

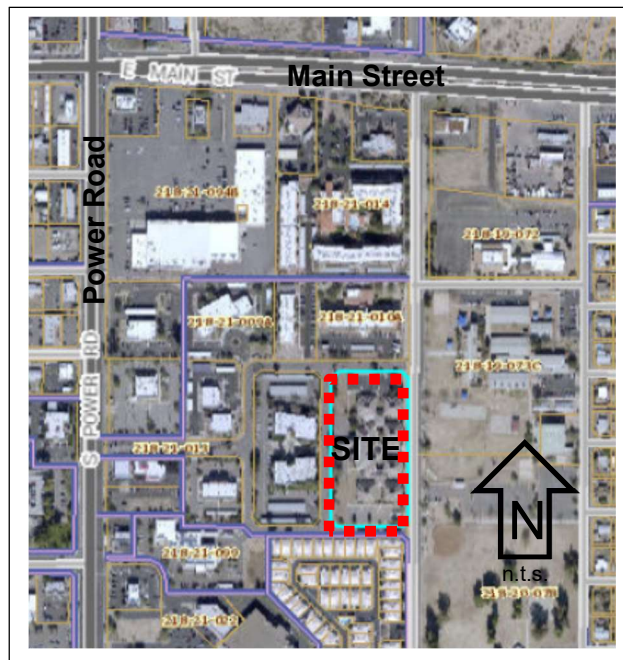
Project Narrative

for a

Council Use Permit

To allow for an In-patient Detoxification and Substance Abuse Treatment Facility within an existing medical office building located at
140 South 70th Street in Mesa
(south & east of the SEC of Main Street & Power Road)

VICINITY MAP



Application #:
Z17-_____

Submittal date:
June 16, 2017

Introduction:

This project narrative is part of the formal submittal package for a Council Use Permit (“CUP”) to allow for an In-Patient Detoxification and Substance Abuse Treatment Facility to occur within an existing medical office building (former Trillium Specialty Hospital; specialty hospital facility) located at 140 South 70th Street (south & east of the southeast corner of Main Street & Power Road).

The site area is approximately 4.11 acres in size, and is zoned RM-4. The Maricopa County Assessor’s Parcel Number (APN) is 218-21-012.

This narrative provides information for how the proposed facility will operate, and also how it will comply with the City of Mesa guidelines and Zoning Ordinance requirements for Social Service Facilities, as well as how it meets the criteria needed for approval of a Council Use Permit.

The tentative name for the facility is “Copper Sands”.

Project Overview:

Copper Sands proposes to occupy the existing building that was the former Trillium Specialty Hospital to provide for an In-Patient Substance Abuse Treatment Facility.

This 128-bed facility, which has previously been utilized as a nursing home, was constructed at least 30 years ago, according to Maricopa County records. The site is part of a medical-health related facility and office campus that has served the area for over 30 years.

The building is one-story in height, and is approximately 50,105 square feet in size. The proposed use is to be located entirely within the existing building, with the only patient ingress/egress from the building from the west.

No new or additional improvements, site/building additions, or exterior alterations (other than signage along the west-side of the building) are expected to occur.

The facility will house up to 128 patients for in-patient detoxification and substance abuse rehabilitation. Patients will reside at the facility for the duration of their care and treatment, which is typically from 3 – 5 days for detoxification, and 30-60 days for rehabilitation. Typically, approximately 10 beds will be used for detoxification, and the remaining (up to) 118 beds used for rehabilitation.

During their stay, patients will receive individual therapy that includes medical treatment and stabilizations, counseling, group sessions, and various other positive activities. Onsite personnel will be available 24-hours, 7-days-a-week.

Rooms are located in “pods”, which are groupings of several rooms with internal access. At least two facility employees will be in every pod occupied by any patients at all times. Trained personnel are on site at all times.

The facility fronts Hearthstone Drive to the west, with vehicular access to the site and facility from two existing driveways and an interior looped drive from Hearthstone Villas Drive.

11 parking spaces are placed along the interior driveway, adjacent to the “entrance” on the west (4 of which are handicapped-accessible). 30 parking spaces for staff and guests are located along the northside of the site, with access from two driveways off Aspen Avenue. Another parking area with 30 spaces for staff and guests is located along the southside of the site, with access from two driveways off Baywood Avenue. A service-only drive is located off 70th Street.

The site is heavily landscaped, utilizing mature bottle trees, eucalyptus and palm trees along the four frontages of the site. If needed, additional plant material will be provided to bring the site into compliance with City of Mesa landscape codes.

This site is extremely well-suited for the proposed development in that it is located in a medical-office park development with compatible uses.

The site is part of a larger health related and treatment facility complex which includes the New Hope Behavioral Health Center to the west, which operates an out-patient methadone treatment facility at that location. According to their staff, the facility services approximately 600 patients with out-patient substance abuse care. Additional medical-health related office uses are to the west.

To the north of the site is Fellowship Square, a 3-story assisted-living facility. To the south is an age-restricted townhome community, Hearthstone Villas.

To the east of our site is the Jefferson Elementary School, with Jefferson Park located immediately to the south of the school.

Although both this site and Jefferson Elementary School share frontage on opposite sides of 70th Street, Jefferson Elementary faces east, not west. School buses load and unload, under supervision, on the northside of the school. The school has a 12’ fence along much of 70th Street, facing the subject site. The proposed Copper Sands facility not only faces west, but access is also limited to the western side of the building, away from Jefferson Elementary School.

Additionally, it is highly unlikely that any children walk or ride bikes to Jefferson Elementary from the west, as to the west of the school is a large medical complex, as well as commercial uses. To the north of the school are more medical and commercial uses. To the south of the school is a 55+ neighborhood and a city park. Further out to the west, north, and south are major arterial roads, where it is not likely that parents

would allow an elementary school-age child to cross unsupervised. Any residential uses within the arterial streets that could have school-age children are to the east of Jefferson Elementary School. Mesa Public Schools have, by letter, chosen not to oppose this request, subject to the following three stipulations, which we agree to:

- No signage shall be placed along 70th Street (other than directional signage for the service area)
- This will be an in-patient facility only (no out-patient services)
- Anyone who is involuntarily discharged from the facility will be required to either be picked up by a friend or family member, or utilize a taxi or ride-sharing service to leave the neighborhood entirely. Anyone refusing such transportation will be followed or escorted until he/she exits the neighborhood and reaches Broadway Road, Main Street or Power Road.

In addition, we are voluntarily providing Jefferson Elementary School the following:

- \$5,000.00 per year (discretionary funds)
- From time to time, at the request of the principal of Jefferson Elementary School, provide training for staff, students and parents in regard to substance abuse issues.

The Principal of Jefferson Elementary School personally supports this request.

The proposed use of this site and building will be in full compliance with the criteria required for Social Service Facilities as defined in Section 11-31-26 of the City of Mesa Zoning Ordinance, as well as the Social Service Facilities Guidelines provided by the City of Mesa. Details regarding how this facility will address the criteria as a Social Service Facility, and also how it meets the requirements for a Council Use Permit, are noted below, along with the operational aspects of the proposed use.

Also included with this application submittal is an “as-built” site plan of the existing facility.

Plan of Operation:

The proposed operation of this facility is described below. Certain and specific items noted below are designed to serve as a “good neighbor” to those who live and work in the area.

Operational Aspects:

The operational aspects of the proposed facility are noted below. A number of these aspects are designed to show that this facility will be a good neighbor and fully comply with the “Good Neighbor Policy”.

As a treatment facility, care will be administered to patients 24/7; however, all operations are conducted indoors. Visitation hours will be minimal. Generally speaking, although patients volunteer to come to the facility, those arrivals are typically done by appointment. Visitations to residents of this facility will be via a scheduled appointment. Therefore, walk-ins – whether patient or visitor – will be rare.

The doors to the facility will remain locked and secured at all times. The main door will have a doorbell (or similar type of announcer) along with video surveillance. Additional video monitoring will be provided for the exterior in general. Curb-side deliveries will be accommodated through the building front door or via the service entrance.

No outside activities are proposed, and all uses occur indoors (except that smoking will be permitted in a screened and secure outdoor patio area); therefore, no noises or sounds that can be heard outside the walls of the facility are expected to occur. Should any outdoor noises occur on the site, they will be addressed by staff.

Staff will make sure that no potential clients or others congregate outside of the building.

A “contact sign” will be placed on the outside of the building, near the front door, that notes the name and phone number of a responsible party that will be available 24/7 in case of emergency or other needed contact.

Any security issues that occur will be addressed immediately by facility management in order to fully address the issue.

Any complaints that are received will also be addressed immediately. Should the complainant leave his/her name and phone number, he/she will be contacted within 24 hours.

A patient will never be allowed to simply walk outside unsupervised, except on discharge, and that will only be allowed when the person being discharged is either being picked up by someone or is using a taxi or ride-sharing (Uber, Lyft, etc.) type of service.

Any outside trash will be picked up by the staff and disposed of in the proper trash receptacles. A dumpster is located outside for garbage removal. Medical waste will be removed from the site by specially trained companies.

Because the building was previously used as a medically-related facility (specialty hospital / nursing home), each room has been designed similar to a hospital or urgent

care room. There are also centralized cooking facilities (to be provided by staff, not by the patients), dining area, offices and a nursing station.

Also, because the previous use of the building was as a specialty hospital / nursing home facility, with its associated existing building design features and construction methods, no change to the occupancy status (as defined by the Building Code) of the building is anticipated, nor are additional upgrades proposed or needed to the building itself. Fire protection was also installed to accommodate the previous specialty hospital / nursing home facility use and will remain for this use. Should any building, fire code, or other alteration or upgrade be required by the City of Mesa, it will be promptly addressed.

No additional exterior signage, other than the contact sign noted above and an identification sign on the west side, is expected to occur.

As mentioned previously, no new or additional improvements, site/building additions, or exterior alterations (other than signage) are expected to occur, except as required by the City of Mesa.

The applicant, property owner, and the operator of the facility understand that the plan, approved Council Use Permit and any conditions of approval are binding on all future operators of a substance abuse detox facility at this location.

Staff:

As noted previously, onsite personnel will be available 24-hours, 7-days-a-week.

All staff, including medical (doctor, nursing, etc.), counselors, and administrative staff will be at or above the experience, training, education and other qualification levels as would be found at any high-end medical office or hospital. In addition, each person will receive, or have received, training specific for addressing substance abuse issues and side effects. Medical and counseling personnel will also be “on-call” and available when needed.

Patients:

The “typical patient” volunteers to stay at the facility, and will be closely monitored and repeatedly tested. This is a place for healing and healing only.

While going through the detoxification phase of this program, each patient will be closely monitored. After detoxification, patients will be assessed before going to the rehabilitation phase of the program. Those that remain for rehabilitation at this facility (approximately 30 to 60 days) will spend their days in individual and group therapy that includes counseling, group sessions, therapeutic writing, reading, and various other

positive and wholesome activities. Occasional offsite trips may occur to positive environments and opportunities for community service.

Anyone who does not wish to comply with the strict rules and healing regimen, including the use of drugs or alcohol, will be involuntarily discharged from the facility. This will require the person to be picked up by a friend or family member, or utilize a taxi or ride-sharing service to leave the neighborhood entirely. Those voluntarily wishing to leave will be discharged in a similar manner. Anyone refusing such transportation will be followed or escorted until he/she exits the neighborhood and reaches Broadway, Main Street or Power Road.

Compliance with Social Service Facilities criteria:

The proposed use of this site and building will be in full compliance with the criteria required for Social Service Facilities as defined in Section 11-31-26 of the City of Mesa Zoning Ordinance, as well as the Social Service Facilities Guidelines provided by the City of Mesa.

These include the following (language from Zoning Ordinance is in *italics*, with the responses immediately following):

- A. **Location.** *Social Service Facilities are not allowed on Main Street, within the designated Town Center Redevelopment Area.*

The subject site, which is located south and east of the southeast corner of Main Street and Power Road, is not located within the Town Center Redevelopment Area.

- B. **Minimum Standards.** *All Social Service Facilities shall provide: adequate and accessible sanitary facilities, including lavatories, rest rooms and refuse containers; sufficient patron seating facilities for dining, whether indoor or outdoor; effective screening devices such as landscaping and masonry fences in conjunction with outdoor activity areas; a plan of operation, including but not limited to, patron access requirements, hours of operation, measures used to control potential client congregation on the site during non-operating hours, security measures, litter control, and noise attenuation.*

Further, evidence of compliance with all Building and Fire Safety regulations and any other measures determined by the City Council to be necessary and appropriate to ensure compatibility of the proposed use or uses with the surrounding area shall be provided with permit applications.

As noted above, the proposed use of the subject site and existing building meets these criteria as follows:

- There are also bathroom facilities within the building (outside of the rooms), which include handicapped-accessible facilities, for visitors and staff. These are available during facility hours.
- An indoor dining area, with a kitchen, will provide and meals for each patient and staff (some meals may be served in rooms). Adequate seating, with at least one seat provided for every two guests served during the meal period.
- The number of beds for the proposed use (128) is the same as that for the previous tenant (as a specialty hospital / nursing home facility).
- There are sufficient bathroom and shower facilities to accommodate each patient.
- Although all activities occur indoors, and patients are not allowed outdoors (except for a secure smoking area).
- There is extensive existing landscaping throughout the site.
- As the previous use of the facility was as a specialty hospital / nursing home facility, no changes to the tenant improvements of the building are expected, and no change is expected to the occupancy status as it relates to the Building Code. The facility will comply with all applicable City of Mesa Building and Fire Safety requirements, and should any changes or upgrades be required, they will be implemented as soon as possible.
- The Plan of Operation noted above includes the elements noted in the Social Service Facilities requirements related to patron access requirements, hours of operation, measures used to control potential client congregation on the site during non-operating hours, security measures, litter control, noise attenuation, and other operational aspects of the proposed use.

C. *Applicable Guidelines.* *All Social Service Facilities are subject to the Social Service Facilities Guidelines adopted by the City.*

In addition to the above, this proposed facility shall comply with the Social Service Facilities Guidelines adopted by the City of Mesa.

D. *Criteria for Review of Council Use Permit:* *When required, the review of the Council Use Permit shall include a review and determination regarding the following items:*

1. *The use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, including the Social Service Facility Guidelines and will be compatible with surrounding uses.*

The site is designated as “Specialty Medical Campus” within the current City of Mesa General Plan. The proposed use is consistent with this designation. Other than the Social Service Facilities Guidelines, we are not aware of any Sub Area Plans or other plans or policies that affect the proposed use.

2. *A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations.*

The Plan of Operation included in this Project Narrative addresses these, and other, operational and development aspects of this proposal.

3. *A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures.*

We believe that the Plan of Operation, as described above, will ensure that we will act to be a “good neighbor” to those who live and work in the area.

4. *Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.*

The existing building and site conditions were developed to accommodate the previous use as a specialty hospital / nursing home facility, and therefore the use will be in substantial conformance with all applicable current City of Mesa development standards and codes. We will promptly work to address any needed or applicable City of Mesa standards.

Council Use Permit:

In addition to the criteria of a Social service Facility noted above, the proposed use meets the review criteria of a Council Use Permit as follows (as noted in Section 11-70-6.D of the City of Mesa Zoning Ordinance), which states the following (language from Zoning Ordinance is in *italics*, with the responses immediately following):

- D. **Review Criteria.** *A CUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to meet all of the review criteria, the application shall be denied. The specific basis for denial shall be established in the record.*

1. *Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies.*

As noted previously, the proposed use is consistent with the land use designation (Specialty Medical Campus) of the General Plan. In addition, the proposed use furthers the goals and objectives of the General Plan by providing a needed use for the community (substance abuse detoxification and treatment), providing for an adaptive reuse of an existing vacant building, and providing for buffers and accommodations to existing residents in the area.

2. *The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;*

The Plan of Operation noted above, and adherence to the Good Neighbor Policy and Social Service Facilities as noted in the Project Narrative demonstrate that the proposed use complies with the purpose of the RM-4 zoning district and other applicable City of Mesa plans and policies.

3. *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and,*

As noted previously, all activities are to occur within the existing building, and more-than-adequate operational procedures will be in place to ensure that the use remains compatible with the area, and especially to existing residential uses. In addition, there are significant buffers already in place to ensure that the proposed use is not injurious nor detrimental to the area.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

The site was developed over 31 years ago as part of a larger medical-office park development. At that time, on and offsite improvements and extensions of infrastructure were provided in accordance with City of Mesa requirements. The proposed use provides no additional impact on these facilities.

Addition:

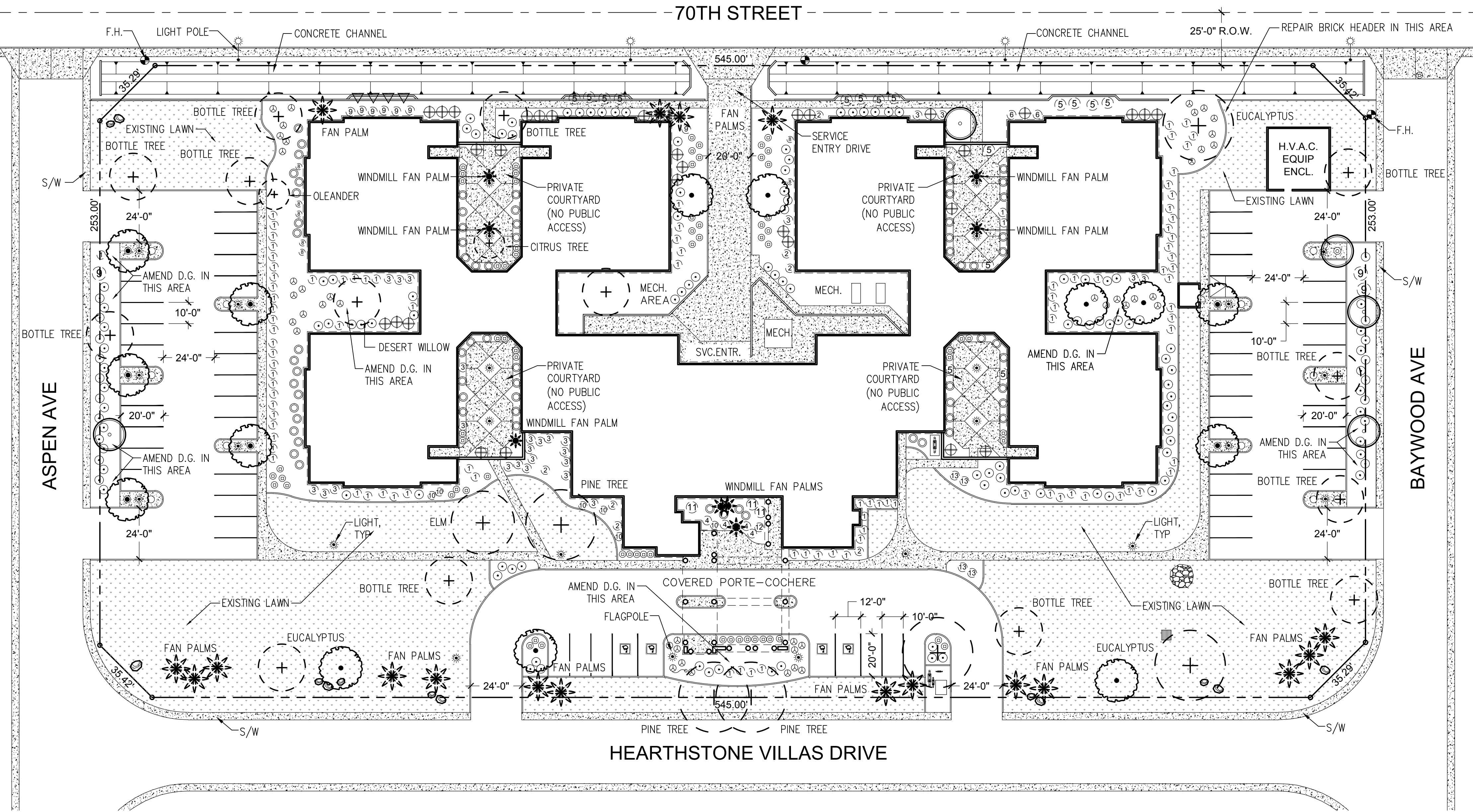
A few comments on addition in general, and why this facility will be an asset to the neighborhood and the City of Mesa:

- Addiction is in every neighborhood: Statistically, an estimated 30% of Arizona households have some sort of drug/alcohol abuse problem: this building will have no such activity. It will be a place where the disease of addiction is treated, not enabled.
- This will be the one location where all can be assured that no alcohol or drug use will be tolerated.
 - Immediate expulsion if use occurs
 - If expelled, must be either picked up by a friend or family member, or utilize a taxi or ride-sharing service to leave the neighborhood entirely. Anyone refusing such transportation will be followed or escorted until he/she exits the neighborhood and reaches Broadway, Main Street or Power Road.

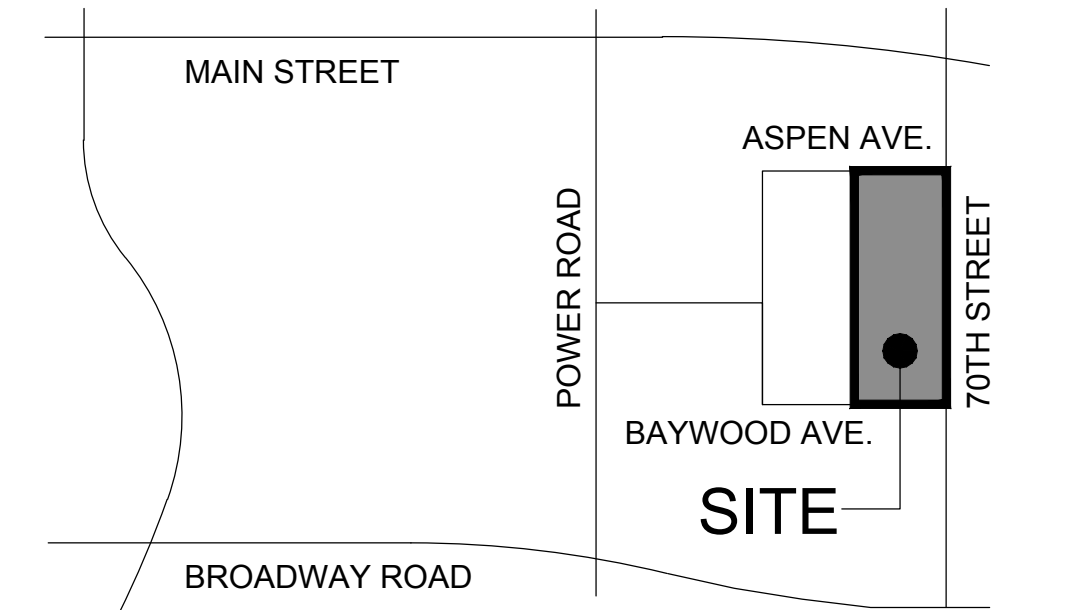
POWER ROAD MEDICAL VILLAGE | LOT 8

215 SOUTH POWER ROAD | MESA, AZ

SITE / LANDSCAPE PLAN



VICINITY MAP



SHEET INDEX

L1.0	SITE PLAN / LANDSCAPE PLAN
L1.1	NOTES + INSTALLATION DETAILS

PROJECT TEAM

LANDSCAPE ARCHITECT :	ZONING CONSULTANT:
YOUNG DESIGN GROUP 7234 EAST SHOEMAN LN. SUITE # 8 SCOTTSDALE, AZ 85251 PH: (480) 257-3312 CONTACT: JOE YOUNG jyoung@youngdg.com	GREG LOPER, A.I.C.P. EARL, CURLEY & LAGARDE, P.C. 3101 N. CENTRAL AVENUE, SUITE 1000 PHOENIX, ARIZONA 85012 OFFICE: 602-265-0094 gloper@ecclaw.com

PROJECT DESCRIPTION

THIS PLAN HAS BEEN PREPARED FROM OBSERVATIONS OF CURRENT SITE CONDITIONS AND HISTORICAL AERIAL PHOTOGRAPHY TO DETERMINE THE ORIGINAL INTENT OF THE SITE AND LANDSCAPE INSTALLATION.

SITE PLAN HAS BEEN PREPARED FROM MARICOPA COUNTY ASSESSORS DATA AND RECORDED INFORMATION ON FILE AT THE CITY OF MESA. THIS PLAN DOES NOT REPRESENT AN A.L.T.A. OR TOPOGRAPHIC SURVEY.

PLANT SCHEDULE

EXISTING PLANTS	SIZE / REMARKS
EXISTING TREES TO REMAIN	SEE PLAN FOR SPECIES
1 PETITE PINK OLEANDER	
2 CARISSA 'TUTTLE'	
3 CAPE HONEYSUCKLE	
4 BARRIO RUELLIA	
5 BOUGAINVILLEA	
6 PYRACANTHA	
7 WINDMILL PALM	
8 INDIAN HAWTHORN	
9 YELLOW OLEANDER	
10 TRAILING YELLOW LANTANA	
11 RED BIRD OF PARADISE	
12 TROPICAL BIRD OF PARADISE	
13 PRIVET	

TREES	SIZE / REMARKS	QTY.
Brachychiton populneus Bottle Tree	24" box / std. trunk	5
Pistachia chinensis 'Red Push' Pistache	24" box / std. trunk	14
SHRUBS		
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gallon	133
Tecomania capensis Cape Honeysuckle	5 gallon	32
Carissa grandiflora 'Tuttle' Tuttle's Natal Plum	5 gallon	70
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon	4

ACCENTS	SIZE / REMARKS	QTY.
Hesperaloe parviflora Red Yucca	5 gallon	42
GROUND COVER		
Lantana 'New Gold' New Gold Lantana	1 gallon	70
INERT MATERIALS		
D.G. Decomposed Granite Color: match existing	1/2" Screened, 2" depth typ.	as req'd
Existing boulder	per plan	n/a

SITE PLAN KEY

- STREET LIGHT
- POLE LIGHT
- STREET LIGHT
- DRAINAGE GRATE
- BACKFLOW DEVICE
- H.C. PARKING STALL

SITE / LANDSCAPE PLAN

SCALE: 1" = 30'-0"

CITY APPROVAL:

Young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312



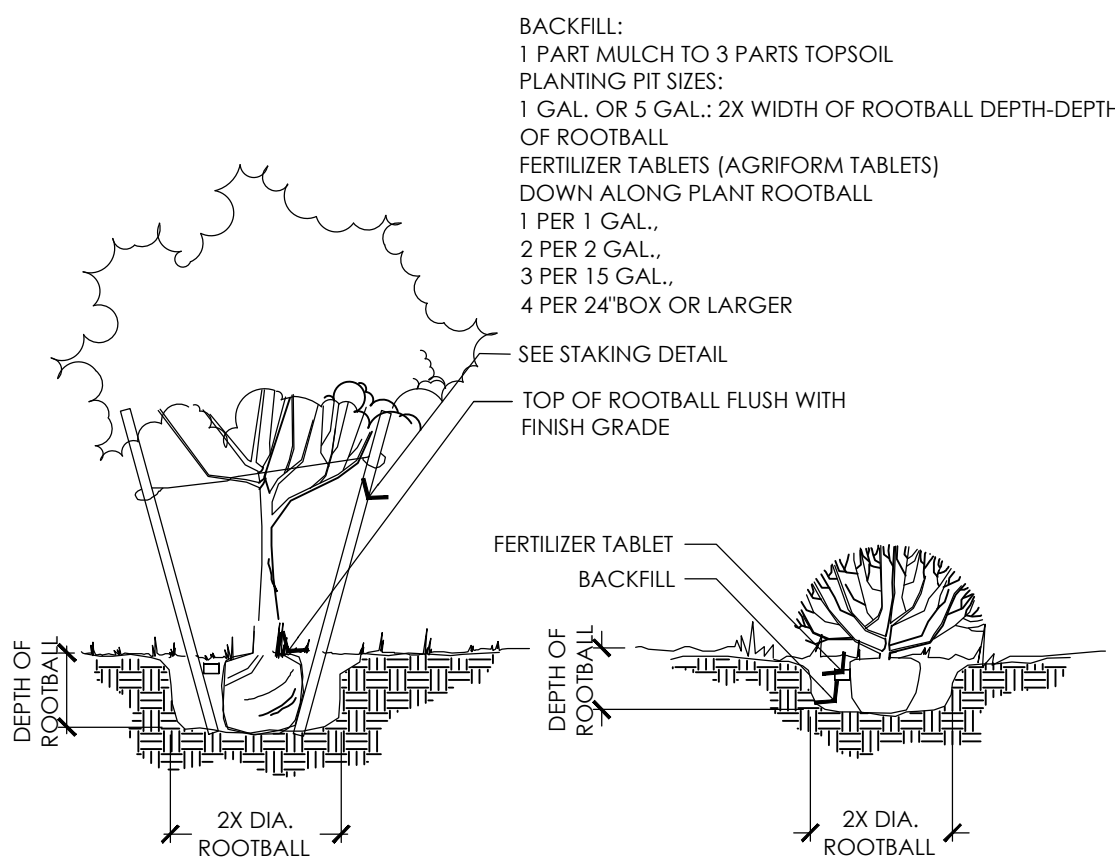
POWER ROAD MEDICAL
VILLAGE LOT 8
215 SOUTH POWER ROAD | MESA, AZ 85206

DATE:	10/03/16
JOB NO:	1626
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:

SUBMITTED FOR:
C.U.P. REVIEW
SHEET NO.

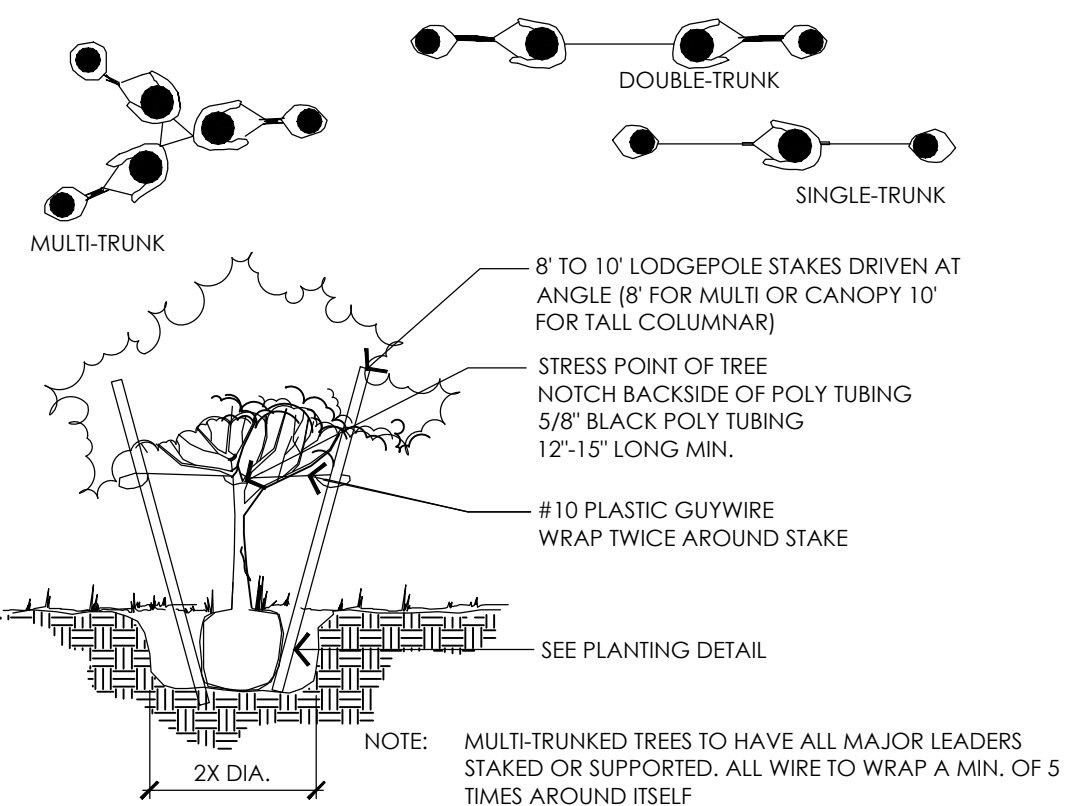
L1.0
1 OF 2

Not for construction unless approved by local government



1 TREE AND SHRUB PLANTING

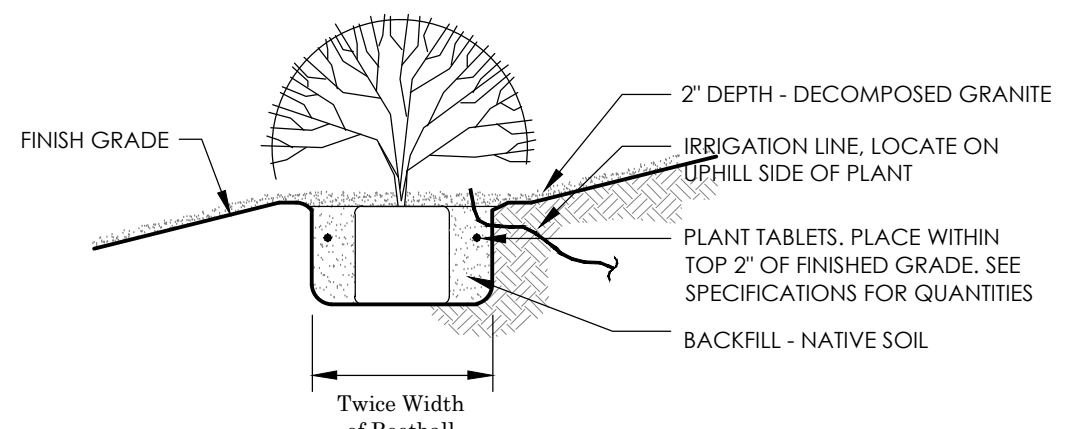
SCALE: N.T.S.



NOTE: 15 GAL. AND 24" BOX (SMALL CALIPER) TO HAVE DOUBLE TIES BETWEEN
STAKES. 24" AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

2 TYPICAL STAKING DETAIL

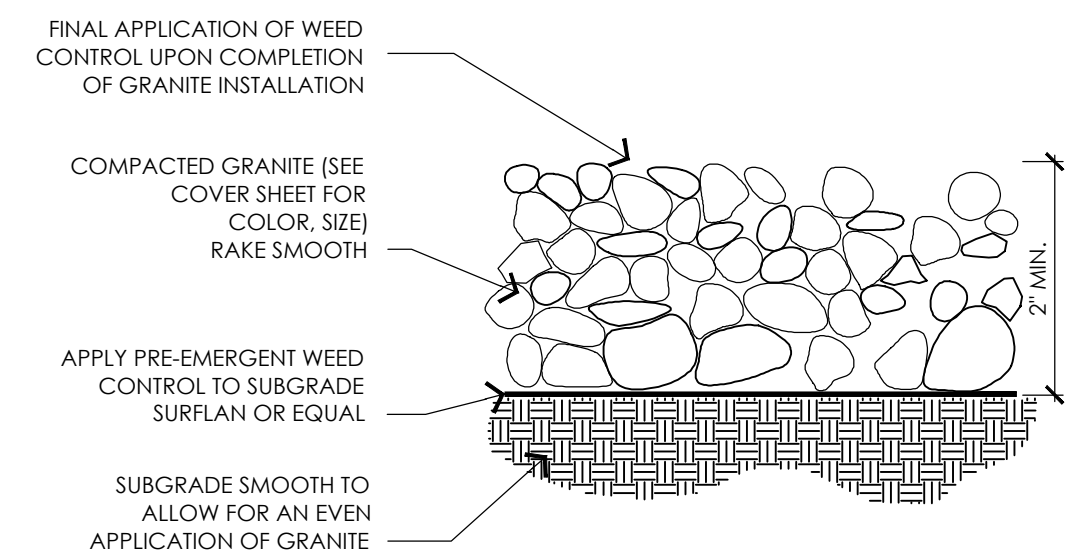
SCALE: N.T.S.



NOTE: PLANT SHRUB NO DEEPER THAN ROOTBALL. NO WELL IS NECESSARY.

3 PLANTING ON SLOPE

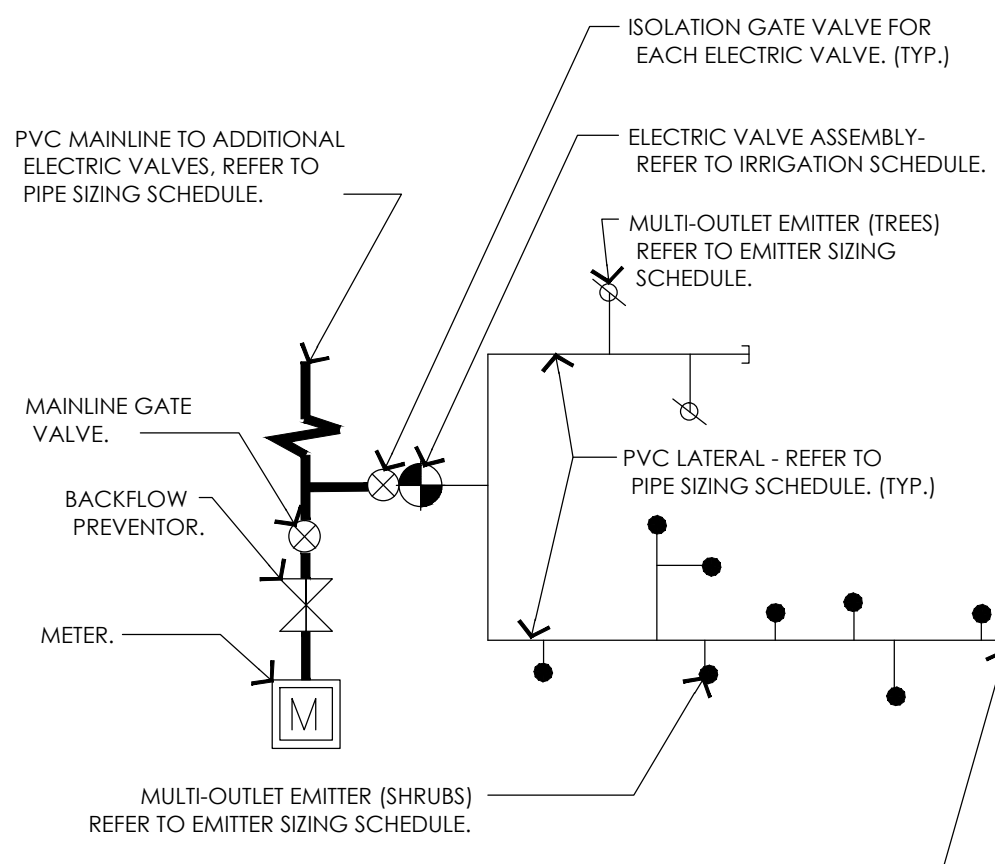
SCALE: N.T.S.



NOTE: PROVIDE GRANITE SAMPLE TO LANDSCAPE ARCHITECT FOR
APPROVAL PRIOR TO INSTALLATION.

6 DECOMPOSED GRANITE

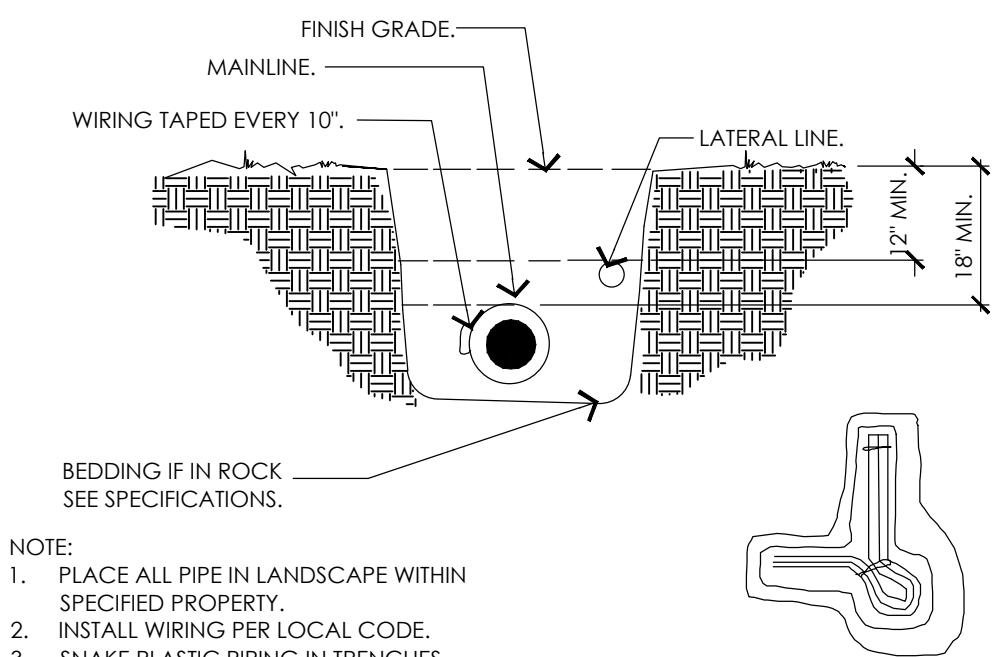
SCALE: N.T.S.



NOTE:
1. EMITTER SYSTEM TO BE TOTALLY RIGID PVC UNLESS OTHERWISE NOTED.

3 PIPE LAYOUT DETAIL

SCALE: N.T.S.

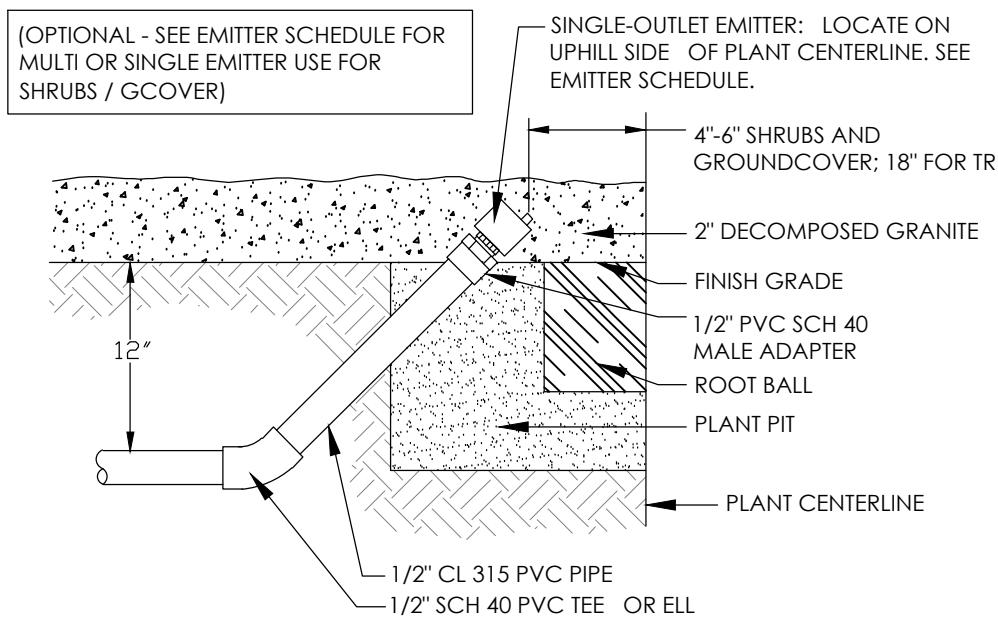


NOTE:
1. PLACE ALL PIPE IN LANDSCAPE WITHIN
SPECIFIED PROPERTY.
2. INSTALL WIRING PER LOCAL CODE.
3. SNAKE PLASTIC PIPING IN TRENCHES.
4. COMPACT TRENCH THOROUGHLY TO MATCH
ADJACENT SOIL DENSITIES.

TIE A LOOSE 20" LOOP IN ALL WIRING AT CHANGES OF
DIRECTION GREATER THAN 30°. UNTIE ALL LOOPS AFTER ALL
CONNECTIONS HAVE BEEN MADE.

4 TRENCHING DEPTH DETAIL

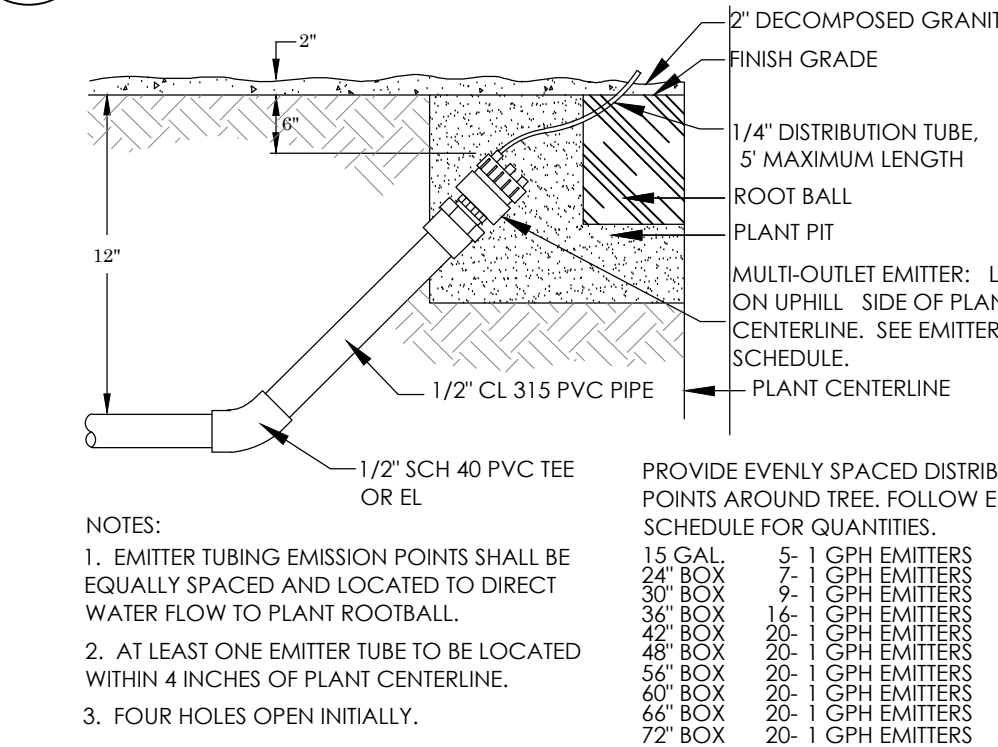
SCALE: N.T.S.



NOTE: 90 DEGREE ELL MAY BE USED IN LIEU OF 45 DEGREE IF
PLANTER WIDTH IS LESS THAN SHOWN.

9 SINGLE OUTLET EMITTER (SHRUBS)

SCALE: N.T.S.



10 MULTI-OUTLET EMITTER (TREES)

SCALE: N.T.S.

LANDSCAPE NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 6" - 8" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE 'MID-IRON' HYBRID VARIETY.
- ALL HEADER IS TO BE CAST IN PLACE CONCRETE, COLOR TO BE SELECTED.
- CONTRACTOR TO ENSURE THAT SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY (WHERE APPLICABLE).
- ALL LANDSCAPING AND STRUCTURES CONSTRUCTED FROM THIS PLAN HAVE BEEN DESIGNED WITHIN STANDARD CITY REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER / HOA TO MAKE NECESSARY REPAIRS DUE TO VANDALISM / THEFT / OR NEGLIGENCE. DEVELOPER / HOA DOES NOT HOLD (YOUNG DESIGN GROUP, LLC) RESPONSIBLE FOR ANY DAMAGES INCURRED AS SUCH.
- JUTE NETTING TO BE INSTALLED ON ALL SLOPES GREATER THAN 4:1 WITH 100% LIVE PLANT COVER.

LANDSCAPE CONSTRUCTION GENERAL NOTES

- REFER TO PLANTING DETAILS. BACKFILL: NATIVE SOILS FREE OF CONTAMINATION AND ROCKS OVER 3 INCHES IN DIAMETER.
- COMPLETE ALL TRENCHING, LANDSCAPE GRADING, BERMING AND SWALES PRIOR TO START OF PLANTING.
- NOTE: SURFACE-FERTILIZE PLANTS AS PART OF COMMON-AREA MAINTENANCE CONTRACT.
- APPLY A SOLUTION OF "SUPERTHRIVE" COMBINED WITH LIQUID CHELATED IRON SUPPLEMENT AS PLANT IS BEING WATERED IN, AT THE FOLLOWING RATES:
-BASIC MIX: 1/4 TSP. (TEASPOON) SUPERTHRIVE AND 1 TSP. IRON SUPPLEMENT PER GALLON OF WATER.
-TREES: APPLY 4 GALLONS OF BASIC MIX.
-SHRUBS AND SUCCULENTS 1 GAL. AND 5 GAL.: APPLY 1 GALLON OF BASIC MIX.
-SHRUBS AND SUCCULENTS 15 GAL.: APPLY 2 GALLONS OF BASIC MIX.
- REMOVE NURSERY PROVIDED STAKING AND TAPING FROM ALL PLANTS, IF APPLICABLE. STAKE NURSERY GROWN TREES AS DETAILED.
- WATER SUPPLY MUST BE OPERATIONAL PRIOR TO PLANT INSTALLATION.
- PRUNE DEAD OR DAMAGED BRANCHES AFTER PLANTING. PRUNE TREES OF LIVING BRANCHES, ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER, AFTER PLANTING.
- BEFORE PLANTING, STAKE OR FLAG THE LOCATION OF ALL PLANTS OR PLACE CONTAINERS UP TO 15 GAL. AT LOCATIONS SHOWN ON PLAN AND ARRANGE TO HAVE THE LANDSCAPE ARCHITECT REVIEW AND APPROVE THE LOCATIONS. LANDSCAPE ARCHITECT MAY REVISE LOCATIONS ONCE BEFORE PLANTING.
- REMOVE ALL WEED GROWTH FROM AREAS TO BE LANDSCAPED. IF WEED CONTROL IS NEEDED, USE CAREFULLY APPLIED CONTACT HERBICIDE, "ROUND-UP" OR EQUAL. APPLY BY HAND SPRAYER TO AVOID DAMAGE TO NEW PLANTS.
- ALL NEW LANDSCAPED AREAS SHALL RECEIVE 2" GRANITE MULCH AS NOTED BELOW PLANT LEGEND.
- WARRANTY ALL PLANT MATERIAL TO BE IN HEALTHY GROWTH FOR THE PERIODS OF: TREES: 365 DAYS SHRUBS, VINES AND GROUNDCOVERS: 90 DAYS, STARTING AT DATE OF FINAL ACCEPTANCE, REPLACE MATERIAL NOT SHOWING HEALTHY GROWTH WITHIN 10 WORKING DAYS OF NOTIFICATION BY OWNER.
- YDG DOES NOT WARRANTY AVAILABILITY OF SPECIES OR SIZES OF PLANTS LISTED. "AVAILABLE" SHALL MEAN AVAILABLE IN A WHOLESALE NURSERY IN ARIZONA OR CALIFORNIA. NOTIFY OWNER AND YDG OF NON-AVAILABILITY FOR ISSUANCE OF SUBSTITUTION BY YDG.
- CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNER'S CAREFUL REVIEW AND APPROVAL OF THESE PLANS, INCLUDING PLANT SPECIES AND SIZES LISTED. OWNER SHALL OBTAIN UNIT PLANT COSTS, INSTALLED & GUARANTEED.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- NOTE THAT NURSERY-GROWN TREES MUST HAVE TRUNK DIAMETER IN PROPORTION TO HEIGHT, AND THAT CONTRACTOR MUST INSPECT EACH TREE FOR ROOT-BINDING AND OTHER GROWTH DEFECTS, AND REMOVE DEFECTIVE PLANTS FROM THE SITE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE HEADER INSTALLATION WITH GRADING CONTRACTOR. ANY LOCATIONS WHERE RIP-RAP SWALES ARE ADJACENT TO TURF AREAS, HEADER IS TO HAVE A DRAINAGE OUTLET (TURN-DOWN) FOR THE WIDTH OF THE RIP RAP AREA, TYP.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.
- ANY DISTURBED AREAS NOT INITIALLY BUILT UPON WILL NEED A COUNTY / CITY APPROVED DUST CONTROL MATERIAL INSTALLED.
- TREES THAT ARE PLANTED AS 24" BOX MUST HAVE 2" CALIPER AFTER FIRST YEAR OF GROWTH.
- LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO PURCHASE.

GENERAL IRRIGATION NOTES

- CONTRACTOR IS RESPONSIBLE TO RETRO-FIT EXISTING IRRIGATION SYSTEM TO ACCOMMODATE NEW PLANTING AREAS AS SHOWN ON PLAN. ANY EXISTING LANDSCAPE AREAS THAT ARE AFFECTED OUTSIDE THIS SCOPE OF WORK SHALL BE REPAIRED / RECONNECTED AS NECESSARY.
- ALL MAINLINE PIPING TO BE A MINIMUM OF SCHEDULE 40 UNLESS NOTED ON PLANS.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE PASSING THROUGH IT.
- ALL MAINLINES AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREA OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT (PUE).
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE NO. 14 OR BETTER, BUNDLED AND TIED OR WRAPPED EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN A APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PINAL COUNTY INSPECTOR OR MAIL IT TO THE PINAL COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION SECTION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED AND PASSED ANNUALLY IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY'S REQUIREMENTS.
- BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE WATER METER SERVICE LINE.
- ALL BFP DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED CONCRETE SHALL BE SIX (6) INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.

Young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85261
tel. 480.257.3312



POWER ROAD MEDICAL

VILLAGE LOT 8

215 SOUTH POWER ROAD | MESA, AZ 85206

DATE: 10/03/16

JOB NO: 1626

DRAWN BY: YDG

CHECKED BY: JMY

REVISIONS: DATE:

SHEET KEY:

SUBMITTED FOR: C.U.P. REVIEW

SHEET NO.

L1.1

2 OF 2

Not for construction unless approved by local government

Site & Building Information:

APN: 218-21-012
Site Size: 4.11 acres / 179,035 sq. ft.
Address: 140 South 70th Street, Mesa 85206 (aka 215 South Power Road)
Location: South and east of the southeast corner of Main Street and Power Road
Existing Zoning: RM-4
Building Area: 50,105 square feet (approximate)
Building Height: 1-story
Legal Description: Lot #8 of the Power Road Medical Village Parcel 1 – 8, Tract A.
MCR Book 277, Page 10

Applicant:

Earl, Curley & Lagarde
ATTN: Rod Jarvis / Greg Loper
3101 North Central Avenue
Suite 1000
Phoenix, AZ 85012

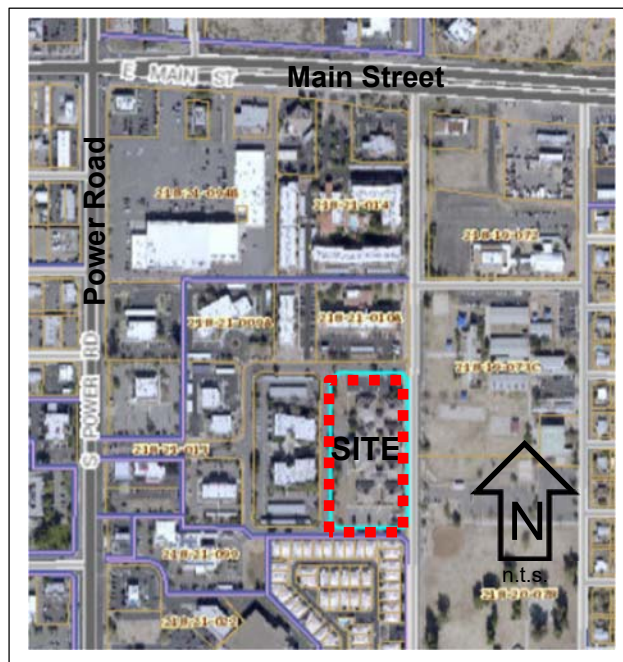
Phone: 602-265-0094
Fax: 602-265-2195
Email: rjarvis@ecllaw.com or gloper@ecllaw.com

Citizen Participation Plan

related to

Request for a Council Use Permit
to allow for an In-patient Detoxification & Substance Abuse Treatment
Facility within an existing medical office building Hospital facility
located at 140 South 70th Street in Mesa
(south & east of the SEC of Main Street & Power Road)

VICINITY MAP



Application #:
Z17-_____

Submittal date:
June 16, 2017

Introduction & Purpose:

This Citizen Participation Plan is part of the submittal package for a Council Use Permit (“CUP”) to allow an In-Patient Detoxification and Substance Abuse Treatment Facility to occur within an existing medical office building (former Trillium Specialty Hospital – nursing home facility) located at 140 South 70th Street (south & east of the SEC of Main Street & Power Road).

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts (to be) made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant’s request to the City of Mesa for the above-referenced zone change.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Applicant:

Earl, Curley & Lagarde
ATTN: Rod Jarvis / Greg Loper
3101 North Central Avenue
Suite 1000
Phoenix, AZ 85012

Phone: 602-265-0094
Fax: 602-265-2195
Email: rjarvis@ecllaw.com or gloper@ecllaw.com

Pre-application Meeting:

A pre-application meeting with City of Mesa planning staff was held on June 5, 2017, under application #PS17-041 (PLN2017-00311). Staff provided a list of the neighborhood groups within one-mile of the subject site that will be contacted.

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting will be held within approximately 3 – 4 weeks from the date of submittal of the related Council Use Permit application.

The notification list for the neighborhood meeting will include:

- A. All property owners within 500-feet of the subject property
 - B. Registered neighborhood contacts within ½-mile of the property (as provided by the City of Mesa Neighborhood Outreach Division).
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and an invitation to a neighborhood meeting to be held at a to-be-determined location.

A copy of the notification map and notification mailing list will be provided in the update to this Citizen Participation Plan (approximately 2 weeks after the meeting).

Additional neighborhood meetings will be provided as deemed necessary.

Presentations to groups of citizens or neighborhood associations will be provided as requested.

An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

All materials such as mailing lists, contact letters, sign-in lists, comments, and petitions received will be copied to the City of Mesa

Schedule (current place in schedule is in **bold):**

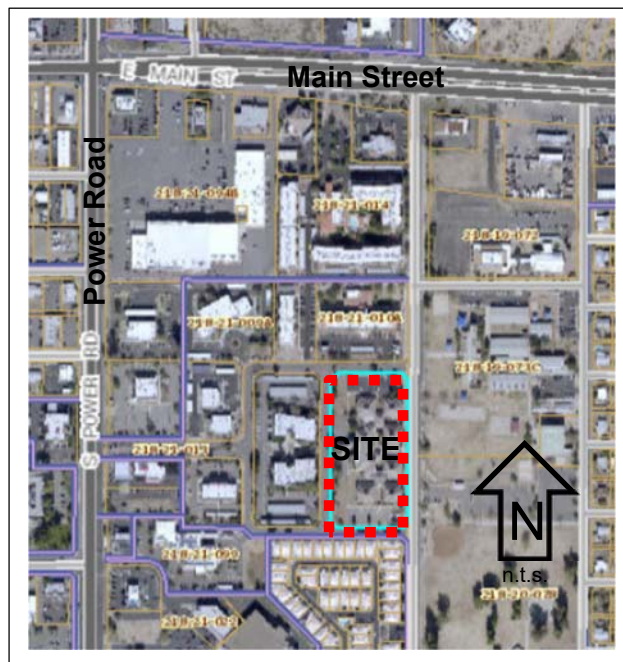
- Pre-Submittal Conference – June 5, 2017
- **Submittal – June 16, 2017**
- Neighborhood Meeting – mid-late July, 2017
- Submittal of results of meeting / revised Citizen Participation Plan – late July, 2017
- Planning and Zoning Board Hearing – TBD
- City Council Introduction – TBD
- City Council Final Action – TBD

Citizen Participation Report

related to

Request for a Council Use Permit
to allow for an In-patient Detoxification & Substance Abuse Treatment
Facility within an existing medical office building Hospital facility
located at the 100-200 Blocks of South 70th Street in Mesa
(south & east of the SEC of Main Street & Power Road)

VICINITY MAP



Application #:
ZON17-00040

Submittal date:
September 5, 2017

Introduction & Purpose:

This Citizen Participation Plan is part of the submittal package for a Council Use Permit (“CUP”) to allow an In-Patient Detoxification and Substance Abuse Treatment Facility to occur within an existing medical office building (former Trillium Specialty Hospital – nursing home facility) located at the 100-200 blocks of South 70th Street (south & east of the SEC of Main Street & Power Road).

The case number for these requests is: ZON17-00040.

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts that have been made by the Applicant to inform neighbors, citizens, and property owners in the vicinity of the subject site about the Applicant’s request to the City of Mesa for the above-referenced zone change.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Outreach Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners:

1. Advanced outreach and contact was made with both the Mesa Schools Superintendent’s Office and with the Principal of the Jefferson Elementary School, Ms. Genessee Montes. From these meetings, various concessions were granted to the school (such as no signage along 70th Street, no outdoor activities, training for staff of the school, and an annual donation of \$5,000.00)
2. Outreach attempts were made to conduct advanced meetings and discussions with the Hearthstone Villas at Superstition Springs HOA to the south. However, the HOA Board opted to not meet with us. This advanced outreach was conducted by Chad Willems of the Summit Consulting Group (a public relations firm hired by the applicant).
3. A neighborhood meeting occurred on July 25th, beginning at 6:00 p.m., at the subject site. Notice of the meeting was sent to:
 - A. All property owners within 1,000’ of the subject property (166 properties)
 - B. Registered neighborhood contacts and HOA’s within 1-mile of the subject property (15 total, as provided by the City of Mesa Neighborhood Outreach Division)

A copy of the letter that was sent is included as Exhibit A.

A copy of the mailing lists for those noted above that the letter was sent to is included as Exhibit B. Also included in Exhibit B is the map of all property owners within 1,000-feet of the subject site.

Results of Outreach (to-date):

Pre-Mailing:

1. The school district and Jefferson Elementary School agreed to not oppose our project.
2. The Hearthstone Villas at Superstition Springs HOA Board opted to not meet with us, and to oppose our application. However, individual property owners with this community attended the neighborhood meeting and do support our application.

Correspondence with the Hearthstone Villas HOA is included as Exhibit C.

Mailing:

Finally, and as noted above, a letter was sent to each property owner within 1,000-feet of the subject site (166 properties), and also to each HOA and registered neighborhood organization within one-mile of the subject site (15, for a total of 181 mailings). This letter gave notice of the proposed project and also invited each person/owner to attend the neighborhood meeting.

From this mailing, only one person responded (via phone). This was Catherine Mullins (address of 7433 E. Dewan Avenue -

That person is Scott Grainger, address of 4135 East Fairview in Mesa (approximately ¾-mile to the southeast of the subject site), who asked questions regarding the previous tenant and our proposed use. She expressed support for our project.

No additional correspondence related to the mailing or initial outreach occurred.

Neighborhood Meeting:

As noted previously, a neighborhood meeting was held at the site on July 25th, beginning at 6:00 p.m.

Of those invited, 11 people attended the meeting.

Also in attendance were Rod Jarvis and Greg Loper of Earl, Curley & Lagarde, and representatives of the building owner and the actual operator of the proposed facility.

Mr. Jarvis provided an overview of the project and our outreach with the Jefferson Elementary School, as well as the implications that the ADA (Americans with Disabilities Act) have on the proposed use.

The following questions were asked (questions are in *italics*, with the response immediately following each question):

- *Will this facility be similar to the New Hope Behavioral Center?*

No, unlike the New Hope facility, which is an out-patient facility which dispenses Methadone and other medications related to drug rehabilitation, the proposed Copper Sands facility is an In-Patient facility.

All activities are to occur indoors or within enclosed patio areas. Exterior doors are to be secured and monitored by staff.

Based on a follow-up question, we noted that we will cooperate with and support the efforts of New Hope and also the Lifewell facility to the north in their respective drug rehabilitation efforts.

- *How will this address homeless issues in the area?*

The proposed facility should help homeless in the area by providing a treatment option, and also by securing the existing site, which is vacant and is sometimes used by the homeless.

- *What type of security will be provided?*

The proposed facility will have onsite, trained security personnel onsite 24 hours a day, 7 days per week. The security personnel will help with both interior (inside the facility) and exterior (outside) security.

There was discussion by several attendees who reside within the Hearthstone Villas community to the south regarding existing homeless issues.

After the question and answer session, the residents were taken on a tour of the complete facility.

Overall, the response was extremely positive and no one expressed opposition to the proposal.

The meeting ended at approximately 7:30 p.m.

A copy of the sign-in sheet for the Neighborhood Meeting is included as Exhibit D.

Additional Outreach:

As required by the City of Mesa, we will provide to the City staff person/case planner (Tom Ellsworth / Rebecca Gorton) the following by Tuesday, September 5th, 2017:

- Public Hearing Notification letters (*sealed, stuffed, addressed, stamped*) to each property owner within 500' of the subject property; and registered neighborhoods and RNA's/HOA's within ½-mile of the subject property. The letter will also include notice regarding the public hearing that is scheduled before the Planning and Zoning Board on September 20th.
- Ownership maps and lists identifying each of those property owners notified as part of the Citizen Participation Process (property owners within 1,000' of site), as well as the Public Hearing Notification (500').
- Mailing lists identifying any Registered Neighborhood Organization or Homeowners Association within ½-mile of the site.
- Maps of the two mailing lists (1,000-feet and 500-feet) of the property owners notified in the two respective mailings.
- Final Citizen Participation Report (this report)

Copies of the letter, attachments, mailing list, and maps are included as Exhibit E to this CPP.

The site is also to be posted with a 4' x 4' zoning notification sign as required by the City of Mesa. The Affidavit of Posting for this sign will be provided by email from the sign installer (Dynamite Signs).

Any additional outreach will be provided as required by the City of Mesa.

We will continue to gather questions and/or comments – in favor or opposed – to our request and attempt to address any valid concerns. To the extent feasible, we will modify our request and/or proposed operation to address any concerns.

All materials such as mailing lists, contact letters, sign-in lists, comments, and petitions received will be copied to the City of Mesa

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Applicant:

Earl, Curley & Lagarde
ATTN: Rod Jarvis / Greg Loper
3101 North Central Avenue
Suite 1000
Phoenix, AZ 85012

Phone: 602-265-0094
Fax: 602-265-2195
Email: rjarvis@ecllaw.com or gloper@ecllaw.com

Pre-application Meeting:

A pre-application meeting with City of Mesa planning staff was held on June 5, 2017, under application #PS17-041 (PLN2017-00311). Staff provided a list of the neighborhood groups within one-mile of the subject site that will be contacted.

Schedule (current place in schedule is in bold):

- Pre-Submittal Conference – June 5, 2017
- Submittal – June 16, 2017
- Neighborhood Meeting – July 25th, 2017
- **Submittal of final Citizen Participation Plan – September 5th, 2017**
- Planning and Zoning Board Hearing – September 20th
- City Council Introduction – October 16th
- City Council Final Action – November 6th

Exhibit A

Initial Notification Letter sent to all property owners within 1,000-feet, and all RNO's/HOA's within 1-mile, of the subject site

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

July 13, 2017

RE: Proposed Council Use Permit at 140 South 70th Street in Mesa

Dear Neighbor:

The purpose of this letter is to inform you that on behalf of our client, Copper Sands Behavioral ("Copper Sands"), our office has filed a request for a Council Use Permit ("CUP") to enable the existing building on the above-referenced property to be utilized as an In-Patient Detoxification and Substance Abuse Treatment Facility. The site was previously used as a nursing home and specialty hospital (Trillium Specialty Hospital).

We are seeking the CUP in order to provide in-patient care for individuals who are voluntarily seeking to better their lives by recovering from substance abuse. Like the nursing home facility, the proposed facility will have approximately 128 beds. Patients will reside at the facility for the duration of their care and treatment, which is typically 30-60 days or less. During their stay, patients will receive group and individual therapy that includes counseling, group sessions, therapeutic writing, and various other positive activities. Onsite personnel will be available 24-hours, 7-days-a-week. Stabilization services will also be provided onsite so that a patient is prepared for a healthy return to his/her family and community.

We would like to give you an opportunity to hear more specific details about this request. We will be holding an open house meeting for the surrounding property owners and registered associations in the area as follows:

Date and Time: Tuesday, July 25th, from 6:00 p.m. to 7:00 p.m.

Location: 140 South 70th Street, Mesa (site of the facility)

Meetings and hearings before the City of Mesa Planning and Zoning Board and Mesa City Council have not yet been scheduled. You should receive a second letter in approximately 3-4 weeks identifying the date and location of those future meetings/hearings.

THE HEARTHSTONE VILLAGE HOA BOARD

We have reached out to the Hearthstone Village HOA Board, asking for permission to meet with Hearthstone residents at their homes, or to meet with the Hearthstone Village

HOA Board, but THE BOARD HAS REFUSED TO ALLOW IT. The board representative who spoke with us, Mr. Milligan, has informed us that the Hearthstone Village HOA Board has already decided to oppose the Copper Sands facility. (See the enclosed email from Chad Willems, our representative who reached out to Hearthstone Village.)

I have enclosed a letter from Gordon Gunnell, one of your Board members, which sets forth his objections to a facility such as Copper Sands (this is related to a similar proposal, made last year, for this site by Sovereign Health). We must conclude that his objections constitute the concerns of your Board, as your Board won't meet with us:

Objection 1.a: Addicts seeking recovery have "co-occurring mental and behavioral health disorders."

Answer: This is obviously the case; of course they do. That is precisely why they need treatment. Addiction is typically grounded in emotional illness; not simply physical dependency. Substance abuse treatment, if it's done properly, treats the underlying emotional illness.

Objection 1.b: "All treatment is most likely in a voluntary setting."

Answer: Again, this is obviously true; and thank goodness it is true. To be effectively healed, an addict must choose to be healed; forced healing is illusory. Patients attend this facility on a VOLUNTARY BASIS, meaning that they have chosen to better themselves and their lives and are paying considerable amounts of money to receive treatment. This is not a court-ordered treatment facility.

Objection 1.c: "They [the patients] may leave of their own accord."

Answer: Again, of course this is true. This facility will not be a prison. It seems Mr. Gunnell fears that addicts will wander into Hearthstone Village. THIS WILL NOT HAPPEN. Copper Sands will stipulate that any patient who chooses to leave prematurely or who is dismissed, will be provided transportation out of the neighborhood. If any patient chooses to leave on foot, he/she will be escorted by Copper Sands personnel until he/she is out of the neighborhood. In short, no patient of the Copper Sands facility will enter into Hearthstone Village, Jefferson Elementary School, or any other neighboring property from the Copper Sands facility.

Objection 2: Jefferson Elementary School is right across 70th Street from this site.

Answer: Of course it is. And we have worked closely with Mesa Public Schools and with Jefferson Elementary School in this matter. As set forth above, we will ensure that no Copper Sands facility patients enter the school or the park. We have arranged to support anti-drug efforts at Jefferson Elementary School. No schoolchildren will be

impacted in any way, yet the children, their parents, the teachers, and the administrative staff will have the benefit of continuing education and support from Copper Sands.

Objection 3: Other PRMVA members do not approve of this use.

Answer: That might be true; we will see. But it is important to note that PRMVA already has allowed a METHADONE TREATMENT FACILITY to operate, immediately adjacent to Hearthstone Village. 600 or more out-patients come and go on a regular basis, passing by Hearthstone Village, passing by Jefferson Elementary School, entering PRMVA. These are addicts who are regularly getting methadone shots. Our patients won't come and go; they will come and stay, inside, in a secured facility, constantly monitored. We are better and safer than what you already have. On this basis alone PRMVA will be required by equitable principles to allow the Copper Sands facility, and they will find they are glad they did it.

Federal Law

There is clear federal law that applies here. The American with Disabilities Act ("ADA") directly controls this matter, and numerous federal circuit court decisions confirm that the Copper Sands facility will be approved. (Denial would be a violation of the ADA.) The objections Mr. Gunnell made about the people seeking healing illustrate the reasons the U.S. Congress put the ADA in place.

Our Invitation

Even though we are sure of our rights under federal law, we are very desirous of working with you. Tell us your concerns; we will work to allay your fears and do all we can. We've already done that with Jefferson Elementary School, and we'll do it for you as well.

Again, we would be happy to answer any questions or hear any concerns you may have regarding this proposal. You may reach me or Greg Loper at 602-265-0094, via email at rjarvis@ecclaw.com or gloper@ecclaw.com, and/or fax me at 602-265-2195.

Very Truly Yours,



Rodney Q. Jarvis

RQJ/GEL

From: Gordon Gunnell [<mailto:gordon@therapythatworks.net>]

Sent: Thursday, September 01, 2016 12:27 PM

To: Andrew Spurgin <Andrew.Spurgin@mesaaz.gov>; Charlotte Bridges <Charlotte.Bridges@MesaAZ.gov>

Cc: JonScott.Williams@christiancare.org; Becky.Bishop@avsionyoung.com; Loren Pat Milligan <brea@partnercom.net>;

Sally Sayes, HOA BOARD MEMBERS <sasayes@hotmail.com>

Subject: PS16-063 (PLN2016-00556)

Mr Spurgin,

I am a resident and board member of Hearthstone Village Homeowner's Association (HVHOA). HVHOA is a voting member of the Power Road Medical Village Association (PRMVA). Sovereign Health and/or its representatives has/have shown interest in occupying the former Trillium rehabilitation hospital in the PRMVA, and they have submitted an application for a Council Use Permit. I am writing to point out what I believe are potential omissions from the current information that has been submitted to the City of Mesa in behalf of Sovereign Health.

1. As a Licensed Independent Substance Abuse Counselor in Arizona, I know that a preponderance of substance abusers have co-occurring mental and behavioral health disorders. The information submitted to the City of Mesa by the proposed tenant(s) does not clarify this point. It is likely that Sovereign Health will also be conducting mental and behavioral health treatment as well as substance abuse treatment. Moreover, all treatment is most likely to be in a voluntary setting, meaning that if anyone receiving treatment wants to leave for whatever reason, they may leave on their own accord, and may not be detained unless they are a danger to themselves or others.
2. Though the address of the proposed facility is shown in the documentation to be 315 S Power Road, the building itself abuts S 70th Street on the east edge of the PRMVA property, and is directly across the street from an elementary school and a public (Jefferson) park. I think the City of Mesa Public Schools will want to understand that a substance abuse, mental and behavioral health facility is planning on locating directly across the street, and that the City of Mesa should be aware of all potential and actual services being rendered at this facility, given its proximity to the school and the park.
3. HVHOA has already submitted to PRMVA it's simple vote in opposition to this facility being located in PRMVA. It is my understanding that several other current property owners in PRMVA have also submitted their opposition votes against this facility locating in PRMVA.

I want to make sure that the information I have provided in this email is in the file on the subject line as the CUP process unfolds. As HVHOA's representative at this point, I look forward to being included in any and all communication regarding this CUP application.

Gordon A. Gunnell, MS, LMFT, LISAC

Gordon A. Gunnell, MS, PLC

Exhibit B

Mailing list and Map of all property owners within 1,000-feet,
and mailing list of all RNO's/HOA's within 1-mile, of the subject site
(for initial notification letter / CPP)

PO's (1,000 feet) – 166
RNO's – 15
TOTAL – 181

O:\INDEX\CopperSands, Inc\152 N. 56th Street\Notification July 2017\Labels
7.13.17.docx

PARCEL 21821075
WOLF RANDOLPH/LUBA/TERRI
PO BOX 262
RADIUM HOT SPRINGS, BC VOA 1MO
CANADA

PARCEL 21821078
HENNIG EDWIN/TINA/KENT ARLETTE
607 96 A AVE
EDMONTON, AV T6B 1B4
CANADA

PARCEL 21821080
SCHULTZ RICHARD/GERTRUD
BOX 925
BANFF, AB T1L-19
CANADA

PARCEL 14158202
POWER ROAD LLC
140 S POWER RD NO 101
MESA, AZ 85206

PARCEL 21819002
LINCOURT CAROL A
9401 S 19TH AVE
PHEONIX, AZ 85041

PARCEL 21819017
CARRILLO JOSE LUIS
7101 E ARCADIA
MESA, AZ 85208

PARCEL 21819020
2014-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

PARCEL 21819031
SANDOVAL CHRISTOPHER
7125 E ARBOR AVE
MESA, AZ 85208

PARCEL 21819034
RALSTON KATILYN
7110 E ASPEN AVE
MESA, AZ 85208

PARCEL 21821057
HINES GREGORY M/LEVEILLE MICHELLE M
1079 TORY RD
EDMONTON, AB T6R3A7
CANADA

PARCEL 21821076
SCHAAF THOMAS/FRIEDA
143 NORWICH CRES
SHERWOOD PARK, AB TBA551
CANADA

PARCEL 21821083
MBD ENTERPRISES LTD
SUITE 1402 2755-109 ST NW
EDMONTON, AB T6J 5S4
CANADA

PARCEL 21821029
JANKOVIC TAMARA/MARK/DECHAMPLAIN
DIANA/RUDE A
14337 PARK DR
EDMONTON, AB T5R 5V3
CANADA

PARCEL 0
RICHARD P BAKER INVESTMENTS LLC
160 S POWER RD
MESA, AZ 85208

PARCEL 21819015
EXLINE LARRY D/KIMES EMMA
7113 E ARCADIA CIR
MESA, AZ 85208

PARCEL 21819018
PENA DAVID
7106 E ARBOR AVE
MESA, AZ 85208

PARCEL 21819021
SUNBURST APPRAISERS MONEY PURCHASE
PLAN & TR
7551 E Kael CIR
MESA, AZ 85207

PARCEL 21819032
DUARTE-GARCIA GABRIEL/DUARTE ROSA M
5263 E DELTA AVE
MESA, AZ 85206

PARCEL 21819035
HERNANDEZ ISMAEL GARDEA
7118 E ASPEN AVE
MESA, AZ 85208

PARCEL 21821068
MESKE SHARON
805 ROMANIUX PL NORTHWEST
EDMONTON, AB T6R1G3
CANADA

PARCEL 21821077
HAKES JENNIFER
2-51149 RANGE ROAD 231
SHERWOOD PARK, AB T8B 1K5
CANADA

PARCEL 21821084
KAM ROSE GEAR CENTRE LTD
15729 118 AVE
EDMONTON, AB T5V 1B7
CANADA

PARCEL 14157135
BANNER HEATH SYSTEMS
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

PARCEL 21819001
RON AND NANCY WOOD TRUST
7106 E ARCADIA CIR
MESA, AZ 85208

PARCEL 21819016
TORRES HECTOR M
7107 E ARCADIA CIR
MESA, AZ 85208

PARCEL 21819019
KELLY MEI LING
7112 E ARBOR
MESA, AZ 85208

PARCEL 21819030
RICKS IZAAK ANTONIO
7131 E ARBOR AVE
MESA, AZ 85208

PARCEL 21819033
VALENZUELA OCTAVIO B
8040 E 3RD AVE
MESA, AZ 85208

PARCEL 21819036
SUNBURST APPRAISERS MONEY PURCHASE
PLAN
7551 E Kael CIR
MESA, AZ 85207

PARCEL 21819037
BOUZOS JOHN M
7130 E ASPEN AVE
MESA, AZ 85208

PARCEL 21819046
PENKSA SWEETEN
7131 E ASPEN AVE
MESA, AZ 85208

PARCEL 21819047
MONTOKA LAWRENCE R
7125 E ASPEN
MESA, AZ 85208

PARCEL 21819048
TERRAZAS OMNER
7117 E ASPEN AVE
MESA, AZ 85208

PARCEL 21819049
MATHISON JONATHAN
7113 E ASPEN AVE
MESA, AZ 85208

PARCEL 21819050
SCHALL ELIZABETH J
7105 E ASPEN AVE
MESA, AZ 85208

PARCEL 21819051
HARPER BERNARD I/ELIZABETH H
7106 E AZALEA CIR
MESA, AZ 85208

PARCEL 21819052
GONZALES FIDEL G & BARBARA GRACE
7114 E AZALEA AVE
MESA, AZ 85208

PARCEL 21819053
GUTIERREZ EMMA
42610 W BUNKER DR
MARICOPA, AZ 85138

PARCEL 21819054
CONTRERAS EFRAIN A
7126 E AZALEA AVE
MESA, AZ 85208

PARCEL 21819055
WEIDMAN JAMES SR
7132 E AZALEA CIR
MESA, AZ 85208

PARCEL 21819063
FELIX EDUARDO/DEBBIE
11102 E SUNLAND AVE
MESA, AZ 85208

PARCEL 21819064
BRAND NANCY
7127 E AZALEA CIR
MESA, AZ 85208

PARCEL 21819065
GAGNON ROBERT
7119 E AZALEA CIR
MESA, AZ 85208

PARCEL 21819066
SAMBRANO ISMAEL
7113 E AZALEA CIR
MESA, AZ 85208

PARCEL 21819067
CAKE INVESTMENTS INC
1208 W ROGER RD
TUCSON, AZ 85705

PARCEL 0
NEWSOME ROBERT L TR
7125 E MAIN ST
MESA, AZ 85207

PARCEL 21819070
MATZKE KEVIN/CARLSON ELIZABETH
7045 E MAIN ST
MESA, AZ 85207

PARCEL 0
ETERNAL LIFE LUTHERAN CH OF MESA
7000 E ARBOR AVE
MESA, AZ 85208

PARCEL 0
WEBE SAM J C/PAM J
3024 E HERMOSA VISTA DR
MESA, AZ 85213

PARCEL 21819072
ETERNAL LIFE LUTHERAN CHURCH
7000 E ARBOR AVE
MESA, AZ 85208

PARCEL 0
MESA UNIFIED SCHOOL DISTRICT NO 4
39 S HIBBERT
MESA, AZ 85201

PARCEL 0
MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

PARCEL 21820001
ALDER STEVEN L/KATHLEEN M TR
PO BOX 20216
MESA, AZ 85277

PARCEL 21820002
RUPP JOHN CARL/JESSICA RAE
910 S PUEBLO
GILBERT, AZ 85233

PARCEL 21820003
WATTS GREGORY V & LILLIE M
7118 E BAYWOOD ST
MESA, AZ 85208

PARCEL 21820004
SCOTT ROBERT L
7126 E BAYWOOD
MESA, AZ 85208

PARCEL 21820005
QUINTERO PAUL ANTHONY/AARON
MITCHELL
7130 E BAYWOOD AVE
MESA, AZ 85208

PARCEL 21820014
VEGA A HERMINO
7131 E BAYWOOD AVE
MESA, AZ 85208

PARCEL 21820015
BORBON MARIA
7123 E BAYWOOD AVE
MESA, AZ 85208

PARCEL 21820016
MAXWELL ADAM
7117 E RAYWOOD AVE
MESA, AZ 85208

PARCEL 21820017
DILLMAN CHRISTY J
7111 E BAYWOOD AVE
MESA, AZ 85208

PARCEL 21820018
RUVALCABA MANUEL/CRUZ ARTURO DE LA
546 S COUNTRY CLUB DRIVE APT 2142
MESA, AZ 85210

PARCEL 21820019
JOHNSON CHARLES M/TOBIN DELIA BAUSTIA
94 E GALVESTON ST
GILBERT, AZ 85295

PARCEL 21820020
GUTIERREZ LINO U & NATIBIDAD S
7112 E BIRCHWOOD AVE
MESA, AZ 85208

PARCEL 21820021
TEMPORADO JUSTIN R
7118 E BIRCHWOOD AVE
MESA, AZ 85208

PARCEL 21820022
MERINO MARIA ROSARIO
7124 E BIRCHWOOD AVE
MESA, AZ 85208

PARCEL 21820023
RODRIGUEZ LONJINOS/GUERRERO
VIRIDIANA D M
7132 E BIRCHWOOD AVE
MESA, AZ 85208

PARCEL 21820031
OASIS 2 PT 2 LLC
4505 S WASATCH BLVD UNIT 120
SALT LAKE CITY, UT 84124

PARCEL 21820032
LEWIS PHILLIP J/MARIEKE
7121 S BIRCHWOOD AVE
MESA, AZ 85208

PARCEL 21820033
HEBE BRAND FLORENCE
2539 E HERMOSA DR
TEMPE, AZ 85282

PARCEL 21820034
KRAFT MICHAEL L
7109 E BIRCHWOOD AVE
MESA, AZ 85208

PARCEL 21820035
MAEZ ROBERT G
7108 E BRAMBLE AVE
MESA, AZ 85208

PARCEL 21820036
GONZALEZ OSCAR
7118 E BRAMBLE AVE
MESA, AZ 85208

PARCEL 21820037
FORD DOUGLAS E/MARIA
7124 E BRAMBLE AVE
MESA, AZ 85208

PARCEL 21820049
URIBE CONSUELO/LASARO
248 N 85TH ST
MESA, AZ 85207

PARCEL 21820050
HAWRYLYSHYN MICHAEL/MARY M
7115 E BRAMBLE AVE
MESA, AZ 85208

PARCEL 21820051
PEREZ MARCOS J/LESLIE
7101 E BRAMBLE AVE
MESA, AZ 85208

PARCEL 21820052
CASSA VAUGH JESSICA D/GREG A
PSC 94 BOX 1662
APO, AE 9824

PARCEL 21820078
MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

PARCEL 0
LIFEWELL BEHAVIORAL WELLNESS
2715 N 3RD ST
PHOENIX, AZ 85004

PARCEL 0
KULESH KATHRYN ANN
7280 E SAN ALFREDO DR
SCOTTSDALE, AZ 85258

PARCEL 0
MCCULLOCH FAMILY TRUST
6215 N VAN ARK RD
TUCSON, AZ 85743

PARCEL 0
MUKESH AND PANNA DESAI FAMILY TRUST
8787 N EUREKA AVE
FRESNO, CA 93720

PARCEL 21821007
CHATHAM & CHATHAM LLC
6101 N 61ST PL
PARADISE VALLEY, AZ 85253

PARCEL 0
CHRISTIAN CARE MANAGEMENT II INC
2002 W SUNNYSIDE DR
PHOENIX, AZ 85029

PARCEL 0
BBB POWER MEDICAL LLC
7141 E BERNEIL DR
PARADISE VALLEY, AZ 85253

PARCEL 0
CHRISTIAN HOUSING INC
PO BOX 83210
PHOENIX, AZ 85071

PARCEL 0
CHRISTIAN CARE MANAGEMENT INC
PO BOX 83210
PHOENIX, AZ 85071

PARCEL 21821011
MAHAVIR INVESTMENTS LLC
4090 S PACIFIC DR
CHANDLER, AZ 85248

PARCEL 21821012
ARHC RHMESAZ01 LLC
1735 MARIAT ST STE 400
PHILADELPHIA, PA 19103

PARCEL 21821013
POWER ROAD MEDICAL VILLAGE ASSN
560 W BROWN RD 1009
MESA, AZ 85201

PARCEL 21821014
CHRISTIAN CARE MESA INC
PO BOX 8310
PHOENIX, AZ 85029

PARCEL 21821015
HASTEN AND CHIVARI TRUST
850 N GERONIMO
APACHE JUNCTION, AZ 85219

PARCEL 0
CHOMIAK MARJORIE K TR
1419 S 6TH ST
LOS BANOS, CA 93635

PARCEL 0
ABS SW INVESTOR LLC
250 E PARK CENTER BLVD
BOISE, ID 83726

PARCEL 0
KEYSER SOZE LLC
5909 E PIMA ST
TUCSON, AZ 85712

PARCEL 21821021
ABS SW INVESTOR LLC
250 E PARK CENTER BLVD
BOISE, ID 83726

PARCEL 21821022
LORENE LLC
11800 E MESQUITE GROVE CT
TUCSON, AZ 85749

PARCEL 21821023
WORLD SAVINGS AND LOAN ASSOCIATION
P O BOX 2609
CARLSBAD, CA 92018

PARCEL 21821024
SEAFOOD PROPERTY NO 57 LLC
2940 104TH ST
URBANDALE, IA 50322

PARCEL 0
JIFFY PROPERTIES XVII LLC
9319 N 94TH WY
SCOTTSDALE, AZ 85258

PARCEL 21821026
HOLGUIN JIMMY R/SANDRA K
320 S 70TH ST UNIT 1
MESA, AZ 85208

PARCEL 21821027
COOK ESTHER L
320 S 70TH ST UNIT 2
MESA, AZ 85208

PARCEL 21821028
HUDSON CAROL
320 S 70TH ST UNIT 3
MESA, AZ 85208

PARCEL 21821030
KAHLSTROM LUCY D TR
320 S 70TH ST
MESA, AZ 85208

PARCEL 21821031
CHAPPEL ALBERT W/MARY F TR
3308 YELLOWSTAR
GARDEN CITY, KS 67846

PARCEL 21821032
HANSON CHARLES R ESTATE OF/GAIL M
2068 S SAILORS CT
GILBERT, AZ 85295

PARCEL 21821033
BELSAAS JANET
320 S 70TH ST NO 8
MESA, AZ 85208

PARCEL 21821034
ORTIZ DORIS M
320 S 70TH ST UNIT 9
MESA, AZ 85208

PARCEL 21821035
THOMPSON JACK F/MADALINE T TR
320 S 70TH ST UNIT 10
MESA, AZ 85208

PARCEL 21821036
NAGLICH MADELINE A
320 S 70TH ST VILLA NO 11
MESA, AZ 85208

PARCEL 21821037
KLINE KEVIN/PESUT ROSE M
320 S 70TH ST UNIT 12
MESA, AZ 85208

PARCEL 21821038
JOHN A STENBROTEN REVOCABLE
TRUST/ETAL
PO BOX 131
MONTICELLO, WI 53570

PARCEL 21821039
GOEPFERT ROGER L/JOAN M
131 25TH AVE
MONROE, WI 53566

PARCEL 21821040
BUNSE CARROLL WAYNE/JANET
11014 W 20TH ST NORTH
MELBOURNE, IA 50162

PARCEL 21821041
CALHOUN GARY L/DEBORAH A TR
48517 VIA AMISTAD
LAQUINTA, CA 92253

PARCEL 21821042
HAAPALA ERNEST W/MARY L TR
320 S 70TH ST UNIT 17
MESA, AZ 85208

PARCEL 21821043
KENNETH J SAYES AND SALLY A SAYES TRUST
35485 UPMANN DR
STERLING HEIGHTS, MI 48310

PARCEL 21821044
GUNNELL GORDON A/SUSAN S
320 S 70TH ST
MESA, AZ 85208

PARCEL 21821045
CAFFALL JAMES L/SUPHAPHORN
320 S 79TH ST NO 20
MESA, AZ 85208

PARCEL 21821046
LOMAX BEVERLY S
320 S 70TH ST UNIT 21
MESA, AZ 85208

PARCEL 21821047
ROSS CAROLYN I
320 S 70TH ST UNIT 22
MESA, AZ 85208

PARCEL 21821048
UNGER RONALD/LAMAI
320 S 70TH ST UNIT 23
MESA, AZ 85208

PARCEL 21821049
CARVER PATRICK D/PATRICIA K TR
320 S 70TH ST 24
MESA, AZ 85208

PARCEL 21821050
STOOKEY FRANK T/JUDITH A
320 S 70TH ST 25
MESA, AZ 85208

PARCEL 21821051
NIELSEN ROBERT LEWIS/BARBARA JOAN TR
320 S 70TH ST UNIT 26
MESA, AZ 85208

PARCEL 21821052
GROVE PATRICK JOSEPH/ANN L
2 NW 101ST TERRACE
KANSAS CITY, MO 64155

PARCEL 21821053
MILLIGAN SIDNEY A TR
28 SHUTTER CIR
ALGONA, IA 50511

PARCEL 21821054
LANKE FREDRIC//MARJORIE
320 S 70TH ST NO 29
MESA, AZ 85208

PARCEL 21821055
RIZZO DAVID J/JANE E
320 S 70TH ST UNIT 30
MESA, AZ 85208

PARCEL 21821056
GROENEVELD EILEEN L TR
10304 STANLEY CIR
BLOOMINGTON, MN 55437

PARCEL 21821058
REED G AND JOYCE A CROCKETT REVOCABLE
TRUST
320 S 70TH ST NO 33
MESA, AZ 85208

PARCEL 21821059
MAULDIN LIVING TRUST
7008 E EXMOOR DR
MESA, AZ 85208

PARCEL 21821060
FISCHER JUDITH A
320 S 70TH ST UNIT 35
MESA, AZ 85208

PARCEL 21821061
DELUCA LIBORIO/EDITH
320 S 70TH ST STE 36
MESA, AZ 85208

PARCEL 21821062
BELANGER BONNIE MARIE E
320 S 70TH ST NO 37
MESA, AZ 85208

PARCEL 21821063
JOHNSTON DELMAN/MILDRED D TR
320 S 70TH ST 38
MESA, AZ 85208

PARCEL 21821064
RBSMITH REVOCABLE TRUST
N5773 FELDT RD
MONTICELLO, WI 53570

PARCEL 21821065
RUSTVOLD ROWENA J TR
320 S 70TH ST NO 40
MESA, AZ 85208

PARCEL 21821066
GOODFELLOW PHILLIP S/PEGGY J
320 S 70TH ST UNIT 41
MESA, AZ 85208

PARCEL 21821067
BURKINSHAW GAIL
320 S 70TH ST UNIT 42
MESA, AZ 85208

PARCEL 21821069
WOLFORD JERRY W
320 S 70TH ST NO 44
MESA, AZ 85208

PARCEL 21821070
LOVE JAMES ROBERT/RITA TR
320 S 70TH ST UNIT 45
MESA, AZ 85208

PARCEL 21821071
MILLIGAN LOREN E/KARMEN J
320 S 70TH ST 46
MESA, AZ 85208

PARCEL 21821072
BARKEY FRANCIS H/DONNA R
320 S 70TH ST UNIT 47
MESA, AZ 85208

PARCEL 21821073
CASPER GEORGE A/DONNA A TR
320 S 70TH ST NO 48
MESA, AZ 85208

PARCEL 21821074
ALICE MARIDELL LUCAS TRUST
320 S 70TH ST UNIT 49
MESA, AZ 85208

PARCEL 21821079
EDWARDS GLEITA KAY
320 S 70TH ST UNIT 54
MESA, AZ 85208

PARCEL 21821081
PROCHNAU ARNOLD/REBECCA
320 S 70TH ST NO 56
MESA, AZ 85208

PARCEL 21821082
MULDOWNEY GERARD/CELIA
320 S 70TH ST NO 57
MESA, AZ 85208

PARCEL 21821085
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 21821086
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 21821087
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 21821088
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 21821089
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 21821090
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 21821091
PHOENIX DOBSON LLC
8727 W 3RD ST STE 208
LOS ANGELES, CA 90048

PARCEL 21821092
PHOENIX DOBSON LLC
8727 W 3RD ST STE 208
LOS ANGELES, CA 90048

PARCEL 0
PHOENIX DOBSON LLC
8727 W 3RD ST STE 208
LOS ANGELES, CA 90048

PARCEL 0
FIRST INTERSTATE BANK OF AZ NA
PO BOX 2609
CARLSBAD, CA 92018

PARCEL 21821096
KEMPTON INVESTMENTS AND
DEVELOPMENT LLC
6960 E BROADWAY RD
MESA, AZ 85208

PARCEL 21821097
BROADWAY MEDICAL PROPERTY LLC
215 S POWER RD NO 20
MESA, AZ 85206

PARCEL 21821098
M & M 786 LLC
3435 E KAEI ST
MESA, AZ 85213

PARCEL 21821099
POWER ROAD LAND INVESTORS LLC
2149 E WARNER RD STE 101
TEMPE, AZ 85248

PARCEL 21821100
ALC POWER ROAD L L C
1454 S DOBSON RD STE 1
MESA, AZ 85202

PARCEL 14157109
BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

GOLDEN HILLS
42 S HAMILTON UNIT 101
MESA, AZ 85233

GOLDEN HILLS
836 S 72ND ST
MESA, AZ 85208

LEISURE WORLD COMMUNITY ASSOCIATION
908 S POWER RD
MESA, AZ 85206

FOUNTAIN OF THE SUN
440 S 76TH PL
MESA, AZ 85208

FOUNTAIN OF THE SUN
451 S 80TH PL
MESA, AZ 85208

FOUNTAIN OF THE SUN
850 S 79TH WAY
MESA, AZ 85208

PIONEER ESTATES II
7433 E DEWAN AVE
MESA, AZ 85208

LINDA VISTA
7527 E CAPRI AVE
MESA, AZ 85208

LINDA VISTA
7532 E CAPRI AVE
MESA, AZ 85208

LINDA VISTA
7544 E DRUMMER AVE
MESA, AZ 85206

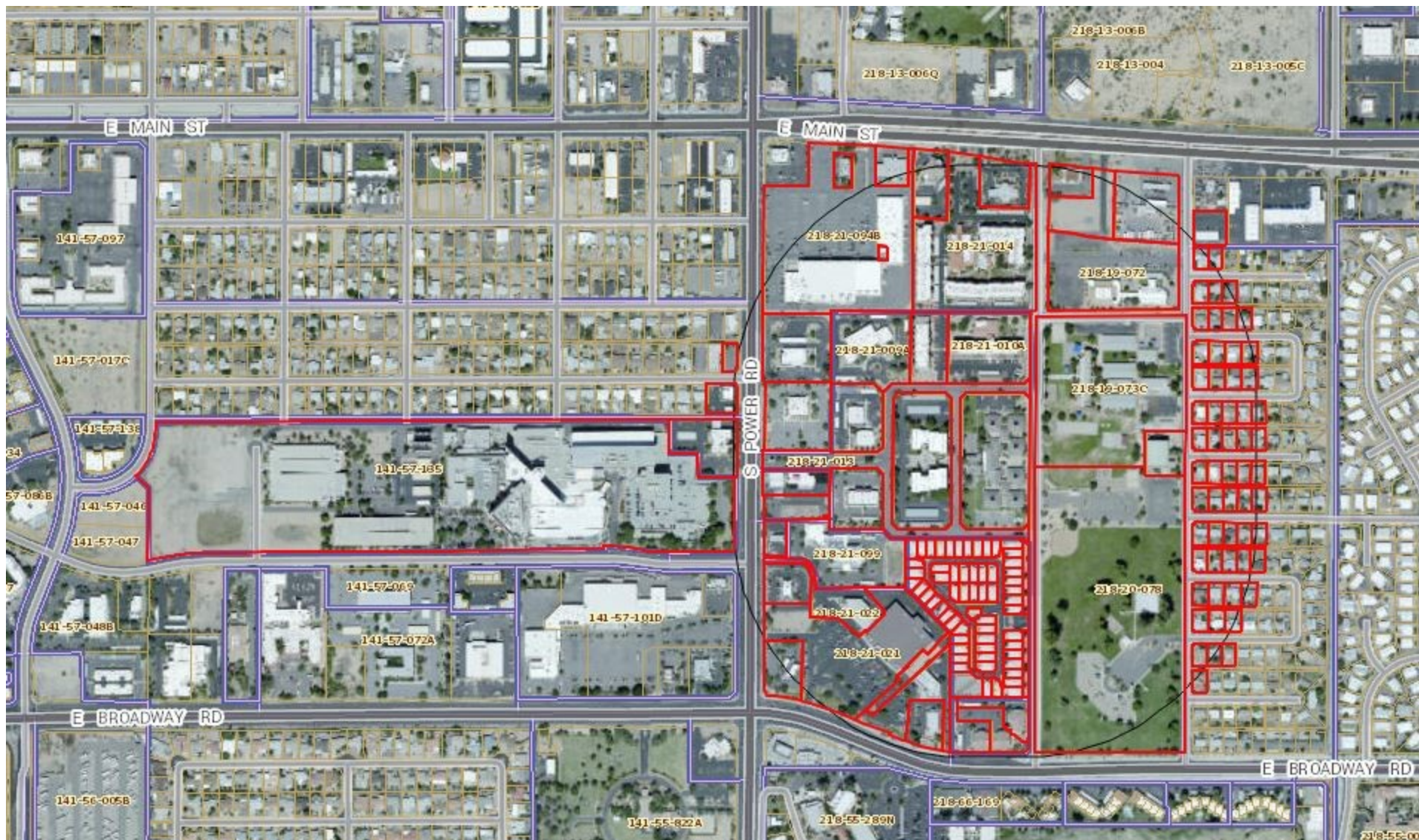
CARRIAGE MANOR
7750 E BROADWAY
MESA, AZ 85208

ENCANTO NEIGHBORHOOD
6530 E ENCANTO
MESA, AZ 85205

DESERT WELLS II
6504 E ASPEN AVE
MESA, AZ 85206

DESERT WELLS II
6619 E ASPEN AVE
MESA, AZ 85206

DESERT WELLS II
6710 E ASPEN AVE
MESA, AZ 85206



PS17-041

Neighb Name of Neighborhood	Primary	Secondary POBox	StreetNum	StreetNum	StreetDir	StreetName	StreetType	UnitNum
8 Golden Hills	0	1	42		S	Hamilton		101
8 Golden Hills	1	0	836		S	72nd	St	
11 Leisure World Community Association	1	0	908		S	Power	Rd	
15 Fountain of the Sun	1	0	440		S	76th	Pl	
15 Fountain of the Sun	1	0	451		S	80th	Pl	
15 Fountain of the Sun	1	0	850		S	79th	Way	
56 Pioneer Estates II	1	0	7433		E	Dewan	Ave	
196 Linda Vista	1	0	7527		E	Capri	Ave	
196 Linda Vista	1	0	7532		E	Capri		
196 Linda Vista	1	0	7544		E	Drummer	Ave	
201 Carriage Manor	1	0	7750		E	Broadway		
301 Encanto Neighborhood	1	0	6530		E	Encanto		
372 Desert Wells II	1	0	6504		E	Aspen	Ave	
372 Desert Wells II	1	0	6619		E	Aspen	Ave	
372 Desert Wells II	1	0	6710		E	Aspen	Ave	

City	State	Zip	ZipPlusFol POZip	CFirstNam	CLastName
Mesa	AZ	85233		Marcus	Klingler
Mesa	AZ	85208		Lou	Dissette
Mesa	AZ	85206		Debra	Miller
Mesa	AZ	85208	6012	Audrey	Burfiend
Mesa	AZ	85208		Ed	Fuss
Mesa	AZ	85208		Betty	Bradley
Mesa	AZ	85208	2069	Catherine	Mullins
Mesa	AZ	85208		Jill	Uriarte
Mesa	AZ	85208		Toni	Follett
Mesa	AZ	85206		Kim	Reely
Mesa	AZ	85208		business	office
Mesa	AZ	85205		JoAnn	Epperson
Mesa	AZ	85206		Myra	Blakely
Mesa	AZ	85206		Merlyn	Johnson
Mesa	AZ	85206		Dee	Butren

Exhibit C

Correspondence between the applicant,
Chad Willems of the Summit Group (public relations firm)
and the Hearthstone Villas at Superstition Springs HOA Board

From: Gordon Gunnell [mailto:gordon@therapythatworks.net]

Sent: Thursday, September 01, 2016 12:27 PM

To: Andrew Spurgin <Andrew.Spurgin@mesaaz.gov>; Charlotte Bridges <Charlotte.Bridges@MesaAZ.gov>

Cc: JonScott.Williams@christiancare.org; Becky.Bishop@avsionyoung.com; Loren Pat Milligan <brea@partnercom.net>;

Sally Sayes, HOA BOARD MEMBERS <sasayes@hotmail.com>

Subject: PS16-063 (PLN2016-00556)

Mr Spurgin,

I am a resident and board member of Hearthstone Village Homeowner's Association (HVHOA). HVHOA is a voting member of the Power Road Medical Village Association (PRMVA). Sovereign Health and/or its representatives has/have shown interest in occupying the former Trillium rehabilitation hospital in the PRMVA, and they have submitted an application for a Council Use Permit. I am writing to point out what I believe are potential omissions from the current information that has been submitted to the City of Mesa in behalf of Sovereign Health.

1. As a Licensed Independent Substance Abuse Counselor in Arizona, I know that a preponderance of substance abusers have co-occurring mental and behavioral health disorders. The information submitted to the City of Mesa by the proposed tenant(s) does not clarify this point. It is likely that Sovereign Health will also be conducting mental and behavioral health treatment as well as substance abuse treatment. Moreover, all treatment is most likely to be in a voluntary setting, meaning that if anyone receiving treatment wants to leave for whatever reason, they may leave on their own accord, and may not be detained unless they are a danger to themselves or others.
2. Though the address of the proposed facility is shown in the documentation to be 315 S Power Road, the building itself abuts S 70th Street on the east edge of the PRMVA property, and is directly across the street from an elementary school and a public (Jefferson) park. I think the City of Mesa Public Schools will want to understand that a substance abuse, mental and behavioral health facility is planning on locating directly across the street, and that the City of Mesa should be aware of all potential and actual services being rendered at this facility, given its proximity to the school and the park.
3. HVHOA has already submitted to PRMVA it's simple vote in opposition to this facility being located in PRMVA. It is my understanding that several other current property owners in PRMVA have also submitted their opposition votes against this facility locating in PRMVA.

I want to make sure that the information I have provided in this email is in the file on the subject line as the CUP process unfolds. As HVHOA's representative at this point, I look forward to being included in any and all communication regarding this CUP application.

Gordon A. Gunnell, MS, LMFT, LISAC

Gordon A. Gunnell, MS, PLC

All:

I'm writing you all today to relay two conversations I have had with Mr. Loren Milligan, President of the Hearthstone Villas HOA over the last two days.

After repeatedly trying to reach Mitch Kellogg of Metro Property Services (the property manager for Hearthstone) for the last two weeks, I finally got a return call on Monday, July 10, 2017 at approximately 1:30pm from Mr. Milligan. I informed Mr. Milligan who I was and informed him that I was seeking access to the Hearthstone neighborhood to inform the residents there about my client's efforts to secure a council use permit for their property. Mr. Milligan asked some questions about the project and seemed open-minded about it. As a former real estate agent, he was aware of the process and commended us on our efforts to go above and beyond our due diligence in reaching out to the residents in the area. He was not comfortable with us entering the community to knock on doors to talk about the project with the neighbors, however. We had a nice conversation and he ended it by saying he would like to discuss our canvassing efforts with the rest of the board (Mr. Gordon Gunnell and Ms. Sally Sayes). We agreed to connect again on Wednesday, July 12th.

After some thought, I reached out to Mr. Milligan again at approximately 10:30am on Tuesday, July 11th to see if we could arrange a meeting with the board members, myself and Rod Jarvis to discuss the project in more detail and be available to answer any questions or address any concerns they may have. Mr. Milligan initially said that wasn't possible because both he and Ms. Sayes were out of state for the summer season. I then offered to set up a conference call with all interested parties. At that point, Mr. Milligan informed me that he spoke with the other board members on the evening of Monday, July 10th and they agreed they would be opposing our efforts for a council use permit. I then pressed him to see if we could at least have a conversation about it because there may be an opportunity for both parties to find consensus. He said, "You'll just be wasting your time." He then mentioned that they opposed a previous effort for a similar project at that site and to paraphrase, he said that the property in question was never going to be used as a treatment center when they purchased the Hearthstone property and therefore, they could not support any change in the use. He again reiterated that they were dead-set against it and that we would be wasting our time and theirs to press the issue. Also, he added that they would be making their opposition "loud and clear" to the council at the appropriate time.

I thanked him for his time and let him know we would still be available to discuss the project further if they changed their minds.

Chad M. Willems
Summit Consulting Group, Inc.
3230 E Broadway Road, Ste. C-260
Phoenix, AZ 85040

Tel. (602) 235-9320

@chadwillems

Exhibit D

Sign-in sheets for the Neighborhood Meeting

Neighborhood Meeting for In-Patient Detoxification & Substance Abuse Treatment Facility

(“Copper Sands”)

Tuesday, July 25th, 2017 – 6:00 p.m.

140 South 70th Street, Mesa

Council Use Permit request

[illegible]

[illegible]

Exhibit E

- Letter (and attachments) for Public Hearing Notification
- Mailing list to, and map of, all property owners within 500-feet (Public Hearing Notification)
- Mailing list to all RNO's/HOA's within ½ -mile (Public Hearing Notification)
- Mailing list to, and map of, all property owners within 1,000-feet (CPP)

(for City of Mesa mailing for September 20th Planning & Zoning Board hearing)

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

September 5, 2017

RE: ZON17-00040; Proposed In-Patient Detoxification & Substance Abuse Treatment Facility within the former Trillium / Acuity Specialty Hospital on the west side of the 100 through 200 blocks of South 70th Street

Dear Neighbor,

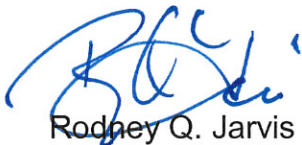
We enjoyed our meeting with a number of our neighbors to discuss the above-referenced matter. We were very grateful to receive so much support from our neighbors. In case this is new to you, please allow me to explain: we have applied for a Council Use Permit to convert a former nursing home to an in-patient detox and substance abuse treatment facility for the property located in the 100 through 200 blocks of South 70th Street (west side). The site is the former Trillium / Acuity Specialty Hospital. Our use will be secure and we believe it will help to make the neighborhood more secure. If you have any questions about this, I would love to discuss it with you. Please find my contact information below.

This letter is being sent to all property owners within 500-feet of the property, and to all registered Neighborhood Organizations and Homeowner Associations within ½-mile of the property, at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 20th, 2017, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please call me, Rod Jarvis, or my planner Greg Loper at 602-265-0094, or via email at rjarvis@ecllaw.com or gloper@ecllaw.com. The City of Mesa has assigned this case to Tom Ellsworth of their Planning Division staff. He can be reached at 480-644-2182 should you have any questions regarding the public hearing process at tom.ellsworth@mesaaz.gov. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Rodney Q. Jarvis

RQJ/GEL

Enclosures: As stated



PO's (500 FEET) – 67
HOA/RNO – 15
TOTAL – 82

O:\INDEX\CopperSands, Inc\152 N. 56th Street\Notification August 2017\Labels
8.29.17.docx

PARCEL 218-21-076
SCHAAF THOMAS/FRIEDA
143 NORWICH CRES
SHERWOOD PARK, AB TBA551
CANADA

PARCEL 218-21-080
SCHULTZ RICHARD/GERTRUD
BOX 925
BANFF, AB T1L-19
CANADA

PARCEL 218-20-078
MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

PARCEL 218-21-009A
BBB POWER MEDICAL LLC
7141 E BERNEIL DR
PARADISE VALLEY, AZ 85253

PARCEL 218-21-011
MAHAVIR INVESTMENTS LLC
4090 S PACIFIC DR
CHANDLER, AZ 85248

PARCEL 218-21-014
CHRISTIAN CARE MESA INC
PO BOX 8310
PHOENIX, AZ 85029

PARCEL 218-21-026
HOLGUIN JIMMY R/SANDRA K
320 S 70TH ST UNIT 1
MESA, AZ 85208

PARCEL 218-21-030
KAHLSTROM LUCY D TR
320 S 70TH ST
MESA, AZ 85208

PARCEL 218-21-033
BELSAAS JANET
320 S 70TH ST NO 8
MESA, AZ 85208

PARCEL 218-21-068
MESKE SHARON
805 ROMANIUX PL NORTHWEST
EDMONTON, AB T6R1G3
CANADA

PARCEL 218-21-077
HAKES JENNIFER
2-51149 RANGE ROAD 231
SHERWOOD PARK, AB T8B 1K5
CANADA

PARCEL 218-21-029
JANKOVIC TAMARA/MARK/DECHAMPLAIN
DIANA/RUDE A
14337 PARK DR
EDMONTON, AB T5R 5V3
CANADA

PARCEL 218-21-007
CHATHAM & CHATHAM LLC
6101 N 61ST PL
PARADISE VALLEY, AZ 85253

PARCEL 218-21-010A
CHRISTIAN HOUSING INC
PO BOX 83210
PHOENIX, AZ 85071

PARCEL 218-21-012
ARHC RHMESAZ01 LLC
1735 MARIAT ST STE 400
PHILADELPHIA, PA 19103

PARCEL 218-21-020C
ABS SW INVESTOR LLC
250 E PARK CENTER BLVD
BOISE, ID 83726

PARCEL 218-21-027
COOK ESTHER L
320 S 70TH ST UNIT 2
MESA, AZ 85208

PARCEL 218-21-031
CHAPPEL ALBERT W/MARY F TR
3308 YELLOWSTAR
GARDEN CITY, KS 67846

PARCEL 218-21-034
ORTIZ DORIS M
320 S 70TH ST UNIT 9
MESA, AZ 85208

PARCEL 218-21-075
WOLF RANDOLPH/LUBA/TERRI
PO BOX 262
RADIUM HOT SPRINGS, BC VOA 1MO
CANADA

PARCEL 218-21-078
HENNIG EDWIN/TINA/KENT ARLETTE
607 96 A AVE
EDMONTON, AV T6B 1B4
CANADA

PARCEL 218-19-073C
MESA UNIFIED SCHOOL DISTRICT NO 4
39 S HIBBERT
MESA, AZ 85201

PARCEL 218-21-008A
CHRISTIAN CARE MANAGEMENT II INC
2002 W SUNNYSIDE DR
PHOENIX, AZ 85029

PARCEL 218-21-010B
CHRISTIAN CARE MANAGEMENT INC
PO BOX 83210
PHOENIX, AZ 85071

PARCEL 218-21-013
POWER ROAD MEDICAL VILLAGE ASSN
560 W BROWN RD 1009
MESA, AZ 85201

PARCEL 218-21-021
ABS SW INVESTOR LLC
250 E PARK CENTER BLVD
BOISE, ID 83726

PARCEL 218-21-028
HUDSON CAROL
320 S 70TH ST UNIT 3
MESA, AZ 85208

PARCEL 218-21-032
JENSEN RACHELLE J TR
320 S 70TH ST UNIT 7
MESA, AZ 85208

PARCEL 218-21-035
THOMPSON JACK F/MADALINE T TR
320 S 70TH ST UNIT 10
MESA, AZ 85208

PARCEL 218-21-036
NAGLICH MADELINE A
320 S 70TH ST VILLA NO 11
MESA, AZ 85208

PARCEL 218-21-037
KLINE KEVIN/PESUT ROSE M
320 S 70TH ST UNIT 12
MESA, AZ 85208

PARCEL 218-21-038
JOHN A STENBROTEN REVOCABLE
TRUST/ETAL
PO BOX 131
MONTICELLO, WI 53570

PARCEL 218-21-039
GOEPFERT ROGER L/JOAN M
131 25TH AVE
MONROE, WI 53566

PARCEL 218-21-040
BUNSE CARROLL WAYNE/JANET
11014 W 20TH ST NORTH
MELBOURNE, IA 50162

PARCEL 218-21-041
CALHOUN GARY L/DEBORAH A TR
48517 VIA AMISTAD
LAQUINTA, CA 92253

PARCEL 218-21-042
HAAPALA ERNEST W/MARY L TR
320 S 70TH ST UNIT 17
MESA, AZ 85208

PARCEL 218-21-043
KENNETH J SAYES AND SALLY A SAYES TRUST
35485 UPMANN DR
STERLING HEIGHTS, MI 48310

PARCEL 218-21-044
GUNNELL GORDON A/SUSAN S
320 S 70TH ST
MESA, AZ 85208

PARCEL 218-21-045
CAFFALL JAMES L/SUPHAPHORN
320 S 79TH ST NO 20
MESA, AZ 85208

PARCEL 218-21-046
LOMAX BEVERLY S
320 S 70TH ST UNIT 21
MESA, AZ 85208

PARCEL 218-21-047
ROSS CAROLYN I
320 S 70TH ST UNIT 22
MESA, AZ 85208

PARCEL 218-21-048
UNGER RONALD/LAMAI
320 S 70TH ST UNIT 23
MESA, AZ 85208

PARCEL 218-21-049
CARVER PATRICK D/PATRICIA K TR
4352 S DESERT JEWEL LOOP
GREEN VALLEY, AZ 85622

PARCEL 218-21-050
STOOKEY FRANK T/JUDITH A
320 S 70TH ST 25
MESA, AZ 85208

PARCEL 218-21-051
NIELSEN ROBERT LEWIS/BARBARA JOAN TR
320 S 70TH ST UNIT 26
MESA, AZ 85208

PARCEL 218-21-052
GROVE PATRICK JOSEPH/ANN L
2 NW 101ST TERRACE
KANSAS CITY, MO 64155

PARCEL 218-21-053
MILLIGAN SIDNEY A TR
28 SHUTTER CIR
ALGONA, IA 50511

PARCEL 218-21-054
LANKE FREDRIC//MARJORIE
320 S 70TH ST NO 29
MESA, AZ 85208

PARCEL 218-21-065
RUSTVOLD ROWENA J TR
320 S 70TH ST NO 40
MESA, AZ 85208

PARCEL 218-21-066
GOODFELLOW PHILLIP S/PEGGY J
320 S 70TH ST UNIT 41
MESA, AZ 85208

PARCEL 218-21-067
BURKINSHAW GAIL
320 S 70TH ST UNIT 42
MESA, AZ 85208

PARCEL 218-21-069
WOLFORD JERRY W
320 S 70TH ST NO 44
MESA, AZ 85208

PARCEL 218-21-070
LOVE JAMES ROBERT/RITA TR
320 S 70TH ST UNIT 45
MESA, AZ 85208

PARCEL 218-21-071
MILLIGAN LOREN E/KARMEN J
320 S 70TH ST 46
MESA, AZ 85208

PARCEL 218-21-072
BARKEY FRANCIS H/DONNA R
320 S 70TH ST UNIT 47
MESA, AZ 85208

PARCEL 218-21-073
CASPER GEORGE A/DONNA A TR
320 S 70TH ST NO 48
MESA, AZ 85208

PARCEL 218-21-074
ALICE MARIDELL LUCAS TRUST
320 S 70TH ST UNIT 49
MESA, AZ 85208

PARCEL 218-21-079
EDWARDS GLEITA KAY
320 S 70TH ST UNIT 54
MESA, AZ 85208

PARCEL 218-21-081
PROCHNAU ARNOLD/REBECCA
320 S 70TH ST NO 56
MESA, AZ 85208

PARCEL 218-21-085
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 218-21-087
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 218-21-088
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 218-21-089
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 218-21-090
HEARTHSTONE VILLAS AT SUPERSTITION
SPRINGS
320 S 70TH ST
MESA, AZ 85208

PARCEL 218-21-094B
PHOENIX DOBSON LLC
8727 W 3RD ST STE 208
LOS ANGELES, CA 90048

PARCEL 218-21-099
POWER ROAD LAND INVESTORS LLC
2149 E WARNER RD STE 101
TEMPE, AZ 85248

PARCEL 218-19-072
ETERNAL LIFE LUTHERAN CHURCH
7000 E ARBOR AVE
MESA, AZ 85208

GOLDEN HILLS
42 S HAMILTON UNIT 101
MESA, AZ 85233

GOLDEN HILLS
836 S 72ND ST
MESA, AZ 85208

LEISURE WORLD COMMUNITY ASSOCIATION
908 S POWER RD
MESA, AZ 85206

FOUNTAIN OF THE SUN
440 S 76TH PL
MESA, AZ 85208

FOUNTAIN OF THE SUN
451 S 80TH PL
MESA, AZ 85208

FOUNTAIN OF THE SUN
850 S 79TH WAY
MESA, AZ 85208

PIONEER ESTATES II
7433 E DEWAN AVE
MESA, AZ 85208

LINDA VISTA
7527 E CAPRI AVE
MESA, AZ 85208

LINDA VISTA
7532 E CAPRI AVE
MESA, AZ 85208

LINDA VISTA
7544 E DRUMMER AVE
MESA, AZ 85206

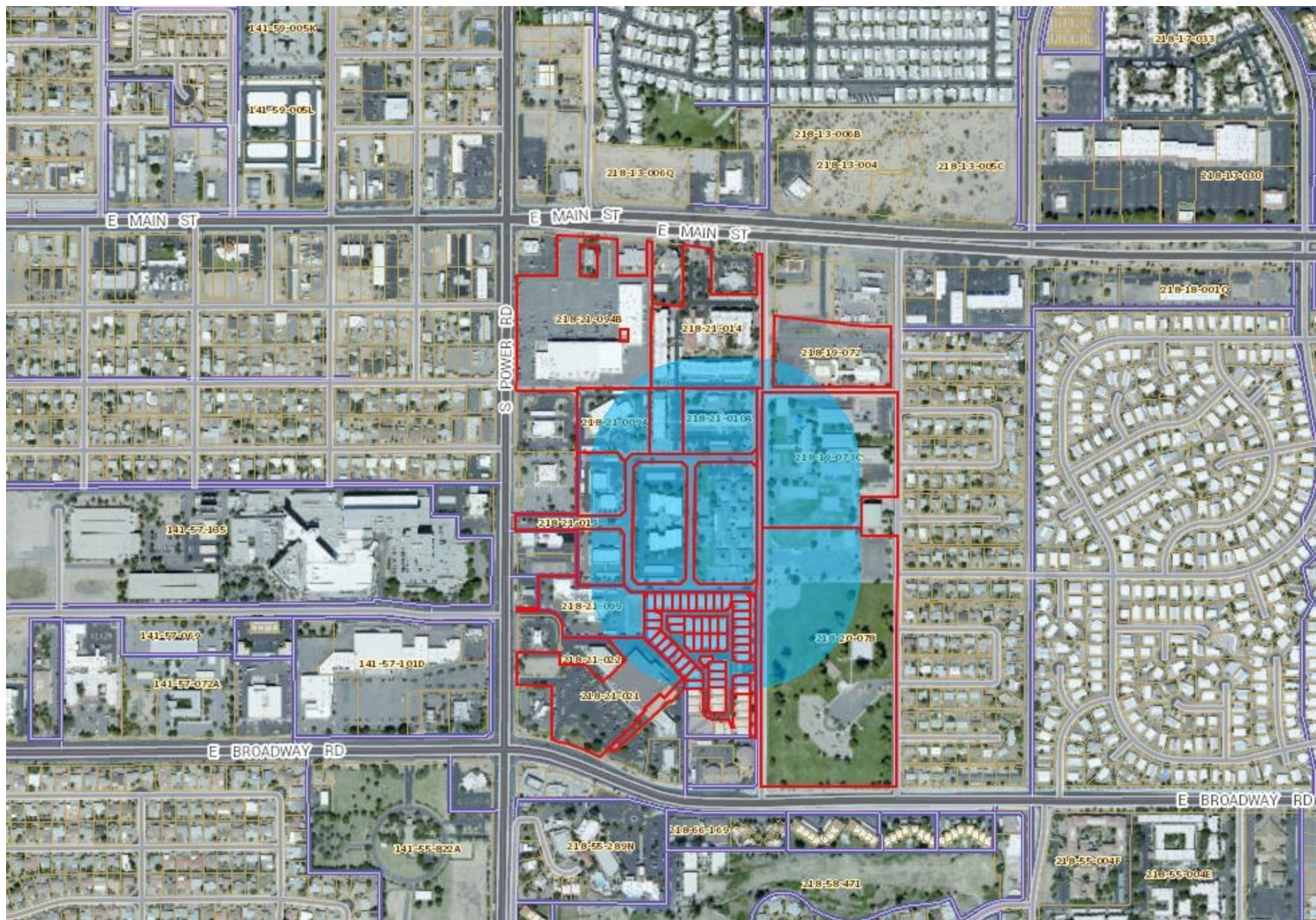
CARRIAGE MANOR
7750 E BROADWAY
MESA, AZ 85208

ENCANTO NEIGHBORHOOD
6530 E ENCANTO
MESA, AZ 85205

DESERT WELLS II
6504 E ASPEN AVE
MESA, AZ 85206

DESERT WELLS II
6619 E ASPEN AVE
MESA, AZ 85206

DESERT WELLS II
6710 E ASPEN AVE
MESA, AZ 85206



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42 S HAMILTON UNIT 101
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