
Porchlight Homes

Desert Place at Morrison Ranch

Modification to PAD-DMP

SWC Sossaman & Guadalupe

Project Narrative

Submitted by:

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On behalf of:



PORCHLIGHT

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Project Narrative

1. Introduction

Pew & Lake, PLC, on behalf of Porchlight Homes, is pleased to submit this narrative and related exhibits in support of development requests for the approximately 6.74 net acres (8.76 gross acres) located at the SWC of Sossaman Road and Guadalupe Road in Mesa (APN 304-17-570). These requests will support Porchlight Homes' proposed single-family residential development located on an infill site in the Desert Place at Morrison Ranch community ("Morrison Ranch"). The proposed 37 lots with a minimum lot area of 5,750 sq. ft. will implement a high-quality use that is consistent with the Mesa General Plan 2040 ("General Plan") and that will complement and enhance the surrounding area.

Porchlight Homes has worked extensively with the Morrison Ranch HOA, which reviewed its request to become part of the HOA and develop homes that are similar in quality to the homes on the surrounding streets in Morrison Ranch. Members of the HOA were enthusiastic about the request and circulated a petition to approve the proposal. They garnered more than two-thirds votes, which means more than 500 members of the HOA voted in support of the proposed rezoning and preliminary plat requests.

The site aerial is depicted below:

Figure 1 – Site Aerial





[illegible]

4. Existing Site Conditions

The subject site is vacant, agricultural property with relatively even terrain. It is situated in the developed Morrison Ranch single-family detached residential subdivision. The site is surrounded by the completed subdivision improvements, including entry monumentation, the perimeter fence, detached sidewalks, landscaping, and roadway improvements for the 64 ft.-wide Avoca Drive and 56 ft.-wide Osage Avenue. There are no 100-year floodplains on the subject property.

Along the arterial street frontages at Guadalupe Road, a six-lane arterial, and Sossaman Road, a 4-lane arterial, right-of-way improvements are built-out and include detached sidewalks, curb/gutter, bike lanes, pavement, and street lights. There are no above-ground power poles, except for across the street on the north side of Guadalupe Road.

5. Relationship to Surrounding Properties

The project site is located in a residential area and within the Desert Place at Morrison Ranch final plat (MCR 1131-34). This subdivision includes a typical lot area of 5,750 sq. ft. (50 ft. x 115 ft.) for the RS-6 zoning that surrounds the subject site.

Avoca Drive and single family homes abut the property's west boundary. Abutting the property's south boundary are Osage Avenue, then single family Homes. Adjacent to the property's northeast corner (at the immediate southwest corner of Guadalupe and Sossaman Roads) is an approximately one-half acre property that is owned by the Desert Place at Morrison Ranch HOA. It is not a part of this application but is improved with a landscaped retention basin and adjacent utility facilities.

Abutting the property's north property line is Guadalupe Road and a Maricopa County-owned drainage channel. North of the drainage channel lies the Superstition Springs Village Unit 4 subdivision, which is zoned RS-6 and has minimum 5,201 sq. ft. lots (e.g., 50 ft x 105 ft.). The corner lot at the intersection of Guadalupe and Sossaman is zoned LC, in which an auto repair facility was constructed sometime between 2017-2018. Sossaman Road abuts the subject site's east property line, followed by a strip retail-commercial center known as "The Shops at Sossaman." This center is not built out, but is anchored by an Auto Zone and CVS Pharmacy. This commercial center is surrounded on the east and south by the Sossaman Estates subdivision, part of which is known as Sonoran Springs, which has a minimum typical lot area of 5,500 sq. ft. (50 ft. x 110 ft.). The table below summarizes the existing and surrounding land use context.

Table 1 – Existing and Surrounding Land Use Context

Direction	General Plan Character Area	Existing Zoning	Existing Use
Project Site	Neighborhood Suburban	NC PAD DMP	Vacant, Agricultural
North	Neighborhood Suburban	RS-6 and LC	Guadalupe Road, Drainage Channel, Single-Family Residential, Vacant and Auto Repair/Transmission Shop
East	Neighborhood Suburban	LC	Sossaman Road, Retail/Commercial, Vacant pad
South	Neighborhood Suburban	RS-6 PAD DMP	Osage Avenue, Single Family Residential
West	Neighborhood Suburban	RS-6 PAD DMP	Avoca Drive, Single Family Residential

6. Justification for Proposed Development

Porchlight Homes' proposed single-family residential development supports the vision, goals, and policies of the General Plan by proposing improvements on an infill property that is consistent with the use and density of the surrounding subdivision. The proposed RS-6 PAD zoning is highly suitable for the subject property because of: (a) the proposed development connection into, and support from, the Morrison Ranch HOA; (b) the local commercial market; and (c) the project's compliance with the General Plan goals and objectives.

a. Surrounding Residential Use and Morrison Ranch HOA Support

It is noted that because of the project's demonstrated compatibility with the surrounding Morrison Ranch community, members of the HOA are in support and garnered more than two-thirds votes in approval of the proposed rezoning and preliminary plat requests. The proposed residential use is compatible at the subject property because it is surrounded by features that are consistent with the Morrison Ranch subdivision. The overall subdivision improvements, such as landscaping, white perimeter picket fence, monument sign, and theming along Guadalupe and Sossaman Roads present the appearance that the site is a residential phase of the subdivision.

The property is not located at the immediate intersection of Sossaman Road and Guadalupe Road. A landscaped retention basin is located on the corner that exceeds subdivision standards for corner setbacks, and a proposed local street internal to the project provides additional separation between the retention basin and the homes to the north. The landscaping, grade changes, and separation would make a commercial use less compatible for this property because of the limited visibility to any future commercial buildings. On the other hand, these buffering features would support a proposed residential use and help mitigate any effects of traffic.

Traffic at this location is significantly less than other arterials roads near the more commercial-oriented streets at the Superstition Springs Center and near the freeways, making the subject property more suitable for a residential use. At the neighborhood meeting held on September 24, 2019, neighbors in attendance noted that this intersection does not have the same intense traffic as on Power Road or Baseline Road, which further suggests that the surrounding streets have a more a residential character. This observation is confirmed by one of Mesa's Traffic Counts Map (Mesa Transportation Department, updated January 2017), which estimates that Sossaman Road south of Guadalupe at that time had only approximately 3,200 vehicles per day, which is nine times less than traffic than Power Road, and must lower than typical traffic on an arterial road.

East-west traffic on both Baseline Road and Guadalupe Road were approximately one-half to one-third of Power Road's traffic. However, Baseline Road had approximately 15% more traffic than Guadalupe Road west of Sossaman Road and 48% more traffic east of Guadalupe Road. In these respects, traffic is lower adjacent to the subject property than near the Superstition Springs area. The lighter traffic counts are due in part to property's further distance to the US-60 to the north and the 202-Santan Freeway to the east near Ellsworth Road.

b. Surrounding Commercial Market

When the subject property's Neighborhood Commercial zoning was incorporated into the Morrison Ranch DMP, it is important to note that the Master Plan was designed and approved in 2006 before the December 2007 Recession had begun (Center on Budget and Policy Priorities, www.cbpp.org). At that time, the market and demand for brick-and-mortar commercial services was much different than today's market. The supporting conditions at this time do not support a retail-commercial use on the subject property.

On properties across the street within walking distance and within a couple miles in every direction, there are significant amounts of property to accommodate future commercial growth. The adjacent Shops at Sossaman retail-commercial parcel located on the east side of Sossaman Road that is not yet built-out. This is indicated by the vacancies and two undeveloped commercial pads (See Figures 5 and 6 below).

**Figure 5 – SEC of Sossaman & Guadalupe Roads
The Shops at Sossaman**

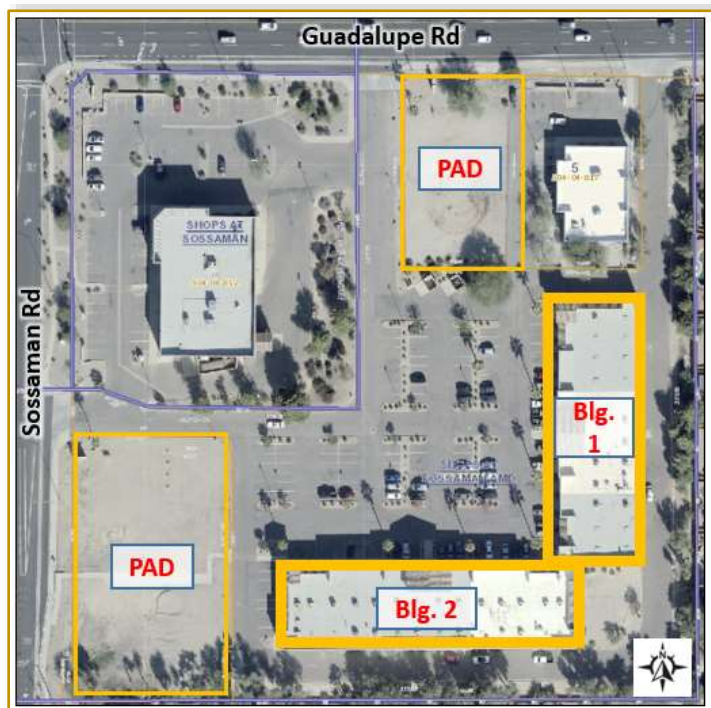


Figure 6 – Vacancies: SEC of Sossaman and & Guadalupe Roads

Building 1



Building 2



While some of the above vacancies will likely become occupied in the near future given the recent City of Mesa’s announcement to locate some of its employees’ spaces there. That will not bring retail and services to the site to benefit the City’s economic development goals from added tax dollars and neighborhood services. These vacancies and undeveloped pads suggest a low demand for commercial uses in this specific area.

Looking to the north of the subject property across Guadalupe Road is another LC-zoned commercial property with an existing AAMCO auto transmission shop and vacant land planned for future neighborhood-commercial uses. A site plan that was approved in April 2017 (Case. No.

Z17-010) contains three commercial pads that are planned, but which are currently vacant. The majority of the site remains undeveloped (see below).

Figure 7 – NWC of Sossaman & Guadalupe Roads



Taking broader view of commercially-zoned parcels in the area, there are LC zoned parcels in each direction at every 1-mile interval: two on Guadalupe Road at Power and Hawes Roads, and two on Sossaman Road at Elliot and Baseline Roads. These are among other commercial and employment zoned properties, most of which are undeveloped or are below capacity. The greatest impact seems to come from the fact that the Superstition Springs regional commercial center is only one/two miles to the north starting at the south corners of Power Road and Baseline Roads. Given the number of households and large single-family developments in this area and adequate commercial property in the vicinity, a residential use is more appropriate for the subject property.

c. General Plan Compliance

The project is consistent with the vision of the General Plan, which designates the subject property as the Neighborhood Suburban Character Area. This category is designed to support “primarily residential areas.” Porchlight’s proposed single-family residential use is consistent with the character area. Additionally, the project supports the goals and policies of the General Plan by:

- Implementing a housing type that supports the City’s desired typical use and range of Residential Single, medium to small lot housing types (Neighborhood Focus, pp. 7-5, 7-10);

- Connecting the proposed uses and circulation system to the established pedestrian network, including another pedestrian connection to Sossaman Road, which continues the established a sense of place and helps increase the feeling of being connected to the larger community (Neighborhood Suburban, p. 7-5, Form and Guidelines p. 7-10);
- Providing ease of access to the subdivision's open space amenities, the proposed development addresses connectivity and walkability vis-à-vis the suitable block lengths, sidewalks, and landscaping that will be preserved and extended into Morrison Ranch (Suburban, Form and Guidelines, p. 7-10);
- Maintaining the neighborhood character and personality by developing a use that is desired by the HOA and consistent with the distinctively themed branding in the entry features, perimeter landscaping, and open space plan (Great Neighborhoods, pp. 1-4, 1-5);
- Dedication of common areas to a homeowner's association in furtherance of maintaining safe, clean and healthy living environment (Great Neighborhoods, p. 1-5); and
- Providing enhanced quality of design and development by preserving the landscaped intersections at the project's ingress and egress points and by extending the high quality infrastructure into the subject site. This will enable Porchlight homes to develop its signature high-quality homes consistent with the surrounding community, which will contribute to a beautiful neighborhood identity (Great Neighborhoods, 1-4, 1-5).

7. PAD Zoning

Under the Zoning Ordinance, the intent of RS-6 zoning is to “provide areas for detached single residence housing at densities of up to 7 units per acre” and to “ensure that new residential development is well integrated with surrounding neighborhoods.” The purpose the PAD-DMP overlays are to allow for a cohesive development plan, high-quality design, and flexibility that is tailored to the unique circumstances and constraints of the property. Another intent is to implement creative options that helps organize uses “in a synergistic manner to the benefit of both the project and the neighboring area.”

In this case, the above purposes are met by implementing a high-quality single-family development with a density of approximately 5.49 units per acre (4.22 du/acre net) that integrates the streets, pedestrian system, and lot design into the existing community. The homes will have convenient access to all of the HOAs open space amenities. The proposed project will bring Porchlight's thoughtfully designed housing that will benefit the existing development and support nearby commercial uses.

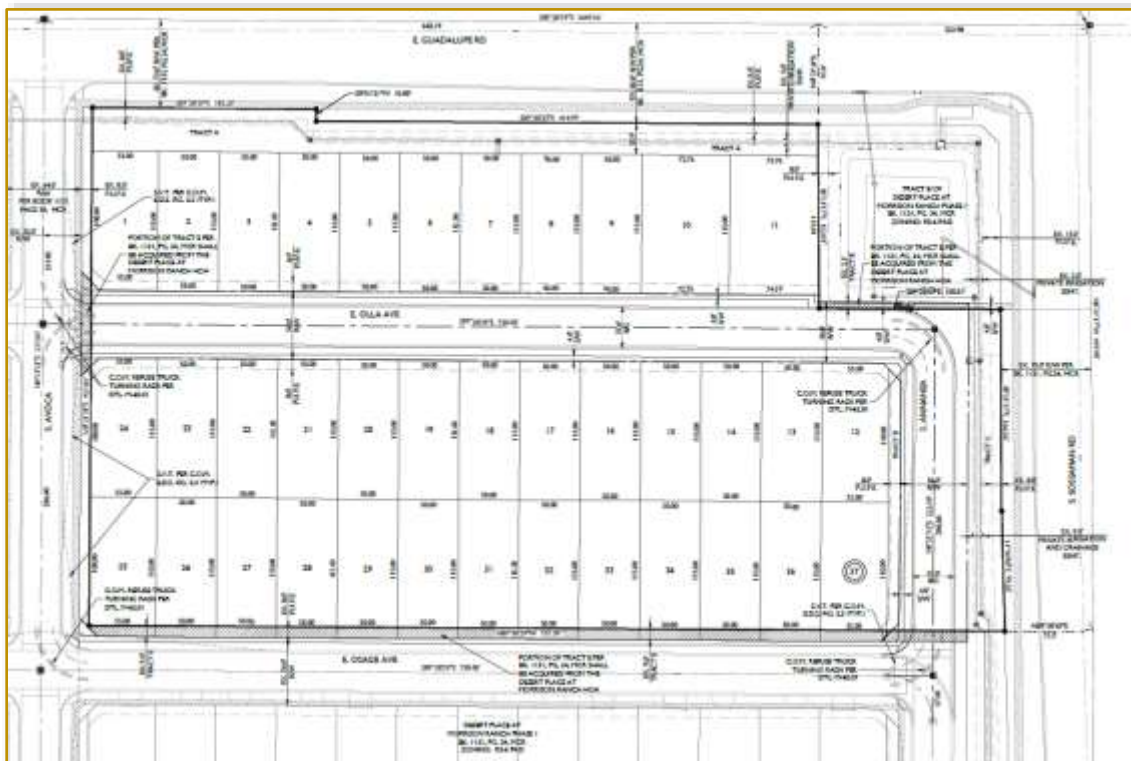
Certain constraints have been factored into the proposed development plan and proposed PAD standards. The site is relatively narrow, and it has an irregular shape because of the retention tract being carved out at the intersection of Guadalupe and Sossaman Roads. The proposed site design addresses these issues in a manner that maintains consistent lot sizes and maintains

effective continuity in the pedestrian and street system.

8. Project Description

The proposed development is a single-family detached residential community with 37 lots on 6.7 net acres, which amounts to a density of 5.49 units per acre. The proposed typical lot dimensions are 50 ft. x 115 ft. (5,750 sq. ft.), which matches the lot standard for the adjacent properties in Morrison Ranch. Access to the site will be provided by extending the adjacent public streets, including Olla Avenue from the west into the site and Ananea Avenue from the south. The proposed layout will complete the symmetry and grid pattern of the surrounding subdivision, in which homes will face north and south onto the proposed streets. The proposed development plan is depicted in the figure below:

Figure 8 – Proposed Site Layout



a. Open Space and Landscape Improvements

The proposed development will meet or exceed the City's requirements and will maintain substantial compliance with the approved Desert Place at Morrison Ranch PAD-DMP. All applicable open space, landscaping requirements will be met because Morrison Ranch's perimeter landscaping, entry monument signs, and fences are in place and will be preserved along both Guadalupe Road and Sossaman Road. Additionally, landscaping and sidewalks have been established along Avoca drive Osage Avenue to the west and south, respectively. Improvements include grade separated sidewalks, trees and shrubs on both sides of the streets, ADA ramps, lighting, and street signs. The existing landscaping and adjacent retention tact will continue provide exceptional design qualities and landscape buffers to the proposed residential lots.

The imagery below illustrates some of the existing landscaping and subdivision improvements:

Figure 9 – Morrison Ranch Perimeter Fence and Improvements



Figure 10 – Retention Tract Northeast of the Site (not a part)



As indicated in the proposed revisions to the Morrison Ranch final plat, the project will be contained within the existing landscape buffers, except to provide street access along small portions of Tracts E and B. In addition, the narrow 9-foot strip of Tract E and its 8-foot PUE along the property's south border will no longer be needed for the HOA to buffer a commercial use.

Accordingly, it will be incorporated into the design for the proposed individual lots. The applicant has worked with the HOA for approval of these connections into its community. During the future development process, where necessary, any right-of-way landscaping and pathways disturbed by construction will be replaced consistent with existing conditions and the subdivision design.

b. Development Standards

The proposed development complies with the development standards for RS-6 zoning, with the exception of minor modifications that comply with Mesa's requirements for PAD overlays. The table below lists the requested modifications, followed by a discussion of the same.

Table 2 – Modified Development Standards

Standard (§ 11-5-3)	Mesa ZO Required	Porchlight Proposed
Lot Area	6,000 sq. ft.	5,750 sq. ft.
Lot Width	55 ft.	50 ft.

Also, the applicant proposes a 50 ft.-wide cross-section at Olla Avenue as shown on the submitted preliminary plat. It is noted that this width is compliant with Mesa's required local street width. Specifically, the proposed cross-section for this small area maintains the same pavement width, and sidewalks are adjacent to the curb. At the south corner, an ADA ramp crosses the street to the north, where it connects to another ramp that leads to a pedestrian connection to Sossaman Road. This solution provides a continuous pedestrian connection from the south and east to Sossaman Road.

This requested modified arises out of the site constraints and configuration of the retention tract and underground utility facilities. This deviation is supported by the desire to maintain the above-standard lot depths consistent with the homes along the Olla Avenue and consistent with the overall Morrison Ranch community.

Regarding above modifications in lot area and lot width, they will enable the proposed development to seamlessly connect into the overall Morrison Homes subdivision. This will be accomplished by matching the same development standards, residential lot configuration, and massing of the proposed units. As proposed, the development standards promote deeper rear yards and design features commonplace in modern floorplans and building designs, all consistent with the approved Morrison Ranch community.

Under the Zoning Ordinance, the required lot depth in RS-6 zoning is 90 feet. A 115-foot typical lot depth is proposed, which is more than 27% above the minimum standard for lot depth. The proposed change in lot width from 55 ft. to 50 ft. is a 10% reduction, and the corresponding decrease in lot area is approximately 4%, which are more than compensated by the greater increase in lot depth. The benefits achieved by the deeper lots include, among other things, greater light and space between buildings, consistency with lot sizes in the surrounding

community, enhanced transitions to the buildings behind each lot, and more outdoor options for prospective homeowners.

Further, the proposed standards are consistent with, and higher than, the minimum standards in adjacent subdivisions. The proposed 5,750 lot area for RS-6-PAD-DMP zoning is greater than the minimum 5,201 sq. ft. of lot area in Superstition Springs Village Unit 4, located north of Guadalupe Road and the minimum 5,500 sq. ft. lot area of units in Sossaman Estates to the east of Sossaman Road. This is approximately 11% greater lot area than Superstition Springs Village and 5% higher than Sossaman Estates. These same nearby subdivisions also have lot widths of 50 feet as is proposed here.

It is noted that two of the lots (lots 12 and 37 on the submitted site plan and preliminary plat) will require a 110-foot depth to provide room for the curve in Ananea Drive, but these lots have a compliant lot width of 55 feet.

a. Design Guidelines

The proposed development will comply with the City of Mesa's Residential Development Guidelines, as was provided in the approved Morrison Ranch PAD-DMP. Porchlight Homes' proposed housing design will be highly consistent with the distinctly designed homes in the Morrison Ranch community. Once Porchlight's detailed plans are completed, they will be submitted to the City of Mesa for administrative product review. The applicant will continue to work with the Morrison Ranch HOA as part of its commitment to comply with the high quality design characteristics in the surrounding community.

The photos below of homes in Morrison Ranch are not submitted for design proposals, but which are presented here to indicate of the level of quality design that will be provided in this proposed development. Actual building plans will be different, but they will consistent with the below images and other housing types offered in the surrounding community.

Figure 11 – Representative Imagery of Nearby Morrison Ranch Housing



The proposed development will comply with all applicable standards of the City and respective utility providers for street improvements and utility connections and services. As with the landscaping and sidewalks, the roadway improvements and infrastructure are in place to provide connections to the proposed development. Water lines for the site will connect to existing 8-inch stubs at both Olla

Avenue and Ananea Drive. Sewer services will be extended from the 8-inch stub-outs at Olla Avenue and/or Osage Avenue. There are no power lines to place underground. Stormwater retention facilities bleed-off to the surrounding system will be provided in conformance with City requirements.

The property is located in the Gilbert Public School district and the Maricopa County Community College District. The relatively small scale of the proposed development will have a negligible effect on local schools, which include an estimated 14 schools within an 8-minute drive of the subject site. It is anticipated that the additional homes and resulting increase to the property value will enhance the values of properties in the surrounding area. Added tax revenues will ultimately contribute to funding of local schools in the long run.

b. Fiscal Impacts and Benefits to Mesa

The proposed residential development will bring a high-quality use to the area, which will contribute to the fiscal sustainability of the City of Mesa. The project will bring new revenues to the City through construction sales taxes, permitting fees, and related development fees. Additionally, the new residents residing in the development will generate additional sales tax revenues as they support local businesses and property taxes that support schools. Furthermore, the additional population will increase Mesa's share of state revenues. These benefits to the City should greatly outweigh any additional costs created, particularly because the subject property is an infill site adjacent to existing utilities and infrastructure.

9. Conclusion

Porchlight Homes' proposed single-family development is a well-conceived development plan that is sensitively integrated into the Morrison Ranch community. This home builder has established itself as a high quality local builder that is known for its thoughtful craftsmanship and its attention to detail. Porchlight Homes' existing communities exemplify its distinct design and inviting architecture that have contributed to vibrant communities many now enjoy. The applicant looks forward to proceeding with this process to enable Porchlight Homes to contribute to the excellence in Morrison Ranch community and the City of Mesa.

12/24/19

Mr. Sean Lake
Pew & Lake P.L.C.
1744 S.Val Vista Dr. #217
Mesa, AZ 85204

RE: ± 6.74 AC E of the SWC of Sossaman Rd. & Guadalupe Rd.

Dear Sean,

Our firm has represented the Morrison Ranch ownership entities for the past two decades. In that capacity, we successfully sold the Desert Place community south west of the above referenced corner to three major builders and it is now a wonderfully built out neighborhood. As part of that development, the corner was zoned neighborhood commercial. Over the past 10 years we have marketed the property to a multitude of commercial uses and have had no offers on the property.

We believe that the reason this site has been passed over for commercial development is because of the plethora of available retail already being served in the area. I have attached a market analysis map that shows the trade capture of the "Neighborhood Commercial" that currently provide commercial services to the residents within $\frac{1}{2}$ mile and 2 mile radius of the site. As you can tell, all of these uses are being provided for by many users within each use category defined by the City of Mesa zoning ordinance for Neighborhood Commercial. Directly across the street is an existing CVS anchored retail site, with many neighborhood services currently being offered. One-mile east is a Walmart anchored retail center, with even more of these neighborhood services being offered. Less than two miles from the site is the Superstition Springs regional retail center. This retail center is one of the most densely populated retail developments in the City of Mesa, with a multitude of full and limited service restaurants, drive-thru's, day cares, banks, medical offices, auto service stations, big box retail, entertainment, etc. All of the uses envisioned for this property are already existing in many, many, locations, within the small radius of $\frac{1}{2}$ to 2 miles of this property. These other locations have been more attractive to retail and commercial uses due to traffic counts, visibility, and freeway access.

We believe this is a great opportunity for the City of Mesa to provide 37 additional households to support the existing commercial in this area. This would also lend support to future development of the vacant land commercial land within the 2 mile radius as well as helping to fill vacancies that exist within this neighborhood service area. These additional rooftops increase the size of the commercial pie as opposed to cutting smaller slices of the same one.

It is our sincere hope that the City of Mesa will respond positively to the neighborhood support to allow more homes in the area which will better support the existing commercial. Please do not hesitate to contact me if I can be of future assistance.

Sincerely,



Michael Martindale



PORCHLIGHT
H O M E S

Desert Place at Morrison Ranch

ZON19-00710

December 30, 2019

Morrison Ranch

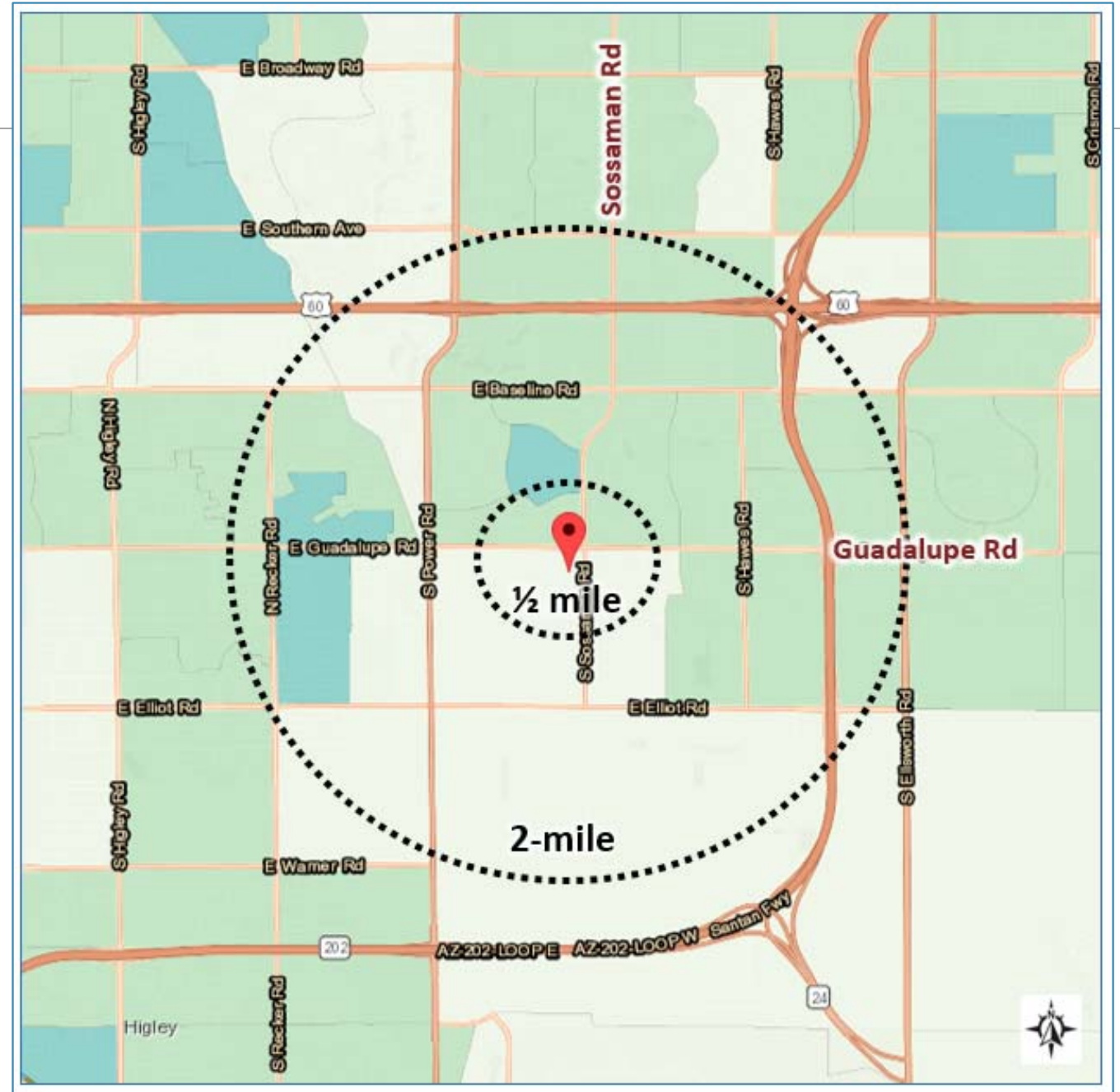


Existing Zoning



Population Per Square Mile

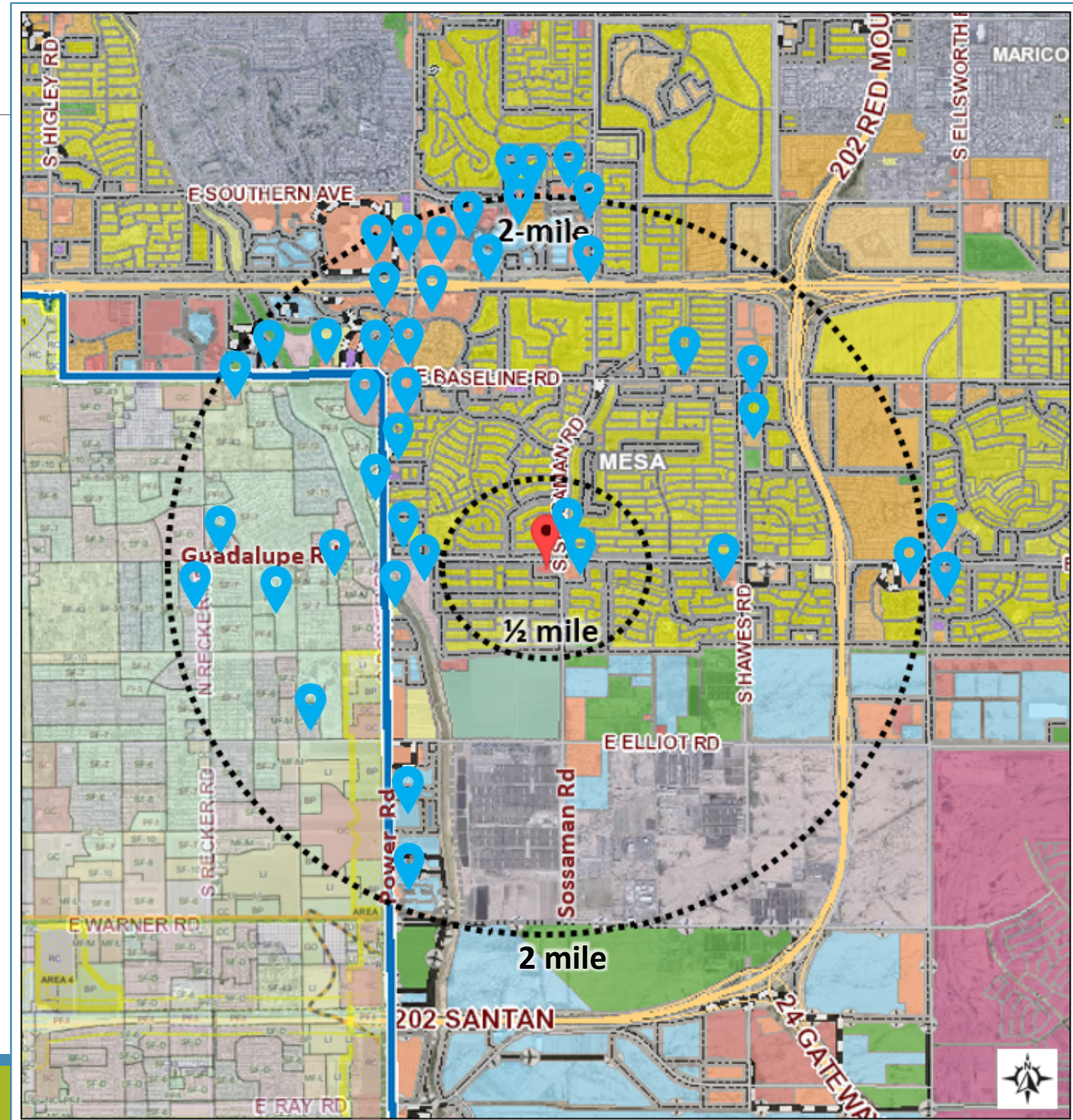
- Low density = small population in the ½-mile and 2-mile radius
- Morrison Ranch is served by many Neighborhood Commercial (NC) uses.
- More homes are needed to support any new NC uses.



Market Area: NC Uses

Qty	Uses Allowed in NC District	Nearest Distance
15	Café	4 mins
57	Restaurant	Across Street
9	Restaurant, Fast Food	3 mins
5	Retail, Grocery	3 mins
4	Retail, Pharmacy	Across Street
159	Retail, General	Across Street
28	Salon, Personal Services	Across Street
40	Other Personal Services	Across Street
7	Bank	5 mins
73	Offices, Professional	Across Street
66	Offices, Medical	Across Street
1	Office, Urgent Care Clinic	6 mins
1	Private Club/Lodge	6 mins
2	Reception/Event Services	6 mins
9	C-Store	3 mins. < 1 mile
10	Fuel Station	3 mins. < 1 mile
10	Auto, Service Center	Across Street
4	Auto, Car Wash	3 mins. < 1 mile
7	Public Services	3 mins. < 1 mile
2	School, College, Swim	4 mins.
9	School, K-12	3 mins. < 1 mile
7	Church	3 mins. < 1 mile
2	Golf/Small Entertainment	6 mins
527	TOTAL	
384	Total without Superstition Springs Mall	

* Estimate as of 12/2019



NC Uses – Across Street, East of Site



SEC Sossaman & Guadalupe:

CVS/Auto Zone	
Restaurant:	3
Retail, Pharmacy	1
Retail, General	1
Salon, Personal Services	1
Other Personal Services	1
Office, Professional	2
Office, Medical	1
(Vacant Land)	

NWC Sossaman & Guadalupe:

Auto, Service Station	1
(Vacant Land)	

SWC Sossaman & Haws:

Wal-Mart Neighborhood Market	
Restaurant, FF	1
Retail, Grocery	1
Retail, General	1
Salon Personal Services	1
Other Personal Services	1
Office, Professional	2
Office, Medical	1



NC Uses – Power & Guadalupe



Power Road, NW of Guadalupe

Office Center:

Other Personal Services	2
Bank	1
Offices, Professional	16
Offices, Medical	10
School, College	1

NEC Power & Guadalupe:

C-store/Fuel stations	2
Auto, Service Station	1

Guadalupe W. of Power (Gilbert):

Church	1
School	1

Power & Guadalupe (SE)

Public School Services Office	1
School	2
Charter School	1



NC Uses – Superstition Springs Area



Superstition Springs Mall:

Restaurant	13
Café	2
Retail, General	113
Retail, Grocery/Health	1
Salon Personal Services	7
Other Personal Services	4
Office, Medical	3
Non-NC Uses:	n/a
Movie, Fitness, Big Box	n/a

SWC Power & US-60:

Restaurant	7
Café	1
Salon, Personal Services	1
Bank	1
Prof. Office Bldg.	1
Non NC Use:	n/a
Hotel, Auto Sales	n/a

NEC Power & Hampton:

Target Center	
Restaurant	3
Restaurant, FF	1
Retail, Pharmacy	1
Retail, General	3
Bank	1

SEC Power & US-60:

Home Depot/Harkins	
Restaurant	2
Restaurant, FF: 2	2

NWC Power & US-60:

Restaurant	1
Restaurant, FF	1
Church	1
Office, Medical	2
Public, Rapid Transit	1
Retail, General	2
Non-NC Uses: Hotel	n/a

NEC Power & US-60:

Floor & Décor/Winco	
Café/Ice Cream	2
Salon Personal Services	1
Restaurant	6
Fuel/C-Store	1
Public Service (Career)	1
Retail, Grocery	1
Retail, General	4
Retail, Pet store	1
Auto, Service Station	2
Auto, Car Wash	1
Non-NC Uses:	n/a
Big Box, Fitness Center	n/a



NC Uses – Power, Recker & Baseline



Power & Baseline (4 corners)

Fry's, Goodwill, Prof. Offices:

Café	6
Restaurant	10
Restaurant, FF	3
Retail, Grocery	1
Retail, General	16
Salon, Personal Services	7
Other Personal Services	7
Bank	1
Offices, Professional	11
Offices, Medical	13
C-Store/Fuel	2
Auto, Service Center	2
Auto, Car Wash	1
Nearby: School	1

Power Road SE of Baseline

Strip Retail Center:

Café	2
Restaurant	3
Retail, Grocery/Health	1
Retail, General	3
Salon, Personal Services	2
Other Personal Services	3
Animal Hospital	1

SEC Recker & Baseline:

Office, Professional	2
Office, Medical	5
Assisted Living	1

Baseline NE of Recker

Retail, General	1
Offices, Professional	1
Event/Reception office	1
Auto, Service Center	1
Church	1



NC Uses – NE and East of Property



SWC Ellsworth & Guadalupe:

C-Store/Fuel	1
Auto, Car Wash	1

NEC Ellsworth & Guadalupe:

C-store/fuel	1
Restaurant	1
Retail, General	1
Personal Services	1
Pet, Animal Hospital	1

SEC Haws & Baseline:

Office, Professional	6
Office, Medical	3
Nearby School	1

SEC Ellsworth & Guadalupe

Pep Boys & Prof. Offices:

Restaurants	3
Restaurant, FF	1
Retail, General	2
Salon Personal Services	1
Other Personal Services	1
Bank	1
Office, Professional	3
Office, Medical	10
C-Store/Fuel	1
Auto, Service Station	1

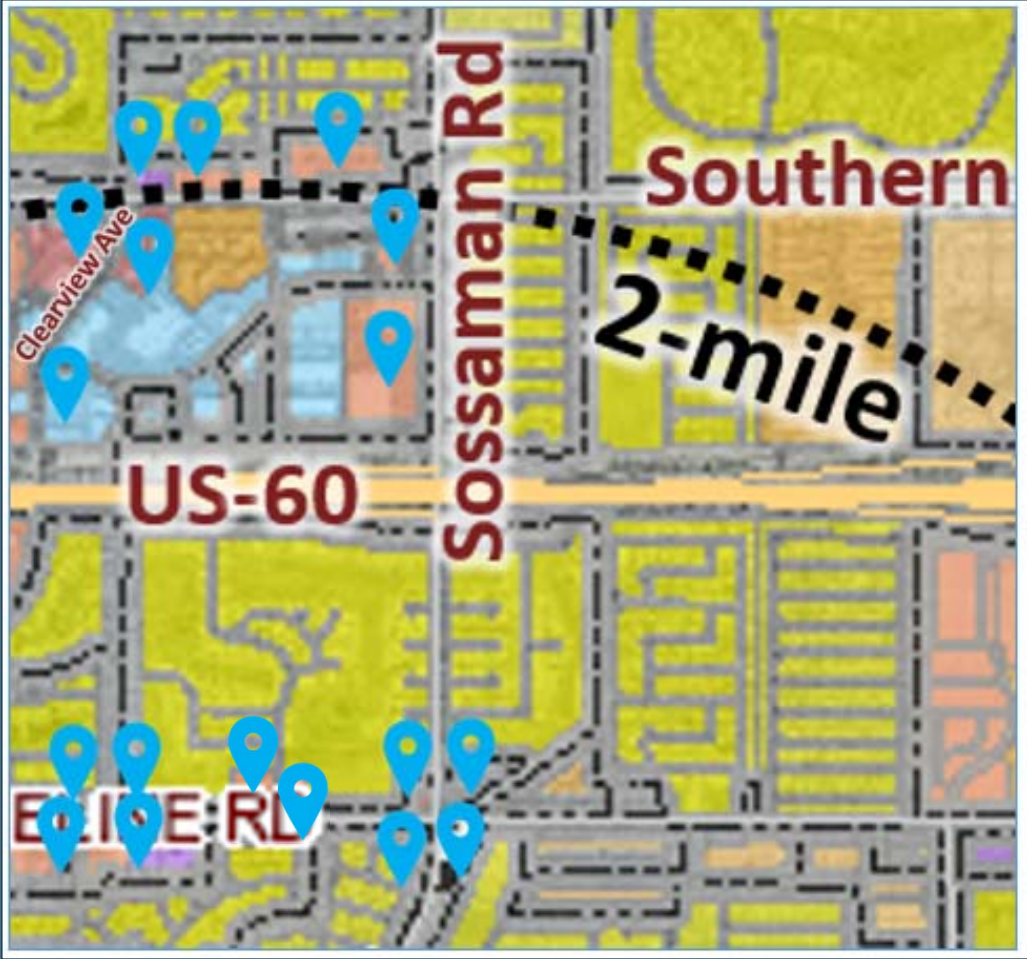
Baseline NW of Haws &

Hawes SE of Baseline:

Church	2
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NC Uses – Southern, Baseline & Sossaman



Clearview Ave. from Southern to US-60

Salon Personal Services	2
Other Personal Services	6
Retail, General	7
Office, Professional	9
Office, Medical	4
Public Services	3
Bank	2
Auto, Service Station	1

SWC Sossaman & Southern south to US-60, Costco/CVS:

Café, Bakery	1
Retail, Pharmacy	1
Retail, General	3
Personal Services	3
Office, Professional	10
Office, Medical	3
Fuel Station	1
Auto, Car wash	1
Auto, Service Station	1
Non-NC Uses:	n/a
Business Parks, Auto Rental	

Sossaman & Baseline (4 corners):

C-Store/Fuel	1
Retail, General	1
Restaurant	1
Salon Personal Services	1
Other Personal Services	2
Office, Professional	1
Office, Medical	2
Entertainment office	1
Church	1

Baseline & Superstition Blvd. & E to Golf Course (4 corners & professional offices):

Golf/Driving Range	1
Private Club/Lodge	1
Salon, Personal Services	1
Other Personal Services	2
Café	1
Restaurant	3
Retail, Pharmacy	1
Office, Medical	4
Office, Professional	2
Medical Clinic	1
Retail, General	1
Event Center	1



NC Uses – Guadalupe, Elliot & Power



NEC Recker & Guadalupe:

Salon, Personal Services	2
Other Personal Services	2
Office, Medical	1
Nearby: Schools	2

Elliot Road NW of Power Road:

Church	1
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Power SE of Elliot Rd:

Swim School	1
Charter School	1
Farmer's Market	1

SWC Recker & Guadalupe:

Restaurant	1
Salon, Personal Services	1
Other Personal Services	5
(incl. Child Care, Pet Grooming)	

4135 S. Power Road (NE of Warner)

Office, Professional	8
Office, Medical	4
Public Services Office	1



Nearby Commercial Zoning

1. Available land zoned LC
2. Located on 6 nearby properties
3. LC zoning allows many uses that are in NC zoning



Summary

½ Mile

- 2 Commercial sites across street have NC uses
- Land that is zoned LC is available, which allows many uses listed under NC zoning

2 Mile

- Variety of sites with existing NC uses (Gilbert & Mesa)

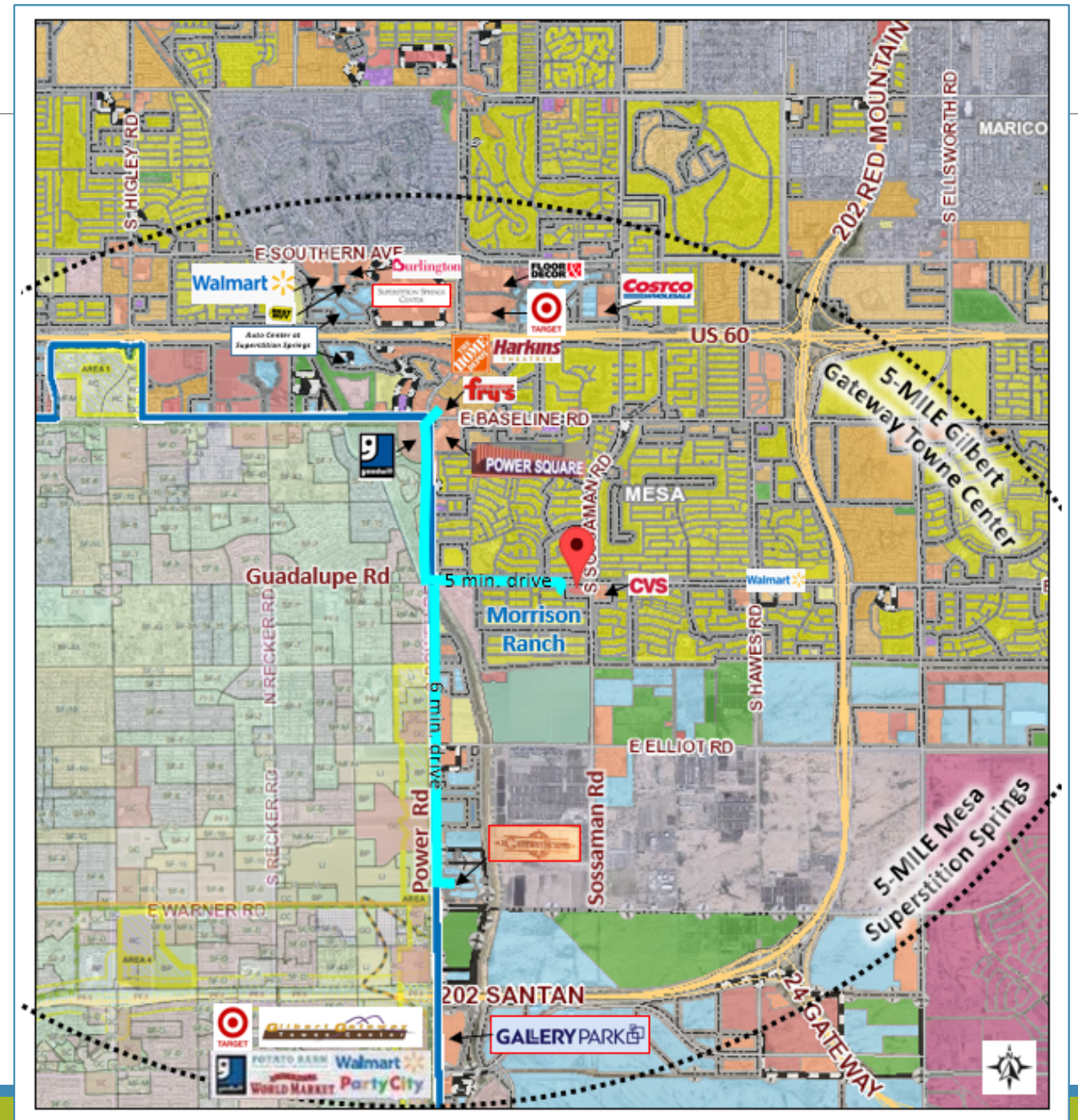
Big Picture – Nearby Regional Centers with NC uses

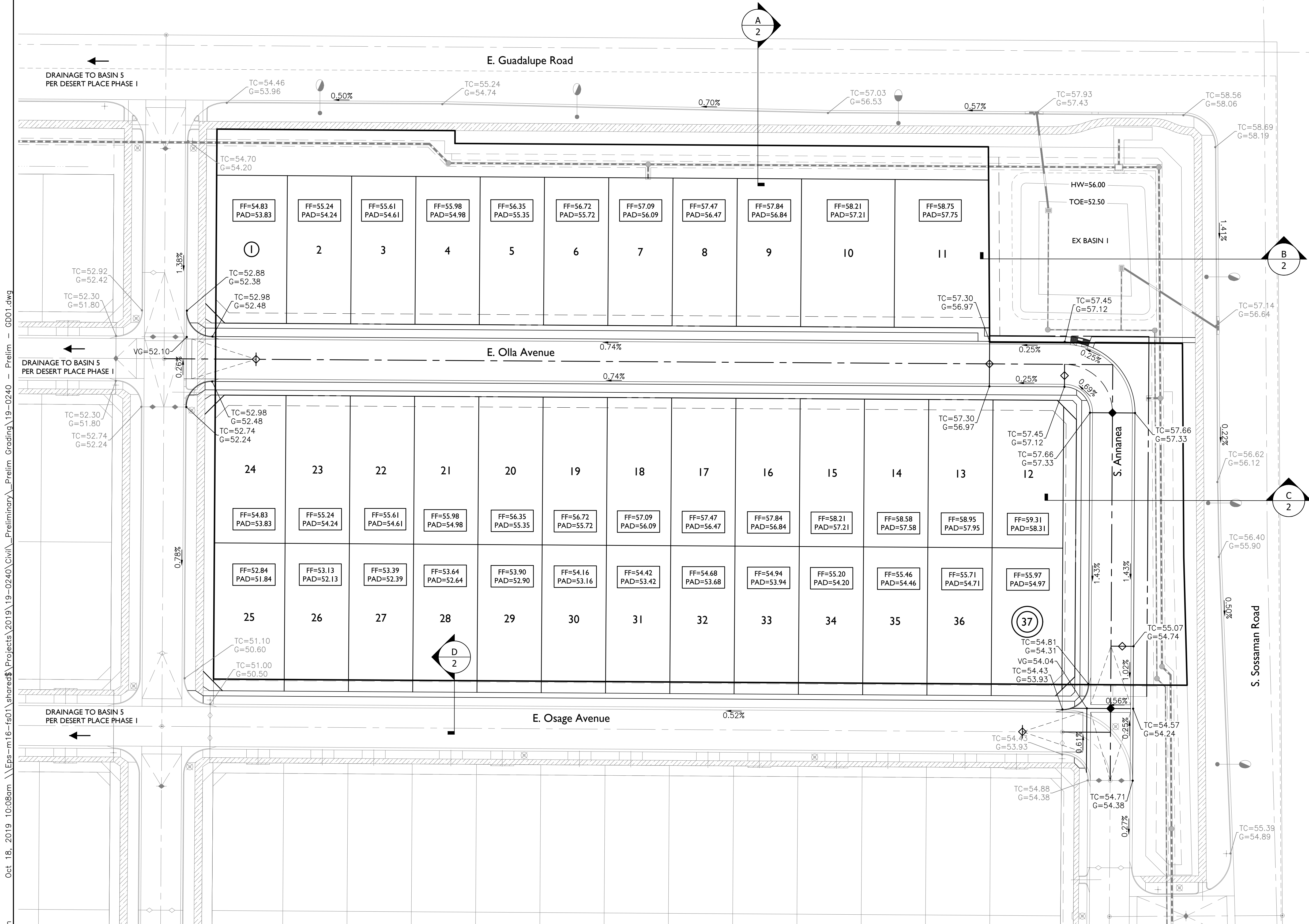
- 2-3 Regional Centers – short drive:
 - Superstition Springs Area (5 mins)
 - Gilbert Towne Center (9 mins)
 - Gallery Park (Mixed Use Entertainment, 9 mins)



Nearby Regional Centers

- Superstition Springs
 - Mall/Big Box/Harkins/Auto
 - Local Services
- Gilbert Towne Center
- Gallery Park
- Gateway Norte
- Within 2-3-mile radius of Morrison Ranch.





100-YR. 2-HR RUNOFF & RETENTION CALCULATIONS

VOLUME REQUIRED PER APPROVED DESERT PLACE PHASE I DRAINAGE REPORT
BASIN 5 VOLUME REQUIRED = 4.62 AC-FT (PRECIPITATION = 2.16 IN)
BASIN 5 VOLUME REQUIRED = 5.78 AC-FT (PRECIPITATION = 2.70 IN)
BASIN 5 VOLUME REQUIRED CALCULATIONS ACCOUNTED FOR THE DEVELOPMENT OF THIS NEW PARCEL (DRAINAGE AREAS B5-A10 & B5-A11) ALONG WITH A PORTION OF PHASE 2 WHICH IS NOW EXISTING.

VOLUME PROVIDED
BASIN 5 = 6.51 AC-FT

BENCHMARK:
NAIL IN POWER POLE AT THE SOUTHWEST COR
OF THE INTERSECTION AT POWER & GUADALUPE
ELEVATION=1337.63
(CITY OF MESA DATUM)

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

Desert Place at Morrison Ranch
Residential Corner
Mesa, Arizona

Preliminary Grading Plan

Project:

Revisions:

SEPTEMBER 12, 2019 - 1ST SUBMITTAL
OCTOBER 21, 2019 - 2ND SUBMITTAL

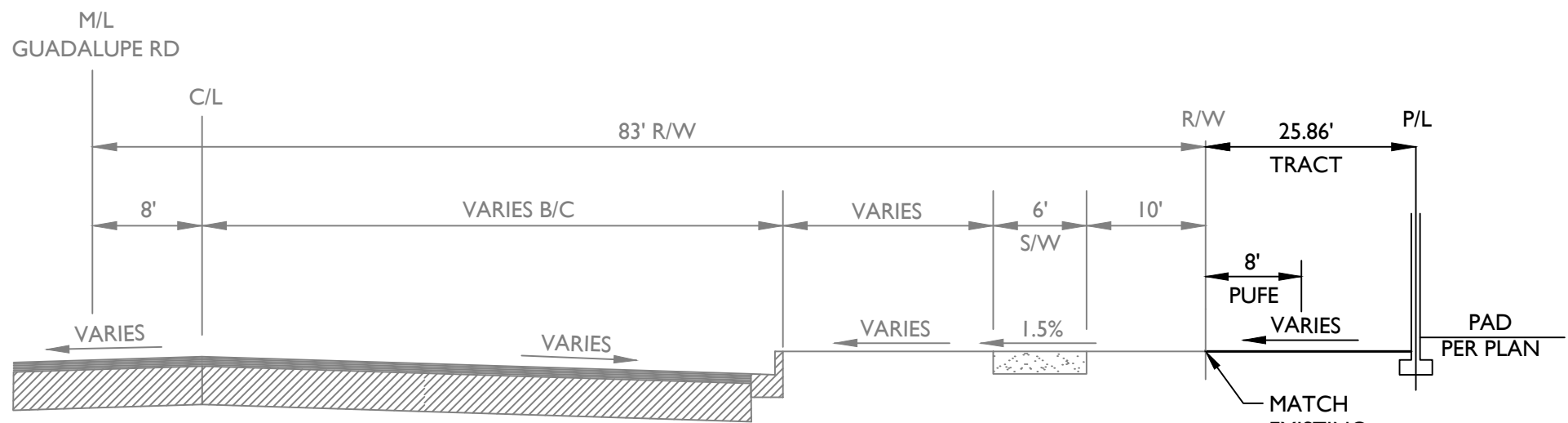
Call us at least one full working day before your begin excavation.
ARIZONA
State of Arizona
Professional Engineer
10-0240-01
In Maricopa County (R202631100)

Designer: JSD
Drawn by: JSD

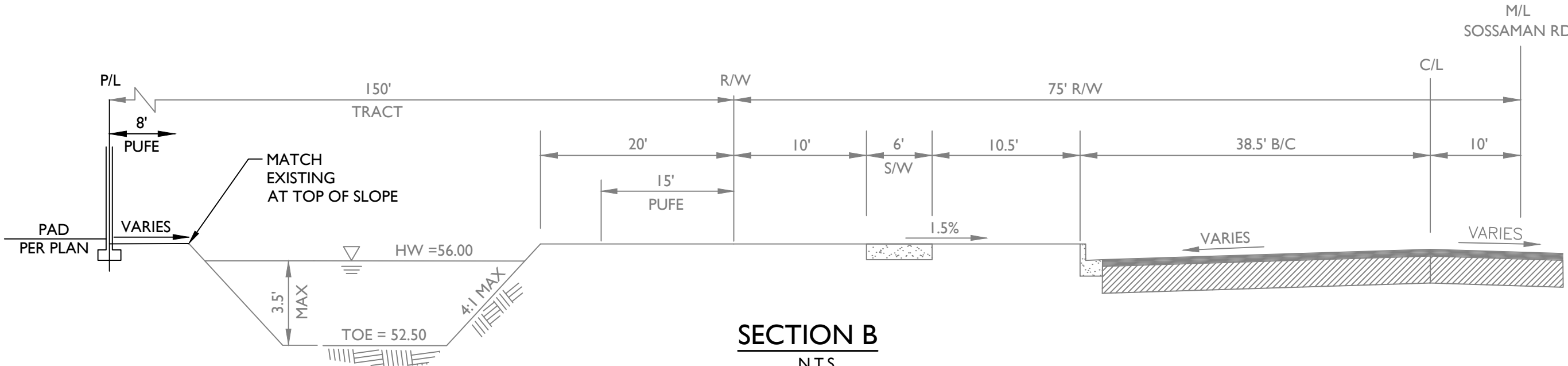
Registered Professional Engineer (PE)
CERTIFICATE NO.
44744
ERIC D. WINTERS
Exp. 12-31-19

Job No.
19-0240
GD01
Sheet No.
1
of 2

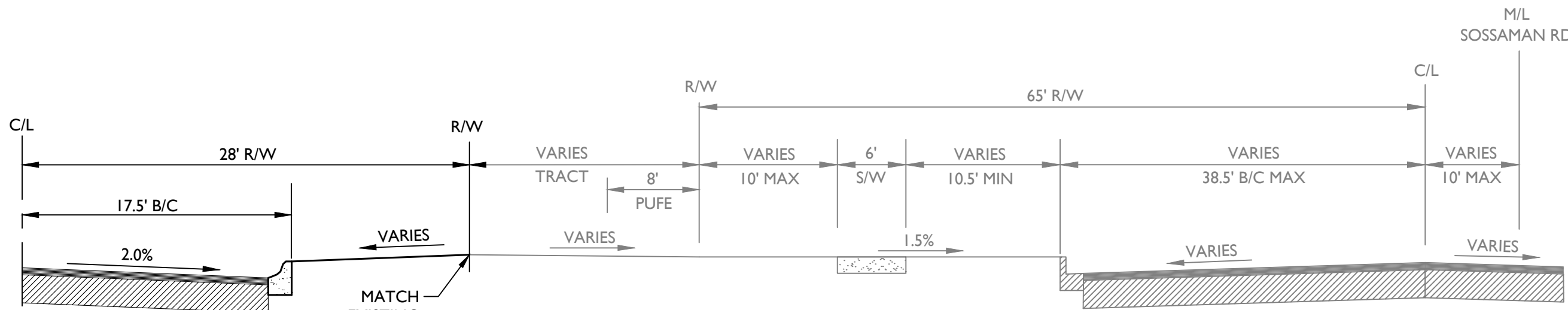
EPS-01



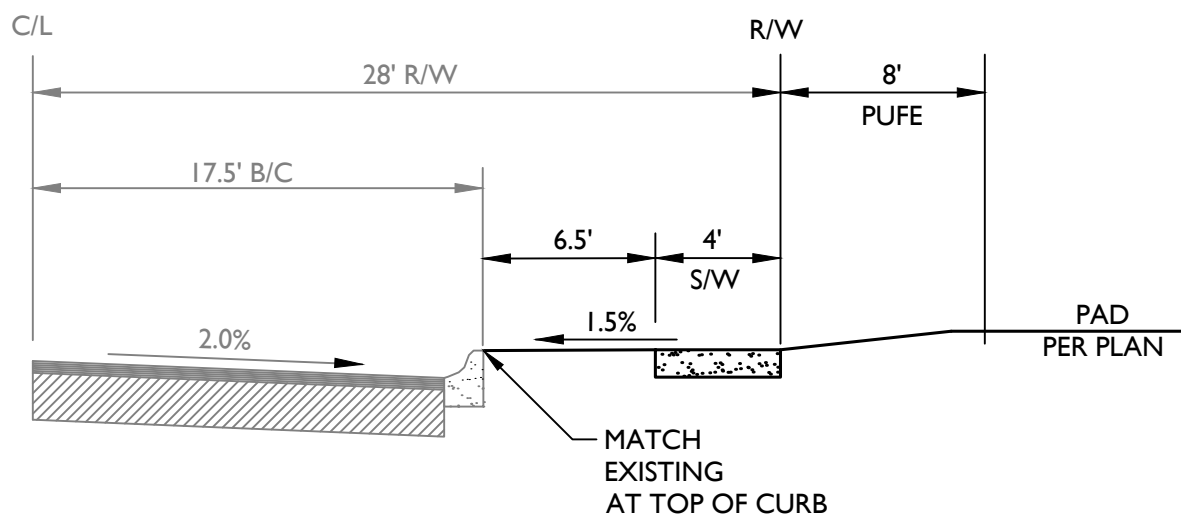
SECTION A
N.T.S.



SECTION B
N.T.S.



SECTION C
N.T.S.



SECTION D
N.T.S.

Citizen Participation Plan

Porchlight Homes

NWC Recker Rd. & Thomas Rd.

September 3, 2019

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the plan to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Rezoning/PAD and Preliminary Plat for the proposed development on the 6.74 net acres (9.97 gross acres) located at the SWC of Sossaman Road and Guadalupe Road in Mesa (APN 304-17-570). These requests will support Porchlight Homes' proposed single-family residential development located on an infill site in the Desert Place at Morrison Ranch subdivision ("Morrison Ranch").

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

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

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

D.J. Stapley

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

Action Plan:

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

1. A contact list will be developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more.

- b. Homeowners Associations within one-half mile of the project site and registered neighborhood associations within one mile of the project (provided by the City).
2. A neighborhood meeting will be held after the first submittal at a convenient, nearby venue to present the project requests and exhibits and provide opportunities for neighbors and interested parties to comment and ask questions.
3. The notification list for the neighborhood meeting includes the above-referenced contact list (The registered neighborhood contact list was provided by the City of Mesa). A copy of the draft notification letter for the neighborhood meeting and contact list are included with this Citizen Participation Plan.
4. A sign-in sheet will be provided at the neighborhood meeting in an effort to notify those in attendance of any upcoming meetings. Those who sign-in will be added to the public hearing notification list. After the meeting is held, a meeting summary and sign-in sheets will be submitted to the City Staff.
5. Presentations will be made to groups of citizens or neighborhood associations upon request.
6. For public hearing notice, applicant will post a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

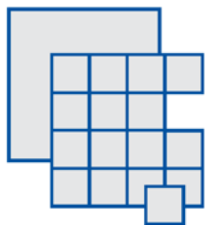
Proposed Schedule

Pre-Submittal	March 11, 2019
Formal Submittal to City	September 3, 2019
Neighborhood Meeting	<i>September 2019 (TBD)</i>
Follow-Up Submittal	<i>October 7, 2019</i>
Planning & Zoning Public Hearing	<i>December 11, 2019</i>

Attached Exhibits

- 1) Draft neighborhood meeting notification letter
- 2) Notification map of surrounding property owners
- 3) List of property owners within 1000 ft. of the subject property, HOAs within ½ mile of the property, and registered neighborhood contacts within 1 mile of the property

DRAFT



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

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

September 10, 2019

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Porchlight Homes, we are pleased to invite you to a neighborhood meeting to receive your comments regarding our application requests to the City of Mesa for the development of approximately 6.7 acres located at the southwest corner of Sossaman Road and Guadalupe Road in Mesa (APN 304-17-570). The specific development requests include Rezoning from NC-PAD-DMP to RS-6-PAD-DMP and Preliminary Plat. These requests are for the development of a single-family residential subdivision located adjacent to the existing Desert Place at Morrison Ranch single-family residential community. The homes will be specially designed in accordance with Porchlight Homes' thoughtfully crafted design standards.

A neighborhood meeting will be held at the time and place listed below to discuss the project and to answer any questions you may have. As part of making this a successful project, we value and look forward to your input and comments.

Date:	September 26, 2019
Place:	Boulder Creek Elementary School - Library 8045 E. Portobello Ave. Mesa, AZ 85212
Time:	6:00 p.m.

At this time, no public hearing before the City of Mesa Planning and Zoning Board has been scheduled. When any meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information on the sign-in sheet will also be notified.

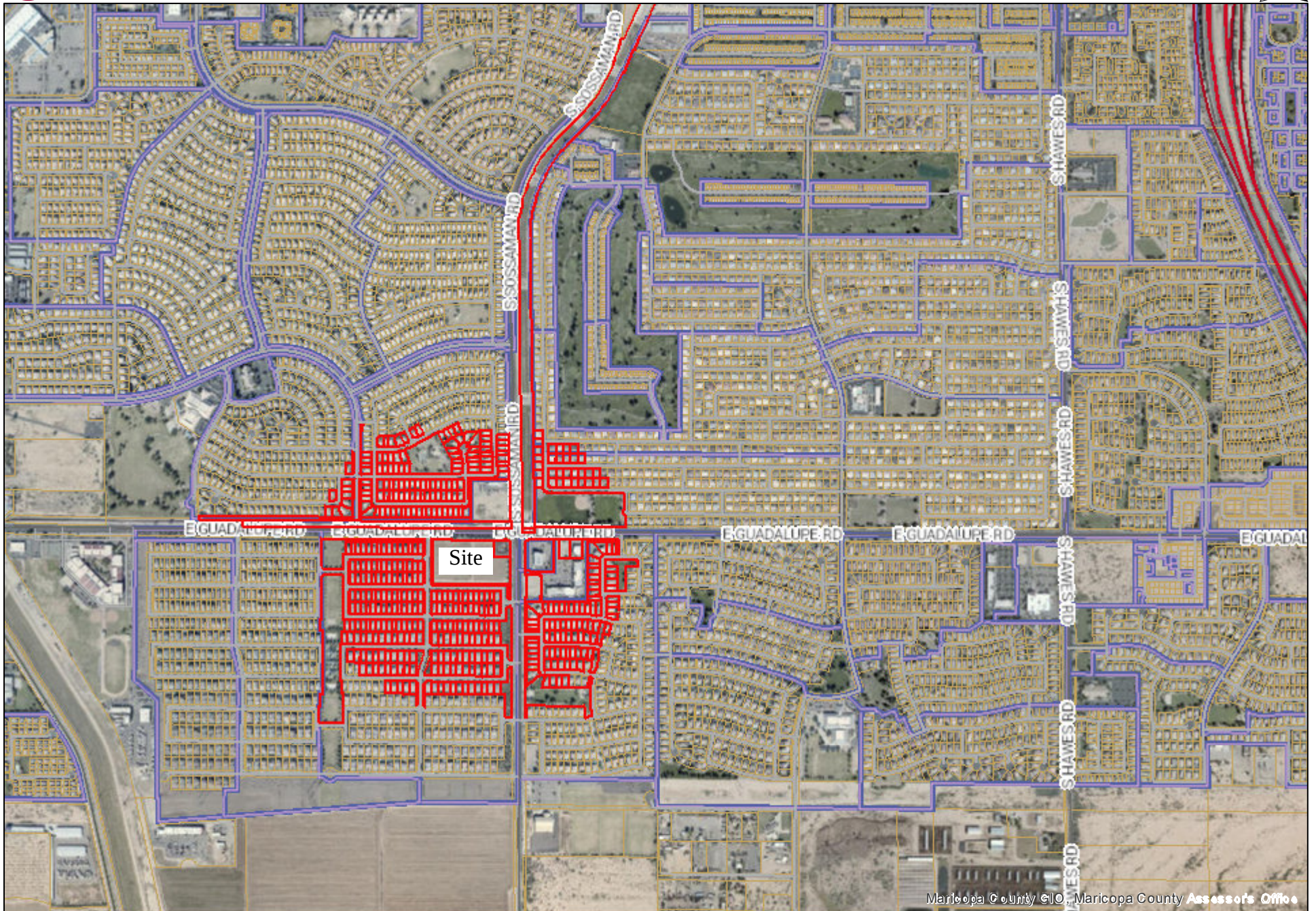
If you have any questions regarding this matter prior to this preliminary neighborhood meeting, please contact me or D.J. Stapley at our office at (480) 461-4670.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC



Property Owners within 1,000+ ft. Porchlight Homes



Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

Owner	Address	City	State	Zip
544456 BC LTD	207 1099 W 8TH AVE	VANCOUVER	BC	V6H1C3
7366 E OLLA AVE LLC	38500 ATHY CT	FREMONT	CA	94536
ABBEY JORDAN E	5004 HASSELL ST	VIRGINIA BCH	VA	23455
ABBOTT GARY D/LISA R	7546 E ONZA AVE	MESA	AZ	85212
ABDOU EMERITA L	7506 E PLATA AVE	MESA	AZ	85212
ACOSTA MICHAEL E/ESTUPINON ELENA F	7436 E NOPAL AVE	MESA	AZ	85209
ADAMSON LYNN	7421 E OSAGE AVE	MESA	AZ	85212
AEI SOSSALUPE LLC	11100 SANTA MONICA BLVD SUITE 260	LOS ANGELES	CA	90025
AEI SOSSAMAN LLC	11000 SANTA MONICA BLVD STE 260	LOS ANGELES	CA	90025
AGLER MICHAEL R/MELANIE L	7438 E PORTOBELLO AVE	MESA	AZ	85212
AIONO AUGUST/KAITLIN	7445 E NOPAL AVE	MESA	AZ	85209
ALCALDE KARYN	2730 S ANANEA	MESA	AZ	85208
ALCANTAR VIDAL JR/YOLANDA G	2731 S ATHENA	MESA	AZ	85208
ALEMAN FAMILY LIVING TRUST	7413 E PORTOBELLO AVE	MESA	AZ	85212
ALLEN JOHN L/JANICE W	7409 E PLATA AVE	MESA	AZ	85212
ALLEN MARK/TERRY L	7427 E PLATA AVE	MESA	AZ	85212
ALONZO GEORGE HENRY	7447 E NARANJA AVE	MESA	AZ	85209
ALVARADO JASON/APRIL	7610 E OBISPO AVE	MESA	AZ	85212
AMH 2014-2 BORROWER LLC	30601 AGOURA RD SUITE 200	AGOURA HILLS	CA	91301
ANDERSON TIMOTHY/CHRISTINA	7511 E NARANJA AVE	MESA	AZ	85209
ANDRE BENJAMIN/EICHE KELSEY	7423 E OLLA AVE	MESA	AZ	85212
ANN MARIE ROCK FAMILY LIVING TRUST	7617 E PORTOBELLO AVE	MESA	AZ	85212
APUAN JASON P	7426 E PORTOBELLO AVE	MESA	AZ	85212
ARAMBULA J JESSE/OLGA VEGA	7411 E OLLA AVE	MESA	AZ	85212
ARCOS DANIEL/CORONADO ANNETTE FRANCISCA	7406 E OLLA AVE	MESA	AZ	85212
ARCOS JESUS/ARACELI	7507 E NARANJA AVE	MESA	AZ	85208-4978
ARGANBRIGHT JAMES S	2716 S ACANTHUS	MESA	AZ	85209
ARVISO LOUIS/DE ARIVSO MARIA RODRIGUEZ	7510 E NARANJA AVE	MESA	AZ	85209
ATCHISON TIMOTHY L/DEBRA A	7427 EAST NARANJA AVENUE	MESA	AZ	85208-4978
AZ RETIREMENT HOLDINGS LLC	16249 S 18TH PL	PHOENIX	AZ	85048
B & K LAND & INV CO	11611 S HIGLEY RD	HIGLEY	AZ	85236
BADER WILLIAM W/KAREN P TR	2704 S ACANTHUS	MESA	AZ	85209
BAILEY JEREMY WADE/DIANE	7537 E PLATA AVE	MESA	AZ	85212
BAILEY JESSICA/BROWN DAMION	7516 E ONZA AVE	MESA	AZ	85212
BAILEY RICHARD/SUSAN	2707 S SAWYER CIR	MESA	AZ	85209
BARKER ADAM/ERIKA	7402 E ONZA AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

BARNETT MARSHALL	7533 E ONZA AVE	MESA	AZ	85212
BARUA RAJIB KUMAR/SHOVA RANI	4002 E SOUTHERN AVE 118	PHOENIX	AZ	85042
BATES ANDREW L/MIA J	7408 E PORTOBELLO AVE	MESA	AZ	85212
BAUM TURKESSA KATRICE	7363 E OSAGE AVENUE	MESA	AZ	85212
BAUMBACH FAMILY TRUST	7457 E PORTOBELLO AVE	MESA	AZ	85212
BC8 LLC	2419 N KACHINA	MESA	AZ	85203-1339
BEAVER DAN MICHAEL/KNOTT MARY ELIZABETH	7407 E ONZA AVE	MESA	AZ	85212
BEAVER ERIC	2714 S ANANEA	MESA	AZ	85208
BEEMAN RICHARD A/JANICE E	9949 MEDINA DR	SANTEE	CA	92071
BEKKEDAHN RYDER/MIKAYLA	7513 E NOPAL AVE	MESA	AZ	85209
BELL LUKE/ASHLEY	2709 S ANANEA	MESA	AZ	85209
BEN FATTO LIMITED PARTNERSHIP	1223 S CLEARVIEW AVE SUITE 103	MESA	AZ	85209
BENNETT HARRY D	2840 S ALETTA	MESA	AZ	85212
BENNETT STEVEN/SMITH STEPHEN	7346 E PLATA AVE	MESA	AZ	85212
BENTLEY BRIDGET A	7342 E ONZA AVE	MESA	AZ	85212
BERGLAND DALE L/ELEANOR E	7707 EAST NEVILLE	MESA	AZ	85208
BICKMORE JOHN/LINDA TR	3030 CORDUA CT	SIMI VALLEY	AZ	93063
BILA CHARLES M	2722 S ANANEA ST	MESA	AZ	85208-4978
BILLINGSLEY KENNETH/TERESA L	2708 S SAWYER CIR	MESA	AZ	85209
BISH ROBERT J/JILL M	2946 S SEYMOUR	MESA	AZ	85212
BITTER GREGORY/ANDREA	7459 E OSAGE AVE	MESA	AZ	85212
BOCKLER JAMES/GLYNDA TR	4251 WARM WINDS	SAN ANTONIO	TX	78253
BOEDING JOSEPH LEE	7629 E OBISPO AVE	MESA	AZ	85212
BOETTCHER CHAD/TERESA	7505 E OSAGE AVE	MESA	AZ	85212
BOOMGAARD AILEEN E	2644 S ACANTHUS	MESA	AZ	85209
BOOTH TIFFANY/SYRSTAD MICHAEL	7080 SUNSET RD	BROOKINGS	SD	57006
BRICE MARK/TAHSHA	7510 E ONZA AVE	MESA	AZ	85212
BRINKER GLENN DALE JR/LANNETTE ADAMS	7620 E PORTOBELLO AVE	MESA	AZ	85212
BRITT MICHAEL L	7464 E PORTOBELLO AVE	MESA	AZ	85212
BROOKS CHRISTOPHER/JESSICA	7350 E OLLA AVE	MESA	AZ	85212
BROWN ROBERT L	2912 S SEYMOUR	MESA	AZ	85212
BRYSON JASON R/JULIE A	7530 E PLATA AVE	MESA	AZ	85212
BRYSON KEN W JR	7445 E PORTOBELLO AVE	MESA	AZ	85212
BUSH KYLIE	7416 E OSAGE AVE	MESA	AZ	85212
CALLIRGOS ALEXANDER J/CRISTINA F	2808 S ALETTA	MESA	AZ	85212
CAMACHO RICHARD D/ALENA C	7625 E PLATA AVE	MESA	AZ	85212
CANNON DANIEL/MARETTA	7347 E OSAGE AVE	MESA	AZ	85212
CANNON GRANT/SUSAN	7562 E PLATA AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

CANO CHRISTOPHER/ESPINOZA SAMANTHA	2724 S RAVEN	MESA	AZ	85209
CARILLO JOSE/MARIBEL	7910 E OBISPO AVE	MESA	AZ	85212
CARL RIGGERS AND RUTH RIGGERS SURVIVORS TR A	27004 SETTLEMENT RD	LENORE	ID	83541
CARTER LIVING TRUST	1803 LINDA LN	LA GRANDE	OR	97850-3324
CASILLAS RAFAEL	2860 S ALETTA	MESA	AZ	85212
CASTRO BERNARD J/LINDSAY M	7422 E PLATA AVE	MESA	AZ	85212
CATHER WILLIAM	7431 E NAVARRO AVE	MESA	AZ	85209
CEDILLO OMAR MUNGUIA/CEDENO JASMINE	7654 E PLATA AVE	MESA	AZ	85212
CERBERUS SFR HOLDINGS L P	1850 PARKWAY PL STE 900	MARIETTA	GA	30067
CHA LINA/ESCOBEDO JOSE	3004 S SEYMOUR ST	MESA	AZ	85212
CHAMBERS JEFFREY/MICHELLE	2711 S SAWYER CIR	MESA	AZ	85208-4978
CHIOLES ANN TR	4671 BURNHAM DR	HOFFMAN ESTATES	IL	60195
CHOUINARD PETE	7648 E PLATA AVE	MESA	AZ	85212
CHRISTIAN BENJAMIN/CANDICE E	3621 E POWELL WAY	GILBERT	AZ	85298
CHUCRI THERESA	7424 E NOPAL AVE	MESA	AZ	85209
CLEVELAND TRACY L	19655 E SONOQUI CIR	QUEEN CREEK	AZ	85142
CLINE WILLIAM L/SALLI A	7446 E OSAGE AVENUE	MESA	AZ	85212
COATES THERESA	2915 S ALETTA	MESA	AZ	85212
COHEN FAMILY REVOCABLE TRUST	7551 E PORTOBELLO AVE	MESA	AZ	85212
COLMENARES CARLOS G/MARIA I	7558 E ONZA AVE	MESA	AZ	85212
COMER BENJAMIN M/SUE	7720 E NAVARRO AVE	MESA	AZ	85208
COOL AMANDA	7646 E OBISPO AVE	MESA	AZ	85212
COOLEY BLACK CANYON LLC	2713 S HANSEN DR	GILBERT	AZ	85295
COOPER WILLIAM WAYNE/BORNTAGER JACLYN S	7428 E NAVARRO AVE	MESA	AZ	85209
COTE KEVIN/ADRIENNA	2712 S SAWYER CIR	MESA	AZ	85209-6256
COVEAL KELVIN/WILBURN BRITTANY	7446 E NARANJA AVE	MESA	AZ	85209
COVERT BENJAMIN J/MORGAN L	7361 E OLLA AVE	MESA	AZ	85212
CR REAL ESTATE INVESTMENTS LLC	3133 E MARLENE DR	GILBERT	AZ	85296
CRETSINGER ROBERT D/COLLEEN J	7462 E NARANJA AVE	MESA	AZ	85209
CURTIS PAUL E/CONNY J	7522 E PLATA AVE	MESA	AZ	85212
CURTIS PAUL ELI/CONNY J	7538 E PLATA AVE	MESA	AZ	85212
CURTIS THOMAS J/KATHARINE	7424 E OLLA AVE	MESA	AZ	85212
CVS 3436 MESA LLC	ONE CVS DR	WOONSOCKET	RI	2895
DAGNINO MICHAEL NEIL LAGUNA	7360 E OSAGE AVE	MESA	AZ	85212
DARIO S HERNANDEZ AND MALINA L HERNANDEZ TR	7343 E OSAGE AVE	MESA	AZ	85212
DAVIS FAMILY TRUST	7740 E NOPAL AVE	MESA	AZ	85208
DAVIS TIMOTHY/MARIA	7515 E NARANJA AVE	MESA	AZ	85209
DAVIS WILLIAM EUGENE/JEANINE M TR	7428 E PLATA AVE	MESA	AZ	85212
DEHARTY ROLAND J/SARA	7559 E OSAGE AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

DEJEU DAVID/KRISTEN	7356 E OSAGE AVE	MESA	AZ	85212
DELTENRE SUZANNE M	7419 E ONZA AVE	MESA	AZ	85212
DEMARY DALEN T/SHANNON J	7430 E OLLA AVE	MESA	AZ	85212
DEPIANO CHRISTOPHER	7341 E ONZA AVE	MESA	AZ	85212
DESERT PLACE AT MORRISON RANCH HOA	8360 E VIA DE VENTURA STE L100	SCOTTSDALE	AZ	85258
DESERT PLACE AT MORRISON RANCH HOA	3180 E ELLIOT RD	GILBERT	AZ	85234
DIEHL GERALD A/DIANE K	7454 E PLATA AVE	MESA	AZ	85212
DIENER MARGARET FARRAR/FARRAR JENNIFER A	7358 E OLLA AVE	MESA	AZ	85212
DNS HOLDINGS LLC	6903 E UPPER TRAIL CIR	MESA	AZ	85207
DONALD P GULD 2006 TRUST	250 SANTA ROSA AVE	EL CENTRO	CA	92243
DRIGGS JOSEPH S/DARLA P	2717 S ANANEA	MESA	AZ	85209
DUDLEY SEAN	7434 E OSAGE AVE	MESA	AZ	85212
DUNN DAVID A/AMY RACHELLE	7563 E PLATA AVE	MESA	AZ	85212
EBERT JOHNATHON M	7451 E ONZA AVE	MESA	AZ	85212
EDGE MEJEAL L/MIWA	7716 E OLLA AVE	MESA	AZ	85212
EDMUNDS GREG M/MARISA R	7431 E ONZA AVE	MESA	AZ	85212
EFNOR KENT J/BEVERLY J	7713 E NAVARRO AVE	MESA	AZ	85209
EICHENBERG MICHAEL/MELISSA	7521 E ONZA AVE	MESA	AZ	85212
ELIAS CHRISTIAN D/JANELLE R	7541 E OSAGE AVE	MESA	AZ	85212
ELLI LAURA/SCOTT	7460 E PLATA AVE	MESA	AZ	85212
ELLIS LAURA S/MICHAEL	7440 E PLATA AVE	MESA	AZ	85212
ENWIYA FAMILY LIVING TRUST	2854 S ALETTA	MESA	AZ	85212
EVANSON JAMES/EILEEN TR	7706 E NOPAL AVE	MESA	AZ	85209
FAGAN KYLE	2710 S ANANEA	MESA	AZ	85209
FELIX JOHN J/CATHALEEN J	7466 E PLATA AVENUE	MESA	AZ	85212
FISHER-MARINARO MICHAEL TODD/MARINARO JOHN CHARLES	7351 E OSAGE AVE	MESA	AZ	85212
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009
FLYNN MICHAEL D	7421 E NARANJA AVE	MESA	AZ	85209
FOCHT ERIC L/KIMBERLY L TR	7416 W PLATA AVE	MESA	AZ	85212
FONTILLAS ALEX E	7623 E OBISPO AVE	MESA	AZ	85212
FORSETH DANIEL S	7705 E PLATA AVE	MESA	AZ	85212
FOUTZ GREGORY L/NICOLLE T	7415 E PLATA AVE	MESA	AZ	85212
FRANKLIN CHRISTOPHER/CYNTHIA	7528 E PORTOBELLO AVE	MESA	AZ	85212
FROST TODD/NYSSA	2760 RAVERN	MESA	AZ	85209
FUDGE JOSHUA	7505 E NOPAL AVE	MESA	AZ	85209
FULCHER FAMILY TRUST	7546 E PLATA AVE	MESA	AZ	85212
GABEL CHRISTOPHER THOMAS/ETAL	7528 E ONZA AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

GABEL CHRISTOPHER/TAMARA	7350 E PORTOBELLO AVE	MESA	AZ	85212
GALERIA CRAIG I/BROOKE ANNE	7624 E PLATA AVE	MESA	AZ	85212
GALINAS FRANCIS P/JUDY C	7504 E PORTOBELLO AVE	MESA	AZ	85212
GALLOWAY ALONZO F	7630 E PLATA AVE	MESA	AZ	85212
GALVEZ RAFAEL ANTONIO	2748 S RAVEN	MESA	AZ	85209
GAMBERALE RUTH E/LOUIS T	24 LOYOLA PL	OAKLAND	NJ	07436-3515
GEORGE WILLIAM/AMBER	5707 E NAVARRO AVE	MESA	AZ	85208
GOLEMBIEWSKI TERI E M BROOKINS/TYLER A	7531 E NARANJA AVE	MESA	AZ	85208
GONZALEZ-GARCIA RUTH/GARCIA M A/CLEMENTS J F	715 CLINTWOOD AVE	LA PUENTE	CA	91744
GRAVES NICKOLAS J/HEATHER	7457 E ONZA AVE	MESA	AZ	85212
GRAY GARY B/REBECCA A	7417 E NARANJA AVE	MESA	AZ	85208-4978
GREEN SUSAN	1496 N HIGLEY RD STE 102-17	GILEBRT	AZ	85234
GREGORY EDWARD M/JENNIFER J	7443 E NARANJA AVE	MESA	AZ	85209
GREWAL CHARANJIT S/HARBEEN K TR	2629 FORBES AVE	SANTA CLARA	CA	95051
GUERRERO BRANDON OSCAR/RACHEL MARIE	2702 S ANANEA	MESA	AZ	85209-6258
GUILL KENNETH G/ VALERIE J	7663 E PLATA AVE	MESA	AZ	85212
GULLIS FELICIA/GARCIA ARTURO	7636 E PLATA AVE	MESA	AZ	85012
HAGERICH FAMILY LIVING TRUST	7716 E NAVARRO AVE	MESA	AZ	85209
HALL JOHN E/LORREA	7527 E ONZA AVE	MESA	AZ	85212
HANECHAN CHRISTINA	7350 E ONZA AVE	MESA	AZ	85212
HANOHANO TAYLOR K/CATHERINE	7437 E PORTOBELLO AVE	MESA	AZ	85212
HANSEN ROBERT JEFFERY/QUERIDO DAUANIE	2831 S ALETTA	MESA	AZ	85212
HANSON SONNY J/KIMBERLY O	2938 S SEYMOUR	MESA	AZ	85212-1747
HARRIS GARY K/CHERIE	7432 E PORTOBELLO AVE	MESA	AZ	85212
HARRY C ACKERMAN AND JULIE I ACKERMAN TRUST	7664 E OBISPO AVE	MESA	AZ	85212
HARSHA BRYAN	7525 E NARANJA AVE	MESA	AZ	85209
HAWLEY CHERYL	2727 S SAWYER CIR	MESA	AZ	85209
HAYES DAWN C/JAMES W	2901 S ALETTA ST	MESA	AZ	85212
HEAD AARON D/HENNING KELLY KAYE	7409 E OSAGE AVE	MESA	AZ	85212
HESTER FAMILY LIVING TRUST	7361 E ONZA AVE	MESA	AZ	85212
HIGGINS DEREK C	7345 E PLATA AVE	MESA	AZ	85212
HINIKER STEVEN	7443 E ONZA AVE	MESA	AZ	85212
HINTZ DONAVON W/KIMBER L	7529 E PLATA AVE	MESA	AZ	85212-9728
HIZON MAE GUZMAN/ORLANDO TETANGCO	7452 E ONZA AVE	MESA	AZ	85212
HO CHING CHARLIE A/KAREN L	7345 E OLLA AVE	MESA	AZ	85212
HO-CHING CHARLES/DOLORES	7514 E NARANJA AVE	MESA	AZ	85209
HOFFMAN MARVIN P	PO BOX 10682	CASA GRANDE	AZ	85130
HOKE MICHAEL J/ANN E	73587 E PLATA AVE	MESA	AZ	85212
HOLDEN TOBY HASKELL/ALETHEA JEANNE	7425 E PORTOBELLO AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

HOLMES RICHARD J/MCKINNON MELANIE	2662 S RAVEN ST	MESA	AZ	85208
HOSTETLER EMMA JANE TR	7711 E NEVILLE AVE	MESA	AZ	85208
HOTI MANJEET S/NISHA/BHARDWAJ DAVINDER KUMAR	7503 E PORTOBELLO AVE	MESA	AZ	85212
HUNTER JAMES R/ALICE L TR	7704 E NAVARRO AVE	MESA	AZ	85208
HUTTERER WERNER/TRACIE	7459 E NARANJA AVE	MESA	AZ	85209
HYLTON DAVID A/DOMONIQUE ANNE	2723 S SAWYER CIR	MESA	AZ	85204
IMAJN HOMES PHOENIX I LLC	10645 N TATUM BLVD SUITE 200-411	PHOENIX	AZ	85028
ISABELL KIMBERLY SUE/TIMOTHY SHANE	7435 E OLLA AVE	MESA	AZ	85212
JA CREATIVE INVESTMENTS US LP	8868 GREENOCK PL	SURREY	BC	V3V6R9
JACKSON CARVEL GIBSON/LOIS N TR	7715 E NEVILLE AVE	MESA	AZ	85208
JAMES B BUSTAD REVOCABLE TRUST/ETAL	16467 720TH AVE	TAOPI	MN	55977
JAMES THOMAS	7722 E OLLA AVE	MESA	AZ	85212
JANTZE TERESA	7461 E NOPAL AVE	MESA	AZ	85209
JERRELL NOEL/ANDREA	2710 S ACANTHUS AVE	MESA	AZ	85209
JOHNSON FAMILY TRUST	7628 E PORTOBELLO AVE	MESA	AZ	85212
JOHNSON JEREMY M/ABIGAIL L	7351 E PLATA AVE	MESA	AZ	85212
JOHNSON KEVIN/MIKI	7425 E ONZA AVE	MESA	AZ	85212
JOHNSON MICHAEL/AMY C	7427 E OSAGE AVE	MESA	AZ	85212
JUAREZ JC M/BELINDA A	7704 E PLATA AVE	MESA	AZ	85212
JUDY BRETT/HANNAH	7509 E NOPAL AVE	MESA	AZ	85209
KASSEL MITCHELL	7449 E NOPAL AVE	MESA	AZ	85209
KATHRYN L WASMUND LIVING TRUST	7708 E NAVARRO AVE	MESA	AZ	85209
KAUFMAN JOSHUA L	7357 E PLATA AVE	MESA	AZ	85212
KENNETH S JOHNSON AND VALERIE A JOHNSON TRUST	7344 E OSAGE AVE	MESA	AZ	85212
KING GARY R/AMANDA L	7421 E PLATA AVE	MESA	AZ	85212
KINSELLA SHERRY L	7645 E PORTOBELLO AVE	MESA	AZ	85212
KLUDY KEVIN S/DEBRA D	7535 E OSAGE AVE	MESA	AZ	85212
KLUZIK FAMILY TRUST	7437 E ONZA AVE	MESA	AZ	85212
KOK ROBERT W/COLLEEN P	5 PAQUETTE PL	ST ALBERT	AB	T8N5K8
KORFF HAL JR/LYNNE M	7405 E OLLA AVE	MESA	AZ	85212
KOST ALEX M	7425 E NAVARRO AVE	MESA	AZ	85209
KOTSUR RYAN M/STEPHANIE D	7334 E PLATA AVENUE	MESA	AZ	85212
KREHBIEL JUSTIN E/JESSICA L	7521 E PLATA AVE	MESA	AZ	85212
KROUT SCOTT/KATHRYN	7552 E PORTOBELLO AVE	MESA	AZ	85212
KUGLER KATRINA C/ANDREW D	2716 S SAWYER CIR	MESA	AZ	85209-6256
KUHNS STEPHEN R/MARLENE G	2715 S ATHENA	MESA	AZ	85208
KUMAR BRIJESH/SAHAY URVASHI	7505 E PLATA AVE	MESA	AZ	85212
LABITA ELYSIA NICOLE/JAMES JOSEPH	7536 E PORTOBELLO AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

LAM HOANG V/TO HANG L	543 MOSCOW ST	SAN FRANCISCO	CA	94112-2807
LANDRUM LUCAS P/SHERYL P	7517 E OSAGE AVE	MESA	AZ	85212
LANGDON WILLIAM E/BARROW NANCY L	7643 E PLATA AVE	MESA	AZ	85212
LAPARRA RONALD G/LAURA	7355 E OSAGE AVE	MESA	AZ	85212
LARKIN AMY	7414 E ONZA AVE	MESA	AZ	85212
LARSON RONALD/MA JUAN	7362 E PORTOBELLO AVE	MESA	AZ	85212
LASHELL WILLIAM L	2724 S SAWYER CIR	MESA	AZ	85208
LAVINO PAUL D/ELIZABETH A	7561 E PORTOBELLO AVE	MESA	AZ	85212
LEAHY KEVIN R/MARYBETH R	2703 S SAWYER CIRCLE	MESA	AZ	85208-4978
LEATHAM CARY/CALI	7647 E OBISPO AVE	MESA	AZ	85212
LEON ELSA F	7418 E NOPAL AVE	MESA	AZ	85209
LEONARD BRADLEY P	2738 S RAVEN ST	MESA	AZ	85208
LEWIS GLEN A/DARIEN N	7949 N SIERRA MORENA CIR	MESA	AZ	85207
LEYBA THOMAS M/DEBORAH	7430 E NOPAL	MESA	AZ	85208
LIVORSI LEONARD A/ROJAS-LIVORSI NERIDA S	7452 E PORTOBELLO AVE	MESA	AZ	85212
LLI TAUVAGA/WILLIAMS TESSA DIANNE	7544 E PORTOBELLO AVE	MESA	AZ	85212
LOHUIS ROBERT D/SUZANNE R	3071 485TH ST	MCINTYRE	IA	50455
LOPEZ ENEDINA/MARCO/ANA Z	2719 S SAWYER CIR	MESA	AZ	85209
LU YINYING	3540 E MELODY LN	GILBERT	AZ	85234
LUBICH MARIANNE	7656 E PORTOBELLO AVE	MESA	AZ	85212
LUPO LAYNA ERIN/BARTLE RUSSELL CURTIS	2853 S ALETTA	MESA	AZ	85212
M&J MILLER LIVING TRUST	7545 E PLATA AVE	MESA	AZ	85212
MALNAR ADAM/GABRIELLE	7453 OSAGE AVE	MESA	AZ	85212
MALUPO LIVING TRUST	7129 E LAGUNA AZUL AVE	MESA	AZ	85209
MANN ALLAN S/SALLY F TR	11621 PALAWAN	CYPRESS	CA	90630
MANNING MITCHELL G/RACHELLE L	7464 E ONZA AVE	MESA	AZ	85212
MARICOPA COUNTY HWY DEPT	3325 W DURANGO	PHOENIX	AZ	85009
MARINELLO MICHAEL A/MELISSA M	7519 E PORTOBELLO AVE	MESA	AZ	85212
MARSHA L PENNER TRUST	4532 JUTLAND PL	SAN DIEGO	CA	92117
MARSHALL ASHLEY	7428 E OSAGE AVE	MESA	AZ	85212
MARTIN MARK D/ROSANELL I	7412 E OLLA AVE	MESA	AZ	85212
MAYER ROBERT	7722 E NOPAL AVE	MESA	AZ	85209
MBR LAND I L L P	3180 E ELLIOT RD	GILBERT	AZ	85234
MCABEE FAMILY LIVING TRUST	7664 E PORTOBELLO AVE	MESA	AZ	85212
MCCAIN RAYMOND MELVIN	7648 E PORTOBELLO AVE	MESA	AZ	85212
MCCN PROPERTIES LLC	8490 S POWER RD STE 105-119	GILBERT	AZ	85297
MCCONNELL MICHAEL S/SHARON J	7513 E PLATA AVE	MESA	AZ	85212
MCDONALD AARON MICHAEL/ARIEL JORDAN	7354 E ONZA AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

MCNAMARA JAMIE/MELISSA	2906 S SEYMOUR	MESA	AZ	85212
MEDINA ELMER ARTALEJO	7635 E OBISPO AVE	MESA	AZ	85212
MEIER MICHAEL	7363 E PLATA AVENUE	MESA	AZ	85212
MICHAEL I SPAK 1992 TRUST	680 LAKESHORE DR UNIT 1002	CHICAGO	IL	60611
MISHLER KENNETH C/MYRNA S	2658 S ACANTHUS	MESA	AZ	85209
MITCHELL FAMILY TRUST	7420 E PORTOBELLO AVE	MESA	AZ	85212
MONTGOMERY DENNIS/SANDY	7728 E NOGAL AVE	MESA	AZ	85209
MOON RICHARD A/BESSIE J TR	7714 E NOPAL AVE	MESA	AZ	85208
MOORE CHRISTINE/WILLIAM	7413 E ONZA AVE	MESA	AZ	85212
MOORE TRUST	7339 E PLATA AVE	MESA	AZ	85212
MORENO AARON R/TAMSEN N	7463 E PORTOBELLO AVE	MESA	AZ	85212
MORENO RUBEN	7622 E OBISPO AVE	MESA	AZ	85212
MORGANTE LISA P	7637 E PLATA AVE	MESA	AZ	85212
MORRIS LUCAS P/LISA B	7465 E PLATA AVE	MESA	AZ	85212
MORRISON TIMOTHY R/TRINA	7540 E ONZA AVE	MESA	AZ	85212
MUDD SCOTT A/DAWN D	7442 E NAVARRO AVE	MESA	AZ	85208-4978
MULLINS DANIEL/DONI	7503 E NAVARRO AVE	MESA	AZ	85209
MURLATT SCOTT P/KATHLEEN S	2847 S ALETTA	MESA	AZ	85212
MYERS PATRICIA M	2918 S SEYMOUR	MESA	AZ	85212
NASUTA AMY E/CHRISTIAN B	7410 E OSAGE AVE	MESA	AZ	85212
NAVARRO AVENUE LLC	14601 S PRESARIO TRL	PHOENIX	AZ	85048
NEAU MICHAEL EDWARD JR	7438 E ONZA AVE	MESA	AZ	85212
NELSON JOHNNY KIM/REBECCA A	7439 E PLATA AVE	MESA	AZ	85212
NELSON REBECCA ANNE/JUDY KELLY R/SHARON A	7552 E ONZA AVE	MESA	AZ	85212
NELSON TAMARA S/THOMAS M	7432 E NARANJA AVE	MESA	AZ	85208
NGIGI ANNE NJERI	7442 E OLLA AVE	MESA	AZ	85212
NGUYEN LINH PHI	7551 E ONZA AVENUE	MESA	AZ	85212
NGUYEN TRINA/CUONG Q	7434 E PLATA AVE	MESA	AZ	85212
NICOLETTI DONNA	7451 E NARANJA AVE	MESA	AZ	85209
NIEDERHAUSER WILFORD/JESSIE	6844 S DENBY DALE RD	WEST JORDAN	UT	84084
OKAFOR TOCHUKWU O	7628 E OBISPO AVE	MESA	AZ	85212
OMALLEY THOMAS JAMES/CHRISTINE MARIE	7617 E OBISPO AVE	MESA	AZ	85212
ORAL DUANE GIBBONS AND JANETTE KAYE GIBBONS REVOCABLE TRUST	7465 E OSAGE AVE	MESA	AZ	85212
ORONA ANTHONY J/JENNIFER M	2710 S RAVEN	MESA	AZ	85209
OSBORNE BLAIR	2017 ROCKEFELLER LN APT B	REDONDO BEACH	CA	90278
OSSMAN VALENTIN/IZABELLA	1523 YUKON PL	LIVERMORE	CA	94550
PAREE TIMOTHY L/DEBORAH L	7411 E NARANJA AVE	MESA	AZ	85208-4978
PAULSON LIVING TRUST	7414 E PORTOBELLO AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

PENA REBECCA A	7417 E OLLA AVE	MESA	AZ	85212
PENROD KEITH	7662 E PLATA AVE	MESA	AZ	85212
PERALTA ROGELIO	7353 E ONZA AVENUE	MESA	AZ	85212
PEREZ JOSE L JR/BRISENO MARIA R	7354 E OLLA AVE	MESA	AZ	85212
PETERSEN LEVI C/JESSICA R	7422 E OSAGE AVE	MESA	AZ	85212
PETTIT CASSIE L/CHRISTOPHER M	7337 E ONZA AVE	MESA	AZ	85212
PHAM AND BUI TRUST	3856 E WELTON LN	GILBERT	AZ	85295
PHEUPHONG GINA/WARREN ERIK S	7433 E NARANJA AVE	MESA	AZ	85209
PICCINO LIVING TRUST	40254 TANAGER CIR	TEMECULA	CA	92591
PIERCE KYLE	7619 E PLATA AVE	MESA	AZ	85212
PIZARRO ERIKA A/GEORGE III	6040 E MAIN ST UNIT 425	MESA	AZ	85205
PONZETTI KATHLEEN R	7534 E ONZA AVE	MESA	AZ	85212
PORTER J CARLOS/JESSICA	7401 E ONZA AVE	MESA	AZ	85212
POWERS RYAN JOSEPH	7365 E OLLA AVE	MESA	AZ	85212
PRICE MASON GOODYEAR/CHELSEY BISHOP	7512 E PORTOBELLO AVE	MESA	AZ	85212
PRIESTLEY THOMAS JR/BRITNEY	7458 E ONZA AVE	MESA	AZ	85212
PRITCHETT RONALD/HOLLY E	2907 S ALETTA ST	MESA	AZ	85212
PROGRESS RESIDENTIAL 2015-1 BORROWER LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
PROGRESS RESIDENTIAL BORROWER 8 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
QUINTANA IRMA	7513 E LOBO AVE	MESA	AZ	85209
R & R MONTGOMERY LIVING TRUST	1225 E WASHINGTON AVE	GILBERT	AZ	85234
RAMIREZ JACQUIN/SHANTELE	5338 E MAIN	MESA	AZ	85205
RAMOS SHELLY	7631 E PLATA AVE	MESA	AZ	85212
RANDOLPH ROBERT D/LINDSEY M	7557 E ONZA AVE	MESA	AZ	85212
RAVAGO ROBERT A/VANESSA E	7441 E OLLA AVE	MESA	AZ	85212
RAY EDWARD D/KAREN M	7413 E NAVARRO AVE	MESA	AZ	85208-4978
REDMON RENANTE/JULIE A	7636 E PORTOBELLO	MESA	AZ	85212-1738
REES SHERRY S	7543 E PORTOBELLO AVE	MESA	AZ	85212
REILY ROBERT R	7433 E OSAGE AVE	MESA	AZ	85212
RICHARD AND DELAINE ANTHONY REV LIV TRUST	7340 E PLATA AVE	MESA	AZ	85212
RICKS INVESTMENTS LP	6001 E UNIVERSITY DR	MESA	AZ	85205
RIECK ROCHELLE E/SPENCER E	7353 E OLLA AVE	MESA	AZ	85212
RIVAS JOHENRY/ARIANA	2733 S ANANEA ST	MESA	AZ	85209
ROBLETO OSCAR M/JONNALYN N	7355 E NARANJA AVENUE	MESA	AZ	85209
ROCKAFELLOW CORINNE M	7429 E OLLA AVE	MESA	AZ	85212
ROLEY AUSTIN O/ROWLEY ARDEN	7345 E ONZA AVE	MESA	AZ	85212
ROLLINS LISA LEA/DARR KYLE D	7415 E OSAGE AVE	MESA	AZ	85212
ROMNEY FAMILY LIVING TRUST	7511 E PORTOBELLO AVE	MESA	AZ	85212
ROMO MELISSA	7518 E NARANJA AVE	MESA	AZ	85209

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

ROSS GINA	7346 E ONZA AVE	MESA	AZ	85212
ROSS NATALIE L/ROBERT E	7447 E OLLA AVE	MESA	AZ	85212
ROSS PAMELA	7347 E NARANJA AVE	MESA	AZ	85209
ROSSINI BERNARD	7426 E ONZA AVE	MESA	AZ	85212
ROUILLER TIMOTHY J	7415 E NOPAL AVE	MESA	AZ	85208
ROWE ALEXANDER WAYNE	7527 E PORTOBELLO AVE	MESA	AZ	85212
RS PHOENIX OWNER LP	2001 BROADWAY STE 400	OAKLAND	CA	94612
RUPPERT LAURENCE/KATHRYN	2664 S ACANTHUS	MESA	AZ	85209
SAINZ LUIS E	7359 E OSAGE AVE	MESA	AZ	85212
SAMPSON & MORTON LIVING TRUST	7618 E PLATA AVE	MESA	AZ	85212
SAMUEL O DIXON AND MILDRED I DIXON REVOCABLE	7717 E NAVARRO AVE	MESA	AZ	85208
SAMUELS PAUL/MICHAL	7364 E OSAGE AVE	MESA	AZ	85212
SANCHEZ FAMILY TRUST	7625 E PORTOBELLO	MESA	AZ	85208
SANTIAGO FRANCISCO/OROZCO MARIA DOLORES	6991 E CAMELBACK RD D-118	SCOTTSDALE	AZ	85251
SCHLAVIN TODD A	7420 E NARANJA AVE	MESA	AZ	85209
SCHOENTHAL ARIC R	7640 E OBISPO AVE	MESA	AZ	85212
SCHOENWETTER RONALD/CYNTHIA	7728 E OLLA AVE	MESA	AZ	85212
SCHRANTZ CYNTHIA J	7440 E OSAGE AVE	MESA	AZ	85212
SCHREINER TYLER D/SHARON V	7431 E PORTOBELLO AVE	MESA	AZ	85212
SCHRIVER RONALD/KAREN	7734 E NOPAL AVE	MESA	AZ	85208
SCHUMACHER GERALD/HOLLY	26121 CALLE CRESTE	MISSION VIEJO	CA	92692
SCHWALB KEVIN/ASHLEY	7451 E PORTOBELLO AVE	MESA	AZ	85212
SCOCO JACQUELINE G	7721 E NAVARRO AVE	MESA	AZ	85208
SEAKCR REVOCABLE TRUST	7432 E ONZA AVE	MESA	AZ	85212
SEEGMILLER JUNE/JUSTIN	7553 E OSAGE AVE	MESA	AZ	85212
SELF FAMILY TRUST	8645 E MALLORY ST	MESA	AZ	85207
SELF THERESA G	7444 E ONZA AVE	MESA	AZ	85212
SELLHORST WILLIAM/CHASITY	8865 E BASELINE RD UNIT 1233	MESA	AZ	85209
SHEFFIELD RICHARD J/ANITA R	7500 JABORANDI DR	AUSTIN	TX	78739
SHOEMAKER WARRY E/PHYLLIS D TR	2739 S ATHENA	MESA	AZ	85208
SHONK CLYDE JOSEPH III/MARY JO	7445 E OSAGE AVE	MESA	AZ	85212
SHRADER DENNIS/YVONNE L	7509 E ONZA AVE	MESA	AZ	85212
SICKLER CLAUDIA T	PO BOX 85	MESA	AZ	85211-0085
SILVAS LETICIA	2754 S RAVEN	MESA	AZ	85208-4978
SINGH BOOTA/KAUR JASKARAN	7642 E PLATA AVE	MESA	AZ	85212
SINGH COURTNEY/AMRIT P	2832 S ALETTA	MESA	AZ	85212
SLATER CHRISTINE ELIZABETH	7641 E OBISPO AVE	MESA	AZ	85212
SLAYSMAN TIMOTHY R/KAY W	7437 E NOPAL AVE	MESA	AZ	85208-4978
SMILEY KAREN MICHELLE/RICHARD MARTIN	7417 E NAVARRO AVE	MESA	AZ	85209

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

SMITH JOSHUA H/JESSICA L	2721 S ANANEA	MESA	AZ	85209
SMITH ROBERT/CINDI/COLTIN	2962 S SEYMOUR	MESA	AZ	85212
SMITH SHAWN	7506 E NARANJA AVE	MESA	AZ	85209
SMITH TYE S/STACEY A	7463 E ONZA AVE	MESA	AZ	85212
SNOW DALLIN REED/LINDSEY/PAUL R/MARSHA K	7522 E ONZA AVE	MESA	AZ	85212
SNYDER TANYA M/JOSHUA M	7553 E PLATA AVE	MESA	AZ	85212
SOLAREZ ELIZABETH/MONTERO MELICIA	7439 E OSAGE AVE	MESA	AZ	85212
SOLHEIM NANCY L/VENABLE STACY J/JONATHAN A	7418 E OLLA AVE	MESA	AZ	85212
SONORAN SPRINGS OWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
SONORAN SPRINGS OWNERS ASSOCIATION	631 S CROWS NEST DR	GILBERT	AZ	85233
SOSSAMAN GUADALUPE LLC	4702 S OLEANDER DR	CHANDLER	AZ	85248
SPARKS STEPHEN/ERIN	7634 E OBISPO AVE	MESA	AZ	85212
STONE JORDAN R/GAYLEDENE A	7364 E PLATA AVE	MESA	AZ	85212
STURNER ROGER F/JOAN EFFIE TR	7733 E NAVARRO AVE	MESA	AZ	85208
SULLIVAN KAREN	7349 E ONZA AVE	MESA	AZ	85212
SUMMERS STEPHANIE/AMBER NICOLE	7436 E NAVARRO AVE	MESA	AZ	85209
SUNLAND VILLAGE EAST ASSOCIATION	2145 S FARNSWORTH DR	MESA	AZ	85208
SUPERSTITION SPRINGS COMMUNITY MASTER ASSOC	2500 S POWER RD #126-3	MESA	AZ	85209
SUPERSTITION SPRINGS COMMUNITY MASTER ASSOC	4201 N 24TH ST	PHOENIX	AZ	85016
SUTHERLAND DARREN D	914 ARNOLD ST	DAVIS	CA	95618
SWAIM CHRISTIN N	7453 E NOPAL AVE	MESA	AZ	85209
SWINGLE SCOTT	7661 E OBISPO AVE	MESA	AZ	85212
TABOR ROBERT C JR/DIANA M	7433 E PLATA AVE	MESA	AZ	85212
TAFOYA KEVIN E/CYNDI	7513 E NAVARRO AVE	MESA	AZ	85209
TANG THANH VAN	7352 E OSAGE AVE	MESA	AZ	85212
TANNIS RICHARD/TRISHA	7554 E PLATA AVE	MESA	AZ	85212
TAYLOR FAMILY TRUST	7346 E OLLA AVE	MESA	AZ	85212
TAYLOR KAYLA/VENUTI JOSEPH	7354 E NARANJA AVE	MESA	AZ	85209
THOMAS AARON S/SHELBY D	7514 E PLATA AVE	MESA	AZ	85212
TIFFER BRIAN A/LOYA-TIFFER MELISSA A	17342 VIA EL CERRITO	SAN LORENZO	CA	94580-3538
TILLWACH KERRI LYNN	7562 E PORTOBELLO AVE	MESA	AZ	85212
TINA MARIE WEISSERT REVOCABLE LIVING TRUST	7352 E PLATA AVE	MESA	AZ	85212
TONGE ALAN R/LISA K	7446 E PLATA AVE	MESA	AZ	85212
TORRES JESUS M	8435 ALAMEDA STREET	DOWNEY	CA	90242
TORRES RAMONA/KAPLAN JARED	7342 E OLLA AVE	MESA	AZ	85212
TOWE CHAD/SARAH	7404 E OSAGE AVE	MESA	AZ	85212
TOWNSEND JAMES M	8113 E MILAGRO AVE	MESA	AZ	85209
TRAYNOR MERYLIN	PO BOX 67	KAKTOVIK	AK	99747
TRZCINSKI WAYNE	7511 E OSAGE AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

TUCKER ALAINA/CHAD	7504 E ONZA AVE	MESA	AZ	85212
TURILLI LAUREN	7357 E ONZA AVE	MESA	AZ	85212
TWILLEY WILLIAM JOSEPH/GRACE LORRAINE	7436 E OLLA AVE	MESA	AZ	85212
UBALDO AND MAGDALENA GARCIA LIVING TRUST	7649 E PLATA AVE	MESA	AZ	85212
UNGER KYLE SCOTT	7358 E ONZA AVE	MESA	AZ	85212
UPTON MARTIN/CLAIR	7453 E PLATA AVE	MESA	AZ	85212
VARIN JAIME A	2720 S SAWYER CIR	MESA	AZ	85209
VEGA FRANCISCA	7529 E OSAGE AVE	MESA	AZ	85212
VENERABLE NICOLE C	7457 E NOPAL AVE	MESA	AZ	85209
VERDUGO PHILLIP M/MARY LOU	7405 E NARANJA AVE	MESA	AZ	85208
VEST RAYMON JAMES/WENDY ANN	7362 E OLLA AVE	MESA	AZ	85212
VILLICANA JUAN J/HERNANDEZ MONICA	7419 E PORTOBELLO AVE	MESA	AZ	85212
VILLONT VICTOR K/LINDA L	7459 E PLATA AVE	MESA	AZ	85212
WADE BOBBIE/CLAYTON PATRICK	7356 E PORTOBELLO AVE	MESA	AZ	85212
WADE NATASHA M/LOUIS R	7458 E PORTOBELLO AVE	MESA	AZ	85212
WANG NING/JI XIAOYU	7539 E ONZA AVE	MESA	AZ	85212
WARREN ANDREW J	2875 W HIGHLAND ST NO 1194	CHANDLER	AZ	85224
WATT HERBERT/ANNETTE	7420 E ONZA AVE	MESA	AZ	85212
WATTS CLAYTON L/WILLIE LOUISE TR	2652 S ACANTHUS	MESA	AZ	85208
WEINER FAMILY LIVING TRUST	7714 E OBISPO AVE	MESA	AZ	85212
WHITNER NANCY	7363 E NARANJA AVE	MESA	AZ	85209
WIDDER JAMES RUSSELL JR/KOREEN ROCHELLE	7708 E OBISPO AVE	MESA	AZ	85212
WIECHMANN JOHN/WYLENE	7711 E OBISPO AVE	MESA	AZ	85212
WILDRICK STEPHEN J/AMY M	7425 E NOPAL AVE	MESA	AZ	85209
WILLIAMS MATHEW J	7503 E ONZA AVE	MESA	AZ	85212
WILLIAMS TAYLOR K/KRISTIN N	7515 E ONZA AVE	MESA	AZ	85212
WITUCKY TRUST	7535 E PORTOBELLO AVE	MESA	AZ	85212
WOLFORD DANIEL B/MARIA C	2866 S ALETTA	MESA	AZ	85212
WORDEN MARK N/LISA M	2725 S ANANEA AVE	MESA	AZ	85208
WRIGHT CHRISTOPHER D	3012 S SEYMOUR	MESA	AZ	85212
WURTH AMY/JASON	7432 E NAVARRO AVE	MESA	AZ	85209-6267
WYNN STEVEN D	7412 E NAVARRO AVE	MESA	AZ	85208
YOUELLS RICHARD A/JULIE A	7448 E OLLA AVE	MESA	AZ	85212
YOUNG JOSHUA G	2816 S ALETTA	MESA	AZ	85212
ZANTELO DAWN ANNETTE	7403 E OSAGE AVE	MESA	AZ	85212
ZEHRING KENNETH/MONICA	7362 E ONZA AVE	MESA	AZ	85212
ZWEBER CHARLES J/KAREN L	7703 E NEVILLE AVE	MESA	AZ	85209-6145

HOAs and Neighborhood Associations - Notification List

Porchlight Homes, SWC Guadalupe & Sossaman

Neighborhood Name	First Name	Last Name	Street #	Street		City	State	Zip
				Direction	Street Name			
Sunland Village East	Beverly	Selvage	2627	S	Hibiscus	Mesa	AZ	85209
Boulder Creek	Janis	Bullock	8064	E	Olla	Mesa	AZ	85211
Superstition Springs Community Master Association	Dave	Hubalik	6929	E	Medina Ave.	Mesa	AZ	85209
City of Mesa	Andrea	Alicoat	P.O Box		1466 Ste 250	Mesa	AZ	85211

Citizen Participation Report

Porchlight Homes SWC of Sossaman Road and Guadalupe Road.

Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for the proposed development located on an 6.74 net acres (9.97 gross acres) located at the SWC of Sossaman Road and Guadalupe Road in Mesa (APN 304-17-570). These requests are for Porchlight Homes' proposed single-family residential development located in the Desert Place at Morrison Ranch subdivision.

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

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

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

D.J. Stapley

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

Action Plan:

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

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Homeowners Associations within one-half mile of the project site and registered neighborhood associations within one mile of the project (provided by the City).

2. Prior to submitting the formal submittal, the applicant met with the Desert Place at Morrison Ranch HOA, which presented the proposal to the HOA members for a vote. Approximately two-thirds of the Desert Place at Morrison Ranch's HOA members approved of this proposal, which is rare for their HOA to have that high percentage of consensus on a proposal. More than 470 members of the HOA signed a petition in support of the proposed development.
3. After the first submittal, a neighborhood meeting was held on September 24, 2010 at 6:00 p.m. at Boulder Creek Elementary School Library (6850 E. Williams Field Road, 8045 E. Portobello Ave., Mesa 85212) with the applicant present to provide the opportunity to discuss the proposed project. Three neighbors attended the meeting. A copy of the meeting minutes and sign-in sheets are attached to this Citizen Participation Plan.

The applicant responded to all questions and comments raised at the neighborhood meeting, which are summarized in the attached neighborhood meeting summary. Generally, the property owners at the meeting were supportive of the request. One neighbor was pleased that the perimeter landscaping and fence remain consistent with the current subdivision design. The neighbors appeared more interested in the description and details of the proposal and did not voice any opposition.

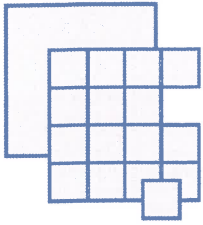
4. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property. A copy of the notification letter and contact list are attached to this Plan.
5. A sign-in sheet was collected at the neighborhood meeting in an effort to notify those in attendance of any upcoming meetings, including the public meetings.
6. For public hearing notice, applicant will comply with City requirements and post a minimum of one (1) 4' x 4' sign(s) on the property. It was placed on the property in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Schedule:

Pre-Application Submittal	March 26, 2019
Formal Submittal to City	September 16, 2019
Neighborhood Meeting	September 24, 2019
Second Submittal	October 21, 2019
Planning & Zoning Public Hearing	<i>December 11, 2019</i>

Attached Exhibits:

- 1) Neighborhood meeting notification letter
- 2) Notification map of surrounding property owners
- 3) List of property owners within 1000 ft.+ of the subject property,
- 4) Neighborhood Association and HOA notice lists
- 5) Neighborhood meeting sign-in sheet
- 6) Neighborhood meeting summary
- 7) Sign posting affidavit



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

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

September 11, 2019

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Porchlight Homes, we are pleased to invite you to a neighborhood meeting to receive your comments regarding our application requests to the City of Mesa for the development of approximately 6.7 net acres (9.97 gross acres) located at the SWC of Sossaman Road and Guadalupe Road in Mesa (APN 304-17-570). The requests are to Rezone from NC-PAD-DMP to RS-6-PAD-DMP (Single-Family Residential) and Preliminary Plat. Put more simply, we want to change the property from commercial shopping center to single-family residential homes similar to the existing residential homes that are adjacent. The new homes will be specially designed in accordance with Porchlight Homes' thoughtfully crafted design standards.

A neighborhood meeting will be held to discuss the project and to answer any questions you may have. We value and look forward to your input.

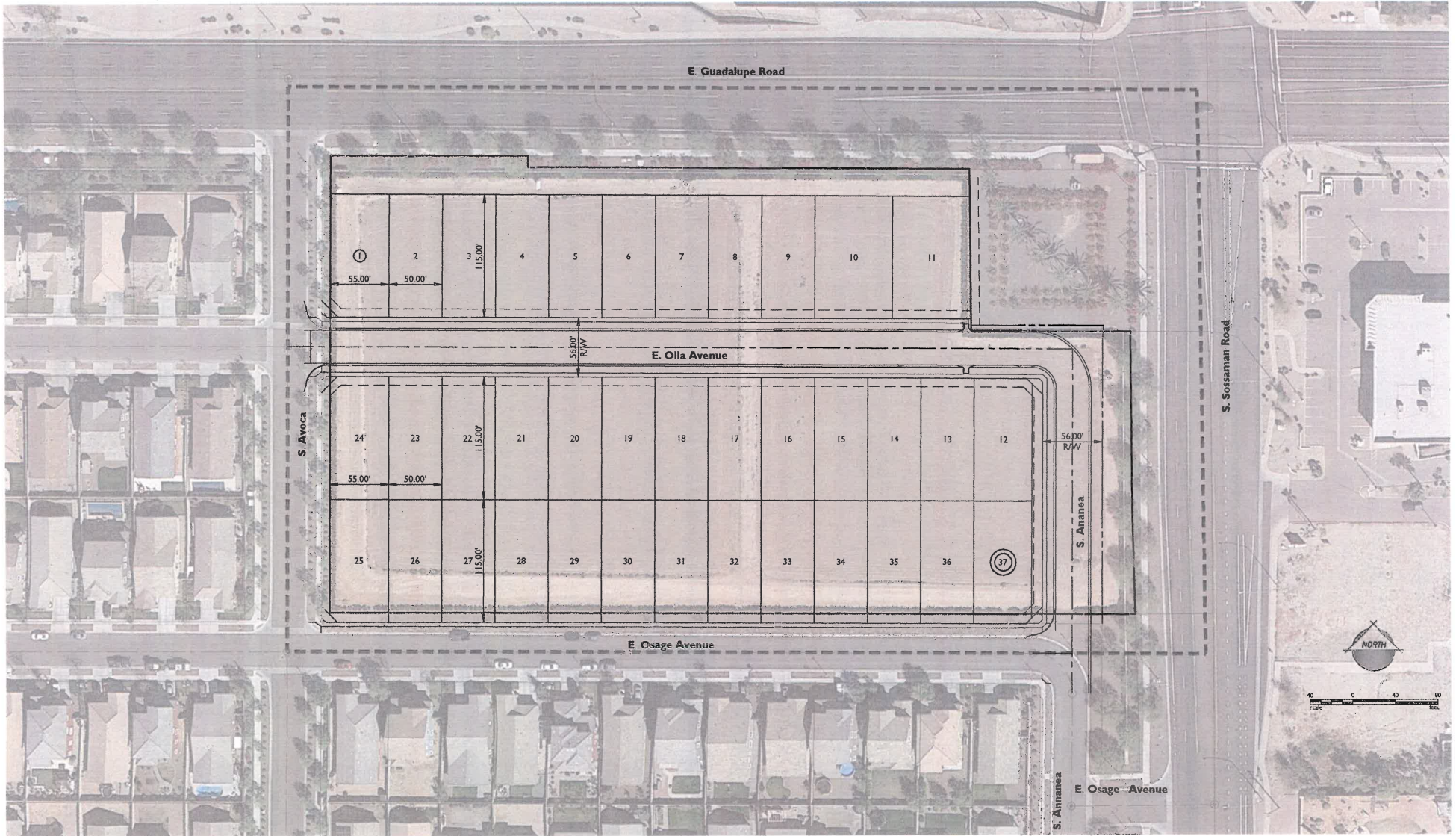
Date:	September 24, 2019
Place:	Boulder Creek Elementary School - Library 8045 E. Portobello Ave. Mesa, AZ 85212
Time:	6:00 p.m.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information on the sign-in sheet will also be notified.

If you have any questions regarding this matter prior to this neighborhood meeting, please contact me or D.J. Stapley at our office at (480) 461-4670.

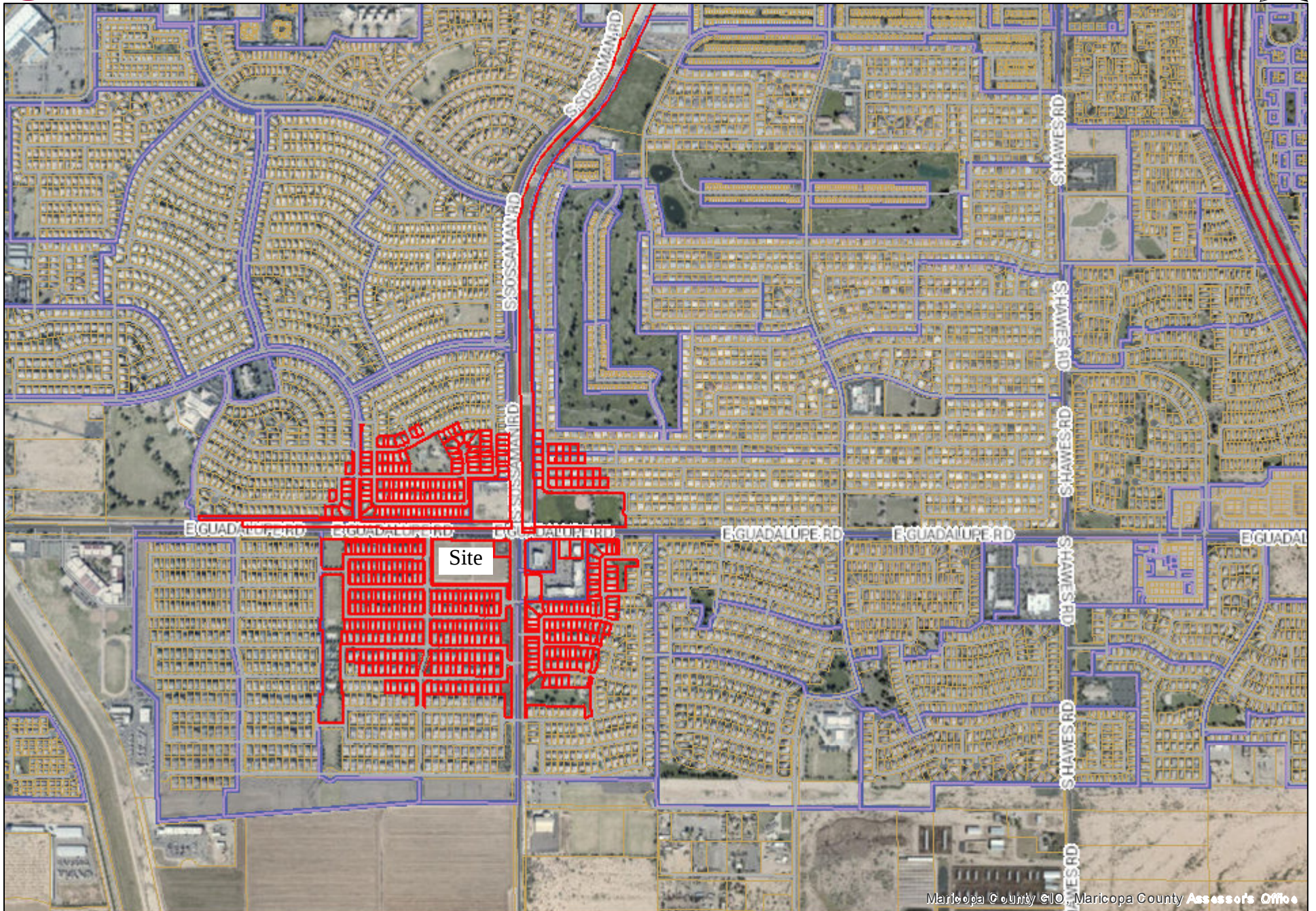
Sincerely,

Sean B. Lake
PEW & LAKE, PLC





Property Owners within 1,000+ ft. Porchlight Homes



Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

Owner	Address	City	State	Zip
544456 BC LTD	207 1099 W 8TH AVE	VANCOUVER	BC	V6H1C3
7366 E OLLA AVE LLC	38500 ATHY CT	FREMONT	CA	94536
ABBEY JORDAN E	5004 HASSELL ST	VIRGINIA BCH	VA	23455
ABBOTT GARY D/LISA R	7546 E ONZA AVE	MESA	AZ	85212
ABDOU EMERITA L	7506 E PLATA AVE	MESA	AZ	85212
ACOSTA MICHAEL E/ESTUPINON ELENA F	7436 E NOPAL AVE	MESA	AZ	85209
ADAMSON LYNN	7421 E OSAGE AVE	MESA	AZ	85212
AEI SOSSALUPE LLC	11100 SANTA MONICA BLVD SUITE 260	LOS ANGELES	CA	90025
AEI SOSSAMAN LLC	11000 SANTA MONICA BLVD STE 260	LOS ANGELES	CA	90025
AGLER MICHAEL R/MELANIE L	7438 E PORTOBELLO AVE	MESA	AZ	85212
AIONO AUGUST/KAITLIN	7445 E NOPAL AVE	MESA	AZ	85209
ALCALDE KARYN	2730 S ANANEA	MESA	AZ	85208
ALCANTAR VIDAL JR/YOLANDA G	2731 S ATHENA	MESA	AZ	85208
ALEMAN FAMILY LIVING TRUST	7413 E PORTOBELLO AVE	MESA	AZ	85212
ALLEN JOHN L/JANICE W	7409 E PLATA AVE	MESA	AZ	85212
ALLEN MARK/TERRY L	7427 E PLATA AVE	MESA	AZ	85212
ALONZO GEORGE HENRY	7447 E NARANJA AVE	MESA	AZ	85209
ALVARADO JASON/APRIL	7610 E OBISPO AVE	MESA	AZ	85212
AMH 2014-2 BORROWER LLC	30601 AGOURA RD SUITE 200	AGOURA HILLS	CA	91301
ANDERSON TIMOTHY/CHRISTINA	7511 E NARANJA AVE	MESA	AZ	85209
ANDRE BENJAMIN/EICHE KELSEY	7423 E OLLA AVE	MESA	AZ	85212
ANN MARIE ROCK FAMILY LIVING TRUST	7617 E PORTOBELLO AVE	MESA	AZ	85212
APUAN JASON P	7426 E PORTOBELLO AVE	MESA	AZ	85212
ARAMBULA J JESSE/OLGA VEGA	7411 E OLLA AVE	MESA	AZ	85212
ARCOS DANIEL/CORONADO ANNETTE FRANCISCA	7406 E OLLA AVE	MESA	AZ	85212
ARCOS JESUS/ARACELI	7507 E NARANJA AVE	MESA	AZ	85208-4978
ARGANBRIGHT JAMES S	2716 S ACANTHUS	MESA	AZ	85209
ARVISO LOUIS/DE ARIVSO MARIA RODRIGUEZ	7510 E NARANJA AVE	MESA	AZ	85209
ATCHISON TIMOTHY L/DEBRA A	7427 EAST NARANJA AVENUE	MESA	AZ	85208-4978
AZ RETIREMENT HOLDINGS LLC	16249 S 18TH PL	PHOENIX	AZ	85048
B & K LAND & INV CO	11611 S HIGLEY RD	HIGLEY	AZ	85236
BADER WILLIAM W/KAREN P TR	2704 S ACANTHUS	MESA	AZ	85209
BAILEY JEREMY WADE/DIANE	7537 E PLATA AVE	MESA	AZ	85212
BAILEY JESSICA/BROWN DAMION	7516 E ONZA AVE	MESA	AZ	85212
BAILEY RICHARD/SUSAN	2707 S SAWYER CIR	MESA	AZ	85209
BARKER ADAM/ERIKA	7402 E ONZA AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

BARNETT MARSHALL	7533 E ONZA AVE	MESA	AZ	85212
BARUA RAJIB KUMAR/SHOVA RANI	4002 E SOUTHERN AVE 118	PHOENIX	AZ	85042
BATES ANDREW L/MIA J	7408 E PORTOBELLO AVE	MESA	AZ	85212
BAUM TURKESSA KATRICE	7363 E OSAGE AVENUE	MESA	AZ	85212
BAUMBACH FAMILY TRUST	7457 E PORTOBELLO AVE	MESA	AZ	85212
BC8 LLC	2419 N KACHINA	MESA	AZ	85203-1339
BEAVER DAN MICHAEL/KNOTT MARY ELIZABETH	7407 E ONZA AVE	MESA	AZ	85212
BEAVER ERIC	2714 S ANANEA	MESA	AZ	85208
BEEMAN RICHARD A/JANICE E	9949 MEDINA DR	SANTEE	CA	92071
BEKKEDAHN RYDER/MIKAYLA	7513 E NOPAL AVE	MESA	AZ	85209
BELL LUKE/ASHLEY	2709 S ANANEA	MESA	AZ	85209
BEN FATTO LIMITED PARTNERSHIP	1223 S CLEARVIEW AVE SUITE 103	MESA	AZ	85209
BENNETT HARRY D	2840 S ALETTA	MESA	AZ	85212
BENNETT STEVEN/SMITH STEPHEN	7346 E PLATA AVE	MESA	AZ	85212
BENTLEY BRIDGET A	7342 E ONZA AVE	MESA	AZ	85212
BERGLAND DALE L/ELEANOR E	7707 EAST NEVILLE	MESA	AZ	85208
BICKMORE JOHN/LINDA TR	3030 CORDUA CT	SIMI VALLEY	AZ	93063
BILA CHARLES M	2722 S ANANEA ST	MESA	AZ	85208-4978
BILLINGSLEY KENNETH/TERESA L	2708 S SAWYER CIR	MESA	AZ	85209
BISH ROBERT J/JILL M	2946 S SEYMOUR	MESA	AZ	85212
BITTER GREGORY/ANDREA	7459 E OSAGE AVE	MESA	AZ	85212
BOCKLER JAMES/GLYNDA TR	4251 WARM WINDS	SAN ANTONIO	TX	78253
BOEDING JOSEPH LEE	7629 E OBISPO AVE	MESA	AZ	85212
BOETTCHER CHAD/TERESA	7505 E OSAGE AVE	MESA	AZ	85212
BOOMGAARD AILEEN E	2644 S ACANTHUS	MESA	AZ	85209
BOOTH TIFFANY/SYRSTAD MICHAEL	7080 SUNSET RD	BROOKINGS	SD	57006
BRICE MARK/TAHSHA	7510 E ONZA AVE	MESA	AZ	85212
BRINKER GLENN DALE JR/LANNETTE ADAMS	7620 E PORTOBELLO AVE	MESA	AZ	85212
BRITT MICHAEL L	7464 E PORTOBELLO AVE	MESA	AZ	85212
BROOKS CHRISTOPHER/JESSICA	7350 E OLLA AVE	MESA	AZ	85212
BROWN ROBERT L	2912 S SEYMOUR	MESA	AZ	85212
BRYSON JASON R/JULIE A	7530 E PLATA AVE	MESA	AZ	85212
BRYSON KEN W JR	7445 E PORTOBELLO AVE	MESA	AZ	85212
BUSH KYLIE	7416 E OSAGE AVE	MESA	AZ	85212
CALLIRGOS ALEXANDER J/CRISTINA F	2808 S ALETTA	MESA	AZ	85212
CAMACHO RICHARD D/ALENA C	7625 E PLATA AVE	MESA	AZ	85212
CANNON DANIEL/MARETTA	7347 E OSAGE AVE	MESA	AZ	85212
CANNON GRANT/SUSAN	7562 E PLATA AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

CANO CHRISTOPHER/ESPINOZA SAMANTHA	2724 S RAVEN	MESA	AZ	85209
CARILLO JOSE/MARIBEL	7910 E OBISPO AVE	MESA	AZ	85212
CARL RIGGERS AND RUTH RIGGERS SURVIVORS TR A	27004 SETTLEMENT RD	LENORE	ID	83541
CARTER LIVING TRUST	1803 LINDA LN	LA GRANDE	OR	97850-3324
CASILLAS RAFAEL	2860 S ALETTA	MESA	AZ	85212
CASTRO BERNARD J/LINDSAY M	7422 E PLATA AVE	MESA	AZ	85212
CATHER WILLIAM	7431 E NAVARRO AVE	MESA	AZ	85209
CEDILLO OMAR MUNGUIA/CEDENO JASMINE	7654 E PLATA AVE	MESA	AZ	85212
CERBERUS SFR HOLDINGS L P	1850 PARKWAY PL STE 900	MARIETTA	GA	30067
CHA LINA/ESCOBEDO JOSE	3004 S SEYMOUR ST	MESA	AZ	85212
CHAMBERS JEFFREY/MICHELLE	2711 S SAWYER CIR	MESA	AZ	85208-4978
CHIOLES ANN TR	4671 BURNHAM DR	HOFFMAN ESTATES	IL	60195
CHOUINARD PETE	7648 E PLATA AVE	MESA	AZ	85212
CHRISTIAN BENJAMIN/CANDICE E	3621 E POWELL WAY	GILBERT	AZ	85298
CHUCRI THERESA	7424 E NOPAL AVE	MESA	AZ	85209
CLEVELAND TRACY L	19655 E SONOQUI CIR	QUEEN CREEK	AZ	85142
CLINE WILLIAM L/SALLI A	7446 E OSAGE AVENUE	MESA	AZ	85212
COATES THERESA	2915 S ALETTA	MESA	AZ	85212
COHEN FAMILY REVOCABLE TRUST	7551 E PORTOBELLO AVE	MESA	AZ	85212
COLMENARES CARLOS G/MARIA I	7558 E ONZA AVE	MESA	AZ	85212
COMER BENJAMIN M/SUE	7720 E NAVARRO AVE	MESA	AZ	85208
COOL AMANDA	7646 E OBISPO AVE	MESA	AZ	85212
COOLEY BLACK CANYON LLC	2713 S HANSEN DR	GILBERT	AZ	85295
COOPER WILLIAM WAYNE/BORINTRAGER JACLYN S	7428 E NAVARRO AVE	MESA	AZ	85209
COTE KEVIN/ADRIENNA	2712 S SAWYER CIR	MESA	AZ	85209-6256
COVEAL KELVIN/WILBURN BRITTANY	7446 E NARANJA AVE	MESA	AZ	85209
COVERT BENJAMIN J/MORGAN L	7361 E OLLA AVE	MESA	AZ	85212
CR REAL ESTATE INVESTMENTS LLC	3133 E MARLENE DR	GILBERT	AZ	85296
CRETSINGER ROBERT D/COLLEEN J	7462 E NARANJA AVE	MESA	AZ	85209
CURTIS PAUL E/CONNY J	7522 E PLATA AVE	MESA	AZ	85212
CURTIS PAUL ELI/CONNY J	7538 E PLATA AVE	MESA	AZ	85212
CURTIS THOMAS J/KATHARINE	7424 E OLLA AVE	MESA	AZ	85212
CVS 3436 MESA LLC	ONE CVS DR	WOONSOCKET	RI	2895
DAGNINO MICHAEL NEIL LAGUNA	7360 E OSAGE AVE	MESA	AZ	85212
DARIO S HERNANDEZ AND MALINA L HERNANDEZ TR	7343 E OSAGE AVE	MESA	AZ	85212
DAVIS FAMILY TRUST	7740 E NOPAL AVE	MESA	AZ	85208
DAVIS TIMOTHY/MARIA	7515 E NARANJA AVE	MESA	AZ	85209
DAVIS WILLIAM EUGENE/JEANINE M TR	7428 E PLATA AVE	MESA	AZ	85212
DEHARTY ROLAND J/SARA	7559 E OSAGE AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

DEJEU DAVID/KRISTEN	7356 E OSAGE AVE	MESA	AZ	85212
DELTENRE SUZANNE M	7419 E ONZA AVE	MESA	AZ	85212
DEMARY DALEN T/SHANNON J	7430 E OLLA AVE	MESA	AZ	85212
DEPIANO CHRISTOPHER	7341 E ONZA AVE	MESA	AZ	85212
DESERT PLACE AT MORRISON RANCH HOA	8360 E VIA DE VENTURA STE L100	SCOTTSDALE	AZ	85258
DESERT PLACE AT MORRISON RANCH HOA	3180 E ELLIOT RD	GILBERT	AZ	85234
DIEHL GERALD A/DIANE K	7454 E PLATA AVE	MESA	AZ	85212
DIENER MARGARET FARRAR/FARRAR JENNIFER A	7358 E OLLA AVE	MESA	AZ	85212
DNS HOLDINGS LLC	6903 E UPPER TRAIL CIR	MESA	AZ	85207
DONALD P GULD 2006 TRUST	250 SANTA ROSA AVE	EL CENTRO	CA	92243
DRIGGS JOSEPH S/DARLA P	2717 S ANANEA	MESA	AZ	85209
DUDLEY SEAN	7434 E OSAGE AVE	MESA	AZ	85212
DUNN DAVID A/AMY RACHELLE	7563 E PLATA AVE	MESA	AZ	85212
EBERT JOHNATHON M	7451 E ONZA AVE	MESA	AZ	85212
EDGE MEJEAL L/MIWA	7716 E OLLA AVE	MESA	AZ	85212
EDMUNDS GREG M/MARISA R	7431 E ONZA AVE	MESA	AZ	85212
EFNOR KENT J/BEVERLY J	7713 E NAVARRO AVE	MESA	AZ	85209
EICHENBERG MICHAEL/MELISSA	7521 E ONZA AVE	MESA	AZ	85212
ELIAS CHRISTIAN D/JANELLE R	7541 E OSAGE AVE	MESA	AZ	85212
ELLI LAURA/SCOTT	7460 E PLATA AVE	MESA	AZ	85212
ELLIS LAURA S/MICHAEL	7440 E PLATA AVE	MESA	AZ	85212
ENWIYA FAMILY LIVING TRUST	2854 S ALETTA	MESA	AZ	85212
EVANSON JAMES/EILEEN TR	7706 E NOPAL AVE	MESA	AZ	85209
FAGAN KYLE	2710 S ANANEA	MESA	AZ	85209
FELIX JOHN J/CATHALEEN J	7466 E PLATA AVENUE	MESA	AZ	85212
FISHER-MARINARO MICHAEL TODD/MARINARO JOHN CHARLES	7351 E OSAGE AVE	MESA	AZ	85212
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009
FLYNN MICHAEL D	7421 E NARANJA AVE	MESA	AZ	85209
FOCHT ERIC L/KIMBERLY L TR	7416 W PLATA AVE	MESA	AZ	85212
FONTILLAS ALEX E	7623 E OBISPO AVE	MESA	AZ	85212
FORSETH DANIEL S	7705 E PLATA AVE	MESA	AZ	85212
FOUTZ GREGORY L/NICOLLE T	7415 E PLATA AVE	MESA	AZ	85212
FRANKLIN CHRISTOPHER/CYNTHIA	7528 E PORTOBELLO AVE	MESA	AZ	85212
FROST TODD/NYSSA	2760 RAVERN	MESA	AZ	85209
FUDGE JOSHUA	7505 E NOPAL AVE	MESA	AZ	85209
FULCHER FAMILY TRUST	7546 E PLATA AVE	MESA	AZ	85212
GABEL CHRISTOPHER THOMAS/ETAL	7528 E ONZA AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

GABEL CHRISTOPHER/TAMARA	7350 E PORTOBELLO AVE	MESA	AZ	85212
GALERIA CRAIG I/BROOKE ANNE	7624 E PLATA AVE	MESA	AZ	85212
GALINAS FRANCIS P/JUDY C	7504 E PORTOBELLO AVE	MESA	AZ	85212
GALLOWAY ALONZO F	7630 E PLATA AVE	MESA	AZ	85212
GALVEZ RAFAEL ANTONIO	2748 S RAVEN	MESA	AZ	85209
GAMBERALE RUTH E/LOUIS T	24 LOYOLA PL	OAKLAND	NJ	07436-3515
GEORGE WILLIAM/AMBER	5707 E NAVARRO AVE	MESA	AZ	85208
GOLEMBIEWSKI TERI E M BROOKINS/TYLER A	7531 E NARANJA AVE	MESA	AZ	85208
GONZALEZ-GARCIA RUTH/GARCIA M A/CLEMENTS J F	715 CLINTWOOD AVE	LA PUENTE	CA	91744
GRAVES NICKOLAS J/HEATHER	7457 E ONZA AVE	MESA	AZ	85212
GRAY GARY B/REBECCA A	7417 E NARANJA AVE	MESA	AZ	85208-4978
GREEN SUSAN	1496 N HIGLEY RD STE 102-17	GILEBRT	AZ	85234
GREGORY EDWARD M/JENNIFER J	7443 E NARANJA AVE	MESA	AZ	85209
GREWAL CHARANJIT S/HARBEEN K TR	2629 FORBES AVE	SANTA CLARA	CA	95051
GUERRERO BRANDON OSCAR/RACHEL MARIE	2702 S ANANEA	MESA	AZ	85209-6258
GUILL KENNETH G/ VALERIE J	7663 E PLATA AVE	MESA	AZ	85212
GULLIS FELICIA/GARCIA ARTURO	7636 E PLATA AVE	MESA	AZ	85012
HAGERICH FAMILY LIVING TRUST	7716 E NAVARRO AVE	MESA	AZ	85209
HALL JOHN E/LORREA	7527 E ONZA AVE	MESA	AZ	85212
HANECHAN CHRISTINA	7350 E ONZA AVE	MESA	AZ	85212
HANOHANO TAYLOR K/CATHERINE	7437 E PORTOBELLO AVE	MESA	AZ	85212
HANSEN ROBERT JEFFERY/QUERIDO DAUANIE	2831 S ALETTA	MESA	AZ	85212
HANSON SONNY J/KIMBERLY O	2938 S SEYMOUR	MESA	AZ	85212-1747
HARRIS GARY K/CHERIE	7432 E PORTOBELLO AVE	MESA	AZ	85212
HARRY C ACKERMAN AND JULIE I ACKERMAN TRUST	7664 E OBISPO AVE	MESA	AZ	85212
HARSHA BRYAN	7525 E NARANJA AVE	MESA	AZ	85209
HAWLEY CHERYL	2727 S SAWYER CIR	MESA	AZ	85209
HAYES DAWN C/JAMES W	2901 S ALETTA ST	MESA	AZ	85212
HEAD AARON D/HENNING KELLY KAYE	7409 E OSAGE AVE	MESA	AZ	85212
HESTER FAMILY LIVING TRUST	7361 E ONZA AVE	MESA	AZ	85212
HIGGINS DEREK C	7345 E PLATA AVE	MESA	AZ	85212
HINIKER STEVEN	7443 E ONZA AVE	MESA	AZ	85212
HINTZ DONAVON W/KIMBER L	7529 E PLATA AVE	MESA	AZ	85212-9728
HIZON MAE GUZMAN/ORLANDO TETANGCO	7452 E ONZA AVE	MESA	AZ	85212
HO CHING CHARLIE A/KAREN L	7345 E OLLA AVE	MESA	AZ	85212
HO-CHING CHARLES/DOLORES	7514 E NARANJA AVE	MESA	AZ	85209
HOFFMAN MARVIN P	PO BOX 10682	CASA GRANDE	AZ	85130
HOKE MICHAEL J/ANN E	73587 E PLATA AVE	MESA	AZ	85212
HOLDEN TOBY HASKELL/ALETHEA JEANNE	7425 E PORTOBELLO AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

HOLMES RICHARD J/MCKINNON MELANIE	2662 S RAVEN ST	MESA	AZ	85208
HOSTETLER EMMA JANE TR	7711 E NEVILLE AVE	MESA	AZ	85208
HOTI MANJEET S/NISHA/BHARDWAJ DAVINDER KUMAR	7503 E PORTOBELLO AVE	MESA	AZ	85212
HUNTER JAMES R/ALICE L TR	7704 E NAVARRO AVE	MESA	AZ	85208
HUTTERER WERNER/TRACIE	7459 E NARANJA AVE	MESA	AZ	85209
HYLTON DAVID A/DOMONIQUE ANNE	2723 S SAWYER CIR	MESA	AZ	85204
IMAJN HOMES PHOENIX I LLC	10645 N TATUM BLVD SUITE 200-411	PHOENIX	AZ	85028
ISABELL KIMBERLY SUE/TIMOTHY SHANE	7435 E OLLA AVE	MESA	AZ	85212
JA CREATIVE INVESTMENTS US LP	8868 GREENOCK PL	SURREY	BC	V3V6R9
JACKSON CARVEL GIBSON/LOIS N TR	7715 E NEVILLE AVE	MESA	AZ	85208
JAMES B BUSTAD REVOCABLE TRUST/ETAL	16467 720TH AVE	TAOPI	MN	55977
JAMES THOMAS	7722 E OLLA AVE	MESA	AZ	85212
JANTZE TERESA	7461 E NOPAL AVE	MESA	AZ	85209
JERRELL NOEL/ANDREA	2710 S ACANTHUS AVE	MESA	AZ	85209
JOHNSON FAMILY TRUST	7628 E PORTOBELLO AVE	MESA	AZ	85212
JOHNSON JEREMY M/ABIGAIL L	7351 E PLATA AVE	MESA	AZ	85212
JOHNSON KEVIN/MIKI	7425 E ONZA AVE	MESA	AZ	85212
JOHNSON MICHAEL/AMY C	7427 E OSAGE AVE	MESA	AZ	85212
JUAREZ JC M/BELINDA A	7704 E PLATA AVE	MESA	AZ	85212
JUDY BRETT/HANNAH	7509 E NOPAL AVE	MESA	AZ	85209
KASSEL MITCHELL	7449 E NOPAL AVE	MESA	AZ	85209
KATHRYN L WASMUND LIVING TRUST	7708 E NAVARRO AVE	MESA	AZ	85209
KAUFMAN JOSHUA L	7357 E PLATA AVE	MESA	AZ	85212
KENNETH S JOHNSON AND VALERIE A JOHNSON TRUST	7344 E OSAGE AVE	MESA	AZ	85212
KING GARY R/AMANDA L	7421 E PLATA AVE	MESA	AZ	85212
KINSELLA SHERRY L	7645 E PORTOBELLO AVE	MESA	AZ	85212
KLUDY KEVIN S/DEBRA D	7535 E OSAGE AVE	MESA	AZ	85212
KLUZIK FAMILY TRUST	7437 E ONZA AVE	MESA	AZ	85212
KOK ROBERT W/COLLEEN P	5 PAQUETTE PL	ST ALBERT	AB	T8N5K8
KORFF HAL JR/LYNNE M	7405 E OLLA AVE	MESA	AZ	85212
KOST ALEX M	7425 E NAVARRO AVE	MESA	AZ	85209
KOTSUR RYAN M/STEPHANIE D	7334 E PLATA AVENUE	MESA	AZ	85212
KREHBIEL JUSTIN E/JESSICA L	7521 E PLATA AVE	MESA	AZ	85212
KROUT SCOTT/KATHRYN	7552 E PORTOBELLO AVE	MESA	AZ	85212
KUGLER KATRINA C/ANDREW D	2716 S SAWYER CIR	MESA	AZ	85209-6256
KUHNS STEPHEN R/MARLENE G	2715 S ATHENA	MESA	AZ	85208
KUMAR BRIJESH/SAHAY URVASHI	7505 E PLATA AVE	MESA	AZ	85212
LABITA ELYSIA NICOLE/JAMES JOSEPH	7536 E PORTOBELLO AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.
Porchlight Homes
SWC Sossaman Rd. Guadalupe Rd.

LAM HOANG V/TO HANG L	543 MOSCOW ST	SAN FRANCISCO	CA	94112-2807
LANDRUM LUCAS P/SHERYL P	7517 E OSAGE AVE	MESA	AZ	85212
LANGDON WILLIAM E/BARROW NANCY L	7643 E PLATA AVE	MESA	AZ	85212
LAPARRA RONALD G/LAURA	7355 E OSAGE AVE	MESA	AZ	85212
LARKIN AMY	7414 E ONZA AVE	MESA	AZ	85212
LARSON RONALD/MA JUAN	7362 E PORTOBELLO AVE	MESA	AZ	85212
LASHELL WILLIAM L	2724 S SAWYER CIR	MESA	AZ	85208
LAVINO PAUL D/ELIZABETH A	7561 E PORTOBELLO AVE	MESA	AZ	85212
LEAHY KEVIN R/MARYBETH R	2703 S SAWYER CIRCLE	MESA	AZ	85208-4978
LEATHAM CARY/CALI	7647 E OBISPO AVE	MESA	AZ	85212
LEON ELSA F	7418 E NOPAL AVE	MESA	AZ	85209
LEONARD BRADLEY P	2738 S RAVEN ST	MESA	AZ	85208
LEWIS GLEN A/DARIEN N	7949 N SIERRA MORENA CIR	MESA	AZ	85207
LEYBA THOMAS M/DEBORAH	7430 E NOPAL	MESA	AZ	85208
LIVORSI LEONARD A/ROJAS-LIVORSI NERIDA S	7452 E PORTOBELLO AVE	MESA	AZ	85212
LLI TAUVAGA/WILLIAMS TESSA DIANNE	7544 E PORTOBELLO AVE	MESA	AZ	85212
LOHUIS ROBERT D/SUZANNE R	3071 485TH ST	MCINTYRE	IA	50455
LOPEZ ENEDINA/MARCO/ANA Z	2719 S SAWYER CIR	MESA	AZ	85209
LU YINYING	3540 E MELODY LN	GILBERT	AZ	85234
LUBICH MARIANNE	7656 E PORTOBELLO AVE	MESA	AZ	85212
LUPO LAYNA ERIN/BARTLE RUSSELL CURTIS	2853 S ALETTA	MESA	AZ	85212
M&J MILLER LIVING TRUST	7545 E PLATA AVE	MESA	AZ	85212
MALNAR ADAM/GABRIELLE	7453 OSAGE AVE	MESA	AZ	85212
MALUPO LIVING TRUST	7129 E LAGUNA AZUL AVE	MESA	AZ	85209
MANN ALLAN S/SALLY F TR	11621 PALAWAN	CYPRESS	CA	90630
MANNING MITCHELL G/RACHELLE L	7464 E ONZA AVE	MESA	AZ	85212
MARICOPA COUNTY HWY DEPT	3325 W DURANGO	PHOENIX	AZ	85009
MARINELLO MICHAEL A/MELISSA M	7519 E PORTOBELLO AVE	MESA	AZ	85212
MARSHA L PENNER TRUST	4532 JUTLAND PL	SAN DIEGO	CA	92117
MARSHALL ASHLEY	7428 E OSAGE AVE	MESA	AZ	85212
MARTIN MARK D/ROSANELL I	7412 E OLLA AVE	MESA	AZ	85212
MAYER ROBERT	7722 E NOPAL AVE	MESA	AZ	85209
MBR LAND I L L P	3180 E ELLIOT RD	GILBERT	AZ	85234
MCABEE FAMILY LIVING TRUST	7664 E PORTOBELLO AVE	MESA	AZ	85212
MCCAIN RAYMOND MELVIN	7648 E PORTOBELLO AVE	MESA	AZ	85212
MCCN PROPERTIES LLC	8490 S POWER RD STE 105-119	GILBERT	AZ	85297
MCCONNELL MICHAEL S/SHARON J	7513 E PLATA AVE	MESA	AZ	85212
MCDONALD AARON MICHAEL/ARIEL JORDAN	7354 E ONZA AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

MCNAMARA JAMIE/MELISSA	2906 S SEYMOUR	MESA	AZ	85212
MEDINA ELMER ARTALEJO	7635 E OBISPO AVE	MESA	AZ	85212
MEIER MICHAEL	7363 E PLATA AVENUE	MESA	AZ	85212
MICHAEL I SPAK 1992 TRUST	680 LAKESHORE DR UNIT 1002	CHICAGO	IL	60611
MISHLER KENNETH C/MYRNA S	2658 S ACANTHUS	MESA	AZ	85209
MITCHELL FAMILY TRUST	7420 E PORTOBELLO AVE	MESA	AZ	85212
MONTGOMERY DENNIS/SANDY	7728 E NOGAL AVE	MESA	AZ	85209
MOON RICHARD A/BESSIE J TR	7714 E NOPAL AVE	MESA	AZ	85208
MOORE CHRISTINE/WILLIAM	7413 E ONZA AVE	MESA	AZ	85212
MOORE TRUST	7339 E PLATA AVE	MESA	AZ	85212
MORENO AARON R/TAMSEN N	7463 E PORTOBELLO AVE	MESA	AZ	85212
MORENO RUBEN	7622 E OBISPO AVE	MESA	AZ	85212
MORGANTE LISA P	7637 E PLATA AVE	MESA	AZ	85212
MORRIS LUCAS P/LISA B	7465 E PLATA AVE	MESA	AZ	85212
MORRISON TIMOTHY R/TRINA	7540 E ONZA AVE	MESA	AZ	85212
MUDD SCOTT A/DAWN D	7442 E NAVARRO AVE	MESA	AZ	85208-4978
MULLINS DANIEL/DONI	7503 E NAVARRO AVE	MESA	AZ	85209
MURLATT SCOTT P/KATHLEEN S	2847 S ALETTA	MESA	AZ	85212
MYERS PATRICIA M	2918 S SEYMOUR	MESA	AZ	85212
NASUTA AMY E/CHRISTIAN B	7410 E OSAGE AVE	MESA	AZ	85212
NAVARRO AVENUE LLC	14601 S PRESARIO TRL	PHOENIX	AZ	85048
NEAU MICHAEL EDWARD JR	7438 E ONZA AVE	MESA	AZ	85212
NELSON JOHNNY KIM/REBECCA A	7439 E PLATA AVE	MESA	AZ	85212
NELSON REBECCA ANNE/JUDY KELLY R/SHARON A	7552 E ONZA AVE	MESA	AZ	85212
NELSON TAMARA S/THOMAS M	7432 E NARANJA AVE	MESA	AZ	85208
NGIGI ANNE NJERI	7442 E OLLA AVE	MESA	AZ	85212
NGUYEN LINH PHI	7551 E ONZA AVENUE	MESA	AZ	85212
NGUYEN TRINA/CUONG Q	7434 E PLATA AVE	MESA	AZ	85212
NICOLETTI DONNA	7451 E NARANJA AVE	MESA	AZ	85209
NIEDERHAUSER WILFORD/JESSIE	6844 S DENBY DALE RD	WEST JORDAN	UT	84084
OKAFOR TOCHUKWU O	7628 E OBISPO AVE	MESA	AZ	85212
OMALLEY THOMAS JAMES/CHRISTINE MARIE	7617 E OBISPO AVE	MESA	AZ	85212
ORAL DUANE GIBBONS AND JANETTE KAYE GIBBONS REVOCABLE TRUST	7465 E OSAGE AVE	MESA	AZ	85212
ORONA ANTHONY J/JENNIFER M	2710 S RAVEN	MESA	AZ	85209
OSBORNE BLAIR	2017 ROCKEFELLER LN APT B	REDONDO BEACH	CA	90278
OSSMAN VALENTIN/IZABELLA	1523 YUKON PL	LIVERMORE	CA	94550
PAREE TIMOTHY L/DEBORAH L	7411 E NARANJA AVE	MESA	AZ	85208-4978
PAULSON LIVING TRUST	7414 E PORTOBELLO AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

PENA REBECCA A	7417 E OLLA AVE	MESA	AZ	85212
PENROD KEITH	7662 E PLATA AVE	MESA	AZ	85212
PERALTA ROGELIO	7353 E ONZA AVENUE	MESA	AZ	85212
PEREZ JOSE L JR/BRISENO MARIA R	7354 E OLLA AVE	MESA	AZ	85212
PETERSEN LEVI C/JESSICA R	7422 E OSAGE AVE	MESA	AZ	85212
PETTIT CASSIE L/CHRISTOPHER M	7337 E ONZA AVE	MESA	AZ	85212
PHAM AND BUI TRUST	3856 E WELTON LN	GILBERT	AZ	85295
PHEUPHONG GINA/WARREN ERIK S	7433 E NARANJA AVE	MESA	AZ	85209
PICCINO LIVING TRUST	40254 TANAGER CIR	TEMECULA	CA	92591
PIERCE KYLE	7619 E PLATA AVE	MESA	AZ	85212
PIZARRO ERIKA A/GEORGE III	6040 E MAIN ST UNIT 425	MESA	AZ	85205
PONZETTI KATHLEEN R	7534 E ONZA AVE	MESA	AZ	85212
PORTER J CARLOS/JESSICA	7401 E ONZA AVE	MESA	AZ	85212
POWERS RYAN JOSEPH	7365 E OLLA AVE	MESA	AZ	85212
PRICE MASON GOODYEAR/CHELSEY BISHOP	7512 E PORTOBELLO AVE	MESA	AZ	85212
PRIESTLEY THOMAS JR/BRITNEY	7458 E ONZA AVE	MESA	AZ	85212
PRITCHETT RONALD/HOLLY E	2907 S ALETTA ST	MESA	AZ	85212
PROGRESS RESIDENTIAL 2015-1 BORROWER LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
PROGRESS RESIDENTIAL BORROWER 8 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
QUINTANA IRMA	7513 E LOBO AVE	MESA	AZ	85209
R & R MONTGOMERY LIVING TRUST	1225 E WASHINGTON AVE	GILBERT	AZ	85234
RAMIREZ JACQUIN/SHANTELE	5338 E MAIN	MESA	AZ	85205
RAMOS SHELLY	7631 E PLATA AVE	MESA	AZ	85212
RANDOLPH ROBERT D/LINDSEY M	7557 E ONZA AVE	MESA	AZ	85212
RAVAGO ROBERT A/VANESSA E	7441 E OLLA AVE	MESA	AZ	85212
RAY EDWARD D/KAREN M	7413 E NAVARRO AVE	MESA	AZ	85208-4978
REDMON RENANTE/JULIE A	7636 E PORTOBELLO	MESA	AZ	85212-1738
REES SHERRY S	7543 E PORTOBELLO AVE	MESA	AZ	85212
REILY ROBERT R	7433 E OSAGE AVE	MESA	AZ	85212
RICHARD AND DELAINE ANTHONY REV LIV TRUST	7340 E PLATA AVE	MESA	AZ	85212
RICKS INVESTMENTS LP	6001 E UNIVERSITY DR	MESA	AZ	85205
RIECK ROCHELLE E/SPENCER E	7353 E OLLA AVE	MESA	AZ	85212
RIVAS JOHENRY/ARIANA	2733 S ANANEA ST	MESA	AZ	85209
ROBLETO OSCAR M/JONNALYN N	7355 E NARANJA AVENUE	MESA	AZ	85209
ROCKAFELLOW CORINNE M	7429 E OLLA AVE	MESA	AZ	85212
ROLEY AUSTIN O/ROWLEY ARDEN	7345 E ONZA AVE	MESA	AZ	85212
ROLLINS LISA LEA/DARR KYLE D	7415 E OSAGE AVE	MESA	AZ	85212
ROMNEY FAMILY LIVING TRUST	7511 E PORTOBELLO AVE	MESA	AZ	85212
ROMO MELISSA	7518 E NARANJA AVE	MESA	AZ	85209

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

ROSS GINA	7346 E ONZA AVE	MESA	AZ	85212
ROSS NATALIE L/ROBERT E	7447 E OLLA AVE	MESA	AZ	85212
ROSS PAMELA	7347 E NARANJA AVE	MESA	AZ	85209
ROSSINI BERNARD	7426 E ONZA AVE	MESA	AZ	85212
ROUILLER TIMOTHY J	7415 E NOPAL AVE	MESA	AZ	85208
ROWE ALEXANDER WAYNE	7527 E PORTOBELLO AVE	MESA	AZ	85212
RS PHOENIX OWNER LP	2001 BROADWAY STE 400	OAKLAND	CA	94612
RUPPERT LAURENCE/KATHRYN	2664 S ACANTHUS	MESA	AZ	85209
SAINZ LUIS E	7359 E OSAGE AVE	MESA	AZ	85212
SAMPSON & MORTON LIVING TRUST	7618 E PLATA AVE	MESA	AZ	85212
SAMUEL O DIXON AND MILDRED I DIXON REVOCABLE	7717 E NAVARRO AVE	MESA	AZ	85208
SAMUELS PAUL/MICHAL	7364 E OSAGE AVE	MESA	AZ	85212
SANCHEZ FAMILY TRUST	7625 E PORTOBELLO	MESA	AZ	85208
SANTIAGO FRANCISCO/OROZCO MARIA DOLORES	6991 E CAMELBACK RD D-118	SCOTTSDALE	AZ	85251
SCHLAVIN TODD A	7420 E NARANJA AVE	MESA	AZ	85209
SCHOENTHAL ARIC R	7640 E OBISPO AVE	MESA	AZ	85212
SCHOENWETTER RONALD/CYNTHIA	7728 E OLLA AVE	MESA	AZ	85212
SCHRANTZ CYNTHIA J	7440 E OSAGE AVE	MESA	AZ	85212
SCHREINER TYLER D/SHARON V	7431 E PORTOBELLO AVE	MESA	AZ	85212
SCHRIVER RONALD/KAREN	7734 E NOPAL AVE	MESA	AZ	85208
SCHUMACHER GERALD/HOLLY	26121 CALLE CRESTE	MISSION VIEJO	CA	92692
SCHWALB KEVIN/ASHLEY	7451 E PORTOBELLO AVE	MESA	AZ	85212
SCOCO JACQUELINE G	7721 E NAVARRO AVE	MESA	AZ	85208
SEAKCR REVOCABLE TRUST	7432 E ONZA AVE	MESA	AZ	85212
SEEGMILLER JUNE/JUSTIN	7553 E OSAGE AVE	MESA	AZ	85212
SELF FAMILY TRUST	8645 E MALLORY ST	MESA	AZ	85207
SELF THERESA G	7444 E ONZA AVE	MESA	AZ	85212
SELLHORST WILLIAM/CHASITY	8865 E BASELINE RD UNIT 1233	MESA	AZ	85209
SHEFFIELD RICHARD J/ANITA R	7500 JABORANDI DR	AUSTIN	TX	78739
SHOEMAKER WARRY E/PHYLLIS D TR	2739 S ATHENA	MESA	AZ	85208
SHONK CLYDE JOSEPH III/MARY JO	7445 E OSAGE AVE	MESA	AZ	85212
SHRADER DENNIS/YVONNE L	7509 E ONZA AVE	MESA	AZ	85212
SICKLER CLAUDIA T	PO BOX 85	MESA	AZ	85211-0085
SILVAS LETICIA	2754 S RAVEN	MESA	AZ	85208-4978
SINGH BOOTA/KAUR JASKARAN	7642 E PLATA AVE	MESA	AZ	85212
SINGH COURTNEY/AMRIT P	2832 S ALETTA	MESA	AZ	85212
SLATER CHRISTINE ELIZABETH	7641 E OBISPO AVE	MESA	AZ	85212
SLAYSMAN TIMOTHY R/KAY W	7437 E NOPAL AVE	MESA	AZ	85208-4978
SMILEY KAREN MICHELLE/RICHARD MARTIN	7417 E NAVARRO AVE	MESA	AZ	85209

Property Owners - 1,000+ ft.
Porchlight Homes
SWC Sossaman Rd. Guadalupe Rd.

SMITH JOSHUA H/JESSICA L	2721 S ANANEA	MESA	AZ	85209
SMITH ROBERT/CINDI/COLTIN	2962 S SEYMOUR	MESA	AZ	85212
SMITH SHAWN	7506 E NARANJA AVE	MESA	AZ	85209
SMITH TYE S/STACEY A	7463 E ONZA AVE	MESA	AZ	85212
SNOW DALLIN REED/LINDSEY/PAUL R/MARSHA K	7522 E ONZA AVE	MESA	AZ	85212
SNYDER TANYA M/JOSHUA M	7553 E PLATA AVE	MESA	AZ	85212
SOLAREZ ELIZABETH/MONTERO MELICIA	7439 E OSAGE AVE	MESA	AZ	85212
SOLHEIM NANCY L/VENABLE STACY J/JONATHAN A	7418 E OLLA AVE	MESA	AZ	85212
SONORAN SPRINGS OWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
SONORAN SPRINGS OWNERS ASSOCIATION	631 S CROWS NEST DR	GILBERT	AZ	85233
SOSSAMAN GUADALUPE LLC	4702 S OLEANDER DR	CHANDLER	AZ	85248
SPARKS STEPHEN/ERIN	7634 E OBISPO AVE	MESA	AZ	85212
STONE JORDAN R/GAYLEDENE A	7364 E PLATA AVE	MESA	AZ	85212
STURNER ROGER F/JOAN EFFIE TR	7733 E NAVARRO AVE	MESA	AZ	85208
SULLIVAN KAREN	7349 E ONZA AVE	MESA	AZ	85212
SUMMERS STEPHANIE/AMBER NICOLE	7436 E NAVARRO AVE	MESA	AZ	85209
SUNLAND VILLAGE EAST ASSOCIATION	2145 S FARNSWORTH DR	MESA	AZ	85208
SUPERSTITION SPRINGS COMMUNITY MASTER ASSOC	2500 S POWER RD #126-3	MESA	AZ	85209
SUPERSTITION SPRINGS COMMUNITY MASTER ASSOC	4201 N 24TH ST	PHOENIX	AZ	85016
SUTHERLAND DARREN D	914 ARNOLD ST	DAVIS	CA	95618
SWAIM CHRISTIN N	7453 E NOPAL AVE	MESA	AZ	85209
SWINGLE SCOTT	7661 E OBISPO AVE	MESA	AZ	85212
TABOR ROBERT C JR/DIANA M	7433 E PLATA AVE	MESA	AZ	85212
TAFOYA KEVIN E/CYNDI	7513 E NAVARRO AVE	MESA	AZ	85209
TANG THANH VAN	7352 E OSAGE AVE	MESA	AZ	85212
TANNIS RICHARD/TRISHA	7554 E PLATA AVE	MESA	AZ	85212
TAYLOR FAMILY TRUST	7346 E OLLA AVE	MESA	AZ	85212
TAYLOR KAYLA/VENUTI JOSEPH	7354 E NARANJA AVE	MESA	AZ	85209
THOMAS AARON S/SHELBY D	7514 E PLATA AVE	MESA	AZ	85212
TIFFER BRIAN A/LOYA-TIFFER MELISSA A	17342 VIA EL CERRITO	SAN LORENZO	CA	94580-3538
TILLWACH KERRI LYNN	7562 E PORTOBELLO AVE	MESA	AZ	85212
TINA MARIE WEISSERT REVOCABLE LIVING TRUST	7352 E PLATA AVE	MESA	AZ	85212
TONGE ALAN R/LISA K	7446 E PLATA AVE	MESA	AZ	85212
TORRES JESUS M	8435 ALAMEDA STREET	DOWNEY	CA	90242
TORRES RAMONA/KAPLAN JARED	7342 E OLLA AVE	MESA	AZ	85212
TOWE CHAD/SARAH	7404 E OSAGE AVE	MESA	AZ	85212
TOWNSEND JAMES M	8113 E MILAGRO AVE	MESA	AZ	85209
TRAYNOR MERYLIN	PO BOX 67	KAKTOVIK	AK	99747
TRZCINSKI WAYNE	7511 E OSAGE AVE	MESA	AZ	85212

Property Owners - 1,000+ ft.

Porchlight Homes

SWC Sossaman Rd. Guadalupe Rd.

TUCKER ALAINA/CHAD	7504 E ONZA AVE	MESA	AZ	85212
TURILLI LAUREN	7357 E ONZA AVE	MESA	AZ	85212
TWILLEY WILLIAM JOSEPH/GRACE LORRAINE	7436 E OLLA AVE	MESA	AZ	85212
UBALDO AND MAGDALENA GARCIA LIVING TRUST	7649 E PLATA AVE	MESA	AZ	85212
UNGER KYLE SCOTT	7358 E ONZA AVE	MESA	AZ	85212
UPTON MARTIN/CLAIR	7453 E PLATA AVE	MESA	AZ	85212
VARIN JAIME A	2720 S SAWYER CIR	MESA	AZ	85209
VEGA FRANCISCA	7529 E OSAGE AVE	MESA	AZ	85212
VENERABLE NICOLE C	7457 E NOPAL AVE	MESA	AZ	85209
VERDUGO PHILLIP M/MARY LOU	7405 E NARANJA AVE	MESA	AZ	85208
VEST RAYMON JAMES/WENDY ANN	7362 E OLLA AVE	MESA	AZ	85212
VILLICANA JUAN J/HERNANDEZ MONICA	7419 E PORTOBELLO AVE	MESA	AZ	85212
VILLONT VICTOR K/LINDA L	7459 E PLATA AVE	MESA	AZ	85212
WADE BOBBIE/CLAYTON PATRICK	7356 E PORTOBELLO AVE	MESA	AZ	85212
WADE NATASHA M/LOUIS R	7458 E PORTOBELLO AVE	MESA	AZ	85212
WANG NING/JI XIAOYU	7539 E ONZA AVE	MESA	AZ	85212
WARREN ANDREW J	2875 W HIGHLAND ST NO 1194	CHANDLER	AZ	85224
WATT HERBERT/ANNETTE	7420 E ONZA AVE	MESA	AZ	85212
WATTS CLAYTON L/WILLIE LOUISE TR	2652 S ACANTHUS	MESA	AZ	85208
WEINER FAMILY LIVING TRUST	7714 E OBISPO AVE	MESA	AZ	85212
WHITNER NANCY	7363 E NARANJA AVE	MESA	AZ	85209
WIDDER JAMES RUSSELL JR/KOREEN ROCHELLE	7708 E OBISPO AVE	MESA	AZ	85212
WIECHMANN JOHN/WYLENE	7711 E OBISPO AVE	MESA	AZ	85212
WILDRICK STEPHEN J/AMY M	7425 E NOPAL AVE	MESA	AZ	85209
WILLIAMS MATHEW J	7503 E ONZA AVE	MESA	AZ	85212
WILLIAMS TAYLOR K/KRISTIN N	7515 E ONZA AVE	MESA	AZ	85212
WITUCKY TRUST	7535 E PORTOBELLO AVE	MESA	AZ	85212
WOLFORD DANIEL B/MARIA C	2866 S ALETTA	MESA	AZ	85212
WORDEN MARK N/LISA M	2725 S ANANEA AVE	MESA	AZ	85208
WRIGHT CHRISTOPHER D	3012 S SEYMOUR	MESA	AZ	85212
WURTH AMY/JASON	7432 E NAVARRO AVE	MESA	AZ	85209-6267
WYNN STEVEN D	7412 E NAVARRO AVE	MESA	AZ	85208
YOUELLS RICHARD A/JULIE A	7448 E OLLA AVE	MESA	AZ	85212
YOUNG JOSHUA G	2816 S ALETTA	MESA	AZ	85212
ZANTELO DAWN ANNETTE	7403 E OSAGE AVE	MESA	AZ	85212
ZEHRING KENNETH/MONICA	7362 E ONZA AVE	MESA	AZ	85212
ZWEBER CHARLES J/KAREN L	7703 E NEVILLE AVE	MESA	AZ	85209-6145

HOAs and Neighborhood Associations - Notification List

Porchlight Homes, SWC Guadalupe & Sossaman

Neighborhood Name	First Name	Last Name	Street #	Street		City	State	Zip
				Direction	Street Name			
Sunland Village East	Beverly	Selvage	2627	S	Hibiscus	Mesa	AZ	85209
Boulder Creek	Janis	Bullock	8064	E	Olla	Mesa	AZ	85211
Superstition Springs Community Master Association	Dave	Hubalik	6929	E	Medina Ave.	Mesa	AZ	85209
City of Mesa	Andrea	Alicoat	P.O Box		1466 Ste 250	Mesa	AZ	85211

**PORCHLIGHT HOMES
NEIGHBORHOOD MEETING**
Sign-In Sheet

Applicant:

PORCHLIGHT HOMES

Property Location:

SWC Sossaman Road & Guadalupe Road

Date:

September 24, 2019

Meeting Location:

Boulder Creek Elementary School - Library
8045 E. Portobello Ave.
Mesa, AZ 85212

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Diane + Jerry Diehl	7454 E. Plata Mesa, AZ	85212	ddiehl47@gmail.com	480-773-3212
2	George Zeigler	7238 E Portobello Ave, Mesa, AZ	85212	gtzeig@gmail.com	480-710-3868
3					
4					
5					
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10					
11					
12					

Porchlight Homes Neighborhood Meeting Summary SWC of Guadalupe Road & Sossaman Road
September 24, 2019 at 6:00 pm
Boulder Creek Elementary School Library 8045 E. Portobello Ave. Mesa, AZ 85212

The neighborhood meeting began at approximately 6:01 pm and ended at 6:25 pm. There were 3 neighbors in attendance. Present for the applicant were Logan Powell from Porchlight Homes, Eric Winters from EPS Group (Civil Engineer), and Sean B. Lake and D.J. Stapley from Pew & Lake, PLC.

Mr. Lake made introductions and gave a brief presentation summarized as follows:

- Project location and history
- Proposed zoning and preliminary plat request as outlined in the first submittal
- The proposed development plan mimics the lot layout and street pattern next door, the intent being to blend into Morrison Ranch and comply with the HOAs guidelines.
- The homes will be really nice and will incorporate similar design as the surrounding homes.
- Over the past several months, the applicant has worked closely with the HOA. Two-thirds of the Desert Place at Morrison Ranch's HOA members approved of this proposal, which is very rare for their HOA and any HOA to have that high percentage of consensus on an issue.
- On Avoca Drive, a minimal amount of the strip of landscaping will be disturbed to continue the street into the property.
- Zoning process: The applicant recently filed a first submittal and will work with City staff to fulfill requirements. After the City completes its review and is ready, there will be public meetings at the Planning & Zoning Board with final consideration by City Council.

After the initial presentation, questions, answers and comments were taken. Generally, the property owners present were supportive of the proposal. They felt like a residential use is much better for the community than what could develop into an unknown type of commercial development. One specifically stated that this proposal is the best option for the community at that corner parcel.

In response to a question about landscaping and trees along the Guadalupe Road and on the internal streets, the applicant stated that the landscape buffer on Guadalupe Road will look like what it does now. Internal to the site, the sidewalk and street frontages will look like the rest of the HOA. It was noted by a neighbor that the HOA maintains the landscape strip between the sidewalk and the street, and the homeowners maintain the landscaping between their homes and the sidewalks.

There was some discussion about the overall Morrison Ranch HOA's history and the HOA's concerns about Sissoo trees. The applicant said no Sissoo trees are proposed on Porchlight Homes' property.

When asked about timing, the applicant said that the rezoning process will take about 4 months, followed by approximately 9 months of engineering, platting, and permitting. It could be 12-16 months before they break ground.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2019

Date: November 19th, 2019

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 ZON19-00710 (case number), on the 19th day of November, 2019. 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 19th day of November, 2019

Mary Beth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: December 11, 2019

CASE: ZON19-00710

Request: Rezone from NC-PAD to RS-6-PAD
(6.7± acres); and modification of an
existing PAD (213.7± acres). This request
will allow for the development of a
single-residence subdivision.

APPLICANT: Sean B. Lake, Pew & Lake, PLC

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 11/19/19

11/19/19 07:14:23

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: December 11, 2019

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Request: Rezone from NC-PAD to RS-6-PAD
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APPLICANT: Sean B. Lake, Pew & Lake, PLC

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 11/19/19

11/19/19 07:48:11