

MESA SENIOR LIVING COMMUNITY

*Northeast Corner of
Brown Road and 65th Street, Mesa, AZ*



Rezoning, Design Review, Special Use Permit and Preliminary Plat Application Narrative

Original Submittal: March 27, 2017
3rd Submittal: June 6, 2017

Submitted for:



Ryan Companies US, Inc.
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Submitted by:



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EXHIBITS

Aerial
Architectural Site Plan
Conceptual Landscape Plans
Building Elevations and Floor Plans
Site Sections
Colors and Materials Board
Preliminary Grading Plan
Preliminary Plat
Electrical Site Photometry & Cut sheets

MESA SENIOR LIVING COMMUNITY

I. INTRODUCTION

On behalf of Ryan Companies US, Inc. (“Ryan”), Tiffany & Bosco, P.A. submits this Project Narrative and supporting documents for the approximately 8.01 acre property generally located at the northeast corner of E. Brown Road and N. 65th Street in Mesa, Arizona and with Maricopa County Assessor Parcel Numbers 141-64-052A, -052B, and 054 (the “Site”). An aerial view of the Site is attached as **Exhibit 1**. Currently, APN 141-64-054 is zoned as RS-9 and APN’s 141-64-052A and -052B are zoned as both RS-9 and OC PAD.

Ryan is the largest and most prominent real estate development and construction company in the Phoenix/Mesa metropolitan area winning Developer of the Year (AZRE) 14 out of the past 15 years, NAIOP National Developer of the year in 2007, and NAIOP Firm of the Year in 2015. Besides Ryan’s more well-known office development projects, such as Marina Heights and Hayden Ferry Lakeside III, Ryan has developed nine new Class A Senior Housing projects with another twelve in development throughout the Southwest and Midwestern United States.

Ryan is proposing a distinctive, high quality assisted senior living community known as “Mesa Senior Living Community” on the Site. Ryan anticipates developing the Site for assisted living and memory care uses, consisting of an approximately 170,000 sq. ft. building.

II. PURPOSE OF ENTITLEMENT REQUEST

To develop this high-quality development, this request is for the following:

- 1) Rezone the Site from the existing RS-9 and OC PAD to RM-2 PAD;
- 2) a Special Use Permit (“SUP”); and
- 3) a Site Plan and Preliminary Plat Review;

The approval of these requests will facilitate the construction of the “Mesa Senior Living Community,” which will consist of adult assisted living and memory care uses on the Site. The SUP is necessary to allow the memory care use, which is considered a “Nursing and Convalescent Home” use under the Mesa Zoning Ordinance, Chapter 5. Since Ryan would like to construct the development as soon as possible, a Site Plan Review is also being submitted to be approved concurrently with the rezoning and SUP.

III. SURROUNDING LAND USE CONTEXT

The Site is presently comprised of a vacant church building (the former Brown Road Baptist Church which has relocated a half mile to the West), with the majority of the site being vacant and undeveloped land. The Site is bounded by Brown Road on the south, 65th Street on the west, 66th Street on the east, and Tonto Street on the north. Adjacent to the Site’s West side is Granite Reef Park. To the north, east, and south, there are single family homes. Established commercial corners also exist approximately ½ mile to the east and west of the Site.

The Site is located in an established residential area with a variety of supporting retail and service uses nearby. This mixture of supportive and compatible uses was vital in Ryan’s selection process for the Site. The addition of these proximate residential, commercial, and public uses will provide additional support to the project.

In 2016, the City of Mesa identified the City’s demographics as follows¹:

Population by Age	
14 and under	21.1%
15 to 24	13.3%
25 to 44	26.8%
45 to 64	22.4%
65+	16.3%
Median Age	35.7

Demographically, approximately one-quarter of Mesa’s population are elderly, and this number has been increasing over time. Additionally, the strong presence of families in Mesa provides a demand for families to have close proximity to their aging parents and grandparents. This demonstrates the strong demand for assisted living uses, such as the Mesa Senior Living Community. This use will provide a great addition to the region and be a highly compatible use with the existing surrounding neighborhoods.

IV. CONFORMANCE TO THE MESA 2040 GENERAL PLAN

The Mesa 2040 General Plan (“MGP”) categorizes the Site with a Character Type of “Neighborhood” as part of the Suburban Subtype. The primary focus of the Suburban Neighborhood Character Type is “to provide safe places for people to live where they can feel secure and enjoy their surrounding community” with a “wide range of housing options.”² These housing options include “duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections.”³ The Mesa Senior Living Community fits squarely within these land use parameters and will provide a safe and secure environment to the surrounding neighborhoods.

The Suburban Neighborhood guidelines also describe that development should consist of one to two-story buildings but that higher densities and three to four story buildings are appropriate along arterial streets and major intersections. With the Site being strategically along Brown Road, the higher densities are certainly appropriate and compatible.

The MGP also describes five key elements that will guide the future development of Mesa, which includes elements related to the changing demographics. The two major demographic groups identified in the MGP are the baby boomers entering retirement years and the millennials moving into the work force. The proposed use will serve the needs of these demographics, by providing a quality lifestyle for retired seniors and adding quality jobs to the employment base.

¹ <http://www.mesaaz.gov/business/economic-development/business-environment/demographics>

² Mesa 2040 General Plan, page 7-5.

³ Mesa 2040 General Plan, page 7-10.

Younger families and individuals will also have a community that can provide close proximity to their loved ones that may need additional senior care services. As the elderly population in Mesa grows, the need for additional retirement facilities will increase.

Chapter 4 of the MGP also identifies the increase need for additional housing units. Mesa is projected to grow from the 2016 estimate of 475,274 people to 656,933 by 2040. This will require approximately 280,000 dwelling units for this demand. Since Mesa is dominated by single family residences, an increase in higher density and multi-residence units will be needed.

V. LOCATION, ACCESSIBILITY, AND CIRCULATION

The Site is located along East Brown Road, which is identified as a minor arterial with 105' of right-of-way. Power Road is located approximately ½ mile to the east and is identified as a major arterial with 140' of right-of-way. Additionally, a major regional interchange is located 2 miles to the east with the Brown Road interchange of the Loop 202 Freeway.

The main vehicular access for the Site will be located on Brown Road with a 34' driveway. This entrance will direct patrons to a drop off/entry area on the south side of the Site. An additional driveway and parking area will circulate around the Site to the west and up to the north end of the Site. An additional patron entrance will be available on the west portion of the Site off of 65th Street with two driveways that will be 30' in width. The driveway to the north off of Tonto will be provided for ingress/egress for the entrance to the memory care unit building. Since there are only approximately 28 memory care units, this entrance will not be used as much as the main Brown entrance and the secondary entrances on 65th Street.

Another 23' service driveway is also located on 66th Street. The location of this driveway is in the best location to provide the needed area for the memory care building. The driveway location is currently located approximately 30 feet north of the east property owner's driveway. The Applicant has discussed the site plan with this property owner, and they have no issues with the driveway location. This driveway will primarily be used for service type access for the community, including access to the double trash enclosure and for service deliveries.

VI. PROPOSED REZONING

As previously stated, Ryan requests to rezone the existing RS-9 and OC PAD categories on the Site to RM-2 PAD for an assisted living community with different lifestyle options—assisted living and memory care. Assisted living is designed to help with activities of daily living while still allowing residents to maintain as much independence as possible. The memory care resident's program is specifically tailored to the resident's personality, values, and personal preferences resulting in a highly effective way of coping with memory loss.

The necessary portions of the building will be licensed by the State of Arizona. Additionally, all personnel will be certified by the State of Arizona and will provide on-site assisted living care on a 24/7 basis. Approximately 50-65 full and part time employees will eventually staff the community. The primary shift will typically consist of approximately 30 employees and is from 7:00 am to 3:00 pm. Workers will be employed for activities, administration, nursing, maintenance, marketing, housekeeping, food service, and receptionists. The addition of these

high-quality jobs will be a great benefit to the City of Mesa's goal of increasing quality employment and adding to its economic base.

A. PAD Development Standards

One of the objectives of PAD zoning in the Mesa Zoning Ordinance is to "allow for an innovative design and flexibility in projects" and "to provide for creative, high-quality development." The intent of this PAD overlay is to accomplish the objectives stated in Chapter 22 of the Mesa Zoning Ordinance. The proposed zoning change responds to the existing and future needs of the community by providing senior living in this part of Mesa, affording senior residents an opportunity to continue living in their community or allowing Mesa residents to relocate elderly loved ones closer to them. Additional sections below describe the development standards and the Site Plan details demonstrate Ryan's desire to accomplish Mesa's PAD zoning objectives.

As demonstrated in the tables below, Ryan has provided building setbacks that go well beyond the City's requirement to provide additional buffering to the surrounding neighborhood uses. The required perimeter landscape setbacks for the project are 20'. The South, West, and North boundaries will be in compliance with the full 20' landscape setback. However, the east boundary (66th Street) will provide a 16.5' landscape setback. This reduction will only be located on the northern half of the Site as demonstrated on the Site Plan and the southern portion of the boundary will have the large retention/open space area. This reduced setback requirement is requested to accommodate the building layout without having to further reduce parking spaces that are provided on the Site. Additionally, with the overall Site open space requirement being increased from the required 200 sf/unit to the provided 916 sf/unit, there are ample landscaping aesthetics that have been provided for the Site and the surrounding area. These additional accommodations provide a unique design for the Site, which enhance the aesthetics of the Site and provide a highly compatible use for the neighborhood.

The proposed development standards are as follows:

LOT and DENSITY STANDARDS			
Standard	RM-2 Requirement	Requested PAD Standard	Provided
Minimum Lot Area	7,200 sq. ft.	NA	349,044 sq. ft.
Minimum Lot Width	60'	NA	614'
Minimum Lot Depth	94'	NA	573'

BUILDING FORM and LOCATION			
Standard	RM-2 Requirement	Requested PAD Standard	Provided
Maximum Height	30'	45'	44'
Front Building Setback	20'	NA	62'
Eastern Building Setback	20'	NA	64'
Western Building Setback	20'	NA	72'

Rear Building Setback	15'	NA	86'
Maximum Residential Density	15 du/acre	22 du/acre	21.25 du/acre
Minimum Separation Between Building on the same Lot	30'	NA	NA (1 building on lot)
Maximum Building Coverage	45%	NA	28.3%
Minimum Open Space	200 sf./unit	NA	916 sf./unit

B. Parking Standards

Parking will be located along the southern, northern, and western perimeters of the Site. Parking will consist of 119 parking spaces where 201 are required. The parking provided includes the building handicapped and standard parking stalls. All parking areas will be properly screen in accordance with the City of Mesa standards to prevent headlights from shining into the surrounding property owners windows. These screening measures will consist of at least 50% screen walls with the remaining screening being accomplished with berms an vegetation.

Many of the community's residents will not drive and the majority of the provided parking will accommodate visitors, employees, and organizations providing third-party care (e.g., therapy). Because of this, the number of parking spaces utilized by the project will be less than a typical multi-family residential project.

Per Mesa Zoning Ordinance § 11-32-7.F, a request is made to reduce the number of required parking spaces based on the calculations in the table below, and based on the enclosed parking study provided by EPS Group. The Parking Study shows that at peak demand, the minimum parking requirement for the Property is 92 parking spaces (.53 spaces/unit). This project provides a total of 120 spaces, which is a parking ratio of .70 spaces/unit.

This parking ratio is equal to or more than the reduced parking ratios that were approved at these other Assisted Living Centers in the City Mesa:

Assisted Living Center	Location	Approved Parking Ratio
Brookdale North Mesa	Brown Rd & Gilbert Road	.40 spaces/unit
Brookdale Baywood	Broadway Rd & Power Road	.71 spaces/unit
Canyon Winds Senior Living	La Sendas	.60 spaces/unit

PARKING REQUIREMENTS					
Use	# of Units	Ratio per MZO §11-32-3	# of Spaces Required	Proposed Parking Ratio	Proposed # of Spaces
Nursing Home (Memory Care)	28	1.0 space/unit + 2 spaces	30	0.7 space/unit	20
Assisted Living	142	1.0 spaces/unit	142	0.7 space/unit	100
TOTALS	170	-	172	-	120

VII. PROPOSED SITE PLAN REVIEW

A. *Site Layout*

The Site layout and building for Mesa Senior Living Community is designed to foster an atmosphere that reflects a quality development (See **Exhibit 2, Architectural Site Plan**):

- Ryan has taken great care to develop a project that is sensitive to the surrounding area. The West wing of the building is three levels in height, concentrating the height and massing toward the park. The East half of the project will consist of one and two story elements which respect the single family homes that are closest to the community. The main entrance to the community is located off Brown Road.
- Ryan and Ryan's operating partner, Cadence Senior Living ("Cadence") have worked diligently to create an environment where residents will feel relaxed and secure. The residents will be in one building, with different lifestyle options being appropriately separated and secured to ensure that residents' needs are met. The assisted living community will be approximately 170,000 sq. ft. (approximately 58,000 sq. ft. floor plate) with approximately 170 units in the building, including approximately 142 assisted living units and 28 memory care units. The building heights will vary between one and three stories. The roof-mounted mechanical equipment will be located within "roof wells" that will adequately screen the equipment from the surrounding area.
- The memory care area has been thoughtfully designed with two, restricted area "neighborhoods" to give quality service to each of the residents. These restricted areas include an interior courtyard and ample interior common space with lots of natural light and shared spaces for the residents.
- The community will include a multitude of amenities for the residents. Cadence will establish a comprehensive program that will meet the social, spiritual, emotional, and physical needs of the residents. Each of the levels of care will have multiple dining options to eat and socialize. Weekly housekeeping services are provided for the assisted living and memory care residents. Daily spot cleaning is also provided for all residents. One of the primary amenities within the building is a vaulted multi-purpose room, which can be used for social events and large group gatherings. With building management approval, this multi-purpose room could be available for community meeting events. Additional amenities may include: a Bistro available during normal business hours, the wellness spa (which includes therapy, fitness center, barber/beauty, massage area), ample living room spaces for socializing, library, billiards/game room, pub for social events, and comfortable gathering areas outside of the building.

B. *Landscaping*

A Conceptual Landscape Plan is attached as **Exhibit 3**. The respective design elements for the project (layout, landscaping, architecture, etc.) are intended to create a cohesive development that responds to the surrounding area. -The overall landscaping concept for the community

advocates the use of a planting scheme that will be carefully blended to create a pleasing environment. All proposed plants will be taken from the Arizona Department of Water Resources approved plant list.

Upon entering the Site from Brown Road, residents and visitors encounter landscaped grounds, and abundant surface parking options with a distinct visual buffer between the street and the parking areas. Within the inner courtyards, simple understory plantings encourage outdoor use by creating easily navigable spaces. Appropriately located and selected shade trees also are provided for the outdoor courtyard seating areas. Perimeter landscaping and berms are used to screen parking areas along the arterial streets.

Hardscape

The hardscape elements and design begin at the main entrance where the primary building entry extends outward into the visitor and prospective resident parking with specialty paving treatments to create an auto court garden. A simple water feature element and park bench seating at the main building entry creates a resort hospitality ambiance. Site sidewalks and paving will be finished to reduce glare. Precast concrete planters in appropriate colors with colorful plantings help reinforce the resort hospitality feeling of the entry and various courtyards.

Memory Care Center

Within the memory care center, a secure outdoor courtyard encourages a connection with nature. This kind of courtyard provides exercise opportunities and fresh air a simple looped paved pathway alongside landscaped planting areas. Seating nodes located at key areas allow spots of rest in a natural setting with abundant shade.

Central Courtyard

Visible through the primary building entrance lobby, the Central Courtyard provides numerous activities for residents and visiting families. Amenities may include: an outdoor dining patio with architectural shade, deck area, small seating nodes, and conversation “patio” spaces. Seating areas and variably scaled spaces will serve to accommodate different sized groups and landscape planting areas help to ensure privacy to the adjacent interior spaces.

West Courtyard

With direct access and exposure to Granite Reef Park, the prominent West facing courtyard encourages park and garden strolls. Seating arrangements allow for smaller group or individual sitting. A Multi-purpose lawn area provides the opportunity for active recreation.

C. Architecture

Ryan has designed a residential-scale building that will complement and blend in with the surrounding area **See Exhibit 4, Building Elevations and Floor Plans** and **Exhibit 5, Villa Elevations and Floor plans**. The residential feel for the building is achieved using warm colors of stucco, stone veneer, accents of stained wood, and a tile roof. See **Exhibit 6, Colors and Materials Board**.

The west portion of the building will be three stories and contain most of the assisted living units. The center of the building will also be two stories and contain the main entrance to the

building, amenity areas, and town center. The main entrance will be grand with a porte cochere for vehicular drop-off. Once one enters the building (during normal business hours), a concierge will welcome residents and direct visitors. The eastern portion of the building will be one and two stories in height, housing the balance of the assisted living. The one story memory care is in the NE corner of the site. To provide further architectural diversity, the layout of the building provides for natural horizontal movement between the various components. Additionally, visual interest has been created throughout the facades with varying roof transitions, pop out areas, and scoring patterns.

All parking and trash enclosure screening will be done in a manner that is compatible with the architecture of the main buildings on the Site. Additionally, all SES and other equipment, including the roof-top equipment, will be screened as required and incorporated in such a way as to be compatible with the architecture on the Site.

D. Monument Signage and Walls

Monument signage for the project will adhere to Mesa City signage standards. Perimeter screen walls will be provided in accordance with the City of Mesa requirements. When screen walls are used, the color and material will be compatible with the main building architectural color and material schemes.

VIII. PRELIMINARY PLAT

A preliminary plat is concurrently submitted with this application for the City's review. See Exhibit 8. The purpose of the preliminary plat is to combine the current three (3) parcels on the Site. The Applicant will process the required lot combinations as required by Maricopa County.

IX. MISCELLANEOUS

A. Utilities

The following table outlines the various utilities provided to the Site.

UTILITY COMMENT TABLE	
<u>Cable Television</u>	
Cox Communications	(623) 594-7298
Century Link	(877) 720-3428
<u>Electricity</u>	
Salt River Project (SRP)	(602) 236-8833
<u>Refuse</u>	
City of Mesa	(480) 644-2688
<u>Telephone</u>	
Cox Communications	(623) 594-7298
Century Link	(877) 348-9001
<u>Water & Sewer</u>	
City of Mesa	(480) 644-2221

<u>Police</u>	-
City of Mesa	(480) 644-2221
<u>Fire Protection</u>	
City of Mesa	(480) 644-2101

B. Grading and Drainage

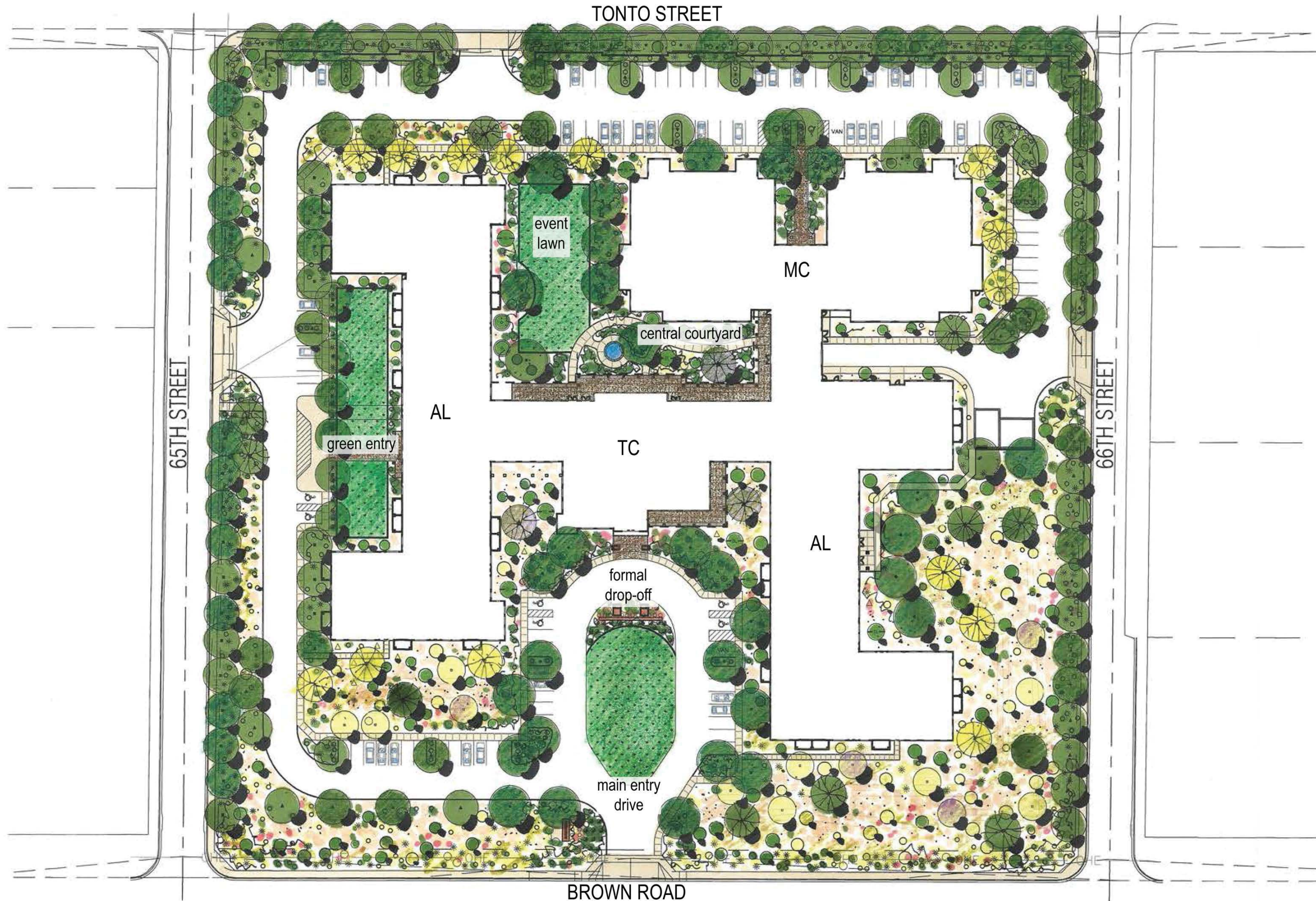
Grading, drainage, and retention will be designed in accordance with the City of mesa requirements. A preliminary grading and drainage plan is provided at exhibit 7. As demonstrated on exhibit 7, the drainage and retention is provided by a four (4) drainage basin system with basins strategically located on the site to capture the drainage as required. Basins 1, 2 and 3 are shallower basins located on the western and northern portions of the site. Basin 4 consists of two (2) deeper basins that are located on the eastern and southern portions of the site. Additionally, various storm drainage pipes provide connections to and from basin 4 to facilitate rapid drainage flows on the site. All drainage and retention areas will be landscaped as demonstrated in exhibit 3, providing additional aesthetics of the site and the neighborhood public outreach and response to citizen input.

X. PUBLIC OUTREACH AND RESPONSE TO CITIZEN INPUT

The Applicant will comply with all the City of Mesa requirements relating to citizen and public outreach including, mailings, neighborhood meetings, property posting and notices of public hearings, in order to provide the applicant and surrounding neighbors and opportunity. We hope to engage in meaningful dialogue with the surrounding neighbors regarding this application. All communications will be reported to the City of Mesa as required.

XI. PROJECT TEAM

Owner/Developer:	Ryan Companies US, Inc. Attn: Tyler Wilson 3900 E. Camelback Road, Suite 100 Phoenix, AZ 85018 Phone: (602)-322-5100 tyler.wilson@ryancompanies
Management Company:	Cadence Senior Living Attn: Eric Gruber Phone: 480-767-9500 egruber@cadencesl.com
Architect:	Ryan Companies US, Inc. Attn: Beau Dromiack 3900 E. Camelback Road, Suite 100 Phoenix, AZ 85018 Phone: (602)-322-5100 Email: beau.dromiack@ryancompanies.com





KEY NOTES:

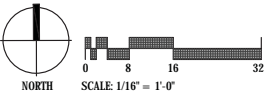
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2	TYPE 'A' CIP CONCRETE PAVING
3	TYPE 'B' CIP CONCRETE PAVING
4	TYPE 'C' CIP CONCRETE PAVING
5	VEHICULAR AREA/DROP-OFF
6	SCREEN WALL 36" HEIGHT
7	WATER FEATURE
8	8" WIDE CIP CONCRETE HEADER
9	FOUNTAIN
10	TRASH ENCLOSURE
11	TABLE AND UMBRELLA
12	PLANTING AREA WITH DECOMPOSED GRANITE
13	TURF AREA
14	FEATURE WALL
15	PRECAST CONCRETE POTS
16	ENTRY MONUMENT SIGNAGE
17	OUTDOOR DINING AREA

LEGEND:

SYMBOL	DESCRIPTION
	GARDEN BENCH
	VEHICULAR LIGHTING
	PEDESTRIAN LIGHTING
	CAFE TABLE AND CHAIRS

PAVING FINISH AND JOINT LEGEND:

SYMBOL	DESCRIPTION
	1/8" SAWCUT JOINT
	EXPANSION JOINT
	TYPICAL CIP CONCRETE AT SIDEWALKS - TYPE 'A'
	CIP CONCRETE TYPE 'B'
	CIP CONCRETE TYPE 'C'



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PROJECT INFORMATION

Mesa Senior Living

6502 E BROWN ROAD
MESA, AZ

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

Name

REGISTRATION NO. DATE
Number Date

RYAN A+E, INC.
DRAWN BY CHECKED BY
Team RS
JOB NO. DATE
700359 03.22.17

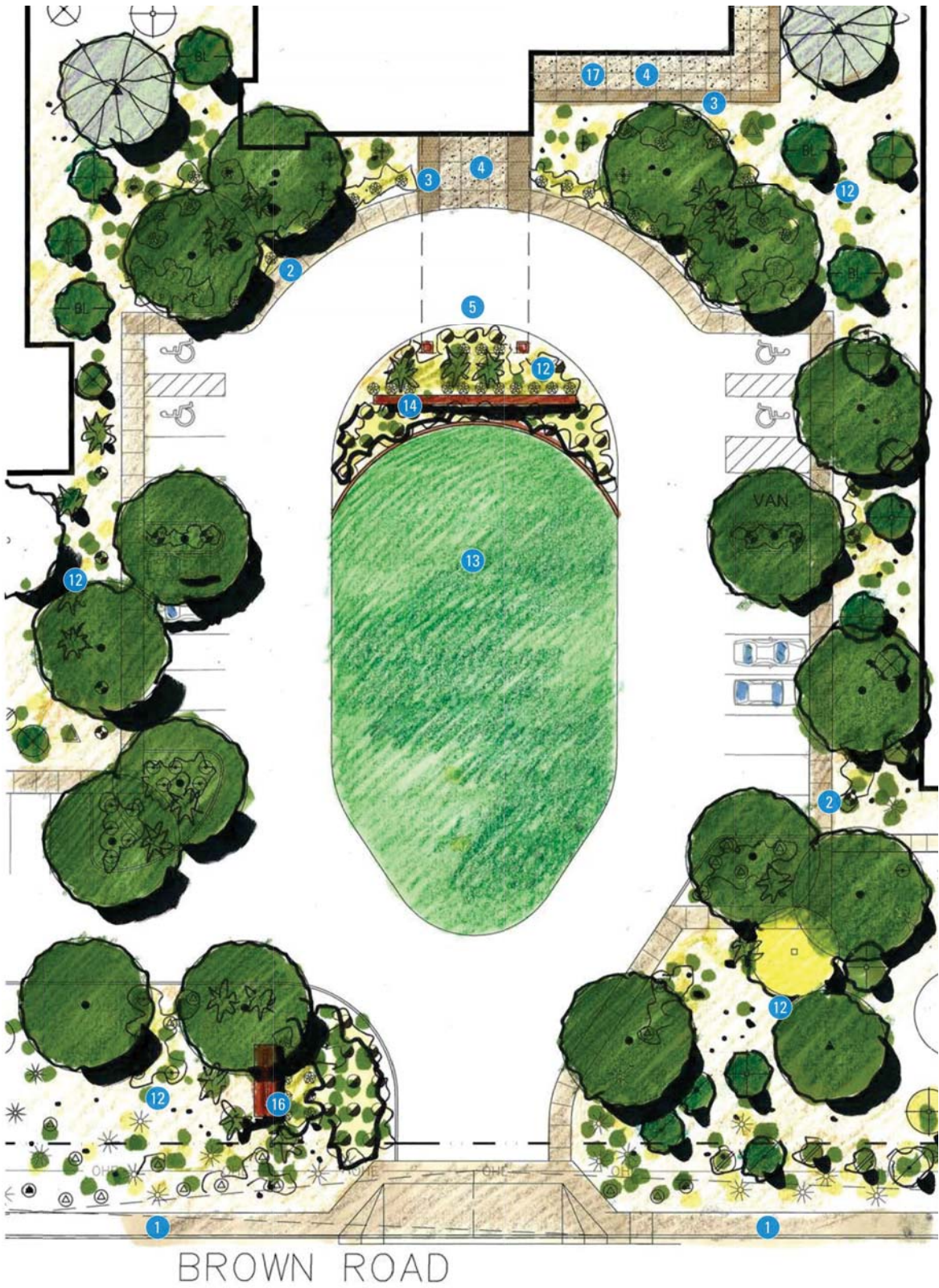
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ISSUE #	DATE	DESCRIPTION



CONCEPT SET
03.22.2017

ILLUSTRATIVE
ENLARGEMENT
PLAN

L.003








KEY NOTES:

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Mesa Senior Living

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MESA, AZ

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Name

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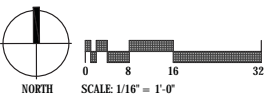
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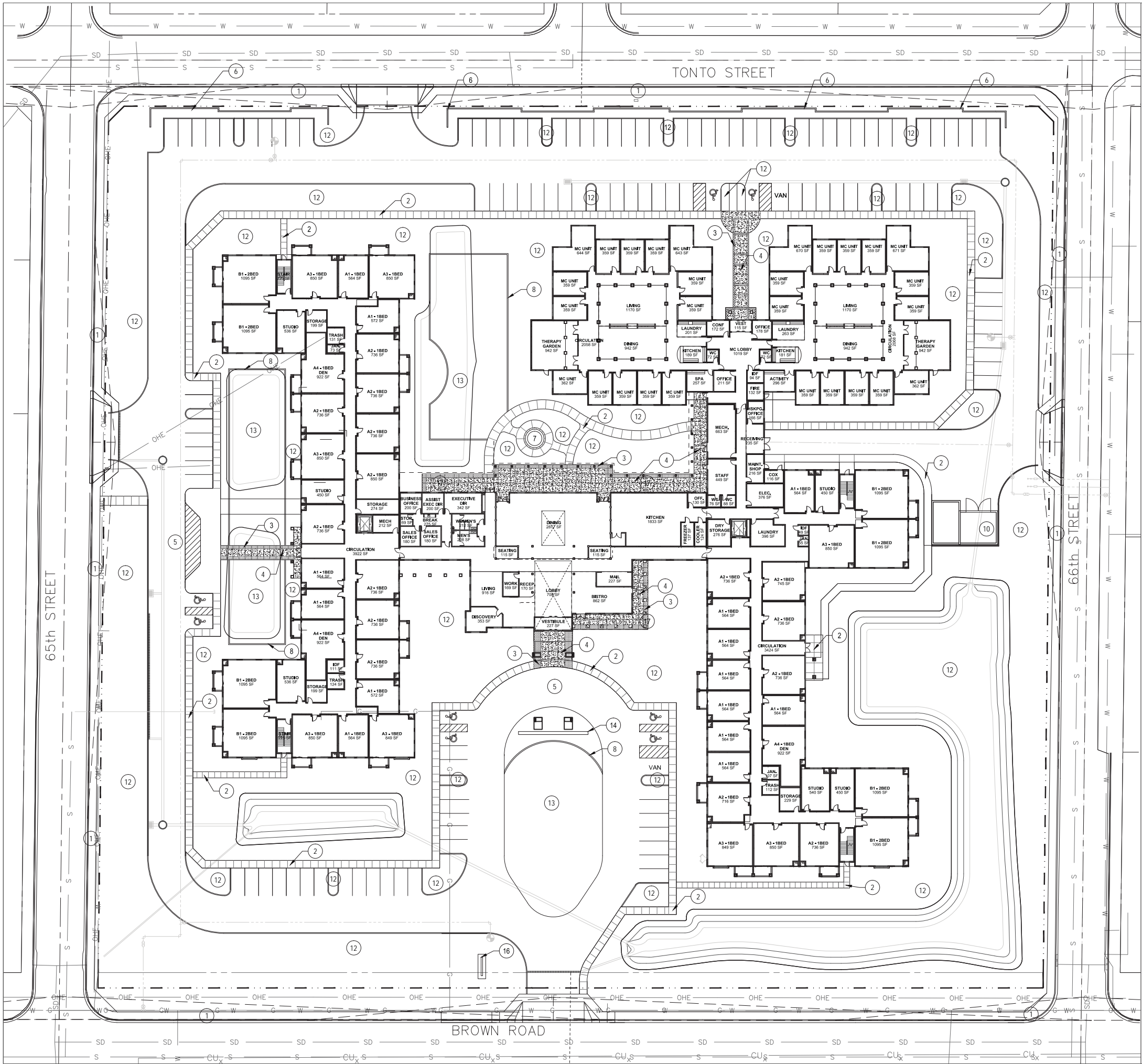


CONCEPT SET
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ILLUSTRATIVE
ENLARGEMENT
PLAN

L.004





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SYMBOL	DESCRIPTION
	GARDEN BENCH
	VEHICULAR LIGHTING
	PEDESTRIAN LIGHTING
	CAFE TABLE AND CHAIRS

PAVING FINISH AND JOINT LEGEND:

SYMBOL	DESCRIPTION
	1/8" SAWCUT JOINT
	EXPANSION JOINT
	TYPICAL CIP CONCRETE AT SIDEWALKS - TYPE 'A'
	CIP CONCRETE TYPE 'B'
	CIP CONCRETE TYPE 'C'

PROJECT INFORMATION

Mesa Senior Living

6502 E BROWN ROAD
MESA, AZ

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Name

REGISTRATION NO. DATE
Number Date

..... RYAN A+E, INC.
DRAWN BY CHECKED BY
Team RS
JOB NO. DATE
700359 03.22.17

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

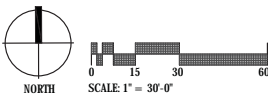


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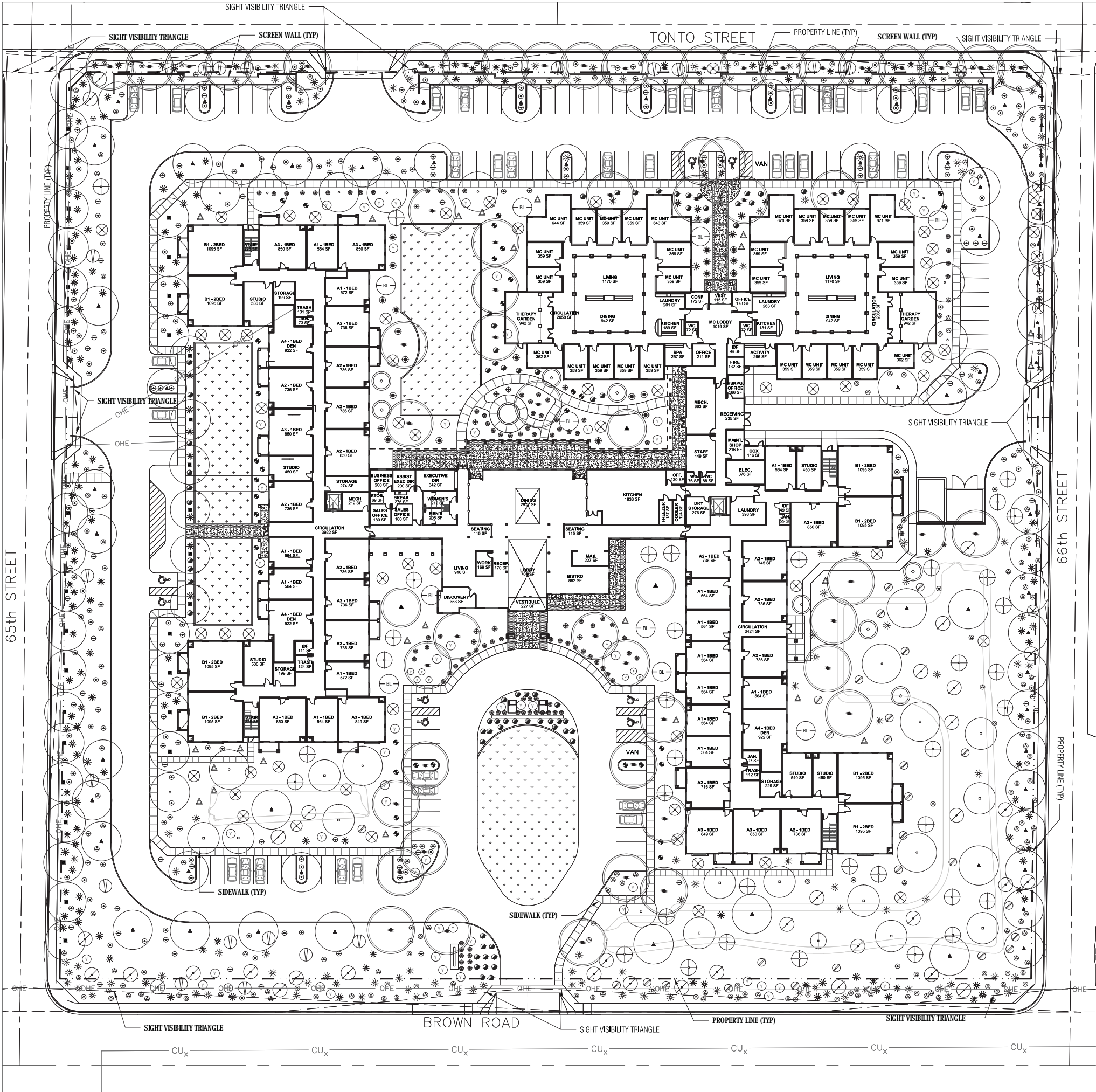
expires: 6/30/18

CONCEPT SET
03.22.2017

Hardscape Plan



L1.01



PLANT LEGEND:

SYMBOL	TYPE	SIZE	QTY	REMARKS	HEIGHT x WIDTH - CALIPER
TREES					
	<i>Bauhinia linearis</i> Anacacho Orchid Tree	15 Gallon	10	Multi-Trunk	3.0-4.0 1.5-2.0 0.50" min.
	<i>Cercidium praecox</i> Palo Brea	24" Box	14	Multi-Trunk	5.0-7.0 3.0-4.0 1.25"-3.00"
	<i>Chionopsis linearis</i> 'AZT' Bicolor Desert Willow	24" Box	13	Multi-Trunk 'AZT' Arid Zone Trees	5.0-7.0 3.0-4.0 1.25" min.
	<i>Dalbergia sissoo</i> Sissoo	24" Box	33		8.0-9.0 3.0-4.0 1.50" min.
	<i>Olneya tesota</i> Ironwood	36" Box	3	Multi-Trunk	7.0-8.0 6.0-6.0 1.50" min.
	<i>Prosopis thornless hybrid</i> 'AZT' Thornless Hybrid Mesquite	36" Box	62	Multi-Trunk 'AZT' Arid Zone Trees	8.0-10.0 5.0-7.0 1.75" min.
	<i>Sophora secundiflora</i> Texas Mountain Laurel	15 Gallon	8	Multi-Trunk	2.0-3.0 1.0-2.0 0.50" min.
	<i>Ulmus parviflora</i> Evergreen Elm	36" Box	57		8.0-10.0 7.0-9.0 3.00" min.

SYMBOL	TYPE	SIZE	QTY	SYMBOL	TYPE	SIZE	QTY
Shrubs				Accents			
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	1 Gallon	160		<i>Aloe barbadensis</i> Yellow Blooming Aloe	5 Gallon	98
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 Gallon	280		<i>Dasylirion wheeleri</i> Desert Spoon	5 Gallon	122
	<i>Cordia alliodora</i> Texas olive	5 Gallon	38		<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	169
	<i>Dodonea viscosa</i> Hopbush	5 Gallon	18		<i>Opuntia engelmannii</i> Pinky Pear	15 Gallon	24
	<i>Ericameria laevis</i> Turpentine Bush	5 Gallon	34		<i>Pachycarpus marginatus</i> Mexican Fan-encopis	5 Gallon	9
	<i>Justicia californica</i> Chuparosa	5 Gallon	28		<i>Pedicularis bracteatus</i> Tall Slipper Plant	5 Gallon	21
	<i>Lantana x New Gold</i> New Gold Lantana	1 Gallon	70		<i>Yucca rostrata</i> Beaked Yucca	5 Gallon	53
	<i>Lantana montevidensis</i> Purple Trailing Lantana	5 Gallon	35				
	<i>Tecoma stans</i> Yellow Bells	5 Gallon	68				
INERTS				Groundcovers/Vines			
	Color Decomposed Granite	Size Express Gold 1/2" Minus	Remarks 2" Depth, Typ.		Turf, Tifway	14,430 SQ FT	7

LANDSCAPE COMPLIANCE TABLE :

AREA	REQUIRED TOTAL	PROVIDED TOTAL
Site: Landscape area: (164,375 Sq. Ft.)	82,187 Sq. Ft. (50% Live Coverage)	83,637 Sq. Ft. (51%)
Roads: Brown Road (Arterial)	24 Trees / 144 Shrubs	0 Trees / 144 Shrubs
65th Street: (local)	18 Trees / 72 Shrubs	18 Trees / 72 Shrubs
Tonto Street: (local)	22 Trees / 89 Shrubs	22 Trees / 89 Shrubs
66th Street: (local)	21 Trees / 82 Shrubs	21 Trees / 82 Shrubs
Parking Islands:	39 Trees / 117 Shrubs	39 Trees / 169 Shrubs
BLDG Foundation:	66 Trees	73 Trees
Min. Required Trees:	190	197
25% @ 36" Box	43 @ 36" Box	120 @ 36" Box
50% @ 24" Box	85 @ 24" Box	56 @ 24" Box
Min Required Shrubs	621 (311 @ 5 Gallon)	1,200 (973 @ 5 Gallon)



RYAN A+E, INC.
3900 E. Camelback Road, Ste 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-6300 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



2009 north 7th street
phoenix, az 85006
480.382.4244
www.trueformlas.com

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PROJECT INFORMATION

Mesa Senior Living

6502 E BROWN ROAD
MESA, AZ

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Number _____ Date _____

RYAN A+E, INC.

DRAWN BY _____ CHECKED BY _____
Team _____ RS
JOB NO. _____ DATE _____
700369 03.22.17

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION



CONCEPT SET
03.22.2017

Planting Plan

L2.01

Landscape Architect:

Truform Landscape Architect
Attn: Roger Socha
Phone: 480-382-4244
Email: roger.socha@trueformlas.com

Civil Engineer:

EPS Group, Inc.
Attn: Danial Auxier
2045 S. Vineyard Ave. , Ste. 101
Mesa, AZ 85210
Phone: 480-503-2250

Zoning Attorney:

Tiffany & Bosco, P.A.
Attn: William E. Lally / Shaine T. Alleman
2525 E. Camelback Road, Seventh Floor
Phoenix, Arizona 85016-9240
(602) 452-2712
wel@tblaw.com / sta@tblaw.com

XII. CONCLUSION

The proposed Mesa Senior Living Community will be a great addition to the City of Mesa, allowing the development of a high-quality senior living community that will provide the residents with incredible care for aging seniors. The accessible location will allow senior residents to live comfortably near the same community they call home and allow Mesa citizens to bring their elderly loved ones closer to them. The development is consistent with the Mesa 2040 General Plan, the Mesa Zoning Ordinance, and compatible with the surrounding area. We respectfully request your approval in these requests.



4 WEST ELEVATION
A300 1/16" = 1'-0"



3 NORTH ELEVATION
A300 1/16" = 1'-0"



2 EAST ELEVATION
A300 1/16" = 1'-0"



1 SOUTH ELEVATION
A300 1/16" = 1'-0"



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KEY PLAN

PROJECT INFORMATION

MESA SENIOR LIVING

E BROWN RD & N
POWER RD
MESA, AZ

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Name

REGISTRATION NO.

Number

DATE

Date

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Author

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JOB NO.

700396

DATE

5/5/2017

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ISSUE #	DATE	DESCRIPTION
2	06.05.2017	DR RESUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

DR RESUBMITTAL

06.05.2017

EXTERIOR
ELEVATIONS

A300



2 SOUTH VIEW - MAIN ENTRY PEDESTRIAN
A350 12" = 1'-0"



3 SOUTHWEST VIEW - MAIN ENTRY
A350 12" = 1'-0"



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Note:
To view an example of a complete A350
sheet, activate this view, select this note
and click the link in the Properties Window.

KEY PLAN

PROJECT INFORMATION

MESA SENIOR LIVING

E BROWN RD & N
POWER RD
MESA, AZ

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ISSUE RECORD		
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3D VIEWS

A350

Note:
Print sheet in color.

Note:
This sheet used for GMP only - not for CDs.



2
A351
NORTHEAST VIEW - AXONOMETRIC
12" = 1'-0"



1
A351
NORTHWEST VIEW - MEMORY CARE ENTRY PEDESTRIAN
12" = 1'-0"



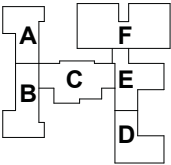
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PROJECT INFORMATION

MESA SENIOR LIVING

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MESA, AZ

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3D VIEWS

A351

MESA SENIOR LIVING

06.05.2017

DESIGN PROGRESS

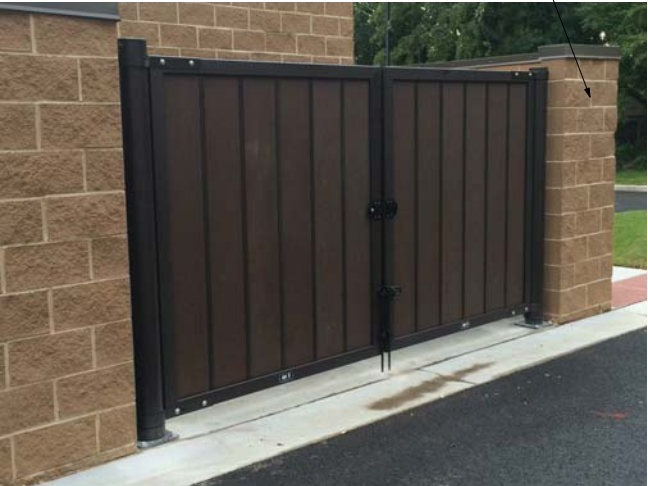


DR SUBMITTAL 5/01/2017



RENDERING 6/05/2017

GROUND OR SPLIT-FACE
ARCHITECTURAL BLOCK
- COLOR TO MATCH BUILDING



TRASH ENCLOSURE AND GATE EXAMPLE



PARKING SCREEN WALL (TYPICAL)



MORNINGSTAR ASSISTED LIVING
AND MEMORY CARE
3200 E Glenrosa Ave
Phoenix, AZ 85018



LEGACY RETIREMENT RESIDENCE
5625 E McKellips Rd
Mesa, AZ 85215



LOUVER TO MATCH FIELD COLOR



NOTE USE OF
SUNSHADES ON FIRST
FLOOR WINDOWS

CAPTURE FROM BUILDING DESIGN MODEL - 6.5.2017



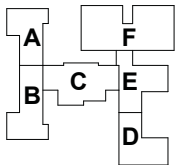
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PROJECT INFORMATION

MESA SENIOR LIVING

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MESA, AZ

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ISSUE #	DATE	DESCRIPTION
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DR RESUBMITTAL

06.05.2017

DESIGN
PROGRESS AND
DETAILS

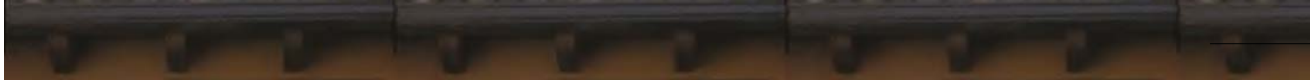
A010

GENERAL NOTE::

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CONCRETE
ROOF TILES



DECORATIVE
MILLWORK



VINYL
WINDOWS



EIFS SYSTEM COLOR-1



EIFS SYSTEM COLOR-2



STONE VENEER

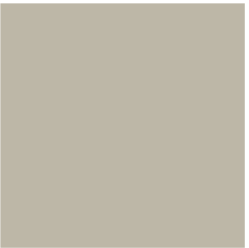


SHERWIN WILLIAMS PAINT SHADES FOR EIFS SYSTEM

COLOR 1 - SW 7531 canvas tan



COLOR 2 - SW 7051 analytical gray



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602-322-6100 tel
602-322-6300 fax

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PROJECT NAME
**MESA SENIOR
LIVING**

LOCATION
**6502 E. BROWN ROAD
MESA, AZ**

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

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8/12/2004 11:34:48 AM

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Name _____

REGISTRATION NO. DATE
Number Date
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SHEET TITLE
**COLORS AND
MATERIALS BOARD**

SHEET NUMBER

A009

DRAWN BY
SPK

CHECKED BY
CHK

JOB NO.
700.396

DATE
27, March 2017



Memo: Mesa Senior Living – Parking Analysis

Date: 03/23/17
TO: City of Mesa
FROM: Eric Maceyko, P.E., PTOE
Bryan A. Martin, P.E.

INTRODUCTION

Ryan Companies is proposing a new senior living facility on approximately 8 acres in the City of Mesa. The proposed site is located on the north side of Brown Road between 65th Street and 66th Street. Tonto Street also borders the site on the north. The existing site contains a church development and vacant land. The existing church development will be completely removed. The proposed site is being planned to contain four (4) separate buildings providing assisted living facilities and the associated amenities. There is a maximum of 170 dwelling units planned with 186 provided parking spaces.

EPS Group has been retained to conduct a Parking Analysis for the proposed senior living facility.

LOCATION

Figure 1 provides a map of the proposed site location and local vicinity.



Figure 1: Proposed Site Location

Figure 2 provides the proposed site plan. The proposed site will provide one (1) access driveway on Brown Road, Tonto Street, and 66th Street, and two (2) access driveways on 65th Street.

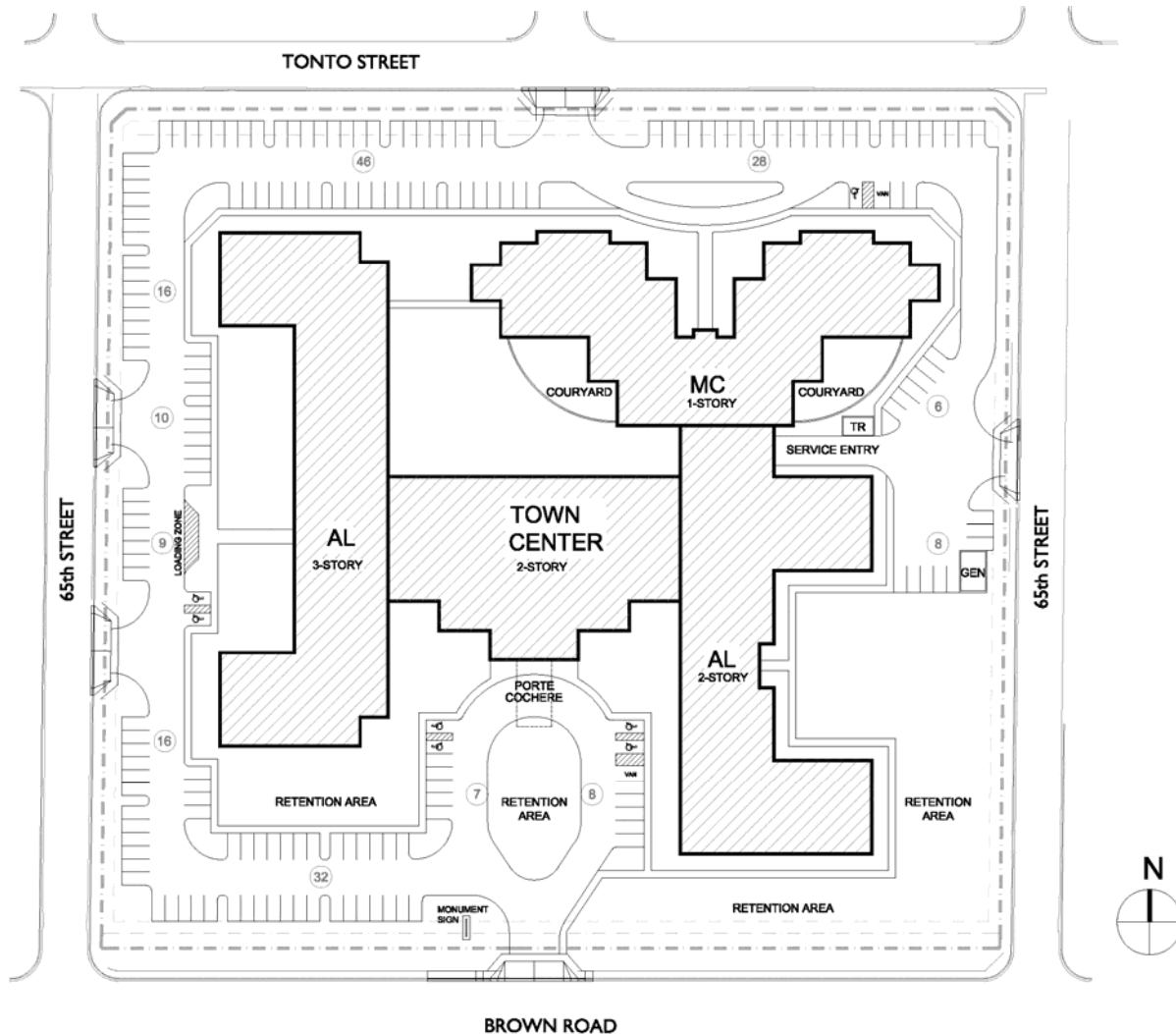


Figure 2: Proposed Site Plan

PARKING ANALYSIS

Parking analysis was conducted utilizing three (3) sources suitable for the proposed senior living facility including:

- City of Mesa Zoning Ordinance
- *Parking Generation*, 4th edition by Institute of Transportation Engineers
- Parking inventory data from similar facilities

The following sections detail the analysis results from each source.

City of Mesa Zoning Ordinance:

The most applicable land use designation specified in Section 11-32-3: Parking Spaces Required is “Group Residential (Boarding House, Assisted Living, Group Homes for the Handicapped in excess of 10 persons)”. The maximum, and most appropriate, required parking for this designation is “1.2 spaces per dwelling unit for development with distinguishable dwelling units”. For a maximum unit count of 170, a minimum of 204 spaces is required for the proposed senior living facility. **Attachment A** provides the City of Mesa parking requirements.

ITE Parking Generation:

In 2010, the Institute of Transportation Engineers (ITE) published the fourth edition of *Parking Generation*. This document provides parking supply and demand data for 106 separate land use categories. The data provides hourly counts of parked vehicles at land uses throughout North America that can be utilized to predict future parking demand at similar land uses. This resource contains accurate parking demand data and each individual hour of the day contains a unique value.

ITE land use code 254 – Assisted Living – was utilized for this study. The independent variable is Dwelling Units. Average and 85th Percentile rates for the peak parking demand are provided in *Parking Generation* for a weekday, a Saturday, and a Sunday. The highest reported rates occurred on a weekday so only weekday calculations were utilized. **Attachment B** contains the pertinent excerpts from *Parking Generation*.

Table 1 provides a summary of the *ITE Parking Generation* calculation results.

Table 1: ITE Parking Generation Results

MESA SENIOR LIVING ITE PARKING GENERATION			
LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Assisted Living (Average Rate)	170 units	0.41	69.70
Assisted Living (85th Percentile)	170 units	0.54	91.80
REQUIRED TOTAL			92

The estimated peak parking demand for the proposed senior living development based on the largest calculated rate from Parking Generation is 92 parked vehicles.

Parking Inventory Data:

Parking inventory data was collected at two existing senior living facilities in Mesa. Data was collected at the existing Brookdale Baywood facility, located on the west side of 63rd Street and north of Broadway Road, and the existing Brookdale North Mesa facility, located on the north side of Brown Road and east of Gilbert Road. **Figure 3** and **Figure 4** provide respective aerial maps of the existing locations.

Table 2 provides a summary of the provided parking at the existing locations.

Table 2: Parking Summary of Existing Locations

LOCATION	DWELLING UNITS	PROVIDED PARKING	PARKING RATIO
Brookdale Baywood	126 units	89 spaces	0.71 spaces / unit
Brookdale North Mesa	120 units	48 spaces	0.40 spaces / unit

Based on discussions with Brookdale staff, the Baywood location contains a variable mixture of assisted living and independent living units while the North Mesa location contains only assisted living units.



Figure 3: Existing Brookdale Baywood Location



Figure 4: Existing Brookdale North Mesa Location

Based on the *ITE Parking Generation* statistical data for various senior living facility uses, the peak parking period was identified to occur generally between late morning and early afternoon on weekdays, with the maximum parking occurring near the noon hour. Therefore, parking inventory counts were collected in 30-minute intervals on Thursday, 16 March 2017, and Tuesday, 21 March 2017, from 10:30 AM to 1:30 PM. The parking inventory counts are included in **Attachment C**.

Table 3 provides a summary of the parking inventory data.

Table 3: Parking Inventory Data Summary

Location	Provided Parking	Max No. of Parked Vehicles	Min No. of Excess Parking Spaces	% Peak Period Excess Parking
Brookdale Baywood	89	57	32	36%
Brookdale North Mesa	48	36	12	25%

The collected data indicates the provided parking spaces at both locations were under capacity during all counted periods. The maximum peak parking count indicates a surplus capacity of 36% at the Brookdale Baywood location and a surplus capacity of 25% at the Brookdale North Mesa location.

RESULTS

The proposed senior living development is planning to provide 186 parking spaces at a parking ratio of 1.09 spaces per unit. Utilizing the standard City of Mesa requirements, the proposed development should provide 204 parking spaces at a parking ratio of 1.2 spaces per unit. The planned parking for the proposed development represents an 8.8% reduction from the City requirements.

The analysis of similar developments implies that 204 parking spaces would be inappropriately excessive for this proposed development. Review of the parking inventory data from the two (2) similar developments yielded parking demands that were 36% and 25% below the supplied parking capacity while providing parking ratios of 0.71 and 0.40 spaces per unit, respectively.

The estimated peak parking demand based on a conservative application of the *Parking Generation* data and methodology is 92 parked vehicles. Therefore, the proposed development should provide an absolute minimum of 92 parking spaces. It would be inappropriate for the proposed development to only provide the minimum number of parking spaces from the parking generation calculations. It would be appropriate to provide surplus parking spaces to ensure that parking spaces within the development are available on the property. It is also appropriate to provide additional parking spaces to minimize the amount of travel to locate an unoccupied parking space. An appropriate surplus of 20% would provide a desirable minimum of 111 parking spaces. The current plan provides a surplus of 94 planned parking spaces above the absolute minimum, and 75 parking spaces above the desirable minimum.

Please contact me at (480) 503-2250, extension 125 if you have any questions or would like to discuss this memorandum.

ATTACHMENTS:

- A. City of Mesa Required Parking
- B. Pertinent Excerpts from Parking Generation
- C. Parking Inventory Counts



Expires: 6/30/2017

ATTACHMENT A
CITY OF MESA REQUIRED PARKING

Table 11-32-2.H.2: Parking Area and Space Dimensions – Compact Spaces					
<i>Angle of Parking</i>	<i>Stall Width</i>	<i>Curb Length Per Stall</i>	<i>Stall Depth</i>	<i>One-Way Aisle Width</i>	<i>Two-Way Aisle Width</i>
Parallel	9'0"	22'0"	9'0"	11'	20'
30°	9'0"	18'0"	14'11"	11'	20'
40°	9'0"	14'0"	16'5"	11'	22'
45°	9'0"	12'9"	17'0"	11'	24'
50°	9'0"	11'9"	17'5"	13'	24'
60°	9'0"	10'5"	17'10"	16'	24'
70°	9'0"	9'8"	17'9"	16'	24'
90°	9'0"	9'0"	16'0"	21'	24'

3. **Loading Spaces.** If loading spaces are provided they shall be a minimum 10 feet by 30 feet.
- I. **Size of Parking Spaces for Motorcycles, Scooters, and Golf Carts.** Motorcycle and Scooter parking spaces shall have a minimum dimension of 5 feet by 9 feet. Golf cart parking spaces shall have a minimum dimension of 5 feet by 10 feet.
- J. **Drive Aisle without Associated Parking Spaces.** One-way drive aisles that do not provide access to parking or loading spaces shall be at least 12-feet wide. 2-way drive aisles that do not provide access to parking or loading spaces shall be at least 20-feet wide.

11-32-3: Parking Spaces Required

[Return to Page 1](#)

- A. The following chart specifies the minimum parking spaces required for each permitted use (For exceptions, see Sections [11-32-5](#), [6](#), and [7](#)):

Table 11-32-3.A: Required Parking Spaces By Use		
Use	Minimum Standard	
Residential		
Single Residence, detached or attached, including Manufactured Home Subdivisions	2 spaces per dwelling which may be in tandem with Zoning Administrator approval	
Multiple Residence (Typical)	See sub categories, below	
Apartments, multiple residence condominiums, and mixed-use residential, townhomes, patio homes and similar multiple residence buildings: development site located within 1/4 mile radius (1320- feet) of bus rapid transit or light rail station, regardless of bedroom count	9 or fewer total units	1.4 spaces per dwelling unit
	10 – 25 total units	1.3 spaces per dwelling unit
	26 or more total units	1.2 spaces per dwelling unit
Apartments, multiple residence condominiums, mixed-use residential, townhomes, patio homes, and similar multiple residence buildings: development site not located within 1/4 mile radius (1320- feet) of bus rapid transit or light rail station, regardless of bedroom count	2.1 spaces per dwelling unit	
Group Residential (Boarding House, Assisted Living, Group Homes for the Handicapped in excess of 10 persons)	1.2 spaces per dwelling unit for development with distinguishable dwelling units 1.0 space for each room plus 2 additional spaces for development with congregate dining and no distinguishable separate dwelling units	

[Return to Page 1](#)

Table 11-32-3.A: Required Parking Spaces By Use	
<i>Use</i>	<i>Minimum Standard</i>
<u>Group Home for the Handicapped</u> (10 or less persons)	Same as Single Residence
<u>Live-Work Units</u>	2.1 spaces per unit
Residential Care, General (Nursing Home, Hospice)	1.0 space per room or dwelling unit plus 2 additional spaces
RV Parks	1 full-sized space for each RV space, plus 1 guest parking space per 10 (or fraction thereof) RV spaces for the overall development
RV Subdivisions	1 full-sized space and 1 golf cart space for each lot; plus 1 full-sized guest parking space per 10 (or fraction thereof) dwelling units for the overall development
<u>Manufactured Home Parks</u>	2 full-sized space for each lot (may include tandem spaces); plus 1 guest parking space per 10 (or fraction thereof) dwelling units for the overall development
Public Assembly and Schools	
Theaters, auditoriums, assembly halls, places of worship, clubs, lodges and fraternal buildings, funeral homes, community centers, libraries	1 space per 75 square feet used for public assembly
Museums	1 space per 250 square feet used for public assembly plus accessory uses
Stadiums	1 space per 5 seats plus 1 space per 300 square feet for accessory uses
School, kindergarten through 9th grade	1 space per 75 feet for public assembly space, such as auditoriums and theaters, and 1 space per 600 square feet for all other areas
High schools, academies, colleges, universities, trade or vocational schools	1 space per 200 square feet
Health Care	
Medical/dental offices and outpatient clinics	1 space per 200 square feet
Hospitals, hospices, nursing, and convalescent homes	1 space per 400 square feet
Day care centers	1 space per 375 square feet
Group Commercial Developments	
Shell buildings (no specified use)	1 space per 275 square feet
Independent Commercial Buildings and Uses	
General offices, retail, and services	1 space per 375 square feet
General auto repair, garages, service stations, car washes, and drive-through lubrication shops	1 space per 375 square feet, including service bays, wash tunnels, and retail areas
Hotels and motels	1 space per room or suite of rooms with individual exits plus ancillary use requirements
Eating and Drinking Establishments (no drive through window)	1 space per 75 square feet for indoor area, and 1 space per 200 square feet for outdoor seating area
Eating Establishments (with drive-through window and associated queuing drive aisle)	1 space per 100 square feet for indoor area, and 1 space per 200 square feet for outdoor seating area
Outdoor sales and service areas (car lots, plant nurseries, building supplies, etc.)	1 space per 375 square feet of sales and service building, but not less than 4 spaces per use
Temporary Outdoor Uses	
Swap Meets (See Section 11-20-29)	1 space per 300 square feet of designated vendor area
Farmer's Markets (See Section 11-20-29)	1 space per 400 square feet of designated vendor area
Recreation	
Bowling centers	5 spaces per lane plus ancillary use requirements
Golf driving range	1 space per tee plus ancillary use requirements
Miniature golf, amusement parks, batting ranges, and water slides	1 space per 500 square feet of outdoor recreations area plus ancillary use requirements
Health space and clubs, gyms, and tennis, handball, and racquetball courts and clubs	1 space per 100 square feet, excluding courts, plus 2 spaces per court

Table 11-32-3.A: Required Parking Spaces By Use	
<i>Use</i>	<i>Minimum Standard</i>
Skating rinks and dance halls	1 space per 75 square feet used for recreational activities plus ancillary use requirements
Group Industrial Buildings and Uses	
Shell buildings (no specified use)	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet
Independent Industrial Buildings and Uses	
Mini-storage (dead storage only)	4 spaces plus 2 for manager's quarters; Drive aisles between buildings shall maintain minimum distance of 24 feet
Warehousing and Storage, excluding Min-storage	1 space per 900 square feet
Industrial	1 space per 600 square feet
Airport Buildings and Uses	
Aircraft Hangars	2 per aircraft, plus ancillary use requirements
Public Facilities and Uses	
Fire stations	1 space per bed, plus 1 space per 75 square feet for Community Room
Police Substations	1 space per 300 square feet, plus 1 space per 75 square feet for Community Room, plus ancillary use requirements

B. Basis of Calculation. The on-site parking requirements specified in this Section are based on gross floor area unless otherwise stated.

1. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements of the various uses computed separately as specified in this Section, and the off-street parking space for one use shall not be considered as providing the required off-street parking for any other use, unless a Shared Parking Plan has been approved in accordance with the requirements of Section 11-32-5.
2. In case of fractional results in calculating parking requirements from the chart above, the required number shall be rounded up to the nearest whole number.

C. Maximum Parking Spaces. The number of parking spaces provided by any development in surface parking lots shall not exceed 125% of the minimum required spaces in [Table 11-32-3\(A\)](#), except as follows:

1. Parking within the building footprint of a structure (e.g., rooftop parking, below grade parking, multi-level parking structure);
2. When a change in use to an existing development causes a lower parking requirement;
3. Parking spaces managed for shared parking;

ATTACHMENT B
PERTINENT EXCERPTS FROM PARKING GENERATION

Land Use: 254 Assisted Living

Description

Assisted living complexes are residential settings that provide either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. They commonly have separate living quarters for residents, and services include dining, housekeeping, social and physical activities, medication administration and transportation. Alzheimer's and amyotrophic lateral sclerosis (ALS) care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Continuing care retirement community (Land Use 255) and nursing home (Land Use 620) are related uses.

Database Description

The database consisted of a mix of suburban and urban sites. Parking demand at the urban sites was similar to that of the suburban sites and, therefore, the data were combined and analyzed together.

- Average parking supply ratio: 0.6 spaces per dwelling unit (27 study sites).

The majority of the data were based on the independent variable dwelling units, although some information regarding bedrooms was available. For the sites surveyed, the number of dwelling units was the same as the number of bedrooms and, therefore, the parking demand results were the same.

The following table presents the time-of-day distribution of parking demand for the suburban study sites.

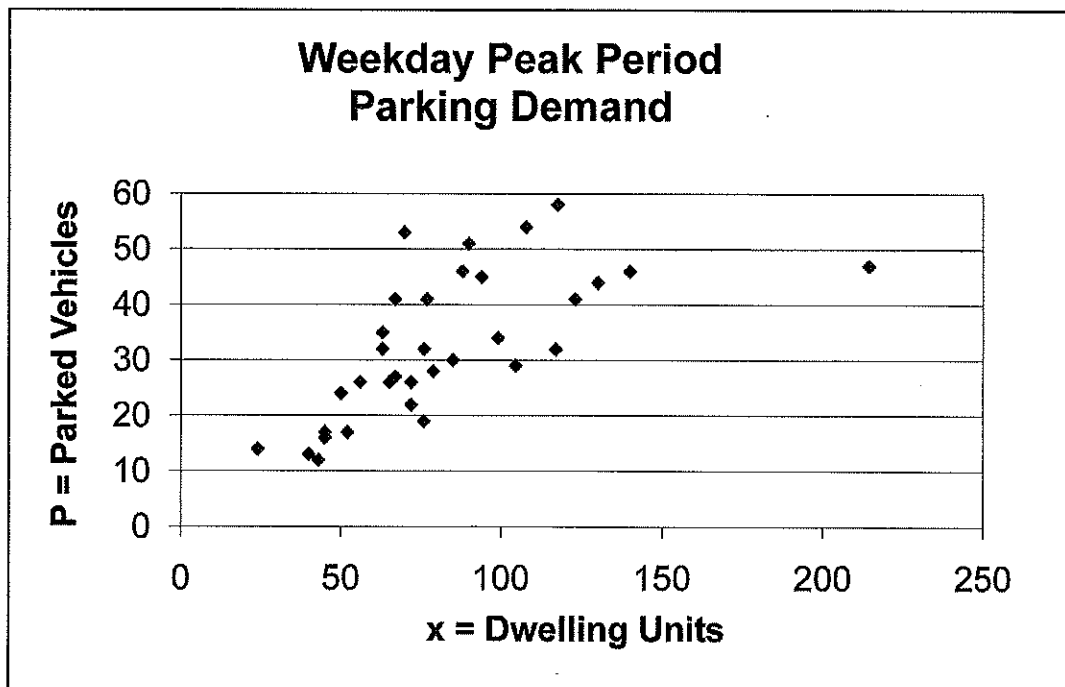
<i>Based on Vehicles per Dwelling Unit</i>	<i>Weekday</i>		<i>Saturday</i>		<i>Sunday</i>	
Hour Beginning	Percent of Peak Period	Number of Data Points*	Percent of Peak Period	Number of Data Points*	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	—	0	—	0	—	0
5:00 a.m.	—	0	—	0	—	0
6:00 a.m.	—	0	—	0	—	0
7:00 a.m.	65	6	—	0	—	0
8:00 a.m.	78	6	—	0	—	0
9:00 a.m.	81	10	87	3	—	0
10:00 a.m.	87	10	100	3	—	0
11:00 a.m.	100	10	81	8	86	10
12:00 p.m.	95	10	82	8	90	10
1:00 p.m.	97	10	78	8	99	10
2:00 p.m.	92	10	61	8	100	10
3:00 p.m.	86	10	53	8	89	10
4:00 p.m.	81	10	54	8	89	8
5:00 p.m.	87	6	48	8	79	8
6:00 p.m.	77	6	43	8	64	8
7:00 p.m.	55	1	—	0	—	0
8:00 p.m.	—	0	—	0	—	0
9:00 p.m.	—	0	—	0	—	0

* Subset of database

Land Use: 254 Assisted Living

Average Peak Period Parking Demand vs. Dwelling Units On a Weekday

Statistic	Peak Period Demand
Peak Period	9:00 a.m.–3:00 p.m.
Number of Study Sites	33
Average Size of Study Sites	82 dwelling units
Average Peak Period Parking Demand	0.41 vehicles per dwelling unit
Standard Deviation	0.12
Coefficient of Variation	29%
95% Confidence Interval	0.37–0.46 vehicles per dwelling unit
Range	0.22–0.76 vehicles per dwelling unit
85th Percentile	0.54 vehicles per dwelling unit
33rd Percentile	0.34 vehicles per dwelling unit

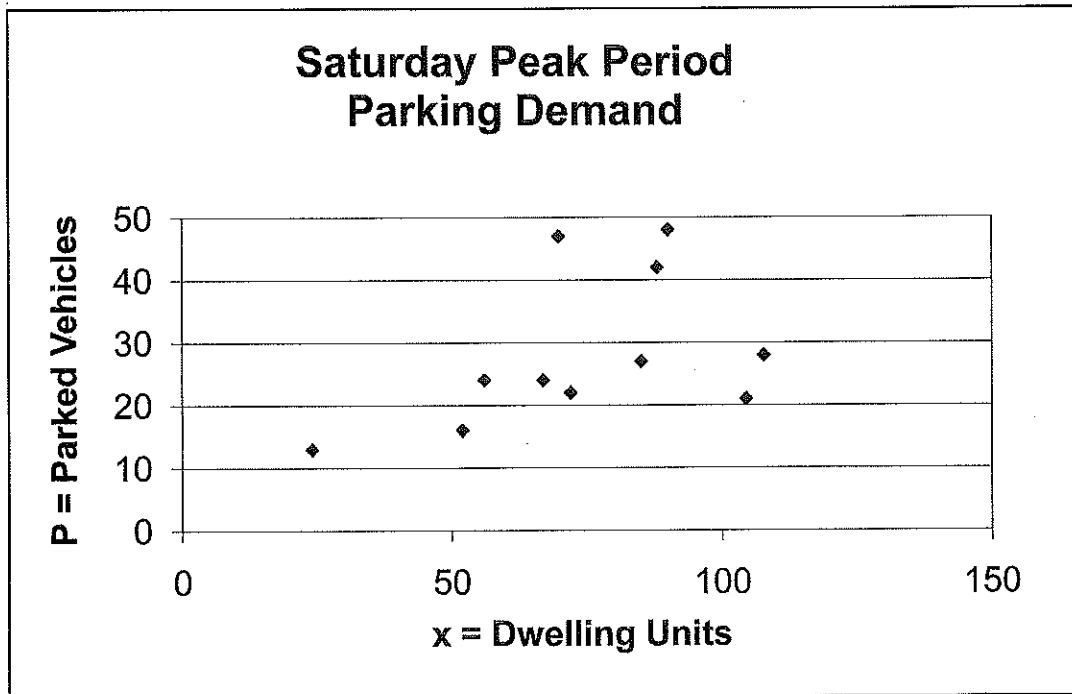


♦ Actual Data Points

Land Use: 254 Assisted Living

Average Peak Period Parking Demand vs. Dwelling Units On a Saturday

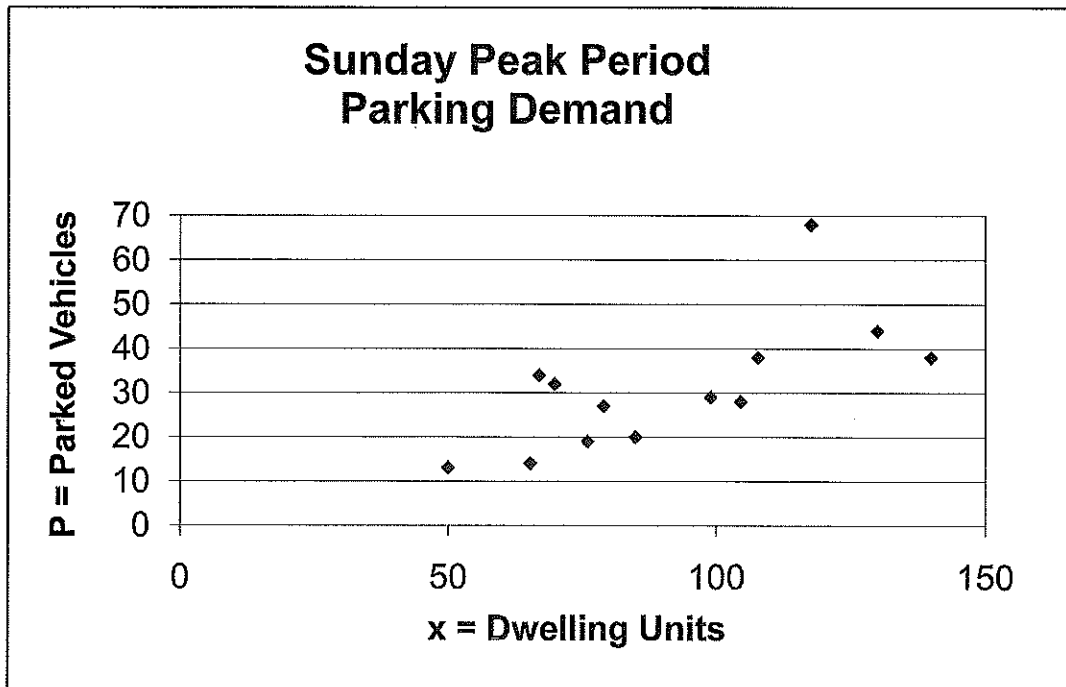
Statistic	Peak Period Demand
Peak Period	9:00–10:00 a.m.
Number of Study Sites	11
Average Size of Study Sites	74 dwelling units
Average Peak Period Parking Demand	0.40 vehicles per dwelling unit
Standard Deviation	0.14
Coefficient of Variation	36%
Range	0.20–0.67 vehicles per dwelling unit
85th Percentile	0.31 vehicles per dwelling unit
33rd Percentile	0.54 vehicles per dwelling unit



Land Use: 254 Assisted Living

Average Peak Period Parking Demand vs. Dwelling Units On a: Sunday

Statistic	Peak Period Demand
Peak Period	11:00 a.m.–5:00 p.m.
Number of Study Sites	13
Average Size of Study Sites	92 dwelling units
Average Peak Period Parking Demand	0.34 vehicles per dwelling unit
Standard Deviation	0.11
Coefficient of Variation	34%
Range	0.21–0.58 vehicles per dwelling unit
85th Percentile	0.47 vehicles per dwelling unit
33rd Percentile	0.27 vehicles per dwelling unit



♦ Actual Data Points

ATTACHMENT C
PARKING INVENTORY COUNTS

WEEKDAY PARKING OCCUPANCY AT TWO SIMILAR SENIOR LIVING COMPLEXES					
Location	Brookdale Baywood		Brookdale North Mesa		AVERAGE
Total Spaces	89		48		137
Occupied	Spaces	Portion	Spaces	Portion	Portion
6:30 AM	0	0.0%	0	0.0%	0.0%
7:00 AM	0	0.0%	0	0.0%	0.0%
7:30 AM	0	0.0%	0	0.0%	0.0%
8:00 AM	0	0.0%	0	0.0%	0.0%
8:30 AM	0	0.0%	0	0.0%	0.0%
9:00 AM	0	0.0%	0	0.0%	0.0%
9:30 AM	0	0.0%	0	0.0%	0.0%
10:00 AM	0	0.0%	0	0.0%	0.0%
10:30 AM	47	52.8%	28	58.3%	55.6%
11:00 AM	50	56.2%	29	60.4%	58.3%
11:30 AM	51	57.3%	33	68.8%	63.0%
12:00 PM	57	64.0%	33	68.8%	66.4%
12:30 PM	51	57.3%	36	75.0%	66.2%
1:00 PM	45	50.6%	32	66.7%	58.6%
1:30 PM	46	51.7%	35	72.9%	62.3%
2:00 PM	0	0.0%	0	0.0%	0.0%
2:30 PM	0	0.0%	0	0.0%	0.0%
3:00 PM	0	0.0%	0	0.0%	0.0%
3:30 PM	0	0.0%	0	0.0%	0.0%
4:00 PM	0	0.0%	0	0.0%	0.0%
4:30 PM	0	0.0%	0	0.0%	0.0%
5:00 PM	0	0.0%	0	0.0%	0.0%
5:30 PM	0	0.0%	0	0.0%	0.0%
6:00 PM	0	0.0%	0	0.0%	0.0%
6:30 PM	0	0.0%	0	0.0%	0.0%
MAXIMUM	57	64.0%	36	75.0%	66.4%

MESA SENIOR LIVING

*Northeast Corner of
Brown Road and 65th Street, Mesa, AZ*

Rezoning and Design Review CITIZEN PARTICIPATION PLAN

Original Submittal: March 13, 2017

Submitted for:



Ryan Companies US, Inc.
Tyler Wilson
3900 E. Camelback Road, #100
Phoenix, Arizona 85018

Submitted by:



Tiffany & Bosco, P.A.
William E. Lally
Shaine T. Alleman
2525 E. Camelback Road,
Seventh Floor
Phoenix, Arizona 85016

MESA SENIOR LIVING (project name TBD) Citizen Participation Plan

INTRODUCTION

On behalf of Ryan Companies US, Inc. ("Ryan"), Tiffany & Bosco, P.A. submits this Citizen Participation Plan in association with the request to obtain a rezoning, a special use permit, and site plan/design review approval for the Mesa Senior Living Center. This project is on an approximately 8.01 acre property, is generally located at the northeast corner of E. Brown Road and N. 65th Street in Mesa, Arizona, and is identified with Maricopa County Assessor Parcel Numbers 141-64-052A, -052B, and -054 (the "Site").

The development team understands the importance of reaching out to surrounding stakeholders to discuss the project and ensure that positive relationships are created with citizens, property owners, business owners, homeowners associations, and other interested parties. The Mesa Senior Living Center intends to be in the neighborhood for a long time and wants to ensure that these long-term relationships are established from the beginning.

APPLICANT CONTACT

The coordinating party for the Citizen Participation Plan is as follows:

Shaine T. Alleman
2525 E. Camelback Road, Seventh Floor
Phoenix, Arizona 85016-9240
602-452-2712
sta@tblaw.com

PREAPPLICATION MEETING

The preapplication meeting with the City of Mesa planning staff was held on February 21, 2017. The City reviewed the application and including recommended that adjacent property owners and residents, nearby registered neighborhood associations, and other groups be contacted as provided in the attached outreach contact list.

OUTREACH PLAN

To provide effective citizen participation from the surrounding neighborhoods and groups, the following actions will be taken:

Neighborhood Meeting

A neighborhood meeting will be scheduled and held in the first couple of weeks of April 2017. All property owners within 1,000' of the Site, all registered neighborhood associations within 1 mile of the Site, Homeowner Associations within ½ mile of the Site, and any other interested parties as provided by City Staff will be notified via first class mail about the request and invited to attend a neighborhood meeting. It is anticipated that this neighborhood meeting will be held at

either Fremont Jr. High School or Salk Elementary School depending on availability. Both of these locations are located approximately ½ mile from the Site and are the nearest public meeting locations to the Site.

The neighborhood meeting will be hosted by Ryan and its consultant team to review and answer any questions regarding the project. Additionally, Ryan will provide boards displaying the site plan, elevations, and a map to show the project and orientation within the community. We will be prepared to listen and address any potential concerns that may arise.

Based on the outcome of the citizen input received at the neighborhood meeting and any communications we receive, we are prepared to conduct a second neighborhood meeting if needed. Also, if other groups of citizens or neighborhood associations request a discussion meeting, we will coordinate as needed.

Notification Letters

Another notification letter will be sent out during the final submittal process of the applications. All property owners within 500' of the Site will be notified via first class mail of the Planning and Zoning Board meeting and Design Review Board meeting. The notification letter will make our request known and invite recipients of the letter to contact the applicant directly to discuss the proposal. The applicant will be available by telephone and email to respond directly to interested parties.

Site Posting

The Site will be posted with one or more 4' x 4' Public Hearing Notification sign(s). The number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the Site on or before the Wednesday two weeks prior to the Planning and Zoning Board meeting. A notarized document with attached photographs of the sign(s) will be submitted to the Planning Staff and be kept on file.

CONCLUSION

As the community outreach efforts progress, a Citizen Participation Report will be prepared and submitted to the City as part of the Final Submittal for reporting all citizen participation efforts. We look forward to reaching out to all interested parties to allow them to express their support and concerns. We are committed to striving to understand any issues that might arise and will attempt to address them in a professional and timely manner.

We know that the proposed Mesa Senior Living facility will be a high quality development that will provide a great addition to the surrounding area.

Attachments:

1000' Property Owner Neighborhood Meeting Notification Map

Neighborhood Meeting Notification List

Interested Parties List as Provided by the City of Mesa

MESA SENIOR LIVING COMMUNITY

*Northeast Corner of
Brown Road and 65th Street, Mesa, AZ
Zoning Case #Z17-026
Rezoning, Council Use Permit, Site Plan and Design Review*



CITIZEN PARTICIPATION REPORT

Submitted: June 5, 2017

Submitted for:



Ryan Companies US, Inc.
Tyler Wilson
3900 E. Camelback Road, #100
Phoenix, Arizona 85018

Submitted by:



Tiffany & Bosco, P.A.
William E. Lally
Shaine T. Alleman
2525 E. Camelback Road,
Seventh Floor
Phoenix, Arizona 85016

MESA SENIOR LIVING COMMUNITY Citizen Participation Report

INTRODUCTION

On behalf of Ryan Companies US, Inc. ("Ryan"), Tiffany & Bosco, P.A. submits this Citizen Participation Report in association with the request to obtain a rezoning, a Council use permit, and site plan/design review approval for the Mesa Senior Living Community. This project is on an approximately 8.01 acre property, is generally located at the northeast corner of E. Brown Road and N. 65th Street in Mesa, Arizona, and is identified with Maricopa County Assessor Parcel Numbers 141-64-052A, -052B, and -054 (the "Property").

The development team understands the importance of reaching out to surrounding stakeholders to discuss the project and ensure that positive relationships are created with citizens, property owners, business owners, homeowners associations, and other interested parties. The Mesa Senior Living Community intends to be in the neighborhood for a long time and wants to ensure that these long-term relationships are established from the beginning.

APPLICANT CONTACT

The coordinating party for the Citizen Participation Report is as follows:

Shaine T. Alleman
2525 E. Camelback Road, Seventh Floor
Phoenix, Arizona 85016-9240
602-452-2712
sta@tblaw.com

OUTREACH PLAN RESULTS

To provide effective citizen participation from the surrounding neighborhoods and groups, the following actions were taken:

Neighborhood Meeting Contact List

A contact list was developed for property owners in this area including:

- a) Interested neighbors - A 1,000' buffer was used using the Maricopa County Assessor Parcel Viewer buffering tool. This produced a list of 448 property owners.
- b) Registered neighborhood associations included those within one mile of the Property.
- c) Homeowners Associations included those within one-half (1/2) mile of the Property.

Public Hearing Notifications

All surrounding property owners within 500' of the Property were notified of the Design Review Board meeting held on May 9, 2017. These letters were delivered to the City of Mesa staff on April 18, 2017 as a part of the second submittal in this requested action.

All surrounding property owners within 500' of the Property will be notified of the Planning and Zoning Board Meeting to be held on June 21, 2017. These letters were delivered to the City of Mesa staff on June 6, 2017 as required.

The notification letters made the request known and invited recipients of the letter to contact the applicant directly or City Planning staff to discuss the proposal. The applicant will be available by telephone and email to respond directly to interested parties.

Site Posting

The Property will be posted with one or more 4' x 4' Public Hearing Notification sign(s). The sign will be placed on the Property on or before the Wednesday two weeks prior to the Planning and Zoning Board meeting. A notarized document with attached photographs of the sign(s) will be submitted to the Planning Staff and be kept on file.

Notification Letters

Two additional notification letters were sent out for the Design Review Board and the Planning and Zoning hearing. All property owners within 500' of the Site were notified via first class mail of both meetings.

Schedule:

- Pre-Submittal Conference-February 21, 2017
- Formal Application Submittal – March 27, 2017
- Neighborhood Meeting- April 18, 2017
- P&Z Follow-Up Submittal Deadline –May 4, 2017
- Design Review Board Work Session – May 9, 2017
- Planning & Zoning Board Hearing – June 21, 2017
- City Council Introduction – TBD
- City Council Formal Hearing - TBD

Neighborhood Meeting

A neighborhood meeting was held on April 18, 2017 at the Brown Road Baptist Church located on the Property. All property owners within 1,000' of the Site, all registered neighborhood associations within 1 mile of the Site, and Homeowner Associations within ½ mile of the Site were notified via first class mail about the request and invited to attend the neighborhood meeting. Approximately 30 neighbors showed up from the community.

The neighborhood meeting was hosted by Tiffany & Bosco, Ryan, and Cadence Senior Living to review and answer any questions regarding the project. Additionally, Ryan provided several boards displaying the site plan, elevations, and a map to show the project and orientation within the community.

Shaine Alleman, of Tiffany & Bosco began the meeting by explaining the zoning process and the purpose for a neighborhood meeting. He explained that the case has been filed but that it was early in the development process and that this meeting was provided as required by the City of Mesa, but also to understand any issues that the neighborhood might have. Mr. Alleman gave a

definitely discuss this option with City staff and see what can be revised. *(NOTE: Since the meeting, we have worked with City staff and have moved the driveway to the West as requested by the neighbors.)*

- Question: What happens if a memory care patient escapes from the Community? Do you have procedures in place to quickly bring them back?
 - Answer (Mr. Gruber): Each of the memory care patients wear a band that will trigger a sensor and alarm if they move past certain areas near the building doors. Additionally, we have policies in place to provide periodic checks and staff that are strategically located in the building to prevent these types of incidents. Our experiences has shown that it is a very rare occasion for a memory care patient to get outside of the building without staff knowing.
- Question: Can you please describe the parking lot lighting that will be provided and will it shine into the neighborhoods?
 - Answer (Mr. Alleman): The provided parking lot lighting will be in accordance with City requirements. This type of lighting does not shine into the adjacent properties and down light that provides strategic lighting for the parking lot. So, it will not shine into the neighborhoods.
- Question/Statement: I don't like the 3 story buildings on the east side of the Property. Can those be reduced to 2 stories?
 - Answer (Mr. Alleman): We have been very sensitive to the layout and location of the differing heights of the buildings on the Property. There have been ample building setbacks provided (2-4 times the required amounts) and we have strategically placed the 3 story away from existing residential and adjacent to the park.
 - Other Neighbors: 3 other neighbors stood up and expressed that they liked the placement and heights of the buildings and the neighbors should be happy with the proposed development coming to their neighborhood. They also expressed how this is a better use than any use that could come to the Property. Most of the neighbors were nodding in approval to these statements.

At the end of the meeting, a few other neighbors stood up and expressed their support for the project. After the meeting ended, several neighbors stayed around to ask general questions and express further support. We had several neighbors that committed to providing support letters for the project. We have provided a copy of those emails with this report.

CONCLUSION

This Citizen Participation Report has been prepared and submitted to the City as part of the Final Submittal for reporting all citizen participation efforts. We will continue to reach out to all interested parties to allow them to express their support and concerns. We are committed to striving to understand any issues that might arise and will attempt to address them in a professional and timely manner.

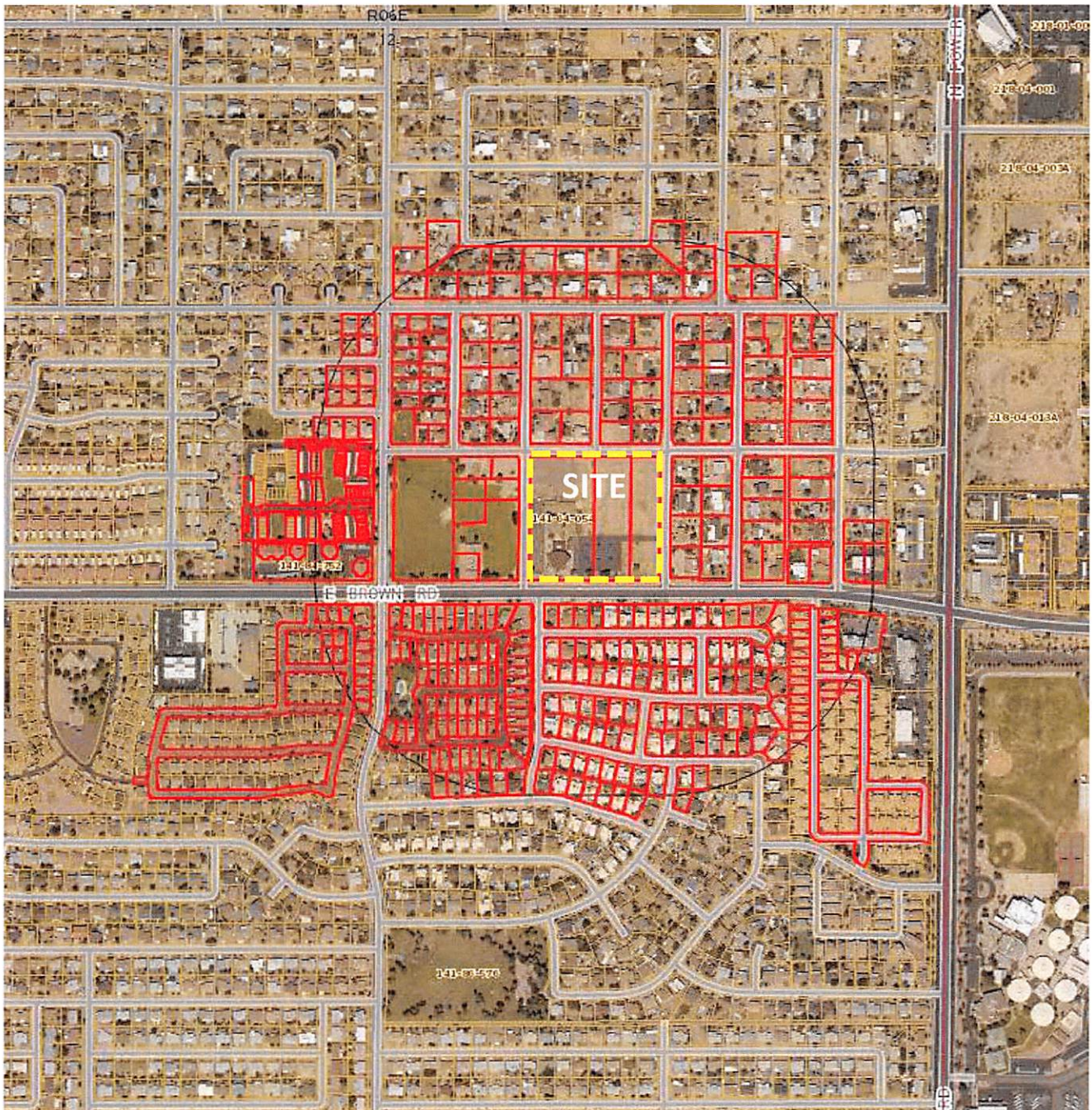
We know that the proposed Mesa Senior Living facility will be a high quality development that will provide a great addition to the surrounding area.

Attachments:

- A. Neighborhood Meeting Notification Map
- B. Neighborhood Meeting and DRB Hearing Notification Lists
- C. Neighborhood Meeting Notification Letter
- D. Neighborhood Meeting Sign In Sheets
- E. Design Review Board Notification Letter
- F. Planning and Zoning Board Meeting Notification Map
- G. Planning and Zoning Board Meeting Notification Lists
- H. Planning and Zoning Board Meeting Notification Letter
- I. Neighborhood Support Emails
- J. Neighborhood Phone Call Notes
- K. Affidavit of Public Posting
- L. Citizen Participation Plan

TAB A

Mesa Senior Center
1000' buffer – Neighborhood Meeting Notification Map



Taken from Maricopa County Assessor Parcel Maps
March 23, 2017

TAB B

APN	Owner Name	Mailing Address	City	St	Zip
141-64-008	LUNDELL DANIEL	1247 N 67TH ST	MESA	AZ	85205
141-64-009	ESPINOZA ORLANDO	1237 N 67TH ST	MESA	AZ	85205
141-64-010	ROMER PATRICK W	1227 N 67TH ST	MESA	AZ	85205
141-64-011A	ATCHISON GISELLE MONIQUE	2733 N POWER RD STE 102 PMB 139	MESA	AZ	85205
141-64-012A	DOGAZ LIMITED PARTNERSHIP	PO BOX 6145	SANTA ROSA	CA	95406
141-64-013A	DOGAZ LIMITED PARTNERSHIP	PO BOX 6145	SANTA ROSA	CA	95406
141-64-021	PAYNTER DAVID W/PAYNTER KAREN TR	6701 E PRINCESS DR	MESA	AZ	85205
141-64-022	EGBERT RYAN	1331 N 67TH ST	MESA	AZ	85205
141-64-023	LINGER MARVIN B & PAMELA	1321 N 67TH ST	MESA	AZ	85207
141-64-024	BLAKE JOHN T/LUCYLE W TR	9501 E BROADWAY RD LOT 215	MESA	AZ	85208
141-64-025	GENTRY NATHAN/CHURCHILL MELODY	6712 E INGRAM ST	MESA	AZ	85205
141-64-026	SCHMITZ GLENN	6668 E BROWN RD	MESA	AZ	85205
141-64-027	MEEK JON MICHAEL	6658 E BROWN RD	MESA	AZ	85205
141-64-028	DEMELO CEASAR	1218 N 67TH ST	MESA	AZ	85205
141-64-029	HEGEL ROSEMARY	1228 N 67TH ST	MESA	AZ	85205
141-64-030	PELL RAY DAVID/DIANE MARIE	1236 N 67TH ST	MESA	AZ	85205
141-64-031	CORBELLI MARIE A/PATRICIA A	1246 N 67TH ST	MESA	AZ	85205
141-64-032	HART WILLIAM J/RENATE G/MARY J	1247 N 66TH PL	MESA	AZ	85205
141-64-033	KYLER JOSHUA D	1237 N 66TH PL	MESA	AZ	85205
141-64-034	HYBNER ROBERT/KRISTINA L TR	1227 N 66TH PL	MESA	AZ	85203
141-64-035	CRANDELL DONALD R/DEBRA J	3015 N RAVINE ST	MESA	AZ	85215
141-64-036	DIESER JOHN/SUSAN	6646 E BROWN RD	MESA	AZ	85205
141-64-037	DIESER JOHN/SUSAN	6636 E BROWN RD	MESA	AZ	85205
141-64-038	PELL RAY DAVID/DIANE MARIE	1236 N 67TH ST	MESA	AZ	85205
141-64-039	BOSTOCK MICHELLE RENE	1312 N 67TH ST	MESA	AZ	85205
141-64-040	ZELKOVICH TIMOTHY A SR	1322 N 67TH ST	MESA	AZ	85205
141-64-041	FOWLER JAMES	1332 N 67TH ST	MESA	AZ	85205
141-64-042	HARTOOG LEENDERT/MARGARET P	6726 E CULVER ST	SCOTTSDALE	AZ	85257
141-64-043	KITTS DIXEE LEE TR/J C/JOEL CLAY	6139 E MCCLELLAN	MESA	AZ	85205
141-64-044B	DKM PROPERTIES #1 LLC	4133 E GRANDVIEW CIR	MESA	AZ	85205
141-64-044D	MCGOWAN KENNETH/JOANNE	64 CARLINE DR	CLIFTON	NJ	7013
141-64-044E	DEW JUSTIN A	6629 E PRINCESS DR	MESA	AZ	85205
141-64-046	CALDERON TRUST	1331 N 66TH PL	MESA	AZ	85205
141-64-047	CLARK JAMES R & JENNY	1321 N 66TH PL	MESA	AZ	85205
141-64-048	CLARK JAMES R & JENNY S	1321 N 66TH PL	MESA	AZ	85202
141-64-049	BOOHER JERIMY K/LESLEY L	6640 E TONTO ST	MESA	AZ	85205
141-64-052A	BROWN ROAD BAPTIST CHURCH	6502 E BROWN RD	MESA	AZ	85205
141-64-052B	BROWN ROAD BAPTIST CHURCH	6502 E BROWN RD	MESA	AZ	85205
141-64-053B	ROWLEY KYLE WAKEFIELD	6521 E PRINCESS DR	MESA	AZ	85205
141-64-053C	LAMM MICHAEL/JANET/DAVID	6555 E PRINCESS DRIVE	MESA	AZ	85205
141-64-053J	MROCKIEWICZ SANDRA	1322 N 66TH ST	MESA	AZ	85205
141-64-053K	DOCK ARTHUR JAMES/JENNIFER ADELA TR	1302 N 66TH ST	MESA	AZ	85205
141-64-053L	MICHAEL L COUTO FAMILY LIVING TRUST	1312 N 66TH ST	MESA	AZ	85205
141-64-053M	JETT WILLIAM H	1331 N 65TH PL	MESA	AZ	85205
141-64-053N	BAILEY KAY F/PAYTON DEE DONALD	1342 N 66TH ST	MESA	AZ	85205
141-64-053P	SCHWEIKERT MARK T/KRYSTAL M	1325 N 65TH PL	MESA	AZ	85205
141-64-053Q	TAYLOR TINA	1317 N 65TH PL	MESA	AZ	85205
141-64-053R	TONY AND PAM TRUST	1317 N 65TH PL	MESA	AZ	85205
141-64-054	BROWN ROAD BAPTIST CHURCH	6502 E BROWN RD	MESA	AZ	85205
141-64-055B	EULATE DOLORES	1321 N 65TH ST	MESA	AZ	85205
141-64-055C	RUTH JERRY A	1313 N 65TH ST	MESA	AZ	85205
141-64-055D	EULATE JOSEPH G/KAREN J	1310 N 65TH PL	MESA	AZ	85205
141-64-056B	MCFALL DAVID	6515 E PRINCESS	MESA	AZ	85201
141-64-056E	SAPP MARK L	6112 E MINTON PL	MESA	AZ	85215
141-64-056F	BLAZICH GARY P	1337 N 65TH ST	MESA	AZ	85202
141-64-057F	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-64-057G	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-64-057H	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-64-057J	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-64-057K	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-64-057L	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-64-057M	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-64-059	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-64-078A	AMORSEN ARNE E JR/CLAUDIA D	PO BOX 793	MESA	AL	85211

141-64-078B	FRAM BESSIE J	6644 E PRINCESS DR	MESA	AZ	85205
141-64-092	ANAYA MARCELL/BLASDEL-ANAYA TIFFANY D	1419 N 66TH PL	MESA	AZ	85205
141-64-093A	RAMIREZ MANUEL R/ELIZABETH	6638 E PRINCESS DR	MESA	AZ	85205
141-64-093B	ASHDOWN DAMIEN	6626 E PRINCESS DR	MESA	AZ	85205
141-64-094	MALONE DENNIS	1202 N 66TH PL	MESA	AZ	85205
141-64-095	ARONOFF FAMILY TRUST	6700 N CALLE LOMITA	TUCSON	AZ	85704
141-64-096	CENTER ERIC L	1216 N 66TH PL	MESA	AZ	85205
141-64-097	CASSADAY JEFFERY/JENNIFER	1215 N 66TH ST	MESA	AZ	85205
141-64-098	MCLAUGHLIN DAVID/VINCENT KATHLEEN	PO BOX 30906	MESA	AZ	85275
141-64-099	DAVID L JONES AND APRIL M JONES TRUST	1229 N 66TH ST	MESA	AZ	85205
141-64-100	DABAIRS LLC	1349 N 107TH PL	MESA	AZ	85207
141-64-101	CAROL & JUSTIN GRIFFIN TRUST	6603 E TONTO ST	MESA	AZ	85205
141-64-102	HAWK CHARLES E/SHARON S	1404 N 66TH PL	MESA	AZ	85205
141-64-103	RAMIREZ AUGUSTINE	1414 N 66TH PL	MESA	AZ	85205
141-64-104	SCHWEINERT EDWIN/DENISE L	1426 N 66TH PL	MESA	AZ	85215
141-64-128	MOORE PHILLIP/LINDSEY	1413 N 64TH ST	MESA	AZ	85205
141-64-129	SANCHEZ RUBEN & ROXANN L	6402 E PRINCESS	MESA	AZ	85205
141-64-130	SHIPLEY PETER O/DONNA L	6418 E PRINCESS DR	MESA	AZ	85205
141-64-131	ARMANDOS GRADING LLC	5532 E SANTA CLARA DR	QUEEN CREEK	AZ	85140
141-64-132	JBM HOLDINGS LLC	4960 S GILBERT RD STE 1-612	CHANDLER	AZ	85249
141-64-133	HARPER TIMOTHY EUGENE/LAURA L M JOHNSTON TR	6502 E PRINCESS	MESA	AZ	85201
141-64-134	BROWN WALTER JR/LOIS J	6516 E PRINCESS DR	MESA	AZ	85205
141-64-135	KOPPEL DAVID/CANDACE	PO BOX 22095	MESA	AZ	85277
141-64-136	RODRIGUEZ JOAQUIN S	6546 E PRINCESS DR	MESA	AZ	85205
141-64-137	RICHARDSON CAROL	6602 E PRINCESS DR	MESA	AZ	85205
141-64-138	GROSS DWAYNE J	1425 N 66TH ST	MESA	AZ	85205
141-64-155	RODRIGUEZ FELIX/ALICIA TOVAR	1426 N 64TH PL	MESA	AZ	85205
141-64-156	FLEISCHHAUER RANDALL G & DARLENE	P O BOX 4181	MESA	AZ	85201
141-64-157	ROUNDS HAROLD E	6445 E HALIFAX DR	MESA	AZ	85205
141-64-158	FRED U NELSON LIVING TRUST	6501 E HALIFAX DR	MESA	AZ	85205
141-64-159	BEUTLER RYAN L	6515 E HALIFAX ST	MESA	AZ	85205
141-64-160	ROTCHSTEIN HUNTER J/STEPHANIE	6531 E HALIFAX DR	MESA	AZ	85205
141-64-161	PASSEY LAWRENCE E	6545 E HALIFAX DR	MESA	AZ	85205
141-64-186	CALHOUN RODNEY/KRISTINE	1301 N 64TH PL	MESA	AZ	85205
141-64-187	MOTT MARY O TR	7719 W RUNNING BEAR DR	TUCSON	AZ	85743
141-64-188	NELSON JESS ALAN/SELENA CORIN	1333 N 64TH PL	MESA	AZ	85205
141-64-189	AUSSPRUNG RICHARD W & KAREN M	1345 N 64TH PL	MESA	AZ	85205
141-64-190	GERKEN LEE W/MACHIKO	6435 E PRINCESS DR	MESA	AZ	85208
141-64-191	ELLIGET LAWRENCE E & KATHLEEN	6445 E PRINCESS DR	MESA	AZ	85205
141-64-192	SMITH DEREK/ELYSE	1344 N 65TH ST	MESA	AZ	85205
141-64-193	SMITH ROY/BOSWELL DORIS E	1332 N 65TH ST	MESA	AZ	85205
141-64-194	LEICHT JERRY R	1320 N 65TH ST	MESA	AZ	85205
141-64-195	JONES PAUL F & ROSELYN M	1302 N 65TH ST	MESA	AZ	85205
141-64-196	GINTER SHARON K	1349 N 66TH ST	MESA	AZ	85203
141-64-197	TAFOYA RONALD J/LISA K	1337 N 66TH ST	MESA	AZ	85205
141-64-198	SHY JUDY ANN TR	1325 N 66TH ST	MESA	AZ	85205
141-64-199	ARTIE & MO SHOW TRUST	1313 N 66TH ST	MESA	AZ	85205
141-64-200	TRIPLETT SARAH	PO BOX 21814	MESA	AZ	85277
141-64-201	DOUBLE J PLUS 5 LIMITED LIABILITY PARTNERSHIP	1346 N 66TH PL	MESA	AZ	85205
141-64-202	MAHNAZ HAKIMNIA LIVING TRUST	PO BOX 25206	TEMPE	AZ	85285
141-64-203	MAHNAZ HAKIMNIA LIVING TRUST	PO BOX 25206	TEMPE	AZ	85285
141-64-204	MCMILLAN LARRY ALAN/JANET ELIZABETH	1316 N 66TH PL	MESA	AZ	85205
141-64-205	WOODWARD RICHARD L & MARGARET A	1304 N 66TH PL	MESA	AZ	85205
141-64-206	MARTINEZ PAUL JR/DONNA G	1323 N 64TH ST	MESA	AZ	85205
141-64-207	MOORE JOHN/JESSICA	1331 N 64TH ST	MESA	AZ	85205
141-64-208	BAKER DEBRA L/KAWASAKI MELISSA A	1339 N 64TH ST	MESA	AZ	85205
141-64-209	WILSON MIKE/DUGINSKI TRACY	1347 N 64TH ST	MESA	AZ	85205
141-64-210	WILL STEPHAN B	1355 N 64TH ST	MESA	AZ	85205
141-64-211	ALDAWOOD EDEN/SHERRI	2658 E FOX ST	MESA	AZ	85213
141-64-212	SIMMONS BRYCE	6409 E PRINCESS DR	MESA	AZ	85205
141-64-213	EASTBURN JOSHUA	6417 E PRINCESS DR	MESA	AZ	85205
141-64-214	MICHAEL E YOUNG AND KAIRON M YOUNG TRUST	1356 N 64TH PL	MESA	AZ	85205
141-64-215	HOLMES DREW W/KRISTINE M	1421 CONCORDIA DR	AVON	IN	46123
141-64-216	SYVERSON TERRY O/JULIE E	1340 N 64TH PL	MESA	AZ	85205
141-64-217	HOPKINS WILLIAM/KRISTI	1332 N 64TH PL	MESA	AZ	85205

141-64-218	RIORDAN DONALD S	1324 N 64TH PL	MESA	AZ	85205
141-64-219	CHABARRIA VITO/MARIA DELCARMEN	1316 N 64TH PL	MESA	AZ	85205
141-64-220	BURTON SIDNEY R/LAURIE A	6418 E TONTO ST	MESA	AZ	85205
141-64-221	SMALLMAN SEAN M	6410 E TONTO ST	MESA	AZ	85205
141-64-222	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-84-573	LEE ELLIS JASON/COURTNEY	8908 LAGRANGE ST	LORTON	VA	22079
141-84-574	WALLACE DELFINA	6361 E PRINCESS DR	MESA	AZ	85205
141-84-575	SENISSE GIANNINA R/SUSAN	6362 E GRANDVIEW ST	MESA	AZ	85205
141-84-576	SIKES LINDA S/CARL B	6564 E FAIRFIELD ST	MESA	AZ	85205
141-84-584	PACE CARYN M	117 W 58TH ST APT 41	NEW YORK	NY	10019
141-84-585	COFFIN DONALD/HEIDI	6355 E GRANDVIEW ST	MESA	AZ	85205
141-84-586	ARIZONA BEHAVIORAL HEALTH CORPORATION	1406 N 2ND ST	PHOENIX	AZ	85013
141-84-589	SHERWIN MITCHELL S	6340 E GARY ST	MESA	AZ	85205
141-84-590	SCHULMAN LELAND/CANDY C	6348 E GARY ST	MESA	AZ	85205
141-84-591	TONER WILLIAM R & BONNIE R	6356 E GARY ST	MESA	AZ	85205
141-84-592	GUEVARA NERISSA S	6364 E GARY ST	MESA	AZ	85205
141-84-595	BERMAN CHRISTINE M	6345 E GARY ST	MESA	AZ	85205
141-84-596	ROWE CHRISTOPHER S	100 VAN NESS AVE #1812	SAN FRANCISCO	CA	94102
141-84-597	GROSS JACK E/JOYCE N	6357 E GARY ST	MESA	AZ	85025
141-84-598	BRECKENRIDGE JAMES/MICAH	6365 E GARY ST	MESA	AZ	85205
141-84-612	ARP 2014-1 BORROWER LLC	30601 AGOURA RD STE 200PT	AGOURA HILLS	CA	91301
141-84-613	SHOGER GREGORY A	1312 W WEBSTER AVE UNIT 2W	CHICAGO	IL	60614
141-84-614	MUENCHOW SHERI L	6262 E BROWN RD UNIT 15	MESA	AZ	85205
141-84-615	NIELSON DANNY/LYNETTE	6262 E BROWN RD NO 16	MESA	AZ	85205
141-84-616	TH PROPERTIES NO 2 LLC	1162 N 94TH ST	MESA	AZ	85207
141-84-617	RIDDLE LUANN G	6262 E BROWN RD 18	MESA	AZ	85205
141-84-618	FLYNN HOLDING CO LLC	1315 JERSEY RIDGE RD	DAVENPORT	IA	52803
141-84-619	ARP 2014-1 BORROWER LLC	30601 AGOURA RD STE 200PT	AGOURA HILLS	CA	91301
141-84-620	MCCLELLAN GEORGE B/PATTI J TR	8785 JOEY CT	SAN DIEGO	CA	92119
141-84-621	KASEL MARY JEAN	6262 E BROWN RD UNIT 22	MESA	AZ	85205
141-84-622	MCINTOSH GLORIA LISA/BARTOSZ YAREK	60 MT KIDD PT SE	CALGARY	AB	T2Z 3C5
141-84-623	JENKINS ERIN	6262 E BROWN RD UNIT 24	MESA	AZ	85205
141-84-624	DRABOS GRECIA G	6262 E BROWN RD UNIT 25	MESA	AZ	85205
141-84-625	WEICK ERIC D/CANDACE L	12762 S AVENUE 4 1/2 E	YUMA	AZ	85365
141-84-626	MCVITTIE SHANNON TERESA	6262 E BROWN RD 27	MESA	AZ	85205
141-84-627	COTTIS JASON M/MICHAEL W/RUTH E	6262 E BROWN RD UNIT 28	MESA	AZ	85205
141-84-628	JOHNSON TRAVIS/KIMBERLY	7200 CULEBRA RIO CIR	IDAHO FALLS	ID	83406
141-84-629	VAN SLYKE MARION/KIRSTEN	6262 E BROWN RD NO 30	MESA	AZ	85205
141-84-630	ROTHERMEL JACQUELINE A	6262 E BROWN RD UNIT 31	MESA	AZ	85205
141-84-631	SANCHEZ JOI L	6262 E BROWN RD NO 32	MESA	AZ	85205
141-84-632	SELINGER PATRICK DAVID/LINDA ENID DUSTAN	1432 - 1ST STREET	BRANDON	MB	R7A2Y9
141-84-633	EVANS BEVERLY B	6262 E BROWN RD	MESA	AZ	85205
141-84-634	CHEUNG JUSTINE RENE	6262 E BROWN RD NO 35	MESA	AZ	85215
141-84-635	PROTUCK TANYA M	6262 E BROWN	MESA	AZ	85205
141-84-636	PADILLA EVELYN LORAIN TR	6262 E BROWN RD 37	MESA	AZ	85205
141-84-637	KENT ROBERT J/DEBRA L	4253 W AVENUE L2	LANCASTER	CA	93536
141-84-638	MODJESKI TED A JR	PO BOX 30713	MESA	AZ	85275
141-84-639	JOHNSON HAROLD L/CAROLYN A	6262 E BROWN RD #40	MESA	AZ	85205
141-84-640	STEELE JENEANNE B	6262 E BROWN RD #41	MESA	AZ	85205
141-84-641	JONES BILL S/NANCY J	43749 W MAGNOLIA RD	MARICOPA	AZ	85138
141-84-642	HA TOMMY V	6262 E BROWN RD UNIT 43	MESA	AZ	85205
141-84-643	TERRELL JACK D/LEE ROBERT Y F/ETAL	4304 REDWOOD HIGH WY #100	SAN RAFAEL	CA	94903
141-84-644	TH PROPERTIES NO 4 LLC	54 W MAIN ST	MESA	AZ	85201
141-84-645	DONOVAN ANNE M	6262 E BROWN RD UNIT 46	MESA	AZ	85205
141-84-646	KENDALL ERICA R	6262 E BROWN RD UNIT 47	MESA	AZ	85205
141-84-647	KIVA HOLDINGS LLC	PMB 185	TEMPE	AZ	85284
141-84-648	AVERY ANTHONY/BETHANY	901 SHERMAN ST 1408	DENVER	CO	80203
141-84-649	MURELLO TAHIRA	6262 E BROWN 50	MESA	AZ	85205
141-84-650	BARTOSZ YAREK/MCINTOSH GLORIA LISA	60 MOUNT KIDD POINT SOUTHEAST	CALGARY	AB	T2Z 3C5
141-84-651	MIELE LINDA	6262 E BROWN RD UNIT 52	MESA	AZ	85205
141-84-652	MILLER ANGELA P	6262 E BROWN RD #53	MESA	AZ	85205
141-84-653	HANSEN COLBY JAY	6262 E BROWN RD UNIT 54	MESA	AZ	85205
141-84-654	BLIZZARD WESLEY GREER TR/MURPHY GLORIA	876 LEISURE WORLD	MESA	AZ	85206
141-84-655	DAVIS YVONNE	6262 E BROWN RD NO 56	MESA	AZ	85205
141-84-656	GARCIA ANDREA	6262 E BROWN RD UNIT 57	MESA	AZ	85205

141-84-657	BODDEKER HEIDI/JACOB H	6262 E BROWN RD UNIT 58	MESA	AZ	85205
141-84-658	HICKS KEVIN L/AMANDA L	6262 E BROWN RD UNIT 59	MESA	AZ	85205
141-84-659	GONZALEZ SYNTHIA M	6262 E BROWN RD NO 60	MESA	AZ	85205
141-84-693B	EL DORADO OWNERS ASSOC	6262 E BROWN RD STE 89	MESA	AZ	85202
141-84-695	EL DORADO OWNERS ASSOC	6262 E BROWN RD STE 89	MESA	AZ	85202
141-84-696A	EL DORADO OWNERS ASSOC	6262 E BROWN RD STE 89	MESA	AZ	85202
141-84-696B	EL DORADO OWNERS ASSOC	6262 E BROWN RD STE 89	MESA	AZ	85202
141-84-699	EL DORADO OWNERS ASSN	6262 E BROWN RD STE 89	MESA	AZ	85202
141-84-700	EL DORADO OWNERS ASSN	6262 E BROWN RD STE 89	MESA	AZ	85202
141-84-701B	EL DORADO OWNERS ASSOC	6262 E BROWN RD STE 89	MESA	AZ	85202
141-84-701C	EL DORADO OWNERS ASSOC	6262 E BROWN RD STE 89	MESA	AZ	85202
141-84-750	H3X INCORPORATED	6642 E BASELINE RD STE 101	MESA	AZ	85206
141-84-751	SJF PROPERTIES LLC	6360 E BROWN RD STE 103	MESA	AZ	85205
141-84-752	EL DORADO MESA CORPORATE CENTER LLC	4520 E SHEA BLVD	PHOENIX	AZ	85028
141-86-431	MCKAY CALE/ERICKSON CASSANDRA	6424 E FAIRFIELD ST	MESA	AZ	85205
141-86-432	MARGARETE M TRUST	6428 E FAIRFIELD ST	MESA	AZ	85205
141-86-433	LIPP DAVID/MARIA	6436 E FAIRFIELD ST	MESA	AZ	85205
141-86-434	WIGHT NORMAN I TR	2624 HAMILTON WAY	MISSOULA	MT	59804
141-86-435	DONGELL EVA JUNE	6450 E FAIRFIELD ST	MESA	AZ	85205
141-86-436	REX K R	6458 E FAIRFIELD	MESA	AZ	85205
141-86-437	COON RONALD J/PAULA ANNE	6462 E FAIRFIELD ST	MESA	AZ	85205
141-86-438	SMOCK WILLIAM R/CREECH KIM D	1543 N STERLING	MESA	AZ	85205
141-86-439	KAISER JAMES D/ARLIS K	6518 E FAIRFIELD ST	MESA	AZ	85205
141-86-440	LECKIE BENJAMIN/JESSICA	6524 E FAIRFIELD ST	MESA	AZ	85205
141-86-441	MCLEOD NEIL L/MICHAEL J/MELLONIE D	6530 E FAIRFIELD ST	MESA	AZ	85205
141-86-442	TIM & DEBBIE OLSON FAMILY TRUST	4253 N STARRY PASS CIR	MESA	AZ	85207
141-86-443	WELSHENBAUGH JERRY A/JOYCE A TR	6548 E FAIRFIELD ST	MESA	AZ	85205
141-86-444	MOSLEY BRAXTON GENE/LINDA M	6552 E FAIRFIELD ST	MESA	AZ	85205
141-86-445	SIKES CARL B & LINDA S	6564 E FAIRFIELD ST	MESA	AZ	85205
141-86-446	SMITH DANIEL B	6563 E FOUNTAIN ST	MESA	AZ	85205
141-86-447	REID GEORGE DANIEL	6557 E FOUNTAIN ST	MESA	AZ	85205
141-86-448	KEITH P RYAN LIVING TRUST	6551 E FOUNTAIN ST	MESA	AZ	85205
141-86-449	HALL GORDON N/W JEAN CO TR	6547 E FOUNTAIN ST	MESA	AZ	85205
141-86-450	DUNNELL LORRAINE	6535 E FOUNTAIN ST	MESA	AZ	85205
141-86-451	GOTO DAVID P/DIANA M	6527 E FOUNTAIN ST	MESA	AZ	85205
141-86-452	BRISTOW LISA N/REHARD RICHARD W	6521 E FOUNTAIN ST	MESA	AZ	85205
141-86-453	HUEGLE JAMES/MARSHA	6513 E FOUNTAIN ST	MESA	AZ	85205
141-86-454	JOHNSON GARY L/LOIS L	6514 E FOUNTAIN	MESA	AZ	85205
141-86-455	CREES MARTIN/LAURA	6524 E FOUNTAIN ST	MESA	AZ	85205
141-86-456	ALLAN AND ANDREA SCHULTZ REVOCABLE TRUST	6528 E FOUNTAIN ST	MESA	AZ	85205
141-86-457	KEPHART GREGORY A/SHERIDA L	6534 E FOUNTAIN ST	MESA	AZ	85205
141-86-458	WOITOVICH SUSAN	6546 E FOUNTAIN ST	MESA	AZ	85205
141-86-459	WINFIELD JERRY P/PATRICIA D	6550 E FOUNTAIN ST	MESA	AZ	85205
141-86-460	CARLSEN KATHY L/RICHARD D	6560 E FOUNTAIN ST	MESA	AZ	85205
141-86-461	MULLARKEY FAMILY LIVING TRUST	6518 E VIRGINIA ST	MESA	AZ	85215
141-86-462	CROCK ROLAND L/MARY LOU JOINT LIV TRUST	6612 E FOUNTAIN ST	MESA	AZ	85205
141-86-463	COOPER CODY L TR	6621 E FOX ST	MESA	AZ	85205
141-86-464	SYKES IVAN	6615 E FOX ST	MESA	AZ	85205
141-86-465	SHULTZ EDWARD A JR/PAMELA M	6609 E FOX ST	MESA	AZ	85205
141-86-466	KORPAN DANIEL J/YVETTE S	6565 E FOX ST	MESA	AZ	85205
141-86-467	FRANCO STEVE E & PAULA C	6553 E FOX ST	MESA	AZ	85205
141-86-468	SARVER VIRGINIA ANN	301 S SIGNAL BUTTE RD	MESA	AZ	85220
141-86-469	GRANT STEPHANIE DEANNE/GRANILLO RAMON F JR	6537 E FOX ST	MESA	AZ	85205
141-86-470	BERTRAM JAMES A/NANETTE	6529 E FOX ST	MESA	AZ	85205
141-86-471	GOLDEN ALAN K	6527 E FOX ST	MESA	AZ	85205
141-86-472	MONTEZ SUSAN M/JOSE G SR	6515 E FOX ST	MESA	AZ	85205
141-86-473	CLARK NORMAN D/GERI M	6516 E FOX ST	MESA	AZ	85205
141-86-474	CLOYD TRAVIS W/CHAPMAN MARK S	6522 E FOX ST	MESA	AZ	85205
141-86-475	HERNANDEZ GABRIEL	6528 E FOX ST	MESA	AZ	85205
141-86-476	MAREK JOHN L/SHALINI	6534 E FOX ST	MESA	AZ	85205
141-86-477	DABERKO VANCE LEE/EMMA ALICIA	6540 E FOX ST	MESA	AZ	85205
141-86-478	F FOX HOUSE LLC	8852 E RANGE RIDER TRL	MESA	AZ	85207
141-86-479	ANDREWS DEAN A/LOIS M	6554 EAST FOX ST	MESA	AZ	85205
141-86-480	VILLOTTI LAURA TR	4125 S ST CLAIRE CIR	MESA	AZ	85212
141-86-481	WICKER CHRISTIAN H/MICHELLE R	6608 E FOX ST	MESA	AZ	85205

141-86-482	SCOTT LINDA L	6614 E FOX ST	MESA	AZ	85205
141-86-483	VANDEN BOS EARL J/KATHERINE A TR	6611 E FAIRBROOK ST	MESA	AZ	85205
141-86-484	HENSON THOMAS R/DIANA J TR	6605 E FAIRBROOK ST	MESA	AZ	85205
141-86-485	CHVATAL BERNARD F/LINDA S	6563 E FAIRBROOK ST	MESA	AZ	85208
141-86-486	CHEN ZHIGANG/HU WEIMENG	1876 E ELLIS DR	TEMPE	AZ	85282
141-86-487	GONZALES IRENE CAMACHO	6549 E FAIRBROOK ST	MESA	AZ	85205
141-86-488	UTTKE KEVIN C TR	6543 E FAIRBROOK ST	MESA	AZ	85205
141-86-489	CHRISTIE JOHN/JOANN TR	6537 E FAIRBROOK ST	MESA	AZ	85205
141-86-490	TURNER JIMMY D/CAROL H	6529 E FAIRBROOK ST	MESA	AZ	85205
141-86-491	LEIATO CHRISTINE	92 6005 NEMO ST	KAPOLEI	HI	96707
141-86-492	WEBB T GILBERT JR/CHERYL ANN	6517 E FAIRBROOK ST	MESA	AZ	85205
141-86-493	CAMERON JIM BOB	6510 E FAIRBROOK ST	MESA	AZ	85205
141-86-494	LEDONNE BEN/GRACE	6522 E FAIRBROOK ST	MESA	AZ	85205
141-86-495	KEEBAUGH MICHAEL/CORTNEY	6528 E FAIRBROOK ST	MESA	AZ	85205
141-86-496	RICKS INVESTMENTS	1530 N COUNTRY CLUB DR NO 5	MESA	AZ	85201
141-86-497	FRITZ JAMES RICHARD/JULIE C	6542 E FAIRBROOK CT	MESA	AZ	85205
141-86-498	LEYVAS NICOLE L	6548 E FAIRBROOKS ST	MESA	AZ	85205
141-86-499	MENDOZA BRAULIO/MENDOZA-ACKERMAN NANCY	6554 E FAIRBROOK ST	MESA	AZ	85205
141-86-500	SIDNER CHRISTOPHER D	6562 E FAIRBROOK ST	MESA	AZ	85205
141-86-501	SBY 2014-1 BORROWER LLC	3300 FERNBROOK LANE N SUITE 210	PLYMOUTH	MN	55447
141-86-502	DANEHEY DELAIN G	16023 E CHOLLA DR	FOUNTAIN HILLS	AZ	85268
141-86-503	CARSON RICHARD R/BARBARA K	6618 E FAIRBROOK ST	MESA	AZ	85205
141-86-627	CASSADAY LIVING TRUST	1547 N 66TH PL	MESA	AZ	85205
141-86-628	ANDERSON TERRY M/RHEA TR	6631 E FOUNTAIN	MESA	AZ	85205
141-86-629	VIGIL VALERIE KAY	6623 E FOUNTAIN	MESA	AZ	85205
141-86-630	WALKER CAROL	6615 E FOUNTAIN ST	MESA	AZ	85205
141-86-631	MARY AND DIETER ROEDER LIVING TRUST	6611 E FOUNTAIN ST	MESA	AZ	85205
141-86-632	HUTCHINSON JAY M/APRIL E	6610 E FAIRFIELD CIRCLE	MESA	AZ	85205
141-86-633	MOSES JAMES A/BLAIR H	6614 E FAIRFIELD CIR	MESA	AZ	85205
141-86-640	ROSSON DONN R/GWEN A	6624 E FAIRBROOK ST	MESA	AZ	85205
141-86-641	HERNANDEZ LUIS O/JOSEFINA	6632 E FAIRBROOK CIRCLE	MESA	AZ	85205
141-86-642	KONECNY ROBERT MARTIN/MARY ANN TR	6638 E FAIRBROOK CIR	MESA	AZ	85205
141-86-643	HEADY NANCY V/BRAH BRYAN	6646 E FAIRBROOK ST	MESA	AZ	85205
141-86-644	MAURY ELLIOTT MICHAEL/HETTINGER JANE E	6652 E FAIRBROOK CIR	MESA	AZ	85205
141-86-645	GREENE GARY J/INTISSAR A TR	6651 E FAIRBROOK CIR	MESA	AZ	85205
141-86-646	ROSS CAYLEN THOMAS	6647 E FAIRBROOK CIR	MESA	AZ	85205
141-86-647	FRANZMEIER TROY/HOLLY	6635 E FAIRBROOK CIRCLE	MESA	AZ	85205
141-86-648	SNEARY MANDY TR	6629 E FAIRBROOK CIR	MESA	AZ	85205
141-86-649	DEAN THOMAS M/CAROLYN J	6623 E FAIRBROOK CIR	MESA	AZ	85205
141-86-650	CRAWFORD ALVIN G TR	6622 E FOX CIR	MESA	AZ	85205
141-86-651	OBAR ROBERT K/SUSAN	6630 E FOX CIR	MESA	AZ	85205
141-86-652	LINDBERG JOHN P & ANNE M	6636 E FOX CIRCLE	MESA	AZ	85205
141-86-653	MCCORMICK PATRICIA ANN/CLASPY MARY A	5830 E MCKELLIPS RD 25	MESA	AZ	85215
141-86-654	HOOPES JACK A / KATHLEEN R	6652 E FOX CIRCLE	MESA	AZ	85205
141-86-655	MOON LINDA CARROLL TR	6655 E FOX CIR	MESA	AZ	85205
141-86-656	OLEARY JAMES E/SILVIA I	6645 E FOX CIRCLE	MESA	AZ	85205
141-86-657	BOUCHER ADAM P	6637 E FOX CIR	MESA	AZ	85205
141-86-658	RUIZ RAMONA G/CUARON GEORGINA M	6631 E FOX CR	MESA	AZ	85205
141-86-659	BECKER MARK S/AMELIA	6625 E FOX CR	MESA	AZ	85205
141-86-660	MEADOWS RODNEY/SANDRA	25682 PO AVE	MISSION VIEJO	CA	92691
141-86-661	MELENDEZ MARIANELA Q/LUIS E	6624 E FOUNTAIN ST	MESA	AZ	85205
141-86-662	HANCOCK TIFFANY	6630 E FOUNTAIN ST	MESA	AZ	85205
141-86-663	HUGHES CURTIS M/DARCY J	6638 E FOUNTAIN ST	MESA	AZ	85205
141-86-664	BRECKON CHARLES/CHARLES	6646 E FOUNTAIN ST	MESA	AZ	85205
141-86-665	WASNESKI PHILIP CHARLES/MEGAN	1059 N SERICIN ST	MESA	AZ	85205
141-86-666	SMITH DENNIS D/CAROLYN A	1051 N SERICIN	MESA	AZ	85205
141-86-699E	NAO INVESTMENTS LLC	12120 E VIA DE PALMAS RD	CHANDLER	AZ	85249
141-86-703	LEYBECK BRIAN W/JAMIE H	1111 N 64TH ST NO 2	MESA	AZ	85205
141-86-704	LOWE MARCI	1111 N 64TH ST NO 3	MESA	AZ	85205
141-86-705	2015-1 IH2 BORROWER LP	1717 MAIN ST STE 2000	DALLAS	TX	75201
141-86-706	DILLON DAVID	1111 N 64TH ST UNIT 5	MESA	AZ	85205
141-86-707	BERGEN MARCILE A/STANLEY CHRISTINE R	1111 N 64TH ST # 6	MESA	AZ	85205
141-86-708	KIDS HOUSE LLC	3430 N MOUNTAIN RIDGE RD # 30	MESA	AZ	85207
141-86-709	DUNHAM JEFFERY L/NANCY	944 N SUNAIRE	MESA	AZ	85205
141-86-710	FLYNN THOMAS JOSEPH/BARBARA JEAN	1710 N ROSE CIR	MESA	AZ	85213

141-86-711	PHILLIPS RYAN A/BRITTANY	1111 N 64TH ST NO 10	MESA	AZ	85205
141-86-712	DAIGNEAULT ROBERT P/TEDDI A	8941 E PLYMOUTH LN	MESA	AZ	85207
141-86-713	ULRICH JASON	1111 N 64TH ST UNIT 12	MESA	AZ	85205
141-86-714	PERALES MARCUS ANTHONY/PERALES LAUREN MICHELE	1111 N 64TH STREET NO 13	MESA	AZ	85205
141-86-715	WRIGHT JEFFREY S	1111 N 64TH ST 14	MESA	AZ	85205
141-86-716	FEINGOLD SERENA LEE	1111 N 64TH ST 15	MESA	AZ	85205
141-86-717	M 3 VENTURES LLC	7564 E PEARL CIR	MESA	AZ	85207
141-86-718	BUNDY STEVEN WAYNE/SETA	5165 E CATALINA AVE	MESA	AZ	85206
141-86-719	EQUITABLE MESA LLC	6239 E BROWN RD SUITE 101	MESA	AZ	85205
141-86-720	L I G ENTERPRISES LLC	4804 E GARY ST	MESA	AZ	85205
141-86-721	DIVINE BILLIE	1111 N 64TH ST UNIT 20	MESA	AZ	85205
141-86-722	WADDICAR DOUGLAS & DARLENE	1111 N 64TH ST #21	MESA	AZ	85205
141-86-723	FERGUSON LAURIE F	111 N 64TH ST 22	MESA	AZ	85213
141-86-724	SLOAN CHARLENE A TR	1111 N 64TH ST	MESA	AZ	85205
141-86-725	MORRIS MYRON/HEATHER M	1111 N 64TH ST 24	MESA	AZ	85205
141-86-726	REA AMBER M/JUSTIN A	1111 N 64TH ST UNIT 25	MESA	AZ	85205
141-86-727	PALUMBO MICHELLE	1111 N 64TH ST UNIT 26	MESA	AZ	85205
141-86-728	KILLEEN WENDY D	1111 N 64TH ST NO 27	MESA	AZ	85205
141-86-729	PEREDES FABIAN	1111 N 64TH ST UNIT 28	MESA	AZ	85205
141-86-730	REYNOLDS KELLY RAE	1111 N 64TH ST UNIT 29	MESA	AZ	85205
141-86-731	CROMWELL JAMES/RACHEL	1111 N 64TH ST UNIT 30	MESA	AZ	85205
141-86-732	TRIGILI JOHN J JR/ALEXANDRA J	1111 N 64TH ST UNIT 31	MESA	AZ	85205
141-86-733	GROSS DENNIS/BARBARA	16948 MINTER CT	CANYON COUNTRY	CA	91351
141-86-734	2014-1 IH BORROWER LP	1325 N FIESTA BLVD 103	GILBERT	AZ	85233
141-86-735	CHILDS CARLTON H JR/DEBRA L	8360 RANGER LN	CHINO	CA	91708
141-86-736	HEAL THOMAS E	1111 N 64TH ST UNIT 35	MESA	AZ	85205
141-86-737	BEEBE RICHARD P/JANICE C	1111 N 64TH ST #36	MESA	AZ	85205
141-86-738	TAMMANY BETH L	1111 N 64TH ST	MESA	AZ	85205
141-86-739	BERNSON ROY M JR/HAHN CHRISTINE J	1111 N 64TH ST UNIT 38	MESA	AZ	85205
141-86-740	JOYCE A CHURCH LIVING TRUST	1111 N 64TH ST UNIT 39	MESA	AZ	85201
141-86-741	BOYD JANETTE R	1111 N 64TH ST UNIT 40	MESA	AZ	85205
141-86-742	PALO BREA ESTATES LLC	PO BOX 2018	GILBERT	AZ	85299
141-86-743	SAMUEL SARIT	1111 N 64TH ST UNIT 42	MESA	AZ	85205
141-86-756	FINNESTAD DIANE L	1111 N 64TH ST #55	MESA	AZ	85205
141-86-757	KEITH CRAIG STEPHENS 401K PSP	1243 W HACKAMORE ST	MESA	AZ	85203
141-86-758	SANDOVAL DELFINO JR/MARY E	1508 E ROUTE 66	FLAGSTAFF	AZ	86001
141-86-759	WINFIELD KAREN R	1111 N 64TH ST	MESA	AZ	85205
141-86-760	CARDELLA SALVATORE L/PATRICIA FURBY	1111 N 64TH ST NO 59	MESA	AZ	85205
141-86-761	CARTER DORTHENA J	1111 N 64TH ST NO 60	MESA	AZ	85205
141-86-762	RIGGS HAYDE/FLOYD E	1111 N 64TH ST UNIT 61	MESA	AZ	85205
141-86-763	VELARDE MARIA LAURA	1111 N 64TH ST UNIT 62	MESA	AZ	85205
141-86-764	INMAN JAMES WILLIAM JR	1111 N 64TH ST #63	MESA	AZ	85205
141-86-765	THOMPSON FAMILY LIVING TRUST	1726 N SOMERSET ST	MESA	AZ	85205
141-86-766	JOHNSON ROBERT G	3463 E ENID AVE	MESA	AZ	85204
141-86-767	PRINGLE FRANCIS L/LINDA MARIE	1111 N 64TH ST NO 66	MESA	AZ	85205
141-86-768	MAZET FAMILY TRUST	1111 N 64TH ST UNIT 67	MESA	AZ	85205
141-86-769	BAKER DAVID RICK	1111 N 64TH ST NO 68	MESA	AZ	85205
141-86-770	LUCETTA LOHMAN TR/PYKE DEBORAH/ETAL	1111 N 64TH ST NO 69	MESA	AZ	85205
141-86-771	DA ROSA EDWARD ALBERTO & PETIA	1111 N 64TH ST #70	MESA	AZ	85205
141-86-772	SUHR AARON/TASHA REMBOLD	1111 N 64TH ST #71	MESA	AZ	85205
141-86-773	BROOKFIELD EAST I HOMEOWNERS ASSN	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
141-86-774	BROOKFIELD EAST I HOMEOWNERS ASSOC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
141-86-775	BROOKFIELD EAST I HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
141-86-776	BROOKFIELD EAST I HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
141-86-777	BROOKFIELD EAST I HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
141-86-778	BROOKFIELD EAST I HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
141-86-779	BROOKFIELD EAST I HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
141-86-798	GRANT CHARLES R/PATRICIA A	4211 E DUBOIS AVE	GILBERT	AZ	85298
141-86-799	J AND PEGGY WILKINS III REV LIVING TRUST	19861 S 191ST STREET	QUEEN CREEK	AZ	85142
141-86-800	GAYLORD RICHARD A/DENISE A	2850 E NANCE ST	MESA	AZ	85213
141-86-801	LAPRAD GREGORY R/JENNIFER L	1111 N 64TH ST NO 46	MESA	AZ	85205
141-86-802	BAZINET NICOLAS A	1111 N 64TH ST NO 47	MESA	AZ	85205
141-86-803	GARNER ANNA	1111 N 64TH ST UNIT 48	MESA	AZ	85205
141-86-804	PRITCHARD JAMES H/LORETTA D	1111 N 64TH ST UNIT 49	MESA	AZ	85205
141-86-805	FINEGAN JESSICA	1111 N 64TH ST NO 50	MESA	AZ	85205

141-86-806	FOWLER ADRIAN B	1111 N 64TH ST NO 51	MESA	AZ	85208
141-86-807	ROBINSON CLAUDINE E	1111 N 64TH ST UNIT 52	MESA	AZ	85205
141-86-808	LITT DAVID K	1111 N 64TH ST #53	MESA	AZ	85205
141-86-809	HANDLER HENRY EDWARD/RUTH ANN	1111 N 64TH ST UNIT 54	MESA	AZ	85205
141-86-888	ROBERTS MARCIE	6335 E BROWN RD UNIT 1127	MESA	AZ	85205
141-86-889	TURSIELLA ROBERT J	6335 E BROWN RD 1128	MESA	AZ	85205
141-86-890	DODD JETHER LAYNE II/BRITTANY ANNE	6335 E BROWN RD NO 1129	MESA	AZ	85205
141-86-891	ROBERT L PORTER AND KAREN F PORTER REV TRUT	3847 E OMEGA CIR	MESA	AZ	85215
141-86-892	ONEAL KENA L	6335 E BROWN RD 1131	MESA	AZ	85205
141-86-893	JOHN DAVID/REBECCA	3057 N DIEGO ST	MESA	AZ	85215
141-86-894	LYONS RICHARD	3122 N 78TH ST	MESA	AZ	85207
141-86-895	QUINTANA NORMA ISELA GREEN	6335 E BROWN RD NO 1134	MESA	AZ	85205
141-86-896	WILSON JESSE A	6335 E BROWN RD UNIT 1135	MESA	AZ	85205
141-86-897	THRELKELD CHRISTINA	6335 E BROWN RD UNIT 1136	MESA	AZ	85205
141-86-898	WATKINS CHRISTOPHER N/JANALYN S	6335 E BROWN RD UNIT 1137	MESA	AZ	85205
141-86-899	FEATHERSTON NATASHA/CLEMENTS JOSHUA	3665 E BROWN RD UNIT 1138	MESA	AZ	85205
141-86-902	DNH EQUITY PLATINUM LLC	6239 E BROWN RD SUITE 105	MESA	AZ	85205
141-86-903	STERLING A BAER AND MICHELE W BAER REV TRUST	6335 E BROWN RD UNIT 1142	MESA	AZ	85205
141-86-904	KLINGEMAN LIVING TRUST	1028 E INDIGO ST	MESA	AZ	85203
141-86-905	BODLEY JEANETTE	6335 E BROWN RD NO 1144	MESA	AZ	85205
141-86-906	STEFFA DAVID J/JILL M TR	1481 S IRONWOOD DR	GILBERT	AZ	85296
141-86-914	AVALOS ISMAEL A/MAYRA DEL CARMEN	6335 E BROWN RD 1153	MESA	AZ	85205
141-86-915	BEGAY LORETTA M	6335 E BROWN RD NO 1154	MESA	AZ	85205
141-86-945	BROOKFIELD WEST I HOMEOWNERS ASSN	PO BOX 21648	MESA	AZ	85204
141-95-032	NIELSEN MICHAEL J/MARY M	6720 E ENCANTO ST	MESA	AZ	85205
141-95-033	DAVIDSON NANCY E	6720 E ENCANTO 33	MESA	AZ	85205
141-95-034	MASELLIS DECLARATION OF TRUST	688 LAKESIDE DR	PALATINE	IL	60067
141-95-035	WILLIAMS STANLEY R/NIKKI L TR	2325 SHINNERY LN	PRESCOTT	AZ	86301
141-95-059	FITZGERALD CHARLES E/OFFELIA M	9824 E GLENCOVE ST	MESA	AZ	85207
141-95-060	MOEN LORETTA J TR	6720 E ENCANTO ST UNIT 60	MESA	AZ	85206
141-95-061	CARLBURG SONIA I	6720 E ENCANTO ST UNIT 61	MESA	AZ	85205
141-95-062	HOFFMAN STEVEN G	6720 E ENCANTO ST 62	MESA	AZ	85205
141-95-063	KAISER SANDRA/GARY	6720 E ENCANTO ST NO 63	MESA	AZ	85205
141-95-064	MURDOCK EDWARD C/NORMA J	6720 E ENCANTO ST 64	MESA	AZ	85205
141-95-065	HILLIARD DONALD B	6720 EAST ENCANTO STREET UNIT 65	MESA	AZ	85205
141-95-066	HALVORSON MARIE	6720 E ENCANTO UNIT 66	MESA	AZ	85205
141-95-067	THERIOT FAMILY TRUST	9433 S SUNSET RIDGE DR	SANDY	UT	84092
141-95-068	PURCELL ROY W/BONNIE J	6720 E ENCANTO ST 68	MESA	AZ	85205
141-95-069	GOODRUM THOMAS R/OZDEN	6720 E ENCANTO ST NO 69	MESA	AZ	85205
141-95-070	MCFARLAND FAMILY TRUST	6431 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
141-95-071	SPEAR HEATHER N	4561 E NIGHTINGALE LN	GILBERT	AZ	85298
141-95-072	FLECK LOIS S TR	6720 E ENCANTO ST 72	MESA	AZ	85205
141-95-073	WILD HEIDI	6720 E ENCANTO ST NO 73	MESA	AZ	85205
141-95-074	MASIULEWICZ DONNA M	6720 E ENCANTO ST 74	MESA	AZ	85205
141-95-075	WATERS CHARLENE E TR	6720 E ENCANTO ST 75	MESA	AZ	85205
141-95-076	MCFARLAND FAMILY TRUST	6431 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251
141-95-077	WARREN D ARCHIBALD & SUSAN E ARCHIBALD TRUST	6720 E ENCANTO ST UNIT 77	MESA	AZ	85205
141-95-078	RAMBO PATRICIA J	6720 E ENCANTO ST UNIT 78	MESA	AZ	85205
141-95-079	HUGHES JOHN/MICHAEL	6720 E ENCANTO ST UNIT 79	MESA	AZ	85205
141-95-080	GUIGNON JOHN T/JERRI L TR	11042 N 80TH PL	SCOTTSDALE	AZ	85260
141-95-081	ZEMKO JOHN E/DIANE L	6720 E ENCANTO ST UNIT 81	MESA	AZ	85205
141-95-082	MCCELLELLAN MARK R/YOURKOWSKI SWANEE	14822 14TH AVE SOUTHWEST	BURIEN	WA	98166
141-95-083	KNAPP ROBERT C/JACKIE L	6720 E ENCANTO ST UNIT-83	MESA	AZ	85205
141-95-084	HASENKAMP JOHN GERALD JR/MARITZA LINDSEY TR	6720 E ENCANTO ST NO 84	MESA	AZ	85205
141-95-085	SOLHEIM NANCY L	6720 E ENCANTO ST 85	MESA	AZ	85205
141-95-094	HEATHERWOOD VILLAGE HOMEOWNERS ASSOCIATION	2432 W PEORIA AVE STE 1302	PHEONIX	AZ	85029
141-95-098	HEATHERWOOD VILLAGE HOMEOWNERS ASSOCIATION	2432 W PEORIA AVE STE 1302	PHEONIX	AZ	85029
141-95-099	HEATHERWOOD VILLAGE HOMEOWNERS ASSOCIATION	2432 W PEORIA AVE STE 1302	PHEONIX	AZ	85029
141-95-100	HEATHERWOOD VILLAGE HOMEOWNERS ASSOCIATION	2432 W PEORIA AVE STE 1302	PHEONIX	AZ	85029

TAB C



**TIFFANY
& BOSCO**
P.A.

Shaine T. Alleman

Attorney at Law

602.452.2712

sta@tblaw.com

April 3, 2017

Dear Property Owner or Neighborhood Association President:

Our firm recently filed Rezoning, Use Permit, and Site Plan applications (Case # PLN2017-00182) on behalf of Ryan Companies for an approximately 8 acre property generally located at the northeast corner of E. Brown Road and N. 65th Street in Mesa, Arizona and with Maricopa County Assessor Parcel Numbers 141-64-052A, -052B, and 054 (the "Property"). Ryan Companies is proposing to rezone the Property from RS-9 and OC PAD to RM-2 PAD. This will allow the development of a distinctive, high quality assisted senior living community known as "Mesa Senior Living," which will include assisted living and memory care uses. (See attached exhibits demonstrating the Property location and proposed site plan).

The Property developer, Ryan Companies, is a prominent real estate development and construction company in the Phoenix/Mesa metropolitan area winning Developer of the Year (AZRE) 14 out of the past 15 years, NAIOP National Developer of the year in 2007, and NAIOP Firm of the Year in 2015. They are known for building high quality development projects.

We would like to invite you to a neighborhood meeting to discuss this request and the proposed development. The meeting will be held on the Property at the former Brown Road Baptist Church on the Property as follows:

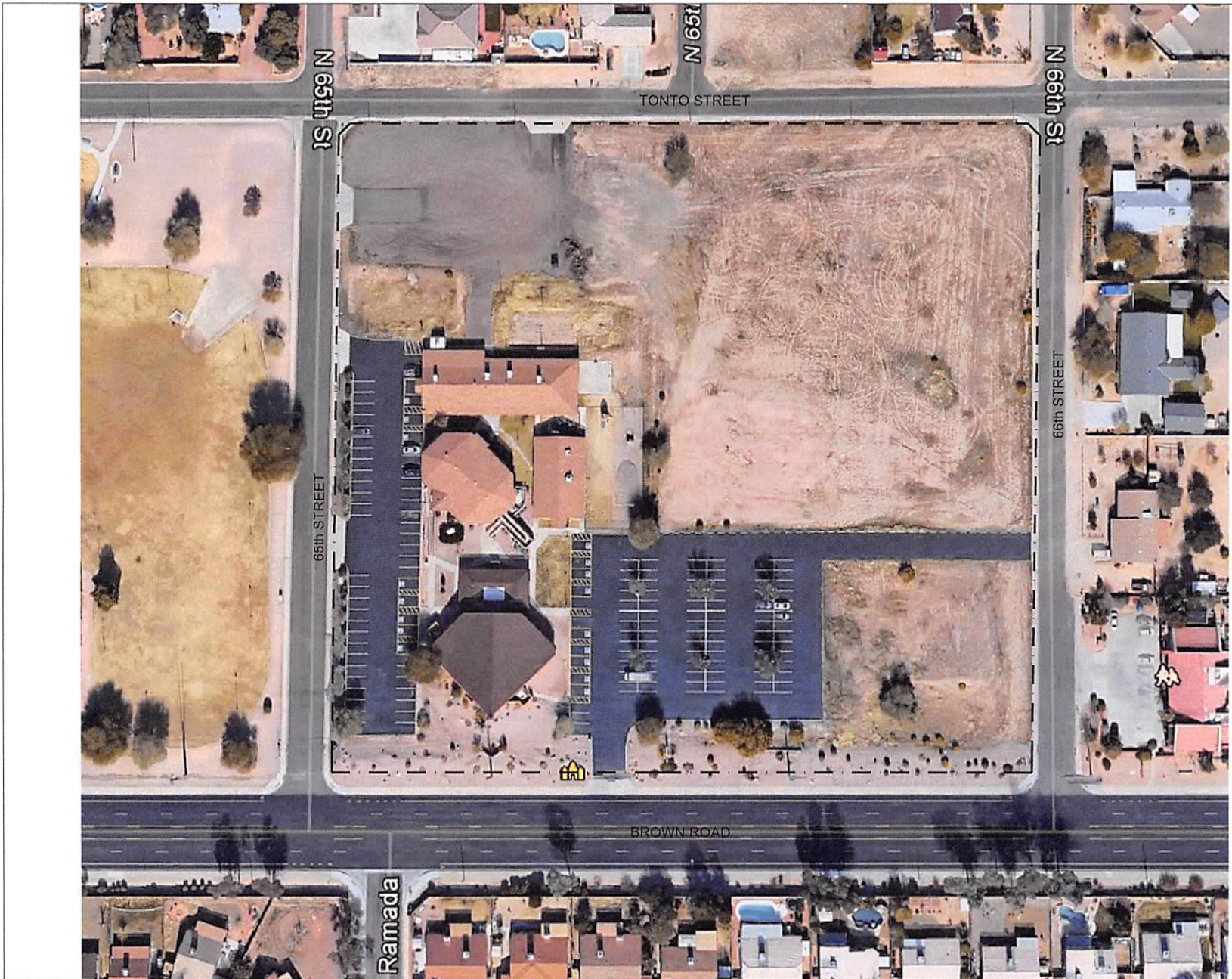
Tuesday, April 18, 2017 - 6:30pm-7:30pm
Brown Road Baptist Church (in the Sanctuary)
6502 E. Brown Road
Mesa, AZ 85205

A copy of the entire Applications and Project Narrative containing the complete details of this request is on file with the City of Mesa Planning Department. Hearings before the Mesa Planning & Zoning Board and Mesa City Council will be scheduled by City staff in the future. You should receive a subsequent mailing identifying the date and location of those hearings when they are scheduled.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. Please contact me at 602-452-2712 or sta@tblaw.com.

Sincerely,

Shaine T. Alleman



RYAN A+E, INC.
3900 E. Camelback Road, Ste 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-6300 fax

WWW.RYANCOMPANIES.COM

PROJECT NAME
**MESA SENIOR
LIVING**

LOCATION
**6502 E. BROWN ROAD
MESA, AZ**

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

8/23/2004 11:34:48 AM

I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision and that I am a duly
Registered Architect under the laws of the
State of Minnesota



REGISTRATION NO. DATE
Number Date
© 2004 RYAN A+E, INC.

SHEET TITLE
AERIAL MAP

SHEET NUMBER
A002

DRAWN BY
SPC
JWB NO. 750-976
CHECKED BY
CHK
DATE
17, March 2017



RYAN A+E, INC.
3900 E. Camelback Road, Ste 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-6300 fax

WWW.RYANCOMPANIES.COM

PROJECT NAME
**MESA SENIOR
LIVING**

LOCATION
**6502 E. BROWN ROAD
MESA, AZ**

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**PRELIMINARY
NOT FOR CONSTRUCTION**

8/12/2004 11:34:48 AM

I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision and that I am a duly
Registered Architect under the laws of the
State of Arizona.



REGISTRATION NO. DATE
Number Date

SHEET TITLE
**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER

A001

DRAWN BY CHECKED BY
SFC CHK

JOB NO. DATE
750 896 27, March 2017

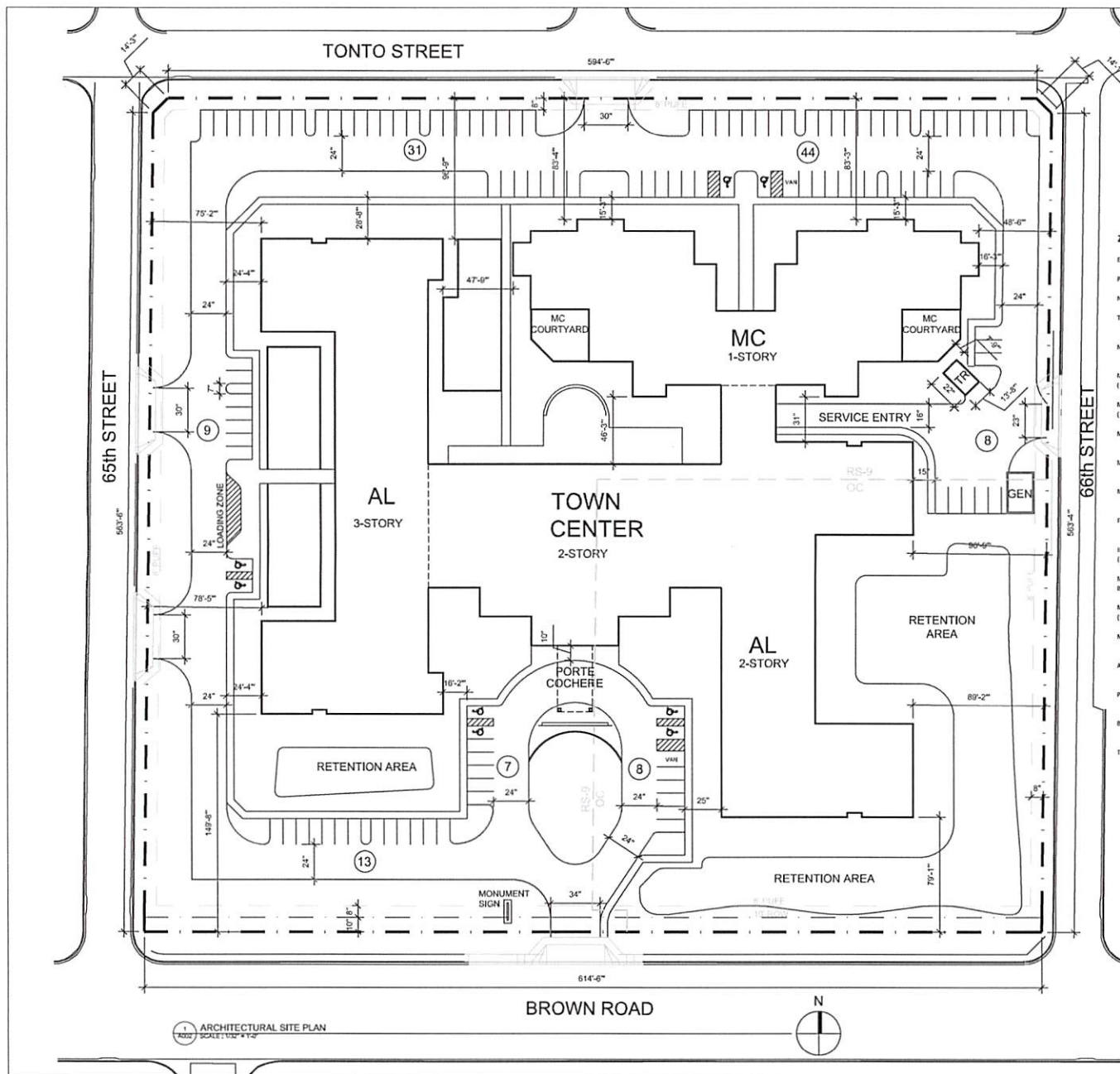
PROJECT DATA

ZONING TABLE

EXISTING ZONING	RS-9 & OC
PROPOSED ZONING	RM 2 PAD
NET SITE AREA	326,700 SF
TOTAL BUILDING GROSS FLOOR AREA	201,800.86 SF
MINIMUM LOT AREA	REQUIRED 7200 SF PROPOSED 326,700 SF
MINIMUM LOT WIDTH (MULTIPLE-FAMILY RESIDENTIAL)	REQUIRED 60' PROPOSED 634'
MINIMUM LOT DEPTH (MULTIPLE-FAMILY RESIDENTIAL)	REQUIRED 94' PROPOSED 578'
MAXIMUM DENSITY	REQUIRED 15 UNITS/ACRE PROPOSED 21.25(10 UNITS/9 ACRES)
MINIMUM LOT AREA PER DWELLING UNIT	REQUIRED 2904 SF PROPOSED 326,700 SF (1 LOT)
MAXIMUM HEIGHT	REQUIRED 30' MAX PROPOSED 48' MAX
FRONT YARD SETBACK (ST. FACING)	REQUIRED 30' MIN (4-LANE ARTERIAL) PROPOSED 79'-1"
INTERIOR SIDE AND REAR YARD SETBACK (3 OR MORE UNITS ON LOT)	N/A (NO INTERIOR LOTS CREATED)
MINIMUM SEPARATION BETWEEN BUILDINGS ON SAME LOT	N/A (ONE BUILDING ON LOT)
MAXIMUM BUILDING COVERAGE (% OF LOT)	REQUIRED 45% PROPOSED 28.30%
MINIMUM OPEN SPACE (SF/UNIT)	REQUIRED 3400 SF TOTAL (1200 SF X 170 UNITS) PROPOSED 28700 SF (LANDSCAPE AREA)
ADA PARKING SPACES	REQUIRED 5 SPACES (2 VAN ACCESSIBLE) PROPOSED 30 SPACES (2 VAN ACCESSIBLE)
PARKING SPACES	REQUIRED 201 SPACES [1 2/AL UNIT + (2/MC-2)] PROPOSED 120 SPACES
BIKE/PARKING SPACES	REQUIRED 19 (1 SPACE/10 VEHICLE SPACES) PROPOSED 0 SPACES
TRASH/RECYCLE ENCLOSURES	REQUIRED 1 TRASH/3 RECYCLE PROPOSED 1 TRASH/3 RECYCLE

UNIT COUNT

	ASSISTED LIVING UNITS		MEMORY CARE	
	TOWN CENTER	AL WING WEST	AL WING EAST	
LEVEL 1	-	27	25	28
LEVEL 2	7	28	27	-
LEVEL 3	-	28	-	-
LEVEL 4	7	83	52	30
				170



1 ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

TAB D

RYAN COMPANIES
MESA SENIOR LIVING CENTER
6502 E. Brown Road, Mesa, AZ 85205

NEIGHBORHOOD MEETING SIGN-IN SHEET

Location: Brown Road Baptist Church
Date : 4/18/2017 Time: 6:30pm-7:30pm

NAME	ADDRESS	EMAIL	PHONE #
Susan Dueser	4634 E Brown Rd	susan.dueser@yahoo	480-985-8018
Pat Rambo	6720 E. Encanto, Mesa	prambo6720@yahoo.com	
Larry Petersen	6465 E. Pecos ST, Mesa	Larry.m.Peter41@yahoo.com	
Karen Paynter	6701 E Princess Dr	Karenpaynter@peoplepc.com	
Debbie Clausen	6615 E. Jasmine St	slapstickin@hotmail.com	
SEAN SMALLMAN	6410 E Tonto	ssmallman@gmail.com	512-322-4147
* Carol Walker	6615 E Fountain St	—	480-3694197
Doug Waddicar	1111 N. 64th St. #21	DougBMW88@MSN.com	
Jeremy/Lesley Bocher	6640 E Tonto ST		480-433-9655
Tom Henson	6605 E Fairbrook st ^{Mesa} 85205	thehensonhouse@gmail.com	
Diana Henson	6605 E Fairbrook st ^{Mesa} 85205	thehensonhouse@gmail.com	
JEFF + JEN CASSADAY	1215 N. 106th St. 85205	jeff.cassaday@mftinc.com jeff.cassaday@mftinc.com	602-859-0526
Earl Vanderbos	6611 E Fairbrook St. 85205		480-854-1441
Arthur + Jennifer Dock	1302 North 66th Street	sakita@juno.com	(480) 529-8801

RYAN COMPANIES
MESA SENIOR LIVING CENTER
6502 E. Brown Road, Mesa, AZ 85205

NEIGHBORHOOD MEETING SIGN-IN SHEET

Location: Brown Road Baptist Church
Date : 4/18/2017 Time: 6:30pm-7:30pm

NAME	ADDRESS	EMAIL	PHONE #
CAROL GRIFFIN	6603 E. TONTO ST	Cg85205@gmail.com	480-981-9210
Judy Ann Sky	1325 North 66th Street	jshy46@gmail.com	602 421 2905
LOIS BROWN	6516 E. PRINCESS DR		480 581 0890
WALTER BROWN	6516 E. PRINCESS DR.		
DAVE McFALL	6515 E. PRINCESS DR		
John & JoAnn Christie	6537 E. FAIRBROOK ST		
JR & Karen Eulate	1310 N. 65th Pl.	kjeulate@npsaz.org	
Marsha W. W. W.	6513 E. Fountain	Marsha036@yahoo.com	602-758-3388
Mike Chapman	1313 N. 66th St	Mike@desertnorthrealty.com	
Paul & Nephew	1438 North Gleface	Cityfarm2Library@hotmail.com	602 576-4447

TAB E



**TIFFANY
& BOSCO**
P.A.

Shaine T. Alleman
Attorney at Law
602.452.2712
sta@tblaw.com

April 17, 2017

*Notice of Public Meeting
Design Review Board*

Meeting Date: Tuesday, May 9, 2017
Time: 4:30 p.m.
Location: Lower Level City Council Chambers – 57 E. 1st Street, Mesa, AZ

Proposed Development: Assisted Senior Living Community
Address: 6502 E. Brown Road, Mesa, AZ
Parcel #'s: 141-64-052A, -052B, and -054

Dear Neighbor:

We have applied for City of Mesa Design Review approval for development at the reference location above to develop a high quality assisted senior living community. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site and all Registered Neighborhoods and Homeowners Associations within 1,000 feet of the site as required by the Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan, landscape plan and elevations.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as gas station, apartments or office building). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

I would be happy to answer any questions that you may have regarding this proposal. Please contact me at 602-452-2712 or sta@tblaw.com. You may also receive additional information concerning the design of the proposed development or the Design Review process by contacting the Mesa Planning Division at 55 North Center, or by calling 480-644-2385.

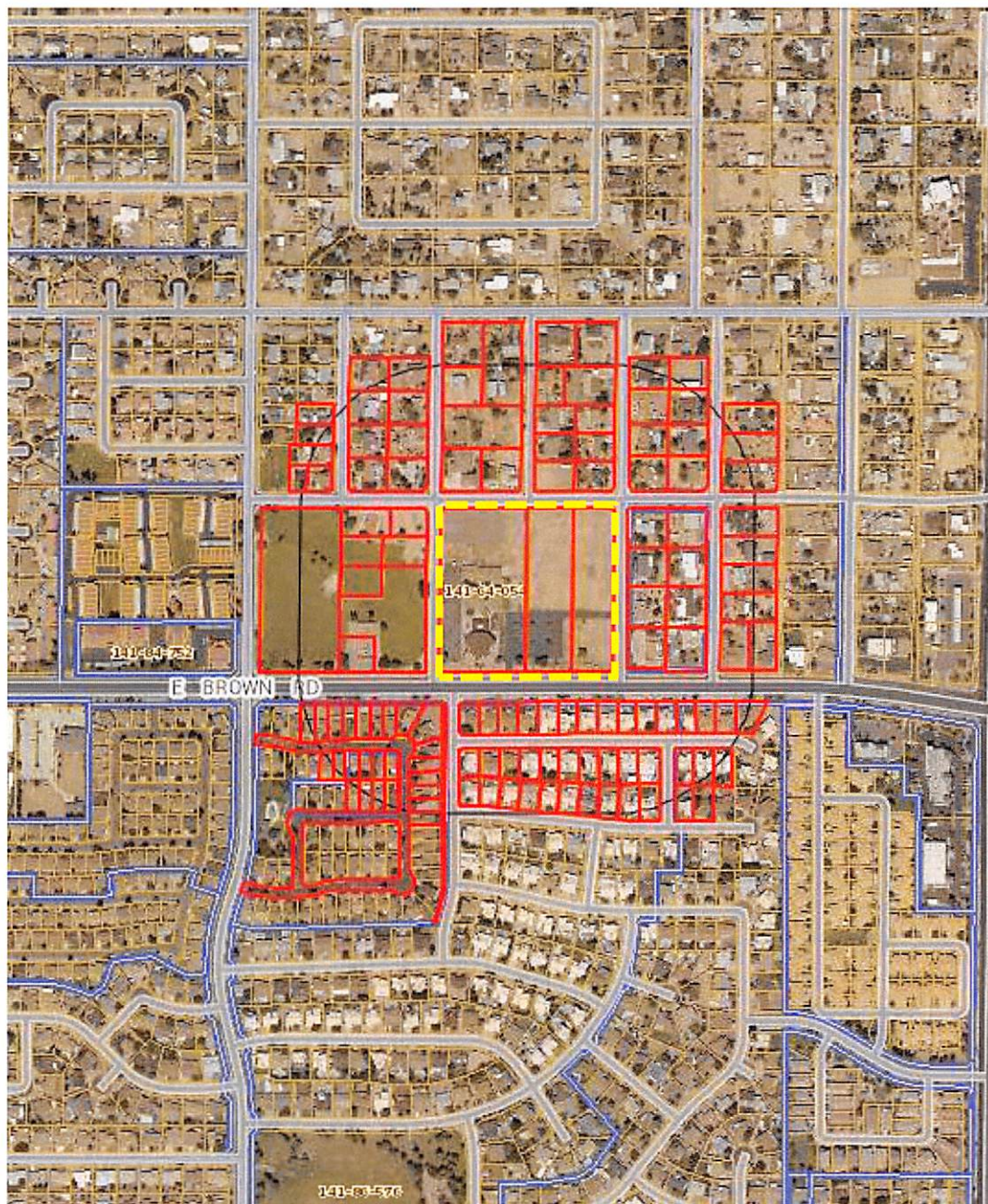
Sincerely,

Shaine T. Alleman

encl.

TAB F

Mesa Senior Center
500' buffer – Neighborhood Mailing Notification Map



Taken from Maricopa County Assessor Parcel Maps
June 2, 2017

TAB G

DRB & Planning and Zoning Board Notification List
Property Owners 500 feet and Homeowners Association within 1,000 feet

Owner Name	Mailing Address1	Mailing Address City	Mailing Address State	Mailing Address Zip Code
HART WILLIAM J/RENAME G/MARY J	1247 N 66TH PL	MESA	AZ	85205
KYLER JOSHUA D	1237 N 66TH PL	MESA	AZ	85205
HYBNER ROBERT/KRISTINA L TR	1227 N 66TH PL	MESA	AZ	85203
CRANDELL DONALD R/DEBRA J	3015 N RAVINE ST	MESA	AZ	85215
DIESER JOHN/SUSAN	6646 E BROWN RD	MESA	AZ	85205
DIESER JOHN/SUSAN	6636 E BROWN RD	MESA	AZ	85205
CLARK JAMES R & JENNY	1321 N 66TH PL	MESA	AZ	85205
CLARK JAMES R & JENNY S	1321 N 66TH PL	MESA	AZ	85202
BOOHER JEREMY K/LESLEY L	6640 E TONTO ST	MESA	AZ	85205
BROWN ROAD BAPTIST CHURCH	4801 E. BROWN ROAD	MESA	AZ	85205
ROWLEY KYLE WAKEFIELD	6521 E PRINCESS DR	MESA	AZ	85205
LAMM MICHAEL/JANET/DAVID	6555 E PRINCESS DRIVE	MESA	AZ	85205
MROCZKIEWICZ SANDRA	1322 N 66TH ST	MESA	AZ	85205
DOCK ARTHUR JAMES/JENNIFER ADELA TR	1302 N 66TH ST	MESA	AZ	85205
MICHAEL L COUTO FAMILY LIVING TRUST	1312 N 66TH ST	MESA	AZ	85205
JETT WILLIAM H	1331 N 65TH PL	MESA	AZ	85205
BAILEY KAY F/PAYTON DEE DONALD	1342 N 66TH ST	MESA	AZ	85205
SCHWEIKERT MARK T/KRYSTAL M	1325 N 65TH PL	MESA	AZ	85205
TAYLOR TINA	1317 N 65TH PL	MESA	AZ	85205
TONY AND PAM TRUST	1317 N 65TH PL	MESA	AZ	85205
EULATE DOLORES	1321 N 65TH ST	MESA	AZ	85205
EULATE JOSEPH G/KAREN J	1310 N 65TH PL	MESA	AZ	85205
MCFALL DAVID	6515 E PRINCESS	MESA	AZ	85201
SAPP MARK L	6112 E MINTON PL	MESA	AZ	85215
BLAZICH GARY P	1337 N 65TH ST	MESA	AZ	85202
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MALONE DENNIS	1202 N 66TH PL	MESA	AZ	85205
ARONOFF FAMILY TRUST	6700 N CALLE LOMITA	TUCSON	AZ	85704
CENTER ERIC L	1216 N 66TH PL	MESA	AZ	85205
CASSADAY JEFFERY/JENNIFER	1215 N 66TH ST	MESA	AZ	85205
MCLAUGHLIN DAVID/VINCENT KATHLEEN	PO BOX 30906	MESA	AZ	85275
DAVID L JONES AND APRIL M JONES TRUST	1229 N 66TH ST	MESA	AZ	85205
DABAIRS LLC	1349 N 107TH PL	MESA	AZ	85207
CAROL & JUSTIN GRIFFIN TRUST	6603 E TONTO ST	MESA	AZ	85205
CALHOUN RODNEY/KRISTINE	1301 N 64TH PL	MESA	AZ	85205
NELSON JESS ALAN/SELENA CORIN	1333 N 64TH PL	MESA	AZ	85205
AUSSPRUNG RICHARD W & KAREN M	1345 N 64TH PL	MESA	AZ	85205
SMITH DEREK/ELYSE	1344 N 65TH ST	MESA	AZ	85205
SMITH ROY/BOSWELL DORIS E	1332 N 65TH ST	MESA	AZ	85205
LEICHT JERRY R	1320 N 65TH ST	MESA	AZ	85205
JONES PAUL F & ROSELYN M	1302 N 65TH ST	MESA	AZ	85205
TAFOYA RONALD J/LISA K	1337 N 66TH ST	MESA	AZ	85205
SHY JUDY ANN TR	1325 N 66TH ST	MESA	AZ	85205
ARTIE & MO SHOW TRUST	1313 N 66TH ST	MESA	AZ	85205
MAHNAZ HAKIMNIA LIVING TRUST	PO BOX 25206	TEMPE	AZ	85285
MCMILLAN LARRY ALAN/JANET ELIZABETH	1316 N 66TH PL	MESA	AZ	85205
HOPKINS WILLIAM/KRISTI	1332 N 64TH PL	MESA	AZ	85205
RIORDAN DONALD S	1324 N 64TH PL	MESA	AZ	85205
CHABARRIA VITO/MARIA DELCARMEN	1316 N 64TH PL	MESA	AZ	85205
BURTON SIDNEY R/LAURIE A	6418 E TONTO ST	MESA	AZ	85205
SMALLMAN SEAN M	6410 E TONTO ST	MESA	AZ	85205
CLARK NORMAN D/GERI M	6516 E FOX ST	MESA	AZ	85205
CLOYD TRAVIS W/CHAPMAN MARK S	6522 E FOX ST	MESA	AZ	85205
HERNANDEZ GABRIEL	6528 E FOX ST	MESA	AZ	85205
MAREK JOHN L/SHALINI	6534 E FOX ST	MESA	AZ	85205
DABERKO VANCE LEE/EMMA ALICIA	6540 E FOX ST	MESA	AZ	85205
F FOX HOUSE LLC	8852 E RANGE RIDER TRL	MESA	AZ	85207
ANDREWS DEAN A/LOIS M	6554 EAST FOX ST	MESA	AZ	85205
VILLOTTI LAURA TR	4125 S ST CLAIRE CIR	MESA	AZ	85212
WICKER CHRISTIAN H/MICHELLE R	6608 E FOX ST	MESA	AZ	85205
SCOTT LINDA L	6614 E FOX ST	MESA	AZ	85205
VANDEN BOS EARL J/KATHERINE A TR	6611 E FAIRBROOK ST	MESA	AZ	85205
HENSON THOMAS R/DIANA J TR	6605 E FAIRBROOK ST	MESA	AZ	85205
CHVATAL BERNARD F/LINDA S	6563 E FAIRBROOK ST	MESA	AZ	85208
GONZALES IRENE CAMACHO	6549 E FAIRBROOK ST	MESA	AZ	85205
UTTKE KEVIN C TR	6543 E FAIRBROOK ST	MESA	AZ	85205
CHRISTIE JOHN/JOANN TR	6537 E FAIRBROOK ST	MESA	AZ	85205
TURNER JIMMY D/CAROL H	6529 E FAIRBROOK ST	MESA	AZ	85205
LEIATO CHRISTINE	92 6005 NEMO ST	KAPOLEI	HI	96707
WEBB T GILBERT JR/CHERYL ANN	6517 E FAIRBROOK ST	MESA	AZ	85205
CAMERON JIM BOB	6510 E FAIRBROOK ST	MESA	AZ	85205
LEDONNE BEN/GRACE	6522 E FAIRBROOK ST	MESA	AZ	85205
KEEBAUGH MICHAEL/CORTNEY	6528 E FAIRBROOK ST	MESA	AZ	85205

DRB & Planning and Zoning Board Notification List
Property Owners 500 feet and Homeowners Association within 1,000 feet

FRITZ JAMES RICHARD/JULIE C	6542 E FAIRBROOK CT	MESA	AZ	85205
LEYVAS NICOLE L	6548 E FAIRBROOKS ST	MESA	AZ	85205
MENDOZA BRAULIO/MENDOZA-ACKERMAN NANCY	6554 E FAIRBROOK ST	MESA	AZ	85205
SIDNER CHRISTOPHER D	6562 E FAIRBROOK ST	MESA	AZ	85205
SBY 2014-1 BORROWER LLC	3300 FERNBROOK LANE N SUITE 210	PLYMOUTH	MN	55447
DANEHEY DELAIN G	16023 E CHOLLA DR	FOUNTAIN HILLS	AZ	85268
CARSON RICHARD R/BARBARA K	6618 E FAIRBROOK ST	MESA	AZ	85205
ROSSON DONN R/GWEN A	6624 E FAIRBROOK ST	MESA	AZ	85205
HERNANDEZ LUIS O/JOSEFINA	6632 E FAIRBROOK CIRCLE	MESA	AZ	85205
KONECNY ROBERT MARTIN/MARY ANN TR	6638 E FAIRBROOK CIR	MESA	AZ	85205
HEADY NANCY V/BRAH BRYAN	6646 E FAIRBROOK ST	MESA	AZ	85205
FRANZMEIER TROY/HOLLY	6635 E FAIRBROOK CIRCLE	MESA	AZ	85205
SNEARY MANDY TR	6629 E FAIRBROOK CIR	MESA	AZ	85205
DEAN THOMAS M/CAROLYN J	6623 E FAIRBROOK CIR	MESA	AZ	85205
CRAWFORD ALVIN G TR	6622 E FOX CIR	MESA	AZ	85205
OBAR ROBERT K/SUSAN	6630 E FOX CIR	MESA	AZ	85205
L I G ENTERPRISES LLC	4804 E GARY ST	MESA	AZ	85205
DIVINE BILLIE	1111 N 64TH ST UNIT 20	MESA	AZ	85205
WADDICAR DOUGLAS & DARLENE	1111 N 64TH ST #21	MESA	AZ	85205
MORRIS MYRON/HEATHER M	1111 N 64TH ST 24	MESA	AZ	85205
REA AMBER M/JUSTIN A	1111 N 64TH ST UNIT 25	MESA	AZ	85205
PALUMBO MICHELLE	1111 N 64TH ST UNIT 26	MESA	AZ	85205
KILLEEN WENDY D	1111 N 64TH ST NO 27	MESA	AZ	85205
PAREDES FABIAN	1111 N 64TH ST UNIT 28	MESA	AZ	85205
REYNOLDS KELLY RAE	1111 N 64TH ST UNIT 29	MESA	AZ	85205
CROMWELL JAMES/RACHEL	1111 N 64TH ST UNIT 30	MESA	AZ	85205
TRIGILI JOHN J JR/ALEXANDRA J	1111 N 64TH ST UNIT 31	MESA	AZ	85205
GROSS DENNIS/BARBARA	16948 MINTER CT	CANYON COUNTRY	CA	91351
2014-1 IH BORROWER LP	1325 N FIESTA BLVD 103	GILBERT	AZ	85233
PALO BREA ESTATES LLC	PO BOX 2018	GILBERT	AZ	85299
SAMUEL SARIT	1111 N 64TH ST UNIT 42	MESA	AZ	85205
BROOKFIELD EAST I HOMEOWNERS ASSN	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
BROOKFIELD EAST I HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
GRANT CHARLES R/PATRICIA A	4211 E DUBOIS AVE	GILBERT	AZ	85298
J AND PEGGY WILKINS III REV LIVING TRUST	19861 S 191ST STREET	QUEEN CREEK	AZ	85142
GAYLORD RICHARD A/DENISE A	2850 E NANCE ST	MESA	AZ	85213
LAPRAD GREGORY R/JENNIFER L	1111 N 64TH ST NO 46	MESA	AZ	85205
BAZINET NICOLAS A	1111 N 64TH ST NO 47	MESA	AZ	85205
GARNER ANNA	1111 N 64TH ST UNIT 48	MESA	AZ	85205
PRITCHARD JAMES H/LORETTA D	1111 N 64TH ST UNIT 49	MESA	AZ	85205
FINEGAN JESSICA	1111 N 64TH ST NO 50	MESA	AZ	85205
THOMAS SPEROPULOS	5802 E FOUNTAIN ST	MESA	AZ	85205
DORNE ELLSWORTH	5966 E FOUNTAIN CIR	MESA	AZ	85205
MARY ANN JONES	6052 E GLENCOVE ST	MESA	AZ	85206
JOANN EPPERSON	6530 E ENCANTO	MESA	AZ	85205
DUANE COSTA	P.O. BOX 27008	PHOENIX	AZ	85061
CHRIS FLAHIFF	6360 E MCLELLAN	MESA	AZ	85205

TAB H



**TIFFANY
& BOSCO**
P.A.

Shaine T. Alleman
Attorney at Law
602.452.2712
sta@tblaw.com

June 5, 2017

Dear Neighbor,

Our firm has filed for Rezoning, Council Use Permit, and Site Plan applications (Case # Z-17-026) on behalf of Ryan Companies for an approximately 8 acre property generally located at the northeast corner of E. Brown Road and N. 65th Street in Mesa, Arizona and with Maricopa County Assessor Parcel Numbers 141-64-052A, -052B, and 054 (the "Property"). Ryan Companies is proposing to rezone the Property from RS-9 and OC PAD to RM-2 PAD. This will allow the development of a distinctive, high quality assisted senior living community known as "Mesa Senior Living," which will include assisted living and memory care uses. (*See attached exhibits demonstrating the Property location and proposed site plan*).

The Property developer, Ryan Companies, is a prominent real estate development and construction company in the Phoenix/Mesa metropolitan area winning Developer of the Year (AZRE) 14 out of the past 15 years, NAIOP National Developer of the year in 2007, and NAIOP Firm of the Year in 2015. They are known for building high quality development projects.

This letter is being sent to all property owners within 500 feet of the property at the request of the Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevation of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **Wednesday, June 21, 2017 - 4:00pm** in the *City Council Chambers* located at 57 E First Street, Mesa, AZ 85201.

You are invited to attend this meeting and provide any input you may have regarding this proposal. The final decision regarding the case 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.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. Please contact me at 602-452-2712 or sta@tblaw.com. The City of Mesa has assigned this case to Wahid Alam of its 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,

Shaine T. Alleman

TONTO STREET

65th STREET

66th STREET

BROWN ROAD



1
A002
ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

PROJECT DATA

ZONING TABLE

EXISTING ZONING	RS 9.8 DC
PROPOSED ZONING	RAA 2-PAD
NET SITE AREA	32670 SF
TOTAL BUILDING GROSS FLOOR AREA	20300.66 SF
MINIMUM LOT AREA	REQUIRED 7200 SF PROVIDED 32670 SF
MINIMUM LOT WIDTH (MULTIPLE FAMILY RESIDENTIAL)	REQUIRED 60' PROVIDED 61'
MINIMUM LOT DEPTH (MULTIPLE FAMILY RESIDENTIAL)	REQUIRED 94' PROVIDED 57'
MAXIMUM DENSITY	REQUIRED 15 UNITS/ACRE PROVIDED 21.25 UNITS/ACRE (9 ACRES)
MINIMUM LOT AREA PER DWELLING UNIT	REQUIRED 296 SF PROVIDED 32670 SF (1 LOT)
MAXIMUM HEIGHT	REQUIRED 30' MAX PROVIDED 44' MAX
FRONT YARD SETBACK (ST. FACING)	REQUIRED 20' MIN (4-LANE ARTERIAL) PROVIDED 79' 1"
INTERIOR SIDE AND REAR YARD SETBACK (3 OR MORE UNITS ON LOT)	N/A (NO INTERIOR LOTS CREATED)
MINIMUM SEPARATION BETWEEN BUILDINGS ON SAME LOT	N/A (ONE BUILDING ON LOT)
MAXIMUM BUILDING COVERAGE (% OF LOT)	REQUIRED 40% PROVIDED 28.30%
MINIMUM OPEN SPACE (SF/LN/UT)	REQUIRED 3400 SF TOTAL (200 SF X 1.70 UNITS) PROVIDED 7876 SF (LANDSCAPE AREA)
ADA PARKING SPACES	REQUIRED 5 SPACES (2 VAN ACCESSIBLE) PROVIDED 10 SPACES (2 VAN ACCESSIBLE)
PARKING SPACES	REQUIRED 205 SPACES (1 2/AL UNIT + 15/NC+2) PROVIDED 120 SPACES
BICYCLE PARKING SPACES	REQUIRED 19 (1 SPACE/10 VEHICLE SPACES) PROVIDED 0 SPACES
TRASH/RECYCLE ENCLOSURES	REQUIRED 1 TRASH/3 RECYCLE PROVIDED 1 TRASH/3 RECYCLE

UNIT COUNT				
	TOWN CENTER	AL WING WEST	AL WING EAST	MEMORY CARE
LEVEL 1	27	25	28	
LEVEL 2	7	28	27	
LEVEL 3	28			
	7	60	52	28
				170

RYAN

RYAN A+E, INC.
3900 E. Camelback Road, Ste 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-4300 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

KEY PLAN

PROJECT INFORMATION

MESA SENIOR LIVING

E BROWN RD & N
POWER RD
MESA, AZ

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Arizona.

Name _____

REGISTRATION NO. _____ DATE _____
Number _____ Date _____

© 2017 RYAN A+E, INC.

DRAWN BY _____ CHECKED BY _____
Author _____ Checker _____
DATE _____ DATE _____
7/10/2016 Issue Date

ISSUE RECORD
ISSUE # DATE DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECTURAL
SITE PLAN

A050



RYAN COMPANIES, MESA SENIOR LIVING - Public Communications Summary

Date	Name	Address	Phone #	Support?	Other information
4/5/2017	Rowland Crock	6612 E. Fountain	480-654-0190	Y	Asked questions about property values and traffic. Will not be able to attend the neighborhood meeting, but is supportive of the project.
4/7/2017	April Jones	1229 N. 66th Street	480-343-0030 april.jones@gd-ms.com	Y	Live across the street on 66th Street. Willing to write an support letter/email.
4/10/2017	Karen Eulate	1310 N. 65th Place	480-472-0304	Y LETTER	Will be attending the neighborhood meeting. She is a Professional Development Specialist for Mesa Public Schools. She is supportive
4/19/2017	Diana Henson	6605 E. Fairbrook		Y LETTER	Had general questions and no opposition
4/19/2017	Carol Walker			Y	Realtor - In Support of the project
4/20/2017	Dephane Jude			Y	Willing to provide a support letter
4/20/2017	Jeff Cassaday	1215 N. 66th Street		Y LETTER	Will provide a support letter
4/23/2017	John & Joann Christie	6537 E. Fairbrook		Y LETTER	Will provide a support letter
5/9/2017	Arthur Dock	1202 N. 66th Street	480-529-8801 sakita@juno.com	Y	Will write a support letter; Was inquiring about the movement of the north entrance and was happy with our discussions with the City; Employee for the City of Mesa
5/11/2017	Craig Austin, Jr.	Only said lives by Brown & Power	480-789-1013	Y	No problems with the project and thinks it's great.
5/11/2017	Carol & Justin Trust	6603 E. Tonto Street		Y	Sent email and supports project

From: Cityfarm LFL
To: [Shaine T. Alleman](#)
Subject: Re: Mesa Senior Living Community
Date: Thursday, April 20, 2017 6:25:52 AM
Attachments: [image003.jpg](#)

Good morning,

I do support this project and will send a email , would you please let me know that the ingress, egress issue on Tonto will be handled? This will be a lovely addition to our community..

His humble servant, Dephane Jude 24-24 KJV

City Farm, Little Free Library charter #45373

For more info <https://www.facebook.com/Mesa-Arizona-Little-Free-Library-538512519691649/?ref=settings>

<https://www.pinterest.com/ltlfreelibrary/libraries-of-distinction/>

On Apr 19, 2017, at 13:48, Shaine T. Alleman <sta@tblaw.com> wrote:

Dephane:

Thank you so much for coming to the neighborhood meeting last night. It was a pleasure to meet you. We appreciated your vocal support of the project and we look forward to keeping in contact with you as we move through the development process with Mesa.

City staff and your elected official, Councilmember David Luna, appreciate hearing your support of the project. As promised, I am providing the staff planner's contact information below. If you would be so kind as to write a brief email expressing your support of the project, we would greatly appreciate it. You can also copy me on the email, sta@tblaw.com

Staff Planner: Wahid Alam, Wahid.Alam@mesaaz.gov

Reference: Mesa Senior Living Community, Case # PLN2017-00182 & Your Address

If you have any questions at all during this process, please email or call me at any time.

Best Regards,

<[image003.jpg](#)>

Shaine T. Alleman | Attorney | 602.452.2712

Seventh Floor Camelback Esplanade II | 2525 E Camelback Road | Phoenix, AZ 85016

P 602.255.6000 | F 602.255.0103

sta@tblaw.com | [Bio](#) | [vCard](#) | [Website](#) | [Practice Areas](#)

Offices: Arizona | California | Nevada

From: Diana Henson
To: wahid.alam@mesaaz.gov
Cc: councilmember.luna@mesaaz.gov; [Shaine T. Alleman](#)
Subject: Mesa Senior Living Community
Date: Wednesday, April 19, 2017 4:37:02 PM

My wife and I attended the April 18, 2017 neighborhood meeting, for the Mesa Senior Living Community, Case No. PLN2017-00182. We believe this proposed community will greatly benefit our neighborhood and we are writing to express our full support. We are totally on board!

This proposed community can be a win for all involved... the developer, the senior community manager and its employees, the City of Mesa, our neighborhood, and most importantly, the residents who will call it home.

More communities like this are in dire need. With younger family members moving away to follow job opportunities, it so often leaves elderly parents and grandparents alone and fending for themselves, eventually being put into a position where they need help and need to live in a safe place.

At last night's meeting, neighbors who live immediately to the north of this proposed community expressed concerns as to how this would impact their neighborhood, specifically with regard to traffic and parking. The presenters thoroughly and graciously addressed their concerns. Sadly, change is hard for some. There is a variety of alternative options for this land... options that could, and most likely would, change our neighborhood in an undesirable way. My wife and I feel that this proposed community is a perfect fit and can only add strength and resource to our neighborhood!

As our current neighbors age, someday they can call this proposed community their home, and will then be able to continue to enjoy the neighborhood they love!

Thank you,

Tom and Diana Henson

6605 E. Fairbrook Street

Mesa, AZ 85205

From: Karen Eulate
To: Wahid.Alam@mesaaz.gov
Cc: [Shaine T. Alleman](mailto:Shaine.T.Alleman@councilmember.luna@mesaaz.gov); councilmember.luna@mesaaz.gov
Subject: Mesa Senior Living Community
Date: Thursday, April 20, 2017 2:20:20 PM

Dear Mr. Wahid,

I am emailing in reference to the Mesa Senior Living Community, Case # PLN2017-00182. This case is a request for rezoning of land immediately south and across the street from my and my husband's home located at 1310 N. 65th Pl.

We are long time residents (Joe, 50 years/Karen, 30 years in the 85205 zip code) and professionals in Mesa. Naturally, we were concerned with the proposal and took the opportunity to attend the neighborhood information meeting. It was a pleasure to see the architectural renderings as well as meet and visit with the three gentlemen leading the effort. We have only one request for revision ... we'd like the exit on the north side of the property to 1) be moved just west to the curb break already in existence and ***NOT emptying directly across from our house and on to 65th Pl.*** and OR 2) left where it is AND equipped with a motion activated gate. The gate would help curtail any temptation for employees/visitors to enter/exit at unsafe speeds or without looking for pedestrians as well as people who might feel the need to cut through the property from another street. Regardless of where the exit is finalized, we would like speed bumps installed on Tonto St., again, for the safety of the neighborhood.

We left the gathering feeling informed and HEARD, as well as confident that the Mesa Senior Living Community would be a welcome addition to our neighborhood and a positive contributor to our East Mesa community. We even had the chance to begin to talk with Mr. Eric Gruber (Cadence Senior Living) about community outreach/contributions once the project is complete and populated. This is important to us as we are heavily involved in our neighborhood and believe that developing healthy rapport with people across generations and abilities is paramount.

We support the rezoning of the land for the Mesa Senior Living Community and hope that our feedback will be considered moving forward with the project.

Best Regards,
Joe and Karen Eulate

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Karen Eulate
Professional Development Instructional Specialist
Mesa Public Schools
549 N. Stapley Drive
Mesa, AZ 85201
480-472-0304

From: Jeff Cassaday
To: Wahid.Alam@mesaaz.gov
Cc: [Shaine T. Alleman](#)
Subject: Mesa Senior Living Community, Case #PLN2017-00182
Date: Thursday, April 20, 2017 4:06:51 PM

Hello, On behalf of My wife and I, I am writing this email in support of the project planned for 6502 E. Brown Rd. Mesa, 85205. We trust that the facility will be constructed with quality and care and maintain its beauty in the future. Although our first choice was to leave the property as is, We also know the reality of such a wish. Thank you for caring enough to hold a meeting for questions and answers... I know there were others there not so supportive, I do know that many of the attendees with a closed mind to this left the meeting with a whole different attitude... We think it will just take some time for it to sink in with everyone... Thank you again. Sincerely, Jeff and Jennifer Cassaday
1215 N. 66th St. Mesa, 85205.

From: jchristie5@cox.net
To: Wahid.Alam@mesaaz.gov
Cc: [Shaine T. Alleman](#)
Subject: Mesa Senior Living Case #PLN2017-00182
Date: Sunday, April 23, 2017 6:34:54 PM

We are writing this letter, in regard to the meeting of April 18th, about the proposed development referenced above. After attending the meeting, my wife and I were even more excited about this project.

This project is not only aesthetically appealing but it provides a much needed service to our community in caring for our elderly and adding badly needed jobs. We know that the existing zoning laws could allow other projects to be built with a more negative impact on our neighborhood, with less taxable income for the city and more problems for our already crowded schools.

We believe that this development will be an asset and hope that those in leadership roles will approve this project.

Sincerely

John & JoAnn Christie
6537 E Fairbrook St
Mesa Az 85205

From: Carol Griffin
To: [Shaine T. Alleman](#)
Subject: Assisted Senior Living at 6502 E Brown Rd, Mesa 85205
Date: Friday, May 12, 2017 10:41:58 AM

I have attended both meetings you have had regarding this property and development. I'm sorry I didn't speak at the meeting May 9th at the Design Board. However, at the time I felt my neighbor who did speak did a good job of stopping the way this was starting to go. I fully approve of the plans you showed us, the colors are fine and not sure what you can do with the window treatment to break up the color but window boxes would not be the best way to go. Maybe very small shutters or just a darker color of shade screens on the windows. If you send out a notice on the meeting in June I have every intention of being there. Please don't give up on the project. It is badly needed on this lot.

Thank you.

Carol & Justin Griffin Trust
6603 E Tonto St
Mesa, AZ 85205

Carol