

Bella Encanta
NWC of US-60 and Crismon Road
Final Citizen Participation Report
May 28, 2019

Purpose:

The purpose of the Citizen Participation Report 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. To rezone the site from Neighborhood Commercial (NC) and Planned Employment Park (PEP) to Residential Multiple Dwelling- District 2 (RM-2) PAD.
2. Site Plan approval
3. Preliminary Plat approval

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

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Reese L. Anderson
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
reese.anderson@pewandlake.com

Jon Gillespie
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
jon.gillespie@pewandlake.com

Actions:

This case was a continuation of ZON18-00067 which was discussed by the City Council on December 3, 2018 and recommendations for changes to the proposed site plan were made at that time. A revised plan was submitted to the City of Mesa on April 8, 2019 with further revisions made on May 13, 2019. Significant citizen outreach had been made including the following:

1. Neighborhood Meeting Notification letter for the neighborhood meeting mailed to: (1) all property owners within 1000' of the subject property; and (2) registered neighborhood contacts within 1-mile of the property. A total of 308 notification letters were sent. A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report.
2. Neighborhood Meeting held on February 22, 2018 to discuss rezoning to residential. A copy of the neighborhood meeting summary, comment card, and sign-in sheet is included with this Citizen Participation Report.
3. Public Hearing Notification Letter for the December 3, 2018 hearing mailed to: (1) all property owners within 500' of the subject property; and (2) registered neighborhood contacts within 1-mile of the property. A total of 75 notification letters were sent.
4. Neighborhood Notification Letter mailed on May 14, 2019 with the revised plan to: (1) all property owners within 1000' of the subject property; and (2) registered neighborhood contacts within 1-mile of the property. A total of 301 notification letters were sent. A copy of the notification letter for the neighborhood notification is included with this Citizen Participation Report in addition to the mailing list.
5. The notification letter provided contact information for Bella Encanta representatives and encouraged individual neighborhood meetings with interested property owners, citizens and concerned parties to discuss the proposed project. As of May 29, 2019, representatives have only been contacted by ADOT ROW Project Coordinator Elisabett Vargas to establish that ADOT is neutral on the matter. A copy of the email from ADOT is attached. No other communication has been received from interested parties.
6. Public Hearing Notification Letter for the June 12, 2019 hearing mailed to: (1) all property owners within 500' of the subject property; and (2) registered neighborhood contacts within 1-mile of the property. A total of 67 notification letters were sent. A copy of the notification letter for the public hearing is included with this Citizen Participation Report.

Attached Exhibits:

- A) Notification letter for the February 22, 2018 neighborhood meeting
- B) Neighborhood Meeting Summary for the February 22, 2018 neighborhood meeting
- C) Neighborhood Meeting Comment Card from the February 22, 2018 neighborhood meeting
- D) Neighborhood Meeting Sign-In Sheet from the February 22, 2018 neighborhood meeting
- E) Notification Letter for December 3, 2018 Public Hearing
- F) 1000' Notification Mailing List and registered neighborhood contacts within 1 mile of the property from May 14, 2019
- G) 1000' Notification Map of surrounding property owners from May 14, 2019
- H) Neighborhood Notification Letter for May 14, 2019 neighborhood notification
- I) Copy of Email from ADOT received May 22, 2019
- J) 500' Notification Mailing List and registered neighborhood contacts within 1 mile of the property from May 28, 2019
- K) 500' Notification Map of surrounding property owners from May 28, 2019
- L) Public Hearing Notification Letter for June 12, 2019 Public Hearing

Schedule:

Neighborhood Meeting – February 22, 2018

Revised Formal Application Submitted – April 8, 2019

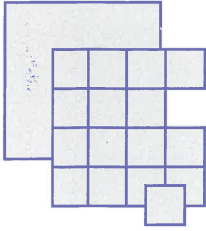
Revised Formal Application addressing City Comments Submitted – May 13, 2019

Planning and Zoning Board Hearing – June 12, 2019

City Council Introduction – July 1, 2019

City Council Final Action – July 8, 2019

Exhibit A - Notification Letter February 22, 2018



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

A Mixed Density Community

Conceptual
Site Plan

plan scale 1:60
date: 01.26.18

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph 480.699.7950 f 480.699.7986

Exhibit B - Neighborhood Meeting Summary

<i>Bella Encanta</i> (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
 - o Crismon Estates recently approved
 - o Future office to the north approved
- ❖ Discussion on the City's General Plan and the long range plan for the area
 - o Believe employment more appropriate closer to the hospital
 - o 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:
 - o Minor General Plan Amendment from PEP to Neighborhood Suburban, same General Plan land use as Muirfield Village
 - o Rezoning from NC & PEP to RM-3, with site plan approval and final plat.
- ❖ Project description:
 - o 242 residential units-- Condos closest to the freeway and single family homes on balance of property
 - o Gated w/ main access off of Hampton
 - o Dedicate ROW and road improvements
 - o Showed project entrances and walls details
 - o Homes have two car garages
 - o 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.

Exhibit C - Comment Card from Neighborhood Meeting

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.

Exhibit D - Neighborhood Meeting Sign-In

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

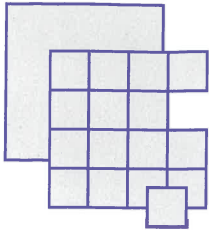
Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Carole Reiter	1265 S. Aaron #299	85209	decemberseason@gmail.com	330-224-3100
2	Vikki Garcia	1247 S. 96th St.	85209	vikki@scotiagroup.com	520 977-8066
3	IRENE DAVID	1265 S. Aaron #255	85209	idavide@hotmail.com	604-306-8205
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@ppsaz.com	480-212-6598
7					
8					
9					
10					
11					
12					

Exhibit E - Notification Letter for December 3, 2018 Public Hearing



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

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

August 1, 2018

Notice of Public Hearing

Dear Neighbor,

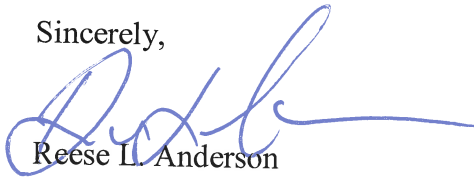
Pew & Lake, PLC, on behalf of our client, Bela Flor Communities, LLC, has applied to the City of Mesa for approval of the following requests for the 32.23-acre property located at the southwest corner of Hampton Avenue and Crismon:

- 1) Rezoning from NC-BIZ and PEP-PAD-CUP to RSL-2.5-PAD and RM-3-PAD; and Site Plan Review. This request will allow for a 139-lot, small-lot single-residence subdivision and a 119-unit, multi-residence condominium development in case # ZON18-00067; and
- 2) A Minor General Plan amendment to change the Character Type from Employment to Neighborhood. This companion request (Case #ZON18-00181) will also allow for the same development described above: a 139-lot, small-lot single-residence subdivision and 119-unit, multi-residence condominium development.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the proposed site plan and elevations of the proposed development. These applications (Case Nos. ZON18-00067 and ZON18-00181) will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on August 15, 2018, 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 at 480-461-4670. The City of Mesa has assigned this case to Ms. Lisa Davis, AICP, of their Planning Division staff. She can be reached at 480-644-3594 should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Reese L. Anderson
Pew & Lake, PLC

Enclosures



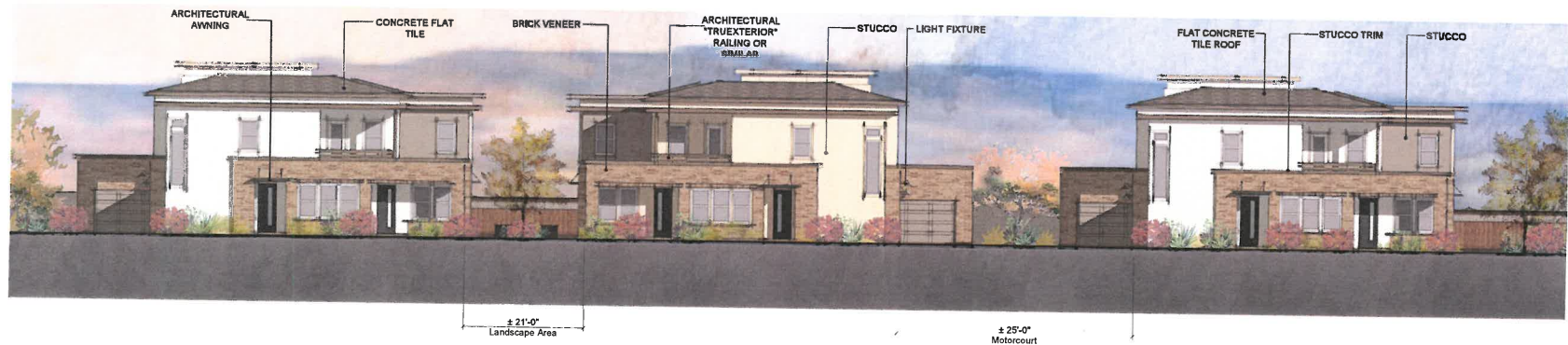
Bella Encanta

A Mixed Density Community

Conceptual
Site Plan

plan scale 1:60
date: 07.03.18

andersonbaron
plan · design · achieve
50 N. McClintock Drive, Suite 1
Chandler, Arizona 85226
ph. 480.699.7956 f. 480.699.7986



Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



Bela Flor Communities
1635 N. Greenfield Road Suite 115
Mesa, AZ 85205

BELLA ENCANTA
ARIZONA # 2017-0479

SCHEMATIC DESIGN
June 29, 2018

7-PLEX CONCEPTUAL STREET ELEVATION & PERSPECTIVE

Farmhouse A

1. Flat Concrete Shake Roof Tile
2. Exterior Stucco
3. SmartSide Vertical Siding
4. Stucco o/ Foam Trim
5. SmartSide Trim
6. Steel Sectional Garage Door
7. Elevation Specific Entry Door
8. Fascia & Barge Board
9. Outlooker
10. Wood Post, Kickers, & Beam
11. Architectural Canopy
12. Coach Light

Modern Prairie B

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. SmartSide Lap Siding
4. Masonry Veneer
5. Stucco o/ Foam Trim
6. SmartSide Trim
7. Steel Sectional Garage Door
8. Elevation Specific Entry Door
9. Fascia & Barge Board
10. Coach Light

Modern C

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. SmartSide Lap Siding
4. Corrugated Metal Siding
5. Masonry Veneer
6. Stucco o/ Foam Trim
7. SmartSide Trim
8. Steel Sectional Garage Door
9. Elevation Specific Entry Door
10. Fascia & Barge Board
11. Coach Light



COLOR SCHEME 2

Front Elevation A
Farmhouse



COLOR SCHEME 4

Front Elevation B
Modern Prairie



COLOR SCHEME 9

Front Elevation C
Modern



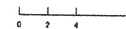
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Irvine, CA 92614
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Bella Flor Communities
1635 N. Greenfield Road Suite 115
Mesa, AZ 85205

BELLA ENCANTA
ARIZONA # 2017-0479

SCHEMATIC DESIGN
JULY 03, 2018



PLAN 2
FRONT ELEVATIONS

A2.1

Farmhouse_A

1. Flat Concrete Shake Roof Tile
2. Exterior Stucco
3. SmartSide Vertical Siding
4. Stucco o/ Foam Trim
5. SmartSide Trim
6. Steel Sectional Garage Door
7. Elevation Specific Entry Door
8. Fascia & Barge Board
9. Outlooker
10. Stucco Post
11. Architectural Canopy
12. Coach Light

Modern Prairie_B

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. Architectural Stucco Detailing
4. Masonry Veneer
5. Stucco o/ Foam Trim
6. SmartSide Trim
7. Steel Sectional Garage Door
8. Elevation Specific Entry Door
9. Fascia & Barge Board
10. Coach Light

Modern_C

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. SmartSide Lap Siding
4. Corrugated Metal Siding
5. Stucco o/ Foam Trim
6. SmartSide Trim
7. Steel Sectional Garage Door
8. Elevation Specific Entry Door
9. Fascia & Barge Board
10. Coach Light



COLOR SCHEME 3

Front Elevation A
Farmhouse



COLOR SCHEME 6

Front Elevation B
Modern Prairie



COLOR SCHEME 8

Front Elevation C
Modern



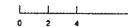
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17011 Von Karman Ave,
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Bela Flor Communities
1635 N. Greenfield Road Suite 115
Mesa, AZ 85205

BELLA ENCANTA
ARIZONA # 2017-0479

SCHEMATIC DESIGN
JULY 03, 2018



PLAN 3
FRONT ELEVATIONS

A3.1

Farmhouse A

1. Flat Concrete Shake Roof Tile
2. Exterior Stucco
3. SmartSide Vertical Siding
4. Stucco o/ Foam Trim
5. SmartSide Trim
6. Decorative Shutters
7. Steel Sectional Garage Door
8. Elevation Specific Entry Door
9. Fascia & Barge Board
10. Outlooker
11. Wood Post, Kickers, & Beam
12. Coach Light

Modern Prairie B

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. SmartSide Lap Siding
4. Architectural Stucco Detailing
5. Masonry Veneer
6. Stucco o/ Foam Trim
7. SmartSide Trim
8. Steel Sectional Garage Door
9. Elevation Specific Entry Door
10. Fascia & Barge Board
11. Coach Light

Modern C

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. SmartSide Lap Siding
4. Corrugated Metal Siding
5. Stucco o/ Foam Trim
6. SmartSide Trim
7. Steel Sectional Garage Door
8. Elevation Specific Entry Door
9. Fascia & Barge Board
10. Coach Light



COLOR SCHEME 3

Front Elevation A
Farmhouse



COLOR SCHEME 6

Front Elevation B
Modern Prairie



COLOR SCHEME 9

Front Elevation C
Modern



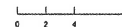
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Bella Flor Communities
1635 N. Greenfield Road Suite 115
Mesa, AZ 85205

BELLA ENCANTA
ARIZONA # 2017-0479

SCHEMATIC DESIGN
JULY 03, 2018



PLAN 4
FRONT ELEVATIONS

A4.1

Exhibit F - Neighborhood Mailing List for May 14, 2019 Neighborhood Letter

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

AMENT MEGAN
1265 S AARON UNIT 330
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

ARNEL DENNIS DALE/PATRICIA
LARRAINE
BOX 61 GROUP 336 RR3
WINNIPEG, MB R37 2E7

ARTHUR MAUREEN
1265 S AARON UNIT 242
MESA, AZ 85209-3792

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

BARNETT AMY
1265 S AARON UNIT 265
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

BENSON ROBERTA J
1330 S AARON UNIT 212
MESA, AZ 85209-3790

BERARD PHILIP W J/CAROLYN P
95 COLEBROOK DR
WINNIPEG, MB R3P5Y8

BERRES SCOTT L/MELBA C
9657 E INVERNESS AVE
MESA, AZ 85209

BEYER RICHARD A SR/JONETTE
9665 E INVERNESS AVE
MESA, AZ 85208

BLAGG CARA M
9857 E IDAHO AVE
MESA, AZ 85209

BRANDON MARGARET L
3310 SE BAYPOINT DR
VANCOUVER, WA 98683-3018

BRENNER JESSICA
1265 S AARON NO 270
MESA, AZ 85209

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 PATRICE
1330 S AARON ST 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

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 IVERNESS CR
MESA, AZ 85208

CRAWFORD ELDON L/MARY L
4805 S LAKEWOOD DR
SAINT JOSEPH, MO 64506-4598

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

CROW GREGORY T/COLLEEN/H AND
W
9649 E INVERNESS AVE
MESA, AZ 85209

CROWL DOUGLAS D
1851 W HALF MOON CIR
QUEEN CREEK, AZ 85142-4459

CSHC HOLDINGS LLC
8215 N 62ND PL
PARADISE VALLEY, AZ 85253-2607

CURRAN MCFADDEN INVESTMENTS
LLC
21212 S 140TH ST
CHANDLER, AZ 85286

CUTLIFF BARRY REID/SUSAN
1001 COPPER CT
VACAVILLE, CA 95687

DAGENAIS MICHAEL DAVID
JR/CLOVEN NICOLE LYNN
1265 S AARON UNIT 227
MESA, AZ 85209

DANGELO CHRISTOPHER M
1265 S AARON NO 306
MESA, AZ 85209

DANIELS ROBERT
1566 W WHIFF DR
EAGLE, ID 83616

DAVID IVO/IRENE
UNIT 63- 14655 32ND AVE
SURREY, BC V4P3R6

DAVIS FAMILY REVOCABLE TRUST
9848 E IDAHO AVE
MESA, AZ 85209

DAVISON TYLER J/LARSON
BETHANY
1330 S AARON UNIT 221
MESA, AZ 85208

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

DOTTERER AARON D
1330 S AARON UNIT 198
MESA, AZ 85209-3788

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

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
21098 S LELAND RD
OREGON CITY, OR 97045

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
13118 ASH ST
THORNTON, CO 80241

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

FRAZIER DENISE/MANNA DOUG
1265 S AARON UNIT 231
MESA, AZ 85209

FRENCH DIANE/COFFEY CLAUDETTE
C/THORNTON E
995 CEDAR WAY SE
SALEM, OR 97302

GARCIA TRACY Y VELASCO
1330 S AARON UNIT 217
MESA, AZ 85209

GARCIA VANESSA
1265 S AARON UNIT 257
MESA, AZ 85209

GARDNER ANDREW S
1265 S AARON UNIT 333
MESA, AZ 85209

GARLID ERIC/ANDREONA
9620 E IDAHO AVE
MESA, AZ 85209

GLOBAL NEW MILLENNIUM
PARTNERS LTD
4415 HIGHWAY 6
SUGAR LAND, TX 77478

GODINA ERIN E
1265 S AARON UNIT 296
MESA, AZ 85209-3795

GOEPPNER 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

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 T2W4G2

HALVERSEN CHAL/JANEEN
1642 S FAITH
MESA, AZ 85209-7080

HANSEN DAVID F
1650 S CRISMON RD 62
MESA, AZ 85208

HASE LISA J
2942 LOST CREEK RD N
MONTROSE, CO 81401

HD DEVELOPMENT OF MARYLAND
INC
2455 PACES FERRY RD
ATLANTA, GA 30339

HEILMAN CAROLYN M
1650 S CRISMON RD UNIT 50
MESA, AZ 85209-3763

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

HILDEBRANDT GARY K/JULIE
WELKER
1650 S CRISMON RD UNIT 59
MESA, AZ 85209

HOBT RICHARD L/LYNETTE M
1635 S FAITH
MESA, AZ 85209-7090

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
3573 E SUNRISE DR SUITE 225
TUCSON, AZ 85718

HOLUALOA SUPERSTITION CANYON
LLC
3573 E SUNRISE DR SUITE 225
TUCSON, AZ 85718

HUBBARD PETER/LISA
183 BEW BRIGHTON DRIVE SE
CALGARY, AB T2Z0E1

HUMPHREY CATHERINE L/DOUGLAS
1265 S AARON NO 336
MESA, AZ 85209

HUTCHISON MICHAEL/MONICA
9664 E IDAHO AVE
MESA, AZ 85209

ILJ LLC
625 S LINGER LN
WILLIAMS, AZ 86046

IWAMASA GAREY
1265 S AARON UNIT 263
MESA, AZ 85209-3793

JACK JAY ZUPNICK AMD AND RES
PRO SHARING PLAN
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

JOHANSON ERINN
1330 S AARON UNIT 223
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 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

KALECTACA CHARLENE A
1265 S AARON UNIT 235
MESA, AZ 85209-3791

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/STACEY/DEAN
3241 ARIZONA DR
BISMARCK, ND 58503

KILLEN MELISSA
1265 S AARON UNIT 238
MESA, AZ 85209

KING GREGORY/KIMBERLY M
219 N RANDALL RD
AURORA, IL 60506-3518

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

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

LOVETT SASHA/NICHOLAS S
1330 S AARON UNIT 190
MESA, AZ 85209

LOZANO VALERIE
1265 S AARON 254
MESA, AZ 85208

LUND TAMMY KATHLEEN
1265 S AARON UNIT 267
MESA, AZ 85209

MAESTAS ROBERT J
1330 S AARON UNIT 206
MESA, AZ 85209

MAGRUDER DANIEL
1265 S AARON UNIT 261
MESA, AZ 85209-3793

MAITRE MICHAEL/KATHI
35 BELLEVUE CR
ST ALBERT, AB T8N0A5

MANSFIELD ROBERT P/CAROL B
1265 S AARON UNIT 241
MESA, AZ 85209

MARCINIAK SUZANNE R/MITCHELL
T
1330 S AARON UNIT 214
MESA, AZ 85209

MARIANO ASHTON
1265 S AARON UNIT 245
MESA, AZ 85209

MARSH GREG/RONDA
3332 N 91ST ST
MESA, AZ 85207

MARSH RONDA
3132 S 91ST PL
MESA, AZ 85208

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 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
P O BOX 257
BISBEE, AZ 85603

MCKAY SHAHNA M
1265 S AARON UNIT 282
MESA, AZ 85209

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

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 85209-3788

NESHEIWAT ROD B
1421 N BERNARD
MESA, AZ 85207

NGUYEN QUYEN NHAN
9730 E IDAHO AVE
MESA, AZ 85209

NGUYEN TIMOTHY T
1265 S AARON NO 226
MESA, AZ 85209

NUNEZ PEDRO JUAN/CHIRINOS
MARY TICONA
21 SMITH ST
BLOOMFIELD, NJ 7003

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 KELLEEE M
1650 S CRISMON RD
MESA, AZ 85209

OTTO KEVIN/JOAN
9217 S KACHINA DR
TEMPE, AZ 85284

Owner
MAIL_ADDR1
MAIL_CITY, MAIL_STATE MAIL_ZIP

PARK ASHBELL/PUALANI
1630 S FAITH
MESA, AZ 85209

PARK IAN C/ESPINOZA MARISA C
1650 S CRISMON RD UNIT 52
MESA, AZ 85208

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

PETERSEN DENA M
1265 S AARON NO 249
MESA, AZ 85209

PETTY REVOCABLE TRUST
9656 E IDAHO AVE
MESA, AZ 85209

PIER MARY P
1255 S RIALTO NO 88
MESA, AZ 85208

PILOT BILL
1330 S AARON
MESA, AZ 85209

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 L7J2Z5

PREVITE FRANK TR/PREVITE ALDA
TR
163 TANNERS DR
ACTON, ON L7J2Z5

PULLOS CHRISTINA
1330 S AARON NO 200
MESA, AZ 85208

PUSATERI ANTHONY J
9636 E IDAHO AVE
MESA, AZ 85209

RAMBO SCOTT D/MARY JO
9841 E IDAHO AVE
MESA, AZ 85208

RECTOR CAROLE J
277 TEAL CIR
COVENTRY TOWNSHIP, OH 44319

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

RIVERA CARLA M
1265 S AARON UNIT 313
MESA, AZ 85209

ROAN JUSTIN C/ALEXANDRA LEE
1330 S AARON UNIT 211
MESA, AZ 85209

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 85209-7071

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
1265 S AARON UNIT 239
MESA, AZ 85209

SALISBURY JADER M/JAN M
1635 S ALICIA
MESA, AZ 85208

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

SERRANO RODOLFO A
1265 S AARON UNIT 291
MESA, AZ 85209

SEVILLA LAUREN M
1330 S AARON UNIT 177
MESA, AZ 85209

SHARON A LIU LIVING TRUST
1330 S AARON UNIT 218
MESA, AZ 85209

SHAVER STEPHEN G/SPEEGLE-
SHAVER CAROLYN K
355 VIAN WAY
FAIRBANKS, AK 99709

SHOUKRY AHMED/AFIFY ENAS S
1255 S RIALTO UNIT 103
MESA, AZ 85209-3781

SHUNICK JEFFREY/DAVID
1330 S AARON UNIT 208
MESA, AZ 85209

SICKLER ROBERT I III/CHERYL
9840 E IDAHO AVE
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

SPIES REBECCA A
1330 S AARON UNIT 219
MESA, AZ 85209-3790

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
3573 E SUNRISE DR STE 225
TUCSON, AZ 85718

SVOBODA LEROY/BEVERLY
1650 S CRISMON RD 60
MESA, AZ 85209

SWC CRISMON & HAMPTON LLC
4102 E INDIAN SCHOOL RD
PHOENIX, AZ 85018

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 S7J5J4

TRUTENKO BRIAN
1330 S AARON UNIT 201
MESA, AZ 85209-3789

TUREK MARY ANN
1330 S AARON UNIT 205
MESA, AZ 85209

UDELL JENNIFER A/CHARLES J
1265 S AARON UNIT 319
MESA, AZ 85209

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 80237-2881

VETTER JOE V/BERNA
1848 E VALLEY DR
BISMARCK, ND 58503

VICE BARRY J/LARA L
1265 S AARON NO 322
MESA, AZ 85209

VIRTUA MESA CRISMON OWNER LLC
17470 N PACESETTER WY SUITE 205
PHOENIX, AZ 85255

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

WEXLER SANDRA C
1265 S AARON UNIT 240
MESA, AZ 85209

WHITE BRAD J
317 LACHERMEIER LN
WAVERLY, MN 55390-4515

WHITFILL BETTY L
103 TEAL CIR
OCEAN PINES, MD 21811

WIGEN MARY
950 WINLAW RD
WYNDELL, BC V0B2N1

WILCOX FAMILY LIVING TRUST
9707 E INVERNESS AVE
MESA, AZ 85209

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 LEANNE/WATSON LUCINDA
35495 N THURBER RD
QUEEN CREEK, AZ 85142

YANIK JONATHAN
1265 S AARON UNIT 303
MESA, AZ 85209

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

Exhibit G - Notification Map for May 14, 2019 Neighborhood Letter

Map

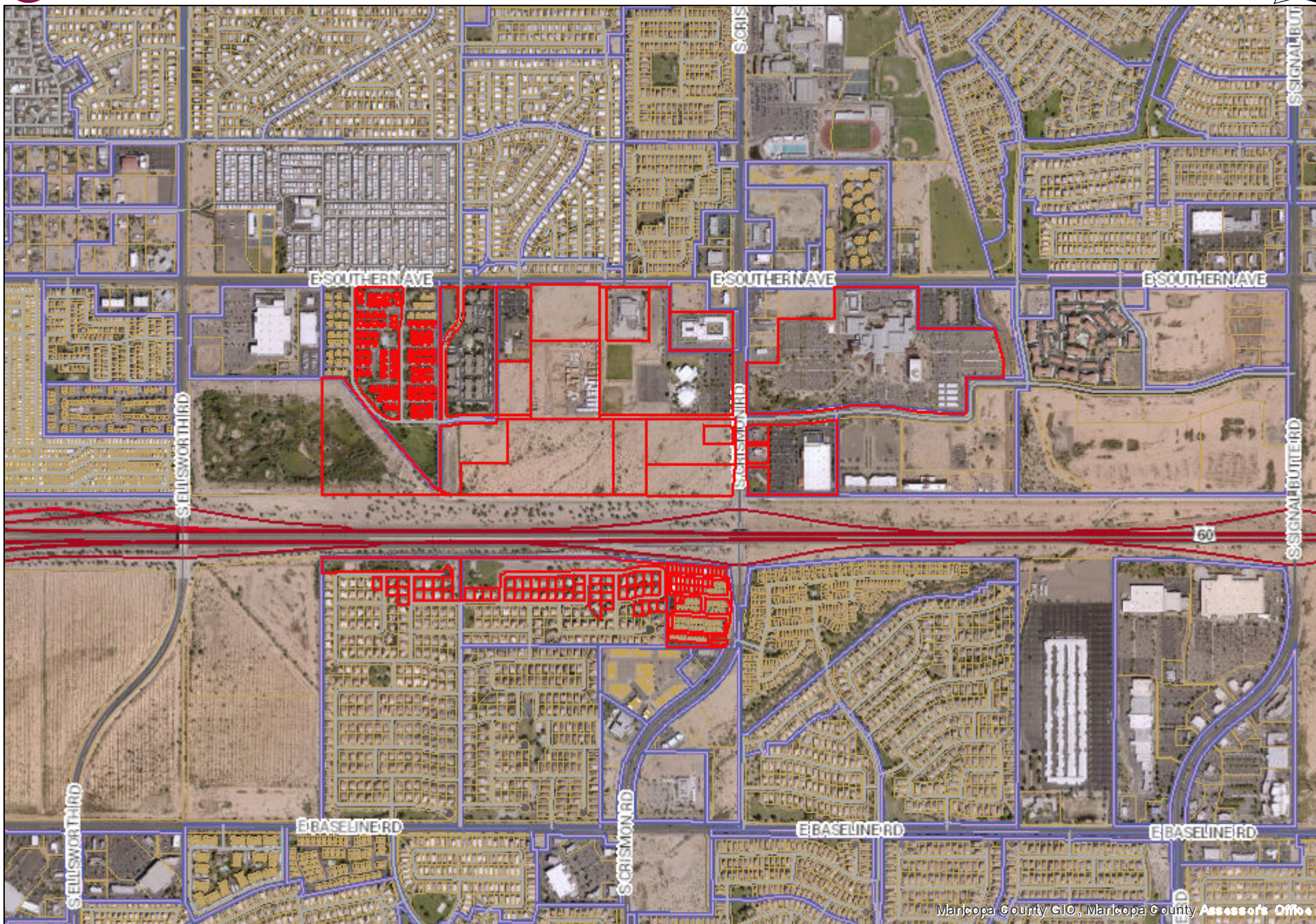
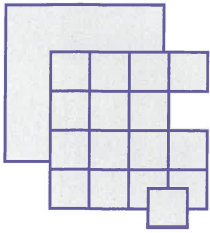


Exhibit H - May 14, 2019 Neighborhood Notification Letter



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

May 14, 2019

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

Dear Neighbor:

Together with our client, Bela Flor Communities, LLC, we wanted to update you on the proposed Bella Encanta development which is located west of the northwest corner of the Superstition Freeway (US-60) and Crismon Road, on the south side of Hampton Avenue. The proposed development site is approximately 32.23 gross acres and also identified as Maricopa County Assessor parcel numbers 220-80-002X, 220-80-009G, and 220-80-008C.

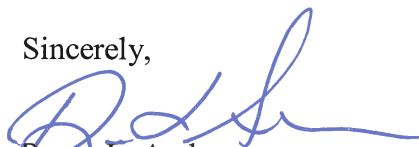
You may recall being sent previous notices about the Bella Encanta project in December 2018, when the City of Mesa City Council approved our request for a General Plan amendment to classify this site as Neighborhood Suburban, which is a residential land use classification. However, the City Council asked us to modify the site plan associated with zoning case ZON18-00067, which we have now done.

Bella Encanta still remains a high-quality residential community, but it is now a 212 unit single-residence attached project. This high-quality development will have significant common area open space and up-to-date amenities including a pool, fitness center, tot lot, pickleball courts, soccer goals, sand volleyball court, dog park, bbq area and multiple shade structures and ramadas. We have attached a copy of the proposed site plan for your review and kindly ask you to provide us with any comments or questions that you may have by emailing us or calling our office. Our contact information is below.

As we proceed through the planning process with the City of Mesa, there will be future public hearings before the City's Planning & Zoning Board and the City Council. You will be notified about those meetings if you live within 500 feet of the subject property or contact us and ask to be included in future mailings.

If you have questions or concerns with the revised site plan, please contact myself or Jon Gillespie in my office by phone at (480) 461-4670 or via email at reese.anderson@pewandlake.com or jon.gillespie@pewandlake.com. We would be happy to discuss the updated site plan with you either in person or over the phone. If you are aware of any other parties interested in this project, please feel free to forward this letter and site plan and let them know that we are available to answer questions or receive comments.

Sincerely,



Reese L. Anderson
PEW & LAKE, PLC



Overall Site Data		
Gross Ac.	32.23 Ac.	6.58 DU/Ac.
Net Ac.	30.43 Ac.	6.97 DU/Ac.
Open Space	7.23 Ac.	23.76%
Current Zoning	NC & PEP	
Proposed Zoning	RM-2 PAD	
Unit	Quantity	Mix
54' x 75' DUPLEX	8	3.80%
48' x 75' DUPLEX	14	6.60%
42' x 75' DUPLEX	190	89.60%
Total	212	100.0%



Bella Encanta

Conceptual Site Plan

plan scale 1:60
date: 05.13.19

andersonbaron
plan · design · achieve
50 n. meadowbrook drive, suite 1
chandler, arizona 85226
ph. 480.699.7956 f. 480.699.7986

Exhibit I - ADOT Email received May 22, 2019

From: [Elisabett Vargas](#)
To: [Jon Gillespie](#)
Cc: [Rochelle Hill](#)
Subject: BELA FLOR COMMUNITIES, LLC
Date: Wednesday, May 22, 2019 11:48:14 AM

Dear Mr. Gillespie,

Thank you for your notice for the BELA FLOR COMMUNITIES, LLC a 32.23 acre development proposed for a general plan amendment.

ADOT has a future projects planned on US 60 from Crismon to Idaho Rd and Crismon to Meridian. However, ADOT is neutral on zoning matters. As such, ADOT has no comment.

Best regards,

Elisabett Vargas

Contract ADOT R/W Project Coordinator
(NE District & East Phoenix)
LPA (Local Public Agency) R/W Coordinator
(NE District)
Statewide R/W Tribal Liaison

205 S. 17th Ave MD: 612E

Phoenix, AZ 85007

602-712-7053

AZDOT.GOV

Exhibit J - 500' Notification Mailing List for May 28, 2019 Public Hearing Notification Letter

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

ALEXANDER AARON
1265 S AARON UNIT 269
MESA, AZ 85209

ARIZONA STATE DEPT OF
TRANSPORTATION
205 S 17TH AVE
PHOENIX, AZ 85007

ARTHUR MAUREEN
1265 S AARON UNIT 242
MESA, AZ 85209-3792

BARNETT AMY
1265 S AARON UNIT 265
MESA, AZ 85209

BERARD PHILIP W J/CAROLYN P
95 COLEBROOK DR
WINNIPEG, MB R3P5Y8

BRENNER JESSICA
1265 S AARON NO 270
MESA, AZ 85209

CARRILLO MARISOL
1265 S AARON 275
MESA, AZ 85209

CONNER JAMES P JR/NANCY A
1265 S AARON UNIT 234
MESA, AZ 85208

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

DAGENAIS MICHAEL DAVID
JR/CLOVEN NICOLE LYNN
1265 S AARON UNIT 227
MESA, AZ 85209

DANIELS ROBERT
1566 W WHIFF DR
EAGLE, ID 83616

DAVID IVO/IRENE
UNIT 63- 14655 32ND AVE
SURREY, BC V4P3R6

DAVISON TYLER J/LARSON
BETHANY
1330 S AARON UNIT 221
MESA, AZ 85208

DONATO NEYSA A/ENABNIT ALEX
JOHN/EMMA E
1265 S AARON UNIT 248
MESA, AZ 85209

EVANS KENDALL/BARBARA L
21098 S LELAND RD
OREGON CITY, OR 97045

FLORENCE ANNETTE TUCKER
MATKIN FAMILY TRUST
1424 W 11150 S
SOUTH JORDAN, UT 84095

FOSTER THOMAS S/MARGARET R
1265 S AARON UNIT 251
MESA, AZ 85209

FRAZIER DENISE/MANNA DOUG
1265 S AARON UNIT 231
MESA, AZ 85209

GARCIA VANESSA
1265 S AARON UNIT 257
MESA, AZ 85209

GOEPPNER LISA
1265 S AARON UNIT 253
MESA, AZ 85209

GRIMSRUD KRISTIN A
1265 S AARON UNIT 250
MESA, AZ 85209

HOLUALOA SUPERSTITION CANYON
LLC
3573 E SUNRISE DR SUITE 225
TUCSON, AZ 85718

IWAMASA GAREY
1265 S AARON UNIT 263
MESA, AZ 85209-3793

KALECTACA CHARLENE A
1265 S AARON UNIT 235
MESA, AZ 85209-3791

KB HOME PHOENIX INC
432 N 44TH ST 115
PHOENIX, AZ 85008

KESSEL GREGORY/STACEY/DEAN
3241 ARIZONA DR
BISMARCK, ND 58503

KILLEN MELISSA
1265 S AARON UNIT 238
MESA, AZ 85209

LEBRUN PATRICIA S
1265 S AARON UNIT 274
MESA, AZ 85209

LITTLE MICHAEL ELSWORTH/JUDITH
KRISTIN
5933 E FOX CIR
MESA, AZ 85205

LOZANO VALERIE
1265 S AARON 254
MESA, AZ 85208

LUND TAMMY KATHLEEN
1265 S AARON UNIT 267
MESA, AZ 85209

MAGRUDER DANIEL
1265 S AARON UNIT 261
MESA, AZ 85209-3793

MAITRE MICHAEL/KATHI
35 BELLEVUE CRES
ST ALBERT, AB T8N 0A5

MANSFIELD ROBERT P/CAROL B
1265 S AARON UNIT 241
MESA, AZ 85209

MARIANO ASHTON
1265 S AARON UNIT 245
MESA, AZ 85209

NGUYEN TIMOTHY T
1265 S AARON NO 226
MESA, AZ 85209

OFF CRISMON PROPERTIES LLC
6020 E ARBOR AVE
MESA, AZ 85206

OTTO KEVIN/JOAN
9217 S KACHINA DR
TEMPE, AZ 85284

PATTERSON LORRAINE
1265 S AARON NO 272
MESA, AZ 85209

PETERSEN DENA M
1265 S AARON NO 249
MESA, AZ 85209

PLB ARIZONA FINANCING L L C
11286 E SORREL LN
SCOTTSDALE, AZ 85259

PREVITE FRANK TR/ALDA TR
163 TANNERS DR
ACTON, ON L7J2Z5

RHODES DANIEL T
1265 S AARON NO 260
MESA, AZ 85209

ROSENFELD JENNIFER A
1265 S AARON NO 262
MESA, AZ 85209

RUIZ CHRISTINA
1265 S AARON UNIT 239
MESA, AZ 85209

SCHULZE LISA R
1265 S AARON UNIT 229
MESA, AZ 85209

SHARON A LIU LIVING TRUST
1330 S AARON UNIT 218
MESA, AZ 85209

SPIES REBECCA A
1330 S AARON UNIT 219
MESA, AZ 85209-3790

SUKHESH VENKATA JANAPAREDDI
REVOCABLE TRUST
1894 SERPENTINE DR
UNION CITY, CA 94587

SUPERSTITION CANYON PROPERTY
OWNERS ASSOC
3573 E SUNRISE DR STE 225
TUCSON, AZ 85718

TAYLOR TRENT A
1265 S AARON 276
MESA, AZ 85209

TEVAULT JAMES R
1265 S AARON UNIT 244
MESA, AZ 85209

THATCHER ANN/CARROLL
CHRISTINE
16625 SPRING VIEW DR
LOCKPORT, IL 60441

TOTH MARIE L/DELMAR W/KOOB
BRUCE/ROACH ETAL
510 BRIGHTWATER CRESCENT
SASKATOON, SK S7J5J4

VIRTUA MESA CRISMON OWNER LLC
17470 N PACESETTER WY SUITE 205
PHOENIX, AZ 85255

WAGNER DUSTIN S/RENEE C
1265 S AARON NO 247
MESA, AZ 85209

WEBB HENRY WINDER JR/MARY
CHRISTINE
7230 JENNER ALCOVE SOUTH
COTTAGE GROVE, MN 55016

WEIGUM DAVID/HOFF JAMES
1560 COUNTRY LN
BISMARCK, ND 58503

WEXLER SANDRA C
1265 S AARON UNIT 240
MESA, AZ 85209

WIGEN MARY
950 WINLAW RD
WYNDELL, BC V0B2N1

ZARA MICHELLE M/NICHOLAS R
1265 S AARON UNIT 232
MESA, AZ 85209

Map

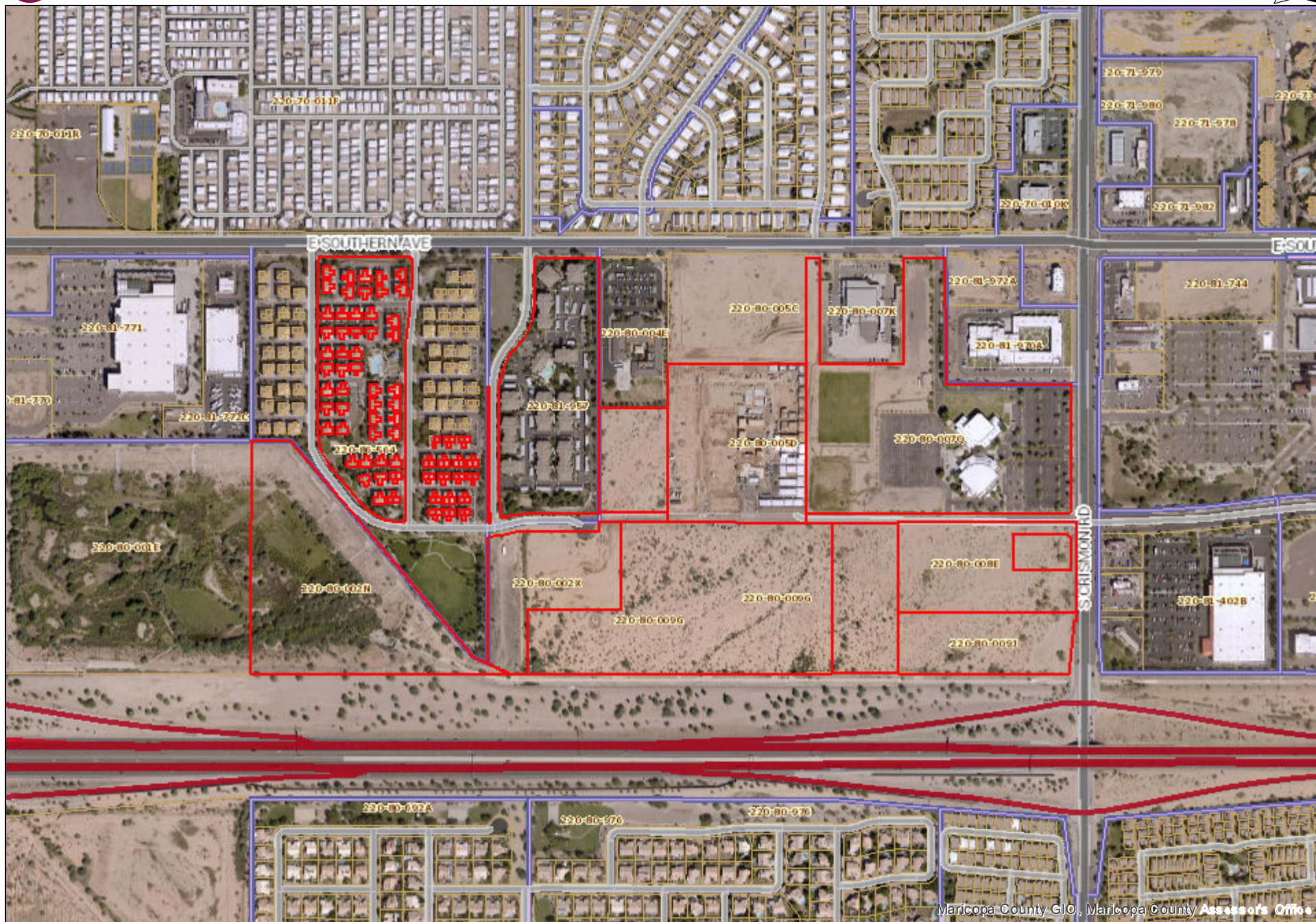
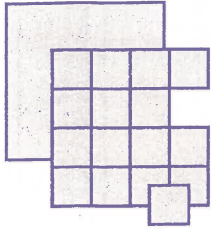


Exhibit L - Notification Letter for June 12, 2019 Public Hearing



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

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

May 28, 2019

Notice of Public Hearing

Dear Neighbor,

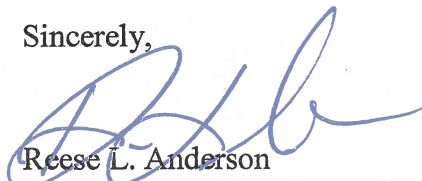
Pew & Lake, PLC, on behalf of our client, Bela Flor Communities, LLC, has applied to the City of Mesa for approval of the following request for a 32.23-acre property located near the southwest corner of Hampton Avenue and Crismon Road:

- 1) Rezoning from NC-BIZ, NC-PAD and PEP-PAD-CUP to RM-2-PAD with Site Plan Review and granting of a Preliminary Plat. This request will allow for a 212-unit, single-residence subdivision development. The case number is ZON18-00067. A copy of the proposed site plan is on the back of this letter.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the proposed 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 June 12, 2019, 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 at 480-461-4670. The City of Mesa has assigned this case to Mr. Evan Balmer, AICP, of their Planning Division staff. He can be reached at 480-644-3654 should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

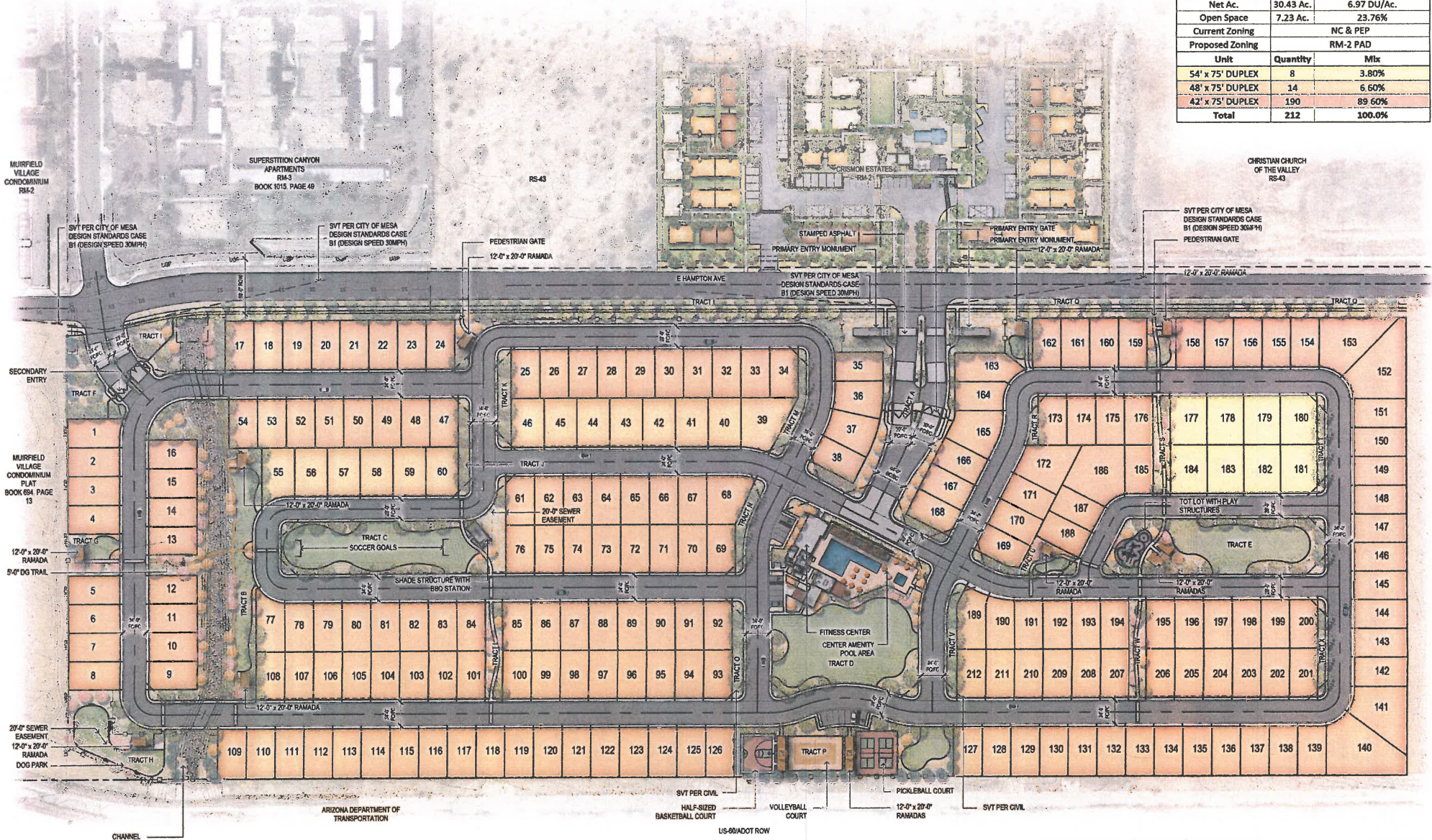
Sincerely,



Reese L. Anderson
Pew & Lake, PLC

Enclosures

Overall Site Data		
Gross Ac.	32.23 Ac.	6.58 DU/Ac.
Net Ac.	30.43 Ac.	6.97 DU/Ac.
Open Space	7.23 Ac.	23.76%
Current Zoning	NC & PEP	
Proposed Zoning	RM-2 PAD	
Unit	Quantity	Mix
54' x 75' DUPLEX	8	3.80%
48' x 75' DUPLEX	14	6.60%
42' x 75' DUPLEX	190	89.60%
Total	212	100.0%



Bella Encanta

Bella Encanta

Conceptual Site Plan

plan scale 1:80
date: 05.13.19

andersonbaron
plan . design . achieve
30 n. meclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f. 480.699.7986