

Rezoning, Site Plan, and Design Review Applications

for



**North of the Northeast corner of
Elliot Road and Power Road
3309 S. Power Road**

by:

NexMetro Development, LLC

Case Nos.: ZON18-00689

Submitted: August 27, 2018

Updated: October 2, 2018

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AVILLA at POWER ROAD

I. INTRODUCTION

Continuing its reputation for developing high quality and successful single story, detached, casita-style residences in the greater Phoenix Metro Area and other parts of the country, NexMetro Development, LLC (“NexMetro”) is the proposed developer of approximately 9.22 gross (8.42± net) acres north of the northeast corner of Power Road and Elliot Road (the “Site”). NexMetro is in escrow to acquire the Site and develop it with a unique, innovative, and high-quality residential community known as “Avilla.” Avilla will contain 99, 1-story, predominately detached residences that will be an attractive presence in the area and provide a viable and sustainable solution on a challenging, relatively small site, located at the “mid-block” along Power Road and adjacent to an existing self-storage facility.

Avilla represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. Avilla combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the mortgage payment or HOA fees of a typical single-family development. The casita-style residences are one story in height, with the majority of them containing no more than 1 du/building, creating a “single family subdivision” feel throughout the neighborhood. This gated community is designed with move-up market finishes and features in an efficient setting. Avilla will be compatible with the neighboring developments and will provide high quality, unique, and additional housing opportunities within the City of Mesa (the “City”) and surrounding area.

To achieve this, NexMetro requests the following:

- Rezone the Site from LI/PAD to RM-2/PAD;
- Site Plan approval for 99, 1-story residences; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc. for Avilla.

II. SITE AND SURROUNDING AREA

An aerial of the Site is attached as *Exhibit 1*. The Site is designated on the City’s General Plan as Mixed-Use Activity/Employment and is zoned LI/PAD. Wrapping the Site on the north and east is an existing self-storage facility, designated on the General Plan Mixed Use Activity/Employment and zoned LI/PAD. South of the Site is undeveloped land designated on the General Plan Mixed Use Activity/Employment and zoned LC and RS-43. West of the Site is undeveloped property within the Town of Gilbert.

III. PROPOSED REZONING, SITE PLAN, AND DESIGN REVIEW

As discussed, NexMetro is proposing the Site be rezoned from LI/PAD to RM-2/PAD. NexMetro’s proposed Rezoning, Site Plan, and Design Review applications for an upscale, unique,

medium-high density neighborhood is compatible with the City's General Plan and is viable and sustainable solution on a challenging site. The General Plan's Goals and Policies identified in *Appendix A: General Plan Compatibility* support NexMetro's applications. NexMetro's requests will provide for a coordinated and compatibly arranged variety of land uses in the area through innovative site planning. The proposed zoning change responds to the existing and future needs of the community by providing alternative housing for people seeking to live in the area.

A. Site Plan

As is depicted on the Preliminary Site Plan attached as **Exhibit 2**, careful consideration has gone into planning Avilla. NexMetro has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging Site. Avilla is a gated community that will consist of approximately 99 residences at a density of approximately 10.74 gross (11.76 net) du/ac. The residences are a mix of one, two, and three bedrooms, with approximately 80% of the buildings being detached and the one-bedroom residences being attached in a duplex style. Unlike traditional apartment complexes where the majority of the units are 1 and 2 bedrooms (typically 50-60% 1 bedrooms, 30-40% 2 bedrooms, and less than 10% 3 bedrooms), Avilla has more 2- and 3-bedroom residences (33% 1 bedrooms, 39% 2 bedrooms, and 28% 3 bedrooms).

The residences will range in square footage between approximately 625 sq. ft. and 1,250 sq. ft. The 1-story buildings are similar to what would be found in traditional single-family residential subdivisions and are a lower profile than what would be found in traditional garden style multi-family communities (2- and 3-story buildings) or commercial developments. The residences are grouped around pedestrian courtyards to create a sense of arrival and place within the greater context of the community and greater connection within the community. *See Exhibit 4, Typical Courtyard Layout.* All homes will be fire sprinkled, allowing a reduced building separation that enhances the impact of the courtyard design. The home interiors are an open concept design with 10-foot ceilings, large windows, and high-end finishes such as stainless-steel appliances and granite countertops.

The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout Avilla Enclave, including a potential connection to future commercial development south of the Site. Particular attention has been given to provide pedestrians with convenient access to centrally located amenities and open space areas. The Site's Power Road frontage has been enhanced through a combination of landscaping, theme walls, and the placement and orientation of the residences, with some buildings backing up and other siding up to the arterial street.

The placement of the buildings and yard walls provide visual interest by varying the roof lines and orientations, providing small scale pedestrian courtyards, amenities and landscape features, and architectural detail. Materials for both hardscape elements and housing product establish a theme and work harmoniously to create a visually pleasing environment. A unique feature for Avilla is that every residence includes a private, 6-foot masonry wall enclosing the rear yard (average of approximately 400 square feet) that is nearly as wide as the residence itself, with a minimum depth of 8 feet. Prior to residents moving in, the entire yard will be covered with

decomposed granite and a minimum of one tree will be installed. Residents are allowed to customize their yards upon approval by the property management company. Common improvements by residents include brick paver patios, barbeques, patio furniture, and trellises or umbrellas. Small scale pedestrian courtyards and outdoor seating areas are also provided to create a seamless and smooth transition between public and private portions of the community.

B. Landscaping, Amenities, and Open Space

The overall landscape theme is inspired by luxury living while also embracing an adapted Sonoran Desert style landscaping. *See Exhibit 3, Landscape Master Plan.* As shown on the Conceptual Master Landscape Plan, the design, elements, and materials create a sense of community and neighborhood, while adding a fresh approach to timeless desert environments for Arizona residential communities. The elements and features are designed to create a “sense of place” and a permanence achieved by relating the elements to the “human scale” and integrating with the architecture.

The landscaping theme draws from the lush desert look and feel of an adapted Sonoran landscape tempered for the Arizona climate through the use of drought tolerant elements. The use of palms at the entry and pool area creates a sense of entry and a resort style landscape look and feel. The landscape elements provide a diversity of colorful plant materials and are evocative of luxury living. The landscaping theme also integrates design cues from the timeless architecture and design elements of the Southwest reflected in the materials and detailing. Avilla draws from traditional southwest architecture through the use of stucco and tile that contrast in color and texture. Together these elements embrace the southwest architecture of the proposed homes and blend with the existing built environment of the area.

The landscape palette for Avilla consists of multiple tree species that include Palo Verde species, Mesquite species, and Oak species that are fast growing and medium to large in height. *See Exhibit 3.* The palette includes smaller trees such as Mulga and Mastic that are moderate in height and provide shade for smaller spaces. The shrubs, accents, and groundcovers have been selected to provide year-round color and complement one another and the tree species. The plants have been chosen for their color, texture, and form, creating a landscape environment that is adapted to the desert and inviting to the residents and visitors of Avilla.

Avilla has been planned with quality neighborhood scale amenities consistent with NexMetro’s desire to create an upscale, suburban community where residents will be able to play, relax, or socialize in a pleasing environment. *See Exhibit 7, Amenities Enlargement.* The amenity areas within Avilla are designed to enhance the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of effective internal and external open spaces. The amenity and theming elements have been integrated to maintain the overall “sense of place” and identity of the community. Avilla will contain a centrally located main amenity area, providing active and passive open space for residents and guests to enjoy. Pedestrian paths are provided throughout the Site, connecting the residences to the amenities. *See Exhibit 8, Vehicular and Pedestrian Circulation Plan.* Additional amenities include: resort style swimming pool and spa, large outdoor lawn, lounge areas, shade sail and trellis, barbecue grills, dog park, and gathering areas for residents to

congregate. NexMetro's neighborhoods have traditionally attracted singles, young couples, and seniors, with a very limited number of school aged children. For this reason, the amenities provided focus on recreation and socialization of adult residents.

Open space requirements for multi-family residential developments are a result of the lack of private usable space typically associated with standard two and three-story multi-family communities. The minimum requirement for open space is 200 square feet per residence, resulting in a required minimum open space requirement of approximately 0.45 acres (19,800 sq. ft.). Avilla will contain approximately 50,181 square feet of common area open space and approximately 42,268 square feet of private (rear yards) open space. When combined together, this result in a total amount of open space area of approximately 2.12 acres, which is approximately 25% of the net Site area (8.42 net acres)—far exceeding the minimum required (0.45 acres). *See Exhibit 14, Open Space Exhibit* for additional details. The common open space occurs in convenient locations throughout the Site for residents to use and enjoy. The private open space is located within the rear yards of the residences for each resident's own personal use and enjoyment, which is more typical of a single-family development than a traditional multi-family community. The use and amounts of public and private open space continue to demonstrate the innovative design of Avilla.

C. Architecture

The proposed architecture for Avilla is appropriate for this Site and is compatible with the surrounding area. There are three floor plans (1-, 2-, and 3-bedroom residences), each with distinct architectural elevations and all with pitched roofs. Additionally, three separate, distinct, yet complementary color schemes are proposed to provide visual interest and a change to the streetscape. *See Exhibit 5, Building Elevations and Exhibit 6, Floor Plans.* The proposed architectural elevation style for Avilla is a Spanish theme. The homes have layered architectural massing to create shade and shadow. The Spanish style was inspired by the eclectic rural architecture of Spain and Latin America. Typical features include a low-pitched roof with little or no eave overhang, "S" or flat tiled roofs, decorative wrought iron detailing, and simple detailing at doors and windows. The colors for the homes surrounding each courtyard will be similar in order to create a consistent identifiable aesthetic. Stone veneers have been added to some of the elevations to further create diversity between the schemes. The varied colors will aid in creating the distinct character for each courtyard within the community. *See Exhibit 5 and Exhibit 9, Material and Color Palette.*

The pool amenity and management office welcomes residents and guests at the main entrance to the community off of Power Road. *See Exhibit 10, Office Elevation.* The design of this entry area is intended to give residents and visitors the ability to park outside the gate and visit the management office. *See Exhibit 2, Preliminary Site Plan.* The management office is designed to be a focal point of the entrance area. At approximately 25 feet in height, the management office is slightly taller than the homes. This building incorporates the architectural elements, materials, and colors of the homes, with layers of horizontal and vertical planes. The resident postal boxes are incorporated with the building, making it truly a neighborhood-gathering place where residents can regularly interact with management and one another.

Noticeably absent from the four-sided elevations are garages. Due to the unique design of Avilla, detached garages and covered parking are internalized and screened from adjacent roadways. The garage elevations incorporate similar elements and stone veneer from the residences in order to create a consistent design throughout the neighborhood. Parking canopy covers are consistent with the buildings' color and will be architecturally integrated with the surrounding structures. See *Exhibit 11, Garage Elevations*.

D. Theme Walls, Entry Gates, and Entry Monument

As depicted in *Exhibit 12, Conceptual Community Theme Walls, View Fencing, and Entrance Features (Hardscape Features)*, the theme walls, view fencing, and entry monument have been designed to be consistent with the home elevations and landscaping theme.

There is a hierarchy of three wall types that will be used in various locations throughout Avilla. See *Exhibit 13, Conceptual Wall and Signage Plan*. Areas with a greater visual importance will use the theme wall, which incorporates CMU block with a band and cap of contrasting colored split-face CMU block. Long runs of wall will be broken by columns integrating similar split face block used in the theme wall and finished with a decorative cap. The entry gates will use a material palette similar to the architecture and perimeter walls, with the gates being primarily composed of tubular steel, steel panels and wrought iron. See *Exhibit 12*. Automobile gates will be automatic wrought iron gates with design articulation to match the architecture of the development. Pedestrian gates will also be wrought iron.

The materials of the monument sign will include variations of earth tone paint colors on stucco over CMU with some smooth face CMU. See *Exhibit 12*. Other materials incorporated into the sign wall will be woven steel artwork that complements the Avilla logo as well as decorative basket weave elements.

E. Development Standards

Given the unique nature of Avilla and the traditional requirements of the City's RM-2 development standards, which are not readily applicable to this distinct, one-story, predominantly detached, multi-family community, NexMetro is proposing the following development standards for Avilla (changes in development standards are noted in **bold**):

Regulation¹	City of Mesa RM-2 Development Regulations	Avilla Homes Proposed Development Regulations
Min. Lot Area (sq. ft.)	7,200	7,200
Min. Lot Width (ft.) – Multi-Family Res.	60	60
Min. Lot Depth (ft.) – Multi-Family Res.	94	94
Max. Density (du/net ac.)	15	12.0
Min. Lot Area per du (sq. ft.)	2,904	2,904
Max. Height (ft.)	30	25 ft./1 story

¹ Per Table 11-5-5.

Regulation¹	City of Mesa RM-2 Development Regulations	Avilla Homes Proposed Development Regulations
Building Setbacks		
Front (Power Rd.)	30 ft.	20 ft.
Side (south)	20 ft.	10 ft.
Side (north)	20 ft.	10 ft.
Rear (east)	20 ft.	10 ft.
Landscape Setback²		
Front (Power Rd.)	30 ft.	15 ft.
Side (south)	20 ft.	10 ft.
Side (north)	20 ft.	10 ft.
Rear (east)	20 ft.	10 ft.
Minimum Separation Between Buildings		
1-Story	25 ft.	8 ft. (Eaves and Overhangs are permitted to encroach a maximum of 12 inches)
Detached Covered Parking Canopies	20 ft.	6 ft.
Max. Building Coverage	45%	45%
Min. Open Space (sq. ft./unit)	200	200
Building Entrances – Projection or Recess	5 ft. min. depth 50 sq. ft.	3 ft. min. depth 14 sq. ft.

IV. MISCELLANEOUS

A. Parking

Avilla is providing the code-required amount of parking—208 spaces. Of the 208 parking spaces, 32 will be enclosed garage spaces that reduce the visual impact and scale of the parking spaces. The parking stall spaces are approximately 9 ft. x 16 ½ ft., with a 1 ½-foot overhang. The final site plan will meet the City’s parking requirements.

B. Phasing

It is anticipated that Avilla will be constructed in two phases, with the necessary off-site improvements being made, on-site infrastructure being constructed, and models and the management office being built. The second phase will consist of building out the remaining homes. Staff may administratively approve deviations from the proposed phasing.

C. Grading and Drainage

The Preliminary Grading and Drainage Plan is attached as ***Exhibit 15***. All project drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications

² Per §11-5-5(A)(1).

and Details and the latest City of Mesa Standard Details and Specifications. Onsite drainage (including adjacent half-street areas) and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

V. PROJECT TEAM

Developer:

NexMetro Development, LLC
Attn: Brian Rosenbaum
Jared Geisler
2355 E. Camelback Rd., Suite 805
Phoenix, Arizona 85016
Phone: (602) 559-9388

Civil Engineer:

Terrascope Consulting
Attn: David Soltysik
Pim Van Der Giessen
1102 E. Missouri Ave.
Phoenix, Arizona 85014
Phone: (602) 297-8732

Landscape:

The McGough Group
Attn: Tim McGough
Nick Adamson
11110 N Tatum Blvd, Suite 100
Phoenix, Arizona 85028
Phone: (602) 997-9093
Fax: (602) 997-9031

Architect:

Felten Group, Inc.
Attn: Jaime Gomez
18325 N. Allied Way, Suite 200
Phoenix, Arizona 85054
Phone: (602) 867-2500

Zoning & Entitlements:

Burch & Cracchiolo, P.A.
Attn: Brennan Ray
702 E. Osborn Rd., Suite 200
Phoenix, Arizona 85014
Phone: (602) 234-8794

VI. CONCLUSION

Avilla's casita-style community is an exciting and unique housing choice that makes good use of this challenging Site. The proposed Rezoning, Site Plan, and Design Review approvals are supported by the City's General Plan and are compatible with the surrounding area. Avilla creates a sustainable solution for this Site and an attractive presence in the area. We request your approval.

NexMetro Development, LLC

APPENDIX A: GENERAL PLAN COMPATIBILITY

The Avilla Rezoning, Site Plan, and Design Review applications are supported by the City's General Plan goals, objectives, and policies as follows:

Community Character

Mixed Use Activity Designation

Avilla complies with the Mixed-Use Activity Designation by providing a residential community as part of a larger, mixed-use environment along Power Road, providing additional housing opportunities within the area and support for the existing and future employment and commercial opportunities.

Employment

Additionally, Avilla complies with the Employment Designation by providing a residential use that supports the continued development of the employment and commercial uses along the Power Road corridor.

Guiding Principle 1: Create and maintain a variety of great neighborhoods.

Key Element 1: Safe, Clean and Healthy Living Environment

- Initial site planning and design/redesign that includes application of Crime Prevention Through Environmental Design (CPTED) standards.
- Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed.
- Avoiding incompatible land uses and/or providing appropriate transitions between uses.
- Encouraging new development and redevelopment that improves walkability between housing and key amenities and services.
- Locate and design public spaces so that there is a high degree of natural surveillance.
- Provision of active outdoor open space for all ages.

Key Element 2: Build Community and Foster Social Interaction

- Designing new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions.
- Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together.

Key Element 3: Connectivity and Walkability

- On the smaller micro-neighborhood level some degree of disconnection, particularly for vehicles, can be helpful to create neighborhood identity.
- It is also important to design and maintain neighborhoods to be walkable. Walkable neighborhoods have streets, sidewalks, and trails designed and maintained to help people feel safe and comfortable using them.

- Block lengths developed consistent with the character area standards.
- Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk and paths.
- Utilizing Crime Prevention Through Environmental Design standards and techniques for the design of lighting, landscaping, and buildings along streets.
- Providing shade and comfortable places to stop along a street or trail.
- Encouraging a development pattern that provides easy, multimodal access to shopping, work, recreation, and other nearby amenities.

Key Element 4: Provide for Diversity

- Having a variety of housing types provides interest to the built environment and provides the opportunity for differing people to live in close proximity to one another. The variety of housing also allows people to stay in the same neighborhood as their housing needs change throughout their life.
- Neighborhoods become interesting place to live when you can encounter a variety of people. Diverse and inclusive neighborhoods allow people of different incomes, ages, races, and ethnicities to gather and get to know each other which make the community stronger.
- Encouraging a variety of dwelling types within each area of the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in an area.

Key Element 5: Neighborhood Character and Personality

- Requiring the use of high quality architecture, building materials and landscape design and maintenance in all developments.
- Creating neighborhood boundaries and limiting through traffic into the neighborhoods.

Key Element 6: Quality Design and Development

- In smaller lot and multi-residence areas, requiring developer-provided landscaping of front yards throughout the development and a mechanism for ongoing maintenance.
- Requiring that all building facades that face a street or public space have architectural interest.
- Using a variety of high-quality, durable materials that are appropriate for this climate.
- Unique public or community spaces that provide a focal point to draw people together.

Neighborhoods Policy 1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

Neighborhoods Strategy 5: Investigate strategies and incentives to encourage appropriate infill and property reuse consistent with neighborhood goals and values.

Housing

- Providing a mix of high quality housing options throughout the city, in conjunction with supporting uses and activities, is the key to achieving the goal of creating and monitoring a variety of great neighborhoods.
- Development of multi-residence housing should be thought of and designed with the goal of providing quality, long-term housing for those who choose this form of housing rather than simply cheap transient housing for those who cannot afford anything else.
- Require architectural design, outdoor space, and amenities that will maintain value over time.

Housing Policy 1: Encourage a range of housing options in all areas of the city in order to allow people to stay in their neighborhood as their housing needs change.

Transportation

Transportation Goal 2

- Objective 2 – Make walking safe, convenient and enjoyable while encouraging social interaction in public places.

PLANT LEGEND

LARGE - MEDIUM CANOPY TREES*

PHOENIX DACTYLIFERA	DATE PALM
PARKINSONIA 'HYBRID'	(THORNLESS PALO VERDE)
FRAXINUS VELUTINA SP.	FAN-TEX ASH
OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE
PARKINSONIA FRAXCAX	PALO BREA
PROSOPIS SP.	MESQUITE SP.
QUERCUS VIRGINIANA	LIVE OAK
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM

MEDIUM- SMALL CANOPY TREES*

ACACIA ANEURA	MULGA TREE
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
QUERCUS VIRGINIANA	HERITAGE LIVE OAK
'HERITAGE'	
PISTACIA LENTISCUS	MASTIC TREE
PISTACIA SPECIES	RED PUSH PISTACHE
CAESALPINIA CACALAGO	THORNLESS CASCALOTE
'SMOOTHIE'	

SHRUBS*

BOUGAINVILLEA SPECIES	B. KARST BOUGAINVILLEA
BOUGAINVILLEA 'FLAME'	BUSH BOUGAINVILLEA
CASSIA PHYLLODENIA	SILVERY CASSIA
CASSIA NEMOPHILA	GREEN CASSIA
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
EREMOPHILA SP.	EMU BUSH
LEUCOPHYLLUM CANDIDUM	SAGE SP.
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE SP.
LEUCOPHYLLUM LANGMANIAE	RIO BRAVO TEXAS SAGE
MUHLENBERGIA CAPILLARIS	REGAL MIST DEER GRASS
MUHLENBERGIA RIGENS	DEER GRASS
MUHLENBERGIA RIGIDA	'NASHVILLE' GRASS
RUPELLIA PENINSULARIS	BAJA RUPELLIA
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
SIMMONDSIA CHINENSIS	JOJOBA
TECOMA SPECIES	'LYDIA'
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE
ENCELIA FARINOSA	BRITTLE BUSH
LARREA TRIDENTATA	CREOSOTE BUSH

ACCENTS*

AGAVE SPECIES	AGAVE
ALOE SP.	ALOE SP.
DASYLIRION WHEELERI	DESERT SPOON
HESPERALOE PARVIFLORA	RED YUCCA
EUPHORBIA ANTISYPHILITICA	CANDELILLA
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
YUCCA SPECIES	YUCCA

GROUND COVER*

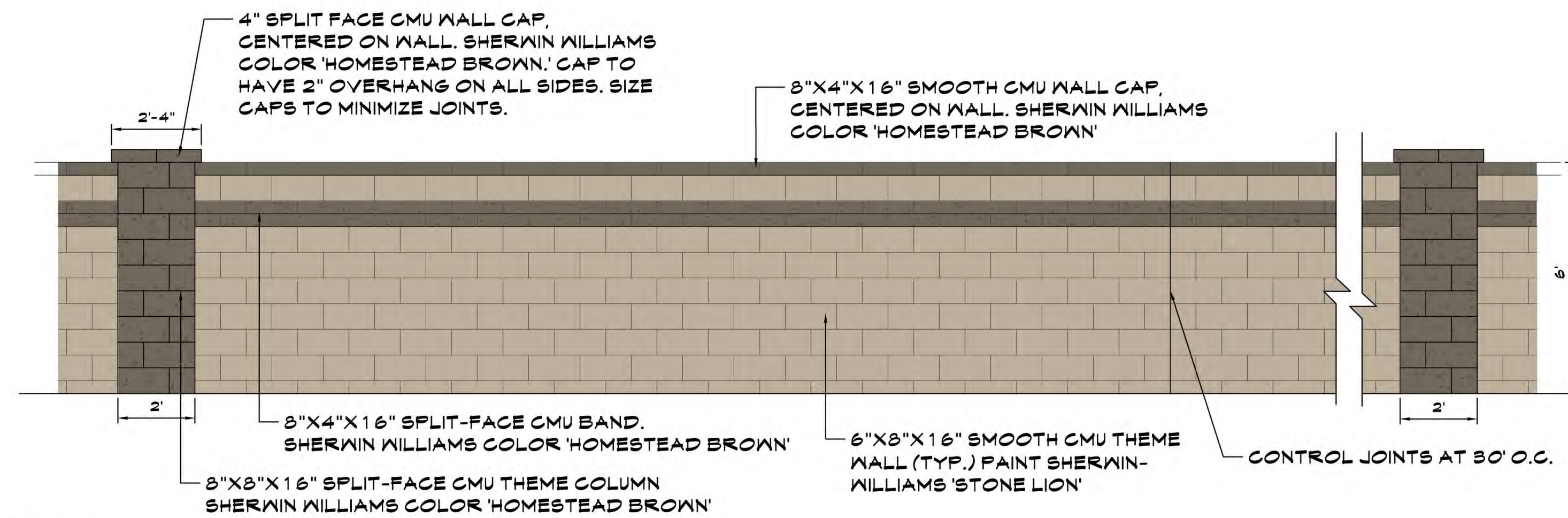
ACACIA REDOLENS	DESERT CARPET
CALLISTEMON SPECIES	LITTLE JOHN BOTTLEBRUSH
EUPHORBIA RIGIDA	GOPHER PLANT
LANTANA CAMARA SP.	MOUNDING LANTANA SP.
LANTANA MONTEVIDENSIS SP.	TRAILING LANTANA SP.
EREMOPHILA SP.	'OUTBACK SUNRISE'

- DECOMPOSED GRANITE - 3/4" SCREENED
- 2" DEPTH - COLOR T.B.D.
- TURF 'MIDIRON' HYBRID BERMUDA SOD (OR HYDROSEED
VAR. BLACKJACK): 14,145 SQ. FT.

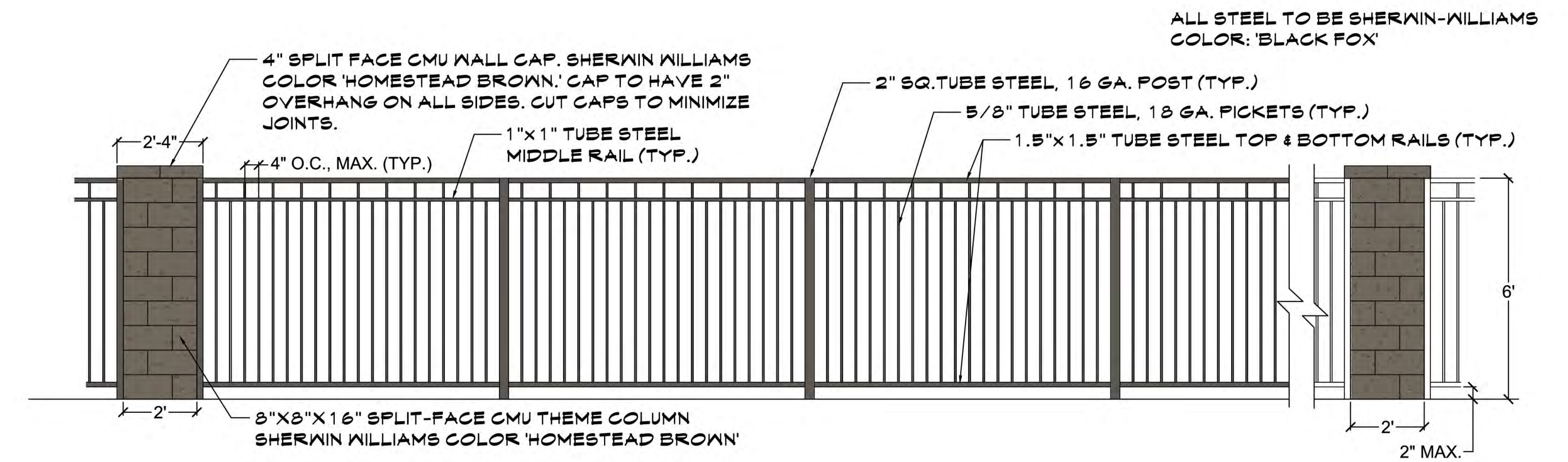
NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADNR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED ESMT.

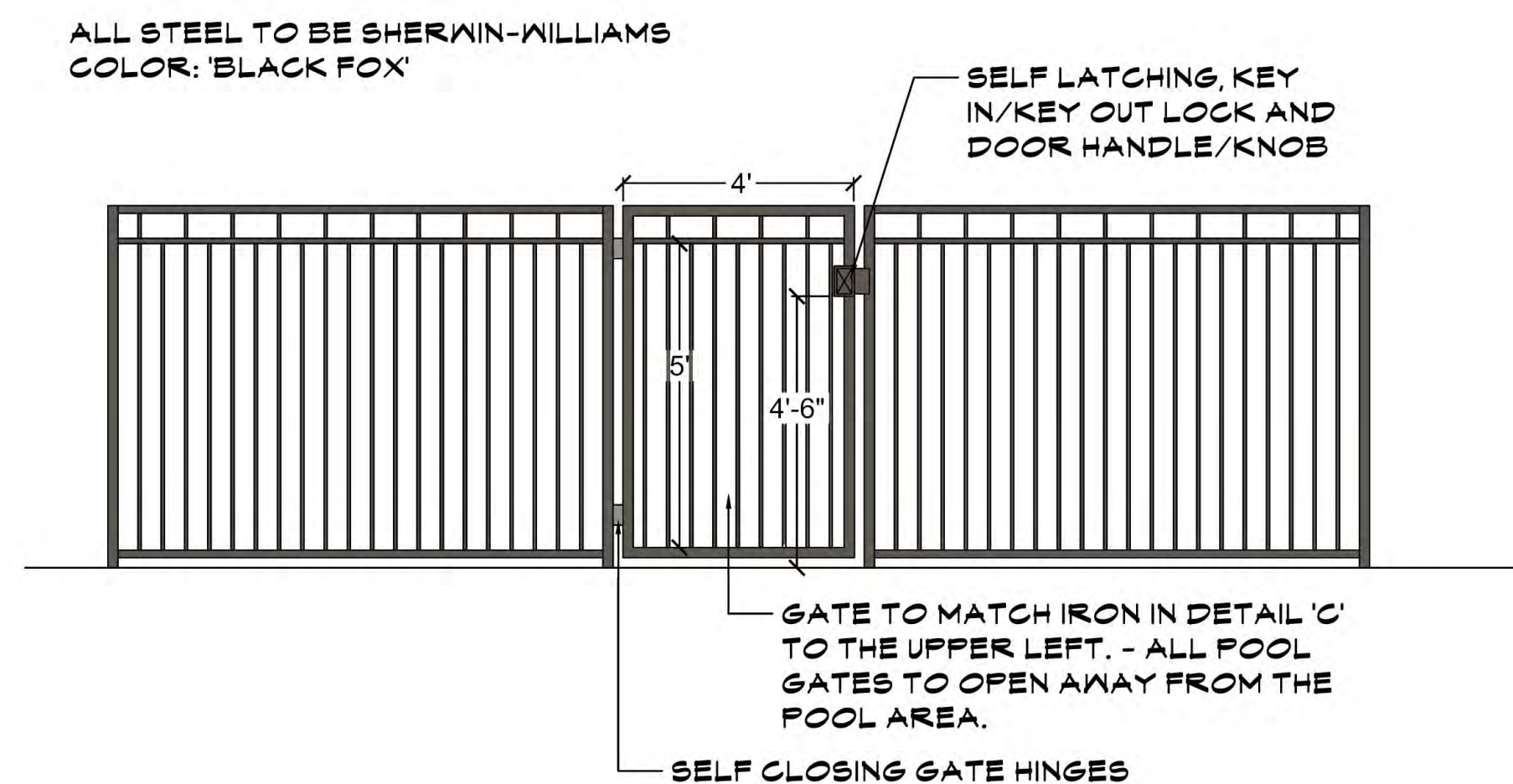




A 6' HT. CMU THEME WALL



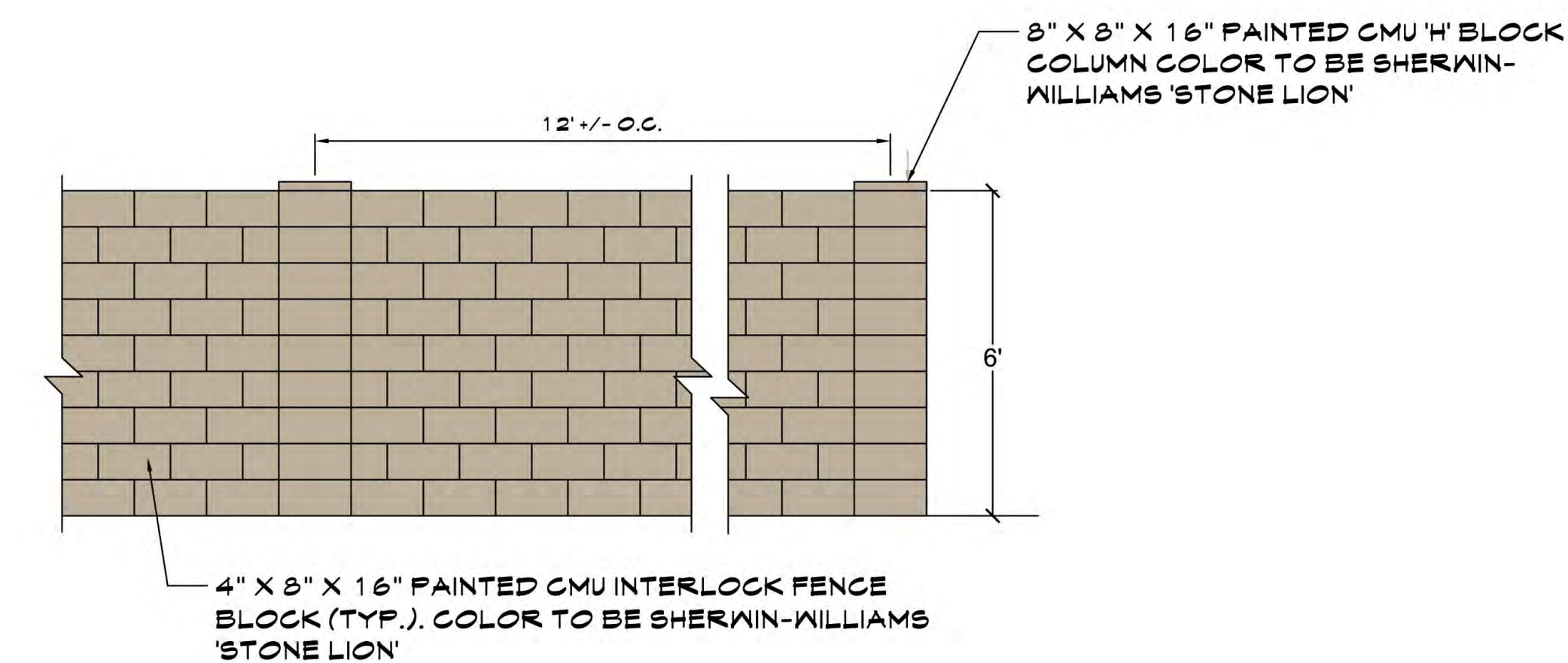
B 6' HT. FULL VIEW FENCE



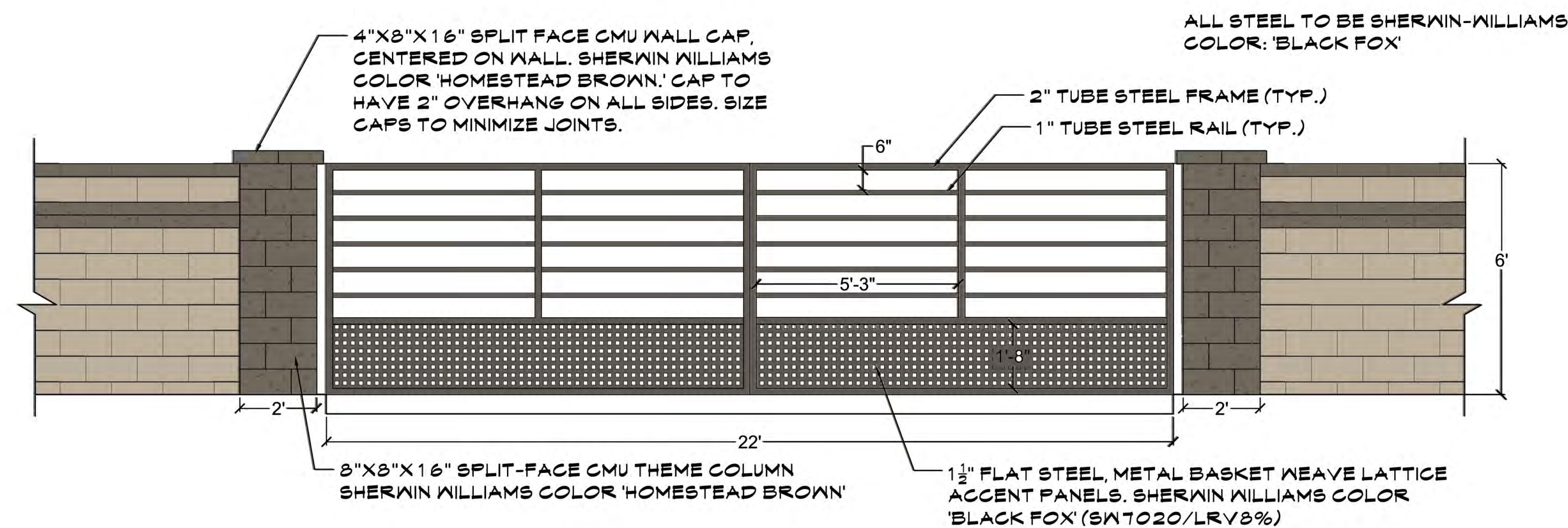
POOL ENCLOSURE NOTES:

1. SHOP DRAWINGS REQUIRED, AND TO BE APPROVED BY POOL CONSULTANT PRIOR TO MATERIAL ORDERING/INSTALLATION.
2. ACTUAL GATE HARDWARE AND LOCKS MAY VARY. CONFIRM DESIRED LATCHING/LOCKING SYSTEM WITH OWNER. POOL CONSULTANT TO APPROVE OF OVERALL GATE DESIGN AND/OR LOCKING MECHANISM TO ENSURE POOL CODE IS MAINTAINED.
3. A MINIMUM OF 45" BETWEEN HORIZONTAL MEMBERS AND/OR MATERIALS SURFACES IS TO BE MAINTAINED AROUND THE ENTIRE PERIMETER OF THE POOL ENCLOSURE. THIS INCLUDES TRIM THAT IS A PART OF ADJACENT BUILDINGS THAT COULD BE USED AS A HAND HOLD OR FOOT HOLD. FENCE HEIGHT MAY NEED TO BE INCREASED IN THESE AREAS TO MAINTAIN 45" CLEARANCE BETWEEN HORIZONTAL SURFACES.
4. CHECK WITH LOCAL FIRE CODE TO DETERMINE IF GATES MEET FIRE CODE OF IF ADDITIONAL EXITS ARE REQUIRED.
5. DEPENDING ON THE LOCKING MECHANISM TYPE, EXPANDED WIRE MESH MAY NEED TO BE ADDED TO THE GATES, AND TO THE ADJACENT 12" (MIN.) OF FENCE-LINE TO PREVENT REACHING THROUGH THE POOL ENCLOSURE AND ACCESSING THE LATCH FROM THE OPPOSITE SITE.

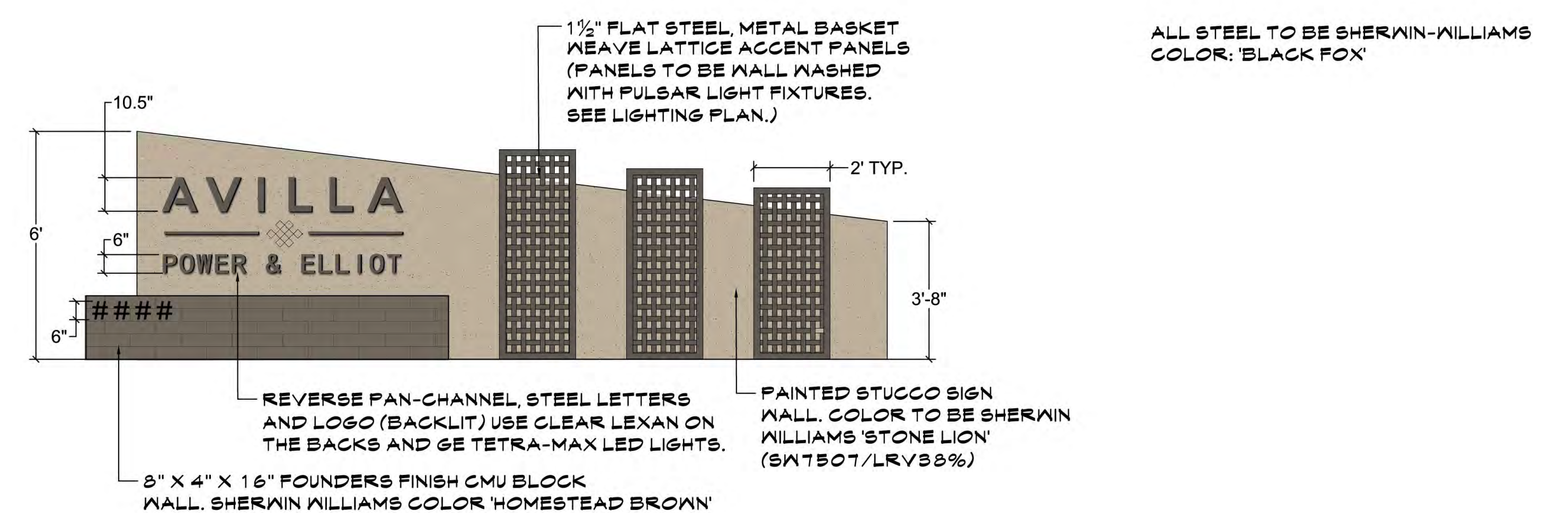
C PEDESTRIAN GATE



D 6' HT. PAINTED BUILDER WALL



E VEHICULAR ENTRANCE GATE



F ENTRANCE MONUMENT - TYPE 2

PRELIMINARY GRADING & DRAINAGE PLAN FOR:
AVILLA - POWER & ELLIOT
3309 SOUTH POWER ROAD
MESA, ARIZONA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH,
RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

CIVIL ENGINEER

TERRASCAPE CONSULTING
1102 E. MISSOURI AVE.
PHOENIX, AZ 85014

CONTACT: PIM VAN DER GIESSEN, P.E.
PHONE: (480) 454-8001
EMAIL: PVANDERGIESSEN@TERRASCAPE.US

ARCHITECT

FELTEN GROUP
18325 NORTH ALLIED WAY SUITE 200
PHOENIX, AZ 85054

CONTACT: JOE MEZA
PHONE: (602) 867-2500
EMAIL: JOE.MEZA@FELTENGROUP.COM

LANDSCAPE ARCHITECT

THE MCGOUGH GROUP
11110 N. TATUM BLVD. SUITE 100
PHOENIX, AZ 85028

CONTACT: NICK ADAMSON
PHONE: (602) 997-9093
EMAIL: NICKA@MG-AZ.COM

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER FEMA
FLOOD INSURANCE RATE MAP, MAP NUMBER
04013C2780L, PANEL 2780 OF 4425, DATED
OCTOBER 16, 2013. ZONE "X" - AREAS OF 0.2%
ANNUAL CHANCE FLOOD; AREAS OF 1%
ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTH OF LESS THAN 1 FOOT OF WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AND AREAS PROTECTED BY LEVEES FROM 1%
ANNUAL CHANCE FLOOD.

BENCHMARK

CITY OF MESA BRASS TAG IN HEAD WALL OF
SOUTHEAST CORNER OF INTERSECTION OF
POWER RD. AND ELLIOT RD. HAVING A CITY OF
MESA DATUM NAVD-88 ELEVATION OF 1327.63.

BASIS OF BEARING

SOUTH 00°48'24" EAST - BEING THE WEST LINE
OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA, PER
DOCUMENT NUMBER 2017-0404685, MARICOPA
COUNTY RECORDS.

REQUIRED RETENTION VOLUME & TIME TO DRAIN TIME

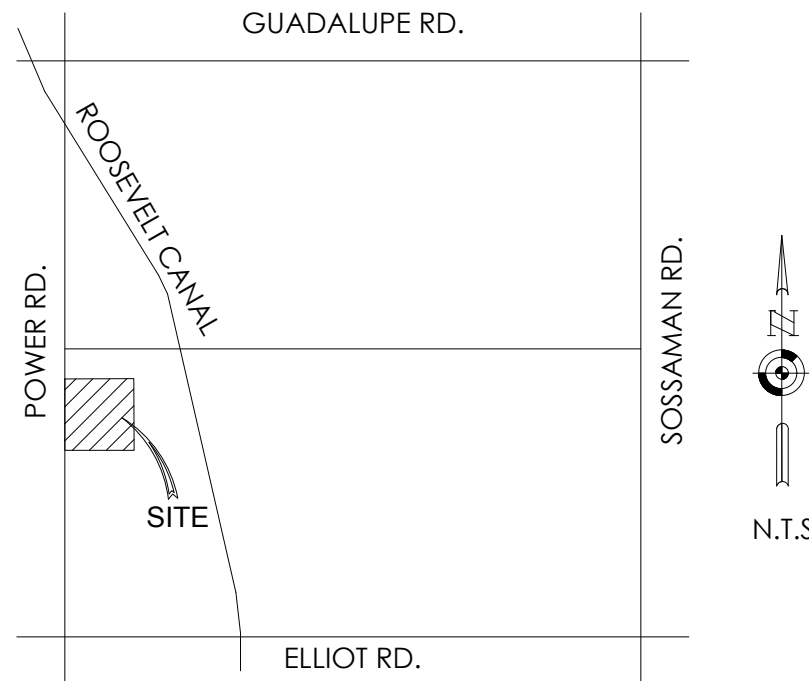
	ONSITE	OFFSITE
$V_R = C \times (P/12) \times A$	C = 0.72	0.90
C = WEIGHTED RUNOFF COEFFICIENT	P = 2.16	2.16
P = RAINFALL DEPTH (NOAA ATLAS 14) (IN.)	A = 8.28	0.94
A = RETAINED AREA (AC.)	V = 46,744	6,633
V = VOLUME REQUIRED (CF)	$V_R = 53,377$	
V_R = TOTAL VOLUME REQUIRED (CF)	$V_P = 53,800$	
V_P = VOLUME PROVIDED (CF) - 685 LF-10 DIA. CMP	DW = 4	
DW = NO. OF DRYWELLS	$T_d = 24.7$	
T_d = TIME TO DRAIN (HRS)		

* PER CITY OF MESA ENGINEERING PROCEDURE MANUAL (2017), ASSUMED DRYWELL CAPACITY IS
19,440 CF PER 36 HRS. (SECTION 806.21.5.2)
** UNDERGROUND RETENTION TANKS ARE CONNECTED & ANALYZED AS ONE SYSTEM

LEGEND AND ABBREVIATIONS

WATER VALVE
DRYWELL AND INTERCEPTOR
STORM DRAIN MANHOLE
HDPE STORM DRAIN
2x2' CATCH BASIN
2x8' CATCH BASIN
CMP TANK
GRADE BREAK
6" FIRE WATER LINE
4" DOMESTIC WATER LINE
8" SANITARY SEWER LINE
SEWER CLEAN OUT WITH COLLAR
FIRE HYDRANT

C - CONCRETE ELEVATION
EX - EXISTING
FFE - FINISH FLOOR ELEVATION
GB - GRADE BREAK
GFE - GARAGE FLOOR ELEVATION AT GARAGE DOOR
HW - HIGH WATER ELEVATION
P - PAVEMENT ELEVATION
PUFE - PUBLIC UTILITY & FACILITY EASEMENT
SF - SQUARE FEET
TC - TOP OF CURB ELEVATION



VICINITY MAP

DEVELOPER / APPLICANT

NEXMETRO DEVELOPMENT, LLC
2355 E. CAMELBACK RD., SUITE 805
PHOENIX, AZ 85016

CONTACT: JARED GEISLER
PHONE: (602) 559-9388
EMAIL: JARED@NEXMETRO.COM

PROPERTY OWNERS

GARAGE TOWN USA, LLC
3309 S POWER RD
MESA, AZ 85212

PROJECT DATA

SITE AREA (GROSS TO CENTERLINE): ± 9.22 AC (401,488 SF)
SITE AREA (NET): ± 8.28 AC (360,505 SF)
APN: 304-05-017H
EXISTING ZONING: LIGHT INDUSTRIAL (LI)
PROPOSED ZONING: RM-2/PAD (MULTIPLE RESIDENCE)

consulting
Terrascope
civil engineering • surveying • urban planning



EXPIRES 03/31/19

**AVILLA
POWER &
ELLIOT**

**PRELIMINARY
GRADING & DRAINAGE**

**NEXMETRO
DEVELOPMENT, LLC**

2355 E. CAMELBACK RD., SUITE 805
PHOENIX, ARIZONA 85016



DATE DESCRIPTION

08/21/18 1ST SUBMITTAL

10/02/18 2ND SUBMITTAL

CHECKED BY: DMS

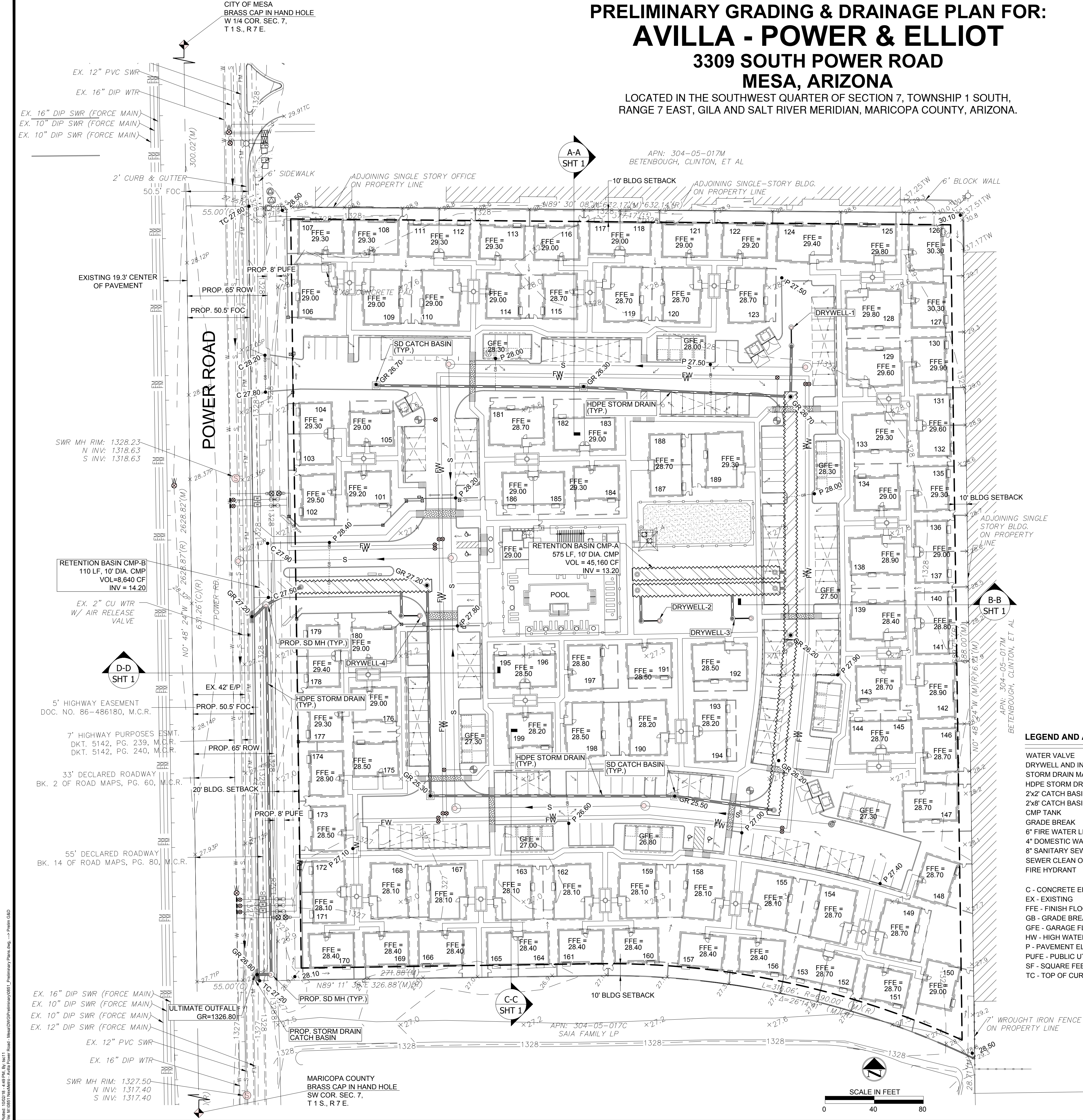
DRAWN BY: KMT

TITLE:
**PRELIMINARY
GRADING & DRAINAGE**

SHEET No.

1 of 1

PROJECT No.
0851

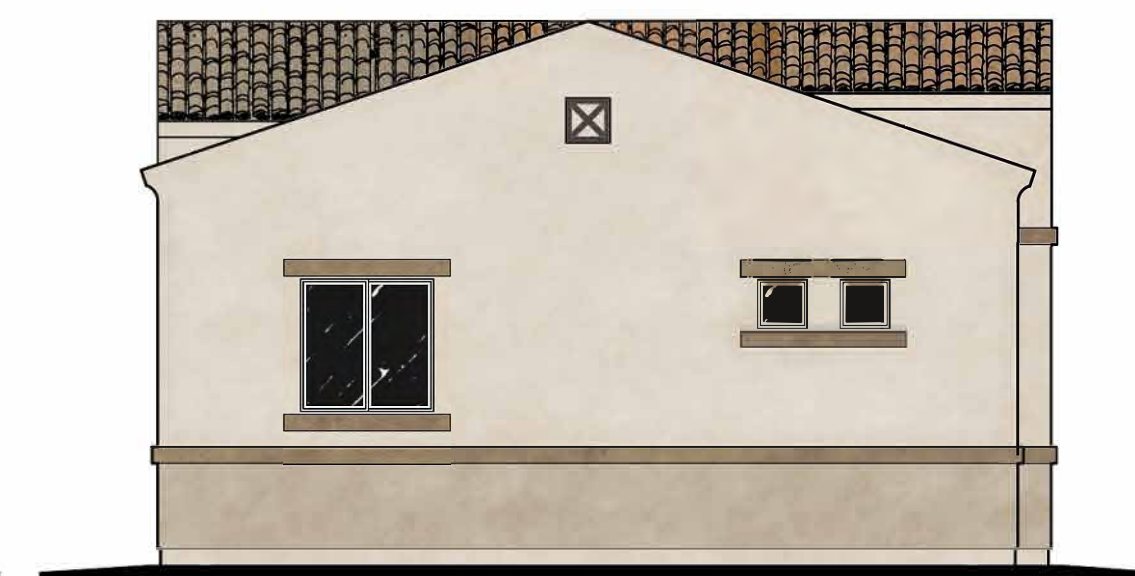




Front Elevation



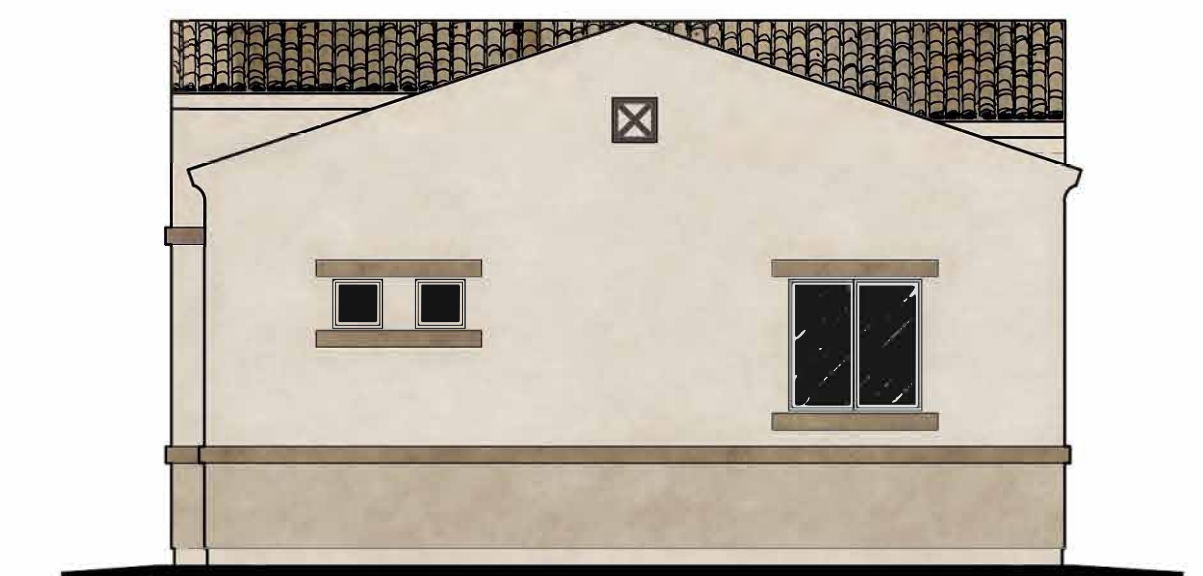
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

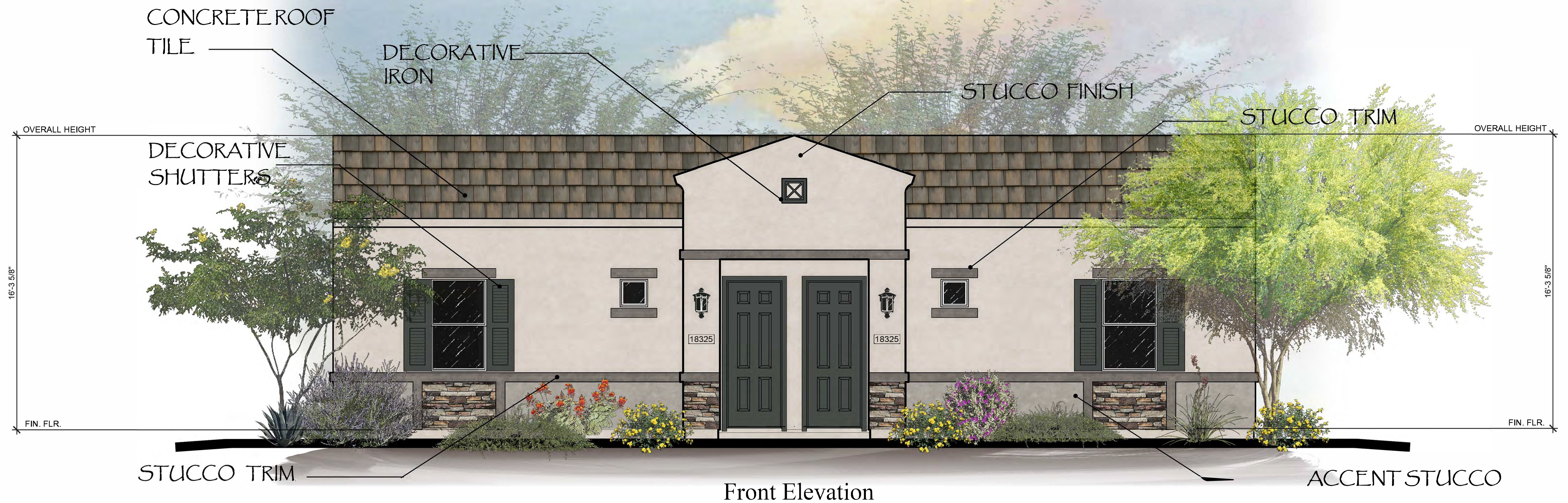
Plan 1 One Bedroom - Scheme 1 | Avilla

04-25-2018

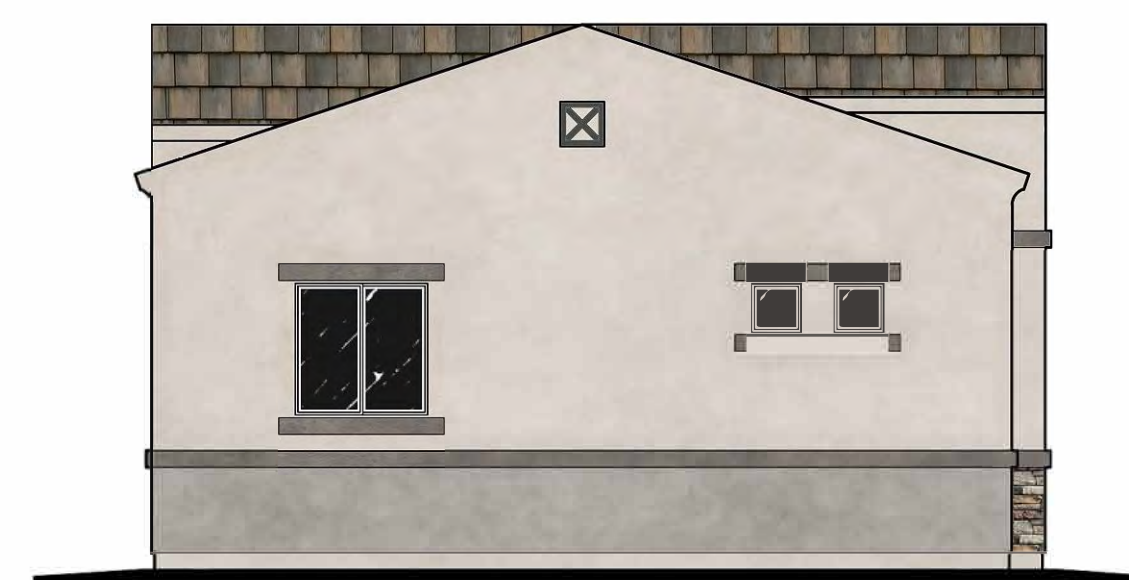
NEXmetro

Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016



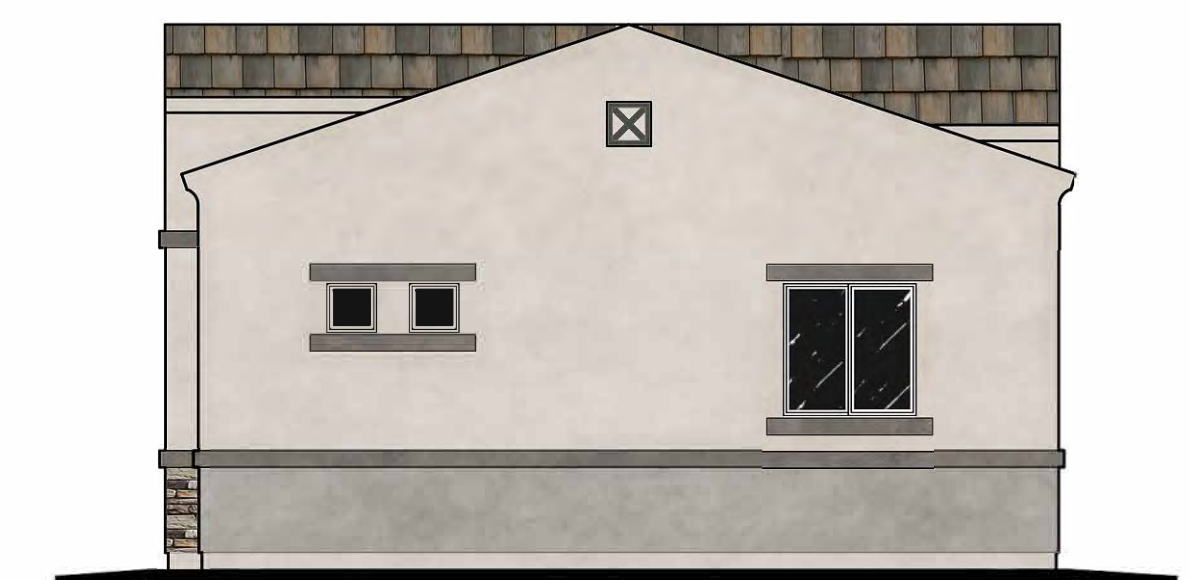
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Plan 1 One Bedroom - Scheme 2 | Avilla

NEXmetro
Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016

04-25-2018



Plan 1 One Bedroom - Scheme 3 | Avilla

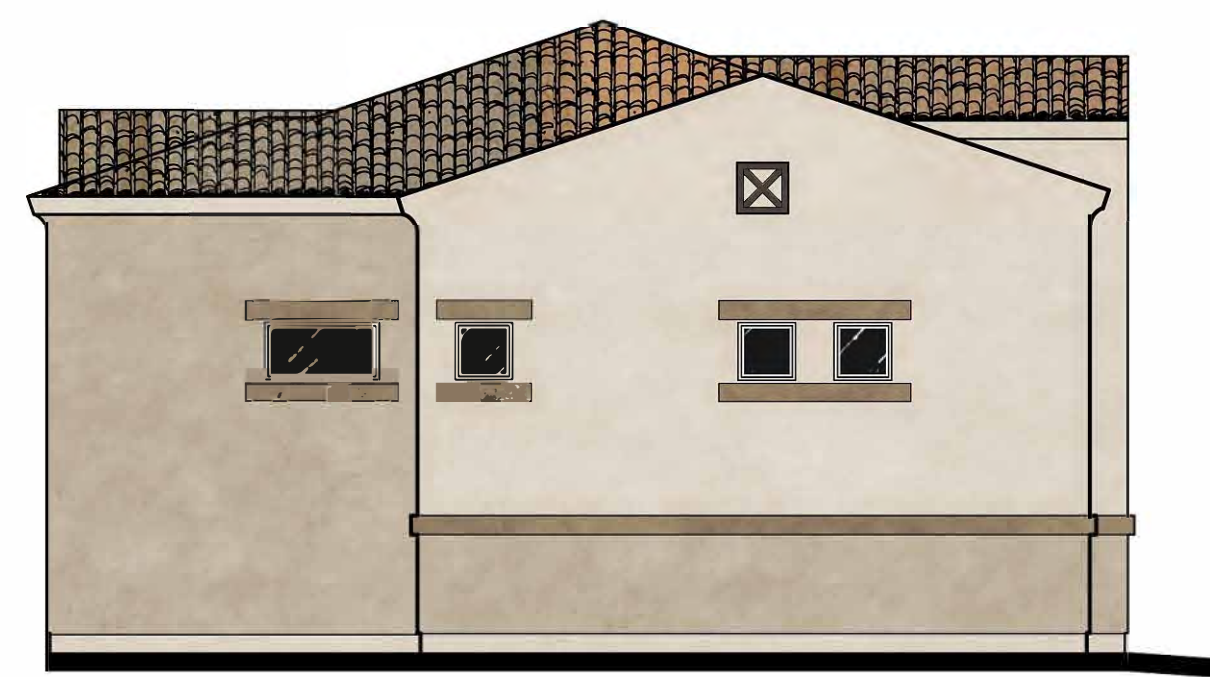
NEXmetro
Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016

04-25-2018



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Plan 2 Two Bedroom - Scheme 1 |Avilla

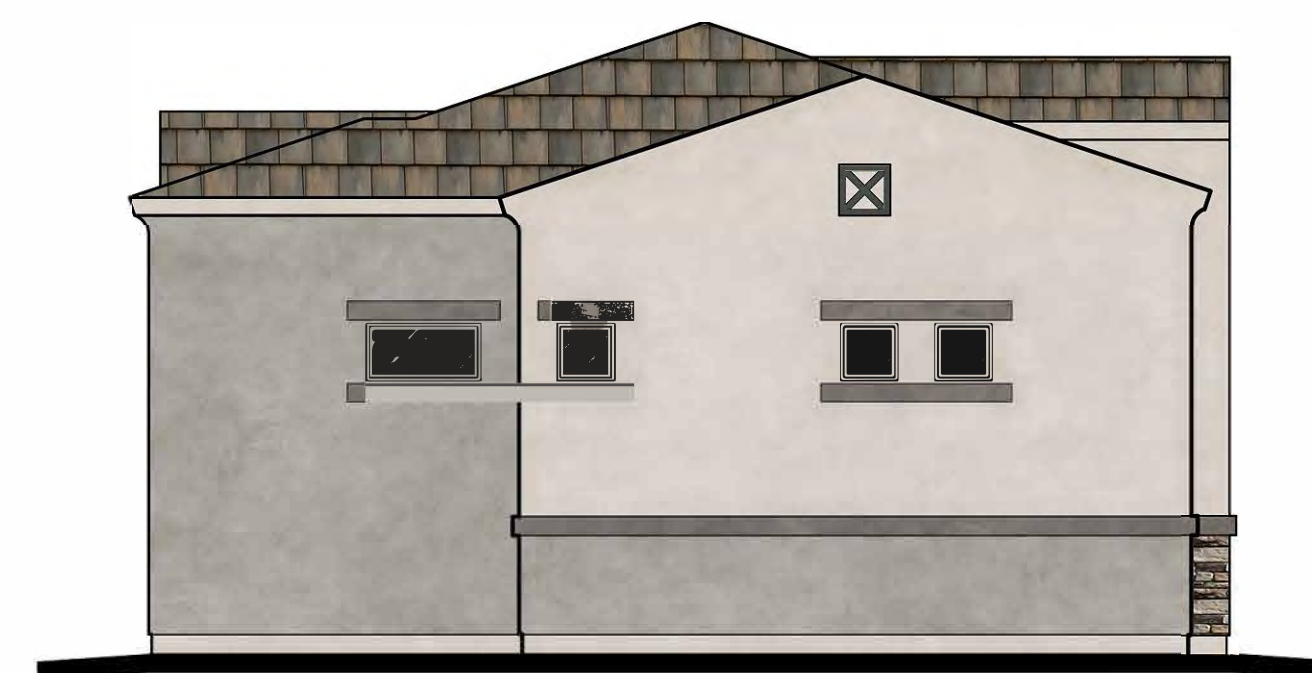
NEXmetro
Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016

04-25-2018



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Plan 2 Two Bedroom - Scheme 2 | Avilla

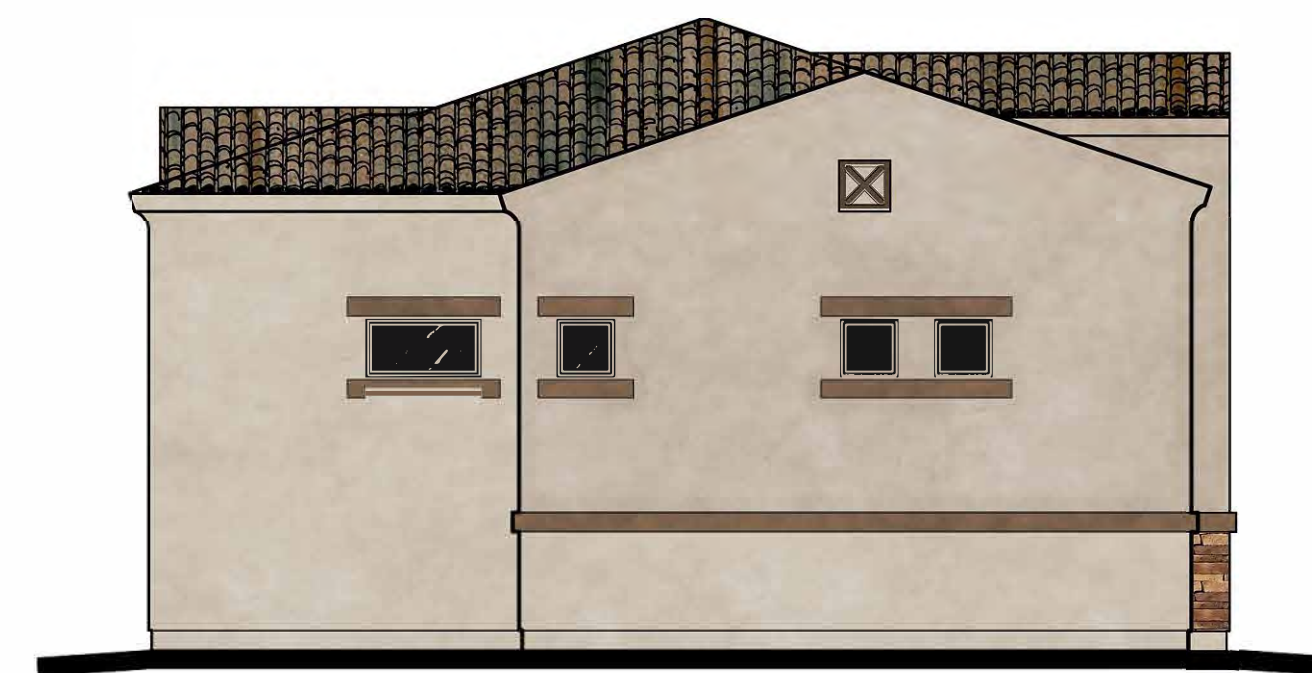
NEXmetro
Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016

04-25-2018



Front Elevation



Left Elevation



Rear Elevation



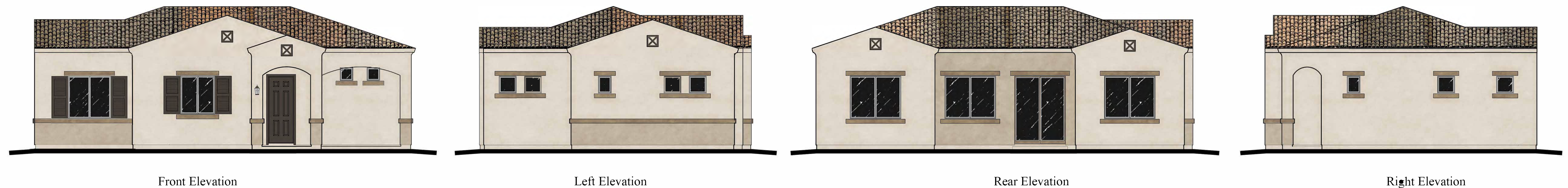
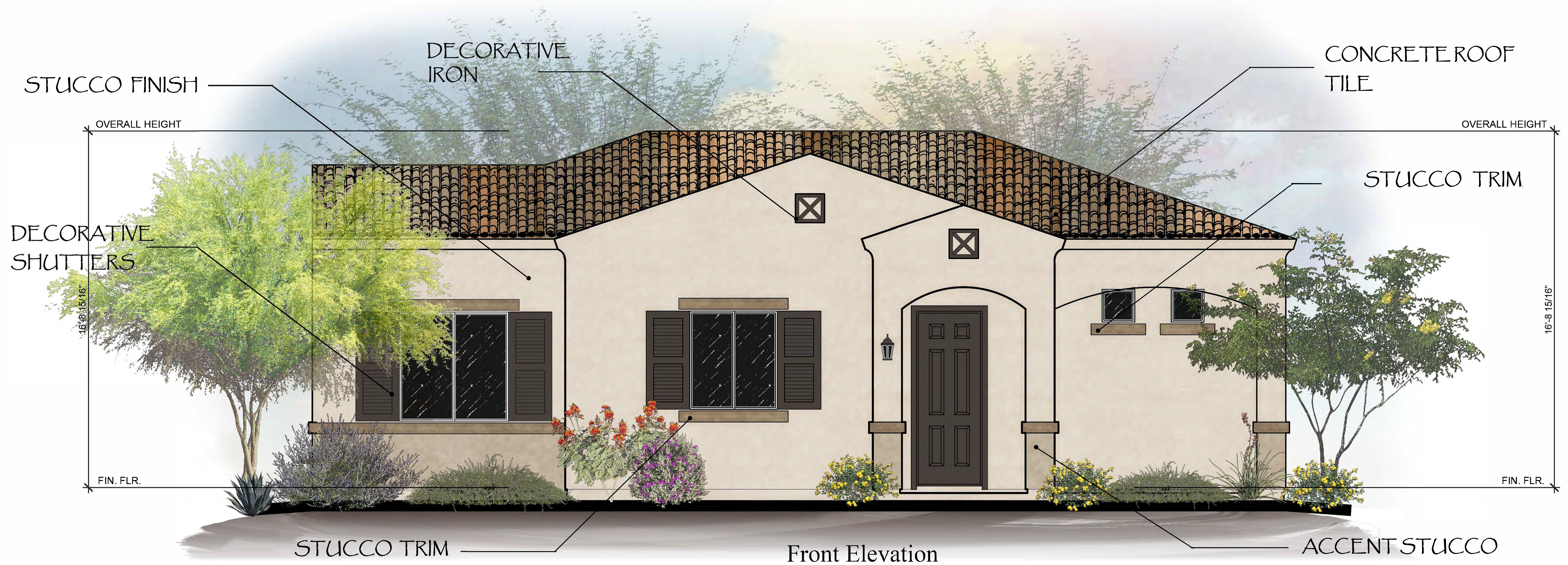
Right Elevation

Plan 2 Two Bedroom - Scheme 3 | Avilla

NEXmetro
Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016

04-25-2018

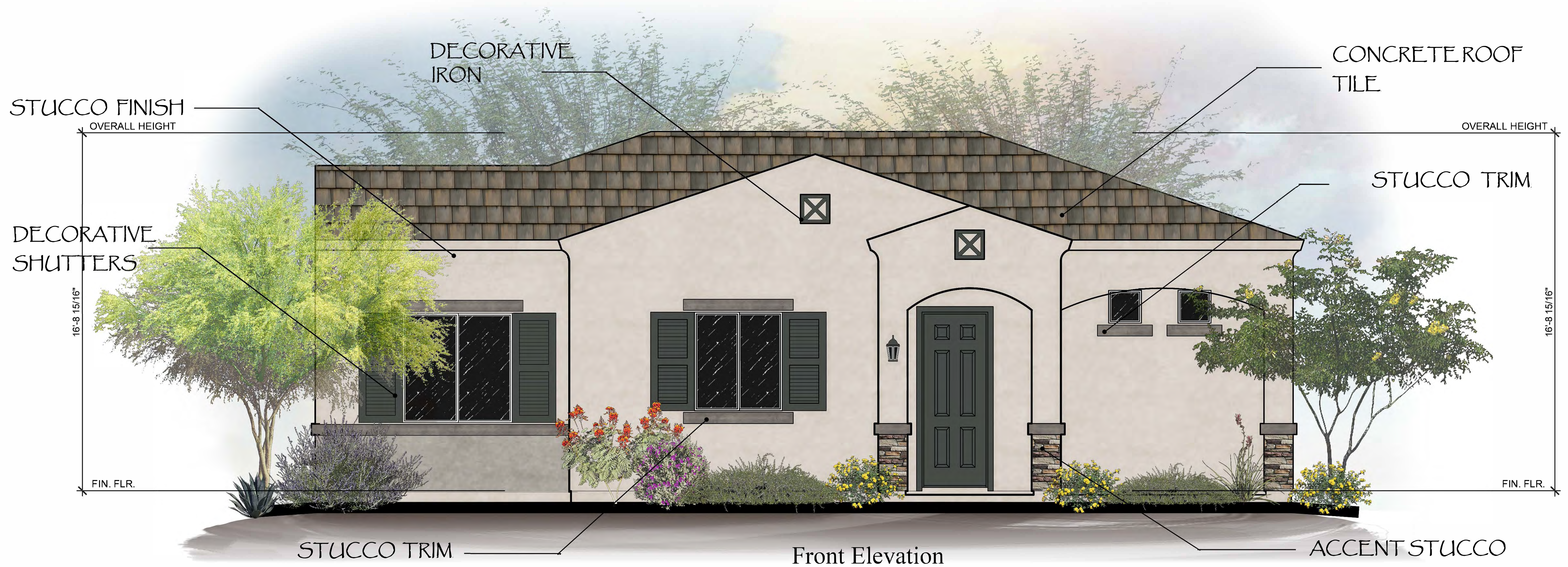


Plan 3 Three Bedroom - Scheme 1 | Avilla

NEXmetro
Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016

04-25-2018

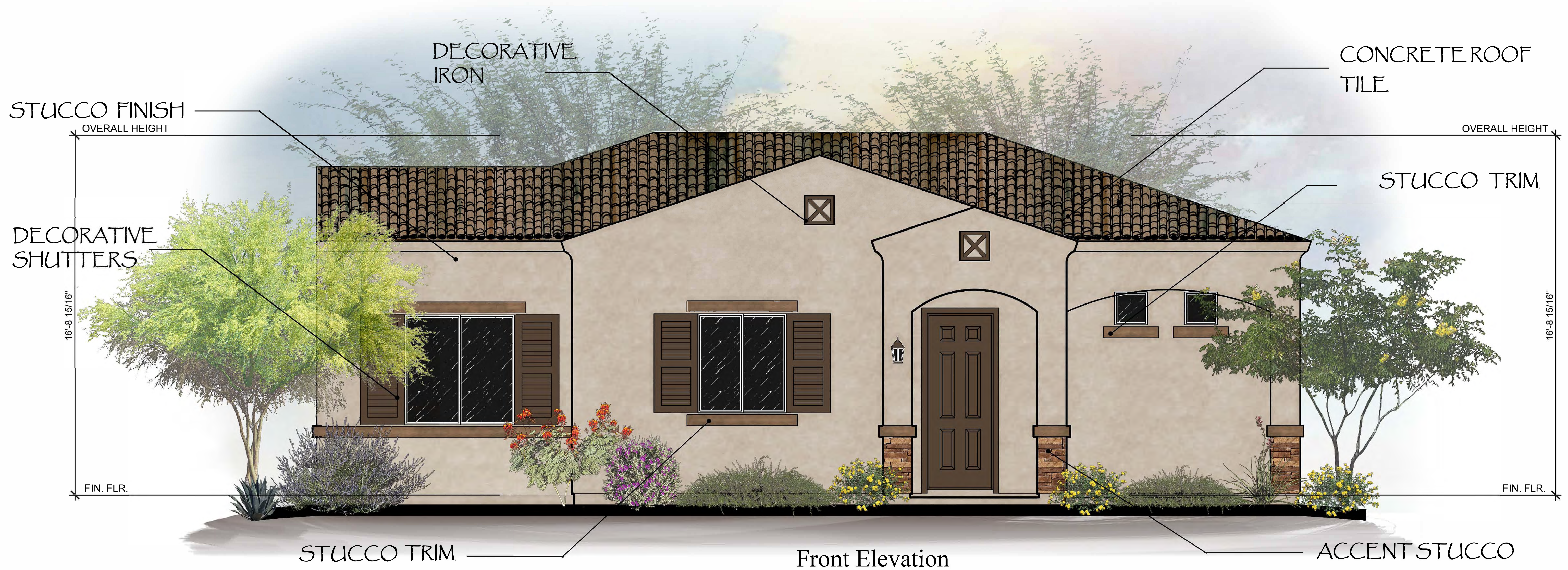


Plan 3 Three Bedroom - Scheme 2 | Avilla

NEXmetro
Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016

04-25-2018



Plan 3 Three Bedroom - Scheme 3 | Avilla

NEXmetro
Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016

04-25-2018



NEXMETRO – AVILLA POWER & ELLIOT

Citizen Participation Plan

Date: August 27, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, registered neighborhood groups, schools and businesses near the Site of an application for Avilla Power & Elliot, a high-quality, single-story, detached, leased home community has been filed. The Site is approximately 9.22 gross acres and is located north of the northeast corner of Power Road and Elliot Road. An Application has been filed to rezone the Site from LI to RM-2/PAD for 99 dwelling units. This plan will ensure that those affected by the application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Brennan Ray
Burch & Cracchiolo, P.A.
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014
602-234-8794
bray@bcattorneys.com

Pre-application Meeting: The Pre-Application meeting with City of Mesa Planning Staff was held on June 25, 2018. Staff reviewed the application and recommended that adjacent residents, nearby registered neighborhoods, homeowners associations and interested parties be contacted.

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

1. Contact lists will be developed for citizens and agencies in this area including:
 - All owners within 1,000' of the Site (**Exhibit A**)
 - Registered interested parties within one mile of the Site, homeowner associations within one-half mile of the Site and the School District (**Exhibit B**).
2. All persons on the contact lists will receive a letter describing the development, development schedule, Site Plan and other plans, and an invitation to a neighborhood meeting.
 - The meeting will be an introduction to the development and an opportunity to ask questions and state concerns. The meeting summary and sign-in sheets will be provided and sent to the City of Mesa Planner assigned to this project.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
4. All materials such as sign-in sheets, comments, and petitions received will be copied to the City of Mesa.
5. Letters will be mailed to all persons on the contact lists letting them know of the Planning & Zoning hearing date.
6. Signs will be posted on the Site with the P&Z hearing date.

Schedule: Pre-application meeting – June 25, 2018
Application Submittal – August 22, 2018
Neighborhood Outreach - Ongoing
Neighborhood meeting letters mailed -
Neighborhood meeting –
Citizen Participation Report submitted to City –
Proposition 207 Waivers submitted to City -
Hearing Notification letters mailed -
Site Posted with P&Z date -
Planning and Zoning Board Hearing –
City Council Hearing –

NEXMETRO – AVILLA
at
POWER & ELLIOT
Citizen Participation Report

Date: October 30, 2018

Purpose: The purpose of this Citizen Participation Report was to inform citizens, property owners, neighbor associations, agencies, registered neighborhood groups, schools and businesses near the Site of an application for Avilla, a high-quality, single-story, detached, leased home community was filed. The Site is approximately 9.22 gross acres and is located north of the northeast corner of Power Road and Elliot Road. An Application has been filed to rezone the Site from LI to RM-2/PAD for 99 dwelling units. This Report ensures that those affected by the application have had an adequate opportunity to learn about and comment on the proposal.

Contact:

Brennan Ray
Burch & Cracchiolo, P.A.
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014
602-234-8794
bray@bcattorneys.com

Pre-application Meeting: The Pre-Application meeting with City of Mesa Planning Staff was held on June 25, 2018. Staff reviewed the application and recommended that adjacent residents, nearby registered neighborhoods, homeowners associations, and interested parties be contacted.

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

1. Contact lists have been developed for citizens and agencies in this area including:
 - All owners within 1,000' of the Site and 1,000' Ownership Map (**Exhibit A**)
 - Registered interested parties within one mile of the Site, homeowner associations within one-half mile of the Site and the School District (**Exhibit B**).
2. On September 25, 2018, a Design Review Board hearing notification letter was mailed to everyone on the contact lists to let them know the DRB hearing was scheduled for October 9, 2018. A copy of the letter with attachments and notification lists are attached at **Exhibit C**.
3. All persons on the contact lists received a letter describing the development, development schedule, Site Plan and other plans, and an invitation to a neighborhood meeting. Letters were mailed out on October 11, 2018. The letter with attachments and contacts lists of neighbors receiving the letters can be found at **Exhibit D**.
4. The neighborhood meeting was held on October 25, 2018. A summary of the neighborhood meeting and sign-in sheet can be found at **Exhibit E**. Only one neighbor attended the neighborhood meeting.
5. On October 30, 2018, a hearing notification letter was mailed to all owners and registered neighborhood groups to let them know about the P&Z Board hearing scheduled for November 14, 2018. A copy of the letter with attachments and contact lists of neighbors receiving the letters can be found at **Exhibit F**.

6. A Sign for the P&Z Board hearing will be posted on the site by October 31, 2018. The sign company will submit the Affidavit of Posting and photos of the sign directly to Planning Staff.

7. Any materials, such as sign-in sheets, comments, correspondence, etc., received from neighbors have been copied and sent to the City of Mesa.

Schedule: Pre-Application meeting – June 25, 2018
Application submittal – August 22, 2018
Neighborhood outreach – Ongoing
DRB hearing letters mailed – September 25, 2018
DRB hearing – October 9, 2018
Neighborhood meeting letters mailed – October 11, 2018
Neighborhood meeting – October 25, 2018
Citizen Participation Report submitted to City – October 30, 2018
Hearing Notification letters mailed - October 30, 2018
Site Posted with P&Z date – October 31, 2018
Planning and Zoning Board Hearing – November 14, 2018

NEXMETRO – AVILLA (POWER & ELLIOT)
10/25/2018 NEIGHBORHOOD MEETING SUMMARY

Approximately 196 letters were mailed to the contact lists. Only one neighbor showed up at the neighborhood meeting (he was an employee of a similar type of multi-family developer). The request was discussed in detail and all questions were answered, and the neighbor was support of the request.

Case No. ZON18-00689 – NexMetro Development, LLC / North of the NEC of Power & Elliot Roads

[illegible]

BURCH & CRACCHIOLO, P.A.
702 East Osborn, Suite 200
Phoenix, Arizona 85014
(602) 234-8794
bray@bcattorneys.com

TO: Area Neighbors and Registered Groups

FROM: Brennan Ray

DATE: October 11, 2018

RE: Case No. ZON18-00689
North of the NEC Power & Elliot Roads
10/25/2018 Neighborhood Meeting

Dear Property Owner or Neighborhood Group Contact:

On behalf of NexMetro Development, LLC ("NexMetro"), the purpose of this letter is to invite you to a neighborhood meeting. We have recently filed Rezoning and Site Plan requests for a high-quality, 1-story gated multi-family residential development located north of the northeast corner of Power Road and Elliot Road (the "Site"), known as Avilla. An aerial of the Site is attached.

Avilla is approximately 9.22 gross acres and will be developed with 99, 1-story, predominately detached residences. The casita-style residences are one story in height, with the majority of them containing no more than 1 du/building, creating a "single family subdivision" feel throughout the neighborhood. A copy of the Site Plan, Landscape Plan and example Elevations are attached.

Avilla represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. Avilla combines the best elements of residential single-family living with multi-family-like lease terms and management.

The neighborhood meeting will be held at the time and place listed below. Discussions at the meeting will include an overview of the rezoning and site plan, the City's processes, and answers to questions you may have for Avilla. The neighborhood meeting will be held:

October 25, 2018 at 6:00 p.m.
Superstition Springs Golf Club
Overlook Room
6542 E. Baseline Road
Mesa, AZ 85206

AERIAL EXHIBIT
AVILLA - POWER & ELLIOT
MESA, ARIZONA







Plan 2 Two Bedroom - Scheme 3 | Avilla

NEXmetro
Communities

2355 EAST CAMELBACK ROAD | SUITE 805
PHOENIX, ARIZONA 85016

04-25-2018

NexMetro; Power & Elliott
1,000' Ownership List

313-12-182

2017-1 IH BORROWER LP
1121 W WARNER RD
TEMPE, AZ 85284

304-17-779

6814 E POSADA CIRCLE LLC
2043 E WASHINGTON AVE
GILBERT, AZ 85234

304-17-790&857

AHMAD SHABBIR/SAMEENA
349 ORIOLE DR
HOLLIDAYSBURG, PA 16648

313-12-177&178

AMERICAN HOMES 4 RENT TRS LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

304-17-813

AUSTIN DANIEL ERWIN
6845 E POSADA CIR
MESA, AZ 85212

313-12-283

AYLER JEFF
3574 LOUISIANA ST
SAN DIEGO, CA 95204

304-17-804

BENEDIA PHILIP R/ANTOINETTE
6905 E POSADA CIR
MESA, AZ 85212

304-17-776

BHATT DHANANJAY D/SUCHETA
26931 MAGNOLIA CT
LANUMA HILLS, CA 92653

304-17-845

BRINES STEPHEN T
6911 E PERALTA CIR
MESA, AZ 85212

313-12-298

4681 EAST OLNEY AVE L L C
1764 W HUDSON DR
TUCSON, AZ 85704

313-12-170

ADAMAITIS WILLIAM G II/TAMMY A
449 NORTH RANGER TRAIL
GILBERT, AZ 85234

304-17-834

ALFORD WARREN K/TORRIN R
6912 E PERALTA CIR
MESA, AZ 85212

313-12-184

AMOUZOUVI LEON A
411 N RANGER CT
GILBERT, AZ 85234

304-17-833

AUSTIN DOMINIC/PEREZ-AUSTIN
CATALINA R
6910 E PERALTA CIR
MESA, AZ 85212

304-17-778

BARTO JAMIE D
6816 E POSADA CIR
MESA, AZ 85209

313-12-185

BERENDSEN TROY A
407 N RANGER CT
GILBERT, AZ 85234

313-12-294

BM STEWARDSHIP INV LLC
12712 TIARA ST
VALLEY VILLAGE, CA 91607

313-12-187

BROKAW ANTHONY/JACKIE
4743 E OLNEY AVE
GILBERT, AZ 85234

313-12-297

4683 EAST OLNEY LLC
2677 E LIBRA ST
GILBERT, AZ 85234

313-12-172

ADAMS MICHAEL S/SANDRA A
443 N RANGER TRL
GILBERT, AZ 85234

313-12-201

ALSTON ALONZO
460 N RANGER TRL
GILBERT, AZ 85234

313-12-166

ANDALIBIAN HAMI
467 N RANGER TRL
GILBERT, AZ 85234

304-17-850

AWUAH-GYASI FREDERICK/PRISCILLA
6865 E PERALTA CIR
MESA, AZ 85212

313-12-188

BENE JOHN/SOQUI MARIA BENE
4747 E OLNEY AVE
GILBERT, AZ 85234

304-05-017M

BETENBOUGH CLINTON G/KATHERINE
PO BOX 50655
PHOENIX, AZ 85076

304-17-826

BODDY KATHERINE D
6856 E PERALTA CIR
MESA, AZ 85212

313-12-296

CESCA MATTHEW J/JESSICA I
4687 E OLNEY AVE
GILBERT, AZ 85234

304-17-803
CHANG PHOOUTHONE/KOUANHON T
6913 E POSADA CIR
MESA, AZ 85212

313-12-268
CLIFFORD MICHAEL
4698 E OLNEY AVE
GILBERT, AZ 85234

313-12-207
CONNIE TAM SIN FAMILY TRUST
3343 E SAN ANGELO AVE
GILBERT, AZ 85234

304-17-841
CURTIS MERCER JR/LISA
6927 E PERALTA CIR
MESA, AZ 85212

304-17-848
DENNIS MICHELE S
6861 E PERALTA CIR
MESA, AZ 85212

313-12-169
DOIRON DOUGLAS SCOTT
453 N RANGER TRL
GILBERT, AZ 85234

313-12-269
DONOVIC PERO/MARIA
4702 E OLNEY AVE
GILBERT, AZ 85234

304-17-796
DUNN SCOTT E/ANDREA N
6850 E POSADA CIR
MESA, AZ 85212

313-12-200
FERGUSON MICHAEL J
464 N RANGER TRL
GILBERT, AZ 85234

313-12-167
FLORES JOSEPH VALDEZ JR/CRYSTAL
CAROL
463 N RANGER TRL
GILBERT, AZ 85234

313-12-266
CHEPELKEVITCH SERGUEI/LEILI
44 CRANWELL GREEN SE
CALGARY, AB T3M0B2

304-17-859
COLBERT LOVELL T III/SIMS-COLBERT
ANTIONETTE M
6847 E PERALTA CIR
MESA, AZ 85212

304-17-871
COOPER KATHERINE
3136 S SUNRISE AVE
MESA, AZ 85212

304-17-872to893
DAHLIA POINTE COMMUNITY
ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 85201

304-17-847
DENSON DUSTIN C
6915 E PERALTA CIR
MESA, AZ 85212

313-12-290
DOLPHIN CAYES LLC
1004 PALMDALE ST
COQUITLAM, BC V3C3V9

313-12-181
DOWNS JEFFREY/RACHAEL
419 N RANGER CT
GILBERT, AZ 85234

304-17-858
ECKERT BRIAN/REBECCA
6845 E PERALTA CIR
MESA, AZ 85212

304-17-852
FLAKE TANNER
6857 E PERALTA CIR
MESA, AZ 85212

304-17-825
FOLGER ERIC M/CARLY M
6854 E PERALTA CIR
MESA, AZ 85212

304-17-856
CIPOLLA FRANK A/TATUM J
6853 E PERALTA CIR
MESA, AZ 85212

313-12-276
COLLINS ERIN/COLE IAN
4722 E OLNEY AVE
GILBERT, AZ 85234

304-17-781
CRUZ ANTONIO BAUTISTA/BAUTISTA
LOURDE RAMOS
6824 E POSADA CIR
MESA, AZ 85212

304-17-837
DEAVILEZ BLANCA R LOERA
6918 E PERALTA CIR
MESA, AZ 85212

304-17-827
DINH HOAI/PHUONG
6858 E PERALTA CIR
MESA, AZ 85212

313-12-163
DONAIS CHRISTMAS/EBERT BRIAN
479 N RANGER TR
GILBERT, AZ 85234

304-17-866
DRAKE MICHAEL/DEBORAH
3138 S SUNRISE AVE
MESA, AZ 85212

304-17-822
FERGUSON CANDICE M/COLT J
6848 E PERALTA CIR
MESA, AZ 85212

304-05-018Q&394A
FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
2801W DURANGO ST
PHOENIX, AZ 85009

304-17-823
FROST AMY J/TORTORELLI MARCO L
6850 E PERALTA CIR
MESA, AZ 85212

304-17-795
GALE WALTER/BRITTANY
6848 E POSADA CIR
MESA, AZ 85212

304-17-867
GARDNER CHRISTOPHER W
3140 S SUNRISE AVE
MESA, AZ 85212

304-17-836
GAZIS BRITTANY N
6916 E PERALTA CIR
MESA, AZ 85212

313-12-282
GLYNN JOHN/FINNERON TIM
3257 E JAEGER CIR
MESA, AZ 85213

313-12-303
GRAEF LARRY A/BAMBI L/JOSHUA
4665 E OLNEY AVE
GILBERT, AZ 85234

304-17-831
HAYNES HOLLY RAE/LETO PETER
AUGUSTINE
6906 E PERALTA CIR
MESA, AZ 85212

304-17-808
HIEGER JARED M/ANDREA A
6859 E POSADA CIR
MESA, AZ 85212

304-17-801
HILLYARD BRITTNEY/ROBERT
6860 E POSADA CIR
MESA, AZ 85212

313-12-279
IH6 PROPERTY PHOENIX LP
1325 N FIESTA BLVD SUITE 103
GILBERT, AZ 85233

304-17-811
JENNINGS HUNTER D/LEBLANC
DANIELLE J
6853 E POSADA CIR
MESA, AZ 85212

304-17-830
GANTZ JACQUELINE L
6864 E PERALTA CIR
MESA, AZ 85212

313-12-159
GARVEY PAMELA LYNN/KENNETH
495 N RANGER TRL
GILBERT, AZ 85234

304-17-789
GIBSON JOHN B/ANN L
6836 E POSADA CIR
MESA, AZ 85209

304-17-835
GOLDMAN NICHOLE L
6914 E PERALTA CIR
MESA, AZ 85212

313-12-193
GRAY MAIA E
4752 E OLNEY AVE
GILBERT, AZ 85234

313-12-287
HESS POD LLC
111 VIA DE TESOROS
LOS GATOS, CA 95032

304-17-860
HILL DAVID K/KERI J
6837 E PERALTA CIR
MESA, AZ 85212

313-12-197
HORNSETH KAARI/ELIZABETH CAYCE
340 MOUNT DOUGLAS PL SOUTHEAST
CALGARY, AB T2Z3P3

~~313-12-190
IMBERT REYNALDO/ELISA
4741 E OLNEY AVE
GILBERT, AZ 85234~~

304-17-817
JOHNSON MICHAEL J/FELTON RYAN D
6841 E POSADA CIR
MESA, AZ 85212

304-05-017H
GARAGE TOWN USA LLC
1950 W BELLERIVE LN SUITE 107
COEUR D ALENE, ID 83814

304-05-017J
GARVIN HOLDINGS L L C
7405 E MONTE CRISTO AVE
SCOTTSDALE, AZ 85260

304-05-020R&T
GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234

313-12-304
GORR THOMAS/SARAH
609 MILLVIEW DR
BATAWIA, IL 60510

304-17-780
HANSON PHILLIP KEITH/JAMI
6812 E POSADA CIR
MESA, AZ 85212

313-12-285
HICKS MARCUS
KAREEM/JEANETTE/BRUCE RYAN
4719 E OLNEY AVE
GILBERT, AZ 85234-7838

313-12-271
HILLMAN HELEN B/MARKUS E
1939 MCCORMACK LN
PLACENTIA, CA 92870

~~313-12-264&267
IH5 PROPERTY PHOENIX LP
1325 N FIESTA BLVD STE 103
GILBERT, AZ 85233~~

313-12-284
IRWIN CHRISTOPHER
34480 N APPALOOSA WY
QUEEN CREEK, AZ 85142

313-12-263
JONES MERCER WADLEY
6450 MELRAY ST
MOORPARK, CA 93021

304-17-843
KARLSRUD ERICK M/TYNER LINDSEY M
6919 E PERALTA CIR
MESA, AZ 85212

313-12-173
KHALIL KELLY M/JOYCE DALE
P/CHRISTINA M
441 NORTH RANGER TRAIL
GILBERT, AZ 85234

~~313-12-160
LAFON CHRISTOPHER/CORINNA
5751 S COBBLESTONE DR
MARIKOPA, AZ 85138~~

304-17-855
LUTZ SHAENA/NEWTON PHILLIP
6851 E PERALTA CIR
MESA, AZ 85212

313-12-171
MARANDOS SAM A/ANN
8659 POPPY RIDGE RD
ELK GROVE, CA 95757

313-12-265
MATHEWS GERALD E/CATHERINE E
4690 E OLNEY AVE
GILBERT, AZ 85234

~~313-12-157
MCCARTHY MATTHEW/KYLIE
503 N RANGER TRL
GILBERT, AZ 85234~~

313-12-202
MCGUIRE INVESTMENTS LLC
1625 S SIERRA VISTA AVE UNIT A
ALHAMBRA, CA 91801

313-12-262
MERRELL CASEY L
4680 E OLNEY AVE
GILBERT, AZ 85234

313-12-274
MIMO EDGARD MUSAFIRI
4716 E OLNEY AVE
GILBERT, AZ 85234

304-17-864
KATZENMEIER LAUREN A
6833 E PERALTA CIR
MESA, AZ 85212

304-17-828
KHALIQI SAID/KARIMAH
6860 E PERALTA CIR
MESA, AZ 85212

313-12-186
LI WENDY WEI
1371 SUZANNE CT
SAN JOSE, CA 95129

304-17-861
MAESTRE RANDY/GEMMA
6839 E PERALTA CIR
MESA, AZ 85212

313-12-299
MARTIN PAISLEY
4677 E OLNEY AVE
GILBERT, AZ 85234

304-05-020X&304-16-006G
MBR LAND I LLP
3180 E ELLIOT RD
GILBERT, AZ 85234

313-12-273
MCCULLOUGH CHARLOTTE A TR
4458 E SOURWOOD DR
GILBERT, AZ 85298

304-17-851
MCVAY PAMELA K
6855 E PERALTA CIR
MESA, AZ 85212

313-12-174
MIKLUS AMANDA
437 N RANGER TRL
GILBERT, AZ 85234

313-12-179
MJ RENTAL PROPERTIES LLC
425 N RANGER CT
GILBERT, AZ 85234

304-17-865,868&869
KB HOME PHOENIX INC
10429 S 51ST ST STE 100
PHOENIX, AZ 85044

304-17-806
KNALL DOUGLAS
6909 E POSADA CIR
MESA, AZ 85212

304-17-846
LIN XIU MING/ZHU YAN
7419 E NOPAL AVE
MESA, AZ 85209

304-17-816
MANNS DANIEL
6839 E POSADA CIR
MESA, AZ 85212

304-17-782
MARTIN SARAH
6822 E POSADA CIR
MESA, AZ 85212

304-16-007C&D
MBR LAND II
3180 E ELLIOT RD
GILBERT, AZ 85234

304-17-840
MCGILL ALEXANDER J
6925 E PERALTA CIR
MESA, AZ 85212

313-12-161
MEJIA LUIS
487 N RANGER TRL
GILBERT, AZ 85234

304-17-824
MILMONT KATHLEEN M
6852 E PERALTA CIR
MESA, AZ 85212

313-12-208
MONTEJANO AMANDA MARIE
504 N RANGER TRL
GILBERT, AZ 85234

304-17-783 MOORE GREG D 6818 E POSADA CIR MESA, AZ 85212	304-17-807 MORIMOTO JESSICA S/TROY HITOSHI KEOLA 6857 E POSADA CIR MESA, AZ 85212	304-16-006E MORRISON RANCH COMMUNITY COUNCIL 8360 E VIA DE VENTURA STE L100 SCOTTSDALE, AZ 85258
304-17-820 MURPHY FREDERICK A/PORE MEGAN B 1287 N ALMA SCHOOL RD UNIT 237 CHANDLER, AZ 85224	304-17-818 MYERS MARK T 6843 E POSADA CIR MESA, AZ 85212	313-12-293 NDERU JOSEPH 4695 ONLEY DR GILBERT, AZ 85236
304-17-805 NELSON JUSTIN/LISA 6907 E POSADA CIR MESA, AZ 85212	313-12-286 NIGG KELLY L 4717 E OLNEY AVE GILBERT, AZ 85234	304-17-819 NORRIS GAIL 6833 E POSADA CIR MESA, AZ 85209
304-17-777 NOUR INVESTMENTS LLC 3950 E CULLUMBER ST GILBERT, AZ 85234	304-17-842 OWENS CLAUDIA 6917 E PERALTA CIR MESA, AZ 85212	313-12-180 OXFORD INVESTMENT LLC 423 N RANGER CT GILBERT, AZ 85234
304-17-838 PACHECO ANDRES N/RUIZ-PACHECO DESIREE V 6920 E PERALTA CIR MESA, AZ 85212	313-12-302 PAGE DEREK/CHISMAR THERESA 4669 E OLNEY AVE GILBERT, AZ 85234	313-12-278 PASHOVICH FAMILY REVOCABLE LIVING TRUST 12838 JEFFREY DR PICKERINGTON, OH 43147
304-17-853 PERAZZO MICHAEL/KATHERINE 6859 E PERAZZO CIR MESA, AZ 85212	304-17-775 PETTIS TRICHELLE D M 3108 S SUNRISE MESA, AZ 85212	304-17-773 PIZARRO-CRUZ KIMBERLY 3116 S SUNRISE AVE MESA, AZ 85212
313-12-295 POWELL LAWRENCE ROBERT JR 4689 E OLNEY AVE GILBERT, AZ 85297	313-12-291 PRATT STEVEN R/MARICAR C 4701 E OLNEY AVE GILBERT, AZ 85236	313-12-209 QI AND TANG FAMILY TRUST 857 PARK VIEW TER GLENORA, CA 91741-2442
304-17-772 QUINTANA JUAN M JR/SALAS ZCHAMPAIGN BLEU Z 3114 S SUNRISE AVE MESA, AZ 85212	304-17-821 RAJYAGURU RUPAL J 6837 E POSADA CIR MESA, AZ 85212	313-12-176 RANGER TRAIL MANAGEMENT LLC PO BOX 548 HIGLEY, AZ 85236
313-12-203 REYES JOSEPH R 476 N RANGER TRL GILBERT, AZ 85234	313-12-198 REZVANI FAMILY LIVING TRUST 23744 S 205TH ST QUEEN CREEK, AZ 85142	313-12-281 RICE JUSTIN C/LEAH E 4731 E OLNEY AVE GILBERT, AZ 85234
313-12-175 RINEHART CHERYL 435 N RANGER TRL GILBERT, AZ 85234	304-17-815 RIVAS JASMIN/RIVERA VIRGINIA 6849 E POSADA CIR MESA, AZ 85212	313-12-288 RJ AMERICAN HOMES 4 RENT ONE LLC 30601 AGOURA RD 200 AGOURA HILLS, CA 91301

304-17-774
ROGERS NATHAN
3118 S SUNRISE
MESA, AZ 85212

304-17-844
RUINARD BREZELLE D
6921 E PERALTA CIR
MESA, AZ 85212

~~313-12-189
SALAS ROSANA M
4749 E OLNEY AVE
GILBERT, AZ 85234~~

304-17-870
SAVARD HEATHER
3134 S SUNRISE AVE
MESA, AZ 85212

313-12-155
SHAH AMRISH/MRUGA
511 N RANGER TRL
GILBERT, AZ 85234

313-12-194
SILVER POINT LLC
4279 S LAS ARBOLEDAS TRL
GOLD CANYON, AZ 85118

304-17-829
SMITH LYNN
6862 E PERALTA CIR
MESA, AZ 85212

304-17-849
STONEBRAKER JILL
6863 E PERALTA CIR
MESA, AZ 85212

304-17-862
SYED SAFI M/SHUJA KHAWAJA F
6841 E PERALTA CIR
MESA, AZ 85212

313-12-280
TRALONGO DAVID
2441 HONOLULU AVE 150
MONTROSE, CA 91020

304-17-814
ROSENSTEIN STEVEN E/TRINH T
6847 E POSADA CIR
MESA, AZ 85212

313-12-199
RUIZ MARCO A
468 N RANGER TRL
GILBERT, AZ 85234

304-17-812
SAM-SING CARLOS/ANGELA M
6855 E POSADA CIR
MESA, AZ 85212

313-12-154
SEELEY LUKE A/JENNIFER R
515 N RANGER TR
GILBERT, AZ 85234

304-17-809
SHARON CAVE LIVING TRUST
6861 E POSADA CIR
MESA, AZ 85212

313-12-206
SINOGO TIM B/BRITTANY K
488 N RANGER TRL
GILBERT, AZ 85234

313-12-158
SORENSEN DANIEL CHRISTOPHER
499 N RANGER TRL
GILBERT, AZ 85234

313-12-195
SULLIVAN THOMAS/GEORGIEANN TR
5303 S RANGER TRL
GILBERT, AZ 85298

~~313-12-192
TK AND SP PROPERTIES LLC
250 N PASADENA ST
GILBERT, AZ 85233~~

313-12-205
TREVINO RODRIGO A/ROSSANA
492 N RANGER TRL
GILBERT, AZ 85234

313-12-191
ROWE JEFFREY E/KIM SOO JUNG
2611 ROCKFELLER LN UNIT B
REDONDO BEACH, CA 90278

304-05-017C
SAIA FAMILY LP
2120 E SIXTH ST STE 16
TEMPE, AZ 85281

304-16-006D&F
SAN TAN MONTESSORI SCHOOL INC
3959 E ELLIOT RD
GILBERT, AZ 85234

313-12-164
SEGAL ALBINA/SAM
1319 N DETROIT ST UNIT 201
LOS ANGELES, CA 90046

304-17-854
SHEN JIEYING/JIANG JASON W
6849 E PERALTA CIR
MESA, AZ 85212

313-12-183
SISNEROS SHELLEY M
3881 E GAIL DR
GILBERT, AZ 85296

313-12-292
STOKES DU BOSE GEORGE J/SUSAN
COLLINS
4699 E OLNEY AVE
GILBERT, AZ 85234

313-12-168
SUN YI/SHEN WEI/JIEYING
459 N RANGER TRL
GILBERT, AZ 85234

304-17-802
TRACY STERLING M
6911 E POSADA CIR
MESA, AZ 85212

304-17-832
VOLLIN SHYANNE
6908 E PERALTA CIR
MESA, AZ 85212

313-12-165
WALKER GRANT R/JESSICA L
471 N RANGER TRL
GILBERT, AZ 85234

304-17-863
WESTBROOK CHURICE
6831 E PERALTA CIR
MESA, AZ 85212

313-12-272
WU XINPING CINDY
600 KINGSWOOD LN D
SIMI VALLEY, CA 93065

304-17-810
ZAHNOW RONALD L/DONNA J
6851 E POSADA CIR
MESA, AZ 85212

313-12-277
ZLATIBOR LLC
4726 E OLNEY AVE
GILBERT, AZ 85234

313-12-160*
LAFON CHRISTOPHER/CORINNA
491 N RANGER TRL
GILBERT, AZ 85234

313-12-192*
OWNER / OCCUPANT
4735 E OLNEY AVE
GILBERT, AZ 85234

304-17-839
WALPOLE DONALD F/ANCY
6923 E PERALTA CIR
MESA, AZ 85212

313-12-275
WILLEY MARK LAWSON/ATKINSON
BRENDA RAE
581 N 220 EAST
CENTERVILLE, UT 84014

313-12-204
XU FAMILY TRUST
6761 LOPEZ GLEN WAY
SAN DIEGO, CA 92126

313-12-270
ZHANG NING/LAI WAI LUN
2144 29TH AVE
SAN FRANCISCO, CA 94116

312-12-162
KRAHN MICHAEL/JULIA
3313 E NOLAN DR
CHANDLER, AZ 85249

313-12-189*
OWNER/OCCUPANT
4749 E OLNEY AVE
GILBERT, AZ 85234

313-12-190
OWNER / OCCUPANT
4741 E OLNEY AVE
GILBERT, AZ 85234

313-12-300
WELLS FARGO BANK NATIONAL
ASSOCIATION
28 HAWK HILL
MISSION VIEJO, CA 92692

313-12-196
WIRGES MICHAEL
4683 BERWICK DR
SAN DIEGO, CA 92117

313-12-301
YHW INVESTMENTS LLP
1360 GAULTOIS AVE
OTTAWA, ON K1C3G6

313-12-289
ZHAO PING
512 FINLAYSON CRESCENT
KANATA, ON K2W0A2

313-12-353,354,357-360,362,365
LA ALDEA COMMUNITY ASSOCIATION
1600 W BROADWAY RD, STE 200
TEMPE, AZ 85282

313-12-157*
OWNER/OCCUPANT
503 N RANGER TRL
GILBERT, AZ 85234

313-12-264&267*
IH5 PROPERTY PHOENIX LP
901 MAIN ST STE 4700
DALLAS, TX 75202

NexMetro – Power & Elliot
RNO List

Eric Jorgensen
Superstition Springs Community
Master Association
7345 E. Milargo Ave
Mesa, AZ 85209

~~Melissa Buxton
Superstition Springs Community
Master Association
1058 S. Amulet
Mesa, AZ 85208~~

Jennifer Campbell
Superstition Springs Community
Master Association
6555 E. Southern Ave
Mesa, AZ 85209

Dave Hubalik
Superstition Springs Community
Master Association
6929 E. Medina Ave
Mesa, AZ 85209

Melissa Buxton*
Superstition Springs Community Master
Association
7235 E. Hampton Ave. #105
Mesa, AZ 85209