

Final Citizen Participation Report

STILLWATER SUPERSTITION

West and South of the Southwest Corner of Hampton Avenue and Clearview Avenue

Case Nos. ZON21-00397 & DRB21-00399

Date: August 25, 2021

Purpose:

The purpose of this Final Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for approval of a high-quality residential community known as "Stillwater Superstition," located west and south of the southwest corner of Hampton Avenue and Clearview Avenue. Stillwater Capital, LLC ("Stillwater") proposes developing this challenging, in-fill, redevelopment site with a high-quality, highly amenitized multi-family development. The development will contain 395 residences, a density of approximately 23.8 du/ac.

The Site presently consists of a former K-Mart building (now vacant) and an in-line commercial retail building (vacant except for a Sally's Beauty Supply) along the Site's southern boundary. The present commercial uses are no longer viable due to the ever changing and shrinking physical retail footprint.

To achieve this, Stillwater has applied for the following:

- Rezone the Site from LC/PAD to LC/PAD;
- Council Use Permit;
- Site Plan approval for 395 residences ; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc.

This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions address in the application.

Contacts:

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

Preapplication Meeting:

A preapplication meeting with the City of Mesa planning staff was held on June 5, 2021. Staff reviewed the application and recommended that adjacent residents, nearby registered neighbors, and interested parties be contacted.

Action Plan:

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

1. Contact lists have been developed for citizens and agencies in this area including
 - a. Property owners within 1,000 feet of the site and map.
 - b. Homeowner's associations within ½ mile of the site.
 - c. Registered neighborhoods within 1 mile of the site.
2. Input received from the interested parties was recorded and used to prepare the Citizen Participation Report (CPR).
3. The neighborhood meeting letter was mailed on June 23, 2021 to all persons listed on the contact lists. The letter, the list of 1,000' owners and HOAs within ½ mile are provided at **Exhibit 1**.
4. A Zoom neighborhood meeting was held on July 8, 2021. A summary as well as concerns and solutions, if applicable, have been provided at **Exhibit 2**.
5. The neighborhood hearing letters for the Planning and Zoning Board and Design Review Board hearings were mailed on August 25, 2021. The letters, the lists of 1,000' owners, HOAs within ½ mile and registered neighborhood organizations within ½ mile are provided at **Exhibit 3**.

6. The sign posting photos and Affidavit by Dynamite Signs are attached at **Exhibit 4**.
7. This FCPR was prepared and submitted to the City on August 25, 2021, ten days prior to the scheduled public hearing. At a minimum, the report included:
 - a. Details of techniques the applicant used to involve the public.
 - b. How public concerns issues and problems could be addressed.

Schedule:

- Pre-application meeting – **January 5, 2021**
- Rezoning, Council Use Permit with Site Plan Review submitted – **May 3, 2021**
- Mailed letter to 1000' owners around the Site, registered neighborhood organizations within ½ mile, and HOAs within ½ mile to let them know about the upcoming neighborhood meeting – **June 23, 2021.**
- Neighborhood Meeting – **July 8, 2021.**
- Two signs posted on the Site – **August 24, 2021**
- Mailed neighborhood hearing letters for the September 8, 2021 P&Z Board hearing and the September 14, 2021 Design Review Board hearing to property owners within 1,000' of the subject property, HOAs within ½ mile and registered neighborhoods within ½ mile notifying them of the September 8, 2021 P&Z hearing – **August 25, 2021.**
- Submittal of FCPR and notification materials – **August 25, 2021**
- Planning and Zoning Board Hearing– **September 8, 2021**
- Design Review Board Work Session – **September 14, 2021**
- City Council Hearing - TBD

EXHIBIT 1

Burch & Cracchiolo, P.A.

1850 N. Central Ave., Ste 1700

Phoenix, AZ 85004

Office: 602-234-8794

Email: bray@bcattorneys.com

TO: Area Neighbors

FROM: Brennan Ray

DATE: June 23, 2021

RE: Case Nos. ZON21-00397 and DRB21-00399
Stillwater Superstition Multi-Family Community
July 8, 2021 Neighborhood Meeting

Dear Property Owner or Neighborhood Association Representative:

On behalf of Stillwater Capital, LLC ("Stillwater") you are invited to a virtual neighborhood meeting for Rezoning, Council Use Permit ("CUP"), Site Plan, and Design Review approvals for the development of a challenging, in-fill site with a high-quality, highly amenitized multi-family development known as "Stillwater Superstition" The property is approximately 17.52± gross (16.65± net) acres and is located south and west of the southwest corner of Hampton Avenue and Clearview Avenue (the "Site"). An Aerial Map of the Site is attached.

The Site currently consists of a former K-Mart building (vacant for approximately 4 years) and an in-line commercial retail building (mostly vacant). Stillwater is proposing the Site be rezoned from LC/PAD (Limited Commercial/Planned Area Development Overlay) to LC/PAD in order to modify some of the LC development standards. Residential uses are permitted in the LC District with approval of a Council Use Permit.

Stillwater Superstition will be a gated community that will consist of approximately 395 residences at a density of approximately 23.8 net du/ac and will contain a combination of 3- and 4-story buildings. The primary entrance for the development is from Hampton Avenue, north of the Site. Copies of the proposed Landscape Plan and Perspectives are attached.

Because of the current pandemic, the neighborhood meeting will be held virtually. **We will be hosting an online meeting with the neighbors on Thursday, July 8, 2021 at 6:00 p.m. Instructions on ways to join the Zoom meeting are enclosed. Please register at bcattorneys.zoom.us before July 8, 2021 so that you can ensure that you are able to participate.** Should you have any questions about how to register, please contact Jacque Collard at our office ([602-234-8727](tel:602-234-8727)/jcollard@bcattorneys.com).

You will be notified of future public hearings scheduled before the Planning and Zoning Board, as well as the Design Review Board through the City's official public notice process. We would be happy to answer any questions or hear any concerns that you have regarding the redevelopment of the site. You can contact me at ([602-234-8794](tel:602-234-8794)/bray@bcattorneys.com). You may also contact Cassidy Welch, Mesa City Planner, at ([480-644-2591](tel:480-644-2591)/cassidy.welch@mesaaz.gov).

Thank you.

Sincerely,



Brennan Ray

/rlh
Attachments

Zoom Meeting: Thursday, July 8, 2021 at 6:00pm

Meeting ID: 847 7365 5533

Registering for the Zoom Meeting

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

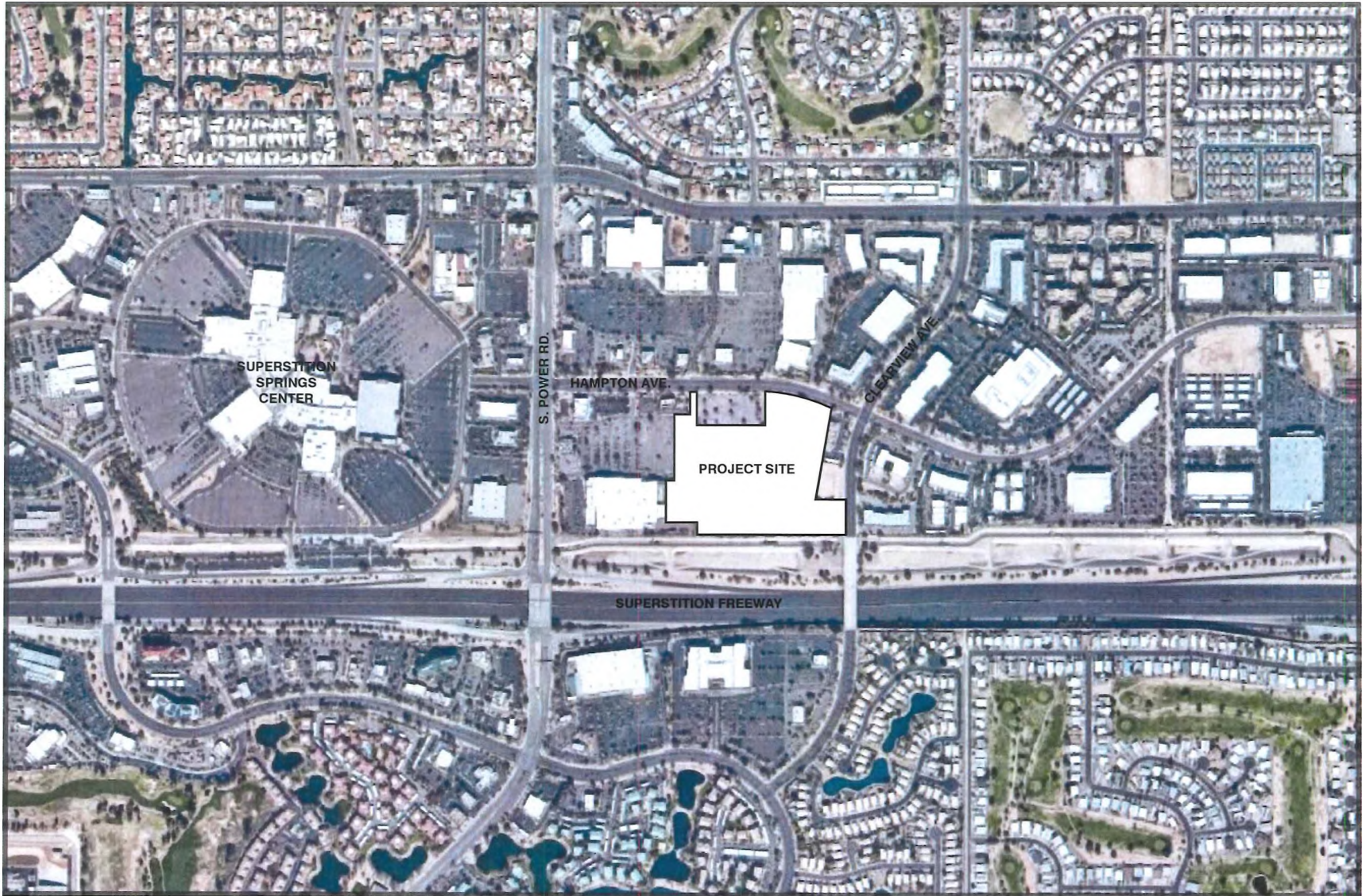
1. Visit: **bcattorneys.zoom.us**
 - a. Click "Join"
 - b. Enter Meeting ID
 - c. Continue with registration
2. A password for the meeting will be sent to you after registration

3 Ways to Join a Zoom Meeting

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

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

Questions: Contact Jacque Collard 602-234-8727 / jcollard@bcattorneys.com



VICINITY MAP

E. HAMPTON AVE.



S. CLEARVIEW AVE.

HAMPTON AND CLEARVIEW APARTMENTS

CONCEPTUAL LANDSCAPE PLAN

Scale: 1"=50' Date: 06-07-2021
ABLA STUDIO.COM





VIEW OF BUILDING 4 COURTYARD



FRONT YARD DOORS WITH DIRECT PEDESTRIAN ACCESS TO NEIGHBORHOOD

1,000' Ownership List
Stillwater Superstition
W&S of the SWC Hampton &
Clearview Avenues

218-56-561
7300 EAST HAMPTON LLC
4020 E INDIAN SCHOOL RD
PHOENIX, AZ 85018

218-56-570B
ARIZONA REFRIGERATION SUPPLIES INC
PO BOX 21127
PHOENIX, AZ 85036

218-56-452
BD DESERT MESA INVESTMENTS
LLC/GRANITE PEAK PROP INV
6802 AVENUE 120 UNIT A
TIPTION, CA 93272

218-56-753
BLUME EVENTS LLC
1829 S HORNE NO 8
MESA, AZ 85204

218-56-757
DAWSON RICK/SPRINGGAY GARRY R
1334 E BETSY LN
GILBERT, AZ 85296

141-54-044J
EAST MESA MALL LLC
PO BOX 4085
SANTA MONICA, CA 90411

218-56-458
FCPT HOLDINGS LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

218-58-984
FTH NEVADA INC
1765 S KING ST
HONOLULU, HI 96826

218-56-525
GONZOSBORZ 1 LLC
1741 S CLEARVIEW AVE UNIT 67
MESA, AZ 85208

218-56-497
ANDERSON LORENE H
1741 S CLEARVIEW AVE UNIT 39
MESA, AZ 85209

218-56-427C&D
AX SUPERSTITION LP
16220 N SCOTTSDALE RD SUITE 280
SCOTTSDALE, AZ 85254

141-54-037C
BILAK BUILDING COMPANY LLC
5055 N 12TH ST STE 200
PHOENIX, AZ 85014

218-56-494
BRANCHING OUT TRUST
1741 S CLEARVIEW AVE NO 36
MESA, AZ 85209

218-56-451
DAYTON HUDSON CORP
PO BOX 9456
MINNEAPOLIS, MN 55440

218-56-972-973;975-782
FAE HOLDINGS 416754R LLC
4885 S 900 E SUITE 104
SALT LAKE CITY, UT 84117

218-56-503
FERGUSON STEVEN R/BROMAN SANDRA
LEE/LYZNICK S
1741-45 S CLEARVIEW DR
MESA. AZ 85208

218-56-495
GARRISON MICHAEL S/CINDY M
3615 E PINON CT
GILBERT, AZ 85234

218-56-740
GOOCH AND LEDERMAN LIVING TUST
4498 WOODMAN AVENUE UNIT A121
SHERMAN OAKS, CA 91423

141-54-037B
ARC CAFEHLD001 LLC
10851 N BLACK CANYON HWY STE 850
PHOENIX, AZ 85029

218-56-496
BALDERAMA FERNANDO S/KATHRYN A
TR/FERNANDO
2514 S SORRELLE
MESA, AZ 85209

218-56-725
BLACK DOG INVESTMENTS INC
955 E JAVELINA AVE STE 114
MESA, AZ 85204

218-56-493
CHAVEZ GREGORY G
1741 S CLEARVIEW AVE UNIT 35
MESA, AZ 85209

141-54-036E
DML PORTENT 2 LLC
4613 S PEARL DR
CHANDLER, AZ 85249

218-56-506
FARAH SUBHI H/SUSAN M
1741-48 S CLEARVIEW DR
MESA, AZ 85208

218-56-491
FRANK TODD M/BRENDA M
1741 33 S CLEARVIEW DR
MESA, AZ 85208

218-56-008D;H;& 560
GLOBAL WATER IRT LLC
22590 N POWERS PKWY
MARICOPA, AZ 85138

218-56-499
HAGAN MICHAEL J/SARA JEANETTE
1741 S CLEARVIEW AVE UNIT 41
MESA, AZ 85209

218-56-498 HALGREN MICHAEL J/LYDIA 1741 S CLEARVIEW AVE UNIT 40 MESA, AZ 85209	218-56-701 HALLE PROPERTIES LLC 20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255	218-56-756;741 HAMPTON HOLDINGS II LLC 7447 E SOUTHERN AVE STE 103 MESA, AZ 85209
218-56-724 HARKINS CINEMAS LLC 7511 E MCDONALD DR SCOTTSDALE, AZ 85250	218-56-437 HD DEVELOPMENT OF MARYLAND INC PO BOX 105842 ATLANTA, GA 30348	141-54-036D HELIOS 0331 LLC 390 E. PARKCENTER BLVD #250 BOISE, ID 83705
218-56-505 HUSSEIN WATHEQ/MUNSHID NAGHAM 1741 S CLEARVIEW AVE UNIT 47 MESA, AZ 85209	218-56-570A J & B LEE LLC 1440 S CLEARVIEW AVE SUITE 101 MESA, AZ 85209	218-56-974 JLBC LLC 3005 E LEXINGTON AVE GILBERT, AZ 85234
218-56-747 JOHN MCLOUGHLIN INSURANCE AGENCY INC 7235 E HAMPTON AVE NO 110 MESA, AZ 85209	218-56-500 JOSEPH PIRONE AND JONI PIRONE TRUST 1741 S CLEARVIEW AVE UNIT 42 MESA, AZ 85209	218-56-427B K2H SUPERSTITION LLC 1917 W 4TH AVE STE 348 VANCOUVER, BC 0
218-56-749 KD LANE LLC 4150 E PALO VERDE ST GILBERT, AZ 85296	218-56-565B KD PROPERTIES LLC 4265 45TH ST S SUITE 200 FARGO, ND 58104	218-56-565C KD PROPERTIES LLC 4265 45TH ST S SUITE 200 FARGO, ND 58104
218-56-569 KMART CORPORATION (LEASE) 74 E 500 S BOUNTIFUL, UT 84010	218-56-490 LAKE TERRANCE M 1741-32 SOUTH CLEARVIEW DRIVE MESA, AZ 85208	218-56-723 LCN BLM CHANDLER MULTI LLC 2202 NORTH WEST SHORE BLVD TAMPA, FL 33607
218-56-742 LEE SAM LOUIS 7255 E HAMPTON AVE BLDG 2 UNIT 112 MESA, AZ 85208	218-56-751 LEGACY ACQUISITIONS LLC 7255 E HAMPTON AVE NO 127 MESA, AZ 85029	218-56-448E LEGRIS INC 7205 E HAMPTON AVE MESA, AZ 85208
218-56-524 LINSOTT MARK C/VICTORIA/MARK C II 1741 S CLEARVIEW AVE MESA, AZ 85209	141-54-044H MACYS DEPT STORES INC 7 W SEVENTH ST FLOOR 17 CINCINNATI, OH 45202	218-56-242 MCKOWN WALTER M 7202 E INVERNESS AVE MESA, AZ 85208
218-56-527 MCLEAN BRIAN/LYNN PO BOX 55 HEINSBURG, AB 0	218-56-415C MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211	218-56-457+6 MESA PAVILIONS RETAIL LLC 695 ROUTE 46 STE 210 FAIRFIELD, NJ 7004
218-56-748 MICHAEL B RAWLINGS TRUST 701 S EDGEWATER DR MESA, AZ 85208	218-56-492 MYERS WAYNE R/TERESA R 1741-34 S CLEARVIEW DR MESA, AZ 85208	218-56-714A POLATI 1996 TRUST/FLORES ENTERPRISES LP 4410 EL CAMINO REAL 201 LOST ALTOS, CA 94022

218-56-716
PRICE-LEGACY MESA LP
3333 NEW HYDE PARK RD STE 100
NEW HYDE OPARK, NY 11042

218-56-755
RICKLEE LLC
2534 E ARROWHEAD TRL
GILBERT, AZ 85297

218-56-507
SILVA OSCAR/LETICIA C
1741 S CLEARVIEW DR NO 49
MESA, AZ 85208

218-56-758-760
SRZ YUMA LLC
6229 E AUTO PARK DR
MESA, AZ 85206

141-54-036F
SS POWER 1 LLC
4333 W KITT HAWK
CHANDLER, AZ 85226

218-56-702
STR FUND IX LLC
3600 BIRCH ST SUITE 130
NEWPORT BEACH, CA 92660

218-56-501
STYLES VONDEE S
1741 S CLEARVIEW AVE UNIT 43
MESA, AZ 85209

218-56-761
SUPERSTITION SPRINGS COMMERCE
CENTER CONDOMIN
6900 E INDIAN SCHOOL ROAD SUITE 250
SCOTTSDALE, AZ 85251

218-56-554
SUPERSTITION SPRINGS COMMUNITY
MASTER ASSOC
2500 S POWER RD 126 3
MESA, AZ 85209

218-56-750
SUPERSTITION SPRINGS COMMUNITY
MASTER ASSOC
PO BOX 6419
MESA, AZ 85216

218-56-746
SUPERSTITION SPRINGS HOSPITALITY
GROUP L L C
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

218-56-754
TIMOTHY R BATTENSCHLAG FAMILY TRUST
12105 JULIUS AVE
DOWNEY, CA 90242

218-56-752
VINE PROPERTIES NUMBER 4 LLC
9715 E LAGUNA AZUL AVE
MESA, AZ 85209

218-56-502
VISCANTI WILLIAM/GAYLA
10162 E NICHOLS AVE
MESA, AZ 85209

218-56-453
WENDYS PROPERTIES LLC
1 DAVE THOMAS BLVD
DUBLIN, OH 43017

218-58-983
WINCO FOODS LLC
PO BOX 5756
BOISE, ID 83705

218-56-504
WOODS RUSSELL H III
1741 S CLEARVIEW AVE UNIT 46
MESA, AZ 85209

218-56-526
ZAHIRI HOSSEIN
1741 68 S CLEARVIEW AVE NO 68
MESA, AZ 85208

218-56-528
ZEGHERS DONALD/KRISTA
BOX 426
HOLLAND, MB 0

RNO LIST
SWC of Hampton & Clearview
Stillwater Capital

Chad P Miesen
Leisure World
1400 E Southern Ave #400
Tempe, AZ 85282

Mark Taylor
San Montego Condominiums
6623 N Scottsdale Rd
Scottsdale, AZ 85250

Monique Bursey
mbursey@sshoa.com

Julie Monahan
Parklinks at Superstition Springs
6001 E Southern Ave Unit #54
Mesa, AZ 85206

Mitch Kellogg
Superstition Lakes Condominiums
150 E Alamo Dr #3
Chandler, AZ 85225

Wanda Simeona
manager@ecmhoa

Lori T Percival
Riverstone at Superstition Springs
1901 E University Dr #440
Mesa, AZ 85203

Bernandeen Wright
Superstition Springs Community Master Assoc.
7235 E Hampton Ave #105
Mesa, AZ 85209

EXHIBIT 2

Stillwater Capital– SWC Hampton Ave. & Clearwater Ave.
7/8/21 NEIGHBORHOOD MEETING SUMMARY

Attendees

Thomas Hoy – Stillwater Capital
Colin Hanson – ABLA
Dawn Cartier – CivTech Inc.
Brennan Ray – Burch & Cracchiolo, P.A.
Madison Leake – Burch & Cracchiolo, P.A.
Christian Lee – Neighbor

Questions, Answers, and Comments

1. Neighbor is open to project.
2. Are there any shared parking agreements?
 - A. We are not aware of any formal parking agreements. We will look into this further.
We are open to sharing parking with neighboring offices on occasion if there is a reasonable need.
3. Neighbor had no further questions.

End of Meeting

EXHIBIT 3

Burch & Cracchiolo, P.A.

1850 N. Central Ave., Ste 1700

Phoenix, AZ 85004

Office: 602-234-8794

Email: bray@bcattorneys.com

TO: Area Neighbors

FROM: Brennan Ray

DATE: August 25, 2021

RE: Case No. ZON21-00397
S & W of the SWC of Hampton and Clearwater Avenues
September 8, 2021 P&Z Board Hearing

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that on behalf of Stillwater Capital, LLC (Stillwater), applications were filed for Rezoning, Council Use Permit, and Site Plan Review to develop a new high quality, highly-amenitized residential community known as “Stillwater Superstition,” located south and west of the southwest corner of Hampton Avenue and Clearwater Avenue (the “Site”). Stillwater proposes to develop this challenging, infill, redevelopment site with a high quality, highly amenitized multi-family development that will contain approximately 395 residences with a density of approximately 23.8 dus/ac. An Aerial of the Site, Landscape Plan, and Perspectives of the proposed multifamily development are attached.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 8, 2021 in the City Council Chambers located at 57 E. First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

You can attend the meeting either in-person or electronically and telephonically. 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**. 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.

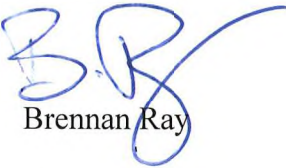
For help with the online comment card or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. Cassidy can be reached at 480-644-2591 or cassidy.welch@mesaaz.gov should you have any questions regarding the public hearing process.

We would be happy to answer any questions or hear any concerns that you have regarding the proposed multifamily development. You can contact me at (602-234-8794 or bray@bcattorneys.com.

Thank you.

Sincerely,



Brennan Ray

/rlh

Attachments

BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste. 1700

Phoenix, Arizona 85004

(602) 234-8794

bray@bcattorneys.com

August 25, 2021

NOTICE OF DESIGN REVIEW BOARD MEETING 9/14/2021

Dear Area Neighbor:

We have applied for City of Mesa Design Review approval (DRB21-00399) to develop a new high quality, highly-amenitized residential community known as "Stillwater Superstition" located south and west of the southwest corner of Hampton Avenue and Clearview Avenue (the "Site"). You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the Aerial, Landscape Plan and Perspectives.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on **September 14, 2021** in the City Council Chambers located at 57 E. First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

You can attend the meeting either in-person or electronically and telephonically. 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**. 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.

The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. Cassidy can be reached at 480-644-2591 or cassidy.welch@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.

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

Thank you.



Brennan Ray

/rlh

Attachments



VICINITY MAP



HAMPTON AND CLEARVIEW APARTMENTS

CONCEPTUAL LANDSCAPE PLAN

Scale: 1"=50' Date: 08-07-2021

ABLA STUDIO.COM





BUILDING FOUR WITH FRONT YARD DOORS FACING HAMPTON AVE. AND ENTRY DRIVE



VIEW OF BUILDING 4 COURTYARD

1,000' Ownership List
Stillwater Superstition
W&S of the SWC Hampton &
Clearview Avenues

218-56-561
7300 EAST HAMPTON LLC
4020 E INDIAN SCHOOL RD
PHOENIX, AZ 85018

218-56-570B
ARIZONA REFRIGERATION SUPPLIES INC
PO BOX 21127
PHOENIX, AZ 85036

218-56-452
BD DESERT MESA INVESTMENTS
LLC/GRANITE PEAK PROP INV
6802 AVENUE 120 UNIT A
TIPTON, CA 93272

~~218-56-753
BLUME EVENTS LLC
1829 S HORNE NO 8
MESA, AZ 85204~~

218-56-757
DAWSON RICK/SPRINGGAY GARRY R
1334 E BETSY LN
GILBERT, AZ 85296

141-54-044J
EAST MESA MALL LLC
PO BOX 4085
SANTA MONICA, CA 90411

218-56-458
FCPT HOLDINGS LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

218-58-984
FTH NEVADA INC
1765 S KING ST
HONOLULU, HI 96826

218-56-525
GONZOSBORZ 1 LLC
1741 S CLEARVIEW AVE UNIT 67
MESA, AZ 85208

218-56-497
ANDERSON LORENE H
1741 S CLEARVIEW AVE UNIT 39
MESA, AZ 85209

218-56-427C&D
AX SUPERSTITION LP
16220 N SCOTTSDALE RD SUITE 280
SCOTTSDALE, AZ 85254

~~141-54-037C
BILAK BUILDING COMPANY LLC
5055 N 12TH ST STE 200
PHOENIX, AZ 85014~~

218-56-494
BRANCHING OUT TRUST
1741 S CLEARVIEW AVE NO 36
MESA, AZ 85209

218-56-451
DAYTON HUDSON CORP
PO BOX 9456
MINNEAPOLIS, MN 55440

218-56-972-973;975-782
FAE HOLDINGS 416754R LLC
4885 S 900 E SUITE 104
SALT LAKE CITY, UT 84117

218-56-503
FERGUSON STEVEN R/BROMAN SANDRA
LEE/LYZNICK S
1741-45 S CLEARVIEW DR
MESA. AZ 85208

218-56-495
GARRISON MICHAEL S/CINDY M
3615 E PINON CT
GILBERT, AZ 85234

218-56-740
GOOCH AND LEDERMAN LIVING TUST
4498 WOODMAN AVENUE UNIT A121
SHERMAN OAKS, CA 91423

141-54-037B
ARC CAFEHLD001 LLC
10851 N BLACK CANYON HWY STE 850
PHOENIX, AZ 85029

218-56-496
BALDERAMA FERNANDO S/KATHRYN A
TR/FERNANDO
2514 S SORRELLE
MESA, AZ 85209

218-56-725
BLACK DOG INVESTMENTS INC
955 E JAVELINA AVE STE 114
MESA, AZ 85204

218-56-493
CHAVEZ GREGORY G
1741 S CLEARVIEW AVE UNIT 35
MESA, AZ 85209

141-54-036E
DML PORTENT 2 LLC
4613 S PEARL DR
CHANDLER, AZ 85249

218-56-506
FARAH SUBHI H/SUSAN M
1741-48 S CLEARVIEW DR
MESA, AZ 85208

218-56-491
FRANK TODD M/BRENDA M
1741 33 S CLEARVIEW DR
MESA, AZ 85208

218-56-008D;H;& 560
GLOBAL WATER IRT LLC
22590 N POWERS PKWY
MARICOPA, AZ 85138

218-56-499
HAGAN MICHAEL J/SARA JEANETTE
1741 S CLEARVIEW AVE UNIT 41
MESA, AZ 85209

218-56-498
HALGREN MICHAEL J/LYDIA
1741 S CLEARVIEW AVE UNIT 40
MESA, AZ 85209

218-56-724
HARKINS CINEMAS LLC
7511 E MCDONALD DR
SCOTTSDALE, AZ 85250

218-56-505
HUSSEIN WATHEQ/MUNSHID NAGHAM
1741 S CLEARVIEW AVE UNIT 47
MESA, AZ 85209

218-56-747
JOHN MCLOUGHLIN INSURANCE AGENCY
INC
7235 E HAMPTON AVE NO 110
MESA, AZ 85209

218-56-749
KD LANE LLC
4150 E PALO VERDE ST
GILBERT, AZ 85296

~~218-56-569
KMART CORPORATION (LEASE)
74 E 500 S
BOUNTIFUL, UT 84010~~

218-56-742
LEE SAM LOUIS
7255 E HAMPTON AVE BLDG 2 UNIT 112
MESA, AZ 85208

218-56-524
LINSOTT MARK C/VICTORIA/MARK C II
1741 S CLEARVIEW AVE
MESA, AZ 85209

218-56-527
MCLEAN BRIAN/LYNN
PO BOX 55
HEINSBURG, AB T0A 1X0

218-56-748
MICHAEL B RAWLINGS TRUST
701 S EDGEWATER DR
MESA, AZ 85208

218-56-701
HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

218-56-437
HD DEVELOPMENT OF MARYLAND INC
PO BOX 105842
ATLANTA, GA 30348

218-56-570A
J & B LEE LLC
1440 S CLEARVIEW AVE SUITE 101
MESA, AZ 85209

218-56-500
JOSEPH PIRONE AND JONI PIRONE
TRUST
1741 S CLEARVIEW AVE UNIT 42
MESA, AZ 85209

218-56-565B
KD PROPERTIES LLC
4265 45TH ST S SUITE 200
FARGO, ND 58104

218-56-490
LAKE TERRANCE M
1741-32 SOUTH CLEARVIEW DRIVE
MESA, AZ 85208

218-56-751
LEGACY ACQUISITIONS LLC
7255 E HAMPTON AVE NO 127
MESA, AZ 85029

141-54-044H
MACYS DEPT STORES INC
7 W SEVENTH ST FLOOR 17
CINCINNATI, OH 45202

218-56-415C
MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

218-56-492
MYERS WAYNE R/TERESA R
1741-34 S CLEARVIEW DR
MESA, AZ 85208

218-56-756;741
HAMPTON HOLDINGS II LLC
7447 E SOUTHERN AVE STE 103
MESA, AZ 85209

141-54-036D
HELIOS 0331 LLC
390 E. PARKCENTER BLVD #250
BOISE, ID 83705

218-56-974
JLBC LLC
3005 E LEXINGTON AVE
GILBERT, AZ 85234

218-56-427B
K2H SUPERSTITION LLC
1917 W 4TH AVE STE 348
VANCOUVER, BC V6J 1M7

218-56-565C
KD PROPERTIES LLC
4265 45TH ST S SUITE 200
FARGO, ND 58104

218-56-723
LCN BLM CHANDLER MULTI LLC
2202 NORTH WEST SHORE BLVD
TAMPA, FL 33607

218-56-448E
LEGRIS INC
7205 E HAMPTON AVE
MESA, AZ 85208

218-56-242
MCKOWN WALTER M
7202 E INVERNESS AVE
MESA, AZ 85208

218-56-457+6
MESA PAVILIONS RETAIL LLC
695 ROUTE 46 STE 210
FAIRFIELD, NJ 7004

218-56-714A
POLATI 1996 TRUST/FLORES ENTERPRISES
4410 EL CAMINO REAL STE 201
LOST ALTOS, CA 94022

218-56-716
PRICE-LEGACY MESA LP
3333 NEW HYDE PARK RD STE 100
NEW HYDE OPARK, NY 11042

218-56-758-760
SRZ YUMA LLC
6229 E AUTO PARK DR
MESA, AZ 85206

218-56-501
STYLES VONDEE S
1741 S CLEARVIEW AVE UNIT 43
MESA, AZ 85209

218-56-750
SUPERSTITION SPRINGS COMMUNITY
MASTER ASSOC
PO BOX 6419
MESA, AZ 85216

218-56-752
VINE PROPERTIES NUMBER 4 LLC
9715 E LAGUNA AZUL AVE
MESA, AZ 85209

218-58-983
WINCO FOODS LLC
PO BOX 5756
BOISE, ID 83705

218-56-528
ZEGHERS DONALD/KRISTA
BOX 426
HOLLAND, MB R0G0X0

218-56-569*
GFI MESA INVESTMENT LTD PARTNERSHIP
DEREK GASSER
KMART CORPORTATION (LEACONTO)
74 E 500 S SUITE 200
BOUNTIFUL, UT 84010

218-56-755
RICKLEE LLC
2534 E ARROWHEAD TRL
GILBERT, AZ 85297

141-54-036F
SS POWER 1 LLC
4333 W KITT HAWK
CHANDLER, AZ 85226

~~218-56-761
SUPERSTITION SPRINGS COMMERCE
CENTER CONDOMIN
6900 E INDIAN SCHOOL ROAD SUITE 250
SCOTTSDALE, AZ 85251~~

218-56-746
SUPERSTITION SPRINGS HOSPITALITY
GROUP L L C
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

218-56-502
VISCONTI WILLIAM/GAYLA
10162 E NICHOLS AVE
MESA, AZ 85209

218-56-504
WOODS RUSSELL H III
1741 S CLEARVIEW AVE UNIT 46
MESA, AZ 85209

218-56-761*
SUPERSTITION SPRINGS COMMERCE CENTER
WESSEX COMMERCIAL MANAGEMENT
6900 E INDIAN SCHOOL RD, STE 275
SCOTTSDALE, AZ 85251

218-56-753*
BLUME EVENTS LLC
7235 E HAMPTON AVE, STE 101
MESA, AZ 85209

218-56-507
SILVA OSCAR/LETICIA C
1741 S CLEARVIEW DR NO 49
MESA, AZ 85208

218-56-702
STR FUND IX LLC
3600 BIRCH ST SUITE 130
NEWPORT BEACH, CA 92660

218-56-554
SUPERSTITION SPRINGS COMMUNITY
MASTER ASSOC
2500 S POWER RD 126 3
MESA, AZ 85209

218-56-754
TIMOTHY R BATTENSCHLAG FAMILY TRUST
12105 JULIUS AVE
DOWNEY, CA 90242

218-56-453
WENDYS PROPERTIES LLC
1 DAVE THOMAS BLVD
DUBLIN, OH 43017

218-56-526
ZAHIRI HOSSEIN
1741 68 S CLEARVIEW AVE NO 68
MESA, AZ 85208

218-56-761*
BILAK BUILDING COMPANY LLC
9301 WILSHIRE BLVD, STE 206
BEVERLY HILLS, CA 90210

HOA & RNO LIST
SWC of Hampton & Clearview
Stillwater Capital

CHAD P MIESEN
LEISURE WORLD
1400 E SOUTHERN AVE #400
TEMPE, AZ 85282

MARK TAYLOR
SAN MONTEGO CONDOMINIUMS
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

MONIQUE BURSEY
MBURSEY@SSHOA.COM

JULIE MONAHAN **NO OTHER ADDRESS FOUND**
PARKLINKS AT SUPERSTITION SPRINGS
6001 E SOUTHERN AVE UNIT #54
MESA, AZ 85206

MITCH KELLOGG
SUPERSTITION LAKES CONDOMINIUMS
150 E ALAMO DR #3
CHANDLER, AZ 85225

WANDA SIMEONA
MANAGER@ECMHOA.NET

LORI T PERCIVAL
RIVERSTONE AT SUPERSTITION SPRINGS
1901 E UNIVERSITY DR #440
MESA, AZ 85203

BERNANDEEN WRIGHT
SUPERSTITION SPRINGS COMMUNITY
MASTER ASSOC.
7235 E HAMPTON AVE #105
MESA, AZ 85209

DESERT SANDS GOLF & COUNTRY CLUB
ATTN: MIKE LATULIPPE
7440 E. IVERNESS AVE
MESA, AZ 85209

DESERT SANDS GOLF & COUNTRY CLUB
ATTN: RON JOHNSON
7253 E. JUANITA AVE
MESA, AZ 85209

DESERT SANDS GOLF & COUNTRY CLUB
ATTN: ROSEMARY HIRMAN
1641 S. 77TH STREET
MESA, AZ 85209

DESERT SANDS GOLF & COUNTRY CLUB
ATTN: TERRY MELTON
1819 S. 77TH STREET
MESA, AZ 85209

FULTON HOMES AT SUPERSTITION
ATTN: BOB JUSTEN
1010 S. TERRIPIN CIR
MESA, AZ 85208

FULTON HOMES AT SUPERSTITION
ATTN: SHARON COREA
7450 E. FARMDALE AVE
MESA, AZ 85208

FULTON HOMES AT SUPERSTITION
ATTN: CAROL JUSTEN
1010 S. TERRIPIN CIR
MESA, AZ 85208

GOLDEN HILLS
ATTN: MARCUS KLINGLER
42 S. HAMILTON, #101
MESA, AZ 85233

GOLDEN HILLS
ATTN: LOU DISSETTE
836 S. 72ND STREET
MESA, AZ 85208

PIONEER ESTATES II
ATTN: CATHERINE MULLINS
7433 E. DEWAN AVE
MESA, AZ 85208

PIONEER ESTATES II
ATTN: DON VANDERWERF
7356 E. DEWAN AVE
MESA, AZ 85208

SUPERSTITION SPRINGS COMMUNITY
MASTER ASSOCIATION
ATTN: DAVE HUBALIK
6929 E. MEDINA AVE
MESA, AZ 85209

SUPERSTITION SPRINGS COMMUNITY
MASTER ASSOCIATION
ATTN: JENNIFER CAMPBELL
6555 E. SOUTHERN AVE
MESA, AZ

SUPERSTITION SPRINGS
COMMUNITY MASTER ASSOCIATION
ATTN: ERIC JORGENSEN
7345 E. MILARGO AVE
MESA, AZ 85209

EXHIBIT 4

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: September 8, 2021

CASE: ZON21-00397

REQUEST: Rezone from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial with a Planned Area Development Overlay (LC-PAD-PAD); Council Use Permit; and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: Brennan Ray, Burch & Cracchiolo, P.A.

PHONE: 602-234-8794

Planning Division 480-644-2385

Posting date: 8/24/2021

8/24/21 05:49:26

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: September 8, 2021

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APPLICANT: Brennan Ray, Burch & Cracchiolo, P.A.

PHONE: 602-234-8794

Planning Division 480-644-2385

Posting date: 8/24/2021

8/24/21 05:53:48

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: August 24th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON21-00397 (case number), on the 24th day of August, 2021. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Maria Hitt

SUBSCRIBED AND SWORN before me this 24th day of August, 2021

Marybeth Conrad
Notary Public

