

Pre-Plat Narrative

NWC US60 & Signal Butte



Thompson Thrift
Angie Grendahl
2398 E. Camelback Rd. Suite 210
Phoenix, AZ 85016

March 31, 2021

PURPOSE OF REQUEST

The purpose of this request is for a Pre-Plat application for review. The proposed development consists of portions of two vacant commercial parcels. The site is approximately 15 acres, APN 220-81-998 and is located at the SWC of Signal Butte and Hampton (the "Site"). The proposed development is currently zoned LC PAD – Limited Commercial Planned Area Development and permits our proposed uses.

The proposed preliminary plat will accommodate the site plan as approved by the City, allowing us to subdivide according to the needs of the businesses we are bringing to the development.

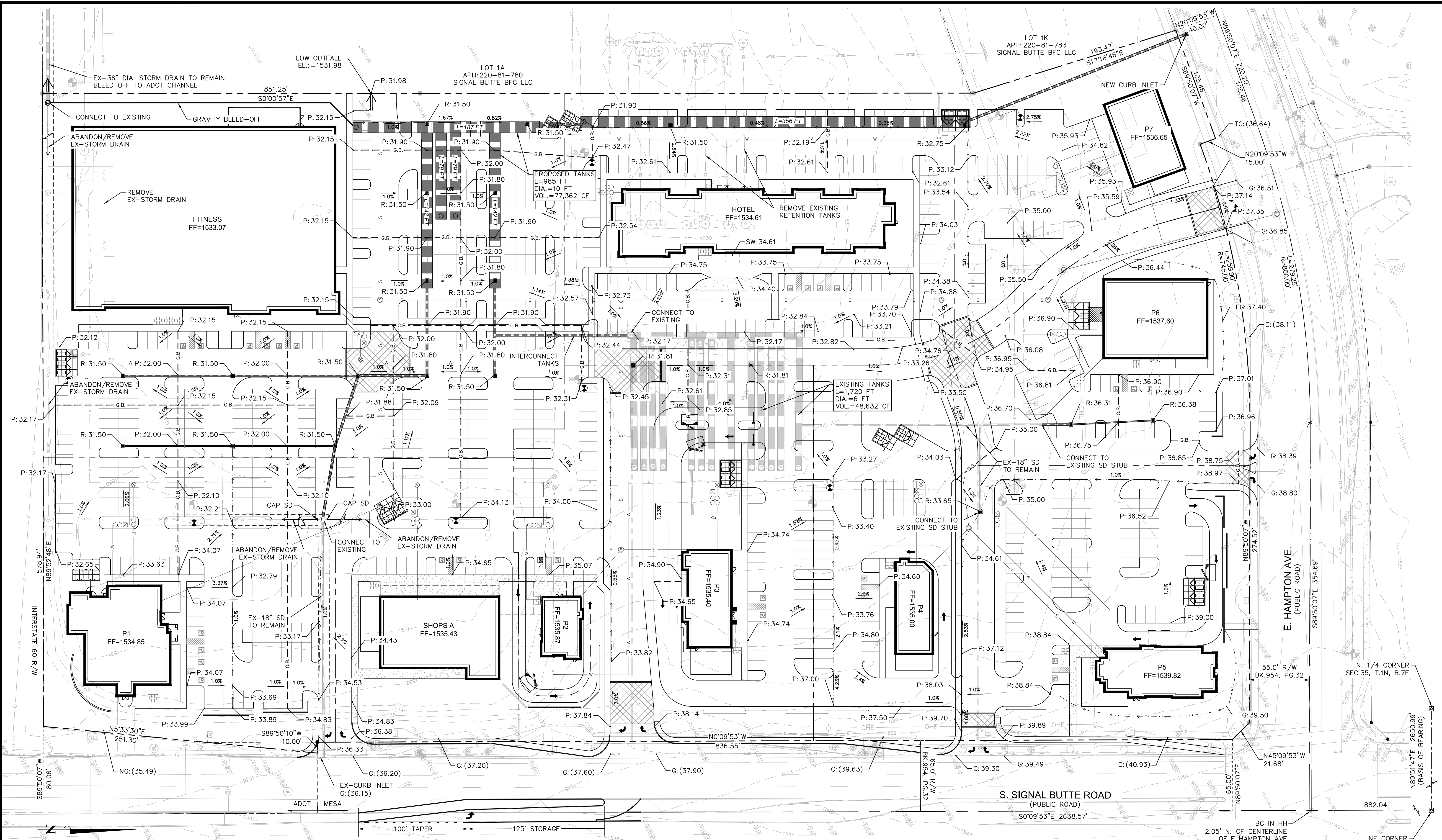
Surrounding Property

North - Directly North of the property, Hampton Ave separates the site from existing commercial.

West – Directly to the West, is vacant land.

South – Directly to the South is US60.

East - Directly East of the property is Signal Butter Rd.



GRAPHIC SCALE
0 20 40 80
(IN FEET)

BENCHMARK
CITY OF MESA BENCHMARK, A BRASS TAG @ TOP OF CURB NORTH ANGLE POINT AT THE NORTHEAST CORNER OF THE INTERSECTION OF SIGNAL BUTTE ROAD & SOUTHERN AVENUE.
ELEVATION = 1545.85' (NAVD 88' CITY OF MESA DATUM)

BASIS OF BEARING
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARING BEING N 89°51'47" E, AS SHOWN ON THE FINAL PLAT OF MOUNTAIN VISTA MARKETPLACE PHASE 1, BEING RECORDED IN BOOK 1400, PAGE 32 OF MARICOPA COUNTY RECORDS.

FEMA FLOOD ZONE
REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04013C2315L DATED 10/16/2013, INDICATED THAT THE SITE LIES WITHIN ZONE "X": "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE."

100-YR, 2-HR Retention Calcs

Drainage Area ID	Runoff Coefficient	Drainage Area (sf)	Volume Required (CF)
Onsite	0.90	653,126.5	106,786
Hampton Ave 1/2 R/W	0.95	34,474.4	5,950
Signal Butte 1/2 R/W	0.95	76,387.8	13,183
		Retention Required =	125,919
		Retention Provided =	125,994

Retention Volume Required Equation

$V = (C_w D^2 A) / 12$
V = runoff volume from the drainage area to be retained (CF)
C_w = Weighted runoff coefficient (calculated per Table 8.1 EDSPM-Mesa)
D = 2.18 inches (per 100-YR, 2-HR NOAA Atlas 14)
A = drainage area in (SF)

LEGEND

- EASEMENT LINE
- CENTERLINE
- PROPERTY LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- (XX.XX) EXISTING ELEVATION
- G.B. --- GRADE BREAK
- STORM DRAIN CATCH BASIN
- (XX.XX) PROPOSED ELEVATION

2942 N. 24TH STREET
SUITE #114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
FAX: (602) 943-6201

beck
consulting engineers

PRELIMINARY GRADING & DRAINAGE PLAN
SCALE (H): 1"=40'
SCALE (V):

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/12/20

PARCEL A - MOUNTAIN VISTA MARKETPLACE
NWC OF US 60 AND SIGNAL BUTTE RD
MESA, ARIZONA

NO.	DATE	DESCRIPTION

PROJECT NO.
154016

1 OF 1



ALL TREES IN SITE DISTANCE TRIANGLES TO BE PLANTED AND MAINTAINED IN A MANNER THAT MEETS ALL CITY REQUIREMENTS

PRELIMINARY PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES/PALMS					
	Acacia salicina	Willow Acacia	15" Gallon	134	Standard Trunk
	Chilopsis linearis 'Bubba'	Bubba Desert Willow	24" Box/ 36" Box	31	Dense Canopy
	Ebenopsis elaeagnifolia	Texas Ebony	24" Box/ 36" Box	43	Standard Trunk
	Parkinsonia 'Desert Museum'	Desert Museum Palo Verde	24" Box/ 36" Box	32	Dense Canopy
	Prosopis juliflora	Thornless Mesquite	24" Box/ 36" Box	16	Multi Trunk
	Sophora secundiflora	Texas Mountain Laurel	24" Box/ 36" Box	31	Dense Canopy
	Ulmus parvifolia	Evergreen Elm	24" Box	141	Standard Trunk
ACCENTS & VINES					
	Aloe barbadensis	Medicinal Aloe	5-Gal	56	As Per Plan
	Aloe x 'Blue Elf'	Blue Elf Aloe	5-Gal	171	As Per Plan
	Euphorbia rigida	Gopher Plant	5-Gal	86	As Per Plan
	Hesperaloe parviflora	Brakelights Red Yucca	5-Gal	313	As Per Plan
	Muhlenbergia rigens	Deer Grass	5-Gal	97	As Per Plan
	Muhlenbergia rigida	Nashville Muhly	5-Gal	158	As Per Plan
SHRUBS					
	Bougainvillea x 'La Jolla'	Bush Bougainvillea	5-Gal	46	As Per Plan
	Justicia californica	Chuparosa	5-Gal	102	As Per Plan
	Nerium oleander	Petite Pink Oleander	5-Gal	452	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	532	As Per Plan
GROUND COVERS					
	Callistemon x 'Little John'	Dwarf Bottlebrush	1-Gal	211	As Per Plan
	Convolvulus cneorum	Bush Morning Glory	1-Gal	48	As Per Plan
	Lantana x 'New Gold'	New Gold Lantana	1-Gal	573	As Per Plan
	Lantana montevidensis	Purple Trailing Lantana	1-Gal	354	As Per Plan
	Rosmarinus officinalis	Trailing Rosemary	1-Gal	108	As Per Plan
MISCELLANEOUS					
DG	Decomposed Granite - Size & Color to Match Signal Butte Streetscape 2" depth in all planting areas (Typ)				

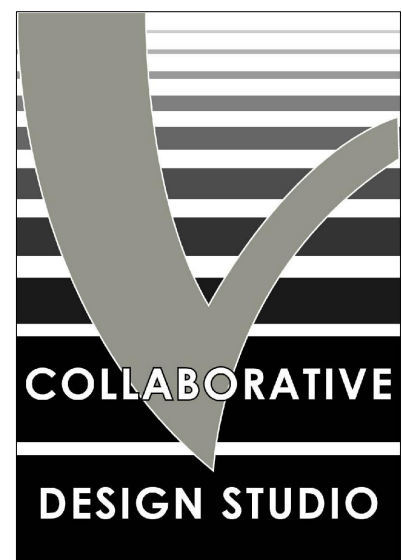
CITY OF MESA LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
RIGHT OF WAY (SIGNAL BUTTE RD.)	1 Tree/6 Shrub per 25 LF (And 50% Coverage)	
TREES	44	45
SHRUBS	264	324
RIGHT OF WAY (HAMPTON AVE.)	1 Tree/4 Shrub per 25 LF (And 50% Coverage)	
TREES	27	28
SHRUBS	108	135
PARKING LOT ISLAND	1 Tree/3 Shrub per Island	
TREES	174	174
SHRUBS	522	618
NON-SINGLE RESIDENCE PERIMETER	3 Trees/20 Shrub per 100 LF	
TREES	49	50
SHRUBS	325	373

- NOTES
- 25% OF TREES REQUIRED IN ROW, SHOULD BE 36" BOX OR LARGER, WITH A MINIMUM OF 50% OF REQUIRED TREES BEING 24" BOX. NO TREES SMALLER THAN 15 GALLON.
 - 10% OF TREES REQUIRED IN PARKING ISLANDS & FOUNDATION PLANTING AREAS NEED TO BE 36" BOX WITH THE BALANCE BEING AT LEAST 24" BOX.
 - 50% OF TREES REQUIRED IN PERIMETER LANDSCAPE AREAS TO BE 24" BOX WITH THE BALANCE BEING 15 GALLON.
 - 50% OF ALL REQUIRED SHRUBS TO BE 5 GALLON WITH NO SHRUBS LESS THAN 1 GALLON.
 - 50% OF ALL REQUIRED OPEN SPACE MUST CONTAIN LIVE PLANT MATERIAL

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLANT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
Office: 480-347-0590
Fax: 480-656-6012



LANDSCAPE IMPROVEMENTS
MOUNTAIN VISTA MARKETPLACE
NWC of US 60 and Signal Butte - Mesa, AZ

RENDERED LANDSCAPE PLAN

DESIGNED BY: AH/SH
DRAWN BY: AH/SH
CHECKED BY: AH/SH
DATE: March 12th, 2021
REVISIONS: 05.10.21 City Comments

MOUNTAIN VISTA MARKETPLACE

L1.20

2 of 2

Major Site Plan Amendment Application

PARCEL A

NWC US60 & Signal Butte



Citizen Participation Plan

ZON19-00872

Thompson Thrift
Andrew S. Call
2398 E. Camelback Rd. Suite 210
Phoenix, AZ 85016

February 26, 2021

Citizen Participation Plan

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

1. A contact list will be developed for citizens and agencies in this area including the three categories below and notifications will go out to these groups.
 - a. Property owners within 1,000 feet from the property
 - b. All registered neighborhood associations within 1 mile of the project
 - c. Homeowners Associations within ½ mile of the project
2. A neighborhood meeting will be held on a future date.
3. All proper notifications will go out and required signs will be posted on site for all hearings and public meetings per City requirements.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

Contact:

Andrew Call
2398 E. Camelback Rd. Suite 210
Phoenix, AZ 85016
623-523-3943
andrewscall@outlook.com

Mountain Vista
Citizen Participation Report
ZON21-00177
June 9, 2021

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa Planning Staff with information regarding the applicant's efforts to engage citizens and property owners in the vicinity of the subject site concerning the applicant's rezoning request. This zoning case, identified as ZON21-00177, concerns the proposed development located on an approximately 12 net acre property located at the northwest corner of Signal Butte Road and the US 60 Freeway in east Mesa (APN:220-81-988A) (the "Property" or "Project"). The previous Site Plan was approved as part of the larger Master Plan for Mountain Vista. This parcel is specifically the retail portion of the previously approved mixed-use plan. More specifically the project request approval of the following from the City of Mesa:

1. Site Plan Amendment

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

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Andrew Call
2398 E Camelback Road, Suite 210
Phoenix, AZ 85016
(602) 313-8633
acall@thompsonthrift.com

Actions Taken:

The previous approval included a citizen participation plan. This participation plan is only for the changes and amendment to the retail parcel. The following actions have been taken to provide opportunities to understand and address any real or perceived impacts the development may have with members of the community:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Property owners within 1,000 feet from the parent parcels
 - b. All registered neighborhood associations and HOA's within ½ mile of the project
2. The notifications list for the notices included all property owners within 1,000 ft. of the subject property and was provided to City staff.
3. First notice for our application was mailed on May 6, 2021 to the property owners within 1,000 feet of the subject property, including HOA's and all registered with the City.
4. We've received no correspondence to this day from those contacted with the first notification.
5. A copy of the letter for the public meetings is included with this Citizen Participation Report, along with the maps and addresses.
6. For the public hearing notice, the applicant posted the 4'x4' signs on the property at locations agreed upon with the Planning Staff. The signs were placed on the Property on May 26, 2021, two (2) weeks prior to the planning & Zoning Board meeting. A notarized document with attached photograph of the sign is attached.

Attached Exhibits

- 1) Public Hearing (P&Z) Notification Materials
 - a. Notification Letter
 - b. Notification Map of surrounding property owners
 - c. List of property owners within 1,000 ft. of the subject property, Neighborhood Associations within 1 mile of the project, and all HOAs within ½ mile of the property.

Dear Neighbor:

May 5th, 2021

We are pleased to share with you our changes to the originally approved Development Plan, Mountain Vista, a master planned community near Signal Butte Road and US-60 Freeway in the City of Mesa. The Mountain Vista Master Plan is a mixed-use development with the potential for retail, commercial, general office, medical office, education, hotel, and various densities of multi-family residential uses. The proposed development site is roughly 79.45 net acres. The proposed changes are only affecting the retail Site Plan, parcel 220-281-988.

Our requests to the City of Mesa include the following:

1. Modification of Existing approved Site Plan. The changes are small in nature. Attached you will find the originally approved site plan along with the new proposed site plan.

Per the City of Mesa a neighborhood meeting is not needed and this notice serves as our Citizen Participation Plan prior to any hearings and final approval.

If you have any questions regarding this matter, please contact myself at 602-313-8633 acall@thompsonthrift.com. This notification is to notify those that live within 1,000 feet of the site per City of Mesa Requirements.

Sincerely,



Andrew Call

VP DEVELOPMENT MANAGEMENT - SOUTHWEST REGION

Dear Neighbor,

We have applied for a Major Site Plan Amendment for the property located at NWC of Signal Butte and US-60. This request is for development of Mountain Vista. The case number assigned to this project is ZON21-00177.

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 (602)313-8633 or e-mail me at acall@thompsonthrift.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 9, 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](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts.

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

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

The City of Mesa has assigned this case to Evan Balmer of their Planning Division staff. He can be reached at Evan.Balmer@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,



Andrew Call

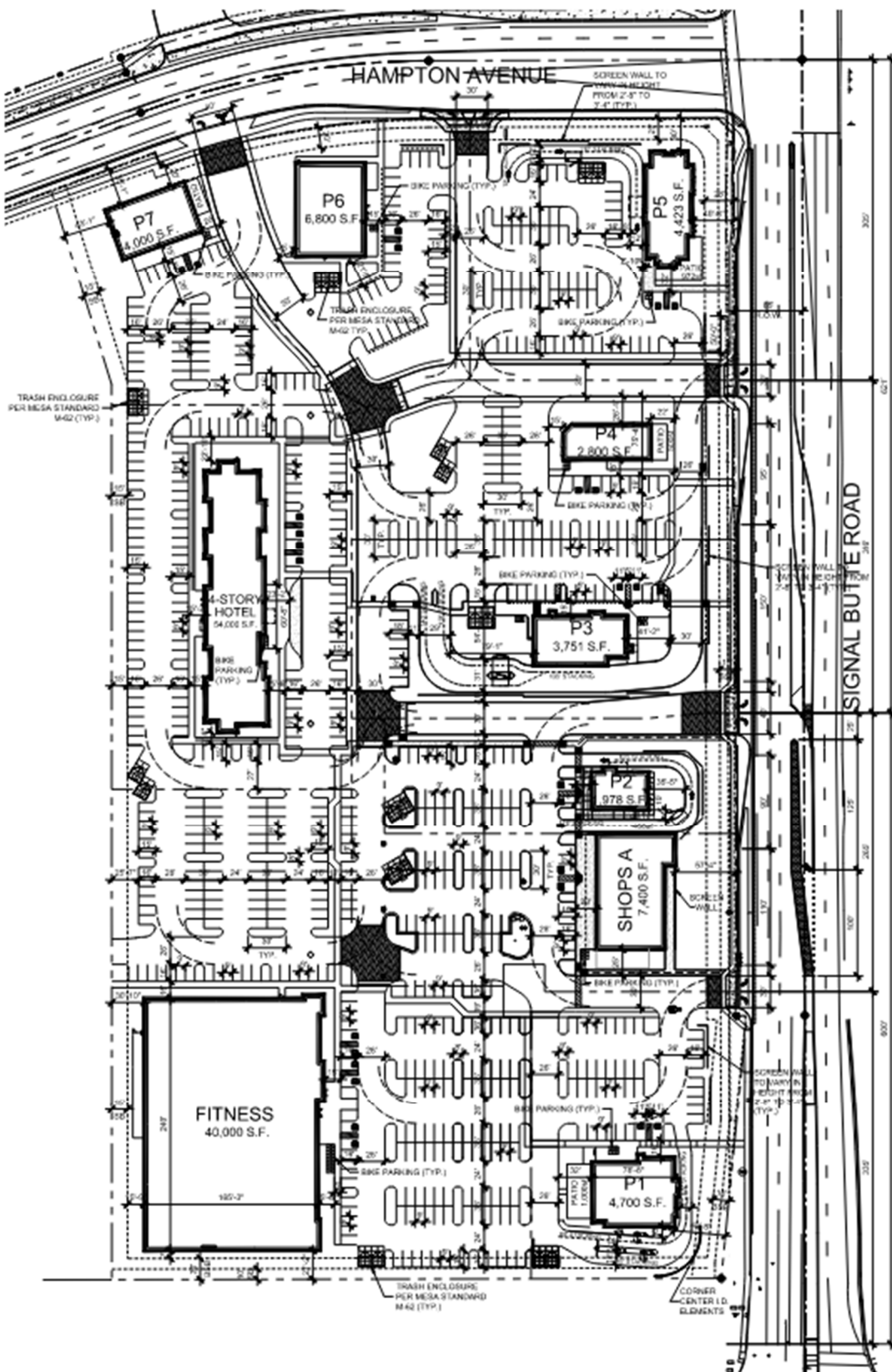
VP DEVELOPMENT MANAGEMENT - SOUTHWEST REGION

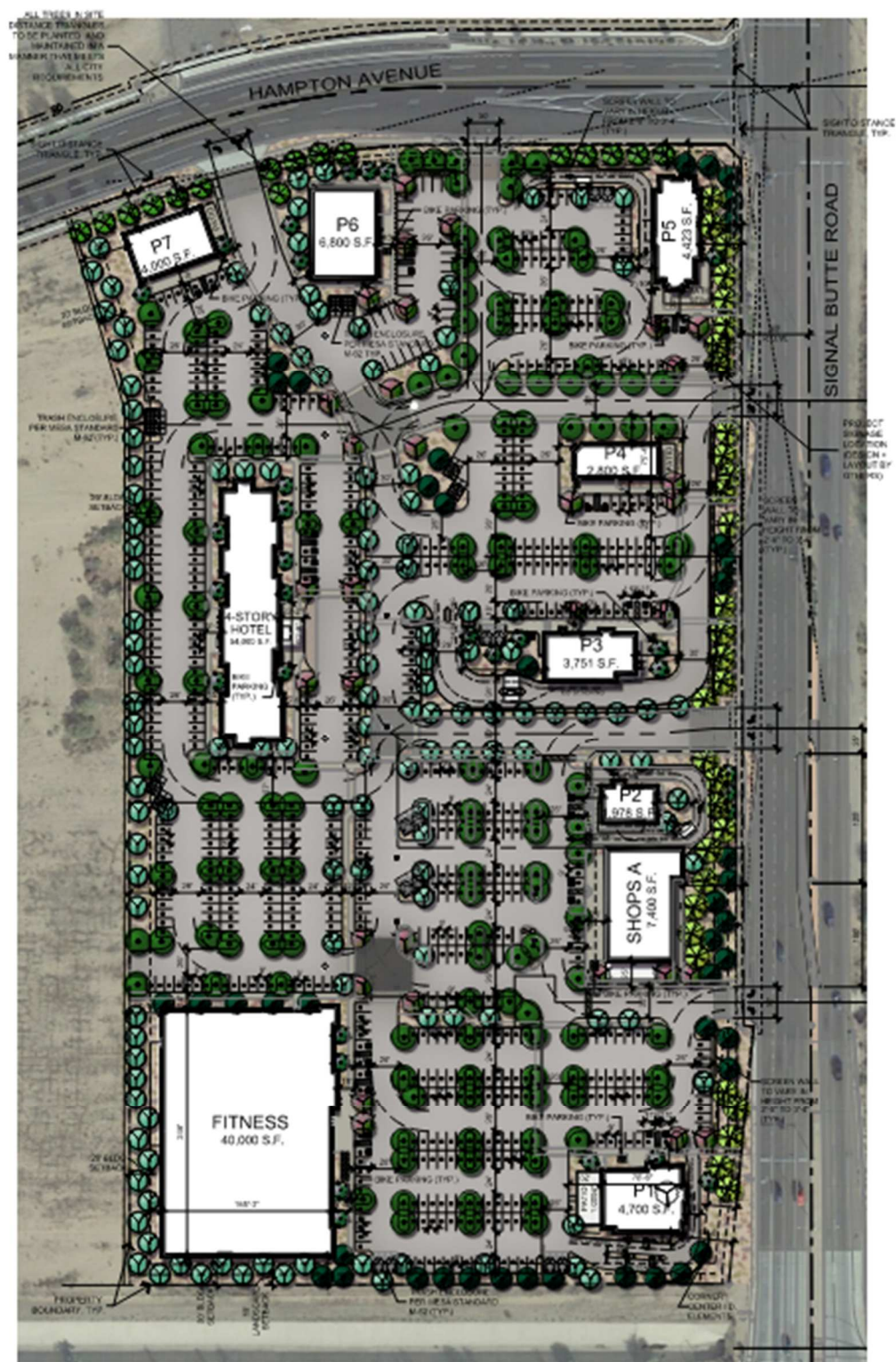
Terre Haute
901 Wabash Avenue
Suite 300
Terre Haute, IN 47807
812-235-5959

Indianapolis
111 Monument Circle
Suite 1500
Indianapolis, IN 46204
800-687-0012

Phoenix
2398 E Camelback Road
Suite 210
Phoenix, AZ 85016
602-313-8631

Houston
17314 SH 249
Suite 320
Houston, TX 77064
281-971-4016





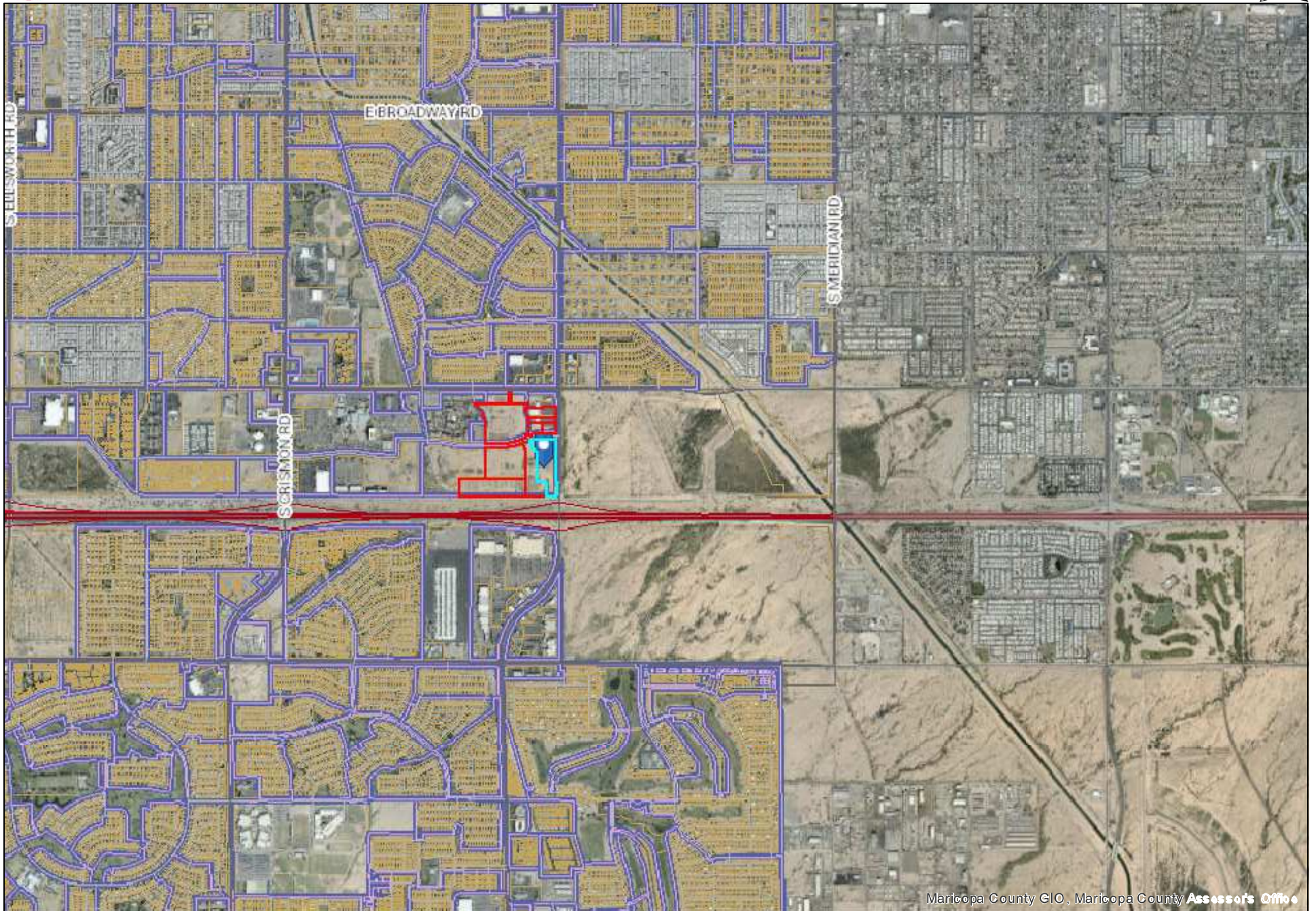
RENDERED LANDSCAPE PLAN

SCAP: T=02:5





Map



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
MVM SHOPPING CENTER LLC	1707 E HIGHLAND STE 100	PHOENIX	AZ	85016
MVM SHOPPING CENTER LLC	1707 E HIGHLAND STE 100	PHOENIX	AZ	85016
MVM SHOPPING CENTER LLC	1707 E HIGHLAND STE 100	PHOENIX	AZ	85016
VIP FUND III LLC	1380 LEAD HILL BLVD STE 260	ROSEVILLE	CA	95661
SIGNAL BUTTE HAMPTON MESA AZ LLC	111 MONUMENT CIR STE 1600	INDIANAPOLIS	IN	46204
SIGNAL BUTTE BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205-4010
MOUNTAIN VISTA JV LLC	7979 E PRINCESS DR SUITE 17	SCOTTSDALE	AZ	85255
SIGNAL BUTTE BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205-4010
DHIC MOUNTAIN VISTA LLC	20410 NORTH 19TH AVE STE 100	PHOENIX	AZ	85027

Neighborhood Name	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
Sunland Springs Village	10831 Obispo Ave	Mesa	AZ	85212
Crismon Creek Homeowners Association	10459 E Idaho Cir	Mesa	AZ	85209
Villages of Eastridge HOA	2125 S Archer	Mesa	AZ	85209
Parkwood Ranch	10418 E Diamond Ave	Mesa	AZ	85208
Crismon Creek Homeowners Association	10244 E Jerome Ave	Mesa	AZ	85209
Crismon Creek Homeowners Association	10152 E Jacob	Mesa	AZ	85209
Crismon Crossing	1122 S Cerise	Mesa	AZ	85209
Sunland Springs Village	11023 E Naranja Ave	Mesa	AZ	85209
Villages of Eastridge HOA	633 E Ray Road Suite 122	Gilbert	AZ	85296
Eastgate HOA	1102 S 114th St Suite 130	Mesa	AZ	85208
Parkwood East II	11224 E Elena Ave	Mesa	AZ	85208
Parkwood East II	11355 E Elena Ave	Mesa	AZ	85208
Arizona Renaissance	10942 E Florian Ave	Mesa	AZ	85208
Arizona Renaissance	10950 E Florian Ave	Mesa	AZ	85208
Silverwood HOA	E Flossmoor	Mesa	AZ	85208
Arizona Renaissance	633 E Ray Road Suite 122	Gilbert	AZ	85296
Silverwood HOA	7255 E Hampton Ave Suite 101	Mesa	AZ	85209
Parkwood Ranch	10458 E El Moro Ave	Mesa	AZ	85208
Parkwood Ranch	10614 E Carmel Ave	Mesa	AZ	85208
Sierra Ranch III	9642 E Irwin Ave	Mesa	AZ	85209

Sunland Springs Village

10831 Obispo Ave

Mesa, AZ 85212

Villages of Eastridge HOA

2125 S Archer

Mesa, AZ 85209

Crismon Creek Homeowners Association

10244 E Jerome Ave

Mesa, AZ 85209

Crismon Crossing

1122 S Cerise

Mesa, AZ 85209

Villages of Eastridge HOA

633 E Ray Road Suite 122

Gilbert, AZ 85296

Parkwood East II

11224 E Elena Ave

Mesa, AZ 85208

Arizona Renaissance

10942 E Florian Ave

Mesa, AZ 85208

Silverwood HOA

E Flossmoor

Mesa, AZ 85208

Silverwood HOA

7255 E Hampton Ave Suite 101

Mesa, AZ 85209

Parkwood Ranch

10614 E Carmel Ave

Mesa, AZ 85208

Crismon Creek Homeowners Association

10459 E Idaho Cir

Mesa, AZ 85209

Parkwood Ranch

10418 E Diamond Ave

Mesa, AZ 85208

Crismon Creek Homeowners Association

10152 E Jacob

Mesa, AZ 85209

Sunland Springs Village

11023 E Naranja Ave

Mesa, AZ 85209

Eastgate HOA

1102 S 114th St Suite 130

Mesa, AZ 85208

Parkwood East II

11355 E Elena Ave

Mesa, AZ 85208

Arizona Renaissance

10950 E Florian Ave

Mesa, AZ 85208

Arizona Renaissance

633 E Ray Road Suite 122

Gilbert, AZ 85296

Parkwood Ranch

10458 E El Moro Ave

Mesa, AZ 85208

Sierra Ranch III

9642 E Irwin Ave

Mesa, AZ 85209

MVM SHOPPING CENTER LLC

1707 E HIGHLAND STE 100

PHOENIX, AZ 85016

MVM SHOPPING CENTER LLC

1707 E HIGHLAND STE 100

PHOENIX, AZ 85016

SIGNAL BUTTE HAMPTON MESA AZ LLC

111 MONUMENT CIR STE 1600

INDIANAPOLIS, IN 46204

MOUNTAIN VISTA JV LLC

7979 E PRINCESS DR SUITE 17

SCOTTSDALE, AZ 85255

DHIC MOUNTAIN VISTA LLC

20410 NORTH 19TH AVE STE 100

PHOENIX, AZ 85027

MVM SHOPPING CENTER LLC

1707 E HIGHLAND STE 100

PHOENIX, AZ 85016

VIP FUND III LLC

1380 LEAD HILL BLVD STE 260

ROSEVILLE, CA 95661

SIGNAL BUTTE BFC LLC

1635 N GREENFIELD RD STE 115

MESA, AZ 85205-4010

SIGNAL BUTTE BFC LLC

1635 N GREENFIELD RD STE 115

MESA, AZ 85205-4010

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: MAY 25th, 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 ZON21-00177(case number), on the 25th day of MAY, 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 25th day of may, 2021

Marybeth Conrad
Notary Public



