

Bella Encanta
ZON18-00067 and ZON18-00181
NWC of US-60 and Crismon Road
Citizen Participation Report
August 1, 2018

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts 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 following:

1. A Minor General Plan Amendment to change the designation from Employment to Neighborhood Suburban
2. To rezone the property from Neighborhood Commercial (NC) and Planned Employment Park (PEP) to Residential Multiple Dwelling- District 3 (RM-3) PAD, and RSL-2.5 PAD.
3. Site Plan Approval
4. Preliminary Plat Approval

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

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

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1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
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(480)461-4676 (fax)
vanessa.macdonald@pewandlake.com

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. A neighborhood meeting was held on February 22, 2018 with the property owner, applicant, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were notified (the registered neighborhood contacts list was obtained from the City of Mesa Neighborhood Outreach Division). A total of 308 notification letters were

sent, and six (6) neighbors attended. A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report.

2. An e-mail distribution was 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.

Attached Exhibits:

- A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Notification letter for the neighborhood meeting.
- D) Sign-In Sheet.
- E) Comment Card.
- F) Neighborhood meeting summary.
- G) PowerPoint presentation.

Schedule:

Pre-Application Submittal- August 29, 2017

Pre-Submittal Conference- September 5, 2017

Neighborhood Meeting- February 22, 2018

Formal Application- January 29, 2018

2nd Submittal- March 6, 2018

3rd Submittal- April 9, 2018

4th Submittal- May 24, 2018

5th Submittal- July 3, 2018

Planning and Zoning Board Hearing- October 17, 2018

City Council Introduction- TBA

City Council Final Action- TBA

Owner	Address	City	State	Zip
1265 S AARON UNIT 266 AZ LLC	10650 W BEE BEE LN	CASA GRANDE	AZ	85193
1330 S CRISMON ROAD LLC	7007 W HAPPY VALLEY RD	PEORIA	AZ	85383
ABDULALLY ZANEB	50 BUCKINGHAM RD	AVON	CT	6001
ALEXANDER AARON	1265 S AARON UNIT 269	MESA	AZ	85209
ALTAMIRANO DOMINIQUE N	1265 S AARON UNIT 329	MESA	AZ	85209
AMADOR ALVARO/MERCEDES	1650 S CRISMON RD UNIT 61	MESA	AZ	85209
AMH 2014 3 BORROWER LLC	30601 AGOURA RD SUITE 200	AGOURA HILLS	CA	91301
AMH 2014-1 BORROWER LLC	30601 AGOURA RD STE-200	AGOURA HILLS	CA	91301
ANTHONY DARLENE D	1650 S CRISMON RD 53	MESA	AZ	85208
ARCIBAL NOVA VEE A	1265 S AARON NO 287	MESA	AZ	85209
ARIZONA STATE DEPT OF TRANSPORTATION	205 S 17TH AVE	PHOENIX	AZ	85007
ARIZONA VALLEYWIDE PROPERTIES LLC	9025 N 124TH ST	SCOTTSDALE	AZ	85259
ARK PROPERTIES AT AARON LLC	16333 E FAIRVIEW ST	GILBERT	AZ	85295
ARNEL DENNIS DALE/PATRICIA LARRAINE	BOX 61 GROUP 336 RR3	WINNIPEG	MB	R37 2E7
ARTHUR MAUREEN	1265 S AARON UNIT 242	MESA	AZ	85209
ATWATER CANDACE J	1330 S AARON UNIT 204	MESA	AZ	85209
AUGUSTA CASITAS HOMEOWNERS ASSOC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
AUGUSTINE PAUL E/GWENDA LOU TR	582 COUNTY RD 201	DURANGO	CO	81301
AVENARIUS MARK	1330 S AARON UNIT 215	MESA	AZ	85208
BAKER DONNA J	1255 S RIALTO ST NO 95	MESA	AZ	85209
BARTES MARK	1265 S AARON UNIT 325	MESA	AZ	85209
BAUMANN CLINT	9546 E IDAHO AVE	MESA	AZ	85209
BECK LARRY D/DIANNA R	9849 E IDAHO AVE	MESA	AZ	85209
BERARD PHILIP W J/CAROLYN P	95 COLEBROOK DR	WINNIPEG	MB	R3P 5Y8
BERRES SCOTT L/MELBA C	9657 E INVERNESS AVE	MESA	AZ	85209
BEYER RICHARD A SR/JONETTE	9665 E INVERNESS AVE	MESA	AZ	85208
BRENNER JESSICA	1265 S AARON NO 270	MESA	AZ	85209
BRENT AND AMI DUCOING LIVING TRUST	38531 NORTH JONATHAN ST	SAN TAN VALLEY	AZ	85140
BRENT AND AMI DUCOING LIVING TRUST	3818 E CORONADO ST	ANAHEIM	CA	92807
BRICE MARGARET/ARNETT	1636 S AARON	MESA	AZ	85209
BROADWATER ADRIAN/CHRISTINA	1635 S DILLON	MESA	AZ	85208
BROOKMAN JENNIFER	1265 S AARON UNIT 338	MESA	AZ	85209
BRUSACORAM GENE/PATRICE	1330 S AARON UNIT 199	MESA	AZ	85209

BURTON THOMAS E/LOIS A	1628 S ALICIA	MESA	AZ	85209
BUTCO SAMS JASON M/NICHOLETTE	1255 S RIALTO UNIT 93	MESA	AZ	85208
CANO RICARDO/LYDIA	1650 S CRISMON RD 79	MESA	AZ	85212
CARRILLO MARISOL	1265 S AARON 275	MESA	AZ	85209
CARROLL TIMOTHY/JANELLE	1330 S AARON UNIT 193	MESA	AZ	85209
CARUSO LOUIS	1650 S CRISMON RD UNIT 68	MESA	AZ	85209
CASLER DUDLEY F/LEVARIO HEATHER	1624 S ALICIA	MESA	AZ	85209
CEBREROS AMBRE J/HECTOR G	1623 S ALICIA	MESA	AZ	85209
CHAMBERS SUSAN/BAUERLEIN GUNTER	1265 S AARON UNIT 283	MESA	AZ	85209
CHAPMAN DYLAN P/ROESHELLE	9731 E INVERNESS AVE	MESA	AZ	85208
CHARTER SCHOOL FUND I LLC	909 WALNUT ST STE 200	KANSAS CITY	MO	64106
CHEKER-BABICKI MICHELLE	1265 S AARON UNIT 238	MESA	AZ	85209
CHERNEY ELIZABETH	1255 S RIALTO 84	MESA	AZ	85208
CHRISTIAN RYAN M	1255 S RIALTO UNIT 89	MESA	AZ	85208
CONLEY CHRISTOPHER	9453 E INVERNESS AVE	MESA	AZ	85209
CONNER JAMES P JR/NANCY A	1265 S AARON UNIT 234	MESA	AZ	85208
CONSTANCE R MARTINEZ LIVING TRUST	9831 E INVERNESS AVE	MESA	AZ	85209
COOK PAIGE/MYERS DAVID	1255 S RIALTO UNIT 90	MESA	AZ	85209
COOPER-METZGER ASHLEY/LOY DREW	1330 S AARON UNIT 207	MESA	AZ	85209
COPELAND JAMES F/ROMO CYNTHIA	9612 E IDAHO AVE	MESA	AZ	85208
COTA RICHARD J/CASEY D	9557 E INVERNESS CR	MESA	AZ	85208
COX JAMESON/COURTNEY	1330 S AARON UNIT 223	MESA	AZ	85209
CRAWFORD ELDON L/MARY L	4805 S LAKEWOOD DR	SAINT JOSEPH	MO	64506
CRAWFORD ELDON L/MARY L	4805 S LAKEWOOD DR	ST JOSEPH	MO	64506
CRISMON BFC LLC	1635 N GREENFIELD RD STE 15	MESA	AZ	85205
CRISMON BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205
CRISMON DEVELOPMENT LLC	1701 WINDHOEK DR	LINCOLN	NE	68512
CRISMON SUPERSTITION PARTNERS	2710 ESTATES DR	PARK CITY	UT	84060
CROW GREGORY T/COLLEEN/H AND W	9649 E INVERNESS AVE	MESA	AZ	85209
CROWELL W JAMES II	9707 E INVERNESS AVE	MESA	AZ	85208
CROWL DOUGLAS D	1851 W HALF MOON CIR	QUEEN CREEK	AZ	85142
CSHC HOLDINGS LLC	8215 N 62ND PL	PARADISE VALLEY	AZ	85253
CUTLIFF BARRY REID/SUSAN	1001 COPPER CT	VACAVILLE	CA	95687
DANGELO CHRISTOPHER M	1265 S AARON NO 306	MESA	AZ	85209

DANIELS ROBERT/KIRTLEY TIMOTHY	PO BOX 33623	JUNEAU	AK	99803
DAVID IVO/IRENE	UNIT 63- 14655 32ND AVE	SURREY	BC	V4P 3R6
DAVIS FAMILY REVOCABLE TRUST	9848 E IDAHO AVE	MESA	AZ	85209
DE LA CRUZ JOSEPH L/WENDI	9723 E INVERNESS AVE	MESA	AZ	85209
DEDERICK DAVID W/TAMARA J	8281 REDWOOD DR SE	AUMSVILLE	OR	97325
DEERING LINDSEY	1255 S RIALTO UNIT 86	MESA	AZ	85209
DELISLE SUSAN W/ALLEN P	1650 S CRISMON RD UNIT 51	MESA	AZ	85209
DIAZ-SAINZ IRENE	1265 S AARON UNIT 268	MESA	AZ	85209
DICAMILLO GLORIAINA/STRINGER GLORIAINA LEE	9714 E IDAHO AVE	MESA	AZ	85209
DOBSON JENNIFER MARIE/DE RUYCK AUD/DOBSON ROS	307 FULLER AVENUE	MANITOU	MB	R0G1G0
DONATO NEYSA A/ENABNIT ALEX JOHN/EMMA E	1265 S AARON UNIT 248	MESA	AZ	85209
DONNER BRENDA	1265 S AARON NO 308	MESA	AZ	85209
DORAN JOHN E JR	9620 E IDAHO AVE	MESA	AZ	85209
DOTTERER AARON D	1330 S AARON UNIT 198	MESA	AZ	85209
DOUGLAS LUCAS	1265 S AARON UNIT 315	MESA	AZ	85209
DRURY NORMAN L II/LIZETTE R	9526 E IDAHO AVE	MESA	AZ	85208
DUARTE BAUDELINA	9824 E IDAHO AVE	MESA	AZ	85208
DUBIEN EUGENE P/EMILY E	1255 S RIALTO UNIT 102	MESA	AZ	85209
DUPUIS KEVIN M/VECCHIONE MICHELLE	9839 E INVERNESS AVE	MESA	AZ	85209
EKATERINI SAKOULAS TRUST	1265 S AARON	MESA	AZ	85209
ELIZABETH A BOBICK REVOCABLE TRUST	9823 E INVERNESS AVE	MESA	AZ	85209
ELMBLAD JOEY B/DIMITRA	9856 E IDAHO AVE	MESA	AZ	85208
EVANS KENDALL/BARBARA L	13200 S WARNOCK RD	OREGON CITY	OR	97045
FABBRINI AMBER C	1265 S AARON UNIT 231	MESA	AZ	85209
FARKAS BRADLEY R/KIM M	9737 E INVERNESS AVE	MESA	AZ	85208
FARNWORTH SHAILAH/ORLANDO ZULMA ALAMO	9722 E IDAHO AVE	MESA	AZ	85209
FISH AUSTIN M	1330 S AARON UNIT 225	MESA	AZ	85209
FLORENCE ANNETTE TUCKER MATKIN FAMILY TRUST	1424 W 11150 S	SOUTH JORDAN	UT	84095
FOSS VERA	18000 S MCCONE CT	SAHUARITA	AZ	85629
FOSTER THOMAS S/MARGARET R	1265 S AARON UNIT 251	MESA	AZ	85209
FRAIN PATTI HELEN/JEFFREY CLARK	9545 E INVERNESS CIR	MESA	AZ	85209
FRANGELLA ROBERT C/JANICE A	9832 E IDAHO AVE	MESA	AZ	85208
FRAZEE ERICA	1265 S AARON UNIT 310	MESA	AZ	85209
FRENCH DIANE/COFFEY CLAUDETTE C/THORNTON E	995 CEDAR WAY SE	SALEM	OR	97302

GARDNER ANDREW S	1265 S AARON UNIT 333	MESA	AZ	85209
GENTRY ROBERT DAVID/JULIENE C TR	342 CRAWFORD RD	MODESTO	CA	95356
GILMER KIMBERLY	1265 S AARON UNIT 313	MESA	AZ	85209
GLOBAL NEW MILLENNIUM PARTNERS LTD	4415 HIGHWAY 6	SUGAR LAND	TX	77478
GODINA HEATHER L	1265 S AARON UNIT 296	MESA	AZ	85209
GOEPFNER LISA	1265 S AARON UNIT 253	MESA	AZ	85209
GOFF LAWRENCE W/EDNA D	9847 E INVERNESS AVE	MESA	AZ	85208
GOODWIN TAYLOR	1265 S AARON UNIT 281	MESA	AZ	85209
GRAHAM CARLOTTA Y	1265 S AARON UNIT 294	MESA	AZ	85209
GRIMSRUD KRISTIN A	1265 S AARON UNIT 250	MESA	AZ	85209
GROENINGER JEREME/ASHLEY	1330 S AARON UNIT 212	MESA	AZ	85209
GUARIGLIO LINDA S	1265 S AARON NO 320	MESA	AZ	85209
GUBBE LYNN/LAGRENE ANTHONY	704 LARKFIELD CIR	ROCKFORD	IL	61104
HADWELL ROBERT/NANCY	11 WOODGLEN GATE SW	CALGARY	AB	T2W 4G2
HALVERSEN CHAL/JANEEN	1642 S FAITH	MESA	AZ	85209
HANSEN DAVID F	1650 S CRISMON RD 62	MESA	AZ	85208
HD DEVELOPMENT OF MARYLAND INC	2455 PACES FERRY RD	ATLANTA	GA	30339
HEILMAN CAROLYN M	1650 S CRISMON RD UNIT 50	MESA	AZ	85209
HENDERSON DEBORAH	9538 E IDAHO AVE	MESA	AZ	85209
HESSE COLIN/JENNIFER	1255 S RIALTO UNIT 92	MESA	AZ	85208
HICKS DAVID O	9706 E IDAHO AVE	MESA	AZ	85209
HILDERBRANDT WAYNE K	4223 S NASH WY	CHANDLER	AZ	85249
HILL ERIN	1255 S RIALTO UNIT 103	MESA	AZ	85209
HIPSLEY TRAVIS	1265 S AARON UNIT 257	MESA	AZ	85209
HOBT RICHARD L/LYNETTE M	1635 S FAITH	MESA	AZ	85209
HOCKING BRAD H/HALL ASHLEA	1285 S AARON	MESA	AZ	85209
HOFFMANN LISA M	1255 S RIALTO UNIT 94	MESA	AZ	85209
HOLBROOK ALAYNA	1650 S CRISMAN RD UNIT 69	MESA	AZ	85209
HOLSTE MICHELLE M	1265 S AARON UNIT 232	MESA	AZ	85208
HOLUALOA SUPERSTITION CANYON LAND LLC	75-5706 HANAMA PL SUITE 104	KAILUA-KONA	HI	96740
HOLUALOA SUPERSTITION CANYON LLC	75-5706 HANAMA PL SUITE 104	KAILUA-KONA	HI	96740
HOWARD TERESA L/KEVIN J	1265 S AARON NO 343	MESA	AZ	85209
HUBBARD PETER/LISA	183 BEW BRIGHTON DRIVE SE	CALGARY	AB	T2Z 0E1
HUMPHREY CATHERINE L/DOUGLAS	1265 S AARON NO 336	MESA	AZ	85209

ILJ LLC	625 S LINGER LN	WILLIAMS	AZ	86046
IWAMASA GAREY	1265 S AARON UNIT 263	MESA	AZ	85209
JACK JAY ZUPNICK AMD AND RES PRO SHARING PLAN	1526 W MILAGRO AVE	MESA	AZ	85202
JACK JAY ZUPNICK AMENDED AND RESTATED PROFIT	1526 W MILAGRO AVE	MESA	AZ	85202
JANNA BAKER REVOCABLE LIVING TRUST	1870 41ST ST	EDGERTON	MN	56128
JASSO ANITA M	1650 S CRISMON RD UNIT 72	MESA	AZ	85209
JOHN K FLETCHER LIVING TRUST	4041 TIM ST	BONITA	CA	91902
JOHNSON KLINT/JANET H	1330 S AARON UNIT 186	MESA	AZ	85209
JOHNSON REBECCA/MATTHEW	10939 E SOMBRA CIR	MESA	AZ	85212
JOHNSON SUSAN N	1265 S AARON NO 303	MESA	AZ	85208
JOHNSON WILLIAM/MELISSA	1265 S AARON UNIT 321	MESA	AZ	85209
JOSHUA D FULLER TRUST/WHITNEY FULLER TRUST	1265 S AARON UNIT 297	MESA	AZ	85209
JUAREZ BRANDON C/LARSON BETHANY	1330 S AARON UNIT 221	MESA	AZ	85208
KAY SEAN M/SHIRLEY J	1644 S AARON ST	MESA	AZ	85209
KB HOME PHOENIX INC	432 N 44TH ST 115	PHOENIX	AZ	85008
KELLY ASTON R	161 W SWEET SHRUB AVE	SAN TAN VALLEY	AZ	85140
KERN PROPERTIES AT AARON LLC	604 E WEBER DR NO 17	TEMPE	AZ	85281
KESSEL GREGORY/DEAN/JEFFERY	13261 37TH ST SW	BELFIELD	ND	58622
KING RYAN/MARY ALICE	1265 S AARON LOT #241	MESA	AZ	85209
LACKEY HEATHER RENE	1265 S AARON UNIT 331	MESA	AZ	85209
LAMBERT MICHAEL	1265 S AARON NO 298	MESA	AZ	85208
LARMAN LIONEL	101/53A NEWSTEAD	QLD		4006
LARSEN PAISLEY/DAVE	1255 S RIALTO UNIT 83	MESA	AZ	85209
LAURIA TIMOTHY A/JENNIFER L	1650 S CRISMON RD	MESA	AZ	85208
LAURIE TORTORICE TRUST	2301 E UNIVERSITY DR UNIT 249	MESA	AZ	85213
LEBRUN PATRICIA S	1265 S AARON UNIT 274	MESA	AZ	85209
LEWIS RHONDA L/OZZIE M SR/OZZIE M JR	1366 W ANGUS RD	SAN TAN VALLEY	AZ	85143
LITTLE MICHAEL ELSWORTH/JUDITH KRISTIN	5933 E FOX CIR	MESA	AZ	85205
LONG WILLARD E/YVONNE SCOTT	1641 S ALICIA	MESA	AZ	85208
LONGFIELD ROBERT M/MARILYN J TR	9537 E INVERNESS CIR	MESA	AZ	85209
LORENZEN CYNTHIA TR	1650 S CRISMON RD UNIT 63	MESA	AZ	85209
LOUGHREY COLE A	1265 S AARON UNIT 330	MESA	AZ	85209
LOVETT SASHA/NICHOLAS S	1330 S AARON UNIT 190	MESA	AZ	85209
LOZANO VALERIE	1265 S AARON 254	MESA	AZ	85208

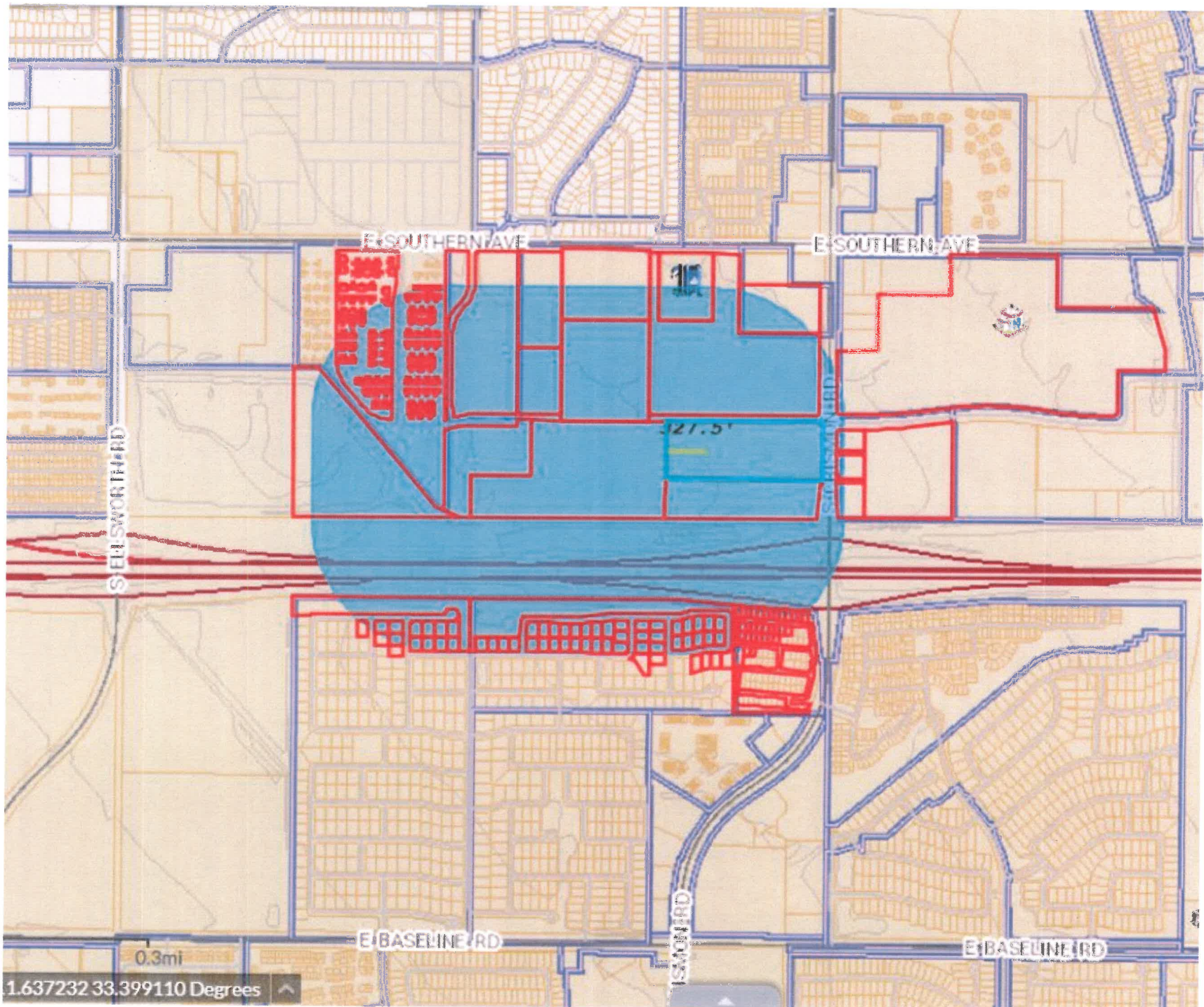
LUJAN BRIAN P/MUSTER HEATHER	1330 S AARON UNIT 219	MESA	AZ	85209
LUND TAMMY KATHLEEN	1265 S AARON UNIT 267	MESA	AZ	85209
MAESTAS ROBERT J	1330 S AARON UNIT 206	MESA	AZ	85209
MAGRUDER BYRON D/JOYCE E	1265 S AARON NO 261	MESA	AZ	85209
MAITRE MICHAEL/KATHI	35 BELLEVUE CR	ST ALBERT	AB	T8N 0A5
MALO-BAKER MICHELLE M	1265 S AARON NO 345	MESA	AZ	85209
MANN TOMMY	1265 S AARON 227	MESA	AZ	85209
MANSOURI MARY	2600 E SPRINGFIELD PL UNIT 108	CHANDLER	AZ	85286
MARCINIAK SUZANNE R/MITCHELL T	1330 S AARON UNIT 214	MESA	AZ	85209
MARSH GREG/RONDA	3332 N 91ST ST	MESA	AZ	85207
MARTIN DENNIS/SUSAN	630 NORWOOD DR	LINCOLN	NE	68512
MARTINEZ AUTUMN	1265 S AARON UNIT 278	MESA	AZ	85209
MARTINEZ JESENIA R	1650 S CRIMSON RD UNIT 76	MESA	AZ	85209
MAY DEREK	1265 S AARON NO 342	MESA	AZ	85209
MAY KASANDRA	1265 S AARON UNIT 324	MESA	AZ	85209
MC CALLA NINA	1265 S AARON UNIT 317	MESA	AZ	85209
MCBRIDE TRACY M	1643 S DILLON	MESA	AZ	85208
MCCARRON MICHAEL/JANET	18 CLANCY ST	CHELMSFORD	MA	1824
MCCLEAVE KOLYA A	1255 S RIALTO UNIT 85	MESA	AZ	85209
MCKAY SHAHNA M	1265 S AARON UNIT 282	MESA	AZ	85209
MCLEOD ROGER/MARILYNNE	1023 CARTER CREST RD	EDMONTON	AB	T6R2K1
MCWETHY JASON/JACQUELINE ELAYNE	1255 S RIALTO UNIT 79	MESA	AZ	85208
MEINEN DAVID/THERESA	13083 76TH AVE	CHIPPEWA FALLS	WI	54729
MERRIWEATHER WILMER J	3424 FAIRWAY DR	GREAT FALLS	MT	59401
MESA AL PARTNERS LP	6370 LBJ FREEWAY STE 276	DALLAS	TX	75240
MILLER VIRGINIA F	1265 S AARON NO 301	MESA	AZ	85209
MORDHORST KARL	1255 S RIALTO UNIT 101	MESA	AZ	85208
MPT OF MESA LLC	1000 URBAN CENTER DR STE 501	BIRMINGHAM	AL	35242
MYERS SARAH E/NATHAN D	1330 S AARON UNIT 191	MESA	AZ	85209
NESHEIWAT ROD B	1421 N BERNARD	MESA	AZ	85207
NGUYEN QUYEN NHAN	9730 E IDAHO AVE	MESA	AZ	85209
NUNEZ PEDRO/TICONA MARY	21 SMITH ST	BLOOMFIELD	NJ	7003
OBRIEN JO ANN M	1255 S RIALTO UNIT 105	MESA	AZ	85209
OCONNOR THOMAS E	1330 S AARON UNIT 178	MESA	AZ	85209

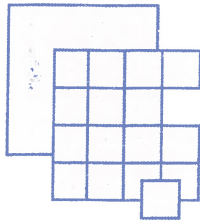
OFF CRISMON PROPERTIES LLC	6020 E ARBOR AVE	MESA	AZ	85206
OLSON KELLE M	1729 S LARAMIE	MESA	AZ	85209
OTTO KEVIN/JOAN	9217 S KACHINA DR	TEMPE	AZ	85284
PARK ASHBELL/PUALANI	1630 S FAITH	MESA	AZ	85209
PARK IAN C/ESPINOZA MARISA C	1650 S CRISMON RD UNIT 52	MESA	AZ	85208
PASSAFIUME-RYAN STEPHANIE LYNN/RYAN JEFFREY T	1265 S AARON UNIT 346	MESA	AZ	85209
PATTERSON LORRAINE	1265 S AARON NO 272	MESA	AZ	85209
PAUL E COLLICOTT REVOCABLE TRUST	34 RIVER LANE	CODY	WY	82414
PAY RENT LLC	4365 E PELOS RD NO 133	GILBERT	AZ	85297
PEREZ FELIPE	9855 E INVERNESS AVE	MESA	AZ	85209
PESZNEKER CHARLES/STELLA	102 CHAPALINA PARK CRES S E	CALGARY	AB	T2X35Z
PETERSEN DENA M	1265 S AARON NO 249	MESA	AZ	85209
PETTY REVOCABLE TRUST	7466 E MYRTLE AVE	MESA	AZ	85208
PIER MARY P	1255 S RIALTO NO 88	MESA	AZ	85208
PIERCE JORGE L	1265 S AARON UNIT 339	MESA	AZ	85209
PILOT BILL	1330 S AARON	MESA	AZ	85209
PLATT DAVID	9840 E IDAHO	MESA	AZ	85208
PLB ARIZONA FINANCING L L C	11286 E SORREL LN	SCOTTSDALE	AZ	85259
PRESCOTT RALPH S JR/IDA B	1624 S FAITH	MESA	AZ	85208
PREVITE FRANK TR/ALDA TR	163 TANNERS DR	ACTON	ON	L7J 2Z5
PREVITE FRANK TR/PREVITE ALDA TR	163 TANNERS DR	ACTON	ON	L7J 2Z5
PULLOS CHRISTINA	1330 S AARON NO 200	MESA	AZ	85208
RAMBO SCOTT D/MARY JO	9841 E IDAHO AVE	MESA	AZ	85208
RECTOR CAROLE J	1265 S AARON 299	MESA	AZ	85209
REINES DAVID L/MICHELLE A	1265 S AARON NO 286	MESA	AZ	85209
REXHEPI ZENEL	1265 S AARON UNIT 295	MESA	AZ	85209
RHODES DANIEL T	1265 S AARON NO 260	MESA	AZ	85209
RICHEY BETH A	1650 S CRISMON RD UNIT 78	MESA	AZ	85209
ROAN JUSTIN C/ALEXANDRA LEE	1330 S AARON UNIT 211	MESA	AZ	85209
ROBERT AND ELIZABETH ABOITES TRUST	4838 LORELEI AVE	LONG BEACH	CA	90808
ROCKWOOD JOHN D/COLEEN M	9286 LA ROSE CT	DURHAM	CA	95938
ROGERS MELISSA LAUREN/DARREN JEROME	1330 S AARON UNIT 192	MESA	AZ	85209
ROMO SERGIO F	9738 E IDAHO AVE	MESA	AZ	85209
ROSENFELD JENNIFER A	1265 S AARON NO 262	MESA	AZ	85209

RUANE LEAH M	1285 S AARON UNIT 290	MESA	AZ	85209
RUBIO PEDRO J III/LEY-JAIME SUSANA K	1265 S AARON UNIT 277	MESA	AZ	85209
RUIZ CHRISTINA/LUIS C JR/YOLANDA M	1462 E SHAMROCK ST	GILBERT	AZ	85295
SALISBURY JADER M/JAN M	1635 S ALICIA	MESA	AZ	85208
SCHIELKE NANCY TR	1255 S RIALTO UNIT 106	MESA	AZ	85209
SCHOONOVER JOHN B/GEORGE A	PO BOX 574	BRIDGEPORT	CA	93517
SCHULZE LISA R	1265 S AARON UNIT 229	MESA	AZ	85209
SCOTT DAVID W	4702 E DECATUR ST	MESA	AZ	85205
SCOTT WARICK/AMY	9648 E IDAHO AVE	MESA	AZ	85209
SHANNON JOHN	1265 S AARON UNIT 291	MESA	AZ	85209
SHARON A LIU LIVING TRUST	1330 S AARON UNIT 218	MESA	AZ	85209
SHUNICK JEFFREY/DAVID	1330 S AARON UNIT 208	MESA	AZ	85209
SIERRA RANCH HOMEOWNERS ASSOCIATION	3003 N CENTRAL AVE STE 1200	PHOENIX	AZ	85012
SIERRA RANCH III HOME OWNERS ASSOCIATION	2850 E CAMELBACK RD STE 315	PHOENIX	AZ	85016
SILVERNAIL BRITT M/FRANK G/KAY	1265 S AARON UNIT 326	MESA	AZ	85209
SIMO TARA LEE	1650 S CRISMON CREEK RD UNIT 34	MESA	AZ	85209
SLIWINSKA JOANNA H	1265 S AARON UNIT 284	MESA	AZ	85209
SMEBY ROSE M TR	9628 E IDAHO AVE	MESA	AZ	85209
SMITH BRYAN D	1285 S AARON 304	MESA	AZ	85209
STRAHAN RENEE ELIZABETH	1650 S CRISMON RD UNIT 55	MESA	AZ	85209
SUKHESH VENKATA JANAPAREDDI REVOCABLE TRUST	1894 SERPENTINE DR	UNION CITY	CA	94587
SUNNY ACRES/MONTGOMERY 320 LLC	4720 E FALCON DR NO 106	MESA	AZ	85215
SUPERSTITION CANYON PROPERTY OWNERS ASSOC	75-5706 HANAMA PL SUITE 104	KAILUA-KONA	HI	96740
SVOBODA LEROY/BEVERLY	1650 S CRISMON RD 60	MESA	AZ	85209
SWEENEY LIVING TRUST	9636 E IDAHO AVE	MESA	AZ	85209
TAIT AINDREA N	1255 S RIALTO UNIT 129	MESA	AZ	85209
TAYLOR TRENT A	1265 S AARON 276	MESA	AZ	85209
TBHK AZ LLC	25225 PRADO DE ROSADO	CALABASAS	CA	91302
TEMPLE MILES GRAHAM/KATHRYN LYNNE	PO BOX 460	PORTHILL	ID	83853
TEVAULT JAMES R	1265 S AARON UNIT 244	MESA	AZ	85209
THATCHER ANN/CARROLL CHRISTINE	16625 SPRING VIEW DR	LOCKPORT	IL	60441
THOMAS CHARLES B/DEBBIE	1255 S RIALTO 82	MESA	AZ	85208
THOMAS TRACEY L	1650 S CRISMON RD UNIT 73	MESA	AZ	85209
THORNBURG DANIEL J	9556 E IDAHO AVE	MESA	AZ	85209

THORNEYCROFT MATTHEW R	1265 S AARON UNIT 327	MESA	AZ	85209
TOTH MARIE L/DELMAR W/KOOB BRUCE/ROACH ETAL	510 BRIGHTWATER CRESCENT	SASKATOON	SK	S7J 5J4
TOVAR MARCO A	1255 S RIALTO ST NO 96	MESA	AZ	85208
TRUTENKO BRIAN	1330 S AARON 201	MESA	AZ	85209
TUREK MARY ANN	1330 S AARON UNIT 205	MESA	AZ	85209
UDELL JENNIFER A/CHARLES J	1265 S AARON UNIT 319	MESA	AZ	85209
ULMER JEFFREY S	3819 N CANYON WASH CIR	MESA	AZ	85207
UNDERWOOD MICHAEL D/LADONNA	2119 E CLUBHOUSE DR	PHOENIX	AZ	85048
UNDERWOOD TROY ELVIN/DEANN TR	2228 W NORTHERN AVE UNIT B101	PHOENIX	AZ	85021
UNITED STATES POSTAL SERVICE	8055 E TUFTS AVE STE 400	DENVER	CO	80237
VALLE EDNA	1265 S AARON NO 245	MESA	AZ	85209
VENUTI JOSEPH W/TWOMBLY RENEE M	9857 E IDAHO AVE	MESA	AZ	85208
VETTER JOE V/BERNA	1848 E VALLEY DR	BISMARCK	ND	58503
VICE BARRY J/LARA L	1265 S AARON NO 322	MESA	AZ	85209
WAGNER DUSTIN S/RENEE C	1265 S AARON NO 247	MESA	AZ	85209
WALDECK JOHN/DEBI	9865 E IDAHO AVE	MESA	AZ	85209
WATSON MATTHEW G/AMY	1622 S ALICIA ST	MESA	AZ	85209
WEBB HENRY WINDER JR/MARY CHRISTINE	7230 JENNER ALCOVE SOUTH	COTTAGE GROVE	MN	55016
WEBB STEPHEN N	1330 S AARON NO 189	MESA	AZ	85208
WEIGUM DAVID/HOFF JAMES	1560 COUNTRY LN	BISMARCK	ND	58503
WHETTEN KATRINA	1265 S AARON UNIT 240	MESA	AZ	85209
WHITE BRAD J	317 LACHERMEIER LN	WAVERLY	MN	55390
WHITFILL BETTY L	103 TEAL CIR	OCEAN PINES	MD	21811
WIESNER RUDOLF/KAREN	1255 S RIALTO UNIT 128	MESA	AZ	85209
WIGEN MARY	950 WINLAW RD	WYNDELL	BC	V0B 2N1
WILKERSON CLARK T/SHEILA S	1629 S ALICIA	MESA	AZ	85208
WILLIAM & BEONKA JONES FAMILY TRUST	1265 S AARON UNIT 318	MESA	AZ	85209
WILLIAMS MARY A	1650 S CRISMON RD UNIT 75	MESA	AZ	85209
WILLIAMSON STEPHANIE/AVILA JUAN	1330 S AARON UNIT 203	MESA	AZ	85209
WILLIS TAMMY	1330 S AARON 194	MESA	AZ	85208
WINTER BRANDON	1265 S AARON NO 285	MESA	AZ	85209
WOOD BETHANY	1265 S AARON ST UNIT 335	MESA	AZ	85209
WOOD LEANNE/WATSON LUCINDA	35495 N THURBER RD	QUEEN CREEK	AZ	85142
YEN SUNNY	PO BOX 2244	CHANDLER	AZ	85244

YURKO DAVID	1255 S RIALTO NO 91	MESA	AZ	85209
ZIMMERMAN NICHOLAS/IRISH BRIDGET	1652 S AARON	MESA	AZ	85209
ZYCH ROBERT/JANET	15607 EDNA CIR	OMAHA	NE	68136





Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

February 5, 2018

Dear Neighbor:

Together with our client, Bela Flor Communities, LLC, we are pleased to invite you to a neighborhood meeting to receive your comment on our proposal to the City of Mesa for Bella Encanta, a mixed-density community near Crismon Road and the Superstition Freeway in the City of Mesa that will contain a mix of single-family detached homes and condominiums. The proposed development site is also known as Maricopa County Assessor parcel numbers 220-80-002X and 009GA, plus the western 315 feet of APNs 220-80-009H & 008B.

Our requests to the City of Mesa are as follows:

- 1) **Minor General Plan Amendment** from Employment to Neighborhood Suburban
- 2) **Rezoning** from NC and PEP to RM-3 PAD
- 3) **Site Plan Approval**
- 4) **Preliminary Plat Approval**

A neighborhood meeting has been scheduled to give adjacent property owners in this area an opportunity to meet with the applicant and learn more about the proposed project. If you are aware of any other parties interested in this project, please let them know about this meeting. The details of the meeting are as follows:

Date: February 22, 2018

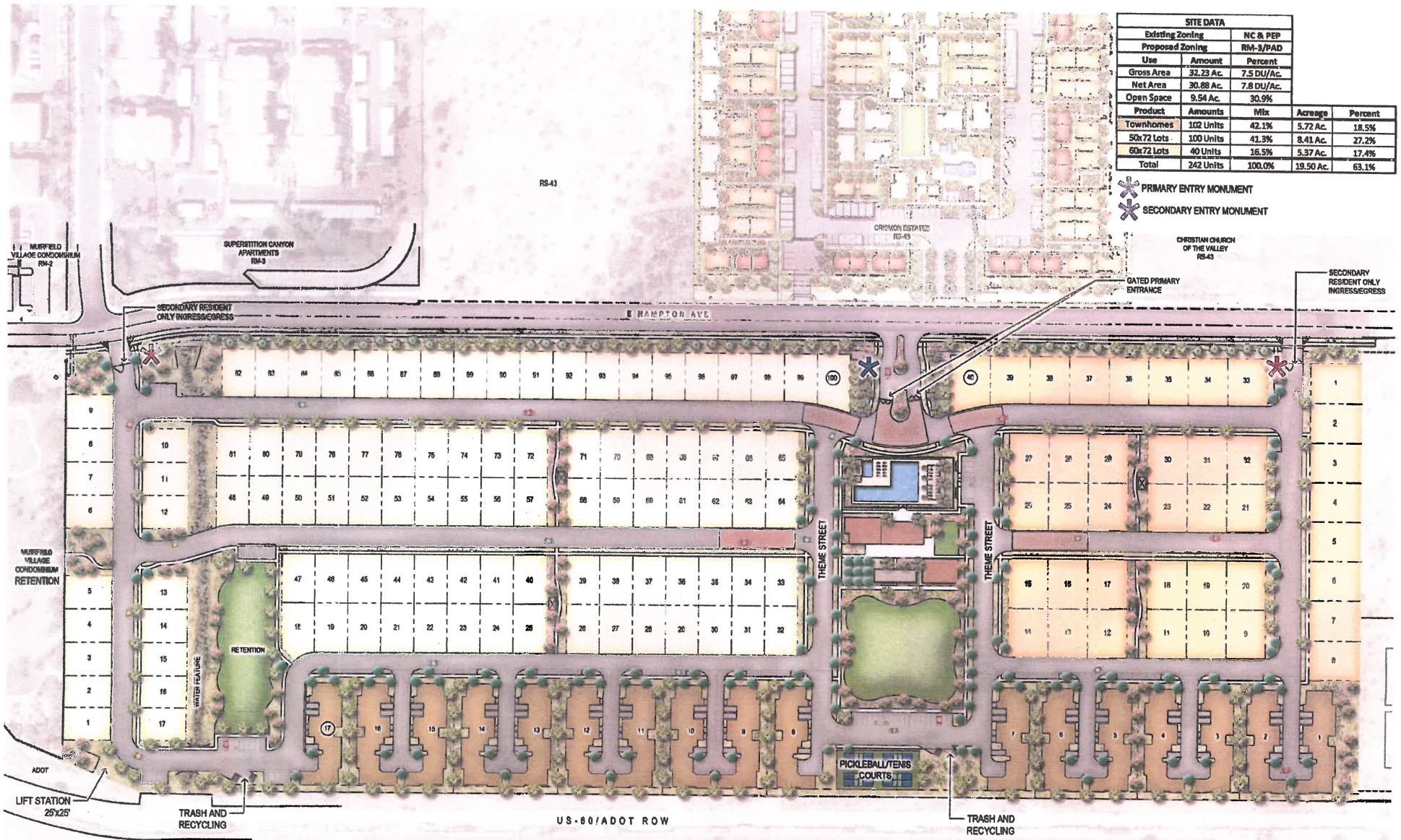
Time: 6:00 p.m.

**Place: Patterson Elementary School
Media Center
615 S. Cheshire
Mesa, AZ 85208**

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at my office at 480-461-4670. As we proceed through the planning process, there will be future public hearings at the City's Planning and Zoning Board and the City Council. You will be notified about those meetings as well.

Sincerely,


Reese L. Anderson
PEW & LAKE, PLC



Bella Encanta

Bella Encanta

A Mixed Density Community

Conceptual
Site Plan

plan scale 1:50
date: 01.26.18



andersonbaron
plan - design - achieve
50 N. WASHINGTON DRIVE, SUITE 1
CHANDLER, ARIZONA 85226
PH 480.699.7956 FAX 480.699.7956

Bela Flor Communities, LLC
Neighborhood Meeting
 Sign-In Sheet

Applicant:

Bela Flor Communities, LLC

Property Location:

Crismon and US 60 Freeway

Date:

February 22, 2017

Meeting Location:

**Patterson Elementary School Media Center
 615 S Cheshire, Mesa, AZ 85208**

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Carole Pester	1265 S. Aaron # 219	85209	decemberseason@gmail.com	330-224-3100
2	Vikki Garcia	1247 S. 96th St.	85209	vikki@scotiagroup.com	520-977-8066
3	ILUE SAUD	1265 S. Aaron # 255	85209	idauid@hotmail.com	604-306-8207
4	Mary Ann Turek	1330 S. Aaron # 205	85209	maryannturek@gmail.com	204-595-7920
5	Ryan King	1265 S. Aaron # 265	85209		801-230-2904
6	Clint Gumm	1250 S. Rialto # 34	85209	clinta@psaz.com	480-212-6598
7					
8					
9					
10					
11					
12					

Bela Flor Communities, LLC
NEIGHBORHOOD MEETING
6:00PM- February 22, 2017
COMMENT CARD

NAME Carole Rector PHONE 330-224-3100

ADDRESS 1265 S. Aaron, #299 Mesa AZ

COMMENT: Very informative 85209

Meeting — you have my support.
Keep me apprised of any details
of zoning approval, etc.

Bella Encanta
(NWC Crismon & US 60)
Neighborhood Meeting

Patterson Elementary School
Media Center
615 S Cheshire
Mesa, AZ 85208

February 22, 2018 at 6 pm

The meeting began at 6:04 pm

There were seven residents in attendance.

Mr. Anderson gave introductions. He then gave a presentation about the project, which included the following:

- ❖ Additional background information about the developer and other projects (with different product) that has been done in Mesa (Bella Victoria and Rio Vialto)
- ❖ Description and discussion of existing surrounding properties and land uses
 - Crismon Estates recently approved
 - Future office to the north approved
- ❖ Discussion on the City's General Plan and the long range plan for the area
 - Believe employment more appropriate closer to the hospital
 - Not make sense to have so much non-residential/commercial so far back on the property with no frontage
- ❖ Development requests to the City include:
 - Minor General Plan Amendment from PEP to Neighborhood Suburban, same General Plan land use as Muirfield Village
 - Rezoning from NC & PEP to RM-3, with site plan approval and final plat.
- ❖ Project description:
 - 242 residential units-- Condos closest to the freeway and single family homes on balance of property
 - Gated w/ main access off of Hampton
 - Dedicate ROW and road improvements
 - Showed project entrances and walls details
 - Homes have two car garages
 - Condos will have at least one car attached garage, with 6 units to a building
- ❖ Possibility of two communities sharing an amenity area at the most southwest corner

Questions, Answers and Comments were taken. (See table below)

Meeting concluded at 7:05 pm

<i>Public Comment</i>	<i>Applicant Response</i>
<i>What is the square footage of the homes and what do they cost?</i>	The condominiums will be one and two bedroom units between 750 SF to 900+ SF at an anticipated sales price between \$150s to low \$200s. The single family homes are between 1,700 SF to 2,500 SF at an anticipated sales price between mid-\$250's to the low/mid-\$300's
<i>Will there be a clubhouse and pool?</i>	Yes there will be community amenities such as a pool and likely a gym with an office (not necessarily a clubhouse per se) and also pickle ball courts.
<i>This development will be better than it staying a dirt lot. We appreciate the fence going up and the care that is happening with the property now.</i>	Noted.
<i>How soon will you be building and starting construction for the project?</i>	We have to first obtain approvals from the City and are scheduled for public hearings starting in April with the Planning Commission and then May and June for the City Council meetings
<i>Isn't there already some residential going in the area?</i>	Yes, to the north there was recently a rezoning approved for a single-story detached apartment (for lease) project.
<i>We need ownership properties. I am supportive of this project. I don't understand why they would need to have so much industrial at this location. There just isn't the right demographics to support this.</i>	We agree.
<i>I support this project, I like knowing what will be going in next door—residential ownership properties developed similarly to ours. This is far better use right here than commercial. Let the commercial develop along the [Crismon] frontage.</i>	Noted.
<i>We hope that this project and Hampton Road Improvements will allow us to work with the City to get our fencing back. Our community was not designed for all the cut through traffic and we look forward to having it resolved not that there would be another access.</i>	Noted.



Bella Encanta: a Mixed-Density Community NWC Crismon and US-60

City of Mesa
Neighborhood Meeting
February 22, 2018

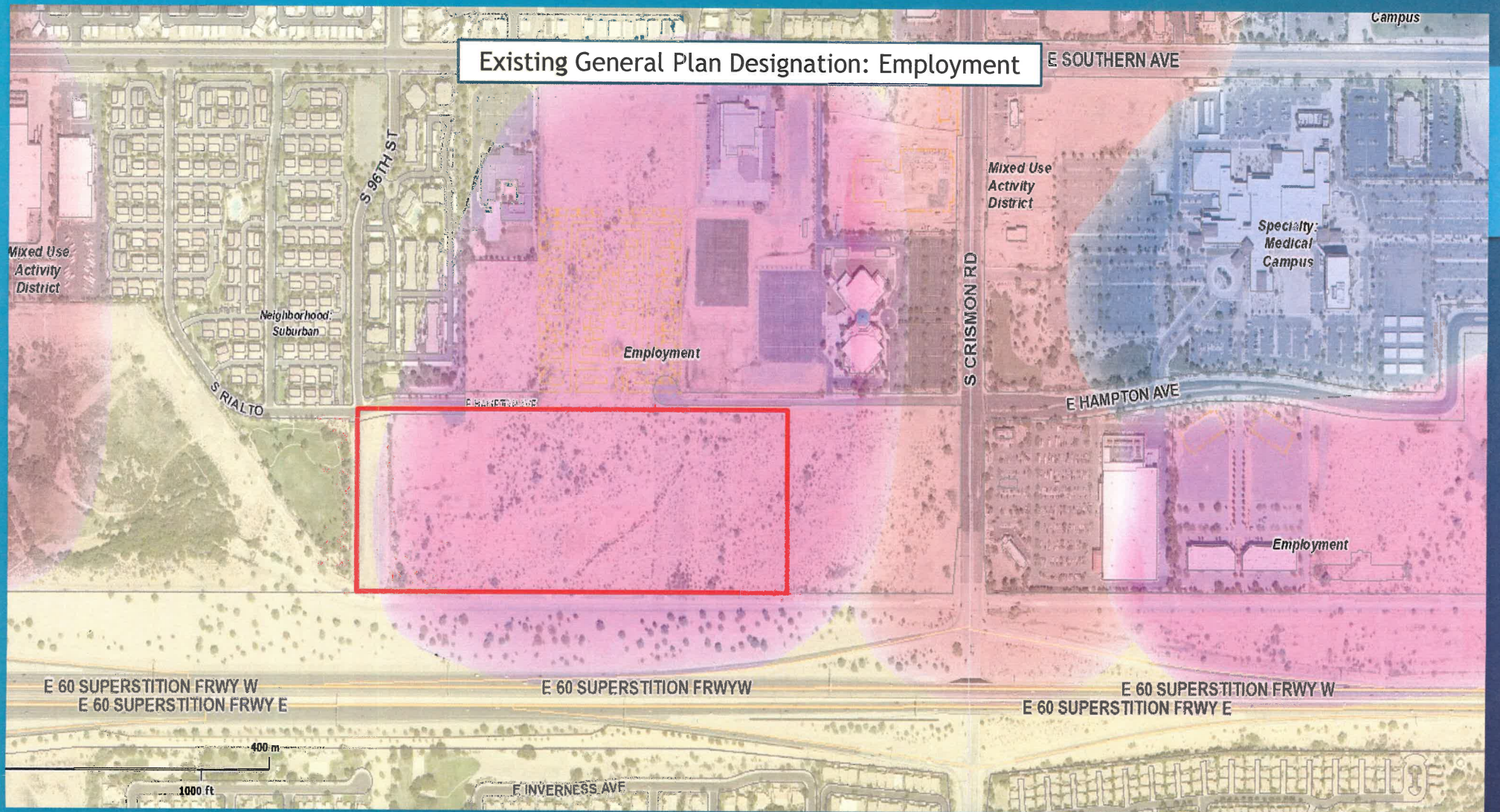
Vicinity Map



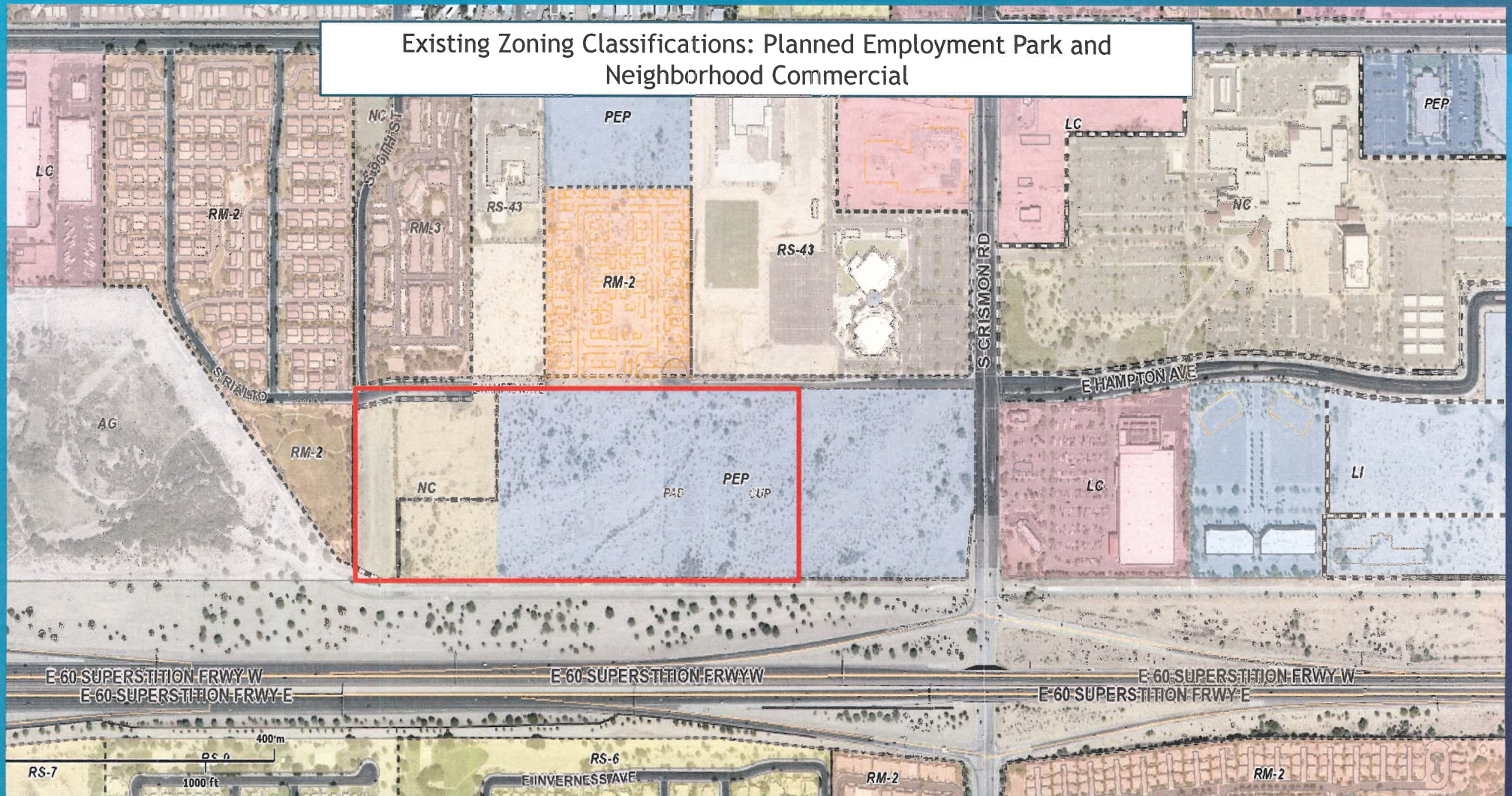
Vicinity Map



Existing General Plan Designation: Employment



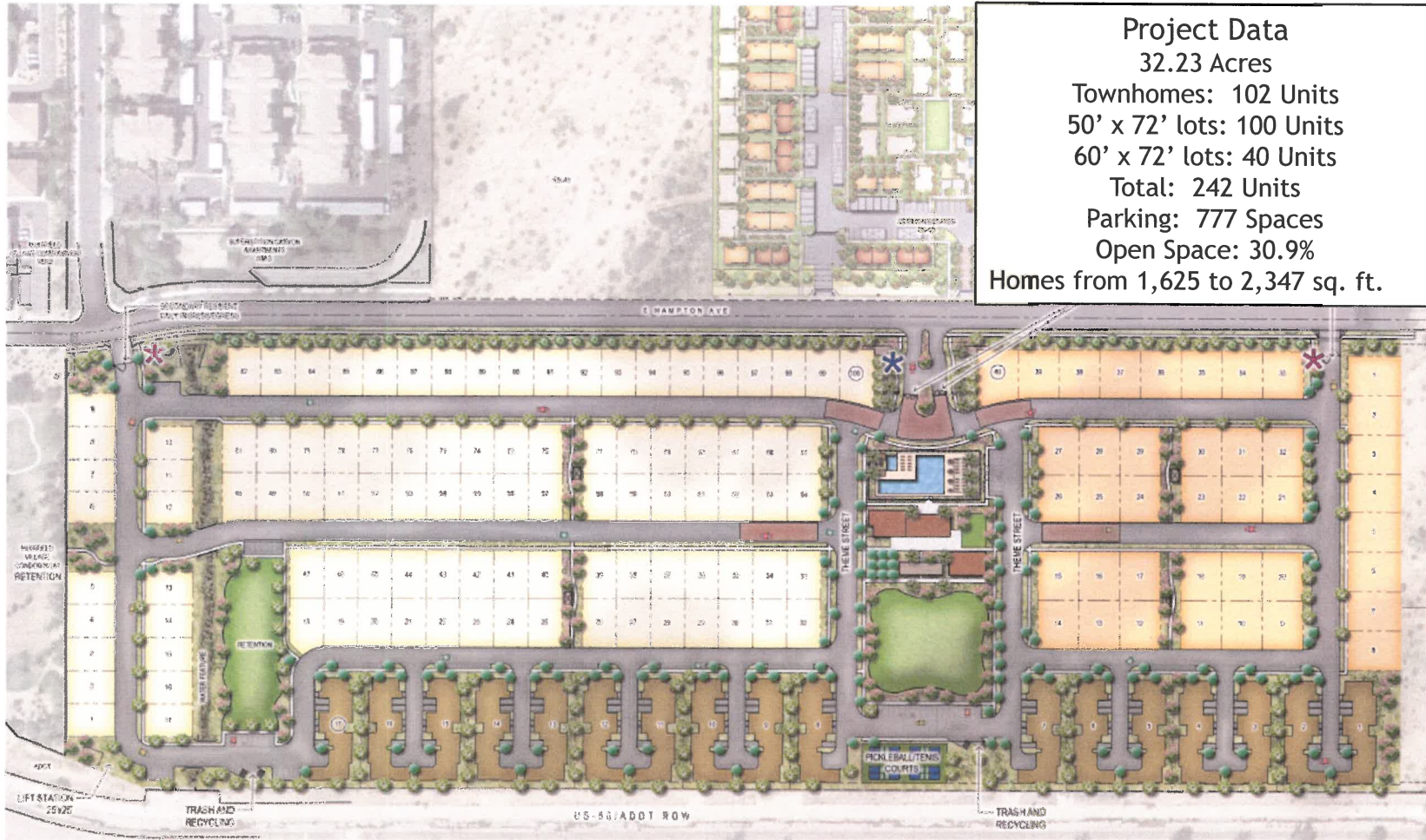
Existing Zoning Classifications: Planned Employment Park and
Neighborhood Commercial



Our Request

1. A minor General Plan amendment to change the designation on the Property from Employment to Neighborhood Suburban.
2. To rezone the Property from Neighborhood Commercial (NC) and Planned Employment Park (PEP) to Residential Multiple Dwelling-District 3 (RM-3) PAD.
3. Site Plan Approval.
4. Preliminary Plat approval.

These requests, if approved, will facilitate the development of a 242 unit, for sale, mixed density community on 32.23 acres.



Project Data
 32.23 Acres
 Townhomes: 102 Units
 50' x 72' lots: 100 Units
 60' x 72' lots: 40 Units
 Total: 242 Units
 Parking: 777 Spaces
 Open Space: 30.9%
 Homes from 1,625 to 2,347 sq. ft.

Bella Encanta

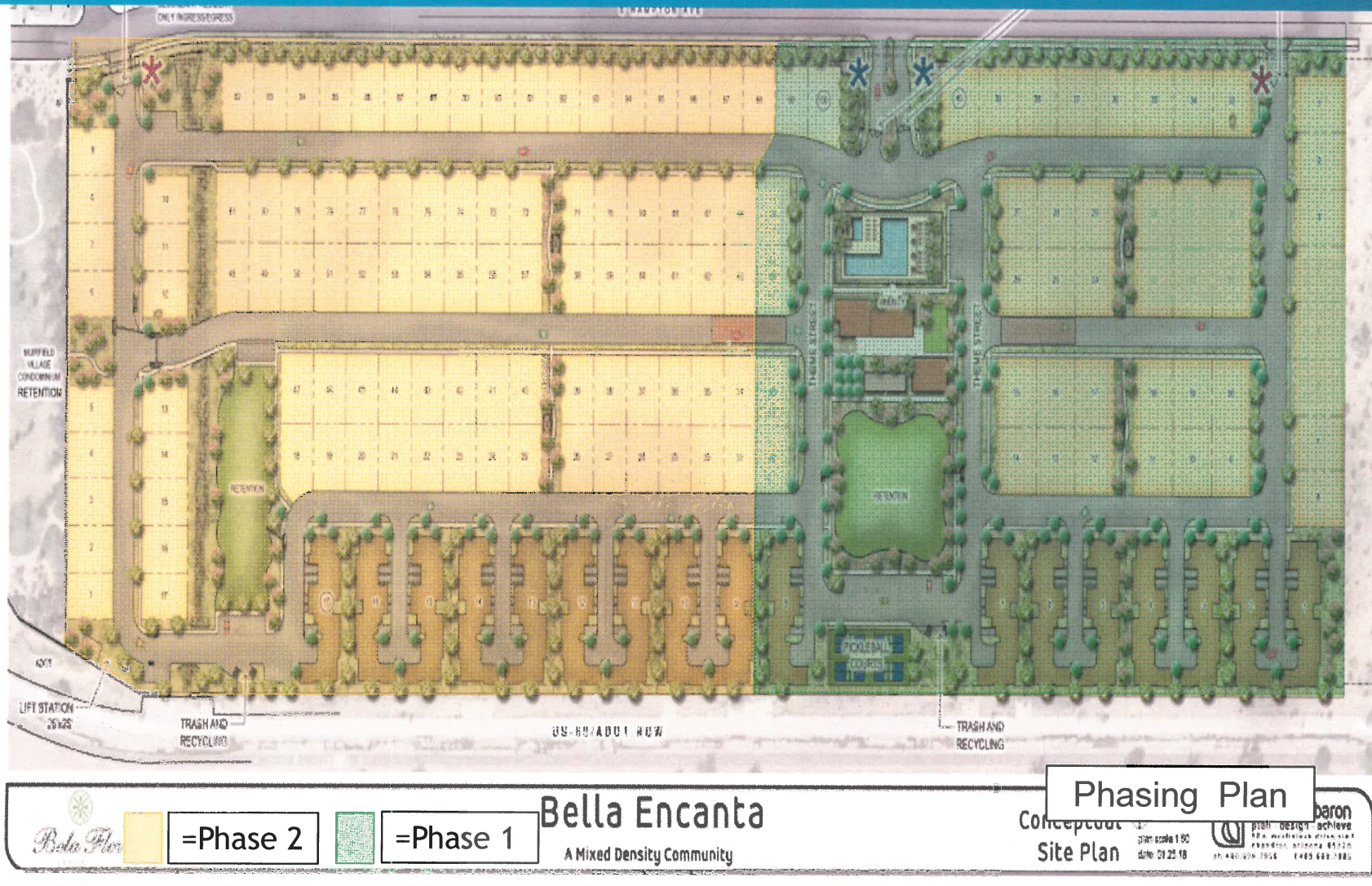
Bella Encanta
 A Mixed Density Community

Conceptual
 Site Plan

plan scale 1"=50'
 Date 01.22.18

andersonbaron
 plan design achieve
 1500 HOLLYWOOD BLVD. SUITE 200
 HOUSTON, TEXAS 77055
 713.860.1000

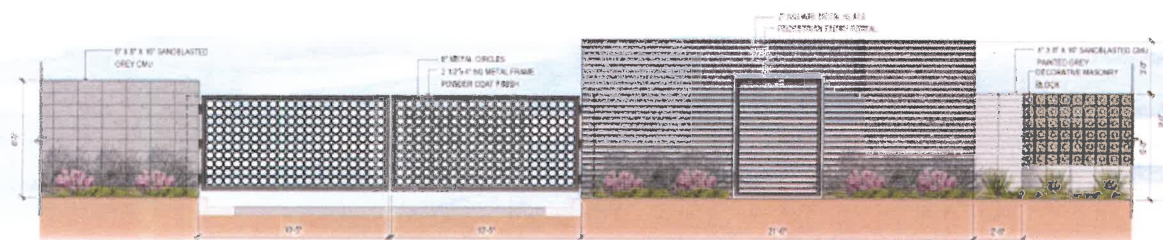
Phasing Plan



- A** PRIMARY ENTRY GATE
- B** PEDESTRIAN ENTRY PORTAL
- C** SAND-BLASTED GREY CAST
- D** THREE VIAL
- E** PALM TREE
- F** ENTRY MOBILIARY
- G** CALL BOX
- H** STEEL PLANTER



PLATE 110



3 Primary Vehicular and Pedestrian Gate



ENTRY PORTAL METAL SLATS



VENICULAR GATE METAL CIRCLES



DECORATIVE MASONRY BLOCK



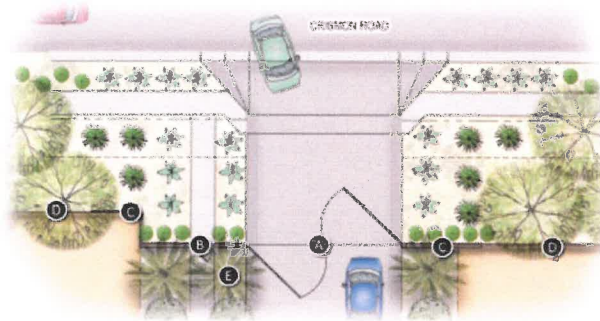
EXPERIMENTAL GROUPS

Primary Entry Details

Secondary Entry Details

KEYNOTES

- A SECONDARY VEHICULAR ENTRY GATE
- B PEDESTRIAN ENTRY PORTAL
- C SANDBLASTED GREY CMU
- D THEME WALL
- E PALM TREE



PEDESTRIAN ENTRY PORTAL METAL SLATS



SANDBLASTED GREY CMU



VEHICULAR ENTRY GATE METAL CIRCLES

PLAN VIEW 1:10



4 Secondary Vehicular and Pedestrian Gate (East Side)

SCALE: 1/8" = 1'-0"



BELLA ENCANTA

Secondary Entry
East Side

CLASH 001 Detail
DATE: 01.25.19

andersonbaron
plac design achieve
1000 W. BROADWAY, SUITE 100
DENVER, COLORADO 80202
PH: 303.733.1410 FAX: 303.733.1411

Entry and Wall Details



1 Primary Entry Monument

SCALE: 1/8\"/>



2 Theme Wall

SCALE: 1/8\"/>



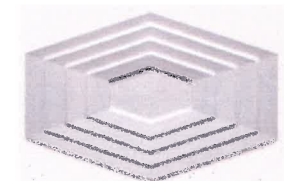
ENTRY PORTAL METAL SLATS



VEHICULAR GATE METAL CIRCLES



DECORATIVE MASONRY BLOCK



KAZA CONCRETE 'VORTEX' TILE FACE
COLOR: MARINE MUSE PATINA GREEN



SANDBLASTED GREY CERU

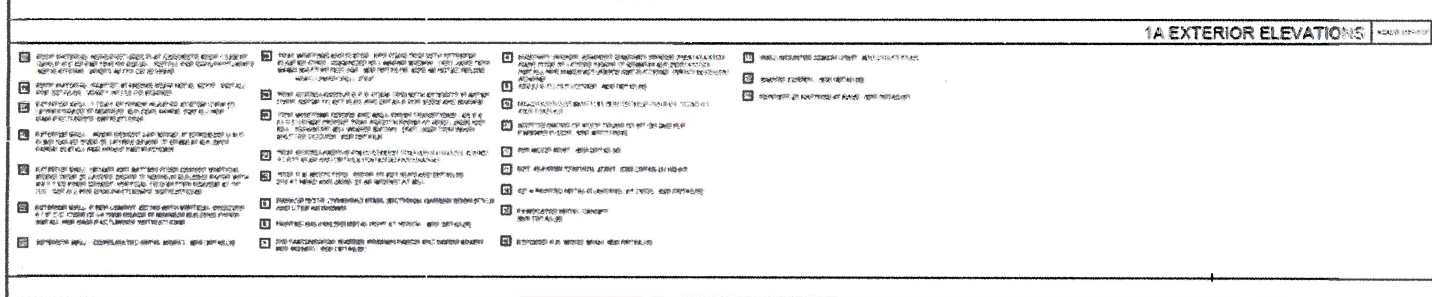


BELLA ENCANTA

Entry and Wall Details



plan design achieve



A1-04



EVALUATIONS	926/971/971/971
-------------	-----------------

LEFT

[illegible]

Architecture + Planning
 37394 Van Korman Ave.
 Suite 200
 Irvine, CA 92614
 http://www.king.com
 949.859.1033

KING Project No.: 2017-050

Project Contact:	Project Email:
Client:	info@king.com
Principal:	Chris Tester
Project Designer:	Chris Tester
Developer:	


Bake My Face
21026 N. Greenfield Road Suite 115
North Andover, MA 01855

BELLA ROSA

Page 17

[illegible]

PLAN 2C
EXTERIOR
ELEVATIONS

A2-07

Plan 2 Elevations

Condominium Elevations



Architectural Planning
4044 4th Ave SE
11500 100th



Bella River Communities

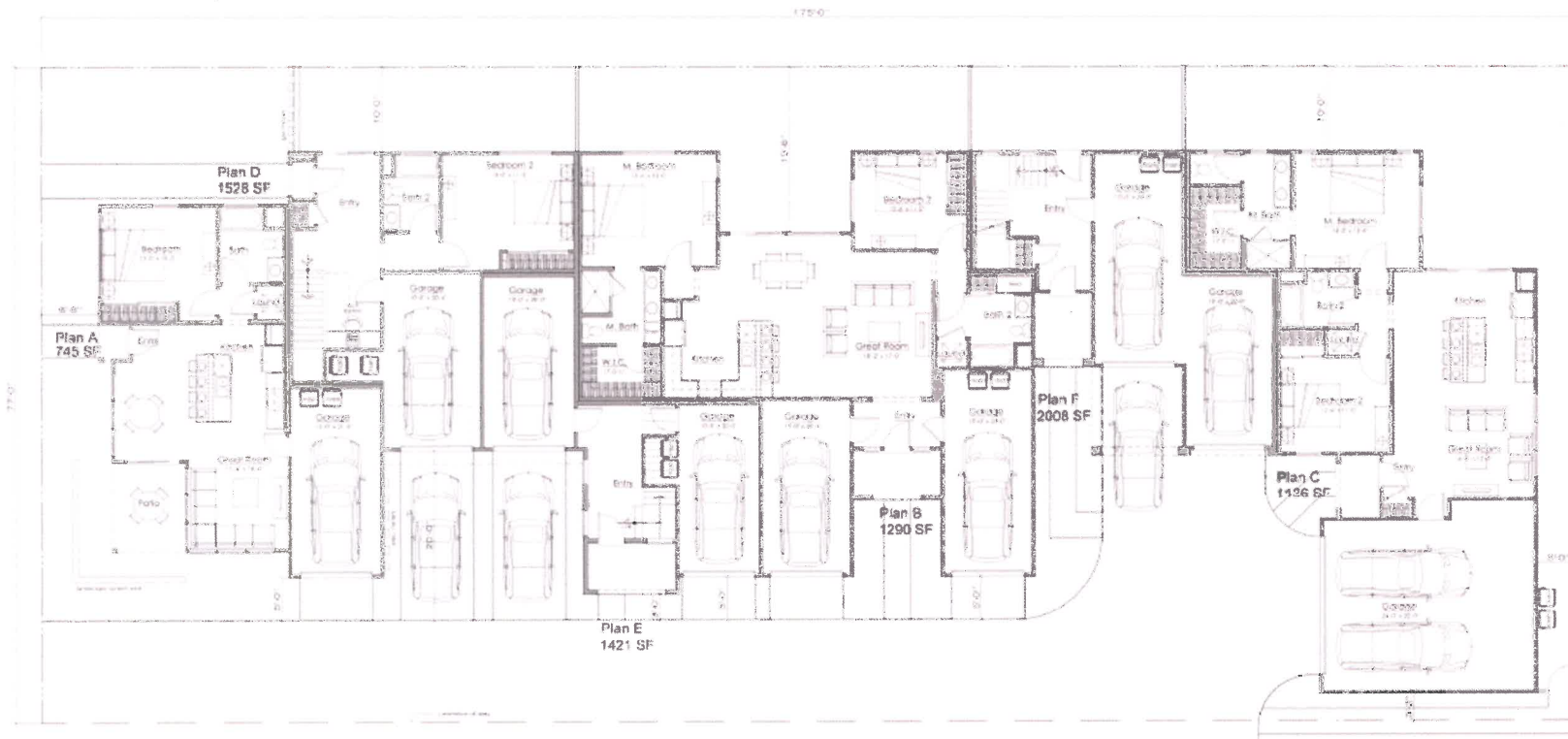
Delta Economic
Development

6 Plex Building
01-12-2018

Front Elevation

A6.1

Condominium Floorplans



Architecture + Planning
905 426-1000
9134 17th



Della Pini Construction

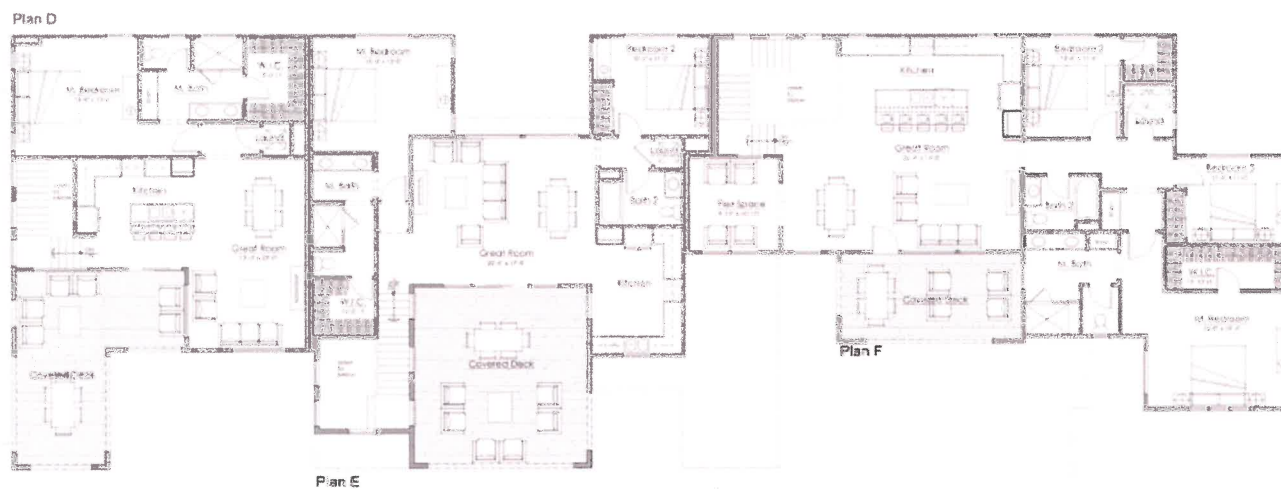
Della Pini Construction
Owner

6 Plex Building
01.29.2018

First Floor Plans

A6.2

Condominium Floorplans



Architecture • Planning
3601 East 10th
Suite 100



Palo Alto
Sales & Construction

Interior
Architect

6 Plex Building
0120-0115

Second Floor Plans

A6.3



QUESTIONS?