

United Realty M.T.A. LLC Westmount Estates Rezoning Request Citizen Participation Plan

December 1, 2020

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, and businesses in the vicinity of the site of an application for the Westmount Estates multi-family residential development. The site is located at 1920 N Consolidated Canal. The site is composed of three parcels on the south side of McKellips Road between the Utah and Consolidated Canals with a total area of 3.714 acres. The north two parcels are currently zoned RM-4 (2.05 acres). The southmost parcel is zoned RS-9 (1.664 acres). The application is for the rezoning of the southmost parcel 1.664 acres from RS-9 to RM-4 to match the other two parcels.

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

Contacts:

Derek Olson
480-276-5932
derek.olson@unitedrealtymta.com

Victoria Snively
602-370-5183
vsnively@unitedrealtymta.com

United Realty MTA LLC
PO Box 5177
Mesa, AZ 85211

Pre-submittal Meeting:

Pre-application meetings with the City of Mesa planning staff were held virtually on June 9, 2020 and August 11, 2020. Staff reviewed the application and recommended that adjacent residents and nearby neighborhoods be contacted. (Meeting notes attached)

Action Plan:

The following actions have been taken for effective citizen participation and to provide opportunities for input from the community.

1. A website has been created to present the project and includes images and basic data regarding the development. (unitedrealtymta.com/westmount-estates.com)

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2. A large sign will be posted on the site with information regarding the website and the scheduled Planning and Zoning meeting.
3. A contact list (attached) 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.
4. All persons on the contact list were mailed a letter (attached) describing the project, the website address, and an invitation to the virtual meeting. Comments were made through the email or phone number contact on the website and during the virtual meeting or to the contacts listed above. These comments were documented and are provided to the City of Mesa.
5. Virtual presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule:

Pre-submittal Meetings: June 9 and August 11, 2020

Letters Mailed to Neighborhood: October 5, 2020

Website Live: October 5, 2020

Neighborhood Virtual Meeting: October 19, 2020 at 2:00pm

Additional Neighborhood Meetings: As Required

Application Submittal: December 4, 2020

Submittal of Citizen Participation Report: December 4, 2020

Planning and Zoning Board Hearing: To Be Determined

United Realty M.T.A. LLC
Westmount Estates Rezoning Request

October 5, 2020

We are contacting you to inform you of a proposed new multi-family residential development in your neighborhood at 1920 N Consolidated Canal. The site of the development is located on the south side of McKellips Road between the Utah and Consolidated Canals.

The site is made up of three parcels with a total of 3.714 acres. The north two parcels are zoned RM-4 while the southmost parcel is zoned RS-9. Our request to the City of Mesa is for the southmost parcel zoning to be changed to RM-4 so that all three parcels will be zoned the same. RM-4 allows 30 unit per acre however this project is proposing 8 units per acre.

The proposed development includes fourteen 1559sf 3-bedroom units and sixteen 1340sf 2-bedroom units for a total of thirty units. The units will be a maximum of two levels above grade.

The site is separated from surrounding properties by the canals along with a 25 foot landscape setback from all single family zoned adjacent properties. Amenities in the development include a fitness area, pool, and a playground with playground equipment.

Images of the proposed development are available at www.unitedrealtymta.com/westmount-estates. A virtual meeting will be held on Monday October 19th at 2:00pm to present the project and allow for community input. Please see the website for login information for the meeting.

Please contact Derek Olson at derek.olson@unitedrealtymta.com or 480-276-5932 with any comments or questions you have regarding this project.

Thank you.

Neighbor Contact List

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip	Parcel
Mesa Grande Community Alliance	Stephanie	Wright	660	N	Date			Mesa	AZ	85201	
N. Center Revitalization Assoc. (NCRA)	Thomas	Sliskovich	2042	N	Center	St		Mesa	AZ	85201	
Mesa Grande Community Alliance	Dave	Richins	833	W	11th	Pl		Mesa	AZ	85201	
N. Center Revitalization Assoc. (NCRA)	Jesse	Pappin	1009	E	Huber	St		Mesa	AZ	85203	
Lehi (Community Improvement Association)	Paul	Heywood	255	E	Lehi	Rd		Mesa	AZ	85201	
Citrus Paradise	Becky	Pettit	837	E	Jasmine			Mesa	AZ	85203	
Citrus Paradise	Janet	Cantley	841	E	Jasmine			Mesa	AZ	85203	
Mesa Grande Community Alliance	Tanya	Collins	864	W	10th	St		Mesa	AZ	85201	
Royal Palms Neighborhood	Fred	Ash	1510	E	Jasmine St			Mesa	AZ	85203	
Mesa Vista Estates	Tracy	Langston	1753	N	Dresden	St		Mesa	AZ	85203	
Mesa Vista Estates	Tracy	Langston	1732	N	Dresden	St		Mesa	AZ	85203	
Mesa Vista Estates	Kristen	Dastrup	1762	N	Dresden	St		Mesa	AZ	85203	
Mesa Vista Estates	Gary	Lint	1713	N	Dresden	St		Mesa	AZ	85203	
Hohokam Village Neighborhood	Juanita	Diaz	921	E	Hope	St		Mesa	AZ	85203	
Hohokam Village Neighborhood	Bob	Locke	847	E	Hope	St		Mesa	AZ	85203	
Lehi (Community Improvement Association)	Michelle	McCroskey	3021	N	Chestnut	Cir		Mesa	AZ	85213	
Villas at Royal Palms	Sheila	Towle						Mesa	AZ	85216	
Lehi (Community Improvement Association)	Mark	Freeman	1118	E	Lockwood	St		Mesa	AZ	85203	
La Mariposa Villas VI HOA	Mike	Gerson	4801	S	Lakeshore	Dr	203	Mesa	AZ	85282	
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	
Mesa Grande Community Alliance	Daniel	Jarvis	1104	W	9th Place			Mesa	AZ	85201	
Harris Park Homeowners Association	c/o Legacy Community Partners		459	N	Gilbert	Rd	A220	Gilbert	AZ	85234	
Hohokam Hills Homeowners Association	Dustin	Snow	4135	S	Power	Rd	122	Mesa	AZ	85212	
Horn Avenue Homeowners Association, Inc.	Mary Jo	Edel	1839	S	Alma School	Rd	150	Mesa	AZ	85210	
La Mariposa Villas Six Association	Lori	Percival c/o Odgen & Co	1901	E	University	Dr	440	Mesa	AZ	85203	
North Mesa Village Homeowners Association	Dennis	May	16441	N	91st	St	104	Scottsdale	AZ	85260	
Old Mesa Villas, Inc.	Sheila	Titus	1422	N	Diane	Cir		Mesa	AZ	85203	
Pueblo Viejo Homeowners Association, Inc.	John G	Hugh	2322	N	Estates	Cir		Mesa	AZ	85207	
Stapley Court North Homeowners Association, Inc.	Mike L	Burd	1610	N	Stapley	Dr	103	Mesa	AZ	85203	
Stapley Greens, Inc.	Harman	Cadis	4135	S	Power	Rd	133	Mesa	AZ	85212	
Summit Shadows Community Association	c/o Vision Community Management		16625	S	Desert Foothills	Pkwy		Phoenix	AZ	85048	
The Greens at Royal Palms Homeowners' Association	c/o Kachina Management Inc.		21448	N	75th	Ave	11	Glendale	AZ	85308	
Three Fountains Homeowners Association, Inc.	Mitch	Kellogg	150	E	Alamo	Dr	3	Chandler	AZ	85225	
Villas at Royal Palms Condominium Association	Lori	Percival c/o The Osselaer Company	1901	E	University	Dr	440	Mesa	AZ	85203	
Harris Crossing Homeowners Association	Craig	Freeman	1615	E	Laurel	Cir		Mesa	AZ	85203	
Whispering Oaks Homeowners Association	DG Service Corp		40	E	Rio Salado Parkway		425	Tempe	AZ	85281	
	Silverio Paredes	Jesus Botiller	228	W	8th	Ave		Mesa	AZ	85202	136-25-008
	Kenneth and Terry	Rowley	1801	N	Horne			Mesa	AZ	85203	136-25-006E and 064C
	Ronald Ray Hamby Trust		1825	N	Horne			Mesa	AZ	85203	136-25-063
	David	Andersen	1845	N	Horne			Mesa	AZ	85203	136-25-062
	Charles and Barbara	Moore	1851	N	Horne			Mesa	AZ	85203	136-25-061
	Ronald and Nancy	Foor	1857	N	Horne			Mesa	AZ	85203	136-25-060
	Aura and Rojas	Escobar	1865	N	Horne			Mesa	AZ	85203	136-25-059
	Ryan	Stack	807	E	Jasmine	St		Mesa	AZ	85203	136-25-058
	Elaine and Jeanine	Bevilacqua	819	E	Jasmine	St		Mesa	AZ	85203	136-25-057
	Constant Heritage Trust		837	E	Jasmine	St		Mesa	AZ	85203	136-25-056 and 055
	Cantley Living Trust		841	E	Jasmine	St		Mesa	AZ	85203	136-25-054
	Farhad and Magdalena	Etemadi	847	E	Jasmine	St		Mesa	AZ	85203	136-25-053
	Lillian and Bruce	Fuller	855	E	Jasmine	St		Mesa	AZ	85203	136-25-052
	Mark	Wallerich	863	E	Jasmine	St		Mesa	AZ	85203	136-25-051
	Michael and Krittayamon	Wygant	867	E	Jasmine	St		Mesa	AZ	85203	136-25-050
	Andrew and Theresa	Price	903	E	Jasmine	St		Mesa	AZ	85203	136-25-049
	Brenden	Richmond	905	E	Jasmine	St		Mesa	AZ	85203	136-25-048
	Neil	Rouse	907	E	Jasmine	St		Mesa	AZ	85203	136-25-047
	Jacob and Andrea	Brown	909	E	Jasmine	St		Mesa	AZ	85203	136-25-046
	Thomas	Poole	931	E	June	Cir		Mesa	AZ	85203	136-25-045
	Tyler	Rowley	3660	E	Pomegranate	St		Mesa	AZ	85215	136-25-044 and 030

Neighbor Contact List

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip	Parcel
	Bob and Dena Miller Trust		2647	N	62nd	St		Mesa	AZ	85215	136-25-043
	Candy Neighbors	and Danielle Gomez	928	E	June	Cir		Mesa	AZ	85203	136-25-042
	James	Yazzie	920	E	June	Cir		Mesa	AZ	85203	136-25-041
	John and Peggy	Day	912	E	June	Cir		Mesa	AZ	85203	136-25-040
	Corte	Roberts	904	E	June	St		Mesa	AZ	85203	136-25-039
	Leslie	Grubbs	864	E	June	St		Mesa	AZ	85203	136-25-038
	John	Halk	856	E	June	St		Mesa	AZ	85203	136-25-037
	Hector Badillo	and Laura Briseno	848	E	June	St		Mesa	AZ	85203	136-25-036 and 035B
	Rob	Webb	836	E	June	St		Mesa	AZ	85203	136-25-035A and 034
	Gary A DeBeer Trust		834	E	June	St		Mesa	AZ	85203	136-25-033
	Thomas and Alice	North	826	E	June	St		Mesa	AZ	85203	136-25-032
	Russell and Eloise	Fowler	330		Anapalau	St		Honolulu	HI	96825	136-25-031
	McLaws Family Trust		809	E	June	St		Mesa	AZ	85203	136-25-029
	Janet and Edwin	Jarman	817	E	June	St		Mesa	AZ	85203	136-25-028
	James and Consuelo	Ramirez	827	E	June	St		Mesa	AZ	85203	136-25-027
	Amelia and Gordon	Smith	835	E	June	St		Mesa	AZ	85203	136-25-026
	Papic Family Trust		843	E	June	St		Mesa	AZ	85203	136-25-025
	Niko	Papic	851	E	June	St		Mesa	AZ	85203	136-25-024
	Gheorghe and Ileana	Giurgea	863	E	June	St		Mesa	AZ	85203	136-25-023
	Jason and Katherine	Shaffery	906	E	June	St		Mesa	AZ	85203	136-25-022
	Kevin In Charge Trust		1043	W	10th	St		Tempe	AZ	85281	136-25-021
	Clinton and Christina	Aker	1705	N	Horne			Mesa	AZ	85203	136-25-020
	Shannon	Tellman	858	E	Jasmine	St		Mesa	AZ	85203	136-25-019
	Terry and Linda Walker Trust		848	E	Jasmine	St		Mesa	AZ	85203	136-25-018
	James and Jamie	Middleton	836	E	Jasmine	St		Mesa	AZ	85203	136-25-017
	Bruce	Davidson	828	E	Jasmine	St		Mesa	AZ	85203	136-25-016
	2018-2 1H Borrower LP		818	E	Jasmine	St		Mesa	AZ	85203	136-25-015
	Loreto Leyva	and Escorcia Juana	810	E	Jasmine	St		Mesa	AZ	85203	136-25-014
	Amberwood Partners LLC		2520	E	University	Dr	104	Tempe	AZ	85281	136-08-105
	Corey and Pennie	Just	901	E	Knoll	St		Mesa	AZ	85203	136-08-083
	Vickie	Faber	913	E	Knoll	St		Mesa	AZ	85203	136-08-082
	Maria Canizales	and Lyle Emmons	925	E	Knoll	St		Mesa	AZ	85203	136-08-081
	Sheila and Joey	Tickle	937	E	Knoll	St		Mesa	AZ	85203	136-08-080
	Tawnia and Matthew	Stukel	949	E	Knoll	St		Mesa	AZ	85203	136-08-079
	Clayton and Monica	Crompton	961	E	Knoll	St		Mesa	AZ	85203	136-08-078
	Bills Living Trust		1005	E	Knoll	St		Mesa	AZ	85203	136-08-077A
	Beverly and Thomas	Prestwich	1013	E	Knoll	St		Mesa	AZ	85203	136-08-076
	Patricia and Robert	Postle	1021	E	Knoll	St		Mesa	AZ	85203	136-08-075
	Randal	Swart	1029	E	Knoll	St		Mesa	AZ	85203	136-08-074
	Vivian	Van	1037	E	Knoll	St		Mesa	AZ	85203	136-08-059
	Jeffrey and Lissa	Vail	1045	E	Knoll	St		Mesa	AZ	85203	136-08-058
	Margaret and Carmen	Broccolino	1053	E	Knoll	St		Mesa	AZ	85203	136-08-057
	Laurence Felgemaker Living Trust		1061	E	Knoll	St		Mesa	AZ	85203	136-08-056
	John and Lee	Schwartz	1127	E	Kael	Cir		Mesa	AZ	85203	136-08-040
	Rodham Family Living Trust		1103	E	Kael	Cir		Mesa	AZ	85203	136-08-039
	Lennis and Jean	Schuman	1045	E	Kael	St		Mesa	AZ	85203	136-08-038
	Donald and Tracy	Demestre	1021	E	Kael	St		Mesa	AZ	85203	136-08-037
	Robert and Karla	Schwan	936	E	Kael	St		Mesa	AZ	85203	136-08-036
	Bruce and Allison	Preston	939	E	Kael	St		Mesa	AZ	85203	136-08-035
	Ronald and Deanna	Mason	915	E	Kael	St		Mesa	AZ	85203	136-08-034
	Michael	Chacon	849	E	Kael	St		Mesa	AZ	85203	136-08-033
	James and Lynn	Underwood	817	E	Kael	St		Mesa	AZ	85203	136-08-032
	Janet and Justin	Miller	812	E	Kramer	St		Mesa	AZ	85203	136-08-041
	Christopher	Ignace	824	E	Kramer	St		Mesa	AZ	85203	136-08-042
	James Roeder	and Toni Brophy	836	E	Kramer	St		Mesa	AZ	85203	136-08-043
	Patty Jean and Leanne	Curtis	848	E	Kramer	St		Mesa	AZ	85203	136-08-044
	Geoffrey and Sherry	Sima	860	E	Kramer	St		Mesa	AZ	85203	136-08-045
	Manuel and Rosa	Saldana	906	E	Kramer	St		Mesa	AZ	85203	136-08-046
	Charles and Kathy	Schock	918	E	Kramer	St		Mesa	AZ	85203	136-08-047
	Carton and Sherri	Stradling	930	E	Kramer	St		Mesa	AZ	85203	136-08-048

Neighbor Contact List

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip	Parcel
	Travis	Hoehne	942	E	Kramer	St		Mesa	AZ	85203	136-08-049
	Harris Trust		954	E	Kramer	St		Mesa	AZ	85203	136-08-050
	Shelly	Gutierrez	966	E	Kramer	St		Mesa	AZ	85203	136-08-051
	Ruben D Pena Trust		1008	E	Kramer	St		Mesa	AZ	85203	136-08-052
	Daniel and Sharon	Conrad	1020	E	Kramer	St		Mesa	AZ	85203	136-08-053
	Puckett Family Trust		1032	E	Kramer	St		Mesa	AZ	85203	136-08-054
	Deborah	Fisher	1044	E	Kramer	St		Mesa	AZ	85203	136-08-055
	Kevin and Lynn	Koliboski	1017	E	Kramer	St		Mesa	AZ	85203	136-08-060
	Anne	Johnston	PO Box 2358					Mesa	AZ	85214	136-08-061
	Mark Hayden	Nichols	936	E	Kramer	St		Mesa	AZ	85203	136-08-062
	Denise	Haynie	951	E	Kramer	St		Mesa	AZ	85203	136-08-063
	Greg and Karen	McKinney	939	E	Kramer	St		Mesa	AZ	85203	136-08-064
	Gerrit Foerstner	and Victoria Mitchell	927	E	Kramer	St		Mesa	AZ	85203	136-08-065
	Frederick and Terri-Ann	Yu	915	E	Kramer	St		Mesa	AZ	85203	136-08-066
	Curtis Lee	Eng	914	E	Kramer	St		Mesa	AZ	85203	136-08-067
	Robert and Carol	Brown	926	E	Kramer	St		Mesa	AZ	85203	136-08-068
	Scott and Marilyn	Kienast	938	E	Kramer	St		Mesa	AZ	85203	136-08-069
	Henry and Rosanne	Fassbinder	950	E	Knoll	St		Mesa	AZ	85203	136-08-070
	Margaret C Taylor Trust		962	E	Knoll	St		Mesa	AZ	85203	136-08-071
	James and Erika	Mills	1004	E	Knoll	St		Mesa	AZ	85203	136-08-072
	Yissel	Ruiz	1018	E	Knoll	St		Mesa	AZ	85203	136-08-073
	Campos Family Living Trust		1304	E	Kenwood	Cir		Mesa	AZ	85203	136-08-107
	Amberwood Medical Holdings LLC		PO Box 2595					Gilbert	AZ	85009	136-08-106
	Damfro LLC		7250	N	16th	St	101	Phoenix	AZ	85020	136-08-100
	IH Hedgie Group LLC		16573	N	92nd	St	135	Scottsdale	AZ	85260	136-08-108 and 109
	Hamadeh Mart Inc		808	E	McKellips	Rd		Mesa	AZ	85203	136-08-012G
	Billings Family Trust		2030	N	Nevada	Cir		Mesa	AZ	85203	136-08-090
	Rebecca and Brian	Thorsen	2042	N	Nevada	Cir		Mesa	AZ	85203	136-08-091
	Schord2 LLC		2054	N	Nevada	Cir		Mesa	AZ	85203	136-08-092
	Jamie and Heather	Cochran	2055	N	Nevada	Cir		Mesa	AZ	85203	136-08-087
	Andrew	Clarke	2043	N	Nevada	Cir		Mesa	AZ	85203	136-08-088
	Christopher and Emily	Jones	2031	N	Nevada	Cir		Mesa	AZ	85203	136-08-089
	David Gralian	and Christy Lee	2032	N	Fraser	Dr		Mesa	AZ	85203	136-08-084
	Lane and Mark	Briley	2044	N	Fraser	Dr		Mesa	AZ	85203	136-08-085
	David and Lisa	Hodges	2056	N	Fraser	Dr		Mesa	AZ	85203	136-08-086
	Richard and Lorain	Cox	929	N	Orchard			Mesa	AZ	85213	136-08-007B
	GPW Imaging Properties LLC		PO Box 5510					Scottsdale	AZ	85261	136-08-007Q
	DOC-1124 East McKellips Road MOB LLC		PO Box 92129					Southlake	TX	76092	136-08-007R
	Alaska USA Federal Credit Union		4000		Credit Union	Dr		Anchorage	AK	99503	136-08-007L
	Robert and Jennifer Rost Family Trust		1161	E	Kramer	Cir		Mesa	AZ	85203	136-07-283
	Jesus Zamudio	and Dolores Beatriz	1149	E	Kramer	Cir		Mesa	AZ	85203	136-07-282
	Jim and Carrie Nicol Family Trust		1137	E	Kramer	Cir		Mesa	AZ	85203	136-07-281
	Paul Jason Burke Trust		1108	E	Kramer	Cir		Mesa	AZ	85203	136-07-340
	George	Papa	1116	E	Kramer	Cir		Mesa	AZ	85203	136-07-339
	Joseph and Paula	Flake	1124	E	Kramer	Cir		Mesa	AZ	85203	136-07-338
	Yan Yen	Woo	1132	E	Kramer	Cir		Mesa	AZ	85203	136-07-337
	Kevin and Tracy	Skochil	1146	E	Kramer	Cir		Mesa	AZ	85203	136-07-336
	Alan and Tara	Roesler	1154	E	Kramer	Cir		Mesa	AZ	85203	136-07-335
	Gregorio and Eladia	Cruz	1162	E	Kramer	Cir		Mesa	AZ	85203	136-07-334
	Rhonda and Paul	Krause	2106	N	Stapley	Dr		Mesa	AZ	85203	136-07-333
	John and Carrie	Page	2114	N	Stapley	Dr		Mesa	AZ	85203	136-07-332
	EFG America LLC		1045	E	McKellips	Rd		Mesa	AZ	85203	136-25-007M
	Paul J Hansen Trust		PO Box 22722					Carmel	CA	93922	136-25-696
	Ronald B Siegel Trust		914	S	Robertson	Blvd	106	Los Angeles	CA	90035	136-25-697 and 698A
	Hutton Team LLC		PO Box 9167					Springfield	MO	65801	136-25-698P
	Eck McKellips Stapley LLC		800	N	Highland	Ave	200	Orlando	FL	32803	136-25-698N and 698Q
	Presiding Bishop of the Church of Jesus Christ		50	E	North Temple	2225		Salt Lake City	UT	84150	136-25-698F and 698M
	KD & C Family Trust		1836	N	Stapley	Dr	38	Mesa	AZ	85203	136-25-584
	Lomas Mortgage USA		PO Box 227137					Dallas	TX	75222-7137	136-25-690 and 692
	Yu Xian	Liu	1836	N	Stapley	Dr	37	Mesa	AZ	85203	136-25-583

Neighbor Contact List

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip	Parcel
	Hovanitz Revocable Trust		3405		Florecita	Dr		Altadena	CA	91001-4125	136-25-582
	Catherine and Steven	Thomas	1836	N	Stapley	Dr	33	Mesa	AZ	85203	136-25-581
	Liang Xiaoming and Lei	Wang	1836	N	Stapley	Dr	32	Mesa	AZ	85203	136-25-580
	Sonoran Desert Properties LLC		2753	E	Broadway	Rd	101-115	Mesa	AZ	85204	136-25-579
	Catalina Ruiz	and Cecilio Zues	1836	N	Stapley	Dr	30	Mesa	AZ	85203	136-25-578
	American Homes 4 Rent Properties Four LLC		PO Box 95997					Las Vegas	NV	89193	136-25-577
	Jaedecke Family Trust		5156	E	Calle Brilante			Tucson	AZ	85718	136-25-576
	Ryan and Nicole	Degroff	1836	N	Stapley	Dr	27	Mesa	AZ	85203	136-25-575
	Wayne Witten Revocable Living Trust		1836	N	Stapley	Dr	26	Mesa	AZ	85203	136-25-574
	Leilani and Andrew Tomasik		1836	N	Stapley	Dr	13	Mesa	AZ	85203	136-25-564
	John	Alderson	10628		Roundtree	Rd		Los Angeles	CA	90064	136-25-565
	Luann	Kenner	1836	N	Stapley	Dr	15	Mesa	AZ	85203	136-25-566
	Noah and Allison	Lowder	1836	N	Stapley	Dr	16	Mesa	AZ	85203	136-25-567
	Angela	Calabresi	1836	N	Stapley	Dr	17	Mesa	AZ	85203	136-25-568
	Jessica	Casuso	1836	N	Stapley	Dr	18	Mesa	AZ	85203	136-25-569
	Rosanne	Magarelli	1836	N	Stapley	Dr	19	Mesa	AZ	85203	136-25-570
	Jeanette	Muntz	1836	N	Stapley	Dr	20	Mesa	AZ	85203	136-25-571
	Jose Jorge	Tomas	1836	N	Stapley	Dr	23	Mesa	AZ	85203	136-25-572
	David Larson	and Patricia Ronan	1836	N	Stapley	Dr	24	Mesa	AZ	85203	136-25-573
	Manuel	Luna	1836	N	Stapley	Dr	10	Mesa	AZ	85203	136-25-563
	Scott Richard	Nichols	1836	N	Stapley	Dr	9	Mesa	AZ	85203	136-25-562
	Jose and Angelina	Nava	1836	N	Stapley	Dr	8	Mesa	AZ	85203	136-25-561
	Don and Melissa	Martin	1836	N	Stapley	Dr	7	Mesa	AZ	85203	136-25-328
	Lisa	Ryan	1836	N	Stapley	Dr	6	Mesa	AZ	85203	136-25-327
	Harold and Kim	Smith	1836	N	Stapley	Dr	5	Mesa	AZ	85203	136-25-326
	Andrew	Zenefski	1836	N	Stapley	Dr	4	Mesa	AZ	85203	136-25-325
	Alan and Karen	Beauregard	1836	N	Stapley	Dr	3	Mesa	AZ	85203	136-25-324
	Toni	Mangini	1836	N	Stapley	Dr	2	Mesa	AZ	85203	136-25-323
	William	Korhely	1836	N	Stapley	Dr	1	Mesa	AZ	85203	136-25-322
	Stapley Greens		2345	S	Alma School	Rd	210	Mesa	AZ	85210	136-25-447, 446, 448, 449, 452, 451, 445, 610, 593
	Hugo A Mejia	Romo	1836	N	Stapley	Dr	200	Mesa	AZ	85203	136-25-444
	Ashley and Andres	Adams	1836	N	Stapley	Dr	199	Mesa	AZ	85203	136-25-443
	Eva Cook	and Kevin Hayes	1836	N	Stapley	Dr	198	Mesa	AZ	85203	136-25-442
	Susan	Suran	1836	N	Stapley	Dr	197	Mesa	AZ	85203	136-25-441
	ENH Equity Platinum LLC		1836	N	Stapley	Dr	196	Mesa	AZ	85203	136-25-440
	Sterling Property Management LLC		730	E	Brown	Rd	114	Mesa	AZ	85203	136-25-439, 610, 593
	Sandra	Uncapher	1836	N	Stapley	Dr	194	Mesa	AZ	85203	136-25-438
	Deborah	Prince	1836	N	Stapley	Dr	193	Mesa	AZ	85203	136-25-437
	Carol	Jones	1836	N	Stapley	Dr	192	Mesa	AZ	85203	136-25-436
	Chad	Transtrum	1836	N	Stapley	Dr	191	Mesa	AZ	85203	136-25-435
	Kenneth and Ibarra	Tawney	1836	N	Stapley	Dr	190	Mesa	AZ	85203	136-25-434
	Robin	Taylor	1836	N	Stapley	Dr	189	Mesa	AZ	85203	136-25-433
	Mary Lee	Telck	1836	N	Stapley	Dr	180	Mesa	AZ	85203	136-25-424
	William and Taryn	McCook	5038		Atlantic	Pl		Rancho Cucamonga	CA	91739	136-25-423
	Kimberly	Grant	1836	N	Stapley	Dr	178	Mesa	AZ	85203	136-25-422
	Judy	Emerson	1836	N	Stapley	Dr	177	Mesa	AZ	85203	136-25-421
	Debra Jean	McNichols	1836	N	Stapley	Dr	176	Mesa	AZ	85203	136-25-420
	Barbara	Baker	1836	N	Stapley	Dr	175	Mesa	AZ	85203	136-25-419
	Banuelos Family Trust		1511	N	Loma Vista	St		Mesa	AZ	85213	136-25-418
	Jason Earl Taylor Living Trust		1836	N	Stapley	Dr	173	Mesa	AZ	85203	136-25-417
	Linda Johnstone	Dahan	1140		Sunset Hills	Blvd		Thousand Oaks	CA	91360	136-25-416
	Maria	Hoover	1836	N	Stapley	Dr	171	Mesa	AZ	85203	136-25-415
	Cheryl	Wheaton	1836	N	Stapley	Dr	170	Mesa	AZ	85203	136-25-414
	Penny Starr	Jensen	1836	N	Stapley	Dr	169	Mesa	AZ	85203	136-25-684
	Crystal	Mears	1836	N	Stapley	Dr	168	Mesa	AZ	85203	136-25-683
	Sharon	Trimble	1836	N	Stapley	Dr	166	Mesa	AZ	85203	136-25-682
	Kaitlyn and Brendan	Erquiaga	1836	N	Stapley	Dr	165	Mesa	AZ	85203	136-25-409
	Jose	Aceves	1836	N	Stapley	Dr	164	Mesa	AZ	85203	136-25-408
	Scot and Amanda	Chase	1836	N	Stapley	Dr	163	Mesa	AZ	85203	136-25-407
	Jonathan Crist	and Lyn Marie White	1836	N	Stapley	Dr	162	Mesa	AZ	85203	136-25-681

Neighbor Contact List

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip	Parcel
	Harlan Glover	and Racquel Tabalon	1836	N	Stapley	Dr	161	Mesa	AZ	85203	136-25-680
	James and Mai	Thompson	1836	N	Stapley	Dr	160	Mesa	AZ	85203	136-25-679
	Craig & Nancy Cummins Trust		1836	N	Stapley	Dr	159	Mesa	AZ	85203	136-25-678
	Carol McCarley	and Teresa Buchanan	1836	N	Stapley	Dr	185	Mesa	AZ	85203	136-25-429
	Soraya Paris	and Kelsey Lagman	1836	N	Stapley	Dr	186	Mesa	AZ	85203	136-25-430
	Catherine	Declair	1836	N	Stapley	Dr	187	Mesa	AZ	85203	136-25-431
	Jeffrey and Alice	Gierhahn	1814	E	Kenwood	St		Mesa	AZ	85203	136-25-432
	Ryan	Noronha	4722		Emery			Mesa	AZ	85212	136-25-425
	Molly Ann	Danforth	1836	N	Stapley	Dr	182	Mesa	AZ	85203	136-25-426
	Walstrom Living Trust		2243	E	Hope	Cir		Mesa	AZ	85213	136-25-427
	Wagner Family Trust		5505	E	McLellan	Rd	54	Mesa	AZ	85205	136-25-428
	Kay	Hamblin	1836	N	Stapley	Dr	133	Mesa	AZ	85203	136-25-661
	Charlene	Solomon	1836	N	Stapley	Dr	131	Mesa	AZ	85203	136-25-660
	Sharon	Trimble	1836	N	Stapley	Dr	134	Mesa	AZ	85203	136-25-662
	Jorge	Arana	1836	N	Stapley	Dr	135	Mesa	AZ	85203	136-25-379
	Jennifer	Behrens	1836	N	Stapley	Dr	136	Mesa	AZ	85203	136-25-380
	Randy and Harold	Taft	1836	N	Stapley	Dr	137	Mesa	AZ	85203	136-25-381
	Kerrel	Mize	1836	N	Stapley	Dr	130	Mesa	AZ	85203	136-25-374
	Melvin	Ruska	1836	N	Stapley	Dr	129	Mesa	AZ	85203	136-25-373
	Peggy Van Patten Trust		1836	N	Stapley	Dr	128	Mesa	AZ	85203	136-25-373
	Hal and Sally Olson Revocable Trust		1836	N	Stapley	Dr	126	Mesa	AZ	85203	136-25-659
	Douglas and Deborah	Kolze	1836	N	Stapley	Dr	125	Mesa	AZ	85203	136-25-658
	James Bradley	Lange	1836	N	Stapley	Dr	124	Mesa	AZ	85203	136-25-657
	Joan	Conner	1836	N	Stapley	Dr	123	Mesa	AZ	85203	136-25-656
	Wayne	Gardner	1836	N	Stapley	Dr	122	Mesa	AZ	85203	136-25-655
	Brown 40 Mesa LLC		PO Box 9121					Mesa	AZ	85214	136-25-654
	Brian	Boehm	1836	N	Stapley	Dr	120	Mesa	AZ	85203	136-25-653
	Sean	Matuszewski	1836	N	Stapley	Dr	119	Mesa	AZ	85203	136-25-652
	Dustin	Cammack	1836	N	Stapley	Dr	118	Mesa	AZ	85203	136-25-651
	THR Phoenix LP		8665	E	Hartford	Dr	200	Mesa	AZ	85255	136-25-650
	Orlando	Enriquez	1938	E	Ivy	St		Mesa	AZ	85203	136-25-649
	Ruffner-Ramsey Living Trust		1117	N	84th	Pl		Scottsdale	AZ	85257	136-25-648
	Matthew and Erin	Whitmer	938	E	Jensen	St		Mesa	AZ	85203	136-25-321
	Cherie	Mason	946	E	Jensen	St		Mesa	AZ	85203	136-25-320
	Orlando and Jessica	Herrera	954	E	Jensen	St		Mesa	AZ	85203	136-25-319
	Dianne	Evenson	962	E	Jensen	St		Mesa	AZ	85203	136-25-318
	Kevin	Hogan	1004	E	Jensen	St		Mesa	AZ	85203	136-25-317
	Christin Pierson	and Nicholas Campasano	1012	E	Jensen	St		Mesa	AZ	85203	136-25-316
	Ezequiel and Martha	Villasenor	1020	E	Jensen	St		Mesa	AZ	85203	136-25-315
	Robert	Crego	1028	E	Jensen	St		Mesa	AZ	85203	136-25-314
	Christina	Flanagan	1036	E	Jensen	St		Mesa	AZ	85203	136-25-313
	Kathy	Kashoya	1044	E	Jensen	St		Mesa	AZ	85203	136-25-312
	Matthew and Amanda	Frame	1052	E	Jensen	St		Mesa	AZ	85203	136-25-311
	Gary	Houghton	1060	E	Jensen	St		Mesa	AZ	85203	136-25-310
	Christopher	Shill	1066	E	Jensen	St		Mesa	AZ	85203	136-25-309
	Everett and Judy	Sharp	1110	E	Jensen	St		Mesa	AZ	85203	136-25-308
	Gordon and Stacey	Shockley	1116	E	Jensen	St		Mesa	AZ	85203	136-25-307
	Roger and Julie	Sabin	1122	E	Jensen	St		Mesa	AZ	85203	136-25-306
	TAH 2018-1 Borrower LLC		1508		Brookhollow	Dr		Santa Ana	CA	92705	136-25-305
	Mark & Sharon Kuhse Trust		1134	E	Jensen	St		Mesa	AZ	85203	136-25-304
	Edward and Francine	Babcock	1140	E	Jensen	St		Mesa	AZ	85203	136-25-303
	Mickey and Sandra	Preston	1146	E	Jensen	St		Mesa	AZ	85203	136-25-302
	Brent and Laura	Gunnell	1154	E	Jensen	St		Mesa	AZ	85203	136-25-007H
	Marc Community Resources Inc		924	N	Country Club	Dr		Mesa	AZ	85201	136-25-382
	Erica	White	1836	N	Stapley	Dr	139	Mesa	AZ	85203	136-25-663
	Donna	Haren	1836	N	Stapley	Dr	140	Mesa	AZ	85203	136-25-664
	Mariah	Armendariz	1836	N	Stapley	Dr	141	Mesa	AZ	85203	136-25-665
	Gale Henderson	Sweeney	1836	N	Stapley	Dr	142	Mesa	AZ	85203	136-25-666
	Allison	Bates	1836	N	Stapley	Dr	143	Mesa	AZ	85203	136-25-667
	The Fountain of Life Church of God		1718	N	Mesa	Dr		Mesa	AZ	85201	136-25-668

Neighbor Contact List

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip	Parcel
	Dilana	Olivera	433	E	Farifield	St	Apt A	Mesa	AZ	85203	136-25-669
	Harold and Mary	Atkin	1836	N	Stapley	Dr	149	Mesa	AZ	85203	136-25-670
	Haught Properties Profit Sharing Plan		554	E	Pincrest	Dr		Pinetop	AZ	85935	136-25-671
	Norman Chad	Forbush	1741	E	Coco Palm	Ct		Gilbert	AZ	85234	136-25-672
	Verushka	Baroeta	1836	N	Stapley	Dr	152	Mesa	AZ	85203	136-25-673
	Matt Arnold	and Courtney Brewer	1836	N	Stapley	Dr	153	Mesa	AZ	85203	136-25-674
	Archie and Dorothy	Nichols	1510		Twin Lakes	Rd		Cle Elum	WA	98922	136-25-675
	Debra	Little	1836	N	Stapley	Dr	156	Mesa	AZ	85203	136-25-676
	David and Erica	Shapiro	3421	E	Kael	Cir		Mesa	AZ	85213	136-25-677
	Carroll and Bobbie	Watson	1836	N	Stapley	Dr	114	Mesa	AZ	85203	136-25-358
	Jess	Wade	1836	N	Stapley	Dr	113	Mesa	AZ	85203	136-25-357
	David and Linnea	Tow	1836	N	Stapley	Dr	110	Mesa	AZ	85203	136-25-647
	Carol C Shupe Trust		1836	N	Stapley	Dr	109	Mesa	AZ	85203	136-25-646
	American Homes 4 Rent Properties One LLC		30601		Agoura	Rd	200	Agoura Hills	CA	91301	136-25-645
	Arturo	Alatorre	3535	W	Tierra Buena	Ln	222	Phoenix	AZ	85053	136-25-644
	Humberto Olivares	and Ricardo Rebollar	1836	N	Stapley	Dr	106	Mesa	AZ	85203	136-25-643
	Daniel Wathen	and Stephanie Delgado	1836	N	Stapley	Dr	105	Mesa	AZ	85203	136-25-642
	Sheilah	Pelletier	1836	N	Stapley	Dr	104	Mesa	AZ	85203	136-25-641
	Mayumi	Nakanishi	1836	N	Stapley	Dr	103	Mesa	AZ	85203	136-25-640A
	Benjamin	Brush	1836	N	Stapley	Dr	102	Mesa	AZ	85203	136-25-639A
	Marinette Nombu	and Felix Dzoudjo	1836	N	Stapley	Dr	101	Mesa	AZ	85203	136-25-638A
	Michael and Karen	Cohill	3045	N	Winthrop			Mesa	AZ	85213	136-25-637
	Sean	Russell	1836	N	Stapley	Dr	98	Mesa	AZ	85203	136-25-636
	Janet	Goewey	1836	N	Stapley	Dr	97	Mesa	AZ	85203	136-25-635
	Nancy	McEwen	1836	N	Stapley	Dr	96	Mesa	AZ	85203	136-25-634
	Kaleigh	Martino	1836	N	Stapley	Dr	95	Mesa	AZ	85203	136-25-633
	Lorne Jenkins	and Denise Walker	1836	N	Stapley	Dr	88	Mesa	AZ	85203	136-25-627
	Debra	Frazee	1836	N	Stapley	Dr	87	Mesa	AZ	85203	136-25-626
	Daniel	Burger	1836	N	Stapley	Dr	86	Mesa	AZ	85203	136-25-625
	Max and Teresa	Lawler	1836	N	Stapley	Dr	85	Mesa	AZ	85203	136-25-624
	Lomas Mortgage USA		2345	S	Alma School	Rd	210	Mesa	AZ	85210	136-25-694
	Stapley Del Pueblo Limited Partnership		532	E	Maryland	Ave		F Phoenix	AZ	85012	136-25-695A
	Cheryl	Wolfe	1836	N	Stapley	Dr	83	Mesa	AZ	85203	136-25-622A
	Kathleen	Spreen	1836	N	Stapley	Dr	82	Mesa	AZ	85203	136-25-621
	Kandice	Heppler	1836	N	Stapley	Dr	81	Mesa	AZ	85203	136-25-620
	Matthew and Ducileia	Ladwig	1836	N	Stapley	Dr	80	Mesa	AZ	85203	136-25-619
	Tobyn	Schroeder	1836	N	Stapley	Dr	79	Mesa	AZ	85203	136-25-618
	Melanie and Jacob	Wadsworth	1836	N	Stapley	Dr	78	Mesa	AZ	85203	136-25-617
	Robert and Mary	Thompson	1233	N	Mesa	Dr	1157	Mesa	AZ	85201	136-25-616
	Jason and Bridget	Buchanan	1836	N	Stapley	Dr	76	Mesa	AZ	85203	136-25-615
	Crislaine	Dombski	1836	N	Stapley	Dr	75	Mesa	AZ	85203	136-25-614
	1836 N Stapley Unit 74 LLC		PO Box 374					Sonoita	AZ	85637	136-25-613
	Carter Family Trust		1836	N	Stapley	Dr	73	Mesa	AZ	85203	136-25-612
	Paige	Pittman	1836	N	Stapley	Dr	72	Mesa	AZ	85203	136-25-611
	Paul and Kaitlyn	Webster	1836	N	Stapley	Dr	68	Mesa	AZ	85203	136-25-609
	Anthony	Salazar	1836	N	Stapley	Dr	67	Mesa	AZ	85203	136-25-608
	Dale	Joidoin	1836	N	Stapley	Dr	65	Mesa	AZ	85203	136-25-607
	Wesley John	McGuire	1836	N	Stapley	Dr	64	Mesa	AZ	85203	136-25-606
	Ashley	Rankin	1836	N	Stapley	Dr	63	Mesa	AZ	85203	136-25-605
	Devin	Farnsworth	1836	N	Stapley	Dr	62	Mesa	AZ	85203	136-25-604
	Julie Lyn Witter Declaration of Trust		6330	E	Rancho Del Oro	Dr		Cave Creek	AZ	85331	136-25-628
	Joshua Altman	and Erika Candidato	1836	N	Stapley	Dr	91	Mesa	AZ	85203	136-25-629
	Arthur and Patricia	Neet	1836	N	Stapley	Dr	92	Mesa	AZ	85203	136-25-630
	David and Jimmelyn	Kuczkowski	1836	N	Stapley	Dr	93	Mesa	AZ	85203	136-25-631
	Anthony and Christine	Greco	1836	N	Stapley	Dr	94	Mesa	AZ	85203	136-25-632
	Todd and Myriam	Lemish	1836	N	Stapley	Dr	61	Mesa	AZ	85203	136-25-603
	Calvin	Stiers	1836	N	Stapley	Dr	60	Mesa	AZ	85203	136-25-602
	Alexander and Nina	Rozinov	1836	N	Stapley	Dr	59	Mesa	AZ	85203	136-25-601
	Chelsea	Johnson	1836	N	Stapley	Dr	58	Mesa	AZ	85203	136-25-600
	Jorge Chacon	and Teresita Barrantes	295		Palmas Inn	Way		Humacao	PR	00791	136-25-599

Neighbor Contact List

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip	Parcel
	Wayne and Tsuyaku	McConney	PO Box 4656					Mesa	AZ	85201	136-25-598
	Patrick	Humphrey	11921-1/2		Jefferson	Blvd		Culver City	CA	90230-6311	136-25-597
	Diane	Thomas	1836	N	Stapley	Dr	53	Mesa	AZ	85203	136-25-596
	Joseph and Maria	Sly	1836	N	Stapley	Dr	52	Mesa	AZ	85203	136-25-595
	Fraze Family Revocable Trust		1836	N	Stapley	Dr	51	Mesa	AZ	85203	136-25-594
	Tobyn	Schroeder	1836	N	Stapley	Dr	39	Mesa	AZ	85203	136-25-585
	RL Stapley Road Investments LLC		4515	E	Virginia	St		Mesa	AZ	85215	136-25-586
	Rick Bunker Trust		1836	N	Stapley	Dr	41	Mesa	AZ	85203	136-25-587
	Barbel	Scianghetti	1836	N	Stapley	Dr	42	Mesa	AZ	85203	136-25-588
	Maria and Ray	Parr	1836	N	Stapley	Dr	43	Mesa	AZ	85203	136-25-589
	Carlos Bonilla	and Jessica Ahuactzin	1836	N	Stapley	Dr	45	Mesa	AZ	85203	136-25-590
	Marianne Castillo	and Felipe Torrea	1836	N	Stapley	Dr	46	Mesa	AZ	85203	136-25-591
	Kennedy Family Trust		14218		Coueur D Alene	Ct		Valley Center	CA	92082	136-25-592
	SEC Investments LLC		78	E	University	Dr		Mesa	AZ	85201	136-25-299
	Pamela Ann	Peglar	1750	N	Nevada	Way		Mesa	AZ	85203	136-25-298
	Velva	Jackson	1744	N	Nevada	Way		Mesa	AZ	85203	136-25-297
	Alma	Nez	1753	N	Nevada	Way		Mesa	AZ	85203	136-25-271
	Michael and Bridget	Elkins	1759	N	Nevada	Way		Mesa	AZ	85203	136-25-270
	Christopher and Elizabeth	Plumlee	1765	N	Nevada	Way		Mesa	AZ	85203	136-25-269
	Edward and Karen	Saunders	948	E	Ivyglen	St		Mesa	AZ	85203	136-25-235
	Carol Ann	Scharlat	954	E	Ivyglen	St		Mesa	AZ	85203	136-25-236
	Michael	Rush	942	E	Ivyglen	St		Mesa	AZ	85203	136-25-234
	Vonni	Davies	960	E	Ivyglen	St		Mesa	AZ	85203	136-25-237
	Scioto Properties SP 16 LLC		945	E	Jensen	St		Mesa	AZ	85203	136-25-268
	Beachcomber LLC		110	S	Mesa	Dr		Mesa	AZ	85210	136-25-267
	Carla Sue	Taylor	961	E	Jensen	St		Mesa	AZ	85203	136-25-266
	Doroteo and Charlyn	Garcia	1003	E	Jensen	St		Mesa	AZ	85203	136-25-265
	Marisa and Edgar Sanchez Living Trust		1011	E	Jensen	St		Mesa	AZ	85203	136-25-264
	Nicholas and Frances	Bongo	1019	E	Jensen	St		Mesa	AZ	85203	136-25-263
	Ana	Valverde	1027	E	Jensen	St		Mesa	AZ	85203	136-25-262
	Casper and Lauren	Casper	7250	S	Kyrene	Rd	222	Tempe	AZ	85283	136-25-261
	Henry H and Edna H Haws Family Trust		1043	E	Jensen	St		Mesa	AZ	85203	136-25-260
	Lanty and Linda	Snelson	1051	E	Jensen	St		Mesa	AZ	85203	136-25-259
	Christopher and Kristin	Bowler	1059	E	Jensen	St		Mesa	AZ	85203	136-25-258
	James and Charlene	Beeler	1065	E	Jensen	St		Mesa	AZ	85203	136-25-257
	Jon and Misty	Thomas	1109	E	Jensen	St		Mesa	AZ	85203	136-25-256
	2018-3 1H Borrower LP		1717		Main	St	2000	Dallas	TX	75201	136-25-255
	Paul and Donna	Chase	1740	N	Spencer			Mesa	AZ	85203	136-25-254
	Khoa	Truong	1737	N	Amber			Mesa	AZ	85203	136-25-246
	Tony	Velasco	1056	E	Ivyglen	St		Mesa	AZ	85203	136-25-245
	Daryl and Michelle	Kraetsch	1048	E	Ivyglen	St		Mesa	AZ	85203	136-25-244
	Leslie and Sigifredo	Marrufo	1040	E	Ivyglen	St		Mesa	AZ	85203	136-25-243
	Eric and Margaret	Larsen	1032	E	Ivyglen	St		Mesa	AZ	85203	136-25-242
	Leo and Annette	Beus	4800	N	Scottsdale	Rd	6th Floor	Scottsdale	AZ	85251	136-25-241
	Stephanie	Sorenson	1018	E	Ivyglen	St		Mesa	AZ	85203	136-25-240
	Albert and Tamara	Mendoza	1012	E	Ivyglen	St		Mesa	AZ	85203	136-25-239
	Jeannette	Doubek	1006	E	Ivyglen	St		Mesa	AZ	85203	136-25-238

United Realty M.T.A. LLC

Westmount Estates Rezoning Request

Neighbor Comments

Neighbor Direct Comments

Mr. Ken Rowley and Mr. Ronald Siegal contacted Derek Olson with United Realty directly regarding the proposed development. Both Mr. Siegal and Mr. Rowley expressed their support for the project. Mr. Rowley owns the property directly to the south of this project. His family members also live in the neighborhood and support the project. Both Mr. Siegal and Mr. Rowley are longtime business owners in the neighborhood.

Ronald Siegal: ronald.siegal@gmail.com
Ken Rowley: 602-370-5152

Virtual Meeting and Neighbor Discussion

A letter was mailed to 407 addresses in the surrounding neighborhood to let neighbors know of a website describing the project and an upcoming virtual meeting. The virtual meeting was held on Monday October 9th at 2:00pm with neighbors of the property. The letter mailed out and a spreadsheet of addresses used are attached.

The following are comments discussed in the virtual meeting:

1

Comment

- There is a concern with the irrigation from the Utah Canal. Currently there are individuals who tamper with the equipment that controls the irrigation to individual properties to the west of the project. The neighbors are concerned with this vandalism.
- The issue of vagrancy along the Utah Canal was raised.

Response

We discussed that vandalism and vagrancy on and around the project property will most likely be reduced with the building of the new project. The new project will provide more individuals to observe and report any illegal activity.

2

Comment

The neighbors raised a concern with the traffic on McKellips and the entering and exiting of the site. McKellips is busy in this area at rush hours and because of the grade change views may be obstructed.

Response

A full sight distance analysis will be performed by a traffic engineer. Restricted turning lanes or other traffic improvements will be coordinated with the City of Mesa and constructed as required.

United Realty M.T.A. LLC

Westmount Estates Rezoning Request

Neighbor Comments

3

Comment

- Neighbors are concerned about views from the project into backyards or adjacent properties.
- Neighbors are concerned that the project will obstruct their views to the west.

Response

- The proposed project is separated from its east and west neighbors by either the Utah or Consolidated Canals.
- The proposed project will include relatively dense existing and new vegetation to block views between the project and its neighbors.
- This rezoning proposal is a change to its southmost parcel from RS-9 to RM-4 which is a change from 30' max to 40' max height. However, the new project proposes a height of a maximum of 30' (currently 28'-1").
- Without any zoning revisions required, the two north parcels currently allow for a 40' height and the southmost parcel allows for a height of 30'. The new project proposes a max height of 30'.
- Please see the chart below for comparisons of densities and heights allowed in these two zones and of the zones of neighboring parcels. All neighboring zones allow for a height of 30'. This project proposes a max height of 30' and 8 units per acre.

Zoning of Neighboring Parcels	Density Allowed	Height Allowed
<u>Residential Multiple Dwelling</u>		
RM-4 Proposed Zoning	30 units per acre	40 feet max
RM-2:	15 units per acre	30 feet max
<u>Residential Single Dwelling</u>		
RS-6	6,000sf min lot	30 feet max
RS-9 South Parcel's Zoning	9,000sf min lot	30 feet max
RS-7	7,000sf min lot	30 feet max
RS-15	15,000sf min lot	30 feet max