

Citizen Participation Plan for CST Corner Store #1676

April 1, 2015

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies and businesses in the vicinity of the site of an application for the CST Corner Store #1676. This site is located at 809 N. Dobson Road at the Southeast Corner of Riverview Auto and is an application for Site Plan Review and Special Use Permit for fuel service station including a Convenience Store, Fuel Canopy and Car Wash.

Contact:

Jesse Macias
1425 N. 1st Street, Suite 100
Phoenix, AZ 85004
602-457-5760; 602-457-5755 (Fax)
jmacias@pmdginc.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on October 13, 2014. Staff reviewed the application and indicated that the project will need to be submitted for design review, site plan review and special use permit for the fuel canopy and carwash.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or received impacts their development that members of the community may have.

1. A contact list will be developed for citizen 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.
 - Interested neighbors – focused on 1,000 feet from site.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and elevations.

(All material such as comments and petitions received are copied to the City of Mesa)

Schedule: Pre-application meeting -October 13, 2014
Application Submittal – February 2, 2015
Submittal of Citizens Participation Notification Materials – April 1, 2015
Planning and Zoning Board Hearing - April 15, 2015

Office Locations

Sacramento • Portland • Phoenix • Dallas • San Francisco • Denver • Los Angeles • Seattle



PM Design Group, Inc.
1425 N 1st St. Suite 100
Phoenix, AZ. 85004
P. 602.457.5757
F. 602.457.5755

April 1, 2015

Dear Neighbor,

We have applied for Site Plan Review for the property located at 809 N. Dobson Road Mesa, AZ. This request is for development of a CST Corner Store, Fuel Station and Car Wash. This letter is being sent to registered neighborhood associations within one mile, Home owners association within one half mile and all property owners within 1000 feet of the property at the request of the Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 15, 2015 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The final decision regarding this case will occur at the City Council. This meeting will be held approximately six weeks after the Planning and Zoning Board Meeting; please contact city staff for the time and location of the City Council meeting.

If you have any questions regarding this proposal, please call me at 602-457-5760. The City of Mesa has assigned this case to Wahid Alam of their Planning Division staff. He can be reached at 480-644-4933 should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse Macias".

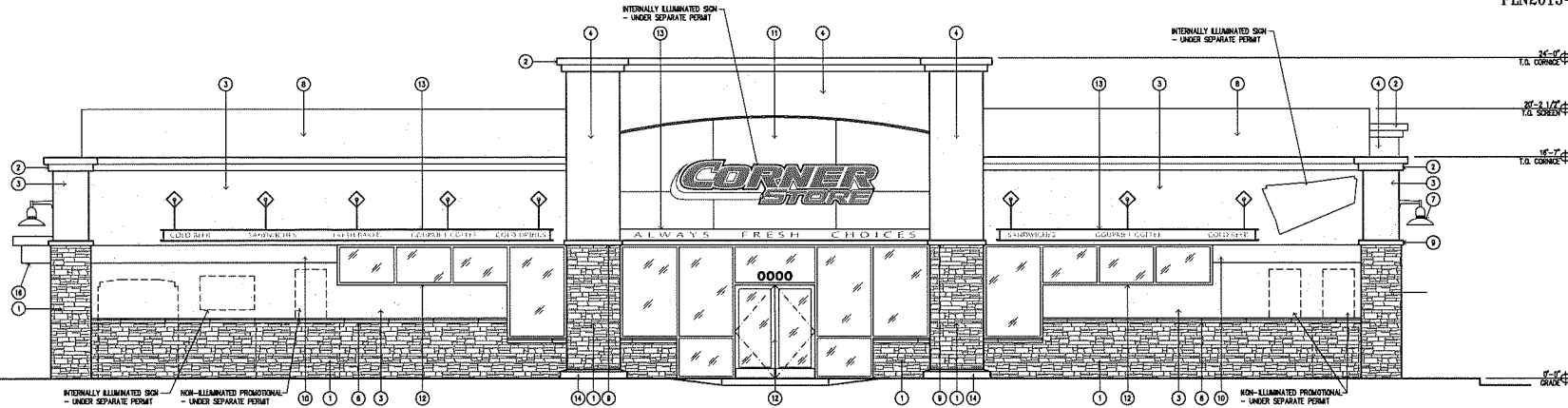
Jesse Macias
Vice President
PM Design Group, Inc.

Encl: Site Plan
Elevations

Office Locations

Sacramento • Portland • Phoenix • Dallas • San Francisco • Denver • Los Angeles • Seattle

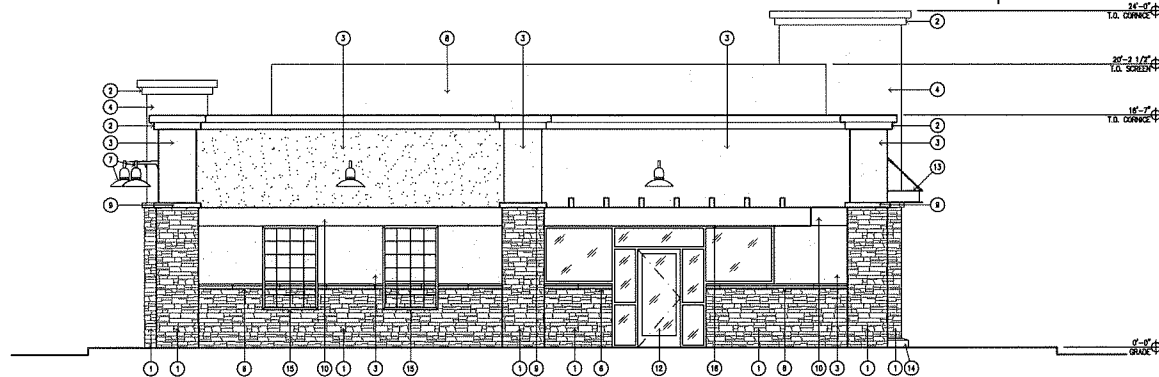
CASE # PLN2015-00049
PLN2015-00050



WEST ELEVATION
SCALE: 1/4" = 1'-0"

Finish Schedule

1	STONE MASONRY:	CULTURED STONE - SOUTHERN LEDGESTONE "CHANDONWAY (CIV-2004)
2	CORNICE:	PAINTED SHERWIN WILLIAMS SW7038 "ACCESSIBLE BEIGE"
3	STUCCO FINISH:	PAINTED FRAZER 77580 "TERRACOTTA TILE"
4	STUCCO FINISH:	PAINTED SHERWIN WILLIAMS SW7038 "ACCESSIBLE BEIGE"
5	STUCCO FINISH:	PAINTED SHERWIN WILLIAMS SW7040 "SMOKEHOUSE"
6	CAPSTONE:	PAINTED SHERWIN WILLIAMS SW7038 "ACCESSIBLE BEIGE"
7	WALL MOUNTED LIGHT FIXTURE:	PAINTED SHERWIN WILLIAMS SW0012 "EMPIRE GOLD"
8	STUCCO FINISH SCREEN:	PAINTED SHERWIN WILLIAMS SW0142 "MACADAMIA"
9	STUCCO POP-OUT:	PAINTED SHERWIN WILLIAMS SW7038 "ACCESSIBLE BEIGE"
10	STUCCO ACCENT BAND:	PAINTED SHERWIN WILLIAMS SW0012 "EMPIRE GOLD"
11	STONE ENTRY FACADE:	"SUN GLOW YELLOW"
12	ALUMINUM STOREFRONT:	CLEAR ANODIZED ALUMINUM
13	STEEL FINISH:	CLEAR ANODIZED ALUMINUM
14	CONCRETE CURB:	DAVIS COLORS "SEDRITA"
15	GREEN SCREEN:	PAINTED BENJAMIN MOORE 511 "PINE GROVE"
16	STEEL FINISH:	PAINTED SHERWIN WILLIAMS SW7040 "SMOKEHOUSE"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CORNER STORE
CST ARIZONA STATIONS, INC.

PM group
Architects
1410 W. 10TH STREET, SUITE 100
PHOENIX, AZ 85007
PH: 602-437-5070
FAX: 602-437-5075
www.pmgroupph.com



PROJECT
CST CORNER STORE #1676
800 N DOBSON ROAD
MESA, AZ
EXTERIOR ELEVATIONS
SHEET TITLE

PROJECT NO. 001000
☒ PRELIMINARY, NOT FOR REGULATION
☐ APPROVAL, PERMIT
2015/03/20
☐ NOTED FOR REGULATION
☐ NOTED FOR CONSTRUCTION

REVISIONS

SHEET NO.

1

4650-Q 140313

CASE # PLN2015-00049
PLN2015-00050

CORNER STORE
Architects
CST ARIZONA STATIONS, INC.

PM
group
Architects
1425 E. FIRST STREET, SUITE 100
PHOENIX, AZ 85004
PH: 602-452-0727
FAX: 602-452-0725
WWW.PMGROUPARCH.COM
ARCHITECTS
REGISTERED ARCHITECT
4977
PITTSBURGH, PA
NATIONAL BOARD
EXP. 8-30-15

EAST ELEVATION
SCALE: 1/4" = 1'-0"

Finish Schedule

① STONE MANSION:	CULTURED STONE - SOUTHER LEDGESTONE "CHARDONNAY (CSV-2054)
② CORNICE:	PAINTED SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
③ STUCCO FINISH:	PAINTED FRAZEE 77500 "TERRAZZOTA TILE"
④ STUCCO FINISH:	PAINTED SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
⑤ STUCCO FINISH:	PAINTED SHERWIN WILLIAMS SW7040 "SMOKHOUSE"
⑥ CAPSTONE:	PAINTED SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
⑦ WALL MOUNTED LIGHT FIXTURE:	PAINTED SHERWIN WILLIAMS SW0012 "EMPIRE GOLD"
⑧ STUCCO FINISH SCREEN:	PAINTED SHERWIN WILLIAMS SW0012 "MACADAMIA"
⑨ STUCCO POP-OUT:	PAINTED SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
⑩ STUCCO ACCENT BAND:	PAINTED SHERWIN WILLIAMS SW0012 "EMPIRE GOLD"
⑪ STONE ENTRY FACADE: (TYPE FINISHED ACM PANELS)	"SUN GLOW YELLOW"
⑫ ALUMINUM STOREFRONT:	CLEAR ANODIZED ALUMINUM
⑬ STEEL RAINING:	CLEAR ANODIZED ALUMINUM
⑭ CONCRETE CURB:	DAVIS COLORS "SERRA"
⑮ GREEN SCREEN:	PAINTED BENJAMIN MOORE 511 "PINE GROVE"
⑯ STEEL RAINING:	PAINTED SHERWIN WILLIAMS SW7040 "SMOKHOUSE"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

CST CORNER STORE #1676
809 N DOBSON ROAD
MESA, AZ
EXTERIOR ELEVATIONS
SHEET TITLE

PROJECT
CST CORNER STORE #1676
PROJECT NO. 001004
☒ PRELIMINARY: NOT FOR CONSTRUCTION
☐ APPROVAL: PERMIT
2016/03/20
☐ REVIEW FOR
REVISIONS
☐ REVIEW FOR
CONSTRUCTION

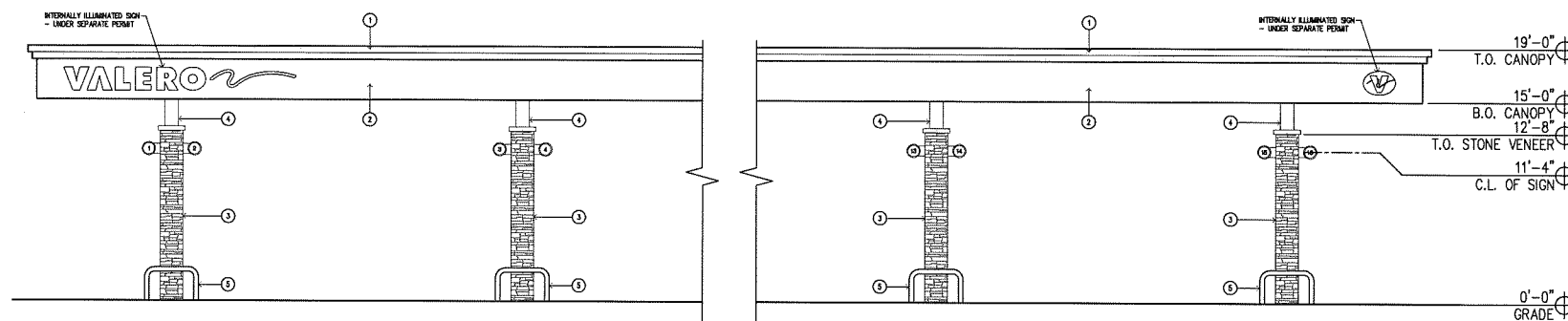
REVISIONS

NO.	DESCRIPTION

SHEET NO.
2

4850-Q 140313

CASE # PLN2015-00049
PLN2015-00050

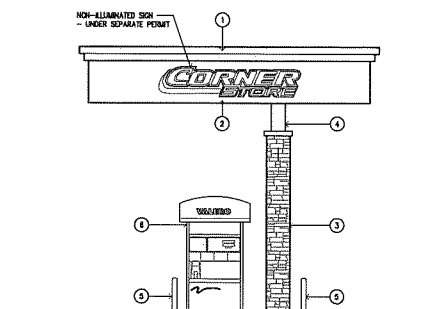


WEST ELEVATION

SCALE: 1/4" = 1'-0"

Finish Schedule

1 CORNICE:	PAINTED SHERWIN WILLIAMS SW700M "ACCESSIBLE BEIGE"
2 FUEL CANOPY FASCI (ACM PANELS):	TO MATCH SHERWIN WILLIAMS SW700M "ACCESSIBLE BEIGE"
3 FUEL CANOPY COLUMN WARESCOT:	CULTURED STONE - SOUTHERN LEOGESTONE "CHARDONWAY"
4 FUEL CANOPY UPPER COLUMN:	PAINTED FRAZER 77500 "TERRACOTTA TILE"
5 BOLLARDS:	PAINTED SHERWIN WILLIAMS CUSTOM COLOR "VALERO TEAL"
6 FUEL CANOPY EQUIPMENT:	PER VENDOR PROVIDED EQUIPMENT



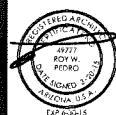
SOUTH ELEVATION (NORTH SIMILAR)

SCALE: 1/4" = 1'-0"

CORNER STORE
CST ARIZONA STATIONS, INC.

PM group
Architects

1425 N. FIRST STREET, SUITE 100
PHOENIX, AZ 85004
PH: 602-457-0777
FAX: 602-457-5735
CITY: PHOENIX, ARIZONA
ARCHITECT: PM GROUP, INC.
PROJECT NO. PLN2015-00049



PROJECT
CST CORNER STORE #1676
809 N. DOBSON ROAD
MESA, AZ
FUEL CANOPY ELEVATIONS
SHEET TITLE

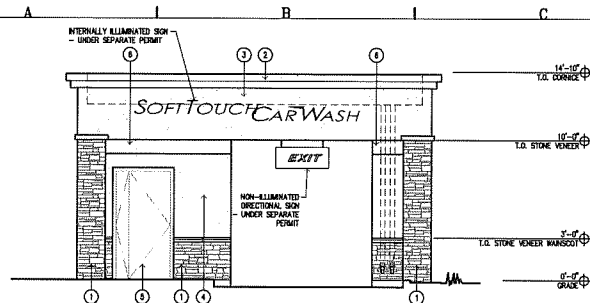
PROJECT NO. 0710404
☒ PRELIMINARY, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
2015/02/11
☐ DESIGNED FOR REGULATORY APPROVAL AND PERMIT ONLY
☐ DESIGNED FOR CONSTRUCTION

REVISIONS

SHEET NO.

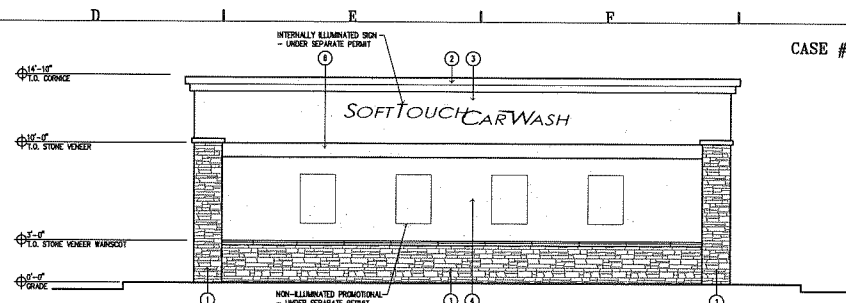
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4850-Q 140313



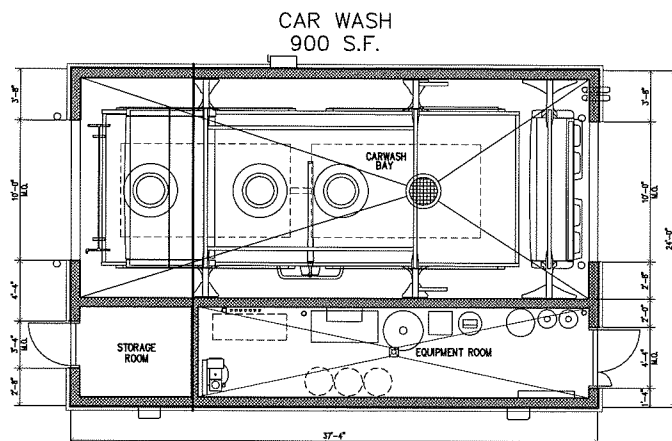
CAR WASH WEST ELEVATION

SCALE: 1/4" = 1'-0"



CAR WASH NORTH ELEVATION

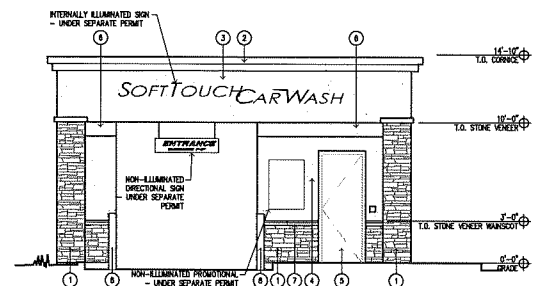
SCALE: 1/4" = 1'-0"



CAR WASH FLOOR PLAN

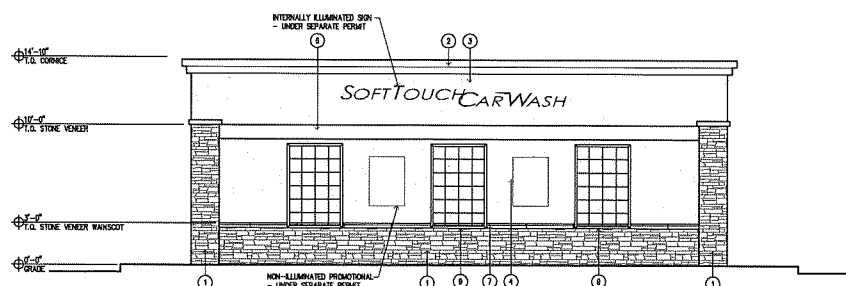
SCALE: 1/4" = 1'-0"

Finish Schedule	
① STONE WAINSCOT:	CULTURED STONE - SOUTHERN LESTONITE "CHANDONWAY"
② CORNICE:	PAINTED SHERWIN WILLIAMS SW7000 "ACCESSIBLE BEIGE"
③ STUCCO FINISH:	PAINTED SHERWIN WILLIAMS SW7000 "ACCESSIBLE BEIGE"
④ STUCCO FINISH:	PAINTED FRAZER 77360 "TERRACOTTA TILE"
⑤ H.M. DOORS & FRAMES:	PAINTED FRAZER 77360 "TERRACOTTA TILE"
⑥ STUCCO ACCENT BAND:	PAINTED SHERWIN WILLIAMS SW0012 "EMPIRE GOLD"
⑦ CAPSTONE:	PAINTED SHERWIN WILLIAMS SW7000 "ACCESSIBLE BEIGE"
⑧ PIPE BOLLARDS:	YELLOW PLASTIC BOLLARD, HOT-UP GALVANIZED FINISH
⑨ GREEN SCREEN:	PAINTED BENHARTT MOORE S11 "TINE GREEN"



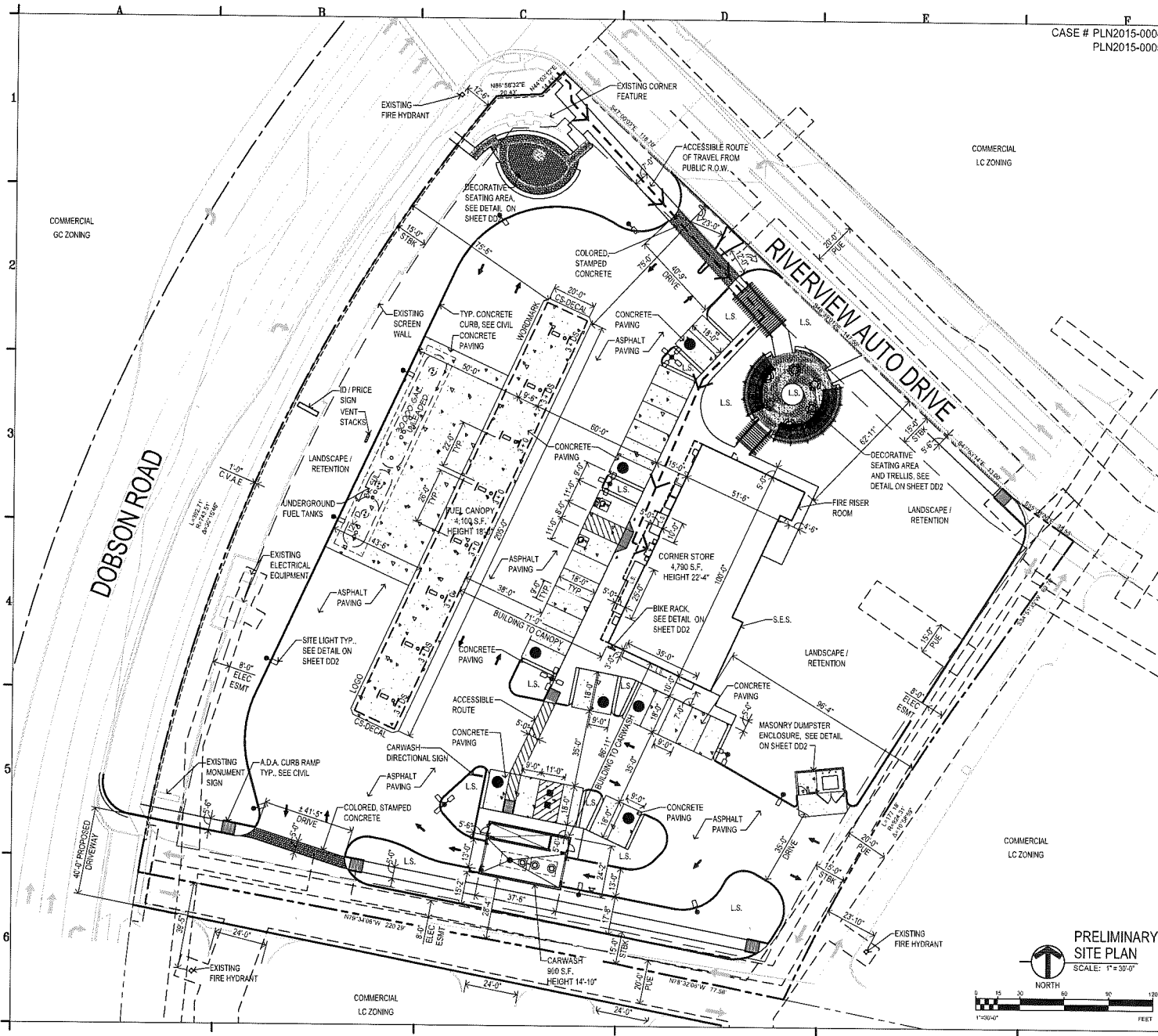
CAR WASH EAST ELEVATION

SCALE: 1/4" = 1'-0"



CAR WASH SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



CASE # PLN2015-00049
PLN2015-00050

PROJECT DATA

PROJECT NAME: CORNER STORE #1676
NEW COMMERCIAL DEVELOPMENT
800 N. DOBSON ROAD
MESA, ARIZONA 85201

PROPOSED USE: NEW CONSTRUCTION OF MARKET WITH GAS AND A DETACHED FUEL ISLAND CANOPY AND CAR WASH. THE CONVENIENCE STORE WILL SELL GROCERIES, SNACK ITEMS, AND BEVERAGES, INCLUDING BEER, AND WINE FOR OFF-SITE CONSUMPTION.

OWNER: JST ARIZONA STATIONS, INC.
1 VALUING WAY, SUITE 200
SAN ANTONIO, TX 78249
761.680.2172 OFFICE
CONTACT: KEVIN KING

ARCHITECT: PM DESIGN GROUP
1425 N. 1ST STREET
PHOENIX, ARIZONA 85004
(602) 487-8765 OFFICE
602.487.8765 FAX
CONTACT: JESSE MACIAS

SITE DATA

SITE GROSS AREA: 158.34 S.F. / 3.18 ACRES
SITE NET AREA: 108,101 S.F. / 2.44 ACRES

BUILDING FOOTPRINT:
MARKET: 4,780 S.F.
FUEL CANOPY: 4,100 S.F.
CAR WASH: 100 S.F.
TOTAL FOOTPRINT AREA: 8,980 S.F.

LOT COVERAGE: 9,750 S.F. / 106,101 S.F. = 9.25%

LANDSCAPE / SITE FEATURE COVERAGE:
LANDSCAPE: 40,882 S.F. / 106,101 S.F. = 38.5%
SEATING SITE FEATURE: 38,072 S.F.
CORNER SITE FEATURE: 1,810 S.F.
TOTAL AREA: 42,892 S.F.

ZONING CURRENT: LC (LIMITED COMMERCIAL)

BUILDING HEIGHT: MAXIMUM HEIGHT = 30'-0" PROVIDED = 22'-4"

PARKING:
REQUIRED SPACES (1 SPACE PER 375 S.F.): 4,780 S.F. / 375 = 13 STALLS
PROVIDED REGULAR STALLS 10' x 18': 36 STALLS
PROVIDED ACCESSIBLE STALLS 12' x 18': 2 STALLS
TOTAL PARKING SPACES PROVIDED: 38 STALLS

STREETS:
STREET (WEST): 15'-0" REQUIRED, 15'-0" PROVIDED
CORNER SIDE (NORTH): 15'-0" REQUIRED, 15'-0" PROVIDED
NEAR EAST: 15'-0" REQUIRED, 15'-0" PROVIDED
INTERIOR SIDE (SOUTH): 15'-0" REQUIRED, 15'-0" PROVIDED

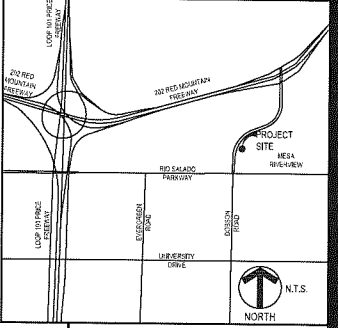
OCCUPANCY GROUP:
MARKET: M
FUEL CANOPY: M
CAR WASH: B

CONSTRUCTION TYPE:
MARKET: 5B SPRINKLERED
FUEL CANOPY: 2B HIGH-SPRINKLERED
CAR WASH: 5B HIGH-SPRINKLERED

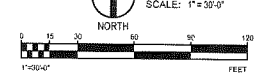
LEGAL DESCRIPTION

LOT 2, 1/4 SECTION 16, T1N, R1E, S1W, ARIZONA COUNTY RECORD BOOK 324 OF MAPS, PAGE 41.

VICINITY MAP



PRELIMINARY SITE PLAN



PROJECT: CST CORNER STORE #1676
800 N DOBSON ROAD
MESA, AZ
PRELIMINARY SITE PLAN
SHEET TITLE

PROJECT NO. 017616

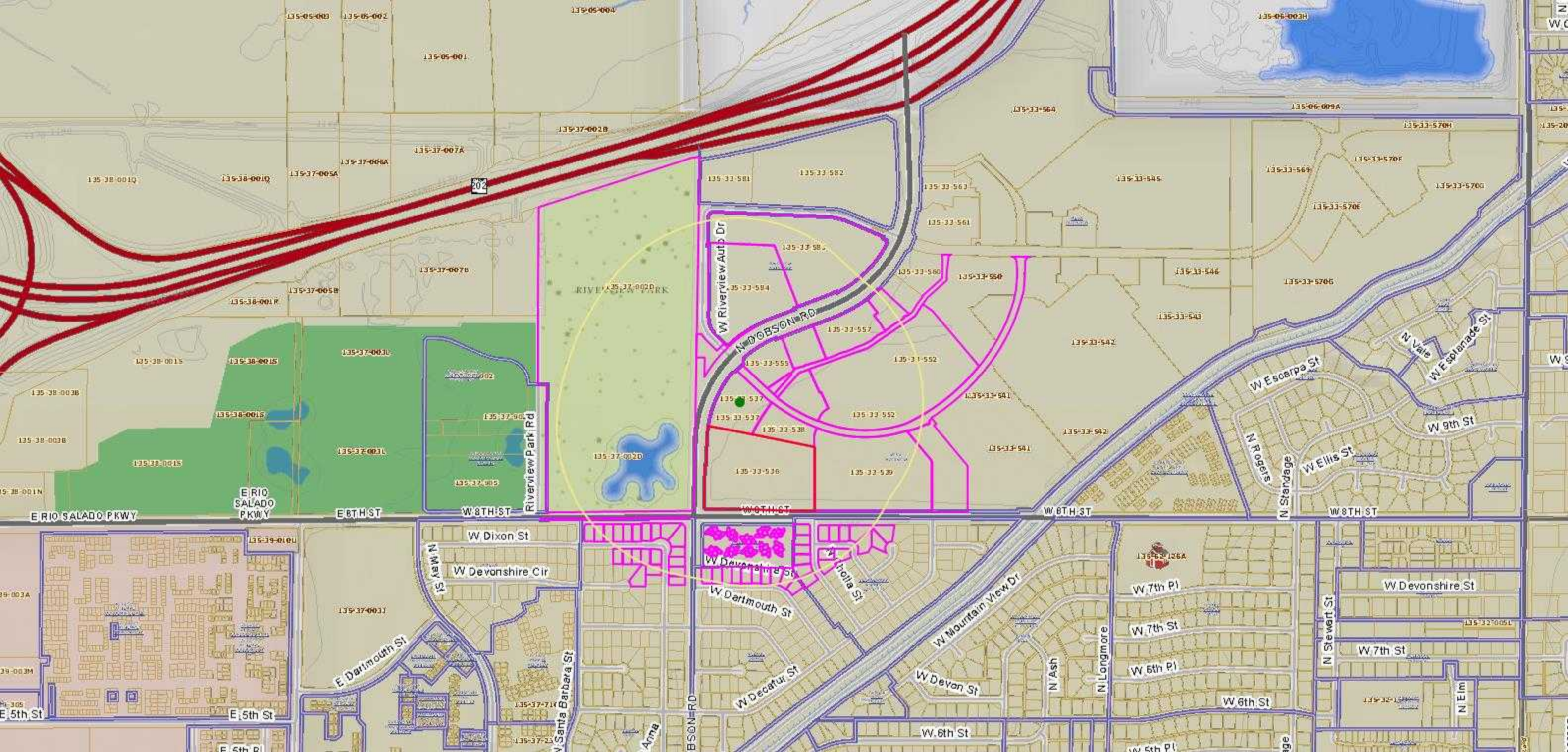
☒ PRELIMINARY, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

☐ OTHER REGULATORY OR PERMIT ONLY

☐ DESIGN FOR CONSTRUCTION

REVISIONS

SHEET NO. DD1



Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	pt/Suite Nu	City	State	Zip
Village Park I & II	Gene	Chase	633	N	May		12	Mesa	AZ	85201
Los Racimos	Paula	Goetsch	540	N	May		1146	Mesa	AZ	85201
Los Racimos	Barbara	Aumann	540	N	May	St		Mesa	AZ	85201
Pepper Place	David	Crummey	1339	W	1st	St		Mesa	AZ	85201
Pepper Place	Debbie	Anderson	1418	W	Pepper	Pl		Mesa	AZ	85201
Pepper Place	Cathy	Shepherd	1558	W	1st	St		Mesa	AZ	85201
Pepper Place	Jennifer	Mott	1609	W	Bentley	St		Mesa	AZ	85201
Eaton Club Estates	Anne	Stehr	1210	W	Esplanade	St		Mesa	AZ	85201
Village Park Four	Pamela	Ramsey	1934	W	Des Moines	Cir		Mesa	AZ	85201
Garden Hills	Morgan	Giuntoli	1761	W	Devon			Mesa	AZ	85201
Garden Hills	Alison	Rolland	1616	W	Mountain View	Dr		Mesa	AZ	85201
Garden Hills	Lois	Waters	1656	W	Mountain View	Dr		Mesa	AZ	85201
Mesa Valley View	Mark	Culbertson	423	N	Ash			Mesa	AZ	85201
Mesa Valley View	Elmer	Okken	424	N	Ash			Mesa	AZ	85201
Mesa Vista II	Kathleen	LeClaire	415	N	Pecan			Mesa	AZ	85201
Mesa Vista II	Charlie	Dale	1817	W	4th	Pl		Mesa	AZ	85201
North Garden Grove	Gail	Wylie	701	N	Standage			Mesa	AZ	85202
North Garden Grove	Larry	Rawls	1444	W	Garden	St		Mesa	AZ	85201
North Garden Grove	Donna	Butler	1447	W	7th	Pl		Mesa	AZ	85201
North Garden Grove	Guille	Lopez	1448	W	4th	Pl		Mesa	AZ	85201
North Garden Grove	Chris	Will	1459	W	7th	St		Mesa	AZ	85201
North Garden Grove	Monica	Randez	1505	W	5th	St		Mesa	AZ	85201
Westbrook Townhom	Dave	Sommer	510	N	Alma School	Rd	236	Mesa	AZ	85201
Casa Mesa II	Mischel	Whipple	1637	W	Alcott	St		Mesa	AZ	85201
Cibola Mobile Home P	Steve	Wahl	2249	W	Main St.			Mesa	AZ	85201
Redwood Gardens Mo	Jim	Hilleary	2207	W	Main	St	Office	Mesa	AZ	85201
Bentley Street Neighb	Denise	Heap	1745	W	Bentley	St		Mesa	AZ	85201
Sunset Manor	Kay	Daniels	2128	W	1st	Pl		Mesa	AZ	85201
Mesa Shadows HOA	Judy	May	332	N	Dobson			Mesa	AZ	85201
	Jared	Archambault	PO Box 1466					Mesa	AZ	85211-1466
	Cynthia	Ezcurra-Garza	PO Box 1466				Ste. 250	Mesa	AZ	85211-1466

Owner	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNT	APN
SANCHEZ STEVEN B	1902 W DEVONSHIRE ST	PO BOX 1466	MESA	AZ	85201 USA		13534050
MESA CITY OF	20 E MAIN ST STE 650		MESA	AZ	85211 USA		13537002C
DALE TIMOTHY R/JENNIFER	1267 E CHRISTOPHER ST		SAN TAN VLY	AZ	85140 USA		13534051
IRVING CODY	1910 W DEVONSHIRE ST	STE C105	MESA	AZ	85201 USA		13534052
FOUGERON CHARLES E & WENDY JO	10640 N 28TH DR		PHOENIX	AZ	85029 USA		13534053A
VU TRAM PHUONG	1924 W DEVONSHIRE ST		MESA	AZ	85201 USA		13534054B
COMIER PATRICIA W TR	1930 W DEVONSHIRE ST		MESA	AZ	85201 USA		13534055A
PUDLEWSKI TIM	1936 W DEVONSHIRE ST		MESA	AZ	85201 USA		13534056A
2014-2 IH BORROWER LP	901 MAIN ST STE-4700		DALLAS	TX	75202 USA		13534057
PARADISE AT 1948 LLC	425 W RIO SALADO PKWY UNIT 316		TEMPE	AZ	85281 USA		13534058
CHEONG EDWARD/FREDA	1956 W DEVONSHIRE ST		MESA	AZ	85201 USA		13534059
COLLINS STEVEN/OLSON DOROTHY	758 N CHOLLA ST		MESA	AZ	85201 USA		13534117
ABBOTT WILLIAM/JESSICA	1350 W ESCARPA ST		MESA	AZ	85201 USA		13534118
GUTIERREZ ADELITA	746 N CHOLLA		MESA	AZ	85201 USA		13534119
INZUNZA FELIPE J/NEYRA P	5183 W KAREN DR		GLENDALE	AZ	85308 USA		13534120
HANKINS KENNETH L	734 N CHOLLA		MESA	AZ	852010000 USA		13534121
NIELSON CRAIG J	730 N CHOLLA		MESA	AZ	85201 USA		13534122
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533536
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533537
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533538
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533539
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533540
MONTAGUE MICHAEL D/MOLLIE A	738 N SANTA ANNA		MESA	AZ	85201 USA		13537111
HE JIN/LI XUAN	15701 SW 84TH COURT		PALMETO BAY	FL	33157 USA		13534168
VUONG HUONG THU	745 N CHOLLA		MESA	AZ	85201 USA		13534169
RODRIGUEZ MANUEL E/LUZ E	742 N SYCAMORE ST		MESA	AZ	85201 USA		13534170
REA RALPH MARSHALL	56815 STONE CREEK RD		RUSSELLVILLE	MO	65074 USA		13537112
ALSPACH GREGG	2031 W DIXON ST		MESA	AZ	85201 USA		13537113
BRAND WILLIAM J/BENSCHIP RICK	9310 S 54TH AVE		OAK LAWN	IL	60453 USA		13537114
VALENZUELA HERIBERTO F & GABRIEL	2043 W DIXON ST		MESA	AZ	852010000 USA		13537115
LOKE JAN D	2049 W DIXON ST		MESA	AZ	85201 USA		13537116
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533552
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533553
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533554
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533555
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533556
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533557
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD		NEW HYDE PARK	NY	11042 USA		13533558
BROWN KATE M/CAMPAGNOLA PATRICK	1802 N DIXON CIR		MESA	AZ	85201 USA		13534182
RLA PROPERTIES LLC	17853 W COLUMBINE DR		SURPRISE	AZ	85388 USA		13534183
ARCINIEGA SANTIAGO T & MANUELA	743 N SYCAMORE		MESA	AZ	85201 USA		13534186
BROWN THANAVADEE T	747 N SYCAMORE ST		MESA	AZ	85201 USA		13534187
VERGARA RODOLFO H	751 N SYCAMORE		MESA	AZ	85201 USA		13534188
EDHOLM BARRY E/ REBECCA A	2036 W DEVONSHIRE CIR		MESA	AZ	85207 USA		13537125
AZIMUTH PROPERTY I LLC	2812 N NORWALK NO 101		MESA	AZ	85215 USA		13537132
BREAKSTONE MICHAEL	2062 W DIXON ST		MESA	AZ	85201 USA		13537133

SAPPHIRE BOMBAY LLC	3046 EAST ROSE MONTE DR	PHOENIX	AZ	85050 USA	13537134
BAKER BOB A	2050 W DIXON ST	MESA	AZ	85201 USA	13537135
PERALTA LORENZO	2044 E DIXON ST	MESA	AZ	85201 USA	13537136
FIERRO JOSE GUERRERO	2038 W DIXON ST	MESA	AZ	85201 USA	13537137
WANTA KEVIN J/MARIA-CECILIA R	757 N SYCAMORE	MESA	AZ	85201 USA	13534189
NGUYEN HUNG/QUE DU	763 N SYCAMORE PL	MESA	AZ	85201 USA	13534190
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534191
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534192
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534193
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534194
VONDRAK SANDRA E	745 N DOBSON RD NO 105	MESA	AZ	85201 USA	13534195
WILLOW PARC DEVELOPMENTS LLC	10588 E ARABIAN PARK DR	SCOTTSDALE	AZ	85258 USA	13534196
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534197
PORTER SHERYL	156 SHAWCLIFFE CIRCLE SW	CALGARY	AB	T2Y1H2 CANADA	13534198
STUART JERRY E TR	1645 BUCKLIN ST	LASALLE	IL	61301 USA	13534199
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534200
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534201
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534202
STOLTZFUS DARRIN	745 N DOBSON RD NO 113	MESA	AZ	85201 USA	13534203
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534204
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534205
LEMKE DAVID/DONNA	PO BOX 1007	CHINO VALLEY	AZ	86323 USA	13537138
MERRILL NATHAN KIRK/CATHERINE	2024 W DIXON	MESA	AZ	85201 USA	13537139
YACoub AMMANOUIL K/DEBORAH J MCKINLEY	2020 W DIXON ST	MESA	AZ	85201 USA	13537140
DUNLEY LLC	PO BOX 1226	OAKLAND	CA	94604 USA	13537141
NG GIDEON	751 N SANTA ANNA	MESA	AZ	85201 USA	13537142
QUINTANA ROLANDO ENCINAS/MONICA B	745 N SANTA ANA	MESA	AZ	85201 USA	13537143
CAMPFIELD JOANN S	737 N SANTA ANNA	MESA	AZ	852010000 USA	13537144
KUK DONALD	8049 E TUCKEY LN	SCOTTSDALE	AZ	85250 USA	13537145
BUTLER BARBARA/FORRAS LOUISE	745 N DOBSON RD UNIT 116	MESA	AZ	85201 USA	13534206
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534207
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534208
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534209
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534210
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534211
FTB PROPERTIES LLC	10171-SASKATCHEWAN DR	EDMONTON	AB	T6E4R5 CANADA	13534212
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534213
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534214
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534215
CACARO JOHN ROSS/PATRICIA ANN TR	7285 WEATHERBY CT	WEST CHESTER	OH	45069 USA	13534216
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534217
ANDERSON REGAN G/MOLLY PEARSON	13251 N 78TH DR	PEORIA	AZ	85381 USA	13534218
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534219
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534220
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534221
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534222
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ	85254 USA	13534223

FTB PROPERTIES LLC	10171-SASKATCHEWAN DR	EDMONTON	AB	T6E4R5	CANADA	13534224
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534225
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534226
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534227
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534228
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534229
IKEDA STEVE/AKIE	620 N ROANOKE CIR	MESA	AZ		85205 USA	13534230
HAYS DARRIN/RHONDA	41560 N ELIANA DR	SAN TAN VALLEY	AZ		85140 USA	13534231
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534232
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534233
CHOATE JOHN T	745 N DOBSON RD NO 144	MESA	AZ		85201 USA	13534234
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534235
TPD PROPERTIES LLC	45-23033 WYE ROAD	SHERWOOD PARK	AB	T8B 1H9	CANADA	13534236
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534237
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534238
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534239
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY		11042 USA	13533574
PCC PROPERTIES LLC	2150 E BELL RD NO 1060	PHOENIX	AZ		85022 USA	13534240
1032189 ALBERTA LTD	8559 ADDISON PL SOUTHEAST	CALGARY	AB	T2H 1R6	CANADA	13534241
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534242
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534243
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534244
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534245
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534246
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534247
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534248
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534249
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534250
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534251
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534252
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY		11042 USA	13533575
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534253
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534254
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534255
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534256
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534257
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534258
PBGM II LLLP	4665 ALPGLEN CT	COLORADO SPRINGS	CO		80906 USA	13534259
FTB PROPERTIES LLC	10171-SASKATCHEWAN DR	EDMONTON	AB	T6E4R5	CANADA	13534260
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534261
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534262
KEEN HILARY P	745 N DOBSON RD UNIT 236	MESA	AZ		85201 USA	13534263
RICHARDSON FAMILY TRUST	10814 S LAKE GAMBUSI DR	VAIL	AZ		85641 USA	13534264
GHISOIU VLAD	745 N DOBSON RD UNIT 239	MESA	AZ		85201 USA	13534265
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534266
KIRK A AND MICHELLE N KAISER FAMILY TRUST	4450 MOUNTAINGATE DR	RENO	NV		89519 USA	13534267
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340	SCOTTSDALE	AZ		85254 USA	13534268

1032189 ALBERTA LTD	8559 ADDISON PL SOUTHEAST		CALGARY	AB	T2H 1R6	CANADA	13534269
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340		SCOTTSDALE	AZ		85254 USA	13534270
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340		SCOTTSDALE	AZ		85254 USA	13534271
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340		SCOTTSDALE	AZ		85254 USA	13534272
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340		SCOTTSDALE	AZ		85254 USA	13534273
RIVERVIEW AT WRIGHLEYVILLE WEST LP	15169 N SCOTTSDALE RD #340		SCOTTSDALE	AZ		85254 USA	13534274
MILLER FAMILY REAL ESTATE LLC	9350 S 150 E STE 1000		SANDY	UT		84070 USA	13533583
MILLER FAMILY REAL ESTATE LLC	9350 S 150 E STE 1000		SANDY	UT		84070 USA	13533584
MESA CITY OF	PO BOX 1466		MESA	AZ		85211 USA	13533585
MESA CITY OF	20 E MAIN ST STE 650	PO BOX 1466	MESA	AZ		85211 USA	13537002D