

Citizen Participation Report for Crismon Commons

Case # ZON19-00871

Date of Report: May 7, 2020

Overview:

This report provides results of the implementation of the Citizen Participation Plan for Crismon Commons. This site is located at approximately 1810 South Crismon Road and is an application for rezoning from LC to LC PAD, CUP to allow a residential use in LC zoning in a mixed use development, and site plan review of roughly 11 acres. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, letters, summary sheets, and other materials are attached.

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Neighborhood Meetings and Visits with Neighbors:

The following are dates and locations of all meetings where citizens were invited to discuss the applicant's proposal (comments, sign in lists, and other feedback are attached):

1. 12/11/2019 – Mesa Public Library Red Mountain Branch, 6:30 PM to 7:30 PM. 34 citizens in attendance.
2. 12/18/2019 – Mesa Public Library Red Mountain Branch, 6:30 PM to 7:30 PM. 8 citizens in attendance.
3. 3/5/2020 – Mesa Public Library Red Mountain Branch, 6:30 PM to 7:30 PM. 9 citizens in attendance.
4. March 2020 – The applicant walked the adjacent neighborhood to discuss the project further with neighbors and respond to their comments, focusing on properties that back-up to the Property's north and west property lines.
5. April 30, 2020 – Online Zoom neighborhood meeting, 6:00 PM to 7:20 PM. 12 citizens in attendance.

Correspondence and Telephone Calls:

1. 1st neighborhood meeting notice letters and enclosures were mailed on 12/2/2019 (see attached).
2. 2nd updated letters mailed to contact list on 12/9/2019 (see attached).
3. All emails forwarded by Wahid Alam responded to on 12/11/2019 (see attached correspondence).
4. A follow-up notice letter was mailed to the contact list with an enclosed copy of the revised plans on 2/10/2020. This was sent to inform the neighbors regarding updates to the plans and to respond to feedback from the neighborhood meetings (see attached).
5. Neighborhood Notification List:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the project and HOAs within 1/2 mile of the project (list provided by City); and
 - c. Participants at neighborhood meetings who signed in and provided their contact information.
6. Emails sent to the applicant were responded to, which covered topics summarized in this citizen participation report and the submitted neighborhood meeting minutes.
7. Emails were received from Advance Orthodontics, which is located adjacent to the subject property, requesting modification to the down-ramp to the residential building B.

Results:

Of the 28 households that attended at least 1 the neighborhood meetings, only approximately 5 of the households owned property bordering the project.

1. Summary of concerns, issues, and problems
 - a. Height of proposed buildings
 - b. Clean-up and maintain perimeter landscaping
 - c. Traffic congestion
 - d. Lighting
 - e. Restaurant odors
 - f. Solid waste bins
 - g. Quality design of buildings
 - h. Project to cause an increase in disruptive behavior in the neighborhood
2. How concerns, issues, and problems were addressed
 - a. Height – Visibility:
 - Developer agreed to increase the building setback to average 100 feet instead of the 75-foot minimum setback line and 90 feet in the second neighborhood meeting. Some parts of the building will likely exceed this distance.

- Perimeter landscape buffer that was increased by 5 feet (from 20 feet to 25 feet), and the layers of trees internal to the site will help screen views to the proposed residential buildings. Specifically, for example, proposed on the preliminary landscape plan are approximately 86 trees in the northern perimeter landscape buffer, and 56 trees are proposed in the western landscape buffer. As proposed, Crismon Comments will create less visibility into neighbors' backyards than building the project closer to the neighbors' backyards at the minimum required setback.
- At the property boundary, the applicant agreed to increase the height of the separation wall between the project and the adjoining neighbors to achieve an 8-foot height. This could involve adding two-to-three courses of block at the top of the existing wall, depending on the site conditions along the various sections of the existing wall. The applicant will continue to work with neighbors on this requirement.
- Light-of-sight exhibits were shared with neighbors. They indicate there will be less visibility into neighbors' backyards with the proposed 100 ft. average setback than if a project were built closer to the neighbors' backyards at the existing minimum 25 ft. setback.
- Related to this item was the concern regarding glare from windows on the upper stories of the proposed residential buildings. In response, the applicant will commit to utilize special low-e grade glass, from reputable glass manufacturers. Further, it will explore use of glass with additional glare reduction features.

b. Perimeter Wall Height

- Applicant is agreeable to increase the height of property boundary wall to 8 feet on north and west boundaries based on obtaining appropriate agreements with residents.

c. Perimeter Landscaping:

- Developer agreed to provide additional landscape screening. This could be accomplished by leaving and cleaning up some of the mature trees that are currently there, and providing additional trees and shrubs to provide additional screening. It was noted that while some neighbors would like to keep the existing trees, others would like the trees to be removed and replaced to address the debris shed from the existing trees into their rear yards and damage to the site wall's foundation from the tree roots.
- The applicant has agreed to work with the abutting neighbors on preserving or removing and replacing trees adjacent to their respective properties.
- To further address the landscaping concerns, the applicant incorporated more non-deciduous trees into the perimeter landscape buffer that will provide screening year-round. The extensive quantity of trees will be an enhanced buffer from the existing conditions. Plant sizes will comply with requirements in the

Mesa Zoning Ordinance and will be placed an arm's length from the wall to help prevent damage to the foundation.

- d. Grade differential – concern is that the commercial property is a higher grade, which will exacerbate drainage and the building height.
 - A question was raised regarding whether the subject property is at a higher elevation than some of the adjacent properties and how that might affect drainage and the building height.
 - In response, the applicant noted that the property will comply with City drainage standards, which require the subject property's drainage to flow away from the abutting residences and toward Crismon Road. Also, the finished floor elevation is required to be a little above the curb elevation to prevent stormwater from entering the building during a storm that exceeds the 100-year event based on the Civil Engineering study. Stormwater in that case would flow out to Crismon Road, not to the properties to the north and west.
- e. Increased traffic on Crismon Road
 - The proposed residential use will generate less traffic than commercial uses.
 - All traffic in the surrounding Sierra Ranch neighborhood is directed to Baseline Road – no mixing of traffic will occur between the communities.
 - The applicant commissioned a traffic study, which indicated that there is adequate Capacity on Crismon Road to handle the traffic generated by Crismon Commons, and the traffic light at the main access will help mitigate effects and maintain safety.
 - When looking at comparable traffic on arterial roads on the south side of the US 60 (2018-2019 best available data on Mesa's traffic counts maps), Crismon Road has approximately one-half the traffic counts on Power Road, Higley Road, Greenfield Road, and Val Vista Drive. Crismon Road is similar to, but slightly less than, traffic counts on nearby Ellsworth Road and Signal Butte Road. This suggests that Crismon Road is below average for comparable streets and has capacity to serve the proposed Crismon Commons Development.
- f. Lighting
 - The proposed development will incorporate low-level, low wattage lighting, and will comply with City standards, which engineering standards do not permit spillage of direct light glare onto adjacent properties. To help reduce the effects of lighting, the design of the trees and landscaping will buffer the light levels, and no pathways or pedestrian lights will be developed in the rear setback.
- g. Solid waste bins
 - Solid waste bins will comply with City comments, which requested they be spread more evenly throughout the site. Several measures have been taken to

reduce the effect on adjacent properties by locating some of the enclosures close to where they were in the previously approved site plan.

- Solid waste bins originally planned around exterior of parking area, approx. 25 ft from adjacent property line.
- Applicant has relocated solid waste bins to interior of parking area, which is now to move the trash enclosures internal to the perimeter driveway, which will increase their separation to the north and west property lines and will exceed setback requirements.
- The solid waste collection plan limits the number of bins required to service the site by designing the collection services to collect the trash multiple times a week. Furthermore, the perimeter landscape setback was increased by 5 feet, which total setback will include more trees and shrubs than before. These enhancements will further mitigate any impact on the adjacent properties.

h. Quality design of buildings

- The applicant will agree to comply with Mesa's new, quality design standards.
- The proposed architecture for Crismon Commons is designed to provide for design features and amenities that exceed the basic standards.
- The design of the residential use's waterfall feature and large clubhouse, in addition to other architectural themes, demonstrate the applicant's commitment to provide a distinct project that will add value to the area.
- A robust hierarchy of outdoor amenities offer a high quality resort-lifestyle for the future residents. The features range from the indoor amenities in the clubhouse, the pool amenity, sitting areas that fit into the landscape plan and architecture, and play spaces for children.

i. Project to cause an increase in disruptive behavior in the neighborhood

- The residential buildings face away from the residential uses. Outdoor amenities and commercial uses are concentrated on the south side of the residential buildings. They will be further away from the abutting homes to the north and west.
- The design of the waterfall feature, large clubhouse, and other architectural themes demonstrate the applicant's commitment to provide a high-quality project that will attract young families, professionals, and a higher caliber of tenants.
- The management company will properly screen tenants and provide for professional maintenance of the property to help maintain its value over time and effectively respond to any concerns if needed.
- Several security cameras will be placed on the site. All underground parking is gated, and access to the buildings will be require a reader card. The lobby entrance from outside and from the parking will be security keyed. Buildings will not be accessible to residents and their friends and family.

- j. Location of Parking Down-Ramp Near Adjacent Parking:
 - In response to a comment from the adjacent orthodontics office regarding shared access and parking onsite, the applicant adjusted the location of the western ramp to the underground parking. This freed up more space behind the orthodontists' office, and they approved of the modification.
- 3. Concerns, issues, and problems not addressed and why
 - a. To demonstrate the impact of increasing the height of the buildings from 30 feet to approximately 50 feet, developer's architect prepared an illustration showing the amount of visibility from the fourth-floor balcony on a 46-foot tall building to the neighbor's backyards showing the buildings set back approximately 90-100 feet from the property line compared to the visibility from the third-floor balcony for a building that was 30 feet in height.
 - b. There was a concern that the additional traffic to the area would increase the commute times for the residents in the area. To address this concern, developer has hired a traffic engineer to determine the number of additional trips that would be generated by the project and its impact on Crismon Road and commute time.
 - c. Apartment units are very high end with rents being some of the highest in Mesa city, especially the types of developments with the high quality design and package of amenities as are being proposed in Crismon Commons. Rental rates will be targeted to attract young professionals and families, groups that are generally not expected to increase disruptive behavior. We were not sure if this comment was a concern, issue or problem that was not addressed. This resident seemed to concur that a high-end apartment project would attract a higher caliber of tenant than a lower-end project. One citizen commented that tenants in apartment complexes are "riff-raff." It was difficult to combat this bias, but we did indicate that the management company would properly screen tenants, and provide for professional maintenance of the property to help maintain its value over time and respond to any concerns if needed.

Attached Exhibits:

- 1) Executive summary
- 2) Neighborhood meeting notification letters
- 3) Follow-up notice letter
- 4) Notification map of surrounding property owners
- 5) List of property owners within 1000 ft. of the subject property, registered neighborhood associations within 1 mile, and HOAs within ½ mile
- 6) Emails received from neighbors and the applicant's response
- 7) Neighborhood meeting sign-in sheets and comment forms
- 8) March 5, 2020 neighborhood meeting slides

- 9) Personal citizen outreach
- 10) April 30, 2020 neighborhood meeting slides
- 11) Neighborhood meeting summaries

Exhibit 1 - Executive Summary

Citizen Participation Executive Summary

Crismon Commons

Case # ZON19-00871

May 13, 2020

Overview

This report summarizes the Citizen Participation efforts for Crismon Commons. It further evidences that the applicant exceeded the minimum requirements for citizen participation. Consistent with the Zoning Ordinance, the outreach efforts provided citizens, neighbors, public agencies and interested persons adequate opportunity to learn about and comment on the proposed plans and receive feedback from the applicant. As a result of these efforts, and the comments received from interested neighbors, the applicant made significant changes to the project.

- Neighborhood Meetings: 4
- Attendance at neighborhood meetings: 34, 9, 14, 12
- Responded to Emails from Neighbors: 20 ± (some repeat)
- Neighbors contacted to meet in person: 8 plus 14 homes adjacent to property.
- Door-to-door, in-person meetings: Those available in the 14 homes adjacent to property.
- Letters to Neighbors:
 - 1 letter mailed to mailing list summarizing updates to plans and answers to questions
 - 1 letter to email list notifying of the continuance and new Planning and Zoning Meeting date

Description of Actions Taken

1. Neighborhood Meeting – A neighborhood meeting was held on December 11, 2019. Unfortunately, the applicant inadvertently omitted the address of the neighborhood meeting from the notice letter. Where possible, calls were made, emails were sent, correcting the mistake. Despite that innocent mistake, 34 citizens attended the first neighborhood meeting. The Applicant agreed to a second meeting to correct the omission. The concerns expressed are summarized below.
2. Neighborhood Meeting – A second (corrective) neighborhood meeting was held on December 18, 2019. The same mailing list was used as the first meeting. Eight people attended the second meeting. The concerns expressed are summarized below.
3. Follow-up Letter – On February 10, 2020, the applicant sent a follow-up letter to the same mailing list that was used for the first and second neighborhood meetings. This letter informed neighbors regarding updates to the plans and provided responses to concerns expressed during the first two neighborhood meetings.
4. Neighborhood Meeting – In response to a request from City Staff, the applicant held a third neighborhood meeting on March 5, 2020 to discuss the updated plans and give neighbors an additional opportunity to comment and receive feedback on the updated plans. Nine people attended the meeting. The concerns expressed are summarized below.

5. Door-to-door, in-person meetings – The applicant (Mr. Ken Holman) personally visited with the adjacent 14 homeowners on March 14, 2020, who live to the north and west of the project. Not all were home, and some were later communicated with by phone or email, but the results of that effort are included in the complete Citizen Participation Report. The comments and concerns discussed are summarized below.
6. Neighborhood Meeting – In response to a request from City Staff, the applicant held a fourth neighborhood meeting on April 30, 2020 in compliance with the City's online neighborhood meeting requirements. During this meeting, the applicant discussed the updates to the plans and responded to their comments. Approximately 12 neighbors attended this meeting.

Summary of Actions Taken to Address Public Comments

The matrix on the following page consolidates the primary concerns raised by the neighborhood and the actions taken by the applicant in response to those comments.

[See below.]

SUMMARY OF PUBLIC COMMENTS AND THE APPLICANT'S RESPONSE

<i>Public Comment</i>	<i>Applicant's Response</i>
<p>1. <i>Building Height, Views.</i></p> <ul style="list-style-type: none"> • <i>Building is too tall.</i> • <i>Views will be blocked.</i> 	<ul style="list-style-type: none"> • The applicant proposes to reduce the building height of the hotel from 67 feet to 51 feet. The residential building will be reduced from 48 feet to 46 feet. The intent is to provide 9-foot ceilings on the residential buildings, which will command higher rents than if lowered to 8 feet. • The initial plan showed the multi-family building setback of 75 ft. Proposed plan shows average building setbacks of approx. 100 ft. • All views to mountains can already be blocked. Only 2 homes are two-story that have views to the east. At the west property line, a 17.5-foot high light pole 115 feet into the site is taller than the mountain views. A 6-foot trash enclosure that is 25 feet from the property line blocks views to the mountains where a 30-foot high building would be allowed under current zoning. • Light poles on Crismon road are approximately 45 feet high near the proposed hotel. It is hundreds of feet away from the nearest homes. Perspective makes these light poles look as tall as the 17.5-foot light post located closer to the homes to the west. Photos of this were shown to the neighbors at the 4th neighborhood meeting. • Current on-site landscaping is 20 ft. Applicant originally proposed keeping as is. Now has agreed to increase to 25 ft., which is per code. • Line-of-sight exhibits were shared with neighbors. Actual views from the 4th floor of the residential buildings are only 36 feet high. There will be less visibility into neighbors' backyards with the proposed 100 ft. average setback than if a project were built closer to the neighbors' backyards at the existing minimum 25 ft. setback.

<i>Public Comment</i>	<i>Applicant's Response</i>
<p>2. <i>Perimeter Trees</i></p> <ul style="list-style-type: none"> • <i>Some want existing trees to remain, others trees to be removed.</i> 	<ul style="list-style-type: none"> • New trees that provide screening year-round will be added and placed in the middle of the 25 ft. landscaping buffer far enough from the wall to prevent damage to the footings. • Developer agreed to work with the adjacent property owners and will either clean-up and remove the existing trees or replace them with trees and shrubs. A variety of suggestions were made regarding whether to keep them, remove them, or replace with different varieties. The applicant will review the wide variety of comments and provide shade trees consistent with City requirements and the landscape palette.
<p>3. <i>Perimeter wall height</i></p>	<ul style="list-style-type: none"> • Applicant is agreeable to increase the height of property boundary wall to 8 feet on north and west boundaries based on working with the neighbors and obtaining appropriate agreements with residents.
<p>4. <i>Grade Differential</i></p> <ul style="list-style-type: none"> • <i>Concern is that the commercial property is a higher grade which will exacerbate drainage and the height of the building.</i> 	<ul style="list-style-type: none"> • A question was raised regarding whether the subject property is at a higher elevation than some of the adjacent properties and how that might affect drainage and the building height. • In response, the applicant noted that the property will comply with City drainage standards, which require that onsite drainage flow away from the abutting residences, away from the proposed buildings, and toward Crismon Road. The finished floor elevation is required to be a little above the curb elevation to prevent stormwater from entering the building during a storm that exceeds the 100-year event based on the Civil Engineering study.
<p>5. <i>Traffic Concerns</i></p> <ul style="list-style-type: none"> • <i>Additional Traffic will make it harder for residents to exit their neighborhood.</i> 	<ul style="list-style-type: none"> • The proposed residential use will generate less traffic than commercial uses. • All traffic in the surrounding Sierra Ranch neighborhood is directed to Baseline Road – no mixing of traffic will occur. • The applicant commissioned a traffic study, which indicated that there is adequate Capacity on Crismon Road to handle the traffic generated by Crismon Commons, and the traffic light at the main access will help mitigate effects and maintain safety. • The traffic study projected that 57% of traffic is projected to head north on Crismon Road, and 16% will travel west on Baseline Road, and 2% will travel east on Baseline. Crismon Road has adequate capacity to handle the proposed traffic on the site. • Per Mesa's latest traffic data - Crismon Rd. has below average traffic for comparable streets. It half as much traffic as Val Vista, Greenfield, and Higley south of the US 60. Crismon Road is comparable to Ellsworth and Signal Butte but is still has lower counts than those streets.

<i>Public Comment</i>	<i>Applicant's Response</i>
<p>6. <i>Solid Waste Bins</i></p> <ul style="list-style-type: none"> • <i>Location of solid waste bins too close to adjacent homes.</i> 	<ul style="list-style-type: none"> • Solid waste bins were originally planned and built around exterior of parking area, approx. 25 ft from the property line. • Applicant relocated solid waste bins to interior of parking area, which is now approx. 50 plus feet from property boundary.
<p>7. <i>Lighting</i></p> <ul style="list-style-type: none"> • <i>Will light bleed into neighbors' yards?</i> 	<ul style="list-style-type: none"> • Low-level, low wattage lighting will be used that will comply with City engineering standards. They will be shielded and directed downward. • No pedestrian pathway lighting is proposed in the rear landscaping.
<p>8. <i>Quality of Design</i></p> <ul style="list-style-type: none"> • <i>Want high quality design.</i> 	<ul style="list-style-type: none"> • The applicant will agree to comply with Mesa's new, quality design standards. Proposed is nice architecture consistent with nearby commercial properties on Crismon Road. • The quality architecture and resort-style amenities will create a distinct project that will add value to the area. Some of the amenities include a pool amenity, sitting areas that fit into the landscape plan, play spaces for children, and indoor amenities in the private residence clubhouse.
<p>9. <i>Disruptive Behavior</i></p> <ul style="list-style-type: none"> • <i>Concerned that apartment residents will come into neighborhood and cause disruptions or use the HOA amenities.</i> 	<ul style="list-style-type: none"> • The proposed project has no connectivity to the adjacent residential. • The design of the waterfall feature, large clubhouse, and other architectural themes demonstrate the applicant's commitment to provide a high-quality project that will attract young families, professionals, and a higher caliber of tenants. The apartments will provide significant amenities that are concentrated on the south and east side of the residential buildings. • The management company will properly screen tenants and provide for professional maintenance of the property to help maintain its value over time and effectively respond to any concerns if needed.
<p>10. <i>Location of parking ramp</i></p>	<ul style="list-style-type: none"> • In response to a comment from the adjacent orthodontics office regarding shared access and parking onsite, the applicant adjusted the location of the western ramp to the underground parking. This freed up more space behind the orthodontists' office, and they approved of the modification.
<p>11. <i>Onsite security</i></p>	<ul style="list-style-type: none"> • Several security cameras will be placed on the site. • All underground parking is gated, and access to the buildings will be require a reader card. The lobby will be security keyed. Buildings will not be accessible to anyone but residents and their friends and family. • Underground parking will also be controlled and will promote less activity near the adjacent homes. Residents will be required to abide by enforced guidelines regarding property maintenance. • Crismon Commons will be an improvement to the current vacant status of the property.

<i>Public Comment</i>	<i>Applicant's Response</i>
12. Will digging cause settling? (This homeowner has existing cracks in their foundation)	<ul style="list-style-type: none"> • Cracks in the foundation of the home is more likely related to the builder of the home. • Onsite construction will not likely have any effect on settling at the adjacent homes. The buildings are far enough away, and the ground is very hard in this area, which is beneficial to building foundations. • The applicant will do a geotechnical study and soils analysis. It is not likely a concern here because of the hard soil that is good for supporting buildings. • The project will comply with international building code standards that the City has adopted to address that type of issue. Requirements are much more stringent than 15-20 years ago.
13. What type of restaurant is proposed?	<ul style="list-style-type: none"> • The proposed plan is for a sit-down restaurant. It could be also be for fast food, but the applicant will keep working on getting a sit-down restaurant.
14. Does Overland Group have experience with retail. Is retail or a Trader Joe's possible on the site?	<ul style="list-style-type: none"> • The applicant has developed and managed retail properties of various sizes. They do not propose it here because of site conditions, census data, demographics, and lots of commercial uses in the area, and the proposed development will be a nice addition to the neighborhood. • The property is very deep and not conducive to retail on the back portions with less visibility. • A residential will help sustain, support, and grow existing businesses in the area, not compete with them. • Bashas' is located on Baseline Road, and there are several other nearby grocery stores, such as Sprouts and Fray's, which is why Trader Joe's would not locate on a more discrete site like this that is not on a corner. • The economy lately is demanding less retail and office space. People are working from home more and ordering supplies and food remotely. A full retail use onsite would likely have high vacancies, which would not be good for the neighborhood.
15. Question regarding the need for a four-story residential use.	<ul style="list-style-type: none"> • The residential proposal is needed to support the development. The proposed development clusters the buildings and provides a nice buffer. We prefer clustering the buildings to spreading them out or placing them closer to the abutting properties. • Crismon Commons follows good planning principle regarding buffers and transitioning from single-family homes to commercial uses and major streets.

<i>Public Comment</i>	<i>Applicant's Response</i>
16. What are the anticipated rents?	<ul style="list-style-type: none"> • Crismon Commons is designed for higher rents. Expected are rents around \$1,200 for the 1-bed units and approximately \$1,400-\$1,500 for the others. • This will include resort-style features with an A+ amenity package.
17. Will this be low-income, Section 8?	<ul style="list-style-type: none"> • No low-income housing is proposed, no government funding is being used. Overland Group does not develop Section 8 housing, and the City is not requiring it.
18. Will this affect nearby homes' property values?	<ul style="list-style-type: none"> • In our experience, nice projects like this will have a positive effect on property values. • Property appraisals compare sales based on similar types of properties in the area. Proposed in Crismon Commons is a luxury apartment development as part of a mixed-use project, which will not be included in the sales comparisons of single-family homes.

**Exhibit 2 - Neighborhood meeting
notification letters**



December 3, 2019

Dear Neighbor,

We have applied for site plan approval from Mesa City to eliminate the previously-proposed Three Fountains Senior Living concept, located at 1810 S Crismon Road, Mesa, AZ, and to change the name of the development to Crismon Commons and to revise the site plan to include a 240-unit, four story apartment and furnished suite project (to be known as The Falls at Crismon Commons), a 100-to-115 room, four story hotel, the franchisor of which is yet to be determined, and a 3,750 square foot restaurant, the franchisor of which is yet to be determined.

This design encompasses the remaining vacant land of Lot 5 and all of Lot 6, which increases the total acreage for the project from 7.8 acres to approximately 12 acres and modifies the site plan from a single-purpose concept to a mixed-use concept.

In an effort to engage our neighbors in this process we are reaching out to all property owners within 1000 feet of our proposed development to notify you that we have scheduled a time to show you what we are planning and to receive any feedback that you may have.

If you have any question or concerns that you would like express prior to the meeting, please send an email to kholman@overlandcorp.com. The date, time and location of the meeting are as follows:

**Mesa Public Library
Red Mountain Branch Program Room
635 N. Power Road
Mesa, AZ 85205
From 6:30 pm to 7:30 pm**

We value your input and hope to see you there.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Holman".

Kenneth T. Holman, President
Overland Development Corporation

Crismon Commons Mixed Use Development





December 9, 2019

Dear Neighbor,

We have applied for site plan approval from Mesa City to eliminate the previously-proposed Three Fountains Senior Living concept, located at 1810 S Crismon Road, Mesa, AZ, and to change the name of the development to Crismon Commons and to revise the site plan to include a 240-unit, four story apartment and furnished suite project (to be known as The Falls at Crismon Commons), a 100-to-115 room, four story hotel, the franchisor of which is yet to be determined, and a 3,750 square foot restaurant, the franchisor of which is yet to be determined.

This design encompasses the remaining vacant land of Lot 5 and all of Lot 6, which increases the total acreage for the project from 7.8 acres to approximately 12 acres and modifies the site plan from a single-purpose concept to a mixed-use concept.

In an effort to engage our neighbors in this process we are reaching out to all property owners within 1000 feet of our proposed development to notify you that we have scheduled a time to show you what we are planning and to receive any feedback that you may have.

If you have any question or concerns that you would like express prior to the meeting, please send an email to kholman@overlandcorp.com. The date, time and location of the meeting are as follows:

**Mesa Public Library
Red Mountain Branch Program Room
635 N. Power Road
Mesa, AZ 85205
Wednesday, December 18, 2019
From 6:30 pm to 7:30 pm**

We value your input and hope to see you there.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Holman", written over a light blue horizontal line.

Kenneth T. Holman, President
Overland Development Corporation

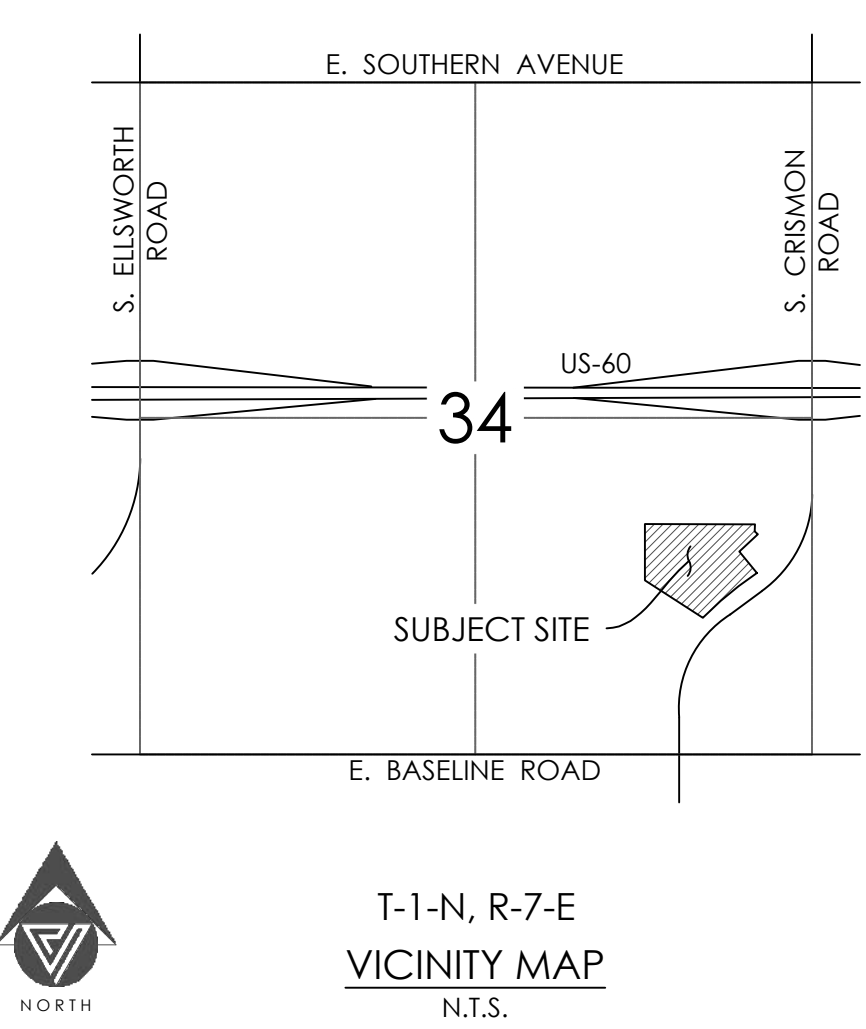
CRISMON COMMONS
1810 S. CRISMON ROAD - MESA, ARIZONA 85209
PRELIMINARY SITE PLAN

OWNER
OMPC UNIT OWNERS ASSOC.
PO BOX 4029
TUSTIN, CA 92781
PH: (XXX) XXX-XXXX
CONTACT: KEITH WARBURTON

ARCHITECT
CURTIS MINER ARCHITECTURE
233 S. PLEASANT GROVE BLVD., 105
PLEASANT GROVE, UT 84062
PH: (801) 769-3000
CONTACT: CURTIS MINER

DEVELOPER
OVERLAND DEVELOPMENT CORP.
14034 S. 145 E. SUITE. 100
DRAPER, UT 84020
PH: (801) 971-6650
CONTACT: MICHAEL HOLMAN

CIVIL ENGINEER
VESPRO
8502 E. VIA DE VENTURA, SUITE 101
SCOTTSDALE, AZ 85258
PH: (480) 393-3640
CONTACT: CASEY PENNINGTON



ZONING
LC (LIMITED COMMERCIAL)
PROPOSED USES ARE PERMITTED OR ALLOWED WITH COUNCIL USE PERMIT

AREA

EXISTING LOT 5	=	476,531 FT ² (10.9396 ACRES) NET
EXISTING LOT 6	=	44,545 FT ² (1.0226 ACRES) NET
PROPOSED LOT 5A	=	340,455 FT ² (7.8158 ACRES) NET
PROPOSED LOT 5B	=	54,058 FT ² (1.2410 ACRES) NET
PROPOSED LOT 5C	=	50,416 FT ² (1.1574 ACRES) NET
PROPOSED LOT 6	=	76,147 FT ² (1.7481 ACRES) NET

BUILDING DATA

APARTMENT BUILDING "A"	APARTMENT BUILDING "B"
UNITS PER FLOOR: 39	UNITS PER FLOOR: 21
NUMBER OF FLOORS: 4	NUMBER OF FLOORS: 4
TOTAL UNITS: 156	TOTAL UNITS: 84
GROUND FLOOR AREA: 49,300 FT ²	GROUND FLOOR AREA: 28,215 FT ²
TOTAL FLOOR AREA: 197,200 FT ²	TOTAL FLOOR AREA: 112,860 FT ²

APARTMENT UNIT MATRIX

1 BED / 1 BATH: 100 UNITS (42%)	APARTMENT CLUBHOUSE
2 BED / 2 BATH: 120 UNITS (50%)	TOTAL FLOOR AREA: 6,900 FT ²
3 BED / 2 BATH: 20 UNITS (8%)	
TOTAL: 240 UNITS	

HOTEL BUILDING
ROOMS PER FLOOR: 22 (FLOOR 1)
31 (FLOORS 2-4)
NUMBER OF FLOORS: 4
TOTAL ROOMS: 115
GROUND FLOOR AREA: 16,900 FT²
TOTAL FLOOR AREA: 63,700 FT²

RESTAURANT BUILDING
TOTAL FLOOR AREA: 3,700 FT²

AVG. ROOF HEIGHTS:
45' - 8" (APARTMENT)
22' - 0" (CLUBHOUSE)
52' - 8" (HOTEL)
20' - 0" (RESTAURANT)

CONSTRUCTION TYPE: V-A, V-B
OCCUPANCY TYPES: A-2, R-1, R-2

LANDSCAPE / OPEN SPACE
TOTAL LANDSCAPE AREA: 143,425 FT²
124,024 / 521,076 = 0.2380 = 23.80% COVERAGE (EXISTING LOTS 5 & 6)
(THE SUBJECT PROPOSED DEVELOPMENT SHARES LOT AREA WITH OTHER BUILDINGS TOGETHER AS A COMBINED SITE. AREAS REPRESENTED HEREON MAY NOT BE APPLICABLE TO SPECIFIC USAGE CALCULATIONS. REFER TO SEPARATE LANDSCAPE SHEET L100 FOR ADDITIONAL INFO)

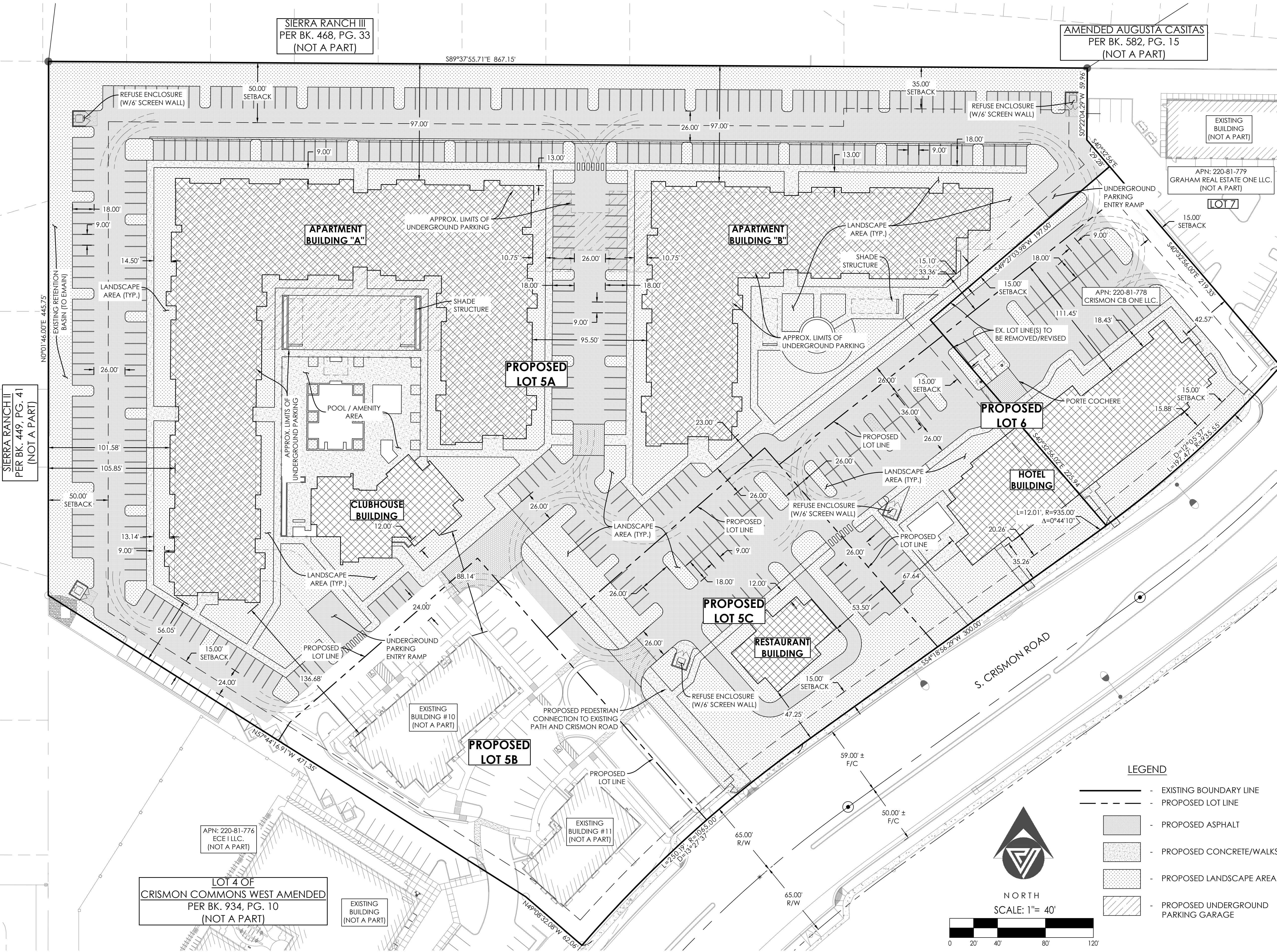
PARKING REQUIRED
EX. COMM.: 1.0 SPACE PER 375 SF.
HOTEL: 1.0 SPACE PER ROOM
APARTMENT: 2.1 SPACES PER UNIT
RESTAURANT: 1.0 SPACE PER 100 SF.

1.0 x 13,482 S.F.	=	36 SPACES
1.0 x 100 ROOMS	=	100 SPACES
2.1 x 240 UNITS	=	504 SPACES
1.0 x 3,700 S.F.	=	37 SPACES
TOTAL SPACES REQUIRED	=	677 SPACES

PARKING PROVIDED
439 - SPACES (SURFACE)
245 - SPACES (UNDERGROUND)
684 - TOTAL PARKING SPACES

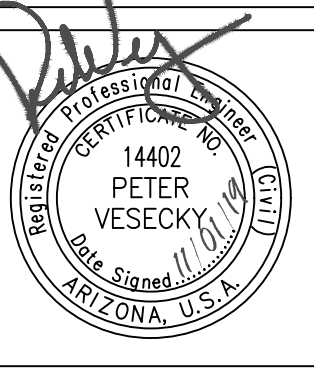
NOTE:
SOME PARKING MAY BE SHARED WITH ADJACENT USERS OF THE SAME LOT, GOVERNED BY SHARED RIGHTS UNDER OVERLYING CC&R'S FROM PRIOR DEVELOPMENT.

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE-OF-CURB OR FACE-OF-BUILDING UNLESS OTHERWISE NOTED.
 - THE LAYOUT AND INFORMATION SHOWN HEREON IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE BASED ON JURISDICTIONAL REVIEW AND OWNER REVISIONS.
 - ROOF DRAINAGE WILL BE PIPED DIRECTLY UNDERGROUND WITH ONLY EMERGENCY OUTFLOW OUTLETS DAYLIGHTING AT FINISHED GRADE AND SURFACE DRAIN AS NECESSARY.
 - PRIOR SURROUNDING INFRASTRUCTURE AND DEVELOPMENT WILL BE MAINTAINED IN-PLACE EXCEPT FOR PORTIONS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN HEREON.



VESPRO
8502 E. Via de Ventura Suite 101
Scottsdale, AZ 85258
Ph: (480) 393-3640 Fx: (480) 393-3639
www.vespro.net

CRISMON COMMONS
1810 S. CRISMON ROAD - MESA, ARIZONA 85209
PRELIMINARY SITE PLAN



PROJECT NO:	18016
DRAWING DATE:	11/01/19
DRAWN BY:	MEC
CHECKED BY:	CAP
DRAWING SCALE:	AS SHOWN
DRAWING FILE:	18016_SPO1.dwg

SITE PLAN
SP01
1 of 1













February 24, 2020

FOLLOW-UP NEIGHBORHOOD MEETING – CRISMON COMMONS

Dear Neighbor,

We recently sent a letter on February 10, 2020 to provide additional information and updates regarding Crismon Commons, a proposed commercial and residential development on the approximately 11 acres at 1810 S. Crismon Road between the US-60 and Baseline Road. As a reminder, our requests to the City of Mesa are for approval of: (1) Rezoning from Limited Commercial (LC) to LC Planned Area Development (PAD), (2) Council Use Permit to allow for the proposed residential use in commercial zoning, and (3) Site Plan Review.

To provide citizens an additional opportunity to learn more about the project and share comments, we have scheduled a follow-up neighborhood meeting.

Date:	March 5, 2020
Place:	Red Mountain Ranch Library Branch <u>Program Room</u> 635 N. Power Road, Mesa AZ 85205
Time:	6:00 p.m.

At this time, no public hearing before the City of Mesa has been scheduled. When any formal hearing date is known, the property will be posted a minimum of two weeks prior to the meeting, and property owners on the City's required notification list will be notified. We value and look forward to your input

If you have any questions, please feel free to contact Ken Holman by email at info@overlandcorp.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Holman'.

Kenneth T. Holman, President
Overland Development Corporation

OVERLAND | DEVELOPMENT

14034 S. 145 E. Draper UT 84020 STE 100
(801) 355-1111 | fax: (801) 355-1122

www.overlandgroupinc.com

**Exhibit 3 - Follow-up notice
letter**

February 10, 2020

NEIGHBORHOD UPDATE – CRISMON COMMONS

Dear Neighbor,

This letter is being sent to inform neighbors of updates to Crismon Commons, a proposed development on the approximately 11-acres at 1810 S. Crismon Road between the US-60 and Baseline Road (the "Property"). Crismon Commons is designed as a new, high-quality commercial and residential development designed with a lush landscape plan and open space amenities. Specifically, our requests are for City of Mesa approval of: (1) Rezoning from Limited Commercial (LC) to LC Planned Area Development (PAD), (2) Council Use Permit to allow for the proposed residential use in commercial zoning, and (3) Site Plan Review.

We have previously met with neighbors to discuss the various aspects of the development and want to give you an update regarding changes we made in response to comments that were raised. Here is a summary of the changes to Crismon Commons:

1. Originally, a 20-foot perimeter landscape buffer was provided to the neighborhood to the north and west. That was increased to 25 feet, and it will include a dense row of shade trees. Some of the existing mature trees will be preserved to provide additional screening, in addition to new trees and shrubs that are being proposed.
2. The original site plan approved by the City proposed buildings that were 25 feet from the north property line, and when we began our design process, one of our plans had a 75-foot building setback. On the current plan, the proposed building setback to the nearest buildings to the north and west property lines are minimum 90 feet, with many portions being closer to 100 feet.
3. The multi-family portion of Crismon Commons was initially planned for 200 high-end apartment units and 40 furnished suites to be used as nightly rentals. We have eliminated the nightly rental units and converted them to high-end, market rate apartment units, making the total residential unit count at 240.
4. An additional landscaped pedestrian plaza and pedestrian amenities have been introduced into the center area of the site plan. This will promote a more natural and pedestrian-friendly feel between the commercial and residential uses.

We are currently very early in the process – the project plans are preliminary in nature. As we proceed through the rezoning procedure, there will be future public hearings at the City of Mesa's Planning and Zoning Commission and City Council. When any formal hearing date is known, the property will be posted a minimum of two weeks prior to the meeting, and property owners on the City's required notification list will be notified.

OVERLAND | DEVELOPMENT

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(801) 355-1111 | fax: (801) 355-1122

www.overlandgroupinc.com

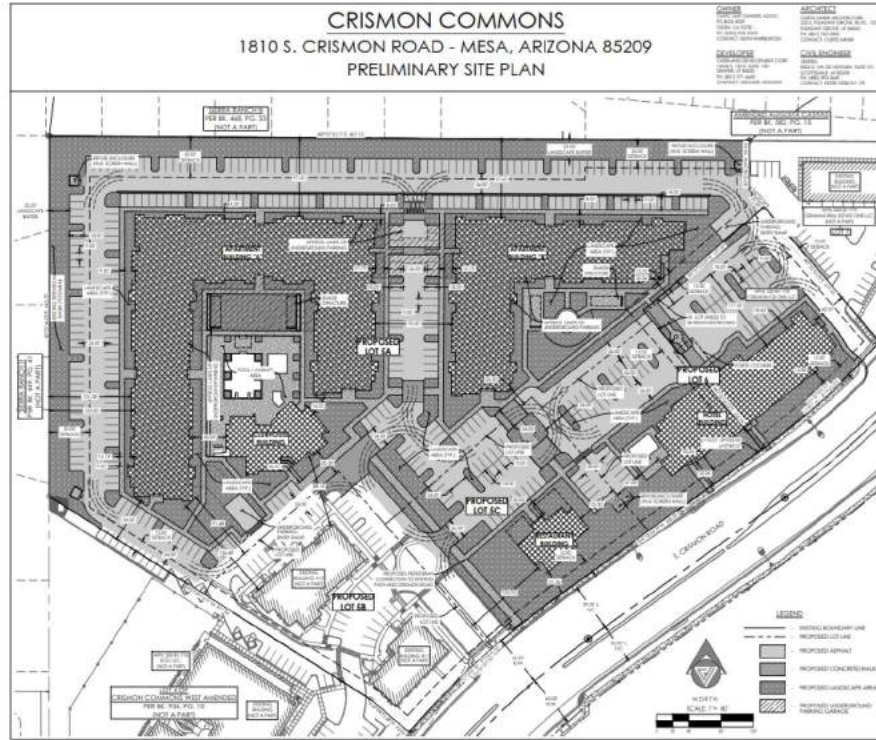
If you have any questions, please feel free to contact Ken Holman by email at info@overlandcorp.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Holman", with a stylized, flowing script.

Kenneth T. Holman, President
Overland Development Corporation

Exhibits





April 21, 2020

FOLLOW-UP NEIGHBORHOOD MEETING – CRISMON COMMONS
Case No. ZON19-00871

Dear Neighbor,

We are holding a follow-up neighborhood meeting to provide additional opportunity for neighbors and stakeholders to discuss Crismon Commons, a proposed commercial and residential development on the approximately 11 acres at 1810 S. Crismon Road between the US 60 and Baseline Road. As a reminder, our requests to the City of Mesa are for approval of: (1) Rezoning from Limited Commercial (LC) to LC Planned Area Development (PAD), (2) Council Use Permit to allow for the proposed residential use in commercial zoning, and (3) Site Plan Review.

This follow-up neighborhood meeting is being held to provide citizens an additional opportunity to learn more about the project and to share comments. The neighborhood meeting will be held electronically via Zoom, a free online meeting service, to adhere to social distancing requirements during the COVID-19 medical crisis. The online meeting will be held at the date and time below:

<p>Date: April 30, 2020</p> <p>Time: 6:00 p.m. (Arizona Time)</p> <p>Website: www.zoom.us</p> <p>Meeting ID: 928-0092-1849</p>

If you wish to participate in the online Zoom meeting, please send me an email at info@overlandcorp.com by no later than 5:00 p.m. on the day of the online meeting. We highly recommend you email us beforehand and register a few minutes early, so we can reach out if needed to assist or provide further instructions regarding the online meeting set-up.

OVERLAND | DEVELOPMENT

14034 S. 145 E. Draper UT 84020 STE 100
(801) 355-1111 | fax: (801) 355-1122

www.overlandgroupinc.com

If you have any questions, please feel free to contact Ken Holman by email at info@overlandcorp.com. We welcome any comments and feedback on this case and would be happy to meet with any citizens or groups by phone at 801-355-1111. Your input will be submitted to the City and incorporated into the public record and briefing materials that will be presented to the Planning and Zoning Board and City Council for this project.

The City of Mesa has assigned this case to Wahid Alam, a member of the Planning Division staff. He can be reached at 480-644-4933 or at Wahid.Alam@mesaaz.gov should you have any questions regarding the public hearing process. Please let any of us know if you have questions or concerns regarding this proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Holman", with a stylized flourish at the end.

Kenneth T. Holman, President
Overland Development Corporation

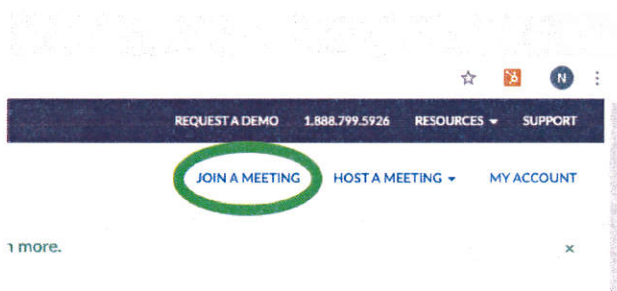
Enclosure: Instructions for Online Zoom Meeting

Instructions for Online Zoom Meeting

1. Go to zoom.us



2. Click on “Join a meeting”



3. Enter the following meeting ID: 928-0092-1849 (without spaces or dashes) And click “Join”

A screenshot of the 'Join a Meeting' form. It displays the meeting ID '928 0092 1849' and a blue 'Join' button.

4. Enter your information

- First Name
- Last Name
- Email Address
- Confirm Email Address

5. Click Register

A screenshot of the registration form. It includes input fields for 'First Name', 'Last Name', 'Email Address', and 'Confirm Email Address'. A blue 'Register' button is at the bottom. A small asterisk and the text '* Required information' are located above the 'Last Name' field.

After you register, an invitation will automatically be sent to the email address you provided with information, which will give you access to the meeting on April 30.

You will need the following:

- Meeting Link: provided in email "Click Here to Join"
- Password: Listed in the email

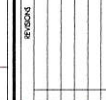
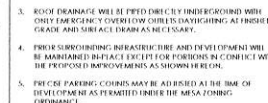
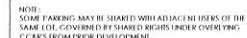
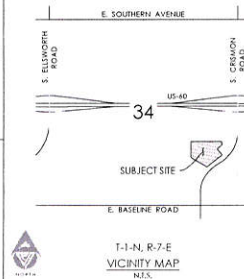
If you would prefer to join via phone audio, instructions will also be provided in said email, which will explain how to join.

Your information will be kept safe and used solely for the purpose of this meeting.

If you have any problems prior to, or on the day of the meeting, please reach out to us by either phone or email:

(801) 355-1111
info@overlandcorp.com

OWNER DMPC (THE OWNERS ASSOC., PO BOX 4007 BOSTON, MA 02171 CONTACT: KEITH WARBURTON	ARCHITECT CHRIS MINER ARCHITECT, INC. 235 S. PLAINFIELD AVE., SUITE 105 PLAINFIELD, CT 06060 TEL: (860) 249-3000 CONTACT: CHRIS MINER, AIA, NCARB
DEVELOPER OVERLAND DEVELOPMENT CORP. 1403 S. W. 10TH, SUITE 100 DADEFIELD, FL 33420 TEL: (407) 373-6650 CONTACT: MORTHA J. HORMAN	CIVIL ENGINEER VESPEL 850 S.W. 10TH AVENUE, SUITE 101 CORDELE, GA 30538 TEL: (404) 393-3400 CONTACT: PETER VESPEL, P.E.





**Exhibit 4 - Notification map of
surrounding property owners**

**Exhibit 5 - List of property owners
within 1000 ft. of the subject
property, registered neighborhood
associations within 1 mile, and
HOAs within 1/2 mile**

Registered Neighborhoods and City of Mesa										
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
Sierra Ranch III	Joseph	Casias	9633	E	Irwin	Ave		Mesa	AZ	85209
Sunland Springs Village	Brian	Bender	10831	E	Obispo	Ave		Mesa	AZ	85212
Crismon Creek Homeowners Association	Barbara	Clifford	10459	E	Idaho	Cir		Mesa	AZ	85209
Villages of Eastridge HOA	Jeff	Lee	2125	S	Archer			Mesa	AZ	85209
Parkwood Ranch	Roberta	Cullen	10418	E	Diamond	Ave		Mesa	AZ	85208
Sierra Ranch	Joseph	Oasias	9633	E	Irwin	Ave		Mesa	AZ	85209
Crismon Creek Homeowners Association	Anthony	Childers	10244	E	Jerome	Ave		Mesa	AZ	85209
Crismon Creek Homeowners Association	Scott	Boek	10152	E	Jacob			Mesa	AZ	85209
Augusta Casitas HOA	Steve	Atkins	1650	S	Crismon	Rd	28	Mesa	AZ	85209
Augusta Ranch HOA	Kamin	Havens	2401	S	Lansing			Mesa	AZ	85209
Crismon Crossing	Carol	Sheppard	1122	S	Cerise			Mesa	AZ	85209
Sunland Springs Village	Michael	Tucker	11023	E	Naranja	Ave		Mesa	AZ	85209
Sunland Springs Village	James	Hazel	11339	E	Neville	Ave		Mesa	AZ	85209
Augusta Ranch HOA	Monte	McCall	2256	S	Faith			Mesa	AZ	85209
Villages of Eastridge HOA	Kevin	Bishop	633	E	Ray	Rd	122	Gilbert	AZ	85296
Parkwood Ranch	Donnis	Plumb	10458	E	El Moro	Ave		Mesa	AZ	85208
Parkwood Ranch	Misti	Rash	10614	E	Carmel	Ave		Mesa	AZ	85208
Sierra Ranch III	David	Wells	9642	E	Irwin	Ave		Mesa	AZ	85209

HOA Name	Corp Comm Link
Augusta Casitas	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09928156
Coyote Landing Condos	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12606770
Mesa Sierra Ranch II	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08250704
Muirfield Village Community Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=11661933
Parcel M-3 of Augusta Ranch (Monterra)	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08755041
Sierra Ranch	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07458583
Sierra Ranch III	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08402121
Suncrest at Augusta Ranch	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08596629
Augusta Ranch	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08260989
Tivoli at Augusta Ranch Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10778425
Villages of Eastridge	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10632102
Superstition Canyon	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=19685607

Parcel Number	Owner	Property Address	Mailing Address
220-80-720	DINGLE JASON T	9632 E JUANITA AVE MESA 85209	9632 E JUANITA AVE MESA AZ 85209
220-80-721	CAVENDER KEITH D/KATHRYN A TR	9640 E JUANITA AVE MESA 85209	9640 E JUANITA AVE MESA AZ 85208
220-80-722	WRIGHT KENNETH/CONNIE	9648 E JUANITA AVE MESA 85209	9648 E JUANITA AVE MESA AZ 85209
220-80-723	RAUSCHENBACH REVOCABLE LIVING TRUST	9647 E JAN AVE MESA 85209	9647 E JAN AVE MESA AZ 85209
220-80-724	ADAMS MICHAEL L TR	9639 E JAN AVE MESA 85209	9639 E JAN AVE MESA AZ 85209
220-80-725	VAN TASSELL HEIDI	9631 E JAN AVE MESA 85209	9631 E JAN AVE MESA AZ 85209
220-80-730	RICHARDSON TIMOTHY R/ZENNOMA R	9640 E IMPALA AVE MESA 85209	9640 E IMPALA AVE MESA AZ 85209
220-80-731	HUYNH HOA NGOC	9646 E IMPALA AVE MESA 85209	11465 E REUBEN AVE MESA AZ 85212
220-80-732	RITSCH DOROTHEA R	9654 E IMPALA AVE MESA 85209	9654 E IMPALA AVE MESA AZ 85209
220-80-733	HOFFECCKER PAUL/HEATHER	9660 E IMPALA AVE MESA 85209	9660 E IMPALA AVE MESA AZ 85209
220-80-734	ROMAINE JAMES/KATHERINE	9706 E IMPALA AVE MESA 85209	9706 E IMPALA AVE MESA AZ 85209
220-80-735	HALTROP LARRY ALLEN/KATHLEEN BEMENT	9712 E IMPALA AVE MESA 85209	9712 E IMPALA AVE MESA AZ 85209
220-80-736	PAGAN NEPHI/MARGUERITE M TR	9718 E IMPALA AVE MESA 85209	9718 E IMPALA AVE MESA AZ 85208
220-80-737	STAR THOMAS A JR	9724 E IMPALA AVE MESA 85209	9724 E IMPALA MESA AZ 85209
220-80-738	PELLEY SCOTT	9732 E IMPALA AVE MESA 85209	9732 E IMPALA AVE MESA AZ 85209
220-80-739	KNOLL ALAN RAY/ CHARLOTTE ANN	9740 E IMPALA AVE MESA 85209	9740 E IMPALA AVE MESA AZ 85208
220-80-740	LONG BRIAN D/ROSA E	9748 E IMPALA AVE MESA 85209	9748 E IMPALA AVE MESA AZ 85209
220-80-741	ALEX LARRY/CAROLYN	9756 E IMPALA AVE MESA 85209	9756 E IMPALA AVE MESA AZ 85208
220-80-742	REYNOLDS JAMES M/JAMILLE A TR	1729 S TALBOT MESA 85209	1729 S TALBOT MESA AZ 85209
220-80-743	NANDIN FAMILY TRUST	1737 S TALBOT MESA 85209	1737 S TALBOT MESA AZ 85209
220-80-744	VIDMAR BETSY W	1743 S TALBOT MESA 85209	1743 S TALBOT MESA AZ 85209
220-80-745	WILLIAMSON MICHAEL/JACQUELINE MCARTHY	1751 S TALBOT MESA 85209	1751 S TALBOT MESA AZ 85208
220-80-746	BRICKLEY SUSAN M	1759 S TALBOT MESA 85209	1759 S TALBOT MESA AZ 85209
220-80-747	KURILLA DENNIS G/MELISSA A	1765 S TALBOT MESA 85209	1765 S TALBOT ST MESA AZ 85209
220-80-748	DKM PROPERTIES 2 LLC	9753 E JAN AVE MESA 85209	4133 E GRANDVIEW CIR MESA AZ 85205
220-80-749	WEST EUGENE R	9745 E JAN AVE MESA 85209	9745 E JAN AVE MESA AZ 85208
220-80-750	VIALL RYAN J/AMY C	9737 E JAN AVE MESA 85209	9737 E JAN AVE MESA AZ 85209
220-80-751	BUENAVER RAMON TR	9729 E JAN AVE MESA 85209	5721 W PARK AVE CHANDLER AZ 85226
220-80-752	AVERHOFF CRYSTAL/TODD R	9721 E JAN AVE MESA 85209	9721 E JAN AVE MESA AZ 85209
220-80-753	MOTT BRIAN J	9713 E JAN AVE MESA 85209	16044 E LOYOLA DR AURORA CO 80013
220-80-754	SANCHEZ JUAN FRANCISCO SR/ERMALINDA I TR	9705 E JAN AVE MESA 85209	9705 E JAN AVE MESA AZ 85209
220-80-755	TRUJILLO JIMMY G	9639 E IMPALA AVE MESA 85209	9639 E IMPALA AVE MESA AZ 85208
220-80-756	PERALTA CARLOS H/TERESA B	9645 E IMPALA AVE MESA 85209	9645 E IMPALA AVE MESA AZ 85208
220-80-757	HOWARD LIVING TRUST	9651 E IMPALA AVE MESA 85209	9651 E IMPALA AVENUE MESA AZ 85209
220-80-758	VITTORELLI ERIC M	9657 E IMPALA AVE MESA 85209	9657 E IMPALA AVE MESA AZ 85209
220-80-759	OCHOA DANIEL/AMANDA	9703 E IMPALA AVE MESA 85209	9703 E IMPALA AVE MESA AZ 85209
220-80-760	BRADSHAW DAVID/TRINE	9709 E IMPALA AVE MESA 85209	9709 E IMPALA AVE MESA AZ 85208
220-80-761	RAMOS ALFREDO V/MARIA L	9715 E IMPALA AVE MESA 85209	9715 E IMPALA AVE MESA AZ 85208
220-80-762	MARTAUD LISA A/ROBERT J	9721 E IMPALA AVE MESA 85209	9721 E IMPALA AVE MESA AZ 85209
220-80-763	HAWKINS MATTHEW ISAAC	9727 E IMPALA AVE MESA 85209	9727 E IMPALA AVE MESA AZ 85209
220-80-764	PUSCH SHANNON M	9735 E IMPALA AVE MESA 85209	9735 E IMPALA AVE MESA AZ 85209
220-80-765	CRIST AARON/MAQUEL	9743 E IMPALA AVE MESA 85209	9743 E IMPALA AVE MESA AZ 85209
220-80-766	MARTINEZ TONY M/KAREN D	9751 E IMPALA AVE MESA 85209	9751 E IMPALA AVE MESA AZ 85208
220-80-767	AVANTE DAMON T	9750 E JAN AVE MESA 85209	9750 E JAN AVE MESA AZ 85209
220-80-768	GROBMEIER ALAN	9742 E JAN AVE MESA 85209	1731 W CATHEDRAL ROCK DR PHOENIX AZ 85045
220-80-769	LOPER JAMES/RUBY/SANDERS DEENA L	9734 E JAN AVE MESA 85209	9734 E JAN AVE MESA AZ 85208
220-80-770	TABER TERRENCE M/JUDITH A	9726 E JAN AVE MESA 85209	9726 E JAN AVE MESA AZ 85209
220-80-771	ADAMSON DAVID W/JAIME L	9718 E JAN AVE MESA 85209	9718 E JAN AVE MESA AZ 85209
220-80-772	CORRAL MICHAEL A	9710 E JAN AVE MESA 85209	9710 E JAN AVE MESA AZ 85209
220-80-773	CAO VINITA/JOHN N	9702 E JAN AVE MESA 85209	9702 E JAN AVE TEMPE AZ 85209
220-80-774	MIZENER WILLARD/DEBBIE	9664 E JAN AVE MESA 85209	9664 E JAN AVE MESA AZ 85209
220-80-775	LOBENBERG AARON M/CHRISTINE A	9656 E JAN AVE MESA 85209	9656 E JAN AVE MESA AZ 85209
220-80-776	MULLINS MICHAEL L/MERCY L	9650 E JAN AVE MESA 85209	9650 E JAN AVE MESA AZ 85208
220-80-777	WRIGHT MICHAEL/MELODY	9644 E JAN AVE MESA 85209	9644 E JAN AVE MESA AZ 85209
220-80-778	ZAHNER KARLA K	9638 E JAN AVE MESA 85209	9638 E JAN AVE MESA AZ 85208
220-80-779	SCHRANZ TIMOTHY PAUL	9706 E JUANITA AVE MESA 85209	77 N WOLF RD UNIT 606 NOTHLAKE IL 60164
220-80-780	STRUNA BARBARA/LAURIE A	9714 E JUANITA AVE MESA 85209	9714 E JUANITA AVE MESA AZ 85209
220-80-781	HUGHES MICHAEL/MARY	9722 E JUANITA AVE MESA 85209	1725 E BROWN RD MESA AZ 85203
220-80-782	MONTEZ GREGORY P/JOANNA B	9730 E JUANITA AVE MESA 85209	9730 E JUANITA AVE MESA AZ 85209-7048
220-80-783	LESMEISTER REBECCA A	9738 E JUANITA AVE MESA 85209	9738 E JUNAITA AVE MESA AZ 85209
220-80-784	GODAIRE MICHAEL/HUGHES SHELLEY	9746 E JUANITA AVE MESA 85209	9746 E JUANITA AVE MESA AZ 85209
220-80-785	JORAMO GREGORY A/FRANCES C	9754 E JUANITA AVE MESA 85209	9754 E JUANITA AVE MESA AZ 85209
220-80-786	DINGLE JASON T/JENNIFER L	9760 E JUANITA AVE MESA 85209	9760 E JUANITA AVE MESA AZ 85208
220-80-787	MATHIS MARK/LESLIE J/VIRGINIA L	9766 E JUANITA AVE MESA 85209	9766 E JUANITA AVE MESA AZ 85209
220-80-788	DE LA RIVA ENRIQUE/MARIA S	9765 E JUANITA AVE MESA 85209	4265 E EMELITA AVE MESA AZ 85204
220-80-789	MARJORIE AND WILLIAM WILLIAMSON FAMILY TRUS	9759 E JUANITA AVE MESA 85209	9759 E JUANITA AVE MESA AZ 85209
220-80-790	FARR MURRAY W H/HELEN G TR	9753 E JUANITA AVE MESA 85209	9753 E JUANITA AVE MESA AZ 85208
220-80-791	MARTAUD ROBERT J/LISA A	9745 E JUANITA AVE MESA 85209	9721 E IMPALA AVE MESA AZ 85209
220-80-792	OLTMAN ERYN F	9737 E JUANITA AVE MESA 85209	9737 E JUANITA AVE MESA AZ 85208
220-80-793	RAUSCH DARCI	9729 E JUANITA AVE MESA 85209	9729 E JUANITA AVE MESA AZ 85209
220-80-794	CYNTHIA C LORENZEN REVOCABLE TRUST	9721 E JUANITA AVE MESA 85209	1650 S CRISMON RD UNIT 63 MESA AZ 85209
220-80-795	COTTER JOHN P/KELLY A	9718 E JEROME AVE MESA 85209	9718 E JEROME AVE MESA AZ 85209
220-80-796	DRAWZ EDWARD A/ KRISTY M	9726 E JEROME AVE MESA 85209	9726 E JEROME AVE MESA AZ 85208
220-80-797	AVAKIAN MICHAEL R/MICHELLE	9734 E JEROME AVE MESA 85209	9734 E JEROME AVE MESA AZ 85208
220-80-798	CSH 2016-1 BORROWER LLC	9742 E JEROME AVE MESA 85209	8665 E HARTFORD DR SUITE 200 SCOTTSDALE AZ 85255

220-80-799	RAMOS VICTORIA	9750 E JEROME AVE MESA 85209	9750 E JEROME AVE MESA AZ 85209
220-80-800	COTA HERNAN/GUADALUPE	9758 E JEROME AVE MESA 85209	9758 E JEROME AVE MESA AZ 85209
220-80-801	JONES ETHAN/BRIGETT	9766 E JEROME AVE MESA 85209	9766 E JEROME AVE MESA AZ 85209
220-80-802	MYERS CATHERINE L	1859 S TALBOT MESA 85209	1859 S TALBOT MESA AZ 85208
220-80-803	DSS RENTALS LLC	1901 S TALBOT MESA 85209	3831 E MENLO ST MESA AZ 85215
220-80-804	TRUJILLO CHRIS	1909 S TALBOT MESA 85209	1909 S TALBOT CIR MESA AZ 85209
220-80-805	THE CAMILLE HALUSKA LIVING THE TRUST	1917 S TALBOT MESA 85209	1917 S TALBOT CR MESA AZ 85208
220-80-806	TURLEY NATHAN E/NICOLE MOSS	1925 S TALBOT CIR MESA 85209	1925 S TALBOT CIR MESA AZ 85209
220-80-807	LOUZEK JAMES/NICOLE	1933 S TALBOT CIR MESA 85209	1933 S TALBOT CIR MESA AZ 85208
220-80-808	CHAVEZ SHIRLEY J	1941 S TALBOT CIR MESA 85209	8780 E MCKELLIPS RD LOT 205 SCOTTSDALE AZ 85257
220-80-809	BECK DARON/MEGAN	1949 S TALBOT CIR MESA 85209	1949 S TALBOT CIR MESA AZ 85209
220-80-810	GILBERT JOHN/DEBRA	1957 S TALBOT CIR MESA 85209	1957 S TALBOT CIR MESA AZ 85209
220-80-811	HATHAWAY DONALD C/BERDINE D	1963 S TALBOT CIR MESA 85209	1963 SOUTH TALBOT CIRCLE MESA AZ 85209
220-80-813	WINTERS ADAM/CHRISTINA	1956 S TALBOT CIR MESA 85209	1956 S TALBOT CIR MESA AZ 85209
220-80-814	HORN RANDALL A/PAMELA L	1948 S TALBOT CIR MESA 85209	1948 S TALBOT CIR MESA AZ 85209
220-80-815	LANGLEY STEVEN T	1940 S TALBOT CIR MESA 85209	1940 S TALBOT CIR MESA AZ 85209
220-80-816	SEVERS JOSEPH	1932 S TALBOT CIR MESA 85209	1932 S TALBOT CIR MESA AZ 85209
220-80-817	MUSCHAWECK DAVID A/KELLY A	1924 S TALBOT CIR MESA 85209	874 WEAVER ST SIM VALLEY CA 93065
220-80-818	RICHARDSON NEIL H/PAULA M TR	1923 S NOBLE MESA 85209	2313 BROOKDALE RD EAST TACOMA WA 98445
220-80-819	CUOCCI JAMES	1931 S NOBLE MESA 85209	1931 N NOBLE MESA AZ 85208
220-80-820	BUSHNELL NED J/JUDY J	1939 S NOBLE MESA 85209	1939 S NOBLE MESA AZ 85208
220-80-821	SANDERS SUSAN M	1947 S NOBLE MESA 85209	1947 S NOBLE MESA AZ 85209
220-80-828	PEARCE FAMILY TRUST	1930 S NOBLE MESA 85209	1930 S NOBLE MESA AZ 85208
220-80-829	WHIFFENKIRK REVOCABLE TRUST	1922 S NOBLE MESA 85209	1922 S NOBLE MESA AZ 85209
220-80-843	ANDERSON MARC R/CHRISTINA M	9650 E JAVELINA AVE MESA 85209	9650 E JAVELINA AVE MESA AZ 85208
220-80-844	MERKLE WAYNE/KIM	9658 E JAVELINA AVE MESA 85209	9658 E JAVELINA AVE MESA AZ 85209
220-80-845	JESSE R BUENO FAMILY LIVING TRUST	9702 E JAVELINA AVE MESA 85209	6132 S ASHLEY DR CHANDLER AZ 85249
220-80-846	BLACK RAYMOND L/MARY T	9708 E JAVELINA AVE MESA 85209	9708 E JAVELINA AVE MESA AZ 85209
220-80-847	KAITSCHUCK FAMILY LIVING TRUST	9716 E JAVELINA AVE MESA 85209	9716 E JAVELINA AVE MESA AZ 85209
220-80-848	SNYDER KYLE/LEWIS ALEXANDRA	9724 E JAVELINA AVE MESA 85209	9724 E JAVELINA AVE MESA AZ 85209
220-80-849	PHUNGPHIPHADHANA CORRINE C	9732 E JAVELINA AVE MESA 85209	9732 E JAVELINA AVE MESA AZ 85208-7052
220-80-850	WILLIAMS PAMELA R	9740 E JAVELINA AVE MESA 85209	9740 E JAVELINA AVE MESA AZ 85208
220-80-851	CATHERINE GANDOLFO TRUST	9748 E JAVELINA AVE MESA 85209	9748 E JAVELINA AVE MESA AZ 85209
220-80-852	GENTRY RAFAEL/BENITA	9749 E JEROME AVE MESA 85209	9749 E JEROME AVE MESA AZ 85209
220-80-853	IRWIN EPIPHANY A	9741 E JEROME AVE MESA 85209	9741 E JEROME AVE MESA AZ 85209
220-80-854	TURNER RICHARD J/LESLIE ROY	9733 E JEROME AVE MESA 85209	9733 E JEROME AVE MESA AZ 85208
220-80-855	BURNLEY JILLIAN J/MICHAEL E	9725 E JEROME AVE MESA 85209	9725 E JEROME AVE MESA AZ 85209
220-80-856	CHARLOTTE ANN MILLER REVOCABLE TRUST	9717 E JEROME AVE MESA 85209	9717 E JEROME AVE MESA AZ 85209
220-80-857	CECELIA A TISHMACK LIVING TRUST	9709 E JEROME AVE MESA 85209	8020 WILLOW RD N MANDAN ND 58554
220-80-858	PIPER DONALD H	9659 E JEROME CIR MESA 85209	9659 E JEROME CIRCLE MESA AZ 85208
220-80-859	FLOOD BRAD M/JAIME B	9651 E JEROME CIR MESA 85209	9651 E JEROME CIR MESA AZ 85209
220-80-860	FOUGNER GERALD M/EMINE K	9645 E JEROME CIR MESA 85209	9645 E JEROME CIR MESA AZ 85208
220-80-864	HORTON MICHAEL II/MICHAEL III	9640 E JEROME CIR MESA 85209	9640 E JEROME CIR MESA AZ 85209
220-80-865	ARAUJO YOLANDA	9646 E JEROME CIR MESA 85209	9646 E JEROME CIR MESA AZ 85209
220-80-866	STALP ROBERT LEE/SHARON	9647 E JUANITA AVE MESA 85209	9647 E JUANITA AVE MESA AZ 85209
220-80-867	ZLB PROPERTIES LLC	9641 E JUANITA AVE MESA 85209	313 N KIMBERLEE WAY CHANDLER AZ 85225
220-80-868	THOMAS REVOCABLE TRUST	9635 E JUANITA AVE MESA 85209	9635 E JUANITA AVE MESA AZ 85209-7034
220-80-870	SIERRA RANCH HOMEOWNERS ASSOCIATION INC	9750 E BASELINE RD MESA 85209	3150 N ARIZONA AVE STE 107 CHANDLER AZ 85225
220-80-876	CASIAS JOSEPH G/ARABELLA D	9633 E IRWIN AVE MESA 85209	9633 E IRWIN AVE MESA AZ 85208
220-80-877	CLINE JAMES L/ROSEMARY TR	9641 E IRWIN AVE MESA 85209	9641 E IRWIN AVE MESA AZ 85208
220-80-878	BIRON JOSEPH M/FRANCES E	9649 E IRWIN AVE MESA 85209	9649 E IRWIN AVE MESA AZ 85209
220-80-879	SCHAFER JEFFREY M	9657 E IRWIN AVE MESA 85209	9657 E IRWIN AVE MESA AZ 85209
220-80-880	NUTTER MICHAEL A/VICKI L	9658 E IRWIN AVE MESA 85209	9533 E IDAHO AVE MESA AZ 85209
220-80-881	BENTZ MELANIE/MATTHEW P	9650 E IRWIN AVE MESA 85209	9650 E IRWIN AVE MESA AZ 85209
220-80-882	WELLS DAVID V/EDNA E	9642 E IRWIN AVE MESA 85209	9642 E IRWIN AVE MESA AZ 85209
220-80-883	LOMBARDO PETER/ VITA A	9634 E IRWIN AVE MESA 85209	9634 E IRWIN AVE MESA AZ 85208
220-80-888	ROHDE MICHAEL/LESLIE	9635 E IDAHO AVE MESA 85209	9635 E IDAHO AVE MESA AZ 85209
220-80-889	BOBBITT RICHARD/NANCY	9643 E IDAHO AVE MESA 85209	9643 E IDAHO AVE MESA AZ 85209
220-80-890	HOLMES DAVID K/MARY LOU	9651 E IDAHO AVE MESA 85209	342 CONNIE AVE LOS ALAMOS NM 87544
220-80-891	ENDRUSCHAT KLAUS D/MARIANNE	9659 E IDAHO AVE MESA 85209	9659 E IDAHO AVE MESA AZ 85209
220-80-896	CROW GREGORY T/COLLEEN/H AND W	9649 E INVERNESS AVE MESA 85209	9649 E INVERNESS AVE MESA AZ 85209
220-80-897	BERRES SCOTT L/MELBA C	9657 E INVERNESS AVE MESA 85209	9657 E INVERNESS AVE MESA AZ 85209
220-80-898	BEYER RICHARD A SR/JONETTE	9665 E INVERNESS AVE MESA 85209	9665 E INVERNESS AVE MESA AZ 85208
220-80-899	CROWELL W JAMES II	9707 E INVERNESS AVE MESA 85209	9707 E INVERNESS AVE MESA AZ 85208
220-80-900	AMH 2014 3 BORROWER LLC	9715 E INVERNESS AVE MESA 85209	30601 AGOURA RD SUITE 200 AGOURA HILLS CA 91301
220-80-901	DE LA CRUZ JOSEPH L/WENDI	9723 E INVERNESS AVE MESA 85209	9723 E INVERNESS AVE MESA AZ 85209
220-80-902	CHAPMAN DYLAN P/ROESHELLE	9731 E INVERNESS AVE MESA 85209	9731 E INVERNESS AVE MESA AZ 85208
220-80-903	FARKAS BRADLEY R/KIM M	9737 E INVERNESS AVE MESA 85209	9737 E INVERNESS AVE MESA AZ 85208
220-80-904	WATSON MATTHEW G/AMY	1622 S ALICIA MESA 85209	1622 S ALICIA ST MESA AZ 85209
220-80-905	BURTON THOMAS E/LOIS A	1628 S ALICIA MESA 85209	1628 S ALICIA MESA AZ 85209
220-80-906	CASLER DUDLEY F/LEVARIO HEATHER	1634 S ALICIA MESA 85209	1624 S ALICIA MESA AZ 85209
220-80-907	ROMO SERGIO F	9738 E IDAHO AVE MESA 85209	9738 E IDAHO AVE MESA AZ 85209-7071
220-80-908	NGUYEN QUYEN NHAN	9730 E IDAHO AVE MESA 85209	9730 E IDAHO AVE MESA AZ 85209
220-80-909	FARNWORTH SHAILAH/ORLANDO ZULMA ALAMO	9722 E IDAHO AVE MESA 85209	9722 E IDAHO AVE MESA AZ 85209
220-80-910	DICAMILLO GLORIAINA/STRINGER GLORIAINA LEE	9714 E IDAHO AVE MESA 85209	9714 E IDAHO AVE MESA AZ 85209
220-80-911	HICKS DAVID O	9706 E IDAHO AVE MESA 85209	9706 E IDAHO AVE MESA AZ 85209

220-80-912	HUTCHISON MICHAEL/MONICA	9664 E IDAHO AVE MESA 85209	9664 E IDAHO AVE MESA AZ 85209
220-80-913	PETTY REVOCABLE TRUST	9656 E IDAHO AVE MESA 85209	9656 E IDAHO AVE MESA AZ 85209
220-80-914	SCOTT WARICK/AMY	9648 E IDAHO AVE MESA 85209	9648 E IDAHO AVE MESA AZ 85209
220-80-915	NATHANIEL AND RUTH ROBINSON LIVING TRUST	1711 S 97TH ST MESA 85209	1711 S 97TH ST MESA AZ 85209
220-80-916	TODD TIMOTHY A	1703 S 97TH ST MESA 85209	1703 S 97TH ST MESA AZ 85209
220-80-917	PROVERBS GROUP HOME LLC	1661 S 97TH ST MESA 85209	4716 W MALDONADO RD LAWEEN AZ 85339
220-80-918	MOMYER RONALD L/JULIE A	9705 E IDAHO AVE MESA 85209	9705 E IDAHO AVE MESA AZ 85209
220-80-919	RASMUSSEN DARSEY/MISTY	9713 E IDAHO AVE MESA 85209	9713 E IDAHO AVE MESA AZ 85209
220-80-920	HALL JOHN	9721 E IDAHO AVE MESA 85209	9721 E IDAHO AVE MESA AZ 85209
220-80-921	FENDICK DAVID D/PAMELA A	9737 E IDAHO AVE MESA 85209	9737 E IDAHO AVE MESA AZ 85209
220-80-922	PENCE LIVING TRUST	9745 E IDAHO AVE MESA 85209	9745 E IDAHO AVE MESA AZ 85209
220-80-923	LEYDA RON/SHERI	9753 E IDAHO AVE MESA 85209	9753 E IDAHO AVE MESA AZ 85209
220-80-924	LONG WILLARD E/YVONNE SCOTT	1641 S ALICIA MESA 85209	1641 S ALICIA MESA AZ 85208
220-80-925	SALISBURY JADER M/JAN M	1635 S ALICIA MESA 85209	1635 S ALICIA MESA AZ 85208
220-80-926	WILKERSON CLARK T/SHEILA S	1629 S ALICIA MESA 85209	1629 S ALICIA MESA AZ 85208
220-80-927	CEBREROS AMBRE J/HECTOR G	1623 S ALICIA MESA 85209	1623 S ALICIA MESA AZ 85209
220-80-928	PRESCOTT RALPH S JR/IDA B	1624 S FAITH MESA 85209	1624 S FAITH MESA AZ 85208
220-80-929	PARK ASHBELL/PUALANI	1630 S FAITH MESA 85209	1630 S FAITH MESA AZ 85209
220-80-930	HOBT RICHARD L/LYNETTE M	1636 S FAITH MESA 85209	1635 S FAITH MESA AZ 85209-7090
220-80-931	HALVERSEN CHAL/JANEEN	1642 S FAITH MESA 85209	1642 S FAITH MESA AZ 85209-7080
220-80-932	MAYOR RAYMUND D/ADRIANA MARIA O TR	1648 S FAITH MESA 85209	1648 S FAITH ST MESA AZ 85208
220-80-933	ABBOTT STANLEY J/BETTY L TR	9810 E IRWIN AVE MESA 85209	9810 E IRWIN AVE MESA AZ 85209
220-80-934	HAGEN FAMILY TRUST	9802 E IRWIN AVE MESA 85209	9802 E IRWIN AVE MESA AZ 85209
220-80-935	COLEMAN ROBERT F/BECKIE J	9760 E IRWIN AVE MESA 85209	9760 E IRWIN AVE MESA AZ 85209
220-80-936	MALLOQUE KENNETH/JEANETTE/COSENTINO R/ETA	9752 E IRWIN AVE MESA 85209	9752 E IRWIN AVE MESA AZ 85209
220-80-937	VAN ALSTINE STEVEN/JOELLE	9744 E IRWIN AVE MESA 85209	9744 E IRWIN AVE MESA AZ 85209
220-80-938	RADDATZ CHRISTOPHER J/AZZIZEH S	9736 E IRWIN AVE MESA 85209	9736 E IRWIN AVE MESA AZ 85209
220-80-939	FATTIZZI FAMILY LIVING TRUST	1658 S JOPLIN MESA 85209	1658 S JOPLIN MESA AZ 85209
220-80-940	HALL REED D/KELLY A	1664 S JOPLIN MESA 85209	1664 S JOPLIN MESA AZ 85209
220-80-941	DEVORE MARK DANIEL/JESSICA	9733 E IRWIN AVE MESA 85209	9733 E IRWIN AVE MESA AZ 85209
220-80-942	BRENNER YVONNE R	9739 E IRWIN AVE MESA 85209	9739 E IRWIN AVE MESA AZ 85208
220-80-943	TOSCANO ERIC	9745 E IRWIN AVE MESA 85209	9745 E IRWIN AVE MESA AZ 85209
220-80-944	AGOSTTINI-LEAL JORGE L/LEAL ADRIANA	9753 E IRWIN AVE MESA 85209	9753 E IRWIN AVE MESA AZ 85209
220-80-945	OGORMAN WILLIAM J/MALTA J	9761 E IRWIN AVE MESA 85209	9761 E IRWIN AVE MESA AZ 85208
220-80-946	CAUGHEY-MILLER KRISTEN	9803 E IRWIN AVE MESA 85209	9803 E IRWIN AVE MESA AZ 85209
220-80-947	SIELAFF MARTIN/SANDRA T	9811 E IRWIN AVE MESA 85209	9811 E IRWIN AVE MESA AZ 85209
220-80-948	TAUVELI EPELI/PAULINE	9819 E IRWIN AVE MESA 85209	9819 E IRWIN AVE MESA AZ 85208
220-80-949	KNAPP STEVEN G/TAMARA L TR	9827 E IRWIN CIR MESA 85209	9827 E IRWIN CIR MESA AZ 85209
220-80-950	CLARK DAVID	9835 E IRWIN CIR MESA 85209	P O BOX 1474 LAFAYETTE CA 94549
220-80-951	CHARLAND LIVING TRUST	9843 E IRWIN CIR MESA 85209	9843 E IRWIN CIR MESA AZ 85208
220-80-952	SHEARER ALFRED A	9851 E IRWIN CIR MESA 85209	9427 E IRWIN AVE MESA AZ 85208
220-80-953	RODRIGUEZ ROBERT/ROBERTA C	9857 E IRWIN CIR MESA 85209	9857 E IRWIN CIR MESA AZ 85208
220-80-954	JONES HENRY A/JUDY F	9863 E IRWIN CIR MESA 85209	9863 E IRWIN CIR MESA AZ 85208
220-80-955	SOBEL DAVID/KATHLEEN G	9858 E IRWIN CIR MESA 85209	3831 E MENLO ST MESA AZ 85215
220-80-956	PHILLIPS GREGORY/TONI	9850 E IRWIN CIR MESA 85209	9850 E IRWIN CIR MESA AZ 85209
220-80-957	MARY P FULOP FAMILY TRUST	9842 E IRWIN CIR MESA 85209	4132 E HACKAMORE CIR MESA AZ 85205
220-80-958	MACEDO JORGE A	9834 E IRWIN CIR MESA 85209	9834 E IRWIN CIR MESA AZ 85209
220-80-959	JAKUBOWSKI GEORGE A/HEIDI L	9826 E IRWIN CIR MESA 85209	9826 E IRWIN AVE MESA AZ 85208
220-80-960	PERKINS DANIEL G/BREEZY	9825 E IDAHO AVE MESA 85209	9825 E IDAHO AVE MESA AZ 85209
220-80-961	DURBEN KENNETH/MARIA	9833 E IDAHO AVE MESA 85209	9833 E IDAHO AVE MESA AZ 85208
220-80-962	RAMBO SCOTT D/MARY JO	9841 E IDAHO AVE MESA 85209	9841 E IDAHO AVE MESA AZ 85208
220-80-963	BECK LARRY D/DIANNA R	9849 E IDAHO AVE MESA 85209	9849 E IDAHO AVE MESA AZ 85209
220-80-964	BLAGG CARA M	9857 E IDAHO AVE MESA 85209	9857 E IDAHO AVE MESA AZ 85209
220-80-965	WALDECK JOHN/DEBI	9865 E IDAHO AVE MESA 85209	9865 E IDAHO AVE MESA AZ 85209
220-80-966	ELMBLAD JOEY B/DIMITRA	9856 E IDAHO AVE MESA 85209	9856 E IDAHO AVE MESA AZ 85208
220-80-967	DAVIS FAMILY REVOCABLE TRUST	9848 E IDAHO AVE MESA 85209	9848 E IDAHO AVE MESA AZ 85209
220-80-968	SICKLER ROBERT I III/CHERYL	9840 E IDAHO AVE MESA 85209	9840 E IDAHO AVE MESA AZ 85209
220-80-969	FRANGELLA ROBERT C/JANICE A	9832 E IDAHO AVE MESA 85209	9832 E IDAHO AVE MESA AZ 85208
220-80-970	DUARTE BAUDELINA	9824 E IDAHO AVE MESA 85209	9824 E IDAHO AVE MESA AZ 85208
220-80-971	ELIZABETH A BOBICK REVOCABLE TRUST	9823 E INVERNESS AVE MESA 85209	9823 E INVERNESS AVE MESA AZ 85209
220-80-972	CONSTANCE R MARTINEZ LIVING TRUST	9831 E INVERNESS AVE MESA 85209	9831 E INVERNESS AVE MESA AZ 85209
220-80-973	DUPUIS KEVIN M/VECCCHIONE MICHELLE	9839 E INVERNESS AVE MESA 85209	9839 E INVERNESS AVE MESA AZ 85209
220-80-974	GOFF LAWRENCE W/EDNA D	9847 E INVERNESS AVE MESA 85209	9847 E INVERNESS AVE MESA AZ 85208
220-80-975	PEREZ FELIPE	9855 E INVERNESS AVE MESA 85209	9855 E INVERNESS AVE MESA AZ 85209
220-80-976	SIERRA RANCH III HOME OWNERS ASSOCIATION	9700 E INVERNESS AVE MESA 85209	2850 E CAMELBACK RD STE 315 PHOENIX AZ 85016
220-81-055	AZCA SUN HOLDINGS LLC	10157 E JAVELINA AVE MESA 85209	165 N REDWOOD DR STE 250 SAN RAFAEL CA 94903-1955
220-81-056	SANZ VICTOR/LILIA I	10153 E JAVELINA AVE MESA 85209	10153 E JAVELINA AVE MESA AZ 85208
220-81-057	STERNBERG KAREN A/PULLI ANGELO J SR	10158 E JAVELINA AVE MESA 85209	44 RIDGEWOOD RD ELK GROVE VILLAGE IL 60007
220-81-058	TURLEBAY LLC	10162 E JAVELINA AVE MESA 85209	10162 E JAVELINA AVE MESA AZ 85209
220-81-059	KRUMPOS CAROL	10166 E JAVELINA AVE MESA 85209	10166 E JAVELINA AVE MESA AZ 85209
220-81-100	SHAW JOHN E/KIMBERLY K	10217 E JUANITA AVE MESA 85209	PO BOX 2339 APACHE JUNCTION AZ 85117
220-81-101	JONES DAVID A/ERIN A	10211 E JUANITA AVE MESA 85209	10211 E JUANITA AVE MESA AZ 85208
220-81-102	NESTELL THOMAS C/KIMBER L	10205 E JUANITA AVE MESA 85209	10205 E JUANITA AVE MESA AZ 85209
220-81-103	MULLENIX PATRICK M/PATRICIA A	10165 E JUANITA AVE MESA 85209	80 JENSEN CRESCENT NE AIRDRIE AB CANADA T4B 1N8
220-81-104	PENLEY BERNARD E JR/TERESA A	10150 E JUANITA AVE MESA 85209	10150 E JUANITA AVE MESA AZ 85209
220-81-105	DIBARTOLO KRISTIN	10158 E JUANITA AVE MESA 85209	10158 E JUANITA AVE MESA AZ 85209

220-81-106	BONNETT WILLIAM KARL/NANCY LEE	10164 E JUANITA AVE MESA 85209	10164 E JUANITA AVE MESA AZ 85209
220-81-107	HARRIS CHRIS	10202 E JUANITA AVE MESA 85209	10202 E JUANITA AVE MESA AZ 85209
220-81-108	ORR DAVID S/AMANDA PENA	10208 E JUANITA AVE MESA 85209	10208 E JUANITA AVE MESA AZ 85209
220-81-109	PENA NELLIE	10214 E JUANITA AVE MESA 85209	10214 E JUANITA AVE MESA AZ 85209
220-81-110	LE HUNG T/EM THI KIM	10220 E JUANITA AVE MESA 85209	10220 E JUANITA AVE MESA AZ 85208
220-81-111	MULLEN RUSSELL/SHANNON	10226 E JUANITA CIR MESA 85209	10226 E JUANITA CIR MESA AZ 85209
220-81-112	BLACK JANICE E	10232 E JUANITA CIR MESA 85209	10232 E JUANITA CIR MESA AZ 85209
220-81-113	KEOWN BEVERLY A	10238 E JUANITA CIR MESA 85209	10238 E JUANITA CIR MESA AZ 85209
220-81-406	PRICE JASON RICHARD	1658 S CHATSWORTH MESA 85209	1658 S CHATSWORTH MESA AZ 85209
220-81-407	ROBERTS DAVID B/KALEB T	1656 S CHATSWORTH MESA 85209	1656 S CHATSWORTH MESA AZ 85209
220-81-408	SULLIVAN RACHEL	1654 S CHATSWORTH MESA 85209	1654 S CHATSWORTH MESA AZ 85209
220-81-409	GONZALEZ KENDY V/ANGEL R JR	1652 S CHATSWORTH MESA 85209	1652 S CHATSWORTH MESA AZ 85209
220-81-410	BUSCHE JAMIE R	1650 S CHATSWORTH MESA 85209	1650 S CHATSWORTH MESA AZ 85209
220-81-411	DUNN BLAKE CHARLES/CANDACE	1648 S CHATSWORTH MESA 85209	1648 S CHATSWORTH MESA AZ 85209
220-81-412	BUSTAMANTE DAVID ERIC	1646 S CHATSWORTH MESA 85209	1646 S CHATSWORTH MESA AZ 85209
220-81-413	PROGRESS RESIDENTIAL 2015-1 BORROWER LLC	1644 S CHATSWORTH MESA 85209	PO BOX 4090 SCOTTSDALE AZ 85261
220-81-414	REDELL JOHN B JR/FINCH-REDELL KARA LYNN	1642 S CHATSWORTH MESA 85209	1642 S CHATSWORTH MESA AZ 85209
220-81-415	GREEN ERION J	1640 S CHATSWORTH MESA 85209	1640 S CHATSWORTH MESA AZ 85209
220-81-416	CHESTER-CHATSWORTH LLC	1638 S CHATSWORTH MESA 85209	4406 E MAIN ST UNIT 102-2 MESA AZ 85205
220-81-417	JENSEN SHAWN/MONICA B	1636 S CHATSWORTH MESA 85209	1636 S CHATSWORTH MESA AZ 85209
220-81-418	2017-1 IH BORROWER LP	1634 S CHATSWORTH MESA 85209	1121 W WARNER RD # 110 TEMPE AZ 85284
220-81-419	THOMAS BROOKE/GOLDSTEIN STEPHEN J	1632 S CHATSWORTH MESA 85209	1632 S CHATSWORTH MESA AZ 85209
220-81-420	THURSTON VALERIE/PAJAK WALDEMAR S/MARIANN	1630 S CHATSWORTH MESA 85209	1630 S CHATSWORTH MESA AZ 85209
220-81-421	JEFFS JOSHUA/BRITTANY	1628 S CHATSWORTH MESA 85209	1628 S CHATSWORTH MESA AZ 85209
220-81-422	LAWRENCE JULIE A	1626 S CHATSWORTH MESA 85209	1626 S CHATSWORTH MESA AZ 85209
220-81-423	CHAPMAN COLE K	1624 S CHATSWORTH MESA 85209	1624 S CHATSWORTH MESA AZ 85209
220-81-424	LANGELIER DARLENE L	1622 S CHATSWORTH MESA 85209	1622 S CHATSWORTH MESA AZ 85209
220-81-425	JACKSON KATHLEEN A/LEE DOUGLAS E/DENISE LYNN	1620 S CHATSWORTH MESA 85209	1620 S CHATSWORTH MESA AZ 85209
220-81-426	OPENDOOR PROPERTY W25 LLC	1618 S CHATSWORTH MESA 85209	405 HOWARD ST STE 550 SAN FRANCISCO CA 94105-2999
220-81-427	MAKE CENTS LLC	1616 S CHATSWORTH MESA 85209	3935 EAST PALM ST MESA AZ 85215
220-81-428	BRISCO RACHEL	1614 S CHATSWORTH MESA 85209	1614 S CHATSWORTH MESA AZ 85209
220-81-429	HAKLIK JERRI LOUISE	1612 S CHATSWORTH MESA 85209	1612 S CHATSWORTH MESA AZ 85209
220-81-430	DOLHENTY JENNIFER/WILLIAMS JOHN	10020 E ISLETA AVE MESA 85209	10020 E ISLETA AVE MESA AZ 85209
220-81-431	BURGIN BRITTANY	10022 E ISLETA AVE MESA 85209	10022 E ISLETA AVE MESA AZ 85209
220-81-432	WISEMAN ANTHONY M	10024 E ISLETA AVE MESA 85209	6313 W DUBLIN LN CHANDLER AZ 85226
220-81-434	LARSON SIERRA/GARY BLAKE	10028 E ISLETA AVE MESA 85209	10028 E ISLETA AVE MESA AZ 85209
220-81-435	SCHAFER AMANDA	10030 E ISLETA AVE MESA 85209	10030 E ISLETA AVE MESA AZ 85209
220-81-436	SANCHEZ ERIKA	10032 E ISLETA AVE MESA 85209	10032 E ISLETA AVE MESA AZ 85209
220-81-586	BOGERT JAMES D	10046 E IMPALA AVE MESA 85209	10046 E IMPALA AVE MESA AZ 85209
220-81-587	EVANGELESTA RANDALL JON	10042 E IMPALA AVE MESA 85209	10042 E IMPALA AVE MESA AZ 85209
220-81-588	DALESSANDRO LISA	10038 E IMPALA AVE MESA 85209	10038 E IMPALA AVE MESA AZ 85209
220-81-589	RIVERA JESSE M/AMY L	10034 E IMPALA AVE MESA 85209	10034 E IMPALA AVE MESA AZ 85209
220-81-590	GIO VANNI TAMMIE L	10030 E IMPALA AVE MESA 85209	10030 E IMPALA AVE MESA AZ 85209
220-81-591	STARRICK JEFFREY S/VIRGINIA L	10026 E IMPALA AVE MESA 85209	10026 E IMPALA AVE MESA AZ 85209
220-81-592	COOPER ALEXANDER/ASHLEY	10022 E IMPALA AVE MESA 85209	10022 E IMPALA AVE MESA AZ 85209
220-81-593	FELDMAN BRANDON/SUSAN	10025 E ISABELLA AVE MESA 85209	1305 N EVERGREEN ST GILBERT AZ 85233
220-81-594	CAMPBELL KELLY E	10031 E ISABELLA AVE MESA 85209	10031 E ISABELLA AVE MESA AZ 85209
220-81-595	GAINES DUSTIN F/JENNIFER N	10035 E ISABELLA AVE MESA 85209	10035 E ISABELLA AVE MESA AZ 85209
220-81-596	DICKEY NELDON R/JOANN	10039 E ISABELLA AVE MESA 85209	35075 SE CARPENTER LN GRESHAM OR 97080
220-81-597	DYER PAMELA K	10043 E ISABELLA AVE MESA 85209	10043 E ISABELLA AVE MESA AZ 85209
220-81-603	MILLER ALICIA A	10044 E ISABELLA AVE MESA 85209	10044 E ISABELLA AVE MESA AZ 85209
220-81-604	CANDIA PAUL/CYNTHIA	10040 E ISABELLA AVE MESA 85209	10040 E ISABELLA AVE MESA AZ 85209
220-81-605	GAONA CLAUDIA	10036 E ISABELLA AVE MESA 85209	10036 E ISABELLA AVE MESA AZ 85209
220-81-606	MILLER AMBER A	10032 E ISABELLA AVE MESA 85209	10032 E ISABELLA AVE MESA AZ 85209
220-81-607	AH4R PROPERTIES LLC	10026 E ISABELLA AVE MESA 85209	30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148
220-81-608	CREWSE AMANDA	10027 E ISLETA AVE MESA 85209	10027 E ISLETA AVE MESA AZ 85209
220-81-609	JOHNSON JAMES WENDELL/KATHERINE IRENE	10033 E ISLETA AVE MESA 85209	10033 E ISLETA AVE MESA AZ 85209
220-81-610	HOCKINGS JOHN SCOTT	10037 E ISLETA AVE MESA 85209	10037 E ISLETA AVE MESA AZ 85209
220-81-624	COLBY D HEINER FAMILY TRUST	10045 E IMPALA AVE MESA 85209	2511 E HAYMORE ST GILBERT AZ 85298
220-81-625	IH3 PROPERTY PHOENIX L P	10041 E IMPALA AVE MESA 85209	2075 S COTTONWOOD DR TEMPE AZ 85282
220-81-626	BARCIA DAVID	10037 E IMPALA AVE MESA 85209	10037 E IMPALA MESA AZ 85209
220-81-627	BROWN MATONTH E/FIERROS-BROWN TERRIE	10033 E IMPALA AVE MESA 85209	10033 E IMPALA AVE MESA AZ 85209
220-81-628	J AND P RENTALS LLC	10031 E IMPALA AVE MESA 85209	3227 N CANYON WASH CIR MESA AZ 85207
220-81-629	MITREVSKI ALEX/VERICA	10011 E IMPALA AVE MESA 85209	40 ANN ST GARFIELD NJ 07026-3680
220-81-630	TMK PROPERTIES LLC	10013 E IMPALA AVE MESA 85209	780 E SEATTLE SLEW LN GILBERT AZ 85296
220-81-631	HARVEY KAREN G/MERVYN M	10015 E IMPALA AVE MESA 85209	10015 E IMPALA AVE MESA AZ 85209
220-81-632	TAH 2018-1 BORROWER LLC	10017 E IMPALA AVE MESA 85209	1508 BROOKHOLLOW DR SANTA ANA CA 92705
220-81-633	MAKE CENTS LLC	10019 E IMPALA AVE MESA 85209	619 N ROSEMONT CIR MESA AZ 85205
220-81-634	CACUCCILO ROSA/SIMPSON ALVIN C	10021 E IMPALA AVE MESA 85209	2664 E LAWNDAL ST MESA AZ 85213
220-81-635	PROGRESS RESIDENTIAL 2014-1 BORROWER LLC	10023 E IMPALA AVE MESA 85209	PO BOX 4090 SCOTTSDALE AZ 85261
220-81-636	KONG WEIZHOU/GUO LI YU	10025 E IMPALA AVE MESA 85209	10025 E IMPALA AVE MESA AZ 85209
220-81-637	SCAIFE BRITTANY LEIGH/LOGAN JAMES	10027 E IMPALA AVE MESA 85209	10027 E IMPALA MESA AZ 85209
220-81-642	SANCHEZ IRENE	1733 S CHATSWORTH MESA 85209	1733 S CHATSWORTH MESA AZ 85209
220-81-643	SZYMKOWSKI PAIGE/WOOLDRIDGE CORY	1735 S CHATSWORTH MESA 85209	1735 S CHATSWORTH MESA AZ 85209
220-81-644	BLANCA R VALENZUELA TRUST	1737 S CHATSWORTH MESA 85209	1737 S CHATSWORTH MESA AZ 85209
220-81-645	GRACIA CAROLINA M	1739 S CHATSWORTH MESA 85209	1739 S CHATSWORTH MESA AZ 85209

220-81-646	CLEGG JANA M	1741 S CHATSWORTH MESA 85209	1741 S CHATSWORTH MESA AZ 85209
220-81-647	WALTHER ZACKARY R	1743 S CHATSWORTH MESA 85209	1743 S CHATSWORTH MESA AZ 85209
220-81-648	MCDONALD GREGORY C	1745 S CHATSWORTH MESA 85209	1745 S CHATSWORTH MESA AZ 85209
220-81-649	PRINE MARK E/PEGGY L	1747 S CHATSWORTH MESA 85209	1175 TOOLE CT BILLINGS MT 59105-2233
220-81-650	KLEWER BRUCE R/SHARLA J	1749 S CHATSWORTH MESA 85209	1749 S CHATSWORTH MESA AZ 85209
220-81-651	EDDIE A KNIGHT AND NENA L KNIGHT TRUST	1751 S CHATSWORTH MESA 85209	9288 HALLMARK PL VALLEJO CA 94591
220-81-652	SCHULER CHAD KENNETH	1753 S CHATSWORTH MESA 85209	1753 S CHATSWORTH MESA AZ 85209
220-81-653	BLACKBURN CRAIG	1755 S CHATSWORTH MESA 85209	1755 S CHATSWORTH MESA AZ 85209
220-81-654	ELIZABETH A CUTTONE LIVING TRUST	1764 S CHATSWORTH MESA 85209	1764 S CHATSWORTH MESA AZ 85209
220-81-655	SLARKS MADISON	1762 S CHATSWORTH MESA 85209	1762 S CHATSWORTH MESA AZ 85209
220-81-656	GONZALEZ DANIEL	1760 S CHATSWORTH MESA 85209	1760 S CHATSWORTH MESA AZ 85209
220-81-657	SMITH CHRISTOPHER A/BROOKE L	1758 S CHATSWORTH MESA 85209	1758 S CHATSWORTH MESA AZ 85209
220-81-658	HERCZEG GINA E	1756 S CHATSWORTH MESA 85209	1756 E CHATSWORTH MESA AZ 85209
220-81-659	MISSMAN MATT/JENNY	1754 S CHATSWORTH MESA 85209	1754 S CHATSWORTH MESA AZ 85209
220-81-660	FERRIN JESSICA	1752 S CHATSWORTH MESA 85209	1752 S CHATSWORTH MESA AZ 85209
220-81-661	BRYAN ROBBY D/KIMBERLY	1750 S CHATSWORTH MESA 85209	15833 S 38TH ST PHOENIX AZ 85048
220-81-662	ARP 2014-1 BORROWER LLC	1748 S CHATSWORTH MESA 85209	30601 AGOURA RD STE 200PT AGOURA HILLS CA 91301
220-81-663	RHYNE ERIC L/REBECCA	1746 S CHATSWORTH MESA 85209	1746 S CHATSWORTH MESA AZ 85209
220-81-664	EMBREE KRISANNA M	1744 S CHATSWORTH MESA 85209	1744 S CHATSWORTH MESA AZ 85209
220-81-665	VIGNOLI SYLVIA/STEFANO	1742 S CHATSWORTH MESA 85209	3458 N LADERA CIR MESA AZ 85207
220-81-666	JETT JAMES F/DEBRA ANN	1740 S CHATSWORTH MESA 85209	1740 S CHATSWORTH MESA AZ 85209
220-81-667	MUENCH JENNIFER/JUSTIN	1738 S CHATSWORTH MESA 85209	1738 S CHATSWORTH MESA AZ 85209
220-81-668	ORY NICOLE E/CHARLES ALLAN	1736 S CHATSWORTH MESA 85209	1736 S CHATSWORTH MESA AZ 85209
220-81-669	RIGONI SUZON M	1734 S CHATSWORTH MESA 85209	1734 S CHATSWORTH MESA AZ 85209
220-81-670	ARM OF SAVE THE FAMILY FOUNDATION OF ARIZON	1732 S CHATSWORTH MESA 85209	125 E UNIVERSITY DR MESA AZ 85201
220-81-671	ARM OF SAVE THE FAMILY FOUNDATION OF ARIZON	1730 S CHATSWORTH MESA 85209	125 E UNIVERSITY DR MESA AZ 85201
220-81-672	MONTANO MARIA E	1705 S CHATSWORTH MESA 85209	1705 S CHATSWORTH MESA AZ 85209
220-81-673	BROWN TODD	1709 S CHATSWORTH MESA 85209	1709 S CHATSWORTH MESA AZ 85209
220-81-674	MANNING JAMES P/PANKO-MANNING JACQUELINE	1711 S CHATSWORTH MESA 85209	1711 S CHATSWORTH MESA AZ 85209
220-81-675	LOC CHATSWORTH L L C	1713 S CHATSWORTH MESA 85209	1713 S CHATSWORTH MESA AZ 85209
220-81-676	BUTLER BREANN R	1715 S CHATSWORTH MESA 85209	1715 S CHATSWORTH MESA AZ 85209
220-81-677	HARPER JOHN R/CHRISTINE	1717 S CHATSWORTH MESA 85209	10565 E MEDINA AVE MESA AZ 85209
220-81-678	FOSTER TRAVIS TR/JOHNSON JENNIFER TR	1719 S CHATSWORTH MESA 85209	1719 S CHATSWORTH MESA AZ 85209
220-81-679	SHAFFERY TIMOTHY B/AIDA F	1721 S CHATSWORTH MESA 85209	1721 S CHATSWORTH MESA AZ 85209
220-81-680	FLETCHER KRISTINE	1723 S CHATSWORTH MESA 85209	2412 CHAMBERLAIN DR PLANO TX 75023
220-81-773	FIRSTBANK	1954 S CRISMON RD MESA 85209	10403 W COLFAX AVE LAKEWOOD CO 80215
220-81-774	WL CRISMON LLC	1926 S CRISMON RD MESA 85209	8385 W EMERALD ST BOISE ID 83704
220-81-775	WL CRISMON LLC	1858 S CRISMON RD MESA 85209	8385 W EMERALD ST BOISE ID 83704
220-81-776	ECE I LLC	1842 S CRISMON RD MESA 85209	909 WALNUT ST STE 200 KANSAS CITY MO 64106
220-81-778	CRISMON CB ONE LLC	1756 S CRISMON RD MESA 85209	8310 E CACTUS RD STE 500 SCOTTSDALE AZ 85260
220-81-779	GRAHAM REAL ESTATE ONE LLC	1738 S CRISMON RD MESA 85209	3518 6TH AVE STE 201 TACOMA WA 98406
220-81-950	AO VENTURES LLC	1810 S CRISMON RD 188 MESA 85209	1810 S CRISMON RD SUITE 183 MESA AZ 85209
220-81-951	REDDY GI ASSOCIATES PLLC	1810 S CRISMON RD 191 MESA 85209	9681 N 56TH ST PARADISE VALLEY AZ 85253
220-81-953	TMJ FAMILY PROPERTIES LLC/PR 128 LLC	1810 S CRISMON RD 190 MESA 85209	1925 S SOSSAMAN RD NO 211 MESA AZ 85209
220-81-955	TMJ FAMILY PROPERTIES LLC/PR 128 LLC	1810 S CRISMON RD 189 MESA 85209	1925 S SOSSAMAN RD NO 211 MESA AZ 85209
220-81-956	OMPC UNIT OWNERS ASSOCIATION	1810 S CRISMON RD MESA 85209	PO BOX 4029 TUSTIN CA 92781
220-81-960	CRISMON CREEK HOMEOWNERS ASSOCIATION		1839 S ALMA SCHOOL RD # 150 MESA AZ 85210
220-81-961	CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATI		7255 E HAMPTON AVE STE 101 MESA AZ 85209
220-81-962	BANNER HEALTH	1917 S CRISMON RD MESA 85209	2901 N CENTRAL AVE STE 160 PHOENIX AZ 85012
220-81-973	CCR NORTH LLC	1815 S CRISMON RD MESA 85209	10105 E VIA LINDA SCOTTSDALE AZ 85258
220-81-975	THE BAND LLC	1847 S CRISMON RD MESA 85209	PO BOX 2446 SILVERDALE WA 98383
220-81-976	CARRINGTON DEVELOPMENT LLC	10056 E BASELINE RD MESA 85209	9229 N HORIZON TRAIL FOUNTAIN HILLS AZ 85268
220-81-977	CORP PRESIDING BISHOP CHURCH JC LDS	1803 S CRISMON RD MESA 85209	50 EAST NORTH TEMPLE 22ND FLR SALT LAKE CITY UT 84150
220-81-978	CCR SOUTH LLC		PMB148 10105 E VIA LINDA STE 103 SCOTTSDALE AZ 85258
220-86-104	BIRKHOLZ JOHN/DIANNA	1650 S CRISMON RD 1 MESA 85209	620 E CALGARY AVE BISMARCK ND 58503
220-86-105	DUCK DIANA JEAN	1650 S CRISMON RD 2 MESA 85209	1650 S CRISMON RD UNIT 2 MESA AZ 85209-3760
220-86-106	ETGEN STEPHANIE	1650 S CRISMON RD 3 MESA 85209	1650 S CRISMON RD UNIT 3 MESA AZ 85209-3760
220-86-107	PRYMICZ CHRISTINE A	1650 S CRISMON RD 4 MESA 85209	1650 S CRISMON RD 4 MESA AZ 85208
220-86-108	FARNSWORTH BEVERLY	1650 S CRISMON RD 5 MESA 85209	1650 S CRISMON RD UNIT 5 MESA AZ 85209-3760
220-86-109	CLARK DAVID D/DULCIE L	1650 S CRISMON RD 6 MESA 85209	90 JEFFERS LP SOUTH ENNIS MT 59729
220-86-110	ORCUTT GERALD R/LINDA L	1650 S CRISMON RD 7 MESA 85209	1650 S CRISMON RD UNIT 7 MESA AZ 85209
220-86-111	SINGLETARY JULIE D	1650 S CRISMON RD 8 MESA 85209	8838 E DALLAS ST MESA AZ 85207
220-86-112	TOLOMIO TRACY	1650 S CRISMON RD 9 MESA 85209	1650 S CRISMON RD UNIT 9 MESA AZ 85209-3760
220-86-113	HOOD JOAN	1650 S CRISMON RD 10 MESA 85209	1650 S CRISMON RD UNIT 10 MESA AZ 85209
220-86-114	WISGOSKI ALFRED	1650 S CRISMON RD 11 MESA 85209	1650 S CRISMON RD UNIT 11 MESA AZ 85209
220-86-115	SURVIVORS TRUST	1650 S CRISMON RD 12 MESA 85209	1650 S CRISMON RD UNIT 43 MESA AZ 85209
220-86-116	GARCIA MONIQUE N	1650 S CRISMON RD 13 MESA 85209	1650 S CRISMON RD 13 MESA AZ 85208
220-86-117	NEUBAUER JILL	1650 S CRISMON RD 14 MESA 85209	1650 S CRIMSON RD UNIT 14 MESA AZ 85209
220-86-118	MINEO LIVING TRUST	1650 S CRISMON RD 15 MESA 85209	10920 E OBISPO AVE MESA AZ 85212
220-86-119	BORMAN FAMILY REVOCABLE TRUST	1650 S CRISMON RD 16 MESA 85209	511 MORNING SUN CT NAMPALA ID 83686
220-86-120	HUMPHREYS PROPERTIES LLC	1650 S CRISMON RD 17 MESA 85209	7816 S 32ND DR LAVEN AZ 85339
220-86-121	CHILSINN FAMILY LIVING TRUST	1650 S CRISMON RD 18 MESA 85209	6904 S FOREST AVE GILBERT AZ 85298
220-86-122	APRAHAM PATRICIA G	1650 S CRISMON RD 19 MESA 85209	1650 S CRISMON RD UNIT 19 MESA AZ 85209
220-86-123	NANCY A ALLEN TRUST	1650 S CRISMON RD 20 MESA 85209	10612 E SHEFFIELD DR MESA AZ 85212
220-86-124	FURLONG KEVIN/JILL	1650 S CRISMON RD 21 MESA 85209	5605 NEWGATE AVE N STILLWATER MN 55082
220-86-125	R LESTER BUCK FAMILY TRUST	1650 S CRISMON RD 22 MESA 85209	1650 S CRISMON RD UNIT 22 MESA AZ 85209

220-86-126	BOROWIAK JAMES A/KAREN M/GAVIN J	1650 S CRISMON RD 23 MESA 85209	7373 E US HWY 30 313 GOLD CANYON AZ 85118
220-86-127	EWALD WILLIAM L/BRIDGE LOIS	1650 S CRISMON RD 24 MESA 85209	1650 S CRISMON RD 24 MESA AZ 85208
220-86-128	SAWICKY ROBERT A/JANET K	1650 S CRISMON RD 25 MESA 85209	1650 S CRISMON RD NO 25 MESA AZ 85209
220-86-130	OPENDOOR PROPERTY W12 LLC	1650 S CRISMON RD 27 MESA 85209	405 HOWARD ST STE 550 SAN FRANCISCO CA 94105
220-86-131	ATKINS STEVEN/LORRAINE	1650 S CRISMON RD 28 MESA 85209	1650 S CRISMON RD NO 28 MESA AZ 85208
220-86-132	MORTEI DANILO/MAJELLA M	1650 S CRISMON RD 29 MESA 85209	137 BUTTERCUP CIRL VACAVILLE CA 95687
220-86-133	FENLON GREGORY J	1650 S CRISMON RD 30 MESA 85209	1650 S CRISMON RD 30 MESA AZ 85208
220-86-134	FLORES MELINDA	1650 S CRISMON RD 31 MESA 85209	1650 S CRISMON RD NO 31 MESA AZ 85209
220-86-135	CRISMON MAXWELL LLC	1650 S CRISMON RD 32 MESA 85209	1161 E COPPER HOLLOW SAN TAN VALLEY AZ 85140
220-86-136	BRANDON MARGARET L	1650 S CRISMON RD 33 MESA 85209	3310 SE BAYPOINT DR VANCOUVER WA 98683-3018
220-86-137	SIMO TARA LEE	1650 S CRISMON RD 34 MESA 85209	1650 S CRISMON CREEK RD UNIT 34 MESA AZ 85209
220-86-138	ESTRADA ANTHONY A/OLGA M	1650 S CRISMON RD 35 MESA 85209	1650 S CRISMON RD 35 MESA AZ 85208
220-86-139	KUTZ JESSIE H	1650 S CRISMON RD 36 MESA 85209	1650 S CRISMON RD UNIT 36 MESA AZ 85208
220-86-140	GREATER VALLEY DEVELOPMENT LLC	1650 S CRISMON RD 37 MESA 85209	3358 E DOWNING ST MESA AZ 85213
220-86-141	THOMAS CAROL A	1650 S CRISMON RD 38 MESA 85209	1650 S CRISMON RD NO 38 MESA AZ 85208
220-86-142	ERICKSON DAVID	1650 S CRISMON RD 39 MESA 85209	1650 S CRISMON RD NO 39 MESA AZ 85208
220-86-143	JOANN M RUSSELL LIVING TRUST	1650 S CRISMON RD 40 MESA 85209	1650 S CRISMON RD UNIT 40 MESA AZ 85209
220-86-144	CHRISTIAN TIFFANY	1650 S CRISMON RD 41 MESA 85209	1650 S CRISMON RD UNIT 41 MESA AZ 85209
220-86-145	GARY & JOANNE COLLINS TRUST	1650 S CRISMON RD 42 MESA 85209	1650 S CRISMON RD UNIT 42 MESA AZ 85209-3762
220-86-146	SURVIVORS TRUST	1650 S CRISMON RD 43 MESA 85209	1650 S CRISMON RD UNIT 43 MESA AZ 85209
220-86-147	ALFRED E WISGOSKI DECLARATION OF TRUST	1650 S CRISMON RD 44 MESA 85209	2800 BECKER DR PERU IL 61354-3822
220-86-148	VANPORTFLEET ROBERT M/TARA L	1650 S CRISMON RD 45 MESA 85209	1650 S CRISMON RD NO 45 MESA AZ 85208
220-86-149	ANANE MARGARET A	1650 S CRISMON RD 46 MESA 85209	1650 S CRISMON RD UNIT 46 MESA AZ 85209
220-86-150	TOMCZAK WILLIAM O/LINDA K	1650 S CRISMON RD 47 MESA 85209	1650 S CRISMON RD UNIT 47 MESA AZ 85209
220-86-151	PONNGUPATI MARY	1650 S CRISMON RD 48 MESA 85209	1650 S CRISMON RD UNIT 48 MESA AZ 85209
220-86-152	CSHC HOLDINGS LLC	1650 S CRISMON RD 49 MESA 85209	8215 N 62ND PL PARADISE VALLEY AZ 85253-2607
220-86-153	HEILMAN CAROLYN M	1650 S CRISMON RD 50 MESA 85209	1650 S CRISMON RD UNIT 50 MESA AZ 85209-3763
220-86-154	DELISLE SUSAN W/ALLEN P	1650 S CRISMON RD 51 MESA 85209	1650 S CRISMON RD UNIT 51 MESA AZ 85209
220-86-155	PARK IAN C/ESPINOZA MARISA C	1650 S CRISMON RD 52 MESA 85209	1650 S CRISMON RD UNIT 52 MESA AZ 85208
220-86-156	ANTHONY DARLENE D	1650 S CRISMON RD 53 MESA 85209	1650 S CRISMON RD 53 MESA AZ 85208
220-86-157	FRENCH DIANE/COFFEY CLAUDETTE C/THORNTON E	1650 S CRISMON RD 54 MESA 85209	995 CEDAR WAY SE SALEM OR 97302
220-86-158	STRAHAN RENEE ELIZABETH	1650 S CRISMON RD 55 MESA 85209	1650 S CRISMON RD UNIT 55 MESA AZ 85209
220-86-159	DEREDICK DAVID W/TAMARA J	1650 S CRISMON RD 56 MESA 85209	8281 REDWOOD DR SE AUMSVILLE OR 97325
220-86-160	LAURIA TIMOTHY A/JENNIFER L	1650 S CRISMON RD 57 MESA 85209	1650 S CRISMON RD MESA AZ 85208
220-86-161	ARNEL DENNIS DALE/PATRICIA LARRAINE	1650 S CRISMON RD 58 MESA 85209	BOX 61 GROUP 336 RR3 WINNIPEG MB CANADA R3T 2E7
220-86-162	HILDEBRANDT GARY K	1650 S CRISMON RD 59 MESA 85209	4223 S NASH WAY CHANDLER AZ 85249
220-86-163	SVOBODA LEROY/BEVERLY	1650 S CRISMON RD 60 MESA 85209	1650 S CRISMON RD 60 MESA AZ 85209
220-86-164	AMADOR ALVARO/MERCEDES	1650 S CRISMON RD 61 MESA 85209	1650 S CRISMON RD UNIT 61 MESA AZ 85209
220-86-165	HANSEN DAVID F	1650 S CRISMON RD 62 MESA 85209	1650 S CRISMON RD 62 MESA AZ 85208
220-86-166	SHAVER STEPHEN G/SPEEGLE-SHAVER CAROLYN K	1650 S CRISMON RD 63 MESA 85209	355 VIAN WAY FAIRBANKS AK 99709
220-86-167	ZYCH ROBERT/JANET	1650 S CRISMON RD 64 MESA 85209	15607 EDNA CIR OMAHA NE 68136
220-86-168	SOUBLIS PANAGIOTA	1650 S CRISMON RD 65 MESA 85209	1650 S CRISMON RD UNIT 65 MESA AZ 85209
220-86-169	SHOEMAKER-HANSEN CHARLENE	1650 S CRISMON RD 66 MESA 85209	1650 S CRISMON RD UNIT 66 MESA AZ 85208
220-86-170	FOTH DONALD W/CAROL A	1650 S CRISMON RD 67 MESA 85209	PO BOX 1461 CORTEZ CO 81321
220-86-171	CARUSO LOUIS	1650 S CRISMON RD 68 MESA 85209	1650 S CRISMON RD UNIT 68 MESA AZ 85209
220-86-172	HOLBROOK ALAYNA	1650 S CRISMON RD 69 MESA 85209	1650 S CRISMAN RD UNIT 69 MESA AZ 85209
220-86-173	AUGUSTINE PAUL E/GWENDA LOU TR	1650 S CRISMON RD 70 MESA 85209	582 COUNTY RD 201 DURANGO CO 81301
220-86-174	OLSON KELLE M	1650 S CRISMON RD 71 MESA 85209	1650 S CRISMON RD UNIT 71 MESA AZ 85209
220-86-175	JASSO ANITA M	1650 S CRISMON RD 72 MESA 85209	1650 S CRISMON RD UNIT 72 MESA AZ 85209
220-86-176	THOMAS TRACEY L	1650 S CRISMON RD 73 MESA 85209	1650 S CRISMON RD UNIT 73 MESA AZ 85209
220-86-177	CROWL DOUGLAS D	1650 S CRISMON RD 74 MESA 85209	1851 W HALF MOON CIR QUEEN CREEK AZ 85142-4459
220-86-178	WILLIAMS MARY A	1650 S CRISMON RD 75 MESA 85209	1650 S CRISMON RD UNIT 75 MESA AZ 85209
220-86-179	MARTINEZ JESENIA R	1650 S CRISMON RD 76 MESA 85209	1650 S CRIMSON RD UNIT 76 MESA AZ 85209
220-86-180	CUTLIFF BARRY REID/SUSAN	1650 S CRISMON RD 77 MESA 85209	1001 COPPER CT VACAVILLE CA 95687
220-86-181	RICHEY BETH A	1650 S CRISMON RD 78 MESA 85209	1650 S CRISMON RD UNIT 78 MESA AZ 85209
220-86-182	CANO RICARDO/LYDIA	1650 S CRISMON RD 79 MESA 85209	1650 S CRISMON RD 79 MESA AZ 85212
220-86-183	ILJ LLC	1650 S CRISMON RD 80 MESA 85209	625 S LINGER LN WILLIAMS AZ 86046
220-86-184	NICHOLS STEVE S	1650 S CRISMON RD 81 MESA 85209	1650 S CRISMON RD NO 81 MESA AZ 85209
220-86-185	EUREK DALE A/TONYA D	1650 S CRISMON RD 82 MESA 85209	2644 COUNTY ROAD 29 NENNARD NE 68034
220-86-186	KNIGHT KARI	1650 S CRISMON RD 83 MESA 85209	1650 S CRISMON RD UNIT 83 MESA AZ 85209
220-86-187	SUANEZ NORBERTO/LUISA	1650 S CRISMON RD 84 MESA 85209	1650 S CRISMON RD 84 MESA AZ 85209
220-86-188	HUMES SYLVIA M	1650 S CRISMON RD 85 MESA 85209	1650 S CRISMON RD NO 85 MESA AZ 85208
220-86-189	BELL THOMAS G/BEVERLY J	1650 S CRISMON RD 86 MESA 85209	101 N SOMONAUK RD CORTLAND IL 60112
220-86-190	DARLENE ROSE HAMMOND TRUST	1650 S CRISMON RD 87 MESA 85209	3215 S KACHINA DR TEMPE AZ 85282
220-86-191	SELLERS KATHY J	1650 S CRISMON RD 88 MESA 85209	1650 S CRISMON RD NO 88 MESA AZ 85208
220-86-192	DOBSON JOEL	1650 S CRISMON RD 89 MESA 85209	1800 AMIS AVE AUSTIN TX 78734-2636

**Exhibit 6 - Emails received from
neighbors and the applicant's
response**



Michael Holman <mholman@overlandcorp.com>

ZON19-00871 Crismon Commons

Wahid Alam <Wahid.Alam@mesaaz.gov>












Wed, Dec 11, 2019 at 1:35 PM

To: Michael Holman <mholman@overlandcorp.com>

Cc: Tom Ellsworth <Tom.Ellsworth@mesaaz.gov>, Evan Balmer <Evan.Balmer@mesaaz.gov>, Ryan McCann <Ryan.McCann@mesaaz.gov>, Lesley Davis <Lesley.Davis@mesaaz.gov>

As we discussed this morning over the phone staff has received many e-mail inquiry regarding the Citizen Participation letters received (attached copies) with no meeting dates. We would suggest to contact the residents directly with e-mail informing about the new upcoming meeting date of December 18, 2019. Also the documents attached with the letters at least needs a site plan, project narrative and building elevations so the neighbors can have a better idea of the proposed development. Please note that the outreach effort to inform the neighborhood is very crucial for the proposed development and needs to meet CPP requirement. Thanks.

11 attachments

-  **FW Development meeting Crismon and I-60.msg**
340K
-  **FW Jolene Stettler Crismon development proposal .msg**
121K
-  **FW Michael Corral 9710 E Jan Ave Development meeting Crismon and I-60.msg**
386K
-  **FW OPPOSE Overland Development Corp. @ 1810 S Crismon Rd plans.msg**
118K
-  **FW Proposed hotel and apartments at Crismon and Baseline.msg**
120K
-  **FW URGENT Crismon Commons Mixed Use.msg**
121K
-  **FW URGENT Jamie Nord Villiage Crismon Commons Mixed Use.msg**
75K
-  **ZON19-00871 Case Documents.msg**
845K
-  **FW Crismon and Baseline development.msg**
97K
-  **FW Crismon and Baseline project.msg**
119K
-  **FW Crismon development proposal .msg**
75K



Michael Holman <mholman@overlandcorp.com>

ZON19-00871 Crismon Commons

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 3:26 PM

To: Wahid Alam <Wahid.Alam@mesaaz.gov>

Cc: Tom Ellsworth <Tom.Ellsworth@mesaaz.gov>, Evan Balmer <Evan.Balmer@mesaaz.gov>, Ryan McCann <Ryan.McCann@mesaaz.gov>, Lesley Davis <Lesley.Davis@mesaaz.gov>, Ken Holman <kholman@overlandcorp.com>

Bcc: 5838591@bcc.hubspot.com

Wahid,

Thank you for sending these over. We will respond immediately to all of these. Please feel free to send on any other emails that come through and we will respond.

Again, I apologize for the erroneous mistake of the meeting date not being on the initial letter. We mailed out updated notification letters as soon as the error was caught and residents should be receiving those today or tomorrow. In light of the mistake, we are going to hold a meeting tonight at the Mesa City Library at 6:30 as originally planned in case anyone shows up to that. We will also hold another neighborhood meeting 12/18 at the Mesa City Library as outlined in the updated notification letters uploaded to DIMES.

Please note that we have included a project narrative in the letter. We also included a site plan/rendering in all of the initial letters sent out. That was uploaded to DIMES as "CPP Letter attachment".

We understand that a mistake was made and we are doing our best to rectify it. If there is anything else that you feel needs to be done, please let us know and we are happy to comply. It is our full intention to follow the citizen participation plan and good neighbor policies so that all residents may discuss the project with us.

Thank you.

[Quoted text hidden]

--

14034 S. 145 E. Suite #100
Draper, UT 84020

Michael Holman
VP, Investments & Finance
O: 801.355.1111 | D: 801.713.9976
M: 801.673.0548
mholman@overlandcorp.com
www.overlandgroupinc.com



Michael Holman <mholman@overlandcorp.com>

FW: OPPOSE Plans for 1810 S Crismon development by Overland

3 messages

Wahid Alam <Wahid.Alam@mesaaz.gov>
To: Michael Holman <mholman@overlandcorp.com>
Cc: Ryan McCann <Ryan.McCann@mesaaz.gov>

Wed, Dec 11, 2019 at 3:28 PM

FYI

From: Ryan McCann <Ryan.McCann@mesaaz.gov>
Sent: Wednesday, December 11, 2019 3:25 PM
To: Wahid Alam <Wahid.Alam@mesaaz.gov>
Subject: FW: OPPOSE Plans for 1810 S Crismon development by Overland

From: ERIN FAERBER <efaerber@cox.net>
Sent: Wednesday, December 11, 2019 3:24 PM
To: Planning Info <Planning.Info@MesaAZ.gov>
Subject: OPPOSE Plans for 1810 S Crismon development by Overland

Dear City of Mesa Planning Office,

The Overland Developers did not send out notices, as required to All surrounding neighbors that would be affected by the proposed development of the 12 acre site on **1810 S Crismon Rd**. It is also fraudulent that they did not include the Date of the meeting to those few who received a letter. There are neighborhoods within this area that will be impacted by the development of this site and need to be notified, so we can be aware in advance to voice concerns. This does not build trust for the proposed project with the surrounding community.

A high density development will adversely impact the community. A hotel is not required near our neighborhood nor is an apartment complex required or wanted. There is no tourist destination or big business attractions in our family neighborhoods that would require a hotel near our community. There is already a large hotel nearby the Home Depot off the L60 for any visiting lodging needs. An apartment complex will adversely impact the community for numerous issues.

This will negatively impact the current home values in the area. This is a community of single family homes on lots surrounded by green spaces. Dwellings of high density and lower value near our homes will drive down property values, adversely impact resale values of current single family homes, and detract from the community. An increase in lower income apartment housing also brings in safety issues with a rise in crimes. (verified studies). There is already a concerning increase in crimes. Large buildings will also detract from the resale value of the neighboring homes. We don't want buildings hovering over our personal space and views. An apartment complex and hotel will also dramatically increase traffic, especially during the morning and late afternoon. This will also affect schools enrollment and traffic. There is already way too much traffic flow and congestion on Crismon and in the Villages of Eastridge neighborhood near the schools. There are traffic concerns near busy Crismon and the L60 side cross streets, development of high density apartments / hotel will adversely add to the traffic.

A high density, compact development with high walls, close to curb, increased traffic, congestion, and no appeal with lower income and lower value housing is not in line with the surrounding quite single family home neighborhoods and community. Development near our community should only be of similar value or higher single family homes.

I oppose the Overland Development Corp. proposed plans for this 12 acre site. I oppose the plans for the mixed development of a compact, high density build and apartment buildings. This is not the type of development I want near my home.

Sincerely,

Concerned resident and home owner near proposed site development

Wahid Alam <Wahid.Alam@mesaaz.gov>
To: Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 5:38 PM

FYI

From: Evan Balmer <Evan.Balmer@mesaaz.gov>
Sent: Wednesday, December 11, 2019 5:20 PM
To: Wahid Alam <Wahid.Alam@mesaaz.gov>
Subject: FW: OPPOSE Plans for 1810 S Crismon development by Overland

Evan Balmer, AICP

Planner II, Development Services

480.644.3654

55 N. Center St., Mesa, AZ 85201

Office hours are Monday through Thursday 7:00am – 6:00pm



[Quoted text hidden]

Michael Holman <mholman@overlandcorp.com>
To: Wahid Alam <Wahid.Alam@mesaaz.gov>
Bcc: 5838591@bcc.hubspot.com

Wed, Dec 11, 2019 at 5:50 PM

Thank you. We emailed Erin at 4:00pm today. Please keep sending these over so we can answer any and all concerns. I have had a decent number of people reach out who are outside of the required notification area.

[Quoted text hidden]

--

OG OVERLAND GROUP
14034 S. 145 E. Suite #100
Draper, UT 84020

Michael Holman
VP, Investments & Finance
O: 801.355.1111 | D: 801.713.9976
M: 801.673.0548
mholman@overlandcorp.com
www.overlandgroupinc.com



Michael Holman <mholman@overlandcorp.com>

Crismon Commons Neighborhood Meeting

1 message

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 4:04 PM

To: jbstettler@cox.net

Bcc: 5838591@bcc.hubspot.com

Jolene,

My name is Michael Holman and I'm with Overland Group. We recently sent out invitations to neighbors to discuss Crismon Commons at a neighborhood meeting. Mesa City has provided me your information and I wanted to reach out. We deeply apologize that the date was erroneously omitted from the original invitation letter. New invitation letters have been sent out and we expect that those will arrive within the next day or two. I've attached a copy of the updated invitation to this email.

Due to the confusion this has led to, we will be holding two neighborhood meetings, both at the Mesa Public Library - Red Mountain Branch (location shown below). The first meeting will be held tonight (12/11/19) from 6:30 pm to 7:30 pm. The second meeting will be held one week from today (12/18/19) from 6:30 pm to 7:30 pm. We encourage you to attend whichever time is more convenient for you.

Mesa Public Library
Red Mountain Branch Program Room
635 N. Power Road
Mesa, AZ 85205

Again, we apologize for any confusion the situation has led to. Please feel free to reach out anytime with questions or comments.

Thank you.

--



Michael Holman
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M: 801.673.0548
mholman@overlandcorp.com
www.overlandgroupinc.com

**Neighborhood Invitation Letter (Updated).pdf**

392K



Michael Holman <mholman@overlandcorp.com>

Crismon Commons Neighborhood Meeting

1 message

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 4:06 PM

To: azfaerber@cox.net

Bcc: 5838591@bcc.hubspot.com

Erin,

My name is Michael Holman and I'm with Overland Group. We recently sent out invitations to neighbors to discuss Crismon Commons at a neighborhood meeting. Mesa City has provided me your information and I wanted to reach out. We deeply apologize that the date was erroneously omitted from the original invitation letter. New invitation letters have been sent out and we expect that those will arrive within the next day or two. I've attached a copy of the updated invitation to this email.

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Mesa, AZ 85205

Again, we apologize for any confusion the situation has led to. Please feel free to reach out anytime with questions or comments.

Thank you.

--

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mholman@overlandcorp.com
www.overlandgroupinc.com



Neighborhood Invitation Letter (Updated).pdf

392K



Michael Holman <mholman@overlandcorp.com>

Crismon Commons Neighborhood Meeting

1 message

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 4:07 PM

To: venetiapw@gmail.com

Bcc: 5838591@bcc.hubspot.com

Venetia,

My name is Michael Holman and I'm with Overland Group. We recently sent out invitations to neighbors to discuss Crismon Commons at a neighborhood meeting. Mesa City has provided me your information and I wanted to reach out. We deeply apologize that the date was erroneously omitted from the original invitation letter. New invitation letters have been sent out and we expect that those will arrive within the next day or two. I've attached a copy of the updated invitation to this email.

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Thank you.

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www.overlandgroupinc.com

**Neighborhood Invitation Letter (Updated).pdf**

392K



Michael Holman <mholman@overlandcorp.com>

Crismon Commons Neighborhood Meeting

1 message

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 4:09 PM

To: maquel_crist@yahoo.com

Bcc: 5838591@bcc.hubspot.com

Marquel,

My name is Michael Holman and I'm with Overland Group. We recently sent out invitations to neighbors to discuss Crismon Commons at a neighborhood meeting. Mesa City has provided me your information and I wanted to reach out. We deeply apologize that the date was erroneously omitted from the original invitation letter. New invitation letters have been sent out and we expect that those will arrive within the next day or two. I've attached a copy of the updated invitation to this email.

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Mesa, AZ 85205

Again, we apologize for any confusion the situation has led to. Please feel free to reach out anytime with questions or comments.

Thank you.

--



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mholman@overlandcorp.com
www.overlandgroupinc.com



Neighborhood Invitation Letter (Updated).pdf

392K



Michael Holman <mholman@overlandcorp.com>

Crismon Commons Neighborhood Meeting

1 message

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 4:09 PM

To: blcareaga@cox.net

Bcc: 5838591@bcc.hubspot.com

Brenda,

My name is Michael Holman and I'm with Overland Group. We recently sent out invitations to neighbors to discuss Crismon Commons at a neighborhood meeting. Mesa City has provided me your information and I wanted to reach out. We deeply apologize that the date was erroneously omitted from the original invitation letter. New invitation letters have been sent out and we expect that those will arrive within the next day or two. I've attached a copy of the updated invitation to this email.

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Again, we apologize for any confusion the situation has led to. Please feel free to reach out anytime with questions or comments.

Thank you.

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mholman@overlandcorp.com
www.overlandgroupinc.com



Neighborhood Invitation Letter (Updated).pdf

392K



Michael Holman <mholman@overlandcorp.com>

Crismon Commons Neighborhood Meeting

1 message

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 4:10 PM

To: Jim.Wilhelmsen@wnco.com

Bcc: 5838591@bcc.hubspot.com

Jim,

My name is Michael Holman and I'm with Overland Group. We recently sent out invitations to neighbors to discuss Crismon Commons at a neighborhood meeting. Mesa City has provided me your information and I wanted to reach out. We deeply apologize that the date was erroneously omitted from the original invitation letter. New invitation letters have been sent out and we expect that those will arrive within the next day or two. I've attached a copy of the updated invitation to this email.

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Thank you.

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mholman@overlandcorp.com
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Neighborhood Invitation Letter (Updated).pdf

392K



Michael Holman <mholman@overlandcorp.com>

Crismon Commons Neighborhood Meeting

1 message

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 4:11 PM

To: crj900pilot@hotmail.com

Bcc: 5838591@bcc.hubspot.com

Michael,

My name is Michael Holman and I'm with Overland Group. We recently sent out invitations to neighbors to discuss Crismon Commons at a neighborhood meeting. Mesa City has provided me your information and I wanted to reach out. We deeply apologize that the date was erroneously omitted from the original invitation letter. New invitation letters have been sent out and we expect that those will arrive within the next day or two. I've attached a copy of the updated invitation to this email.

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Thank you.

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mholman@overlandcorp.com
www.overlandgroupinc.com



Neighborhood Invitation Letter (Updated).pdf

392K



Michael Holman <mholman@overlandcorp.com>

Crismon Commons Neighborhood Meeting

3 messages

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 4:07 PM

To: 7gardensj@gmail.com

Bcc: 5838591@bcc.hubspot.com

Jamie,

My name is Michael Holman and I'm with Overland Group. We recently sent out invitations to neighbors to discuss Crismon Commons at a neighborhood meeting. Mesa City has provided me your information and I wanted to reach out. We deeply apologize that the date was erroneously omitted from the original invitation letter. New invitation letters have been sent out and we expect that those will arrive within the next day or two. I've attached a copy of the updated invitation to this email.

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Again, we apologize for any confusion the situation has led to. Please feel free to reach out anytime with questions or comments.

Thank you.

--



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mholman@overlandcorp.com
www.overlandgroupinc.com

 Neighborhood Invitation Letter (Updated).pdf
392K

Jamie Nord <7gardensj@gmail.com>

Wed, Dec 11, 2019 at 4:58 PM

To: Michael Holman <mholman@overlandcorp.com>

Hi Michael, thank you for your email. I appreciate your response and the fact that you will hold a second meeting. I know that there are quite a few neighbors who didn't get the original letter like myself. As noted I only heard about it from other neighbors. I hope the second mailing includes more than just the Sierra Ranch neighborhood as there are quite a few impacted neighborhoods including mine Villages of Eastridge, Augusta Ranch, Augusta Casitas, Crismon Casitas and others.

I will let everyone I know that a second meeting is going to be held as well so they have some advance notice and in case they are not included in the second mailing.

Thanks again. Jamie Nord

[Quoted text hidden]

2/10/2020

Overland Group Mail - Crismon Commons Neighborhood Meeting

Michael Holman <mholman@overlandcorp.com>

Wed, Dec 11, 2019 at 5:11 PM

To: Jamie Nord <7gardensj@gmail.com>

Bcc: 5838591@bcc.hubspot.com

Jamie,

You're welcome for the email and I apologize that you didn't get the original notice. We get our list of neighbors to send the invitation to from the county recorder, we don't create the list ourselves, but you or anyone else from the neighborhoods you mentioned are welcome to come to either neighborhood meeting. This meeting is a great opportunity to talk with us directly and ask any questions about the project.

Let me know if you have any questions in the meantime. Thank you.

[Quoted text hidden]

--



14034 S. 145 E. Suite #100
Draper, UT 84020

Michael Holman
VP, Investments & Finance
O: 801.355.1111 | D: 801.713.9976
M: 801.673.0548
mholman@overlandcorp.com
www.overlandgroupinc.com



Ken Holman <kholman@overlandcorp.com>

Neighborhood Meeting Follow Up

1 message

Ken Holman <kholman@overlandcorp.com>
To: jackiemcarthyHOA2@outlook.com

Mon, Mar 9, 2020 at 3:11 PM

Jackie,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

I will be available on the following days/times.

Tuesday: 03/10/20

4:00pm—8:00pm

Wednesday: 03/11/20

4:00pm—8:00pm

If you have an interest in meeting, please respond to this email, or call at the listed number below. I am travelling today so Natalie Swann will help facilitate a convenient time for both parties.

Thank you!

Ken Holman
President/CEO

O: 801.355.1111 | D: 801.355.1121

M: 801.231.6650

kholman@overlandcorp.com



**OG OVERLAND
GROUP**

14034 S. 145 E. Suite #100

Draper, UT 84020

www.overlandgroupinc.com



Ken Holman <kholman@overlandcorp.com>

Neighborhood Meeting Follow Up

1 message

Ken Holman <kholman@overlandcorp.com>
To: tamiknapp@msn.com

Mon, Mar 9, 2020 at 3:12 PM

Steve and Tami,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

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Ken Holman
President/CEO

O: 801.355.1111 | D: 801.355.1121

M: 801.231.6650

kholman@overlandcorp.com



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Ken Holman <kholman@overlandcorp.com>

Neighborhood Meeting Follow Up

1 message

Ken Holman <kholman@overlandcorp.com>
To: sanandin@cox.net

Mon, Mar 9, 2020 at 3:12 PM

Vincent and Sylvia,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

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Thank you!

Ken Holman
President/CEO

O: 801.355.1111 | D: 801.355.1121

M: 801.231.6650

kholman@overlandcorp.com



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Ken Holman <kholman@overlandcorp.com>

Neighborhood Meeting Follow UP

1 message

Ken Holman <kholman@overlandcorp.com>
To: catherineh51@yahoo.com

Mon, Mar 9, 2020 at 3:13 PM

Catherine,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

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Thank you!

Ken Holman
President/CEO

O: 801.355.1111 | D: 801.355.1121

M: 801.231.6650

kholman@overlandcorp.com



**OG OVERLAND
GROUP**

14034 S. 145 E. Suite #100

Draper, UT 84020

www.overlandgroupinc.com



Ken Holman <kholman@overlandcorp.com>

Neighborhood Meeting Follow Up

1 message

Ken Holman <kholman@overlandcorp.com>
To: 4betsyv@cox.net

Mon, Mar 9, 2020 at 3:15 PM

Betsy,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

I will be available on the following days/times.

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If you have an interest in meeting, please respond to this email, or call at the listed number below. I am travelling today so Natalie Swann will help facilitate a convenient time for both parties.

Thank you!

Ken Holman
President/CEO

O: 801.355.1111 | D: 801.355.1121

M: 801.231.6650

kholman@overlandcorp.com



**OG OVERLAND
GROUP**

14034 S. 145 E. Suite #100

Draper, UT 84020

www.overlandgroupinc.com



Ken Holman <kholman@overlandcorp.com>

Neighborhood Meeting Follow Up

1 message

Ken Holman <kholman@overlandcorp.com>
To: franronnau@gmail.com

Mon, Mar 9, 2020 at 3:09 PM

Fran,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

I will be available on the following days/times.

Tuesday: 03/10/20

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4:00pm—8:00pm

If you have an interest in meeting, please respond to this email, or call at the listed number below. I am travelling today so Natalie Swann will help facilitate a convenient time for both parties.

Thank you!

Ken Holman
President/CEO

O: 801.355.1111 | D: 801.355.1121

M: 801.231.6650

kholman@overlandcorp.com



**OG OVERLAND
GROUP**

14034 S. 145 E. Suite #100

Draper, UT 84020

www.overlandgroupinc.com



Ken Holman <kholman@overlandcorp.com>

Neighborhood Meeting Follow Up

Ken Holman <kholman@overlandcorp.com>
To: jerbearandles@cox.net

Mon, Mar 9, 2020 at 3:07 PM

Jeremy,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

I will be available on the following days/times.

Tuesday: 03/10/20
4:00pm—8:00pm

Wednesday: 03/11/20
4:00pm—8:00pm

If you have an interest in meeting, please respond to this email, or call at the listed number below. I am travelling today so Natalie Swann will help facilitate a convenient time for both parties.

Thank you!

Ken Holman
President/CEO
O: 801.355.1111 | D: 801.355.1121
M: 801.231.6650
kholman@overlandcorp.com



**OG OVERLAND
GROUP**
14034 S. 145 E. Suite #100
Draper, UT 84020
www.overlandgroupinc.com



Ken Holman <kholman@overlandcorp.com>

Neighborhood Meeting Follow Up

2 messages

Ken Holman <kholman@overlandcorp.com>
To: jreynolds.25mn@yahoo.com

Mon, Mar 9, 2020 at 3:08 PM

James,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

I will be available on the following days/times.

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4:00pm—8:00pm

If you have an interest in meeting, please respond to this email, or call at the listed number below. I am travelling today so Natalie Swann will help facilitate a convenient time for both parties.

Thank you!

Ken Holman
President/CEO

O: 801.355.1111 | D: 801.355.1121

M: 801.231.6650

kholman@overlandcorp.com



OG OVERLAND GROUP

14034 S. 145 E. Suite #100

Draper, UT 84020

www.overlandgroupinc.com

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: kholman@overlandcorp.com

Mon, Mar 9, 2020 at 3:08 PM



Address not found

Your message wasn't delivered to **jreynolds.25mn@yahoo.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

554 delivery error: dd This user doesn't have a [yahoo.com](mailto:jreynolds.25mn@yahoo.com) account
(jreynolds.25mn@yahoo.com) [-9] - mta4382.mail.ne1.yahoo.com

Final-Recipient: rfc822; jreynolds.25mn@yahoo.com

Action: failed

Status: 5.0.0

Remote-MTA: dns; mta5.am0.yahoodns.net. (98.136.96.75, the server for the
domain yahoo.com.)

Diagnostic-Code: smtp; 554 delivery error: dd This user doesn't have a yahoo.com account (jreynolds.25mn@yahoo.com)
[-9] - mta4382.mail.ne1.yahoo.com

Last-Attempt-Date: Mon, 09 Mar 2020 14:08:49 -0700 (PDT)

----- Forwarded message -----

From: Ken Holman <khholman@overlandcorp.com>

To: jreynolds.25mn@yahoo.com

Cc:

Bcc:

Date: Mon, 9 Mar 2020 15:08:37 -0600

Subject: Neighborhood Meeting Follow Up

James,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

I will be available on the following days/times.

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4:00pm—8:00pm

Wednesday: 03/11/20

4:00pm—8:00pm

If you have an interest in ----- Message truncated -----

Melissa Kurilla

12/6/2019

Sent from: mkurilla02@gmail.com

Sent to: kholman@overlandcorp.com

Meeting for 1810 S Crismon Road, Mesa AZ

Hi,

We received a letter from Overland Group Inc about some development at the address in the subject with information about a meeting.

The information did not contain the date of the meeting. Could you provide this information?

Thank you,
Melissa

REPLY

Ken Holman

12/9/2019

Sent from: kholman@overlandcorp.com

Sent to:mkurilla02@gmail.com

Sorry for the confusion. We are actually sending out a new notice today. Please expect to see it in the mail in the next couple of days. Sorry about that.

Thank you,

Kathy Sellers

12/11/2019

Sent from: kjsellers14@gmail.com

Sent to: kholman@overlandcorp.com

Crismon Commons Meeting

Dear Mr. Holman,

I have received your letter about this meeting, however, there is no date posted.

Would you please respond back with the date?

This is as it appears on your letter:

Mesa Public Library
Red Mountain Branch Program Room
635 N. Power Road
Mesa, AZ 85205
From 6:30 pm to 7:30 pm

I am most concerned about this develop and the traffic issue that will ensue because of it. I hope you will be prepared to explain how this will be handled.

Signed,

A VERY concerned neighbor

REPLY

Ken Holman

12/11/2019

Sent from: kholman@overlandcorp.com

Sent to: kjsellers14@gmail.com

Kathy,

Thank you for the email. Sorry for the confusion. We noticed that the date was not on there and sent out new notices on Monday. you should be receiving the new notice any day now. Again, sorry for the confusion.

Thank you,

Ken Holman

3/9/2020

Sent from: kholman@overlandcorp.com

Sent to: catherineh51@yahoo.com

Neighborhood Meeting Follow Up

Catherine,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

I will be available on the following days/times.

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4:00pm—8:00pm

If you have an interest in meeting, please respond to this email, or call at the listed number below. I am travelling today so Natalie Swann will help facilitate a convenient time for both parties.

Thank you!

REPLY

Catherine Hixon

3/11/2020

Sent from: catherineh51@yahoo.com

Sent to: kholman@overlandcorp.com

Ken,

As you know I do not live in Arizona at this time. I attended with my sister who lives in the adjoining neighborhood and is a realtor. She wants me to purchase a property out there and I was interested in how things are changing how things work with city

government, Etc. I have been very active in my current and past neighborhood associations.

I think your project looks very nice and I would not mind purchasing a property nearby. Unfortunately, I would not want to buy on the other side of the fence. The lighting, needed for safety would also be a detriment to a nearby neighbor. Also the trash cans near that wall would be offensive in the heat. The noise of trash pick up and heavier traffic would be annoying but expected. Anyone who purchases there or near an empty property should expect development. Only the owner of the property can consider how or why he wants to develop.

You are to be commended for asking for community involvement. I know it was an information seeking meeting so that you can address potential issues. Drainage, noise and light should be addressed.

Also, it would be great to point out the benefits of the property development. The glass is and should be half full not half empty.

Good luck with your project.

Sincerely,
Catherine

Sent from my iPad

Ken Holman

3/9/2020

Sent from: kholman@overlandcorp.com

Sent to: franronnau@gmail.com

Neighborhood Meeting Follow Up

Fran,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

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Thank you!

REPLY

Fran Ronnau

3/10/2020

Sent from: franronnau@gmail.com

Sent to:kholman@overlandcorp.com

Hello, Ken!

Thank you for the opportunity to meet but I will not be available during the dates you mentioned.

If you are in town another time, feel free to let me know if you would like to meet then.

Thank you.

Fran Webb-Ronnau, CRS GRI

The Name to Know

AZ Cell 623.252.5682

IA Cell 515.778.8420

FranWebbRonnau@westusa.com

Ken Holman

3/9/2020

Sent from: kholman@overlandcorp.com

Sent to: tamiknapp@msn.com

Neighborhood Meeting Follow Up

Steve and Tami,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

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Thank you!

REPLY

Tamara Knapp

3/10/2020

Sent from: tamiknapp@msn.com

Sent to:kholman@overlandcorp.com

I am sorry Ken, but we have family in town and won't be able to meet with you.

Steve and Tami Knapp

Ken Holman

3/9/2020

Sent from: kholman@overlandcorp.com

Sent to: 4betsyv@cox.net

Neighborhood Meeting Follow Up

Betsy

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

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Thank you!

Ken Holman

3/9/2020

Sent from: kholman@overlandcorp.com

Sent to: sanandin@cox.net

Neighborhood Meeting Follow Up

Vincent and Sylvia,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

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If you have an interest in meeting, please respond to this email, or call at the listed number below. I am travelling today so Natalie Swann will help facilitate a convenient time for both parties.

Thank you!

Ken Holman

3/9/2020

Sent from: kholman@overlandcorp.com

Sent to: jackiemcarthyHOA2@outlook.com

Neighborhood Meeting Follow Up

Jackie,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

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Thank you!

Ken Holman

3/9/2020

Sent from: kholman@overlandcorp.com

Sent to: jerbearandles@cox.net

Neighborhood Meeting Follow Up

Jeremy,

Thank you for attending the neighborhood meeting last Thursday, March 5, 2020. We greatly appreciated your presence and your contribution to the meeting.

As a follow up to that meeting, I will be in Arizona this week and would love to meet individually with those in attendance last week, if desired. This would be a short 10-20-minute meeting where we will be able to discuss the proposed project, Crismon Commons, on a more individualized basis.

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If you have an interest in meeting, please respond to this email, or call at the listed number below. I am travelling today so Natalie Swann will help facilitate a convenient time for both parties.

Thank you,

Ken Holman

4/16/2020

Sent from: kholman@overlandcorp.com

Sent to: djhall@mpsaz.org

New Apartment Complex in Skyline's Boundaries

Debbie,

My name is Ken Holman, founder and president of Overland Development Corporation. I had spoken with someone in your office prior to the COVID-19 breakout, but cannot find her contact information. I hope this email reaches you, or that it can be passed on to the right person.

Our company is developing a new project at 1810 S Crismon Road, Mesa, AZ 85209 which I believe places the apartments into Skyline's boundaries.

The project will consist of a four-story, 240-unit apartment complex, a four-story, 100-room extended-stay suite hotel, and a 3,750 square foot restaurant.

When I spoke with your office earlier, excitement was expressed at the idea of more students moving into the school's boundaries, especially as Skyline has the lowest student population in the district.

We think this will be tremendous benefit to the community and should be a huge boost to the local economy. We are required to submit comments from our neighborhood outreach program before our Planning and Zoning meeting later this month. If you think, or someone you know in the administration thinks, the project has merit, we would really appreciate any positive comments you may have in support of the project.

Those comments can be submitted in the form of a short email response to this same email address or to my assistant Natalie, attached on this email.

Thank you for taking the time to read this. We look forward to receiving your response.

Kindest Regards,

Kenneth T. Holman
President

REPLY

Thomas Brennan

4/20/2020

Sent from: mr.b5414@gmail.com

Sent to: natalies@overlandcorp.com

Statement

Greetings Mr. Holman,

As a public school educator who lives in the City of Mesa not far from the proposed location of Crismon Commons, I am pleased to offer my words of support to your project. Our local public schools will benefit from the enrollment potential the project represents. Furthermore, additional taxpayers and voters within our public school boundaries provides the opportunity for increased revenue to our schools.

We live in an era of unprecedented school choice in Arizona. As a public school educator, I always encourage parents to rely on the abundant resources, expertise, and history within their local public school districts. I would proudly say the same to the residents of Crismon Commons.

The project represents a "win-win-win" for your residents, the community, and our local public schools.

Sincerely,

Tom Brennan

City of Mesa resident and public school educator

Natalie Swann

4/16/2020

Sent from: natalies@overlandcorp.com

Sent to: tpbrennan@mpsaz.org

Ken Holman: Crismon Commons

Principal Brennan,

I'm Ken's assistant Natalie. He is about to board a flight and won't have access to a computer for the rest of the night. He asked that I send you a few photos and the site plans for our project at Crismon Commons.

I have attached PDF and a few photos that hopefully give a good overview of what the project will entail. Because of the high resolution of the photos, they have been attached as google drive links.

Please feel free to contact either Ken or I with any questions you may have!

Thank you,

REPLY

Thomas Brenan

4/21/2020

Sent from: tpbrennan@mpsaz.org

Sent to: natalies@overlandcorp.com

Greetings Natalie and Ken,

After consulting with district officials, I am discouraged from making endorsements as an employee of Mesa Public Schools. However, I will send you a statement as "an educator who lives in Mesa" from my personal email address.

REPLY

Thomas Brennan

4/20/2020

Sent from: mr.b5414@gmail.com

Sent to: natalies@overlandcorp.com

Statement

Greetings Mr. Holman,

As a public school educator who lives in the City of Mesa not far from the proposed location of Crismon Commons, I am pleased to offer my words of support to your project. Our local public schools will benefit from the enrollment potential the project represents. Furthermore, additional taxpayers and voters within our public school boundaries provides the opportunity for increased revenue to our schools.

We live in an era of unprecedented school choice in Arizona. As a public school educator, I always encourage parents to rely on the abundant resources, expertise, and history within their local public school districts. I would proudly say the same to the residents of Crismon Commons.

The project represents a "win-win-win" for your residents, the community, and our local public schools.

Sincerely,

Tom Brennan
City of Mesa resident and public school educator

Maquel Crist

4/27/2020

Sent from: maquel_crist@yahoo.com

Sent to: info@overlandcorp.com

Crismon Commons Neighborhood Meeting

I will be in attendance at the on-line meeting on Thursday

REPLY

info@overlandcorp.com

4/28/2020

Sent from: info@overlandcorp.com

Sent to: maquel_crist@yahoo.com

Maquel,

Thank you for letting us know. I will add your name to the list of attendees, and you should be getting an email shortly which will contain all the information you'll need to join the meeting.

Feel free to reach out if you need help joining!

Richard Richmond

4/28/2020

Sent from: rprichmond2003@yahoo.com

Sent to: info@overlandcorp.com

Crismon Commons Neighborhood Meeting

Good Afternoon,

I would like to attend the Zoom call:

Richard Richmond

Manager

REPLY

info@overlandcorp.com

4/29/2020

Sent from: info@overlandcorp.com

Sent to: rprichmond2003@yahoo.com

Richard,

Thank you for reaching out. I will get you registered right now. You should be receiving an email shortly with instructions on how to join the meeting tomorrow.

Please feel free to contact us again by email or phone with any questions.

We look forward to having you there tomorrow.

Christina Winters

4/28/2020

Sent from: christinawinters09@gmail.com

Sent to: info@overlandcorp.com

Hello,

I plan to attend the Crismon Commons Zoom meeting on Thursday, April 30.

Thank you,
Christina Winters

REPLY

info@overlandcorp.com

4/29/2020

Sent from: info@overlandcorp.com

Sent to: christinawinters09@gmail.com

Christina,

Thank you for reaching out. I will get you registered right now. You should be receiving an email shortly with instructions on how to join the meeting tomorrow.

Please feel free to contact us again by email or phone with any questions.

We look forward to having you there tomorrow.

Brad Flood

4/29/2020

Sent from: brad.m.flood@gmail.com

Sent to: info@overlandcorp.com

Zoom Meeting for Crismon Crossings

Good afternoon. Please send the link for the Crismon Crossings Zoom meeting to the following addresses:

brad.m.flood@gmail.com

jaimerene@jaime.com

Thank you. Have a great day.

REPLY

info@overlandcorp.com

4/29/2020

Sent from: info@overlandcorp.com

Sent to: brad.m.flood@gmail.com

Brad,

I will register both email addresses and you should both be receiving a confirmation email with a link and instructions for how to join the meeting tomorrow evening.

Please feel free to reach out by phone or email for any questions you may have or any troubles logging on.

Thanks!

James Brickley

4/30/2020

Sent from: sueandbrick@gmail.com

Sent to: kholman@overlandcorp.com; reese.anderson@pewandlake.com;

mholman@overlandcorp.com

Concerns

Good afternoon!

My name is James Brickley, I am one of the HOA directors of Sierra Ranch II. I am writing to you in regards of the Crismon Commons Complex proposed by Overland Group.

Our home is one of the many that borders this property. It is our understanding that the lot was zoned for commercial use only. It was also our understanding that the maximum height would be no more than 2 stories. By allowing a variance for this 4 story complex it would destroy any amount of appreciation in our home values as well as the privacy of the homes that not only directly border this property, but homes that are also located up to a half a block away from the border. Furthermore this 4 story complex would also destroy any site lines to the majestic mountain view of Superstition Mountain. This is just one of the many reasons property owners in both Sierra Ranch II & III bought their homes. Many of the property owners have pools and spas in their backyards. As a result, if this 4 story monstrosity is allowed to be constructed, we can kiss any sense of privacy goodbye as they will not only be able to see into our backyard but inside the entire East side of our home. The only way we would be able to retain any privacy within the home would be to close all of our blinds that face East. Therefore this would totally change our lifestyles!

The site plans the homeowners along the border have viewed show all the refuse/dumpsters are located on the West side of the complex that border the properties in question. This obviously would create a noise problem from the garbage trucks not to mention the smell!

Many of the property owners of Sierra Ranch II and III are very concerned about the amount of traffic this would create on Crismon between Baseline & the 60 because there is only one entrance/exit point onto Crismon the proposed plans. This includes the daycare and dental office. The amount of traffic in and out would be extravagant and detrimental as a result of several hundred units for the 2 apartment complexes and the

hundreds of units in the hotel along with all staffing personnel. This would seem to create a major traffic problem for the already highly congested traffic flow area.

In summary, these are just a few of the many reasons our neighbors and us are opposed to these complexes being constructed as planned. The amount of, units being included, the lack of a traffic analysis, and the total disregard of the neighboring communities for The Overland Group's soul purpose of profit over people. I feel Overland is trying to push this through during a Pandemic in which community members are not allowed to attend except electronically/virtually. In this time of the Pandemic, hardship, and unemployment, it is unfair to those in the community that do not have technology to attend the virtual meeting and have their voices heard. I propose this project be not approved or tabled to a later date when the Pandemic is over and all parties can have their voices heard face to face with the Council.

Thank you,

Jim & Sue Brickley

1759 South Talbot

Mesa, AZ 85209

sueandbrick@gmail.com

612-655-4490

Betsy Vidmar

4/30/2020

Sent from: 2betsyv@cox.net

Sent to: info@overlandcorp.com

In your traffic study did you take into consideration the 202 freeway unto 60 going south. Crismon is the first exit on 60 going east. Coming off the overhead ramp there is traffic on both sides of the exit lane .It imerges with the right lane .so they can go onto east bound 60 or get off at Crismon, Several times I have been almost hit with people not paying attention when they cut across.

With the senior housing going in north of 60 and you 240 units plus 95 units for the hotel Crismon will be greatly increased in traffic and it is already busy with out the addition.

REPLY

Info@overlandcorp.com

4/30/2020

Sent from: info@overlandcorp.com

Sent to:2betsyv@cox.net

Betsy,

Thank you for your email. We hope to be able to answer all of your questions.

We hope you received the invitation to our virtual neighborhood meeting being held tonight at 6:00pm where we plan to speak about the traffic study done. Attached are the meeting details. If you would like to join please respond to this email and I will set up the registration for you.

If you will not be joining us tonight, we will happily respond to your question via email or phone.

Thank you

REPLY

5/1/2020

Sent from: info@overlandcorp.com

Sent to: 2betsyv@cox.net

Betsy,

Thank you again for your question. We hope that we sufficiently answered that question in last night's webinar neighborhood meeting.

If there are still any doubts or questions, please feel free to reach out either via phone or email and we will be happy to discuss your questions with you.

Have a great Friday!

Susan Brickley

4/30/2020

Sent from: sueandbrick@gmail.com

Sent to: info@overlandcorp.com

Meeting

Can you please send us a me the link for the Zoom meeting?

Thank you!

Sue

REPLY

info@overlandcorp.com

4/30/2020

Sent from: info@overlandcorp.com

Sent to:sueandbrick@gmail.com

Absolutely! The link will come from "zoom.us" and will be sent out in a few seconds as I register your email account.

Let me know if you have troubles getting on

Thank you

Jackie Mcarthy

4/30/2020

Sent from: jackiemcarthyhoa2@outlook.com

Sent to: info@overlandcorp.com

Neighbor outreach

I will be joining your meeting tonight.

Thank you

Jackie McArthy

REPLY

info@overlandcorp.com

4/30/2020

Sent from: info@overlandcorp.com

Sent to: jackiemcarthyhoa2@outlook.com

Jackie,

Thanks for your email. I will have you registered for today's meeting shortly. You should receive an email with all the details on how to join today's meeting.

Feel free to reach out by phone or by email for any questions or difficulties joining the meeting.

Thanks!

Tamara Knapp

4/30/2020

Sent from: tamiknapp@msn.com

Sent to: info@overlandcorp.com

Neighborhood Meeting

Steve and I will be attending.

Thank you

Tami Knapp

REPLY

info@overlandcorp.com

4/30/2020

Sent from: info@overlandcorp.com

Sent to: tamiknapp@msn.com

Tami,

Thanks for your email. I will be getting you both registered shortly. You should be getting an email with instructions for how to join today's meeting.

You can join from multiple devices using the same link that will be sent in the email.

If you have any questions or difficulties joining the meeting today feel free to reach out via phone or email.

Thanks

Jamie Nord

4/30/2020

Sent from: 7gardensj@gmail.com

Sent to: info@overlandcorp.com

Zoom meeting 4/30 6 pm

Hello, I will be attending the meeting with Overland Corp today at 6 pm.

Thank you Jamie Nord

REPLY

info@overlandcorp.com

4/30/2020

Sent from: info@overlandcorp.com

Sent to: 7gardensj@gmail.com

Jamie,

Thanks for your email. I will register you for the meeting and you should be getting another email shortly. This email will give the link for tonights meeting as well as instructions for how to access the meeting.

Please feel free to contact us via phone or email if you have any questions or troubles joining the meeting

Thanks

Sierra Lindhorst

4/30/2020

Sent from: sierralindhorst@gmail.com

Sent to: info@overlandcorp.com

April 30 zoom meeting

Hello

I would like to participate in the zoom meeting this evening at 6 pm.

Thanks, Sierra Larson

REPLY

info@overlandcorp.com

4/30/2020

Sent from: info@overlandcorp.com

Sent to: sierralindhorst@gmail.com

Sierra,

Thank you for your message. I will be registering you shortly. Once registered you should receive an email containing a link for tonights meeting and instructions for how to attend.

If you have any questions or difficulties logging on to the meeting, please feel free to reach out via phone or email.

Thanks!

Yvonne Brenner

4/30/2020

Sent from: yvonnebrenner@yahoo.com

Sent to: info@overlandcorp.com

NW Corner Baseline/Crismon Meeting Tonight

I'd like to attend the virtual meeting tonight at 6:00pm.

REPLY

info@overlandcorp.com

4/30/2020

Sent from: info@overlandcorp.com

Sent to: yvonnebrenner@yahoo.com

Yvonne,

Thanks for your message. I will register you for tonight's meeting at 6:00pm.

You will be receiving an email shortly that will contain a link and instructions for how to attend the webinar.

Feel free to reach out via email if you have questions or trouble logging on.

Thanks!

Jaime Flood

4/30/2020

Sent from: jaimereneee@jaime.com

Sent to: info@overlandcorp.com

The Meeting is scheduled in a half hour. When should we expect to see the link?

REPLY

info@overlandcorp.com

4/30/2020

Sent from: info@overlandcorp.com

Sent to: jaimereneee@jaime.com

The link should have already been sent out, but I will resend it.

Thank you for making me aware that you had not received it!

Rosa Long

4/30/2020

Sent from: archangelderosa@gmail.com

Sent to: info@overlandcorp.com

Would like to attend Crismon Development Meeting

I am very familiar with Zoom. Is there a password I need for it?

Thank you,

It is prompting me for a pass code.

Can you please provide?

Thank you!

REPLY

info@overlandcorp.com

4/30/2020

Sent from: info@overlandcorp.com

Sent to: archangelderosa@gmail.com

Yes! The passcode was included in the instruction email - here it is as well:

Crismon

Thanks!

Ben Larabee

5/3/2020

Sent from: benlarrabee@yahoo.com

Sent to: wahid.alam@mesaaz.gov

RE: <http://mesa.legistar.com/LegislationDetail.aspx?ID=4419540&GUID=CA1C5357-86FD-4A95-B6F9-CBD1F53BB690&Options=&Search=>

Hello Mr Alam

My name is Dr. Benjamin Larrabee owner of Advanced Orthodontics one of which who is being affected by this development noted in link above. On behalf of my teammates and patients who park adjacent to south underground ramp being

1c1o1n1t1r1u1c1t1e1d1 1a1l1o1n1g1 1w1i1t1h1 1A1 1t1o1 1Z1 1p1e1d1i1a1t1r1i1c1
1d1e1n1t1i1s1t1r1y1 1(1n1e1i1g1h1b1o1r1 1b1u1s1i1n1e1s1s1 1i1n1

1c1o1m1p1l1e1x1)1 1w1e1 1a1r1e1 1r1e1a1c1h1i1n1g1 1o1u1t1 1t1o1 1y1o1u1
1f1o1r1 1h1e1l1p1 1i1n1 1m1o1d1i1f1y1i1n1g1 1t1h1i1s1 1p1r1o1j1e1c1t1 1a1s1

1o1u1r1 1p1a1r1k1i1n1g1 1a1n1d1 1t1r1a1f1f1i1c1 1f1l1o1w1 1s1a1f1e1t1y1
1c1o1n1c1e1r1n1s1 1a1r1e1 1f1a1l1l1i1n1g1 1o1n1 1d1e1a1f1 1e1a1r1s1.1 1

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1o1n1e1 1c1a1n1 1t1u1r1n1 1l1e1f1t1 1o1n1t1o1 1C1r1i1s1m1o1n1 1R1d1.1 1w1i1l1l1

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1r1e1s1i1d1e1n1t1s1,1 1o1u1r1 1s1t1a1f1f1,1 1a1n1d1 1p1a1t1i1e1n1t1s1.1 1
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1t1o1 1g1e1t1 1o1n1 1t1h1e1 1f1r1e1e1w1a1y1 1w1i1l1l1 1m1o1r1e1 1t1h1a1n1
1l1i1k1e1l1y1 1m1a1k1e1 1a1 1U1 1t1u1r1n1 1a1t1 1t1h1e1

1i1n1t1e1r1s1e1c1t1i1o1n1 1o1f1 1o1

REPLY

Wahid Alam

5/3/2020

Sent from: wahid.alam@mesaaz.gov

Sent to: benlarrabee@yahoo.com, reese.anderson@pewandlake.com

RE: zoning of N of Crismon and Baseline project

REPLY

Reese Anderson

5/4/2020

Sent from: reese.anderson@pewandlake.com

Sent to: benlarrabee@yahoo.com, kholman@overlandcorp.com, Wahid.Alam@mesaaz.gov

Hello Wahid and Dr. Larrabee!

I hope you both are doing well this morning.

Wahid – Thank you for copying me on your response to Dr. Larrabee.

Dr. Larrabee – Thank you so much for reaching out to Mesa Planning Staff. I spoke with Ken Holman this morning and we are sorry. Please know our lack of response was not intentional, nor is it indicative of the importance of your concerns. Please accept our apologies. Is there a time today that you and I could connect and discuss this project? I would like to better understand your concerns. To help our discussion, I have attached the most recent site plan to this email.

My office phone number is below and you have my email address. I certainly do not want to interrupt your work day. So, if a certain window of time is better than another, please let me know. Thank you. I hope to hear from you soon.

REPLY

Ben Larrabee

5/4/2020

Sent from: benlarrabee@yahoo.com

Sent to: reese.anderson@pewandlake.com, kholman@overlandcorp.com, Wahid.Alam@mesaaz.gov

I'm free at 115 pm if that works... please call my cell at 480-414-8178.

Thank u!

Ben Larrabee

Sent from my iPhone

REPLY

Reese Anderson

5/4/2020

Sent from: reese.anderson@pewandlake.com

Sent to: benlarrabee@yahoo.com, kholman@overlandcorp.com, Wahid.Alam@mesaaz.gov

Yes. That works. I will call you then. Thank you Dr. Larrabee.

REPLY

Ken Holman

5/4/2020

Sent from: kholman@overlandcorp.com

Sent to: benlarrabee@yahoo.com, reese.anderson@pewandlake.com, Wahid.Alam@mesaaz.gov

I am available at 1:15 pm Pacific Time which is 2:15 pm MST. Are you setting up the call or would you like us to do that? Do you want to do a Zoom call with everyone copied on the email or just a regular conference call between the three of us? Let me know and Natalie can set it up. Thanks.

REPLY

Reese Anderson

5/4/2020

Sent from: reese.anderson@pewandlake.com

Sent to: benlarrabee@yahoo.com, kholman@overlandcorp.com, Wahid.Alam@mesaaz.gov

Ken – You and I will call Dr. Larrabee. While everyone is welcome, I don't want to unnecessarily bother any of these other good folks. Based on our conversation at 1:15, we can decide, collectively, how to proceed.

I will call you both in a few minutes.

Thank you.

REPLY

Reese Anderson

5/4/2020

Sent from: reese.anderson@pewandlake.com

Sent to:benlarrabee@yahoo.com, kholman@overlandcorp.com, Wahid.Alam@mesaaz.gov

Dr. Larrabee,

Thank you again for taking some time to speak with Ken Holman and myself this afternoon. We are contacting our architect to explore and evaluate potential changes relative to the south ramp. I will reach out to you again tomorrow with an update. Just wanted to let you know we are working on it.

Until then, take care and stay safe.

REPLY

Ben Larrabee

5/4/2020

Sent from: benlarrabee@yahoo.com

Sent to:reese.anderson@pewandlake.com, kholman@overlandcorp.com, Wahid.Alam@mesaaz.gov

Thank you!

Sent from my iPhone

Ken Holman

5/5/2020

Sent from: kholman@overlandcorp.com

Sent to: benlarrabee@yahoo.com

Alternative Ramp

Dr. Larrabee,

I sent an email to drl@aosmiles.com, which I think is your email address also, but just to make sure I'm sending you, for your review and approval, another copy of the proposal you sent to us and the design our architect came up with. Attached are your proposal and our architect's design.

If you like the new design, please communicate with Wahid, at the city, your approval of the ramp redesign. That would him an indication that we are listening to and cooperating with our neighbors. Thanks for your comments and your help. I think this will give us a better design overall.

REPLY

Ben Larrabee

5/5/2020

Sent from: benlarrabee@yahoo.com

Sent to:kholman@overlandcorp.com

message sent! thank you so much!! look forward to doing covered parking w you!

REPLY

Ben Larrabee

5/5/2020

Sent from: benlarrabee@yahoo.com

Sent to:kholman@overlandcorp.com

after looking further... would appreciate keeping the parking spots as in drawing :)...seeing "dog park" labeled there? that a typo??

dr Larrabe

REPLY

Reese Anderson

5/5/2020

Sent from: reese.anderson@pewandlake.com

Sent to: benlarrabee@yahoo.com

Ben,

Thanks for taking my call. As discussed, the dog park is a misplaced label to remind us to relocate the park. It wont be in the middle of the drive aisle

Ken or Mike – can you please send to me and Dr. Larrabee a copy of the condo declaration? I want to make sure that Dr. Larrabee has a copy so we can help guide him with getting approved the covered parking adjacent to his building. Whether the covered parking gets installed sooner or later, we can at least work on the approvals.

Thank you.

Reese Anderson

Pew & Lake, PLC

480-461-4670

Betsy Vidmar

5/5/2020

Sent from: 2betsyv@cox.net

Sent to: kholman@overlandcorp.com

Re: Crismon Commons - Neighborhood Meeting Confirmation

Mr Holman I did not find the link but was able to hear the meeting through Jackies link (that was why she was in twice,

I still am not liking the proposal. Four stories against single family homes will kill the value of these homes. Not just the 14 directly involved but all the properties that can see the 4 stories. My property is a big part of my estate. I will be 80 in June. Your trees limes behind me hang over a lot of my yard. Several limes broke last year with high winds, Please trim them and take them down when you are ready to replace them with less messy trees.

Betsy Vidmar

Maquel Crist

5/30/2020

Sent from: maquel_crist@yahoo.com

Sent to: kholman@overlandcorp.com

Re: Crismon Commons - Neighborhood Meeting Confirmation

Hello,

I was included in a Town Hall meeting yesterday with our councilman, and was able to message back and forth with him and then we have been exchanging e-mails this morning about a good solution to this development.

He has suggested to propose a hotel and restaurant and then an anchor store like a Trader Jo's and some smaller shops. I have lived here for 20 years and I can tell you that I have a lot of neighbors that would love a Trader Jo's, he said that retail would be preferable to apartments in that area in his opinion anyway. They will bring more revenue into our community than apartments, it is also a lot more likely to be an acceptable "win win" option for our neighborhoods.

So my question is in order to have the support of the neighborhoods in our area and make this property still lucrative to you would you consider a plan like this? Some type of an anchor store with smaller shops to support it, the hotel and restaurant that you have already proposed. He made the point that hotels that have food options close by are always an attractive option for travelers.

I can tell you that I handed out almost 900 fliers last week to get neighbors involved in this, and I will not stop. Apartments on that piece of property anywhere near our property lines will never be the "Win Win" that you are suggesting it can be.

We are fully aware that you will be developing that piece of property, we are looking forward to helping make it a smooth transition from the quiet empty lot it has been for 20 plus years into something that will work for everyone.

Thanks!

Maquel Crist

Exhibit 7 - Neighborhood meeting sign-in sheets and comment forms

December 11, 2019
Neighborhood Meeting

SIGN IN

NAME	ADDRESS	EMAIL	PHONE
Joseph Severs	1932 S. Talbot	Severs5368@yahoo.com	480 232-5368
Jackie McElroy	1751 S. Talbot		480 721-2644
Betsy Vidmar	1743 S. Talbot		480 357-5313
Michael Williamson	9759 E. Juanita		480 747-2685
Mina Ross	9836 E. NOPAL AV	minar@cox.net	(602) 312-8574
(480 529 1980) Carolyn + Larry Alex	9756 E. Impala Ave	Calax14399@aol.com	
John and Maria Agosta	10445 E. Jerome Ave	motocad@cox.net	
Larry + Lee Lach	10425 E. Jacob Ave.		480-645-6518
ED PRANZ	9724 E. JEROME AVE		480-354 0124
James Reynolds	1779 S. Talbot		952 913-4123
Jill Burnley	9725 E. Jerome Ave		815-252-4480
Charlotte Miller	9717 E. Jerome Ave		702-875-5133
Jeff Franklin	10358 E. Jan Ave		480-620-4141
Sue Brickley	1759 S. Talbot		763-639-7862
Jim Brickley	1759 S. Talbot		612-655-4490
Amy Watson	16225 Alicia		480-326-6980
Maguel + Aron Crist	9743 E. Impala Ave.		480-766-8640
Rosa Long	9748 E. Impala Ave		(59) 776-4080
Michael Corral	9710 E. JAN Ave		970-985-0487
LES AND MARK MATHIS	9766 E. Juanita		303-902-8073
Greg Soramo	9754 S. JUANITA		701-743-7832
Mike Rohde	9635 E. Idaho		612-309-7158
Linda Rohde	9635 E. Idaho Ave		612-722-5560
Vincent + Sylvia Nandin	1737 S. Talbot Mesa	sanandin@cox.net	
Joe + Pam Holt	9632 E. Jewel Ave		480-688-7099
David Wells	9642 E. IRWIN		800-307-2075
Tina Pusch	9735 E. Impala Ave		480 329 1188

480 854-7208

NAME	ADDRESS	EMAIL	PHONE
Susan Sanders	1947 S NOBLE	VXES61@yahoo. com	

① Traffic Study - Impact

- Ligetive - Light Contamination
- Trees - Growth to provide Screening
- Underground Parking
- 100' backset on all sides - Critical
- Create a larger / denser Green Zone
- Planted now to Allow Maturity of the Plant Material.

Team Notes 413-733-5560

Home As Aired, were the height of the
apartments, 24 hours Traffic from a hotel &
apartments, back up on (Common), Please
get approvals for before & after the
project for neighboring homes.

- View of Superstition mountains blocked
- Traffic
- Property decreases

No Four Stories

Even to Lewis in that ^{my} ~~side~~ ^{truck} ~~apart~~ ^{away} look into my

these need ~~trived~~ that are there now

look into my house x yard

hot not big enough to hold what is proposed
traffic study needed

~~crimen~~ does flood

I am concerned about the
traffic congestion -

lighting increases - what type will be there
Drop in property - appraisers come in
and tell us if our value will
go down.

Sierra Ranch II HOA

First Service Residential

Shaylyn Reynolds

Community Manager

9000 E. Pima Center Pkwy #300

480 551-4300

Shaylyn.Reynolds@FSResidential.
com

3 Story 30 ft or Terrace Style
36+ Box Mature Trees (not #24 inch)
Downlighting

December 18, 2019
Neighborhood Meeting

Name	Address	Email / Phone
Steve Tamiknapp	9827 E. Inwin Cir Mesa 85209	steve.knapp759@gmail.com 480-326-3112
Jackie McCarthy	1751 S. Talbot	
Ruby Vidmar	1743 S. Talbot	
James Reynolds	1729 S. Talbot	952 913 4123
ED DRAWE	9726 E Jerome Ave	480-354-0124
DON & BERDINE HATHAWAY	PO Box 2336 MESA AZ	BERDINEH@YAHOO.COM 5524 480 620 8387

Windows That Face West
What will be done to Deflect
The Sun From our View?

Sierra Ranch Neighborhood
grading is higher at North Side
and Drops Down Several Feet
as it approaches Baseline.

The height of 46 Ft Building
@ Current height of Lot 5 Parcel
would be closer to 52 Ft
From my back patio. I'd Request
The Lot 5 Parcel to be lowered

Sierra Ranch Block Wall is un-
stable. Due to The Trees from previous
Builder Root Systems, I'd Request
Full Trees 36 inch Box or Larger Full
Canopy for max Screening w/
overlapping Canopies to Block 4th
Story View into Bedrooms.

Eliminate parking at perimeter walls ~~to~~ Sierra Ranch II & 3, So Cars/Trucks etc aren't Shining Directly into our homes while people are parking, coming & going

Regardless of 6 Ft, 8 Ft or 9 Ft walls add ~~to~~ 3 or 4 Blocks as well as Stucco Coating That will Fill in ~~the~~ Cracks/Holes

FICUS NITIDA TREES

3 to 6 feet growth per year

Evergreen

Substantial, Sturdy, green year round

Check out wall behind Bashas

Baseline & Lissmon (Height & Integrity)

2nd tree Chilean Mesquite

BERDINE H@YAHOO.COM

No Palo Verde or Mesquite Trees

Keep 100' buffer and lower to 3-story

If wall goes up 2-3 courses - who is going to
shuco and paint on the homeowner side?

Will this project affect the cell
tower transmission & locate so of
the daycare center

March 5, 2020
Neighborhood Meeting

OVERLAND GROUP- CRISMON COMMONS
FOLLOW-UP NEIGHBORHOOD MEETING
 Sign-In Sheet

Applicant:

OVERLAND GROUP

Property Location:

Approximately 11 acres at 1810 S. Crismon Road
 between the US-60 and Baseline Road

Date:

March 5, 2020

Meeting Location:

Red Mountain Ranch Library Branch
Program Room
 635 N. Power Road, Mesa AZ 85205

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Betsy Vidmar	1743 S. Talbot	85209	Hbetsyvecox.net	
2	Jeremy Turner	9733 E Jerome Ave	85209	jerbemand/rs@cox.net	
3	James Reynolds	1729 S Talbot	85209	jrcyholds.2577@4240u	
4	ED DRAOZ	9726 E Jerome Ave	85209	N/A	
5	Fran Ronnau	9557 E Jan Ave	85209	franronnau@gmail.com	
6					
7					
8					
9					
10					
11					

OVERLAND GROUP- CRISMON COMMONS
FOLLOW-UP NEIGHBORHOOD MEETING
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Red Mountain Ranch Library Branch
Program Room
 635 N. Power Road, Mesa AZ 85205

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Jackie McCarthy	1751 S Talbot	85209	JackieMcCarthyH02@aol.com	480-721-2644
2	Steve & Tami Knapp	9827 E. Irwin Ave. Mesa AZ	85209	tamiknapp@msn.com	480-326-3112
3	Vincent & Sylvia Nandin	1737 S. Talbot Mesa AZ	85209	sanandin@cox.net	480-357-3085
4	Catherine Nixon		85209	catherineh ⁽⁵¹⁾ 51@yahoo.com	
5					
6					
7					
8					
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11					

OVERLAND GROUP-CRISMON COMMONS
FOLLOW-UP NEIGHBORHOOD MEETING

6:00PM- March 5, 2020

COMMENT CARD

NAME _____ PHONE _____

ADDRESS _____

COMMENT: Build apt where Restaurant is
scheduled + lower height.

Raise fence for Security reasons

OVERLAND GROUP-CRISMON COMMONS
FOLLOW-UP NEIGHBORHOOD MEETING

6:00PM- March 5, 2020

COMMENT CARD

NAME Jackie McArthur PHONE 4807212644

ADDRESS 1751 S. Talbot Mesa Az 85209

COMMENT: Do not allow over 30 Ft in
this primarily residential housing neighborhood.

April 30, 2020
Neighborhood Meeting

4th Neighborhood Meeting - Registered Attendees
Crismon Commons
1810 S. Crismon Road
Case No. ZON19-00871

April 30, 2020 at 6 pm

Online Zoom Neighborhood Meeting

Registered Participants:

1. Brad and Jaime Flood
2. Christina Winters
3. Jackie McCarthy (two registrations)
4. Maquel Crist
5. Rosa Long
6. Susan and James Brickley
7. Tamara Knapp
8. Yvonne Brenner
9. Jamie Nord
10. Jeremy Turner
11. Nana Appiah – City of Mesa Planning Division
12. Wahid Alam – City of Mesa Planning Division
13. Betsy Vidmar

Applicant Participants:

1. Ken Holman, Overland Group
2. Natalie Swann, Overland Group
3. Reese Anderson, Pew & Lake, PLC
4. D.J. Stapley, Pew & Lake, PLC

**Exhibit 8 - March 5, 2020
Neighborhood Meeting Slides**

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PLEASE SIGN IN ON SIGN UP SHEET TAKE
A COMMENT CARD IF DESIRED

OVERLAND DEVELOPMENT

THURSDAY, MARCH 05, 2020

1

INTRODUCTION

2

THE PROPOSAL

3

OUR REQUEST

4

UPDATES

5

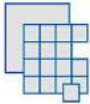
QUESTIONS &
COMMENTS

OVERLAND DEVELOPMENT

TODAY'S AGENDA



Joe Young –
Landscape Architect



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

Reese L. Anderson –
Legal Counsel

OVERLAND | DEVELOPMENT

Ken Holman – President

Mike Holman – VP



Peter Vesecky –
Civil Engineer



Curtis Miner – Architect

CRISMON COMMONS

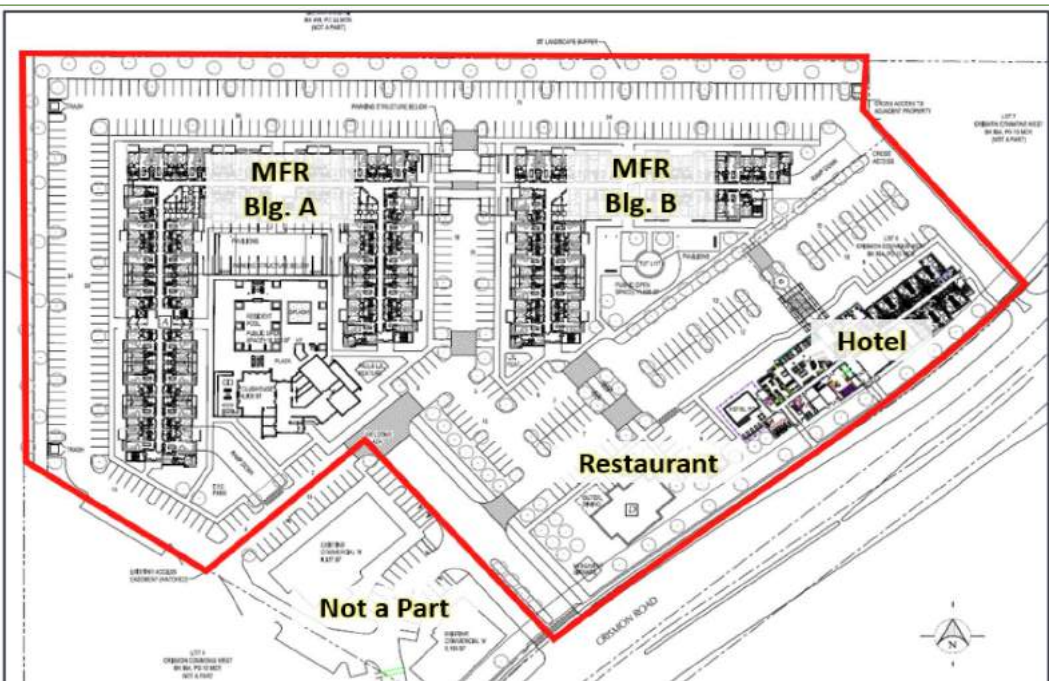
- Mixed use commercial and residential development
 - Hotel (4 story on Crismon Rd.)
 - Restaurant (3,750 SF)
 - Multi-family 2 buildings, clubhouse, water feature



OVERLAND DEVELOPMENT



- Net acreage: 10.94
- Address: 1810 S. Crismon Road



OVERLAND DEVELOPMENT

HOTEL

Lot area: 76,147 SF

Lot Area Gross: 1.75 Ac.

Stories: 4, **Rooms:** 100

Landscaped Connections

Hotel Amenities

Brand not determined



OVERLAND DEVELOPMENT

SIT-DOWN RESTAURANT

Lot area: 50,416 SF

Lot Area Gross: 1.16 Ac.

Building Area: 3,700 SF

Stories: 1

Landscape Plan

Connections to Residential



OVERLAND DEVELOPMENT

MIXED FAMILY RESIDENTIAL

Lot area: 340,455 SF

Lot Area Gross: 7.82 Ac.

Buildings 2, Units: 240

Stories: 4 **Height:** 48 ft.

Amenities – Active and
Passive Open Space

Resort Lifestyle



OVERLAND DEVELOPMENT



Clubhouse Near Pool Amenity



ZONING PROPOSAL

OVERLAND DEVELOPMENT

OUR REQUEST

3

- LC to LC PAD-CUP zoning
- Site Plan Review
- Plat Amendment

The project complies with the PAD overlay's intent to implement the General Plan goals through the use of "innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit"





OVERLAND DEVELOPMENT

UPDATES

4

NEIGHBORHOOD COMMENT

- Nightly Rental Suites
- Building height
- Landscaping and set back from property line
- Traffic
- Lighting

INCREASED PERIMETER LANDSCAPE BUFFER

Original Plan:

20 ft landscape buffer

New Plan:

25 ft landscape buffer

OVERLAND DEVELOPMENT

INCREASED DISTANCE FROM PROPERTY LINES

Original Plan:

75 ft building set back

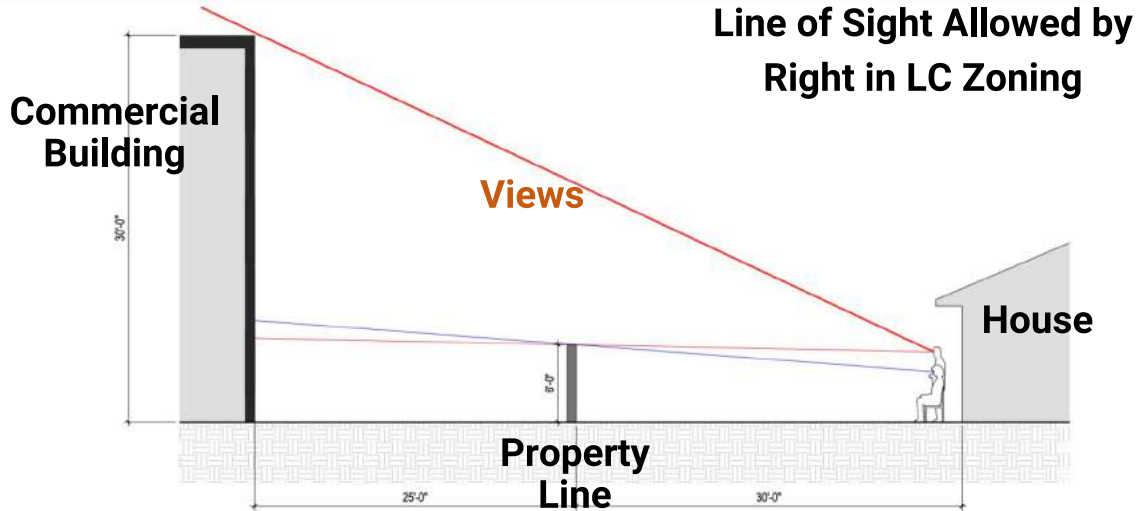
New Plan:

100 ft average building set back to north and west

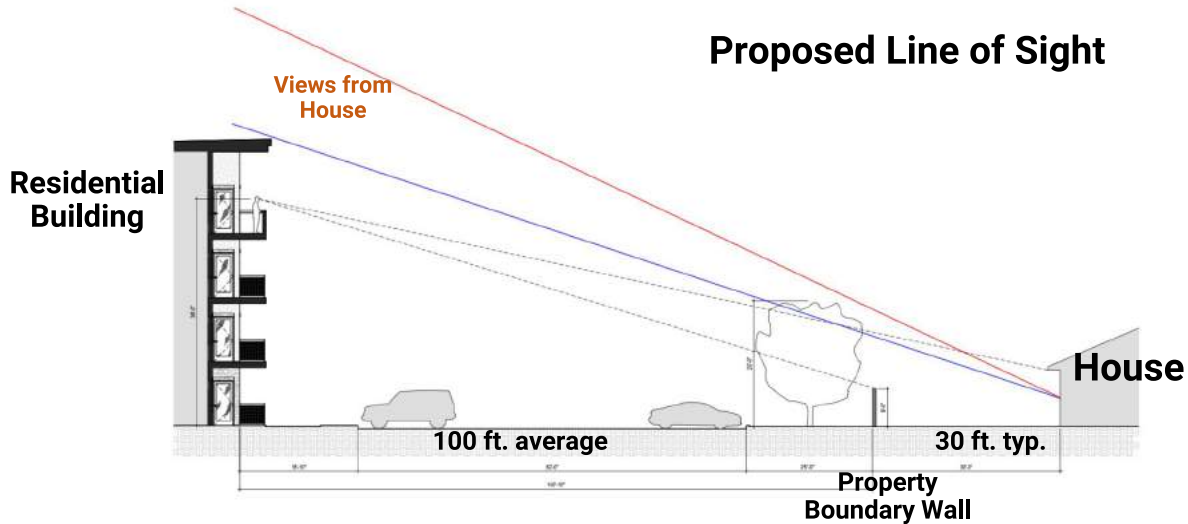
96 minimum setback



OVERLAND DEVELOPMENT



OVERLAND DEVELOPMENT



OVERLAND DEVELOPMENT

ELIMINATED NIGHTLY RENTAL UNITS

Original Plan:

200 high-end apartment units
and 40 nightly rentals suites

New Plan:

240 high-end apartment units
and no nightly rental suites



ADDITIONAL CHANGES

Connectivity of the different property uses

OVERLAND DEVELOPMENT

ADDED PEDESTRIAN PLAZA

Original Plan:

No pedestrian plaza included

New Plan:

Included landscaped pedestrian plaza with pedestrian amenities



QUESTIONS & COMMENTS

OVERLAND DEVELOPMENT

Exhibit 9 - Personal Citizen Outreach

CRISMON COMMONS -Summary of Personal Citizen Outreach

Ken Holman, President of Overland Development, personally visited each of the 14 homes on March 10, 2020 that are located to the west and north adjacent to our project.

Below is a transcript of discussions had. At each home I (Ken Holman) introduced myself and told them I was the person building the apartment project behind their home. I asked if they had any suggestions for our project because we wanted to be a good neighbor.

Robert & Roberta Rodriguez

9857 E. Irwin Circle (2-story home)

3/10/20, 7:20 pm. The doorbell was broken, so I knocked. There was no answer although the front porch light was on and there was a light in a window on the second story.

Alfred Shearer

9851 E. Irwin Circle (single story home)

3/10/20, 7:15 pm. The lights were on, but no one answered the door.

Charland Living Trust

9843 E. Irwin Circle (2-story home)

3/10/20, 7:00 pm. The man I spoke to was pleasantly surprised that I would come around and visit every homeowner that adjoined our property. He said he would appreciate it if we could raise the fence and do some trees. He said if we didn't or couldn't raise the fence, he would do it himself. He lives in a two-story home.

David Clark

9835 E. Irwin Circle (single story home)

3/10/20, 6:45 pm. The lady that I spoke to was cordial and wanted to see something done with the property. She was in favor of the landscape screening and raising the height of the fence. They live in a one-story home. She said she was excited to see something done because recently some people who were in RVs were camped behind their home for a couple weeks. She thought they were doing drugs. She and her husband went out to check on what was going on. They shined flashlights across the fence and the people left.

Tami & Steve Knapp

9827 E. Irwin Circle (single story home)

3/10/20. They are out of town and not available to visit.

Pauline & Epeli Tauveli

9819 E. Irwin Avenue (2 story home)

3/10/20, 6:20 pm. I met with Mrs. Tauveli. They did not seem too concerned about the project and appreciated me stopping by. They live in a two-story home.

Sandra & Martin Sielaff

9811 E. Irwin Avenue (single story home)

3/10/20, 6:40 pm. Joe Diaz and his wife live here, so they might be renting. He and his wife are supportive of the project and are interested in managing the apartments once built.

Kristen Caughey-Miller

9803 E. Irwin Avenue (single story home)

3/10/20, 6:30 pm. She had some minor concern about the project but liked the idea of trees and shrubs for screening.

Jamille & James Reynolds

1729 S. Talbot (single story home)

3/10/20, 6:20 pm. These folks were not home.

Nandin Family Trust

1737 S. Talbot (2-story home)

3/10/20, 6:10 pm. Vincent Nandin was not home, but neighbor, Betsy Vidmar said he was the most upset of anyone.

Betsy Vidmar

1743 S. Talbot (single story home)

3/10/20, 5:50 pm. Betsy is opposed to the project because of the height. She hoped that we could do what we could to screen the view of the apartments.

Jacqueline & Michael Williamson

1751 S. Talbot (single story home)

3/10/20, 5:35 pm. I visited with Michael. Jackie was not home. Jackie is the HOA president. They are adamantly opposed to the project because of the height. He also expressed concerns about possible increases in traffic, but I told them about the study which shows that there is capacity.

Susan & James Brickley

1759 S. Talbot (2-story home)

3/10/20, 5:10 pm. I visited personally with Susan and her husband. They live in a two-story home. They are very concerned about their privacy and losing their view of the top of Superstition Mountain. They would like two additional courses added to their block fence. They also want to see some landscape screening and directional lighting that does not shine into their backyard. While they have requested changes to the wall and landscaping, regardless of what we do, they are opposed to the project. They also mentioned a concern about traffic, but I told them about the study and that it showed that there was capacity.

Melissa & Dennis Kurilla

1765 S. Talbot (single story home)

3/10/20, 5:00 pm. They were not home.

**Exhibit 10 - April 30, 2020 Neighborhood
Meeting Slides**

Crismon Commons

Crismon Rd between US 60 and Baseline Rd

Neighborhood Meeting

April 30, 2020

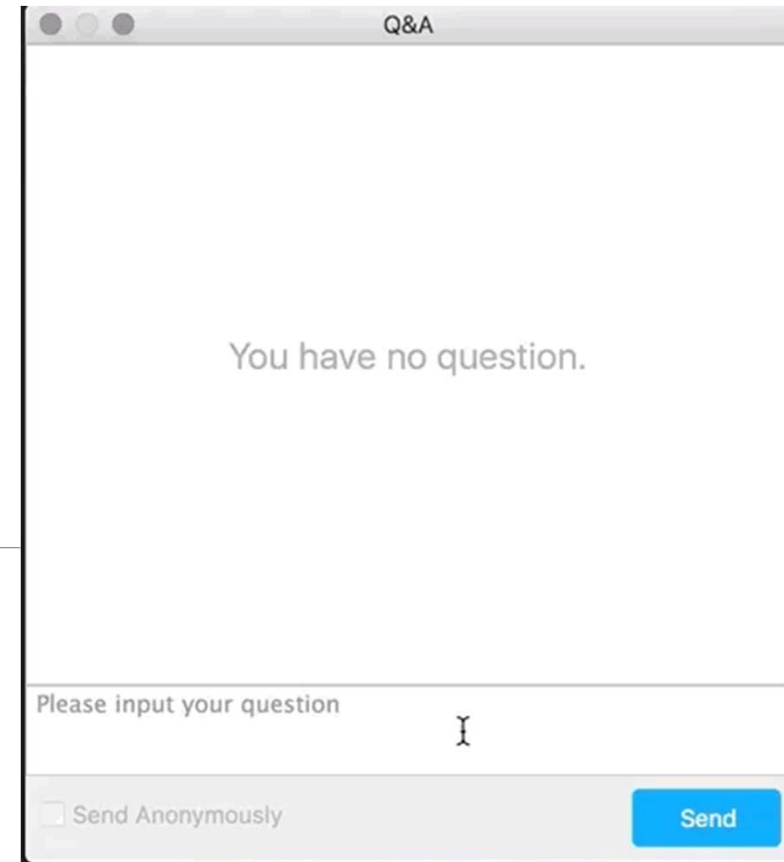


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QUESTIONS & ANSWERS



- Click **Q&A** to open the Q&A window
- Type your **questions** into the Q&A box at anytime through out the webinar
- Click **Send** and we will answer questions at the end of the webinar

A screenshot of a web browser window titled 'Q&A'. The main area is white and contains the text 'You have no question.' in a light gray font. At the bottom, there is a text input field with the placeholder text 'Please input your question' and a blue 'Send' button to its right. Below the input field, there is a checkbox labeled 'Send Anonymously'.

Agenda

- I. Introductions
- II. How we will answer Q&A's
- III. Description of the Project
- IV. Questions
- V. Conclusion

Vicinity



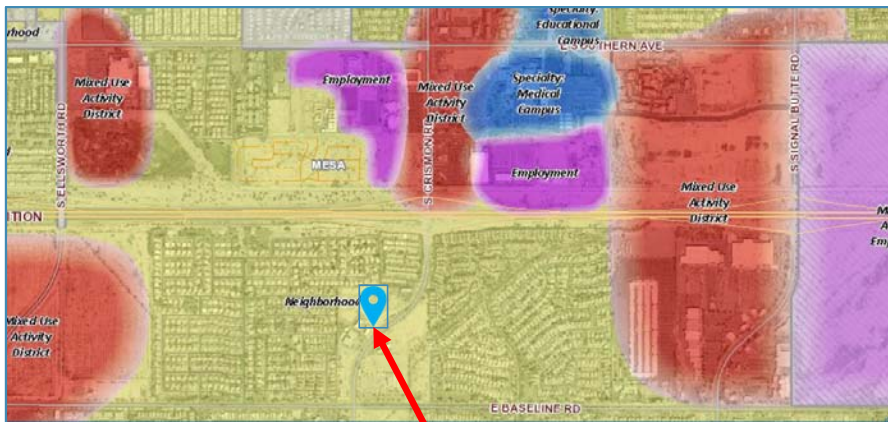
Aerial Map

- 10.9 acres (total site)
- Part of 39 acres that was originally zoned LC (Limited Commercial) in 2004



Mesa General Plan Map

The site is designed “Neighborhood” in the Mesa 2040 General Plan. The “Neighborhood” designation allows both residential and commercial uses.



SITE



Mesa Zoning Map – Site is LC (Limited Commercial)

Existing



Proposed



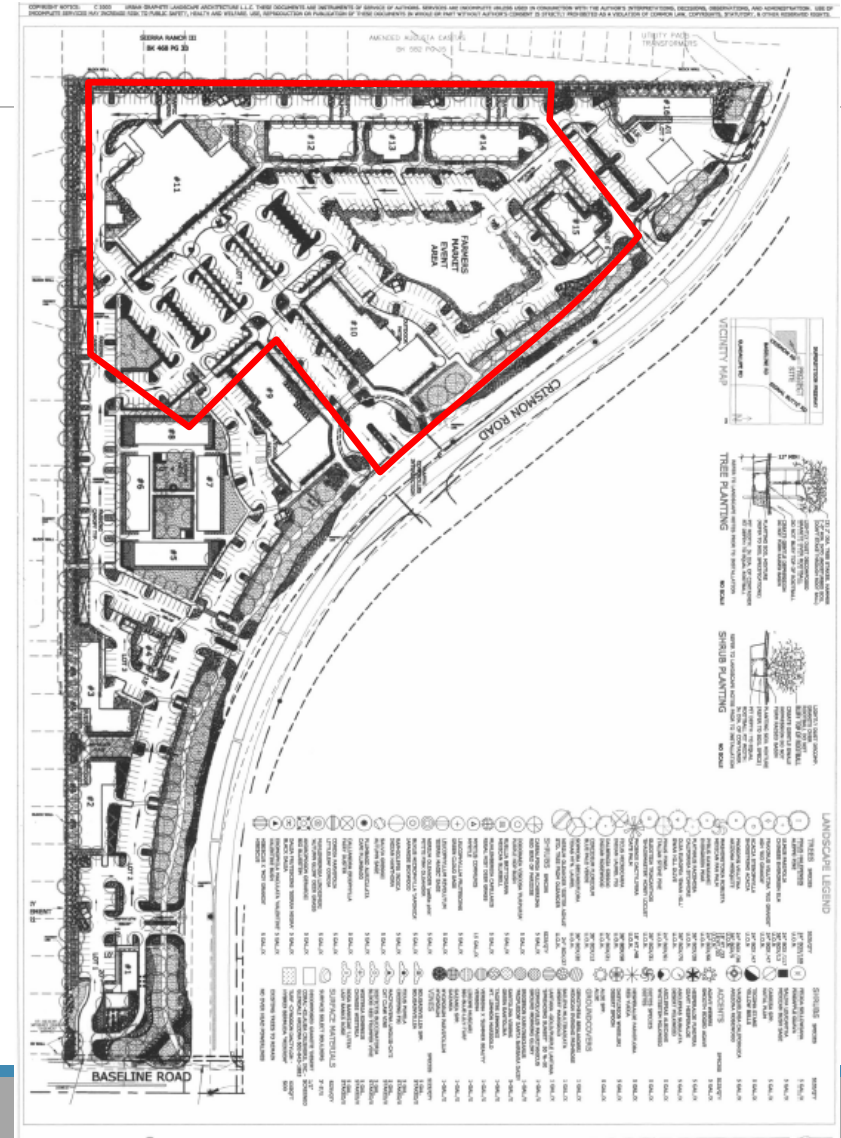
Uses Allowed in the Current LC Zoning

- Retail/Commercial
- Hotels
- Restaurants
- Multifamily Residential
- Services
- Group Homes
- Recycling Facilities
- Equipment sales and rentals
- Bars, night clubs, lounges
- Colleges, Universities
- Community Centers
- Offices
- Drive-through
- Hospital, nursing homes
- Auto repair
- Tattoo parlors, piercing
- Mortuary

Previous Approvals - 2004

Rezone to LC Commercial

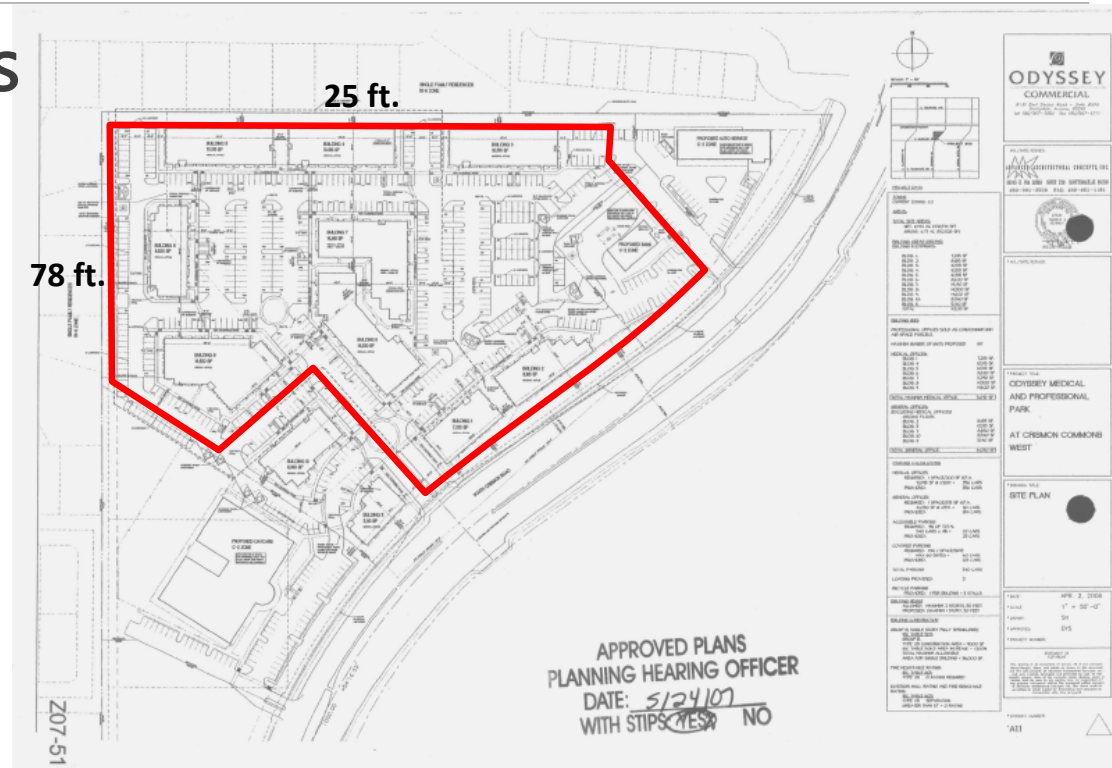
- Rezoned from R1-43 to LC
- Retail, Office & Farmers Market
- 30 ft. allowed building height (42 ft. for architectural elements)
- 25 ft. perimeter setbacks
- Buildings were closer to the property lines
- Higher intensity
- More traffic



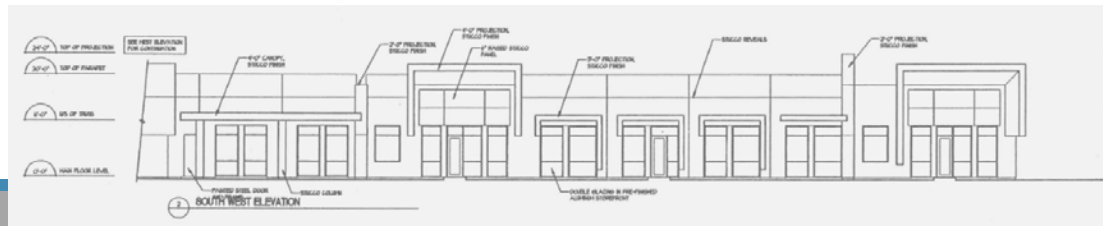
Previous Approvals - 2007

Odyssey Professional Offices

- 11 Professional & Office Buildings spread through the site
- 24 ft. Building height
- North: 25 ft. building separation
- West: 78 ft. building separation
- Parking: 540 spaces



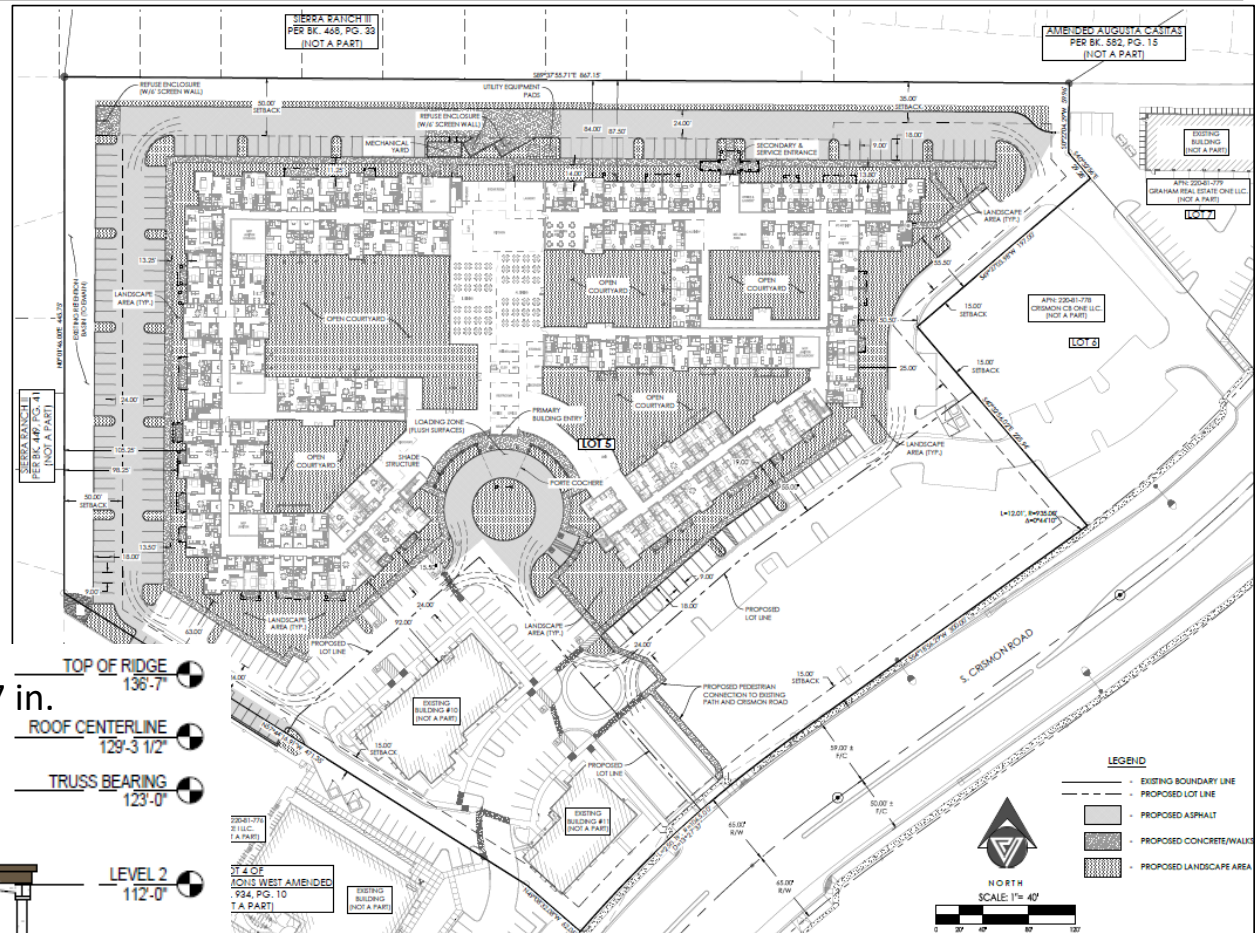
24 ft.



Previous Approvals - 2018

Three Fountains Senior Living

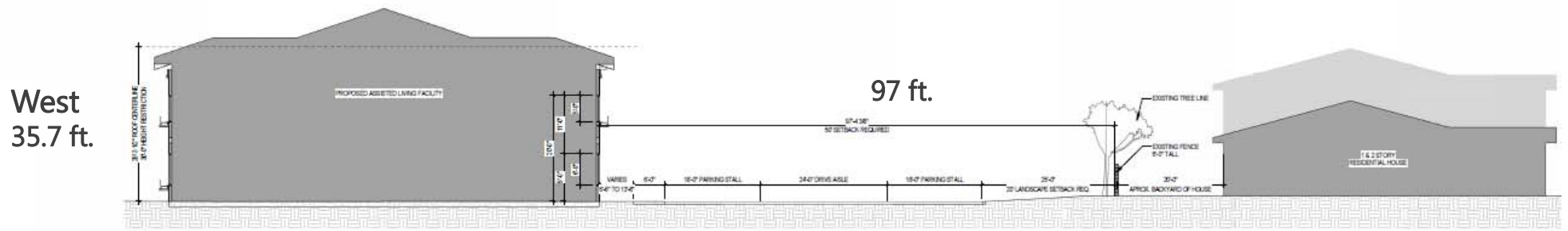
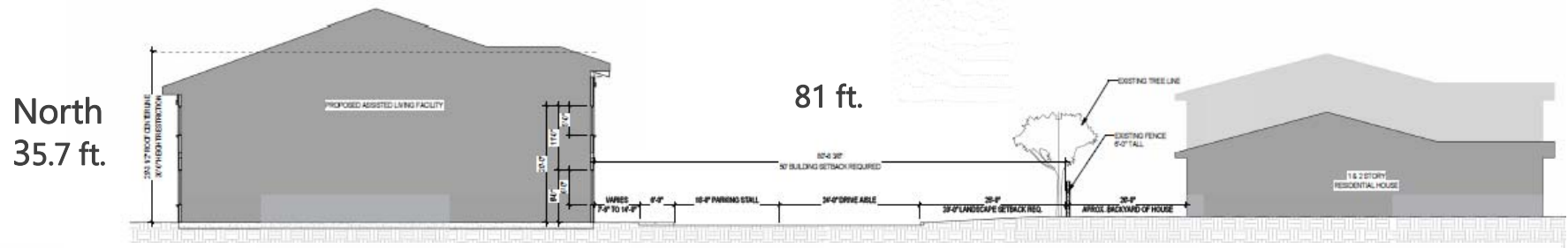
- Comparable Footprint
- Building Height: 35.5 ft.
(some architectural elements taller)



Previous Approvals - 2018 Senior Living: Setbacks



B1
A003 BUILDING SECTION THROUGH NORTH COURTYARDS
1" = 20'-0"



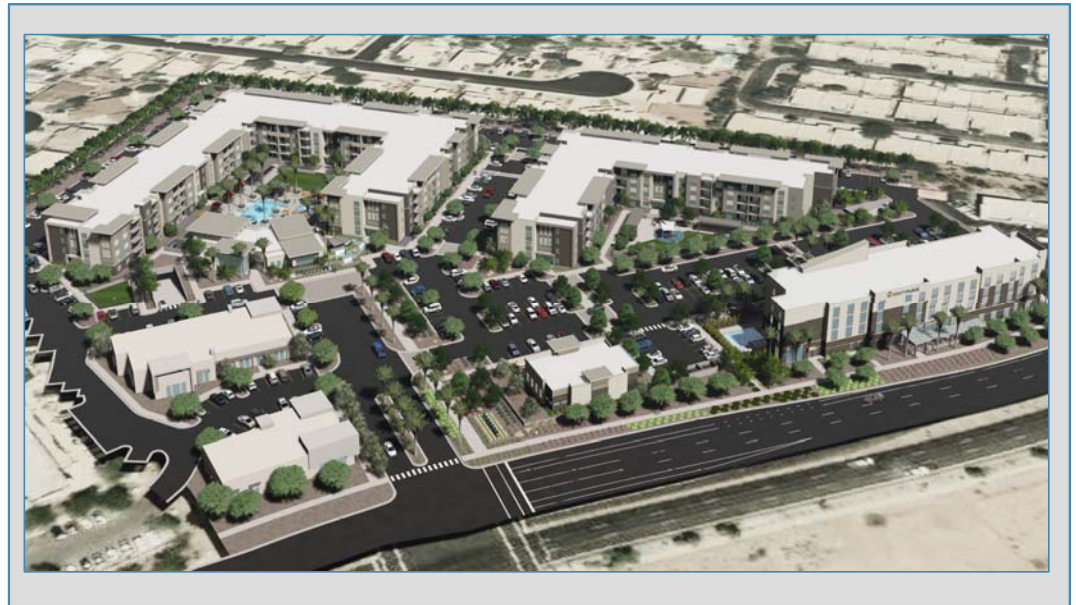
A1
A004 WEST PROPERTY LINE (RS-6)
1" = 10'-0"

Summary of Primary Concerns

- 1. Building Height Too Tall / Lack of Privacy**
- 2. Increased Traffic Congestion**
- 3. Apartment Resident Using Sierra Ranch Amenities**
- 4. Disruptive Behavior / Noise**
- 5. Existing Perimeter Trees Are a Nuisance**
- 6. Existing Perimeter Wall too Short**
- 7. Existing Solid Waste Bins too Close to Homes**
- 8. Light Pollution**
- 9. Minimize Grade Difference**
- 10. Quality Architecture & Design**
- 11. No Nightly Rentals**

Specific Requests to the City of Mesa

- Rezone from LC (Limited Commercial) to LC PAD (Planned Area Development) and CUP (Council Use Permit)
- Site Plan Review
- Plat Amendment
- Allow the Development of:
 - Hotel
 - Restaurant
 - Multi-Family Residential



Mixed Use Development Plan

- Hotel – Crismon Rd.
- Restaurant – Crismon Rd.
- Multi-Family Residential (2 buildings)



Mixed Use: Hotel

- Hotel – 4 stories, 95-room
- Atwell Suites is the anticipated Brand
- 67 ft. height (to tallest point) on prior proposal.
- Max. Building Height Revised to 50.5 ft. proposed
- 39 ft. (±) Person Standing on 4th Floor.
- 1 parking space per room = 95 spaces



Revised Hotel Elevation – 50.5 ft.



Building Height / Views

Distance to Nearest Residential:

- 220 ft (\pm) to Augusta Casitas (north)
- 340 ft (\pm) to nearest homes to the northwest
- 700 ft (\pm) to nearest homes to the west

Note: The proposed residential buildings will effectively block the view of the hotel.



Mixed Use: Restaurant

- 3,700 sq. ft.
- 1 story, 25 ft. height
- 37 parking spaces



Mixed Use: Residential

- 2 Buildings: 240 units (total)
- Max. 48 ft. height (previous)
- Max. Height 46 ft. (revised)
- 36 ft. (\pm) Person Standing on 4th Floor
- Density:
 - 22.0 du/ac (overall)
 - 30.7 du/ac (single lot)



Residential Parking

- 248 Surface Parking Spaces
- 245 Underground Spaces
- 493 Total Parking Spaces



Parking Ramp

Building Setbacks / Landscape Buffer

■ Permitted Setbacks & Heights:

- 25 ft. building setback is permitted by right with 30 ft. tall buildings

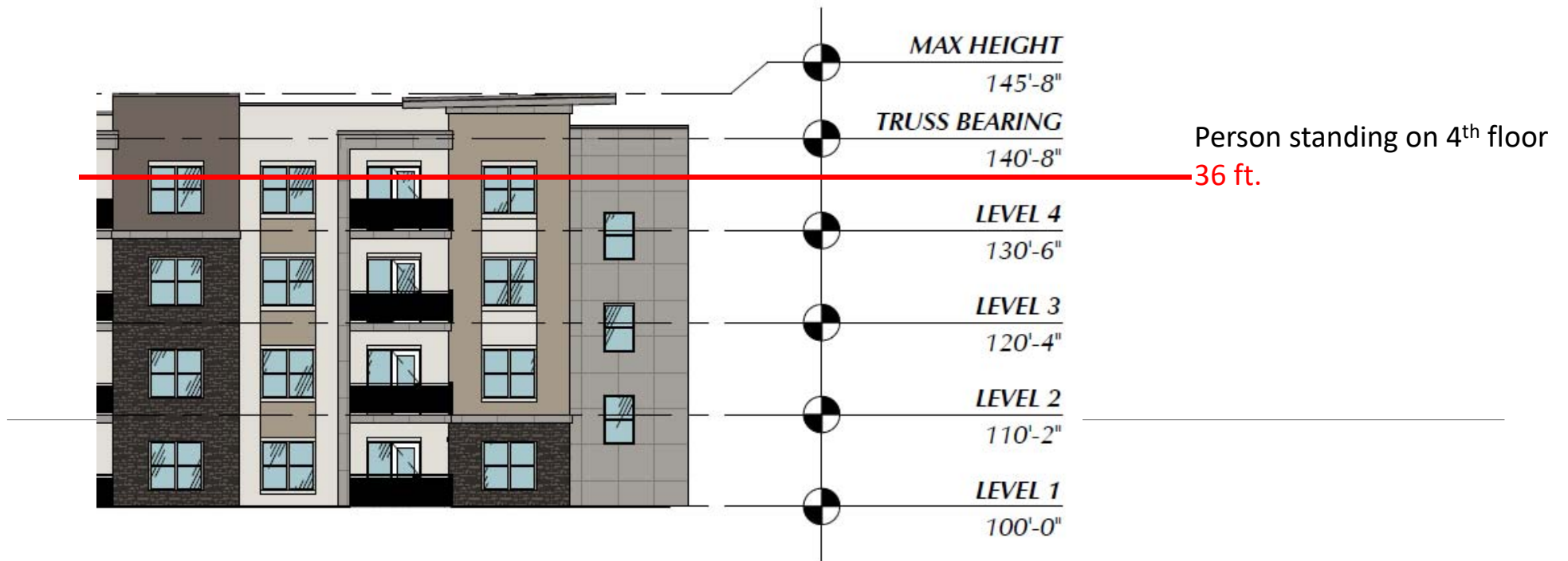
■ Proposed Building Setbacks:

- North: 97 ft. / 100 ft. average
- West: 98 ft. / 103 ft. average

- **Landscape Buffer:** Increased from 20 ft. to 25 ft. along the perimeter.

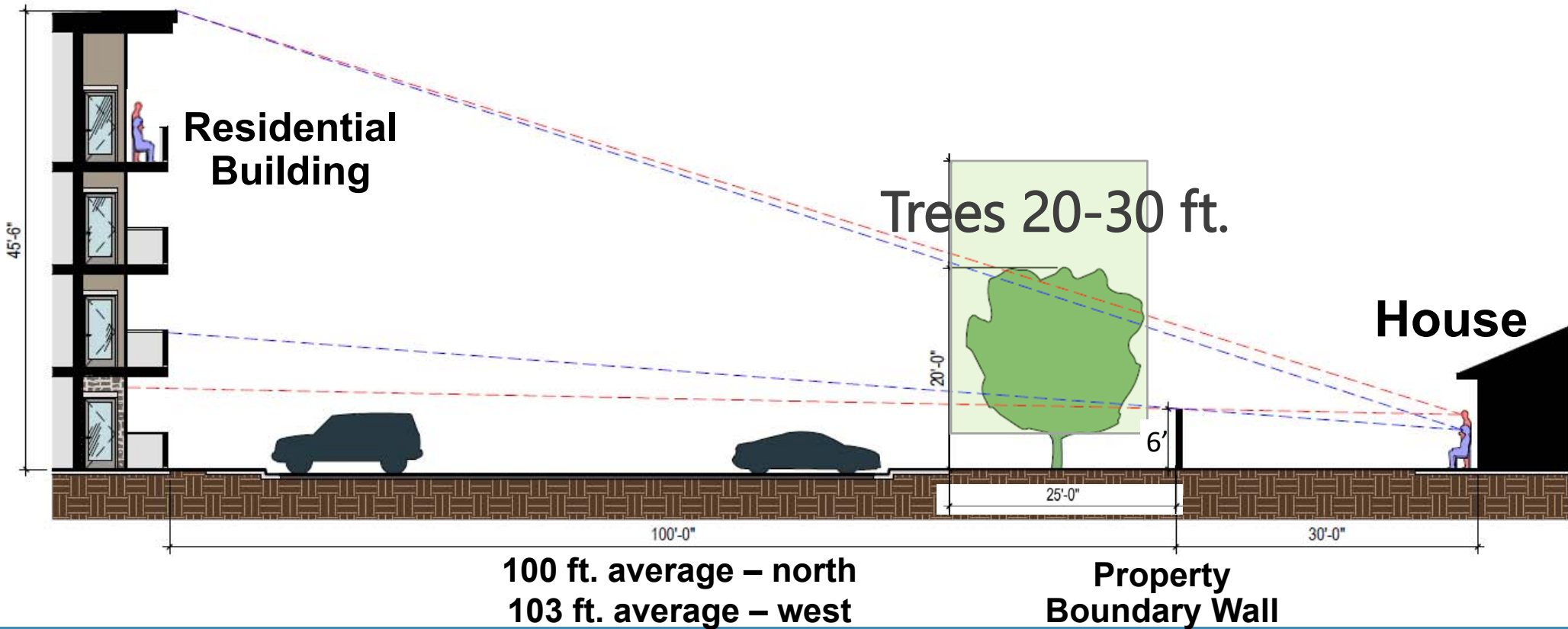


Privacy Concerns

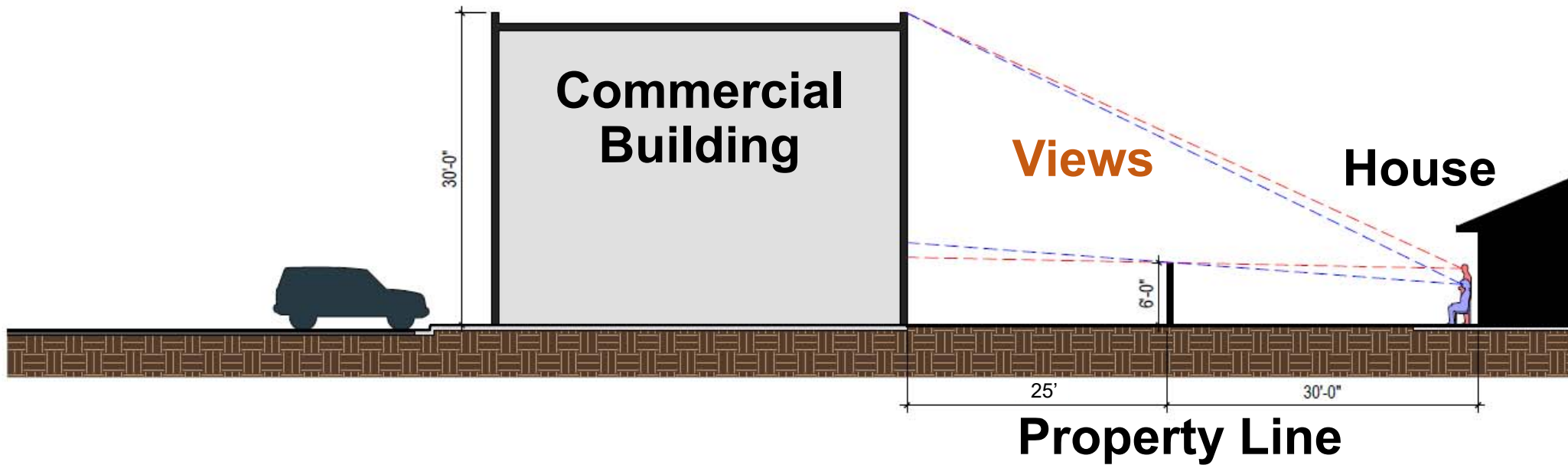


Sight Lines / Views – North & West

Proposed Residential (hotel even further)

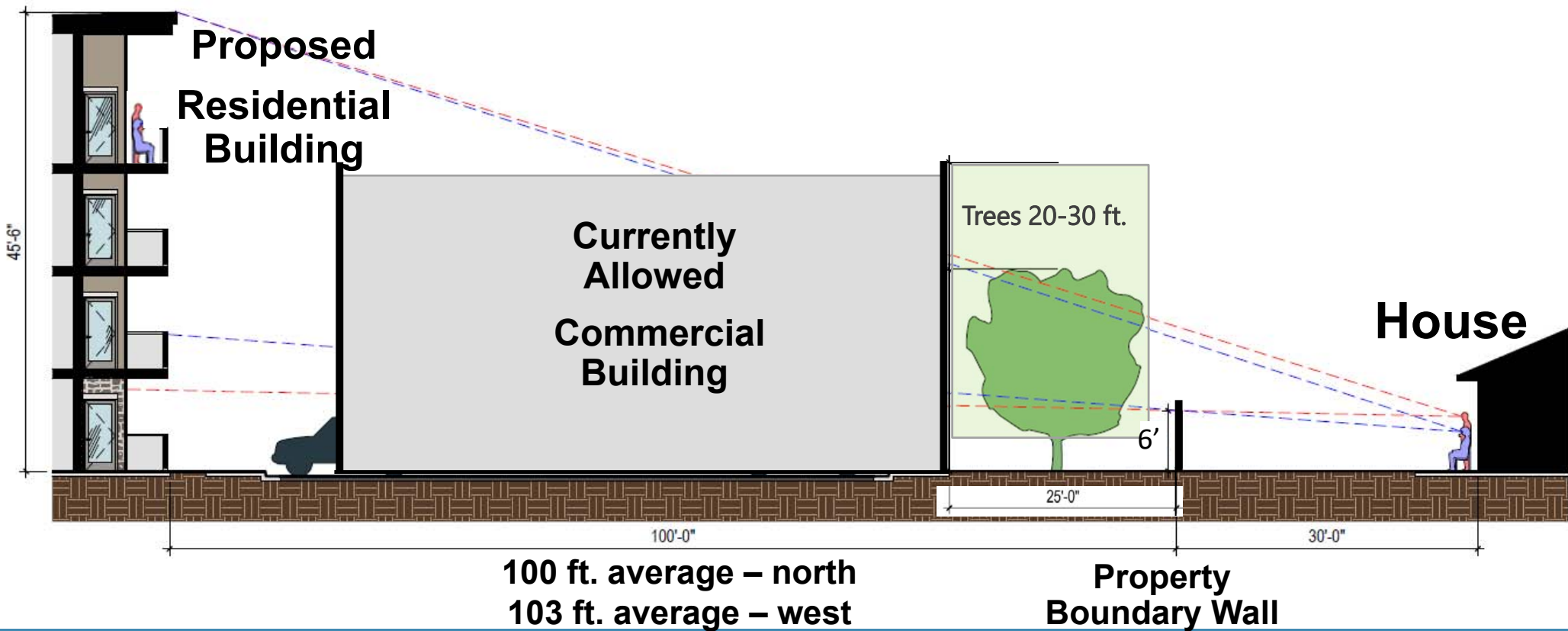


Sight Lines - Allowed Per LC Zoning Code



Sight Lines / Views – North & West

Proposed



Views Are Not a Legally Protected Right

Mountain views are below a 17.5 ft. high parking light pole located 140 +/- feet into the site.

30 ft. high commercial building could be located at 25 ft, which is approx. here



Views Are Not Protected

45 ft. tall Street Lights

17.5 ft. high parking
light pole



Residential Amenities

■ Resort-Style Amenities:

- Clubhouse - Waterfall
- Resort-style Pool
- Splash Pad
- Central Turf lawn
- Private Balconies
- Dog Park
- Children's Play Area
- BBQ Amenities
- Quiet Sitting Areas
- Shaded Pedestrian Paths

Club House



Swimming Pool Area



Open Space

■ Private Open Space:

- Average: 99.5 sq. ft. / unit (exceeds City requirements)

■ Common Open Space

- **Required: 100 sq. ft.** per unit X 240 Units = 24,000 sq. ft.
- **Provided: 568 sq. ft.** per unit = 136,500 sq. ft.

- 5 Times Increase in required Open Space



Concern: Quality Architecture

Quality of Design

- Will comply with Mesa's new Quality Development Design Guidelines
- Designed to be complementary and consistent with the existing buildings on Crismon



Architecture Next Door



Sample Elevations / Perspectives / Quality Architecture



Benefits & Opportunities






- Proposed Project will help complete development in the area
- Proposed Project will complement and support nearby businesses
- Commercial/retail/services within 5-minute drive:
 - Bashas', Safeway, Albertsons, Fry's
 - Hospital, Swap Meet, AMC Theaters
 - Home Depot, Lowe's, Walmart
 - LA Fitness, Ross, PetSmart, etc.
 - Kohl's, small retail & services



Compatibility with Surrounding Properties

- **Lower Intensity** than typical commercial development
- **Site Layout** clusters buildings, flow of uses
- **Generous Setbacks** and buffers
- **Layers of Trees** will provide additional screening
- **Enhanced Quality** and value to community
- **Project Exceeds City Standards** in many instances: e.g., setbacks, landscaping, open space
- **Professional Management** of the site

Citizen Participation Efforts

Required	Provided
1 neighborhood meeting, 1000 ft. notice list, ½ mile HOAs, 1-mile neighborhood associations	 4 neighborhood meetings Follow-up letter summarizing changes
Citizen Participation Plan and Report	 Citizen Participation Plan and Report (108 pages and growing)
Public Meeting Notice requirements (letter, sign posting)	 Compliance, also sent copy of the continuance request letter and 4th neighborhood meeting notice to email list
-	 Phone calls with Citizens, agreed to special action items (walls, trees)
-	 Mr. Holman went door-to-door to meet with as many of the abutting 14 neighbors as were available

Landscape Buffer

North & West Perimeter Landscaping

- Approved: 20 ft.
- Proposed: 25 ft. (consistent with Mesa code & allows better placement of new trees away from wall)
- Existing Trees: Willing to work with adjacent property owners on keeping or removing existing trees
- Willing to receive suggestions from adjacent neighbors on tree species – consistent with Mesa standards



Perimeter Wall – Existing Conditions

Perimeter Wall

- Wall heights range from 5.7 ft. to 6.5 ft.
- This is within the range of acceptability by the City
- Proposed:
 - LC Zoning District allows 8 ft. walls
 - Willing to work with adjacent property owners to provide an 8 ft. block wall, approvals needed.



8-inch masonry block

Perimeter Wall – Existing

- **Western Wall:** Heights range from 5.7 ft. to 6.3 ft.



West

5.7 ft.



6.3 ft.



- **Northern Wall:** Heights range from 5.7 ft. to 6.5 ft.



North

5.7 ft.



6.5 ft.



Perimeter Trees & Wall Repairs

- New Trees to be staggered within the 25 ft landscape area but further away from the wall than the existing trees
- Existing trees that are a nuisance will be cleaned up or removed. If you would like one cleaned up or removed immediately, please let us know.
- Wall repairs will be made as necessary
- Willing to work with adjacent property owners to install a new 8 ft. block wall (at the sole cost of the developer)



Traffic Concerns

- Traffic Study was Performed by Civ Tech, a reputable engineering firm in the Valley
- 57% of traffic is estimated to go north
- 16% of traffic is estimated to go west on Baseline Rd.
- Adequate capacity on Crismon Rd.

Table 2 – Site Trip Distribution

Direction (To/From)	Percentage
North on Crismon Road (north of US 60)	17
East on US 60 (east of Crismon Road)	10
West on US 60 (west of Crismon Road)	30
South on Crismon Road (south of Baseline Road)	25
East on Baseline Road (east of Crismon Road)	2
West on Baseline Road (west of Crismon Road)	16
Total	100%

Traffic Concerns

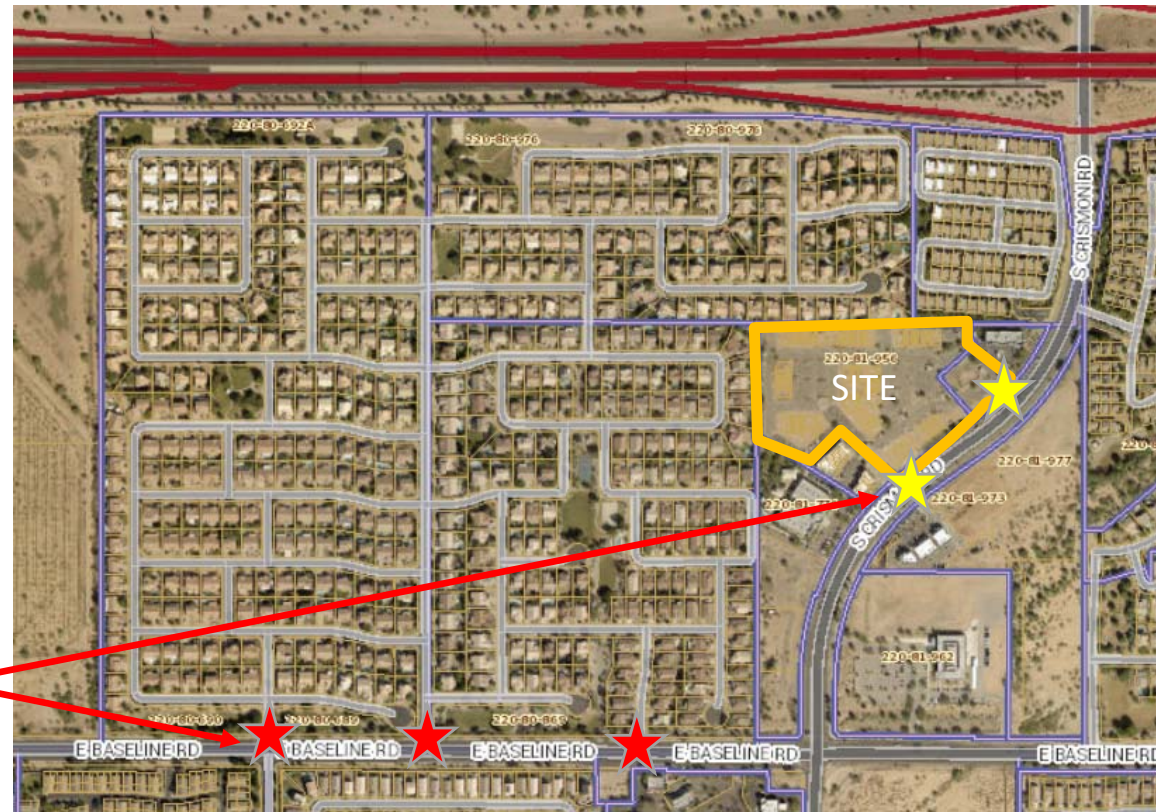
- Project will generate less traffic than a typical retail or commercial project during peak time periods. The quote below is from the Civ Tech Traffic Study:
- The results of the trip generation comparison reveal that the land uses in the newly proposed build scenario would overall generate fewer trips than the originally proposed build scenario from 2008 generating approximately 858 fewer weekday daily trips with 168 fewer trips (-178 in/10 out) during the AM peak hour and 196 fewer trips (-9 in/-187 out) during the PM peak hour.

Traffic Concerns

Traffic – increased traffic at neighborhood exit points

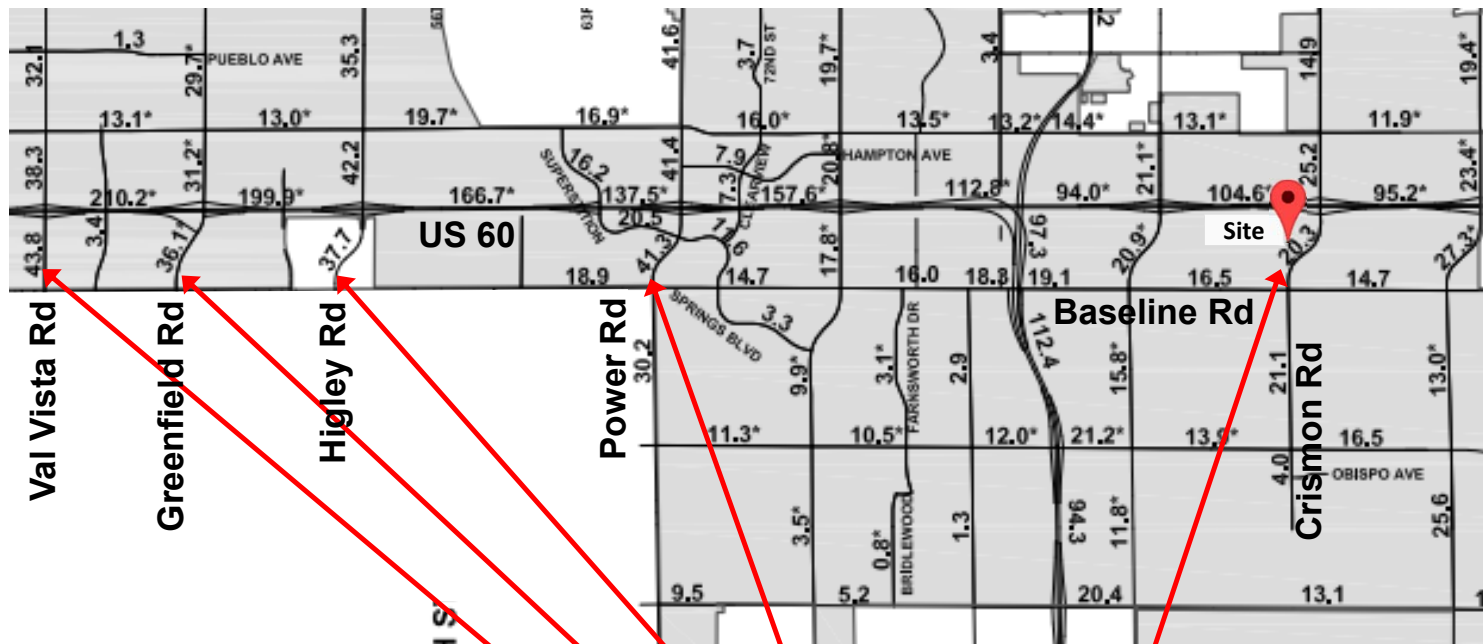
- No Vehicular or Pedestrian Connectivity between Sierra Ranch and Crismon Commons
- Existing traffic signal on Crismon Road will help maintain orderly ingress / egress, safety and traffic flow on Crismon Road

Signalized Intersection



- ★ Sierra Ranch Ingress / Egress Points
- ★ Crismon Commons Ingress / Egress Points

City of Mesa Traffic Count Comparison



TRAFFIC COUNTS

Crismon:	20.3
Power:	41.3
Higley:	37.7
Greenfield:	36.1
Val Vista:	43.8

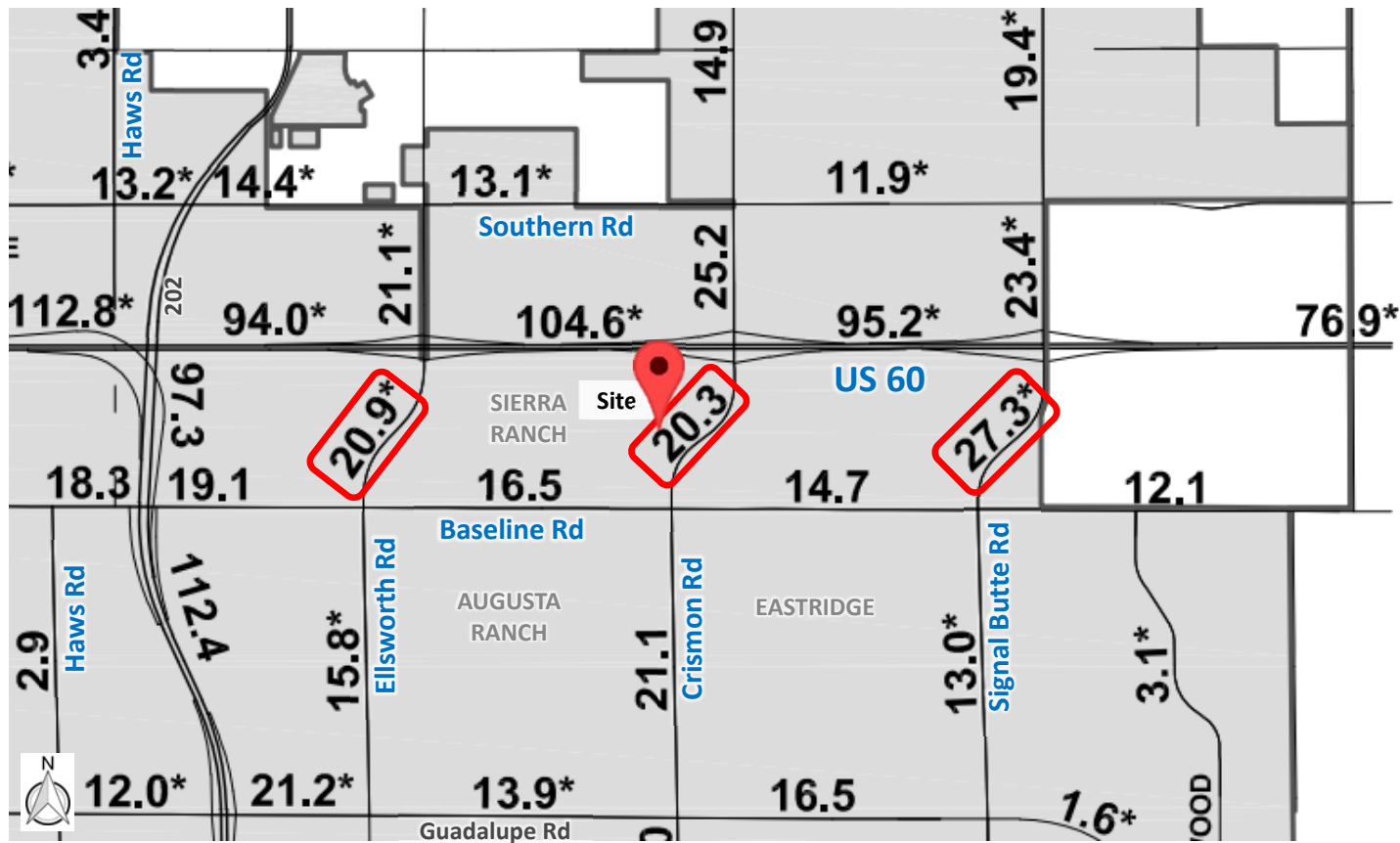


LEGEND

XX* = 2018 traffic counts (x 1000)

XX = 2019 traffic counts (x 1000)

Traffic Count Comparison



LEGEND

XX* = 2018 traffic counts (x 1000)

XX = 2019 traffic counts (x 1000)

Solid Waste / Lighting / Disruptive Behavior

Solid Waste Bins:

- Existing: 25 ft. (in compliance with current requirements)
- Proposed: 70 feet (approx.) separation

Lighting:

- Compliance with City's engineering standards
- No lights shining into adjacent homes

Disruptive Behavior:

- High-end features will attract quality residents
- Management – screen tenants, professionally maintains the property
- Amenities are located within the interior and east side of the buildings
- No connectivity to Neighborhood



Existing Trash Enclosure -View of Adjacent Property

Grade Difference Between Properties

- Elevation of Property determined by draft of Crismon Road.
- Finished Floor of buildings is based on curb heights on Crismon Road to allow “outfall” for storm water drainage purposes.
- All projects (regardless of use) will have same requirements
- Drainage will comply with engineering standards and will not flood surrounding properties.

Citizen Concerns Addressed

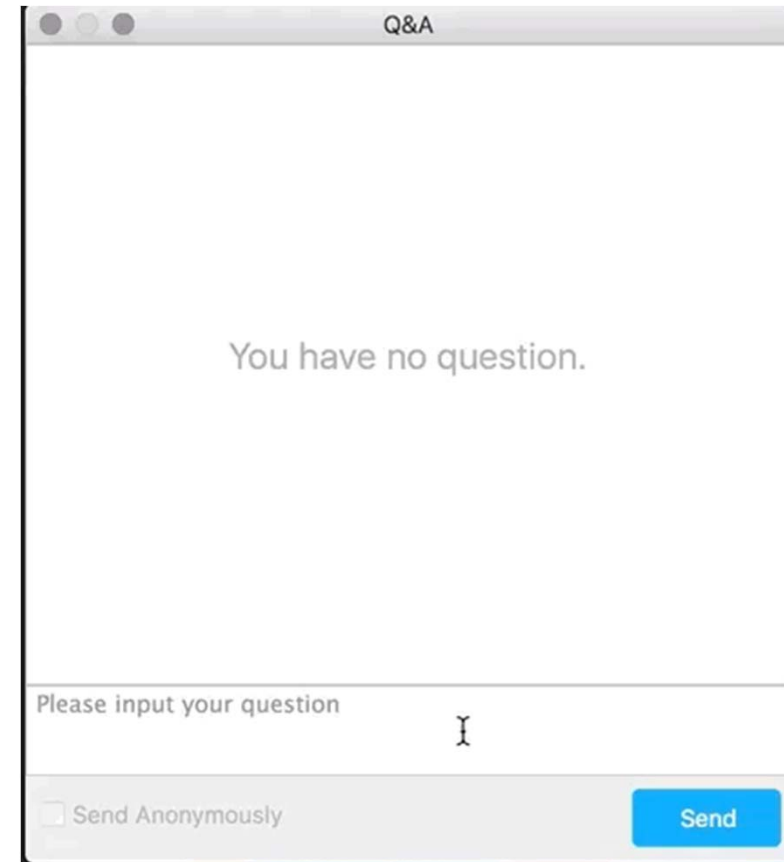
1. **Building Height Too Tall / Lack of Privacy** – Building Heights Lowered
2. **Increased Traffic Congestion** – Proposed Project yields lower traffic impact
3. **Amenities** – Resort Style Amenities Provided
4. **Disruptive Behavior / Noise** – All Uses on the interior or East Side
5. **Perimeter Trees** – Replanting and Will Work with Adjacent Owners
6. **Perimeter Wall** – Not Too Short, but willing to work with Adjacent Owners
7. **Solid Waste Bins too Close** – Bins will be relocated
8. **Light Pollution** – Confirmed no Light Pollution
9. **Minimize Grade Difference** – Explained how FFE's are established
10. **Quality Architecture & Design** – Compliant with Mesa QDDG and complements existing structures on Crismon Rd.
11. **Nightly Rentals** - Eliminated

QUESTIONS?

QUESTIONS & ANSWERS



- Click **Q&A** to open the Q&A window
- Type your **questions** into the Q&A box at anytime through out the webinar
- Click **Send** and we will answer questions at the end of the webinar

A screenshot of a web browser window titled 'Q&A'. The main area is white and contains the text 'You have no question.' in a light gray font. At the bottom, there is a text input field with the placeholder text 'Please input your question' and a cursor. Below the input field is a checkbox labeled 'Send Anonymously' and a blue 'Send' button.

Contact Information

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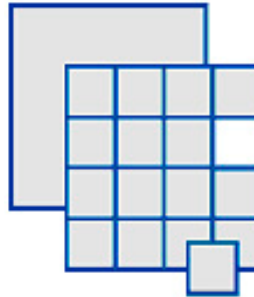
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Pew & Lake, P.L.C.

Real Estate and Land Use Attorneys

Exhibit 11 - Neighborhood Meeting Summaries

Neighborhood Meeting Summaries

Neighborhood Meeting #1

Meeting Date

December 11, 2019

Meeting Time

6:30 pm to 7:30 pm

Location

Mesa Public Library
Red Mountain Branch Program Room
635 N. Power Road
Mesa, AZ 85205

Neighbors in Attendance

34

Summary of concerns, issues, and problems

- Height of proposed buildings
- Increased traffic on Crismon Road
- Project to cause an increase in disruptive behavior in the neighborhood

A detailed summary of how each of these concerns were addressed is located in the main body of the Citizen Participation Report under the "Results" heading.

Neighborhood Meeting #2

Meeting Date

December 18, 2019

Meeting Time

6:30 pm to 7:30 pm

Location

Mesa Public Library
Red Mountain Branch Program Room
635 N. Power Road
Mesa, AZ 85205

Neighbors in Attendance

8 – of the 8 neighbors in attendance, 4 had attended the previous meeting held on December 11, 2019.

Summary of concerns, issues, and problems

There were no additional concerns, issues, and problems addressed in this 2nd neighborhood meeting that were not brought up in the neighborhood meeting held on December 11, 2019.

A detailed summary of how each concern was addressed is located in the main body of the Citizen Participation Report under the "Results" heading.

Crismon Commons 3rd Neighborhood Meeting Summary

March 5, 2020 at 6 pm

Red Mountain Ranch Library Branch - Program Room
635 N. Power Road, Mesa AZ 85205

Meeting began at 6:04 pm – Presentation Format with Verbal Questions/Answers.

A PowerPoint presentation was led by Ken Holman and questions were asked by attendees throughout.

Mr. Holman made introductions.

Mr. Holman updated attendees on the revisions made to the plans since the first neighborhood meeting and explained the project, including the following:

- Discussed the unique configuration of the site
- Explained that the developers goal was to enhance a community eyesore
- Mentioned that IHG is interested in filling the hotel with an Atwell Suites Extended Stay product
- Recounted efforts made by the developer to address City of Mesa comments including new landscaping and common spaces
- Described the developers decision to seek a sit-down restaurant tenant as opposed to a fast-food tenant
- Illustrated that the multi-family residential product was intended to be a high-end apartment complex including underground parking, with upwards of \$53 million to be spent on construction and \$1,400-1,500 rents expected
- Updated neighbors that taller vegetation was proposed for the landscaping boundary than previously shown
- Updated neighbors that the nightly rental suites idea has been abandoned per the City's request and discussions with neighbors
- Explained the zoning schedule and opportunity to participate in the public process with Public Hearings expected in April 2020

A total of 9 neighbors attended in addition to Ken and Mike Holman (Overland Development, Property Owners), Reese Anderson and Jon Gillespie (Pew & Lake, Land Use Counsel), and Evan Balmer (City of Mesa, Planner).

Attendees had many questions and comments. Questions and comments are encapsulated below with **answers** provided by Mr. Holman summarized in **red italics**. **Additional answers** were provided by Mr. Anderson and are summarized in **blue italics**:

- 1) Did you buy the property by the school on baseline? **Yes. Overland owns all of the land except for the parcel near Big O. That's the only piece we do not have. We are scheduled to close on that parcel in late April.**
- 2) Where does the hotel face? **The primary entry of the hotel faces west, into the project. The City of Mesa requires 4-sided architecture which is provided on this project, which will ensure that all sides of the hotel look nice..**
- 3) Why another hotel when a new hotel is north of the freeway and another hotel is built near the hospital? **We believe there is a market for a hotel. The Residence Inn near the hospital is completed. There is still remaining demand for a hotel in this area. We also believe that a hotel use is a more compatible use in this area than other commercial uses.**
- 4) Doesn't seem like much is out there to support a hotel. Isn't the tech corridor getting its own hotels? **Comment acknowledged. The Limited Commercial zoning allows hotels and the new uses happening in the "tech corridor" should support a hotel at this site.**
- 5) A four-story building doesn't seem compatible along Crismon Road. **Comment acknowledged. The developer is aware that neighbors are concerned about height, but it believes the 100 foot setbacks accomplish the intent of the City of Mesa zoning ordinance.**
- 6) Is the clubhouse accessible to residents only or can hotel users share? **Although pedestrian paths do exist between the uses, the hotel and residential uses will have separate amenities.**
- 7) What is the expected occupancy of the clubhouse. **The clubhouse is approximately 6,000 SF and can entertain 30-40 people at any one time. Research shows that only 5% of tenants use facilitates.**
- 8) Increasing height from 30 feet to 48 feet is a big issue for us. **Understood, the majority of PAD deviations are hyper technical changes which won't affect neighbors compared to what could be built currently (i.e. building separation). However, the height increase could affect neighbors and that is why the increased building setback has been provided.**
- 9) We have issues with 1. Height, 2. Traffic, 3. Lighting, and 4. Restaurant Odors. **Comments acknowledged.**

- 10) We don't like Palo Verdes, Mesquites, or Sissoo. The existing Palo Verdes and Mesquites on the parcel are shedding into existing residential rear yards and canopies are covering walls and have fallen on walls during monsoons. These trees also aren't thick enough to provide adequate buffering. **Comments acknowledged. We will instruct the landscape architect to provide larger trees and ensure their placement towards the middle of the landscape tract (roughly 12.5 feet from property line). Trees will not be placed an arm's length away from wall. Upon request, we will remove the existing trees that are bothersome to the residents.**
- 11) I like the 25-foot landscape buffer but your property is below grade in some spots and above grade at others. The west homes are a few feet lower than the north homes. I have concerns about drainage. **We are required to provide proper drainage on-site. The engineer will be addressing these concerns on grading plans including the preventing stormwater flows from effecting neighbors.**
- 12) There are tree roots which extend under the wall. **The developer would be happy to help with removal of trees which affect the wall and will fix the wall if any damage occurs.**
- 13) The previous development contemplated a retention basin and raised boundaries which we don't think was a good idea by that drainage engineer. **Comment acknowledged. We will discuss this our engineer and get back to you with answers on the finished grade.**
- 14) Where is the height of the building measured from? What will be the starting point for measuring the height of the building? **Final grade will be determined by the civil engineers who will dictate how dirt will be moved around. We are working on G&D plans and we can get you an answer.**
- 15) Is this case already approved? **No, that's why we are here to get your input and share ideas.**
- 16) Where did you get the extra five feet to increase landscape? **Building, parking, and drive aisle all were shifted to the east, away from the residences. The fence and back wall are now separated by 96 to 106 feet, with about 100 feet on average.**
- 17) Sure a grocery store could be placed 25 feet from our back fence but the back of a grocery store doesn't have people looking at you. **Comment acknowledged. To further help, we are contemplating placing larger trees that will quickly grow to 20 feet tall. We are happy to work with you on tree species.**
- 18) What about the two story home? What type of screening do they get? **Unfortunately we cannot build a tree large enough to provide screening for 2nd stories but the site visibility exhibit illustrates the significant difference for first floor vision to the four story building setback 100 feet.**

- 19) The rear elevations used to look like Avia apartments rear onto the freeway which we don't like. Four side architecture is now clearly illustrated and required. If you like the front of the building, then the west side should look just as nice.
- 20) We were ok with the design on the senior housing product. Why did that project not happen? Supply for senior housing exceeded demand and that project has not come to fruition.
- 21) Can four stories be avoided? The developer needs 240 units to make this development financially feasible and if a design with 3 stories was made the site would be packed and nonfunctional.
- 22) My neighbor Jim and I measured the dirt on the other side of the wall and it goes two feet up our six foot wall. Comment acknowledged. Creative screening and landscaping will help mitigate.
- 23) Are you staying or selling? Who will manage the apartments? We will own the hotel and the apartments. We would like to sale or lease the restaurant. We will directly manage the apartments, but another management group will take care of the hotel.
- 24) Where are the trash enclosures and how will waste be handled? Enclosed trash bins are primarily located on the sites boundary at corners and in hte middle. We do trash pickup three times a week. We can explore relocation of the trash enclosures. The City wanted us to spread out the trash enclosures.
- 25) I am concerned with trash enclosure odors. Please consider relocating the dumpsters to the inside of the parking lot. Comment acknowledged. We will explore that idea with our architects.
- 26) The daycare gets its trash picked up at 5:30am. Comment acknowledged.
- 27) Where is the main entrance? The main entrance to the site is at the existing traffic signal on Crismon Road. That drive leads to the apartment complex entrance and has turn offs for the existing office, hotel and restaurant.
- 28) Are there two underground garages? No. There is one underground garage with two entrances that contain both ingress and egress.
- 29) Site digging will lead to increases in scorpions in our homes and yards. Pest problems may occur in the short term, but we believe it will be lessened in the long run as we maintain the property.
- 30) Are there pet limits and where is the dog park proposed? There will be animal restrictions in the lease (dog run location shown on screen). The dog park size has not been changed since the last site plan (60x60).

- 31) Do you have handicap accessible parking? Yes the development will meet every disability parking standard.
- 32) Traffic on the street seems to conflict. The preliminary results of the traffic study being performed indicate that there will be less peak time traffic than the approved medical offices or other wholly commercial uses.
- 33) Have you attempted to mitigate the effect which the buildings west windows will have in terms of sun reflection? Especially the effect on two story homes. Energy efficient glass is being used and we can explore mitigating glare and reflection issues.
- 34) Will there be a new sign put up on site. Yes. Additional notification will be given for the public hearings including a new sign and additional letter. We will send emails to anyone who puts an asterisk on the sign-in sheet and each of you will be notified via mail if you placed your address on the sign-in sheet.
- 35) How many employees coming and going? Five to six for the multi-family, 15-20 for the hotel.
- 36) We are concerned about traffic. There are no roads from the residential subdivision which lead to Crismon so it seems like direct traffic impact would be minimal. In general, commercial developments generate twice as much as residential. The bulk of multifamily traffic will go north to the freeway. The City of Mesa will be tasked with synchronizing the traffic light.
- 37) Can you raise the existing boundary wall? Yes. We can do it and are willing to coordinate with the HOA on this issue. Despite our commitment, please know that this task is a difficult process to get legal permission from everyone and there are practical challenges involved with raising a wall, including temporary fencing, existing flower beds and landscaping. The concern is that the wall would be scalloped in height if certain neighbors didn't agree to their wall be raised. There are permission and liability issues which are difficult to navigate but I am sure a solution could be reached.
- 38) If the project was three stories, how many units would be lost? 60 units which makes the project financially infeasible.
- 39) I want to see a Plan B. Four stories doesn't work for us. Three developments will be looking at this. Comment acknowledged.

Meeting concluded at 7:35 pm

Minutes Prepared by Jon Gillespie on March 6, 2020

**Crismon Commons
4th Neighborhood Meeting Summary
1810 S. Crismon Road
Case No. ZON19-00871**

April 30, 2020 at 6 pm

Online Zoom Neighborhood Meeting

The neighborhood meeting began at approximately 6:02 pm and ended at 7:30 pm. Afterward, a few neighbors remained for a few minutes to discuss the project. It is estimated that approximately 12 total neighbors attended the meeting. Present for the applicant were Ken Holman and Natalie Swann from Overland Group and Reese Anderson and D.J. Stapley from Pew & Lake, PLC. Nana Appiah, Mesa Planning Director, and Wahid Alam, Mesa Planner, were also in attendance.

The format for the meeting was a formal presentation, followed by a question-answer session using Zoom's technology. This consisted of live video viewing of the presentation, followed by written questions, each of which were answered by either Mr. Anderson or Mr. Holman.

Mr. Anderson made introductions and gave a brief presentation supported by PowerPoint slides (see attached), summarized as follows:

- Explanation of the meeting format and question and answer session.
- Project location and background
- Proposed are uses that are consistent with the General Plan's neighborhood classification.
- Uses allowed in LC zoning were listed, including, among other things, hotels, restaurants, offices, retail/commercial, and residential uses subject to additional criteria.
- Previously approved site plans were presented showing the various types of development that have been attempted on this site.
- Described each component of the project
- IHG, a widely recognized hotel group, is interested in developing a hotel with its new and innovative Atwell Suites Extended Stay product.
- Described the developer's decision to seek a sit-down restaurant tenant as opposed to a fast-food tenant
- The multi-family residential use is a high-end development with underground parking, which will reduce noise and impact on the surrounding properties. Proposed are 240 units, not more as had been circulated by others. A residential use is preferred because the property has a unique shape and is less competitive for a retail use. The saturation of commercial services in the area and the reduced demand for retail at this location contributed to the developer's proposal for residential uses in the back portion of the site and the hotel and restaurant on the front where they are more visible from Crismon Road.

- Discussed the list of most common questions and concerns and gave responses to each of them, as summarized below:

1. Building Height/lost views/lack of privacy

The applicant proposed to reduce the height of the hotel from 67 feet to 50.5 feet. Overland Group also proposed to reduce the height of the residential buildings from 48 feet to 46 feet. It would be difficult to reduce the residential height more because it is based on their close analysis of the plans and proposed 9 foot ceiling heights. That ceiling height will command higher rent than if ceilings were reduced to 8 feet.

Regarding privacy, images illustrated that actual views from a person standing on the 4th floor will be only 36 feet for the residential use. Views would be blocked by 20-30 foot high trees in the perimeter buffer and elsewhere. The average building setback of 100+ feet is another part of the proposed buffer. The hotel will be located approximately 220 feet to the Augusta Casitas townhomes, 340 feet to the single family homes to the north, and minimum 700 feet to the nearest homes to the west.

Site photos and drawings indicated that the current zoning would allow a 30-foot high commercial building 25 feet from the property line. Thus, the current zoning allows for buildings that would look more imposing than the proposed residential uses at the proposed increased setback.

Site photos were taken showing views to the mountains from the west property line. From the top of the perimeter walls, a 17.5-foot high onsite light post that is approximately 115 feet into the site was higher than the mountains. Only 1-2 homes were two-story with potential views over the site wall (not accounting for the perimeter trees). If the light pole is higher than the mountain views, then the current zoning, which allows buildings up to 30 feet high, would also screen the views to the mountains. Also, an existing trash enclosure no higher than 6 feet high currently screens views to the mountains, and it is located only 25 feet from the west property line.

Additional site photos showed the scale of the 45-foot high light poles on Crismon Road. The perspective showed how much smaller the hotel building would look fronting onto Crismon Road, because will be is several hundred feet away from the nearest homes to the west.

2. Increased Traffic Congestion

Crismon Commons will have a reduced impact on traffic than under the current zoning. Mr. Anderson discussed the traffic study prepared by CivTec, a reputable traffic engineer, which compared residential traffic demand with nonresidential uses. Per the analysis, the proposed residential use will have less traffic demand at peak hours. Further, 57% of traffic is projected to head north on Crismon Road, and 16% will travel west on Baseline Road, and 2% will travel east on Baseline. Crismon Road has adequate capacity to handle the proposed traffic on the site.

No mixing of traffic is anticipated at the site because there will be no connection to the residential neighborhood next door with connections to Baseline Road, not Crismon Road. To facilitate traffic, a traffic signal to the site is already in place, which will provide for traffic safety.

Traffic Counts published by Mesa were presented, which indicate that Crismon Road has approximately half as many traffic counts as Val Vista, Greenfield, and Higley Roads south of the US 60 Freeway. Crismon Road traffic is comparable to Ellsworth and Signal Butte, but is still less than those streets. This data shows that Crismon Road has below average traffic for comparable arterial streets.

3. Onsite Amenities

Resort style amenities are proposed in Crismon Commons that residents will enjoy onsite, such as a larger than typical clubhouse, waterfall feature, resort-style pool amenity area, dog park, and BBQ amenities. Total open space will be approximately 5 times more than required. Mr. Holman confirmed that the amenity package is significant and typical of higher-end living.

4. Disruptive Behavior, Safety

Activity areas are concentrated on the southern portion of the site and blocked by the residential buildings. Underground parking will reduce activity at the street level. Project architecture and amenities are designed to command higher rents and will attract higher caliber tenants.

In response to questions from a neighbor, Mr. Holman noted that access to the units will be gated, passcode controlled access only for residents and invited guests. Residential maintenance guidelines for the apartments will be set that will govern site maintenance to ensure a quality experience. The management company holds itself to high standard in its screening of tenants before it will lease property to them. It will provide for professional maintenance of the site to help maintain its value over time.

5. Perimeter trees

As mentioned previously, the perimeter landscaping will be increased from 20 ft. to 25 ft. Overland Group agreed to work with the adjacent property owners and will either clean-up the existing trees or replace them with trees and shrubs consistent with City requirements. New trees that provide screening year-round will be added and placed in the middle of the 25 ft. landscaping buffer.

6. Perimeter wall height

The applicant is agreeable to increase the height of property boundary wall to 8 feet on north and west boundaries. That is contingent on obtaining appropriate agreements with residents, and the applicant has already begun discussion with neighbors on this topic.

7. Solid waste bins

In response to concerns about the existing solid waste bins at the 25 foot +/- separation distance, the revised site plan indicates the trash bins were moved the south side of the drive aisle. This will more than double their distance to the properties to the north and west.

8. Light pollution

Lighting will comply with City engineering standards, which require a minimum level for site safety standards. City requirements do not permit spillover onto adjacent homes. Newer

technology that will be used will direct parking lights downward and provide shielding for the light source.

9. Grade difference

A question has been raised regarding whether the subject property is at a higher elevation than some of the adjacent properties and how that might affect drainage and the building height. In response, the applicant noted that the property will comply with City drainage standards, which require the subject property's drainage to flow away from buildings and toward Crismon Road. Onsite flows will not run toward the abutting properties to the north and west. The curb elevation is the basis for engineers to determine the grade of the site to allow stormwater to flow out to the street.

10. Nightly rentals

This has been eliminated.

11. Quality of Design

The applicant will agree to comply with Mesa's new, quality design standards. The proposed quality architecture and amenity package are designed to create a distinct project that will add value to the area. They will be harmonious with the type of architecture on Crismon Road adjacent to the subject property, which is to be expected for a mixed use development.

Questions and Answers

Attendees had questions and comments, many of which were discussed in prior neighborhood meetings. Questions and comments for this meeting are encapsulated below with answers provided by Mr. Anderson and Mr. Holman, as summarized below:

Public Comment	Applicant's Response
1. Questions regarding when the traffic study was done	<ul style="list-style-type: none">• The traffic study was completed in March 2020. It does compare with 2008 traffic but uses an actual project in that year as a traffic generation calculation. The study analyzed trips generated by the site. It found that there is sufficient capacity on Crismon Road to handle this project.
2. Is the traffic study's 16% anticipated traffic on Baseline an increase in traffic?	<ul style="list-style-type: none">• No, it is not a 16% increase, but 16% of the projected traffic from this project will head west on Baseline. That is small impact.
3. It was noted that this will increase traffic.	<ul style="list-style-type: none">• This was acknowledged. Any development of the site will have some sort of increase in traffic. The proposed residential use will have a reduced impact on the traffic signals and streets than a commercial-only property.

Public Comment	Applicant's Response
4. Reference was made to traffic accidents on Crismon Road.	<ul style="list-style-type: none"> This was acknowledged.
5. A two-story home will have different views that a single-story	<ul style="list-style-type: none"> It was acknowledged that a two-story home would have greater views into the site. To help address any concerns with visibility to and from the site, the perimeter landscape area will be cleaned up and additional trees added.
6. Some abutting homeowners cited concerns about trees that shed debris over the fence line.	<ul style="list-style-type: none"> The applicant is happy to provide trees that comply with Mesa's screening and landscape requirements. Trees will be trimmed, and citizen input will be received regarding plant selection. Some of the citizens recommended ash trees and ficus trees to be planted in the perimeter buffer. The applicant will review these suggestions in conjunction with Mesa's requirements, previous requests from neighbors, and the landscape palette for the site.
7. Does Overland Group have experience with retail. Is retail or a Trader Joe's possible on the site?	<ul style="list-style-type: none"> The proposed mix of residential, hotel, and restaurant uses will be a great benefit for the neighborhood. Mr. Holman explained that they have developed and managed retail properties of various sizes. Based on the site conditions, surrounding census data, demographics, and the existing commercial uses in the area, they do not propose retail uses here. The property is very deep and not conducive to retail on the back portions of the site with less visibility. There is retail on the front of the property across the street and ample commercial uses in the general area. A residential use is appropriately proposed on the back portion, which will help sustain and support the existing businesses in the area. This right balance of residential uses will not add more competition for nearby businesses in this unique economic climate. Bashas' is located on Baseline Road, and quite a lot of other nearby competition in grocery stores, such as Sprouts, are additional reasons why Trader Joe's would not locate on a more discrete site like this. The economy as of late is demanding less retail and office space, as these markets are changing drastically. People are working from home more and ordering supplies and food remotely, which is affecting the demand. If this site were developed for a retail use, it would likely have high vacancies, which would not be good for this property or for the neighborhood.
8. Question regarding the need for a four-story residential use.	<ul style="list-style-type: none"> The proposed development plan clusters the buildings and provides a nice buffer. We prefer this to spreading out the buildings and placing them closer to the abutting properties. Crismon Commons follows good planning principles, which suggest transitioning from single-family homes to both arterial streets and commercial uses with land use

Public Comment	Applicant's Response
	transitions like multi-family residential uses. Buffers are also recommended, such as landscaping and appropriate building separation.
9. What are the anticipated rents?	<ul style="list-style-type: none"> • Crismon Commons is designed for higher rents. It is expected that rents will start around \$1,200 for the 1-bed units and approximately \$1,400-\$1,500 for the others. This is compatible with high end apartments in the area. This will include resort-style features with an A+ amenity package. Our property management company is committed to screening and attracting high quality tenants. Overland Group's management company performs detailed background checks to screen applicants. It enforces strict guidelines for the property that is binding on each of the tenants to maintain a quality appearance onsite.
10. Will this be low-income, Section 8?	<ul style="list-style-type: none"> • No low-income housing is proposed, no government funding is being used. Overland Group does not develop Section 8 housing. They are not considering it, and the City is not requiring it.
11. Will this affect nearby homes' property values? Has research been done on that topic?	<ul style="list-style-type: none"> • In our experience, projects like this will have a positive effect on property values. • An analysis was not necessary or applicable here. Property appraisals are accomplished by analyzing comparable sales based on similar types of properties in the area. Proposed in Crismon Commons is a luxury apartment development as part of a mixed use project, which will not be included in the sales comparisons of single family homes.
12. Question regarding when construction will begin and the process	<ul style="list-style-type: none"> • After the zoning approval, the building permit process takes approximately 6 months, followed by approximately 18 months for construction.
13. Impacts on fire, schools, medical.	<ul style="list-style-type: none"> • The project will not negatively affect the community services. It may benefit medical and professional businesses. Regarding fire, the development will incorporate fire sprinklers, fire protection in the construction, and will comply with all Fire Code requirements. • Regarding schools, the principal of Skyline High School supports this project. He does not represent the school or the School District in any official capacity, but as a personal opinion he believed this project will benefit the local schools and that the high school has capacity.
14. Will this have high school aged students?	<ul style="list-style-type: none"> • This project may have some high school students, but the overall number of students predicted here would be less than in a single-family subdivision.
15. Scorpions and dust control during construction	<ul style="list-style-type: none"> • The applicant will do its best to control dust and scorpions during construction. • Mr. Holman noted that Maricopa County has strict dust control requirements. A sign will be posted with the county permit number and

Public Comment	Applicant's Response
	<p>a contact number if there are any questions. Because of this, the construction crews are very careful about dust control.</p> <ul style="list-style-type: none"> • Before the applicant can even obtain a permit, a dust control and stormwater protection plan are prepared and submitted to the City. We will comply with the plan and City and County requirements. • During construction, the crews will follow special procedures and take a little extra time by paving the entire property early in the process, so the ground will not be exposed to native dirt for very long, probably just a few months out of the entire process.
16. Onsite security provided?	<ul style="list-style-type: none"> • Mr. Holman explained that there will be onsite security – not full-time, but at least part-time. • In addition, various measures will promote safety on the site. Several security cameras will be placed on the site. All underground parking is gated, and access to the buildings will be require a reader card. The lobby entrance from outside and from the parking will be security keyed. Buildings will not be accessible to residents and their friends and family.
17. Concern with safety in any dark areas onsite	<ul style="list-style-type: none"> • Crismon Commons will be an improvement to the current vacant status of the property. • The development will be designed with sufficient lighting for security purposes, but not so much lighting to create spillage over the property lines. This will help address the security issues. Also, onsite cameras will be installed that provide 24-hour surveillance.
18. Where are the BBQ areas? Will they promote large gatherings?	<ul style="list-style-type: none"> • Normally, Overland Group typically locates BBQ facilities in the pool area and some of the sitting areas, which in this case would be focused on the south and east side of the residential buildings away from the adjoining residential properties. • The BBQ areas will be designed for small, intimate, 1-2 family gatherings, not large gatherings, which will have a reduced impact on the area.
19. Will trees be large when planted?	<ul style="list-style-type: none"> • Trees will be installed at plantable size consistent with City requirements and to promote the health of the plants. Trees will include varieties that will reasonably grow and fill-out the landscape areas.
20. Question regarding retention	<ul style="list-style-type: none"> • The property has to retain or detain all onsite stormwater. Water will drain away from the underground garage area. The drainage plan provides retention by underground stormwater collection facilities that will allow water to dissipate consistent with the City's engineering requirements. These underground facilities will be located underground, likely under the driveways and parking areas.
21. Will digging cause settling (concern with this homeowner's existing	<ul style="list-style-type: none"> • Cracks in the foundation of the home is more likely related to the builder of the respective home.

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<p>cracks in the foundation)? Has a study been done?</p>	<ul style="list-style-type: none"> Onsite construction will not likely have any effect on settling at the adjacent homes. The buildings are far enough away, and the ground is very hard in this area, which is beneficial to building foundations. The applicant is obligated to do a geotechnical study, and the engineers do a soils analysis. The structural engineer works with the geotechnical engineer to address settling, and it is not likely a concern here because of the hard soil that is good for supporting buildings. The project will comply with international building code standards that the City has adopted to address that type of issue. Requirements are much more stringent than 15-20 years ago.
<p>22. What type of restaurant is proposed?</p>	<ul style="list-style-type: none"> The proposed plan will work for a sit-down restaurant. It could be used for fast food, but our preference and efforts are focusing on a sit-down restaurant. We will keep working on getting an establish at that location.
<p>23. What would the restaurant site look like if no restaurant comes?</p>	<ul style="list-style-type: none"> Overland Group is working hard to get a restaurant for the site, but if one does not come, we would landscape that area so it would look nice.
<p>24. Question from an adjacent property owner about locating one of the existing western trash enclosures further in closer to the clubhouse</p>	<ul style="list-style-type: none"> Overland Group will consider that suggestion and see if it will fit in the plan. The City has very strict requirements for trash enclosures, for example, backing-out distances, turn radius, etc. The applicant and its design team have spent a great deal of time working through them to comply with City standards.
<p>25. Will this project affect the Haws Crossing rezoning that was just approved (near Warner & Haws)?</p>	<ul style="list-style-type: none"> This project is not close to Haws Crossing and will be comparable to a drop in the bucket. It will not have a significant effect on that area.
<p>26. Why is a hotel proposed?</p>	<ul style="list-style-type: none"> As indicated earlier, the current zoning allows for hotel uses. Also, this property has frontage on an arterial street and is nearby a freeway access. The hotel chain is one of the largest major companies, and it is proposing an Atwell Suites hotel at this property. That is one of its new, mid-priced, short-term/extended stay products. Its nearest competitor is Marriott's Spring Hill Suites. Overland Group is a preferred developer for them and their new international brand.
<p>27. Question regarding the quality of the hotel versus the residential use</p>	<ul style="list-style-type: none"> The hotel does cater to a high quality market, and it is a different comparison than the proposed luxury multi-family residential use. The proposed development will be responsive to market conditions, and combined, will create a highly attractive project that will add value to this area.

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28. Can you install shade sails on the balconies to help screen views?	<ul style="list-style-type: none"> • This suggestion will be considered before completing the final preparation of the development plans.
29. Discussion on the equipment located on the south side of the abutting day care property	<ul style="list-style-type: none"> • Overland Group also owns that property where construction of a self-storage facility is taking place. We prepared plans and obtained a building permit on that property for a self-storage facility, which we look forward to as it will be a service to the surrounding area and will be complementary to Crismon Commons. Crismon Commons will have more aesthetic architectural features that has required more time to work on the plans, whereas the self-storage use complies with City requirements and is ready for development.
30. Will you propose more housing or a self-storage use on the site instead of a hotel toward Crismon Road?	<ul style="list-style-type: none"> • A self-storage use would compete with the other, so that is why self-storage is not proposed on the Crismon Commons property. Also, the City has indicated they like the idea of a mixed use project. The applicant wants to deliver something that will benefit the area and the City, and the medical office, hotel, residential uses creates a nice mix.
31. Would you propose single-family homes?	<ul style="list-style-type: none"> • LC zoning does not allow single-family homes, and that type of use would be cost prohibitive for this property.