



Banner Rehabilitation Hospital

SWC of Highway US 60 and Pierpont Drive

Citizen Participation Report

Prepared for:

Select Medical Corp
4716 Old Gettysburg Road
Mechanicsburg, PA 17055

Banner Health
2901 N. Central Ave.
Phoenix, AZ 85012

Prepared by:

Kimley»Horn

1001 W. Southern Avenue
Suite 131
Mesa, AZ 85210

191971002
July 2018

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1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION

Select Medical Corp in partnership with Banner Health is proposing to build a 61,115 square foot physical Rehabilitation Hospital at the southwest corner of Highway US 60 and Pierpont Drive. The site is currently zoned Light Industrial Planned Area Development, LI PAD, per the City of Mesa zoning map. The physical Rehabilitation Hospital development will rezone the entire 22.21± acres to standard Light Industrial, LI. The proposed rezoning and site plan review process through the City of Mesa requires a Citizen Participation Plan.

1.2 LOCATION

The proposed physical Rehabilitation Hospital development encompasses approximately 5.33± acres of the overall 22.21± acre parcel in a portion of the Southwest Quarter of Section 34, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The site at the southwest corner of Highway US 60 and 48th Street/Pierpont Drive, and is APN 140-68-005F. More specifically, the development is bounded by Highway US 60 to the north, Pierpont Drive to the east, Vacant land zoned Limited Industrial to the south, and multifamily PAD to the west (See Appendix A for Site Location Map and Legal Descriptions).

1.3 PURPOSE

This Citizen Participation Plan outlines the notification efforts and input received from the surrounding community regarding the proposed Banner Rehabilitation Hospital at the SWC of Highway US 60 and 48th Street/Pierpont Drive.

2.0 PROJECT NOTIFICATION

2.1 NOTIFICATION AREA

In accordance with the City of Mesa Citizen Participation Plan requirements provided at the pre-application meeting an area of 1000' surrounding the subject project was selected as the required notification area. See Appendix B for Neighborhood Notification map.

2.2 MAILING LIST

From the City of Mesa and Maricopa County records a list of City-wide list of interested parties, property owners within the 1000' notification area, registered neighborhoods within 1 mile, and Home Owner Associations (HOA) located within ½ mile were obtained. See Appendix B for the mailing list of City-wide interested parties, property owners, registered neighborhoods, and HOA's.

2.3 CONTACT DATES

The City-wide interested parties, property owners, registered neighborhoods, and HOA's in the mailing will be contacted through first class mail to notify them of the proposed project. The community was notified on the following dates regarding the proposed Banner Rehabilitation Hospital.

May 29, 2018

The letters and attachments that were included in the mailing notifications are included in Appendix D. A neighborhood meeting was conducted on June 12, 2018 at the adjacent Banner Hospital to solicit neighborhood input.

2.4 CORRESPONDENCE RECEIVED

One adjacent property owner, Josh Brimhall, attended the neighborhood meeting. Josh as interested to see what the development consisted of and what portion of the vacant area was being developed. Josh did not have any comments regarding the development. All other individuals listed on the sign-in sheet are associated with the design and construction of the proposed facility.

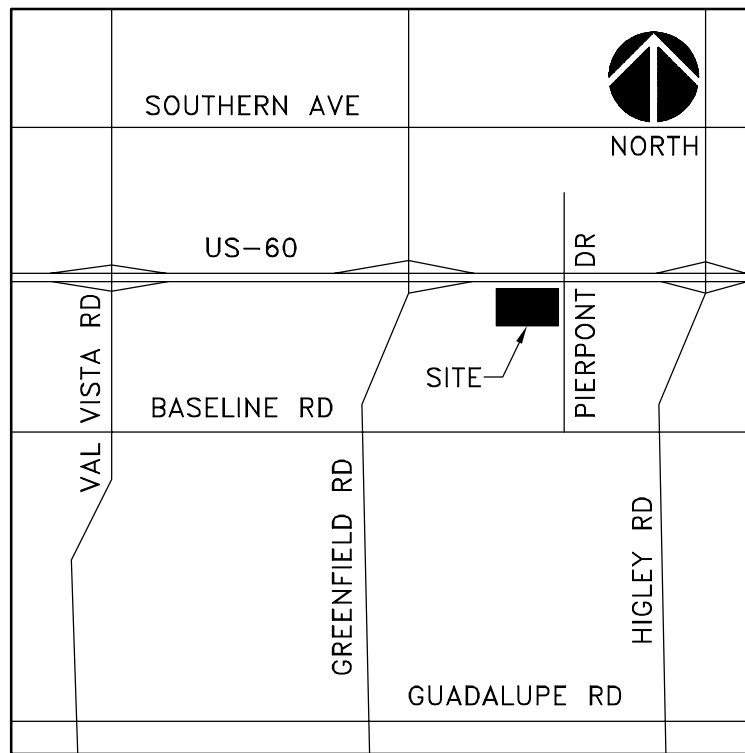
In addition to the meeting we received two emails regarding the project. One from Linda Edwards Town of Gilbert stating that access is acceptable and that Planning Services does not have any issue with the project, and one from Brent Henderson a resident who was concerned about traffic on Holmes Ave.

The concern of Brent Henderson was responded to by informing him of the Banner Gateway Drive currently under construction that would provide alternate access to Greenfield Road that are south of US 60 and not on Holmes Ave.

See Appendix E for correspondence received from notification efforts.

Appendix A

Site Location Map and Legal Descriptions



VICINITY MAP

MESA, AZ
N.T.S.



**Kimley-Horn
and Associates, Inc.**

OVERALL LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH A FOUND 3" TOWN OF GILBERT BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS SOUTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 2645.42 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 16 EAST, 1320.17 FEET ALONG THE EAST LINE OF SAID SOUTH WEST QUARTER TO THE NORTH LINE OF THE SOUTH 1320.00 FEET OF THE EAST HALF OF SAID SOUTHWEST QUARTER;

THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 1319.10 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER;

THENCE LEAVING SAID NORTH LINE, NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST, 294.15 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST, 768.45 FEET ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE US 60 FREEWAY, BEING 260.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 36 MINUTES 04 SECONDS EAST, 1225.22 FEET ALONG SAID SOUTHERLY LINE, BEING 260.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 07 DEGREES 07 MINUTES 50 SECONDS EAST, 341.48 FEET ALONG SAID SOUTHERLY LINE;

THENCE SOUTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, 10.00 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH PIERPONT AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 909 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00 DEGREES 25 MINUTES 37 SECONDS WEST, 386.36 FEET ALONG SAID WESTERLY RIGHT OF LINE TO THE BEGINNING. OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1430.39 FEET;

THENCE SOUTHERLY, 32.25 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 17 MINUTES 30 SECONDS;

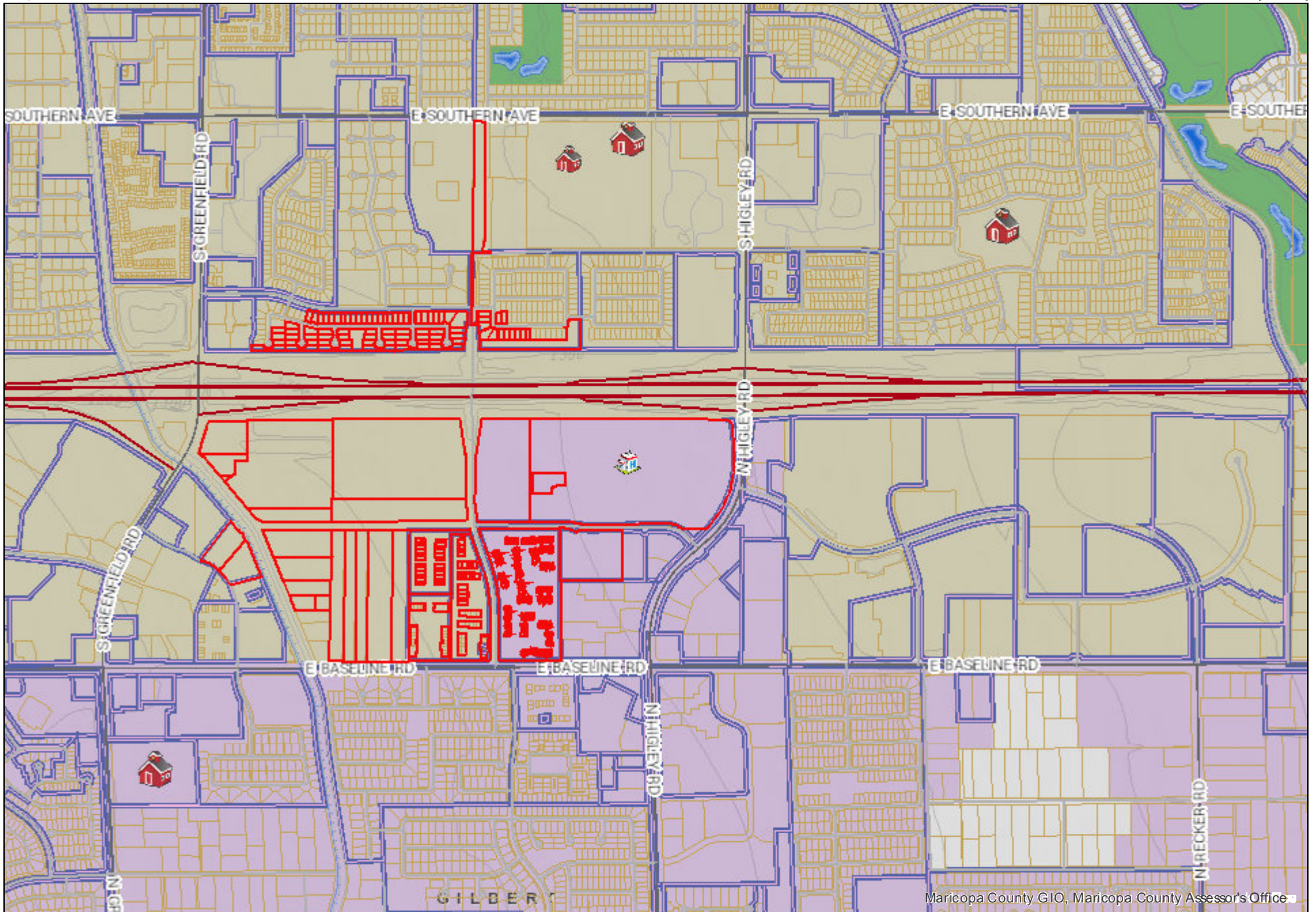
THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST, 1285.40 FEET TO THE POINT OF BEGINNING,

Appendix B

Neighborhood Notification Map



1000' buffer parcels



Appendix C

Neighborhood Notification Mailing List

Parcel Number	Owner	Mailing Address
140-54-001B	SUNNY MESA INC	4445 E. HOLMES AVE STE 102 MESA AZ 85206-3398
140-54-044	ANDERSON GREG P/LYNNE L	4849 E HILTON AVE MESA AZ 85206
140-54-045	CAGAS JIMMY P/MARIA F	4843 E HILTON AVE MESA AZ 85206
140-54-046	RASCON MELISSA/GAMEZ HIBRAIM	4839 E HILTON AVE MESA AZ 85206
140-54-047	ARAUJO LUIS A/MELISSA A	4833 E HILTON AVE MESA AZ 85206
140-54-048	LAURITZEN LINA	4827 E HILTON AVE MESA AZ 85206
140-54-049	BETZ KURT A	4821 E HILTON AVE MESA AZ 85206
140-54-050	ORTEGA DANIEL W/KATHRYN R	4817 E HILTON AVE MESA AZ 85206
140-54-051	FOWLER JAMES E	1510 S ROANOKE MESA AZ 85206
140-54-052	STRONG KEVIN ANTHONY/MICHELLE L	1504 S ROANOKE MESA AZ 85206
140-54-053	FREW ARTHUR J/JARED A	1464 S ROANOKE MESA AZ 85206-3404
140-54-054	WALLIG MARK PAUL/RUTH E	1458 S ROANOKE MESA AZ 85206
140-54-055	GRANT CHERYL	4818 E HILTON AVE MESA AZ 85206
140-54-056	AMH 2014 3 BORROWER LLC	30601 AGOURA RD SUITE 200 AGOURA HILLS CA 91301
140-54-109	HAMPTON PLACE HOMEOWNERS ASSOCIATION	4645 E COTTON GIN LOOP PHOENIX AZ 85040
140-54-110	HAMPTON PLACE HOMEOWNERS ASSOCIATION	4645 E COTTON GIN LOOP PHOENIX AZ 85040
140-55-198	BRASTED ANNE	4544 E HOPI AVE MESA AZ 85206
140-55-199	KLASIC INVESTMENTS LLC	1052 PASSIFLORA AVE ENCINITAS CA 92024
140-55-200	RATCLIFF CORIAN	4556 E HOPI AVE MESA AZ 85206
140-55-201	ROMANOWSKI MATTHEW	4560 E HOPI AVE MESA AZ 85206
140-55-202	NGUYEN MIHN/PHAN VAN	5631 E HARMONY AVE MESA AZ 85206
140-55-203	CHERYL A LONDRY TRUST	4604 E HOPI AVE MESA AZ 85206
140-55-204	MEYER CHRISTOPHER C	1612 W 4TH ST MCCOOK NE 69001
140-55-205	KNICELY MINDY J	4614 E HOPI AVE MESA AZ 85206
140-55-206	REYNOLDS CARLY	4618 E HOPI AVE MESA AZ 85206
140-55-207	LEWIS ASHLEY	4624 E HOPI AVE MESA AZ 85206
140-55-208	KLEIN JAMIE	4628 E HOPI AVE MESA AZ 85206
140-55-209	FULTON TROY MICHAEL	4634 E HOPI AVE MESA AZ 85206
140-55-210	ROBINSON JOSHUA D	4640 E HOPI AVE MESA AZ 85206
140-55-211	BUNNEL BRADLEY TED/KATHLEEN MICHELE	4644 E HOPI AVE MESA AZ 85206
140-55-212	SAILER CHANNING J/ABBY K	4648 E HOPI AVE MESA AZ 85206
140-55-213	SCHMIDT RYAN M/RACHAEL L	4652 E HOPI AVE MESA AZ 85206
140-55-214	DAVIDSON ROBERT W/MIRIAM A	4656 E HOPI AVE MESA AZ 85206-3380
140-55-215	BARNES MARGARET	4660 E HOPI AVE MESA AZ 85206
140-55-216	FOUNTAIN RUTH A/ROBERT E	755 N CALLE LARGO MESA AZ 85207
140-55-217	DIMICHELE LEONARDO	4704 E HOPI CIR MESA AZ 85206
140-55-218	KAMINSKY JERALD R TR	4710 E HOPI CIR MESA AZ 85206
140-55-219	GUZZO MERCEDES	4716 E HOPI CIR MESA AZ 85206
140-55-220	JEFFERDS SHAWN/CYNTHIA L	4722 E HOPI CR MESA AZ 85206
140-55-221	CULLUM JUDY L	4728 E HOPI CIRCLE MESA AZ 85206
140-55-222	STAPLEY MELINDA	4734 E HOPI CIR MESA AZ 85206
140-55-223	BAHAL NEELAM	4740 E HOPI CIR MESA AZ 85206
140-55-224	BASNET DEV	4746 E HOPI CIR MESA AZ 85206
140-55-225	CLEVENGER SHAUNA L	4725 E HOPI CIR MESA AZ 85206
140-55-226	BALDWIN MURRAY C/DENA M	4758 E HOPI CIRCLE MESA AZ 85206
140-55-227	PAYNE RODNEY L/CHERYL A	4764 E HOPI CIR MESA AZ 85206
140-55-228	JENKINS ROBERT/STEPHANIE	4763 E HOPI CIR MESA AZ 85206
140-55-229	BLAKELY MILDRED E/DIANE R	4757 E HOPI CIR MESA AZ 85206
140-55-230	HADSALL NEIL E	4751 E HOPI CIR MESA AZ 85206
140-55-231	SERENKA THOMAS EDWARD	4745 E HOPI CIR MESA AZ 85206
140-55-232	MURPHEY SEAN PAUL/DARCI L QUEEN	1535 S RESED CIR MESA AZ 85206
140-55-233	GREY THOMAS L/GAIL M	1541 S RESEDA CIRCLE MESA AZ 85206
140-55-234	ARNOLD DARREL/MEGHAN	1547 S RESEDA CIR MESA AZ 85206
140-55-235	GOMEZ ALEXANDER A	1553 S RESEDA CIR MESA AZ 85206
140-55-236	D & J REALTY INVESTMENTS LLC	11830 N 54TH ST SCOTTSDALE AZ 85254
140-55-237	ROBERT JOSEPH III AND AMANDA MARIE STEPHAN TR	11346 E SPAULDING AVE MESA AZ 85212
140-55-238	CLAPS VIVIAN/BUTLER DAVID C	1540 S RESEDA CIRCLE MESA AZ 85206
140-55-239	BRYSON WENDY M	1534 S RESEDA CIR MESA AZ 85206
140-55-240	ANDERS HEATHER	1533 S QUAIL CIR MESA AZ 85206
140-55-241	MINTY NICHOLSON TRUST	1539 S QUAIL CIR MESA AZ 85206

140-55-242	BEALL CHERYL	1545 S QUAIL CIR MESA AZ 85206
140-55-243	USHER ROBERT J JR/KELLI M	1551 S QUAIL CIR MESA AZ 85206
140-55-244	BARBOUR ROBBIN	1550 S QUAIL CIRCLE MESA AZ 85206
140-55-245	FINE CAMERON/DODD MATT	820 E SAN REMO AVE GILBERT AZ 85234
140-55-246	PERKINS VICTORIA L	1538 S QUAIL CIR MESA AZ 85206
140-55-247	AL AND JANET ANDERS TRUST	1532 S QUAIL CIR MESA AZ 85206
140-55-248	PAULEY DENISE M	1531 S QUINN CIR MESA AZ 85206
140-55-249	SINGH NILESHNI D/RAVINESH	1539 S QUINN CIR MESA AZ 85206
140-55-250	DWAYNE E BADER AND PAMELA A BADER TRUST UNDER	1547 S QUINN CIR MESA AZ 85206
140-55-251	BROWN ROBERT D JR/KRISTI L	1555 S QUINN CIRCLE MESA AZ 85206
140-55-252	SILVAS ANDRE M/SUSAN A	1556 S QUINN MESA AZ 85206
140-55-253	CAMPOS CARLOS/DEASON JULIA	1548 S QUINN CIR MESA AZ 85206
140-55-254	LADD JERRY D/NELSEDITCH BALBERONA	1540 S QUINN CIR MESA AZ 85206
140-55-255	WELLS GEORGE EUGENE/LOUISE M	1532 S QUINN CIRCLE MESA AZ 85206
140-55-256	HENDERSON BRENT LEE/ROCHELLE LYNN	1533 S PARKCREST CIRCLE MESA AZ 85206
140-55-257	SMITH STEPHEN/CAMILLA	1541 S PARKCREST CIR MESA AZ 85206
140-55-258	CASTRO BETTY	1549 S PARKCREST CR MESA AZ 85206
140-55-259	CEASAR PRESLEY JR	1557 PARKWEST MESA AZ 85206
140-55-260	SEAVEY BRIAN	1558 S PARKCREST CIR MESA AZ 85206
140-55-261	BIBLE BRIAN/LYNN	1550 S PARKCREST DR MESA AZ 85206
140-55-262	STAPLEY TROY C/SANDRA L	1542 S PARKCREST CIR MESA AZ 85206
140-55-263	JENSEN TROY/WENDY	1536 S PARKCREST CIR MESA AZ 85206
140-55-264	EASTER GARY E/SHIRLEY M TR	1530 S PARKCREST CIR MESA AZ 85206
140-55-266	CARRANZA ANTHONY S/KARALEE	1535 S PICO CIR MESA AZ 85206
140-55-267	TOMPKINS CHRISTOPHER	1543 S PICO CIR MESA AZ 85206
140-55-268	VIDALES DANIEL/GLORIA	1549 S PICO CIR MESA AZ 85206
140-55-269	RITTER RONALD S	1555 S PICO CIR MESA AZ 85206
140-55-270	OD ARIZONA F LLC	116 NEW MONTGOMERY ST SUITE 820 SAN FRANCISCO CA 94105
140-55-280	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-55-283	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-55-284	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-55-285	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-55-286	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-55-287	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-55-288	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-55-289	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-55-290	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-55-291	FULTON PARK HOMEOWNERS ASSOC	PO BOX 25466 TEMPE AZ 85285-5466
140-68-003P	LANGLEY BANNER GATEWAY LLC	2738 E GUADALUPE RD GILBERT AZ 85234
140-68-003X	OLD GREENFIELD PROPERTIES LLC	3823 E DECATUR ST MESA AZ 85205
140-68-003Y	RONSLUE LLC	10429 S GREENFIELD RD GILBERT AZ 85234
140-68-003Z	BARKER INVESTMENT COMPANY OF ARIZONA LLC	1376 N ROCKWELL ST GILBERT AZ 85234
140-68-005F	BANNER HEALTH	2901 N CENTRAL AVE STE 160 PHOENIX AZ 85012
140-68-005H	CRISKO L L C/TOOLSON KAY/JUDY	2025 E MAIN ST MESA AZ 85213
140-68-006S	BASELINE GATEWAY APARTMENTS LLC	6623 N SCOTTSDALE RD SCOTTSDALE AZ 85250
140-68-006U	BASELINE GATEWAY APARTMENTS LLC	6623 N SCOTTSDALE RD SCOTTSDALE AZ 85250
140-68-006W	BASELINE GATEWAY APARTMENTS LLC	6623 N SCOTTSDALE RD SCOTTSDALE AZ 85250
140-68-010	BARKER INVESTMENT COMPANY OF ARIZONA LLC	1376 N ROCKWELL ST GILBERT AZ 85234
140-68-011G	CRISKO L L C/TOOLSON KAY/JUDY	2025 E MAIN ST MESA AZ 85213
140-68-011H	GREENFIELD 60 APARTMENTS LLC	6623 N SCOTTSDALE RD SCOTTSDALE AZ 85250
140-68-013B	CRISKO L L C/TOOLSON KAY/JUDY	2025 E MAIN ST MESA AZ 85213
140-68-014B	CRISKO L L C/TOOLSON KAY/JUDY	2025 E MAIN ST MESA AZ 85213
140-68-038C	RISE LEGACY DEVELOPMENT LLC	4542 E INVERNESS AVE MESA AZ 85206
140-68-039	RISE LEGACY DEVELOPMENT LLC	4554 E INVERNESS AVE MESA AZ 85206
140-68-113	ADHMAH LLC	4856 E BASELINE UNIT 108 MESA AZ 85206
140-68-114	ADHMAH LLC	4856 E BASELINE UNIT 108 MESA AZ 85206
140-68-115	E AND J HOLDINGS LLC	3651 E BASELINE RD STE 103 GILBERT AZ 85234
140-68-116	COPPERGATE PROPERTIES LLC	4838 E BASELINE RD NO 108 MESA AZ 85206
140-68-117	GATESTEELE PROPERTIES LLC	4838 E BASELINE RD STE 108 MESA AZ 85206
140-68-118	GATEIRON PROPERTIES LLC	1002 N PEPPER TREE DR GILBERT AZ 85234
140-68-119	SETH PROPERTIES LLC	11263 E APPALOOSA PL SCOTTSDALE AZ 85259

140-68-120	PIERPONT & BASELINE PROPERTIES LLC	17 CASTLE HARBOR ISLE LAUDERDALE FL 33308
140-68-121	PIERPONT & BASELINE PROPERTIES LLC	17 CASTLE HARBOR ISLE LAUDERDALE FL 33308
140-68-122	PIERPONT & BASELINE PROPERTIES LLC	17 CASTLE HARBOR ISLE LAUDERDALE FL 33308
140-68-123	PIERPONT & BASELINE PROPERTIES LLC	17 CASTLE HARBOR ISLE LAUDERDALE FL 33308
140-68-124	PIERPONT & BASELINE PROPERTIES LLC	17 CASTLE HARBOR ISLE LAUDERDALE FL 33308
140-68-125	ETT HIC LLC	PO BOX 14150 MESA AZ 85216
140-68-126	ETT HIC LLC	PO BOX 14150 MESA AZ 85216
140-68-127	STEWART CAMERON M/RAMONA	751 E BROADWAY RD MESA AZ 85204
140-68-128	SIMIAN WORLDWIDE LLC	2838 E PISTACHIO ST GILBERT AZ 85296
140-68-129	BASELINE HOLDINGS LLC	4856 E BASELINE RD STE 108 MESA AZ 85206
140-68-130	BASELINE HOLDINGS LLC	4856 E BASELINE RD STE 108 MESA AZ 85206
140-68-131	LAYTON SKYLINE INVESTORS LLP/ETAL	1277 N SPARROW DR GILBERT AZ 85234
140-68-132	HAMMOND LIVING TRUST	8575 E TWISTED LEAF DR GOLD CANYON AZ 85118
140-68-133	BLB PROPERTIES LLC	4838 E BASELINE RD STE 128-B MESA AZ 85206
140-68-134	H & H HOUND LLC	4459 E TREMAINE AVE GILBERT AZ 85234
140-68-135	LEVITATE FINANCIAL SOLUTIONS LLC	4838 E BASELINE RD NO 130 MESA AZ 85206
140-68-136	LEVITATE FINANCIAL SOLUTIONS LLC	4838 E BASELINE RD NO 130 MESA AZ 85206
140-68-137	PIERPONT COMMERCE PARTNERS LLC	1901 E UNIVERSITY DR NO 333 MESA AZ 85203
140-68-142	PIERPONT COMMERCE CENTER LLC	4852 E BASELINE RD NO 105 MESA AZ 85206
140-68-156	BASELINE GATEWAY APARTMENTS LLC	6623 N SCOTTSDALE RD SCOTTSDALE AZ 85250
140-68-157B	GREENFIELD 60 APARTMENTS LLC	6623 N SCOTTSDALE RD SCOTTSDALE AZ 85250
140-68-159	BASELINE GATEWAY APARTMENTS LLC	6623 N SCOTTSDALE RD SCOTTSDALE AZ 85250
140-69-001H	BANNER HEALTH FOUNDATION	2901 N CENTRAL AVE STE 160 PHOENIX AZ 85012
140-69-001K	DISCOVERY HEALTH SYSTEM	2901 N CENTRAL AVE STE 160 PHOENIX AZ 85012
140-69-001L	CANYON HEALTHCARE PROPERTIES LLC	10350 ORMSBY PARK PL STE 300 LOUISVILLE KY 40223
140-69-042	JEK ENTERPRISES LLC	2224 FIRST LANDING LN VIRGINIA BEACH VA 23451
140-69-043	1211 NORTH NINTH STREET LLC	1046 W HEARNE WAY GILBERT AZ 85233
140-69-044	1211 NORTH NINTH STREET LLC	1046 W HEARNE WAY GILBERT AZ 85233
140-69-045	PRESIDENTIAL OFFICES LLC	4856 E BASELINE RD STE 106 MESA AZ 85206
140-69-046	SUNSHINE REALTY GROUP LLC	4856 E BASELINE RD STE 108 MESA AZ 85206
140-69-047	CHALK CREEK INVESTMENTS LLLP	705 S HIGH RIDGE CIR ALPINE UT 84004
140-69-048	BASELINE PROJECT LLC	4858 E BASELINE ROAD STE 103 MESA AZ 85206
140-69-049	DESERT GROWTH VENTURES LLC	4852 EAST BASELINE RD STE 105 MESA AZ 85206
140-69-050	CADE PROPERTIES LLC	3303 E BASELINE RD NO 112 GILBERT AZ 85234
140-69-051	MICULS HOLDINGS LLC	465 S 30TH STREET MESA AZ 85204
140-69-052	L&N REAL ESTATE INVESTMENTS LLC	4915 E BASELINE RD SUITE 103 GILBERT AZ 85234
140-69-053	MCBRIDE BRADLEY G/CHRISTINE P	2869 E PAGE CT GILBERT AZ 85234
140-69-054	BASELINE PAIN MANAGEMENT LLC	1301 E MCDOWELL RD STE 100 PHOENIX AZ 85006
140-69-055	BASELINE PAIN MANAGEMENT LLC	1301 E MCDOWELL RD STE 100 PHOENIX AZ 85006
140-69-056	BASELINE PAIN MANAGEMENT LLC	1301 E MCDOWELL RD STE 100 PHOENIX AZ 85006
140-69-057	WLIA REAL ESTATE HOLDINGS LLC	1855 E SOUTHERN AVE TEMPE AZ 85282
140-69-058	PIERPONT 4860 LLC	1839 E QUEEN CREEK RD SUITE 3 MESA AZ 85286
140-69-059	CARLSON CHARLES F/VICKIE L	4850 E BASELINE RD STE 105 MESA AZ 85206
140-69-060	4862 BASELINE LLC	4862 E BASELINE RD STE H 103 MESA AZ 85206
140-69-061	KAMBY PARTNERS LLC	4862 E BASELINE RD MESA AZ 85206
140-69-062	FREEDMAN BENJAMIN/JODI A	862 N DATE PALM DR GILBERT AZ 85234
140-69-063	PALLADIGATE PROPERTIES LLC	4838 E BASELINE RD SUITE 104 MESA AZ 85206
140-69-064	PIERPONT COMMERCE GROUP LLC/ETAL	4850 E BASELINE RD STE 105 MESA AZ 85206
140-69-100	ARORA HARSH/NUTAN	9770 SW 169TH PL BEAVERTON OR 97007
140-69-101	MARTIN CONNIE	1941 S PIERPONT APT 1037 MESA AZ 85206
140-69-102	KLETKE BRIAN A/EVELYN J P	150 SEEKINGS ST HEADINGLEY MB CANADA R4J 1A9
140-69-103	EDIE CALVIN/GWENDOLYN	BOX 674 RR #1 DUGALD MB CANADA R0E 0K0
140-69-104	MARQUES JOHN P/PAULA M	290 PRITCHARD FARM RD WINNIPEG MB CANADA R2E 0B4
140-69-105	CHU KENNETH/NABATA MILES/TAM RENEE/LAI VIVIEN	1145 W 7TH AVE VANCOUVER BC CANADA V6H 1B5
140-69-106	MOCK STEVEN G	3970 PAUL TERRACE FREMONT CA 94538
140-69-107	PETRUSHCHAK ANDRIY	18308 - 99TH AVE EDMONTON AB CANADA T5T 3J2
140-69-108	KELLY SEAN	3055 WADDINGTON PL COQUITLAM BC CANADA V3E2Y9
140-69-109	ACCOMMODATION LLC	5757 S 34TH ST STE 100 LINCOLN NE 68516
140-69-110	BLACKWOOD ROBERT NICHOLAS/TERRI	3445 E VALLEJO CT GILBERT AZ 85297
140-69-111	GEISELHOFFER JEFFERY S/RYAN BETH TRUST	8036 E SIENNA ST MESA AZ 85207
140-69-112	DAISY FARMS LLC	1941 S PIERPONT UNIT 1048 MESA AZ 85206

140-69-113	JAIN HIMANSHU/PAYAL	3519 BREITWIESER LN NAPERVILLE IL 60564
140-69-114	HONEYSUCKLE HOLDINGS LTD	4085 2ND AVE BURNABY BC CANADA V5G 3Y1
140-69-115	CHASE SHAUNA	1941 S PIERPONT APT 1051 MESA AZ 85206-4649
140-69-116	AMIN JAY	1100 N PRIEST DR APT 2018 CHANDLER AZ 85226
140-69-117	MYERS BUDDY	1941 S PIERPONT UNIT 1053 MESA AZ 85206
140-69-118	REPAS LORNE JOHN/CHERYL ALISON	2077 CORNERSTONE DR WEST KELOWNA BC CANADA V4T 2Y3
140-69-119	REILLY PAUL A/TAMI A	1941 S PIERPONT UNIT 1055 GILBERT AZ 85206
140-69-120	DAVID AND BONITA RUSSELL FAMILY TRUST	2943 N 129TH AVE PEORIA AZ 85383
140-69-121	SIMPSON DAVID/ANN	4105 N 20TH ST NO 210 PHOENIX AZ 85016
140-69-122	NOEL DANNY JOHN/DUNN STEVEN	17-19938 70 AVE LANGLEY BC CANADA V2Y 0R1
140-69-123	BENNETT INVESTMENTS LLC	1941 S PIERPONT UNIT 1059 GILBERT AZ 85206
140-69-124	STESKI MARK/COTE-STESKI ANNIE/STESKI DAVID J	1935 MONTCLAIR AVE OTTAWA ON CANADA K1W 1H9
140-69-125	COONS DONALD SCOTT	1941 S PIERPONT NO 1061 GILBERT AZ 85206
140-69-126	BITAR WALID/HEIDI	4033 W GRANVILLE AVE CHICAGO IL 60646-5124
140-69-127	PATRICIA A MALONEY TRUST	1941 S PIERPONT DR UNIT 1063 MESA AZ 85206
140-69-128	EDLEN DANIEL/BRITTANY	3663 E WASHINGTON AVE GILBERT AZ 85234
140-69-129	CHAU MEI	2166 CABRILLO LN HOFFMAN ESTATES IL 60192
140-69-130	VILLALOBOS MAUREEN	1941 S PIERPONT UNIT 1066 MESA AZ 85206
140-69-131	KO HYUN SOOK	4911 FOLKER ST ANCHORAGE AK 99507
140-69-132	DURAND LUC/RITZER WILMA	1649 E BETHANY HOME RD PHOENIX AZ 85016
140-69-133	BEGGS CRYSTAL	1941 S PIERPONT UNIT 1069 MESA AZ 85206
140-69-134	KUDAYAH GIFTY A	720 FONT WASHINGTON AVE NEW YORK NY 10040
140-69-135	STAUDACHER ROBERT N/KAREN E	910 MARKET ST KIRKLAND WA 98033
140-69-136	HEL HOLDINGS LTD	423 RODNEY ST HEADINGLEY MB CANADA R4J1A8
140-69-137	PORCARO ANTHONY/BARBARA	30826 RUNNING FOX TRL BURLINGTON WI 53105
140-69-138	EINARSEN MARIANNE	1941 S PIERPONT UNIT 1074 MESA AZ 85206-4651
140-69-139	PRESNELL STEVE/LORRIE	1941 S PIERPONT APT 1075 MESA AZ 85206
140-69-140	SULLIVAN MARK/CAROLYN	310 S RED ROCK ST GILBERT AZ 85296
140-69-141	MAHAJAN SUMESH/POONAM	208 BLACK MAPLE CT KITCHENER ON CANADA N2P2W8
140-69-142	BAKER BARBARA ANN	10 ISHERWOOD AVE #43 CAMBRIDGE ON CANADA N1R 8L6
140-69-143	TAKARA IN SOOK/SMITH STEPHANIE	1941 S PIERPONT APT 1079 MESA AZ 85206
140-69-144	PERRY ROBERT M/THERESA M	1941 S PIERPONT UNIT 1080 MESA AZ 85206
140-69-145	BILLINGHURST SHEILA/TRACEE/MARLA	526 BOWER BLVD WINNIPEG MB CANADA R3P 068
140-69-146	NORTHERN VIEW LLC	221 W HILLVIEW ST WINSLOW AZ 86047
140-69-147	KELLY RAYMOND/MARILYN	1941 S PIERPONT NO 1083 MESA AZ 85206
140-69-148	NOEL DANNY JOHN/DUNN STEVEN	17-19938 70TH AVE LANGLEY BC CANADA V2Y 0R1
140-69-149	GARDEN CITY PROPERTIES LTD	300-326 BROADWAY ST WINNIPEG MB CANADA R3C 0S5
140-69-150	0704217 BC LTD	3111 DEL RIO DR NORTH VANCOUVER BC CANADA V7N 4L3
140-69-151	VILLASENOR DOLORES/JOSE	9617 SAN GABRIEL AVE SOUTH GATE CA 90280
140-69-152	ANDERSON JOHN/CHERYL	6899 E GRAND VIEW LN APACHE JUNCTION AZ 85119
140-69-153	DELESALLE PATRICK J/PATRICIA J	4085 2ND AVE BURNABY BC CANADA V5G 3Y1
140-69-154	CARTER TRINA/JOHN	43 MOUNT DOUGLAS POINT SE CALGARY AB CANADA T2Z 3J6
140-69-155	DICKMAN JASON	7516 S 2ND ST BROKEN ARROW OK 74011
140-69-156	GOWEN LLC	1941 S PIERPONT UNIT 1139 CHANDLER AZ 85249
140-69-157	LEONARDI FAMILY TRUST	1706 THORLEY WAY SAN MARCOS CA 92078
140-69-158	GEISELHOFER JEFFERY S/RYAN BETH TRUST	8036 E SIENNA ST MESA AZ 85207
140-69-159	KALMBACH ROBERT J	1941 S PIERPONT DR UNIT 1095 MESA AZ 85206
140-69-160	SULLIVAN MARK/CAROLYN	310 S RED ROCK ST GILBERT AZ 85296
140-69-166	JEFFERY S GEISELHOFER AND RYAN BETH GEISELHOF	8036 E SIENNA ST MESA AZ 85207
140-69-244	PETA MELODY L	1941 S PIERPONT UNIT 2036 GILBERT AZ 85206
140-69-245	HAGGERTY TY/JENINE/RYAN/JENNIFER	659 E COLORADO BLVD SPEARFISH SD 57783
140-69-246	THRANUM JENA	1941 S PIERPONT UNIT 2038 MESA AZ 85206
140-69-247	NASH MORGAN ALEXIS/NASH WILLIAM WALTER	3116 MARINGO RD SE OLYMPIA WA 98501
140-69-248	TEJAS ENTERPRISES LLC	1941 S PIERPONT UNIT 2040 GILBERT AZ 85206
140-69-249	0704217 BC LTD	3111 DEL RIO DR NORTH VANCOUVER BC CANADA V7N 4L3
140-69-250	TAN FAMILY LLC	4871 CORSO CIR CYPRESS CA 90630
140-69-251	NAJAH Y PUTRUS LIVING TRUST	1941 S PIERPONT APT 1024 MESA AZ 85206
140-69-252	DIAMOND V-ARIZONA LLC	9211 NE 121ST CT KIRKLAND WA 98034
140-69-253	SMITH FAMILY TRUST	7240 E WING SHADOW RD SCOTTSDALE AZ 85255
140-69-254	HUGHES MARY CATHERINE	1941 S PIERPONT UNIT 2046 MESA AZ 85206-4661
140-69-255	SLACK ROBERT B JR/TAMARA J	14385 S STONE RIDGE DR OREGON CITY OR 97045

140-69-256	SCHLOSBERG NAN D	33 MADRID ST SAN FRANCISCO CA 94112
140-69-257	LUINENBURG ERIK	29 SEEKINGS ST HEADINGLEY MB CANADA R4J1A9
140-69-258	STESKI EVELYN/STEPHANIE N/CORINE D	78 HIGHFIELD PL EAST ST PAUL MB CANADA R2E 0G3
140-69-259	CLARKE RONALD/FAST SHERYL	21995 ISAAC CRESCENT MAPLE RIDGE BC CANADA V2X 8N8
140-69-260	TULEY RYAN C/LINDA	1372 SMOKEWOOD DR SANTA ANA CA 92705
140-69-261	CISAR DANIEL	18868 PACIFIC PLAZA ELKHORN NE 68022
140-69-262	CARTER PAUL/VIVIAN	14616 103 AVE EDMONTON AB CANADA T5N 0T7
140-69-263	2016 OUELLET FAMILY TRUST	22525 FRIAR ST WOODLAND HILLS CA 91367
140-69-264	VERSCHOOR DUANE/NADINE	BOX 23 SLAVE LAKE AB CANADA T0G 2A0
140-69-265	MINARD GARY L/PATRICIA E	10 SAND CHERRY LITTLETON CO 80127
140-69-266	KENDRICK DAVID ALAN/ROXANNA MAY TR	15 SILK OAK CIR SAN RAFAEL CA 94901
140-69-267	FISHER GARY C/LUZ A	748 LAKE BONA VISTA DR SE CALGARY AB T2J0N1
140-69-268	WIEBUSCH JERRY L/CONNIE R	4521 UNION HILL RD LINCOLN NE 68516
140-69-269	BAKER BARBARA ANN	159 AUTUMN RIDGE TRL KITCHENER ON CANADA N292K3
140-69-270	MESEROLL TROY/RICHARD/JACQUELINE	1941 S PIERPONT UNIT 2062 MESA AZ 85206
140-69-271	LAM PATRICK/SHAWNA	204 1440-52 ST NE BOX 362 CALGARY AB CANADA T2A 4T8
140-69-272	DJT HOLDINGS LLC	1941 S PIERPONT 2064 GILBERT AZ 85206
140-69-273	DJT HOLDINGS LLC	11020 DETROIT AVE 1 CLEVELAND OH 44102
140-69-274	LEONARD WILLIAM R	1941 S PIERPONT UNIT 2066 MESA AZ 85206
140-69-275	ROLSTON JULIE ANN	1941 S PIERPONT UNIT 2067 MESA AZ 85206
140-69-276	MCLAUGHLIN DAVID/VINCENT KATHLEEN	1941 S PIERPOINT 2068 MESA AZ 85206
140-69-277	HAYGOOD JOHANNA	1941 S PIERPONT UNIT 2069 MESA AZ 85206
140-69-278	OLDHAM STEPHEN J/LAURETTA A	3879 STONEWATER DR COLUMBUS OH 43221
140-69-279	CRITCHLEY TRUST	9139 MOUNT ISRAEL RD ESCONDIDO CA 92029
140-69-280	J AND P RENTALS LLC	3227 N CANYON WASH CIR MESA AZ 85207
140-69-281	RICHARDS RALPH/LINDA	406 N THOMAS AVE POLO IL 61064
140-69-282	HITTLE ASHLEY E	1941 S PIERPOINT UNIT 2074 MESA AZ 85206
140-69-283	EBEN GREG/DONNA	BOX 954 SLAVE LAKE AB CANADA T0G 2A0
140-69-284	SMITH FAMILY TRUST	7240 E WING SHADOW RD SCOTTSDALE AZ 85255
140-69-285	KELLY DEREK/KAREN	876 CRESTA RIDER PL NEWMARKET ON CANADA L3X 1L5
140-69-286	BLACKMAN TIMOTHY R/GINGER L	225 ALPINE RD WEST PALM BEACH FL 33405
140-69-287	ELKSPLACE PROPERTIES LTD	814 W 15TH ST NO 206 NORTH VANCOUVER BC CANADA V7P 1M6
140-69-288	MORRIS SCOTT/HOLLY	17820 TUALATA AVE LAKE OSWEGO OR 97035
140-69-289	TROUVE THOMAS F	1032 ROBERT STREET NEW ORLEANS LA 70115
140-69-290	EDLEN MICHAEL/A WENDY	742 ENCHANTED WY PACIFIC PALISADES CA 90272
140-69-291	CHOW JERRY K/LILY M	4019 HERON CT NAPERVILLE IL 60564
140-69-292	HUTALLA BRAND/SHANL	1941 S PIERPOINT UNIT 2084 MESA AZ 85206
140-69-293	LAI ANDREW	32 ELMWOOD DR DALY CITY CA 94015
140-69-294	SHAO MIN SHI AND CHAO YING CHEN REV TRUST	4375 LOUHLIN CT N BROOKFIELD WI 53005
140-69-295	EDLEN MICHAEL/A WENDY	742 ENCHANTED WY PACIFIC PALISADES CA 90272
140-69-296	FINNAN ROBERT/MICHELE	3049 ARLINGTON AVE SIMI VALLEY CA 93063
140-69-297	ACCOMMODATION LLC	5757 S 34TH ST STE 100 LINCOLN NE 68516
140-69-298	STESKI GRANT/MARK/ANNIE COTE	1935 MONTCLAIR AVE OTTAWA ON CANADA K1W 1H9
140-69-299	SCHWALEN BRAD S	10645 N TATUM BLVD SUITE 200 MB 622 PHOENIX AZ 85028
140-69-300	ELLERING KATHERINE M	1941 S PIERPONT APT 2092 MESA AZ 85206-4664
140-69-301	CHOW EDWARD/IVY	1307 ADA LN NAPERVILLE IL 60540
140-69-302	WONG HARRY C	1941 S PIERPONT DR NO 2094 MESA AZ 85206
140-69-303	KENDRICK DAVID ALAN/ROXANNA MAY TR	15 SILK OAK CIR SAN RAFAEL CA 94901
140-69-304	CRITCHLEY JEFFREY DAVID	3123 E HOBART ST GILBERT AZ 85296
140-69-310	SMITH ANGELA	1941 S PIERPONT APT 2102 MESA AZ 85206-4665
140-69-353	SOLANA CONDOMINIUMS LLC	8553 E SAN ALBERTO DR SCOTTSDALE AZ 85258
140-69-354A	GILBERT TOWN OF	50 E CIVIC CENTER DR GILBERT AZ 85296
140-69-361	BANNER HEALTH	2901 N CENTRAL AVE STE 160 PHOENIX AZ 85012

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
Hunter's Glen	Dustin	Snow	4135 S		Power Rd		122	Mesa	AZ	85212
Sunland Village	Marla	Burns	525 S		Nassau			Mesa	AZ	85206
Sunland Village	Loretta	Knudsvig	5063 E		Escondido			Mesa	AZ	85206
Sunland Village	Freda	Morescki	4029 E		Carmel Cir			Mesa	AZ	85206
Stonegate Estates	Larry	Musbach	5461 E		Harmony Ave			Mesa	AZ	85206
San Michelle	Heidi	Annest	5320 E		Hopi Ave			Mesa	AZ	85206
Greenfield Glen HOA	Barbara	Parker	1021 S		Greenfield Rd		1158	Mesa	AZ	85206
Greenfield Glen HOA	Toni	Kohan	1021 S		Greenfield Rd		1038	Mesa	AZ	85206

HOA Name	Corp Comm Link
Arizona Valencia II	http://ecorp.azcc.gov/Details/Corp?corpId=%2008359623
Fulton Park	http://ecorp.azcc.gov/Details/Corp?corpId=%2007518051
Greenfield Glen Condominiums	http://ecorp.azcc.gov/Details/Corp?corpId=%2002036100
Hampton Place	http://ecorp.azcc.gov/Details/Corp?corpId=%2007669498
Hunter's Glen	http://ecorp.azcc.gov/Details/Corp?corpId=%2002036439
Inverness Commons	http://ecorp.azcc.gov/Details/Corp?corpId=%2009570879
San Michelle	http://ecorp.azcc.gov/Details/Corp?corpId=%2008835220
Stonegate Estates	http://ecorp.azcc.gov/Details/Corp?corpId=%2008230456
Sunland Village	http://ecorp.azcc.gov/Details/Corp?corpId=%2000990740
Sunny Mesa I	http://ecorp.azcc.gov/Details/Corp?corpId=%2001891416

Appendix D

Neighborhood Notification Letters



NOTIFICATION OF APPLICATION- NOTIFICATION LETTER

May 29, 2018

The purpose of this letter is to inform you that an application has been made to the City of Mesa to request rezoning and site plan approval at the southwest corner of Highway US 60 and 48th Street/Pierpont Drive for 22.21 acres. The proposed rezoning and site plan application is to accommodate an 61,115 sf Banner Rehabilitation Hospital on approximately 5.33 acres of the overall 22.21-acre parcel. The attached preliminary site plan, elevations, and landscape exhibits depict the proposed Banner Rehabilitation Hospital site improvements and building architecture. The site is currently vacant land. The application is being filed by Kimley-Horn and Associates, Inc. on behalf of Banner Health.

The proposed Banner Physical Rehabilitation Hospital, located at the southwest corner of Highway US 60 and 48th Street/Pierpont Drive, will be a 1-story 61,115 square foot building with 56 private room inpatient beds. The strategic location for this site is within the service areas of Banner Gateway Medical Center as well as within a demographic area needing multiple levels of physical rehabilitation care. The proposed project is an inpatient facility where patients receive medical care for physical rehabilitation. On average patients will receive rehabilitation at the facility for 14 consecutive days.

A Neighborhood Meeting has been scheduled and is open invitation to those interested in attendance. The meeting will be held on:

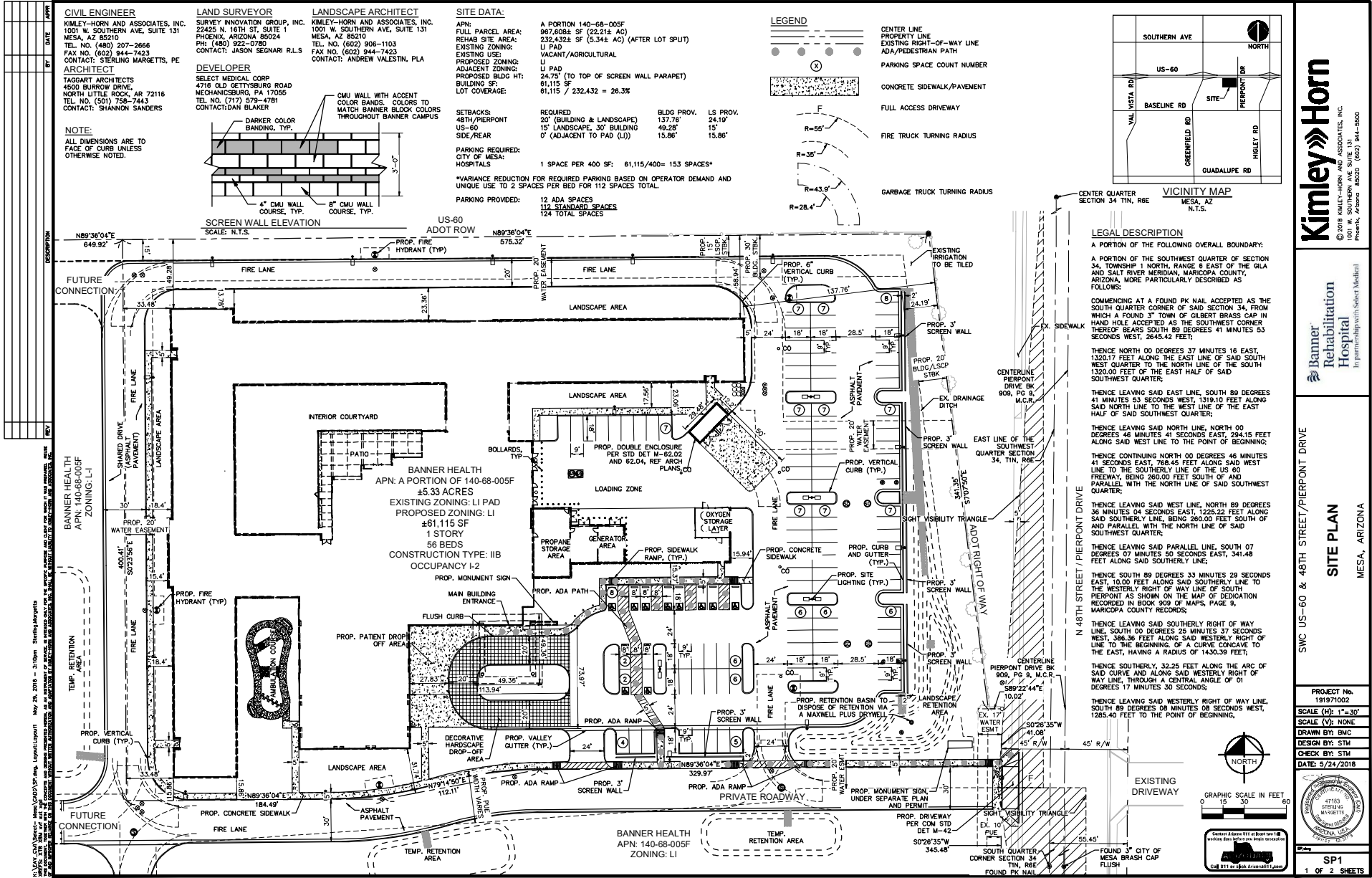
June 12th, 2018, 6:30pm – 7:30pm
Banner Gateway Medical Center MD Anderson Cancer Center
2946 E. Banner Gateway Drive,
2nd Floor Coyote Mountain Conference Room
Gilbert, Arizona 85234

The applicant has not received an indication from the City of Mesa as to when this project may be presented to the City's Planning and Zoning Board for approval consideration. When scheduling of this case does occur, the City will mail notifications to all of the property owners within 500' of the project site. In the meantime, please feel free to contact me if you have any questions or concerns at 480-207-2666 or sterling.margetts@kimley-horn.com.

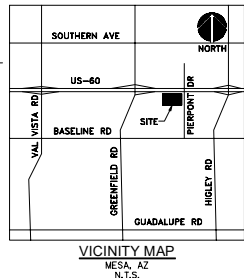
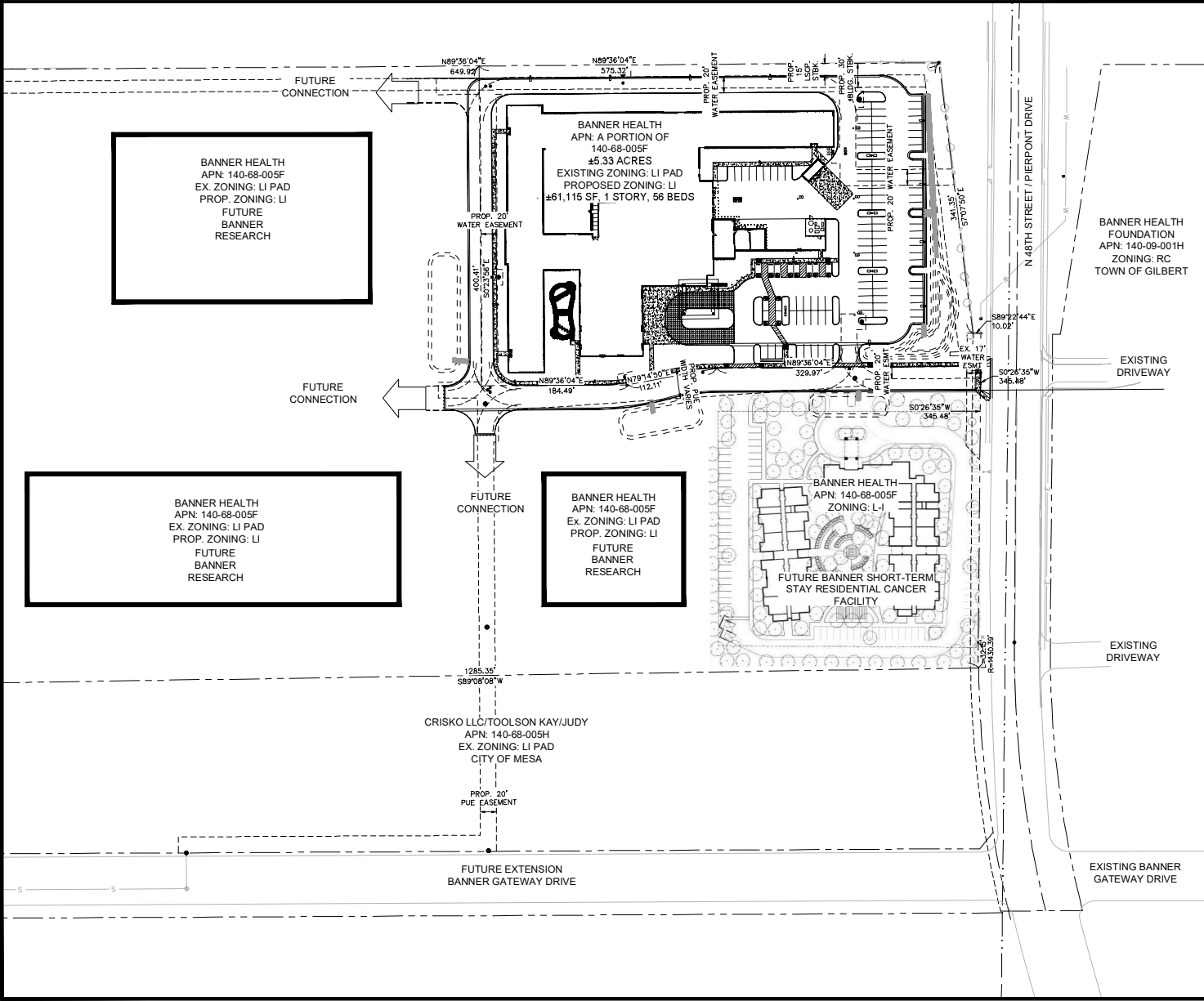
Sincerely,

A handwritten signature in black ink, appearing to read 'Sterling Margetts', with a stylized flourish at the end.

Sterling Margetts



NO.	DATE	BY	DESCRIPTION
1	5/24/2018	SP2	Overall site plan
2	5/24/2018	SP2	Overall site plan
3	5/24/2018	SP2	Overall site plan
4	5/24/2018	SP2	Overall site plan
5	5/24/2018	SP2	Overall site plan
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96	5/24/2018	SP2	Overall site plan
97	5/24/2018	SP2	Overall site plan
98	5/24/2018	SP2	Overall site plan
99	5/24/2018	SP2	Overall site plan
100	5/24/2018	SP2	Overall site plan



Kimley»Horn

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1001 W. SOUTHERN AVE SUITE 131
Phoenix, Arizona 85020 (602) 944-5500

Rehabilitation Hospital

In partnership with Select Medical

SVC US-60 & 48TH STREET/PIERPONT DRIVE

MESA, ARIZONA

PROJECT No.
19197002

SCALE (H): 1"=50'

SCALE (V): NONE

DRAWN BY: BMC

DESIGN BY: STM

CHECK BY: STM

DATE: 5/24/2018

OVERALL SITE PLAN

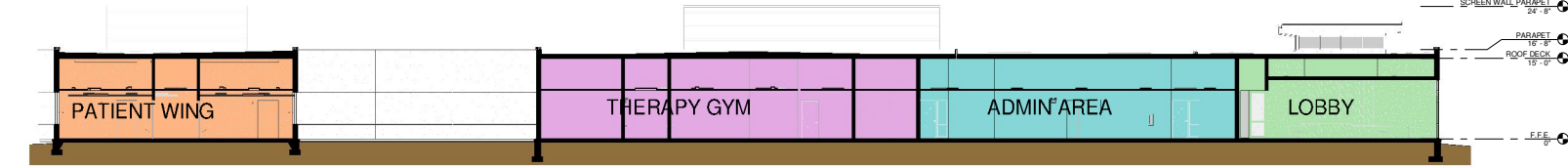
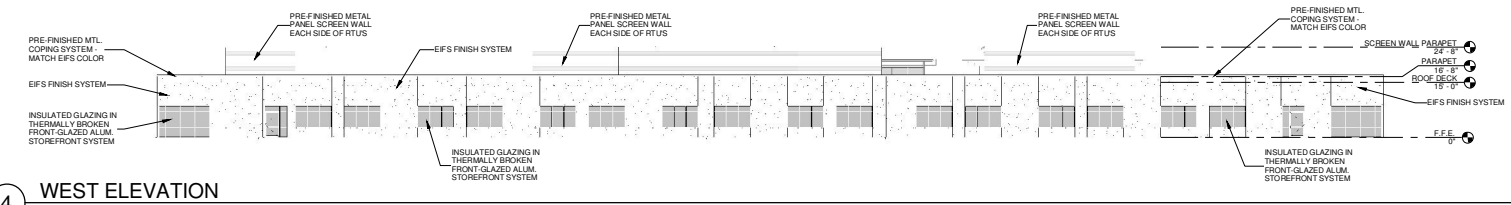
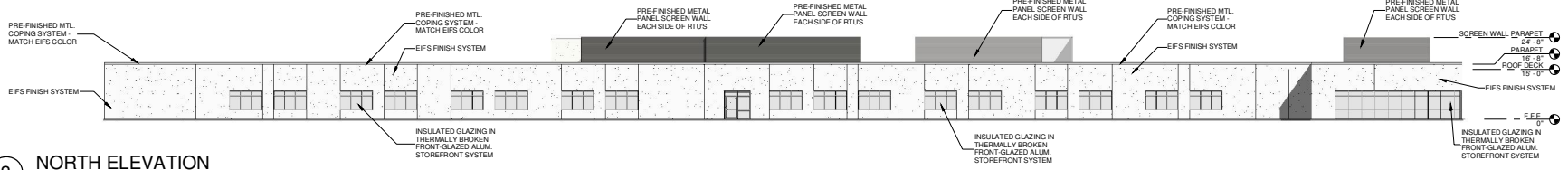
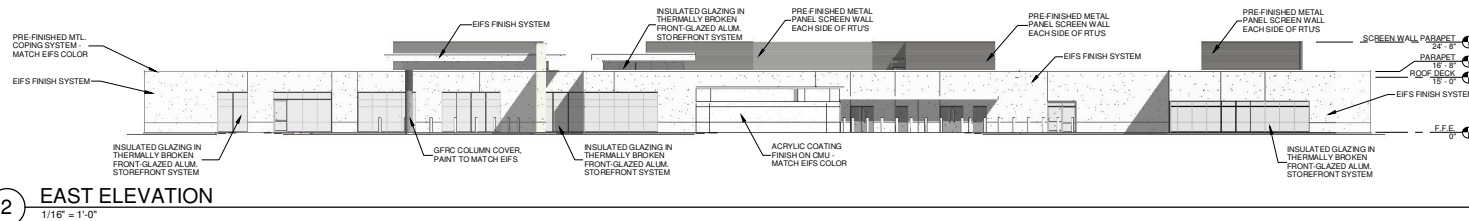
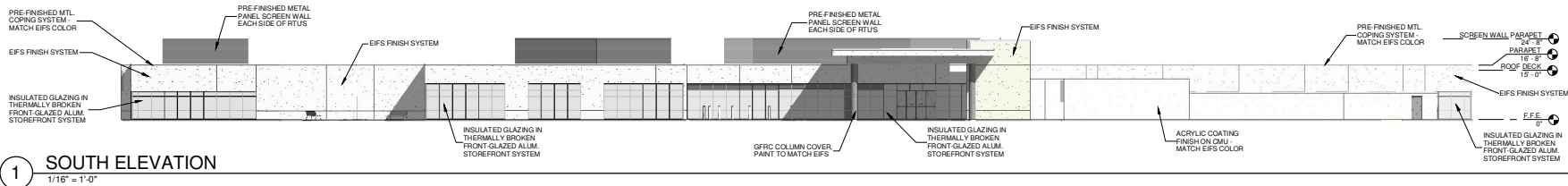
GRAPHIC SCALE IN FEET

0 30 60 120

North

SP2

2 OF 2 SHEETS



EXTERIOR MATERIAL & COLOR SELECTIONS

EXTERIOR INSULATION FINISH SYSTEM (EIFS) COLORS AND TEXTURE
COLORS SELECTED FROM STO "SOUTH-WEST COLLECTION" - www.stocorp.com
FINAL COLORS TO BE FIELD SELECTED



ROOF TOP SCREEN WALL PANELS

METAL PANELS TO BE CENTRIA "CONCEPT SERIES" OR EQUAL

METAL PANEL PROFILE CENTRIA CS-660



METAL PANEL COLOR CENTRIA 133 "SANDSTONE"



SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

GWG3 ARCHITECTURE, PLLC



REHABILITATION HOSPITAL
MESA, AZ

EXTERIOR ELEVATIONS
& BUILDING SECTION

K:\EAV_Civil\Select-Mesa\CADD\Pre-L.S.dwg, Layout:LC1 May 29, 2018 - 3:11pm Sterling, Morgetta
XREFS: XTB XBM xvl XLS XED xJT

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE 50% MIN. 24" BOX+ TREES (138 TOTAL TREES) 50% MIN. 5 GALLON+ SHRUBS (1,370 TOTAL SHRUBS) - RETENTION BASIN LANDSCAPE	(69) 24" BOX+ TREES (585) 5 GAL+ SHRUBS	(124) 24" BOX+ TREES (885) 5 GAL+ SHRUBS
STREET RIGHT-OF-WAY		
18TH STREET (COLLECTOR) 1 TREE PER 25 LF 25% OF TREES: 36" BOX - SHRUBS PER 25 LF WESTERN DRIVE (PRIVATE LOCAL) 1 TREE PER 25 LF 25% OF TREES: 36" BOX - SHRUBS PER 25 LF SOUTHERN DRIVE (PRIVATE LOCAL) 1 TREE PER 25 LF 25% OF TREES: 36" BOX - SHRUBS PER 25 LF	48TH STREET: 375 LF 15 TREES 4 TREES (36" BOX) 90 SHRUBS WESTERN: 360 LF 15 TREES 4 TREES (36" BOX) 90 SHRUBS SOUTHERN: 565 LF 23 TREES 6 TREES (36" BOX) 92 SHRUBS	48TH STREET 15 TREES 4 TREES (36" BOX) 90 SHRUBS WESTERN DRIVE 15 TREES 4 TREES (36" BOX) 90 SHRUBS SOUTHERN DRIVE 23 TREES 6 TREES (36" BOX) 92 SHRUBS
ADJACENT PROPERTY LINE		
ADJACENT NON-RESIDENTIAL USE 3 NON-DECIDUOUS TREES / 50 SHRUBS PER 100 LF (675 LF) 50% OF TREES: 24" BOX	18 TREES 115 SHRUBS 9 TREES (24" BOX)	18 TREES 115 SHRUBS 10 TREES (24" BOX)
PARKING LOT		
1 TREE PER ISLAND (28 TOTAL) 3 SHRUBS (5 GAL.) PER ISLAND 1 TREE / 8 SHRUBS PER MEDIAN 10% OF TREES: 36" BOX	28 TREES 78 SHRUBS (5 GAL.) 1 TREES / 8 SHRUBS 3 TREES (36" BOX)	28 TREES 78 SHRUBS (5 GAL.) 1 TREES / 8 SHRUBS 3 TREES (36" BOX)
FOUNDATION BASE		
EXTERIOR WITH PUBLIC ENTRANCE 1 TREE / 50 LF 10% OF TREES: 36" BOX 33% MIN. LANDSCAPE AREA OF ADJACENT WALKWAY EXTERIOR W/OUT PUBLIC ENTRANCE 1 TREE / 50 LF 10% OF TREES: 36" BOX 25% MIN. LANDSCAPE AREA OF ADJACENT WALK (930 LF)	9 TREES 1 TREE (36" BOX) 136 LF LANDSCAPE 9 TREES 2 TREES (36" BOX) 233 LF LANDSCAPE	9 TREES 1 TREE (36" BOX) 210 LF LANDSCAPE 9 TREES 2 TREES (36" BOX) 775 LF LANDSCAPE

APN: A PORTION 140-68-005F
FULL PARCEL AREA: 967,608± SF (22.21± AC)
REHAB SITE AREA: 232,432± SF (5.34± AC) (AFTER LOT SPLIT)
EXISTING ZONING: U PAD
PROPOSED ZONING: U
PROPOSED BLDG HT: ONE STORY

48TH/PIERPONT= 20' (BUILDING & LANDSCAPE)
US-60= 15' LANDSCAPE, 30' BUILDING
SIDE/REAR= 0' (ADJACENT TO U)

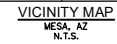
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	<i>Acacia aneura</i>	24" Box, 7" Ht., & 1 1/2" Cal. Min.	10
	<i>Mulga</i>	*36" Box, 10" Ht., & 2 1/2" Cal. Min.	13
	<i>Callanpinia calacalo</i> 'Smoothie'	24" Box, 7" Ht., & 1 1/2" Cal. Min.	5
	Thornless Casahuate		
	<i>Chilopsis linearis</i> 'Lopur' PPAF	24" Box, 7" Ht., & 1" Cal. Min.	18
	Desert Dew Desert Willow	*36" Box, 10" Ht., & 2" Cal. Min.	4
	<i>Parkinsonia praecox</i>	24" Box, 7" Ht., & 1 1/2" Cal. Min.	10
	Pala Brea		
	<i>Parkinsonia</i> x 'Desert Museum'	24" Box, 8" Ht., & 1 1/2" Cal. Min.	31
	Desert Museum Palo Verde		
<i>Prosopis</i> hybrid 'AZT'	15 Gal, 6" Ht., & 1" Cal. Min.	14	
Thornless Mesquite (Multi-Trunk)			
<i>Onyrea tesota</i>	24" Box, 6 1/2" Ht., & 1 1/4" Cal. Min.	22	
Ilwaco (Multi-Trunk)	*36" Box, 8" Ht., & 2" Cal. Min.	11	

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
⑥	Acaepias subulata Desert Milkweed	5 Gal.	43
⑦	Caesalpinia pulcherrima Red Bird of Paradise	5 Gal.	15
⑧	Caesalpinia gilliesii Yellow Bird of Paradise	5 Gal.	16
	Eremophylla maculata 'Valentine' Valentine Bush	5 Gal.	44
⑩	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 Gal.	29
⑪	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 Gal.	82
	Simmondsia chinensis 'Vista' Compact Jojoba	5 Gal.	102
⑬	Tecoma stans 'Gold Star' Yellow Bells	5 Gal.	68

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
*	Agave murpheyi Murphey's Agave	16" Ht. Min. 16" Width Min.	15
*	Agave parryi var. truncata Artichoke Agave	10" Ht. Min. 10" Width Min.	28
•	Carnegiea gigantea Saguaro	3'-6" (Ht.) (Heights labeled on Plans)	6
⊗	Dasylirion wheeleri Desert Spoon	5 Gal.	119
✱	Fouquieria splendens Ocotillo	8' Ht. Min. 10 Canes Min.	22
*	Hesperaloe parviflora 'Perpa' Brakeblights Red Yucca	5 Gal.	88
*	Muhlenbergia rigens Deer Grass	5 Gal.	156
✱	Opuntia 'Santa Rita' Purple Prickly Pear	5 Gal. Min. 6 Pad Min.	52

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
☉	Lantana camara 'New Gold' New Gold Lantana	1 Gal.	198
①	Lantana montevidensis Purple Trailing Lantana	1 Gal.	87

DESCRIPTION	QTY
Decomposed Granite	73,430 SF



SELECT MEDICAL CORP
4716 OLD GETTYSBURG ROAD
MECHANICSBURG, PA 17055
TEL NO. (717) 579-4781
CONTACT: DAN BLAKER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SOUTHERN AVE, SUITE 131
MESA, AZ 85210
TEL. NO. (480) 207-2666
FAX NO. (602) 944-7423
CONTACT: STERLING MARGETTS, PE

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SOUTHERN AVE, SUITE 131
MESA, AZ 85210
TEL. NO. (602) 906-1103
FAX NO. (602) 944-7423
CONTACT: ANDREW VALESTIN, PLA

TAGGART ARCHITECTS
4500 BURROW DRIVE,
NORTH LITTLE ROCK, AR 72116
TEL. NO. (501) 758-7443
CONTACT: SHANNON SANDERS

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1001 W. SOUTHERN AVE SUITE 131
Phoenix, Arizona 85020 (602) 944-5500

MESA, ARIZONA

SWC US-60 & 48TH STREET/PIERPONT DRIVE

PRELIMINARY LANDSCAPE
COVER

SCALE (H): 1"=30'

SALE (V): NONE

AWN BY: RAS

SIGN BY: AAV

DATE: 05/22/18

TE: 05/29/18



60424

ANDREW A. VALESTIN

State signed 2/20/22

49/20NA, U.S.A.

Expires 09/30/2018

Edg

LC1

OF 2 SHEETS

Banner MD Anderson Cancer Center

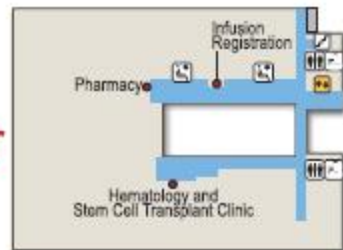
first floor



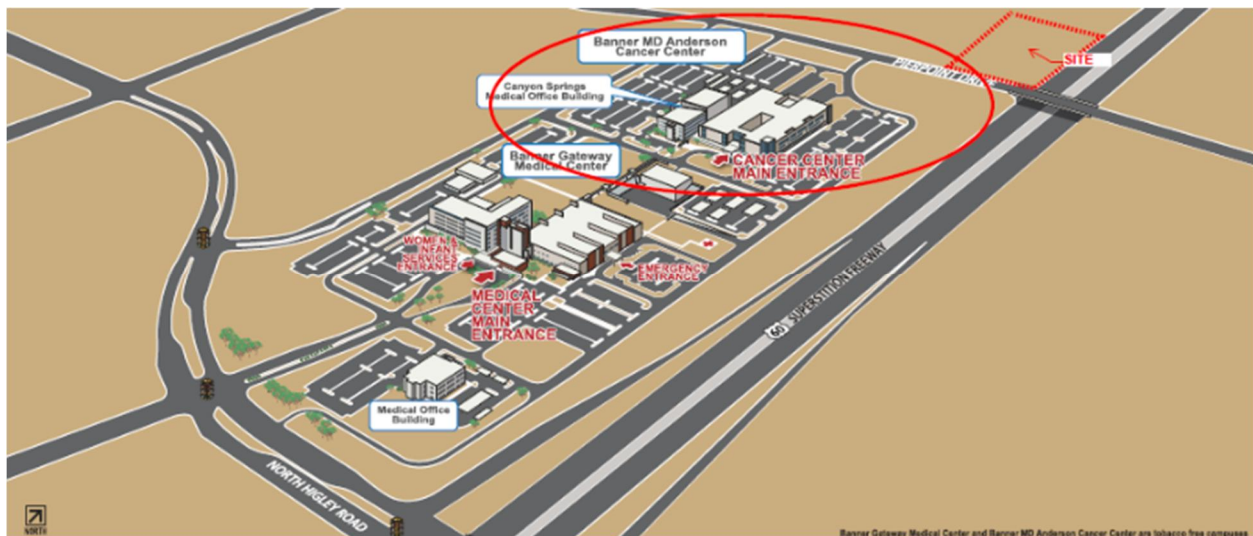
second floor



third floor



- MAP KEY**
- Information
 - Elevators
 - Stairs
 - Waiting
 - Restrooms
 - Nurse Station
 - Vending
 - ATM
 - Coffee
 - Restricted Access



Banner Gateway Medical Center and Banner MD Anderson Cancer Center are tobacco free campuses.

Appendix E

Correspondence Received from Notification

Banner Rehabilitation Hospital

Neighborhood Meeting

June 12, 2018 6:30pm

Please sign in:

Name	Address	Phone	Email
Don Blake	206 Brookhurst Trl Sugar Land, TX	717 579 4781	dblake@selectmedical.com
DAVID GARMAN	8443 W. Fox 1753 Sandy, TX 75479	717 836 4957	dgarm@selectmedical.com
PAUL KLUMB	2520 South Brea Dr. Tempe, AZ 85282	480-233-4347	paul.klumb@consultrek.com
Josh Brimhall	3701 E Perkinsville St. Gilbert, AZ 85295	480 580-6838	jbrimhall@langleyland.com
Alan New	709 1/2 Main St. North Little Rock, AR 72114	901 925 0904	new@tazgarden.com
Michael Dunn	7452 Old Mill Branch Pinson, AL 35126	205-365-3218	mdunn@brasfieldgarnie.com
RICHARD BROOKS	1509 EDEN VIEW CIRCLE HOOPER, AL 35244	205-223-6251	rbrooks@brasfieldgarnie.com
DAVID CALLAWAY	924 HELENA STATION COVE HELENA, AL 35080	205-410-8679	dcallaway@brasfieldgarnie.com
Sterling Margetts	1001 W. Southern Ave #131, Mesa, AZ 85210	480-207-2680	sterling.margetts@kimley-horn.com

Margetts, Sterling

From: Linda Edwards <Linda.Edwards@gilbertaz.gov>
Sent: Tuesday, June 12, 2018 11:05 AM
To: Margetts, Sterling
Subject: Rezoning and site plan request for Banner Rehabilitation Hospital

Categories: External

June 12, 2018

Sterling Margetts
Kimley Horn
1001 W Southern Avenue, Suite 131
Mesa, AZ 85210

Sterling,

I have reviewed the Banner Rehabilitation Hospital zoning and site plan request at the southwest corner of US 60/48th Street-Pierpont Drive. The existing Banner facility adjacent to the east is in the Town of Gilbert and they have two points of access on to 48th Street-Pierpont Drive. The site plan for the proposed project is aligning with the most northern private drive and this is acceptable. I also note that the future extension of Banner Gateway Drive is lining up with the existing Banner Gateway Drive.

The Planning Services Division does not have any issue with this project.

Best,

Linda M. Edwards, AICP
Planning Manager
Town of Gilbert
90 East Civic Center Drive | Gilbert, AZ 85296
Work: 480.503.6750
Email: Linda.Edwards@gilbertaz.gov
Mon-Thurs, 7:00am - 6:00pm; Closed Fridays



From the Gilbert Green Team: Please consider the environment before printing this email.

Under Arizona Law, email to and from public entities may be public records subject to release upon request. This message (including any attachments) contains information intended for a specific individual and purpose. If you are not the intended recipient, please notify the sender immediately by either reply email or by telephone and delete this message from your system.

Margetts, Sterling

From: Brent Henderson <brenth@heg-llc.com>
Sent: Friday, June 15, 2018 4:06 PM
To: Margetts, Sterling
Subject: Banner Physical Rehab Hospital (SWC of 48th St. & US60)

Categories: External

Good afternoon Sterling:

I wanted to provide you my comments on the project since I couldn't attend last Tuesday's public meeting. I live in the Fulton Park Sub-Division just north of US60. My comment has to do with traffic generated by the proposed facility and future Banner facilities on the same parcel. As more and more development occurs south of US60, more and more traffic is using Holmes to get to Greenfield Road since 48th Street doesn't connect to Southern. I would like to see the proposed development incorporate measures (possibly modified driveways) to try and restrict traffic from going north on 48th Street and into the adjacent neighborhoods. There is no reason why the traffic generated by this and future Banner facilities can't be directed to Higley, Baseline, or Greenfield south of US60.

Thanks,

Brent L. Henderson, P.E.
President



Henderson Engineering Group, LLC

Site Development • Storm Water • Planning • Transportation/Traffic
Structural • Forensics • Project Management • Water/Wastewater

1533 S. Parkcrest Circle • Mesa, AZ 85206 • (480) 334-7507
brenth@heg-llc.com or brenth1225@cox.net