

THE LANDING at FALCON FIELD

LOCATED AT 1919 N. 46TH ST. IN MESA, ARIZONA

CASE #ZON22-00114

2nd SUBMITTAL – 03.11.2024



DEVELOPMENT TEAM

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I. PURPOSE OF REQUEST

Evergreen Devco, Inc. (“Evergreen”) is pleased to propose a +/-33-acre mixed-use development at 1919 N. 46th St. in Mesa (“Subject Site”). Six development parcels are proposed within the Subject Site to aid in developing the 33-acre mixed-use community, The Landing at Falcon Field. Below in **Table 1** – Proposed Development Parcels, are the proposed parcels and the corresponding zoning requests:

Table 1 – Proposed Development Parcels

PARCEL #	ACRES	PROPOSED LAND USE	PROPOSED ZONING
1	1.38	Commercial/Retail	LI - PAD
2	1.27	Commercial/Retail	LI - PAD
3	6.24	Light Industrial	LI PAD
4	9.13	Light Industrial	LI PAD
5	7.07	Light Industrial	LI PAD
6	8.08	Light Industrial	LI PAD

Evergreen requests Rezoning accompanied with a Site Plan (Section 11-56-4.C) approval for all the development with a concurrent “Specific Site Plan” (Section 11-22-5.B.2) approval and “Design Review” (Section 11-22-5.B.1) approval for Parcels 3 through 6.

A. THE LANDING AT FALCON FIELD MIXED-USE VISION

The Landing at Falcon Field is conceived as a versatile light industrial area, designed to accommodate a range of uses, including retail, restaurants, and light industrial/employment spaces. The retail establishments are positioned along McKellips Road, and they are adjacent to complementary commercial facilities to the west, as well as employment hubs to the east and south. This strategic layout promotes both internal and external walkability to nearby commercial amenities. The industrial buildings are thoughtfully distributed across the site, strategically located adjacent to the Falcon Field Business Park.

B. REZONING REQUEST

The Landing at Falcon Field seeks rezoning from Light Industrial (LI) Council Use Permit (CUP) to Light Industrial (LI) Planned Area Development (PAD). This rezoning was proposed by the City of Mesa as the process required to remove a CUP that calls for the development of a Sam’s Club shopping center. Additionally, the PAD request will include development standard code deviations as described in Section IV. C. 1. below. The proposed LI PAD entitlement is consistent with the land use pattern outlined in the General Plan 2040.



II. PROPERTY LOCATION & SURROUNDING AREA

A. SITE LOCATION

Generally located east of the southeast corner of Greenfield Road and McKellips Road, the Subject Site is approximately 33 net acres of vacant land with an address of 1919 N. 46th St. (APN#141-34-002H). The Subject Site and proposed development parcel legal descriptions and ALTA survey are provided with this application.

The property is surrounded by existing and developing commercial and employment uses. **Table 2-** Land Uses, General Plan & Zoning Designations, provides a summary of existing surrounding land uses, General Plan Land Use designations, and zoning.

Table 2 – Land Uses, General Plan & Zoning Designations

	LAND USE	GENERAL PLAN	ZONING
SITE	Vacant	Mixed Use Activity	LI CUP
NORTH	Aviation/Education	Specialty/Airport	LI/LC
EAST	Vacant, Commercial Service, Employment	Mixed Use Activity & Employment	LI
SOUTH	Employment & Education	Employment	LI
WEST	Commercial/Retail, Vacant, Employment, Education	Mixed Use Activity & Employment	LC

B. SURROUNDING AREA

An aerial of the surrounding area is included in **Exhibit 1** – Context Map, to bring visual to Table 2– Land Uses, General Plan & Zoning Designations. While Falcon Field Airport is located north of the Subject Site across McKellips Road (arterial roadway), a variety of flight schools and vacant land buffer the physical airport. To the east, the Mixed Use Activity General Plan designation extends along McKellips Road across a small office building and vacant land. The remaining land to the east consists of commercial services and employment. Walmart is west of the site and is located at the southeast corner of Greenfield Road and McKellips Road. It works as an anchor to restaurant and retail service pads along McKellips Road. Lastly, between McKellips Road and McLellan Road lies a variety of uses including schools, employment, and light industrial uses.

III. SITE ANALYSIS

A. General Plan Land Use Designation & Analysis

The subject site falls under both Employment/ Mixed-Use Activity District (“MUAD”) on the Mesa 2040 General. The Subject Site’s General Plan designation was amended with the 2040 update in 2014 from the 2025 General Plan designation of “Business Park.” **Exhibit 2**– General Plan Land Use Map displays the Subject Site and its current land use designation.

The Employment District is defined as “Large area devoted to industrial, office, warehousing and related uses which may include associated commercial uses”. Furthermore, the Subject Site is one of four designated growth areas, defined as the Falcon Field area. The Falcon Field area plan



recognizes established and growing business centers throughout the city and works with those areas to increase the identity and quality of those places. A minimum of 70% of the zoning district is required to be a primary zoning district. Our intended Light Industrial zone district is classified as a primary zoning district.

B. FALCON FIELD SUB-AREA DESIGNATION & ANALYSIS

The Subject Site is designated as “Business Park” on the land use designation map in the Falcon Field Sub-Area Plan. This plan was adopted by Council in 2007 and reflected the Zoning and General Plan designations at that time. The Mesa 2040 General Plan was adopted seven years later in 2014 and has been updated to show the Subject Site as Employment/Mixed Use Activity. See **Exhibit 3** – Falcon Field Area Plan.

C. AIRPORT OVERLAY DISTRICT

Majority of the entire site is within the Airport Overflight Area Three (“AOA 3”). AOA 3 is defined as “The area outside the 60 DNL contour area...” There are no limitations or restrictions of land use in the AOA 3 Overlay District, therefore the land use proposal for commercial and light industrial are compatible. Full compliance with Section 11-19-5 Supplementary Provisions is expected. This includes an Avigation Easement, disclosure, and noise level reduction. Airport Overflight Area Two (“AOA 2”) is located on the northwestern portion of Parcel 1. Parcel complies with all overflight restrictions set forth for development within the AOA 2 subject area. See **Exhibit 4** – AOA Overlay Map for a depiction of the overlay district on the Subject Area.

D. EXISTING LAND USE

The Subject Site is primarily vacant and has been in the current condition for over a decade. There are 3 abandoned SRP power poles and were used for RV storage previously. See **Exhibit 5** – Site Aerial.

E. EXISTING ZONING

In 1979 the Subject Site was annexed into the City of Mesa with a larger 3,000-acre area. Long standing M-1 (Light Industrial) and subsequent LI (Light Industrial) zoning has been on the Site for over forty years (Ord. #1250).

In 2005, a Council Use Permit (CUP) was approved for a 247,423 SF Sam’s Club anchored retail center (Z05-073). This proposal included a 134,000 SF Sam’s Club, a 2-acre gas station, and 112,700 SF of commercial pad space. This proposal was reflective of the Sam’s Club/Walmart property ownership and vision of the Subject Site and adjacent 34 acres. Sam’s Club/Walmart maintained ownership for the past 16 years and decided not to pursue the 2005 proposal. Evergreen purchased the Subject site from Sam’s Club/Walmart in September of 2022. See **Exhibit 6** – 2005 CUP Site Plan.



IV. DESCRIPTION & JUSTIFICATION FOR REQUEST

The Landing at Falcon Field proposes approximately 7,000 SF of commercial/retail space and 551,320 SF light industrial building. Below is a development use breakdown. See **Exhibit 7** – The Landing at Falcon Field Master Plan.

A. PROPOSED ZONING & ANALYSIS

All parcels propose rezoning from the current base district of LI CUP to LI PAD to permit the use of commercial/retail and industrial uses. Our site plan includes two drive-thru facilities along McKellips Road and because our application was submitted before the drive-thru code amendments took effect, the Subject Site will be assessed based on the regulations in place prior to the changes.

B. PROPOSED PAD ZONING OVERLAY & ANALYSIS

Per Section 11-22-1 of the Mesa Zoning Ordinance (“MZO”), the parcels will utilize the Planned Area Development (“PAD”) zoning overlay as the “purpose statements” section intended. The overlay is used to provide an increasingly desirable building standard for its prospected tenant base and neighbors. It also allows for site design that creates a unique mixed use development opportunity that would otherwise not be sustainable to conventional development. Lastly, it combines multiple land use activities in a comprehensive manner that work together synergistically for the benefit of the Landing at Falcon Field development, and Mesa business owners, their employees and the residents.

C. LI Development Standards

Below in **Table 3 – LI Amended Development Standards** outlines the MZO section, regulation, standard of the LI base zoning district (MZO Table 11-7-3.), and the proposed standard for Landing at Falcon Field. Changes are noted in bold.

Table 3 – LI Amended Development Standards

Regulation	LI Standard	Proposed Standard
Max. Bldg. Height (ft.)	40'	45'
Group Industrial – Shell Building (No Specified Use) Parking	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet	80 % at 1 space per 900 square feet and 20% at 1 space per 375 square feet calculated on the total industrial SF of 551,320. 80% of the total industrial square footage (441,056 SF) will be parked at 1 space per 900 square



		feet and 20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet.
Trash Enclosures	Solid waste container enclosures are required for all industrial < 10,000sf	Roll off dumpster surrounded by painted bollards in a fixed location within enclosed truck court

1. Amended Development Standards Justification

MAX BUILDING HEIGHT: The existing maximum building height is set at 40'. However, when factoring in our internal clear height ranging from 28' to 32', along with parapet vertical measurements and rooftop equipment, the total height exceeds the LI standard maximum building height. The proposed deviation for increased building height is supported by modern industries that are increasingly relying on automation and advanced technology to streamline processes and enhance efficiency. Taller clear heights provide the necessary room for the installation of automated systems, including robotic arms and conveyor systems. These technologies often require vertical space for optimal functionality, and buildings with taller clear heights can better support the integration of these systems. Creating designs that cater to both present and future market demands will position Mesa as an attractive and adaptable market for high-tech users.

PARKING REDUCTION: To optimize the functionality, a departure from the existing parking code is requested. Industrial parcels 3 through 6 are speculative developments therefore no use is identified. These buildings will be categorized through the Mesa Zoning Code as a group industrial- shell buildings which is 75% of the building provide 1 parking space per 500 square feet and 25% of the building be built out as office with 1 parking space per 375 square feet. As a response to the City of Mesa's initiative to attract advanced technologies, innovation, and skilled labor markets, the need for extensive parking facilities diminishes. Through a reduction in parking, we can optimize the site area, allowing for improved on-site greenery, landscaping, break areas, and more. This not only helps in minimizing the heat island effect but also reduces overall environmental impacts. With this in mind, our site is requesting the following parking standard deviation with 80% of the total industrial square footage (441,056 SF) parked at 1 space per 900 square feet and the remaining 20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet.

TRASH ENCLOSURES: Roll off dumpsters with surrounding bollards located in the enclosed truck court are an optimal alternative to the standard LI masonry trash enclosure code. Enclosures within the truck court can pose a potential nuisance, hindering efficiency and creating obstacles for drivers navigating the space. As an alternative option we will provide a fixed location with yellow painted bollards around



the roll-off dumpsters, ensuring they are securely positioned and accessible. The truck court itself is adeptly designed to provide screening for each building, eliminating the need for additional trash enclosures that would essentially double up on screening efforts. Our commitment to thoughtful and pragmatic solutions underscores our dedication to creating an optimal environment for both tenants, Mesa’s disposable waste department and operational success.

D. DEED RESTRICTIONS

Sam’s West Inc., the previous property owner and an affiliate Walmart, imposed specific land use restrictions which are recorded against the Subject Property. This extensive list includes uses that could compete with current and future Walmart services on the adjacent parcel. Generally, this includes commercial uses that have an online sales component, grocery, pharmaceutical, etc. The uses proposed at The Landing at Falcon Field were strategically chosen to conform to the Walmart deed restrictions and support the adjacent Walmart shopping center. It is important to understand that these deed restrictions further limit land use options on the Subject Site.

E. PRELIMINARY PLAT/ FINAL PLAT

A Plat will be processed to create Parcels 1 through 6.

F. GRADING & DRAINAGE

A Master Drainage study will be prepared for the entire development. Preliminary grading/drainage, water, and sewer plans have been submitted for the entire development as part of this submittal.

G. UTILITIES & SERVICES

Below are the Subject Site’s intended utility and service providers. Water, Sewer, and Drainage reports have been provided with this submittal in addition to Preliminary Improvement Plans.

Table 4 – Utility & Service Providers

SERVICE	PROVIDER
WATER	City of Mesa
WASTEWATER	City of Mesa
REFUSE	City of Mesa
ELECTRIC	Salt River Project
GAS	City of Mesa
CABLE	Cox Communications
TELEPHONE	Cox Communications
POLICE	City of Mesa
FIRE	City of Mesa



V. OUTREACH

A. PUBLIC PARTICIPATION

A Citizen Participation Plan has been submitted concurrently with this application and will be updated to a Citizen Participation Report as the application progresses.

VI. CONCLUSION

After years of dedicated collaboration with our neighbors and City staff, we are eager to present our updated rezoning application and site plan that addresses the needs expressed to us. This revised plan aims to establish an industrial development that also fulfills the commercial/retail requirements of the surrounding area. With careful consideration of the feedback received and a commitment to creating a positive impact for future employees, we firmly believe the proposed rezoning, site plan, and design review approval are consistent with the current Mixed-Use Activity District General Plan designation and furthers the goals and policies of the Quality Design Standards.



EXHIBT 1 – CONTEXT MAP



EXHIBT 2– GENERAL PLAN LAND USE MAP



EXHIBT 3 – FALCON FIELD AREA PLAN



EXHIBT 4 – AOA OVERLAY MAP



EXHIBT 5 – SITE AERIAL



EXHIBIT 6 -2005 CUP SITE PLAN



EXHIBT 7 – THE LANDING AT FALCON FIELD MASTER PLAN

THE LANDING at FALCON FIELD

Employment/MUAD

LOCATED AT 1919 N. 46TH ST. IN MESA, ARIZONA

CITIZEN PARTICIPATION PLAN

December 20, 2023

1. PURPOSE

The purpose of this Citizen Participation Plan (CPP) is to inform citizens, property owners, neighborhood associations, schools, and businesses in the vicinity of the proposed project. The Landing at Falcon Field is located at 1919 N. 46th Street (east of the southeast corner of Greenfield Road and McKellips Road. This CPP will ensure that anyone potentially impacted from this application will have adequate opportunity to learn and comment about the proposal. Records of outreach efforts will be provided to the City of Mesa Planner.

2. CONTACT

Evergreen Devco. Inc.
Jazzmine Clifton
2390 E. Camelback Rd. Suite 410
Phoenix, Arizona 85016
602-808-8600
jclifton@evgre.com

3. PRE-SUBMITTAL MEETING

A pre-submittal meeting was held on April 13, 2021. Staff indicated that all property owners within 1,000 feet of the site and all registered neighborhoods and HOAs within 1 mile be notified of the public hearing.

4. ADJACENT PROPERTY OWNERSHIP OUTREACH

The applicant team met with adjacent parcel owners and stakeholders to discuss the proposed project from 2021 through 2023. Details of this outreach will be documented in the Citizen Participation Report.

5. ACTION PLAN

In order to provide effective outreach, the following actions will be implemented.

- A. Contact list created for notification.
 - 1. *All property owners within 1,000 feet of the site.*
 - 2. *All registered neighborhoods & HOAs within one mile of the site.*
- B. Notification for Planning and Zoning Commission and City Council will be mailed to those outlined in the notification list above.
- C. Notification Signs detailing Planning and Zoning Commission and City Council Hearings will be posted on site as required and directed by the City and required evidence of postings will be provided.

THE LANDING at FALCON FIELD

Employment/MUAD

LOCATED AT 1919 N. 46TH ST. IN MESA, ARIZONA

CITIZEN PARTICIPATION REPORT

March 11, 2024

1. PURPOSE

The purpose of this Citizen Participation Report (CPR) was to inform citizens, property owners, neighborhood associations, schools, and businesses in the vicinity of the proposed project rezoning. The Landing at Falcon Field is located at 1919 N. 46th Street (east of the southeast corner of Greenfield Road and McKellips Road. This plan ensured that anyone potentially impacted from this application will have adequate opportunity to learn and comment about the proposal. Records and communications of outreach efforts have been provided to the City of Mesa Planner.

2. CONTACT

Evergreen Devco. Inc.
Jazzmine Clifton
2390 E. Camelback Rd. Suite 410
Phoenix, Arizona 85016
602-808-8600
jclifton@evgre.com

3. PRE-SUBMITTAL MEETING

A pre-submittal meeting was held on April 13, 2021. Staff indicated that all property owners within 1,000 feet of the site and all registered neighborhoods and HOAs within 1 mile be notified of the public hearing.

4. ADJACENT PROPERTY OWNERSHIP OUTREACH

In June 2021, the applicant team met with adjacent parcel owners and stakeholders to discuss the proposed project. In December 2021 outreach to Falcon Field Airport was done. The applicant sent follow up details to those they had met with prior immediately after the first submittal in February. Details of this outreach will be documented in the Citizen Participation Report.

5. ACTION PLAN

In order to provide effective outreach, the following actions will be implemented.

- A. Contact list created for notification.
 - 1. *All property owners within 1,000 feet of the site.*
 - 2. *All registered neighborhoods & HOAs within one mile of the site.*
- B. Letter to Applicable School District (Mesa Public Schools) for Elementary, Jr. High, and High School.
- C. Notification for Planning and Zoning Commission were mailed out by May 7, 2024.
- D. Notification for City Council will be mailed to those outlined in the notification list above.
- E. Notification Signs detailing Planning and Zoning Commission and City Council Hearings have been posted on site as required and directed by the City and required evidence of postings will be provided.

6. SCHEDULE

Pre-Submittal Meeting – April 13, 2021

Individual Stakeholder Meetings – June 2021 – December 2021

Letter to Mesa Public School District – January 26, 2022

Application/CPP 1st Submittal – January 4, 2024

Application/CPP 2nd Submittal – March 11, 2024

Planning & Zoning Commission Hearing – May 22, 2024

City Council Hearing – TBD

1000' – Addresses

Mailing Address1	Mailing Address2	Mailing Address City	Mailing Address State	Mailing Address Zip Code	Property Street Number	Property Street Direction	Property Street Name	Property Street Type	Property Suite	Property City	Property Zip Code
539 N ARIZONA AVE	<Null>	CHANDLER	AZ	85225	1915 N		48TH	ST	<Null>	MESA	85205
4801 E MCKELLIPS RD	<Null>	MESA	AZ	85205	4801 E		MCKELLIPS	RD	<Null>	MESA	85205
2390 E CAMELBACK RD UNIT 410	<Null>	MESA	AZ	85205	1919 N		46TH	ST	<Null>	MESA	85205
PO BOX 1464	<Null>	MESA	AZ	85211	1805 N		46TH	ST	<Null>	MESA	85205
20 E MAIN ST STE 650	PO BOX 1466	MESA	AZ	85211	1804 N		46TH	ST	<Null>	MESA	85205
8007 E COPPER CYN	<Null>	MESA	AZ	85207	1709 N		GREENFIELD	RD	<Null>	MESA	85205
6502 E BAMBI DR	<Null>	MESA	AZ	85215	1745 N		GREENFIELD	RD	<Null>	MESA	85205
27540 DETROIT RD STE 201	<Null>	WESTLAKE	OH	44145	4442 E		IVY	ST	<Null>	MESA	85205
9106 BLAZING STAR LN	<Null>	PROSPECT	KY	40059	1750 N		PARKCREST	<Null>	<Null>	MESA	85205
13142 N 136TH PL	<Null>	SCOTTSDALE	AZ	85259	1734 N		PARKCREST	<Null>	<Null>	MESA	85205
6748 N 19TH ST	<Null>	PHOENIX	AZ	85016	4511 E		IVY	ST	<Null>	MESA	85205
3311 N CHESTNUT	<Null>	MESA	AZ	85213	4655 E		IVY	ST	<Null>	MESA	85205
5123 E CALLE DEL NORTE	<Null>	PHOENIX	AZ	85018	4711 E		IVY	ST	<Null>	MESA	85205
11 W JEFFERSON ST 1	<Null>	PHOENIX	AZ	85003	4751 E		INDIGO	ST	<Null>	MESA	85205
740 N 52ND ST STE 200	<Null>	PHOENIX	AZ	85008	4807 E		INDIGO	ST	<Null>	MESA	85205
4749 E INGRAM ST	<Null>	MESA	AZ	85205	4749 E		INGRAM	ST	<Null>	MESA	85205
4723 E INGRAM ST STE 201	<Null>	MESA	AZ	85205	4723 E		INGRAM	ST	<Null>	MESA	85205
PO BOX 707	<Null>	GILBERT	AZ	85299	1661 N		QUAIL	<Null>	<Null>	MESA	85205
1367 S COUNTRY CLUB DR UNIT 1276	<Null>	MESA	AZ	85210	1711 N		QUAIL	<Null>	<Null>	MESA	85205
1550 N 40TH ST	<Null>	MESA	AZ	85205	1725 N		QUAIL	<Null>	<Null>	MESA	85205
3118 DOUGLAS CIR	<Null>	LAKE OSWEGO	OR	97035	1718 N		QUAIL	<Null>	<Null>	MESA	85205
1385 KINGSWAY AVE	<Null>	PORT COQUITLAM	BC	V3C 1S2	1721 N		46TH	ST	<Null>	MESA	85205
1409 S NASSAU	<Null>	MESA	AZ	85206	1720 N		46TH	ST	<Null>	MESA	85205
1755 N 48TH ST	<Null>	MESA	AZ	85205	4540 E		IVY	ST	<Null>	MESA	85205
21615 E PEGASUS PKWY	<Null>	QUEEN CREEK	AZ	85142	4522 E		IVY	ST	<Null>	MESA	85205
1261 E FAIRFIELD ST	<Null>	MESA	AZ	85203	4610 E		INGRAM	ST	<Null>	MESA	85205
3230 E FAIRFIELD	<Null>	MESA	AZ	85213	4624 E		INGRAM	ST	<Null>	MESA	85205
1550 N 40TH ST UNIT 8	<Null>	MESA	AZ	85213	4660 E		INGRAM	ST	<Null>	MESA	85205
PO BOX 10	<Null>	SCOTTSDALE	AZ	85252	4738 E		INGRAM	ST	201 MESA	85205	
PO BOX 10	<Null>	SCOTTSDALE	AK	85252	1754 N		48TH	ST	<Null>	MESA	85205
3062 N MAPLE ST	<Null>	MESA	AZ	85215	4814 E		INGRAM	ST	<Null>	MESA	85205
1831 N ROCHESTER	<Null>	MESA	AZ	85205	1831 N		ROCHESTER	<Null>	<Null>	MESA	85205
1440 N BEL AIR DR	<Null>	MESA	AZ	85201	1909 N		ROCHESTER	<Null>	<Null>	MESA	85205
PO BOX 1464	<Null>	MESA	AZ	85211	4852 E		JULEP	ST	<Null>	MESA	85205
1929 VAN NESS AVE	<Null>	SAN FRANCISCO	CA	94109	4811 E		JULEP	ST	<Null>	MESA	85205
4001 N 3RD ST 405	<Null>	PHOENIX	AZ	85012	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
PO BOX 72342	<Null>	SAN CLEMENTE	CA	92573	4863 E		INGRAM	ST	<Null>	MESA	85205
1744 N LINDSAY RD	<Null>	MESA	AZ	85213	4825 E		INGRAM	ST	<Null>	MESA	85205
16009 E CHOLLA DR	<Null>	FOUNTAIN HILLS	AZ	85268	4836 E		INDIGO	ST	<Null>	MESA	85205
1301 S E 10TH ST	<Null>	BENTONVILLE	AR	72716-0550	4505 E		MCKELLIPS	RD	<Null>	MESA	85205
PO BOX 847	<Null>	CARLSBAD	CA	92018	1805 N		GREENFIELD	RD	<Null>	MESA	85205
6067 JOHN MUIR RD	<Null>	HIDDEN HILLS	CA	91302	4405 E		MCKELLIPS	RD	<Null>	MESA	85205
7329 VIA LORADO	<Null>	RANCHO PALOS VERDES	CA	90274	4515 E		MCKELLIPS	RD	<Null>	MESA	85205
PO BOX 2609	<Null>	CARLSBAD	CA	92018	4525 E		MCKELLIPS	RD	<Null>	MESA	85205
5701 E INDIAN SCHOOL RD	<Null>	PHOENIX	AZ	85018	4722 E		IVY	ST	101 MESA	85205	
1350 E PARKSIDE DR	<Null>	GILBERT	AZ	85234	4722 E		IVY	ST	104 MESA	85205	
10725 HESS DR	<Null>	LA MESA	CA	91941	4722 E		IVY	ST	<Null>	MESA	85205
13912 FM 1730	<Null>	LUBBOCK	TX	79424	4521 E		JENSEN	ST	101 MESA	85205	
4749 E INGRAM ST	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	102 MESA	85205	
4521 E JENSEN ST 103	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	103 MESA	85205	
3046 N SAWYER	<Null>	MESA	AZ	85207	4521 E		JENSEN	ST	104 MESA	85205	
PO BOX 21887	<Null>	MESA	AZ	85277	4521 E		JENSEN	ST	105 MESA	85205	
1635 N GREENFIELD RD 104/105	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	106 MESA	85205	
627 E LEHI RD	<Null>	MESA	AZ	85213	4521 E		JENSEN	ST	107 MESA	85205	
4521 E JENSEN UNIT 109	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	109 MESA	85205	
4521 E JENSEN ST 110	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	110 MESA	85205	
936 N SINOA	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	<Null>	MESA	85205
4710 E FALCON DR UNIT 209	<Null>	MESA	AZ	85215	4813 E		MCKELLIPS	RD	<Null>	MESA	85205
7505 E MALLORY ST	<Null>	MESA	AZ	85207	1925 N		48TH	ST	<Null>	MESA	85205
2120 FAIRMONT AVE	<Null>	READING	PA	19612	1705 N		48TH	ST	<Null>	MESA	85205
226 W RANCH RD	<Null>	TEMPE	AZ	85284	1850 N		ROSEMONT	<Null>	<Null>	MESA	85205
13027 CROSSROADS PKWY S	<Null>	CITY OF INDUSTRY	CA	91746	4946 E		INGRAM	ST	<Null>	MESA	85205
549 N STARLEY	<Null>	MESA	AZ	85203	4925 E		INGRAM	ST	<Null>	MESA	85205
2016 E NORCROFT ST	<Null>	MESA	AZ	85213	1908 N		ROSEMONT	<Null>	<Null>	MESA	85205
PO BOX 1464	<Null>	MESA	AZ	85211	5000 E		MCKELLIPS	RD	<Null>	MESA	85205
4711 E FALCON DR STE 312	<Null>	MESA	AZ	85215	4542 E		MCKELLIPS	RD	101 MESA	85215	
3003 N CENTRAL STE 2600	<Null>	PHOENIX	AZ	85012	4542 E		MCKELLIPS	RD	103 MESA	85215	
3905 N SAPPHIRE	<Null>	MESA	AZ	85215	4542 E		MCKELLIPS	RD	104 MESA	85215	
907 GREENWAY DR	<Null>	ROCK VALLEY	IA	51247	4542 E		MCKELLIPS	RD	105 MESA	85215	
PO BOX 9949	<Null>	FARGO	ND	58106	4542 E		MCKELLIPS	RD	106 MESA	85215	
2620 310TH ST	<Null>	ROCK VALLEY	IA	51247	4542 E		MCKELLIPS	RD	107 MESA	85215	
4542 E MCKELLIPS RD 108	<Null>	MESA	AZ	85215	4542 E		MCKELLIPS	RD	108 MESA	85215	
4558 E MCKELLIPS RD 101	<Null>	MESA	AZ	85215	4558 E		MCKELLIPS	RD	101 MESA	85215	
175 S ARIZONA AVE	<Null>	CHANDLER	AZ	85225	4550 E		MCKELLIPS	RD	101 MESA	85215	
2575 E PROVIDENCE CT	<Null>	HOLLADAY	UT	84121	4550 E		MCKELLIPS	RD	102 MESA	85215	
4122 E MCLELLAN RD UNIT 13	<Null>	MESA	AZ	85205	4550 E		MCKELLIPS	RD	103 MESA	85215	
6532 E RUSTIC DR	<Null>	MESA	AZ	85215	4550 E		MCKELLIPS	RD	104 MESA	85215	
718 NW 8TH AVE	<Null>	FORT LAUDERDALE	FL	33311	4550 E		MCKELLIPS	RD	105 MESA	85215	
7260 E EAGLE CREST DR UNIT 17	<Null>	MESA	AZ	85207	4550 E		MCKELLIPS	RD	110 MESA	85215	
8015 -49 AVE	<Null>	RED DEER	AB	T4P2V5	4550 E		MCKELLIPS	RD	111 MESA	85215	
4350 W EARHART WY	<Null>	CHANDLER	AZ	85226	4550 E		MCKELLIPS	RD	112 MESA	85215	
4710 E FALCON DR STE 1111	<Null>	MESA	AZ	85215	4542 E		MCKELLIPS	RD	<Null>	MESA	85215
4710 E FALCON DR STE 1111	<Null>	MESA	AZ	85215	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
PO Box 1466	<Null>	Mesa	AZ	85211-1466							
PO Box 1466	<Null>	Mesa	AZ	85211-1466							
ATTN: Josh Grandlienard	PO Box 1466	Mesa	AZ	85211-1466							

HOA Addresses

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	City	State	Zip
Estate Groves & Valencia Estates	William	Toperzer	4049 E		Huber	St	Mesa	AZ	85205
Alta Mesa Estates HOA	Barb	Gaudio	5345 E		McLellan	Rd #80	Mesa	AZ	85205
Alta Mesa Community Association	Dorne	Ellsworth	5966 E		Fountain	Cir	Mesa	AZ	85205
Mesa Commerce Center - HOA	Peggy	Maxwell	4001 N		3rd	St #405	Phoenix	AZ	85012
Mesa Commerce Center - HOA	Anne	Kleefisch	5060 E		Falcon	Dr	Mesa	AZ	85205
Apache Wells	Judy	Teague	2223 N		56th	St	Mesa	AZ	85215
Princess Park	Joseph	Hansen	4707 E		Hannibal	St	Mesa	AZ	85205
Princess Park	Geri	Nichols	4608 E		Greenway	St	Mesa	AZ	85205
Desert Springs	Lori	Percival	1901 E		University	Dr #440	Mesa	AZ	85203
Villa Sendero HOA	Terri	Jonas	1600 W		Broadway	Rd #200	Tempe	AZ	85282
Villa Sendero HOA	Lori	Percival	1901 E		University	Dr #440	Mesa	AZ	85203
Alta Mesa Community Association	Mitch	Kellogg	150 E		Alamo #3		Chandler	AZ	85225
Mira Mesa	Tracy	Childers	4937 E		Grandview	St	Mesa	AZ	85015
Apache Wells	Apache	Wells HOA	2223 N		56th	St	Mesa	AZ	85215
Alta Mesa Community Association	Thomas	Speropulos	5802 E		Fountain	St	Mesa	AZ	85205
Estate Groves & Valencia Estates	Jared	Langkilde	4228 E		Hope	St	Mesa	AZ	85205
Apache Wells	Kimberly	Cogill	2223 N		56th	St	Mesa	AZ	85215

HOA Name	Corp Comm Link
Falcon Estates	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=11222015
Los Estados	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07583870
Park Avenue	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08256551
Spyglass Estates	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01848439
Terra Mesa	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02445223
Crossroads Estates	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08189240
The Estates at High Grove	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07921010
The Village at Apache Wells	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02130652
Villa Sendero	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01662703
Villa Tuscano	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10895939
Vista Estancia	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09460713
Parklinks at Alta Mesa Townhomes	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=06015306
Desert Springs at Alta Mesa Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09453795
Alta Mesa Estates	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01753580
Apache Wells	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01930890
El Portillo	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10355330
The Alta Mesa Community	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01674054
Alta Mesa Resort Village Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08542834