

Final Citizen Participation Report

VIVO INVESTMENT GROUP (“VIVO”) – DOWNTOWN MESA, 250 W. MAIN STREET VIVO LIVING APARTMENT HOMES

Case # ZON20-00838

Date: February 24, 2021

Purpose:

The purpose of this Final Citizen Participation Report is to inform the citizens, property owners, neighborhood associations, agencies, and businesses in the vicinity of the Site of the applications for Site Planning, a Special Use Permit, and Design Review for the redevelopment of an existing hotel into a multi-family community known as “Vivo Living Apartment Homes” located at 250 West Main Street (the “Site”). Vivo has also requested a Special Use Permit to reduce the minimum number of parking spaces and the number of covered parking spaces per residential unit.

This citizen plan will ensure that those affected by these applications will have an adequate opportunity to learn about and comment on the proposed plans and actions addressed in this application.

Contacts:

The person coordinating the Final Citizen Participation Report activities is Ricki Horowitz with Burch & Cracchiolo, P.A. at (602) 234-8728 / rhorowitz@bcattorneys.com.

Preapplication Meeting:

A preapplication meeting with City of Mesa planning staff was held on October 27, 2020. Staff reviewed the application and recommended that adjacent residents, nearby registered neighbors, and interested parties be contacted.

Action Plan:

In order to provide effective citizen participation in conjunction with their applications, the following actions have been taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have.

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Property owners within 1,000 feet of the project.
 - b. Homeowner’s associations within ½ mile of the site.
 - c. Registered neighborhood within ½ mile of the site.
2. Input received from the interested parties will be recorded and used to prepare the Citizen Participation Report.
3. The Applicant has had two meetings with stakeholder groups—the Downtown Mesa Alliance and RAIL. Those meetings were on November 18, 2020. At the meetings, there was a brief presentation of the proposed redevelopment and general questions were asked and answered.
4. The neighborhood meeting letter was mailed on 02/05/2021 to all persons listed on the contact lists. The letter, the list of 1,000’ owners, HOAs within ½ mile and registered neighborhoods within ½ mile are provided at **Exhibit 1**.
5. A Zoom neighborhood meeting was held on 02/17/2021. A summary, registered attendees’ list, and concerns and solutions, if applicable, have been provided at **Exhibit 2**.
6. The neighborhood hearing letter for Design Review was mailed on 02/22/21. The letter, the lists of 1,000’ owners, HOAs within ½ mile and registered neighborhoods within ½ mile are provided at **Exhibit 3**.
7. The neighborhood P&Z hearing letter for Site Plan Review and a Special Use Permit was mailed on 02/22/21. The letter, the lists of 1,000’ owners, HOAs within ½ mile and registered neighborhoods within ½ mile are provided at **Exhibit 4**.
8. The sign posting photos and Affidavit by Dynamite Signs are attached at **Exhibit 5**.
9. This FCPR was prepared and submitted to the City on 02/24/2021, ten days prior to the scheduled public hearing. At a minimum, the report included:
 - a. Details of techniques the applicant used to involve the public.

- b. A summary of concerns, issues and problems expressed during the process.
- c. How concerns issues and problems were addressed:

Schedule:

- Pre-application meeting – October 27, 2020.
- Planning and Zoning – Pre-Submittal Responses to Staff's Comments – December 4, 2020.
- Planning and Zoning Board Application Submittal for Site Plan Approval– December 4, 2020.
- Mailed letter to 1000' owners around the Site, registered neighborhood organizations within ½ mile, and HOAs within ½ mile to let them know about the upcoming neighborhood meeting – February 5, 2021.
- Neighborhood Meeting – February 17, 2021.
- Mailed letter to 1000' owners around the Site, registered neighborhood organizations within ½ mile, and HOAs within ½ mile notifying them of the March 9, 2021 Design Review Board hearing – February 22, 2021.
- Mailed letter to 1000' owners around the Site, registered neighborhood organizations within ½ mile, and HOAs within ½ mile notifying them of the March 10, 2021 P&Z Board hearing – February 22, 2021.
- Sign posted on the Site – February 24, 2021.
- Submittal of FCPR and Notification materials – February 24, 2021.
- Design Review Board Work Session – March 9, 2021.
- Planning and Zoning Board Hearing – March 10, 2021.

EXHIBIT 1

Burch & Cracchiolo, P.A.

1850 N. Central Ave., Ste 1700

Phoenix, AZ 85004

Office: 602-234-8794

Email: bray@bcattorneys.com

TO: Area Neighbors

FROM: Brennan Ray

DATE: February 5, 2021

RE: Case Nos. ZON20-00838 and DRB21-00079
Vivo Investment Group --250 Main Street, Vivo Living Apartment Homes
February 17, 2021 Neighborhood Meeting

Dear Property Owner or Neighborhood Association Representative:

On behalf of Vivo Investment Group (“Vivo”) you are invited to a virtual neighborhood meeting for Site Plan approval and Design Review’s approval for the redevelopment of an existing hotel into a multi-family community known as “Vivo Living Apartment Homes” located at 250 West Main Street (the “Site”). An Aerial Map of the Site is attached.

The Site currently consists of a vacant hotel (Ramada by Wyndham Mesa Downtown) and restaurant (il Vinaio). Vivo intends to convert the vacant hotel, which is approximately 65,096 square feet, into a vibrant multi-family community with 130 studio residences, a density of approximately 37.14 dus/ac. Considerable enhancements and modifications are proposed to the Main Street frontage. The proposed Main Street modifications provide an active, engaging street presence and create a more active, urban Downtown experience, by providing an architectural connection from the existing building to the pedestrian walkway along Main Street. Copies of the proposed Landscape Plan and Entry Elevation Plan are attached.

The Site is zoned Downtown Core and is located in the Downtown, Transit Corridor – Station Area. One of the goals of this area is to create a pedestrian-friendly area with options for housing, employment, shopping, entertainment, and events. Where possible and practical, developments in this area should provide ways to engage the street to help provide an active street life. The Site is also located within the Central Main Street Area Plan in the Downtown Transit Node Character Area. The Central Main Plan likewise promotes pedestrian-friendly developments that engage the street. Vivo’s proposed redevelopment is supported by the General Plan and is consistent with the Downtown Core zoning.

Because of the current pandemic, the neighborhood meeting will be held virtually. **We will be hosting an online meeting with the neighbors on Wednesday, February 17, 2021 at 7:00 p.m. Instructions on ways to join the ZOOM meeting are enclosed. Please register at bcattorneys.zoom.us before February 17, 2021 so that you can ensure that you are able to**

participate. Should you have any questions about how to register, please contact Leslie Chatburn at our office ([602-234-8787](tel:602-234-8787)/ lchatburn@bcattorneys.com).

You will be notified of future public hearings scheduled before the Planning and Zoning Board, as well as the Design Review Board through the City's official public notice process. We would be happy to answer any questions or hear any concerns that you have regarding the redevelopment of the hotel. You can contact me at ([602-234-8794](tel:602-234-8794)/bray@bcattorneys.com). You may also contact Jennifer Gniffke, Mesa City Planner, at (480-644-6439/jennifer.gniffke@mesaaz.gov).

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "B Ray" with a circled "e" at the end.

Brennan Ray

/lc
Attachments

Zoom Meeting: Wednesday, February 17, 2021 at 7:00 p.m.
Meeting ID: 958 7791 0031

Registering for the Zoom Meeting

****Please note** due to recent feedback we suggest you **do not** use Safari for the registration. Use Google Chrome or Internet Explorer as other options.

1. Visit bcattorneys.zoom.us
 - a. Click "Join"
 - b. Enter Meeting ID
 - c. Continue with registration
2. A password for the meeting will be sent to you after registration

3 Ways to Join a Zoom Meeting

1. Install and run the app on your PC
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click "Download and Run Zoom"
 - e. Once it is done downloading, run the application
2. Run Zoom from your browser
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click on the blue "click here"
 - e. Click on "join from your browser"
3. Run Zoom from an app on a mobile device
 - a. Download the ZOOM Cloud Meetings app from your phone's application store
 - b. Run the app
 - c. Click on "Join A Meeting"
 - d. Enter the Meeting ID
 - e. You can enter your name in the field where it says "Your Name"
 - f. Click "Join A Meeting"
 - g. Your phone may ask you to allow or enable your camera, mic, and/or phone storage. Go ahead and allow those

You can watch a video at <https://www.youtube.com/watch?v=hIkCmbvAHQQ> for a quick demonstration

Questions: Contact Leslie Chatburn 602-234-8787 / lchatburn@bcattorneys.com.



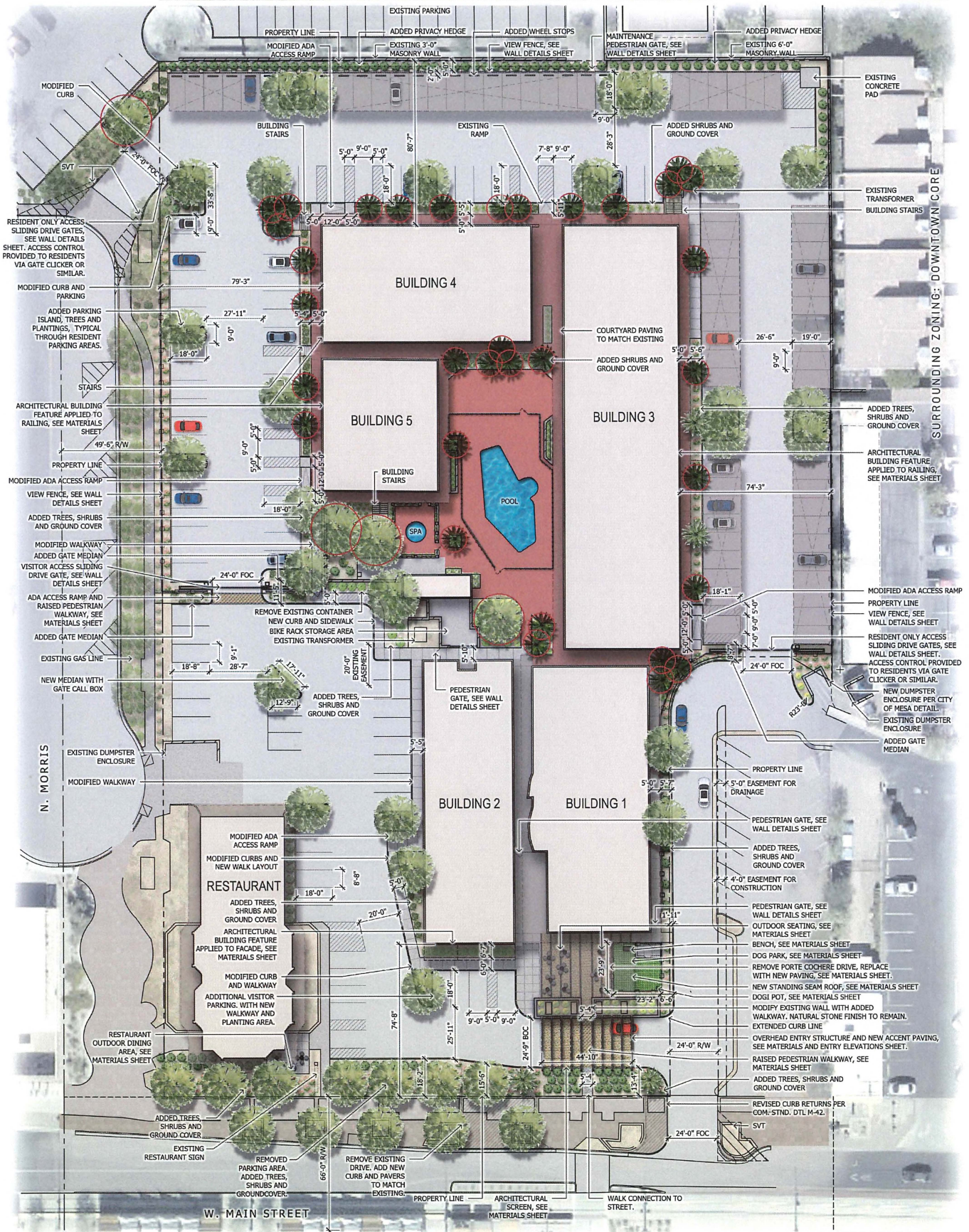
VIVO - DOWNTOWN MESA

Context Site Plan with Aerial

Scale 1:50 Date: 10-26-2020

ABLSTUDIO.COM

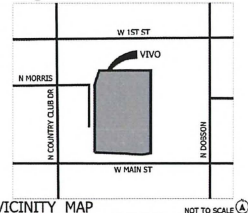


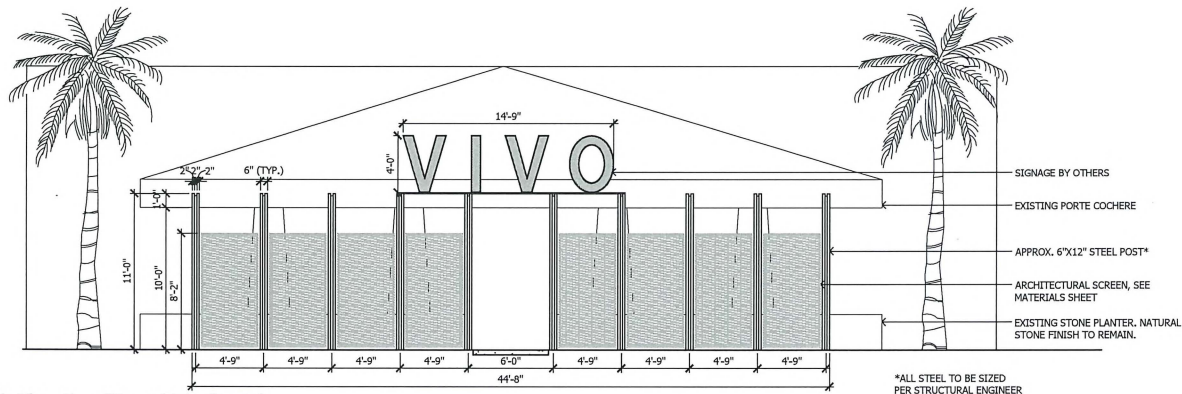


SURROUNDING ZONING: DOWNTOWN CORE

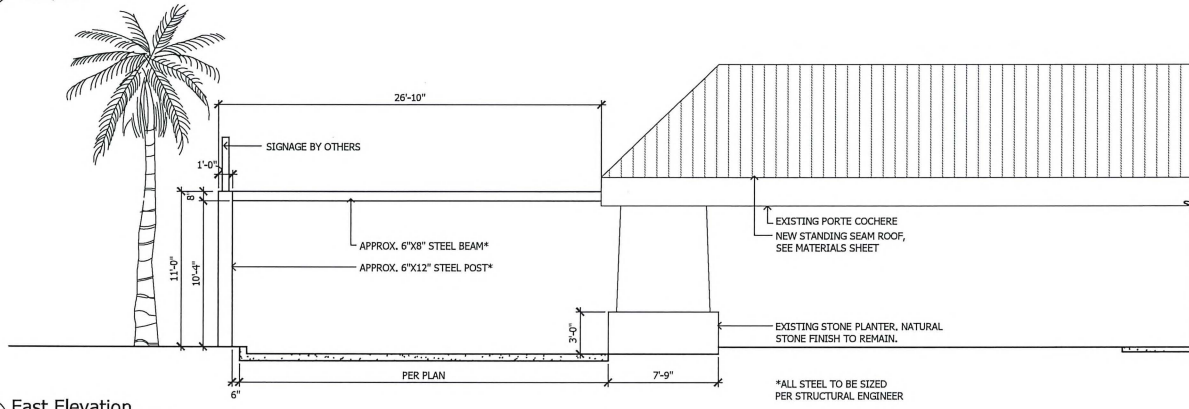
PLANT MATERIALS LEGEND

Trees	Shrubs	Shrubs (Continued)	Groundcovers
Existing Palm Tree	<i>Eremophila glabra</i> spp. <i>camosa</i>	<i>Teucrium fruticans</i> Bush Germander	<i>Eremophila prostrata</i> Outback Sunrise Eremophila
<i>Washingtonia filifera</i> California Fan Palm	<i>Leucophyllum frutescens</i> 'compacta' Compact Texas Sage	<i>Olea europaea</i> "Little Olle" Little Olle Dwarf Olive	<i>Lantana</i> sp. 'New Gold' Lantana
Existing Shade Tree	<i>Nerium oleander</i> 'Petite Pink' Oleander 'Petite Pink'	<i>Eremophila hygrophana</i> Blue Bells Blue Bells	<i>Rosmarinus officinalis</i> 'Prostratus' Trailing Rosemary
Shade Tree	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Rosemary	<i>Teucrium chamaedrys</i> Germander	





1 North Elevation (From Main Street)
SCALE: 1/4"=1'-0"



2 East Elevation
SCALE: 1/4"=1'-0"



Vivo Investments
250 W Main
1000' Ownership

138-35-008
19 NORTH ROBSON LLC
PO BOX 30804
MESA, AZ 85275

138-55-078&085
225 ROBSON STREET VILLAS LLC
3301 OCEAN PARK BLVE STE 208
SANTA MONICA, CA 90405

138-56-053A
44 WEST LLC
238 W 2ND ST
MESA, AZ 85201

138-54-014A
48 S ROBSON LLC
133 W 1ST AVE
MESA, AZ 85210

135-60-007
ANDREWS SANDRA GAYLE SUTTON
440 W 1ST
MESA, AZ 85201

138-54-021&022
ARIZONA RESIDENTIAL REMODEL & CONST
851 W 11TH ST
MESA, AZ 85201

135-60-095A
ATM SERVICES LLC
2330 E MCDOWELL RD
PHOENIX, AZ 85006

138-55-068
BELL DONALD W
225 W 1ST ST UNIT 119
MESA, AZ 85201

138-34-034
BICKERT GRETCHEN
137 N RODSON ST
MESA, AZ 85201

135-60-027
2017-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

138-54-044
251 W MAIN LLC
1206 E NORTHSHORE DR
TEMPE, AZ 85283

134-01-017A&018A
454 WEST MAHONEY LLC
1007 S CENTER
MESA, AZ 85210

138-53-049
A&R KASS LLC
1933 E BELMONT DR
TEMPE, AZ 85284

134-01-019
ANTOINETTE CHUCRI TRUST
7531 E PAMPA AVE
MESA, AZ 85212

138-54-025&026
ARNETT FAMILY INC
1459 N GAYLORD CIR
MESA, AZ 85213

138-53-042&043
AZ SALES & SERVICES LLC
PO BOX 595
GLENDALE, AZ 85311

138-53-035
BENNETT BRAD L
104 S ROBSON
MESA, AZ 85210

135-60-050
BIDWELL BENJAMIN D
515 W PEPPER PL
MESA, AZ 85201

138-54-050
221 W MAIN ST LLC
15475 N 84TH ST
SCOTTSDALE, AZ 85260

134-01-011A
420 MAHONEY LLC
2788 E VIRGINIA
GILBERT, AZ 85296

138-55-034
48 PROPERTIES LLC
3170 S GILBERT RD STE 1
CHANDLER, AZ 85286

138-55-056
ANDERSEN JOSHUA
225 W 1ST ST NO 107
MESA, AZ 85201

138-55-058
ARCHER NANCY F TR
1703 HAWTHORNE RD
FORT WAYNE, IN 46802

135-60-059A
ATLAS COMMERCIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

138-54-002&003
B&R COMMERCIAL LLC
1309 E SALADO CIR
MESA, AZ 85203

138-53-034
BENNETT BRAD L/LYNN D/JEAN E
1254 S NASSAU
MESA, AZ 85206

135-60-002
BIRD DOG III LLC
2686 W 1800 S
VERNAL, UT 84078

138-55-057
BLAKE IAN HU
225 W 1ST ST UNIT 108
MESA, AZ 85201

134-01-007
BOYLE TIMOTHY P
450 N EMERSON
MESA, AZ 85201

138-55-050
BROWN ALLISON
225 W 1ST ST UNIT 101
MESA, AZ 85201

138-53-028G
BUTLER TROY COLLIN/TIFFANY ANN
243 W 1ST AVE
MESA, AZ 85210

138-55-007
CARL R SCHWARTZ TRUST
1704 E CAMPUS DR
TEMPE, AZ 85282

135-60-065
CARPENTER GUY W
440 W PEPPER PL
MESA, AZ 85201

135-60-021&060D
CHEUNG SUN SING TR
2141 E CONCORDA DR
TEMPE, AZ 85282

135-60-130A
CLARK LEIGH W
1912 S MARYLAND PKWY
LAS VEGAS, NV 89104

135-60-126B
COUNTRY CLUB MESA RENTALS LLC
2525 W MADEERO AVE
MESA, AZ 85202

138-55-066
CURTIS EVAN D
225 W 1ST ST UNIT 117
MESA, AZ 85201

138-42-025
BLANK PROPERTIES LLC
157 W MAIN ST
MESA, AZ 85201

135-59-110
BP CAPITAL PARTNERS LLC
824 E ROSE LN
PHOENIX, AZ 85014

134-01-051
BUENO HEVER
25487 N STAPLEY DR
MESA, AZ 85203

138-54-016
CAMARENA JESUS RAMON JR/EMILIA A
1809 W PORTOBELLO AVE
MESA, AZ 85202

134-01-047
CARMEN COURY TR/RECKER LEONILLE
2042 E LOCKWOOD ST
MESA, AZ 85213

135-60-062
CASTILLOTE GILBERTO/GATMAITAN
CHRISTINE
55 N MEADOW LN
MESA, AZ 85201

138-55-040A
CHEVRON U S A INC
PO BOX 3839
KINGMAN, AZ 86402

135-60-097
CLARK417COKE LLC
417 W CLARK ST
MESA, AZ 85201

134-01-009-010;031
COURY CARMEN C TR
2042 E LOCKWOOD ST
MESA, AZ 85213

138-54-041
D F SAUER PROPERTIES LLC
2521 S BONARDEN LN
TEMPE, AZ 85282

138-54-034A&035A
BONER KEVAN
17701 NEFF RANCH RD
YORBA LINDA, CA 92886

138-55-088
BRIMHALL ASHLEY
225 W 1ST ST UNIT 233
MESA, AZ 85201

135-60-026
BURTON BARBARA
445 W 1ST ST
MESA, AZ 85201

138-55-072
CAMPA ROBERT
225 W 1ST ST UNIT 123
MESA, AZ 85201

134-01-049
CARMEN C TR/ET AL
2042 E LOCKWOOD ST
MESA, AZ 85213

138-35-016;004;009-10
CH MESA HOLDINGS LLC
4320 E BROWN RD SUITE 110
MESA, AZ 85205

138-54-032
CHILDERS ANTHONY/KAREN
234 W 1ST AVE
MESA, AZ 85210

138-35-032
CM BERGE BUILDING LLC
2401 W BELL RD
PHOENIX, AZ 85023

135-60-023
CRAWFORD BOBBY L & DORIS M
425 W 1ST ST
MESA, AZ 85201

138-56-055
DAHLWILL FAMILY TRUST
8338 E BUENA TERRA WY
SCOTTSDALE, AZ 85250

134-01-016
DANNY AND MARY ALDRICH FAM TR
1637 W VERNON AVE
PHOENIX, AZ 85007

135-60-022
DARLENE JANE WHITE REV TR
419 W 1ST ST
MESA, AZ 85201

138-34-033
DAUENHAUER SUSAN A
137 N ROBSON ST UNIT 2
MESA, AZ 85201

138-35-043;048; 138-55-017
DNA REVOCABLE TRUST
130 W PEPPER PL
MESA, AZ 85201

138-55-021
DPI 240 MAIN LLC
2753 E BROADWAY RD SUITE 101-125
MESA, AZ 85204

138-35-015;022;030
DT MESA HOLDCO II LLC
8901 E MOUNTAIN VIEW RD SUITE 150
SCOTTSDALE, AZ 85258

138-42-026A
DT MESA HOLDCO LLC
8901 E MOUNTAIN VIEW RD STE 150
SCOTTSDALE, AZ 85258

138-54-046
EAGAR CONSULTING LLC
1806 E HALE ST
MESA, AZ 85203

138-55-089
EARLES CHRISTOPHER/SARAH
225 W 1ST ST UNIT 234
MESA, AZ 85201

138-54-040
EE ANDERSON PROPERTIES LLC
2547 E EMERALD AVE
MESA, AZ 85204

138-56-054
EEJ REALTY LLC
303 W 2ND ST
MESA, AZ 85201

138-56-045to50
EL CHARRO RESTAURANT
105 N COUNTRY CLUB
MESA, AZ 85201

134-01-013
ELLEBRACHT SUZETTE/ROBERT D
428 W MAHONEY
MESA, AZ 85210

135-60-008
ERICKSON JENNIFER GALE
448 W 1ST ST
MESA, AZ 85201

135-60-098
ERNEST & JESSIE HUBER FAMILY LLLP
1114 S LAZONA DR
MESA, AZ 85204

134-01-053
ESPINOZA MANUEL/ZAIDA
610 W 7TH AVE
MESA, AZ 85203

134-01-057
ESPINOZA MICAELA
430 W 1ST AVE
MESA, AZ 85210

138-56-056
FIGUEROA ALFRED T
144 N MORRIS ST
MESA, AZ 85201

138-55-087
FIRE SOPHIA BERLIN/EDWARD ALBERT
225 W 1ST ST NO 232
MESA, AZ 85201

134-01-042
FOAM EXPERTS ROOFING INC
P O BOX 1546
MESA, AZ 85211

138-54-030
FULLER JUDD/LYNDA R
519 N MAPLE
MESA, AZ 85205

138-55-060
GADDIE JACKOLYN DONNA
225 W 1ST ST #111
MESA, AZ 85201

135-60-011
GALE JAIME L
504 W 1ST ST
MESA, AZ 85201

135-60-024
GARDEA JUSTA
429 W 1ST ST
MESA, AZ 85201

135-59-111to113
GARY AND ROBIN BROWN FAMILY TR
2237 E HALE ST
MESA, AZ 85213

138-55-005A
GARY TIBSHRAENY TR/FISCHER TR/HANNA ETAL
40 N CENTER ST SUITE 100
MESA, AZ 85201

138-54-023B&037
GECKO ADVENTURES LLC
851 W 11TH ST
MESA, AZ 85201

135-60-009
GONZALEZ MELISSA HERNANDEZ
452 W 1ST ST
MESA, AZ 85201

138-54-033
GOODMAN JODIANE/JAMES
240 W 1ST AVE
MESA, AZ 85210

134-01-048
GRANT JAY R/CARRIE J
923 W 11TH ST
MESA, AZ 85201

138-34-018&006C
GRASSER ROBIN M/TERESA J
165 W 2ND ST
MESA, AZ 85201

138-42-023A
GRAY SPIKE INCORPORATED
104 S ROBSON
MESA, AZ 85210

138-55-061
GURMIN LENNI M
225 W 1ST ST
MESA, AZ 85201

135-60-047
GUTIERREZ MICHAEL R
504 W PEPPER PL
MESA, AZ 85201

138-55-064
GUZMAN BLANCA F MADRIGAL
225 W 1ST ST UNIT 115
MESA, AZ 85201

138-35-031
H W SWARTZ PROPERTIES LLC
1210 W ESPLANADE
MESA, AZ 85201

138-55-055
HIGGS KAREN K
225 W FIRST ST
MESA, AZ 85201

135-60-074A&119A
HILL HOCKEY CLINIC LLC
16 SEABROOK RD
SALISBURY, MA 1952

138-55-080
HOLLADAY MELVIN G TR
225 W 1ST ST NO 132
MESA, AZ 85201

138-35-042
IDEA SOURCE INC
131 W FIRST ST
MESA, AZ 85201

138-55-076
INSLEY MORGAN
225 W 1ST ST UNIT 127
MESA, AZ 85201

138-55-052
JACKSON JOSHUA DAVID/KAITLYN A
225 W 1ST ST UNIT 103
MESA, AZ 85201

135-60-099
JACKSON RODNEY/CHRISTINA
431 W CLARK ST
MESA, AZ 85201

138-42-029
JERBEC LLC
1661 N DALEY
MESA, AZ 85203

134-01-044
JOHNSON MICHAEL R
417 W MAHONEY AVE
MESA, AZ 85210

138-54-023A;036;038-039;043
JS & G FAMILY LTD PARTNERSHIP LLP
10611 N HAYDEN RD STE D106
SCOTTSDALE, AZ 85260

134-01-079
KAFTANOGLU OSMAN
1314 E WHALERS WY
TEMPE, AZ 85283

134-01-069A
KARAS KUSTOMS LEASING LLC
126 S COUNTRY CLUB DR
MESA, AZ 85210

138-53-037
KELLER MICHAEL C
211 W 1ST AVE
MESA, AZ 85202

138-34-020
KIRK JOSEPHINE CRIST
4032 E HACKMORE CIR
MESA, AZ 85205

138-55-071
KYLE JULIE
225 W 1ST ST 122
MESA, AZ 85201

138-55-053
LAVO TIMOTHY A
225 W 1ST ST #104
MESA, AZ 85201

138-34-032
LEBEN NOAH
137 N ROBSON ST UNIT 1
MESA, AZ 85201

138-55-051
LEWANOVICH FRANK T JR/KARREN A
PO BOX 391
RAINER, MN 56668

138-54-049B;049F&051
LEYVA JOSE P/ARREDONDO LETICIA G
129 E JUNE LN
MESA, AZ 85201

134-01-015
LIBRE VENTURES LLC
PO BOX 26697
TEMPE, AZ 85285

135-60-010
LINDVALL JANET M TR
456 W 1ST ST
MESA, AZ 85201

135-60-006
LOGAN JOHN E/KIMBERLY
432 W 1ST ST
MESA, AZ 85201

135-60-066
LOPEZ ROBERT RAYMOND & SUSAN E
448 W PEPPER PL
MESA, AZ 85201

138-55-054
LUJA MARIO A
225 E 1ST ST 105
MESA, AZ 85201

134-01-045
MAHONEY SHOP LLC
417 W MAHONEY AVE
MESA, AZ 85210

135-60-080B
MAIN AND COUNTRY CLUB LLC
3800 N CENTRAL AVE STE 460
PHOENIX, AZ 85012

138-35-013&049E
MAIN STREET WEST LLC
5635 N SCOTTSDALE RD NO 170
SCOTTSDALE, AZ 85250

138-55-074
MANN CATHERINE M TR
225 W 1ST ST UNIT 125
MESA, AZ 85201

138-54-005
MANNYS AIR LLC
39 S COUNTRY CLUB DR
MESA, AZ 85210

138-55-059
MARIE GREEN FAMILY TRUST
225 W 1ST ST NO 110
MESA, AZ 85201

138-54-020
MARTIN MIREYA O
237 W MAHONEY AVE
MESA, AZ 85203

134-01-052
MARTINEZ ROSA E
436 W 1ST AVE
MESA, AZ 85210

135-60-025
MAY KELLY D
3548 E DOVER ST
MESA, AZ 85213

138-35-041&044
MELDRUM MARK RICHMOND TR
52 N MACDONALD
MESA, AZ 85201

138-35-045
MELDRUM MORTUARY
52 N MACDONALD
MESA, AZ 85201

134-01-043&046
MENSUROGLU SERKIZ/SOCORRO/SERKIZ
830 E GARY DR
CHANDLER, AZ 85225

135-60-061B&C
MESA CITY OF
PO BOX 1466
MESA, AZ 85211

138-34-001+44
MESA CITY OF
122 W 1ST ST
MESA, AZ 85201

138-42-018to020
MESA FIRST AVENUE PARTNERS LLC
5112 N 40TH ST STE 105
PHOENIX, AZ 85018

135-60-001&003
MESA UNIFIED SCHOOL DISTRICT
63 E MAIN 101
MESA, AZ 85201

135-60-074B
MESA UNIFIED SCHOOL DISTRICT NO 41
549 N STAPLEY DR
MESA, AZ 85203

134-01-054
METZLER JOSHUA/STEAD JAMES
447 W MAHONEY AVE
MESA, AZ 85210

134-01-002B
MGB HOSPITALITY LLC
22 S COUNTRY CLUB
MESA, AZ 85210

138-55-067
MICHAEL & CAROL H TOONE REV LIV TR
817 N YORK CIR
MESA, AZ 85213

138-56-052
MILLER PAUL W
P O BOX 41716
MESA, AZ 85274

135-60-028
MILLICAN TAMBREY
503 W 1ST ST
MESA, AZ 85201

138-55-070
MINKO DAVID/MOLLY
225 W 1ST ST UNIT 121
MESA, AZ 85201

138-54-031
MKJL RENTALS LLC
2220 S WESTWOOD CIR
MESA, AZ 85210

134-01-004to006
MOREHOUSE JOHN/LEE
2205 N VAL VISTA
MESA, AZ 85213

138-53-050
MORTENSEN DON T
2513 E HUNTINGTON DR
TEMPE, AZ 85282

138-55-016A
MURALT'S CUSTOM JEWELERS LLC
850 W BARKLEY
MESA, AZ 85203

138-55-073
NAYLOR THOMAS/JESSICA
3763 E CHAPARRAL RD
APACHE JUNCTION, AZ 85119

138-55-077
NELSON JOHN R
225 W 1ST ST 128
MESA, AZ 85201

134-01-050
NGUYEN HIEN T/VY
2337 W LOMPOC CIR
MESA, AZ 85202

138-55-011&019
NICK TIBSHRAENY DECEDENT'S TRUST
130 W PEPPER PL
MESA, AZ 85201

138-34-007A
NIKOLICH FAMILY TRUST
102 N WALNUT
TONKAWA, OK 74653

138-55-083
NIXON ROBERT/KAY/TENNEY
GRANT/JOANN RODRIGUEZ
225 W 1ST ST UNIT 134
MESA, AZ 85201

138-54-008A&009A
NORLIN CHASE
4808 N 24TH ST
PHOENIX, AZ 85016

138-54-010
NORLIN CHASE/ERIN
4808 N 24TH ST
PHOENIX, AZ 85016

138-53-026B
NORWEST BANK ARIZONA
PO BOX 2609
CARLSBAD, CA 92018

138-42-031
NOTARPOLE GEORGE STEPHAN/KWANG
CHA LIV TR
3938 E KERESAN ST
PHOENIX, AZ 85044

135-60-005
NOVAK COLLETTE
428 W 1ST ST
MESA, AZ 85201

138-35-017
OBRE 2 LLC
6954 E TETON CIR
MESA, AZ 85207

138-55-081
OFFERMAN GERALD/MARY
911 HAWTHORNE LN
KANKAKEE, IL 60901

134-01-061
OLVERA PEDRO AGUIRRE/GOMEZ PEDRO
AGUIRRE
2206 E 3RD DR
MESA, AZ 85204

138-34-024B
OPECHOWSKI JAREK/OSIECKI LORI
123 W 2ND ST
MESA, AZ 85201

138-55-002
ORO HOLDINGS LLC
PO BOX 1464
SCOTTSDALE, AZ 85252

135-60-048-49;68to71;088A;089A; 121A;127A
PALM COURT INVESTMENTS LLC
456 W MAIN ST STE Q
MESA, AZ 85201

134-01-070;071
PATEL GAMANBHAI N/JASHUBEN G
106 S COUNTRY CLUB DR
MESA, AZ 85210

138-34-035;036
PENA ADOLPH A/PATRICIA A TR
11117 E SILVER SPRINGS AVE
MESA, AZ 85212

138-55-086
PEREIRA JOEL ADAM
5332 E BASELINE RD
MESA, AZ 85201

138-35-023
POMEROY WAYNE C/CECIL TR
136 W MAIN ST
MESA, AZ 85201

138-55-075
POUSH SARAH NICOLE
225 W 1ST ST UNIT 126
MESA, AZ 85201

138-42-036
PSGE INVESTMENTS LLC
130 W FIRST ST
MESA, AZ 85201

138-53-028D
RAMOS VIRGINIA
237 W 1ST AVE
MESA, AZ 85210

138-54-015
RAWSON MARTHA WEAVER
3121 E GLENN
TUCSON, AZ 85716

138-54-042;045
REED ROLAND E/BRENDA H TR
8215 E QUILL ST
MESA, AZ 85207

134-01-014
RESENDEZ KEVIN/CHERYL
1617 E BROWN RD
MESA, AZ 85203

138-35-009A
RG VENUE ENTERPRISES LLC
10869 N SCOTTSDALE RD
SCOTTSDALE, AZ 85254

138-55-065
RICHARDS RUBY
225 W 1ST ST UNIT 116
MESA, AZ 85201

138-56-051
RIGGS PROPERTIES LLC
29 E BROADWAY RD
MESA, AZ 85210

138-34-011;012;013C;014to017
ROBSON APARTMENTS LLC
16055 N DIAL BLVD STE 4
SCOTTSDALE, AZ 85260

138-55-042A
ROLDAN JORGE
1460 N SHILL DR
MESA, AZ 85201

138-34-038;039
ROSELEA COURT OWNERS ASSOC INC
137 N ROBSON UNIT 2
MESA, AZ 85201

138-55-041B
S K AND M INVEST INC
PO BOX 3839
KINGMAN, AZ 86402

138-34-037
SCHMIDT RYAN JAMES
137 N ROBSON UNIT 6
MESA, AZ 85201

138-56-047
SCHWAB ROBERT DUSTIN
1264 E 3RD ST
MESA, AZ 85203

138-54-011
SHILOH MISSIONARY BAPTIST CHURCH
56 S ROBSON
MESA, AZ 85210

138-54-018;019
SHOOK STEPHAN W
518 W 6TH DR
MESA, AZ 85202

138-54-001;027&029A
SRO MANAGEMENT LLC
PO BOX 1586
MESA, AZ 85211

138-54-017
SRO MANAGEMENT LLC
4059 E GLENCOVE ST
MESA, AZ 85205

138-55-001&003
STARMAR INVESTMENTS LLC
2008 E MARSHALL AVE
PHOENIX, AZ 85016

138-55-062
STRANDGARD BRYCE LEE
225 W 1ST ST UNIT 113
MESA, AZ 85201

138-34-040
SUNNYBROOK PARTNERS LLC
3630 PEACHTREE RD NE
ATLANTA, GA 30326

138-54-024
TAYLOR DALE
851 W 11TH ST
MESA, AZ 85201

138-42-037;033;035;014A
TEICHMAN 119 WEST MAIN LLC
47 W MAIN ST
MESA, AZ 85201

138-54-006&007
TELEA LLC
2907 E HALE ST
MESA, AZ 85213

138-35-026A
TIBBY INVESTMENT CO
10001 SE SUNNYSIDE RD STE 200
CLACKAMAS, OR 97015

138-35-027to029
TIBSHRAENY ALFRED TR
539 N ARIZONA AVE
CHANDLER, AZ 85225

135-60-100&101
V A CURRY AND T A LILLEY LIV TR
437 W CLARK ST
MESA, AZ 85201

138-55-025B
VALLEY NATIONAL BANK OF AZ
P O BOX 1919
WICHITA FALLS, TX 76307

135-60-046
VARGAS ZULMA Y
510 W PEPPER PL
MESA, AZ 85201

138-55-069
VAUGHN LESLIE S/JODIE JR
2209 119TH AVE SE
LAKE STEVENS, WA 98258

135-60-004
VENEGAS GERARDO/ORTEGA ALMA DENIA
2011 W 1ST PL
MESA, AZ 85201

138-54-047&048
VILLAGE BLOOM LLC
319 W VINEDO LN
TEMPE, AZ 85284

135-60-029
VILLALOBOS JOSE/MARIA CRUZ ANDRADE
510 W 1ST ST
MESA, AZ 85201

138-55-022D&023A
VIVO APTS OWNER LLC
1331 HERMOSA AVE SUITE 14
HERMOSA BEACH, CA 90254

135-60-067
WALTON JULIE
456 W PEPPER PL
MESA, AZ 85201

134-01-008
WEST MAIN PROPERTIES LLC
1425 S LINDSAY RD NO 63
MESA, AZ 85204

138-54-049D
WESTRO PARTNERS LLC
2008 E MARSHALL AVE
PHOENIX, AZ 85016

138-55-082
WILLIAMS TYLER/RANDAL
225 W 1ST ST UNIT 133
MESA, AZ 85201

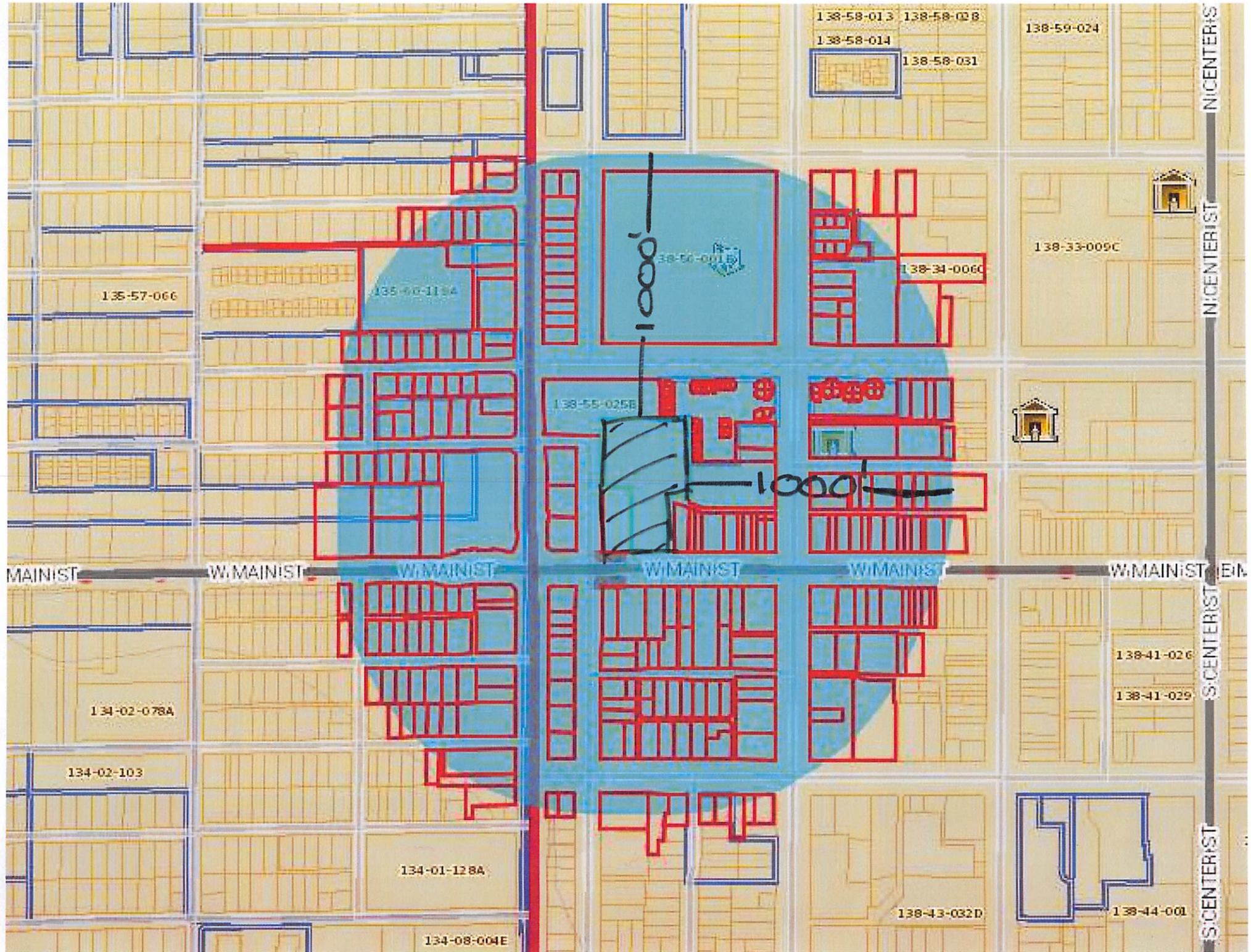
138-35-024
WILMER TIBSHRAENY LLC
9415 SE STARK STE 310
CLACKAMAS, OR 97015

138-35-030
WILMER TIBSHRAENY LLC
10001 SE SUNNYSIDE RD STE 200
CLACKAMAS, OR 97015

134-01-001;002A&003
WINREAL OPERATING CO L P
5901 W CENTURY BLVD SUITE 720
LOS ANGELES, CA 90045

HEDGES THOMAS F III
225 W 1ST ST
MESA, AZ 85201

HERRERA ANTONIO/MARGARITA
424 W 1ST AVE
MESA, AZ 85202



138-58-013 138-58-028

138-58-014

138-58-031

138-59-024

N: CENTERIST

N: CENTERIST

138-33-009C

138-34-006C

S: CENTERIST

S: CENTERIST

138-41-026

138-41-029

135-57-066

135-60-113A

138-55-025B

134-02-078A

134-02-103

134-01-128A

134-08-004E

138-43-032D

138-44-001

MAINIST

W MAINIST

W MAINIST

W MAINIST

W MAINIST

W MAINIST

E: CENTERIST

INTERESTED PARTIES

Vivo Investment Group
250 W Main St
Vivo Living Apartment Homes

Jeri Meeks
138 N. Wilbur
Mesa, AZ 85201

Janice Gennevois
144 N. Wilbur
Mesa, AZ 85201

Walter Zimmerman
1042 E. 3rd St
Mesa, AZ 85203

Stephanie Wright
660 N. Date
Mesa, AZ 85201

Victor Linoff
820 N. Robson
Mesa, AZ 85201

Dave Richins
833 W. 11th Pl
Mesa, AZ 85201

Irene Pine
744 S. Morris Cir, #A
Mesa, AZ 85210

Steve Cheff
501 E 2nd Ave
Mesa, AZ 85204

Florene Brinkerhoff
229 S Pioneer
Mesa, AZ 85204

Heather Scantlebury
120 W University Dr
Mesa, AZ 85201

Julian Sanchez
931 E Morningstar Ln
Tempe, AZ 85283

MJ Walsh
501 N. Ashland
Mesa, AZ 85203

Alice Skinner
235 N. Fraser E. Dr
Mesa, AZ 85203

Teresa Salazar
450 N. Drew East St.
Mesa, AZ 85021

Tanya Collins
864 W. 10th Street
Mesa, AZ 85201

Vera Martin
225 N. Fraser East Dr
Mesa, AZ 85203

Doug Davis
35 N. Fraser Dr
Mesa, AZ 85203

Susan Schuller
328 N. Fraser Dr
Mesa, AZ 85203

Donna Difrancesco
463 N. MacDonald
Mesa, AZ 85201

Liz Hawkes
307 S. Solomon
Mesa, AZ 85204

Jackie Salas
303 E. Franklin Ave
Mesa, AZ 85210

Juan Candelaria
918 S. Pasadena
Mesa, AZ 85210

Ken McWilliams
241 E. 7th Dr
Mesa, AZ 85210

Maria Mancinas
542 N. Lewis
Mesa, AZ 85201

Eileen Smith
424 N. Serrine
Mesa, AZ 85201

Jen Duff
146 W. 2nd St
Mesa, AZ 85201

David Crummey
658 W. 1st St
Mesa, AZ 85201

Amy Osowski
675 E. 1st Pl
Mesa, AZ 85201

Maria Juarez
528 N. Serrine
Mesa, AZ 85201

Cymany Skouson
125 N. Fraser East Dr
Mesa, AZ 85203

Mark Noble
126 S Spencer
Mesa, AZ 85204

Anne Spaulding
918 E 7th Drive
Mesa, AZ 85204

Gary Graham
923 E. 7th Ave
Mesa, AZ 85204

Linda Stapley
702 E. 1st Street
Mesa, AZ 85203

Michelle Winkler
615 E. 1st Street
Mesa, AZ 85203

Sophia Fire
225 W. 1st Street, # 232
Mesa, AZ 85201

Jim Hatch
52 S. Leseuer
Mesa, AZ 85204

Pat Willis
541 N. Lewis Street
Mesa, AZ 85201

Nancy Thompson
417 N. Serrine
Mesa, AZ 85201

Michael Jones
49 S. Miller
Mesa, AZ 85204

Jake Brown
712 E. 3rd Avenue
Mesa, AZ 85204

Daniel Jarvis
1104 W. 9th Place
Mesa, AZ 85201

Jim and Bonnie Hash
736 E. Pepper Place
Mesa, AZ 85201

Ryan Winkle
911 W. Jacinto
Mesa, AZ 85201

Charlie Hemphill
420 N. Pima
Mesa, AZ 85201

Charlie Hemphill
522 N. Pima
Mesa, AZ 85201

HOAs

Vivo Investment Group
250 W Main St
Vivo Living Apartment Homes

Robson Street Villas Condominiums
c/o Sophia Berlin Fire
225 W 1st Street
Box 235
Mesa, AZ 85201

Temple View Condominium Assoc.
c/o Heywood Realty and Investment
42 S. Hamilton Place, #101
Gilbert, AZ 85233

Old West Manor #1 Townhouse
Association, Inc.
c/o Jan Gruben
1011 E. Sorenson St.
Mesa, AZ 85203

Riggs Circle, Inc.
c/o Bert D. Millett
1930 N. Arboleda, Suite 200
Mesa, AZ 85213

The Place at Mesa Homeowner's
Association
c/o Joshua M. Bolen
1400 E. Southern Avenue, #400
Tempe, AZ 85282

Sarkis Gardens Townhouse Corp.
c/o Associa Arizona
7500 N. Dobson Road, Suite 150
Scottsdale, AZ 85256

Casa La Mesa Townhouses Corp.
c/o Pride Asset Management
P.O. Box 13615
Chandler, AZ 85248

EXHIBIT 2

02/17/2021 NEIGHBORHOOD MEETING SUMMARY

Vivo Investment Group – 250 W. Main Street

Attendees

Brian Rogers, ABLA

Brennan Ray, Burch & Cracchiolo

Leslie Chatburn, Burch & Cracchiolo

11± neighbors - See Zoom Attendees' List

Introductions and Overview by Brennan Ray

- Vivo Investment Group is proposing to update and renovate approximately 3.5 acres located at 250 West Main Street which currently consists of a vacant hotel and a restaurant (the "Site").
- Zoned DC (Downtown Core) which allows for multi-family.
- The Site is Located in the Downtown, Transit Corridor – Station Area. One of the goals of this area is to create a pedestrian-friendly area with options for housing, employment, shopping, entertainment, and events.
- The Site is also located within the Central Main Street Area Plan in the Downtown Transit Node Character Area Plan. That Central Main Street Area Plan also promotes pedestrian-friendly developments that engage the street.
- The proposed redevelopment is supported by the General Plan and is consistent with Downtown Core Zoning.
- Adaptive reuse is the process of taking an existing building and reconfiguring it into something that is viable and sustainable.
- The existing 130 hotel rooms will be converted into studio apartments ranging from approximately 350-400 sq. ft.
- Building 1 is being purposely designed with architectural enhancements and landscaping to provide an active, engaging street presence.
- The existing W. Main Street entrance will be closed to allow for additional landscaping.
- The existing porte-cochere will be enhanced by creating a raised pedestrian walkway. Will also be extending the beams from the porte-cochere towards the street and installing metal screening. Vibrant modern signage is planned atop the existing porte-cochere. All of these architectural enhancements will provide a real dynamic presence and encourage pedestrian-friendly areas.
- A dog park is proposed to go in under the current porte-cochere.
- The roof on the porte-cochere will be replaced with a standing seam metal roof.
- With regard to Building 2, plans are to architecturally enhance the existing stone wall fireplace and construct a standing seam metal roof with mesh panels.
- View fencing will be installed along portions of the perimeter of the redevelopment. The existing perimeter walls to the north and east of the property will remain.
- Pedestrian gates will be installed except at the northwest property entrance. This area cannot be gated because a portion of that property is owned by Chase Bank.
- Current lobby area will be converted to a lounge, game room, and coffee station.

- There will be a fitness center in Building 1.
- The bar in Building 2 will be converted to a co-working space for the residents.
- The existing pool and spa will remain with additional landscaping and seating area.
- Additional landscaping will also be done along N. Morris.
- Have pulled permits and some of the renovations are already underway on the interiors of Building 1 and Building 2.
- Currently there are no proposed changes to il Vinaio restaurant.

Process

- Filed an application for Site Plan approval.
- Design Review Board hearing will be scheduled in the next couple of weeks.
- Zoning and Planning Board hearing on the proposed Site Plan will be scheduled towards the middle of March 2021.

Questions, Answers and Comments

1. What is the desired demographic you are looking at that will occupy these units?
 - A. We are targeting young professionals, grad students, and service workers who want to live in an urban environment together with seniors who want to downsize.**
2. Is there any way the property can be a no pet complex? Is concerned about dog droppings.
 - A. No plans at this time to restrict pets. The property management company will maintain the dog park and the property. There will also be lease provisions setting out criteria and restrictions for pet owners.**
3. Will the leases be on an annual basis?
 - A. The goal is to have yearly leases. However, there is the possibility of month-to-month leases in unique situations.**
4. Will background checks be done on prospective residents?
 - A. Yes, the property management company will do extensive background and credit checks on all new applicants. The lease will have provisions for evicting those "bad actors" who violate the rules.**
5. Will cats be allowed to roam freely or will there be a requirement for them to be kept inside?
 - A. We will research this issue and get back to you.**
6. Will there be a manager on duty or a number to call if there are any type of complaints?
 - A. The apartment complex will be professionally managed by a property management company. We do not know if there will be someone on the premises 24/7, but there will be signs posted with the property management company's contact information should someone need to get a hold of them.**
7. Are the utilities included in the rent or will there be separate meters for each unit?
 - A. There will not be separate meters. At this point, they do not know whether the utilities will be included in the rent or if that will be a separate charge.**
8. Will the fence enclose the entire property except for that one entrance?
 - A. With the exception of the entrance off of N. Morris and Pepper Place, the view fence and the existing walls will run along the perimeter of the property.**

9. Will the parking spots along the northeast corner of the Site remain?
A. Yes, the existing parking spaces will remain, but they are adding parking canopies.
10. What is the earliest projected occupancy date?
A. Our goal is to get people in as soon as possible. There are interior and exterior site improvements that are in the process of being completed.
11. Will these apartments be government subsidized housing?
A. This is a market rate development. .
12. What are the monthly projected rents expected to be?
A. Currently, we are projecting the rents to be between approximately \$850 - \$900 a month.
13. What amenities will the studio apartments have?
A. The plans are to add a kitchen sink, a range top, a microwave oven with convection cooking, and a refrigerator.
14. Will the refrigerator be full size?
A. Yes.
15. What is the name of the property management company?
A. It is a well-established professional management company that manages properties in a wide variety of markets. Will get back with you on the name.
16. A neighbor thanked Vivo and its team for the DMA presentation held a couple of months ago and he would like to know if he could get a copy of that presentation?
A. The neighbor was encouraged to contact Brennan Ray for this information.
17. Have the proposed plans been scaled back since the DMA presentation a couple of months ago?
A. No. In terms of scale and scope, nothing has changed from that presentation, other than the addition of the parking canopies.
18. Will all of the proposed plans and improvements be done before day one, or are you looking 2-5 years down the road before everything is completed?
A. The plans presented tonight are the exact same plans submitted to the City. Because we are seeking Site plan approval, the City will ensure that all of the improvements are done in a timely manner.
19. Do you need rezoning approval?
A. No, we do not. The zoning case number referenced is for Site plan approval.
20. What is the name of the developer and where are they located?
A. The name of the developer is Vivo Investment Group. They are a privately held company out of California. They have done a number of these adaptive re-use developments throughout the country and are currently working on one in north Phoenix.

End of meeting.

02.17.21 NH Mtg - Vivo Investment - 250 W. Main Street
NH Meeting Attendees

<u>First Name</u>	<u>Last Name</u>	<u>Email</u>
Rodney	Boden	rodney@habitatmetro.com
Greg	Marek	gmarek@cox.net
Brian	Marshall	brian.j.marshall@gmail.com
Paul & Francene	Miller	francine.miller721@gmail.com
Molly	Minko	minkowed17@gmail.com
Tom	Naylor	tomtomnaylor@gmail.com
Rodney	Richards	rubyrichards12@yahoo.com
Tim	Sprague	tim@habitatmetro.com
Delwin	Stapley	delwin_stapley@yahoo.com
Kelsey	Strothers	kelsey@worthtakeaway.com

EXHIBIT 3

BURCH & CRACCHIOLO, P.A.

702 East Osborn Road, Suite 200

Phoenix, Arizona 85014

(602) 234-8794

bray@bcattorneys.com

February 22, 2021

Notice of Public Meeting
Design Review Case No. DRB21-00079
Vivo Living Apartment Homes

Meeting Date: March 9, 2021*

Time: 4:30 p.m.

Location: See reverse side for virtual meeting instructions

*Call Jennifer Gniffke, Planner with the Mesa Planning Division, to verify date and time (480-644-6439).

Proposed Development: Vivo Living Apartment Homes

Address: 250 & 270 West Main Street

Parcel Nos: 138-55-022D & 138-55-023A

Dear Neighbor:

On behalf of Vivo Investment Group (“Vivo”) we have applied for City of Mesa Design Review approval for 130 studio residences by converting the vacant hotel into a vibrant multi-family community on the property located at 250 and 270 W. Main Street (the “Site”). This notice is being sent to all neighboring property owners within 1,000’ of the boundaries of the proposed development Site as required by the Mesa Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Attached with this letter are copies of the Aerial, Landscape Plan, and Entry Elevation Plan.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does NOT review or discuss the actual use of the land (such as apartments, office building, etc.). Land use issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review Board process, please visit the Mesa Planning Division at 55 North Center or call 480-644-2385. If you have questions regarding the plans or process, please contact me at 602-234-8794, bray@bcattorneys.com.

Thank you.


Brennan Ray

MBR/rlh
Attachments

DESIGN REVIEW BOARD MEETING INSTRUCTIONS

Because of the current pandemic, the City Council Chambers is closed for Design Review Board Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247** (toll free) using meeting ID **530 123 2921** and following the prompts.

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247** (toll free) using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.



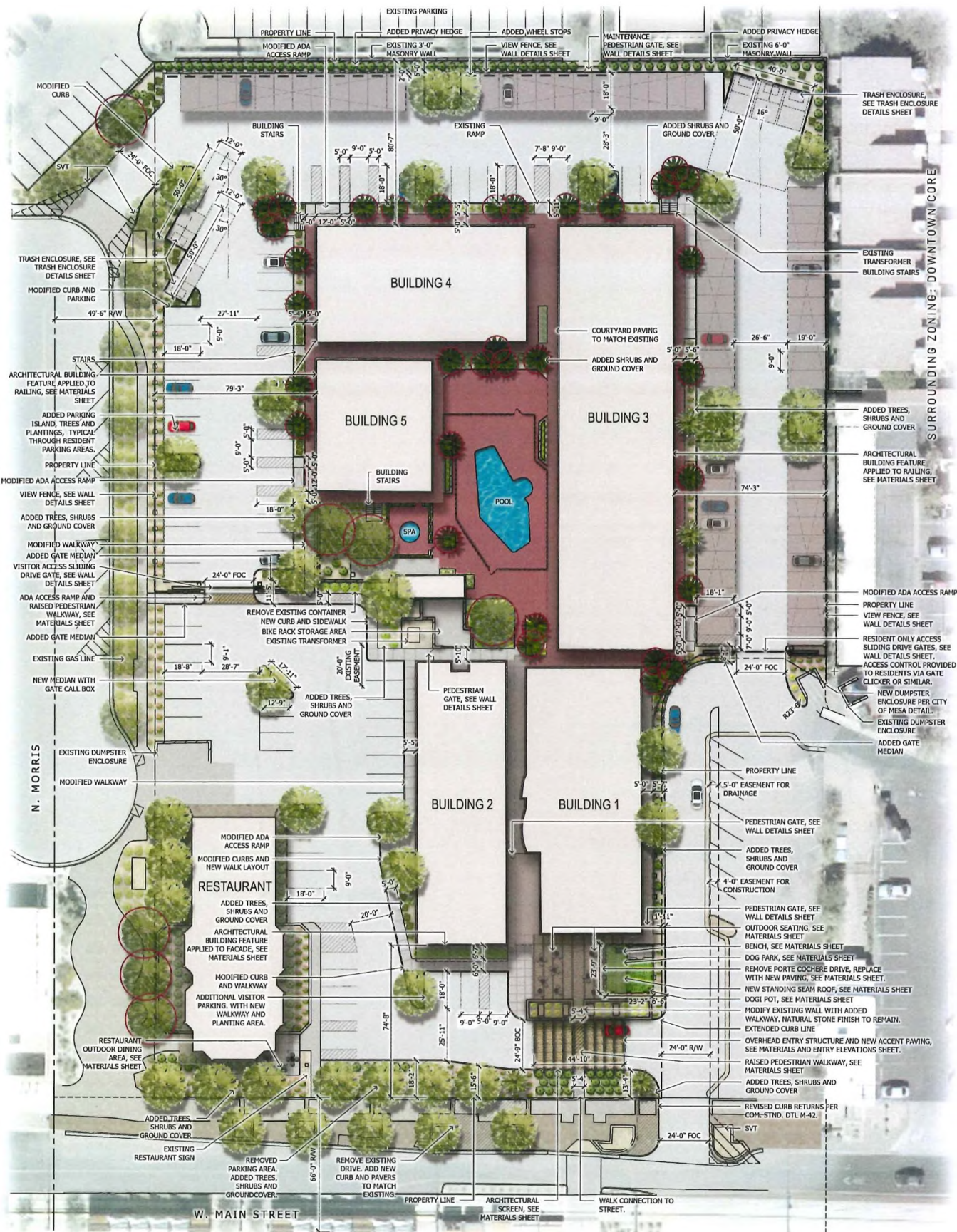
VIVO - DOWNTOWN MESA

Context Site Plan with Aerial



ABLASTUDIO.COM





PLANT MATERIALS LEGEND

Trees	Shrubs	Shrubs (Continued)	Groundcovers
Existing Palm Tree	<i>Eremophila glabra</i> spp. <i>camosa</i> Winter Blaze	<i>Taurocium fruticosum</i> Bush Germander	<i>Eremophila prostrata</i> Outback Sunniss Eremophila
<i>Washingtonia filifera</i> California Fan Palm	<i>Leucophyllum frutescens</i> 'compacta' Compact Texas Sage	<i>Olea europaea</i> "Little Olive" Little Olive Dwarf Olive	<i>Lantana</i> sp. 'New Gold' Lantana
Existing Shade Tree	<i>Nerium oleander</i> 'Petite Pink' Oleander 'Petite Pink'	<i>Eremophila hygrophana</i> Blue Bells Blue Bells	<i>Rosmarinus officinalis</i> 'Prostratus' Trailing Rosemary
Shade Tree	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Rosemary	<i>Taurocium chamaedrys</i> Germander	

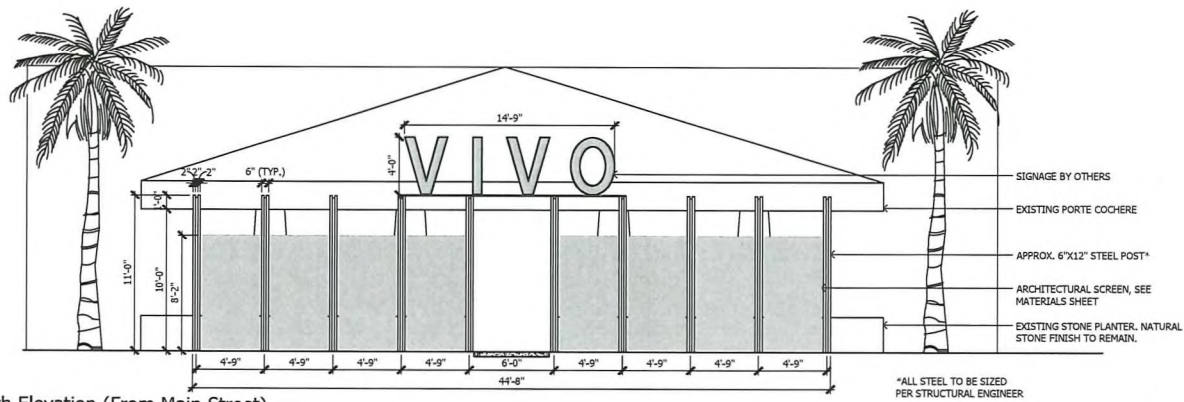


VIVO - DOWNTOWN MESA
Overall Site Plan

Plan Scale 1:20 Date: 02-12-2021

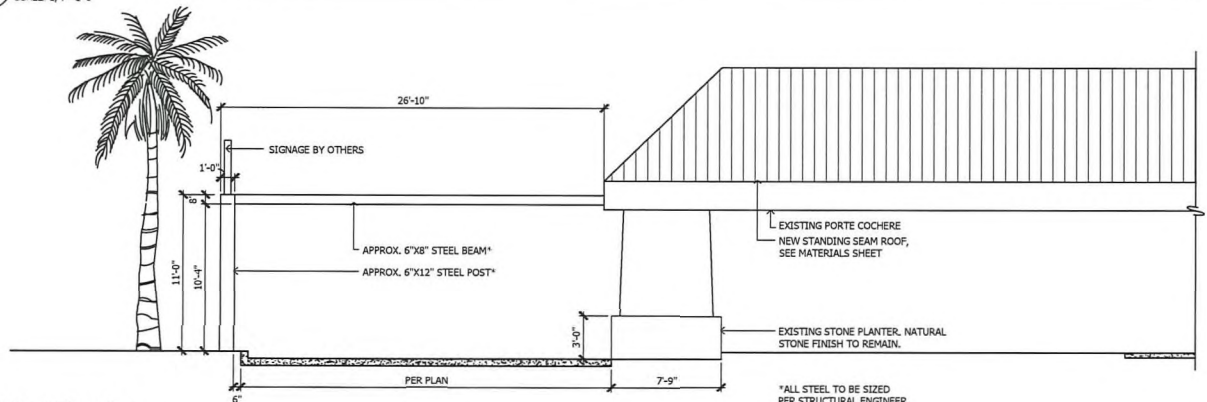


ABLA.TUDD.COM



1 North Elevation (From Main Street)
SCALE: 1/4"=1'-0"

*ALL STEEL TO BE SIZED PER STRUCTURAL ENGINEER



2 East Elevation
SCALE: 1/4"=1'-0"

*ALL STEEL TO BE SIZED PER STRUCTURAL ENGINEER



Vivo Investments
250 W Main
1000' Ownership

~~138-35-008
19 NORTH ROBSON LLC
PO BOX 30804
MESA, AZ 85275~~

138-55-078&085
225 ROBSON STREET VILLAS LLC
3301 OCEAN PARK BLVE STE 208
SANTA MONICA, CA 90405

138-56-053A
44 WEST LLC
238 W 2ND ST
MESA, AZ 85201

138-54-014A
48 S ROBSON LLC
133 W 1ST AVE
MESA, AZ 85210

135-60-007
ANDREWS SANDRA GAYLE SUTTON
440 W 1ST
MESA, AZ 85201

138-54-021&022
ARIZONA RESIDENTIAL REMODEL & CONST
851 W 11TH ST
MESA, AZ 85201

135-60-095A
ATM SERVICES LLC
2330 E MCDOWELL RD
PHOENIX, AZ 85006

138-55-068
BELL DONALD W
225 W 1ST ST UNIT 119
MESA, AZ 85201

~~134-01-014
RESENDEZ KEVIN/CHERYL
1617 E BROWN RD
MESA, AZ 85203~~

135-60-027
2017-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

138-54-044
251 W MAIN LLC
1206 E NORTHSHORE DR
TEMPE, AZ 85283

134-01-017A&018A
454 WEST MAHONEY LLC
1007 S CENTER
MESA, AZ 85210

138-53-049
A&R KASS LLC
1933 E BELMONT DR
TEMPE, AZ 85284

134-01-019
ANTOINETTE CHUCRI TRUST
7531 E PAMPA AVE
MESA, AZ 85212

138-54-025&026
ARNETT FAMILY INC
1459 N GAYLORD CIR
MESA, AZ 85213

~~138-53-042&043
AZ SALES & SERVICES LLC
PO BOX 595
GLENDALE, AZ 85311~~

138-53-035
BENNETT BRAD L
104 S ROBSON
MESA, AZ 85210

135-60-050
BIDWELL BENJAMIN D
515 W PEPPER PL
MESA, AZ 85201

138-54-050
221 W MAIN ST LLC
15475 N 84TH ST
SCOTTSDALE, AZ 85260

134-01-011A
420 MAHONEY LLC
2788 E VIRGINIA
GILBERT, AZ 85296

138-55-034
48 PROPERTIES LLC
3170 S GILBERT RD STE 1
CHANDLER, AZ 85286

138-55-056
ANDERSEN JOSHUA
225 W 1ST ST NO 107
MESA, AZ 85201

138-55-058
ARCHER NANCY F TR
1703 HAWTHORNE RD
FORT WAYNE, IN 46802

135-60-059A
ATLAS COMMERCIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

138-54-002&003
B&R COMMERCIAL LLC
1309 E SALADO CIR
MESA, AZ 85203

~~138-53-034
BENNETT BRAD L/LYNN D/JEAN E
1254 S NASSAU
MESA, AZ 85206~~

135-60-002
BIRD DOG III LLC
2686 W 1800 S
VERNAL, UT 84078

138-55-057
BLAKE IAN HU
225 W 1ST ST UNIT 108
MESA, AZ 85201

134-01-007
BOYLE TIMOTHY P
450 N EMERSON
MESA, AZ 85201

138-55-050
BROWN ALLISON
225 W 1ST ST UNIT 101
MESA, AZ 85201

138-53-028G
BUTLER TROY COLLIN/TIFFANY ANN
243 W 1ST AVE
MESA, AZ 85210

138-55-007
CARL R SCHWARTZ TRUST
1704 E CAMPUS DR
TEMPE, AZ 85282

135-60-065
CARPENTER GUY W
440 W PEPPER PL
MESA, AZ 85201

135-60-021&060D
CHEUNG SUN SING TR
2141 E CONCORDA DR
TEMPE, AZ 85282

135-60-130A
CLARK LEIGH W
1912 S MARYLAND PKWY
LAS VEGAS, NV 89104

135-60-126B
COUNTRY CLUB MESA RENTALS LLC
2525 W MADEERO AVE
MESA, AZ 85202

138-55-066
CURTIS EVAN D
225 W 1ST ST UNIT 117
MESA, AZ 85201

138-42-025
BLANK PROPERTIES LLC
157 W MAIN ST
MESA, AZ 85201

~~135-59-110
BP CAPITAL PARTNERS LLC
824 E ROSE LN
PHOENIX, AZ 85014~~

~~134-01-051
BUENO HEVER
25487 N STAPLEY DR
MESA, AZ 85203~~

138-54-016
CAMARENA JESUS RAMON JR/EMILIA A
1809 W PORTOBELLO AVE
MESA, AZ 85202

134-01-047
CARMEN CORY TR/RECKER LEONILLE
2042 E LOCKWOOD ST
MESA, AZ 85213

135-60-062
CASTILLOTE GILBERTO/GATMAITAN
CHRISTINE
55 N MEADOW LN
MESA, AZ 85201

138-55-040A
CHEVRON U S A INC
PO BOX 3839
KINGMAN, AZ 86402

135-60-097
CLARK417COKE LLC
417 W CLARK ST
MESA, AZ 85201

134-01-009-010;031
CORY CARMEN C TR
2042 E LOCKWOOD ST
MESA, AZ 85213

138-54-041
D F SAUER PROPERTIES LLC
2521 S BONARDEN LN
TEMPE, AZ 85282

138-54-034A&035A
BONER KEVAN
17701 NEFF RANCH RD
YORBA LINDA, CA 92886

138-55-088
BRIMHALL ASHLEY
225 W 1ST ST UNIT 233
MESA, AZ 85201

135-60-026
BURTON BARBARA
445 W 1ST ST
MESA, AZ 85201

138-55-072
CAMPA ROBERT
225 W 1ST ST UNIT 123
MESA, AZ 85201

134-01-049
CARMEN C TR/ET AL
2042 E LOCKWOOD ST
MESA, AZ 85213

138-35-016;004;009-10
CH MESA HOLDINGS LLC
4320 E BROWN RD SUITE 110
MESA, AZ 85205

138-54-032
CHILDERS ANTHONY/KAREN
234 W 1ST AVE
MESA, AZ 85210

138-35-032
CM BERGE BUILDING LLC
2401 W BELL RD
PHOENIX, AZ 85023

135-60-023
CRAWFORD BOBBY L & DORIS M
425 W 1ST ST
MESA, AZ 85201

138-56-055
DAHLWILL FAMILY TRUST
8338 E BUENA TERRA WY
SCOTTSDALE, AZ 85250

134-01-016
DANNY AND MARY ALDRICH FAM TR
1637 W VERNON AVE
PHOENIX, AZ 85007

138-35-043;048; 138-55-017
DNA REVOCABLE TRUST
130 W PEPPER PL
MESA, AZ 85201

138-42-026A
DT MESA HOLDCO LLC
8901 E MOUNTAIN VIEW RD STE 150
SCOTTSDALE, AZ 85258

138-54-040
EE ANDERSON PROPERTIES LLC
2547 E EMERALD AVE
MESA, AZ 85204

134-01-013
ELLEBRACHT SUZETTE/ROBERT D
428 W MAHONEY
MESA, AZ 85210

134-01-053
ESPINOZA MANUEL/ZAIDA
610 W 7TH AVE
MESA, AZ 85203

138-55-087
FIRE SOPHIA BERLIN/EDWARD ALBERT
225 W 1ST ST NO 232
MESA, AZ 85201

138-55-060
GADDIE JACKOLYN DONNA
225 W 1ST ST #111
MESA, AZ 85201

135-59-111to113
GARY AND ROBIN BROWN FAMILY TR
2237 E HALE ST
MESA, AZ 85213

135-60-009
GONZALEZ MELISSA HERNANDEZ
452 W 1ST ST
MESA, AZ 85201

135-60-022
DARLENE JANE WHITE REV TR
419 W 1ST ST
MESA, AZ 85201

138-55-021
DPI 240 MAIN LLC
2753 E BROADWAY RD SUITE 101-125
MESA, AZ 85204

138-54-046
EAGAR CONSULTING LLC
1806 E HALE ST
MESA, AZ 85203

138-56-054
EEJ REALTY LLC
303 W 2ND ST
MESA, AZ 85201

135-60-008
ERICKSON JENNIFER GALE
448 W 1ST ST
MESA, AZ 85201

134-01-057
ESPINOZA MICAELA
430 W 1ST AVE
MESA, AZ 85210

134-01-042
FOAM EXPERTS ROOFING INC
P O BOX 1546
MESA, AZ 85211

135-60-011
GALE JAIME L
504 W 1ST ST
MESA, AZ 85201

~~138-55-005A
GARY TIBSHRAENY TR/FISCHER TR/HANNA ETAL
40 N CENTER ST SUITE 100
MESA, AZ 85201~~

138-54-033
GOODMAN JODIANE/JAMES
240 W 1ST AVE
MESA, AZ 85210

138-34-033
DAUENHAUER SUSAN A
137 N ROBSON ST UNIT 2
MESA, AZ 85201

138-35-015;022;030
DT MESA HOLDCO II LLC
8901 E MOUNTAIN VIEW RD SUITE 150
SCOTTSDALE, AZ 85258

138-55-089
EARLES CHRISTOPHER/SARAH
225 W 1ST ST UNIT 234
MESA, AZ 85201

138-56-045to50
EL CHARRO RESTAURANT
105 N COUNTRY CLUB
MESA, AZ 85201

135-60-098
ERNEST & JESSIE HUBER FAMILY LLLP
1114 S LAZONA DR
MESA, AZ 85204

138-56-056
FIGUEROA ALFRED T
144 N MORRIS ST
MESA, AZ 85201

138-54-030
FULLER JUDD/LYNDA R
519 N MAPLE
MESA, AZ 85205

135-60-024
GARDEA JUSTA
429 W 1ST ST
MESA, AZ 85201

138-54-023B&037
GECKO ADVENTURES LLC
851 W 11TH ST
MESA, AZ 85201

134-01-048
GRANT JAY R/CARRIE J
923 W 11TH ST
MESA, AZ 85201

138-34-018&006C
GRASSER ROBIN M/TERESA J
165 W 2ND ST
MESA, AZ 85201

138-42-023A
GRAY SPIKE INCORPORATED
104 S ROBSON
MESA, AZ 85210

138-55-061
GURMIN LENNI M
225 W 1ST ST
MESA, AZ 85201

135-60-047
GUTIERREZ MICHAEL R
504 W PEPPER PL
MESA, AZ 85201

138-55-064
GUZMAN BLANCA F MADRIGAL
225 W 1ST ST UNIT 115
MESA, AZ 85201

138-35-031
H W SWARTZ PROPERTIES LLC
1210 W ESPLANADE
MESA, AZ 85201

138-55-055
HIGGS KAREN K
225 W FIRST ST
MESA, AZ 85201

135-60-074A&119A
HILL HOCKEY CLINIC LLC
16 SEABROOK RD
SALISBURY, MA 1952

138-55-080
HOLLADAY MELVIN G TR
225 W 1ST ST NO 132
MESA, AZ 85201

138-35-042
IDEA SOURCE INC
131 W FIRST ST
MESA, AZ 85201

138-55-076
INSLEY MORGAN
225 W 1ST ST UNIT 127
MESA, AZ 85201

138-55-052
JACKSON JOSHUA DAVID/KAITLYN A
225 W 1ST ST UNIT 103
MESA, AZ 85201

135-60-099
JACKSON RODNEY/CHRISTINA
431 W CLARK ST
MESA, AZ 85201

138-42-029
JERBEC LLC
1661 N DALEY
MESA, AZ 85203

134-01-044
JOHNSON MICHAEL R
417 W MAHONEY AVE
MESA, AZ 85210

138-54-023A;036;038-039;043
JS & G FAMILY LTD PARTNERSHIP LLP
10611 N HAYDEN RD STE D106
SCOTTSDALE, AZ 85260

134-01-079
KAFTANOGLU OSMAN
1314 E WHALERS WY
TEMPE, AZ 85283

134-01-069A
KARAS KUSTOMS LEASING LLC
126 S COUNTRY CLUB DR
MESA, AZ 85210

138-53-037
KELLER MICHAEL C
211 W 1ST AVE
MESA, AZ 85202

138-34-020
KIRK JOSEPHINE CRIST
4032 E HACKMORE CIR
MESA, AZ 85205

138-55-071
KYLE JULIE
225 W 1ST ST 122
MESA, AZ 85201

138-55-053
LAVO TIMOTHY A
225 W 1ST ST #104
MESA, AZ 85201

138-34-032
LEBEN NOAH
137 N ROBSON ST UNIT 1
MESA, AZ 85201

~~138-55-051
LEWANOVICH FRANK T JR/KARREN A
PO BOX 391
RAINER, MN 56668~~

138-54-049B;049F&051
LEYVA JOSE P/ARREDONDO LETICIA G
129 E JUNE LN
MESA, AZ 85201

134-01-015
LIBRE VENTURES LLC
PO BOX 26697
TEMPE, AZ 85285

135-60-010
LINDVALL JANET M TR
456 W 1ST ST
MESA, AZ 85201

135-60-006
LOGAN JOHN E/KIMBERLY
432 W 1ST ST
MESA, AZ 85201

135-60-066
LOPEZ ROBERT RAYMOND & SUSAN E
448 W PEPPER PL
MESA, AZ 85201

~~138-55-054
LUJA MARIO A
225 E 1ST ST 105
MESA, AZ 85201~~

134-01-045
MAHONEY SHOP LLC
417 W MAHONEY AVE
MESA, AZ 85210

135-60-080B
MAIN AND COUNTRY CLUB LLC
3800 N CENTRAL AVE STE 460
PHOENIX, AZ 85012

138-35-013&049E
MAIN STREET WEST LLC
5635 N SCOTTSDALE RD NO 170
SCOTTSDALE, AZ 85250

138-55-074
MANN CATHERINE M TR
225 W 1ST ST UNIT 125
MESA, AZ 85201

138-54-005
MANNYS AIR LLC
39 S COUNTRY CLUB DR
MESA, AZ 85210

138-55-059
MARIE GREEN FAMILY TRUST
225 W 1ST ST NO 110
MESA, AZ 85201

138-54-020
MARTIN MIREYA O
237 W MAHONEY AVE
MESA, AZ 85203

134-01-052
MARTINEZ ROSA E
436 W 1ST AVE
MESA, AZ 85210

135-60-025
MAY KELLY D
3548 E DOVER ST
MESA, AZ 85213

138-35-041&044
MELDRUM MARK RICHMOND TR
52 N MACDONALD
MESA, AZ 85201

138-35-045
MELDRUM MORTUARY
52 N MACDONALD
MESA, AZ 85201

134-01-043&046
MENSUROGLU SERKIZ/SOCORRO/SERKIZ
830 E GARY DR
CHANDLER, AZ 85225

135-60-061B&C
MESA CITY OF
PO BOX 1466
MESA, AZ 85211

138-34-001+44
MESA CITY OF
122 W 1ST ST
MESA, AZ 85201

138-42-018to020
MESA FIRST AVENUE PARTNERS LLC
5112 N 40TH ST STE 105
PHOENIX, AZ 85018

135-60-001&003
MESA UNIFIED SCHOOL DISTRICT
63 E MAIN 101
MESA, AZ 85201

135-60-074B
MESA UNIFIED SCHOOL DISTRICT NO 41
549 N STAPLEY DR
MESA, AZ 85203

134-01-054
METZLER JOSHUA/STEAD JAMES
447 W MAHONEY AVE
MESA, AZ 85210

134-01-002B
MGB HOSPITALITY LLC
22 S COUNTRY CLUB
MESA, AZ 85210

138-55-067
MICHAEL & CAROL H TOONE REV LIV TR
817 N YORK CIR
MESA, AZ 85213

138-56-052
MILLER PAUL W
P O BOX 41716
MESA, AZ 85274

135-60-028
MILLICAN TAMBREY
503 W 1ST ST
MESA, AZ 85201

138-55-070
MINKO DAVID/MOLLY
225 W 1ST ST UNIT 121
MESA, AZ 85201

~~138-54-031
MKJL RENTALS LLC
2220 S WESTWOOD CIR
MESA, AZ 85210~~

134-01-004to006
MOREHOUSE JOHN/LEE
2205 N VAL VISTA
MESA, AZ 85213

138-53-050
MORTENSEN DON T
2513 E HUNTINGTON DR
TEMPE, AZ 85282

138-55-016A
MURALT'S CUSTOM JEWELERS LLC
850 W BARKLEY
MESA, AZ 85203

~~138-55-073
NAYLOR THOMAS/JESSICA
3763 E CHAPARRAL RD
APACHE JUNCTION, AZ 85119~~

138-55-077
NELSON JOHN R
225 W 1ST ST 128
MESA, AZ 85201

134-01-050
NGUYEN HIEN T/VY
2337 W LOMPOC CIR
MESA, AZ 85202

138-55-011&019
NICK TIBSHRAENY DECEDENT'S TRUST
130 W PEPPER PL
MESA, AZ 85201

138-34-007A
NIKOLICH FAMILY TRUST
102 N WALNUT
TONKAWA, OK 74653

138-55-083
NIXON ROBERT/KAY/TENNEY
GRANT/JOANN RODRIGUEZ
225 W 1ST ST UNIT 134
MESA, AZ 85201

~~138-54-008A&009A
NORLIN CHASE
4808 N 24TH ST
PHOENIX, AZ 85016~~

~~138-54-010
NORLIN CHASE/ERIN
4808 N 24TH ST
PHOENIX, AZ 85016~~

138-53-026B
NORWEST BANK ARIZONA
PO BOX 2609
CARLSBAD, CA 92018

138-42-031
NOTARPOLE GEORGE STEPHAN/KWANG
CHA LIV TR
3938 E KERESAN ST
PHOENIX, AZ 85044

135-60-005
NOVAK COLLETTE
428 W 1ST ST
MESA, AZ 85201

138-35-017
OBRE 2 LLC
6954 E TETON CIR
MESA, AZ 85207

138-55-081
OFFERMAN GERALD/MARY
911 HAWTHORNE LN
KANKAKEE, IL 60901

~~134-01-061
OLVERA PEDRO AGUIRRE/GOMEZ PEDRO
AGUIRRE
2206 E 3RD DR
MESA, AZ 85204~~

138-34-024B
OPECHOWSKI JAREK/OSIECKI LORI
123 W 2ND ST
MESA, AZ 85201

138-55-002
ORO HOLDINGS LLC
PO BOX 1464
SCOTTSDALE, AZ 85252

135-60-048-49;68to71;088A;089A; 121A;127A
PALM COURT INVESTMENTS LLC
456 W MAIN ST STE Q
MESA, AZ 85201

134-01-070;071
PATEL GAMANBHAI N/JASHUBEN G
106 S COUNTRY CLUB DR
MESA, AZ 85210

138-34-035;036
PENA ADOLPH A/PATRICIA A TR
11117 E SILVER SPRINGS AVE
MESA, AZ 85212

138-55-086
PEREIRA JOEL ADAM
5332 E BASELINE RD
MESA, AZ 85201

138-35-023
POMEROY WAYNE C/CECIL TR
136 W MAIN ST
MESA, AZ 85201

138-55-075
POUSH SARAH NICOLE
225 W 1ST ST UNIT 126
MESA, AZ 85201

138-42-036
PSGE INVESTMENTS LLC
130 W FIRST ST
MESA, AZ 85201

138-53-028D
RAMOS VIRGINIA
237 W 1ST AVE
MESA, AZ 85210

138-54-015
RAWSON MARTHA WEAVER
3121 E GLENN
TUCSON, AZ 85716

138-54-042;045
REED ROLAND E/BRENDA H TR
8215 E QUILL ST
MESA, AZ 85207

~~134-01-014
RESENDEZ KEVIN/CHERYL
1617 E BROWN RD
MESA, AZ 85203~~

138-35-009A
RG VENUE ENTERPRISES LLC
10869 N SCOTTSDALE RD
SCOTTSDALE, AZ 85254

138-55-065
RICHARDS RUBY
225 W 1ST ST UNIT 116
MESA, AZ 85201

138-56-051
RIGGS PROPERTIES LLC
29 E BROADWAY RD
MESA, AZ 85210

138-34-011;012;013C;014to017
ROBSON APARTMENTS LLC
16055 N DIAL BLVD STE 4
SCOTTSDALE, AZ 85260

138-55-042A
ROLDAN JORGE
1460 N SHILL DR
MESA, AZ 85201

138-34-038;039
ROSELEA COURT OWNERS ASSOC INC
137 N ROBSON UNIT 2
MESA, AZ 85201

138-55-041B
S K AND M INVEST INC
PO BOX 3839
KINGMAN, AZ 86402

138-54-011
SHILOH MISSIONARY BAPTIST CHURCH
56 S ROBSON
MESA, AZ 85210

~~138-54-017
SRO MANAGEMENT LLC
4059 E GLENCOVE ST
MESA, AZ 85205~~

138-34-040
SUNNYBROOK PARTNERS LLC
3630 PEACHTREE RD NE
ATLANTA, GA 30326

138-54-006&007
TELEA LLC
2907 E HALE ST
MESA, AZ 85213

135-60-100&101
V A CURRY AND T A LILLEY LIV TR
437 W CLARK ST
MESA, AZ 85201

~~138-55-069
VAUGHN LESLIE S/JODIE JR
2209 119TH AVE SE
LAKE STEVENS, WA 98258~~

135-60-029
VILLALOBOS JOSE/MARIA CRUZ ANDRADE
510 W 1ST ST
MESA, AZ 85201

134-01-008
WEST MAIN PROPERTIES LLC
1425 S LINDSAY RD NO 63
MESA, AZ 85204

~~138-35-024
WILMER TIBSHRAENY LLC
9415 SE STARK STE 310
CLACKAMAS, OR 97015~~

138-34-037
SCHMIDT RYAN JAMES
137 N ROBSON UNIT 6
MESA, AZ 85201

138-54-018;019
SHOOK STEPHAN W
518 W 6TH DR
MESA, AZ 85202

138-55-001&003
STARMAR INVESTMENTS LLC
2008 E MARSHALL AVE
PHOENIX, AZ 85016

138-54-024
TAYLOR DALE
851 W 11TH ST
MESA, AZ 85201

138-35-026A
TIBBY INVESTMENT CO
10001 SE SUNNYSIDE RD STE 200
CLACKAMAS, OR 97015

138-55-025B
VALLEY NATIONAL BANK OF AZ
P O BOX 1919
WICHITA FALLS, TX 76307

135-60-004
VENEGAS GERARDO/ORTEGA ALMA DENIA
2011 W 1ST PL
MESA, AZ 85201

138-55-022D&023A
VIVO APTS OWNER LLC
1331 HERMOSA AVE SUITE 14
HERMOSA BEACH, CA 90254

138-54-049D
WESTRO PARTNERS LLC
2008 E MARSHALL AVE
PHOENIX, AZ 85016

138-35-030
WILMER TIBSHRAENY LLC
10001 SE SUNNYSIDE RD STE 200
CLACKAMAS, OR 97015

138-56-047
SCHWAB ROBERT DUSTIN
1264 E 3RD ST
MESA, AZ 85203

138-54-001;027&029A
SRO MANAGEMENT LLC
PO BOX 1586
MESA, AZ 85211

138-55-062
STRANDGARD BRYCE LEE
225 W 1ST ST UNIT 113
MESA, AZ 85201

138-42-037;033;035;014A
TEICHMAN 119 WEST MAIN LLC
47 W MAIN ST
MESA, AZ 85201

138-35-027to029
TIBSHRAENY ALFRED TR
539 N ARIZONA AVE
CHANDLER, AZ 85225

135-60-046
VARGAS ZULMA Y
510 W PEPPER PL
MESA, AZ 85201

138-54-047&048
VILLAGE BLOOM LLC
319 W VINEDO LN
TEMPE, AZ 85284

135-60-067
WALTON JULIE
456 W PEPPER PL
MESA, AZ 85201

138-55-082
WILLIAMS TYLER/RANDAL
225 W 1ST ST UNIT 133
MESA, AZ 85201

134-01-001;002A&003
WINREAL OPERATING CO L P
5901 W CENTURY BLVD SUITE 720
LOS ANGELES, CA 90045

HEDGES THOMAS F III
225 W 1ST ST
MESA, AZ 85201

138-53-042&043 ^M
AZ SALES & SERVICES LLC
c/o ABDALAH EHAB
PO BOX 22085
PHOENIX, AZ 85028

138-55-051 ^M
OWNER/OCCUPANT
225 W 1ST ST #102
MESA, AZ 85201

138-55-005A ^M
GARY TIBSHRAENY TR/FISCHER TR/HANNA ETAL
22 N ROBSON
MESA, AZ 85201

135-59-110 ^M
OWNER/OCCUPANT
420 W CLARK ST
MESA, AZ 85201

138-55-069 ^M
OWNER/OCCUPANT
225 W 1ST ST #120
MESA, AZ 85201

138-54-017^M
OWNER/OCCUPANT
219 W MAHONEY AVE
MESA, AZ 85210

HERRERA ANTONIO/MARGARITA
424 W 1ST AVE
MESA, AZ 85202

138-55-073 ^M
OWNER/OCCUPANT
225 W 1ST ST UNIT 124
MESA, AZ 85201

138-35-024 ^M
OWNER/OCCUPANT
158 W MAIN ST
MESA, AZ 85201

134-01-051 ^M
OWNER/OCCUPANT
437 W MAHONEY AVE
MESA, AZ 85210

138-54-010 ^M
NORLIN CHASE/ERIN
4808 N 24TH ST #704
PHOENIX, AZ 85016

138-54-031 ^M
OWENR/OCCUPANT
240 W 1ST AVE
MESA, AZ 85210

138-53-034 ^M
BENNETT BRAD L/LYNN D/JEAN
104 S ROBSON
MESA, AZ 85210

138-54-008A&009A ^M
NORLIN CHASE
4808 N 24TH ST #704
PHOENIX, AZ 85016

138-55-054 ^M
LUJA MARIO A
225 W 1ST ST 105
MESA, AZ 85201

134-01-014 ^M
OWNER/OCCUPANT
436 W MAHONEY AVE
MESA, AZ 85210

134-01-061 ^M
OWNER/OCCUPANT
431 W 1ST AVE
MESA, AZ 85210

138-35-008^M
19 NORTH ROBSON LLC
433 E RAWHIDE AVE
GILBERT, AZ 85296

INTERESTED PARTIES

Vivo Investment Group
250 W Main St
Vivo Living Apartment Homes

Jeri Meeks
138 N. Wilbur
Mesa, AZ 85201

Janice Gennevois
144 N. Wilbur
Mesa, AZ 85201

Walter Zimmerman
1042 E. 3rd St
Mesa, AZ 85203

Stephanie Wright
660 N. Date
Mesa, AZ 85201

Victor Linoff
820 N. Robson
Mesa, AZ 85201

Dave Richins
833 W. 11th Pl
Mesa, AZ 85201

Irene Pine
744 S. Morris Cir, #A
Mesa, AZ 85210

~~MISSING APT # - NO OTHER ADDRESS
Steve Cheff
501 E 2nd Ave
Mesa, AZ 85204~~

Florene Brinkerhoff
229 S Pioneer
Mesa, AZ 85204

Heather Scantlebury
120 W University Dr
Mesa, AZ 85201

Julian Sanchez
931 E Morningstar Ln
Tempe, AZ 85283

MJ Walsh
501 N. Ashland
Mesa, AZ 85203

Alice Skinner
235 N. Fraser E. Dr
Mesa, AZ 85203

Teresa Salazar
450 N. Drew East St.
Mesa, AZ 85021

Tanya Collins
864 W. 10th Street
Mesa, AZ 85201

Vera Martin
225 N. Fraser East Dr
Mesa, AZ 85203

Doug Davis
35 N. Fraser Dr
Mesa, AZ 85203

Susan Schuller
328 N. Fraser Dr
Mesa, AZ 85203

Donna Difrancesco
463 N. MacDonald
Mesa, AZ 85201

Liz Hawkes
307 S. Solomon
Mesa, AZ 85204

Jackie Salas
303 E. Franklin Ave
Mesa, AZ 85210

Juan Candelaria
918 S. Pasadena
Mesa, AZ 85210

Ken McWilliams
241 E. 7th Dr
Mesa, AZ 85210

Maria Mancinas
542 N. Lewis
Mesa, AZ 85201

Eileen Smith
424 N. Serrine
Mesa, AZ 85201

~~Jen Duff
146 W. 2nd St
Mesa, AZ 85201~~

David Crummey
658 W. 1st St
Mesa, AZ 85201

Amy Osowski
675 E. 1st Pl
Mesa, AZ 85201

Maria Juarez
528 N. Serrine
Mesa, AZ 85201

Cymany Skouson
125 N. Fraser East Dr
Mesa, AZ 85203

Mark Noble
126 S Spencer
Mesa, AZ 85204

Anne Spaulding
918 E 7th Drive
Mesa, AZ 85204

Gary Graham
923 E. 7th Ave
Mesa, AZ 85204

Linda Stapley
702 E. 1st Street
Mesa, AZ 85203

Michelle Winkler
615 E. 1st Street
Mesa, AZ 85203

Sophia Fire
225 W. 1st Street, # 232
Mesa, AZ 85201

Jim Hatch
52 S. Leseuer
Mesa, AZ 85204

Pat Willis
541 N. Lewis Street
Mesa, AZ 85201

Nancy Thompson
417 N. Serrine
Mesa, AZ 85201

~~Deceased
Michael Jones
49 S. Miller
Mesa, AZ 85204~~

Jake Brown
712 E. 3rd Avenue
Mesa, AZ 85204

~~SOLD HOUSE 2020
Daniel Jarvis
1104 W. 9th Place
Mesa, AZ 85201~~

Jim and Bonnie Hash
736 E. Pepper Place
Mesa, AZ 85201

Ryan Winkle
911 W. Jacinto
Mesa, AZ 85201

~~Charlie Hemphill
420 N. Pima
Mesa, AZ 85201~~

~~Charlie Hemphill
522 N. Pima
Mesa, AZ 85201~~

Jen Duff*
142 W. 2nd St
Mesa, AZ 85201

Charlie Hemphill ^M
PO Box 26851
Tempe, AZ 85285

Jennifer Gniffke
Planning Division, Dev Services Dept.
55 N. Center Street
P.O. Box 1466
Mesa, Arizona 85211-1466

02.17.21 NH MEETING ATTENDEES

Rodney Boden
rodney@habitatmetro.com

Greg Marek
gmarek@cox.net

Brian Marshall
Brian.j.marshall@gmail.com

Tom Naylor
tomtomnaylor@gmail.com

Delwin Stapley
Delwin_stapley@yahoo.com

Kelsey Strothers
kelsey@worthtakeaway.com

HOAs

Vivo Investment Group
250 W Main St
Vivo Living Apartment Homes

Robson Street Villas Condominiums
c/o Sophia Berlin Fire
225 W 1st Street
Box 235
Mesa, AZ 85201

Temple View Condominium Assoc.
c/o Heywood Realty and Investment
42 S. Hamilton Place, #101
Gilbert, AZ 85233

Old West Manor #1 Townhouse
Association, Inc.
c/o Jan Gruben
1011 E. Sorenson St.
Mesa, AZ 85203

Riggs Circle, Inc.
c/o Bert D. Millett
1930 N. Arboleda, Suite 200
Mesa, AZ 85213

The Place at Mesa Homeowner's
Association
c/o Joshua M. Bolen
1400 E. Southern Avenue, #400
Tempe, AZ 85282

Sarkis Gardens Townhouse Corp.
c/o Associa Arizona
7500 N. Dobson Road, Suite 150
Scottsdale, AZ 85256

Casa La Mesa Townhouses Corp.
c/o Pride Asset Management
P.O. Box 13615
Chandler, AZ 85248

EXHIBIT 4

Burch & Cracchiolo, P.A.
1850 N. Central Ave., Ste 1700
Phoenix, AZ 85004
Office: 602-234-8794
Email: bray@bcattorneys.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: February 22, 2021
RE: Case Nos. ZON20-00838
Vivo Investment Group –250 & 270 Main Street, Vivo Living Apartment Homes
P&Z Board Meeting: March 10, 2021 at 4:00 p.m.

Dear Property Owner or Neighborhood Association Representative:

We have applied for Site Plan Review and a Special Use Permit for the property located at 250 and 270 W. Main Street on behalf of Vivo Investment Group (“Vivo”). The request is for the redevelopment of an existing hotel into a multifamily community known as “Vivo Living Apartment Homes” with a restaurant located at 250 & 270 West Main Street (the “Site”). The Special Use Permit request is to allow reduced parking. An Aerial Map of the Site is attached.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the Landscape Plan and Entry Elevations Plan of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 10, 2021 in the City Council Chambers. The meeting will begin at 4:00 p.m.

Because of the current pandemic, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable **Mesa Channel 11**, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.**

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit **an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to **call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.**

You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Jennifer Gniffke of their Planning Division staff. Jennifer can be reached at 480-644-6439 or jennifer.gniffke@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

We would be happy to answer any questions or hear any concerns that you have regarding the redevelopment of the hotel. If you have any questions regarding this proposal, please call me at 602-234-8794 / bray@bcattorneys.com).

Thank you.

Sincerely,



Brennan Ray

/rlh
Attachments



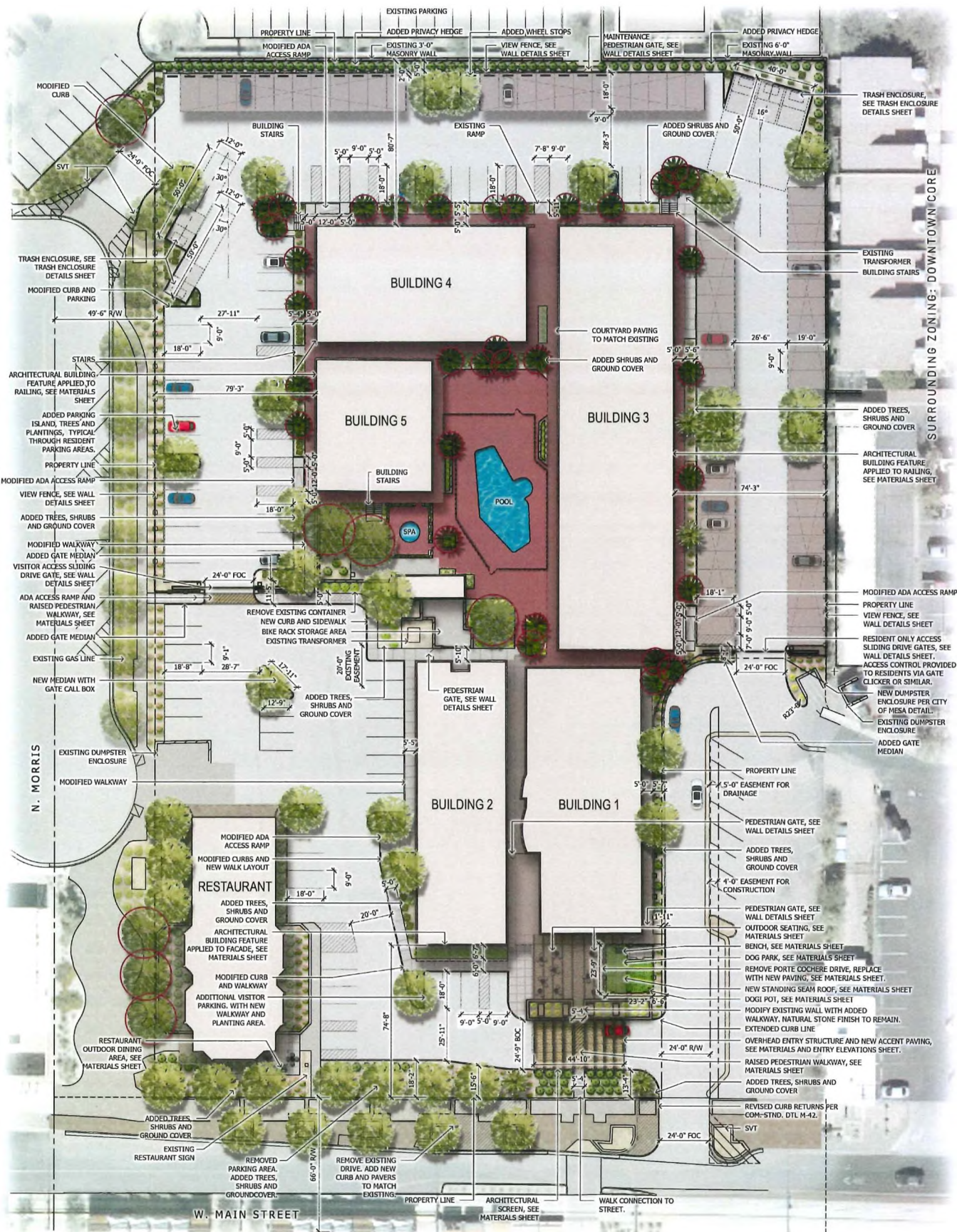
VIVO - DOWNTOWN MESA

Context Site Plan with Aerial

Scale 1" = 50' Date 10-26-2020

ABLASTUDIO.COM





PLANT MATERIALS LEGEND

Trees	Shrubs	Shrubs (Continued)	Groundcovers
Existing Palm Tree	<i>Eremophila glabra</i> spp. <i>camosa</i> Winter Blaze	<i>Taurocium fruticosum</i> Bush Germander	<i>Eremophila prostrata</i> Outback Sunniss Eremophila
<i>Washingtonia filifera</i> California Fan Palm	<i>Leucophyllum frutescens</i> 'compacta' Compact Texas Sage	<i>Olea europaea</i> "Little Olive" Little Olive Dwarf Olive	<i>Lantana</i> sp. 'New Gold' Lantana
Existing Shade Tree	<i>Nerium oleander</i> 'Petite Pink' Oleander 'Petite Pink'	<i>Eremophila hygrophana</i> Blue Bells Blue Bells	<i>Rosmarinus officinalis</i> 'Prostratus' Trailing Rosemary
Shade Tree	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Rosemary	<i>Taurocium chamaedrys</i> Germander	

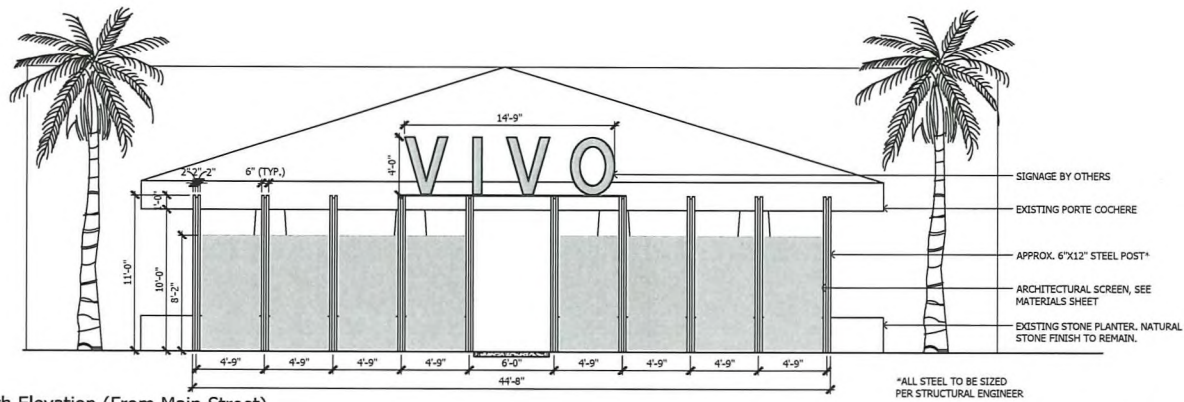


VIVO - DOWNTOWN MESA
Overall Site Plan

Plan Scale 1:20 Date: 02-12-2021

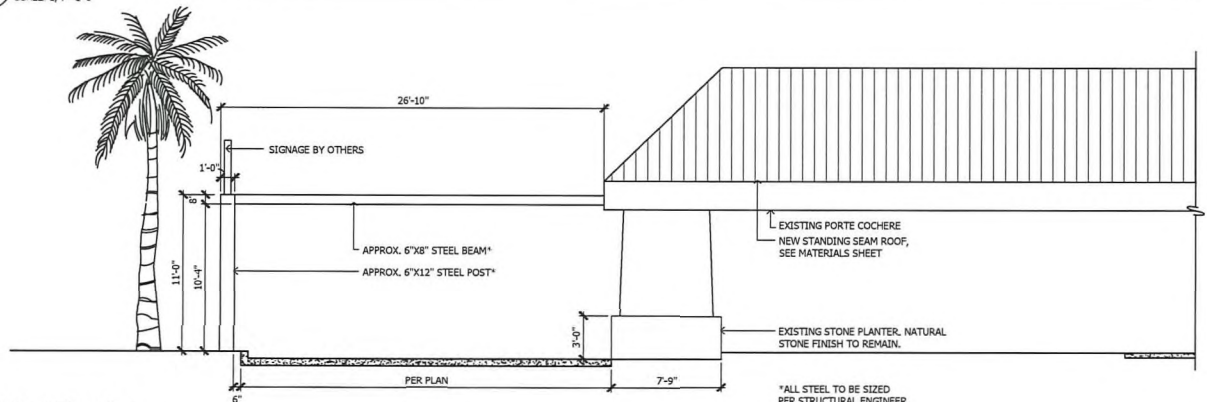


ABLA.TUDD.COM



1 North Elevation (From Main Street)
SCALE: 1/4"=1'-0"

*ALL STEEL TO BE SIZED PER STRUCTURAL ENGINEER



2 East Elevation
SCALE: 1/4"=1'-0"

*ALL STEEL TO BE SIZED PER STRUCTURAL ENGINEER



Vivo Investments
250 W Main
1000' Ownership

~~138-35-008
19 NORTH ROBSON LLC
PO BOX 30804
MESA, AZ 85275~~

138-55-078&085
225 ROBSON STREET VILLAS LLC
3301 OCEAN PARK BLVE STE 208
SANTA MONICA, CA 90405

138-56-053A
44 WEST LLC
238 W 2ND ST
MESA, AZ 85201

138-54-014A
48 S ROBSON LLC
133 W 1ST AVE
MESA, AZ 85210

135-60-007
ANDREWS SANDRA GAYLE SUTTON
440 W 1ST
MESA, AZ 85201

138-54-021&022
ARIZONA RESIDENTIAL REMODEL & CONST
851 W 11TH ST
MESA, AZ 85201

135-60-095A
ATM SERVICES LLC
2330 E MCDOWELL RD
PHOENIX, AZ 85006

138-55-068
BELL DONALD W
225 W 1ST ST UNIT 119
MESA, AZ 85201

~~134-01-014
RESENDEZ KEVIN/CHERYL
1617 E BROWN RD
MESA, AZ 85203~~

135-60-027
2017-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

138-54-044
251 W MAIN LLC
1206 E NORTHSHORE DR
TEMPE, AZ 85283

134-01-017A&018A
454 WEST MAHONEY LLC
1007 S CENTER
MESA, AZ 85210

138-53-049
A&R KASS LLC
1933 E BELMONT DR
TEMPE, AZ 85284

134-01-019
ANTOINETTE CHUCRI TRUST
7531 E PAMPA AVE
MESA, AZ 85212

138-54-025&026
ARNETT FAMILY INC
1459 N GAYLORD CIR
MESA, AZ 85213

~~138-53-042&043
AZ SALES & SERVICES LLC
PO BOX 595
GLENDALE, AZ 85311~~

138-53-035
BENNETT BRAD L
104 S ROBSON
MESA, AZ 85210

135-60-050
BIDWELL BENJAMIN D
515 W PEPPER PL
MESA, AZ 85201

138-54-050
221 W MAIN ST LLC
15475 N 84TH ST
SCOTTSDALE, AZ 85260

134-01-011A
420 MAHONEY LLC
2788 E VIRGINIA
GILBERT, AZ 85296

138-55-034
48 PROPERTIES LLC
3170 S GILBERT RD STE 1
CHANDLER, AZ 85286

138-55-056
ANDERSEN JOSHUA
225 W 1ST ST NO 107
MESA, AZ 85201

138-55-058
ARCHER NANCY F TR
1703 HAWTHORNE RD
FORT WAYNE, IN 46802

135-60-059A
ATLAS COMMERCIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

138-54-002&003
B&R COMMERCIAL LLC
1309 E SALADO CIR
MESA, AZ 85203

~~138-53-034
BENNETT BRAD L/LYNN D/JEAN E
1254 S NASSAU
MESA, AZ 85206~~

135-60-002
BIRD DOG III LLC
2686 W 1800 S
VERNAL, UT 84078

138-55-057
BLAKE IAN HU
225 W 1ST ST UNIT 108
MESA, AZ 85201

134-01-007
BOYLE TIMOTHY P
450 N EMERSON
MESA, AZ 85201

138-55-050
BROWN ALLISON
225 W 1ST ST UNIT 101
MESA, AZ 85201

138-53-028G
BUTLER TROY COLLIN/TIFFANY ANN
243 W 1ST AVE
MESA, AZ 85210

138-55-007
CARL R SCHWARTZ TRUST
1704 E CAMPUS DR
TEMPE, AZ 85282

135-60-065
CARPENTER GUY W
440 W PEPPER PL
MESA, AZ 85201

135-60-021&060D
CHEUNG SUN SING TR
2141 E CONCORDA DR
TEMPE, AZ 85282

135-60-130A
CLARK LEIGH W
1912 S MARYLAND PKWY
LAS VEGAS, NV 89104

135-60-126B
COUNTRY CLUB MESA RENTALS LLC
2525 W MADEERO AVE
MESA, AZ 85202

138-55-066
CURTIS EVAN D
225 W 1ST ST UNIT 117
MESA, AZ 85201

138-42-025
BLANK PROPERTIES LLC
157 W MAIN ST
MESA, AZ 85201

~~135-59-110
BP CAPITAL PARTNERS LLC
824 E ROSE LN
PHOENIX, AZ 85014~~

~~134-01-051
BUENO HEVER
25487 N STAPLEY DR
MESA, AZ 85203~~

138-54-016
CAMARENA JESUS RAMON JR/EMILIA A
1809 W PORTOBELLO AVE
MESA, AZ 85202

134-01-047
CARMEN COURY TR/RECKER LEONILLE
2042 E LOCKWOOD ST
MESA, AZ 85213

135-60-062
CASTILLOTE GILBERTO/GATMAITAN
CHRISTINE
55 N MEADOW LN
MESA, AZ 85201

138-55-040A
CHEVRON U S A INC
PO BOX 3839
KINGMAN, AZ 86402

135-60-097
CLARK417COKE LLC
417 W CLARK ST
MESA, AZ 85201

134-01-009-010;031
COURY CARMEN C TR
2042 E LOCKWOOD ST
MESA, AZ 85213

138-54-041
D F SAUER PROPERTIES LLC
2521 S BONARDEN LN
TEMPE, AZ 85282

138-54-034A&035A
BONER KEVAN
17701 NEFF RANCH RD
YORBA LINDA, CA 92886

138-55-088
BRIMHALL ASHLEY
225 W 1ST ST UNIT 233
MESA, AZ 85201

135-60-026
BURTON BARBARA
445 W 1ST ST
MESA, AZ 85201

138-55-072
CAMPA ROBERT
225 W 1ST ST UNIT 123
MESA, AZ 85201

134-01-049
CARMEN C TR/ET AL
2042 E LOCKWOOD ST
MESA, AZ 85213

138-35-016;004;009-10
CH MESA HOLDINGS LLC
4320 E BROWN RD SUITE 110
MESA, AZ 85205

138-54-032
CHILDERS ANTHONY/KAREN
234 W 1ST AVE
MESA, AZ 85210

138-35-032
CM BERGE BUILDING LLC
2401 W BELL RD
PHOENIX, AZ 85023

135-60-023
CRAWFORD BOBBY L & DORIS M
425 W 1ST ST
MESA, AZ 85201

138-56-055
DAHLWILL FAMILY TRUST
8338 E BUENA TERRA WY
SCOTTSDALE, AZ 85250

134-01-016
DANNY AND MARY ALDRICH FAM TR
1637 W VERNON AVE
PHOENIX, AZ 85007

135-60-022
DARLENE JANE WHITE REV TR
419 W 1ST ST
MESA, AZ 85201

138-34-033
DAUENHAUER SUSAN A
137 N ROBSON ST UNIT 2
MESA, AZ 85201

138-35-043;048; 138-55-017
DNA REVOCABLE TRUST
130 W PEPPER PL
MESA, AZ 85201

138-55-021
DPI 240 MAIN LLC
2753 E BROADWAY RD SUITE 101-125
MESA, AZ 85204

138-35-015;022;030
DT MESA HOLDCO II LLC
8901 E MOUNTAIN VIEW RD SUITE 150
SCOTTSDALE, AZ 85258

138-42-026A
DT MESA HOLDCO LLC
8901 E MOUNTAIN VIEW RD STE 150
SCOTTSDALE, AZ 85258

138-54-046
EAGAR CONSULTING LLC
1806 E HALE ST
MESA, AZ 85203

138-55-089
EARLES CHRISTOPHER/SARAH
225 W 1ST ST UNIT 234
MESA, AZ 85201

138-54-040
EE ANDERSON PROPERTIES LLC
2547 E EMERALD AVE
MESA, AZ 85204

138-56-054
EEJ REALTY LLC
303 W 2ND ST
MESA, AZ 85201

138-56-045to50
EL CHARRO RESTAURANT
105 N COUNTRY CLUB
MESA, AZ 85201

134-01-013
ELLEBRACHT SUZETTE/ROBERT D
428 W MAHONEY
MESA, AZ 85210

135-60-008
ERICKSON JENNIFER GALE
448 W 1ST ST
MESA, AZ 85201

135-60-098
ERNEST & JESSIE HUBER FAMILY LLLP
1114 S LAZONA DR
MESA, AZ 85204

134-01-053
ESPINOZA MANUEL/ZAIDA
610 W 7TH AVE
MESA, AZ 85203

134-01-057
ESPINOZA MICAELA
430 W 1ST AVE
MESA, AZ 85210

138-56-056
FIGUEROA ALFRED T
144 N MORRIS ST
MESA, AZ 85201

138-55-087
FIRE SOPHIA BERLIN/EDWARD ALBERT
225 W 1ST ST NO 232
MESA, AZ 85201

134-01-042
FOAM EXPERTS ROOFING INC
P O BOX 1546
MESA, AZ 85211

138-54-030
FULLER JUDD/LYNDA R
519 N MAPLE
MESA, AZ 85205

138-55-060
GADDIE JACKOLYN DONNA
225 W 1ST ST #111
MESA, AZ 85201

135-60-011
GALE JAIME L
504 W 1ST ST
MESA, AZ 85201

135-60-024
GARDEA JUSTA
429 W 1ST ST
MESA, AZ 85201

135-59-111to113
GARY AND ROBIN BROWN FAMILY TR
2237 E HALE ST
MESA, AZ 85213

~~138-55-005A
GARY TIBSHRAENY TR/FISCHER TR/HANNA ETAL
40 N CENTER ST SUITE 100
MESA, AZ 85201~~

138-54-023B&037
GECKO ADVENTURES LLC
851 W 11TH ST
MESA, AZ 85201

135-60-009
GONZALEZ MELISSA HERNANDEZ
452 W 1ST ST
MESA, AZ 85201

138-54-033
GOODMAN JODIANE/JAMES
240 W 1ST AVE
MESA, AZ 85210

134-01-048
GRANT JAY R/CARRIE J
923 W 11TH ST
MESA, AZ 85201

138-34-018&006C
GRASSER ROBIN M/TERESA J
165 W 2ND ST
MESA, AZ 85201

138-42-023A
GRAY SPIKE INCORPORATED
104 S ROBSON
MESA, AZ 85210

138-55-061
GURMIN LENNI M
225 W 1ST ST
MESA, AZ 85201

135-60-047
GUTIERREZ MICHAEL R
504 W PEPPER PL
MESA, AZ 85201

138-55-064
GUZMAN BLANCA F MADRIGAL
225 W 1ST ST UNIT 115
MESA, AZ 85201

138-35-031
H W SWARTZ PROPERTIES LLC
1210 W ESPLANADE
MESA, AZ 85201

138-55-055
HIGGS KAREN K
225 W FIRST ST
MESA, AZ 85201

135-60-074A&119A
HILL HOCKEY CLINIC LLC
16 SEABROOK RD
SALISBURY, MA 1952

138-55-080
HOLLADAY MELVIN G TR
225 W 1ST ST NO 132
MESA, AZ 85201

138-35-042
IDEA SOURCE INC
131 W FIRST ST
MESA, AZ 85201

138-55-076
INSLEY MORGAN
225 W 1ST ST UNIT 127
MESA, AZ 85201

138-55-052
JACKSON JOSHUA DAVID/KAITLYN A
225 W 1ST ST UNIT 103
MESA, AZ 85201

135-60-099
JACKSON RODNEY/CHRISTINA
431 W CLARK ST
MESA, AZ 85201

138-42-029
JERBEC LLC
1661 N DALEY
MESA, AZ 85203

134-01-044
JOHNSON MICHAEL R
417 W MAHONEY AVE
MESA, AZ 85210

138-54-023A;036;038-039;043
JS & G FAMILY LTD PARTNERSHIP LLP
10611 N HAYDEN RD STE D106
SCOTTSDALE, AZ 85260

134-01-079
KAFTANOGLU OSMAN
1314 E WHALERS WY
TEMPE, AZ 85283

134-01-069A
KARAS KUSTOMS LEASING LLC
126 S COUNTRY CLUB DR
MESA, AZ 85210

138-53-037
KELLER MICHAEL C
211 W 1ST AVE
MESA, AZ 85202

138-34-020
KIRK JOSEPHINE CRIST
4032 E HACKMORE CIR
MESA, AZ 85205

138-55-071
KYLE JULIE
225 W 1ST ST 122
MESA, AZ 85201

138-55-053
LAVO TIMOTHY A
225 W 1ST ST #104
MESA, AZ 85201

138-34-032
LEBEN NOAH
137 N ROBSON ST UNIT 1
MESA, AZ 85201

~~138-55-051
LEWANOVICH FRANK T JR/KARREN A
PO BOX 391
RAINER, MN 56668~~

138-54-049B;049F&051
LEYVA JOSE P/ARREDONDO LETICIA G
129 E JUNE LN
MESA, AZ 85201

134-01-015
LIBRE VENTURES LLC
PO BOX 26697
TEMPE, AZ 85285

135-60-010
LINDVALL JANET M TR
456 W 1ST ST
MESA, AZ 85201

135-60-006
LOGAN JOHN E/KIMBERLY
432 W 1ST ST
MESA, AZ 85201

135-60-066
LOPEZ ROBERT RAYMOND & SUSAN E
448 W PEPPER PL
MESA, AZ 85201

~~138-55-054
LUJA MARIO A
225 E 1ST ST 105
MESA, AZ 85201~~

134-01-045
MAHONEY SHOP LLC
417 W MAHONEY AVE
MESA, AZ 85210

135-60-080B
MAIN AND COUNTRY CLUB LLC
3800 N CENTRAL AVE STE 460
PHOENIX, AZ 85012

138-35-013&049E
MAIN STREET WEST LLC
5635 N SCOTTSDALE RD NO 170
SCOTTSDALE, AZ 85250

138-55-074
MANN CATHERINE M TR
225 W 1ST ST UNIT 125
MESA, AZ 85201

138-54-005
MANNYS AIR LLC
39 S COUNTRY CLUB DR
MESA, AZ 85210

138-55-059
MARIE GREEN FAMILY TRUST
225 W 1ST ST NO 110
MESA, AZ 85201

138-54-020
MARTIN MIREYA O
237 W MAHONEY AVE
MESA, AZ 85203

134-01-052
MARTINEZ ROSA E
436 W 1ST AVE
MESA, AZ 85210

135-60-025
MAY KELLY D
3548 E DOVER ST
MESA, AZ 85213

138-35-041&044
MELDRUM MARK RICHMOND TR
52 N MACDONALD
MESA, AZ 85201

138-35-045
MELDRUM MORTUARY
52 N MACDONALD
MESA, AZ 85201

134-01-043&046
MENSUROGLU SERKIZ/SOCORRO/SERKIZ
830 E GARY DR
CHANDLER, AZ 85225

135-60-061B&C
MESA CITY OF
PO BOX 1466
MESA, AZ 85211

138-34-001+44
MESA CITY OF
122 W 1ST ST
MESA, AZ 85201

138-42-018to020
MESA FIRST AVENUE PARTNERS LLC
5112 N 40TH ST STE 105
PHOENIX, AZ 85018

135-60-001&003
MESA UNIFIED SCHOOL DISTRICT
63 E MAIN 101
MESA, AZ 85201

135-60-074B
MESA UNIFIED SCHOOL DISTRICT NO 41
549 N STAPLEY DR
MESA, AZ 85203

134-01-054
METZLER JOSHUA/STEAD JAMES
447 W MAHONEY AVE
MESA, AZ 85210

134-01-002B
MGB HOSPITALITY LLC
22 S COUNTRY CLUB
MESA, AZ 85210

138-55-067
MICHAEL & CAROL H TOONE REV LIV TR
817 N YORK CIR
MESA, AZ 85213

138-56-052
MILLER PAUL W
P O BOX 41716
MESA, AZ 85274

135-60-028
MILLICAN TAMBREY
503 W 1ST ST
MESA, AZ 85201

138-55-070
MINKO DAVID/MOLLY
225 W 1ST ST UNIT 121
MESA, AZ 85201

~~138-54-031
MKJL RENTALS LLC
2220 S WESTWOOD CIR
MESA, AZ 85210~~

134-01-004to006
MOREHOUSE JOHN/LEE
2205 N VAL VISTA
MESA, AZ 85213

138-53-050
MORTENSEN DON T
2513 E HUNTINGTON DR
TEMPE, AZ 85282

138-55-016A
MURALT'S CUSTOM JEWELERS LLC
850 W BARKLEY
MESA, AZ 85203

~~138-55-073
NAYLOR THOMAS/JESSICA
3763 E CHAPARRAL RD
APACHE JUNCTION, AZ 85119~~

138-55-077
NELSON JOHN R
225 W 1ST ST 128
MESA, AZ 85201

134-01-050
NGUYEN HIEN T/VY
2337 W LOMPOC CIR
MESA, AZ 85202

138-55-011&019
NICK TIBSHRAENY DECEDENT'S TRUST
130 W PEPPER PL
MESA, AZ 85201

138-34-007A
NIKOLICH FAMILY TRUST
102 N WALNUT
TONKAWA, OK 74653

138-55-083
NIXON ROBERT/KAY/TENNEY
GRANT/JOANN RODRIGUEZ
225 W 1ST ST UNIT 134
MESA, AZ 85201

~~138-54-008A&009A
NORLIN CHASE
4808 N 24TH ST
PHOENIX, AZ 85016~~

~~138-54-010
NORLIN CHASE/ERIN
4808 N 24TH ST
PHOENIX, AZ 85016~~

138-53-026B
NORWEST BANK ARIZONA
PO BOX 2609
CARLSBAD, CA 92018

138-42-031
NOTARPOLE GEORGE STEPHAN/KWANG
CHA LIV TR
3938 E KERESAN ST
PHOENIX, AZ 85044

135-60-005
NOVAK COLLETTE
428 W 1ST ST
MESA, AZ 85201

138-35-017
OBRE 2 LLC
6954 E TETON CIR
MESA, AZ 85207

138-55-081
OFFERMAN GERALD/MARY
911 HAWTHORNE LN
KANKAKEE, IL 60901

~~134-01-061
OLVERA PEDRO AGUIRRE/GOMEZ PEDRO
AGUIRRE
2206 E 3RD DR
MESA, AZ 85204~~

138-34-024B
OPECHOWSKI JAREK/OSIECKI LORI
123 W 2ND ST
MESA, AZ 85201

138-55-002
ORO HOLDINGS LLC
PO BOX 1464
SCOTTSDALE, AZ 85252

135-60-048-49;68to71;088A;089A; 121A;127A
PALM COURT INVESTMENTS LLC
456 W MAIN ST STE Q
MESA, AZ 85201

134-01-070;071
PATEL GAMANBHAI N/JASHUBEN G
106 S COUNTRY CLUB DR
MESA, AZ 85210

138-34-035;036
PENA ADOLPH A/PATRICIA A TR
11117 E SILVER SPRINGS AVE
MESA, AZ 85212

138-55-086
PEREIRA JOEL ADAM
5332 E BASELINE RD
MESA, AZ 85201

138-35-023
POMEROY WAYNE C/CECIL TR
136 W MAIN ST
MESA, AZ 85201

138-55-075
POUSH SARAH NICOLE
225 W 1ST ST UNIT 126
MESA, AZ 85201

138-42-036
PSGE INVESTMENTS LLC
130 W FIRST ST
MESA, AZ 85201

138-53-028D
RAMOS VIRGINIA
237 W 1ST AVE
MESA, AZ 85210

138-54-015
RAWSON MARTHA WEAVER
3121 E GLENN
TUCSON, AZ 85716

138-54-042;045
REED ROLAND E/BRENDA H TR
8215 E QUILL ST
MESA, AZ 85207

~~134-01-014
RESENDEZ KEVIN/CHERYL
1617 E BROWN RD
MESA, AZ 85203~~

138-35-009A
RG VENUE ENTERPRISES LLC
10869 N SCOTTSDALE RD
SCOTTSDALE, AZ 85254

138-55-065
RICHARDS RUBY
225 W 1ST ST UNIT 116
MESA, AZ 85201

138-56-051
RIGGS PROPERTIES LLC
29 E BROADWAY RD
MESA, AZ 85210

138-34-011;012;013C;014to017
ROBSON APARTMENTS LLC
16055 N DIAL BLVD STE 4
SCOTTSDALE, AZ 85260

138-55-042A
ROLDAN JORGE
1460 N SHILL DR
MESA, AZ 85201

138-34-038;039
ROSELEA COURT OWNERS ASSOC INC
137 N ROBSON UNIT 2
MESA, AZ 85201

138-55-041B
S K AND M INVEST INC
PO BOX 3839
KINGMAN, AZ 86402

138-34-037
SCHMIDT RYAN JAMES
137 N ROBSON UNIT 6
MESA, AZ 85201

138-56-047
SCHWAB ROBERT DUSTIN
1264 E 3RD ST
MESA, AZ 85203

138-54-011
SHILOH MISSIONARY BAPTIST CHURCH
56 S ROBSON
MESA, AZ 85210

138-54-018;019
SHOOK STEPHAN W
518 W 6TH DR
MESA, AZ 85202

138-54-001;027&029A
SRO MANAGEMENT LLC
PO BOX 1586
MESA, AZ 85211

~~138-54-017
SRO MANAGEMENT LLC
4059 E GLENCOVE ST
MESA, AZ 85205~~

138-55-001&003
STARMAR INVESTMENTS LLC
2008 E MARSHALL AVE
PHOENIX, AZ 85016

138-55-062
STRANDGARD BRYCE LEE
225 W 1ST ST UNIT 113
MESA, AZ 85201

138-34-040
SUNNYBROOK PARTNERS LLC
3630 PEACHTREE RD NE
ATLANTA, GA 30326

138-54-024
TAYLOR DALE
851 W 11TH ST
MESA, AZ 85201

138-42-037;033;035;014A
TEICHMAN 119 WEST MAIN LLC
47 W MAIN ST
MESA, AZ 85201

138-54-006&007
TELEA LLC
2907 E HALE ST
MESA, AZ 85213

138-35-026A
TIBBY INVESTMENT CO
10001 SE SUNNYSIDE RD STE 200
CLACKAMAS, OR 97015

138-35-027to029
TIBSHRAENY ALFRED TR
539 N ARIZONA AVE
CHANDLER, AZ 85225

135-60-100&101
V A CURRY AND T A LILLEY LIV TR
437 W CLARK ST
MESA, AZ 85201

138-55-025B
VALLEY NATIONAL BANK OF AZ
P O BOX 1919
WICHITA FALLS, TX 76307

135-60-046
VARGAS ZULMA Y
510 W PEPPER PL
MESA, AZ 85201

~~138-55-069
VAUGHN LESLIE S/JODIE JR
2209 119TH AVE SE
LAKE STEVENS, WA 98258~~

135-60-004
VENEGAS GERARDO/ORTEGA ALMA DENIA
2011 W 1ST PL
MESA, AZ 85201

138-54-047&048
VILLAGE BLOOM LLC
319 W VINEDO LN
TEMPE, AZ 85284

135-60-029
VILLALOBOS JOSE/MARIA CRUZ ANDRADE
510 W 1ST ST
MESA, AZ 85201

138-55-022D&023A
VIVO APTS OWNER LLC
1331 HERMOSA AVE SUITE 14
HERMOSA BEACH, CA 90254

135-60-067
WALTON JULIE
456 W PEPPER PL
MESA, AZ 85201

134-01-008
WEST MAIN PROPERTIES LLC
1425 S LINDSAY RD NO 63
MESA, AZ 85204

138-54-049D
WESTRO PARTNERS LLC
2008 E MARSHALL AVE
PHOENIX, AZ 85016

138-55-082
WILLIAMS TYLER/RANDAL
225 W 1ST ST UNIT 133
MESA, AZ 85201

~~138-35-024
WILMER TIBSHRAENY LLC
9415 SE STARK STE 310
CLACKAMAS, OR 97015~~

138-35-030
WILMER TIBSHRAENY LLC
10001 SE SUNNYSIDE RD STE 200
CLACKAMAS, OR 97015

134-01-001;002A&003
WINREAL OPERATING CO L P
5901 W CENTURY BLVD SUITE 720
LOS ANGELES, CA 90045

HEDGES THOMAS F III
225 W 1ST ST
MESA, AZ 85201

138-53-042&043 ^M
AZ SALES & SERVICES LLC
c/o ABDALAH EHAB
PO BOX 22085
PHOENIX, AZ 85028

138-55-051 ^M
OWNER/OCCUPANT
225 W 1ST ST #102
MESA, AZ 85201

138-55-005A ^M
GARY TIBSHRAENY TR/FISCHER TR/HANNA ETAL
22 N ROBSON
MESA, AZ 85201

135-59-110 ^M
OWNER/OCCUPANT
420 W CLARK ST
MESA, AZ 85201

138-55-069 ^M
OWNER/OCCUPANT
225 W 1ST ST #120
MESA, AZ 85201

138-54-017^M
OWNER/OCCUPANT
219 W MAHONEY AVE
MESA, AZ 85210

HERRERA ANTONIO/MARGARITA
424 W 1ST AVE
MESA, AZ 85202

138-55-073 ^M
OWNER/OCCUPANT
225 W 1ST ST UNIT 124
MESA, AZ 85201

138-35-024 ^M
OWNER/OCCUPANT
158 W MAIN ST
MESA, AZ 85201

134-01-051 ^M
OWNER/OCCUPANT
437 W MAHONEY AVE
MESA, AZ 85210

138-54-010 ^M
NORLIN CHASE/ERIN
4808 N 24TH ST #704
PHOENIX, AZ 85016

138-54-031 ^M
OWENR/OCCUPANT
240 W 1ST AVE
MESA, AZ 85210

138-53-034 ^M
BENNETT BRAD L/LYNN D/JEAN
104 S ROBSON
MESA, AZ 85210

138-54-008A&009A ^M
NORLIN CHASE
4808 N 24TH ST #704
PHOENIX, AZ 85016

138-55-054 ^M
LUJA MARIO A
225 W 1ST ST 105
MESA, AZ 85201

134-01-014 ^M
OWNER/OCCUPANT
436 W MAHONEY AVE
MESA, AZ 85210

134-01-061 ^M
OWNER/OCCUPANT
431 W 1ST AVE
MESA, AZ 85210

138-35-008^M
19 NORTH ROBSON LLC
433 E RAWHIDE AVE
GILBERT, AZ 85296

INTERESTED PARTIES

Vivo Investment Group
250 W Main St
Vivo Living Apartment Homes

Jeri Meeks
138 N. Wilbur
Mesa, AZ 85201

Janice Gennevois
144 N. Wilbur
Mesa, AZ 85201

Walter Zimmerman
1042 E. 3rd St
Mesa, AZ 85203

Stephanie Wright
660 N. Date
Mesa, AZ 85201

Victor Linoff
820 N. Robson
Mesa, AZ 85201

Dave Richins
833 W. 11th Pl
Mesa, AZ 85201

Irene Pine
744 S. Morris Cir, #A
Mesa, AZ 85210

~~MISSING APT # - NO OTHER ADDRESS~~

~~Steve Cheff
501 E 2nd Ave
Mesa, AZ 85204~~

Florene Brinkerhoff
229 S Pioneer
Mesa, AZ 85204

Heather Scantlebury
120 W University Dr
Mesa, AZ 85201

Julian Sanchez
931 E Morningstar Ln
Tempe, AZ 85283

MJ Walsh
501 N. Ashland
Mesa, AZ 85203

Alice Skinner
235 N. Fraser E. Dr
Mesa, AZ 85203

Teresa Salazar
450 N. Drew East St.
Mesa, AZ 85021

Tanya Collins
864 W. 10th Street
Mesa, AZ 85201

Vera Martin
225 N. Fraser East Dr
Mesa, AZ 85203

Doug Davis
35 N. Fraser Dr
Mesa, AZ 85203

Susan Schuller
328 N. Fraser Dr
Mesa, AZ 85203

Donna Difrancesco
463 N. MacDonald
Mesa, AZ 85201

Liz Hawkes
307 S. Solomon
Mesa, AZ 85204

Jackie Salas
303 E. Franklin Ave
Mesa, AZ 85210

Juan Candelaria
918 S. Pasadena
Mesa, AZ 85210

Ken McWilliams
241 E. 7th Dr
Mesa, AZ 85210

Maria Mancinas
542 N. Lewis
Mesa, AZ 85201

Eileen Smith
424 N. Serrine
Mesa, AZ 85201

~~Jen Duff
146 W. 2nd St
Mesa, AZ 85201~~

David Crummey
658 W. 1st St
Mesa, AZ 85201

Amy Osowski
675 E. 1st Pl
Mesa, AZ 85201

Maria Juarez
528 N. Serrine
Mesa, AZ 85201

Cymany Skouson
125 N. Fraser East Dr
Mesa, AZ 85203

Mark Noble
126 S Spencer
Mesa, AZ 85204

Anne Spaulding
918 E 7th Drive
Mesa, AZ 85204

Gary Graham
923 E. 7th Ave
Mesa, AZ 85204

Linda Stapley
702 E. 1st Street
Mesa, AZ 85203

Michelle Winkler
615 E. 1st Street
Mesa, AZ 85203

Sophia Fire
225 W. 1st Street, # 232
Mesa, AZ 85201

Jim Hatch
52 S. Leseuer
Mesa, AZ 85204

Pat Willis
541 N. Lewis Street
Mesa, AZ 85201

Nancy Thompson
417 N. Serrine
Mesa, AZ 85201

~~Deceased
Michael Jones
49 S. Miller
Mesa, AZ 85204~~

Jake Brown
712 E. 3rd Avenue
Mesa, AZ 85204

~~SOLD HOUSE 2020
Daniel Jarvis
1104 W. 9th Place
Mesa, AZ 85201~~

Jim and Bonnie Hash
736 E. Pepper Place
Mesa, AZ 85201

Ryan Winkle
911 W. Jacinto
Mesa, AZ 85201

~~Charlie Hemphill
420 N. Pima
Mesa, AZ 85201~~

~~Charlie Hemphill
522 N. Pima
Mesa, AZ 85201~~

Jen Duff*
142 W. 2nd St
Mesa, AZ 85201

Charlie Hemphill ^M
PO Box 26851
Tempe, AZ 85285

Jennifer Gniffke
Planning Division, Dev Services Dept.
55 N. Center Street
P.O. Box 1466
Mesa, Arizona 85211-1466

02.17.21 NH MEETING ATTENDEES

Rodney Boden
rodney@habitatmetro.com

Greg Marek
gmarek@cox.net

Brian Marshall
Brian.j.marshall@gmail.com

Tom Naylor
tomtomnaylor@gmail.com

Delwin Stapley
Delwin_stapley@yahoo.com

Kelsey Strothers
kelsey@worthtakeaway.com

HOAs

Vivo Investment Group
250 W Main St
Vivo Living Apartment Homes

Robson Street Villas Condominiums
c/o Sophia Berlin Fire
225 W 1st Street
Box 235
Mesa, AZ 85201

Temple View Condominium Assoc.
c/o Heywood Realty and Investment
42 S. Hamilton Place, #101
Gilbert, AZ 85233

Old West Manor #1 Townhouse
Association, Inc.
c/o Jan Gruben
1011 E. Sorenson St.
Mesa, AZ 85203

Riggs Circle, Inc.
c/o Bert D. Millett
1930 N. Arboleda, Suite 200
Mesa, AZ 85213

The Place at Mesa Homeowner's
Association
c/o Joshua M. Bolen
1400 E. Southern Avenue, #400
Tempe, AZ 85282

Sarkis Gardens Townhouse Corp.
c/o Associa Arizona
7500 N. Dobson Road, Suite 150
Scottsdale, AZ 85256

Casa La Mesa Townhouses Corp.
c/o Pride Asset Management
P.O. Box 13615
Chandler, AZ 85248

EXHIBIT 5

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 10, 2021

CASE: ZON20-00838

REQUEST: Site Plan Review; Special Use Permit.
This request will allow for a restaurant and
multiple residence development

APPLICANT: Brennan Ray

PHONE: 602-234-8794

Planning Division 480-644-2385

Posting date: 2/24/2021

2/24/21 08:13:12

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 10, 2021

CASE: ZON20-00838

REQUEST: Site Plan Review; Special Use Permit.
This request will allow for a restaurant and
multiple residence development

APPLICANT: Brennan Ray

PHONE: 602-234-8794

Planning Division 480-644-2385

Posting date: 2/24/2021

2/24/21 08:41:50

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: February 24th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON20-00838(case number), on the 24th day of February, 2021. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Maria Hitt

SUBSCRIBED AND SWORN before me this 24th day of February, 2021

Marybeth Conrad
Notary Public

