER DAVID K | PO BOX 30211 | MESA | AZ | 85275-0211 |
| 136-04-117A | MESA CITY OF | 20 E MAIN ST STE 650 | MESA | AZ | 85211 |
| 136-04-118C | MESSINGER NIRAWATI/RAY | 2631 N KACHINA | MESA | AZ | 85203 |
| 136-04-131 | VENEKAMP DUSTIN | 2651 N RIDGE CIR | MESA | AZ | 85203 |
| 136-06-006D | MARICOPA COUNTY DEPT OF TRANSPORTATION | 2901 W DURANGO ST | PHOENIX | AZ | 85009 |
| 136-06-070 | BEVIER SARAH/TRENT | 1939 E LYNWOOD ST | MESA | AZ | 85203 |
| 136-06-071 | MEREDITH L ELLIOTT REVOCABLE TRUST | 1936 E LYNWOOD ST | MESA | AZ | 85203 |
| 136-06-072 | DRAIN FAMILY TRUST | 1922 E LYNWOOD ST | MESA | AZ | 85203 |
| 136-06-073 | MISKIN CALEB K/LINDSEY S | 1910 E LYNWOOD ST | MESA | AZ | 85203 |
| 136-06-079 | MYERS TAYLOR/SAVANNAH K | 1851 E LELAND CIR | MESA | AZ | 85203 |
| 136-06-080 | LUCAS GREGORY L/DAWN M | 1865 E LELAND CIR | MESA | AZ | 85203 |
| 136-06-081 | PIERCE MATTHEW/LINDSEY | 1854 E LELAND CIR | MESA | AZ | 85203 |
| 136-06-082 | COLPITTS JAKE/STEPHANIE | 2339 E LAUREL ST | MESA | AZ | 85213 |
| 136-06-084 | HOLEXA BENJAMIN T/PHILLIPS NICOLE M | 1833 E LAUREL ST | MESA | AZ | 85203 |
| 136-06-085 | CLARK AND LYNNETTE RICHTER FAMILY TRUST | 1845 E LAUREL ST | MESA | AZ | 85203-2132 |
| 136-06-086 | KUNKEL TRUST A | 1863 E LAUREL ST | MESA | AZ | 85203 |
| 136-06-087 | FAY GORDON C/JENNIFER C | 2346 N KACHINA | MESA | AZ | 85203 |
| 136-06-088 | HARRIS KENNETH J/FRANCIS E TR | 2334 N KACHINA ST | MESA | AZ | 85203 |
| 136-06-089 | WERT CHRISTOPHER/JENNA | 2322 N KACHINA | MESA | AZ | 85203 |
| 136-06-090 | HARTMAN JEFF | 1148 E DRIFTWOOD | TEMPE | AZ | 85283 |
| 136-06-091A | JAYICH JOSHUA/CHRISTIE | 2237 N KACHINA | MESA | AZ | 85203 |
| 136-06-092A | DAY TRUST | 2249 N KACHINA ST | MESA | AZ | 85203 |
| 136-06-093A | MOSS TRAVIS AARON | 2261 N KACHINA ST | MESA | AZ | 85203 |
| 136-06-094 | TRYON ORDEN LEROY/MICKEY DELL | 2303 N KACHINA | MESA | AZ | 85203 |
| 136-06-095 | MARGO ANDERSON LIVING TRUST | PO BOX 4741 | MESA | AZ | 85211 |
| 136-06-096 | SHERWOOD TIMOTHY J/JENNY S | 2327 N KACHINA | MESA | AZ | 85203-2129 |
| 136-06-097 | CAMPOS RALPH V/GILBERT | 2339 N KACHINA | MESA | AZ | 85203 |
| 136-06-098 | CADIENTE RONALD ROY/PAMELA TR | 2351 N KACHINA | MESA | AZ | 85203 |
| 136-06-099 | PAUL KEITH CARLSON AND KIMBERLY JANE CARLSON FAMILY TRUST | 2363 N KACHINA ST | MESA | AZ | 85203 |
| 136-06-100 | JOHNSON ROBERT DYER/PATRICIA KATHLEEN | 1860 E LAUREL ST | MESA | AZ | 85203 |
| 136-06-101 | WHITING THOMAS TREY/AUBREY SHELICE | 1846 E LAUREL ST | MESA | AZ | 85203 |
| 136-06-102 | MARK EDMON KNOWLES & LISA MARIE KNOWLES TRUST | 1834 E LAUREL ST | MESA | AZ | 85203 |
| 141-06-013E | BERGE BRENT C/DEBORAH I TR | 385 W BASELINE RD | GILBERT | AZ | 85233 |
| 141-06-013F | BERGE BRENT C TR | 2401 W BELL RD | PHOENIX | AZ | 85023 |
| 141-06-116 | LEONARD & SIGRID BRYANT ALSAKA COMMUNITY PROPERTY TRUST | 2161 E MENLO CIR | MESA | AZ | 85213 |
| 141-06-117 | JAMES WILLIAM SATURNO LIVING TRUST | 2149 E MENLO ST | MESA | AZ | 85213 |
| 141-06-120 | ELLIS FRANCIS C/PAMELA A | 2150 E MENLO CIR | MESA | AZ | 85213 |
| 141-06-121 | HURD DENISE | 2162 E MENLO CIR | MESA | AZ | 85207 |
| 141-06-122 | JASON D FISCHBECK AND TANYA C FISCHBECK REVOCABLE LIVING TRUST | 2163 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-123 | GYME FLETCHER TRUST | 2151 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-133 | GOSCH FAMILY TRUST | 2026 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-134 | PHILLIPS RICK E | 2038 E MALLORY ST | MESA | AZ | 85213 |

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| 141-06-135 | CONDON DANIEL T/JOCELYN H TR | 2050 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-136 | FRAME DANIEL C/PATRICIA K TR | 2062 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-137 | HIGGINSON SCOTT K/CYNTHIA C TR | 2104 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-138 | KENNETH R WENZEL AND JANICE A WENZEL TRUST | 2116 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-139 | PINE BRIAN L/SHERRI A | 2128 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-140 | RANDELL J AND CAROLE J GOINS LIVING TRUST | 2140 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-141 | WOJTAS THOMAS R/ROSENTHAL-WOJTAS DEBRA C | 2152 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-142 | SAKAUYE MILES A/DEBORAH S | 2164 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-143 | CAMPBELL FAMILY TRUST | 2457 N ACACIA | MESA | AZ | 85213-1416 |
| 141-06-144 | TINGEY MICHAEL J SR/CAROL F | 2445 N ACACIA ST | MESA | AZ | 85213 |
| 141-06-145 | TINGEY KURT/LEZLEE S | 2433 N ACACIA ST | MESA | AZ | 85213 |
| 141-06-146 | HILL ROGER A/JUDITH A TR | 2421 N ACACIA ST | MESA | AZ | 85213-1416 |
| 141-06-147 | THRUSTON HOWARD | 2409 N AACACIA | MESA | AZ | 85215 |
| 141-06-148 | KENNEDY TAMERLANE F JR | 2027 E MINTON ST | MESA | AZ | 85213 |
| 141-06-149 | TROST BRIAN L/ASHLEY E | 2039 E MINTON ST | MESA | AZ | 85213 |
| 141-06-150 | RUSINAK RONALD D/RAMONA L | 2051 E MINTON ST | MESA | AZ | 85213 |
| 141-06-151 | JUEDES TODD A/JOAN | 2063 E MINTON ST | MESA | AZ | 85213 |
| 141-06-152 | SALIBA FAMILY TRUST | 2105 E MINTON ST | MESA | AZ | 85213 |
| 141-06-153 | TAYLOR WILLIAM R/VICTORIA L TR | 2117 E MINTON ST | MESA | AZ | 85213 |
| 141-06-154 | PETRICH MICHAEL P/SUSANNE MARIE TR | 2129 E MINTON ST | MESA | AZ | 85213 |
| 141-06-155 | FRANDLE LAWRENCE G/TERESA M | 2141 E MINTON ST | MESA | AZ | 85213 |
| 141-06-156 | MARTIN JEFF G/MARY A | 2153 E MINTON ST | MESA | AZ | 85213 |
| 141-06-157 | HALES JASON J/SHONDELLE V | 2165 E MINTON ST | MESA | AZ | 85213 |
| 141-06-160 | DEFILIPPIS JOSEPH A/TAMELA A | 2154 E MINTON ST | MESA | AZ | 85213 |
| 141-06-162 | LAPORTE MICHAEL G/CATHERINE J | 2130 E MINTON ST | MESA | AZ | 85213 |
| 141-06-163 | BARRERA BRUCE C/ANN MARIE | 2118 E MINTON ST | MESA | AZ | 85213 |
| 141-06-164 | HATIN BRUCE A | 2106 E MINTON ST | MESA | AZ | 85204 |
| 141-06-165 | ROBLES PAUL/HEATHER | 2064 E MINTON ST | MESA | AZ | 85213 |
| 141-06-166 | OLMSTEAD KENNETH L/DEBRA D | 2052 E MINTON ST | MESA | AZ | 85213 |
| 141-06-167 | BROWN RYAN E/PAMELA G | 2034 E MINTON ST | MESA | AZ | 85213 |
| 141-06-168 | BABOS JAMES M/NANCY A | 2049 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-169 | LOSSNER RYAN/JESSICA | 2107 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-170 | ROGERS JAMES | 2119 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-171 | PENCE KIRKWOOD FLOYD | 2131 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-172 | LAFORET JEFF/KRISTEN TR | 2143 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-173 | RAINES BRYAN GERALD | 2155 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-177 | HILL CHARLES E/DEBBIE L | 2621 N 22ND ST | MESA | AZ | 85213 |
| 141-06-178 | RICHARD AND SANDRA SCOTT FAMILY TRUST | 2130 E NORWOOD ST | MESA | AZ | 85213-1450 |
| 141-06-179 | STEPHENS FAMILY LIVING TRUST | 2116 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-180 | BROWN JUDI | 2102 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-181 | KENNPOR CAPITAL TRUST | 2056 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-182 | HAWS TYSON/KIMBERLY | 2044 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-183 | ORONA SONYA | PO BOX 4542 | MESA | AZ | 85211-4542 |
| 141-06-184 | HARTVIGSEN GREGORY/JILL | 2020 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-185 | WILSON TYLER/DANNIELLE | 2010 E NORWOOD ST | MESA | AZ | 85213 |
| 141-06-186 | SCOVILLE BENJAMIN/HOWELLS STEPHANIE | 2015 E MINTON | MESA | AZ | 85213 |
| 141-06-187 | NELSON MYRON E II/EVELYN GC | 2003 E MINTON ST | MESA | AZ | 85213 |
| 141-06-189 | SHAW RYAN LEE/SARA ROBIN | 2015 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-190 | VESELIN STEVANOVIC AND MARIJA STEVANOVIC TRUST | 2023 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-191 | EASTWOOD FAMILY TRUST | 2031 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-192 | SKOUSEN MICHAEL J/LACHELLE D | 2043 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-193 | FERNANDEZ CHRISTINA/ROBERT | 2051 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-194 | CANDLAND DAVID N JR/BROOK W | 2063 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-195 | NESS LIVING TRUST | 2103 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-196 | KOYLE ELAINE/JOHNNY | 2117 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-197 | SHELBY MICHAEL R/EVELYN U | 2129 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-211 | VERHAGEN CASEY/KELLY | 2048 E NORCROFT ST | MESA | AZ | 85213 |

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| 141-06-212 | PAPROCKI JASON DEAN/AMIEE LAVON | 2040 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-213 | LILJENQUIST FAMILY TRUST | 2032 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-214 | FIELDS JOHN/WEBB KATHY | 2024 E NORCROFT ST | MESA | AZ | 85213 |
| 141-06-216 | PRATT FAMILY TRUST | 1371 E QUEEN CREEK RD | CHANDLER | AZ | 85286 |
| 141-06-217 | PRATT FAMILY TRUST | 1371 E QUEEN CREEK RD | CHANDLER | AZ | 85286 |
| 141-06-218 | BOTHWELL DAVID W/ ANNE M | 2528 N ASHBROOK CIR | MESA | AZ | 85213 |
| 141-06-219 | KHANH TRAN HA LIVING TRUST | 2520 N ASHBROOK CIR | MESA | AZ | 85213 |
| 141-06-220 | BRIAN LEMAIRE REVOCABLE TRUST | 2512 N ASHBROOK CIR | MESA | AZ | 85213 |
| 141-06-221 | GEORGE GWENDOLYN ANN | 2504 N ASHBROOK CIR | MESA | AZ | 85213 |
| 141-06-243 | SCORESBY FAMILY REV LVNG TR 02/25/2003 | 2158 N GILBERT RD STE 101 | MESA | AZ | 85203-2109 |
| 141-06-244 | MACDONALD ERIC K/BRAUNDA ELIZABETH | 2127 W MALLORY ST | MESA | AZ | 85213 |
| 141-06-245 | SCORESBY-STAPLEY FAMILY TRUST | 2115 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-246 | LEWIS FAMILY TRUST | 1526 E JUNIPER ST | MESA | AZ | 85203 |
| 141-06-247 | TINGEY MICHAEL/CAROL | 2445 NORTH ACACIA STREET | MESA | AZ | 85213 |
| 141-06-248 | CMF MALLORY HOMES TRUST | 2542 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-06-249 | PORTER MIKE/CAROLINE | 2037 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-250 | AITKEN SCOTT G/RICHARDS DESIRAE | 2025 E MALLORY ST | MESA | AZ | 85213 |
| 141-06-251 | DAVID AND DEBRA JENSEN LIVING TRUST | 2013 E MALLORY ST | MESA | AZ | 85213 |
| 141-07-032A | PETERSEN R BRENT/CHALON F | 2030 E LOCKWOOD | MESA | AZ | 85213 |
| 141-07-091 | THOMAS D VANCE AND CHERYL A VANCE TRUST | 2026 E LOCKWOOD | MESA | AZ | 85213 |
| 141-07-092 | PASKETT SHERMAN W/SUSAN | 2022 E LOCKWOOD ST | MESA | AZ | 85213 |
| 141-07-093 | GEORGE & LIZ FAMILY TRUST | 2251 N ASHBROOK CIR | MESA | AZ | 85213 |
| 141-07-094 | GLENDENING STEPHEN/CHARLA | 2264 N ASHBROOK CIR | MESA | AZ | 85213 |
| 141-07-095 | DEROSIER DAVID S | 2256 N ASHBROOK CIR | MESA | AZ | 85213 |
| 141-07-096 | GOETTL GAGE/ANIKA ALEXANDRA | 2248 N ASHBROOK CIR | MESA | AZ | 85213 |
| 141-07-097 | CARNS FLOYD JAY JR/AMANDA MARIE | 2240 N ASHBROOK CIR | MESA | AZ | 85213 |
| 141-07-100 | KOESTER MAX/KATHLEEN D | 2009 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-07-101 | YORK REVOCABLE TRUST | 2023 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-07-102 | SCAVEN GREGORY J/LORRAINE R TR | 2037 E HERMOSA VISTA DRIVE | MESA | AZ | 85213 |
| 141-07-103 | HEAP LIVING TRUST | 2051 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-07-104 | SUKACKAS LARRY J/LINDA E | 2107 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-07-105 | RICHARDS RUTH ELAINE | 2121 E HERMOSA DR | MESA | AZ | 85213 |
| 141-07-106 | SPINA JAMES C/NANCY L | 2135 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-07-107 | HORAK KAREN E | 2039 N POMELO ST | MESA | AZ | 85215 |
| 141-07-108 | TANNER ANDREW/HOLLIE | 2156 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-109 | RIDING D LAMAR/ANN | 2144 E LAUREL | MESA | AZ | 85213 |
| 141-07-110 | SIMPSON CURTIS | 2132 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-111 | JENSEN T FARRELL | 2120 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-112 | BROOKS MICHAEL W & JENNIFER Y | 2112 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-113 | JEANNINE SORENSON REVOCABLE TRUST/SORENSON JOHN K SR | 2104 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-114 | LARSEN TROY J/BELLO SHEILA | 2056 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-115 | WILLIS GREG G/SUE ANN S | 2044 E LAUREL CIRCLE | MESA | AZ | 85213 |
| 141-07-116 | HALL LANDON/LARGO DUSTIN | 2034 E LAUREL CIR | MESA | AZ | 85213 |
| 141-07-117 | LEAVITT FAMILY LIVING TRUST | 1943 E HACKAMORE ST | MESA | AZ | 85203 |
| 141-07-118 | MICHAEL ROMANELLA LIVING TRUST | 2018 E LAUREL CIR | MESA | AZ | 85213 |
| 141-07-119 | TURLEY VALDEN/YVONNE A | 2010 E LAUREL CIR | MESA | AZ | 85213 |
| 141-07-120 | CRIDER BRADLEY/MELISSA | 2019 E LAUREL CIRCLE | MESA | AZ | 85213 |
| 141-07-121 | CLAUSEN FAMILY TRUST | 3484 FEDERAL AVE | LOS ANGELES | CA | 90066 |
| 141-07-122 | MARTINEZ WILLIAM J/ANGELA R | 2041 E LAUREL CIR | MESA | AZ | 85213 |
| 141-07-123 | FRANCIS DIANA M | 2320 N GENTRY | MESA | AZ | 85213 |
| 141-07-124 | CARLSON MICHAEL E & JANICE | 2312 N GENTRY | MESA | AZ | 85213 |
| 141-07-125 | DURHAM BRYAN E/MARX KATIE E | 2304 N GENTRY | MESA | AZ | 85213-2273 |
| 141-07-126A | TEMPLETON RONIE M | 2264 N GENTRY | MESA | AZ | 85213-2248 |
| 141-07-127 | SWENSON JUSTIN/ANGELA | 2258 N GENTRY ST | MESA | AZ | 85213 |
| 141-07-128 | ATHEY RICHARD H/CAROL M | 2250 N GENTRY ST | MESA | AZ | 85213 |
| 141-07-129A | FUJINO GARY J/CHARLENE | 2242 N GENTRY DR | MESA | AZ | 85213 |
| 141-07-130 | RJ JR & LB HANSMAN FAMILY TRUST | 1559 E HALE ST | MESA | AZ | 85203 |

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|------------|---|-------------------------|------|----|------------|
| 141-07-137 | ZEITOUN AHMAD A/MALLORY | 2219 N GENTRY | MESA | AZ | 85213 |
| 141-07-138 | SHOWALTER JAMES M/MIRIAM J | 2227 N GENTRY CIR | MESA | AZ | 85213 |
| 141-07-139 | MOODY BRYAN M | 2235 N GENTRY | MESA | AZ | 85213 |
| 141-07-140 | MCKENZIE CHARLES B/SANDEE M | 2131 E LELAND CIR | MESA | AZ | 85213 |
| 141-07-141 | OKERT STEVEN C | 2137 E LELAND CIR | MESA | AZ | 85213-2240 |
| 141-07-142 | MENNENGs MICHAEL/AMBER | 2138 E LELAND CIR | MESA | AZ | 85213 |
| 141-07-143 | BLOMQUIST LARRY/PENNY | 2130 E LELAND CIR | MESA | AZ | 85213 |
| 141-07-144 | HARRIS STEVEN M/DAWNETTE S | 2122 E LELAND CIR | MESA | AZ | 85204 |
| 141-07-145 | TREVIZO THOMAS | 2265 N GENTRY | MESA | AZ | 85213-2268 |
| 141-07-146 | STEWART FLOYD W/LINDA M TR | 2307 N GENTRY | MESA | AZ | 85213-2269 |
| 141-07-147 | PACE RONALD P/KATHLEEN M TR | 2323 N GENTRY | MESA | AZ | 85213 |
| 141-07-148 | STEAGALL RUTH/HAVER JAMES | 2331 N GENTRY | MESA | AZ | 85213 |
| 141-07-149 | BA MORROW TRUST | 2121 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-150 | FARR THOMAS KENT/MELISSA | 2127 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-151 | KIRK JEFF/ELMALEE | 2133 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-152 | SELL CATHERINE ANN | 2139 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-153 | CLERC MICHAEL D/SANDRA P | 2330 N ACACIA | MESA | AZ | 85213 |
| 141-07-154 | BORCHARDT MARIA A/RANDALL J | 2322 N ACACIA | MESA | AZ | 85213 |
| 141-07-155 | RULE FAMILY TRUST | 2314 N ACACIA | MESA | AZ | 85213 |
| 141-07-156 | WALKER CHRISTOPHER G/DEBBIE J | 2306 N ACACIA ST | MESA | AZ | 85213 |
| 141-07-157 | ANDERSON NATHAN BOYD/SCHLAPPI RACHEL | 2158 E LYNWOOD ST | MESA | AZ | 85213 |
| 141-07-158 | MARVIN T AND BELLENE E RACOWSKY REV TRUST | 2146 E LYNWOOD ST | MESA | AZ | 85213 |
| 141-07-160 | STONER STEVEN L/KARIN L | 2263 N ACACIA | MESA | AZ | 85213-2250 |
| 141-07-161 | RICKY KILBORN AND CLARISSA CHUNG LIVING TRUST | 2309 N ACACIA | MESA | AZ | 85213 |
| 141-07-162 | SHERMAN RICHARD E/ERIN B TR | 2317 N ACACIA | MESA | AZ | 85213 |
| 141-07-163 | JOHN & ANNA TRUJILLO REVOCABLE TRUST | 2329 N ACACIA | MESA | AZ | 85213-2252 |
| 141-07-164 | LINDA J THORP FAMILY TRUST | 2337 N ACACIA CIR | MESA | AZ | 85213 |
| 141-07-165 | ASTON ROGER E/KATHLEEN K | 2345 N ACACIA ST | MESA | AZ | 85213 |
| 141-07-166 | MILLER ROBERT JR | 2201 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-07-167 | DE HAVEN WILLIAM L/GUADALUPE M | 2215 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-07-168 | HINTHER JUDITH O TR | 2229 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-07-169 | MALINKA JACOB/ALEXANDRIA | 2241 E HERMOSA VISTA DR | MESA | AZ | 85213 |
| 141-07-186 | NICOLL DON C/LAURIE | 2220 E LAUREL ST | MESA | AZ | 85213 |
| 141-07-187 | JONES PETER W/LISA | 2208 E LAUREL | MESA | AZ | 85213 |
| 141-07-188 | LASTRANGE PETER J/LAURA L TR | 2334 N ROSE CIR | MESA | AZ | 85213 |
| 141-07-189 | HOGLE JESSE/LACEE | 2326 N ROSE | MESA | AZ | 85213 |
| 141-07-190 | DANNA JOHN C/MELANIE | 2318 N ROSE | MESA | AZ | 85213 |
| 141-07-191 | STRINGFELLOW RANDY | 2310 N ROSE | MESA | AZ | 85213 |
| 141-07-195 | PASTOR ALEX/ADA R | 2327 N ROSE | MESA | AZ | 85213 |
| | | | | | |
| | | | | | |

Registered Neighborhoods and City of Mesa

| Neighborhood Name | First Name | Last Name | St No | St Dir | St Name | StType | UnitNum | City | State | Zip |
|--|------------|-----------|-------|--------|------------|--------|---------|------|-------|-------|
| Rancho De Arboleda | Kay | Murphy | 2659 | E | Kael | St | | Mesa | AZ | 85213 |
| Gilburr Estates | Connie | Wiekhorst | 1902 | E | Inglewood | St | | Mesa | AZ | 85203 |
| Citrus Highlands | Mike | Golio | 2458 | E | Kael | Cir | | Mesa | AZ | 85213 |
| Lehi (Community Improvement Association) | Paul | Heywood | 255 | E | Lehi | Rd | | Mesa | AZ | 85201 |
| Gilburr Estates | Linda | Grant | 1726 | N | Kachina | | | Mesa | AZ | 85203 |
| Madera de la Mesa | Michael | Vavrinec | 2650 | N | Lindsay | Rd | 14 | Mesa | AZ | 85213 |
| Lindsay Estates | Shawn | Tibbitts | 3127 | E | Menlo | | | Mesa | AZ | 85213 |
| Royal Palms Neighborhood | Fred | Ash | 1510 | E | Jasmine St | | | Mesa | AZ | 85203 |
| Gilburr Estates | Linda | Pringle | 1937 | E | Inglewood | St | | Mesa | AZ | 85203 |
| Lehi (Community Improvement Association) | Michelle | McCroskey | 3021 | N | Chestnut | Cir | | Mesa | AZ | 85213 |
| Citrus Highlands | Rob | Wilcox | 2521 | E | Hermosa V | | | Mesa | AZ | 85213 |
| Hermosa Vista Estates | Karen | Harris | 2416 | E | Menlo | | | Mesa | AZ | 85213 |
| Lehi (Community Improvement Association) | Mark | Freeman | 1118 | E | Lockwood | St | | Mesa | AZ | 85203 |
| Friendly Cove/Forest Knoll | Daniel | Skinner | 2632 | N | Hall | Cir | | Mesa | AZ | 85203 |
| Friendly Cove/Forest Knoll | Shane | Buntrock | 1638 | E | Mallory | St | | Mesa | AZ | 85203 |
| Friendly Cove/Forest Knoll | Steve | Beck | 1710 | E | Lockwood | St | | Mesa | AZ | 85203 |
| Lehi (Community Improvement Association) | Rolland | Shill | 2445 | N | Mesa | Dr | | Mesa | AZ | 85203 |
| Madera de la Mesa | Scott | Thompson | 2560 | N | Lindsay | Rd | 66 | Mesa | AZ | 85213 |
| Rancho De Arboleda | Sue | McAleavey | 2645 | E | Leonora | St | | Mesa | AZ | 85213 |

| HOA Name | Corp Comm Link |
|---------------------------------|---|
| Harris Park | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08242295 |
| Four Peaks Estates Condominiums | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01724050 |
| Glenwood Parke | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09754521 |
| Las Maderas | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01506184 |
| Pleasant Grove | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01519572 |
| Pueblo Viejo | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01156402 |
| Regency at Garden Grove | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08065236 |
| Summit Shadows | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09537400 |
| The Greens at Royal Palms | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08455730 |
| The Estates at Northridge | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07929395 |
| Harris Crossing | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=13484158 |
| Lehi Crossing | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=15959802 |
| Whispering Oaks | https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=20709430 |

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|---------------------------------|---------|--------------|-------|----|------------|------|---------|----------|----|-------|
| Harris Park | Jeffrey | Corben | 4854 | E. | Baseline | Rd | Ste 104 | Mesa | AZ | 85206 |
| Four Peaks Estates Condominiums | Brad | Van Vugt | 801 | E | Beck | Ln | | Phoenix | AZ | 85022 |
| Glenwood Parke | Wayne | Syrek | 2449 | E | Minton | St | | Mesa | AZ | 85213 |
| Las Maderas | Robb | Lipsev | 3930 | S | Alma Schoc | Rd | #10 | Chandler | AZ | 85248 |
| Pleasant Grove | Randy | Hatch | 2505 | E | Lehi | Rd | #11 | Mesa | AZ | 85213 |
| Pueblo Viejo | John | Hough | 2322 | N | Estates | Cir | | Mesa | AZ | 85207 |
| Regency at Garden Grove | Lori | Percival | 1901 | E | University | Dr. | #440 | Mesa | AZ | 85203 |
| Summit Shadows | Vision | Community Mg | 16625 | S | Desert Foo | Pkwy | | Phoenix | AZ | 85048 |
| The Greens at Royal Palms | Kachina | Management | 21448 | N | 75th | Ave | #11 | Glendale | AZ | 85308 |
| The Estates at Northridge | Dan | Brimhall | 2625 | N | 24th | St | #12 | Mesa | AZ | 85213 |
| Harris Crossing | Craig | Freeman | 1615 | E | Laurel | Cir | | Mesa | AZ | 85203 |
| Lehi Crossing | Patti | Garvin | 4645 | E | Cotton Gin | Loop | | Phoenix | AZ | 85040 |
| Whispering Oaks | DG | Service Corp | 40 | E | Rio Salado | Pkwy | Ste 425 | Tempe | AZ | 85281 |

1000-ft Map

