



**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 09/14/2022
Agenda Item: 5**

ACTION: Request for approval of a zoning map amendment from “AG, Agricultural Zoning District,” to “AG(H), Agricultural with a Historic Overlay Property Designation,” for Guadalupe Cemetery, located at 4649 South Beck Avenue, to facilitate the designation of Guadalupe Cemetery in the Tempe Historic Property Register. (PL220196/HPO220009)

RECOMMENDATION: Approve

ATTACHMENTS:

1. Zoning map amendment application for Guadalupe Cemetery
2. Tempe Historic Property Register nomination letter for Guadalupe Cemetery, written by Dr. Karl Hoerig
3. Letter of support for Guadalupe Cemetery Tempe Historic Property Register nomination from Mayor Valerie Molina, Town of Guadalupe
4. Guadalupe Cemetery Public Involvement Plan Report

STAFF CONTACT(S): Zachary J. Lechner, Historic Preservation Officer

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Zachary J. Lechner, Historic Preservation Officer

BACKGROUND INFORMATION:

In a letter dated April 20, 2022, Dr. Karl Hoerig, acting on behalf of the applicant, the Town of Guadalupe, asked the City of Tempe to designate the five-acre Guadalupe Cemetery, located at 4649 South Beck Avenue, in the Tempe Historic Property Register (THPR). Dr. Hoerig subsequently requested a corresponding zoning map amendment. Per the City of Tempe’s Historic Preservation Code (“Sec. 14A-4. - Designation of Landmarks, Historic Properties and Historic Districts”), designation must be preceded by approval of a zoning map amendment for a historic overlay for the property. Dr. Hoerig submitted the zoning map amendment request on July 12, 2022. The request, if approved would change Guadalupe Cemetery’s zoning from “AG, Agricultural Zoning District,” to AG(H), Agricultural with a Historic Overlay Property Designation.”

(Note: The Town of Guadalupe owns Guadalupe Cemetery, but because it is located within the jurisdiction of the City of Tempe, it is eligible for designation in the THPR).

GUADALUPE CEMETERY HISTORY AND SIGNIFICANCE

Excerpted from Dr. Karl Hoerig's attached THPR letter of nomination:

“The Guadalupe Cemetery is the original location of the first historic period Yaqui settlement in the Salt River Valley. . . .

“The resting places of ancestors are sacred to Yaqui people. Because of this, cemeteries are of central importance for protection as heritage places and are properly identified as Traditional Cultural Properties. Furthermore, Yaqui cemeteries provide a permanent spatial grounding for communities that have been subject to frequent dislocation and upheaval for hundreds of years. The Guadalupe Cemetery provides a place for the Yaqui people of Guadalupe and the wider Salt River Valley to return to where they may reconnect with their ancestors and families. The Guadalupe Cemetery is also a living place for the celebration and reaffirmation of Yaqui heritage. The most important community-wide expression of this is the annual commemoration of Día de los Muertos (Day of the Dead).

“The Guadalupe Cemetery plays a similar role for the Mexican and Mexican American community of the Town of Guadalupe as for the Yaqui residents of the town, and is therefore also a Traditional Cultural Property of the Hispanic population. Día de los Muertos is commemorated by the Hispanic population of Guadalupe in a manner similar to that of the Yaqui, with families coming together to spend the day at the graves of their loved ones.

“The Guadalupe Cemetery is significant to the history of the State of Arizona and to the City of Tempe as the location of the earliest, formally identified historic era settlement of Yaqui Indian people in the Salt River Valley. Yaqui people have shaped the history of Arizona since before the colonial period, as a significant portion of the region's labor force in agriculture, ranching, mining, and the development of transportation infrastructure. Yaqui people were crucial to the late nineteenth and early twentieth century development and maintenance of irrigated agriculture in the Salt River basin. The cemetery may also provide demographic data important to understanding the cultural and ethnic development of the Guadalupe community, the City of Tempe, and the larger Salt River Valley/Phoenix area in the twentieth century. The cemetery is the last remaining minimally developed portion of La Ciudad de los Homos, and though the underlying archaeological site is not the focus of this nomination, the property could also provide important information about the Huhugam period in the region. The site's period of significance in the historic period extends from its establishment ca. 1898 through the present because of its status as an important Traditional Cultural Property for Yaqui and Hispanic-descended members of the Guadalupe community. Its continuous use as a burial ground reinforces and strengthens its status as a Traditional Cultural Property.”

OUTREACH TO THE PUBLIC:

Information about the Community Development Department's substantial outreach efforts to inform the public about the zoning map amendment request are summarized in the attached Public Involvement Plan Report.

STAFF ANALYSIS:

The Historic Preservation Office fully supports approval of the zoning map amendment and designation of Guadalupe Cemetery in the Tempe Historic Property Register. The site holds considerable historical significance as the location of the earliest, formally recognized historical settlement of the Yaqui people in the Salt River Valley. But the Cemetery’s significance does not simply lie in the past; it is a site in which historical and cultural traditions continue to be practiced. As Dr. Hoerig’s nomination letter reveals, the Cemetery is considered a Traditional Cultural Property by the Town of Guadalupe and the surrounding area’s Yaqui, Mexican, and Mexican American people. For the Yaqui, the Cemetery has served—and continues to serve—as a resting place for generations of their ancestors. More than that, it functions as site of community celebrations for both the Yaqui (e.g., Día de los Muertos) and Mexican/Mexican American communities. Guadalupe Cemetery, then, is deserving of designation in the Tempe Historic Property Register. The continued preservation of this vibrant, unique, and aesthetically beautiful site should be looked upon with pride by all residents of Guadalupe, Tempe, and the greater Salt River Valley.

The Tempe Historic Preservation Code lays out the criteria for designating individual properties in the Tempe Historic Property Register. While adherence to only one criterion is required for designation, Guadalupe Cemetery actually meets two criteria laid out in [Sec. 14A-4\(a\)](#):

- “1.) [The property] meets the criteria for listing on the Arizona or National Register of Historic Places*;
- “2.) [The property] is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - “a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history. . . ”

* After approval by the Arizona Historic Site Review Committee on July 8, 2022, Guadalupe Cemetery’s listing in the National Register of Historic Places is pending approval by the National Park Service’s Keeper of the Register.

REMAINING TIMELINE:

Below is the upcoming calendar for the zoning map amendment approval process:

- Development Review Commission (DRC): October 25, 2022, at 6:00 p.m.
- City Council (CC) Hearing (Intro/1st Hearing): November 3, 2022, at 6:00 p.m.
- City Council (CC) Hearing (2nd Hearing): December 1, 2022, at 6:00 p.m.

RECOMMENDED CONDITIONS OF APPROVAL:

None

SAMPLE MOTION:

“I motion to approve a zoning map amendment from ‘AG, Agricultural Zoning District,’ to ‘AG(H), Agricultural with a Historic Overlay Property Designation,’ for Guadalupe Cemetery, located at 4649 South Beck Avenue, to facilitate the designation of Guadalupe Cemetery in the Tempe Historic Property Register.”

ZONING AMENDMENT APPLICATION

COMMERCIAL + INDUSTRIAL + RESIDENTIAL + MIXED-USE

The regulations and boundaries of zoning districts set forth in this Code may be amended whenever deemed necessary to best serve the public interest, and the health, comfort, convenience, safety, and general welfare of the city. A Development Plan Review (DPR) application shall be processed concurrently with a zoning map amendment.



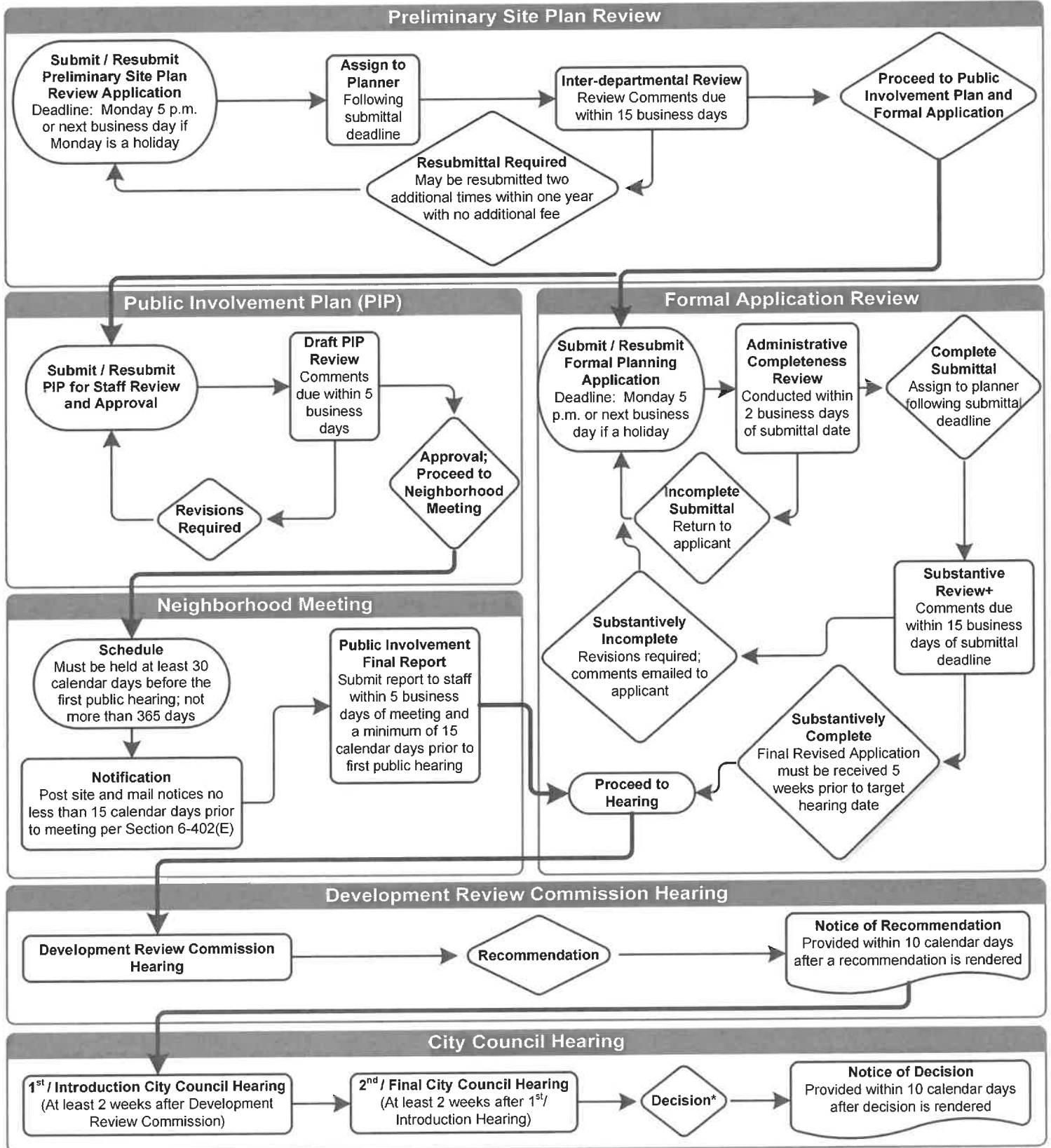
Community Development Department
Planning Division

31 East 5th Street, Garden Level East Tempe, Arizona 85281 (480) 350-8331 or (480) 350-8400 TDD

Revised March 15, 2019

Planning Application Review & Hearing Process

City of Tempe
 Community Development Department
 31 East 5th Street, Garden Level, Tempe, Arizona 85281
 (480) 350-4311 Fax: (480) 350-8677
 Planning Fax: (480) 350-8872
<http://www.tempe.gov/planning>



*Any appeal of a public meeting / hearing decision shall be filed pursuant to Part 6, Chapter 8, Appeals, no later than thirty (30) calendar days after the date on which the decision was rendered.

+Inter-departmental review may be required for subsequent resubmittals.

Planning Application

Part 1 of 2

City of Tempe
 Community Development Department
 31 East 5th Street, Garden Level, Tempe, Arizona 85281
 (480) 350-4311 Fax (480) 350-8677
 Planning Fax (480) 350-8872
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

PROJECT INFORMATION – REQUIRED			
PROJECT NAME	Guadalupe Cemetery Historic Property Register Nomination	EXISTING ZONING	AG <input type="checkbox"/>
PROJECT ADDRESS	4649 S. Beck Avenue	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Historic Property Overlay in association with listing on the City of Tempe Historic Property Register	PARCEL No(s)	<input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	Town of Guadalupe	ADDRESS	9241 South Avenida Del Yaqui
CONTACT NAME	Jeff Kulaga	CITY	Guadalupe
EMAIL	jkulaga@guadalupeaz.org	PHONE 1	(480) 505-5376
		PHONE 2	

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X <i>Valee Inoué</i>	DATE	7-11-2022
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or attach written statement authorizing the applicant to file the application(s)

APPLICANT INFORMATION – REQUIRED			
COMPANY / FIRM NAME	PYT THPO on behalf of Town of Guadalupe	ADDRESS	5100 W. Calle Tetakusim, Rm. 130
CONTACT NAME	Karl Hoerig	CITY	Tucson
EMAIL	karl.hoerig@pascuayaqui-nsn.gov	PHONE 1	(520) 883-5116
		PHONE 2	(520) 404-7100

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	Karl Hoerig	DATE	
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Digitally signed by Karl Hoerig
 Date: 2022.06.30 08:28:31 -07'00'

BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
TYPE OF BUSINESS		PHONE	

APPLICATION (check all that apply)	QTY	SPECIFIC REQUEST (see planning & zoning fee schedule for types)	FOR CITY USE ONLY (planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input checked="" type="checkbox"/> E. ZONING CODE AMENDMENTS		Map <input type="checkbox"/>	ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISIONS / CONDOMINIUMS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input type="checkbox"/> L. ABATEMENTS			CE	CM
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #	FILE THIS APPLICATION WITH CE / CM TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			
SPR TRACKING # (if 2 nd or 3 rd submittal, use planning resubmittal form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



AFFIDAVIT OF PUBLIC HEARING NOTIFICATION FOR PROPERTY OWNERSHIP LIST AND MAP

For all applications requiring a public hearing, it is the responsibility of the applicant to provide current and complete property ownership and tenant information for the subject property. Based on the applicant's submitted information, the City of Tempe will provide a notification map and mailing list. The City of Tempe uses the Maricopa County Assessor's parcel data for compilation of this list. The applicant acknowledges that the information provided as a courtesy by the City of Tempe is only as accurate, as the applicant's submitted information, and that of the Maricopa County Assessor's Office.

For compliance, please refer to Section 6-404 of Tempe Zoning and Development Code. Current tenant information for all parcels may be obtained from the current property owner or their designee. Additionally, for timely processing of the application, further mailing requirements are explained in the Instructions for Tenant List (next page).

NOTE: By signing this affidavit, the applicant (or its representative) shall not hold the City of Tempe responsible for any inaccuracies to the property ownership information which may cause delay in proper processing. If tenant information is required, signing this affidavit assumes the applicant (or its representative) is responsible to provide accurate and complete tenant information for the notification process, and any incorrect or incomplete information could cause delay in the proper processing of the application.

Zoning and Development Code, Part 6, Chapter 4, Section 6-404, C (4), in part states:

The Community Development Department or the City Clerk shall issue public notices for all types of hearings under this Code as follows:

4. Mailing a hearing notice not less than 15 calendar days prior to the date of the initial hearing to:
 - a. The applicant or representative and owners of the subject property;
 - b. All property owners of record within 600 feet of the subject property which are included on the mailing list submitted by the applicant;
 - c. Provide notice by electronic communication, or if not applicable, by other standard means of noticing to the chairperson of the registered neighborhood association(s) and home owners association(s) within 1,320 feet (1/4 mile) of the subject properties;
 - d. All tenants, within the boundary of the subject property(ies); and
 - e. Mailing of hearing notices does not apply to Zoning and Development Code text amendments.
5. If notification is required for a public hearing with City Council, the City Clerk shall submit for publication in the official newspaper the request, at least once, fifteen (15) days prior to the meeting. If a Tempe City Code amendment is involved, the City Clerk shall comply with the requirements of the City Charter.

I have read and understand the foregoing information and requirements, particularly Section 6-404, Tempe Zoning and Development Code, and assume all liability and responsibility of the applicant for compliance with these requirements. The applicant hereby agrees to indemnify, defend and hold harmless the City of Tempe, its officers, agents and employees from any claims, demands, damages, fines, all costs, all fees and all expenses incurred in connection therewith, arising directly or indirectly out of the information provided for the vicinity ownership map, ownership/tenant list and any other information provided for compliance with Section 6-404, Tempe Zoning and Development Code.

NAME: Karl Hoerig on behalf of Town of Guadalupe
(PRINT NAME OF APPLICANT OR AUTHORIZED AGENT)

SIGNATURE: Karl Hoerig Digitally signed by Karl Hoerig
Date: 2022.06.30 08:29:55 -07'00' **DATE:** _____
(APPLICANT OR AUTHORIZED AGENT)

Zoning Amendment Application Submittal Checklist Form



Part 1 of 2

CITY USE ONLY PL #: _____

Applicant	Staff	Items Required for a Complete Application																				
Provided	Received	<i>Below is a checklist of documents and plans required for a complete application, depending on scope of work. Missing items will deem an application incomplete. Correctly date/label all documents and plans. All plans shall be signed & sealed by a design professional registered in the State of Arizona. <u>DO NOT</u> bind documents and plans or provide duplicate plans if a project requires multiple types of concurrent applications.</i>																				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Completed Planning Application Form with Property Owner Authorization																				
<input type="checkbox"/>	<input type="checkbox"/>	2. Correct Fee Payment(s)																				
<input type="checkbox"/>	<input type="checkbox"/>	3. Development Plan Review Application (depending on scope of work): <i>Shall be processed concurrently with a Zoning Map Amendment Application</i>																				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Affidavit of Public Notification																				
<input type="checkbox"/>	<input type="checkbox"/>	5. Ownership/Tenant List (if applicable): <i>One set of 8 ½"x11" size sheets</i> <ul style="list-style-type: none"> <input type="checkbox"/> List to include all tenants within the boundary of the subject property(ies); if a part of a commercial or industrial center, list must include tenants of the entire center <input type="checkbox"/> Submit tenant's name, address, suite number, city, state and zip code <input type="checkbox"/> Font should be all CAPS <input type="checkbox"/> 5-digit ZIP code required, 9-digit ZIP code optional <input type="checkbox"/> Street and State designation abbreviations acceptable <input type="checkbox"/> Submit both a hard copy of the list and an electronic spreadsheet in Microsoft Word or Excel. See example below: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BUSINESS NAME</th> <th>ADDRESS</th> <th>CITY</th> <th>STATE</th> <th>ZIP</th> </tr> </thead> <tbody> <tr> <td>JOHN'S SHOE REPAIR</td> <td>111 S MCCLINTOCK DR #101</td> <td>TEMPE</td> <td>AZ</td> <td>85281</td> </tr> <tr> <td>SANDWICH SHOP</td> <td>111 S MCCLINTOCK DR #102</td> <td>TEMPE</td> <td>AZ</td> <td>85281</td> </tr> <tr> <td>NAILS BY MARY</td> <td>113 S MCCLINTOCK DR</td> <td>TEMPE</td> <td>AZ</td> <td>85281</td> </tr> </tbody> </table>	BUSINESS NAME	ADDRESS	CITY	STATE	ZIP	JOHN'S SHOE REPAIR	111 S MCCLINTOCK DR #101	TEMPE	AZ	85281	SANDWICH SHOP	111 S MCCLINTOCK DR #102	TEMPE	AZ	85281	NAILS BY MARY	113 S MCCLINTOCK DR	TEMPE	AZ	85281
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SANDWICH SHOP	111 S MCCLINTOCK DR #102	TEMPE	AZ	85281																		
NAILS BY MARY	113 S MCCLINTOCK DR	TEMPE	AZ	85281																		
<input type="checkbox"/>	<input type="checkbox"/>	6. Public Involvement Plan (depending on scope of work): <i>One set of 8 ½"x11" size sheets</i> <p>Staff must review and approve the Public Involvement Plan (PIP) prior to starting the public notification process. Each item listed below must be addressed in the PIP:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Cover page with information such as the project name, address, general cross streets, and case number(s) <input type="checkbox"/> Description of the proposed project, including the specific entitlement request(s) <input type="checkbox"/> Draft copy of your notification letter and sign text in the plan for staff to review <input type="checkbox"/> Describe the proposed format of the neighborhood meeting <input type="checkbox"/> Assess whether language translation is needed for the notification and/or neighborhood meeting. <input type="checkbox"/> Notification: <ul style="list-style-type: none"> <input type="checkbox"/> Notification area map and a list of the property owners who will be notified. <input type="checkbox"/> List any Registered Neighborhood and Homeowners' Associations, and their representatives, who will be notified. <input type="checkbox"/> Notification must occur a minimum of 15 days prior to the neighborhood meeting. <input type="checkbox"/> Prior to any notification being issued, confirm the date of the neighborhood meeting to ensure City Planning staff attendance <input type="checkbox"/> Identify stakeholders affected by your proposal and concerns or issues these individuals may have <input type="checkbox"/> State how individuals will be informed of any significant changes to the proposed development after the neighborhood meeting <input type="checkbox"/> Schedule with estimated dates for completion of the Public Involvement Final Report. <p><i>Full instructions for creating a Public Involvement Plan and Public Involvement Final Report is provided in the PIP Manual on pages 8 through 10 of this application packet; a Neighborhood Meeting Requirements handout is provided on pages 11 and 12.</i></p>																				
<input type="checkbox"/>	<input type="checkbox"/>	7. Letter of Explanation: <i>One set of 8 ½"x11" size sheets</i> <p>For a Zoning Map Amendment (including Overlay Districts) and Code Text Amendment, the letter of explanation shall describe the proposed project and provide supporting evidence that the request is in the public interest and conforms with and facilitates implementation of the General Plan and other area policy plans. To demonstrate conformance, the letter should explain how the request supports the goals and objectives of the following General Plan Elements:</p> <ol style="list-style-type: none"> 1. Land Use and Development 2. Economic Development 3. Circulation 4. Conservation 																				

Zoning Amendment Application Submittal Checklist Form



Part 2 of 2

CITY USE ONLY PL #: _____

Applicant	Staff	Items Required for a Complete Application
Provided	Received	<p><i>Below is a checklist of documents and plans required for a complete application, depending on scope of work. Missing items will deem an application incomplete. Correctly date/label all documents and plans. All plans shall be signed & sealed by a design professional registered in the State of Arizona. <u>DO NOT</u> bind documents and plans or provide duplicate plans if a project requires multiple types of concurrent applications.</i></p>
		<p>5. Open Space, Recreation and Cultural Amenities</p> <p>6. Public Facilities and Services</p> <p>The letter of explanation should address how the proposal supports any applicable area policy plans, including:</p> <p>A. Character Area Plans</p> <p>B. Downtown / Mill Avenue District Community Design Principles</p> <p>C. Mill + Lake District Streetscape Principles and Guidelines</p> <p>D. Historic Preservation Plan</p> <p>E. Apache Boulevard Redevelopment Plan</p> <p>F. Town Lake Design Documents</p> <p><i>The above criteria are used to evaluate a design application.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8. Legal Description & Exhibit: <i>One set of 8 ½"x11" size sheets</i></p> <p><input type="checkbox"/> Sealed by land surveyor <input type="checkbox"/> Electronic copy of legal description in PDF (sealed) and Microsoft Word formats, and exhibit in PDF (sealed)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>9. Current and Proposed Zoning Map (if applicable): <i>One set of 8 ½"x11" size sheets</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>10. Current and Proposed Text (if applicable): <i>One set of 8 ½"x11" size sheets</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>11. Context Photos (subject to scope of work): <i>One set of 8 ½"x11" size sheets</i></p> <p><input type="checkbox"/> Provide photo location map cover sheet <input type="checkbox"/> Photos are to be taken at the curb and along property boundaries to explain perimeter conditions <input type="checkbox"/> Photos to be taken at each property corner and in each cardinal direction (north, south, east, west) <input type="checkbox"/> Each photo shall be numbered to correspond with direction and location as identified in photo location map cover sheet <input type="checkbox"/> Limit 4 to 6 photos per sheet</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>12. Electronic Complete Application Submittal: <i>One USB-Flash-Drive or Optical Disc</i></p> <p><input type="checkbox"/> When converted to Portable Document Format (PDF), the plan sheets shall be saved in the horizontal (landscape) position, so the top of the page is always at the top of the computer monitor. <input type="checkbox"/> All plans shall be provided in 8 ½"x11" and 11"x17" size sheets; and 24"x36" size sheets when applicable. <input type="checkbox"/> The documents shall be submitted in an Adobe Portable Document Format (PDF) compatible with Adobe Acrobat X (10) Professional. <input type="checkbox"/> PDF's shall be first generation vector-based file (direct conversion from AutoCAD, ArchiCAD, MS Word, etc.) and shall have security settings set to "Allowed" to allow plan reviewers to place comments on plans. <input type="checkbox"/> All sheet file names shall match or include the sheet number shown on the respective sheet title block and plan sheet index. The file name can also include a brief description of the plan sheet such as Title Sheet, Floor plan, Building Elevations, etc. <input type="checkbox"/> Corrected plan sheets submitted for second or subsequent reviews shall use their respective original file name.</p>

Tribal Historic Preservation Office
Pascua Yaqui Tribe
7777 S. Camino Huivism, Building C
Tucson, AZ 85757

April 20, 2022

City of Tempe
Historic Preservation Office
Community Development Department
P.O. Box 5002
Tempe, AZ 85280

Dear Friends,

I am writing on behalf of the Town of Guadalupe to nominate the Guadalupe Cemetery to the Tempe Historic Property Register. The Guadalupe Cemetery, located at 4649 S. Beck Avenue in Tempe, is an historic site important in the history of the settlement of the Salt River Valley and a vital Traditional Cultural Property for the people of the Town of Guadalupe. This nomination is being submitted concurrently with a nomination to the National Register of Historic Places.

The Guadalupe Cemetery is the original location of the first historic period Yaqui settlement in the Salt River Valley. Title to the five acre parcel that now comprises the cemetery was obtained by the Catholic Diocese of Tucson on February 1, 1898 from Mr. Silvester Roche, a Tempe homesteader (Glaser 1996:21). The property is located near the center of the Huhugam village site known as Ciudad de los Hornos (AZ U:9:48 [ASM]), and immediately adjacent to the site's Classic Period platform mound (Willcox, Howard, and Nelson 1990). It is apparent by the juxtaposition that the existence of the mound had some bearing on the location of the Yaqui settlement and cemetery. By the turn of the twentieth century, the Church was encouraging Yaqui people to settle at the site and within a few years the settlers had constructed an adobe church building near the southwest corner of the property. Yaqui families had also built houses and shade structures from locally-available materials all around the vicinity including on top of the platform mound. In 1909, photographer Dane Coolidge documented Yaqui Matachine dances held at the site (Coolidge 1909).

In 1910 the Yaquis' use of the land around the cemetery came into legal question, possibly because of the fact that the settlement had expanded beyond the limits of the Church's five

acres and onto land claimed by others. In anticipation of the completion of the Roosevelt Dam on the Salt River, and with it a steady supply of irrigation water, farmers and land speculators were jockeying for control of the lands that were soon to increase in value and productivity, and they may have objected to the Yaqui settlement. Father Lucius Zittier, a Franciscan missionary, began looking for options to relocate the Yaquis. The effort was complicated by the federal government's removal from the public domain of the lands that would be subject to irrigation from the Roosevelt Dam, but the settlement was relocated to donated land a mile and a half to the southwest. The new site was adjacent to the northeastern edge of South Mountain near a hilltop where the Yaqui settlers conducted annual Santa Cruz ceremonies. After the settlement was relocated, the donor's ownership of the donated land was contested and found invalid (Glaser 1996:27). Zittier's subsequent efforts to patent the forty acre townsite were not perfected, resulting in confusion and disputes over land ownership in the new town of Guadalupe that would continue into the 1960s (Zittier files n.d.). After their move, the community continued to use the church and cemetery at the original site, which remained under ownership of the Roman Catholic Church of the Diocese of Phoenix until the Diocese quit-claimed the property to the Town of Guadalupe in 1979 (Maricopa County, Arizona, Recorder's Office document 19890535214). The adobe church at the Guadalupe Cemetery remained for a few years after the Yaqui settlers moved to the new townsite, and it appears on the 1915 USGS Mesa, Arizona quadrangle map. However, it fell into disuse when a new church was completed at the new townsite by about 1916 (Glaser 1996:26), and by 1928 when Frank Midvale documented the underlying Huhugam site, all that remained of the church was a portion of one adobe wall (Glaser 1994:6).

The resting places of ancestors are sacred to Yaqui people. Because of this, cemeteries are of central importance for protection as heritage places and are properly identified as Traditional Cultural Properties. Furthermore, Yaqui cemeteries provide a permanent spatial grounding for communities that have been subject to frequent dislocation and upheaval for hundreds of years. The Guadalupe Cemetery provides a place for the Yaqui people of Guadalupe and the wider Salt River Valley to return to where they may reconnect with their ancestors and families. The Guadalupe Cemetery is also a living place for the celebration and reaffirmation of Yaqui heritage. The most important community-wide expression of this is the annual commemoration of Dia de los Muertos (Day of the Dead). Dia de los Muertos, November 2, culminates the month-long period of Animas, during which the spirits of the departed visit their loved ones. During Animas, Yaqui families place mesitas (little tables) outside their homes where cups of coffee, favorite foods, and other gifts are offered to the visiting spirits. On Dia de los Muertos, families come to spend the day at the graves of their loved ones, picnicking and celebrating their families. Many families create crepe paper flowers and paper-flower covered wreaths that are placed on the graves. During the day, the cemetery is blessed by Matachines, members of a religious society dedicated to the Virgin Mary who perform ceremonial dances accompanied by guitar and violin.

The Guadalupe Cemetery plays a similar role for the Mexican and Mexican American community of the Town of Guadalupe as for the Yaqui residents of the town, and is therefore also a Traditional Cultural Property of the Hispanic population. Dia de los Muertos is commemorated by the Hispanic population of Guadalupe in a manner similar to that of the Yaqui, with families coming together to spend the day at the graves of their loved ones.

The Guadalupe Cemetery is significant to the history of the State of Arizona and to the City of Tempe as the location of the earliest, formally identified historic era settlement of Yaqui Indian people in the Salt River Valley. Yaqui people have shaped the history of Arizona since before the colonial period, as a significant portion of the region's labor force in agriculture, ranching, mining, and the development of transportation infrastructure. Yaqui people were crucial to the late nineteenth and early twentieth century development and maintenance of irrigated agriculture in the Salt River basin. The cemetery may also provide demographic data important to understanding the cultural and ethnic development of the Guadalupe community, the City of Tempe, and the larger Salt River Valley/Phoenix area in the twentieth century. The cemetery is the last remaining minimally developed portion of La Ciudad de los Hornos, and though the underlying archaeological site is not the focus of this nomination, the property could also provide important information about the Huhugam period in the region. The site's period of significance in the historic period extends from its establishment ca. 1898 through the present because of its status as an important Traditional Cultural Property for Yaqui and Hispanic-descended members of the Guadalupe community. Its continuous use as a burial ground reinforces and strengthens its status as a Traditional Cultural Property.

The historically known core homeland of the Hiaki Yoemem (Yaqui People) is located along the lower Yaqui River in southern Sonora, Mexico (Folsom 2014; Spicer 1980). One of the most fertile areas in the entire region, the land supported a population of 30,000 or more Hiaki at time of first interaction with Spanish invaders in the sixteenth century (Pérez de Ribas 1999:328). From this core area, ancestral Hiakis moved extensively throughout the entire Sonoran Desert and surrounding regions. They are culturally affiliated with the Ancestral Sonoran Desert Peoples and with the Ancestral Puebloan Peoples of the regions now identified as northern Sonora and Chihuahua in Mexico and Arizona and New Mexico in the United States.

Hiaki oral traditions tell of Hiaki ancestors traveling, trading, and living among other ancestral communities throughout the region that now includes the states of Sonora and Baja California in Mexico and Arizona and parts of California, New Mexico, Colorado, and Texas in the United States (Valencia Tori 1993; see also Spicer 1988:1). In Arizona, ancient Hiaki communities were located along the Santa Cruz River at Tumacacori, at a place in the current Tucson basin originally called Val-Gojoria and known more recently as Jaynes Station, and at the location of the central Arizona town of Toltec (Valencia Tori 1993). Near

the Colorado River in the vicinity of Somerton, Arizona, Siva Koviku is another Hiaki community with roots extending into antiquity (ibid.).

When Jesuit missionaries and Spanish explorers entered the area in the late seventeenth and early eighteenth centuries, they were assisted in part by Yaquis knowledgeable about the entire Sonoran Desert region. Yaquis appear in the records of the northern Sonora and southern Arizona missions by the 1720s, and throughout the Spanish colonial era Yaquis are the second-most commonly recorded indigenous people, next to O'Odham, in the mission records from the area (see the Mission 2000 database at <https://www.nps.gov/applications/tuma/search.cfm>). Yaqui families continued to make up a meaningful minority of the increasingly multicultural Arizona region throughout the eighteenth and nineteenth centuries.

In the last quarter of the nineteenth century and continuing during the first decades of the twentieth, increasing numbers of Yaqui people moved north into Arizona and other areas under U.S. control to join relatives living here and to escape the intensifying genocidal efforts of the Porfirio Diaz government in Mexico. Recognizing employment opportunities working for the irrigation companies and the farmers and ranchers who benefited from the expanding irrigation networks in the Salt River Valley, Yaqui families moved into this part of central Arizona beginning in the 1880s.

The Yaqui immigrants secured employment with local agricultural interests, and most significantly with the Salt River Valley Water Users' Association. Beginning as early as 1907, Yaqui laborers made up an important component of the Association's irrigation canal construction and maintenance labor force, a role they would continue into the 1950s when machinery began to replace manual labor in the ditches. Bud Simser, a supervisor for the Salt River Valley Water Users Association, told an interviewer that without the labor provided by Yaqui workers during the first half of the twentieth century, the Association would have had to shut down (quoted in Glaser 1996:54). By 1936 Yaqui laborers made up an estimated seven percent of the Arizona agricultural workforce, the largest ethnic group represented after "Mexican" (which almost certainly included some Yaquis) and "non-Mexican white" (Tetreau 1939:302).

Today the Guadalupe Cemetery continues to be the primary location for Guadalupe families to bury their dead. The Dia de los Muertos activities each November bring not only the Yaqui and Mexican-American families of those buried at the cemetery, but other members of the public who come to witness the Matachine dances and other activities. The annual event provides an opportunity for cultural learning for residents of Tempe as well as Guadalupe.

Because of the Guadalupe Cemetery's importance to the history of settlement of the City of Tempe and surrounding areas, because of the cemetery's integrity of historic location, and because of the cemetery's feeling and association as a Traditional Cultural Property of the Guadalupe community, it should be placed on the City of Tempe Historic Property Register.

If I can provide any additional information or materials to help you in your consideration of the Guadalupe Cemetery for listing on the Register, please do not hesitate to contact me at karl.hoerig@pascuayaqui-nsn.gov or at (520) 883-5116.

With best regards,



Karl A. Hoerig, Ph.D.
Pascua Yaqui Tribe THPO

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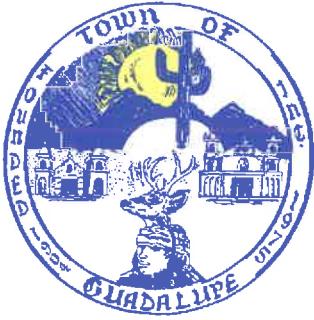
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Town of Guadalupe

9241 South Avenida Del Yaqui ♦ Guadalupe, Arizona ♦ 85283-2598 ♦ Phone: (480) 730-3080

April 4, 2022

Dr. Zachary Lechner
City of Tempe Historic Preservation Officer
Community Development Department
P.O. Box 5002
Tempe, AZ 85280

Dear Dr. Lechner:

I am pleased to submit to the City of Tempe the attached application letter and supporting materials to nominate the Guadalupe Cemetery, located at 4649 S. Beck Avenue in Tempe, to the Tempe Historic Property Register. The cemetery marks the original location of the settlement of Guadalupe by our community's ancestors, and it remains a place of central importance to the people of the Town of Guadalupe.

Recognition by the City of Tempe of the historic significance of the Guadalupe Cemetery is appropriate and will help us to continue to protect this vital sacred space.

If you have any questions regarding the Town of Guadalupe's submission of this application, please feel free to contact me. For any questions regarding the content of the application or about the history of the site, please contact Dr. Karl Hoerig, the Pascua Yaqui Tribe's Historic Preservation Officer, who has completed the nomination on behalf of the Town.

With warmest wishes,

Valerie Molina, Mayor
Town of Guadalupe, Arizona

Public Involvement Plan Report

Zoning Map Amendment for Historic Overlay Application
Guadalupe Cemetery
4649 South Beck Avenue
Case Number: PL220196

Overview:

Dr. Karl Hoerig, acting on behalf of the applicant, the Town of Guadalupe, has asked the City of Tempe to designate the five-acre Guadalupe Cemetery, located at 4649 South Beck Avenue, in the Tempe Historic Property Register (THPR), and approve a corresponding zoning map amendment. Per the City of Tempe's Historic Preservation Code ("Sec. 14A-4. - Designation of Landmarks, Historic Properties and Historic Districts"), designation of a property as "Historic" must be preceded by approval of a zoning map amendment for a historic overlay for the property. The request, if approved, would change Guadalupe Cemetery's zoning from "AG, Agricultural Zoning District," to "AG(H), Agricultural with a Historic Overlay Property Designation."

The purpose of this report is to summarize the outreach to date of the City of Tempe Community Development Department, acting on behalf of the applicant, regarding the request. Community Development has made a concerted effort to reach out to the community.

Mailing Notification and Site Posting Dates and Persons and Associations Notified:

On July 26, 2022, the Community Development Department mailed notification letters (included in the attached Public Involvement Plan [Appendix D]) advising of the request and the official neighborhood meeting for the request scheduled for August 10, 2022. Recipients (see the attached notification lists [Appendix D], included property owners within 600 feet of Guadalupe Cemetery and Neighborhood Associations (NAs) and Home Owners' Associations (HOAs) within 1,320 feet of the property, as required by ZDC Sec. 6-402.E. Additional notifications were mailed to all property owners and tenants within 300 feet of Guadalupe Cemetery, per Historic Preservation Ordinance (Sec. 14A-4[d-1-a]).

On July 22, 2022, Dynamite Signs posted a sign on the gate outside of Guadalupe Cemetery advising of the zoning map amendment request, the neighborhood meeting scheduled for August 10, 2022, as well as the upcoming Historic Preservation Commission, Development Review Commission, and City Council meetings scheduled to consider the request. The associated affidavit of sign posting (Appendix A), along with photographs of the posted signs (Appendix B) are attached to this report.

Neighborhood Meeting:

As reflected by the enclosed draft meeting minutes from the Historic Preservation Commission (HPC), the required neighborhood meeting for the request was held during the August 10 HPC meeting held in Tempe City Council Chambers, located at 31 East 5th Street, and online via WebEx. The meeting began at 6:10 p.m. The neighborhood meeting portion of the agenda lasted approximately 15 minutes. The Historic Preservation Officer, Community Development Department staff members, and applicant liaison and leader of the neighborhood meeting Dr. Karl Hoerig attended. No members of the public present at the HPC meeting were there for the purpose of attending the neighborhood meeting.

The HPC introduced Dr. Hoerig, who gave a brief presentation about the zoning map amendment request, before opening the Q&A session.

Mr. Victor Linoff, a member of the Tempe Historic Preservation Commission, stated that the Tempe Historic Preservation Commission designation for Guadalupe Cemetery is something that should be considered, adding that Guadalupe Cemetery and the Yaqui tribe have been a large part of the Tempe community. Based on its history and association with the city, Mr. Linoff recommended that the Cemetery be designated in the local register.

HPC Chair Kyle Woodson asked that Dr. Hoerig repeat the results of the Guadalupe Cemetery National Register of Historic Places nomination review by the State Historic Preservation Office. Dr. Hoerig stated that all the members of the Historic Sites Review Committee that were present at the time of the meeting voted in favor of forwarding the nomination on to the National Park Service's Keeper of the Register with strong positive comments. Chair Woodson asked if Dr. Hoerig knew the timeframe for that process to play out. Dr. Hoerig stated he was not sure; however, the indication he received from the Historic Preservation Office was that it could be up to 3-4 months. Dr. Hoerig said he is doing final consultations with his colleagues at the Four Southern Tribes.

Summary of E-Mail and Phone Correspondence with Neighbors and Interested Parties:

To date, the Historic Preservation Office, which facilitated completion of the zoning map amendment request application on behalf of the applicant, has received one email and one phone call about the request. Both communications were from property owners living near Guadalupe Cemetery. They requested and received clarification about what the zoning map amendment entailed and whether it would have any impact on their properties.

Total Number of Persons Notified and/or Participating:

As reflected by the enclosed notification lists (Appendix D) and the enclosed meeting minutes from the HPC meeting (Appendix C) held on August 10, approximately 500 persons and/or entities have been notified of the request and/or participated in the public review process to date.

Continued Outreach:

The Historic Preservation Office, on behalf of the applicant, will continue to field any additional inquiries related to the request. In late August, postcards with information pertaining to upcoming HPC, DRC, and City Council meetings related to the request were mailed to the same persons and entities that received the original notification letters.

Appendix A: Sign Posting

Tempe
AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Tempe's Notification requirements for case _____, located at _____
4649 S Beck on 07/22/22.

See attached photo exhibit.

For applicant:

City of Tempe

Dynamite Signs

Sign Company Name

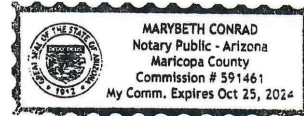
Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 07/22/22 by

Meghan Liggett.

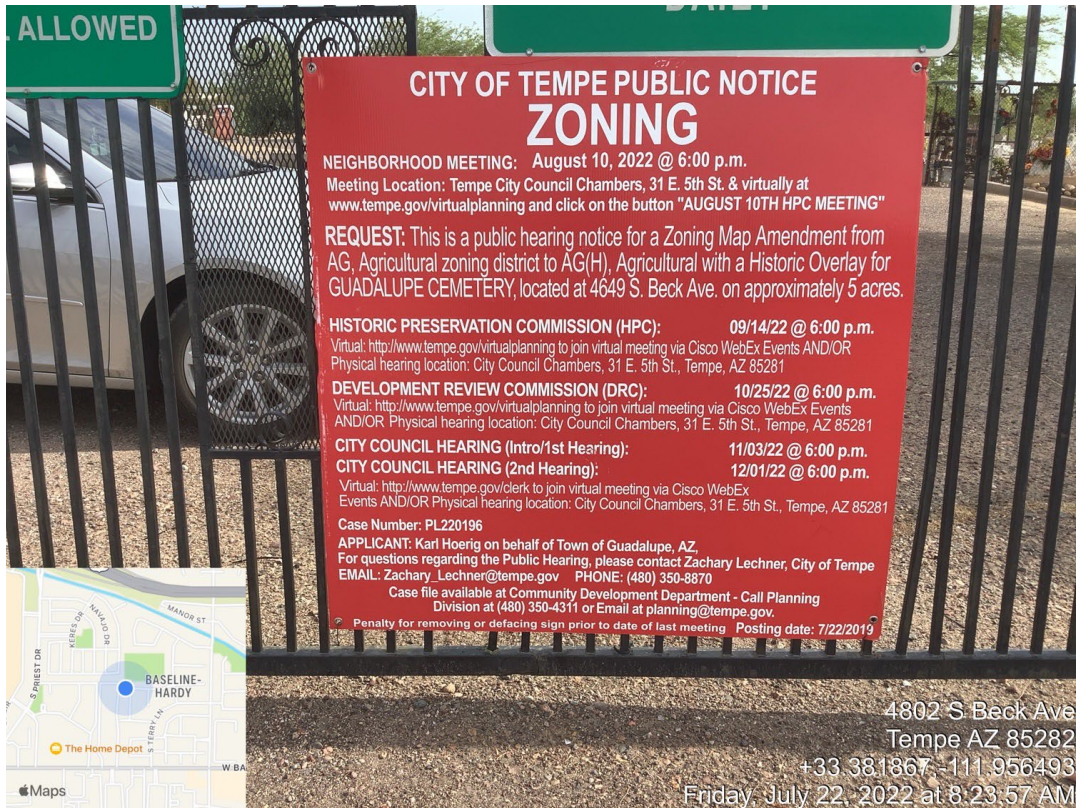
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

MaryBeth Conrad
Notary Public

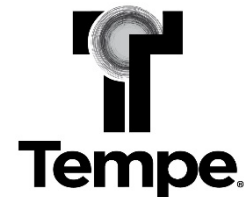


My Commission expires: 10-25-24

Appendix B: Photos of Sign Posting



Appendix C: Historic Preservation Commission Meeting Minutes, August 10, 2022



MINUTES

HISTORIC PRESERVATION COMMISSION

August 10, 2022

Minutes of the regular hearing of the Historic Preservation commission, of the City of Tempe, which was held in hybrid format in person at City Council Chambers, 31 East 5th Street, Tempe, AZ, and virtually through WebEx.

Regular Meeting convened at 6:04 PM

Present:

Staff:

Kyle Woodson	Zachary Lechner, Historic Preservation Officer
Gregory Larson	Ryan Levesque, Deputy Director, Com Dev
Chris Garraty	Ambika Adhikari, Principal Planner, Com Dev
Elizabeth Gilbert	Jennifer Daniels, Admin. Assistant II, Com Dev
Laurene Montero	Joanna Barry, Admin. Assistant II, Com Dev
Kiyomi Kurooka	
Reylynne Williams	
Jim Garrison	
Brenda Abney, <i>ex officio</i> member	

- 1) **Call to Audience:** Persons wishing to address the Commission on any matter may do so at the discretion of the Chair. However, Arizona Open Meeting Law limits Commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.

One member of the public was present at the time of the Call to Audience. Two members of the public later joined the meeting in person.

- 2) **Voting of the Meeting Minutes**

Commissioner Williams noted on page 2, 11th sentence, there is an unnecessary period after classical music and that on page 3, last paragraph, 7th line, there are two periods after the phrase "access barriers." Commissioner Montero noted she did not recall hearing it stated that homelessness in Tempe had increased 35%. Review of the July meeting recording confirmed that this statistic was stated.

Motion by Commissioner Garraty to approve the amended Meeting Minutes of July 13, 2022; second by Commissioner Larson. Motion passed on **8-0** vote.

Ayes: Kyle Woodson, Chris Garraty, Elizabeth Gilbert, Kiyomi Kurooka, Laurene Montero, Reylynne Williams, Jim Garrison, and Gregory Larson

Nays: None

Abstain: None

Absent: Dave Fackler

3) Approval of Agenda

Motion by Commissioner Larson to approve the August 10, 2002, agenda; second by Commissioner Garraty. Motion passed on **8-0** vote.

Ayes: Kyle Woodson, Dave Fackler, Chris Garraty, Elizabeth Gilbert, Kiyomi Kurooka, Gregory Larson, Laurene Montero, and Reylynne Williams

Nays: None

Abstain: None

Absent: Dave Fackler

4) Zoning Map Amendment

Neighborhood meeting regarding request for a zoning map amendment from AG, Agricultural Zoning District, to AG(H), Agriculture with a Historic Overlay Property Designation, for Guadalupe Cemetery, located at 4649 South Beck Avenue. The applicant is the Town of Guadalupe. Dr. Karl Hoerig will facilitate the neighborhood meeting. **(PL220196)**

Dr. Karl Hoerig gave a brief presentation on the history of the Guadalupe Cemetery.

Chair Woodson called to the audience for comment.

Mr. Victor Linoff stated that designation for the Cemetery is something that should be considered. Guadalupe Cemetery and the Yaqui tribe have been a large part of the Tempe community. Based on its history and association with the city, Mr. Linoff recommended the cemetery be designated as a local historic landmark.

Chair Woodson asked that Dr. Hoerig repeat the results of the Guadalupe Cemetery National Register of Historic Places nomination review by the State Historic Preservation Office. Dr. Hoerig stated that all the members of the Historic Sites Review Committee that were present at the time of the meeting voted in favor of forwarding the nomination on, with strong positive comments. Chair Woodson asked if Dr. Hoerig knows the timeframe for that process to play out. Dr. Hoerig stated he was not sure; however, the indication he received from the Historic Preservation Office was that it could be up to 3-4 months. Dr. Hoerig said he is doing final consultations with his colleagues at the Four Southern Tribes.

5) Zoning Map Amendment

Request for an approval of zoning map amendment from "R-2(H), Multi-Family Residential District with a Historic Overlay" to "R-@, Multi-Family Residential District" and removal of a portion of the Historic Overlay Property Designation from the new rear lot within +/-0.08 acres for the **Butler (Gray) House** property, located at 1220 South Mill Avenue. Applicant is the City of Tempe, with presentation by Ryan Levesque. **(PL220161)**

Mr. Ryan Levesque, Deputy Director—Community Development, gave a brief presentation on the Butler (Gray) House. He outlined the proposal leading to an agreement for the City to process and waive the fees for 1) Subdivision Plat and 2) Zoning Map Amendment to remove the Historic Overlay from the rear of the property in exchange for the property owner agreeing to a 5-year Historic Facade Conservation Easement over the property. Any new structure must be 15 feet away from the property line. A neighborhood meeting for the Zoning Map Amendment was held in June. Five

residents were in attendance. One member of the public was concerned with the request due to the homeowner supposedly “benefiting from not demolishing the property.”

Chair Woodson asked Mr. Levesque if the existing structure had already been sold or if the owner was intending to sell it. Mr. Levesque stated that the property owner did have the property listed for a few months. The house has since been pulled off the market by the owner pending the outcome of the lot split. Once resolved, the owner will then list both lots, which can be purchased either together or individually. Any future buyer for the existing lot will have to adhere to the 5-year Historic Façade Conservation Easement. Chair Woodson asked what could be built on the second lot. Mr. Levesque stated anything from a two-story residence with a garage on the bottom level with approximately 3,000 square feet. Chair Woodson asked why there needed to be two City Council hearings. Mr. Levesque advised that for the City Council to enact a city ordinance change in the form of a rezoning, it requires two public hearings. The first is an introduction with no action taken and the second is the decision.

Commissioner Larson asked what the address would be for the structure built on the back lot. Mr. Levesque replied that it would be 1216 South Mill Avenue. It is intended that there will be an access easement on the north side of the property to allow access to Mill Avenue for the back lot. Vehicle access for the back property will be via the back alley. The owner of the back property will be required to pave the alley leading up to the structure. Commissioner Larson asked that if the back property is purchased, but not the existing structure, would the owner have to pave the entire alley. Mr. Levesque replied they would only have to pave the part leading up to the structure from 13th Street. Commissioner Larson asked for explanation on the utility easement. Mr. Levesque stated that there will be an access/utility easement agreement between the two properties. Water line access is off Mill Avenue, and the sewer access is off the alley. The current sewer line runs through the middle of the property and will have to be shifted by the person developing the property on the back lot.

Chair Woodson issued a call to the audience for comment.

Ms. Karyn Gitlis, neighborhood resident, stated that she has been a Tempe resident for the last 40 years. She stated that she is distressed about the second property going in that will face the alley, and that building a structure that only has access by the alley is a precedent she does not want set. Chair Woodson asked Ms. Gitlis if the concern regarding access from the alley is more of a priority than having the current structure demolished. Ms. Gitlis stated, “Yes, we could lose two houses not just the one.”

Ms. Melissa Westbrook, Tempe resident, stated her concern is that by putting a second structure on the lot, it creates an open door to something happening to the Butler (Gray) House. Ms. Westbrook objected to any action right now and suggested possibly holding off for one year until more research can be done. Chair Woodson asked Ms. Westbrook to be more specific about her concerns about the new lot impacting the Butler (Gray) house. Ms. Westbrook stated that she does not want to see someone purchase the second lot and then demolish the Butler (Gray) House. Chair Woodson asked Mr. Levesque for clarification that if the second lot is purchased, will the buyer not be able to demolish the Butler (Gray) House. Mr. Levesque confirmed that the Façade Conservation Easement would preserve the Butler (Gray) House for five years. Once the Conservation Easement terms out, if someone does file for a demolition permit, they will have to take the item to the Historic Preservation Commission. Chair Woodson asked if someone does file to build a structure on the back lot, would the matter come to the Commission for approval. Dr. Lechner stated that the back lot would no longer be under the historic overlay. The structure would need to be a single-family dwelling unit.

Commissioner Larson asked Dr. Lechner about the extent of the historic overlay that lies on the Butler (Gray) House property and whether it will pertain to neighboring houses. Dr. Lechner replied that the historic overlay only pertains to the Butler (Gray) House property.

Commissioner Garraty stated that due to his being a part of the Historic Preservation Commission, he is not able to rule on the issue of access to the alley. His concern is that we are setting a precedent and is concerned that we are splitting a historic property into smaller properties. Commissioner Garraty asked where the 15-foot rule comes from

(i.e., where the new property must be 15 feet from the existing Butler [Gray] House). Mr. Levesque replied that 15 feet is the rear yard setback for the R-2 zoning district. When you establish a new lot line between the properties, both the Butler (Gray) House and a property built on the rear lot would both need to be 15 feet away from the rear lot line. The other setbacks include 10 feet on the sides and the front setback is 20 feet. Dr. Lechner stated that the purpose of this request is to preserve the Butler (Gray) House versus the alternative of demolishing the property. The ideal solution would be to maintain the historic overlay over the entire property. The biggest concern is preserving the house over demolition. It preserves the house and then we can see where things stand in 5 years.

Mr. Levesque responded to the public comments. With development, there is no certainty on what will happen next or in the future. Therefore, we have applications and processes in effect. If this process fails to be completed, we will have to remove the Façade Conservation Easement and we will be at risk of the Butler (Gray) House being demolished. Doing the property split provides an added buffer to the historic property. Chair Woodson asked if there are other properties on the block that have additional structures in the rear of the historic buildings that came before the Historic Preservation Commission. Mr. Levesque stated that most of the other lot split properties were corner lots that have two side streets. The Butler (Gray) House is more unique in that it is more of a middle lot.

Commissioner Kurooka encouraged the City to provide incentives for property owners to preserve their historic homes.

Dr. Lechner stated that in the recent Historic Preservation Plan, it is one of the priorities of the City to investigate providing those types of incentives for owners of historic properties.

Mr. Ambika Adhikari stated that the access from the alley in this situation is not unusual. Most of the cities in the Valley also use alleys. The request is not unreasonable for the compromise that had to be made to not demolish the house.

Motion by Commissioner Montero to approve Zoning Map Amendment for the Butler (Gray) House (PL220161); second by Commissioner Gilbert. Motion passed on **7-0** vote.

Ayes: Kyle Woodson, Chris Garraty, Elizabeth Gilbert, Kiyomi Kurooka, Laurene Montero, Jim Garrison, and Gregory Larson

Nays: None

Abstain: Reylynne Williams

Absent: Dave Fackler

6) Chair/Staff Updates

Dr. Lechner updated the Commissioners on the Gonzales-Martinez House, located at 321 West 1st Street. This is a Historic Eligible property, and it is listed in the National Register of Historic Places. Next to Hayden House, it is the oldest adobe home left standing in the City of Tempe (built in 1880, with additions in the early and late twentieth century). The City owns the home and about half of the lot that it sits on (the rest is state-owned, and the City would like to acquire it). Ultimately, the City wishes to clean up the site and stabilize the home, including the adobe portion, and then redevelop the site with the restored Gonzales-Martinez House as its centerpiece. To that end, the City has already allocated CIP funds for the 2021-2022 and 2022-2023 fiscal years, and the HPO will be applying for further restoration funding, if available, from the NPS's Historic Preservation Fund later this year. On August 8, 2022, contractor Artistic Land Management performed a clean-up and security related tasks at the site that included raising all tree canopies to allow for unobstructed views under and beyond the trees, trimming trees obstructing the sidewalk, cutting down grass and weeds, removing all trash and debris, repairing chain-link fencing, and removing graffiti. The HPO has been in contact with a lighting contractor who will be working on a plan for the possibility of installing security-oriented lighting at the site.

Commissioner Garraty recommended the City consider an archaeological monitor when doing ground-disturbing work. Dr. Lechner agreed with that suggestion. Chair Woodson asked Dr. Lechner to bring this as an actual agenda item before the Commission due to the lot being the 2nd oldest property in the city. Dr. Lechner stated that he would discuss this issue with Chair Woodson.

Dr. Lechner introduced Ms. Jennifer Daniels, the new Administrative Assistant with the Planning Division.

Chair Woodson introduced Ms. Brenda Abney, the Commission's *ex officio* member, who was attending remotely.

7) **Current Events/Announcements**

Member Announcements

Staff Announcements

Dr. Lechner stated that there is currently one agenda item for the September HPC meeting: a request for a Zoning Map Amendment from AG, Agricultural Zoning District, to AG(H), Agricultural with a Historic Overlay Property Designation for Guadalupe Cemetery, located at 4649 South Beck Avenue. (PL220196)

Mr. Ambika Adhikari introduced himself to the Commissioners.

Motion by Commissioner Larson to adjourn; second by Commissioner Garraty. Motion passed on **8-0** vote.

Ayes: Kyle Woodson, Jim Garrison, Chris Garraty, Elizabeth Gilbert, Gregory Larson, Kiyomi Kurooka, Laurene Montero, and Reylynne Williams

Nays: None

Abstain: None

Absent: Dave Fackler

Hearing adjourned at 7:29 pm.

Prepared by: Jennifer Daniels, Administrative Assistant

Reviewed by: Zachary Lechner, Historic Preservation Officer

jd:zl

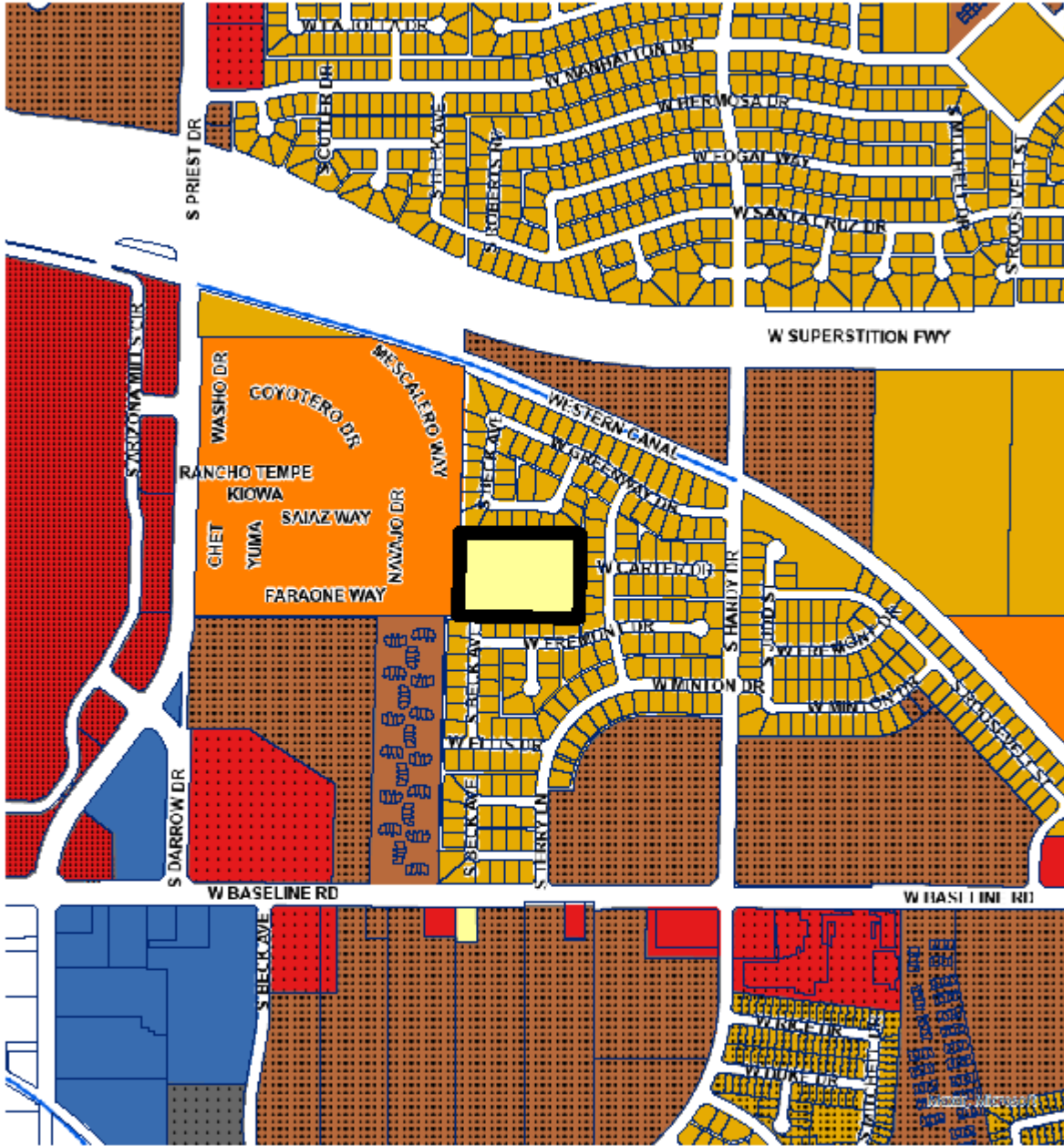
Appendix D: Public Improvement Plan

Public Involvement Plan

Zoning Map Amendment for Historic Overlay Application
Guadalupe Cemetery
4649 South Beck Avenue
Case Number: PL220196

Location Map

GUADALUPE CEMETERY



- | | |
|--|--|
| General Industrial District (GID) | Single-Family Residential (R1-6) |
| Mixed Use Med-High (MU-3) | Single-Family Residential (R1-4) |
| Commercial Shopping and Services (CSS) | Multi-Family Residential (R-2) |
| Planned Commercial Center Neighborhood (PCC-1) | Multi-Family Residential Restricted (R-3R) |
| Regional Commercial Center (RCC) | Multi-Family Residential Limited (R-3) |
| Agricultural (AG) | Mobile Home Residence (RMH) |



Description

Dr. Karl Hoerig, on behalf of the applicant, the Town of Guadalupe, has requested that the City of Tempe designate Guadalupe Cemetery, located at 4649 South Beck Avenue, in the Tempe Historic Property Register (THPR). Per the City of Tempe's Historic Preservation Code ("Sec. 14A-4. - Designation of Landmarks, Historic Properties and Historic Districts"), designation requires the approval of a zoning map amendment for a historic overlay pertaining to the designated property.

Notification Letter

A draft of the proposed neighborhood meeting notification letter text is attached as Exhibit A. The proposed sign text is attached as Exhibit B.

Neighborhood Meeting Format

The neighborhood meeting will be facilitated by Dr. Hoerig, acting on behalf of the applicant, with assistance from the City of Tempe Historic Preservation Office. The meeting will be held in a hybrid format on the agenda of a regular meeting of the Tempe Historic Preservation Commission on Wednesday, August 10, 2022. The meeting format will be hybrid. For those who wish to attend in person, the location will be Tempe City Council Chambers, located at 31 East 5th Street. Those who wish to attend virtually may do so via WebEx. Dr. Hoerig will participate virtually. He will give a presentation on the THPR nomination and Zoning Map Amendment request. Following the presentation, there will be an opportunity for attendees to participate in a question-and-answer session. Summary minutes will be taken to provide an overview of key discussion points, comments and concerns, and other important information provided by those in attendance, as well as Dr. Hoerig's response to questions raised during the meeting.

Translation Services

Because Tempe is a diverse city, we have evaluated the potential need for translation services. The project's notification area consists of U.S. Census Bureau Tract 3197.06, which, according to the 2020 US Census, has an estimated population of 4,805. According to the 2020 U.S. Census Bureau, approximately 14.5% of residents 18 years and older in Census Tract 3197.06 speak English less than "very well; in that same age demographic, approximately 4.9% of residents speak English less than "well." Based upon this data, it is not anticipated that translation services will be required at the neighborhood meeting. However, should it come to the attention of the applicant that any persons will require translation assistance, said assistance will be reasonably accommodated by the City to ensure that interested parties have an opportunity to ask questions, receive information, and provide comments about the Project.

Notification

Written notification will be sent to all property owners within 600 feet of the Project and to Neighborhood Associations (NAs) and Home Owners' Associations (HOAs) within 1,320 feet of the property, as required by ZDC Sec. 6-402.E. Additional notifications to all property owners and tenants within 300 feet will also be sent, per Historic Preservation Ordinance (Sec. 14A-4[d-1-a]). The property owner notification list is attached as Exhibit C. Notification letters will be mailed a minimum of 15 calendar days prior to the neighborhood meeting.

Stakeholders

Because the Pascua Yaqui Tribe considers Guadalupe Cemetery a Traditional Cultural Property (TCP), their leadership will be notified of the Zoning Map Amendment and the THPR nomination via the established government-to-government consultation process. Note: Dr. Karl Hoerig, who is working on behalf of the applicant (Town of Guadalupe), is the Tribal Historic Preservation Officer for the Pascua Yaqui Tribe.

Follow-Up Notification

Any major substantive changes to the Zoning Map Amendment application or THPR nomination will be communicated via e-mail (if available) or via letter or postcard to (1) those that participate in the neighborhood meeting, and (2) the identified stakeholders. Postcards providing the dates of upcoming recommendation hearings held by HPC, DRC, and City Council will also be sent according to the notification procedures noted above.

Proposed Schedule

The schedule for implementation of this PIP is as follows:

1. Notification letters mailed and onsite sign posted: July 26, 2022
2. Neighborhood meeting date: August 10, 2022
3. Historic Preservation Commission meeting: September 14, 2022
4. Development Review Commission meeting: October 25, 2022
5. City Council Hearing (Introduction/1st hearing): November 11, 2022
6. City Council Hearing (2nd/final hearing): December 1, 2022

Appendix A: Notification Letter Text

July 26, 2022

Dear Neighbor:

This notification is to inform you that the Town of Guadalupe has filed a Zoning Map Amendment application (PL220196) for the approximately 5-acre site known as Guadalupe Cemetery (the "Property"), located at 4649 South Beck Avenue in Tempe, Arizona. While the Property is under the jurisdiction of the City of Tempe, it is owned by the Town of Guadalupe.

The purpose of the Town of Guadalupe's request is to amend the City of Tempe Zoning Map Amendment from AG, Agricultural zoning district to AG(H), Agricultural with a Historic Overlay, for the Property.

The request is currently under review by the City of Tempe's Community Development Department Planning staff. During this initial review period, you are invited to attend a neighborhood meeting that will occur as part of the Tempe Historic Preservation Commission meeting at 6:00 p.m. on August 10, 2022. You may attend in person at City Council Chambers, located at 31 East 5th Street, or virtually via WebEx. To access the meeting virtually, click on the following link:

www.tempe.gov/virtualplanning and click on the button "AUGUST 10TH HPC MEETING"

Please feel free to contact me at 480-350-8870 or via e-mail at zachary_lechner@tempe.gov should you have any issues participating in the virtual neighborhood meeting, require interpretative services to participate in the neighborhood meeting, need to request a reasonable accommodation, or have any questions regarding this application.

Thank you for your attention to this notification.

Sincerely,

Zachary J. Lechner, Ph.D.
City of Tempe Historic Preservation Officer

Appendix B: Sign Text

CITY OF TEMPE PUBLIC NOTICE
ZONING

NEIGHBORHOOD MEETING: August 10, 2022 @ 6:00 p.m.

Meeting Location: Tempe City Council Chambers, 31 E. 5th St. & virtually at
[Dwww.tempe.gov/virtualplanning](http://www.tempe.gov/virtualplanning) and click on the button "**AUGUST 10TH HPC MEETING**"

REQUEST: This is a public hearing notice for a Zoning Map Amendment from AG, Agricultural zoning district to AG(H), Agricultural with a Historic Overlay for GUADALUPE CEMETERY, located at 4649 S. Beck Ave. on approximately 5 acres.

HISTORIC PRESERVATION COMMISSION (HPC): 09/14/22 @ 6:00 p.m.
Virtual: <http://www.tempe.gov/virtualplanning> to join virtual meeting via Cisco WebEx Events AND/OR Physical hearing location: City Council Chambers, 31 E. 5th St., Tempe, AZ 85281

DEVELOPMENT REVIEW COMMISSION (DRC): 10/25/22 @ 6:00 p.m.
Virtual: <http://www.tempe.gov/virtualplanning> to join virtual meeting via Cisco WebExEvents AND/OR Physical hearing location: City Council Chambers, 31 E. 5th St., Tempe, AZ 85281

CITY COUNCIL HEARING (Intro/1st Hearing): 11/03/22 @ 6:00 p.m.

CITY COUNCIL HEARING (2nd Hearing): 12/01/22 @ 6:00 p.m.
Virtual: <http://www.tempe.gov/clerk> to join virtual meeting via Cisco WebEx Events AND/OR Physical hearing location: City Council Chambers, 31 E. 5th St., Tempe, AZ 85281_

Case Number: PL220196 Posting Date: July 26, 2022
APPLICANT: Karl Hoerig on behalf of Town of Guadalupe, AZ
For questions regarding the Public Hearing, please contact Zachary Lechner, City of Tempe
EMAIL: Zachary_Lechner@tempe.gov **PHONE:** 480-350-8870

Case file available at Community Development Department - Call Planning Division at (480) 350-4311 or Email at planning@tempe.gov.

Penalty for removing or defacing sign prior to date of last meeting.

Appendix C: Notification List

Tenants with 300 feet of Guadalupe Cemetery:

Owner	Property Address	Apt/Space #
RANCHO TEMPE MOBILE HOME PARK LLC	4605 S PRIEST DR	
SHIN JAE Y/KIM EUN AE	1222 W BASELINE RD	#139
HOLOWINKO ETANA	1222 W BASELINE RD	#140
WASTAL FAMILY LIVING TRUST	1222 W BASELINE RD	#141
SINGER JEFFERY SCOTT/MALONE MICHELE E	1222 W BASELINE RD	#143
ROBB WILLIAM G	1139 W CARSON DR	
RACHELLE MARMOR LIVING TRUST	1127 W CARSON DR	
HUYNH THI HUE	4641 S ROBERTS RD	
OCONNELL FAMILY TRUST	4639 S BECK AVE	
4633 S BECK LLC	4633 S BECK AVE	
GAMEZ JOEL	4625 S BECK AVE	
C P REAL ESTATE INVESTMENT LC	1030 W CARTER DR	
DRAKE ERIC B/JOYCE ANN TR	4617 S PARKSIDE DR	
BREED RICHARD J	4638 S PARKSIDE DR	
NUNEZ NICOLAS L/CAROL	1122 W FREMONT DR	
MOUSSEUX RENE P/PEULVAST-MOUSSEUX MARLENE A	4810 S BECK AVE	
SAUCEDO JOSE F TR	4820 S TERRY LN	
WIFLER PAUL R/MARY ELIZABETH	4825 S BECK AVE	
TROMP INVESTMENT GROUP #1 LLC	4828 S ROBERTS RD	
RSTK CB PHOENIX OWNER 1 L P	4823 S ROBERTS RD	
GUADALUPE TOWN OF	4649 S BECK AVE	
RESIDENT	4605 S PRIEST DR	SPACE #1
RESIDENT	4605 S PRIEST DR	SPACE #2
RESIDENT	4605 S PRIEST DR	SPACE #3
RESIDENT	4605 S PRIEST DR	SPACE #4
RESIDENT	4605 S PRIEST DR	SPACE #5
RESIDENT	4605 S PRIEST DR	SPACE #6
RESIDENT	4605 S PRIEST DR	SPACE #7
RESIDENT	4605 S PRIEST DR	SPACE #8
RESIDENT	4605 S PRIEST DR	SPACE #9
RESIDENT	4605 S PRIEST DR	SPACE #10
RESIDENT	4605 S PRIEST DR	SPACE #11
RESIDENT	4605 S PRIEST DR	SPACE #12
RESIDENT	4605 S PRIEST DR	SPACE #13
RESIDENT	4605 S PRIEST DR	SPACE #14
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RESIDENT	4605 S PRIEST DR	SPACE #24
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RESIDENT	4605 S PRIEST DR	SPACE #26
RESIDENT	4605 S PRIEST DR	SPACE #27
RESIDENT	4605 S PRIEST DR	SPACE #28
RESIDENT	4605 S PRIEST DR	SPACE #29
RESIDENT	4605 S PRIEST DR	SPACE #30
RESIDENT	4605 S PRIEST DR	SPACE #31
RESIDENT	4605 S PRIEST DR	SPACE #32
RESIDENT	4605 S PRIEST DR	SPACE #33
RESIDENT	4605 S PRIEST DR	SPACE #34
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RESIDENT	4605 S PRIEST DR	SPACE #291

Properties within 600 feet and Homeowners Associations (HOAs)/Neighborhood Associations with 1,320 feet of Guadalupe Cemetery:

Owner	MAIL_ADDR1	MAIL_CITY
1222 E BASELINE UNIT 151 LLC	4716 E EUCLID AVE	PHOENIX
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS
4633 S BECK LLC	1202 W SUNRISE PL	CHANDLER
ABERLE JULIE C	1017 W CARTER DR	TEMPE
AGBO ANEBI B/HANNAH M	1036 W MINTON DR	TEMPE
ALTUNA LARRY M	4818 S BECK AVE	TEMPE
AMARILLAS LUPE LANORE/LAWRENCE/CORRAL PAULETTE	4802 S BECK AVE	TEMPE
ANGERER BRUCE A/SHEILA M	1020 W GREENWAY DR	TEMPE
ARDOIN BRETT/CHERYL D	4814 S ROBERTS RD	TEMPE
AZCA VIEW HOLDINGS LLC	165 N REDWOOD DR STE 250	SAN RAFAEL
BAY STREET HOMES LLC	548 MARKET ST PMB 81854	SAN FRANCISCO
BELOVARAC NADINE M	1222 W BASELINE RD #152	TEMPE
BENVENUTI JANE ANN	1112 W GREENWAY DR	TEMPE
BIETZ BRIDGET E	1222 W BASELINE #241	TEMPE
BISHOP AARON	4343 N SCOTTSDALE RD STE 390	SCOTTSDALE
BLAKER EDDIE & JOAN E	1138 W ELLIS DR	TEMPE
BREED RICHARD J	4013 S MITCHELL DR	TEMPE
BRENNEVA P PARRIS TRUST	1107 W FREMONT	TEMPE
BURMEISTER JEFFREY J	1101 W FREMONT DR	TEMPE
BUTTLE KENNETH J/WHEATON GWYN D	1001 W CARTER DR	TEMPE
C P REAL ESTATE INVESTMENT LC	6321 S SHANNON DR	TEMPE
CHAMPAGNE MICHAEL A & SANDRA K	4650 S BECK AVE	TEMPE
CHESTNUT THOMAS E/WENDY M/DANIELLE M	1222 W BASELINE RD NO 124	TEMPE

CHINTALA RAM BABU/JIGISHA	1222 W BASELINE RD UNIT 126	TEMPE
COOPER DUSTIN A/WILKE MELANIE D	4817 S BECK AVE	TEMPE
CORNO PHILIP D	4618 S BECK AVE	TEMPE
CORTEZ MARISOL	4644 S PARKSIDE DR	TEMPE
CRAGHEAD MICHAEL E/THELMA F	1120 W ELLIS DR	TEMPE
CROSS FAMILY TRUST	1122 W CARSON DR	TEMPE
DAGGETT MARK	1222 W BASELINE RD 232	TEMPE
DESANTIS ROBERT	1222 W BASELINE RD NO 129	TEMPE
DEVLIN MARIA	1222 W BASELINE RD UNIT 246	TEMPE
DICKENS MATTHEW	4819 S TERRY LN	TEMPE
DOYLE TOM M/ELVIA M	4337 DONNYBROOK	EL PASO
DRAKE ERIC B/JOYCE ANN TR	13235 N VERDE RIVER DR BOX 110	FOUNTAIN HILLS RANCHO CUCAMONGA
ELISE COURTNEY PROFFITT TRUST	9758 LA MONICA DR	CUCAMONGA
ERICKSON ROBERT JOSEPH II/ASHLEY	1033 W GREENWAY DR	TEMPE
FARMER ZACHARY TAYLOR/MICHELLE LYN	1128 W CARSON DR	TEMPE
FEIGENBAUM SAMANTHA DION	1222 W BASELINE RD UNIT 144	TEMPE
FEIGERT RANDALL S	1111 W GREENWAY DR	TEMPE
FELIPE G QUINTERO JR LIVING TRUST	4630 S BECK AVE	TEMPE
FIGUEROA ALMA VERONICA	1222 W BASELINE RD UNIT 136	TEMPE
FKH SFR PROPCO B-HLD LP	1850 PARKWAY PL STE 900	MARIETTA
FORMICA TONY	4816 S TERRY LN	TEMPE
FORSYTHE AMAYA ELIZABETH	3736 ALTA LOMA DR	JAMUL
FRANKLIN JANE BETH	1222 W BASELINE RD UNIT 122	TEMPE
FUERSTENBERG MICHAEL/CAROL C	4827 S TERRY LN	TEMPE
FULTON JEFF R/BARBARA L	1033 W MINTON DR	TEMPE
GAMEZ JOEL	217 AMBER ST	PITTSBURG
GEYTON JAMES M JR/JANICE E TR	3710 DEEDHAM DR	SAN JOSE
GINTER JOHN E/NIELSEN ALICIA M	4820 S ROBERTS	TEMPE
GREENWAY-VAUGHN LLC	6321 S SHANNON DR	TEMPE
GUADALUPE TOWN OF	9050 S AVENIDA DEL YAQUI	GUADALUPE
HANSEN JOSHUA	4831 S ROBERTS RD	TEMPE
HARDY DRIVE INVESTORS LLC	4505 S HARDY DR	TEMPE
HARPER AMON JUSTUS	1222 W BASELINE RD UNIT 125	TEMPE
HETSLER KRISTA MARIA	1222 W BASELINE RD UNIT 138	TEMPE
HILDRETH DAVID	1007 W GREENWAY DR	TEMPE
HILTON ADRIANNE	2018 VALUATION IMPERIAL COURT BLOCK B	MIDLEVELS
HINTZE BRITTNEY	1142 W GREENWAY DR	TEMPE
HOBBIENSIEFKEN RYAN TAYLOR/CHRISTOPHER	1145 W CARSON DR	TEMPE
HOFFMAN CARL WILLIAM III	1139 W GREENWAY DR	TEMPE
HOLLAND TYRONE J/CAROL	1036 W FREMONT AVE	TEMPE
HOLOWINKO ETANA	1222 W BASELINE RD NO 140	TEMPE
HOWARD JUAN	1222 W BASELINE RD UNIT 244	TEMPE

HUERTA ERNESTINA Z	5303 W MCNEIL DR	LAVEEN
HUGHES CHRISTOPHER J/HANNAH R	1117 W CARSON DR	TEMPE
HUYNH THI HUE	253 NORGROVE AVE	PHILADELPHIA
IDRIS SOFIA/MOHAMMED FATIMA J	1132 W ELLIS DR	TEMPE
IQBAL ROBERT C	1132 W GREENWAY DR	TEMPE
ISHO YOUHANA	5718 W ABRAHAM LN	GLENDALE
JAMES BILL	1001 W FREMONT DR	TEMPE
JAMES DOUGLAS R/RENEE D	1222 W BASELINE RD 142	TEMPE
JIMS TRUST	1023 W CARTER DR	TEMPE
JOHNSON LANCE	4548 E FAIRFIELD CIR	MESA
JONES KATHLEEN K	1015 W MINTON DR	TEMPE
KEBERLE KATELYN F	4656 S PARKSIDE DR	TEMPE
KLAFFKE RONALD A	1018 W FREMONT DR	TEMPE
KLEPIC-REDZIC SENKA	2333 E SOUTHERN AVE UNIT 2012	TEMPE
KORINEK DEE	1222 W BASELINE RD UNIT 225	TEMPE
KRABERGER SIMONA	1012 W FREMONT DR	TEMPE
KRE DARROW OWNER LLC	7550 E. GREENWAY RD STE B105	SCOTTSDALE
LABARGE NEIL C	6205 S 67TH DR	LAVEEN
LERMA ANDREW	4832 S BECK AVE	TEMPE
LERMA ANDREW	1011 W CARTER DR	TEMPE
LEWIS THOMAS	4650 S PARKSIDE DR	TEMPE
LINDA B GELDER LIVING TRUST	4836 S ROBERTS RD	TEMPE
LINDEBAK DON R/BETTY ANN	4614 S PARKSIDE DR	TEMPE
LINDERMAN KATELYN	1041 W CARTER DR	TEMPE
LIU CATHERINE	1122 W BASELINE RD UNIT 150	TEMPE
LIU NING	4830 GRIMSBY DR	SAN JOSE
MADERS HAROLD L/WILMA J	1002 W CARTER	TEMPE
MAGEE BRUCE THOMAS/FILASKY BETHANY ELLEN	1021 W MINTON DR	TEMPE
MAKAY DAVID M	1148 W GREENWAY	TEMPE
MALONEY PATRICIA ANN	1222 W BASELINE RD UNIT 134	TEMPE
MARTIN CAYMAN JONNA/BATLLE MATTHEW RYAN	1140 W FREMONT DR	TEMPE
MARTINEZ VERONICA	1152 W GREENWAY DR	TEMPE
MATTHEW & MARIA MCNEFF LIVING TRUST	2431 E GLASS LN	PHOENIX
MAY MEGAN E	1222 W BASELINE RD UNIT 135	TEMPE
MAYER CHAD M/HOVIS-MAYER SHAWNA L	155 E VISTA DEL CERRO DR	TEMPE
MC VAY ANTONIA K	1222 W BASELINE RD UNIT 146	TEMPE
MCBRIDE TODD	4632 S PARKSIDE DR	TEMPE
MILLER MATTHEW J G	1016 W MINTON DR	TEMPE
MILLERMAGALLON INVESTMENTS LLC	1706 W BARROW DR	CHANDLER
MOREL MATTHEW A	1133 W CARSON DR	TEMPE
MORNEAU DENNIS/BEATRICE TR	12350 N TALL GRASS DR	ORO VALLEY

MORRISON ELIANA M/SMITH AMANDA A	1134 W FREMONT DR	TEMPE
MOUSSEUX RENE P/PEULVAST-MOUSSEUX MARLENE A	10153 1/2 RIVERSIDE DR SUITE 256	TOLUCA LAKE
MUNYAN PAUL E	1008 W MINTON DR	TEMPE
N.A.	N.A.	N.A.
NUNEZ NICOLAS L/CAROL	1122 W FREMONT DR	TEMPE
OCHOA-ESPERICUETA MARTHA/ESPERICUETA SALVADOR	1115 W FREMONT DR	TEMPE
OCONELL FAMILY TRUST	320 S DAKOTA CT	GRAND JUNCTION
OLISKY-GREENWAY INVESTMENTS LLC	3236 S BIRCHETT DR	TEMPE
OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE
ORR TRAVIS A	1222 W BASELINE RD UNIT 252	TEMPE
ORTIZ ALFRED	1146 W FREMONT DR	TEMPE
OTTINGER TERRI A	1127 W GREENWAY DR	TEMPE
OWENS MEGHAN E	1222 W BASELINE RD UNIT 237	TEMPE
PANICHAS CHRISTOPHER M	1222 W BASELINE RD UNIT 229	TEMPE
PARISH JACOB W/HAYS GRETCHEN R	1138 W GREENWAY DR	TEMPE
PATTERSON BARBARA L	1121 W CARSON DR	TEMPE
PATTERSON KIM T	P O BOX 282	S PASADENA
PAUL AND BRIDGET PRICE FAMILY TRUST	3701 S MCALLISTER AVE	TEMPE
PAULSON FAMILY TRUST	1030 W FREEMONT DR	TEMPE
PAULSON HEATHER ANNE/SCHMEICHEL GARY W/DIANE	4636 S BECK AVE	TEMPE
PAZ JIRIX-MIE/MADELYNN RUTH BALES	4606 S BECK AVE	TEMPE
PEN HOEUNG	1013 W FREMONT DR	TEMPE
PEPP SCOTT A	1725 E DAVA DR	TEMPE
PISTOCCO PAMELA A	1222 W BASELINE RD UNIT 154	TEMPE
RACHELLE MARMOR LIVING TRUST	2410 W BARROW DR	CHANDLER
RANCHO TEMPE MOBILE HOME PARK LLC	13701 RIVERSIDE DR #310	SHERMAN OAKS
REYES PRISCILLA	1035 W CARTER DR	TEMPE
REYES SHELAGH MURPHY	1222 W BASELINE RD 137	TEMPE
RICHARDS JOHN G/BLANCA E TR	1031 W FREMONT DR	TEMPE
RILEY VERNON E	1015 W GREENWAY	TEMPE
RITZ JOSEPH	4642 S BECK AVE	TEMPE
RIVAS RICARDO	1222 W BASELINE RD UNIT 245	TEMPE
ROBB WILLIAM G	1748 W 1ST ST	SAN PEDRO
ROBERTO DENISE M	1222 W BASELINE UNIT 233	TEMPE
ROOK JASON	1222 W BASELINE RD UNIT 131	TEMPE
ROSENFELD LEA TR	7975 W 4TH ST	LOS ANGELES
ROSOV THERESA L/ELIJAH	1002 W FREMONT DR	TEMPE
RUIZ KAYLA R	1222 W BASELINE RD NO 149	TEMPE
RUIZ LYDIA F	4826 S BECK	TEMPE
RUTLEDGE GAVIN KEITH	1143 W GREENWAY DR	TEMPE

RYAN MORGAN	1029 W CARTER DR	TEMPE
SABOW BRIAN S	1018 W CARTER DR	TEMPE
SAIKI GEORGE R	645 E MISSOURI UNIT 210	TEMPE
SAMANIEGO RUBY RACHEL	P O BOX 27183	TEMPE
SAMPSON NEAL	4840 S BECK AVE	TEMPE
SAUCEDO JOSE F TR	510 W LA DONNA DR	TEMPE
SCHAAR JOHN G & CHERYL M	1048 W GREENWAY DR	TEMPE
SCHNEIDER PAUL ANTHONY JR	4812 S TERRY LN	TEMPE
SEQUEIRA MERCY	2179 LA MIEL WAY	CAMPBELL
SERNA AMBER SHANEE/ANGEL ALEXANDER	1119 W GREENWAY DR	TEMPE
SHIN JAE Y/KIM EUN AE	1234 W REMINGTON DR	CHANDLER
SIMMONS ANITA R/HAWKINS DOROTHY	1222 W BASELINE RD 132	TEMPE
SIMMONS BRANDON	1012 W CARTER DR	TEMPE
SINGER JEFFERY SCOTT/MALONE MICHELE E	3626 REFLECTIONS DR	PLEASANTON
SIZEMORE THOMAS L	1019 W FREMONT DR	TEMPE
SMITH JOHN L/LESLEY M	4649 S ROBERTS RD	TEMPE
SOFTLEY VALERIE	1222 W BASELINE RD UNIT 236	TEMPE
SOME JEREMIAH	4849 S DARROW DRIVE APT H207	TEMPE
SPELREM TRAVIS	1101 W GREENWAY DR	TEMPE
SPILLE JOHN H/MARSHA D TR/SPILLE JOHN/MARSHA	2637 SEAHORSE AVE	VENTURA
STAFFORD TRUST	4831 S BECK AVE	TEMPE
STEVEN HIGGINS AND EDYTHE HIGGINS LIV REV TR	4848 S BECK AVE	TEMPE
SUE MONICA/MALINDA	1025 W FREMONT DR	TEMPE
SUMMERVILLE EDWARD C	1040 W FREMONT DR	TEMPE
SYAH HERMAN	4624 S BECK AVE	TEMPE
TA HIGHLAND PARK FEE OWNER LLC	10100 SANTA MONICA BLVD STE 400	LOS ANGELES
TEMPE CITY OF	21 E 6TH ST STE 208	TEMPE
THOMPSON JAMES L/NICOLE R	13114 8TH ST	OSSEO
TJ MENEES LIVING TRUST	3331 S KENWOOD LN	TEMPE
TROMP INVESTMENT GROUP #1 LLC	161 E LA VIENE LN	TEMPE
TRUJILLO VICENTE R JR/JACOBO ANABELLA C	4839 S BECK AVE	TEMPE
TWPROPERTIESBASELINE LLC	181 PURCHASE ST APT 12	RYE
VALENTINE WENDY L	1039 W GREENWAY DR	TEMPE
VERBALAITIS DANA	4612 S BECK AVE	TEMPE
WASTAL FAMILY LIVING TRUST	5442 W WINDING DESERT DR	MARANA
WATSON MARK/DIANA	4202 E PATRICIA JANE DR	PHOENIX
WEINGARTNER KATI L	1037 W FREMONT DR	TEMPE
WEINGARTZ AVERY CLINTON	1222 W BASELINE RD UNIT 240	TEMPE
WENNINGER STANLEY L/LEISURE BELINDA	2020 SHORELINE LOOP APT 217	SAN RAMON
WERLINGER SHERRI ANNE	19078 SLOOP CIR	HUNTINGTON BEACH
WHITE JOHN M/YVONNE M TR	4625 S PARKSIDE DR	TEMPE

WIDENER MICHELLE L	4815 S ROBERTS DR	TEMPE
WIFLER PAUL R/MARY ELIZABETH	13440 N 82ND ST	SCOTTSDALE
WILDER MARY KATHERINE	1222 W BASELINE RD UNIT 147	TEMPE
WINTER PROPERTIES L L C	4944 E DAHLIA DR	SCOTTSDALE
WOLFSON JULIE TR	4631 S PARKSIDE DR	TEMPE
WOODWARD SUSANNE ELISABETH	1040 W GREENWAY DR	TEMPE
WRIGHT DEANNA LEA	1107 W GREENWAY DR	TEMPE
Baseline Hardy / Bonnie Amelotte	5046 S. Beck Ave.	Tempe
Baseline Hardy / Burton Cagen	6321 S. Shannon Dr.	Tempe
Casa Fiesta / Linda Marie Perreault	PO Box 14767	Scottsdale
Casa Fiesta / Tony Cristanelli	5038 S. Roosevelt St.	Tempe
Southern Palms / Mia Nguyen	717 W. Manhatton	Tempe
Springdale / Brian Kelly	1222 W. Baseline Rd. #163	Tempe