

# Site Plan Review and DRB – Project Narrative

## Brightpath Daycare

Signal Butte Road and Guadalupe Road

### Submitted By:

Terrascope Consulting, LLC  
645 E. Missouri Avenue, Suite 420  
Phoenix, AZ 85012  
602-297-8732

### On Behalf of:

Steve Buttry  
Buttry & Brown Development, LLC  
5801 Tennyson Parkway, Suite 150  
Plano, TX 75024  
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*Record ID: PRS23-00213*

*TSC Project No. 1523*

*July 12, 2023*

## Introduction

Brightpath Daycare Guadalupe is being submitted by Terrascope Consulting on behalf of Buttry & Brown Development, LLC. The submission contains a narrative and supporting exhibits for the proposed development located to the northeast of the intersection of Signal Butte Road and Guadalupe Road. The site is located in Mesa under the APN 304-02-991. A vicinity map can be seen in Figure 1 below.

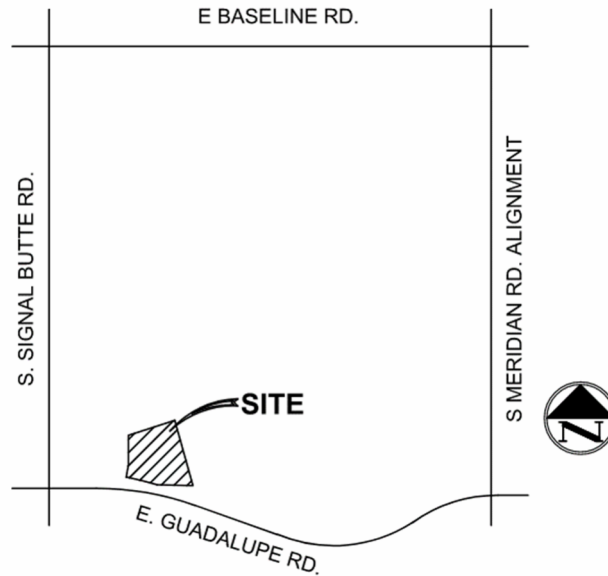


Figure 1: Vicinity Map

## Request

This request is to file for review a site plan and design review application for the development of a 1.63 acre commercial parcel in Mesa. The property is currently zoned as Limited Commercial (LC) and this zoning will be maintained.

## Project Description

Brightpath Children's Day Care center ("Brightpath"). Brightpath is a children's daycare company with over 140 childcare centers across Canada and the United States. In the United States, Brightpath centers are located in New York, Massachusetts, Connecticut, Delaware, Ohio, Kentucky, and Arizona. Brightpath's mission is to provide high quality childcare and a personal experiential learning environment for every child.

The proposed use of this commercial parcel is to construct and operate a children's daycare facility with children from age 3-months to school age. The daycare is planned to have approximately 27 employees at peak times and will be licensed for up to 240 children. There will be one 13,500 square foot building that is on the parcel with additional parking, drives, landscape, and signage. The daycare building will sit on the east side of the parcel with the play area to the north, east, and south of the building. There is currently a drive and parking on the west side of the site including 28 parking spaces that will be utilized along with the proposed parking to provide a total of 37 spaces, 2 of which will be ADA compliant. Two trash enclosures will be provided on the north side of the proposed building. The developer will seek to provide one ground sign. Screen walls are proposed along the south end of the parking drive aisle shielding Guadalupe Road. Based on discussions with reviewer screen walls are not needed along the north and west drive aisles. A 6' black ornamental metal fence will create a boundary around the playground area and run along a portion of the east boundary. 4' black ornamental fencing and gates will be used in the interior of the playground area to separate play areas.

## **Relationship to Surrounding Properties**

The property to the west and north is developed as retail as part of the Mesa Centerpointe Plaza with adjacent parking. To the east is a Public Storage outdoor storage facility, and to the south a single family subdivision.

## **Accessibility**

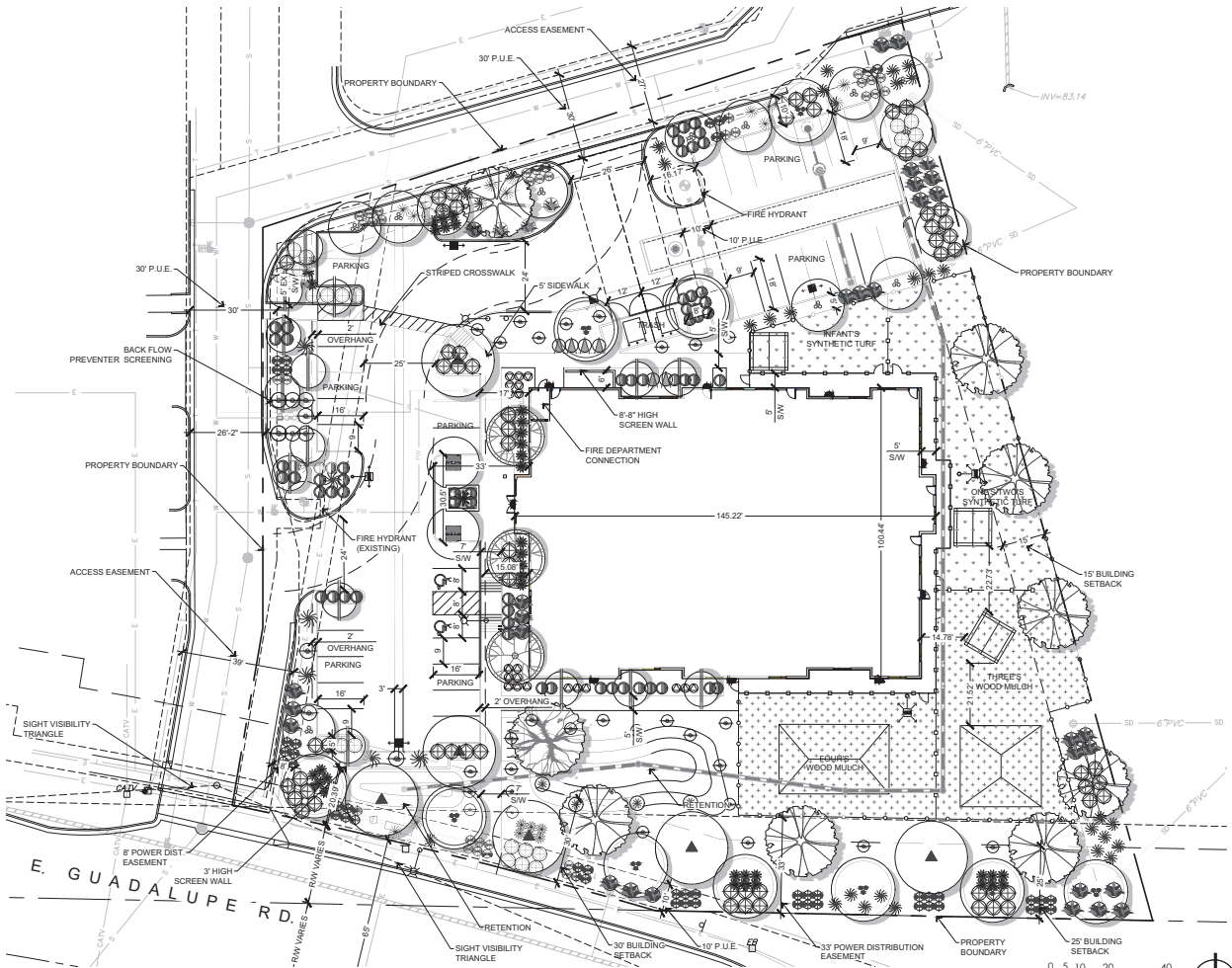
The project will utilize as much of the existing parking and drive aisle. A new point of access is proposed on the north side of the site that will access the existing shared access drives. There will not be any access drive directly onto Guadalupe Drive.

## **Development Schedule**

The entire project on this parcel is proposed to be completed in one phase.

## **Public Utilities and Services**

The City of Mesa will provide all necessary public utilities, such as refuse, sewer, water, police, and fire services for the development.



**CIVIL ENGINEER**  
 TERRASCAPE CONSULTING, LLC  
 645 E. MISSOURI AVE. SUITE 420  
 PHOENIX, ARIZONA 85012

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**DEVELOPER / APPLICANT**  
 BUTTRY & BROWN DEVELOPMENT, LLC  
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 PLANO, TEXAS 75024

**CONTACT:** STEVE BUTTRY  
 PHONE: (214) 296-4989  
 EMAIL: SBUTTRY@BUTTRY-BROWN.COM

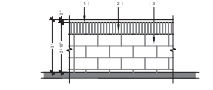
**ARCHITECT**  
 JAM ARCHITECTS  
 373 US 46 WEST  
 FAIRFIELD, NEW JERSEY 07004

**CONTACT:** JUSTIN MIHALIK  
 PHONE: (973) 291-3730  
 EMAIL: JMHALIK@JAM-ARCH.COM

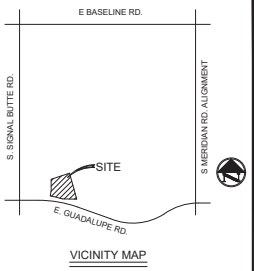
**LANDSCAPE ARCHITECT**  
 SCAPEGOAT DESIGN STUDIO  
 7507 E. McDONALD DRIVE, SUITE 2  
 SCOTTSDALE, ARIZONA 85250

**CONTACT:** STEVE VOORHEES  
 PHONE: (480) 454-8015  
 EMAIL: SVVOORHEES@SCAPEGOATSDS.COM

- KEYED NOTES:**
- 2" PRECAST CONCRETE CAP
  - 8"X8" 16' FLUTED CMU BLOCK
  - 8"X8" 16' CMU BLOCK PER WALL ELEVATION
  - PER STRUCTURAL ENG
  - COMPACTED SUBGRADE PER SOILS REPORT
  - CONCRETE FOOTING PER STRUCTURAL ENG.
- \*MATCH EXISTING COLOR.



**SCREEN WALL DETAIL**



**SITE DATA**

JURISDICTION:	MESA, ARIZONA
APN #:	304-02-991
GROSS AREA:	1.85 AC.
NET AREA:	1.83 AC.
ZONING:	LC
LOT COVERAGE MAX:	80%
LOT COVERAGE PROVIDED:	50%
BUILDING AREA:	13,448 SF
BUILDING HEIGHT:	30' MAX.
PLAYGROUND AREA REQUIRED:	2402 X 75 = 9,000 SF MIN.
PLAYGROUND AREA PROVIDED:	10,943 SF

**LANDSCAPE DATA:**

STREET FRONTAGE LANDSCAPE:	REQUIRED	PROVIDED
WEST: 202' DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	9 TREES / 49 SHRUBS	9 TREES / 52 SHRUBS
NORTH: 231' 8" DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	10 TREES / 56 SHRUBS	10 TREES / 72 SHRUBS
SOUTH: 150' 5" DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	6 TREES / 37 SHRUBS	6 TREES / 50 SHRUBS

**LANDSCAPE ADJACENT TO:**

SOUTH PERIMETER: 171' 8" DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	2 TREES / 35 SHRUBS	7 TREES / 50 SHRUBS
EAST PERIMETER: 322' 8" DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	4 TREES / 65 SHRUBS	6 TREES / 56 SHRUBS

**PARKING:**

1 TREE, 3 SHRUBS PER PARKING ISLAND		
8 PARKING ISLANDS:	REQUIRED: 8 TREES / 18 SHRUBS	PROVIDED: 8 TREES / 30 SHRUBS

**OPEN SPACE**

50% OF ALL REQUIRED OPEN SPACE SHALL CONTAIN LIVE PLANT MATERIAL	
TOTAL OPEN SPACE = 33,332.06 SF / 100%	PROVIDED: 18,787.28 SF / 56%
REQUIRED: 16,666.03 SF / 50%	

**FOUNDATION BASE**

1 TREE PER 50 LINEAR FEET / 491.67 TOTAL LINEAR FEET	
REQUIRED: 10 TREES	PROVIDED: 12 TREES / 63 SHRUB

**REQUIRED TREE / SHRUBS SIZE**

REQUIRED: 25/8 36-INCH BOX TREE	PROVIDED: 25% 15 TREES
REQUIRED: 50% 24-INCH BOX TREE	PROVIDED: 51% 30 TREES
*NO TREES SMALLER THAN 15 GALLON	
*MINIMUM 50% 5-GALLON SHRUB	PROVIDED: 100% 426 SHRUBS
*NO SHRUBS SMALLER THAN 1 GALLON	

**GROUND PLANE**

LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'
	SYNTHETIC TURF (SEE ARCHITECTURALS)
	WOOD MULCH (SEE ARCHITECTURALS)

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE (h x w)
<b>TREES (LARGE)</b>					
	FICUS microcarpa nitida	Indian Laurel Fig	2 1/2" BOX*	1	9'x4'
	PARKINSONIA Florida	Blue Palo Verde	2 1/2" BOX*	3	6'x5'
	PISTACIA x 'Red Push'	Red Push Pistache	2 1/2" BOX*	6	9'x4'
	PROSOPIS thornless glandulosa 'AZI'	Thornless Honey Mesquite	2 1/2" BOX*	10	6'x5'
	QUERCUS virginiana	Live Oak	2 1/2" BOX*	8	9'x4'
<b>TREES (SMALL)</b>					
	CHITLPA x tashkentensis 'Pink Down'	Chitlpa Tree	2 1/2" BOX*	15	8'x5'
	PISTACIA lentiscus	Mastic Tree	2 1/2" BOX*	15	8'x10'
<b>PALMS</b>					
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	24/36/48"	1	-
<b>TOTAL TREES = 28</b>					
<b>TOTAL TREES (SMALL) = 30</b>					
<b>TOTAL PALMS = 1</b>					
<b>TOTAL TREES = 59</b>					

**CONCEPTUAL LANDSCAPE**

SYMBOL	BOTANICAL NAME	COMMON NAME	THRUB - MATURE SIZE
<b>SHRUBS</b>			
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL. 41 3h x 4w
	MUHLENBERGIA CAPILLARIS	PINK MUHLIY GRASS	5 GAL. 81 3h x 5w
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL. 6 5h x 5w
<b>ACCENTS</b>			
	ALOE barbadensis	Medicinal Aloe	5 GAL. 20 2h x 3w
	AGAVE vilmoriniana	Octopus Agave	5 GAL. 33 3h x 3w
	DASYLIRION quadrangulatum	Mexican Grass Tree	5 GAL. 48 5h x 5w
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL. 45 3h x 3w
	HESPERALOE funifera	Giant Hesperaloe	5 GAL. 4 6h x 6w
<b>GROUNDCOVERS</b>			
	CARISSA GRANDIFLORA 'GREEN CARPET'	TITTLE NATAL PLUM	5 GAL. 86 3h x 4w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL. 61 2h x 4w
<b>TOTAL SHRUBS = 128</b>			
<b>TOTAL ACCENTS = 150</b>			
<b>TOTAL GROUND COVERS = 147</b>			

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 Scottsdale, Arizona 85250  
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BRIGHTPATH DAYCARE

CONCEPTUAL LANDSCAPING

EAST OF THE REC OF SIGNAL BUTTE ROAD AND GUADALUPE ROAD  
 MESA, ARIZONA

LICENSE EXPIRES 9/30/2024

DATE	DESCRIPTION
04/26/2023	1st SUBMITTAL
06/05/2023	2nd SUBMITTAL
06/30/2023	3rd SUBMITTAL
07/28/2023	4th SUBMITTAL

CHECKED BY: sv

DRAWN BY: CL

TITLE: CONCEPTUAL LANDSCAPING

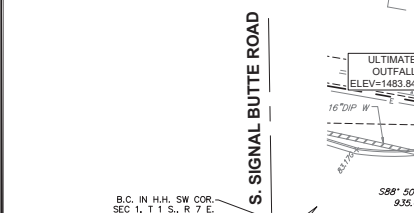
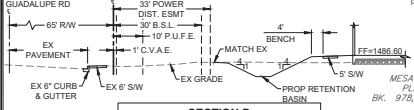
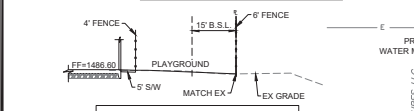
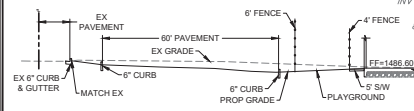
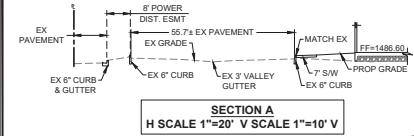
SHEET No: L1.1 01 of 01

PROJECT No: 1523

REQUIRED RETENTION VOLUME & DRAIN TIME CALCULATIONS							
$V_R =$ VOLUME REQUIRED $V_R = C \cdot P \cdot I \cdot A$ $C =$ WEIGHTED RUNOFF COEFFICIENT $P =$ RAINFALL DEPTH (NOAA ATLAS 14) $I = 2.2$ IN. $A =$ RETAINED AREA							
						TOTAL SITE AREA =	1.85 AC.
						R/W AREA =	0.22 AC.
						AREA RETAINED =	1.63 AC.
DRAINAGE AREA ID	DRAINAGE AREA (AC)	WEIGHTED COEFFICIENT	STORM VOLUME REQUIRED (CF)	SAFETY VOLUME PROVIDED (CF)	DRYWELL PERG. RATE (IN)	ESTIMATED PERG. RATE (IN)	RETENTION BASIN DRAIN TIME (HRS)
DA-A	1.63	0.71	9,307	9,362	1	360	26.0
<b>RETENTION TOTAL</b>	<b>1.63</b>	<b>0.71</b>	<b>9,307</b>	<b>9,362</b>			

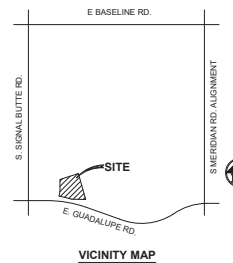
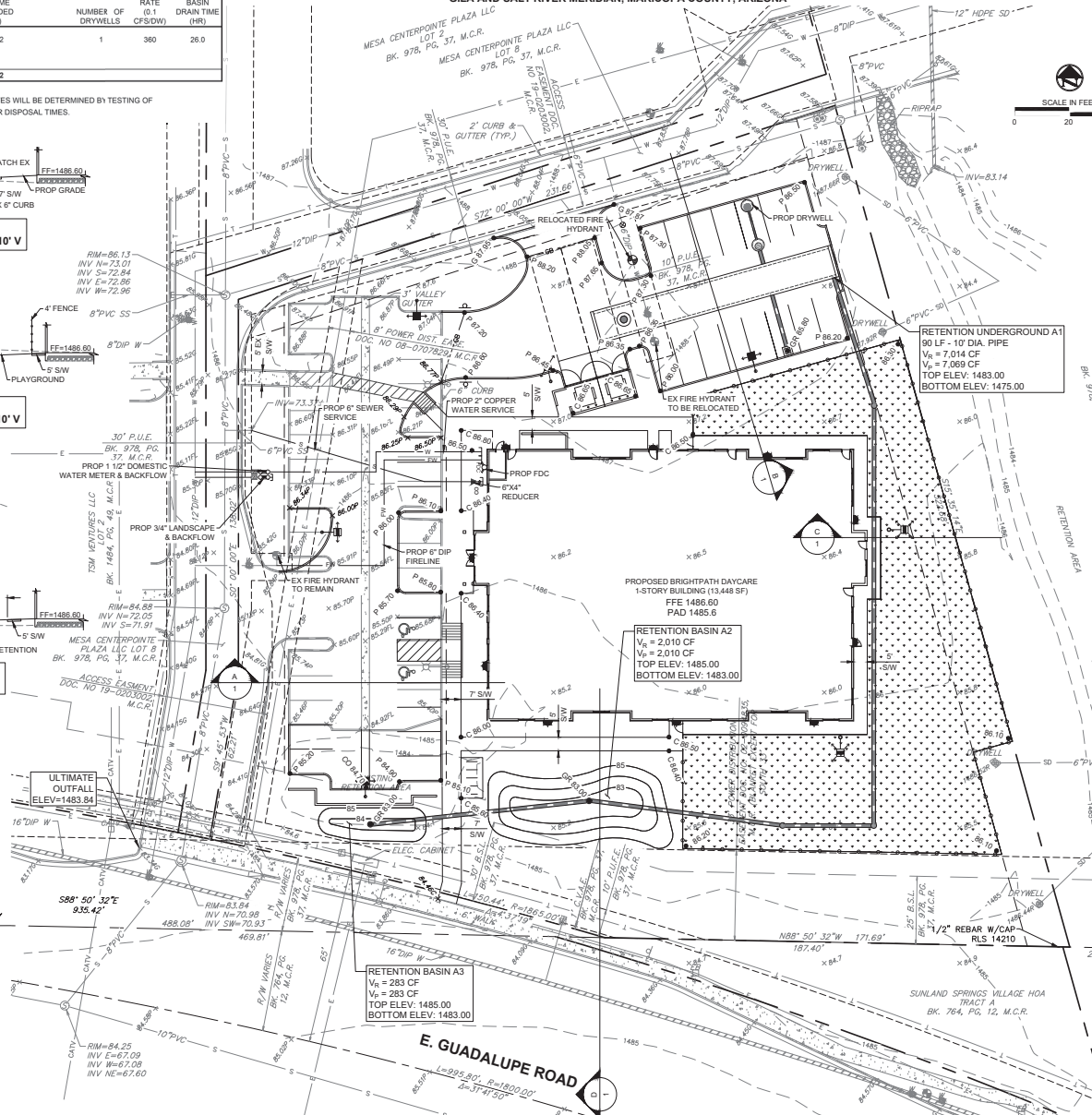
**PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN FOR  
BRIGHTPATH DAYCARE**  
EAST OF THE NEC OF SIGNAL BUTTE ROAD AND GUADALUPE ROAD  
MESA, ARIZONA  
A PORTION OF THE SOUTHWEST QUARTER SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 EAST  
GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

\* ASSUMED PERG. RATE - DURING CONSTRUCTION, FINAL PERCOLATION RATES WILL BE DETERMINED BY TESTING OF INSTALLED DRYWELLS TO VERIFY ASSULT PERG. RATES AND STORMWATER DISPOSAL TIMES.



**ABBREVIATIONS**

B/C	BACK OF CURB
BLDG	BUILDING
B/S/BSL	BUILDING SETBACK LINE
CVAE	CONTROLLED VEHICLE ACCESS EASEMENT
EQP	EDGE OF PAVEMENT
ESMT/EASE	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
L/S	LANDSCAPE SETBACK
MWD	MARICOPA WATER DISTRICT
OS	OPEN SPACE
PUE	PUBLIC UTILITY EASEMENT
P/UF/E	PUBLIC UTILITY AND FACILITIES EASEMENT
PROP	PROPOSED
R/W	RIGHT OF WAY
SW	SEWER
TYP	TYPICAL



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SCOTTSDALE, ARIZONA 85250  
CONTACT: STEVE VOORHEES  
PHONE: (480) 654-8989  
EMAIL: SVOORHEES@SCAPEGATDS.COM

**SITE DATA**  
JURISDICTION: MESA, ARIZONA  
APN #: 304-022-991  
GROSS AREA: 1.85 AC.  
NET AREA: 1.63 AC.  
ZONING: LC  
LOT COVERAGE MAX: 80%  
LOT COVERAGE PROVIDED: 50%  
BUILDING AREA: 13,448 SF  
BUILDING HEIGHT: 30 MAX.  
PLAYGROUND AREA REQUIRED: 2402 X 75 = 9,000 SF MIN.  
PLAYGROUND AREA PROVIDED: 10,943 SF

**BENCHMARK**  
BRASS TAG IN TOP OF CURB AT NE CORNER OF SIGNAL BUTTE AND GUADALUPE COM NAVD83 ELEV. = 1479.08

**BASIS OF BEARING**  
NORTH 00°53'59" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, AS SHOWN ON THE FINAL PLAT OF MESA CENTERPOINT PLAZA, RECORDED IN BOOK 1374, PAGE 20, M.C.R.

**FLOOD ZONE**  
FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBERS 04013C2780L, PANEL 2780 OF 3705, DATED OCTOBER 16, 2013.  
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODS.

**LEGEND**  
BOUNDARY: ———  
CENTERLINE: ———  
SETBACK: - - - - -  
EASEMENT: - - - - -  
FENCE: ———  
SIDEWALK RAMP: ———

**consulting**  
**Terrascope**  
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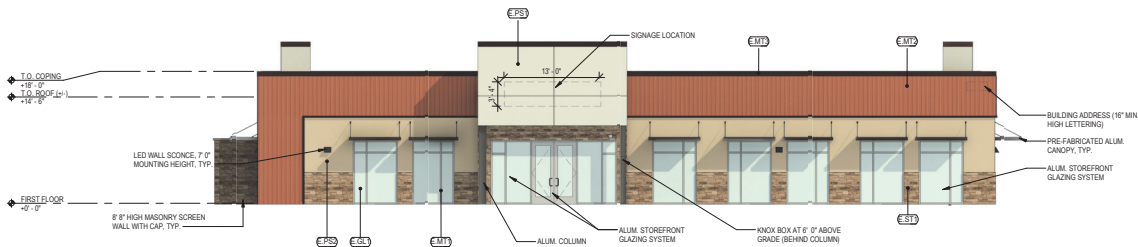
**BRIGHTPATH DAYCARE**  
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

DATE	DESCRIPTION
04/27/2023	1ST SUBMITTAL
06/09/2023	2ND SUBMITTAL
06/30/2023	3RD SUBMITTAL
07/28/2023	3RD SUBMITTAL

**CHECKED BY:** SAK  
**DRAWN BY:** CRS

**TITLE:** PRELIM GRADING & UTILITY PLAN  
**SHEET No.** 1 of 1  
**PROJECT No.** 1523

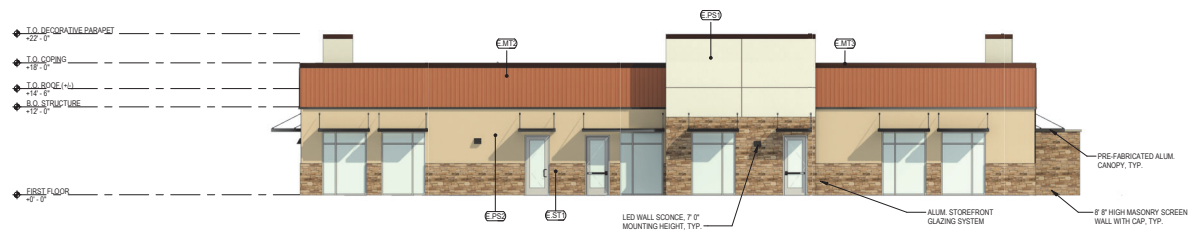
**PROPOSED PROJECT AREA: 13448 SF**



**1 FRONT ELEVATION (WEST)**  
1/8" = 1'-0"



**2 RIGHT ELEVATION (NORTH)**  
1/8" = 1'-0"



**3 REAR ELEVATION (EAST)**  
1/8" = 1'-0"



**4 LEFT ELEVATION (SOUTH)**  
1/8" = 1'-0"

SCHEDULE - FINISH LEGEND				
Mark	Description	Manufacturer	Finish Specification	Comments
E.GL1	EXTERIOR GLAZING - 1" INSULATED	REFERENCE SPEC FOR GLAZING	COLOR: CLEAR	PROVIDE TEMPERED WHERE REQUIRED BY MANUFACTURER AND AIA
E.MT1	ANODIZED ALUMINUM STOREFRONT	REFERENCE SPEC FOR STOREFRONT	COLOR: CLEAR ANODIZED	
E.MT2	ARCHITECTURAL METAL STOREFRONT	WESTERN STATES	WESTERN WAVES- TERRA COTTA	
E.MT3	ANODIZED ALUMINUM STOREFRONT	WESTERN STATES	COLOR TO MATCH E.MT2	
E.PS1	PAINTED STUCCO	STO CORP.	5100B MARBLE WHITE, STOCOLOR	
E.PS2	PAINTED STUCCO	STO CORP.	2501 ALAMO, STOCOLOR SOUTHWEST FINE	
E.ST1	CULTURED STONE	COUNTRY LEDGESTONE	COUNTRY LEDGESTONE, COLOR: SEVILLA	

Material	West %	North %	East %	South %
Stone	11.83%	16.03%	19.38%	17.23%
Stucco	30.64%	42.93%	36.84%	48.62%
Metal Siding	27.37%	21.41%	23.74%	20.87%
Glazing/Awning	30.16%	19.63%	20.04%	13.28%
Total	100.00%	100.00%	100.00%	100.00%

**J.A. Mihalik, Architect**  
373 US Route 46 West  
Building D, Suite 240  
Fairfield, New Jersey 07004  
ph: (973) 291-3730 fax: (973) 291-3740  
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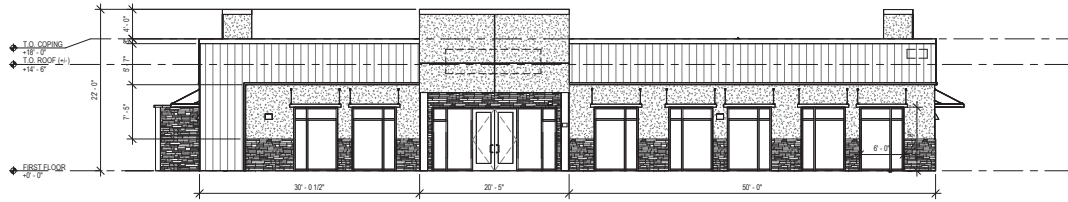
NEW CONSTRUCTION OF: BRIGHTPATH KIDS  
PR02: PROPOSED BUILDING ELEVATIONS  
10920 E GUADALUPE RD  
MESA, AZ 85212

ISSUED ON: 08/02/23

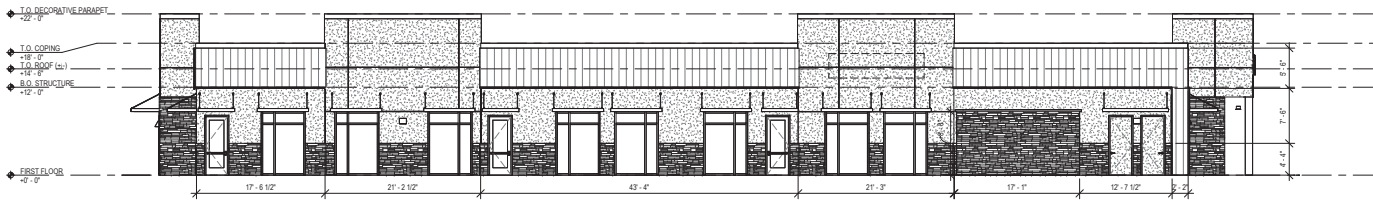


JOB NUMBER: 2023-02-04





1 FRONT ELEVATION  
1/8" = 1'-0"



2 RIGHT ELEVATION  
1/8" = 1'-0"



3 REAR ELEVATION  
1/8" = 1'-0"



4 LEFT ELEVATION  
1/8" = 1'-0"



J.A. Mihalik, Architect  
373 US Route 46 West  
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NEW CONSTRUCTION OF: BRIGHTPATH KIDS  
PR03: PROPOSED BUILDING ELEVATIONS - DIMENSIONS  
10920 E GUADALUPE RD  
MESA, AZ 85212

ISSUED ON: 08/02/23

JOB NUMBER: 2023-02.04

DRAWN BY: AE

DATE: 08/02/23

SCALE: AS SHOWN

PROJECT: BRIGHTPATH KIDS

LOCATION: 10920 E GUADALUPE RD

CITY: MESA, AZ

ARCHITECT: JAM ARCH

DATE: 08/02/23

PROPOSED PROJECT AREA: 13448 SF



**J.A. Mihalik, Architect**  
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www.jam-arch.com

NEW CONSTRUCTION OF: BRIGHTPATH KIDS  
PR05: PROPOSED RENDERING VIEW 1  
10920 E GUADALUPE RD  
MESA, AZ 85212

ISSUED ON: 08/02/23

JOB NUMBER: 2023-02.04



DRAWN BY: AE



PROPOSED PROJECT AREA: 13448 SF



**J.A. Mihalik, Architect**  
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Building D, Suite 240  
Fairfield, New Jersey 07004  
ph: (973) 291-3730 fax: (973) 291-3740  
www.jam-arch.com

NEW CONSTRUCTION OF: BRIGHTPATH KIDS  
PR06: PROPOSED RENDERING VIEW 2  
10920 E GUADALUPE RD  
MESA, AZ 85212

ISSUED ON: 08/02/23

JOB NUMBER: 2023-02-04



DRAWN BY: AE

# Citizen Participation Plan

ZON23-00355/DRB23-00335

**Brightpath Daycare**  
**NEC of Signal Butte Road and Guadalupe Road**  
**May 26, 2023**

## **PURPOSE:**

The objective of this Citizen Participation Plan is to outline the measures taken to inform property owners in the vicinity of the proposed development of an existing 1.63-acre commercial parcel in the City of Mesa at the northeast corner of Signal Butte Road and Guadalupe Road.

Opportunities are provided for public participation to ensure that any interested parties can learn about the project, make comments, and voice concerns. Notice of an online meeting will be provided to the surrounding neighborhood to the extents required by City of Mesa.

## **CONTACT INFORMATION:**

The coordinators of the Citizen Participation Plan are listed below:

Scott Krous  
Terrascope Consulting, LLC  
645 E. Missouri Ave. Suite 420  
Phoenix, Arizona 85012  
Phone: (623)776-5666  
Email: [skrous@terrascope.us](mailto:skrous@terrascope.us)

Steve Buttry  
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Plane, Texas 75024  
Phone: (214) 296-4989  
Email: [sbuttry@buttry-brown.com](mailto:sbuttry@buttry-brown.com)

## **ACTION PLAN:**

Necessary actions will be taken to ensure that the community is properly informed of the proposed development, and that sufficient opportunity will be had to address any concerns or impacts that may arise from the project. These actions are summarized as follows:

### Hearing Notification Mailing

1. The City of Mesa will provide a contact list of citizens and agencies in the area. As part of the CPP requirements, all property owners within 1,000 feet and all registered neighborhood/homeowner associations within 1 mile will be notified of the public hearing to consider the request.
2. Upon receipt of the property owner and HOA lists (as described previously), Terrascope Staff will prepare Hearing Notification Letters explaining the following:
  - Case #s
  - Planning Staff and Applicant Contact Information (for any questions and comments)
  - The Nature of the requested application(s)
  - Date and Time of the scheduled Design Review Board and Planning and

Zoning hearings.

- A copy of the site plan and landscape plan
3. Upon finalization of the notification letters, Terrascope will mail said letters to the listed HOAs/Property Owners. The letters will be mailed out no less than 15 days before the 1<sup>st</sup> hearing date. A copy of the listed HOAs (within 1-mile of the Project) and the Property Owners (within 1,000 ft. Project) has been provided and can be reviewed in **Exhibit II**.
  4. Should any questions, emails, or comments be received from neighbors, property owners or HOAs, Terrascope will keep record of the received correspondence and outline this corresponding in the Citizen Participation Report.<sup>1</sup>

Sign Posting Notification

1. City of Mesa requirements will be followed for the public hearing sign posting. A minimum of one 4'x4' sign on the property will be placed on the Site no less than 15 Days before the 1<sup>st</sup> public hearing. A document and photograph of the sign will be notarized and submitted to the Planning Staff.

Citizen Participation Report

1. Upon completion of the mailings and the sign posting, Terrascope will prepare a Citizen Participation Report outlining the compliance of this plan with documentation of the correspondence (if any received), a copy of the notification letter that was mailed, and documents of the sign posting. The Citizen Participation Report will be submitted to City of Mesa no less than 15 days before the Planning and Zoning hearing.

**ESTIMATED SCHEDULE:**

The following Estimated Schedule outlines the proposed dates of the notification deadlines, sign posting and proposed hearings dates for this project.

Formal Submittal to the City	April 27, 2023
Resubmittal of Site Plan/DR	June 5, 2023
Hearing Notification Mailing	June 26, 2023 (15 Days Prior)
Hearing Sign Posting	June 26, 2023 (15 Days Prior)
Citizen Participation Report Submitted to City	June 26, 2023 (15 Days Prior)
Design Review Board	July 11, 2023
Planning & Zoning Public Hearing	August 9 ,2023

**ATTACHED EXHIBITS:**

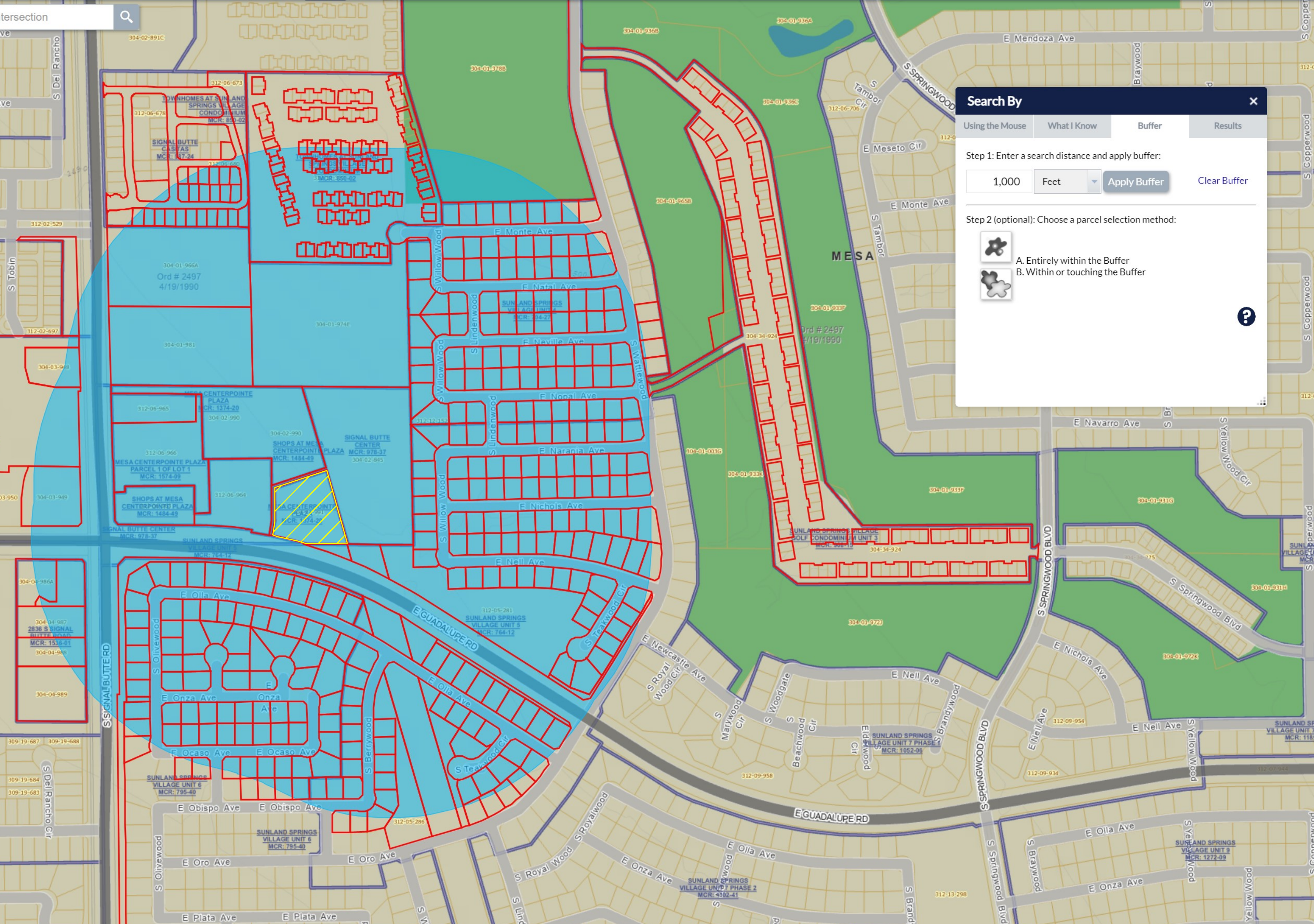
- Property Owner Buffer Map ..... Exhibit I
- Property Owner List (1,000' Buffer) ..... Exhibit II
- HOA List (1-Mile Buffer) ..... Exhibit III

<sup>1</sup> Due to the nature of the request, a Neighborhood Meeting is not being required by Mesa Planning Staff

EXHIBIT I  
PROPERTY OWNER BUFFER MAP

Address or Intersection

300ft



### Search By

Using the Mouse | What I Know | Buffer | Results

Step 1: Enter a search distance and apply buffer:

1,000 Feet

Step 2 (optional): Choose a parcel selection method:

- A. Entirely within the Buffer
- B. Within or touching the Buffer

[?](#)

EXHIBIT II  
PROPERTY OWNER LIST (1,000' BUFFER)

Owner Name *	Mailing Address1	Mailing Address City	Mailing Ac	Mailing Address Zip Code
TUCKER MICHAEL L/SUSAN A TR	11023 E NARANJA AVE	MESA	AZ	85209
TAGLIANETTI JILL M/KEAN PAMELA JEAN/DAVID	414 NW KNIGHTS AVE PMB	LAKE CITY	FL	32055
JOHN HAMPSTON AND JUDITH HAMPSTON REVOCABLE TRUST	11026 E NELL AVE	MESA	AZ	85209
FROMM REVOCABLE LIVING TRUST	11034 E OLLA AVE	MESA	AZ	85212
STAUFFER LOIS A/FRED S	835 DANS PL	BREA	CA	92821
GRAZZINI ALLEN P/KATHLEEN M	18114 JUREL CIR	LAKEVILLE	MN	55044
SIDNEY WARREN B/KATHLEEN M	2853 S BERRYWOOD AVE	MESA	AZ	85212
RONALD D HARRISON AND FAY P HARRISON TRUST	2847 S BERRYWOOD	MESA	AZ	85212
PHILLIPS CRAIG/JUDITH	10936 E OBISPO AVE	MESA	AZ	85212
BJALEK SIGFRIED J/LYNDA J	4960 149 AVE NW	EDMONTON	AB	T5Y2W9
SELINGER JOSEPH R/CAROL J	10924 E OLLA AVE	MESA	AZ	85212
ANDREADES ETHEL A	2836 S OLIVEWOOD	MESA	AZ	85212
JACQUELINE J NICKS REVOCABLE TRUST	136 WHITETAIL RDG	HUDSON	IA	50643
WIECHMANN SHARON JO	2859 S MYRTLEWOOD	MESA	AZ	85212
BILBREY GARY W/VIRGINIA	2853 S MYRTLEWOOD	MESA	AZ	85212
GRUNOW WILLIAM W/INOUE BEVERLEY B	2841 S MYRTLEWOOD	MESA	AZ	85212
FELDERMAN VICKIE/R JEFF	2839 S CHERRYWOOD CIR	MESA	AZ	85212
WOZNIAK PETER J/RAE J	10849 E ONZA AVE	MESA	AZ	85212
FLECK JOSEPH G/JANICE M	10829 E ONZA AVE	MESA	AZ	85212
DEROUIN RAYMOND E/LOIS K	10902 E OCASO AVE	MESA	AZ	85212
DENNEY RICHARD PHILLIP/HELEN SANDOVAL TR	2556 W KEATING AVE	MESA	AZ	85202
BANEY MICHAEL/BARBARA	2610 S WILLOW WOOD	MESA	AZ	85209
BUTENHOFF DENNIS L/LINDA J	41916 DAWN DR	PELICAN RAPIDS	MN	56514
BARTELT DAVID F/NANCY TR	2642 S WILLOW WOOD	MESA	AZ	85209
MAURO JAMES L/JEAN A	1190 LAURA LN	COAL CITY	IL	60416
LAPEERE ALBERT A/JUDITH L	10960 E MONTE AVE 194	MESA	AZ	85209
MESA CENTERPOINTE PLAZA LLC	4805 N LOCUST GROVE RD	MERIDIAN	ID	83646
LEROY AND ROSALINDA BARNHART LIVING TRUST	2833 S OLIVEWOOD	MESA	AZ	85212
WILLIAM A SR AND CYNTHIA A STEFINSKY FAM TR	11024 E NICHOLS AVE	MESA	AZ	85209
SMITH STEVEN/CONNIE	11041 E NELL AVE	MESA	AZ	85209
FORTNEY FAMILY REVOCABLE TRUST	11031 E NARANJA AVE	MESA	AZ	85209
BOIK DAVID/KAREN	11028 E OLLA AVE	MESA	AZ	85212
SANTERAMO ROGER/SUSAN	10944 E OBISPO AVE	MESA	AZ	85212
JURGENS WESLEY L/DEBORAH J HILMOE	2842 S BERRYWOOD	MESA	AZ	85212
CARTER FAMILY TRUST	15130 6000 RD	MONTROSE	CO	81401
FULLER DANIEL R/DEBORAH M	10834 E OLLA AVE	MESA	AZ	85212
PWM TRUST	10903 E OCASO AVE	MESA	AZ	85212
BATES HANFORD J TR	2832 S CHERRYWOOD CIR	MESA	AZ	85212
W AND M KRIEWALD DECEDENTS TRUST	2982 220TH PL SW	BRIER	WA	98036
DURNS JOYCE D	10821 E ONZA AVE	MESA	AZ	85212
MINEO REVOCABLE TRUST	10920 E OBISPO AVE	MESA	AZ	85212
SCOTT W HARTNELL 2009 TRUST	130 UPLAND WY	HADDONFIELD	NJ	8033
SCHMITZ DAVID P/LINDA C	10000 KELLY DR	BISMARCK	ND	58503
WOODHOUSE JUDIE	11016 E NATAL AVE	MESA	AZ	85209
LEROY DONALD & ANNA MAXINE MILLER REV TRUST	11033 E NEVILLE AVE	MESA	AZ	85209
JALLEN JOAN F	11036 E NEVILLE AVE	MESA	AZ	85209
SHERRLYN K GARROW LIVING TRUST	10960 E MONTE AVE UNIT 195	MESA	AZ	85209
TSM VENTURES LLC	2626 W BERYL AVE	PHOENIX	AZ	85021
E&A MESA LLC	512 N BEDFORD DR	BEVERLY HILLS	CA	90210
SCOTSWOOD LLC	5263 VIA RAMON RD	YORBA LINDA	CA	92887
PAULI MARY J	11029 E NICHOLS AVE	MESA	AZ	85209
FURTAU LOUIS F/FARTAW BARBARA L TR	2839 S OLIVEWOOD	MESA	AZ	85212
1991 MOEN FAMILY TRUST	1146 N SUNSET CANYON DR	BURBANK	CA	91504
RUSSELL RUSTY GLENN HOMESTEAD PROTECTION TRUS	11039 E NARANJA AVE	MESA	AZ	85209

SAVESKI IVAN VUKADIN/LJUPKA PANCE	2722 S WILLOW WOOD ST	MESA	AZ	85209
DELONEY EUGENE R/MARJORIE A TR	11050 E NELL AVE	MESA	AZ	85209
KEELE VIRGINIA/KENNETH B	11052 E OLLA AVE	MESA	AZ	85212
MINICK THOMAS W/VIRGINIA M	11016 E OLLA AVE	MESA	AZ	85209
LYNN VINCENT SURVIVORS TRUST	2854 S BERRYWOOD	MESA	AZ	85212
SUNLAND SPRINGS VILLAGE HOA		SCOTTSDALE	AZ	85258
JOHN & PATRICIA GIDDINGS REV LIVING TRUST	10921 E ONZA AVE	MESA	AZ	85212
ZANDER TERRY/GUNDERSON SUSAN	10826 E OLLA AVE	MESA	AZ	85212-2938
VILLANUEVA JAVIER/CARRIE LYNN	2830 S OLIVEWOOD	MESA	AZ	85212
CRAMPTON STEVEN C/V ARLENE TR	311 LISA LN	WILLIAMSTON	MI	48895
KILBRIDE JOHN R/DIANA S	220 NE PINEHURST CIR	ANKENY	IA	50021
TYRRELL GARRETT L/JUDITH D	9214 NORRIS DR	HOBART	IN	46342
LUTZ EDWARD J/RICHELLA M	10845 E OLLA AVE	MESA	AZ	85212
RANDAL F AND CAROLYN RICE TRUST	4007 N BAYOU LN	BOISE	ID	83703
CLIFFORD LINDA M	10951 E OLLA AVE	MESA	AZ	85212
DE LA TORRE GEORGE/MARYJO	10828 E OCASO AVE	MESA	AZ	85212
EDWARD E GOSS LIVING TRUST/DEETTE M GOSS LIVING TRUST	PO BOX 2038	BELLE FOURCHE	SD	57717
BARONE MARY BETH	11012 E NEVILLE AVE	MESA	AZ	85209
ARP KENNAN B	2634 S WILLOW WOOD	MESA	AZ	85209
HAASE DAVID P/LINDA L	11015 E NOPAL AVE	MESA	AZ	85209
G BROWN INVESTMENTS 1 LLC	7508 E CAMEL BACK RD	SCOTTSDALE	AZ	85251
FRICK FAMILY TRUST/BASS TIMOTHY J	2746 S WILLOW WOOD	MESA	AZ	85209
THOMAS RONNIE D/LINDA M	11003 E NOPAL AVE	MESA	AZ	85209
SSV RV STORAGE LLC	460 S GREENFIELD RD 2	MESA	AZ	85206
G BROWN INVESTMENTS 2 LLC	7508 E CAMELBACK RD	SCOTTSDALE	AZ	85251
SPIRIT OF HOPE LUTHERAN CHURCH, INC	2605 S SIGNAL BUTTE RD	MESA	AZ	85209
SHEA FAMILY TRUST	11028 E NICHOLS AVE	MESA	AZ	85209
SCHAFFER MICHAEL D/PEGGY L TR	11047 E NARANJA AV	MESA	AZ	85209
CHRISTENSEN ROBERT L/LINDA K	6106 S AVALON AVE UNIT 204	SOUIX FALLS	SD	57108
DELORY JAMES	2738 S WILLOW WOOD	MESA	AZ	85209
JAY R MINER REV TR/LINDA LEE MINER REV TR	11018 E NARANJA AVE	MESA	AZ	85209
TOTH JOHN M/KAY L	11048 E NICHOLS AVE	MESA	AZ	85209
CARNEY PATRICIA K/TIMOTHY J	12 TWELVE LAKES CT	LAKE IN THE HILLS	IL	60156
WALTERS CAROLE	2848 S BERRYWOOD	MESA	AZ	85212
MILLER FAMILY REVOCABLE TRUST	2824 S OLIVEWOOD	MESA	AZ	85212
MILLER SCOTT C/JUNE K	2842 S OLIVEWOOD	MESA	AZ	85212
SAKRAN BRADLEY BF/HAZEL J	2860 S OLIVEWOOD	MESA	AZ	85212
JERRY L MASON LIVING TRUST	2833 S CHERRYWOOD CIR	MESA	AZ	85212
FRANK CHARLES STEWERT REVOCABLE LIVING TRUST	2826 S CHERRYWOOD CIR	MESA	AZ	85212
GARRETT TERRY D/LINDA M	2834 S ALDERWOOD CIR	MESA	AZ	85212
MIHIN MICHAEL D/KAREN S	2827 S OLIVEWOOD	MESA	AZ	85212
REGINEK FRANCIS J/JANICE A	2520 HOLLOWAY AVE	MAPLEWOOD	MN	55109
RANDY M AND SUSAN D BRATRUD LIVING TRUST	10836 E OCASO AVE	MESA	AZ	85212
BUSCH GREGORY A	10848 E OCASO AVE	MESA	AZ	85212
FOWLIE VERN W/MARILYN J	10912 E OBISPO AVE	MESA	AZ	85212
DUANE D HERRIG REVOCABLE TRUST	3442 MACE AVE	WALL LAKE	IA	51466
OVERBY EUGENE W/JANICE R TR	11008 E NOPAL AVE	MESA	AZ	85209
LINDA R STEINER REVOCABLE LIVING TRUST	2851 310TH AVE	FOXHOME	MN	56543
WILLIAM R FREEMAN TRUST/KATHLEEN S FREEMAN TR	1652 SCHEFFER AVE	SAINT PAUL	MN	55116
SHARON M BANGEN LIVING TRUST	6143 42ND ST NW	PLAZA	ND	58771
SONRISA SIGNAL BUTTE LLC	2440 E GERMANN RD STE 7	CHANDLER	AZ	85286-1569
HANSEN JERALD R/DOROTHY M	11019 E NARANJA AVE	MESA	AZ	85209
HENNESSEY JOHN DONALD/PATRICIA ANN TR	11036 E NICHOLAS AVE	MESA	AZ	85209
REBECCA LYNN DUNSCOMBE TRUST	11047 E NELL AVE	MESA	AZ	85209
CONKLIN JACK R/CLARA F	11021 E NELL AVE	MESA	AZ	85209
KYLE WILLIAM J/DOLORES A	11034 E NARANJA AVE	MESA	AZ	85209
THEODORE LIVING TRUST	3529 CANTON CIR	MUNDELEIN	IL	60060
ANDERSON WILLIAM C/TINA M	11025 E NICHOLS AVE	MESA	AZ	85209



JANICE RAE UNDSERFER TRUST/TERRY O BARTLETT TRUST	11021 E NICHOLS AVE	MESA	AZ	85209
SAILER RODNEY/LINDA	1843 CYPRESS WAY	WEST FARGO	ND	58078
MCCARTHY KRISTIN LISA	9028 RAPS RD	COOK	MN	55723
HOFF LIVING TRUST	10858 E OLLA AVE	MESA	AZ	85212
WEST STEPHEN W/MARGARET M	2812 S OLIVEWOOD	MESA	AZ	85212
BOHNSACK LARRY/LINDA	406 2ND ST SW	STATE CENTER	IA	50247
SWAIN JOHN K/LINDA M	10911 E OCASO AVE	MESA	AZ	85212
GEORGE AND PAMELA LUECKE LIVING TRUST	227 HERITAGE LN	ONALASKA	WI	54650
STREMICK JEFFREY/DAWN M	1609 CENTENNIAL ST	MINOT	ND	58701
STUTZ HERMAN W/JOAN K	10837 E OLLA AVE	MESA	AZ	85212
GARCIA RUDY M	10861 E OLLA AVE	MESA	AZ	85212
JOE BOB AND RUTH KEHART SMITH	10907 E OLLA AVE	MESA	AZ	85212
BILODEAU CATHY/MCGRATH ANN	2395 BLIND BAY RD	BLIND BAY	BC	V0E1H2
HANSON COURTLAN G/ARLENE C	15705 5TH ST SE	BLANCHARD	ND	58009
ROTHFOLK FAMILY TRUST	10820 E OCASO AVE	MESA	AZ	85212
WILCOX ROCK/JUDY A	1794 E WINCHESTER PL	CHANDLER	AZ	85286-1085
THAYER GARY/ELISE	10918 E OCASO AVE	MESA	AZ	85212
NANCY MARY LYONS TRUST	11039 E NEVILLE AVE	MESA	AZ	85209
CHAPMAN BURTON ROBERT JR/ELIZABETH	11029 E NOPAL AVE	MESA	AZ	85209
11041 E NOPAL LLC	2870 SOUTHWIND AVE	LAKE HAVASU CITY	AZ	86406
COLLINS ELIZABETH	11027 E NATAL AVE	MESA	AZ	85209
BILYK RANDY/SHEILA	157-52458 RANGE RD 223	SHERWOOD PARK	AB	T8A5V1
COSTLEY 2012 REVOCABLE TRUST	10960 E MONTE AVE UNIT 198	MESA	AZ	85209
PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIS	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY	UT	84150
KEMF SBG STORAGE LLC	PO BOX 10392	PHOENIX	AZ	85064
HADFIELD FAMILY LIVING TRUST	10827 E OCASO AVE	MESA	AZ	85212
MARSHALL FAMILY LIVING TRUST	11043 E NARANJA AVE	MESA	AZ	85209
RONALD D KJELDAHL AND PATRICIA KJELDAHL TRUST	11025 E NELL AVE	MESA	AZ	85209
NAEGLE KAREN M	2754 S WILLOW WOOD	MESA	AZ	85209
OLNESS RICHARD S/JACQUELINE M TR	11038 NARANJA AVE	MESA	AZ	85209
MUCKLER GREGORY A/JANET L	5685 E 156TH ST N	GRINNELL	IA	50112-7611
PEARSON VERA E	2859 S BERRYWOOD	MESA	AZ	85212
HEMING LARRY D/JILL S	11034 E NELL AVE	MESA	AZ	85209
WERNER FRANCIS J/IRETA L	2767 SW SAGEBRUSH CT	TOPEKA	KS	66614
GONZALEZ MIGUEL/CONNIE S	11046 E NELL AVE	MESA	AZ	85209
MUELLER ERNST/MARIA	5056 W WILSON AVE	CHICAGO	IL	60630
PONZO MARK R/MARY ANN	11022 E OLLA AVE	MESA	AZ	85212
MILLA KATHRYN W	11037 E OLLA AVE	MESA	AZ	85212
NEUMULLER FERDINAND	2841 S BERRYWOOD	MESA	AZ	85212
WILSON LINDA MAY/RHINEHART EUGENE HORACE	555 4TH AVE S	EDMONDS	WA	98020
MARTIN REAL ESTATE TRUST	907 RIDGE RD	ANITA	IA	50020
BUONUOMO MARY ANN TR	10908 E OLLA AVE	MESA	AZ	85212
ALL ABOUT ME TRUST	10850 E OLLA AVE	MESA	AZ	85212
PETERSON RICHARD L/HARRIET SUE	2804 S OLIVEWOOD	MESA	AZ	85212
COYLE DANNY JOE/JULIE ANN	5430 HIGHLANDS TRL N	LAKE ELMO	MN	55042
RIORDAN FAMILY TRUST	10913 E ONZA AVE	MESA	AZ	85212
SHAFFER JOHN B/BARBARA	807 10TH AVE SW	PIPESTONE	MN	56164
KELLAM CHARLES W	2829 S ALDERWOOD CIR	MESA	AZ	85212
WHALEN TRUST	2840 S ALDERWOOD CIR	MESA	AZ	85212
LYONNAIS ROY W/LOUISE M	5578 CAYMAN DR	CHILLIWACK	BC	V2R 0P7
HERTEL JAMES P	10910 E OCASO AVE	MESA	AZ	85212
KATHLYN J HANSEN REVOCABLE TRUST	111 TOWERWOOD CT	CLARINDA	IA	51632
GUIETHER REBECCA A	1002 INNSBRUCK LN	PRINCETON	IL	61356
BUNGER EVART D/LINDA	11023 E NOPAL AVE	MESA	AZ	85209
GUY COY DARRELL/LINDA LEE TR	11017 E NATAL AVE	MESA	AZ	85209
STEVEN R FOLLESTAD TR/MARY D FOLLESTAD TR	11018 E NEVILLE AVE	MESA	AZ	85209
MATUSZEWSKI FAMILY TRUST	10960 E MONTE AVE UNIT 191	MESA	AZ	85209

BOYLAND JAMES EDWARD/WILSON GLENDA ANN	2706 S WILLOW WOOD	MESA	AZ	85209
LOBSTER SHACK LLC	2848 S SIGNAL BUTTE RD	MESA	AZ	85209
ALDI ARIZONA LLC	3800 N CENTRAL AVE 460	PHOENIX	AZ	85012
HIGHTOWER LIVING TRUST	6620 BRIARCLIFF NE	ALBUQUERQUE	NM	87111
SCHOCK CLYDE R/KAREN M	11020 E NICHOLS AVE	MESA	AZ	85209
TRAYLOR GEORGE JOHN	11032 E NICHOLS AVE	MESA	AZ	85209
THOMAS J OLSEN AND LINDA F OLSEN REVOCABLE TRUST AGREEMENT	11035 E NARANJA AVE	MESA	AZ	85209
CAPITAL INVESTMENTS LLC	5304 E SOUTHERN AVE STE 101	MESA	AZ	85206
BULKLEY FAMILY TRUST	11037 E NELL AVE	MESA	AZ	85209
SIMMON RICHARD L/PATRICIA A	11033 E NELL AVE	MESA	AZ	85209
PENELOPE THOMPSON DAY TRUST	11029 E NELL AVE	MESA	AZ	85209
MARTENS DAVID A/MARY E	11030 E NARANJA AVE	MESA	AZ	85209
PINKERTON FAMILY TRUST	11040 E NICHOLS AVE	MESA	AZ	85209
STRACHOTA FAMILY TRUST	11044 E NICHOLS AVE	MESA	AZ	85209
BATHRICK DIANE M/ROBERT F TR	11910 NEAL AVE S	HASTINGS	MN	55033
STRIPLIN THERMAN	3916 N POTSDAM AVE PMB	SIOUX FALLS	SD	57104
ELLERMAN FAMILY LIVING TRUST	11037 E NICHOLS AVE	MESA	AZ	85209
DUFOUR DALE/DIANE	2369 NUGGET LOOP	FAIRBANKS	AK	99709
CROOKSTON ROSEMARY TR/BROWN LENORE C TR	11042 E NELL AVE	MESA	AZ	85209
MOLDER JOHN L/LINDA L	11046 E OLLA AVE	MESA	AZ	85212
SILBERNAGEL FAMILY TRUST	2836 S BERRYWOOD	MESA	AZ	85212
D SUZANNE KOCH LIVING TRUST	2830 S BERRYWOOD	MESA	AZ	85212
ZURBUCHEN BARTH H/JODI A	204 WESTLAWN AVE	VERONA	WI	53593
ENGSTROM CRAIG E/TAGGART SALLY J	3345 LEDGESTONE CT	FORT COLLINS	CO	80528
HAMBLIN DALE/LYNN	2838 S CHERRYWOOD CIR	MESA	AZ	85212
FERRIERA PATRICIA L	2822 S ALDERWOOD CIR	MESA	AZ	85212
ANDERSON LEASING FAMILY LP	PO BOX 277	EDGELEY	ND	58433
COLE VICKI D/DANIEL D	1217 8TH AVE	WILLISTON	ND	58801
SCHMITT WILLIE J/BEAULIEU GINETTE/SCHMITT J L	10853 E OLLA AVE	MESA	AZ	85212
WARREN R STROM AND KRISTY L STROM LIV TRUST	1874 EMERALD WAY	LYNDEN	WA	98264
MCDONALD RICHARD A/JUDY LEE	11020 E NOPAL AVE	MESA	AZ	85209
CHASE FAMILY TRUST	2602 S WILLOW WOOD	MESA	AZ	85209
HOFF KAROL	PO BOX 487	ELGIN	ND	58533
NELSON MURRIEL J	11009 E NOPAL AVE	MESA	AZ	85209
BROWN DAVID/BEVERLY	10960 E MONTE AVE 196	MESA	AZ	85209
JOHN F LONG FOUNDATION INC	1118 E MISSOURI AVE STE A	PHOENIX	AZ	85014
SMITHS FOOD & DRUG CENTERS INC	2724 S SIGNAL BUTTE RD	MESA	AZ	85212
JON K AND DARLA M FOLSLAND FAMILY TRUST	11014 E NARANJA AVE	MESA	AZ	85209
DNV JOINT FAMILY TRUST	2730 S WILLOW WOOD	MESA	AZ	85209
SCHEEL MAX D/DOLORES J	11033 E NICHOLS AVE	MESA	AZ	85209
HOFFARD GORDON/GEORGETTA	11030 E NELL AVE	MESA	AZ	85212
BELT ROBERT LAWRENCE/BELT ARMIDA MAUREEN	11031 E OLLA AVE	MESA	AZ	85212
FRIENDSHUH LAWRENCE/COLLEEN	16725 SHORELINE LN	SHAKOPEE	MN	55379
PARTELOW RALPH E/BEVERLY A	2818 S OLIVEWOOD	MESA	AZ	85212
DONALD G LONG LIVING TRUST	10927 E OCASO AVE	MESA	AZ	85212
DRYMAN JOINT REVOCABLE LIVING TRUST	10935 E OLLA AVE	MESA	AZ	85212
FOSTER THOMAS/JUDY TR	11014 E NOPAL AVE	MESA	AZ	85209
STEPHEN P & REBECCA J BURCH FAMILY TRUST	11015 E NEVILLE AVE	MESA	AZ	85209
ZUFELT CHARLES LAWRENCE/ANNA JACQUELINE TRUST	11021 E NEVILLE AVE	MESA	AZ	85209
CONNOR RICHARD A/MARY ALICE	101 19TH ST 303	SPIRIT LAKE	IA	51360
GORDON MICHAEL J/LAURIE J TR	11030 E NEVILLE AVE	MESA	AZ	85209
JETTE JANIS M	32550 TARRS LN	POLSON	MT	59860
RADWAY ALLAN R/CAROL G	BOX 14 SITE 113 RR 3	SUNDRE	AB	T0M1X0
WINCHESTER MARIANNE	10960 E MONTE AVE UNIT 190	MESA	AZ	85209
MITAYNES RAQUEL P	10960 E MONTE 197	MESA	AZ	85209
JULIE AND LAVERN JOHNSON LIVING TRUST	8765 146TH AVE NW	GRENORA	ND	58845

TRANSNATION TITLE INSURANCE CO TRUST 7396	3131 E CAMELBACK RD STE 220	PHOENIX	AZ	85016
CJSM LEASING LLC	5820 W DEL LAGO CIR	GLENDALE	AZ	85308

EXHIBIT III  
HOA LIST (1-MILE BUFFER)

HOAs/NOA (1-Mile Buffer)  
ZON23-00355/DRB23-00335

<b>Owner</b>	<b>MAIL_ADDR1</b>	<b>MAIL_CITY</b>	<b>MAIL_S</b>	<b>MAIL_ZIP</b>
SUNLAND SPRINGS VILLAGE HOA	11214 E LAGUNA AZUL CIR	MESA	AZ	85209
MERIDIAN POINTE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE 101	MESA	AZ	85209
SIGNAL BUTTE CASITAS HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209