

# Project Narrative

for a

## Rezoning / Council Use Permit

To allow for an In-patient Detoxification and Substance Abuse Treatment Facility within an existing medical office building located at  
1132 South Oakland in Mesa  
(west & north of Southern Avenue & Greenfield Road)

### VICINITY MAP



Application #:  
**PLN2017-00196**

Submittal date:  
**May 17, 2017**

## **Introduction:**

This narrative is part of the formal submittal package for a Rezoning and Council Use Permit Application. The request is for a rezoning (from OC – Office Commercial) to NC (Neighborhood Commercial), along with a Council Use Permit (“CUP”), to allow for an In-Patient Detoxification and Substance Abuse Treatment Facility to occur within an existing medical office building located at 1132 South Oakland (west and north of Southern Avenue and Greenfield Road). The site area is approximately 1.13 acres in size. The APN is 140-48-118A.

This narrative provides information for how the proposed facility will operate, and also how it will comply with the City of Mesa guidelines and Zoning Ordinance requirements for Social Service Facilities, as well as how it meets the criteria needed for approval of a Council Use Permit.

The tentative name for the facility is “Reboot”.

## **Project Overview:**

Our client (“Owner”) currently owns the existing medical office building on the subject site, which was formerly used as a 26-30 bed hospice facility (known as “Greenfield House / Hospice of Arizona”). It has been vacant for approximately 2 years. Subject to this rezoning and Council Use Permit request being successful, the Owner has entered into a lease with a potential client (“Reboot”) to occupy the existing medical building.

The proposal for the now-vacant site and building is for Owner’s tenant (“Reboot”) to provide an upscale, in-patient detoxification and substance abuse treatment facility with 26 – 30 beds (same number of beds as the previous hospice facility).

Patients will reside at the facility for the duration of their care and treatment, which is typically from 3 – 5 days for detoxification, and up to 30 days for additional (if needed) detoxification and rehabilitation. During their stay, patients will receive group and individual therapy that includes medical treatment and stabilizations, counseling, group sessions, and various other positive activities. Onsite personnel will be available 24-hours, 7-days-a-week.

The proposed use is to be located entirely within the existing building structure; no new or additional improvements, site/building additions, or exterior alterations (other than signage) are expected to occur. The building is one-story in height, and is approximately 12,064 square feet in size.

Access into the facility is on the north side of the building. Vehicular access to the site and facility is via an existing driveway from Oakland. There are 41 parking spaces, including 2 handicapped-accessible spaces.

The site is extensively landscaped throughout, with plant material concentrated along the frontage and western boundary, adjacent to the existing Eastern Canal. A 6-foot high wall exists along the western property line, separating the site from the canal.

The use of the site conforms with the development standards of the proposed NC (Neighborhood Commercial) zoning district.

This site is extremely well-suited for the proposed development in that it is located in a business park development with compatible uses located to the north, east and south. To the west is the Eastern Canal, which separates the subject site and business park from residential uses further to the west by a minimum distance of 180 feet. There are also walls on either side of the canal. To the north are other uses within the Greenfield Court Business Park, as well as a Salt River Project substation. A wall separates these uses from the residential uses further to the north.

The proposed use of this site and building will be in full compliance with the criteria required for Social Service Facilities as defined in Section 11-31-26 of the City of Mesa Zoning Ordinance, as well as the Social Service Facilities Guidelines provided by the City of Mesa. Details regarding how this facility will address the criteria as a Social Service Facility, and also how it meets the requirements for a Council Use Permit, are noted below, along with the operational aspects of the proposed use.

Also included with this application submittal is an “as-built” site plan of the existing facility.

### **Plan of Operation:**

The proposed operation of this facility is described below. Certain and specific items noted below are designed to serve as a “good neighbor” to those who live and work in the area.

### **Operational Aspects:**

The operational aspects of the proposed facility are noted below. A number of these aspects are designed to show that this facility will be a good neighbor and fully comply with the “Good Neighbor Policy”.

As a treatment facility, care will be administered to patients 24/7; however, all operations are conducted indoors. Visitation hours will be minimal. Generally speaking, although patients volunteer to come to the facility, those arrivals are typically done by appointment. Visitations to residents of this facility will be via a scheduled appointment. Therefore, walk-ins – whether patient or visitor – will be rare.

The doors to the facility will remain locked and secured at all times. The main door will have a doorbell (or similar type of announcer) along with video surveillance visitors

(which, as noted previously, will be rare). Additional video monitoring will be provided for the exterior in general. Curb-side deliveries will be accommodated through the building front door or the screened door on the north side, west of the front door.

No outside activities are proposed, and all uses occur indoors (except that smoking will be permitted on a screened and secure outdoor patio area located on the west side of the building, the same side as the canal); therefore, no noises or sounds that can be heard outside the walls of the facility are expected to occur. Should any outdoor noises occur on the site, they will be addressed by staff.

Staff will make sure that no potential clients or others congregate outside of the building.

A “contact sign” will be placed on the outside of the building, near the front door, that notes the name and phone number of a responsible party that will be available 24/7 in case of emergency or other needed contact.

Any security issues that occur will be addressed immediately by facility management in order to fully address the issue.

Any complaints that are received will also be addressed immediately. Should the complainant leave his/her name and phone number, he/she will be contacted within 24 hours.

A patient will never be allowed to simply walk outside unsupervised, except on discharge, and that will only be allowed when the person being discharged is either being picked-up by someone or is using a taxi or ride-sharing (Uber, Lyft, etc.) type of service.

Any outside trash will be picked up by the staff and disposed of in the proper trash receptacles. A dumpster is located outside for garbage removal. Medical waste will be removed from the site by specially trained companies.

Also, because the building was previously used as a hospice facility, each room has been designed similar to a hospital or urgent care room. Each room has its own bathroom and shower facilities. There are also centralized cooking facilities (to be provided by staff, not by the patients), dining area, offices and a nursing station.

Because the previous use of the building was as a hospice facility, with its associated existing building design features and construction methods, no change to the occupancy status (as defined by the Building Code) of the building is anticipated, nor are additional upgrades proposed or needed to the building itself. Fire protection was also “built-in” to the building to accommodate the previous hospice use and will remain for this use. Should any building, fire code, or other alteration or upgrade be required by the City of Mesa, it will be promptly addressed.

No additional exterior signage, other than the contact sign noted above and an identification sign(s), is expected to occur.

As mentioned previously, no new or additional improvements, site/building additions, or exterior alterations (other than signage) are expected to occur, except as required by the City of Mesa.

#### Staff:

As noted previously, onsite personnel will be available 24-hours, 7-days-a-week.

Approximately 10 – 12 staff will be used in total; medical and counseling personnel will also be “on-call” and available when needed.

All staff, including medical (doctor, nursing, etc.), counselors, and administrative staff will be at or above the experience, training, education and other qualification levels as would be found at any high-end medical office or hospital. In addition, each person will receive, or have received, training specific for addressing substance abuse issues and side effects.

#### Patients:

The “typical patient” volunteers to stay at the facility, and will be closely monitored and repeatedly tested. This is a place for healing and healing only.

While going through the detoxification phase of this program, each patient will be closely monitored. After detoxification, patients will be assessed before going to the rehabilitation phase of the program. Patients may leave this facility and move to a longer-term rehabilitation facility (if needing longer than 30 days). Those that remain for rehabilitation at this facility (approximately 30 days or less) will spend their days in individual and group therapy that includes counseling, group sessions, therapeutic writing, reading, and various other positive and wholesome activities. Occasional offsite trips may occur to positive environments and opportunities for community service.

Anyone who does not wish to comply with the strict rules and healing regimen, including the use of drugs or alcohol, will be involuntarily discharged from the facility. This will require the person to be picked up by a friend or family member, or utilize a taxi or ride-sharing service to leave the neighborhood entirely. Those voluntarily wishing to leave will be discharged in a similar manner. Anyone refusing such transportation will be followed until he/she exits the neighborhood.

### **Compliance with Social Service Facilities criteria:**

The proposed use of this site and building will be in full compliance with the criteria required for Social Service Facilities as defined in Section 11-31-26 of the City of Mesa Zoning Ordinance, as well as the Social Service Facilities Guidelines provided by the City of Mesa.

These include the following (language from Zoning Ordinance is in *italics*, with the responses immediately following):

A. **Location.** *Social Service Facilities are not allowed on Main Street, within the designated Town Center Redevelopment Area.*

The subject site, which is located north and west of Greenfield Road and Southern Avenue, is not on Main Street, nor within the Town Center Redevelopment Area.

B. **Minimum Standards.** *All Social Service Facilities shall provide: adequate and accessible sanitary facilities, including lavatories, rest rooms and refuse containers; sufficient patron seating facilities for dining, whether indoor or outdoor; effective screening devices such as landscaping and masonry fences in conjunction with outdoor activity areas; a plan of operation, including but not limited to, patron access requirements, hours of operation, measures used to control potential client congregation on the site during non-operating hours, security measures, litter control, and noise attenuation.*

*Further, evidence of compliance with all Building and Fire Safety regulations and any other measures determined by the City Council to be necessary and appropriate to ensure compatibility of the proposed use or uses with the surrounding area shall be provided with permit applications.*

As noted above, the proposed use of the subject site and existing building meets these criteria as follows:

- Each room has its own bathroom and shower facilities.
- There are also bathroom facilities within the building (outside of the rooms), which include handicapped-accessible facilities, for visitors and staff. These are available during facility hours.
- An indoor dining area, with a kitchen, will provide and meals for each patient and staff (some meals may be served in rooms). Adequate seating, with at least one seat provided for every two guests served during the meal period.
- The number of beds for the proposed use (26-30) is the same as that for the previous tenant (as a hospice facility).

- Although all activities occur indoors, and patients are not allowed outdoors (except for a secure smoking area on the west side of the building), there is extensive existing landscaping throughout the site, particularly along the west. Also along the western boundary of the site is a 6-foot high masonry wall. On the other side of that wall is a canal, with another wall along the west bank of the canal.

To the north and east is the Greenfield Court Business Park. Residential uses further to the north are buffered from this site by the business park, an SRP substation, and a 6-foot high wall.

- As the previous use of the facility was as a hospice, no changes to the tenant improvements of the building are expected, and no change is expected to the occupancy status as it relates to the Building Code. The facility will comply with all applicable City of Mesa Building and Fire Safety requirements, and should any changes or upgrades be required, they will be implemented as soon as possible.
- The Plan of Operation noted above includes the elements noted in the Social Service Facilities requirements related to patron access requirements, hours of operation, measures used to control potential client congregation on the site during non-operating hours, security measures, litter control, noise attenuation, and other operational aspects of the proposed use.

**C. *Applicable Guidelines.*** *All Social Service Facilities are subject to the Social Service Facilities Guidelines adopted by the City.*

In addition to the above, this proposed facility shall comply with the Social Service Facilities Guidelines adopted by the City of Mesa.

**D. *Criteria for Review of Council Use Permit:*** *When required, the review of the Council Use Permit shall include a review and determination regarding the following items:*

1. *The use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, including the Social Service Facility Guidelines and will be compatible with surrounding uses.*

The site is designated for Employment uses within the current City of Mesa General Plan. The proposed use is consistent with this designation. Other than the Social Service Facilities Guidelines, we are not aware of any Sub Area Plans or other plans or policies that affect the proposed use.

2. *A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations.*

The Plan of Operation included in this Project Narrative addresses these, and other, operational and development aspects of this proposal.

3. *A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures.*

We believe that the Plan of Operation, as described above, will ensure that we will act to be a "good neighbor" to those who live and work in the area.

4. *Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.*

The existing building and site conditions were developed to accommodate the previous use as a hospice facility, and therefore the use will be in substantial conformance with all applicable current City of Mesa development standards and codes. We will promptly work to address any needed or applicable City of Mesa standards.

### **Council Use Permit:**

In addition to the criteria of a Social service Facility noted above, the proposed use meets the review criteria of a Council Use Permit as follows (as noted in Section 11-70-6.D of the City of Mesa Zoning Ordinance), which states the following (language from Zoning Ordinance is in *italics*, with the responses immediately following):

- D. Review Criteria.** *A CUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to meet all of the review criteria, the application shall be denied. The specific basis for denial shall be established in the record.*

1. *Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies.*

As noted previously, the proposed use is consistent with the land use designation (employment) of the General Plan. In addition, the proposed use furthers the goals and objectives of the General Plan by providing a needed use for the



community (substance abuse detoxification and treatment), providing for an adaptive reuse of an existing vacant building, and providing for buffers and accommodations to existing residents in the area.

2. *The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;*

The Plan of Operation noted above, and adherence to the Good Neighbor Policy and Social Service Facilities as noted in the Project Narrative demonstrate that the proposed use complies with the purpose of the NC zoning district and other applicable City of Mesa plans and policies.

3. *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and*

As noted previously, all activities are to occur within the existing building, and more-than-adequate operational procedures will be in place to ensure that the use remains compatible with the area, and especially to existing residential uses. In addition, there are significant buffers already in place to ensure that the proposed use is not injurious nor detrimental to the area.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

The site was developed as part of the Greenfield Office Court Business Park (platted and developed in 2003), and the building constructed approximately 11 years ago. At that time, on and offsite improvements and extensions of infrastructure were provided in accordance with City of Mesa requirements. The proposed use provides no additional impact on these facilities.

#### Addiction:

A few comments on addiction in general, and why this facility will be an asset to the neighborhood and the City of Mesa:

- Addiction is in every neighborhood: Statistically, an estimated 30% of Arizona households have some sort of drug/alcohol abuse problem: this building will have no such activity. It will be a place where the disease of addiction is treated, not enabled.
- This will be the one location where all can be assured that no alcohol or drug use will be tolerated.

- Immediate expulsion if use occurs
- If expelled, must be either picked up, or driven from the area (Uber, taxi) or followed out of the area

**Site & Building Information:**

APN: 140-48-118A  
Site Size: 1.13 acres / 49,411 sq. ft.  
Address: 1132 South Oakland, Mesa  
Location: West and north of the northwest corner of Southern Avenue and Greenfield Road  
Existing Zoning: OC (Office Commercial)  
Requested Zoning: NC / CUP (Neighborhood Commercial, with a Council Use Permit)  
Building Area: 12,064 square feet  
Lot Coverage: 24.4%  
Building Height: 1-story  
Legal Description: Lots 3 & 4 (now Lot 3A) of Greenfield Court, MCR Book 643, Page 2

**Applicant:**

Earl, Curley & Lagarde  
ATTN: Rod Jarvis / Greg Loper  
3101 North Central Avenue  
Suite 1000  
Phoenix, AZ 85012

Phone: 602-265-0094  
Fax: 602-265-2195  
Email: [rjarvis@ecclaw.com](mailto:rjarvis@ecclaw.com) or [gloper@ecclaw.com](mailto:gloper@ecclaw.com)

**Property Owner:**

Ben Fatto LP / Mt. Olympus Investments, LLC  
Attention: Craig D. Cardon / Cameron MacDonald  
1223 S. Clearview Avenue  
Suite 103  
Mesa, AZ 85209  
Phone: 480-222-5800

# Citizen Participation Plan

related to

To allow for an In-patient Detoxification and Substance Abuse Treatment Facility within an existing medical office building Hospital facility located at  
1132 South Oakland in Mesa  
(west & north of Southern Avenue & Greenfield Road)

## VICINITY MAP



Application #:  
**PLN2017-00196**

Submittal date:  
**May 17, 2017**

## **Introduction & Purpose:**

This Citizen Participation Plan is part of the submittal package for a rezoning (from OC (Office Commercial) to NC (Neighborhood Commercial)), along with a Council Use Permit ("CUP"), to allow an In-Patient Detoxification and Substance Abuse Treatment Facility to occur within the existing medical office building (formerly Hospice of Arizona) located at 1132 South Oakland (west and north of Southern Avenue and Greenfield Road). The site area is approximately 1.13 acres in size. The APN is 140-48-118A.

The purpose of the Citizen Participation Plan is to provide City of Mesa staff with updated information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the above-referenced zone change and Council Use Permit.

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

## **Outreach Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners:

1. An advanced letter was sent to all property owners within the Greenfield Court business park development (20 properties). A copy of the letter and mailing list is included as Exhibit A.
2. Personal, door-to-door contact was attempted for each residential property owner to the west and north. This contact was primarily done by our consultant, Chad Willems with the Summit Group. A spreadsheet indicating the results of that contact is attached as Exhibit B.
3. A neighborhood meeting occurred on Wednesday, May 10<sup>th</sup>, beginning at 6:00 p.m. at the subject site. Notice of the meeting was sent to:
  - A. All property owners within 500' of the subject property (51 properties)
  - B. Registered neighborhood contacts and HOA's within 1-mile of the subject property (43 total, as provided by the City of Mesa Neighborhood Outreach Division)

A copy of the letter sent, as well as the mailing lists for those noted above, is also included as Exhibit A.

## **Results of Outreach (to-date):**

### **Advanced Letter to Greenfield Court property owners:**

As noted previously, an advance letter was sent to each property owner within Greenfield Court, the business park which includes the subject site.

From this initial contact, no one responded.

### **Door-to-Door Outreach:**

As noted in the spreadsheet included in Exhibit B, attempts were made to contact 39 people, representing 46 properties located in the residential areas to the west and north of the subject site.

These efforts were made on behalf of us by Chad Willems with The Summit Group. Chad went door-to-door to each of the residences noted, over a period of several days. If no one answered the door, Chad went back each night in an attempt to reach someone.

Of those that direct contact was made (32 people), their respective opinions of the proposed use (and the related entitlement processes) were as follows:

Support: 8  
Opposed: 1  
Neutral: 3  
Undecided: 9

The remaining people had no opinion.

Note that 7 of the 8 in support of the request signed letters indicating their support. A copy of the signed letters of support is included as Exhibit C.

The lone person that has stated their opposition to our request has a concern over property values if this project is approved.

We will continue to reach-out to these and others regarding our proposal.

### **Mailing:**

Finally and as noted above, a letter was sent to each property owner within 500-feet of the subject site (51 properties), and also to each HOA and registered neighborhood organization within one-mile of the subject site (43, for a total of 94 mailings). This letter

gave notice of the proposed project and also invited each person/owner to attend the neighborhood meeting.

From this mailing, only one person responded (via email).

That person is Scott Grainger, address of 4135 East Fairview in Mesa (to the northwest of the subject site), who asked questions regarding the existing and proposed zoning, as well as how the proposed zoning applies to future tenants.

A copy of the email from Mr. Grainger, as well as the response, is included as Exhibit D.

### **Neighborhood Meeting:**

As noted previously, a neighborhood meeting was held at the site on May 10<sup>th</sup>.

Of those invited, 6 people attended the meeting, representing 3 households/addresses.

Also in attendance were Rod Jarvis and Greg Loper of Earl, Curley & Lagarde, and representatives of the building owner and the actual operator of the proposed facility.

The following questions were asked (questions are in *italics*, with the response immediately following each question):

- *How will the patients be kept from roaming outside?*

All activities are to occur indoors (other than a small, secure smoking area located on the west side of the building). Exterior doors are to be secured and monitored by staff.

- *How does this impact any schools in the area?*

The proposed facility will have no impact on schools, as the nearest school is Johnson Elementary School, located approximately ½-mile to the northwest of the subject site.

- *Where do patients go if expelled from the facility?*

This will require the person to be picked up by a friend or family member, or utilize a taxi or ride-sharing service to leave the neighborhood entirely. Anyone refusing such transportation will be followed until he/she exits the neighborhood.

- *Why is there drug testing if the facility is secure?*

To ensure that no drugs were brought in by any visitors or other persons.

- *What are the age limits of the patients?*

No minors will be permitted; there is otherwise no age limit.

- *How many staff will there be?*

There will be a total of 10-12 staff, including medical, counseling, administrative and other staff.

After the question and answer session, the residents were taken on a tour of the complete facility.

The meeting ended at approximately 7:15 p.m.

A copy of the sign-in sheet for the Neighborhood Meeting is included as Exhibit E.

### **Additional Outreach:**

As required by the City of Mesa, once we have received our projected hearing schedule from Staff, we will send a second letter to the same mailing and contact list as before (all property owners within 500', and all registered neighborhood associations and HOA's within one-mile).

The letter will follow the template as required by the City of Mesa.

The letter will also include notice of a second neighborhood meeting, and the projected public hearing schedule before the Planning and Zoning Board and the Mesa City Council.

We will continue to gather questions and/or comments – in favor or opposed – to our request and attempt to address any valid concerns. To the extent feasible, we will modify our request and/or proposed operation to address any concerns.

A final Citizen Participation Plan will be prepared and submitted to City of Mesa staff that notes the efforts and results of this additional outreach, as well as the results of the second neighborhood meeting (to-be-scheduled).

All materials such as mailing lists, contact letters, sign-in lists, comments, and petitions received will be copied to the City of Mesa



### **Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

#### **Applicant:**

Rod Jarvis / Greg Loper  
Earl, Curley & Lagarde  
3101 North Central Avenue  
Suite 1000  
Phoenix, AZ 85012

Phone: 602-265-0094

Fax: 602-265-2195

Email: [rjarvis@ecclaw.com](mailto:rjarvis@ecclaw.com), or [gloper@ecclaw.com](mailto:gloper@ecclaw.com)

### **Pre-application Meeting:**

A pre-application meeting with City of Mesa planning staff was held, with the latest held on November 28, 2016, under application #PS16-098 (PLN2016-00840). No specific additional outreach, above the required notification requirements, was noted by staff.

### **Schedule (current place in schedule is in **bold**):**

- Pre-Application Submittal – No
- Pre-Submittal Conference – November 28, 2016
- Submittal – March 27, 2017
- Neighborhood Meeting – May 10, 2017
- **Submittal of Additional Materials – May 17, 2017**
- Planning and Zoning Board Hearing – June 21<sup>st</sup>
- City Council Introduction – July 5<sup>th</sup>
- City Council Final Action – July 12<sup>th</sup>

## Exhibit A

Letter sent to all Property Owners within the Greenfield Court business park, as well as all Property Owner's within 500-feet, and all registered Neighborhood Organizations and Homeowners Association within one-mile (includes mailing list)

# **MT. OLYMPUS INVESTMENTS, L.L.C.**

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April 28, 2017

**RE: Proposed Rezoning and Council Use Permit at 1132 South Oakland in Mesa**

Dear Neighbor:

We are the owners of the building at 1132 South Oakland, in the Greenfield Court Business Park. For five years, our building was used for hospice care. That previous use was conducted by a prior tenant, and is now defunct. We now have another tenant who proposes to provide in-patient care for individuals who are seeking recovery from substance abuse. To that end, we have filed for rezoning and a Council Use Permit ("CUP").

Like the hospice, the proposed facility will have approximately 26 – 30 beds. Patients will reside at the facility for the duration of their care and treatment, which is typically 30 days or less. During their stay, patients will receive group and individual therapy that includes counseling, group sessions, therapeutic writing, and various other positive activities. Onsite personnel will be available 24-hours, 7-days-a-week. Stabilization services will also be provided onsite so that a patient is prepared for a healthy return to his/her family and community.

Additionally, the onsite personnel will address any resident issues. Should a resident wish to leave at any time, or be asked to leave, he/she will not be allowed to leave the facility unless picked up by someone or one of our tenant's staff will take him/her to his/her destination.

This site is extremely well-suited for the proposed development in that it is located in an office development with compatible uses located to the north. To the west is the Eastern Canal, which separates the office complex from residential uses further to the west by a minimum distance of 180-feet.

In the near future, we will be sending out a second letter informing you of the scheduled hearing dates once they are established. In the meantime, we would like to give you an opportunity to hear more specific details about this request. We will be holding an open house for the surrounding property owners and registered associations in the area as follows:

Date and Time: Wednesday, May 10th, from 6:00 p.m. to 7:00 p.m.

Location: 1132 South Oakland (site of the request), Mesa, AZ 85206

Again, meetings and hearings before the City of Mesa Planning and Zoning Board and Mesa City Council have not yet been scheduled. You should receive our second letter in approximately 3-4 weeks identifying the date and location of the future meetings/hearings.

We would be happy to answer any questions or hear any concerns that you may have regarding this proposal. Please call Rod Jarvis or Greg Loper at 602-265-0094, via email at [rjarvis@ecllaw.com](mailto:rjarvis@ecllaw.com) or [gloper@ecllaw.com](mailto:gloper@ecllaw.com), or via fax at 602-265-2195.

Sincerely,

Craig D. Cardon, Manager

**Property Owners within Greenfield Court**

Parcel Number	Owner Name	Property Address		Mailing Address	City	State	Zip Code
140-48-116	ORC LLC	1145 S OAKLAND	MESA 85206	2812 N NORWALK SUITE 105	MESA	AZ	85215
140-48-117	GREENFIELD COURT INVESTMENT LLC	1150 S OAKLAND	MESA 85206	2906 E HALE ST	MESA	AZ	85213
140-48-118A	BEN FATTO LP/MT OLYMPUS INV LLC	1132 S OAKLAND	MESA 85206	1223 S CLEARVIEW AVE STE 103	MESA	AZ	85209
140-48-120A	MARC COMMUNITY RESOURCES INC	4250 E FLORIAN AVE	MESA 85206	924 N COUNTRY CLUB DR	MESA	AZ	85201
140-48-120B	MARC COMMUNITY RESOURCES INC	4250 E FLORIAN AVE	101 MESA 85206	924 N COUNTRY CLUB DR	MESA	AZ	85201
140-48-121A	CLFM INVESTMENTS LLC	4262 E FLORIAN AVE	MESA 85206	4262 E FLORIAN AVE	MESA	AZ	85206
140-48-123	ALL ABOUT SPEECH LLC	4309 E FLORIAN AVE	MESA 85206	4309 E FLORIAN AVE	MESA	AZ	85206
140-48-125	CLFM INVESTMENTS LLC	4320 E FLORIAN AVE	MESA 85206	4262 E FLORIAN AVE	MESA	AZ	85206
140-48-126	RED MOUNTAIN GAMING LLC	4332 E FLORIAN AVE	MESA 85206	1056 S VAL VISTA DR 3	MESA	AZ	85204
140-48-127	RED MOUNTAIN GAMING LLC	4344 E FLORIAN AVE	MESA 85206	1056 S VAL VISTA DR 3	MESA	AZ	85204
140-48-128	DRIGGS AND TURLEY HOLDINGS LLC	1102 S GREENFIELD RD	MESA 85206	67 S STAPLEY DR	MESA	AZ	85204
140-48-129	AQUA-TOTS SWIM SCHOOL HOLDING LLC	1110 S GREENFIELD RD	MESA 85206	1122 S GREENFIELD RD	MESA	AZ	85206
140-48-130	AQUA-TOTS SWIM SCHOOL HOLDING LLC	1122 S GREENFIELD RD	MESA 85206	1122 S GREENFIELD RD	MESA	AZ	85206
140-48-131	AQUA-TOTS SWIM SCHOOL HOLDING LLC	1136 S GREENFIELD RD	MESA 85206	1122 S GREENFIELD RD	MESA	AZ	85206
140-48-132	DESERT SCHOOLS FEDERAL CREDIT UNION	4330 E SOUTHERN AVE	MESA 85206	PO BOX 2945	PHOENIX	AZ	85062
140-48-133	CLASSEN ASSET MANAGEMENT LLC	1158 S GREENFIELD RD	MESA 85206	5100 N CLASSEN STE 500	OKLAHOMA CITY	OK	73118
140-48-134	GREENFIELD OFFICE COURT PROPERTY OWNERS ASSOC			2812 N NORWALK NU 105	MESA	AZ	85215
140-48-135	GREENFIELD OFFICE COURT PROPERTY OWNERS ASSOC			2812 N NORWALK NU 105	MESA	AZ	85215
140-48-137	CLASSEN ASSET MANAGEMENT LLC			5100 N CLASSEN STE 500	OKLAHOMA CITY	OK	73118
140-48-140	AZG HOMEFIELD LLC	1129 S OAKLAND	101 MESA 85206	1129 S OAKLAND STE 101	MESA	AZ	85206

**Properties witin 500-feet of the Subject Site**

<b>Parcel Number</b>	<b>Owner Name</b>	<b>Mailing Address</b>	<b>Property Address</b>
140-48-001G	SALT RIVER PROJECT AG IMP & POWER DIST	PO BOX 52025 PHOENIX AZ 85072	4240 E SOUTHERN AVE MESA 85206
140-48-001P	SALT RIVER PROJECT AG IMP & POWER DIST	PO BOX 52025 PHOENIX AZ 85072	
140-48-034	BARTON BATTISTI TRUST	4221 E EMELITA AVE MESA AZ 85206	4221 E EMELITA AVE MESA 85206
140-48-035	ZIMMER WILLIAM A/LINDA W	4239 E EMELITA AVE MESA AZ 85206	4239 E EMELITA AVE MESA 85206
140-48-036	GETTLER STEVEN L/NANCY J	4251 E EMILITA AVE MESA AZ 85206	4251 E EMELITA AVE MESA 85206
140-48-037	DE LA RIVA ENRIQUE/MARIA S	4265 E EMELITA AVE MESA AZ 85204	4265 E EMELITA AVE MESA 85206
140-48-048	STAFFORD DAVID E/KATHLEEN M	4145 E FLOWER CIRCLE MESA AZ 85206	4145 E FLOWER CIR MESA 85206
140-48-049	MACNEILLE CLARENCE T/LISA M	4159 E FLOWER CIR MESA AZ 85206	4159 E FLOWER CIR MESA 85206
140-48-050	COOPER FRANK L/WINNIE LOUISE	4158 E FLOWER CIR MESA AZ 85206	4158 E FLOWER CIR MESA 85206
140-48-051	THORNHILL GYLE G/DEBRA K	4144 E FLOWER CIR MESA AZ 85206	4144 E FLOWER CIR MESA 85206
140-48-064	GRAINGER FAMILY TRUST	4135 E FAIRVIEW CIR MESA AZ 85206	4135 E FAIRVIEW CIR MESA 85206
140-48-065	REICHMAN GERALD A & SHARON A	4147 E FAIRVIEW CIR MESA AZ 85206	4147 E FAIRVIEW CIR MESA 85206
140-48-066	PETERSEN GARY L/KATHY A TRUSTEES	4146 E FAIRVIEW CR MESA AZ 852060000	4146 E FAIRVIEW CIR MESA 85206
140-48-116	ORC LLC	2812 N NORWALK SUITE 105 MESA AZ 85215	1145 S OAKLAND MESA 85206
140-48-117	GREENFIELD COURT INVESTMENT LLC	2906 E HALE ST MESA AZ 85213	1150 S OAKLAND MESA 85206
140-48-118A	BEN FATTO LP/MT OLYMPUS INV LLC	1223 S CLEARVIEW AVE STE 103 MESA AZ 85209	1132 S OAKLAND MESA 85206
140-48-120A	MARC COMMUNITY RESOURCES INC	924 N COUNTRY CLUB DR MESA AZ 85201	4250 E FLORIAN AVE MESA 85206
140-48-120B	MARC COMMUNITY RESOURCES INC	924 N COUNTRY CLUB DR MESA AZ 85201	4250 E FLORIAN AVE 101 MESA 85206
140-48-121A	CLFM INVESTMENTS LLC	4262 E FLORIAN AVE MESA AZ 85206	4262 E FLORIAN AVE MESA 85206
140-48-123	ALL ABOUT SPEECH LLC	4309 E FLORIAN AVE MESA AZ 85206	4309 E FLORIAN AVE MESA 85206
140-48-125	CLFM INVESTMENTS LLC	4262 E FLORIAN AVE MESA AZ 85206	4320 E FLORIAN AVE MESA 85206
140-48-126	RED MOUNTAIN GAMING LLC	1056 S VAL VISTA DR 3 MESA AZ 85204	4332 E FLORIAN AVE MESA 85206
140-48-129	AQUA-TOTS SWIM SCHOOL HOLDING LLC	1122 S GREENFIELD RD MESA AZ 85206	1110 S GREENFIELD RD MESA 85206
140-48-130	AQUA-TOTS SWIM SCHOOL HOLDING LLC	1122 S GREENFIELD RD MESA AZ 85206	1122 S GREENFIELD RD MESA 85206
140-48-131	AQUA-TOTS SWIM SCHOOL HOLDING LLC	1122 S GREENFIELD RD MESA AZ 85206	1136 S GREENFIELD RD MESA 85206
140-48-132	DESERT SCHOOLS FEDERAL CREDIT UNION	PO BOX 2945 PHOENIX AZ 85062	4330 E SOUTHERN AVE MESA 85206
140-48-133	CLASSEN ASSET MANAGEMENT LLC	5100 N CLASSEN STE 500 OKLAHOMA CITY OK 73118	1158 S GREENFIELD RD MESA 85206
140-48-134	GREENFIELD OFFICE COURT PROPERTY OWNERS ASSOC	2812 N NORWALK NU 105 MESA AZ 85215	
140-48-135	GREENFIELD OFFICE COURT PROPERTY OWNERS ASSOC	2812 N NORWALK NU 105 MESA AZ 85215	
140-48-136	GREENFIELD OFFICE COURT PROPERTY OWNERS ASSOC	2812 N NORWALK NU 105 MESA AZ 85215	
140-48-137	CLASSEN ASSET MANAGEMENT LLC	5100 N CLASSEN STE 500 OKLAHOMA CITY OK 73118	
140-48-138	AQUA-TOTS SWIM SCHOOL HOLDING LLC	1122 S GREENFIELD RD MESA AZ 85206	
140-48-139	MHK PROPERTIES LLC	3300 N CENTRAL AVE STE 900 PHOENIX AZ 85012	1129 S OAKLAND 102 MESA 85206
140-48-140	AZG HOMEFIELD LLC	1129 S OAKLAND STE 101 MESA AZ 85206	1129 S OAKLAND 101 MESA 85206
140-48-141	AZG HOMEFIELD LLC	1129 S OAKLAND STE 101 MESA AZ 85206	1129 S OAKLAND MESA 85206
140-56-004S	ELLSWORTH L REED/ALICE JO C	1255 S NORFOLK MESA AZ 85206	1225 S NORFOLK MESA 85206
140-56-189	MOUNTAIN AMERICA FEDERAL CREDIT UNION INC	7181 S CAMPUS VIEW DR WEST JORDAN UT 84084	4325 E SOUTHERN AVE MESA 85206
140-56-485	BANGERTER JERRY LYNN/EILEEN	1866 E STEPHENS DR TEMPE AZ 85283	1350 S GREENFIELD RD 1079 MESA 85206
140-56-486	TO ANH KHANH	1350 S GREENFIELD RD 1080 MESA AZ 85206	1350 S GREENFIELD RD 1080 MESA 85206
140-56-487	WENZEL VICTORIA	1350 S GREENFIELD RD NO 2079 MESA AZ 85206	1350 S GREENFIELD RD 2079 MESA 85206

140-56-488	CAMPILLO ANA	1350 S GREENFIELD RD UNIT 1081 MESA AZ 85206	1350 S GREENFIELD RD 1081 MESA 85206
140-56-489	ANDERSON GAYLE L/JACQUELINE A	1350 S GREENFIELD RD UNIT 1082 MESA AZ 85206	1350 S GREENFIELD RD 1082 MESA 85206
140-56-490	TRULSON CURTIS/LESLEY	PO BOX 116 ROSS ND 58776	1350 S GREENFIELD RD 2081 MESA 85206
140-56-491	FALK JAN PETER MORGAN/RODRICKS LIANNE ESTHER	1350 S GREENFIELD RD NO 1083 MESA AZ 85206	1350 S GREENFIELD RD 1083 MESA 85206
140-56-492	DENNIS DORCAS T/PEOPLES RAYMOND C JR	1350 S GREENFIELD RD UNIT 1084 MESA AZ 85206	1350 S GREENFIELD RD 1084 MESA 85206
140-56-493	NELSON RANDY/MARY	736 34TH AVE W W FARGO ND 58078	1350 S GREENFIELD RD 2083 MESA 85206
140-56-494	PHILLIPS MICHELLE K	1350 S GREENFIELD RD 1085 MESA AZ 85206	1350 S GREENFIELD RD 1085 MESA 85206
140-56-495	PURCELL SCOTT/KATHLEEN	1350 S GREENFIELD RD NO 1086 MESA AZ 85206	1350 S GREENFIELD RD 1086 MESA 85206
140-56-496	BROWN AMBER	1350 S GREENFIELD RD UNIT 1087 MESA AZ 85206	1350 S GREENFIELD RD 1087 MESA 85206
140-56-497	BOYCE ALICIA	1350 S GREENFIELD RD UNIT 1088 MESA AZ 85206	1350 S GREENFIELD RD 1088 MESA 85206
140-56-528	D R HORTON INC	7255 E HAMPTON AVE 101 MESA AZ 85209	1350 S GREENFIELD RD MESA 85206

## Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
Summer Mesa	Dan	Maley	4021	E	Edgewood Ave			Mesa	AZ	85206
Summer Mesa	Kathy	Petersen	4146	E	Fairview Cir			Mesa	AZ	85206
Summer Mesa	Keefe	Brooks	4009	E	Flower Ave			Mesa	AZ	85206
Summer Mesa	Peter	Cross	4046	E	Emelita			Mesa	AZ	85206
Hunters Glen	Dustin	Snow	4135	S	Power Rd		122	Mesa	AZ	85212
Stonebridge Gardens HOA	Loren	Murphy	921	S	Val Vista		3	Mesa	AZ	85204
Stonebridge Gardens HOA	Sheri	Dunn	3941	E	Chandler Blvd			PHX	AZ	85048
Windsor Shadows	Mary	Hawkins	441	S	Maple		13	Mesa	AZ	85206
Windsor Shadows	Rick	McDaniel	441	S	Maple		6	Mesa	AZ	85206
Windsor Shadows	Lisa	Valente	441	S	Maple		85	Mesa	AZ	85206
Vista Villages II HOA	Michael	Ward	1811	S	39th St		10	Mesa	AZ	85206
Sunland Village	Marla	Burns	525	S	Nassau			Mesa	AZ	85206
Sunland Village	Freda	Morescki	4029	E	Carmel Cir			Mesa	AZ	85206
Sunland Village	Loretta	Knudsvig	5063	E	Escondido			Mesa	AZ	85206
Dana Ranch Villas Owners Association	Mary	Andrews	3510	E	Hampton		85	Mesa	AZ	85204
Dana Ranch Villas Owners Association	Tom	Cassidy	3510	E	Hampton Ave		81	Mesa	AZ	85204
Dana Ranch Villas Owners Association	William	Still	3510	E	Hampton St		62	Mesa	AZ	85204
Dana Ranch Villas Owners Association	Susan	Blair	3510	E	Hampton Ave			Mesa	AZ	85204
Dana Ranch Villas Owners Association	Claire	Daily	3510	E	Hampton Ave		84	Mesa	AZ	85204
Concord Village	Shane	Daniel	1822	S	39th St		122	Mesa	AZ	85206
Hacienda de Valencia	Kim	Sheley	201	S	Greenfield Rd			Mesa	AZ	85206
Hacienda de Valencia	Andy	Dobler	201	S	Greenfield Rd		124	Mesa	AZ	85206
Greenfield Glen HOA	Barbara	Parker	1021	S	Greenfield Rd		1158	Mesa	AZ	85206
Countryside Estates	Jane	Koepsel	3307	E	Florian Ave			Mesa	AZ	85204
Countryside Estates	Savanna	Rucker	3361	E	Farmdale Ave			Mesa	AZ	85204
Countryside Estates	Bretina	Perkins	1022	S	33rd Pl			Mesa	AZ	85204
Sky Ranch	Traci	Beagley	4241	E	Edgewood Ave			Mesa	AZ	85206
Taylor Park	Dave	Dunn	632	S	34th St			Mesa	AZ	85204
Taylor Park	Gloria	Ottens	3332	E	Carmel Ave			Mesa	AZ	85204
Taylor Park	Patti	Pelle	3333	E	Carmel Ave			Mesa	AZ	85204
Taylor Park	Sara	Arnett	3358	E	Coralbell Ave			Mesa	AZ	85204
City of Mesa	Andrea	Alicoate	PO	Box	1466		250	Mesa	AZ	85211-1466

HOA Name	Corp Comm Link
Brigata	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 07073501">http://ecorp.azcc.gov/Details/Corp?corpId= 07073501</a>
Camino Del Rey	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 01637863">http://ecorp.azcc.gov/Details/Corp?corpId= 01637863</a>
Fulton Park Homeowners Association	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 07518051">http://ecorp.azcc.gov/Details/Corp?corpId= 07518051</a>
Greenfield Glen Condominiums	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 02036100">http://ecorp.azcc.gov/Details/Corp?corpId= 02036100</a>
Hampton Place Homeowners' Association	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 07669498">http://ecorp.azcc.gov/Details/Corp?corpId= 07669498</a>
Quail Vista Village	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 01991352">http://ecorp.azcc.gov/Details/Corp?corpId= 01991352</a>
Somner Place Unit 1 Homeowners Association	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 07149261">http://ecorp.azcc.gov/Details/Corp?corpId= 07149261</a>
Sunland Villas Association	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 01446050">http://ecorp.azcc.gov/Details/Corp?corpId= 01446050</a>
Sunland Towers Association	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 01176910">http://ecorp.azcc.gov/Details/Corp?corpId= 01176910</a>
Sunland Villas Three Association	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 01604944">http://ecorp.azcc.gov/Details/Corp?corpId= 01604944</a>
Sunny Mesa I Homeowner's Association, Inc.	<a href="http://ecorp.azcc.gov/Details/Corp?corpId= 01891416">http://ecorp.azcc.gov/Details/Corp?corpId= 01891416</a>



## Exhibit B

Results of Neighborhood, Door-to-Door Contact

<b>HOMES - NORTH OF PROJECT SITE</b>				
<u>FIRST</u>	<u>LAST</u>	<u>ADDRESS</u>		<u>PHONE</u>
Barton & Trea	Battisti	4221 E EMELITA AVE MESA 85206		813-758-0351
William & Linda	Zimmer	4239 E EMELITA AVE MESA 85206		
Steven & Nancy	Gettler	4251 E EMELITA AVE MESA 85206		
Enrique & Maria	De La Riva	4265 E EMELITA AVE MESA 85206		
<b>HOMES - WEST OF PROJECT SITE (ACROSS CANAL)</b>				
Gary & Kathy	Petersen	4146 E FAIRVIEW CIR MESA 85206		602-826-9396
Scott & Bonnie	Grainger	4135 E FAIRVIEW CIR MESA 85206		
Gerald & Sharon	Reichman	4147 E FAIRVIEW CIR MESA 85206		
Gyle & Debra	Thornhill	4144 E FLOWER CIR MESA 85206		
Frank & Winnie	Cooper	4158 E FLOWER CIR MESA 85206		
David & Kathleen	Stafford	4145 E FLOWER CIR MESA 85206		
Clarence & Lisa	MacNeille	4159 E FLOWER CIR MESA 85206		480-834-4409
Reed & Alice	Ellsworth	1225 S NORFOLK MESA 85206		480-832-6463
<b>SWC Southern Ave and Canal</b>				
<b>CONDOS - SOUTH OF PROJECT SITE (ACROSS SOUTHERN AVE)</b>				
Jerry & Eileen	Bangerter	1350 S GREENFIELD RD MESA 85206	Unit 1079	
To	Anh Khanh	1350 S GREENFIELD RD MESA 85206	Unit 1080	
<b>Ana</b>	<b>Campillo</b>	<b>1350 S GREENFIELD RD MESA 85206</b>	<b>Unit 1081</b>	
Gayle & Jacqueline	Anderson	1350 S GREENFIELD RD MESA 85206	Unit 1082	
<b>Jan Peter Morgan</b>	<b>Falk</b>	<b>1350 S GREENFIELD RD MESA 85206</b>	<b>Unit 1083</b>	
<b>Lianne</b>	<b>Rodricks</b>	<b>1350 S GREENFIELD RD MESA 85206</b>	<b>Unit 1083</b>	
Dennis	Dorcas	1350 S GREENFIELD RD MESA 85206	Unit 1084	
Raymond	Peoples Jr	1350 S GREENFIELD RD MESA 85206	Unit 1084	973-280-8923
Michelle	Phillips	1350 S GREENFIELD RD 1085	Unit 1085	
Scott & Kathleen	Purcell	1350 S GREENFIELD RD NO 1086	Unit 1086	
Amber	Brown	1350 S GREENFIELD RD UNIT 1087	Unit 1087	

Alicia	Boyce	1350 S GREENFIELD RD UNIT 1088	Unit 1088	
Victoria	Wenzel	1350 S GREENFIELD RD MESA 85206	Unit 2079	
Curtis & Lesley	Trulson	1350 S GREENFIELD RD MESA 85206	Unit 2081	
Randy & Mary	Nelson	1350 S GREENFIELD RD MESA 85206	Unit 2083	
<b>BUSINESSES - ask for OWNER</b>				
RED MOUNTAIN GAMING LLC	1056 S VAL VISTA DR 3	MESA	85204	
RED MOUNTAIN GAMING LLC	1056 S VAL VISTA DR 3	MESA	85204	
AQUA-TOTS SWIM SCHOOL HOLDING LLC	1122 S GREENFIELD RD	MESA	85206	
AQUA-TOTS SWIM SCHOOL HOLDING LLC	1122 S GREENFIELD RD	MESA	85206	
AQUA-TOTS SWIM SCHOOL HOLDING LLC	1122 S GREENFIELD RD	MESA	85206	
AZG HOMEFIELD LLC	1129 S OAKLAND STE 101	MESA	85206	
BEN FATTO LP/MT OLYMPUS INV LLC	1223 S CLEARVIEW AVE STE 103	MESA	85209	
GREENFIELD OFFICE COURT PROPERTY OWNERS ASSOC	2812 N NORWALK NU 105	MESA	85215	
GREENFIELD OFFICE COURT PROPERTY OWNERS ASSOC	2812 N NORWALK NU 105	MESA	85215	
ORC LLC	2812 N NORWALK SUITE 105	MESA	85215	
GREENFIELD COURT INVESTMENT LLC	2906 E HALE ST	MESA	85213	
CLFM INVESTMENTS LLC	4262 E FLORIAN AVE	MESA	85206	
CLFM INVESTMENTS LLC	4262 E FLORIAN AVE	MESA	85206	
ALL ABOUT SPEECH LLC	4309 E FLORIAN AVE	MESA	85206	
MOUNTAIN AMERICA FEDERAL CREDIT UNION INC	4325 E SOUTHERN AVE	MESA	85206	
DRIGGS AND TURLEY HOLDINGS LLC	67 S STAPLEY DR	MESA	85204	
MARC COMMUNITY RESOURCES INC	924 N COUNTRY CLUB DR	MESA	85201	
MARC COMMUNITY RESOURCES INC	924 N COUNTRY CLUB DR	MESA	85201	
D R HORTON INC	7255 E HAMPTON AVE 101	MESA	85209	

EMAIL	DISPOSITION
<a href="mailto:trea.battisti@yahoo.com">trea.battisti@yahoo.com</a>	SIGNED STATEMENT
	UNDECIDED; has property value concerns
	SUPPORT - DIDN'T SIGN
	UNDECIDED; wants more time to consider it
<a href="mailto:kathypetersen1@cox.net">kathypetersen1@cox.net</a>	SIGNED STATEMENT
<a href="mailto:scott@graingerconsulting.com">scott@graingerconsulting.com</a>	Bonnie Supports; Scott wants copy of letter emailed to him.
	UNDECIDED; Wants more info on other rehab centers in the area
	UNDECIDED; "halfway house in neighborhood; have had problems"
	NEUTRAL; curious about future change in use
	UNDECIDED
<a href="mailto:aslaz@hotmail.com">aslaz@hotmail.com</a>	SIGNED STATEMENT
<a href="mailto:ajletters@cox.net">ajletters@cox.net</a>	SIGNED STATEMENT
	UNDECIDED
	OPPOSED
	NEUTRAL
	UNDECIDED; renters
	UNDECIDED; renters
<a href="mailto:rpeoples2324@gmail.com">rpeoples2324@gmail.com</a>	SIGNED STATEMENT
	SIGNED STATEMENT
	RENTER-SIGNED STATEMENT (Jennie Parry)

	VACANT
	UNDECIDED; wants more info
	NEUTRAL; renter
	<u>OWNER</u>
	James D Hamberlin DDS
	Franchise - Tracy L is Executive Director, tracyl@aqua-tots.com
	Dan Shreeve, Manager of LLC
	Cardon Hiatt Properties
	Les Larson Associates
	Leslie Mortensen - "99% retired"
	Shannon Farrell - not available
	New Owners - dentists
	John Moore - Pres/CEO
	Bob Brown - rarely there

Mesa Recovery Center  
Canvassing Log

<b>TOTALS</b>	<b>8</b>	<b>7</b>	<b>1</b>	<b>3</b>	<b>9</b>
DATE	SUPPORT	SIGNATURES	OPPOSE	NEUTRAL	UNDECIDED
4/25/2017	5	4	1	0	3
4/26/2017	2	2	0	3	3
4/27/2017	1	1	0	0	3

## Exhibit C

Letters of Support from Residents within one-mile

Mesa Recovery Center  
1132 South Oakland  
Mesa, AZ 85206

Yes, I support the application for rezoning and a council use permit for the property located at 1132 S. Oakland in Mesa, AZ 85206 (PLN2017-00196). The plans call for a small caregiver facility for substance abuse patients.

- ❖ Patients at the caregiver facility are there on a voluntary basis
- ❖ Patients are monitored 24/7 by professional staff and counselors
- ❖ This is a drug-free facility and patients are constantly tested for substance use
- ❖ Patients will typically stay for 30 days
- ❖ Patients are not allowed to leave the facility unless transportation is provided
- ❖ This will be a safe, quiet and low impact use of the property – traffic to and from the facility will largely be restricted to staff and counselors.

DATE:

04/25/17

SIGNATURE:

*Kathy Petersen*

NAME:

KATHY PETERSEN

ADDRESS:

4146 E. Fairview Cir

CITY/STATE/ZIP:

MESA, AZ 85206

PHONE NUMBER:

602-826-9396

EMAIL ADDRESS:

Kathy.Petersen7@cox.net  
(no cap)



Mesa Recovery Center  
1132 South Oakland  
Mesa, AZ 85206

Yes, I support the application for rezoning and a council use permit for the property located at 1132 S. Oakland in Mesa, AZ 85206 (PLN2017-00196). The plans call for a small caregiver facility for substance abuse patients.

- ❖ Patients at the caregiver facility are there on a voluntary basis
- ❖ Patients are monitored 24/7 by professional staff and counselors
- ❖ This is a drug-free facility and patients are constantly tested for substance use
- ❖ Patients will typically stay for 30 days
- ❖ Patients are not allowed to leave the facility unless transportation is provided
- ❖ This will be a safe, quiet and low impact use of the property – traffic to and from the facility will largely be restricted to staff and counselors.

DATE: 4/25/17

SIGNATURE: TREA BATTISTI

NAME: TREA BATTISTI

ADDRESS: 4221 E. EMELITA AVE.

CITY/STATE/ZIP: MESE, AZ 85206

PHONE NUMBER: (813) 758-0351

EMAIL ADDRESS: TREA.BATTISTI@YAHOO.COM

Mesa Recovery Center  
1132 South Oakland  
Mesa, AZ 85206

Yes, I support the application for rezoning and a council use permit for the property located at 1132 S. Oakland in Mesa, AZ 85206 (PLN2017-00196). The plans call for a small caregiver facility for substance abuse patients.

- ❖ Patients at the caregiver facility are there on a voluntary basis
- ❖ Patients are monitored 24/7 by professional staff and counselors
- ❖ This is a drug-free facility and patients are constantly tested for substance use
- ❖ Patients will typically stay for 30 days
- ❖ Patients are not allowed to leave the facility unless transportation is provided
- ❖ This will be a safe, quiet and low impact use of the property – traffic to and from the facility will largely be restricted to staff and counselors.

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_

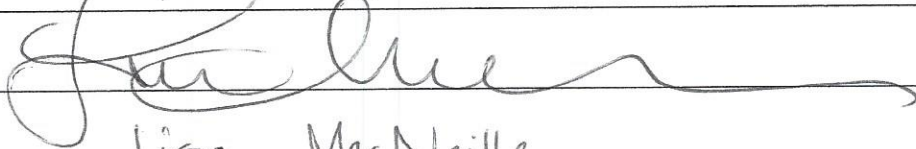
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

4.25.17



Lisa MacNeille

4159 E Flower Cir

Mesa, AZ 85206

480 834-4409

# asla2@hotmail.com

Mesa Recovery Center  
1132 South Oakland  
Mesa, AZ 85206

Yes, I support the application for rezoning and a council use permit for the property located at 1132 S. Oakland in Mesa, AZ 85206 (PLN2017-00196). The plans call for a small caregiver facility for substance abuse patients.

- ❖ Patients at the caregiver facility are there on a voluntary basis
- ❖ Patients are monitored 24/7 by professional staff and counselors
- ❖ This is a drug-free facility and patients are constantly tested for substance use
- ❖ Patients will typically stay for 30 days
- ❖ Patients are not allowed to leave the facility unless transportation is provided
- ❖ This will be a safe, quiet and low impact use of the property – traffic to and from the facility will largely be restricted to staff and counselors.

DATE: April 25, 2017

SIGNATURE: Alice Jo Ellsworth

NAME: ALICE JO ELLSWORTH

ADDRESS: 1225 So. Norfolk

CITY/STATE/ZIP: Mesa, Ariz 85206

PHONE NUMBER: 480-832-6463

EMAIL ADDRESS: ajletters@cor-net.com  
ajletters

Mesa Recovery Center  
1132 South Oakland  
Mesa, AZ 85206

Yes, I support the application for rezoning and a council use permit for the property located at 1132 S. Oakland in Mesa, AZ 85206 (PLN2017-00196). The plans call for a small caregiver facility for substance abuse patients.

- ❖ Patients at the caregiver facility are there on a voluntary basis
- ❖ Patients are monitored 24/7 by professional staff and counselors
- ❖ This is a drug-free facility and patients are constantly tested for substance use
- ❖ Patients will typically stay for 30 days
- ❖ Patients are not allowed to leave the facility unless transportation is provided
- ❖ This will be a safe, quiet and low impact use of the property – traffic to and from the facility will largely be restricted to staff and counselors.

DATE: 4/26/17

SIGNATURE: Michelle Phillips

NAME: Michelle Phillips

ADDRESS: 13505 Greenfield Rd # 1085

CITY/STATE/ZIP: Mesa, AZ 85206

PHONE NUMBER: /

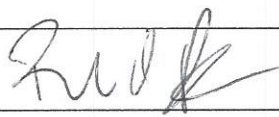
EMAIL ADDRESS: /



Mesa Recovery Center  
1132 South Oakland  
Mesa, AZ 85206

Yes, I support the application for rezoning and a council use permit for the property located at 1132 S. Oakland in Mesa, AZ 85206 (PLN2017-00196). The plans call for a small caregiver facility for substance abuse patients.

- ❖ Patients at the caregiver facility are there on a voluntary basis
- ❖ Patients are monitored 24/7 by professional staff and counselors
- ❖ This is a drug-free facility and patients are constantly tested for substance use
- ❖ Patients will typically stay for 30 days
- ❖ Patients are not allowed to leave the facility unless transportation is provided
- ❖ This will be a safe, quiet and low impact use of the property – traffic to and from the facility will largely be restricted to staff and counselors.


4.27.17  
DATE: \_\_\_\_\_  
SIGNATURE:  \_\_\_\_\_  
NAME: RAYMOND C. PEOPLES  
ADDRESS: 1350 S. GREENFIELD RD #1084  
CITY/STATE/ZIP: MESA AZ  
PHONE NUMBER: 473 280 8923  
EMAIL ADDRESS: rpeoples2324@gmail.com

Mesa Recovery Center  
1132 South Oakland  
Mesa, AZ 85206

Yes, I support the application for rezoning and a council use permit for the property located at 1132 S. Oakland in Mesa, AZ 85206 (PLN2017-00196). The plans call for a small caregiver facility for substance abuse patients.

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DATE: 04.26.17

SIGNATURE: 

NAME: Jennie Parry

ADDRESS: 1350 S. Greenfield Rd unit 1080

CITY/STATE/ZIP: Mesa AZ

PHONE NUMBER: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

## Exhibit A

Letter sent to all Property Owners within the Greenfield Court business park, as well as all Property Owner's within 500-feet, and all registered Neighborhood Organizations and Homeowners Association within one-mile (includes mailing list)

## Exhibit B

Results of Neighborhood, Door-to-Door Contact



## Exhibit C

Letters of Support from Residents within one-mile

## Exhibit D

Email from/to Mr. Grainger in response to initial mailing

**From:** Rod Jarvis  
**Sent:** Wednesday, May 3, 2017 3:13 PM  
**To:** [scott@graingerconsulting.com](mailto:scott@graingerconsulting.com)  
**Subject:** FW: Rezoning 1132 S Oakland, Mesa, AZ

Mr. Grainger,

Thank you for reaching out to us regarding the proposed rezoning and Council Use Permit for the above-referenced site.

The proposal is to rezone the site from OC (Office Commercial) to NC (Neighborhood Commercial), along with a Council Use Permit ("CUP"). This will allow for an In-Patient Substance Abuse Treatment Facility to occur within the existing medical office building located at the site. Because of the Council Use Permit we are seeking, we will be limited to the specific use for the site – any change will require either a new or amended CUP, or the removal of the existing CUP.

Zoning stays with the land, so any future use of the site can remain as an In-Patient Substance Abuse Treatment Facility, regardless of tenant. In other words, as long as any future tenant operates the same use of the site (as an In-Patient Substance Abuse Treatment Facility), they will be allowed to operate within the building.

It is important to note that this property has a history of care use. It was previously a hospice, for approximately five years. The building's exterior and floor plan will be essentially unchanged by this new use. To outward appearance, there will be no change, but for a different business name. The patients who come to this property will stay for roughly 30 days. While here, they will be closely monitored and repeatedly tested. This is a place for healing and healing only. Their days will be spent in individual and group therapy, in reading, in journaling, and in other wholesome activities. Anyone who does not wish to comply with the strict rules and healing regimen will be escorted out of the neighborhood entirely. Whereas, statistically, an estimated 30% of Arizona households have some sort of drug/alcohol abuse problem, this building will have no such activity. It will be a place where the disease of addiction is treated, not enabled.

I hope that this addresses your questions. Feel free to reach-out to me with any additional questions.

Sincerely,

Rod Jarvis  
Earl, Curley & Lagarde

**From:** Scott Grainger [<mailto:Scott@graingerconsulting.com>]

**Sent:** Sunday, April 30, 2017 4:43 PM

**To:** Rod Jarvis

**Subject:** Rezoning 1132 S Oakland, Mesa, AZ

Mr. Jarvis,

Regarding the letter I received providing general information on the planned rezoning of the property at above site. I have a few questions:

1. What is the current zoning?
2. What is the planned zoning?
3. Will the proposed zoning change be specific to the proposed tenant? Or will it be a general rezoning that will apply to future tenants?

Thank you for your reply,

Scott

Scott Grainger, PE, FSFPE

Fire Protection Engineer

Civil Engineer

Board Certified Forensic Engineer

O 480.833.2100

C 602.793.8587

F 480.833.2941

**“ENGINEERS ARE CREATIVE PROBLEM SOLVERS”**

Grainger Consulting, Inc.

4135 E Fairview Cir.

Mesa, AZ 85206

## Exhibit E

Sign-in sheet for the Neighborhood Meeting held May 10<sup>th</sup>, 2017

[illegible]