

Waypoint Citizen Participation Report

ZON20-00538
1130 N. Alma School Road in Mesa

Date:

January 26, 2021

Purpose:

The following Citizen Participation Report provides a summary of the results from the implementation of the Citizen Participation Plan for the above reference project. The application is a request for Site Plan Review for a new office building and parking structure at the above referenced site. The subject property is part of the Waypoint Office Park located at the southwest corner of Bass Pro Drive and Alma School Road.

Contact:

Adam Baugh
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602.230.0600 / Adam@WitheyMorris.com

Implementation of the Citizen Participation Plan:

Letters were sent to adjacent neighbors on September 24, 2020 providing notice of the Design Review Board Hearing on October 13, 2020. The applicant began outreach to various neighbors through email and phone after the DRB hearing to directly address concerns.

In response to questions presented at the DRB hearing, the applicant held a virtual neighbor meeting on October 26, 2020. Letters regarding the virtual meeting were mailed on October 15, 2020 to approximately 377 property owners and neighborhood organizations.

There were 16 meeting attendees as well as 4 members from the development team available. The applicant provided the site history, explained the current zoning approvals, and shared the proposal, site plan, and design. The attendees' feedback focused on:

- Garage Height
- Screening on garage structure
- Garage Colors
- Solar canopies
- Pole Lighting
- Vehicle Lighting

- Trash Location
- Landscape along canal

The applicant explained how the current zoning allows the heights permitted, including the garage by right. However, the applicant agreed to revisit the plans and see how they might be able to make some changes to address concerns.

After the first meeting, the applicant's representative met on site with various neighbors to see the view and take pictures. Drone shots were also taken to properly capture the height and viewshed. Based on those photos, the applicant was better able to prepare rendered images and illustrations

The applicant scheduled a second virtual neighbor meeting to share the updated plans in response to the neighbor feedback. Notice letters of the second neighbor meeting were sent on November 11, 2020. The second neighbor meeting was held on November 16, 2020.

The applicant shared the revised images and explained the new changes made in response to the area feedback. The garage height was partially lowered, new landscaping was added, parking reduced, and new garage screening was proposed. A list of the proposed changes is below:

1. Lowered the garage one level on the south side.
2. Removed solar panel structures on the top level of garage.
3. Added perforated metal panel-screens on the south face of the garage.
4. Changed the colors on the south face to be more muted.
5. Removed the refuse enclosures from the back side of the garage.
6. Enlarged the landscape islands along the south face of the garage from 8' to 10' wide.
7. Reduced the parking in the garage by approximately 100 spaces.
8. Increased the number of trees in the landscape area along the canal.
9. Added a pedestrian path in the landscape area along the canal.

A third community meeting at the neighbor's house occurred on January 5, 2021 which also included Vice Mayor Freeman. This third meeting was at the request of, and organized by, the neighbors.

On February 9, 2021, the DRB will hold a second hearing on this case. Letters were sent on December 28th, January 4, 2021, and again on January 22, 2021.

On January 22, 2021, letters were sent providing notice for the P&Z hearing to be held on February 9th.

Concerns and Applicant Response:

Below is a summary of concerns expressed via email, calls and at the open house meetings.

- **Garage Height:** Residents were concerned about the garage height. While the height is permitted, and lower than otherwise allowed, the applicant made some positive changes. First, the applicant removed the solar canopies planned atop. Second, the applicant removed half the top floor, effectively lowering the height closest to the neighbors.
- **Screening on Garage:** Residents were concerned about lighting from the garage and screening cars. The development team completely redesigned the garage to include more landscape and trees and inset perforated metal screening to effectively block out cars. Parking garage lighting is inside the structure and mounted to the ceiling, thus being obscured and reduced. The metal screening also prevents lights from casting beyond the property line.
- **Colors on the Garage.** The applicant changed the colors on the south face to be more muted.
- **Refuse Location.** The residents were concerned by the trash dumpsters behind the garage so the development team relocated them elsewhere on the site plan.
- **Parking Ratios.** Some neighbors questioned the necessity of a parking garage. Parking ratios are determined by city code and the office market. The applicant must provide enough parking to serve the intended office use which is typically 6/1000. However, the applicant was able to reduce the parking by 100 spaces by removing half of the top floor. Any further loss of parking will create an obsolete office building plan.
- **Landscaping along Canal:** At the neighbors' request, the development team enhanced the landscape plantings along the canal and the backside of the parking garage. We enlarged the landscape islands along the south face of the garage from 8' to 10' wide and increased the number of trees in the landscape area along the canal. Lastly, we added a pedestrian path in the landscape area along the canal.

Updated Project Schedule:

- | | |
|---|--------------------|
| • 1 st DRB Hearing Letters mailed | September 24, 2020 |
| • 1 st DRB Hearing | October 13, 2020 |
| • 2 nd Neighborhood notification letters | October 15, 2020 |
| • 1 st Neighborhood open house meeting | October 26, 2020 |
| • 3 rd Neighborhood notification letters | November 11, 2020 |
| • 2 nd Neighborhood open house meeting | November 16, 2020 |
| • 2 nd DRB Hearing Letters mailed | 12/28, 1/5 & 1/22 |
| • 3 rd meeting with Neighbors (organized by neighbors) | January 5, 2021 |
| • 1 st P&Z Hearing letters to be mailed | January 22, 2021 |
| • Submit Citizen Participation Report and Notification materials: | January 26, 2021 |

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|--|----------------------------------|
| • DRB Hearing: | February 9 th , 2021 |
| • Planning & Zoning Board Hearing: | February 10 th , 2021 |
| • City Council 1 st Hearing | March 1, 2021 |
| • City Council 2 nd Hearing | March 15 th , 2021 |

Conclusion:

The proposal seeks to build the next office phase of Waypoint consistent with its allowed zoning. The applicant has worked to address objections while also providing new development consistent with its permitted zoning. The project is thoughtfully designed, and the applicant has been responsive to neighborhood comments and concerns. In concert with the action plan of the Citizen Participation Plan, the applicant will continue to be available to discuss the project with interested parties.

Tab 1: 1st DRB Hearing Letters and mailing list

Tab 2: 2nd Neighborhood notification letters and mailing list

Tab 3: 3rd Neighborhood notification letters and mailing list

Tab 4: 2nd DRB Hearing Letters mailed and mailing list.

Tab 5: P&Z Hearing letters to be mailed and mailing list.

Tab 6: Site posting

Tab 1



September 24, 2020

DAVIS

74 E. Rio Salado Parkway
Suite 200
Tempe, Arizona 85281

Dear Neighbor,

We have applied for City of Mesa Design Review approval for the property located at 1130 N. Alma School Road Mesa, AZ 85201. This request is for development of Waypoint 5. The case number assigned to this project is DRB 20-00511.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-638-1100 or e-mail me at medwards@thedavisexperience.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on October 13, 2020 in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 p.m.

Because of the current public health emergency, the Lower Level of the City Council Chambers is closed for Design Review Board Meetings. However, the live meeting may be 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 and telephonically. 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/board-of-adjustment/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 Ryan McCann of their Planning Division staff. He can be reached at 480-644-4691 or Ryan.McCann@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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Edwards".

Applicant: DAVIS - Mike Edwards

Tab 2



October 15, 2020

Re: **Neighborhood Meeting Notification for Waypoint 5 / 1130 N. Alma School Road in Mesa / Site Plan Review Application (Case no ZON20-00538)**

Dear Property Owner (or) Interested Party:

On behalf of Lincoln Desert West, applications for Site Plan Review and Design Review (ZON20-00538 & DRB20-00511) have been filed with the City of Mesa for a new office building and parking structure. The subject property is part of the Waypoint Office Park located at 1130 N. Alma School Road. Lincoln Desert West proposes to build a three-story office building with an accompanying 37' tall parking structure. The buildings and heights comply with the underlying Planned Employment Park (PEP) zoning. This will be the fifth and final building to be constructed in the existing office development.

The architectural character and exterior building materials and colors are in keeping with the existing office complex, along with the landscape design and palette. The site layout creates an outdoor courtyard area between the new office building and parking structure with connecting pathways, seating areas, and shade structures.

The proposed development is a Class-A office building that complements the existing office park and brings new jobs and employment opportunities to this important business corridor. We believe this project will add value to a long-standing office development and strengthen this key employment area.

We will be hosting a virtual neighborhood meeting to provide an opportunity to learn about the development. We will make a live presentation via web conference to share our proposal, site plan and building design. After the presentation, anyone who is interested will be able to submit questions and the development team will answer via live webcam. The virtual meeting will be held:

Virtual Neighborhood Meeting

Date: Monday, October 26, 2020, 5:30 pm

To participate in the meeting, please contact George Pasquel to request a meeting link via telephone at 602-230-0600 or by e-mail at George@withey-morris.com. The only way to access the meeting will be via the link from George Pasquel.

Please feel free to contact me via e-mail at adam@withey-morris.com or by telephone at (602) 230-0600 should you have any questions regarding this proposal. You may also contact Ryan McCann, Planner with the City of Mesa at ryan.mccann@mesaaz.gov or by telephone at 480-644-4691.

Thank you for your courtesy and consideration.

Sincerely yours,

WITHEY MORRIS PLC

By Adam Baugh

ABBOTT WILLIAM P/JESSICA A

1364 W ESCARPA ST

MESA, AZ 85201

ALEXANDER NORMA P TR

1229 N ALMA SCHOOL RD UNIT 11

MESA, AZ 85201

ANDERSON DONALD W & LORI L

1322 N MOLLERA

MESA, AZ 85202

ARMOUR WILLIAM H

37561 S MASHIE DR

TUCSON, AZ 85739

BALL JACOB W

820 N ROGERS

MESA, AZ 85201

BASTEN TIFFENY ELAINE

1345 W ESCARPA ST

MESA, AZ 85201

BESAW DONALD

1040 W 10TH PL

MESA, AZ 85201

BLAIR JAMES E JR/JULIE A

930 N VALE

MESA, AZ 85201

BOARDMAN JOHN

1500 W 8TH ST NO 97

MESA, AZ 85201

BOWLES KRISTEN

1500 W 8TH ST UNIT 116

MESA, AZ 85201

ALBA M BUCH FAMILY TRUST

28649 S WESTERN AVE #6933

SAN PEDRO, CA 90734

ALVIN DEBRA ANN

7412 E PUEBLO AVE

MESA, AZ 85208

ANTHONY G SHUMWAY REVOCABLE LIVING TRUST

734 W 6TH AVE

MESA, AZ 85210

ARNOLD ERNA HANNELORE

1337 W ESPLANADE ST

MESA, AZ 85201

BARAINCA TORIE/PHYLLIS

1324 W ESPLANADE ST

MESA, AZ 85201

BATES JUSTIN C

826 N ROGERS

MESA, AZ 85201

BINGHAM JORDAN N/JAMES NICOLE MARIE

1500 W 8TH ST UNIT 70

MESA, AZ 85201

BLAIR JAMES E JR/JULIE A

801 N ROGERS

MESA, AZ 85201

BOTOS CRISTIAN

839 N ROGERS

MESA, AZ 85201

BOYLE SHAWNA SANDO/JOSHUA

1428 W ESCARPA ST

MESA, AZ 85201

ALESSI SHIRLEY/SUSAN

1229 N ALMA SCHOOL RD 27

MESA, AZ 85201

AMY B OSTWINKLE REVOCABLE TRUST

PO BOX 93

GILBERT, AZ 85233

APPLEBY GANNON W

1500 W 8TH ST

MESA, AZ 85201

AVILA ERICK

1229 N ALMA SCHOOL RD UNIT 32

MESA, AZ 85201

BARTON JACLYN

1500 W 8TH ST NO 86

MESA, AZ 85201

BAUER CARRIE

1500 W 8TH ST 102

MESA, AZ 85201

BLACK KELLY NORIYUKI

1444 W ESCARPA ST

MESA, AZ 85201

BLOSSEY BRIAN

844 N ROGERS ST

MESA, AZ 85201

BOWLES JAMES/CICILY

1107 W 10TH PL

MESA, AZ 85201

BRIMLEY MERRILL/JENNIFER

1051 W 10TH PL

MESA, AZ 85201

BROADSTON JULIE

1229 N ALMA SCHOOL RD 16

MESA, AZ 85201

BUEHL WILLIAM A

848 N STANDAGE

MESA, AZ 85201

CAMPOS ARTEMIO R

1033 W 11TH ST

MESA, AZ 85201

CHAMBERLAIN WILLIAM E/CONSTANCE S

1238 W ESPLANADE ST

MESA, AZ 85201

CHASE SUSAN L

1346 W ESCARPA ST

MESA, AZ 85201

CLARK LISA T

838 N STANDAGE

MESA, AZ 85201

CORTES-ROBBINS DAVID/ROBB JENNIFER

1043 W 11TH ST

MESA, AZ 85201

CR VALLEY CATALINA LLC

16005 S CATALINA ST

CHANDLER, AZ 85225

CULLEN FAMILY TRUST

242 S FIRST ST

GLOBE, AZ 85501

DAWSON REBECCA ANNE

1140 E JAHNS DR

CASA GRANDE, AZ 85122

BROWN FAMILY TRUST

13045 S 36TH ST

PHOENIX, AZ 85044

CALHOUN WAYNE E/CATHERINE K TR

1058 W MOUNTAIN VIEW DR

MESA, AZ 85201

CASTANEDA JAVIER/MAYOR IVAN

8619 E BUENA TERRA WY

SCOTTSDALE, AZ 85250

CHANDLER ZACHARY

1229 N ALMA SCHOOL RD UNIT 5

MESA, AZ 85201

CLARK BRIAN A/DELIGHT V

1035 W GREENWAY ST

MESA, AZ 85201

COHN GILBERT T/BERNADETTE M

1115 W FAIRWAY DR

MESA, AZ 85201

COUGHLIN ROBERT P/THEDA H

1236 W MOUNTAIN VIEW

MESA, AZ 85201

CRANDALL JENNIFER M

1229 N ALMA SCHOOL RD 10

MESA, AZ 85201

D LEDELL ROESNER LIVING TRUST

1226 E LIBRA DR

TEMPE, AZ 85283

DDR ENTERPRISES LLC

22435 N LOS CABALLOS DR

SCOTTSDALE, AZ 85255

BUCHANAN GARRET COLLISON

1229 N ALMA SCHOOL RD UNIT 24

MESA, AZ 85201

CAMPBELL JAY C/MARTHA E

1111 W MOUNTAIN VIEW DR

MESA, AZ 85201

CENTERS FOR HABILITATION/TCH

215 W LODGE DR

TEMPE, AZ 85283

CHASE CURTIS A

1339 W ESCARPA ST

MESA, AZ 85201

CLARK KATHRYN R/HARRISON J

1328 W ELLIS ST

MESA, AZ 85201

COLE SUSAN LYNN

1321 W 9TH ST

MESA, AZ 85201

**COUNTRY CLUB HEIGHTS UNIT THREE
TOWNHOUSE COR**

4135 S POWER RD 122

MESA, AZ 85212

CRUZ RIGOBERTO

1316 W ESPLANADE ST

MESA, AZ 85201

DASCANIO JOHN L/DIANE

1363 W ESPLANADE ST

MESA, AZ 85201

**DEBBIE NICOLLS CLIFFORD AND MICHAEL
IRVIN CLIFFORD TRUST**

816 N STANDAGE

MESA, AZ 85201

DEBBIE THOMAS PC 401 K PLAN
5613 S MARINE DR
TEMPE, AZ 85283

DERITO KIMCO RIVERVIEW LLC
3333 NEW HYDE PARK RD
NEW HYDE PARK, NY 11042

DIMARCELLO JOSEPH/CAROL
1500 W RIO SALADO PKWY UNIT 78
MESA, AZ 85201

DOYLE GARY J
1500 W 8TH ST UNIT 1
MESA, AZ 85201

EGGINK FAMILY TRUST
1106 W MOUNTAIN VIEW DR
MESA, AZ 85201

ENCISO AZELEA SARAH
1500 W RIO SALADO PKWY UNIT 101
MESA, AZ 85201

ESTRADA CECILIA
AMELIA/YVONNE/MICHAEL RAY
1500 W RIO SALADO PKWY UNIT 68
MESA, AZ 85201

FELIX EDDIE R/LOUISE TR
1214 W ESPLANADE ST
MESA, AZ 85201

FLAKE NATHAN R/KATIE
1500 W RIO SALADO PKWY UNIT 103
MESA, AZ 85201

FOX ALAN RUSSELL /JOYCELYN TR
1209 W ESPLANADE
MESA, AZ 85201

DEBBIE THOMAS PC 401K PLAN
5613 W MARINE DR
TEMPE, AZ 85283

DESERT SPRINGS ESTATES HOMEOWNERS
ASSN
1229 N ALMA SCHOOL RD
MESA, AZ 85201

DONHOWE JON JAMES/KRISTINE ANN
16444 SUNFLOWER LN
MORRISON, CO 80464

DUFFY STEVEN M & ELIZABETH A
817 N STANDAGE
MESA, AZ 85201

ELDER RENEE
1326 S POLLY ANN DR
TEMPE, AZ 85281

ENLOW NORMAN K/DOLLYE A
1449 E 5TH ST
MESA, AZ 85201

EVANS SCOTT D
1229 N ALMA SCHOOL RD UNIT 12
MESA, AZ 85201

FERGUSON JERRELL J/BEVERLY A TR
1218 W MOUNTAIN VIEW DR
MESA, AZ 85201

FLYNN PEGGY S
1229 N ALMA SCHOOL RD NO 3
MESA, AZ 85201

FRITZ DARYL/LOIS
1040 W FAIRWAY DR
MESA, AZ 85201

DEBOOR ANTHONY K/DEBRA E
1265 W MOUNTAIN VIEW DR
MESA, AZ 85201

DEVINE DIANA YAZZIE
1263 W MOUNTAIN VIEW DR
MESA, AZ 86201

DOUGLAS W HAWKINS REVOCABLE TRUST
2306 S STANDAGE
MESA, AZ 85202

E AND G SHAPIRO TRUST
1229 N ALMA SCHOOL RD
MESA, AZ 85201

ELY TERRY
1500 W 8 ST #87
MESA, AZ 85201

ERRAN LEONIE M
1500 W RIO SALDAO PKWY UNIT 95
MESA, AZ 85201

FAIRBANKS SUZANNE
1145 W FAIRWAY DR
MESA, AZ 85201

FERNANDEZ RUBEN
1119 W 10TH ST
MESA, AZ 85201

FORAN JOSEPH M
1108 W GARY ST
MESA, AZ 85201

FROST TYLER/MARISSA
1135 W GRANDVIEW ST
MESA, AZ 85201

FUJIBAYASHI THOMAS M
807 N STANDAGE
MESA, AZ 85201
GARCIA RHIANNON M/SERGIO
1125 W GARY ST
MESA, AZ 85201
GOMES EDWARD P
1057 W MOUNTAIN VIEW DR
MESA, AZ 85201
GREER DAVID/JENNIFER
1121 W GRANDVIEW ST
MESA, AZ 85201
GURTLER RICHARD W/DORIS S TR
1304 W MOUNTAIN VIEW
MESA, AZ 85201
HAHN NICKY DEE
1320 W 9TH ST
MESA, AZ 85201
HANSEN TERESA E
1229 N ALMA SCHOOL RD UNIT 19
MESA, AZ 85201
HARRISON JACOB/KATHLEEN
1500 W 8TH ST NO 58
MESA, AZ 85201
HAYS RICHARD F
1229 N ALMA SCHOOL RD UNIT 30
MESA, AZ 85201
HEICKSEN ELIZABETH
1500 W RIO SALADO PKWY UNIT 91
MESA, AZ 85201
FURR RICHARD M JR & BARBARA
1250 W 9TH ST
MESA, AZ 85201
GARTRELL DARLENE D
3310 N 145TH AVE
GOODYEAR, AZ 85338
GOMEZ REBECA
2700 MERIDIAN DR APT 10
GREENVILLE, NC 27834
GROSSO LAURA A/ANTHONY R
1361 W ESCARPA ST
MESA, AZ 85201
GUTIERREZ CONSUELO A
301 S WESTFALL AVE
TEMPE, AZ 85281
HAMLIN LARRY D JR/ELIZABETH K
814 N ROGERS
MESA, AZ 85201
HANSON STEVEN C & ROBIN LEE
1308 W ESPLANADE
MESA, AZ 85201
HARVEY MICHAEL TODD/MARCEL J HOKE
1137 W 10TH ST
MESA, AZ 85201
HEDGHES MELISSA A
1500 W RIO SALADO PKWY UNIT 54
MESA, AZ 85201
HENDRIX JILL
PO BOX 4634
MESA, AZ 85211
GARCIA LARRY HECTOR
1146 W GRANDVIEW
MESA, AZ 85201
GERVAIS MATT
1229 N ALMA SCHOOL RD UNIT 4
MESA, AZ 85201
GRAY FRED
1229 N ALMA SCHOOL RD NO 23
MESA, AZ 85201
GUPTA BRIJESH/HURST JENNIFER L
860 N ROGERS
MESA, AZ 85201
HAARE WILLIAM D
1500 W 8TH ST
MESA, AZ 85201
HANCOCK MARGO L
1229 N ALMA SCHOOL RD 28
MESA, AZ 85201
HARRIS DAVID W
1436 W ESCARPA ST
MESA, AZ 85201
HASTINGS RYLEE C/CARLA S/DAVID A
1500 W RIO SALADO PKWY UNIT 73
MESA, AZ 85201
HEDIN KYLE L/JAMIE A
1500 W 84TH ST UNIT 64
MESA, AZ 85201
HERNANDEZ JULIAN PHILIP
1309 N EMERSON ST
MESA, AZ 85201

HESS ROBERT
4199 NEWHALL ST
SAN JOSE, CA 95126
HOLT TIMOTHY M/REBECCA C
1120 W 10TH PL
MESA, AZ 85201
HUBBARD SHANE
1229 S ALMA SCHOOL RD
MESA, AZ 85201
JACQUELINE JO QUINN TRUST
1229 N ALMA SCHOOL RD UNIT 14
MESA, AZ 85201
JIMENEZ AUDREY
1116 W GARY
MESA, AZ 85201
JOHNSON KEITH D/SUSANNE K
1357 W ESCARPA ST
MESA, AZ 85201
JULIAN KATIE/ALEXANDER
1340 W ESCARPA ST
MESA, AZ 85201
KEMP MARK
1224 W 9TH ST
SCOTTSDALE, AZ 85250
KEY MOUNTAIN REVOCABLE TRUST
1225 W MAIN ST STE 101-189
MESA, AZ 85201
KIELSKY RACHEL A/MICHAEL
1127 W 10TH PL
MESA, AZ 85201
HOEFT MARK
1500 W RIO SALADO PKWY UNIT 115
MESA, AZ 85201
HOOD FRANCISCO L/ERNECIA S
1500 W RIO SALADO PKWY UNIT 66
MESA, AZ 85201
HUNT DONALD W/WILLOW
1500 W 8TH ST
MESA, AZ 85201
JAICKS PERRY/JANICE
1318 W MOUNTAIN VIEW
MESA, AZ 85201
JIMENEZ DIANA V
1500 W RIO SALADO PKWY UNIT 76
MESA, AZ 85201
JOHNSON STEWART MATERIALS LLC
1132 W MCLELLAN RD
MESA, AZ 85201
KAMINSKI CANDEE ANN
1323 N PARSELL
MESA, AZ 85203
KEMP MARK J
1224 W 9TH ST
MESA, AZ 85201
KHADE ABHISHEK
244 E LOCUST DR
CHANDLER, AZ 85286
KINDER KATHLEEN B
1500 W RIO SALADO PKWY UNIT 77
MESA, AZ 85201
HOFMEISTER KAREN
1500 W RIO SALADO PKWY UNIT 88
MESA, AZ 85201
HORSEFIELD EROHN D/GONZALEZ SANDY
1428 W ESCARPA ST
MESA, AZ 85201
**HURTADO JOCELYN/ROSALES MARIO
BRIAN**
1328 N MOLLERA
MESA, AZ 85201
JAMES DARLENE
1229 N ALMA SCHOOL RD UNIT 6
MESA, AZ 85201
JOHNSON JASON R
1133 W MOUNTAIN VIEW DR
MESA, AZ 85201
JONES NICHOLAS E
1500 W RIO SALADO PKWY UNIT 104
MESA, AZ 85201
KEMP MARK
1224 W 9TH ST
MESA, AZ 85201
KEMP MARK JON
1224 W 9TH ST
MESA, AZ 85201
KIBURZ KAROLYN L
1229 N ALMA SCHOLL RD
MESA, AZ 85201
KING MARY LOUISE
937 N VALE
MESA, AZ 85201

KOVACH NICHOLAS EDMUND

1350 W ESCARPA ST

MESA, AZ 85201

LAMETTI KYLE

P O BOX 23915

TEMPE, AZ 85285

LEO PAUL MUNIE LIVING TRUST

1161 N ALMA SCHOOL RD

MESA, AZ 85201

LESUEUR CARL W/WENDY L

1344 W ELLIS

MESA, AZ 85201

LINSLEY PAMELA A TR

1053 W 11TH ST

MESA, AZ 85201

LUBIS RIS/INDRA

1500 W 8TH ST UNIT 52

MESA, AZ 85201

LUNT TED L/LISA P

1137 W 10TH PL

MESA, AZ 85201

MALAWY FAMILY 2020 DECLARATION OF
TRUST

669 CHIPPEWA DR

NAPERVILLE, IL 60563

MAR BEL PROPERTIES LLC

2146 E LYNWOOD ST

MESA, AZ 85213

MARTIN PETER D/SHARON J

1229 N ALMA SCHOOL RD NO7

MESA, AZ 85201

KUIPERS GORDON II/PENNIE S

1326 E LOUIS WY

TEMPE, AZ 85284

LEBLANC EDWARD JORN

1358 W ESCARPA ST

MESA, AZ 85201

LEONARD DEBRA L

845 N ROGERS

MESA, AZ 85201

LETSCHER ROBERT M II

1318 N EMERSON

MESA, AZ 85201

LOPEZ ELIZABETH MARIE
CONTRERAS/CARLOS ALBERTO CONTRERAS

1500 W RIO SALADO PKWY

MESA, AZ 85201

LUJAN ROBERT ALLEN

1150 W GARY ST

MESA, AZ 85201

LUQUE HEIDY DENISSE
GUZMAN/KRAEMER-GREEN ROBERT

339 W 13490 S

DRAPER, UT 84020

MALONEY MAUREEN

1142 W 9TH PL

MESA, AZ 85201

MARIA ORALIA SALDIVAR LIVING TRUST

4501 E CAROL AVE UNIT 79

MESA, AZ 85206

MARTINEZ CARLOS/MORALES ROSA M

1314 W ELLIS ST

MESA, AZ 85201

LA GRASSA PAUL/ERIN

940 N VALE ST

MESA, AZ 85201

LENTZ MICHAEL A/GAIL RENEE TR

1117 W 10TH PL

MESA, AZ 85201

LESUEUR CARL W/WENDY L

1344 W ELLIS ST

MESA, AZ 85201

LEVITT DUSTY T

1500 W 8TH ST UNIT 47

MESA, AZ 85201

LOPEZ PETE P/LUPE E/PETE E JR/MELINDA F

1138 W GRANDVIEW ST

MESA, AZ 85201

LUKOWSKI KARL H JR

115 WARWICK AVE

PENSACOLA, FL 32503

LYONS JODY

1149 W 10TH ST

MESA, AZ 85201

MANLEY JOHN G/RUSSELL JANINE

1315 W 9TH ST

MESA, AZ 85201

MARKOS ANTHONY & JUDITH R

1451 W ESCARPA

MESA, AZ 85201

MARTINEZ MISHEA

1500 W RIO SALADO PKWY UNIT 46

MESA, AZ 85201

MAST JAMES H/NANCY R TR
1142 W MOUNTAIN VIEW DR
MESA, AZ 85201

MAYER GEORGE PETER
15628 E THISTLE DR
FOUNTAIN HILLS, AZ 85268

MCGUIRE JAMES/TAMARA
1065 W FAIRWAY DR
MESA, AZ 85201

MCLAUGHLIN LIVING TRUST
17318 SARITA AVE
CANYON COUNTRY, CA 91387

MENDOZA JULIO C JR/RICARD-SEBTI
JAMILA
1500 W RIO SALADO PKWY UNIT 60
MESA, AZ 85201

MICHAEL PAUL/MARIETA
1060 W 10TH PL
MESA, AZ 85201

MILLS BENJAMIN
1360 W ESPLANADE ST
MESA, AZ 85201

MONROE A GLASS LIVING TRUST
1213 W ESPLANADE ST
MESA, AZ 85201

MONTIJO MARTIN H
1140 W GARY ST
MESA, AZ 85201

MORALES JOSE/VASQUEZ HERMILIA
1329 W 9TH ST
MESA, AZ 85201

MAST SUSAN E
1045 W MOUNTAIN VIEW DR
MESA, AZ 85201

MCBRIDE JACOB
1303 N EMERSON
MESA, AZ 85201

MCHALE MELANIE
1500 W RIO SALADO PKWY UNIT 69
MESA, AZ 85201

MEJIA RENE/PEGGY
1050 W MOUNTAIN VIEW DR
MESA, AZ 85201

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MICK MARY MARGARET
1132 W GARY ST
MESA, AZ 85201

MILLS COURTNEY D
1352 W ESPLANADE ST
MESA, AZ 85201

MONTELLA JASMIN
1500 W RIO SALADO PKWY UNIT 106
MESA, AZ 85201

MOORE CLEOTILDE M TR
1500 W 8TH ST UNIT 114
MESA, AZ 85201

MORO JOSEPH E JR/JACKLYN J
1159 W GARY ST
MESA, AZ 85201

MAUREEN ELLEN BRAMSEN TRUST
1242 W MOUNTAIN VIEW DR
MESA, AZ 85201

MCCULLY HAYLEY
1229 N ALMA SCHOOL UNIT 31
MESA, AZ 85201

MCKAY GUNN B/JANA S
PO BOX 473
MESA, AZ 85211

MELCHER THOMAS HENRY/PATSY ANN
219 S SIERRA VISTA LN
PAYSON, AZ 85541

MESA HOTEL LLC
11828 LA GARAGE AVE STE 200
LOS ANGELES, CA 90025

MILLER STEVEN P/MARGUERITE C
1215 W ESPLANADE ST
MESA, AZ 85201

MM KUHN LIVING TRUST
1222 W MOUNTAIN VIEW DR
MESA, AZ 85201

MONTGOMERY ANITA G
1336 W ELLIS ST
MESA, AZ 85201

MOORE WANDA R TR
1235 W MOUNTAIN VIEW DR
MESA, AZ 85201

MUGAMBI MIDRINE K/JANET K
1500 W RIO SALADO PKWY UNIT 111
MESA, AZ 85201

MULLER DAVID W/JUDITH J

1365 W ESCARPA ST

MESA, AZ 85201

NEIL R JOHNSTONE 2017 TRUST

623 E HARVARD RD

BURBANK, CA 91501

NJIRAINI ALINE/PAUL

1229 N ALMA SCHOOL RD UNIT 33

MESA, AZ 85201

OCHOCKI REVOCABLE LIVING TRUST

1205 W ESPLANADE ST

MESA, AZ 85201

OMALLEY DANIEL

1335 W ESCARPA

MESA, AZ 85201

OSREDKER MARK A/LIMBANIA

3069 S PALISADES DR

SPRINGFIELD, MO 65807

PATSY M KROES LIVING TRUST

1343 W ESPLANADE ST

MESA, AZ 85201

PAYMASTER FAMILY REVOCABLE TRUST

1354 W ESCARPA ST

MESA, AZ 85201

PETERMAN ROSE M/JOHN MICHAEL

1333 W 9TH ST

MESA, AZ 85201

POND TERRY LYNN/STEVE

1322 E ELLIS ST

MESA, AZ 85201

NARINE CHIRANJIR

1402 W ESCARPA ST

MESA, AZ 85201

NICOLLS STEVEN A/PATRICIA C

3041 COURTSIDE DR

DIAMOND SPRINGS, CA 95619

NJR INVESTMENT PROPERTIES LLC

27745 HIDDEN TRAIL RD

LAGUNA HILLS, CA 92653

OCONNOR KRISTINE ANNE

1315 W MOUNTAIN VIEW DR

MESA, AZ 85201

ORNELAS JOSE LUIS/BANDA MARIA

1318 N MOLLERA ST

MESA, AZ 85201

OWCZARSKI KATHRYN L

1229 N ALMA SCHOOL RD UNIT 21

MESA, AZ 85201

PAUL KELLY R/RACHEL

1028 W 11TH ST

MESA, AZ 85201

PECK FAMILY LIVING TRUST

1216 W MOUNTAIN VIEW DR

MESA, AZ 85201

PLANDES MARIA ELIZABETH/LOWELL
B/CLARK LOUISE

1229 N ALMA SCHOOL RD S UNIT 34

MESA, AZ 85201

PONTRELLI BRIAN M

1356 W ESPLANADE ST

MESA, AZ 85201

NAYATEWA DIANE/HEAD JONATHON

1060 W FAIRWAY DR

MESA, AZ 85201

NIELSON GREGORY M/DEVELLA

1348 W MOUNTAIN VIEW DR

MESA, AZ 85201

OBRIEN KATIE J

1229 N ALMA SCHOOL RD UNIT 29

MESA, AZ 85201

OLMOS ARTURO

1154 W GRANDVIEW ST

MESA, AZ 85201

OROZCO MIRIAN DEL PILAR

1136 W 9TH PL

MESA, AZ 85201

PASKAS FAMILY REVOCABLE TRUST

1024 W MOUNTAIN VIEW DR

MESA, AZ 85201

PAVLENDI ALEXANDER/RONDA F

1130 W MOUNTAIN VIEW DR

MESA, AZ 85201

PEDERSEN CLARK N/LYNOR

1050 W 10TH PL

MESA, AZ 85201

POLYDATA ONE 1134 LLC

1127 W 10TH PLACE

MESA, AZ 85201

PORTER CYNTHIA J/GRAHAM CHELSEA R

4202 E BROADWAY RD UNIT 78

MESA, AZ 85206

PUGLISE JOSEPH A & MARY A
1210 W MOUNTAIN VIEW DR
MESA, AZ 85201

RAY & CECILE BANKS REVOCABLE TRUST
1250 W ESPLANADE
MESA, AZ 85201

RICKS ANDREW KYLE/MORGAN KATHRYN
1114 W 10TH ST
MESA, AZ 85201

RIVERA ADRIAN O JR/KATHERINE
1318 W ELLIS ST
MESA, AZ 85201

RON AND NANCY ELLERMAN TRUST
1363 W ESCARPA ST
MESA, AZ 85201

RUBIDA ALAN/DIANA
11451 E VIA MONTANA
YUMA, AZ 85367

SACHS RANCH CO LLC/HURLEY LAND CO LLC
3333 NEW HYDE PARK RD
NEW HYDE PARK, NY 11042
SALT RIVER POINT LL LLC
777 3RD AVE FL 25
NEW YORK, NY 10017

SAMANIEGO RAMON S/JUAREZ LUZ M
1141 W GARY ST
MESA, AZ 85201

SCHEIBEL COLLIN B/YOUNG DANIELLE R
1109 W GARY ST
MESA, AZ 85201

RAMIREZ RAFAEL & ROSALIE M
1425 W ESCARPA ST
MESA, AZ 85201

REBER I COREY/CLAUDIA PATRICIA
1229 N ALMA SCHOOL RD NO 25
MESA, AZ 85201

RINDAL JUSTIN
852 N ROGERS
MESA, AZ 85201

ROE JAMES G/JUDITH C TR
1327 DEGENER ST
ELMHURST, IL 60126

ROSS STEPHEN/LI CHING
627 E HOPKINS RD
GILBERT, AZ 85295

RYAN JAMES M
833 N ROGERS
MESA, AZ 85201

SAK LIVING TRUST
1500 W RIO SALADO PKWY UNIT 62
MESA, AZ 85201

SALT RIVER PROJECT A I & P D
PO BOX 52025
PHOENIX, AZ 85072

SANCHEZ JEREMY
1500 W RIO SALADO PKWY UNIT 57
MESA, AZ 85201

SFR 2012 1 US WEST LLC
9305 E VIA DE VENTURA STE 201
SCOTTSDALE, AZ 85258

RATCLIFF JOHN PAUL/VIRGINIA A
4040 E AQUARIOUS PL
CHANDLER, AZ 85249

RICHARD BELLISTON & CANDICE L BELLISTON LV TR
963 S 830 EAST
OREM, UT 84097
RIO 72 LLC
3219 E CAMELBACK RD
PHOENIX, AZ 85018

ROGERS BRADY S/MARY ALICE
10366 E IDAHO AVE
MESA, AZ 85209

ROSS WADE A/KIM M
35021 N 86TH WY
SCOTTSDALE, AZ 85266

S R P A I & P D
PO BOX 1980
PHOENIX, AZ 85001

SALT RIVER AGRIC IMP & POWER DISTRICT
PO BOX 52025
PHOENIX, AZ 85072

SAMANIEGO ARTHUR
1500 W RIO SALADO PKWY UNIT 61
MESA, AZ 85201

SCHARR THOMAS A & AGNES M HOOK
1347 W ESPLANADE
MESA, AZ 85201

SHERRYL A HARTVIKSON TRUST
1229 N ALMA SCHOOL RD UNIT 17
MESA, AZ 85200

SHISLER WILLIAM B/CHERYL

PO BOX 12046

TEMPE, AZ 85284

SLOAN WILLIAM P/TERRY L

1050 W FAIRWAY DR

MESA, AZ 85201

SMITH LOGAN W/SORA ANN

1251 W MOUNTAIN VIEW DR

MESA, AZ 85201

STEVEN JAMES AND GENEEN RICHARDSON
PITTS FAM TRUST

1142 W 10TH ST

MESA, AZ 85201

STRUCHEN ANDREW T

1500 W RIO SALADO PKWY UNIT 112

MESA, AZ 85201

TABOR WILLIAM M/KAREN LYNN REED

1123 W MOUNTAIN VIEW DR

MESA, AZ 85201

THOMPSON JODY J/MACHELL P

6373 16TH STREET SE

GRAND FORKS, ND 58201

TOON ROGER E/JAIMES-TOON LISA C TR

1039 W MOUNTAIN VIEW DR

MESA, AZ 85201

TOUNSHENDEAUX THOMAS H JR/ZEPEDA
NUVIA

811 N STANDAGE

MESA, AZ 85201

VERGILI FRANK M

1332 W 9TH ST

MESA, AZ 85201

SHOWALTER ANNA MAE

PO BOX 633

SCOTTSDALE, AZ 85252

SMITH CHRISTOPHER

1021 N ALMA SCHOOL RD

MESA, AZ 85201

SMITH NORMA J

1251 W ESPLANADE

MESA, AZ 85201

STONE PATRICK R/JACQUELINE RENE

1229 N ALMA SCHOOL RD

MESA, AZ 85201

SUMMIT HOSPITALITY 133 LLC

12600 HILL COUNTRY BLVD SUITE R-100

AUSTIN, TX 78738

TAYLOR FREDERICK E/MARY E

1351 W ESPLANADE ST

MESA, AZ 85201

TIMMONS DANIEL RYAN/JORDIN ALEXXA

1244 W 9TH ST

MESA, AZ 85201

TORRES FAMILY TRUST

1061 W 10TH PL

MESA, AZ 85201

TREJOS RICARDO

1349 W ESCARPA ST

MESA, AZ 85201

VERRICO MICHAEL

1500 W RIO SALADO PKWY UNIT 56

MESA, AZ 85201

SINICA ED/MARTHA TR

820 W MOUNTAIN VIEW DR

MESA, AZ 85201

SMITH H LEWIS/JEAN E

1253 W MOUNTAINVIEW DR

MESA, AZ 85201

STEHR DOLORES ANN TR

1210 W ESPLANDE

MESA, AZ 85201

STRADLING DERAL

1500 W RIO SALADO PKWY UNIT 89

MESA, AZ 85201

SZOTEK CHRISTOPHER JOHN

1127 W GRANDVIEW ST

MESA, AZ 85201

TAYLOR WAYNE B & NORA LEE TR

1219 W ESPLANADE

MESA, AZ 85201

TIMOTHY LEE GUMP AND MARTHA ANN
GUMP REVOCABLE TRUST

1362 W ESCARPA ST

MESA, AZ 85201

TOTH STEVEN J

1153 W GRANDVIEW ST

MESA, AZ 85201

ULLRICH GREGORY LEE TR

1234 W 9TH ST

MESA, AZ 85201

WALSH KEVIN MICHAEL

1422 W ESCARPA ST

MESA, AZ 85201

WALSTON JOHN R JR & ANNA L
1348 W ESPLANADE ST
MESA, AZ 85201
WAYPOINT OWNERS ASSOCIATION
17700 N PACESETTER WY SUITE 100
SCOTTSDALE, AZ 85255
WELLS CLARENCE R & CHRISTINE A
1306 N MOLLERA
MESA, AZ 85201
WHITE RAYMOND
1500 W 8TH ST 84
MESA, AZ 85201
WILLIAMS DAYNA
1500 W RIO SALADO PKWY UNIT 79
MESA, AZ 85201
XANDER PROPERTIES AZ LLC
389 E HORSESHOE AVE
GILBERT, AZ 85296
ZAPP CHRISTOPHER E/RILEY KAREN D
1336 W ESCARPA
MESA, AZ 85201
WANG YUWAN/POLLY J
832 N ROGERS ST
MESA, AZ 85201
WEBB JAMES D/JAMIE A
1055 W MOUNTAIN VIEW DR
MESA, AZ 85201
WEST DENNIS ROY
1432 W TARA DR
GILBERT, AZ 85233
**WILLIAM JOHN III AND KAREN A SCHULTZ
REV TRUS**
1306 W 9TH ST
MESA, AZ 85201
WODECKI SCOTT M/MASTEN JALEEN D
1118 W MOUNTAIN VIEW DR
MESA, AZ 85201
YARCHIN JOSEPH C
1145 W GRANDVIEW ST
MESA, AZ 85201
ZEMEL FOREST
1312 N MOLLERA
MESA, AZ 85201
WATUEMA CALVIN A
1157 W MOUNTAIN VIEW DR
MESA, AZ 85201
WEBB LORAN E/MARILYN J
1110 W 10TH PL
MESA, AZ 85201
WESTERN ALICE R
1129 W 10TH ST
MESA, AZ 85201
WILLIAMS DANIEL ANTHONY
7577 E CORRINE RD
SCOTTSDALE, AZ 85260
WOLFE CASSANDRA
1500 W RIO SALADO PKWY UNIT 65
MESA, AZ 85201
YAROS BETTY TR
7878 TYLER
MERRILLVILLE, IN 46410
ZZUPT ENTERPRISES LLC
1430 N BEL AIR DR
MESA, AZ 85201

Jenny Burnham
Emerson Manor

1062 W 4th Pl

Mesa, AZ 85201

Linda Lloyd
Santo Tomas Mesa Homeowners Assoc.

1137 N Cherry St

Mesa, AZ 85201

Dane Jarvis
West Enders

1104 W 9th Pl

Mesa, AZ 85201

Dave Richins
Mesa Grande Community Alliance

833 W 11th Pl

Mesa, AZ 85201

Gerald Burr
Devonshire Estates & Maricopa Manor

1311 W Devonshire St

Mesa, AZ 85201

Wendy Skarin
Northridge Manor

1319 N Emerson

Mesa, AZ 85201

Anne Stehr
Eaton Club Estates

1210 W Esplanade St

Mesa, AZ 85201

Yvonne King
Northridge Manor

1323 N Beverly Cir

Mesa, AZ 85201

Jacqueline Williams
North Garden Grove

1431 W 7th Pl

Mesa, AZ 85201

Jen Duff
RAILmesa (Retail, Arts, Innovation & Livability)

146 W 2nd St

Mesa, AZ 85201

Jerry Lewis
Devonshire Estates & Maricopa Manor

1303 W 7th St

Mesa, AZ 85201

Dan Taylor
Hillcrest Terrace/Fairway Neighborhood

1226 N Westwood Cir

Mesa, AZ 85201

Stephanie Wright
Mesa Grande Community Alliance

660 N Date

Mesa, AZ 85201

Erna Arnold
Eaton Club Estates

1337 W Esplanade St

Mesa, AZ 85201

Michelle Dahlke
Hillcrest Terrace/Fairway Neighborhood

940 W Fairway Dr

Mesa, AZ 85201

Dick Croxell
West Enders

4065 E University Dr Unit 423

Mesa, AZ 85205

Tanya Collins
Mesa Grande Community Alliance

864 W 10th St

Mesa, AZ 85201

Christine Montemayor
Northridge Manor

948 W Hackamore St

Mesa, AZ 85201

Lynette Kenney
Westwood Park

249 N Westwood

Mesa, AZ 85201

Ryan Winkle
RAILmesa (Retail, Arts, Innovation & Livability)

911 W Jacinto Cir

Mesa, AZ 85210

Judy Kent
Santo Tomas Mesa Homeowners Assoc.

1012 N Revere

Mesa, AZ 85201

Graham Parker
West Enders

1023 W 9th Pl

Mesa, AZ 85201

Carmen Guerrero
Comité de Familias en Acción

551 N Alam School Rd

Mesa, AZ 85201

Pat Kroes
Eaton Club Estates

1343 W Esplanade St

Mesa, AZ 85201

Gilbert Rollier
North Garden Grove

533 N Standage

Mesa, AZ 85201

Carolyn Crandell
Emerson Manor

1035 W 4th Pl

Mesa, AZ 85201

Jeremy Poli
Northridge Manor

966 W Grandview St

Mesa, AZ 85201

Francisco Leon
North Garden Grove

1420 W 4th Pl

Mesa, AZ 85201

David Crummey
RAILmesa (Retail, Arts, Innovation & Livability)

658 W 1st St

Mesa, AZ 85201

Tim Boyle
Emerson Manor

450 N Emerson

Mesa, AZ 85201

Sandra Dowling
Santo Tomas Mesa Homeowners Assoc.

1049 N Cherry

Mesa, AZ 85201

Mary Hernandez c/o Oasis Community
Management
Country Club Estates

77 E Thomas Rd Ste 112

Phoenix, AZ 85212

Walter England
Santo Tomas

1058 N Cherry

Mesa, AZ 85201

Gerson Realty
Desert Springs Estates

4801 S Lakeshore Dr #203

Tempe, AZ 85285

Colleen Byron
Westwood Park

241 N Westwood

Mesa, AZ 85201

Anne Schaer
Eaton Club Estates

4851 E Grandview St

Mesa, AZ 85205

Dustin Snow
Country Club Heights Unit Three Condos

4135 S Power Road #122

Mesa, AZ 85212

Eric Peterson
Colonial Manor Mesa

459 N Gilbert Rd Ste A220

Gilbert, AZ 85234

Ferris Bellamak
Villa Legante

1500 N Markdale #60

Mesa, AZ 85201

Jim Jourbert
Exeter Place Association

1301 W Rio Salado Pkwy #24

Mesa, AZ 85201

Daniel Jarvis
Mesa Grande Community Alliance

1104 W 9th Pl

Mesa, AZ 85201

Vision Community Management
Exeter Place

16625 S Desert Foothills Pkwy

Phoenix, AZ 85048

Mitch Kellogg
Westbrook Townhouses

150 E Alamo Ste 3

Chandler, AZ 85225

Tab 3



November 11, 2020

Re: Neighborhood Meeting Notification for Waypoint 5 / 1130 N. Alma School Road in Mesa / Site Plan Review Application (Case no ZON20-00538)

Dear Neighbors:

Thank you for your interest and participation in our new office building planned by Lincoln Desert West at the Waypoint Office Park in Mesa. You may recall receiving previous correspondence from our office regarding this site and inviting you to participate in a virtual open house meeting. We greatly appreciate the feedback received at that open house and have been working hard to update the project accordingly. We continue working on our plans and refining exhibits based on that feedback. We have not yet made any resubmittal to the City of Mesa but would like to visit with you once more to share our plans and recent changes. The purpose of this follow up letter is simply to invite you to a second virtual meeting to view the progress and continue these discussions.

As you may know, Lincoln Desert West proposes to build a three-story office building with an accompanying parking structure. The buildings and heights comply with the underlying Planned Employment Park (PEP) zoning. This will be the fifth and final building to be constructed in the existing office development. The architectural character and exterior building materials and colors are in keeping with the existing office complex, along with the landscape design and palette. The site layout creates an outdoor courtyard area between the new office building and parking structure with connecting pathways, seating areas, and shade structures.

The next open house meeting will be held on **Monday, November 16, 2020 at 6:00 pm**. In conformance with social distancing guidelines, the meeting will be held virtually over Zoom. We will make a live presentation via the web conferencing platform. After the presentation, anyone who is interested will be able to submit questions and the development team will answer via live webcam. To participate in the meeting, please contact George Pasquel to request a meeting link via telephone at 602-230-0600 or by e-mail at George@witheymorris.com. The only way to access the meeting will be via the link from George Pasquel.

Please feel free to contact me via e-mail at adam@witheymorris.com or by telephone at (602) 230-0600 should you have any questions regarding this proposal.

Thank you for your courtesy and consideration.

Sincerely yours,

WITHEY MORRIS PLC

By Adam Baugh

BLAIR JAMES E JR/JULIE A

930 N VALE

MESA, AZ 85201

CHAMBERLAIN WILLIAM E/CONSTANCE S

1238 W ESPLANADE ST

MESA, AZ 85201

DEVINE DIANA YAZZIE

1263 W MOUNTAIN VIEW DR

MESA, AZ 86201

FOX ALAN RUSSELL /JOYCELYN TR

1209 W ESPLANADE

MESA, AZ 85201

JAICKS PERRY/JANICE

1318 W MOUNTAIN VIEW

MESA, AZ 85201

MARY LOUISE KING LIVING TRUST

937 N VALE

MESA, AZ 85201

MILLER STEVEN P/MARGUERITE C

1215 W ESPLANADE ST

MESA, AZ 85201

MOORE WANDA R TR

1235 W MOUNTAIN VIEW DR

MESA, AZ 85201

OCHOCKI REVOCABLE LIVING TRUST

1205 W ESPLANADE ST

MESA, AZ 85201

PECK FAMILY LIVING TRUST

1216 W MOUNTAIN VIEW DR

MESA, AZ 85201

BOYLE SHAWNA SANDO/JOSHUA

1428 W ESCARPA ST

MESA, AZ 85201

COUGHLIN ROBERT P/THEDA H

1236 W MOUNTAIN VIEW

MESA, AZ 85201

FELIX EDDIE R/LOUISE TR

1214 W ESPLANADE ST

MESA, AZ 85201

GURTLE RICHARD W/DORIS S TR

1304 W MOUNTAIN VIEW

MESA, AZ 85201

KEY MOUNTAIN REVOCABLE TRUST

1225 W MAIN ST STE 101-189

MESA, AZ 85201

MAUREEN ELLEN BRAMSEN TRUST

1242 W MOUNTAIN VIEW DR

MESA, AZ 85201

MM KUHN LIVING TRUST

1222 W MOUNTAIN VIEW DR

MESA, AZ 85201

NICOLLS STEVEN A/PATRICIA C

3041 COURTSIDE DR

DIAMOND SPRINGS, CA 95619

OCONNOR KRISTINE ANNE

1315 W MOUNTAIN VIEW DR

MESA, AZ 85201

PUGLISE JOSEPH A & MARY A

1210 W MOUNTAIN VIEW DR

MESA, AZ 85201

BROWN FAMILY TRUST

13045 S 36TH ST

PHOENIX, AZ 85044

DEBOOR ANTHONY K/DEBRA E

1265 W MOUNTAIN VIEW DR

MESA, AZ 85201

FERGUSON JERRELL J/BEVERLY A TR

1218 W MOUNTAIN VIEW DR

MESA, AZ 85201

HENDRIX JILL

PO BOX 4634

MESA, AZ 85211

LA GRASSA PAUL/ERIN

940 N VALE ST

MESA, AZ 85201

MELCHER THOMAS HENRY/PATSY ANN

219 S SIERRA VISTA LN

PAYSON, AZ 85541

MONROE A GLASS LIVING TRUST

1213 W ESPLANADE ST

MESA, AZ 85201

NIELSON GREGORY M/DEVILLA

1348 W MOUNTAIN VIEW DR

MESA, AZ 85201

OSREDKER MARK A/LIMBANIA

3069 S PALISADES DR

SPRINGFIELD, MO 65807

RAY & CECILE BANKS REVOCABLE TRUST

1250 W ESPLANADE

MESA, AZ 85201

**RICHARD BELLISTON & CANDICE L
BELLISTON LV TR**

963 S 830 EAST

OREM, UT 84097

SMITH LOGAN W/SORA ANN

1251 W MOUNTAIN VIEW DR

MESA, AZ 85201

TAYLOR WAYNE B & NORA LEE TR

1219 W ESPLANADE

MESA, AZ 85201

SHOWALTER ANNA MAE

PO BOX 633

SCOTTSDALE, AZ 85252

SMITH NORMA J

1251 W ESPLANADE

MESA, AZ 85201

SMITH H LEWIS/JEAN E

1253 W MOUNTAINVIEW DR

MESA, AZ 85201

STEHR DOLORES ANN TR

1210 W ESPLANDE

MESA, AZ 85201

Tab 4



Dear Neighbor,

We have applied for City of Mesa Design Review approval for the property located at 1130 N. Alma School Road Mesa, AZ 85201. This request is for development of Waypoint 5, which will be a 3-story office building with associated parking structure within the existing Waypoint office complex. The case number assigned to this project is DRB 20-00511.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-638-1125 or e-mail me at medwards@thedavisexperience.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on **February 9th 2021** in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 p.m.

Because of the current public health emergency, the Lower Level of the City Council Chambers is closed for Design Review Board Meetings. However, the live meeting may be 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 and telephonically. 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/board-of-adjustment/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.

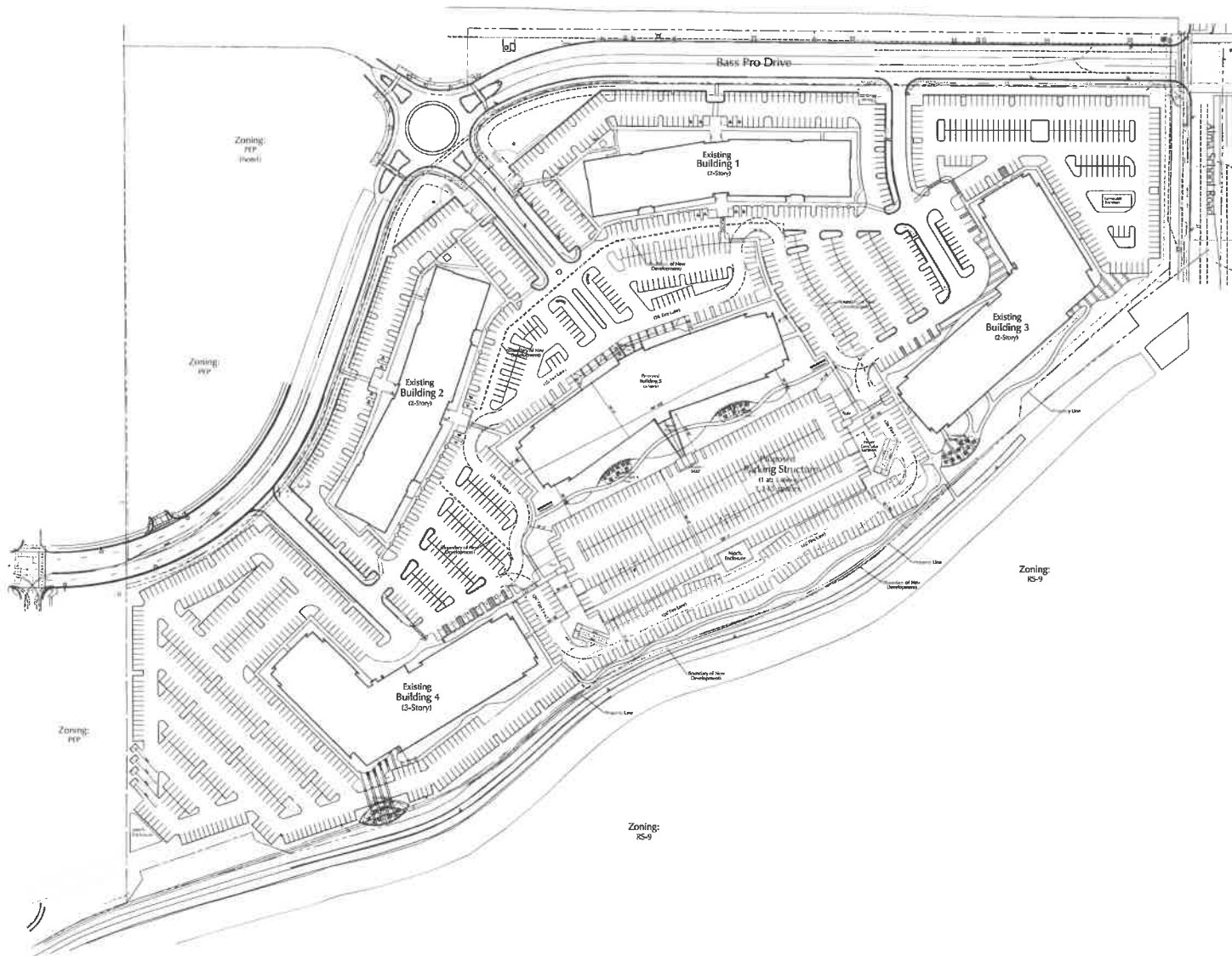
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Ryan McCann of their Planning Division staff. He can be reached at 480-644-4691 or Ryan.McCann@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.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mike Edwards".

Applicant: DAVIS - Mike Edwards



MASTER PLAN

ADDRESS: 1130 N. ALMA SCHOOL ROAD
 APN: 135.33.570G
 TOTAL SITE AREA: Gross= 1,348,218sf (30.95 acres)
 Net= 1,335,069sf (30.65 acres)

BUILDING AREA:
 BUILDING 1 (existing): 83,000 gsf (81,000 rsf)
 BUILDING 2 (existing): 83,000 gsf (81,000 rsf)
 BUILDING 3 (existing): 110,000 gsf (108,500 rsf)
 BUILDING 4 (existing): 158,390 gsf (147,420 rsf)
 BUILDING 5 (proposed): 152,600 gsf (144,500 rsf)
 TOTAL BUILDING AREA: 586,990 gsf (562,420 rsf)

BUILDING 5 HEIGHT: 55'-6" top of parapet (3-story)

PARKING DATA:
 TOTAL PARKING REQUIRED: 1,566 spaces (1.00 : 375gsf)
 TOTAL PARKING PROVIDED: 2,757 spaces (4.90 : 1,000rsf)

BICYCLE PARKING REQUIRED (this phase of development): 104 spaces
 BICYCLE PARKING PROVIDED (this phase of development): 104 spaces

BUILDING USES:
 EXISTING: OFFICE
 BUILDING 5: OFFICE

TOTAL FLOOR AREA RATIO: 0.44 (586,990sf / 1,335,069sf)

TOTAL LOT COVERAGE ALLOWED: 90.0%

TOTAL LOT COVERAGE PROVIDED: 80.1% (1,069,269sf / 1,335,069sf)

TOTAL COMMON OPEN SPACE REQUIRED: 5,870SF (1.0% X 586,990sf)

TOTAL COMMON OPEN SPACE PROVIDED: 9,400SF

TOTAL LANDSCAPE AREA: 20.0% (265,800sf / 1,335,069sf)

PEDESTRIAN CROSSING WITH ENHANCED PAVING SURFACE:
 (Surface will match the existing exposed aggregate paving at Building 4 entry)

BOUNDARY OF NEW DEVELOPMENT AREA: *****

TEAM INFORMATION

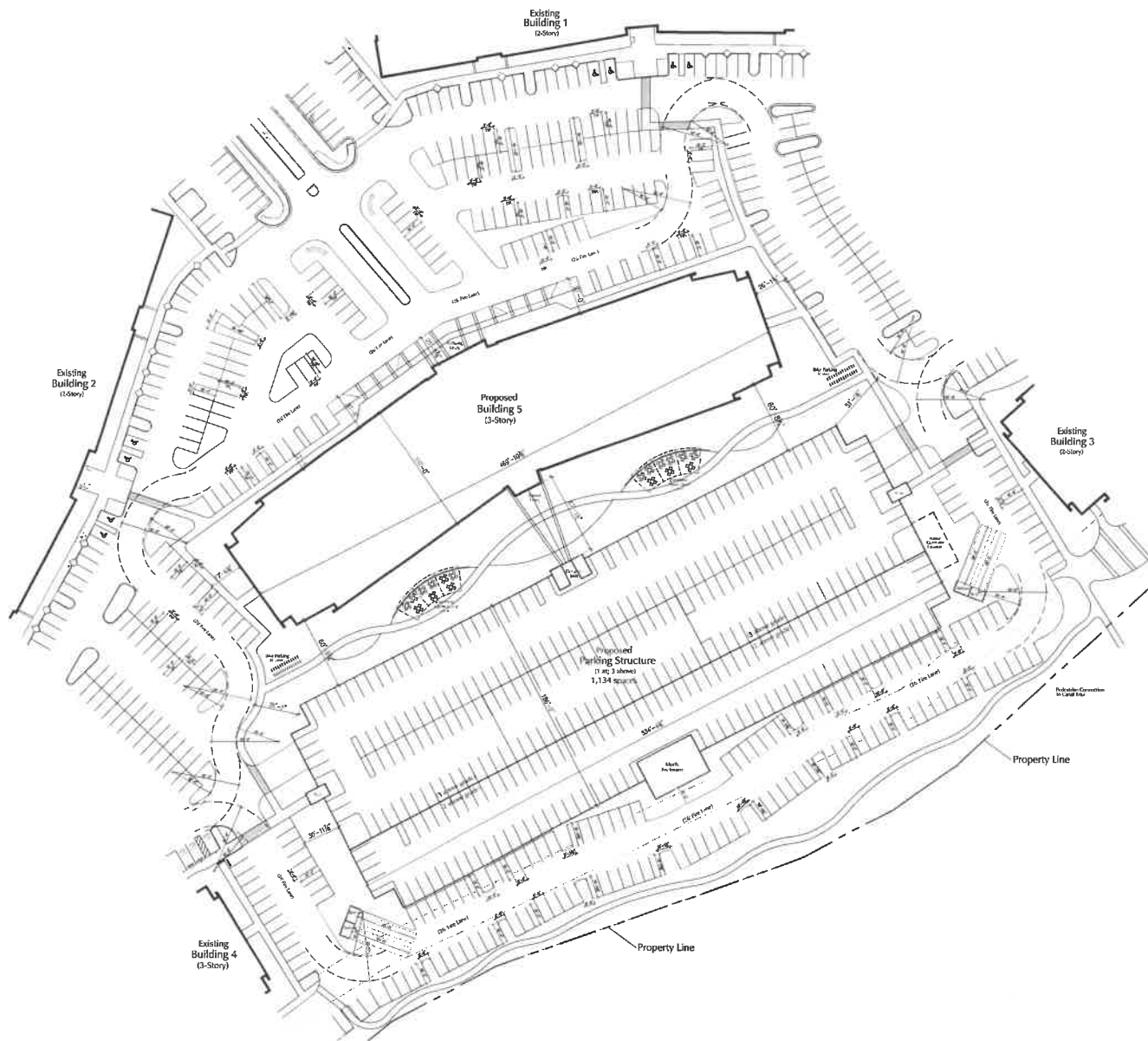
DEVELOPER: LINCOLN PROPERTY
 3131 L. CAMELBACK ROAD, #318
 PHOENIX, ARIZONA 85016
 PH: 602.912.8800

ARCHITECT: DAVIS
 74 E. RIO SALADO PARKWAY, #200
 TEMPE, ARIZONA 85281
 PH: 480.638.1100

CIVIL ENGINEER: EPS
 1130 N. ALMA SCHOOL ROAD, #120
 MESA, ARIZONA 85201
 PH: 480.503.2250



WAYPOINT 5- Mesa, Arizona



ENLARGED SITE PLAN

ADDRESS: 1130 N. ALMA SCHOOL ROAD
 APN: 135.33.570G
 TOTAL SITE AREA: Gross= 1,348,218sf (30.95 acres)
 Net= 1,335,069sf (30.65 acres)

BUILDING AREA:
 BUILDING 1 (existing): 83,000 gsf (81,000 rsf)
 BUILDING 2 (existing): 83,000 gsf (81,000 rsf)
 BUILDING 3 (existing): 110,000 gsf (108,500 rsf)
 BUILDING 4 (existing): 158,390 gsf (147,420 rsf)
 BUILDING 5 (proposed): 152,600 gsf (144,300 rsf)
 TOTAL BUILDING AREA: 586,990 gsf (562,420 rsf)

BUILDING 5 HEIGHT: 53'-6" top of parapet (3-story)

PARKING DATA:
 TOTAL PARKING REQUIRED: 1,566 spaces (1.00 : 375gsf)
 TOTAL PARKING PROVIDED: 2,720 spaces (4.84 : 1,000rsf)
 BICYCLE PARKING REQUIRED (this phase of development): 104 spaces
 BICYCLE PARKING PROVIDED (this phase of development): 104 spaces

BUILDING USES:
 EXISTING: OFFICE
 BUILDING 5: OFFICE

TOTAL FLOOR AREA RATIO: 0.44 (506,990sf / 1,335,069sf)
 TOTAL LOT COVERAGE ALLOWED: 90.0%
 TOTAL LOT COVERAGE PROVIDED: 80.1% (1,069,269sf / 1,335,069sf)

TOTAL COMMON OPEN SPACE REQUIRED: 5.8705F (1.0% X 586,990sf)
 TOTAL COMMON OPEN SPACE PROVIDED: 9.4005F

TOTAL LANDSCAPE AREA: 20.0% (265,800sf / 1,335,069sf)

PEDESTRIAN CROSSING WITH ENHANCED PAVING SURFACE:
 (Surface will match the existing proposed aggregate paving at Building 1 entry)

BOUNDARY OF NEW DEVELOPMENT AREA: - - - - -

TEAM INFORMATION

DEVELOPER: LINCOLN PROPERTY
 3131 E. CAMERBACK ROAD, #318
 PHOENIX, ARIZONA 85016
 PH: 602.912.8800
 ARCHITECT: DAVIS
 74 E. RIO SALADO PARKWAY, #200
 TEMPE, ARIZONA 85281
 PH: 480.638.1100
 CIVIL ENGINEER: EFS
 1130 N. ALMA SCHOOL ROAD, #120
 MESA, ARIZONA 85201
 PH: 480.593.2230



Built for



WAYPOINT 5- Mesa, Arizona

ILLUSTRATIVE LANDSCAPE PLAN



KEYNOTES

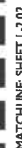
- 1 MAIN BUILDING ENTRY
- 2 NEW BUILDING
- 3 PARKING GARAGE
- 4 PEDESTRIAN GARAGE ENTRY
- 5 BUILDING ENTRY
- 6 TURF
- 7 PEDESTRIAN WALKWAY
- 8 PARKING AREA
- 9 DECORATIVE GARAGE SCREEN WITH PLANTING

AMENITIES

- A SHADED PEDESTRIAN NODE
 - SHADE CANOPIES
 - WATER FEATURE
 - OUTDOOR DINING FURNITURE
 - OUTDOOR COMMUNITY TABLE
- B ENTRY NODE
 - DECORATIVE PAVING
 - ACCENT POTS
 - LANDSCAPE BENCHES
- C CANAL PATH
 - WALKING PATH ALONG CANAL
 - SCENIC PLANTING BUFFER



Dec 09 09:20 + 54pm 5\Whitcliffe\2010\DW 201-105.811\Landscapes\Drawings\Concept Final\201-105.811 - Finaling Plan.dwg



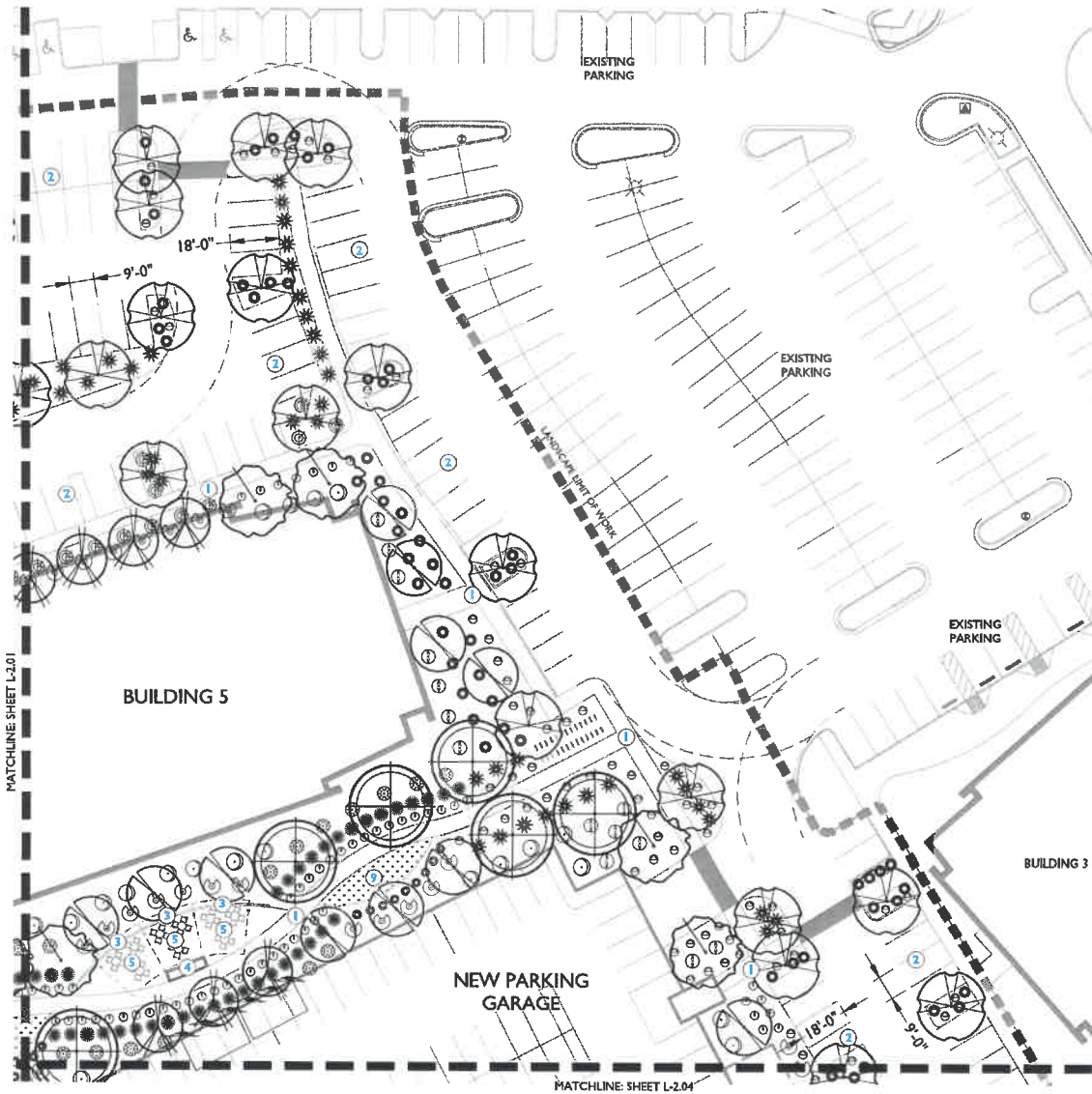
SCALE: 1" = 20'-0"

PLANTING PLAN

L-2.0

1 of 4

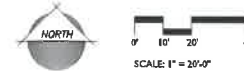
MATCHLINE SHEET L-2.01



TOTAL ON-SITE OPEN SPACE:
85,504 SF
FIFTY PERCENT OF TOTAL ON-SITE
OPEN SPACE:
42,752 SF
LANDSCAPED OPEN SPACE PROVIDED:
46,070 SF

25+ TALL EVERGREEN TREES (100 SF):
173 / 17,300 SF
SHADE TREES (50 SF):
23 / 4950 SF
ORNAMENTAL TREES (25 SF):
11 / 275 SF

MEDIUM SHRUB (25 SF):
274 / 4450 SF
SMALL SHRUB (10 SF):
707 / 7070 SF
EVERGREEN GROUNDCOVER (25 SF):
385 / 9625 SF



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia salicina</i>	Willow Acacia	48" Box	46
	<i>Casahuate</i>	Casahuate	48" Box	23
	<i>Hovell Pine</i>	Pine alberta	48" Box	13
	<i>Portulaca n' Desert Potted</i>	Desert Potted Palo Verde	48" Box	76
	<i>Phoenix dumplings</i>	Chito Palm	18" Tall	11
	<i>Pistacia chinensis 'Red Pink'</i>	'Red Pink' Chinese Pistache	48" Box	14
	<i>Ulmus parvifolia</i>	Chinese Elm	48" Box	14
	Existing Tree			16

SYMBOL	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS			
	Century Plant	5 Gal	62
	Smooth Agave	5 Gal	140
	Red Bird of Paradise	5 Gal	55
	Mexican Grass Tree	5 Gal	85
	Bottlebrush	5 Gal	16
	Gopher Plant	5 Gal	32
	Giant Hesperaloe	5 Gal	92
	Brakelights Red Yucca	5 Gal	77
	Chihuahuan Sage	5 Gal	68
	'Wagel Hot' Mahoe	5 Gal	82
	'Autumn Glow' Mahoe	5 Gal	102
	Deer Grass	5 Gal	219
	Existing Shrub		

SYMBOL	COMMON NAME	SIZE	QTY
VINE			
	Star Jasmine	5 Gal	12

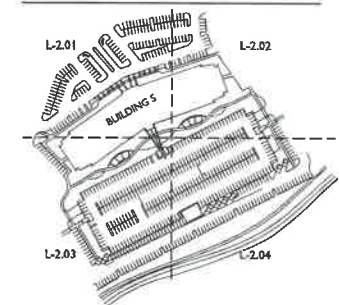
SYMBOL	COMMON NAME	SIZE	QTY
GROUNDCOVERS			
	'Outback Sunset'	1 Gal	140
	New Gold Lantana	1 Gal	267

SYMBOL	COMMON NAME	SIZE	QTY
TURF			
	Tifway 419	Sod	2492 S.F.

KEYNOTES

- 1 SIDEWALK
- 2 NEW PARKING AREA
- 3 SHADE STRUCTURE
- 4 WATER FEATURE
- 5 TABLES AND CHAIRS
- 6 ACCENT POT
- 7 LANDSCAPE BENCH
- 8 TRASH RECEPTACLE
- 9 TURF

KEY MAP



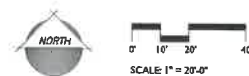


MEDIUM SHRUB (25 SF): 274 / 6850 SF
SMALL SHRUB (10 SF): 707 / 7070 SF
EVERGREEN GROUNDCOVER (25 SF): 385 / 9625 SF

MATCHLINE: SHEET L-2.02

NEW PARKING
GARAGE

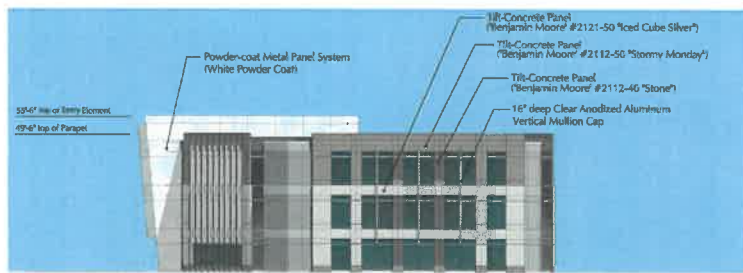
LANDSCAPE LIMIT OF WORK



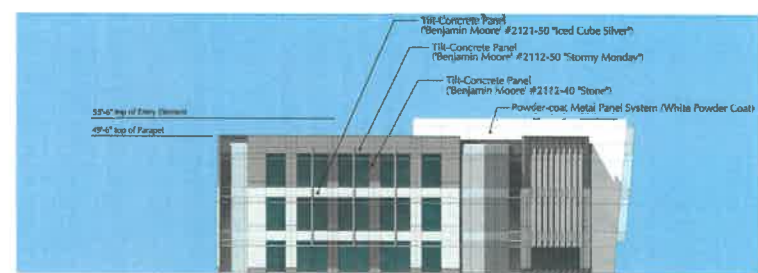
- 1 SIDEWALK
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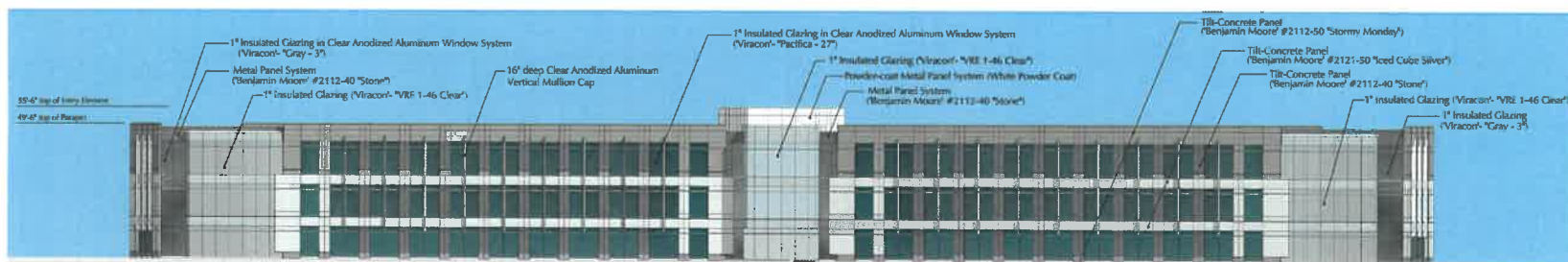
North Elevation



West Elevation



East Elevation



South Elevation

North Elevation

Tilt-Concrete Panel	10,000sf (41%)
Visacore® Pacifica - 27"	7,000sf (28%)
Visacore® Gray - 3"	1,000sf (4%)
Visacore® VRE 1-46 Clear	5,390sf (22%)
Total Elevation Area	24,390sf

South Elevation

Tilt-Concrete Panel	9,000sf (42%)
Visacore® Pacifica - 27"	7,000sf (32%)
Visacore® Gray - 3"	1,350sf (6%)
Visacore® VRE 1-46 Clear	5,420sf (25%)
Total Elevation Area	23,770sf

East / West Elevations

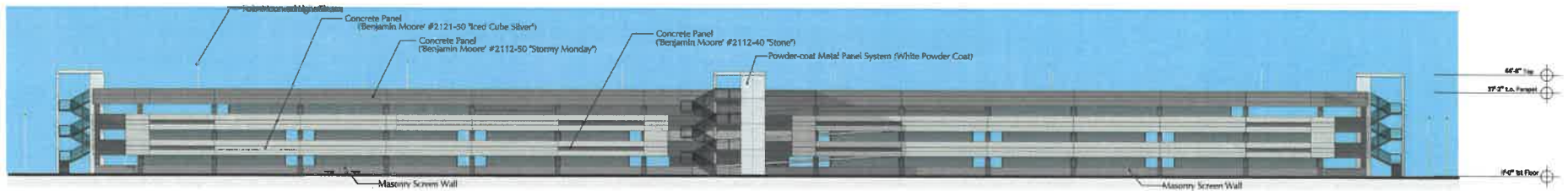
Tilt-Concrete Panel	4,240sf (49%)
Visacore® Pacifica - 27"	3,280sf (37%)
Visacore® Gray - 3"	1-8
Visacore® VRE 1-46 Clear	1,280sf (15%)
Total Elevation Area	9,900sf

Building Elevations

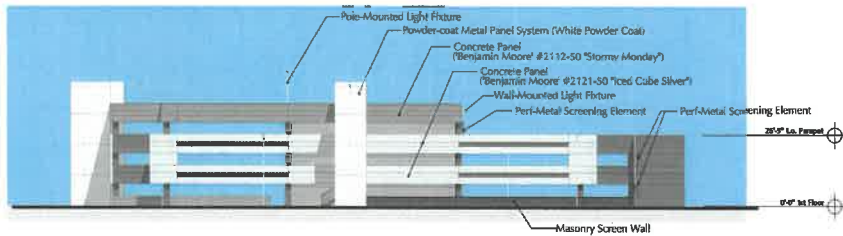
WAYPOINT 5- Mesa, Arizona



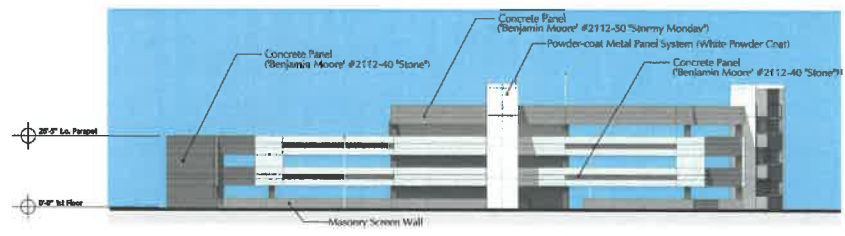
DAVIS



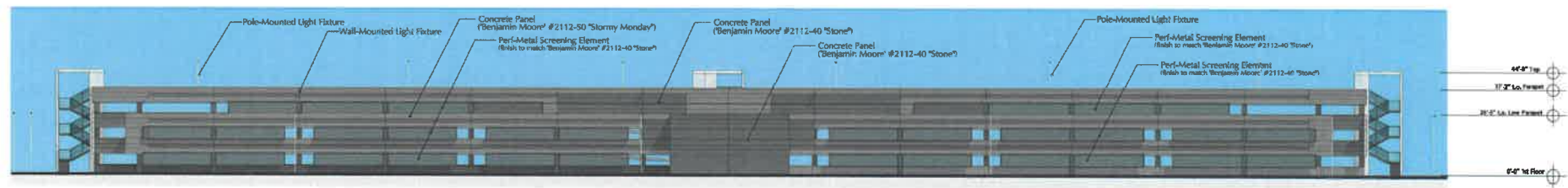
North Elevation



West Elevation



East Elevation



South Elevation

Parking Structure Elevations





WAYPOINT 5- Mesa, Arizona



EGGINK FAMILY TRUST
1106 W MOUNTAIN VIEW DR
MESA AZ 85201

COHN GILBERT T/BERNADETTE M
1115 W FAIRWAY DR
MESA AZ 85201

WODECKI SCOTT M/MASTEN JALEEN D
1118 W MOUNTAIN VIEW DR
MESA AZ 85201

PAVLENDO ALEXANDER/RONDA F
1130 W MOUNTAIN VIEW DR
MESA AZ 85201

JOHNSON STEWART MATERIALS LLC
1132 W MCLELLAN RD
MESA AZ 85201

JOHNSON JASON R
1133 W MOUNTAIN VIEW DR
MESA AZ 85201

MAST JAMES H/NANCY R TR
1142 W MOUNTAIN VIEW DR
MESA AZ 85201

FAIRBANKS SUZANNE
1145 W FAIRWAY DR
MESA AZ 85201

WATUEMA CALVIN A
1157 W MOUNTAIN VIEW DR
MESA AZ 85201

LEO PAUL MUNIE LIVING TRUST
1161 N ALMA SCHOOL RD
MESA AZ 85201

LEO PAUL MUNIE LIVING TRUST
1161 N ALMA SCHOOL RD
MESA AZ 85201

MESA HOTEL LLC
11828 LA GARAGE AVE STE 200
LOS ANGELES CA 90025

OCHOCKI REVOCABLE LIVING TRUST
1205 W ESPLANADE ST
MESA AZ 85201

STEHr DOLORES ANN TR
1210 W ESPLANDE
MESA AZ 85201

PUGLISE JOSEPH A & MARY A
1210 W MOUNTAIN VIEW DR
MESA AZ 85201

PECK FAMILY LIVING TRUST
1216 W MOUNTAIN VIEW DR
MESA AZ 85201

FERGUSON JERRELL J/BEVERLY A TR
1218 W MOUNTAIN VIEW DR
MESA AZ 85201

MM KUHN LIVING TRUST
1222 W MOUNTAIN VIEW DR
MESA AZ 85201-3812

KEY MOUNTAIN REVOCABLE TRUST
1225 W MAIN ST STE 101-189
MESA AZ 85201

CRANDALL JENNIFER M
1229 N ALMA SCHOOL RD 10
MESA AZ 85201

ALESSI SHIRLEY/SUSAN
1229 N ALMA SCHOOL RD 27
MESA AZ 85201

HANCOCK MARGO L
1229 N ALMA SCHOOL RD 28
MESA AZ 85201

DESERT SPRINGS ESTATES
HOMEOWNERS ASSN
1229 N ALMA SCHOOL RD
MESA AZ 85201

FLYNN PEGGY S
1229 N ALMA SCHOOL RD NO 3
MESA AZ 85201

MARTIN PETER D/SHARON J
1229 N ALMA SCHOOL RD NO7
MESA AZ 85201

PLANDES MARIA ELIZABETH/LOWELL
B/CLARK LOUISE
1229 N ALMA SCHOOL RD S UNIT 34
MESA AZ 85201

ALEXANDER NORMA P TR
1229 N ALMA SCHOOL RD UNIT 11
MESA AZ 85201

OBRIEN KATIE J
1229 N ALMA SCHOOL RD UNIT 29
MESA AZ 85201

HAYS RICHARD F
1229 N ALMA SCHOOL RD UNIT 30
MESA AZ 85201

AVILA ERICK
1229 N ALMA SCHOOL RD UNIT 32
MESA AZ 85201

NJIRAINI ALINE/PAUL
1229 N ALMA SCHOOL RD UNIT 33
MESA AZ 85201

GERVAIS MATT
1229 N ALMA SCHOOL RD UNIT 4
MESA AZ 85201-1920

CHANDLER ZACHARY
1229 N ALMA SCHOOL RD UNIT 5
MESA AZ 85201

JAMES DARLENE
1229 N ALMA SCHOOL RD UNIT 6
MESA AZ 85201

MCCULLY HAYLEY
1229 N ALMA SCHOOL UNIT 31
MESA AZ 85201

HUBBARD SHANE
1229 S ALMA SCHOOL RD
MESA AZ 85201

MOORE WANDA R TR
1235 W MOUNTAIN VIEW DR
MESA AZ 85201

COUGHLIN ROBERT P/THEDA H
1236 W MOUNTAIN VIEW
MESA AZ 85201

MAUREEN ELLEN BRAMSEN TRUST
1242 W MOUNTAIN VIEW DR
MESA AZ 85201

SMITH LOGAN W/SORA ANN
1251 W MOUNTAIN VIEW DR
MESA AZ 85201

SMITH H LEWIS/JEAN E
1253 W MOUNTAINVIEW DR
MESA AZ 85201

SUMMIT HOSPITALITY 133 LLC
12600 HILL COUNTRY BLVD
SUITE R-100
AUSTIN TX 78738

DEVINE DIANA YAZZIE
1263 W MOUNTAIN VIEW DR
MESA AZ 86201

DEBOOR ANTHONY K/DEBRA E
1265 W MOUNTAIN VIEW DR
MESA AZ 85201

GURTLE RICHARD W/DORIS S TR
1304 W MOUNTAIN VIEW
MESA AZ 85201

BROWN FAMILY TRUST
13045 S 36TH ST
PHOENIX AZ 85044

OCONNOR KRISTINE ANNE
1315 W MOUNTAIN VIEW DR
MESA AZ 85201

JAICKS PERRY/JANICE
1318 W MOUNTAIN VIEW
MESA AZ 85201

ZAPP CHRISTOPHER E/RILEY KAREN D
1336 W ESCARPA
MESA AZ 85201

REED RANDON D
1340 W ESCARPA
MESA AZ 85201

BASTEN ROBERT J/TIFFENY E
1345 W ESCARPA
MESA AZ 85201

CHASE SUSAN L
1346 W ESCARPA ST
MESA AZ 85201

NIELSON GREGORY M/DEVELLA
1348 W MOUNTAIN VIEW DR
MESA AZ 85201

TREJOS RICARDO
1349 W ESCARPA ST
MESA AZ 85201

ABBOTT WILLIAM P/JESSICA ANN
1350 W ESCARPA ST
MESA AZ 85201

MILLS COURTNEY D
1352 W ESPLANADE ST
MESA AZ 85201

PAYMASTER FAMILY REVOCABLE TRUST
1354 W ESCARPA ST
MESA AZ 85201

PONTRELLI BRIAN M/WELCH SARAH M
1356 W ESPLANADE ST
MESA AZ 85201

JOHNSON KEITH D/SUSANNE K
1357 W ESCARPA ST
MESA AZ 85201

LEBLANC EDWARD JORN
1358 W ESCARPA ST
MESA AZ 85201

GROSSO LAURA A/ANTHONY R
1361 W ESCARPA ST
MESA AZ 85201

TIMOTHY LEE GUMP AND MARTHA
ANN GUMP REVOCABLE TRUST
1362 W ESCARPA ST
MESA AZ 85201

RON AND NANCY ELLERMAN TRUST
1363 W ESCARPA ST
MESA AZ 85201

ABBOTT WILLIAM P/JESSICA A
1364 W ESCARPA ST
MESA AZ 85201

MULLER DAVID W/JUDITH J
1365 W ESCARPA ST
MESA AZ 85201

NARINE CHIRANJIR
1402 W ESCARPA ST
MESA AZ 85201

WALSH KEVIN MICHAEL
1422 W ESCARPA ST
MESA AZ 85201

RAMIREZ RAFAEL & ROSALIE M
1425 W ESCARPA ST
MESA AZ 85201

BOYLE SHAWNA SANDO/JOSHUA
1428 W ESCARPA ST
MESA AZ 85201

BOYLE JOSHUA/SANDO SHAWNA
1428 W ESCARPA ST
MESA AZ 85201

HARRIS DAVID W
1436 W ESCARPA ST
MESA AZ 85201

BLACK KELLY NORIYUKI
1444 W ESCARPA ST
MESA AZ 85201-3855

MARKOS ANTHONY & JUDITH R
1451 W ESCARPA
MESA AZ 85201

MCLAUGHLIN LIVING TRUST
17318 SARITA AVE
CANYON COUNTRY CA 91387

WAYPOINT OWNERS ASSOCIATION
17700 N PACESETTER WY SUITE 100
SCOTTSDALE AZ 85255

SALT RIVER AGRIC IMP & POWER
DISTRICT
PO BOX 52025
PHOENIX AZ 85072

SALT RIVER PROJECT A I & P D
PO BOX 52025
PHOENIX AZ 85072

MAR BEL PROPERTIES LLC
2146 E LYNWOOD ST
MESA AZ 85213

SACHS RANCH CO LLC/HURLEY LAND
CO LLC
3333 NEW HYDE PARK RD
NEW HYDE PARK NY 11042

DERITO KIMCO RIVERVIEW LLC
3333 NEW HYDE PARK RD
NEW HYDE PARK NY 11042

COUNTRY CLUB HEIGHTS UNIT THREE
TOWNHOUSE COR
4135 S POWER RD 122
MESA AZ 85212

ANTHONY G SHUMWAY REVOCABLE
LIVING TRUST
734 W 6TH AVE
MESA AZ 85210

SALT RIVER POINT LL LLC
777 3RD AVE FL 25
NEW YORK NY 10017

KING MARY LOUISE
937 N VALE
MESA AZ 85201

LA GRASSA PAUL/ERIN
940 N VALE ST
MESA AZ 85201

RICHARD BELLISTON & CANDICE L
BELLISTON LV TR
963 S 830 EAST
OREM UT 84097

S R P A I & P D
PO BOX 1980
PHOENIX AZ 85001

SHOWALTER ANNA MAE
PO BOX 633
SCOTTSDALE AZ 85252

Tab 5



Dear Neighbor,

We have applied for Site Plan Approval for the property located at 1130 N. Alma School Road Mesa, AZ 85201. This request is for development of Waypoint 5, which will be a 3-story office building with associated parking structure within the existing Waypoint office complex. The case number assigned to this project is ZON 20-00538.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-638-1125 or e-mail me at medwards@thedavisexperience.com.

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

Because of the current public health emergency, 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 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.

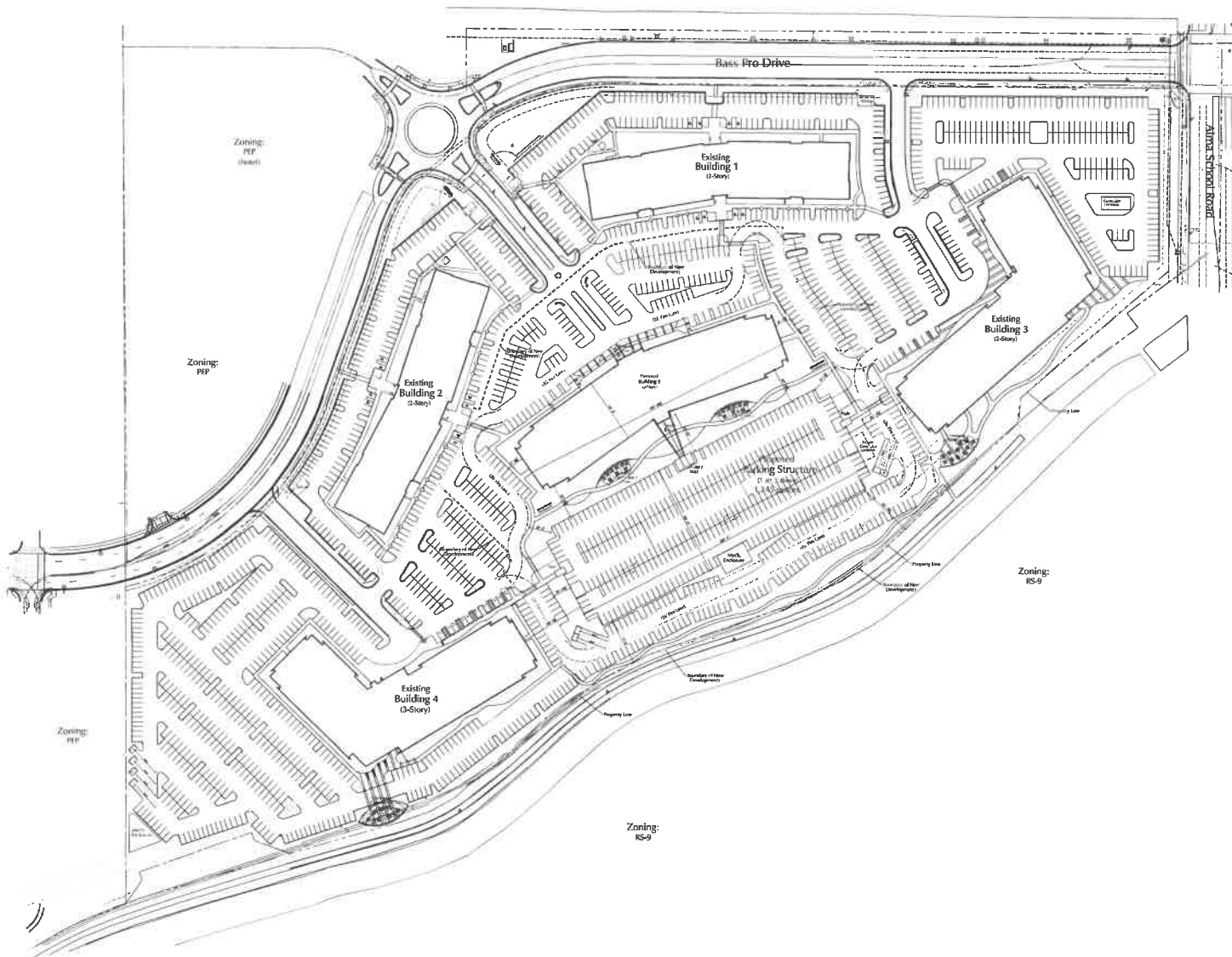
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The City of Mesa has assigned this case to Ryan McCann of their Planning Division staff. He can be reached at 480-644-4691 or Ryan.McCann@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Edwards".

Applicant: DAVIS - Mike Edwards



MASTER PLAN

ADDRESS: 1130 N. ALMA SCHOOL ROAD
 APN: 135.33.570G
 TOTAL SITE AREA: Gross= 1,348,218sf (30.95 acres)
 Net= 1,335,069sf (30.65 acres)

BUILDING AREA:
 BUILDING 1 (existing): 83,000 gsf (81,000 rsf)
 BUILDING 2 (existing): 83,000 gsf (81,000 rsf)
 BUILDING 3 (existing): 118,000 gsf (108,500 rsf)
 BUILDING 4 (existing): 158,390 gsf (147,420 rsf)
 BUILDING 5 (proposed): 152,600 gsf (144,500 rsf)
 TOTAL BUILDING AREA: 586,990 gsf (562,420 rsf)

BUILDING 5 HEIGHT: 55'-6" top of parapet (3-story)

PARKING DATA:
 TOTAL PARKING REQUIRED: 1,566 spaces (1.00 : 375gsf)
 TOTAL PARKING PROVIDED: 2,757 spaces (4.90 : 1,000rsf)
 BICYCLE PARKING REQUIRED (this phase of development): 104 spaces
 BICYCLE PARKING PROVIDED (this phase of development): 104 spaces

BUILDING USES:
 EXISTING: OFFICE
 BUILDING 5: OFFICE
 TOTAL FLOOR AREA RATIO: 0.44 (586,990sf / 1,335,069sf)
 TOTAL LOT COVERAGE ALLOWED: 90.0%
 TOTAL LOT COVERAGE PROVIDED: 80.1% (1,069,269sf / 1,335,069sf)
 TOTAL COMMON OPEN SPACE REQUIRED: 5,870SF (1.0% X 586,990sf)
 TOTAL COMMON OPEN SPACE PROVIDED: 9,400SF
 TOTAL LANDSCAPE AREA: 20.0% (265,800sf / 1,335,069sf)
 PEDESTRIAN CROSSING WITH ENHANCED PAVING SURFACE: (Surface will match the existing exposed aggregate paving at Building 4 entry)
 BOUNDARY OF NEW DEVELOPMENT AREA:

TEAM INFORMATION

DEVELOPER: LINCOLN PROPERTY
 3131 L. CAMERBACK ROAD, #318
 PHOENIX, ARIZONA 85016
 PH: 602.912.8800
 ARCHITECT: DAVIS
 74 E. RIO SALADO PARKWAY, #200
 TEMPE, ARIZONA 85281
 PH: 480.638.1100
 CIVIL ENGINEER: EPS
 1130 N. ALMA SCHOOL ROAD, #120
 MESA, ARIZONA 85201
 PH: 480.503.2250



WAYPOINT 5- Mesa, Arizona

1411-1-20-21



ILLUSTRATIVE LANDSCAPE PLAN



NOTE: NOT TO SCALE

KEYNOTES

- 1 MAIN BUILDING ENTRY
- 2 NEW BUILDING
- 3 PARKING GARAGE
- 4 PEDESTRIAN GARAGE ENTRY
- 5 BUILDING ENTRY
- 6 TURF
- 7 PEDESTRIAN WALKWAY
- 8 PARKING AREA
- 9 DECORATIVE GARAGE SCREEN WITH PLANTING

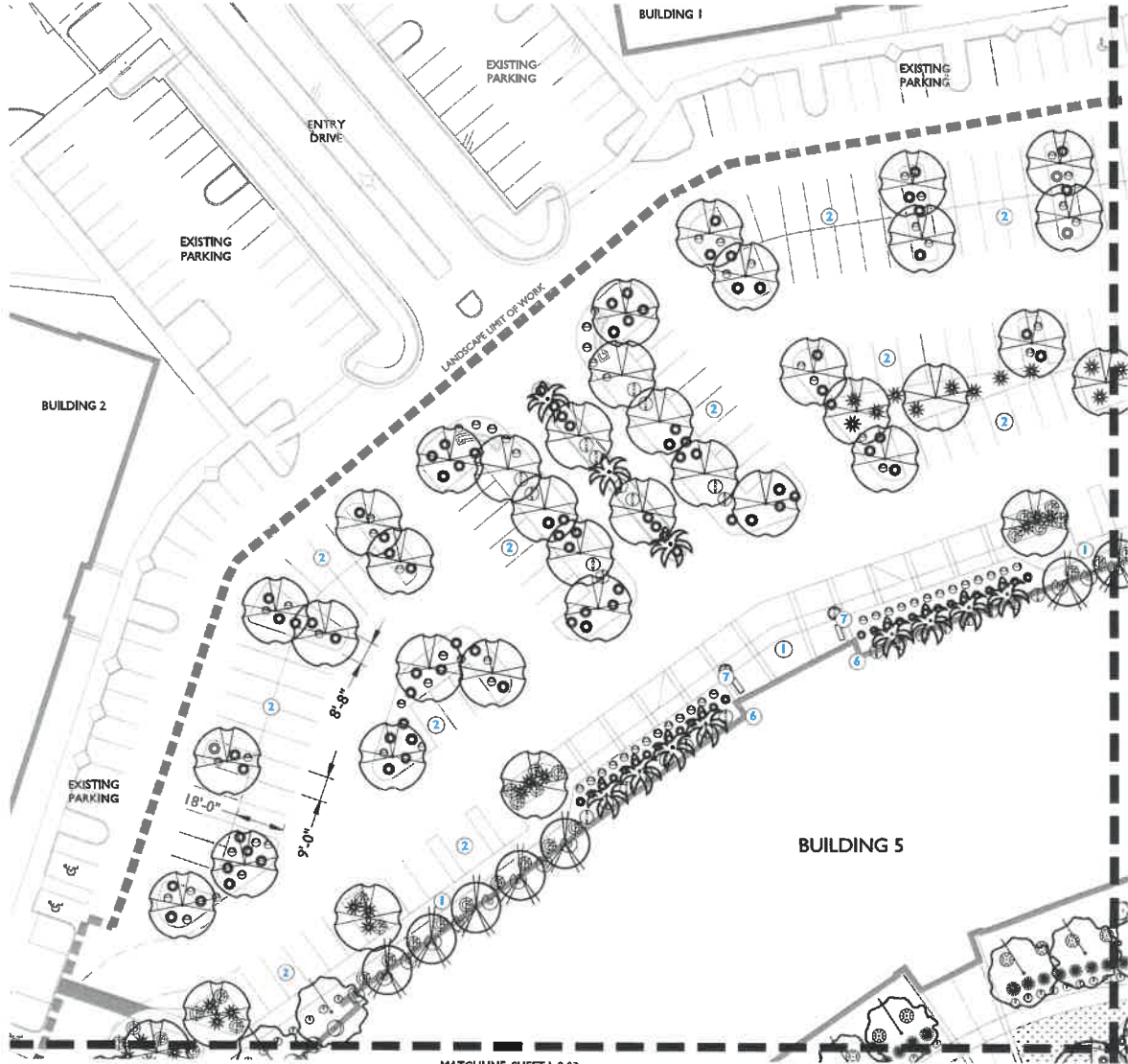
AMENITIES

- A SHADED PEDESTRIAN NODE
 - SHADE CANOPIES
 - WATER FEATURE
 - OUTDOOR DINING FURNITURE
 - OUTDOOR COMMUNITY TABLE
- B ENTRY NODE
 - DECORATIVE PAVING
 - ACCENT POTS
 - LANDSCAPE BENCHES
- C CANAL PATH
 - WALKING PATH ALONG CANAL
 - SCENIC PLANTING BUFFER

20-0531

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allandford



TOTAL ON-SITE OPEN SPACE: 85,504 SF
FIFTY PERCENT OF TOTAL ON-SITE OPEN SPACE: 42,752 SF
LANDSCAPED OPEN SPACE PROVIDED: 46,070 SF

25'± TALL EVERGREEN TREES (100 SF): 173 / 17,300 SF

SHADE TREES (50 SF): 23 / 4,950 SF

ORNAMENTAL TREES (25 SF): 11 / 275 SF

MEDIUM SHRUB (25 SF): 274 / 6,850 SF

SMALL SHRUB (10 SF): 707 / 7,070 SF

EVERGREEN GROUNDCOVER (25 SF): 385 / 9,625 SF

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia salicina</i>	Willow Acacia	40" Box	46
	<i>Casahuate</i>	Casahuate	40" Box	23
	<i>Pinus eldarica</i>	Pinus eldarica	40" Box	13
	<i>Desert Museum</i>	Desert Museum Palo Verde	40" Box	76
	<i>Phoenix dactylifera</i>	Date Palm	10" Tall	11
	<i>Potache chinensis 'Red Pink'</i>	'Red Pink' Chinese Potache	40" Box	14
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	40" Box	14
	Existing Tree			16

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Agave americana	Century Plant	5 Gal 62
	Agave desertiana	Smooth Agave	5 Gal 148
	Casahuate pubescens	Red Bird of Paradise	5 Gal 55
	Daylily quadrangulum	Mexican Grass Tree	5 Gal 85
	Eucalyptus farnes	Brittlebush	5 Gal 16
	Euphorbia rigida	Guyler Plant	5 Gal 32
	Hesperaloe parviflora	Giant Hesperaloe	5 Gal 82
	Hesperaloe parviflora 'Tricolor'	Bricklayer Red Yucca	5 Gal 77
	Leucophyllum frutescens	Chihuahuan Sage	5 Gal 68
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal 82
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal 102
	Muhlenbergia rigens	Deer Grass	5 Gal 210
	Existing Shrub		

VINE	COMMON NAME	SIZE	QTY
<i>Trachelospermum jasminoides</i>	Star Jasmine	5 Gal	12

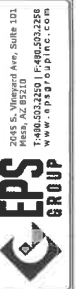
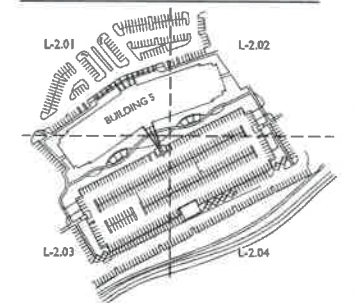
GROUNDCOVERS		COMMON NAME	SIZE	QTY
	Eriosepala prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	140
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	267

TURF				
	Cynodon dactylon 'Tiffany 419'	Tiffany 419	Sod	2492 S.F.

KEYNOTES

- 1 SIDEWALK
- 2 NEW PARKING AREA
- 3 SHADE STRUCTURE
- 4 WATER FEATURE
- 5 TABLES AND CHAIRS
- 6 ACCENT POT
- 7 LANDSCAPE BENCH
- 8 TRASH RECEPTACLE
- 9 TURF

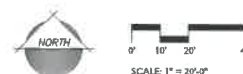
KEY MAP



WAYPOINT 5
BASIC PROJECT & ADMINISTRATION
PLANTING PLAN

Project
Revisions
Design: TEAM
Drawn by: ACS
Preliminary
Not For
Construction
Or
Recording

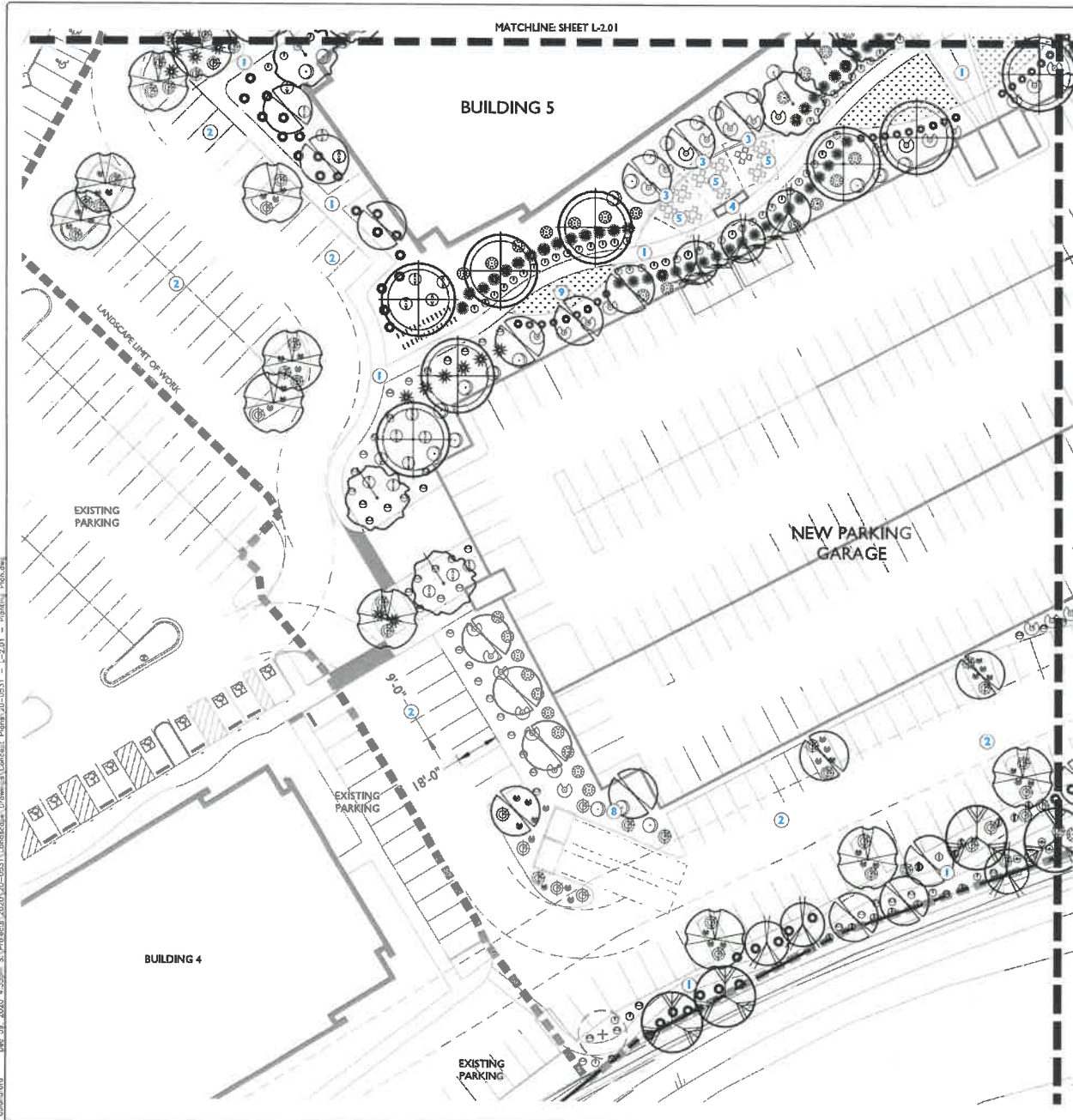
Job No.
20-0531
CONSTRUCTION
DOCUMENTATION
Sheet No.
L-2.01
1 of 6



MEDIUM SHRUB (25 SF):
274 / 6850 SF
SMALL SHRUB (10 SF):
707 / 7070 SF
EVERGREEN GROUNDCOVER (25 SF):
385 / 9625 SF

20-0531

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PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia salicina</i>	Willow Acacia	48" Box	46
	<i>Catalpa bignonioides</i>	Catalpa	48" Box	23
	<i>Gleditsia triacanthos</i>	Honey Locust	48" Box	13
	<i>Pavanea lasiantha</i>	Desert Museum Palo Verde	48" Box	76
	<i>Phoenix dactyloides</i>	Dana Palm	18" Tall	11
	<i>Parrotia chinensis</i>	Red Push Chinese Parrot	48" Box	14
	<i>Ulmus parvifolius</i>	Chinese Evergreen Elm	48" Box	14
		Erding Tree		16

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Century Plant	5 Gal	62
	Smooth Agave	5 Gal	146
	Red Bird of Paradise	5 Gal	55
	Mosses Grass Tree	5 Gal	65
	Brittonia	5 Gal	14
	Gopher Plant	5 Gal	32
	Giant Hesperaloe	5 Gal	62
	Brilliant Red Yucca	5 Gal	77
	Chihuahuan Sage	5 Gal	68
	Regal Red Hibiscus	5 Gal	62
	Autumn Glow Hibiscus	5 Gal	102
	Deer Grass	5 Gal	210

VINE	COMMON NAME	SIZE	QTY
	Star Jasmine	5 Gal	12

GROUNDCOVERS	COMMON NAME	SIZE	QTY
	Outback Sunrise	1 Gal	140
	New Gold Lantana	1 Gal	267

TURF	COMMON NAME	SIZE	QTY
	Opuntia decolorata 'Tiffany 419'	Tiffany 419	Sod 2492 S.F.

KEYNOTES

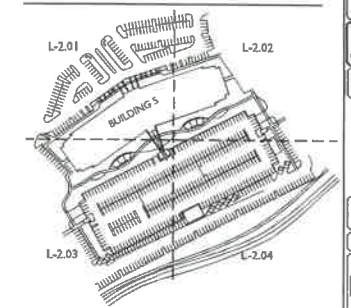
- 1 SIDEWALK
- 2 NEW PARKING AREA
- 3 SHADE STRUCTURE
- 4 WATER FEATURE
- 5 TABLES AND CHAIRS
- 6 ACCENT POT
- 7 LANDSCAPE BENCH
- 8 TRASH RECEPTACLE
- 9 TURF

TOTAL ON-SITE OPEN SPACE:
85,504 SF
FIFTY PERCENT OF TOTAL ON-SITE
OPEN SPACE:
42,752 SF
LANDSCAPED OPEN SPACE PROVIDED:
46,070 SF

25" TALL EVERGREEN TREES (100 SF):
173 / 17,300 SF
SHADE TREES (50 SF):
23 / 4,950 SF
ORNAMENTAL TREES (25 SF):
11 / 275 SF

MEDIUM SHRUB (25 SF):
274 / 6,850 SF
SMALL SHRUB (10 SF):
707 / 7,070 SF
EVERGREEN GROUNDCOVER (25 SF):
385 / 9,625 SF

KEY MAP



2045 S. University Ave., Suite 101
Mesa, AZ 85210
T: 480.503.2250 F: 480.503.2258
www.epsgroup.com



WAYPOINT 5
BASIS FOR A.A. ALMA SCHOOL ID
Planting Plan

Project
Revisions

Design: TEPACKS
Drawn by: JAB

Preliminary
Not For
Construction
Or
Recording

Job No.

20-0531

CONSTRUCTION
DOCUMENTATION

Sheet No.
L-2.03

3 of 4



TOTAL ON-SITE OPEN SPACE: 85,504 SF
FIFTY PERCENT OF TOTAL ON-SITE OPEN SPACE: 42,752 SF
LANDSCAPED OPEN SPACE PROVIDED: 46,070 SF

35" TALL EVERGREEN TREES (100 SF): 173 / 17,300 SF
SHADE TREES (50 SF): 23 / 4,950 SF
ORNAMENTAL TREES (25 SF): 11 / 2,75 SF

MEDIUM SHRUB (25 SF): 374 / 6,850 SF
SMALL SHRUB (10 SF): 707 / 7,070 SF
EVERGREEN GROUNDCOVER (25 SF): 385 / 9,625 SF

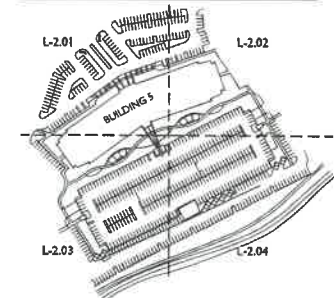
PLANT LEGEND

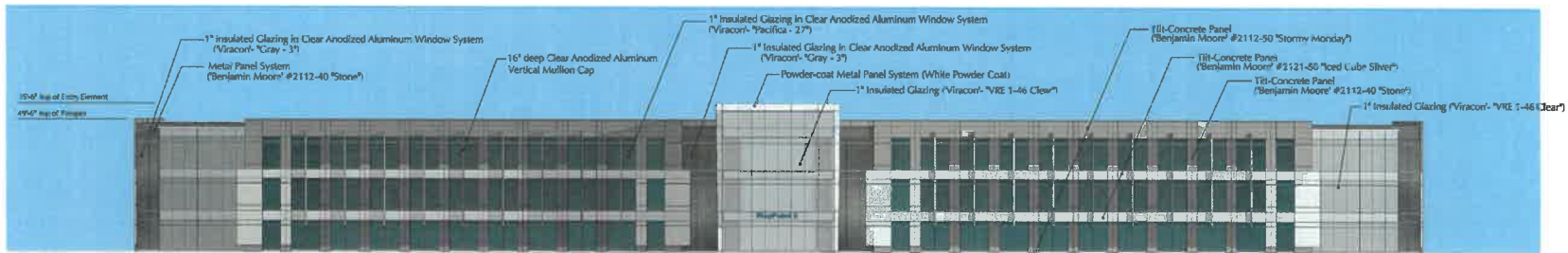
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia salicina</i>	Willow Acacia	48" Box	46
	<i>Caesalpinia coccinea</i>	Coccoloba	48" Box	23
	<i>Pinus edulis</i>	Pinus edulis	48" Box	13
	<i>Parkinsonia 'Desert Passion'</i>	Desert Passion Palo Verde	48" Box	76
	<i>Phoenix dactylifera</i>	Date Palm	18" Tall	11
	<i>Platanus chinensis 'Red Pan'</i>	'Red Pan' Chinese Platanus	48" Box	14
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	48" Box	14
	Existing Tree			16
SHRUBS/ACCENTS				
	<i>Agave americana</i>	Century Plant	5 Gal	62
	<i>Agave deserti</i>	Smooth Agave	5 Gal	148
	<i>Ceanothus pallidus</i>	Red Bird of Paradise	5 Gal	55
	<i>Diospyros quercifolia</i>	Hudson Grass Tree	5 Gal	85
	<i>Eucalyptus</i>	Brittishbush	5 Gal	16
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal	22
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe	5 Gal	92
	<i>Hesperaloe parviflora 'Brakelights'</i>	Brakelights Red Yucca	5 Gal	77
	<i>Leucophyllum frutescens</i>	Chihuahuan Sage	5 Gal	68
	<i>Hultenbergia capensis 'Regal Mar'</i>	'Regal Mar' Hibiscus	5 Gal	82
	<i>Hultenbergia capensis 'Autumn Glow'</i>	'Autumn Glow' Hibiscus	5 Gal	102
	<i>Hultenbergia rigens</i>	Deer Grass	5 Gal	210
	Existing Shrub			
VINE				
	<i>Trachelospermen junceaoides</i>	Star Jasmine	5 Gal	12
GROUNDCOVERS				
	<i>Eranthis pinnatifida 'Chatterbox Sunset'</i>	'Chatterbox Sunset'	1 Gal	140
	<i>Lantana 'New Gold'</i>	New Gold Lantana	1 Gal	267
TURF				
	<i>Oxydodon dactylifera 'Tiffany 419'</i>	Tiffany 419	Seed	2492 S.F.

KEYNOTES

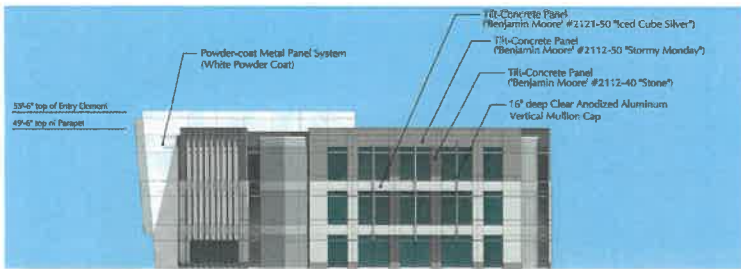
- 1 SIDEWALK
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KEY MAP

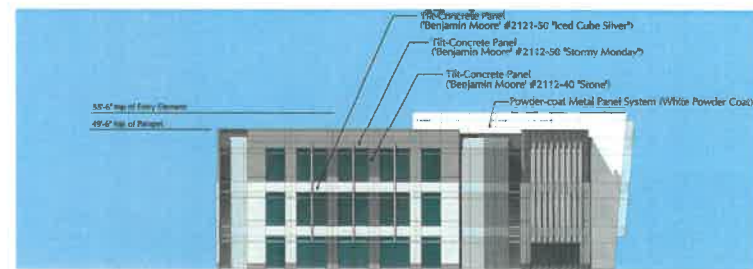




North Elevation



West Elevation



East Elevation



South Elevation

North Elevation

Tilt-Concrete Panel	10,000sf (41%)
Viracon® 'Pacifica - 27'	7,820sf (31%)
Viracon® 'Gray - 3'	1,050sf (5%)
Viracon® 'VRE 1-46 Clear'	3,390sf (22%)
Total Elevation Area:	24,310sf

South Elevation

Tilt-Concrete Panel	9,690sf (42%)
Viracon® 'Pacifica - 27'	7,820sf (34%)
Viracon® 'Gray - 3'	1,390sf (6%)
Viracon® 'VRE 1-46 Clear'	4,420sf (19%)
Total Elevation Area:	23,320sf

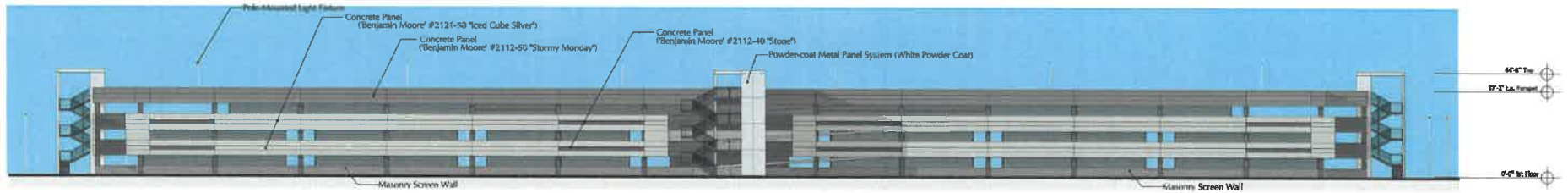
East / West Elevations

Tilt-Concrete Panel	4,240sf (48%)
Viracon® 'Pacifica - 27'	3,280sf (37%)
Viracon® 'Gray - 3'	— (—)
Viracon® 'VRE 1-46 Clear'	1,380sf (15%)
Total Elevation Area:	8,900sf

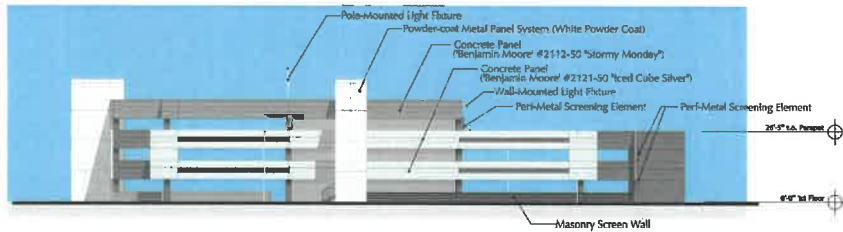
Building Elevations

WAYPOINT 5- Mesa, Arizona

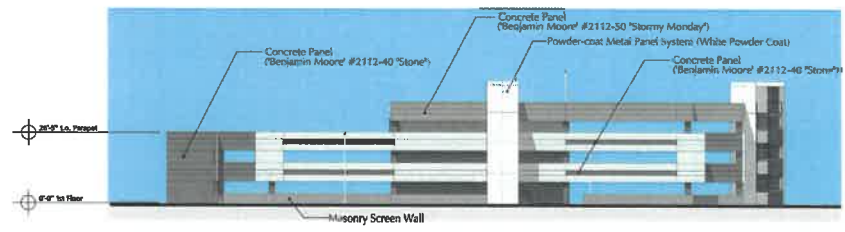




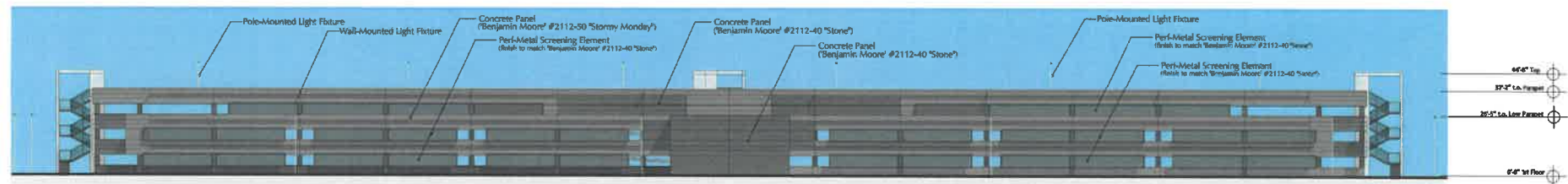
North Elevation



West Elevation



East Elevation



South Elevation

Parking Structure Elevations

WAYPOINT 5- Mesa, Arizona





WAYPOINT 5- Mesa, Arizona



EGGINK FAMILY TRUST
1106 W MOUNTAIN VIEW DR
MESA AZ 85201

COHN GILBERT T/BERNADETTE M
1115 W FAIRWAY DR
MESA AZ 85201

WODECKI SCOTT M/MASTEN JALEEN D
1118 W MOUNTAIN VIEW DR
MESA AZ 85201

PAVLENDO ALEXANDER/RONDA F
1130 W MOUNTAIN VIEW DR
MESA AZ 85201

JOHNSON STEWART MATERIALS LLC
1132 W MCLELLAN RD
MESA AZ 85201

JOHNSON JASON R
1133 W MOUNTAIN VIEW DR
MESA AZ 85201

MAST JAMES H/NANCY R TR
1142 W MOUNTAIN VIEW DR
MESA AZ 85201

FAIRBANKS SUZANNE
1145 W FAIRWAY DR
MESA AZ 85201

WATUEMA CALVIN A
1157 W MOUNTAIN VIEW DR
MESA AZ 85201

LEO PAUL MUNIE LIVING TRUST
1161 N ALMA SCHOOL RD
MESA AZ 85201

LEO PAUL MUNIE LIVING TRUST
1161 N ALMA SCHOOL RD
MESA AZ 85201

MESA HOTEL LLC
11828 LA GARAGE AVE STE 200
LOS ANGELES CA 90025

OCHOCKI REVOCABLE LIVING TRUST
1205 W ESPLANADE ST
MESA AZ 85201

STEHr DOLORES ANN TR
1210 W ESPLANDE
MESA AZ 85201

PUGLISE JOSEPH A & MARY A
1210 W MOUNTAIN VIEW DR
MESA AZ 85201

PECK FAMILY LIVING TRUST
1216 W MOUNTAIN VIEW DR
MESA AZ 85201

FERGUSON JERRELL J/BEVERLY A TR
1218 W MOUNTAIN VIEW DR
MESA AZ 85201

MM KUHN LIVING TRUST
1222 W MOUNTAIN VIEW DR
MESA AZ 85201-3812

KEY MOUNTAIN REVOCABLE TRUST
1225 W MAIN ST STE 101-189
MESA AZ 85201

CRANDALL JENNIFER M
1229 N ALMA SCHOOL RD 10
MESA AZ 85201

ALESSI SHIRLEY/SUSAN
1229 N ALMA SCHOOL RD 27
MESA AZ 85201

HANCOCK MARGO L
1229 N ALMA SCHOOL RD 28
MESA AZ 85201

DESERT SPRINGS ESTATES
HOMEOWNERS ASSN
1229 N ALMA SCHOOL RD
MESA AZ 85201

FLYNN PEGGY S
1229 N ALMA SCHOOL RD NO 3
MESA AZ 85201

MARTIN PETER D/SHARON J
1229 N ALMA SCHOOL RD NO7
MESA AZ 85201

PLANDES MARIA ELIZABETH/LOWELL
B/CLARK LOUISE
1229 N ALMA SCHOOL RD S UNIT 34
MESA AZ 85201

ALEXANDER NORMA P TR
1229 N ALMA SCHOOL RD UNIT 11
MESA AZ 85201

OBRIEN KATIE J
1229 N ALMA SCHOOL RD UNIT 29
MESA AZ 85201

HAYS RICHARD F
1229 N ALMA SCHOOL RD UNIT 30
MESA AZ 85201

AVILA ERICK
1229 N ALMA SCHOOL RD UNIT 32
MESA AZ 85201

NJIRAINI ALINE/PAUL
1229 N ALMA SCHOOL RD UNIT 33
MESA AZ 85201

GERVAIS MATT
1229 N ALMA SCHOOL RD UNIT 4
MESA AZ 85201-1920

CHANDLER ZACHARY
1229 N ALMA SCHOOL RD UNIT 5
MESA AZ 85201

JAMES DARLENE
1229 N ALMA SCHOOL RD UNIT 6
MESA AZ 85201

MCCULLY HAYLEY
1229 N ALMA SCHOOL UNIT 31
MESA AZ 85201

HUBBARD SHANE
1229 S ALMA SCHOOL RD
MESA AZ 85201

MOORE WANDA R TR
1235 W MOUNTAIN VIEW DR
MESA AZ 85201

COUGHLIN ROBERT P/THEDA H
1236 W MOUNTAIN VIEW
MESA AZ 85201

MAUREEN ELLEN BRAMSEN TRUST
1242 W MOUNTAIN VIEW DR
MESA AZ 85201

SMITH LOGAN W/SORA ANN
1251 W MOUNTAIN VIEW DR
MESA AZ 85201

SMITH H LEWIS/JEAN E
1253 W MOUNTAINVIEW DR
MESA AZ 85201

SUMMIT HOSPITALITY 133 LLC
12600 HILL COUNTRY BLVD
SUITE R-100
AUSTIN TX 78738

DEVINE DIANA YAZZIE
1263 W MOUNTAIN VIEW DR
MESA AZ 86201

DEBOOR ANTHONY K/DEBRA E
1265 W MOUNTAIN VIEW DR
MESA AZ 85201

GURTLE RICHARD W/DORIS S TR
1304 W MOUNTAIN VIEW
MESA AZ 85201

BROWN FAMILY TRUST
13045 S 36TH ST
PHOENIX AZ 85044

OCONNOR KRISTINE ANNE
1315 W MOUNTAIN VIEW DR
MESA AZ 85201

JAICKS PERRY/JANICE
1318 W MOUNTAIN VIEW
MESA AZ 85201

ZAPP CHRISTOPHER E/RILEY KAREN D
1336 W ESCARPA
MESA AZ 85201

REED RANDON D
1340 W ESCARPA
MESA AZ 85201

BASTEN ROBERT J/TIFFENY E
1345 W ESCARPA
MESA AZ 85201

CHASE SUSAN L
1346 W ESCARPA ST
MESA AZ 85201

NIELSON GREGORY M/DEVELLA
1348 W MOUNTAIN VIEW DR
MESA AZ 85201

TREJOS RICARDO
1349 W ESCARPA ST
MESA AZ 85201

ABBOTT WILLIAM P/JESSICA ANN
1350 W ESCARPA ST
MESA AZ 85201

MILLS COURTNEY D
1352 W ESPLANADE ST
MESA AZ 85201

PAYMASTER FAMILY REVOCABLE TRUST
1354 W ESCARPA ST
MESA AZ 85201

PONTRELLI BRIAN M/WELCH SARAH M
1356 W ESPLANADE ST
MESA AZ 85201

JOHNSON KEITH D/SUSANNE K
1357 W ESCARPA ST
MESA AZ 85201

LEBLANC EDWARD JORN
1358 W ESCARPA ST
MESA AZ 85201

GROSSO LAURA A/ANTHONY R
1361 W ESCARPA ST
MESA AZ 85201

TIMOTHY LEE GUMP AND MARTHA
ANN GUMP REVOCABLE TRUST
1362 W ESCARPA ST
MESA AZ 85201

RON AND NANCY ELLERMAN TRUST
1363 W ESCARPA ST
MESA AZ 85201

ABBOTT WILLIAM P/JESSICA A
1364 W ESCARPA ST
MESA AZ 85201

MULLER DAVID W/JUDITH J
1365 W ESCARPA ST
MESA AZ 85201

NARINE CHIRANJIR
1402 W ESCARPA ST
MESA AZ 85201

WALSH KEVIN MICHAEL
1422 W ESCARPA ST
MESA AZ 85201

RAMIREZ RAFAEL & ROSALIE M
1425 W ESCARPA ST
MESA AZ 85201

BOYLE SHAWNA SANDO/JOSHUA
1428 W ESCARPA ST
MESA AZ 85201

BOYLE JOSHUA/SANDO SHAWNA
1428 W ESCARPA ST
MESA AZ 85201

HARRIS DAVID W
1436 W ESCARPA ST
MESA AZ 85201

BLACK KELLY NORIYUKI
1444 W ESCARPA ST
MESA AZ 85201-3855

MARKOS ANTHONY & JUDITH R
1451 W ESCARPA
MESA AZ 85201

MCLAUGHLIN LIVING TRUST
17318 SARITA AVE
CANYON COUNTRY CA 91387

WAYPOINT OWNERS ASSOCIATION
17700 N PACESETTER WY SUITE 100
SCOTTSDALE AZ 85255

SALT RIVER AGRIC IMP & POWER
DISTRICT
PO BOX 52025
PHOENIX AZ 85072

SALT RIVER PROJECT A I & P D
PO BOX 52025
PHOENIX AZ 85072

MAR BEL PROPERTIES LLC
2146 E LYNWOOD ST
MESA AZ 85213

SACHS RANCH CO LLC/HURLEY LAND
CO LLC
3333 NEW HYDE PARK RD
NEW HYDE PARK NY 11042

DERITO KIMCO RIVERVIEW LLC
3333 NEW HYDE PARK RD
NEW HYDE PARK NY 11042

COUNTRY CLUB HEIGHTS UNIT THREE
TOWNHOUSE COR
4135 S POWER RD 122
MESA AZ 85212

ANTHONY G SHUMWAY REVOCABLE
LIVING TRUST
734 W 6TH AVE
MESA AZ 85210

SALT RIVER POINT LL LLC
777 3RD AVE FL 25
NEW YORK NY 10017

KING MARY LOUISE
937 N VALE
MESA AZ 85201

LA GRASSA PAUL/ERIN
940 N VALE ST
MESA AZ 85201

RICHARD BELLISTON & CANDICE L
BELLISTON LV TR
963 S 830 EAST
OREM UT 84097

S R P A I & P D
PO BOX 1980
PHOENIX AZ 85001

SHOWALTER ANNA MAE
PO BOX 633
SCOTTSDALE AZ 85252

Tab 6

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: February 10th, 2021

CASE: ZON20-00538

REQUEST: Site Plan Review. This request will allow for a new office building and parking garage within an existing office development, located within the 1200 to 1400 blocks of West Bass Pro Drive (south side) and the 1100 block of North Alma School Road (west side).

APPLICANT: DAVIS 74 E. Rio Salado Pkwy. #74
Tempe, AZ. 85268

PHONE: 480-638-1100

Planning Division 480-644-2385

Posting date: 1/26/2021

1/26/21 08:24:30

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: January 26th, 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 ZON20-00538 (case number), on the 26th day of January, 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 26th day of January, 2021

Marybeth Conrad
Notary Public

