

Citizen Participation Report
Cabana Southern
Greenlight Communities
West of the SWC of Crismon Rd. & Southern Ave.
April 14, 2021

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning and Site Plan Review. These requests are for the proposed development located on an 8.03-acre property west of the SWC of Crismon Road and Southern Avenue in Mesa (This property is further identified as parcel number 220-80-005C on the Maricopa County Assessor's Map). The proposed project is Cabana on Power Road, a high-quality multi-family residential development with enhanced design features, co-work space, and recreational amenities.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for an online neighborhood meeting and future public hearings. The format proposed is consistent with the City's April 1, 2020 notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Actions Taken:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

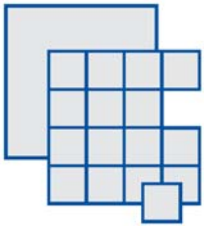
1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. On December 10, 2021, an online neighborhood meeting was held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom's online meeting technology, which complied with the City's revised policies in response to the COVID-19 public health crisis.
3. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
4. In addition to the neighborhood meeting, the applicant's neighborhood meeting notice letter provided an online link with exhibits for the proposed development. The notice letter listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure gave the opportunity for neighbors to view the project details and contact the applicant before or after the neighborhood meeting, which provided more opportunities to learn about and inquire about the project.
5. A copy of the neighborhood meeting and citizen comments summary is attached to this report. This document notes that no one attended the meeting, although one person on the notice list (Stella Peszneker) emailed the applicant prior to the meeting saying she could not attend the meeting. She asked if the proposed development was a low-income housing project. In a response from Mr. Lake sent that same day, the neighbor was informed that the proposed development is not low income, but a high-quality housing community with home office features and higher rents. He offered to answer any other questions. Mrs. Peszneker did not contact the applicant after that response.
6. Presentations will be made to groups of citizens or neighborhood associations upon request.
7. The public hearing notice list will comply with City requirements; and it will include the above citizen on the list. For public hearing notice, applicant posted one (1) 4' x 4' sign on the property. It was placed on the property on April 14, 2021 in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Pre-Submittal	June 22, 2020
Formal Submittal to City	November 16, 2020
Final Submittal	April 6, 2021
<i>Planning & Zoning Public Hearing</i>	<i>April 28, 2021</i>

Attached Exhibits:

- 1) Neighborhood meeting notification letter
- 2) Notification map of surrounding property owners within 1,000 ft. of the Property
- 3) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records) HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (provided by the city)
- 4) Neighborhood meeting and citizen comments summary



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

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

November 24, 2020

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Greenlight Communities, we are pleased to invite you to a neighborhood meeting to receive your comments regarding the approximately 8.03-acre property located on the south side of Southern Avenue between 97th Street and 98th Street (west of Crismon Road). The property is currently planned for industrial-employment development, and we would like to request that the City approve a change to allow for a residential development known as *Cabana Southern*, a three-story multi-family residence gated community with home office/shared work space features. This project incorporates resort lifestyle amenities and a lush landscape/open space plan that will help complement and enhance the surrounding area. The specific request is Rezoning from Planned Employment Park PEP to Multi-Residence RM-4 PAD and Site Plan Review.

This letter has been sent to nearby property owners to discuss this request and receive comments and feedback that will inform the development process. A copy of the conceptual site plan and sample elevations are enclosed with this letter. Also, our project team has set up an internet online documents link where you will be able to view information regarding the preliminary development plan.

Online Link: <https://sharesync.serverdata.net/us4/s/TPXENUfntJwaDSzvMrNgIn003e7a61>

A **neighborhood meeting** will be held electronically via Zoom, a free online meeting service, to address the social distancing policies during the COVID-19 medical crisis. It will be held at the date and time below:

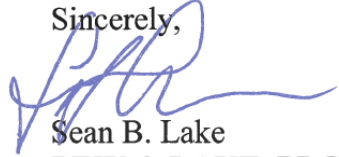
Date: December 10, 2020 Time: 6:00 p.m. (Arizona Time) Website: www.zoom.us Meeting ID: 857 4293 3283 Password: 100
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If you wish to participate in the online Zoom meeting, please register and fill-in your contact information for the meeting before it begins. Upon registration, Zoom will email you a link and options for entering the meeting by phone or device. If you have any questions, please contact either me or D.J. Stapley in my office by email at sean.lake@pewandlake.com or djstapley@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

The City of Mesa has assigned this case to Cassidy Welch, a member of the Planning Division staff. She can be reached at 480-644-2591 or Cassidy.Welch@mesaaz.gov should you have any questions regarding the public hearing process. Please let any of us know if you have questions or comments regarding this proposed development.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

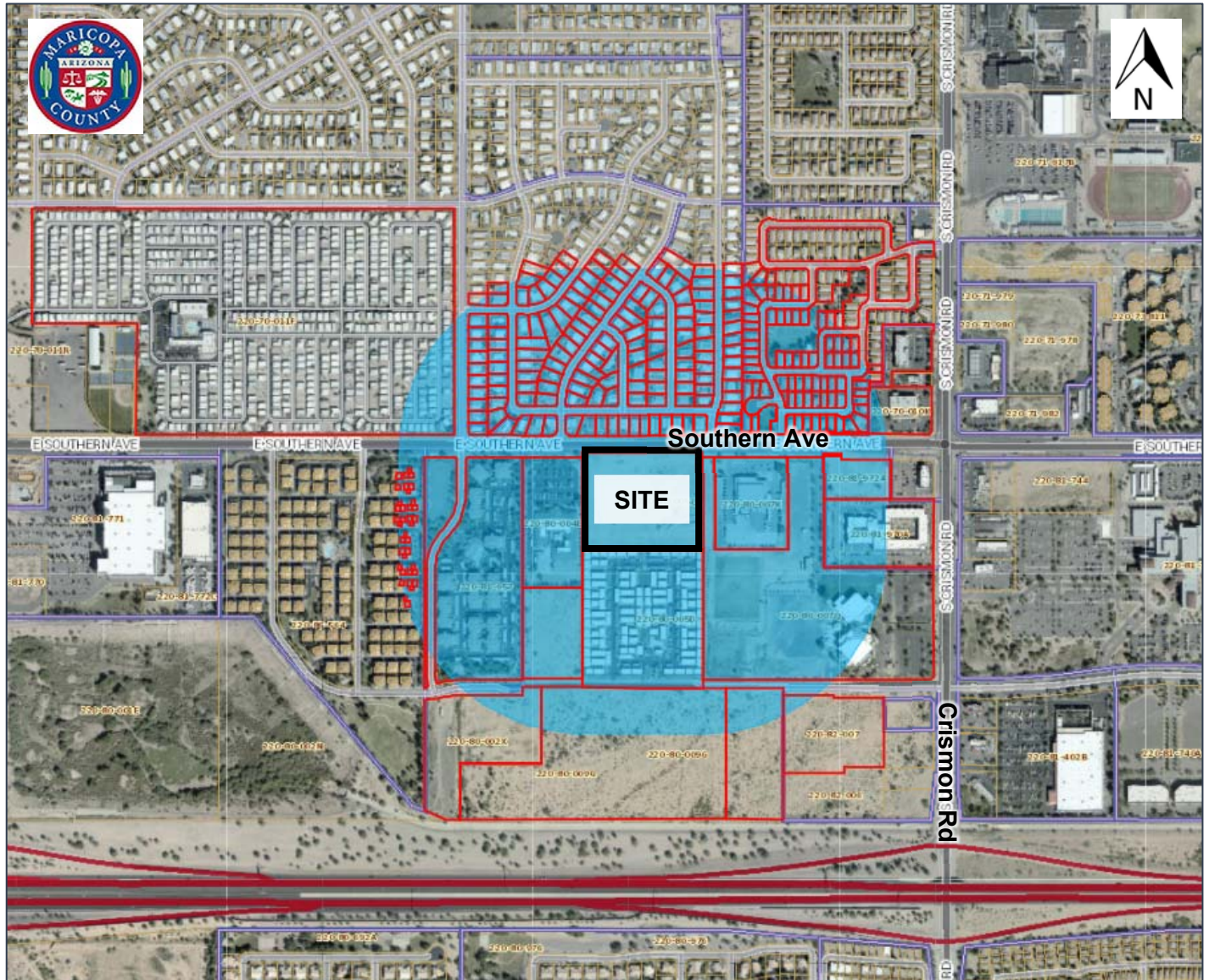
Sincerely,



Sean B. Lake
PEW & LAKE, PLC

Enclosures

Property Owners within 1,000 Feet+ Cabana Southern



Property Owners within 1,000 Feet+
Crismon Southern

Owner	Address	City	State	Zip
1143 S AMANDES LLC	3241 E JAEGER CIR	MESA	AZ	85213
1330 S CRISMON ROAD LLC	7007 W HAPPY VALLEY RD	PEORIA	AZ	85383
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	85201
9831 EAST FLOSSMOOR CIRCLE TRUST	PO BOX 7233	ROCHESTER	MN	55903
AARON 358 LLC	1265 S AARON 358	MESA	AZ	85209
AARON 363	1130 SOUZA WAY	FOLSOM	CA	95630
ABRAHAMS ANNETTE TRUST	9845 E FAIRVIEW AVE	MESA	AZ	85208
ABRAHAMS LUZ DEL ALBA	1153 S AMANDES	MESA	AZ	85208-3190
ALLEN KIM-OANH NGUYEN	826 MAIN ST NO 6	EL SEGUNDO	CA	90245
ALTHEN GARY L/SANDRA L TR	9908 E FLORIAN AVE	MESA	AZ	85208
AMES KATHY JO	1141 S 97TH ST	MESA	AZ	85208
ANDERSEN SCOTT	9903 E FLOSSMOOR AVE	MESA	AZ	85208
ANDERSON CURT H	650 S MOUNTAIN VIEW DRIVE	APACHE JUNCTION	AZ	85219
ANDERSON LINDA I	1064 S 97TH WY	MESA	AZ	85208
ANDERSON ROBERT C/CURT H	9649 E FRITO AVE	MESA	AZ	85208
ANNIS RICHARD L/LILA JEAN TR	1056 S 98TH ST	MESA	AZ	85208-3158
APIDA THERESA M	1108 S 98TH ST	MESA	AZ	85208
ARGUELLO TIMOTEO M/MARIE B	9745 E FLOSSMOOR AVE	MESA	AZ	85208
ATTERBERRY MARY J	9835 E FORGE AVE	MESA	AZ	85208
BAILEY RALPH	9733 E FLOSSMOOR AVE	MESA	AZ	85208
BAIRD JOHN/JOHN LANCE	10177 E FLORIADE DR	SCOTTSDALE	AZ	85260
BALZAN SILVIO/CHRISTINE	1120 S 97TH ST	MESA	AZ	85208
BARKER CHARLES A	1265 S AARON UNIT 360	MESA	AZ	85209
BARRETT BARRY/LINDA	1132 S 97TH WAY	MESA	AZ	85208
BELTRAN ANA	9864 E FLOSSMOOR AVE	MESA	AZ	85208
BLAUSTEIN MARC	1127 S 97TH ST	MESA	AZ	85208
BLAUSTEIN MARC E	1127 S 97TH ST	MESA	AZ	85208
BOEHLEN LAWRENCE JOHN	16030 CLINE ST	EAGLE RIVER	AK	99577
BONN GEORGE J	1130 S 97TH ST	MESA	AZ	85208
BRENER SCOTT ALLEN	6223 E PRESTON ST	MESA	AZ	85215
BROOKMAN JENNIFER	1265 S AARON UNIT 338	MESA	AZ	85209
BROWN ANNE MARIE	9901 E FLOWER AVE	MESA	AZ	85208
BROWN STEVEN D/KELLY A	1265 S AARON NO 344	MESA	AZ	85209

Property Owners within 1,000 Feet+
Crismon Southern

BULKA DOROTHY A	1138 S 96TH PL	MESA	AZ	85208
BURTON STEPHEN L	1144 S 96TH PL	MESA	AZ	85205
BURTON TANYA M	9862 E FAIRFIELD AVE	MESA	AZ	85208
CARR JORDAN/SHELDON	1265 S AARON UNIT 341	MESA	AZ	85209
CASTEEL JACK L ETAL	1101 S 97TH ST	MESA	AZ	85208
CASTILLO HENRY JR/AMY J	1101 S 97TH WAY	MESA	AZ	85208
CAVA ANN L	9859 E FLOWER AVE	MESA	AZ	85208
CHAVEZ SHANNON E	1265 S AARON UNIT 361	MESA	AZ	85209-3799
CLARK EMMA	1135 S AMANDES	MESA	AZ	85208
COCHRAN TRUST	9767 E FLOSSMOOR AVE	MESA	AZ	85208
COPPENS DAWN M	9834 E FAIRVIEW AVE	MESA	AZ	85208
COX JILL L	9653 E FLOSSMORE	MESA	AZ	85208
CRAWFORD ELDON L/MARY L	4805 S LAKEWOOD DR	SAINT JOSEPH	MO	64506-4598
CRISMON BFC LLC	1635 N GREENFIELD RD STE 15	MESA	AZ	85205
CRISMON BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205
CRISMON BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205
CRISMON CROSSING HOMEOWNERS ASSOCIATION	2180 W SR 434 STE 5000	LONGWOOD	FL	32779
CRISMON DEVELOPMENT LLC	1701 WINDHOEK DR	LINCOLN	NE	68512
DANIELS DENNIS M/DIANE M	1119 S 97TH WAY	MESA	AZ	85208
DAWN KRISTINE EMERY REVOCABLE LIVING TRUST	1108 S 97TH WY	MESA	AZ	85208
DINNEEN STACEY L	1043 S 98TH ST	MESA	AZ	85208
DUENAS DIANE	1139 S AMANDES	MESA	AZ	85208
DUERR NICHOLAS T/MIKAELA J	1159 S AMANDES AVE	MESA	AZ	85208
DURGA INVESTMENTS LLC	PO BOX 12055	CASA GRANDE	AZ	85135
EAST MARK A	3856 N GALAXY LN	SIOUX FALLS	SD	57107
EAST MESA CHARTER ELEMENTARY SCHOOL INC	9701 E SOUTHERN AVE	MESA	AZ	85209
EDB ENTERPRISE LLC	4952 TRILLIUM TRL	LONG GROVE	IL	60047
EILER REBECCA	1265 S AARON UNIT 359	MESA	AZ	85209
ESCALERA FRANCISCO	9633 E FRITO AVE	MESA	AZ	85208
FERRARA ANTHONY/JUDY	1058 S 97TH ST	MESA	AZ	85208
FIGUEROA ULISSES	1113 S 97TH PL	MESA	AZ	85208
FLANDERS CYNTHIA A	1125 S 96TH ST	MESA	AZ	85208

**Property Owners within 1,000 Feet+
Crismon Southern**

FLANDERS WAYNE C	1132 S 96TH PL	MESA	AZ	85208
FLECK ELAINE M	1057 S 97TH WY	MESA	AZ	85208
FOSS VERA	18000 S MCCONE CT	SAHUARITA	AZ	85629
FRANCIS JOHN P	1149 S 98TH ST	MESA	AZ	85208
FREY SCOTT/TAMERA	1126 S 98TH ST	MESA	AZ	85208
FSWEST HOLDINGS LLC	PO BOX 7111	CHANDLER	AZ	85246
GALIATSATOS HARRY/DINA	9914 E FLOSSMOOR AVE	MESA	AZ	85208
GARY D BURKE TRUST/BARBARA A BURKE TRUST	3359 CREEK VIEW DR	MEDFORD	OR	97504
GARY L AND MARCIA J HIRST FAMILY REV LIV TR	7530 RIDGE WAY	EDMONDS	WA	98026
GC & RJ PARTNERSHIP LLC	458 E DANIELLA DR	SAN TAN VALLEY	AZ	85140
GEIGER RUSSELL/KAREN	9653 E FRITO AVE	MESA	AZ	85208
GENOVESE KRISTOPHER JOSEPH	1265 S AARON UNIT 335	MESA	AZ	85209
GERALD LEE AND MICHELE JOAN WILLIAMSON LIV TR	948 W 22ND AVE	APACHE JUNCTION	AZ	85120
GIBSON KENNETH	1070 S 97TH ST	MESA	AZ	85208
GILGE DONALD W/SHARON	1125 S 97TH PL	MESA	AZ	85208
GLASS BOBBY/CYNTHIA	1082 S 97TH ST	MESA	AZ	85208
GODINA ERIN E	1265 S AARON UNIT 296	MESA	AZ	85209-3795
GONZALEZ GRACE MADRILL	9904 E FLOWER AVE	MESA	AZ	85208
GONZALEZ NATHON	1038 S 98TH ST	MESA	AZ	85208
GRABOWSKI DOUGLAS C	6521 E UNIVERSITY DR 123	MESA	AZ	85202
GRAHAM CARLOTTA Y	1265 S AARON UNIT 294	MESA	AZ	85209
GUARIGLIO LINDA S	1265 S AARON NO 320	MESA	AZ	85209
HACHKOWSKI MICHELLE	PO BOX 288 GRP 327 RR3	SELKIRK	MB	R1A2A8
HACKOWSKI JASON/MICHELLE	BOX 288 GRP 327 RR 3	SELKIRK	MB	R1A2A8
HAMLETT MICHELLE/KENNETH	1121 S 97TH ST	MESA	AZ	85208
HAMM PATTI L	1143 S 98TH ST	MESA	AZ	85208
HAMPTON EAST II LLC	2241 E PECOS RD STE 1	CHANDLER	AZ	85225
HANDWERK-MARSIK ROBIN A	1025 S 97TH ST	MESA	AZ	85208
HARRIS TYLER P	1102 S 97TH ST	MESA	AZ	85208
HARTLEY RONALD/GOULETTE VICKIE	1119 S 96TH ST	MESA	AZ	85208
HEARD PEARL E TR	1034 SOUTH 97TH WAY	MESA	AZ	85208
HENSON ELYSE MARIE	9909 E FLOSSMOOR AVE	MESA	AZ	85208

**Property Owners within 1,000 Feet+
Crismon Southern**

HERBERT MEREDITH A JR/KELLE A	1155 S 98TH ST	MESA	AZ	85208
HERNANDEZ PEDRO A/CAROLYN D	PO BOX 25292	TEMPE	AZ	85285
HOEL DANA LAWRENCE/SHARON LEE	617 FREMONT ST	ANOKA	MN	55303
HOLTZ DANIEL/CRYSTAL E	1040 N SAN MARCOS DR	APACHE JUNCTION	AZ	85220
HORN GINA	9751 E FLOSSMOOR AVE	MESA	AZ	85208
HOWARD ARTHUR LITTELL TRUST	1115 S 97TH ST	MESA	AZ	85208
HOWARD TERESA L/KEVIN J	1265 S AARON NO 343	MESA	AZ	85209
HUFF RICHARD D TR	1610 N PINE ST	DAVENPORT	IA	52804
HUGGINS CHARLES W II	1720 E PARK AVE	CHANDLER	AZ	85225
HUMENICK JOHN	1107 S 98TH ST	MESA	AZ	85208
HUMPHREY CATHERINE L/DOUGLAS	1265 S AARON NO 336	MESA	AZ	85209
HYETT PATRICIA ANN/RIGGS STEVEN JOSHUA	1109 S 97TH ST	MESA	AZ	85208
ILA RESORT LLC II	1314 E MYRNA LN	TEMPE	AZ	85284
JAGLA PAUL J/RAGUET J	523 N HOLLOW AVE	WEST COVINA	CA	91790
JDS HOLDINGS LLC	5238 S BOCA	MESA	AZ	85212
JERGENS LADDIE L/NORMA J	1064 S 96TH PL	MESA	AZ	85208
JOHNSON DOUGLAS W/SUSAN A	1040 S 97TH WY	MESA	AZ	85208
JOHNSON HOWARD W & BEATRICE E	1129 S 96TH PLACE	MESA	AZ	85208
JOHNSON JAMES A/JODIE L	184 N LANCASTER DR	BOLINGBROOK	IL	60440
JOHNSON WILLIAM/MELISSA	1265 S AARON UNIT 321	MESA	AZ	85209
JONES ANDREW W/HELEN N TR	1120 S 97TH WY	MESA	AZ	85208
JONES ELENA B	9911 E FLORIAN AVE	MESA	AZ	85208
JONES RICHARD	1107 S 96TH ST	MESA	AZ	85208
JOSE A JACOME ESCOBEDO AND ARELI GUADALUPE CARRENO CORONEL REVOCABLE TRUST	1037 S 98TH ST	MESA	AZ	85208
KAHL CATHERINE N/RYAN C	9847 E FLOWER AVE	MESA	AZ	85208
KASTEN LILETH	1137 S 98TH ST	MESA	AZ	85208
KB SUPERSTITION CANYON 1 LLC	3176 PULLMAN ST STE 116	COSTA MESA	CA	92626
KB SUPERSTITION CANYON LLC	3176 PULLMAN ST STE 116	COSTA MESA	CA	92626
KELLY ASTON R	161 W SWEET SHRUB AVE	SAN TAN VALLEY	AZ	85140
KENNETH J MCRAE AND DEWANNA K MCRAE FAMILY TRUST	9653 E PAMPA AVE	MESA	AZ	85212

Property Owners within 1,000 Feet+
Crismon Southern

KENNETH J MCRAE AND DEWANNA K MCRAE FAMILY TRUST	1049 S 98TH ST	MESA	AZ	85208
KING GREGORY/KIMBERLY M	219 N RANDALL RD	AURORA	IL	60506-3518
KIRVAN GENE/LINDA	11905 ANDERSONVILLE RD	DAVISBURG	MI	48350
KNOELL EDMUND V/JOANNE F	23417 N WHISPERING PINES RD	COLBERT	WA	99005
KOSSMEYER LAWRENCE J/SANDRA P	9913 E FLOWER AVE	MESA	AZ	85208
KOVACEVICH GREG/KAREN TR	371 CANDLELIGHT DR	SANTA ROSA	CA	95403
KRISTY REALTY LLC	2903 VIDERO DR	WILMINGTON	DE	19808
KROGH JEFFREY	3511 228TH AVE NE	EAST BETHEL	MN	55005
LAMANTIA JIMMIE L	1114 S 98TH ST	MESA	AZ	85208
LANE KIRK KEMPTON/KATHERINE A	1140 S CERISE ST	MESA	AZ	85208
LANG RICKY R	1120 S 97TH PL	MESA	AZ	85208-3154
LAYFIELD MICHELE	9842 E FRITO AVE	MESA	AZ	85208
LEEPER ROBERT A/DEBBIE A	1116 S CERISE	MESA	AZ	85208
LEYVA ARTURO	1141 S 96TH PL	MESA	AZ	85208
LINK DAWN	9910 E FLOWER AVE	MESA	AZ	85208
LINNERT NANCY	9838 E FLOSSMOOR CIR	MESA	AZ	85208
LIPSKI ROBERT/PATRICIA	1075 S 97TH ST	MESA	AZ	85208-3151
LITTLE RYAN/KATHI	9855 E FLOWER AVE	MESA	AZ	85208
LOPEZ EDUARDO NIEVES	1114 S 97TH WAY	MESA	AZ	85208
LUCERO JOE P/MARY A	8130 E MADERO AVE	MESA	AZ	85209
LUTY FAMILY REVOCABLE LIVING TRUST	1265 S AARON	MESA	AZ	85209
MAHONEY JULIE J	1157 S 96TH ST	MESA	AZ	85208
MALO-BAKER MICHELLE M	1265 S AARON NO 345	MESA	AZ	85209
MARSH GREG/RONDA	3332 N 91ST ST	MESA	AZ	85207
MARSH RONDA	3132 S 91ST PL	MESA	AZ	85208
MARSHALL JEAN H	27514 LITTLEWOOD DR	RANCHO PALOS VERDES	CA	90275
MARTINEZ AUTUMN ANN	1265 S AARON UNIT 297	MESA	AZ	85209-3795
MARTINEZ MEGYN	1265 S AARON UNIT 317	MESA	AZ	85209
MARVIN GINGER J/HELMS GARY W	9850 E FLOSSMOOR AVE	MESA	AZ	85208
MASON VIRGINIA E	9646 E FRITO AVE	MESA	AZ	85208
MATTHEWS CODY STEVEN/SHERRADA PAIGE	1044 S 98TH ST	MESA	AZ	85208
MATTHIESEN JEFFREY JAY	9720 E FLOSSMOOR AVE	MESA	AZ	85208-3168

**Property Owners within 1,000 Feet+
Crismon Southern**

MAXEY DANIEL L/EMMETT TAMRA JO	9863 E FLOSSMOOR AVE	MESA	AZ	85208
MAY DEREK	1265 S AARON NO 342	MESA	AZ	85209
MBAH PROPERTIES LLC	PO BOX 47250	PHOENIX	AZ	85068
MCBRIDE JACK E/JACQUELYN C	1104 S CERISE	MESA	AZ	85208
MCCUIN BRADLEY	1110 S CERISE	MESA	AZ	85208
MCINTYRE TERRANCE K/MARLENE A	1101 S 98TH ST	MESA	AZ	85208
MESA AL PARTNERS LP	6370 LBJ FREEWAY STE 276	DALLAS	TX	75240
MILLER GARRY THOMAS/LYDIA	9832 E FLOSSMOOR CIR	MESA	AZ	85208
MILLER VIRGINIA F	1265 S AARON NO 301	MESA	AZ	85209
MILLS KAREN	1039 S 97TH WAY	MESA	AZ	85208
MORALES MARCO ANTONIO	PO BOX 1496	QUEEN CREEK	AZ	85142
MUELLER RUDY/KATHY	1126 S 97TH WY	MESA	AZ	85208
MURPHY DONALD R/SHIRLEY A	1113 S 97TH WY	MESA	AZ	85208
MURRAY CATHY	9851 E FAIRVIEW AVE	MESA	AZ	85208
MURUATO JOHNNY	1069 S 97TH ST	MESA	AZ	85208
NAVARRETE EDGAR GARCIA/DELGADO GABRIELA	47 S OSA RD	MARICOPA	AZ	85139
NEILSON JUDY G	1063 S 97TH WY	MESA	AZ	85208
NEW SANFORD SCOTT/MARCI ANN	1107 S 97TH WY	MESA	AZ	85208
NEWELL PHILIP	2831 E SOUTHERN AVE NO 110	MESA	AZ	85204
NGUYEN KIM	1045 S 97TH WY	MESA	AZ	85208
NGUYEN TRACY	9907 E FLOWER AVE	MESA	AZ	85208
OCEAN PROPERTY HOLDINGS LLC	15430 AVERY RD	ROCKVILLE	MD	20855
OGREEN JOHN/MARK	1102 S 97TH WAY	MESA	AZ	85208
OKADA KOICHIRO/GONZALES-OKADA ELOISE/TORRES D	1051 S 97TH WAY	MESA	AZ	85208
OLSTHOORN FAMILY TRUST	1120 S 98TH ST	MESA	AZ	85208
ORSCHELN PAUL RYAN/LAURA ANN	9902 E FLORIAN AVE	MESA	AZ	85208
PASSAFLUME-RYAN STEPHANIE/RYAN JEFFREY	1265 S AARON UNIT 346	MESA	AZ	85209
PATRICIA A SCHULTHEISS LIVING TRUST	6233 E DES MOINES ST	MESA	AZ	85205
PESZNEKER CHARLES/STELLA	102 CHAPALINA PARK CRES S E	CALGARY	AB	T2X35Z
PIERCE WARREN E/MICHAEL A TR	1076 S 97TH ST	MESA	AZ	85208
PILTINGSRUD HAROLD/PATRICIA	1063 S 97TH ST	MESA	AZ	85208
PIRTLE EVELYN	4135 N 100TH AVE	PHOENIX	AZ	85037

**Property Owners within 1,000 Feet+
Crismon Southern**

PTAK RUTH	1064 S 97TH ST	MESA	AZ	85208
RASMUSSEN STANLEY R/CAROLYN J	901 30TH ST S	MOORHEAD	MN	56560
RATLIFF CHASSIDY D/CONSIGLIO GIOVANNI JR	9908 E FLOSSMOOR AVE	MESA	AZ	85208
RAUTANEN JOHN G/BARBARA A	9846 E FLOWER AVE	MESA	AZ	85208
RECTOR CAROLE J	277 TEAL CIR	COVENTRY TOWNSHIP	OH	44319
REED WILL G III/MONICA	9858 E FLOSSMOOR AVE	MESA	AZ	85208
REXHEPI ZENEL	1265 S AARON UNIT 295	MESA	AZ	85209
RICHARD L ANNIS & LILA JEAN ANNIS REV TRUST	1056 S 98TH ST	MESA	AZ	85208
RICHARD L ANNIS & LILA JEAN ANNIS REV TRUST	1056 S 98TH ST	MESA	AZ	85208
RICHARDS NORMAN L/KATHLEEN R	9857 E FAIRVIEW AVE	MESA	AZ	85208
RLO LIVING TRUST/CONNIE J WALKER TRUST ETAL	8751 E NORA ST	MESA	AZ	85207
ROBERTS CAMILLE Y	9839 E FAIRVIEW AVE	MESA	AZ	85208
ROBERTS JAY/CAROL A	7134 E JUANITA AVE	MESA	AZ	85209
ROBINSON TOMMIEZINE	9857 FLOSSMOOR AVE	MESA	AZ	85208-3069
ROGERS MICHAEL/SAVANNAH	1128 S CERISE	MESA	AZ	85208
ROMO HARMONY D	1062 S CERISE	MESA	AZ	85208
RONCA NICK	1046 S 97TH ST	MESA	AZ	85208-3113
ROY FAMILY LIVING TRUST	1131 S 96TH ST	MESA	AZ	85208
ROY GREGORY R/JANET M	9840 E FAIRVIEW AVE	MESA	AZ	85208
RUBIO PEDRO J III/LEY-JAIME SUSANA K	1265 S AARON UNIT 277	MESA	AZ	85209
RUCKER MELBA	9923 E FLORIAN AVE	MESA	AZ	85208-3192
RUSSUM ROY D/KATHLEEN M	20000 SW GASSNER RD	BEAVERTON	OR	97007
SAILER LANA K	9853 E FLOSSMOOR AVE	MESA	AZ	85208
SALDANA JACQUELYN C	1119 S 97TH PL	MESA	AZ	85207
SANMIGUEL SYLVIA J	9914 E FLORIAN AVE	MESA	AZ	85208
SCHAUER INVESTMENTS LLC	9664 E GRANDVIEW ST	MESA	AZ	85207
SCHMIDT TIMOTHY/DONNA	9710 E FLOSSMOOR AVE	MESA	AZ	85208
SCHULZ MICHAEL D/MARY M	9915 E FLOSSMOOR AVE	MESA	AZ	85208
SCHUSTER PAUL R/JUDITH A	111 FLORIDA DR	THERESA	WI	53091
SCHUTTER PAT C	9709 E FLOSSMORE AVE	MESA	AZ	85208

**Property Owners within 1,000 Feet+
Crismon Southern**

SEABURY FAMILY TRUST	1125 S 97TH WAY	MESA	AZ	85208
SEBEK ROBERT/JACQUELINE	1110 S 97TH ST	MESA	AZ	85208
SHABLOW CURTIS A/JANINE M	1101 S 96TH ST	MESA	AZ	85208
SHAFFER GLENN L/BONNIE L	1107 S 97TH PL	MESA	AZ	85208-3155
SHARBAUGH CHAWALEE R	1055 S 98TH ST	MESA	AZ	85208
SHIELDS IMOGENE	9639 E FRITO AVE	MESA	AZ	85208
SHORT NATHAN P	1265 S AARON UNIT 357	MESA	AZ	85209
SHRYER BRADLEY/BRITNEY	1122 S CERISE	MESA	AZ	85208
SIMONS LESLEY E TR	PO BOX 51071	MESA	AZ	85208
SLUSHER KIMBERLY L	1131 S 98TH ST	MESA	AZ	85208
SMITH DOMINIC/MARYANNE	1147 S AMANDES ST	MESA	AZ	85208
SMITH MICHAEL D/GLORIA GRACIELA	1163 S AMANDES	MESA	AZ	85208
STEELE DONALD E/GOLDIE L	9665 E FRITO AVE	MESA	AZ	85208
STRAHAM DARRYL A	1265 S AARON	MESA	AZ	85209
STREIF ANNETTE L	9701 E FLOSSMOOR	MESA	AZ	85208
SULSKI EVELYN/HARRIS EDDIE/COLANDA	1265 S AARON ST UNIT 364	MESA	AZ	85209
SUNDBY TODD ARVIN	15596 STATE HIGHWAY 1 NE	THIEF RIVER FALLS	MN	56701-8527
SUNNY ACRES/MONTGOMERY 320 LLC	4720 E FALCON DR NO 106	MESA	AZ	85215
SUPERSTITION CANYON PROPERTY OWNERS ASSOC	3573 E SUNRISE DR STE 225	TUCSON	AZ	85718
TERRY LOU ANN	1132 S 98TH ST	MESA	AZ	85208
THURBER DALE/ELISABETH	P O BOX 363	DANBURY	WI	54830
TRESSLER EDWARD/CHRISTIE	1111 S 96TH PL	MESA	AZ	85208
TRESSLER ELIZABETH R	1102 S 98TH ST	MESA	AZ	85208
TRIPET FAMILY REVOCABLE TRUST	1102 S 96TH PL	MESA	AZ	85208
TROM ROBERTA O	1031 S 98TH ST	MESA	AZ	85208
UDELL JENNIFER A/CHARLES J	1265 S AARON UNIT 319	MESA	AZ	85209
UNITED STATES POSTAL SERVICE	8055 E TUFTS AVE STE 400	DENVER	CO	80237-2881
VALENCIA GABRIEL L/PATRICIA ROBLES	9921 E FLOSSMOOR AVE	MESA	AZ	85208
VALENZUELA SUSAN MARIE	9858 E FLOWER AVE	MESA	AZ	85208
VELASQUEZ JR GILBERT	9825 E FLOSSMOOR CR	MESA	AZ	85208
VINE PROPERTIES NUMBER 2 LLC	10605 FRANK DANIELS WY	SAN DIEGO	CA	92131
VIRTUA MESA CRISMON OWNER LLC	17470 N PACESETTER WY SUITE 2	PHOENIX	AZ	85255
VM ENTERPRISES LLC	1806 E CAROB DR	CHANDLER	AZ	85286
WAHEIBI SALIM/LENA	713 S PUEBLO ST	GILBERT	AZ	85233

**Property Owners within 1,000 Feet+
Crismon Southern**

WALTERS EMMA MARIE/FERNANDEZ ANGEL GUILLERMO	1265 S AARON UNIT 278	MESA	AZ	85209
WALTON MERNA J/RONALD E/MARK W/LEWIS TAMARA S	1043 S 96TH PL	MESA	AZ	85208
WELKER PAUL J	1114 S 97TH PL	MESA	AZ	85208
WIDMER IRVIN D/SHERYL J	4423 41ST AVE NE	SALEM	OR	97305
WIEDEMAN ROCKY/CAROLE	1113 S 96TH ST	MESA	AZ	85208
WILDMAN JANIE J	6639 SUNSET TRAIL	PINETOP	AZ	85935
WILKENING LLC	263 W WHITELEY ST	APACHE JUNCTION	AZ	85120
WILLIAM & BEONKA JONES FAMILY TRUST	1265 S AARON UNIT 318	MESA	AZ	85209
WILLIAMS CLINTON LEE/RHODEN KAREN A	1136 S 97TH ST	MESA	AZ	85208
WILLIAMS MARK	1108 S 96TH PL	MESA	AZ	85208
WILSON KATHLEEN J	9757 E FLOSSMOOR AVE	MESA	AZ	85208
WILSON MANAGMENT INC	PO BOX 1159	DEERFIELD	IL	60015
WITUCKI CARRIE	9849 E FLOSSMOOR AVE	MESA	AZ	85208-3069
WITUCKI TRINA	1131 S 97TH WY	MESA	AZ	85208
WOLMS H GRANT TR	1048 S 96TH PL	MESA	AZ	85208
WOODROFFE RYAN/ARMER EMILY	1050 S CERISE	MESA	AZ	85208
WOODS LADEAN ANN/BRIAN ALAN	9917 E FLORIAN AVE	MESA	AZ	85208
ZAGERMAN JANICE K	9635 E FLOSSMOOR AVE	MESA	AZ	85208
ZEYOUA JARROD ALAN	9641 E FLOSSMOOR AVE	MESA	AZ	85208

HOA / Neighborhood Association Notice List

Cabana Southern

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	D	St Name	StType	Unit	City	State	Zip
Sierra Ranch III	Joseph	Casias	9633	E	Irwin	Ave		Mesa	AZ	85209
Crismon Creek HOA	Barbara	Clifford	10459	E	Idaho	Cir		Mesa	AZ	85209
Sunrise at Parkwood Ranch	Dale	Hansen	10126	E	Carmel	Ave		Mesa	AZ	85208
Parkwood Ranch	Robert	Cullen	10418	E	Diamond	Ave		Mesa	AZ	85208
Sierra Ranch	Joseph	Oasias	9633	E	Irwin	Ave		Mesa	AZ	85209
Crismon Creek HOA	Anthony	Childers	10244	E	Jerome	Ave		Mesa	AZ	85209
Crismon Creek HOA	Scott	Boek	10152	E	Jacob			Mesa	AZ	85209
Augusta Casitas HOA	Steve	Atkins	1650	S	Crismon	Rd	28	Mesa	AZ	85209
Crismon Crossing	Carol	Sheppard	1122	S	Cerise			Mesa	AZ	85209
Parkwood Ranch	Donnis	Plumb	10458	E	El Moro	Ave		Mesa	AZ	85208
Parkwood Ranch	Misti	Rash	10614	E	Carmel	Ave		Mesa	AZ	85208
Sierra Ranch III	David	Wells	9642	E	Irwin	Ave		Mesa	AZ	85209

HOA Name	Corp Comm Link

Augusta Casitas HOA <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09928156>

Coyote Landing Condos <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12606770>

Mesa Sierra Ranch II HOA <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08250704>

Muirfield Village Community Association <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=11661933>

Parkwood Ranch Community Master Association <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08050148>

Sierra Ranch HOA <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07458583>

Sierra Ranch III HOA <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08402121>

Sunrise at Parkwood Ranch <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08712606>

HOA / Neighborhood Association Notice List
Cabana Southern

Wynstone Park HOA <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07957109>

Superstition Canyon

Property Owners Association <https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=19685607>

**Neighborhood Meeting and
Citizen Comments Summary**
Cabana Southern
By Greenlight Communities
Southern Avenue W. of Crismon Road

December 10, 2020 at 6:00 pm

Zoom Meeting, Mtg. ID 857 4293 3283

No citizens attended the neighborhood meeting. Various members of the applicant's team were present. The applicant opened the Zoom meeting link at 5:30 and left it open until 6:30 pm, and no one joined the meeting or called in.

The applicant did receive one email from Stella Peszneker on Monday December 7, 2020, who is on the neighborhood meeting notice list. She stated that she was aware of the neighborhood meeting but could not attend. Ms. Peszneker asked whether the proposed project would be rentals and lower end housing, because she was interested in a project that would not lower her property value. Mr. Lake responded that same day that the project will be a high-end, multi-family rental project with some office space. He described the development and explained how the project includes various high-quality components. It will not be low-end or low income housing given the amenity package and features. She was invited to contact us further should she have other questions.

No other neighbor reached out to the applicant relating to the neighborhood meeting.
