



Valvoline Instant Oil Change Facility
1330 S. Sossaman Drive
ZON24-00249 / DRB24-00250
Citizen Participation Report



WITHEY
MORRIS
BAUGH

Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting Site Plan and Design Review approval for a new Valvoline Instant Oil Change facility. The subject site is approximately 0.49 net acres of vacant land located at 1330 S. Sossaman Road (the "Property") as shown on the attached Aerial Map.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact

Benjamin Tate
Withey Morris Baugh, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
ben@wmbattorneys.com

Notification

On May 20, 2024, the Applicant mailed notice letters to all property owners within a 1,000-foot radius of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the letter, mailing labels, and a map of the mailing area are attached to this report.

Response

As of the writing of this report, the applicant has received no communications in response to the May 20th notice letter.

**AVALON DEVELOPMENT**

7333 E. Doubletree Ranch Rd Suite 140
Scottsdale, AZ 85258
Ph. 480-376-8750
www.avalondevelopment.com

May 20, 2024

Notice of Project

1330 S. Sossaman Road
ZON24-00249/DRB24-00250

Dear Property Owner or Resident:

We are writing in regard to approximately 0.46 acres of vacant land located at the 1330 S. Sossaman Road in Mesa (the "Property"), as shown on the enclosed aerial map. The site is currently zoned LC-PAD (Limited Commercial) with a PAD (Planned Area Development) Overlay. The Property is one of two remaining vacant commercial sites in the Costco shopping center located at the southwest corner of Sossaman Road and Hampton Avenue. The Property has frontage on Sossaman Road and is sandwiched between a Starbucks Coffee to the north and a car wash to the south.

Avalon Development recently filed Site Plan and Development Review applications with the City of Mesa for the Property. Avalon Development is proposing the development of a Valvoline Instant Oil Change-branded minor automotive repair facility. The development will consist of a 2,080 square-foot main building with two service bays for oil change and service, as well as a customer waiting area, restroom, office, and ancillary spaces. Between the building and Sossaman Road, the development will incorporate a landscape buffer with a six-foot-tall decorative block wall to screen the service bay doors from view on the roadway.


The proposed project will utilize the existing Limited Commercial zoning that is already approved for the site. The proposal matches the commercial needs of the area and reflects the current demand in the commercial market. The site has been designed to meet the high-quality design and development standards the City of Mesa strives for while providing an appropriate development capable of meeting the goals of the General Plan and the commercial needs of residents in the area.

When hearing dates are scheduled, we will send out another mailing notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or ben@wmbattorneys.com.

Thank you for your courtesy and consideration.

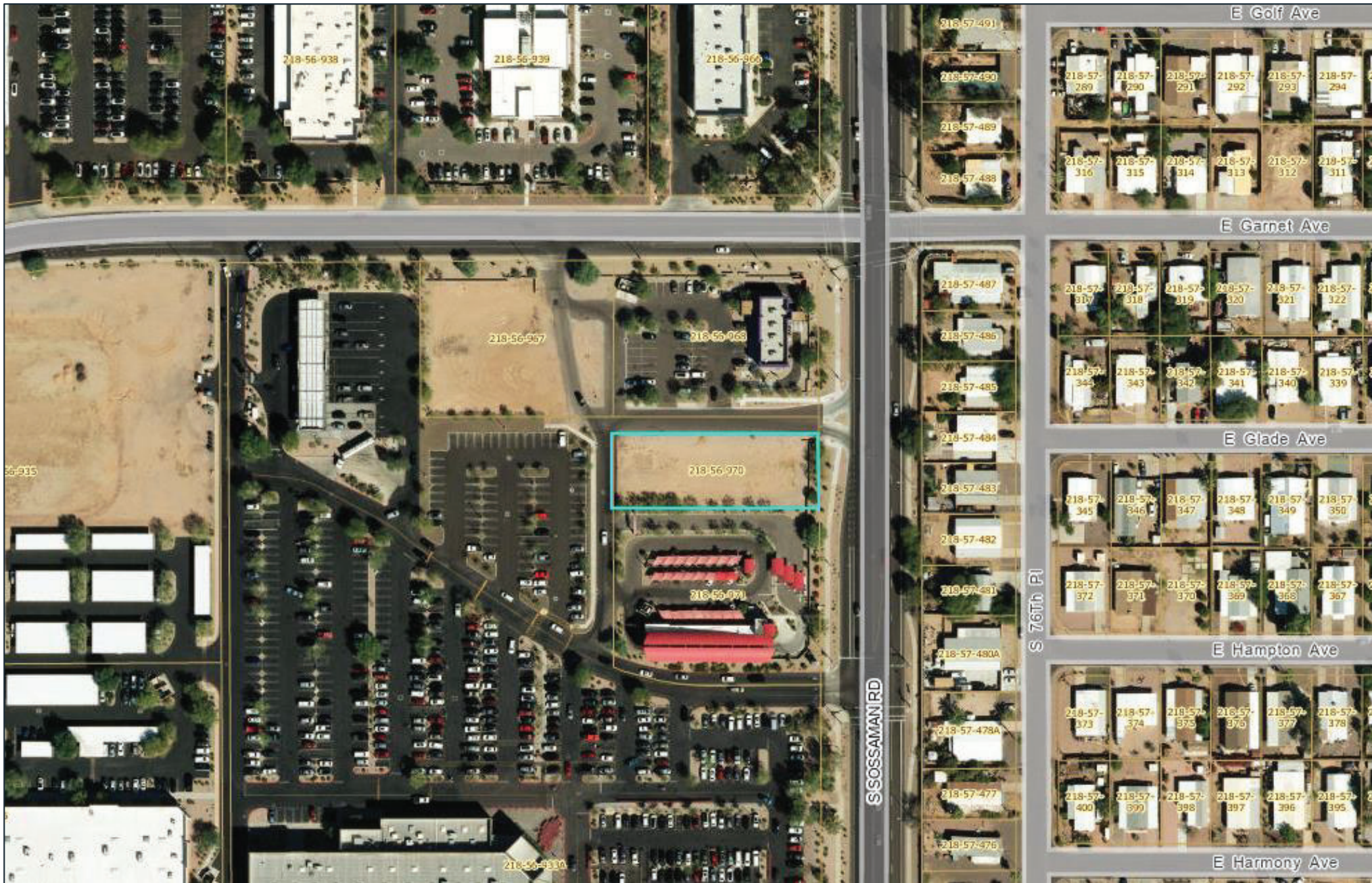
Sincerely,

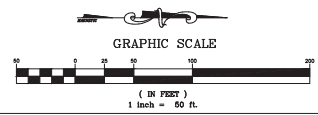
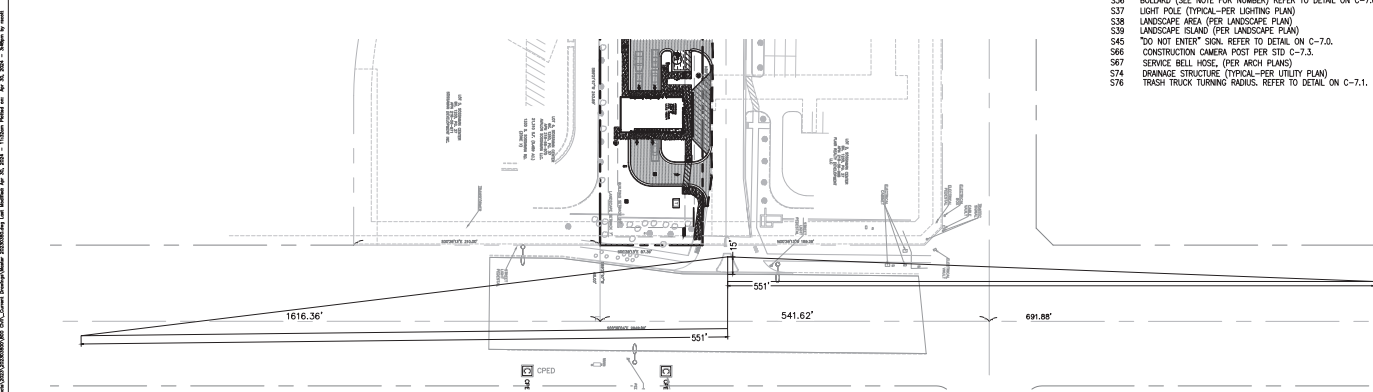
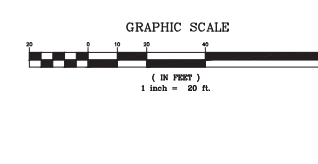
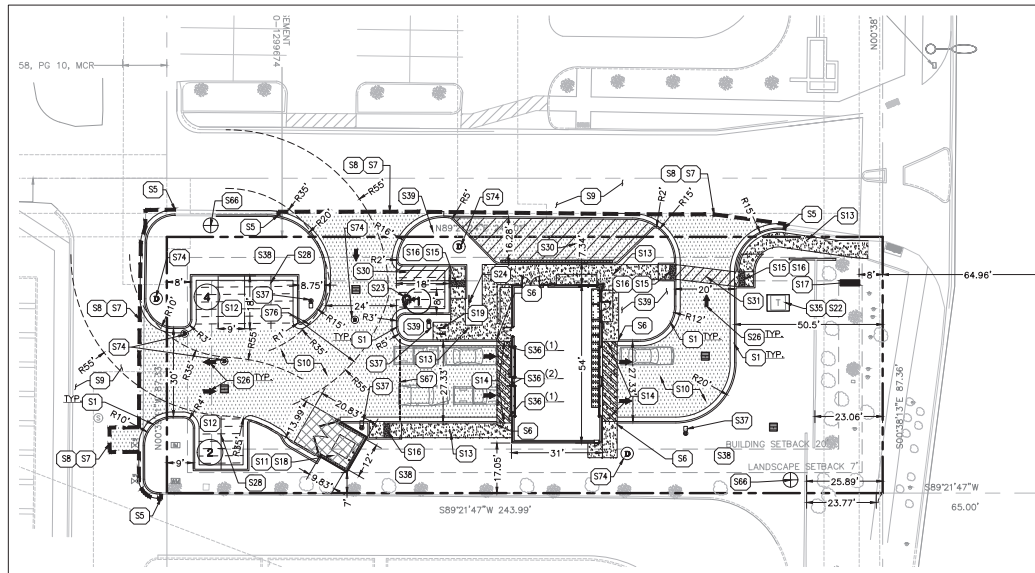
By


Benjamin L. Tate
Withey Morris Baugh, PLC
On behalf of Avalon Development

Enclosures

Aerial Map





GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- ALL CURB RADI SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
- LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

SITE KEY NOTES

- S1 CURB AND GUTTER PER VDC STANDARDS. REFER TO DETAIL ON C-7.0.
- S2 TAPER CURB TO MATCH EXISTING.
- S3 TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-7.0.
- S7 LIMITS OF SWACUT.
- S8 MATCH EXISTING PAVEMENT ELEVATION.
- S9 EXISTING PAVEMENT TO REMAIN.
- S10 STANDARD DUTY ASPHALT PAVING (PER PAVING PLAN)
- S11 HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
- S12 PARKING STALL ASPHALT PAVING (PER PAVING PLAN)
- S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.
- S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
- S15 SIDEWALK DRAP @ 6.33% MAX. REFER TO DETAIL ON C-7.0.
- S16 DETECTABLE WARNING PER ADA REQUIREMENTS
- S17 MONUMENT SIGN (PER ARCH. PLANS)
- S18 DUMPSTER ENCLOSURE. REFER TO DETAIL ON C-7.1.
- S19 BICYCLE RACK. REFER TO NOTE FOR NUMBER.
- S22 CONCRETE PAD (PER LOCAL CODES)
- S23 ADA ACCESSIBLE PARKING SPACE AND ANGLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
- S25 VMA ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- S25 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
- S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
- S30 4" WIDE PAINTED STRIPES, 2" OFF CENTER @ 45° (PER LOCAL CODES)
- S31 PEDESTRIAN CROSSWALK (STAMPED CONCRETE)
- S35 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
- S36 BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0.
- S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
- S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
- S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
- S45 "DO NOT ENTER" SIGN. REFER TO DETAIL ON C-7.0.
- S66 CONSTRUCTION CAMERA POST PER STD C-7.3.
- S67 SERVICE BELL HOSE (PER ARCH PLANS)
- S74 DRAINAGE STRUCTURE (TYPICAL-PER UTILITY PLAN)
- S76 TRASH TRUCK TURNING RADIUS. REFER TO DETAIL ON C-7.1.

EXISTING LEGEND:

- ▲ SUBDIVISION CORNER TO BE SET
- FOUND MONUMENT AS NOTED
- CENTERLINE MONUMENT (BRASS CAP SET 1/2" REBAR WITH CAP RLS 550) UNLESS OTHERWISE NOTED
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY & FACILITIES EASEMENT
- MARICOPA COUNTY RECORDS
- DELTA
- RIGHT-OF-WAY
- BOOK AND PAGE
- DDOCK
- EASEMENT
- BRASS CAP IN HAND HOLE
- BRASS CAP FLUSH
- COMMUNICATION PEDESTAL
- TELEPHONE PEDESTAL
- GRATE INLET
- FOUND
- BUILDING SETBACK
- TITLE REPORT
- MEASURED
- RECORDED
- SCHEDULE B PART II EXCEPTION ITE
- SEWER MANHOLE
- POWER POLE
- FIRE HYDRANT
- STORM MANHOLE
- DRAINAGE GRATE
- BACKFLOW PREVENTER
- WATER VALVE
- TREE
- STREET LIGHT
- IRRIGATION CONTROL VALVE
- ADA RAMP
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- SECTION LINE
- SETBACK LINE
- EXISTING ELECTRICAL
- EXISTING STORM DRAIN
- EXISTING COMMUNICATION/CABLE
- EXISTING FIBER OPTIC
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING ASPHALT PAVEMENT

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- PROPOSED PARKING SPACES
- PROPOSED SAW CUT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
- PROPOSED PARKING STALL ASPHALT PAVEMENT. REFER TO PAVING PLAN.

SITE DATA SUMMARY:

VALVOLINE TRACT: (AFTER ROW DEDICATION)	0.889 ACRES/ 21,301 SF
ZONING	LC (C-2) LIMITED COMMERCIAL PAD-ADOA3
OVERLAYS	LD-PAD-PAD
BUILDING	2,088 SF
FAR:	1:09.80
LOT COVERAGE:	0.249 (10,846 SF)
PARKING REQUIRED:	8 (1 ACCESS, PARKING SPACES)
PARKING PROVIDED:	8 (1 ACCESS, PARKING SPACES)
PERVIOUS COVER:	10,454 SF
IMPERVIOUS COVER:	10,846 SF
REQUIRED BICYCLE PARKING	3 SPACES
PROVIDED BICYCLE PARKING	4 SPACE (2 RACKS)



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DATE	ISSUE
05/13/2024	OWNER REVIEW SET
04/29/2024	DP RESUBMITAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
RYAN SCOTT, PE
PROJECT MANAGER
RS
QUALITY CONTROL
RS
DRAWN BY
NB
PROJECT NAME

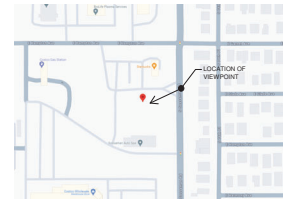


MESA, AZ
1330 S SOSSAMAN RD.,
MESA, AZ 85209

PROJECT NUMBER
20230300
SHEET NAME
SITE PLAN

SHEET#
C-1.0

NOT ISSUED FOR CONSTRUCTION



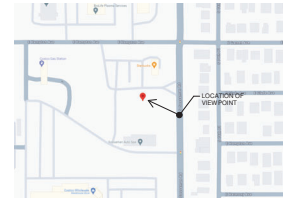
KEY PLAN

ISSUE RECORD		
DATE	ISSUANCE #	ISSUANCE #
03/05/2024		
05/06/2024		



DAY STREET VIEW 1 - S SOSSAMAN ROAD

VALVOLINE INSTANT OIL CHANGE
1330 SOSSAMAN ROAD
MESA, AZ 85209



KEY PLAN

DATE	ISSUE RECORD		
	ISSUANCE 02	ISSUANCE 03	
	03/05/2024	05/06/2024	



DAY STREET VIEW 2 - S SOSSAMAN ROAD

VALVOLINE INSTANT OIL CHANGE
1330 SOSSAMAN ROAD
MESA, AZ 85209

Councilmember Scott Somers
PO Box 1466
Mesa, AZ 85211-1466

7447 EAST SOUTHERN AVENUE LLC
50 W PAGE AVE
GILBERT, AZ 85233

7547 ES MESA LLC
9811 W CHARLESTON BLVD STE 2-537
LAS VEGAS, NV 89117

7615 E GARNET LLC
917 S PALO VERDE ST
MESA, AZ 85208

7620 HAMPTON LLC
PO BOX 7722
MESA, AZ 85216-7722

7626 HAMPTON LLC
PO BOX 7722
MESA, AZ 85216-7722

7628 E GALE LLC
917 S PALO VERDE ST
MESA, AZ 85208

7636 E GLADE LLC
7713 E EMELITA AVE
MESA, AZ 85208

7713 E GOLF LLC
917 S PALO VERDE ST
MESA, AZ 85208

7720 E GARNET AVENUE LLC
1594 N BURBANK CT
CHANDLER, AZ 85225

7726 E HAMPTON LLC
917 S PALO VERDE ST
MESA, AZ 85208

7728 E HARMONY LLC
917 S PALO VERDE ST
MESA, AZ 85208

ACKLAND SHARYN
7627 E GARNET AVE
MESA, AZ 85209

ACKLAND SHARYN ANN
7627 E GARNETT
MESA, AZ 85208

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

ANZURES FAMILY TRUST
828 S LONGWOOD LOOP
MESA, AZ 85208

ARIZONA STATE OF
205 S 17TH AVE RM 370
PHOENIX, AZ 85007-3212

ARP HOLDINGS INC
7447 E SOUTHERN AVE STE 101
MESA, AZ 85209

AVALON SOSSAMAN LLC
7333 E DOUBLETREE RANCH RD STE
140
SCOTTSDALE, AZ 85258

BAGBY FRANK/DAVID
34554 N BELL RD
QUEEN CREEK, AZ 85142

BAKER KEITH/SHARON
7651 E GALE AVE
MESA, AZ 85209

BARNARD VIRGIL/TAWANA
5317 S JOSHUA TREE LN
GILBERT, AZ 85298

BARNETT SANDRA L/RICHARD W
1980 TOWNLINE ROAD 12
WILLARD, OH 44890

BEAR TOOTH MOUNTAIN HOLDINGS
LLP
7317 E GREENWAY RD
SCOTTSDALE, AZ 85260

BEEBE MARIAN
644 S LANUS DR
GILBERT, AZ 85296

BEUSCHLEIN CHRISTIAN E/GEORGE
7722 E HARMONY AVE
MESA, AZ 85208-3444

BRENT AND AMI DUCCOING LIVING
TRUST
3818 E CORONADO ST
ANAHEIM, CA 92807

BRESETTE ALAN/DENISE M
7634 E HARMONY
MESA, AZ 85208

BROWN KENNETH R/MARY Y
21284 E CAMACHO RD
QUEEN CREEK, AZ 85142

BRYAN WILLIAM L/AUDREY J
7647 E GOLF AVE
MESA, AZ 85209

BULNO JOHN R
7639 E GARNET AVE
MESA, AZ 85208

BUSTILLOS REINA E
7616 E GARNET AVE
MESA, AZ 85209

CALDERON ROSA
7630 E HOLMES AVE
MESA, AZ 85209

CANO PEDRO RODRIGUEZ/RODRIGUEZ
YOLANDA
2640 E 2ND ST
MESA, AZ 85213

CAPRIONI CHERYL
7632 E HAMPTON AVE
MESA, AZ 85209

CARDENAS SAMUEL/GRACIELA M
1320 S 76TH PL
MESA, AZ 85209

CARRASCO RAFAEL/ENRIQUE
7618 E GOLF AVE
MESA, AZ 85209

CARRASCO STEFFANIE L
1302 S 76TH PL
MESA, AZ 85209

CARRILLO ARTURO/ BEATRIZ
8123 E IMPALA AVE
MESA, AZ 85209

CASANOVA ERIKA S
7635 E GLADE AVE
MESA, AZ 85209

CHAVEZ JESUS A/JO
2063 W WINDSONG ST
APACHE JUNCTION, AZ 85120

CHAVEZ RUDY/KATIE
1308 S 76TH PL
MESA, AZ 85209

City of Mesa Development Services
Department
ATTN: Tulili Tuiteleleapaga-Howard
Mesa, AZ 85211-1466

CLARITA HARWART FAMILY TRUST
10825 CAMINO RUIZ UNIT 50
SAN DIEGO, CA 92126

CODERE AMELIA A
7653 E HOLMES AVE
MESA, AZ 85208

COLLINS JOHN A & JUANITA QUIDERA
7318 E DEWBERRY AVE
MESA, AZ 85208

CONDE MONICA R
7708 E HAMPTON AVE
MESA, AZ 85209

COOKS 111 LLC
5235 E SOUTHERN AVE STE D106 PMB
401
MESA, AZ 85206

COSTCO WHOLESALE CORPORATION
999 LAKE DR
ISSAQUAH, WA 98027

CRAWFORD BRIAN
7714 E EMELITA AVE
MESA, AZ 85208

CRAWFORD BRIAN JAMES
7714 E EMILTA AVE
MESA, AZ 85208

CRAWFORD REVOCABLE TRUST
805 S REVOLTA CIR
MESA, AZ 85206

CROUCIER ALBA
7714 E HOLMES AVE
MESA, AZ 85209

CRUZ ARTURO PEDROZA/ESCOBEDO
GUILLERMINA J
7652 E GARNET AVE
MESA, AZ 85209

CSS PARTNERS LLC
1901 E UNIVERSITY DR STE 333
MESA, AZ 85203

DIAZ JUAN JR
7617 E GOLF AVE
MESA, AZ 85209

DIAZ KEVIN
1232 S 76TH PL
MESA, AZ 85209

DILEO KATHI
7621 E GALE AVE
MESA, AZ 85209

DILIBERTO ANDREW/LUCINDA
1202 S 76TH PL
MESA, AZ 85209-3465

DJSS VENTURES LLC
1101 E WARNER RD STE 132
TEMPE, AZ 85284

DOMINGUEZ ALFREDO A/CHELSIE E
7654 E GLADE AVE
MESA, AZ 85209

DRISCOLL JONATHAN JAMES
7645 E GARNET AVE
MESA, AZ 85209

DUNHAM KAREN
7631 E HAMPTON AVE
MESA, AZ 85209

EDNA L SHACKELFORD REVOCABLE
LIVING TRUST
1332 S 76TH PL
MESA, AZ 85209

EDWARDS PROPERTY MANAGEMENT
LLC
9645 E TUPELO AVE
MESA, AZ 85212

ESPARZA ARTHUR F
8873 E RAINIER DR
GOLD CANYON, AZ 85118

ESQUER LUIS PADILLA
1226 S 76TH PL
MESA, AZ 85209

ESTRADA SAMMY P
7635 E HOLMES AVE
MESA, AZ 85208

EURO STATES REVOCABLE TRUST
7622 S BARLOW DR
GILBERT, AZ 85298

EVANS KATHLEEN M
7707 E GARNET
MESA, AZ 85208

EXCHANGERIGHT NET LEASED
PORTFOLIO 29 DST
1055 E COLORADO BLVD STE 310
PASADENA, CA 91106

FARNSWORTH MERLENE
7707 E HAMPTON AVE
MESA, AZ 85209

FARRELL ELIZABETH
7628 E GARNET AVE
MESA, AZ 85209

FLAIR REALTY DEVELOPMENT LLC
3033 W MISSION RD
ALHAMBRA, CA 91803

FLAVS RE LLC
1869 W SPARROW DR
CHANDLER, AZ 85286

FOCUS PROPERTIES LLC
4645 S LAKESHORE DR STE 8
TEMPE, AZ 85282

FORTON PATSY E TR
7628 E HARMONY AVE
MESA, AZ 85208

FOSSEN JULIE A
7727 E GLADE 691
MESA, AZ 85208

FOSTER MARSHALL F
7719 E HAMPTON AVE
MESA, AZ 85209

FOX SARAH/ASBURY TRACI
2324 PINE AVE
LAKESIDE, AZ 85929

FRANCISCO-JUAN FRANCISCO
7722 E GLADE AVE
MESA, AZ 85209

GALVAN-DIAZ HERMINIA
7615 E GALE
MESA, AZ 85208

GAMEROS LUIS ANTHONY/VILLA
JASMIN
1326 S 76TH PL
MESA, AZ 85209

GARCIA JAVAN JERASH
GONZALEZ/SALAZAR LILIA MARIA
TACCETTA
10645 E CAROL AVE
MESA, AZ 85208

GARCIA ROGELIO
6834 E CULVER ST
MESA, AZ 85207

GARCIA TERESA SOTO/SOTO YAQUELIN
SOTERO
7623 E GLADE AVE
MESA, AZ 85209

GEISER CHRISTOPHER A/RACHEL H
7642 E HOLMES AVE
MESA, AZ 85209

GEORGE BRUCE
1501 S 76TH PL
MESA, AZ 85209

GILLMAN ANNE L
7629 E HOLMES AVE
MESA, AZ 85208

GONZALEZ SALAZAR
LIZBETH/JONATHAN
7622 E HARMONY AVE
MESA, AZ 85209

GOODRICH MARCIA G
7709 E GLADE AVE
MESA, AZ 85208

GREGORY L BOWMAN AND KATHRYN L
BOWMAN REVOCABLE TRUST
2570 E CATTLE DR
GILBERT, AZ 85297

GTY-EPP LEASING LLC
292 MADISON AVE
NEW YORK, NY 10017

GUTIERREZ HERMENEJILDO
S/MONTANO GUADALUPE TORRES
648 N 97TH WAY
MESA, AZ 85207

HANNABASS MARK DANIEL
1220 S 76TH PL
MESA, AZ 85208

HARRIS CHRISTINE L/ERIC S
7625 E HAMPTON AVE
MESA, AZ 85209

HARRIS CHRISTOPHER M/CLAUDIA
726 W 2ND AVE
MESA, AZ 85210

HARVEY JUDITH A/JUDITH A HARVEY
TRUST
527 S ORANGE BLVD
BREA, CA 92621

HEYSE PATRICIA L
1368 S 76TH PL
MESA, AZ 85209

HILL JOBINA
7701 E GALE AVE
MESA, AZ 85209

HIMES KAMERON DANIEL-
LEE/SCRIBNER BELLA BROOKE
7645 E GALE AVE
MESA, AZ 85209

HOLDER KYLE PATRICK
3414 OAK GLEN LN
SAN DIEGO, CA 92117

HOMA ZACHARY
7710 E HARMONY AVE
MESA, AZ 85209

HOME BUYER FUND LLC
2812 N NORWALK STE 131
MESA, AZ 85215

HOUK TIMOTHY LEE/REBECCA ANN
PO BOX 395
FLIPPIN, AR 72634

I AM LOVE TRUST
7728 E GLADE AVE
MESA, AZ 85209

JABILTOM PROPERTIES LLC
633 E RAY RD #118
GILBERT, AZ 85296

JACOME HECTOR DIAZ
1408 S 76TH PL
MESA, AZ 85209

JASPERS THOMAS J
7716 E HARMONY AVE
MESA, AZ 85209

JOHNS RONALD D
7614 E HAMPTON AVE
MESA, AZ 85209

JOHNSON JARED/VICKI
7642 E GOLF AVE
MESA, AZ 85209

KARLE DENNIS A SR
1346 S 76TH PL
MESA, AZ 85209

KCL REAL ESTATE INVESTMENT GROUP
LLC
7447 E SOUTHERN AVE 106
MESA, AZ 85209

KIRK ROBERT D
7623 E GOLF AVE
MESA, AZ 85208

KNUTSON JON
7644 E HAMPTON AVE
MESA, AZ 85209

LANE RICHARD/THELMA
214 ASH ST
NEW LONDON, IA 85264

LARSON ARLO & VONNIE
7632 E HOPI AVE
MESA, AZ 85209

LASINSKI THOMAS J/LINDA I
7636 E HOLMES AVE
MESA, AZ 85208

LEEDY BROOKS/TESSIE
7618 E GLADE AVE
MESA, AZ 85209

LEWIS KATHRYN M
7709 E GOLF AVE
MESA, AZ 85209

LOKKE DENISE M
7640 E HARMONY AVE
MESA, AZ 85209

MAHER WILLIAM J/JEANETTE ANN
7653 E GLADE AVE
MESA, AZ 85209

MAIN STREET MOBILES LLC
101 E 1ST AVE STE 207
MESA, AZ 85210

MARTINEZ CARLOS NOEL
HERRERA/ALEGRIA NORMA CANELA
1238 S 76TH PL
MESA, AZ 85209

MARTINEZ MARIA CARMEN
7651 E GARNET AVE
MESA, AZ 85209

MARY LOUSIE BRANESKY TRUST
7633 E HARMONY AVE
MESA, AZ 85209

MCKINNEY RICHARD/CHERYL LYNN
7627 E HARMONY AVE
MESA, AZ 85208

MENDOZA SANDRA M/ODALISANEL
7702 E HOLMES AVE
MESA, AZ 85209

MILLER TIMOTHY A/GOODMAN
JACQUELINE J
7647 E HOLMES AVE
MESA, AZ 85208

MONTOYA JESSECA
7704 E GOLF AVE
MESA, AZ 85209

MORIN CONRAD J JR
7648 E GOLF AVE
MESA, AZ 85208

MORIN MICHELLE E
7641 E GOLF AVE
MESA, AZ 85209

MOROWCZYNSKI LISA/MARTINEZ
DANNY B
202 E LEHI RD
MESA, AZ 85201

MOSE RANDY/LACROIX MARILYN
4220 E MAIN ST
MESA, AZ 85205

MUNOZ JOSE A
7652 E HARMONY
MESA, AZ 85209

NAB MICHAEL REUBEN
1420 S 76TH PL
MESA, AZ 85209

NAVARRETE SINUE OSIRIS HUITRON
7703 E HARMONY AVE
MESA, AZ 85209

NEWCOMB JOHNNIE F & INIS F
7708 E GARNET AVE
MESA, AZ 85253

NICOLA HAMPTON AVENUE LP
1508 W BROADWAY 5TH FLOOR
VANCOUVER, BC V6J 1W8 CANADA

NOBLE CARROL LYNN
7618 E HOLMES
MESA, AZ 85208

NORTH LIVING TRUST
1061 W KEATING AVE
MESA, AZ 85210

OCHS WILLIAM O JR/JANET E
7638 E HAMPTON AVE
MESA, AZ 85208

OLARTE RAMEL MORALES DE
1402 S 76TH PL
MESA, AZ 85209

OLAVE JAIME/ROSALVA
20106 E WARNER RD
MESA, AZ 85212

OZ-LAND INVESTMENTS I LLC
930 E NORWOOD ST
MESA, AZ 85203

PACHECO ADRIAN/JOANNA
7621 E GARNET AVE
MESA, AZ 85209-3401

PALACIOS ROLANDO A
7640 E GALE AVE
MESA, AZ 85209

PEARSON ROBERT J/GADOMSKI DANIEL
212 N HAWES RD
MESA, AZ 85207

PIROOZ LLC
PO BOX 7982
TEMPE, AZ 85282

PODHRADSKY ALEXANDRA
7715 E HARMONY AVE
MESA, AZ 85209

POJE DONNA
7703 E GOLF AVE
MESA, AZ 85208

QUINONES JUAN A
7720 E GOLF AVE
MESA, AZ 85209

RAMIREZ MARCO ANTONIO
FIERRO/FIERRO SALLY
7617 E GLADE AVE
MESA, AZ 85209

RAMOS VANESSA
1244 S 76TH PL
MESA, AZ 85209

REED MARY
7713 E HAMPTON AVE
MESA, AZ 85209

REYNOLDS CONNIE L
7704 E GLADE AVE
MESA, AZ 85209

RICH PATRICK ANTONI
7656 E HAMPTON AVE
MESA, AZ 85209

RIGHT PROPERTIES LLC
1010 E UNIVERSITY DR STE 1
MESA, AZ 85203

RJPG COMMERCIAL LLC
7301 E FOREST TRAIL CIR
MESA, AZ 85207

ROGER LANTZ FAMILY TRUST
4607 E HANNIBAL ST
MESA, AZ 85205

ROMERO ISMAEL/SONIA
7709 E HARMONY AVE
MESA, AZ 85209-3443

RW PROPERTY - MESA LLC
1605 LOOKOUT DR
AGOURA HILLS, CA 91301

SALGADO JESUS D DIAZ
7639 E GALE AVE
MESA, AZ 85209

SALMON ROBERT DAVID/DONNA
MARIA TR
8347 E PUEBLO AVE
MESA, AZ 85208

SANDOVAL RAFAELA
7621 E HARMONY AVE
MESA, AZ 85208

SCHULTZ THOMAS D/PATTY G
7624 E GOLF AVE
MESA, AZ 85208

SHANNON ROBERT GENE ESTATE OF
PO BOX 7161
MESA, AZ 85216

SHAW RAYMOND DEAN/LYNETTE
MARIE
7725 E GARNET AVE
MESA, AZ 85209

SHEA INVESTMENTS LLC
6040 E MAIN ST 466
MESA, AZ 85205

SHERRY LYNN TRUST
1102 E SAGEBRUSH ST
GILBERT, AZ 85296

SNYDER DAVID
7726 E BASELINE RD UNIT 242
MESA, AZ 85209

SOSSAMAN DEVELOPMENT LLC
11051 E MEADOWHILL DR
SCOTTSDALE, AZ 85255

SUAZO APRIL
7651 E HARMONY AVE
MESA, AZ 85209

SUGGS DIANE E/ROMERO JEREMY A
7654 E HOLMES AVE
MESA, AZ 85209

SULEK RICHARD
7647 E GLADE AVE
MESA, AZ 85209

TABBOT DEWANE E
1362 S 76TH PL
MESA, AZ 85208

TD SHORT TERM HOLDINGS LLC
4862 E BASELINE RD STE 103
MESA, AZ 85206

TERI LYNN SHAW LIVING TRUST
860 S SUNNYVALE
MESA, AZ 85206

TERRAZAS ARMANDO GARCIA
1168 S 76TH PL
MESA, AZ 85208-5655

THERMO SHIELD LLC
5245 S KYRENE RD STE 3
TEMPE, AZ 85283

THOMPSON DAVID C
7713 E GARNET AVE
MESA, AZ 85209

THOMPSON JENNIFER L
7714 E HAMPTON AVE
MESA, AZ 85208

TOLMAN JUSTIN/MAYERS RACHEL
7648 E HOLMES AVE
MESA, AZ 85209

TORRES INVESTMENT GROUP LLC/CTT4
LLC/ETAL
24025 PARK SORRENTO 110
CALABASAS, CA 91302

TRINOSKY CANDY M
2804 E GARY ST
MESA, AZ 85213

TYNER CAROL ANN TR
7624 E HOLMS AVE
MESA, AZ 85208

VALENCIA CARLOS I/MADRID YOLANDA
1438 S 76TH PL
MESA, AZ 85208

VALENCIA RUIZ CARLOS ISMAEL
1432 S 76TH PL
MESA, AZ 85209

VALENTINE AMBER LEE
7702 E HAMPTON AVE
MESA, AZ 85209

VANN MATTHEW MEARL/MAIDEN JOY
7721 E GLADE AVE
MESA, AZ 85209

VELASTEGUI FLORA/MARIO
7721 E HARMONY AVE
MESA, AZ 85209

VERDE INVESTMENTS INC
4020 E INDIAN SCHOOL RD STE A
PHOENIX, AZ 85018

VILLA MATA PEDRO/RODRIGUEZ
MONTES DE OCA ANNA B
7619 E HAMPTON AVE
MESA, AZ 85209

VILLA S MOLINA REVOCABLE TRUST
7636 E GOLF AVE
MESA, AZ 85209

VIMAJO FOUR LLC
6829 N 24TH PL
PHOENIX, AZ 85016

WALKER RICKY D/BETTY M
7715 E GLADE AVE
MESA, AZ 85209

WASHBURN FAMILY TRUST
7633 E GARNET AVE
MESA, AZ 85209

WEATHERED FINISHES LLC
719 E REDFIELD RD
GILBERT, AZ 85234

WEBB CINDY L
1414 S 76TH PL
MESA, AZ 85208

WEIKEL JAMES D
7617 E HOLMES
MESA, AZ 85208

WENDORFF BRADLEY R
7630 E GLADE AVE
MESA, AZ 85208

WESTERFIELD FAMILY LIVING TRUST
7701 E GARNET AVE
MESA, AZ 85208

WHISPER ROCK LLC
4400 N SCOTTSDALE RD 9-265
SCOTTSDALE, AZ 85251

WIGGINS CYNTHIA
7719 E GARNET AVE
MESA, AZ 85209

WILLIAMS MATTHEW JAMES
7714 E GARNET AVE
MESA, AZ 85209

WOOLF VIRGINIA
7653 E GOLF AVE
MESA, AZ 85206

WYBLE ROCKY/STELLA
6444 E RUSSELL ST
MESA, AZ 85215

Mailing Map

