



ASCENSION

Rezone Narrative





City of Mesa
March 2026

Prepared By:
ABLA
310 E. Rio Salado Pkwy.
Tempe, AZ 85281

Development Team

Prepared For:
Tri Pointe Homes
Megan Neal
7001 N Scottsdale Road, Suite 220
Scottsdale, AZ 85253
P: (480) 369-6739
Megan.Neal@TriPointeHomes.com

Legal:
Ray Law Firm
Brennan Ray
P: (602) 558-9934
bray@raylawaz.com

Planning/ Landscape Architecture:
ABLA
Alex Fish, Lauren Colone
310 East Rio Salado Parkway
Tempe, AZ 85281
P: (480) 530-0077
alex.fish@ablastudio.com
lauren.colone@ablastudio.com

Civil Engineer:
Wood Patel & Associated Inc
Steven Mckee
12051 W Northern Ave #100
Phoenix, AZ 85021
P: (602) 554-9505
smckee@woodpatel.com

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1. INTRODUCTION

Ascension is a proposed single-family residential community located at the northeast corner of East Brown Road and North 32nd Street within Mesa, Arizona (the "Site"). The community is planned as a large-lot residential neighborhood that complements the surrounding rural and suburban context while introducing a cohesive framework of open space, amenities, and pedestrian connectivity.

The approximately 40.01 gross acre (37.26 net acre) Site presents an opportunity to reinforce the character of this transitioning area through a low-density residential development pattern, a centrally located community amenity, a connected pocket park corridor, and enhanced landscape edges. Together, these elements establish neighborhood structure that supports long-term livability and reflects the intended development pattern of the area.

This RS-15 Planned Area Development ("PAD") overlay establishes tailored Development Standards and Desing Guidelines ("Standards and Guidelines") that reflect the Site's scale and context. The Standards and Guidelines regulate key elements such as lot design, architecture, circulation, and open space to ensure a consistent and high-quality residential environment aligned with the City of Mesa's (the "City") long term planning vision. Refer to **Exhibit 1: Vicinity Map** for the Site's location and surrounding context.



EXHIBIT 1: VICNITY MAP

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1.1 Purpose of Request

The purpose of this request is to rezone the Site from Agricultural (AG) to Single Residence 15 ("RS-15") with a PAD overlay to enable the development of a high-quality residential community consisting of approximately forty-seven (47) large-lot detached homes, consistent with the City of Mesa's 2050 General Plan ("General Plan").

1.2 Authority

This narrative is part of a rezone submittal for a PAD Overlay District, enacted pursuant to the City of Mesa Zoning Ordinance ("Ordinance") and in conformance with the General Plan. All references to the Ordinance hereafter shall refer to the City of Mesa Zoning Ordinance, as amended. The RS-15 PAD establishes site-specific Standards and Guidelines that supersede the underlying zoning regulations, except where specifically referenced. These Standards and Guidelines govern the preparation of subdivision plats, development plans, and all associated improvements within the Site.

2. SITE CONDITIONS AND LOCATION

The Site is currently undeveloped and zoned Agricultural (AG). It is designated as a Rural Residential under the General Plan. A rezone is proposed to change the zoning designation to RS-15 with a PAD overlay ("RS-15 PAD") to support the development of approximately forty-seven (47) single-family detached homes on large lots measuring approximately one hundred twenty-five (125) feet by one hundred eighty (180) feet, with an overall gross density of 1.27 dwelling units per acre (du/ac).

The surrounding area includes single-family residential neighborhoods, single-family residential neighborhoods under construction to the north and east, and a church to the east, with a mix of Traditional and Rural Residential General Plan land use designations. The Site provides a compatible transition between the existing low-density residential context and emerging development patterns. Refer to **Table 2: Relationship with Surrounding Properties** and **Exhibit 1: Vicinity Map** for the Site's location and context.

TABLE 2: RELATIONSHIP WITH SURROUNDING PROPERTIES

DIRECTION	EXISTING CITY GENERAL PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
Site	Rural Residential	Agricultural (AG)	Undeveloped
North	Rural Residential	Single Residence (RS-35) PAD	Single-Family Residential under development
South	Traditional Residential	Single Residence (RS-15)	Single-Family Residential
East	Rural Residential	Single Residence (RS-35) PAD / Agricultural (AG)	Single-Family Residential / Church
West	Traditional Residential	Single Residence (RS-15)	Single-Family Residential

Refer to **Exhibit 2A: Existing Land Use Map** and **Exhibit 2B: Existing and Proposed Zoning Map** for additional context. The proposed layout of the Site is further illustrated in **Exhibit 2C: Site Plan**.



EXISTING & PROPOSED GENERAL PLAN LAND USE

- RURAL RESIDENTIAL

EXHIBIT 2A: EXISTING LAND USE MAP

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EXISTING ZONING

AG AGRICULTURAL



PROPOSED ZONING

RS-15 PAD

EXHIBIT 2B: EXISTING AND PROPOSED ZONING MAP

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SITE DATA		
GROSS ACREAGE	40.01 AC	1.17 DU/AC
NET ACREAGE	37.26 AC	1.27 DU/AC
AMENITY	1.42 AC	3.8%
POCKET PARK	0.61 AC	1.6%
OPEN SPACE	6.46 AC	17.3%
TOTAL OPEN SPACE	8.49 AC	22.8%
UNIT	QTY	
125' x 180'	47 DU	
TOTAL	**47 DU**	

LEGEND

* 25,000 SF LOTS

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 2C: SITE PLAN

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3. CONFORMANCE WITH CITY PLANS

3.1 Conformance with the General Plan

The Site is designated as Rural Residential under the General Plan. The proposed large-lot single-family residential development is compatible with the surrounding context, which includes a mix of rural residential, traditional residential, and institutional uses. The rezone reinforces the area's low-density character while introducing high-quality Standards and Guidelines, internal open space, and connectivity that support the City's broader goals for neighborhood identity and long-term livability.

Due to the fact that many of the General Plan's policies are interrelated and contribute to multiple goals, this Section outlines how the Ascension community supports specific objectives of the General Plan.

A. **N1:** Promote complete communities in both existing and new neighborhoods.

   1. Response: Ascension promotes a complete community by introducing a cohesive, large-lot residential neighborhood with supporting open space and pedestrian access to shared amenities. The Site includes a centrally located amenity area, a landscape corridor that functions as a pocket park and paseo by connecting homes on the north side of the Site to the amenity, and sidewalks along one (1) side of the internal private streets. These features contribute to neighborhood completeness by supporting opportunities for recreation, gathering, and daily connectivity. While modest in scale, the open space framework and internal street design establish a functional neighborhood structure. Refer to **Exhibit 2C: Site Plan**, **Exhibit 5.1: Open Space Plan**, and **Exhibit 5.3: Circulation Plan** for additional detail.

B. **N5**: Improve street and open space network connectivity within neighborhoods and to local-serving amenities.

   1. Response: Connectivity at Ascension is achieved through a layered approach that includes internal sidewalks, trails, and perimeter pedestrian routes. Sidewalks will be provided on one (1) side of all internal private streets, with parking provided on the other side, allowing residents to walk safely throughout the community and access the centrally located amenity. The pocket park creates a direct pedestrian route from the northern portion of the Site to the amenity area. Additionally, sidewalks are existing along the Site's perimeter road frontages, East Brown Road, North 32nd Street, and North Miramar, supporting future connections to local-serving amenities beyond the neighborhood. Refer **to Exhibit 5.1: Open Space Plan** and **Exhibit 5.3: Circulation Plan**.

C. **P01**: Provide a diverse range of neighborhood, community, and regional parks within one-half (1/2) mile of all residential areas.

   1. Response: All homes within the Site are located within approximately 1/8 mile of the community's centrally located amenity and pocket park, providing convenient access to recreational and open space opportunities. The amenity serves as the primary gathering area, while the pocket park offers passive use opportunities and a direct north-south pedestrian connection for residents. Together, these spaces create a walkable and well-distributed open space framework that supports neighborhood interaction and reinforces the community's overall recreational network. See **Exhibit 5.1: Open Space Plan, Exhibit 5.2A: Amenity Plan**, and **Exhibit 5.2B: Pocket Park** for locations and design intent.

D. **P02**: Integrate bicycle and pedestrian pathways into the City's parks and open space system.

   1. Response: The Ascension community supports integration into the City's broader active transportation network by providing both internal pedestrian connections and external connections to an existing bike lane on East Brown Road. This bike lane is part of the regional Mesa Bike Map network, enhancing multi-modal access to and from the Site. Within the neighborhood, there are sidewalks along internal streets and trails providing direct pedestrian access between the amenity and pocket park. Perimeter sidewalks further improve accessibility and position the community to connect with off-site sidewalks and destinations. Refer to **Exhibit 5.1: Open Space Plan** and **Exhibit 5.3: Circulation Plan**.

E. **P03**: Continue to provide inclusive park and recreation programs for all residents, including underrepresented populations.

   1. Response: The amenities at Ascension are designed to be inclusive and accessible, offering flexible recreation opportunities that serve a range of age groups and household types. Although the community is private and managed by a Homeowners' Association ("HOA"), both the amenity and pocket park may include features such as shaded seating, open turf, and play structures that support multigenerational use. Pedestrian-scale lighting, accessible paths, and open sightlines help ensure the amenities can be enjoyed safely and comfortably by all residents. Refer to **Exhibit 5.2A: Amenity Plan** and **Exhibit 5.2B: Pocket Park** for general layout and design intent.

F. **P04**: Maintain the long-term viability of park and recreation facilities through ongoing maintenance and investment.

   1. Response: All open space and recreation areas within Ascension will be privately owned and maintained by the HOA, ensuring long-term upkeep of the amenity, pocket park, and landscape areas. The landscape Standards and Guidelines and irrigation systems will be designed to support efficient, sustainable maintenance practices over time. Refer to **Exhibit 5.1: Open Space Plan** for common area locations and layout.

G. **LU1**: Promote a balance of land uses to enhance the quality of life for current and future generations.

   1. Response: The Site contributes to a balanced land use pattern by introducing low-density residential development in an area characterized by a mix of rural residential, traditional suburban, and institutional uses. The large-lot single-family homes provide a unique housing product that complements nearby neighborhoods while offering additional lifestyle choices for future City of Mesa residents. By transitioning vacant agricultural land into a thoughtfully designed residential neighborhood with integrated open space and private infrastructure, the rezoning supports the City's long-term vision for sustainable and orderly growth. Refer to **Exhibit 2C: Site Plan** for lot layout and neighborhood structure.

H. **LU2**: Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.

   1. Response: The Site establishes a clear sense of place through its large-lot design, single-story architecture, and cohesive open space network. Elements such as the amenity, pocket park, landscape design at the entry integrated with the monumentation design, and view fencing adjacent to perimeter open space contribute to a distinct neighborhood identity rooted in the Site's rural-edge setting. Architectural styles such as Ranch, Vineyard, and Farmhouse further reinforce the community's character and promote a unified aesthetic. Collectively, these features support placemaking by creating a neighborhood that is both visually cohesive and reflective of its surrounding context. Refer to **Exhibit 2C: Site Plan**, **Exhibit 5.2A: Amenity Plan**, **Exhibit 5.2B: Pocket Park**, and **Exhibit 8: Monumentation** for design features that contribute to placemaking.

I. **LU4**: Create design and development standards that improve the City's visual quality, urban form, and function to enhance the quality of life for current and future generations.

1. Response: The rezone establishes site-specific Standards and Guidelines tailored to the Ascension community, promoting high visual quality and a functional neighborhood layout. These Standards and Guidelines define lot sizes, setbacks, building heights, and wall and fence treatments in a manner that reinforces the community's identity while ensuring compatibility with surrounding land uses. Streetscape design, architectural variety, and integrated landscape buffers further contribute to an attractive and well-organized urban form. By providing a coordinated set of Standards and Guidelines, the RS-35 PAD ensures long-term consistency in development and supports the City's broader goals for high-quality design. Refer to **Table 4.1.2: RS-15 PAD Development Standards**, **Exhibit 5.1: Open Space Plan**, and **Exhibit 7A: Wall and Fence Plan** for elements supporting visual quality and function.

J. **ED1**: Attract business and employers that create jobs with wages at or above the regional average.

1. Response: While the Ascension development is a residential neighborhood, it supports the City's economic development objectives by providing high-quality housing in proximity to City's employment corridors. The community offers a large-lot, single-story housing product that may appeal to professionals and families seeking access to nearby job centers, schools, and transportation infrastructure. By enhancing the City's housing diversity and expanding residential options near key roadways and services, this community helps maintain a balanced jobs-to-housing ratio and supports the City's broader workforce attraction and retention strategies. Refer to **Exhibit 1: Vicinity Map** for the Site's location relative to surrounding development and infrastructure.

3.2 General Plan and Citrus Sub-Area Plan Conformance

The Ascension community proposes RS-15 zoning with a PAD overlay at a net density of approximately 1.27 du/ac (47 units on 37.26 net acres) and a gross density of approximately 1.20 du/ac (47 units on 40.01 gross acres). While the proposed zoning district differs from the RS-35 recommendation in the Sub-Area Plan, the development achieves substantial conformance with the Sub-Area Plan's underlying objectives through the following considerations:

A. Density Consistency with the General Plan

1. The proposed net density of 1.27 du/ac falls within the Rural Residential Placetype maximum of 1.3 du/ac established by the General Plan, which is the controlling land use policy document for the City. The gross density of 1.20 du/ac is below the Sub-Area Plan's RS-35 PAD maximum of 1.24 du/ac. The marginal difference between 1.24 du/ac and 1.27 du/ac on a net basis (a difference of 0.03 du/ac) does not result in a materially different development pattern, visual character, or neighborhood impact than what would be achievable under RS-35 PAD zoning and effectively delivers the same large-lot, low-density residential environment contemplated by the Sub-Area Plan.

B. Lot Sizes Meet the Intent of the Sub-Area Plan

1. The proposed minimum lot size of 22,500 square feet, while below the Sub-Area Plan's 30,000 square foot minimum for RS-35 PAD development, is paired with lot dimensions of approximately one hundred twenty-five (125) feet by one hundred eighty (180) feet that produce a scale and proportion consistent with the estate-lot character of the Citrus Sub-Area. The total of forty-seven (47) homes across approximately 40.01 gross acres results in an average land area per unit that reinforces the spacious, low-density pattern the Sub-Area Plan seeks to preserve. The one hundred eighty (180) foot lot depths further reinforce a development pattern aligned with the estate-scale character envisioned by the Sub-Area Plan.

C. Preservation of Cirtus Sub-Area Character

1. The Sub-Area Plan's core intent, as described in Section 2-7, is to preserve the area's low-density, suburban-estate character, provide a transition between rural and urban uses, and maintain the citrus heritage landscape. The Ascension community supports these objectives through the following design elements: single-story architecture limited to thirty (30) feet in height; architectural styles (Ranch, Vineyard, and Farmhouse) that reinforce the area's rural-edge identity; orchard-inspired landscape design incorporating citrus and shade trees along lot perimeters consistent with the Sub-Area Plan's landscape recommendations; solid masonry perimeter walls with articulation complementing the established wall character of the area; generous landscape setbacks and perimeter open space; and over twenty-two (22) percent of the total site area dedicated to common open space, parks, and landscape areas.

D. Acknowledgement of Evolving Context

1. The Sub-Area Plan was adopted in 2003 and reflects the development conditions present at the time of adoption. Since adoption, the surrounding area has experienced continued development, including RS-35 PAD subdivisions to the north and east and RS-15 development to the south and west. The General Plan, most recently adopted as the Tomorrow's Mesa 2050 General Plan, designates the Site as Rural Residential with a density ceiling of 1.3 du/ac, a standard that the proposed development meets. The General Plan also recognizes that a zoning district not listed as supported in a Placetype may be found consistent if it meets the Placetype's Land Use, Density, Growth Strategy, and Urban Design Characteristics (discussed further below). The RS-15 PAD request, at a density that is functionally equivalent to what the Sub-Area Plan contemplates, represents a reasonable and context-sensitive approach to developing this Site within the framework of both the Sub-Area Plan and the current General Plan.

3.3 Consistency with Rural Residential Placetype (General Plan Pages 74-75)

The Site is designated as Rural Residential under the General Plan. The Rural Residential Placetype identifies Agricultural (AG), RS-90, RS-43, and RS-35 as supported zoning districts. The proposed RS-15 zoning is not listed among the supported districts. However, as stated on pages 103–104 of the General Plan, a zoning district that is not listed as supported may be found consistent with the General Plan if it satisfies the Placetype's Land Use, Density, Growth Strategy, and Urban Design Characteristics. The RS-15 PAD, as applied to the Ascension community, satisfies each of these criteria as follows:

A. Land Use

1. The Rural Residential Placetype identifies single-family residential as the principal land use, with public and semi-public uses as the only supporting land use category. The Ascension community consists exclusively of single-family detached homes, with approximately forty-seven (47) homes on large lots. No multi-family, commercial, mixed-use, or other non-residential uses are proposed. The development is therefore fully consistent with the principal land use envisioned for Rural Residential areas. The Placetype further describes Rural Residential areas as being characterized by large-lot, single-family residential development and agricultural uses, with streets that may take on a more rural character. The Ascension community reflects this description through its large-lot layout, single-story homes, and cohesive neighborhood design that reinforces the area's residential and agricultural heritage.

B. Density

1. The Rural Residential Placetype allows single-family residential density up to 1.3 dwelling units per acre. The proposed development yields a net density of approximately 1.27 du/ac and a gross density of approximately 1.20 du/ac, both within the 1.3 du/ac ceiling established by the General Plan. The proposed density is also within the General Plan's minor deviation threshold, which permits density or intensity no more than twenty-five (25) percent higher than those listed for the Site's Placetype (up to 1.625 du/ac). The proposed density is well below this threshold and functionally equivalent to what could be achieved under RS-35 PAD zoning. As a result, the RS-15 PAD does not introduce a density inconsistent with the Rural Residential Placetype, but instead delivers a comparable low-density residential development pattern.

C. Growth Strategy

1. The General Plan identifies two (2) Growth Strategies applicable to Rural Residential areas: Conserve and Sustain. The Conserve strategy applies to areas containing designated historic resources and anticipates minimal change beyond home improvements. The Sustain strategy applies to other Rural Residential areas and indicates that these areas should generally remain in their current condition while allowing improvements and minor changes consistent with the area's form and character over time. Such changes may include infrastructure improvements, home improvements, targeted infill, and adaptive reuse projects. The Site is currently undeveloped agricultural land and does not contain designated historic resources; therefore, the Sustain strategy applies. The development of the Site into a low-density residential neighborhood represents targeted infill consistent with the area's form and character. The surrounding context includes RS-35 PAD development to the north and east and RS-15 development to the south and west, demonstrating that low-density single-family residential development is the established development pattern in the area. The Ascension community reinforces that pattern through a compatible development design at a density and scale consistent with the surrounding neighborhood.

The RS-15 PAD, as tailored to the Ascension community through site-specific Development Standards and Design Guidelines, satisfies the criteria established by the General Plan for determining consistency when a non-listed zoning district is proposed. The development provides the land use, density, growth pattern, and urban design character envisioned for the Rural Residential Placetype, while the PAD overlay ensures that the flexibility of the RS-15 base district is implemented in a manner that reinforces the large-lot, low-density residential character contemplated by both the General Plan and the Citrus Sub-Area Plan.

4. REGULATORY FRAMEWORK

4.1 Permitted Uses

4.1.1 Residential Uses

The Site is planned as a single-family residential community. Permitted uses within the RS-35 PAD are limited to detached single-family homes and associated community amenities. All residential uses shall comply with the Ordinance.

4.1.2 Development Standards

The Standards and Guidelines established in this RS-15 PAD reflect the large-lot, low-density character envisioned for the Ascension community and are tailored to the Site's scale, configuration, and surrounding development pattern. These Standards and Guidelines balance the flexibility needed to accommodate varied architectural styles and lot layouts with assurance of a consistent, high-quality residential environment. The coordinated approach to lot size, setbacks, building height, lot coverage, and other dimensional requirements supports the neighborhood's overall character while ensuring compatibility with adjacent residential areas.

Development within the Site shall comply with the applicable provisions of the Ordinance and the City design guidelines, except where modified by this rezone request. **Table 4.1.2: RS-15 PAD Development Standards** summarizes the specific development criteria applicable to the Site.

TABLE 4.1.2: RS-15 PAD DEVELOPMENT STANDARDS		
Development Standard	**RS-15 Required**	**Proposed RS-15 PAD**
Lot and Density Standards		
Minimum Lot Area (sq. ft.)	15,000	**22,500**
Minimum Lot Width -Interior Lot (ft.)	110	**125**
Minimum Lot Depth (ft.)	120	**180**
Minimum Lot Depth abutting Arterial Street (ft.)	150	**180**
Maximum Density		
Conventional Subdivisions (unit/gross acre)	Based on compliance with minimum lot size requirements, and with off-site improvement and right-of-way requirements specified in MCC Title 9.	
Planned Area Development (PAD) Overlay District (units/net acre)	2.9	**1.27**
Maximum Lot Coverage (% of lot)	50%	50%
Building Form and Location		
Maximum Height (ft.)	30	30 (one-story)
Garage		
Depth (ft.)	22	**21**
Minimum Yards (ft.)		
Front (Enclosed Livable Areas. Porches and Porte Cocheres)	22	22
Garages and Carports - front and side yards	30	30
Interior Side: Minimum each side	7	**10**
Interior Side: Minimum aggregate of 2 sides	20	20
Street Side	10	**15**
Rear	30	30
Rear Yard abutting Arterial Street	30	30
Maximum Building Coverage (% of lot)	40%	**50%**

TABLE 4.1.2: RS-15 PAD DEVELOPMENT STANDARDS CONTINUED		
Development Standard	**RS-15 Required**	**Proposed RS-15 PAD**
Accessory Structures (ft.)		
Structure height	Shall not exceed the maximum building height of the underlying zoning district, or the height of the primary building as measured at the peak of the roof, whichever is less, unless approved by a Special Use Permit	
Maximum Story Height	N/A	One-story
Structures with a height equal to or less than 15 feet at the peak of the roof		
Side setback	5	5
Rear setback	5	5
Structures with a height over 15 feet at the peak of the roof		
Side setback	10	10
Rear setback	30	**15** [1]
Accessory structure separation from primary structure	6	6
Wall Height (ft.)		
Maximum Wall/Fence Height	6	**6'-6"**
Column and Accent Feature Height	N/A	**7**
Entry Architectural Element Height	N/A	**8'-6"**
Perimeter Wall Articulation (Adjacent to Street)	Required for perimeter walls exceeding forty (40) linear feet along arterial or collector roads	**Articulation provided at maximum forty (40) foot intervals; alternative articulation methods permitted as described in Section 7 of the PAD**

Note:

1. The reduced rear setback for structures exceeding fifteen (15) feet in height shall not apply to lots backing East Brown Road. Such lots shall maintain a minimum rear setback of thirty (30) feet in accordance with RS-15 standards.

Decrease from City standard shown in **red**

Increase from City standard shown in **purple**

5. OPEN SPACE, PARKS, AND TRAILS

The Ascension community offers a well-integrated open space framework that enhances neighborhood character and provides key lifestyle benefits for future residents. With approximately eight and forty-nine hundredth (8.49) acres of open space, accounting for twenty-two and eight-tenths (22.8) percent of the overall Site, the Site includes a central amenity, a pocket park, landscape along perimeter edges, and retention areas that support a cohesive and well-defined large-lot residential environment. Together, these elements form a connected system of outdoor spaces that are proportionate to the community's scale and intentionally distributed to offer accessible recreation, visual openness, and pedestrian connectivity throughout the neighborhood. The coordinated landscape design, integrated seating areas, shaded spaces, and open turf areas complement the Site's low-density character and support long-term livability through well-maintained shared spaces.

5.1 Open Space

Open space within the Site includes landscape and retention areas strategically located around the perimeter and along internal frontages. These areas establish a green edge, enhance neighborhood identity, and provide functional stormwater management while contributing to the overall openness of the community design.

A centrally located amenity and a pocket park are integrated into the open space network, offering pedestrian connections and supporting a variety of passive and active recreation opportunities. All homes are located within approximately 1/8 mile of the amenity and pocket park, ensuring convenient access for the entire neighborhood.

All open space is privately owned and maintained by the HOA and complies with the City's requirements for residential subdivisions.

Refer to **Exhibit 5.1: Open Space Plan** for the general layout and distribution of open space within the Site.

OPEN SPACE DATA		
GROSS AREA	40.01 AC	
NET AREA	37.26 AC	
AMENITY	1.42 AC	3.8%
POCKET PARK	0.61 AC	1.6%
OPEN SPACE	6.46 AC	17.3%
TOTAL OPEN SPACE	**8.49 AC**	**22.8%**

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

ADJACENT PARCELS NOT A PART

ADJACENT PARCELS NOT A PART

ADJACENT PARCELS NOT A PART

LIVING WORLD CHURCH NOT A PART APN 141-13-006J

N 32ND STREET

N MIRAMAR

17' ROW

20' ROW

65' ROW

E BROWN ROAD

ADJACENT PARCELS NOT A PART

RET

POCKET PARK

AMENITY

RET

RET

RET

RET

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47

EXHIBIT 5.1: OPEN SPACE PLAN

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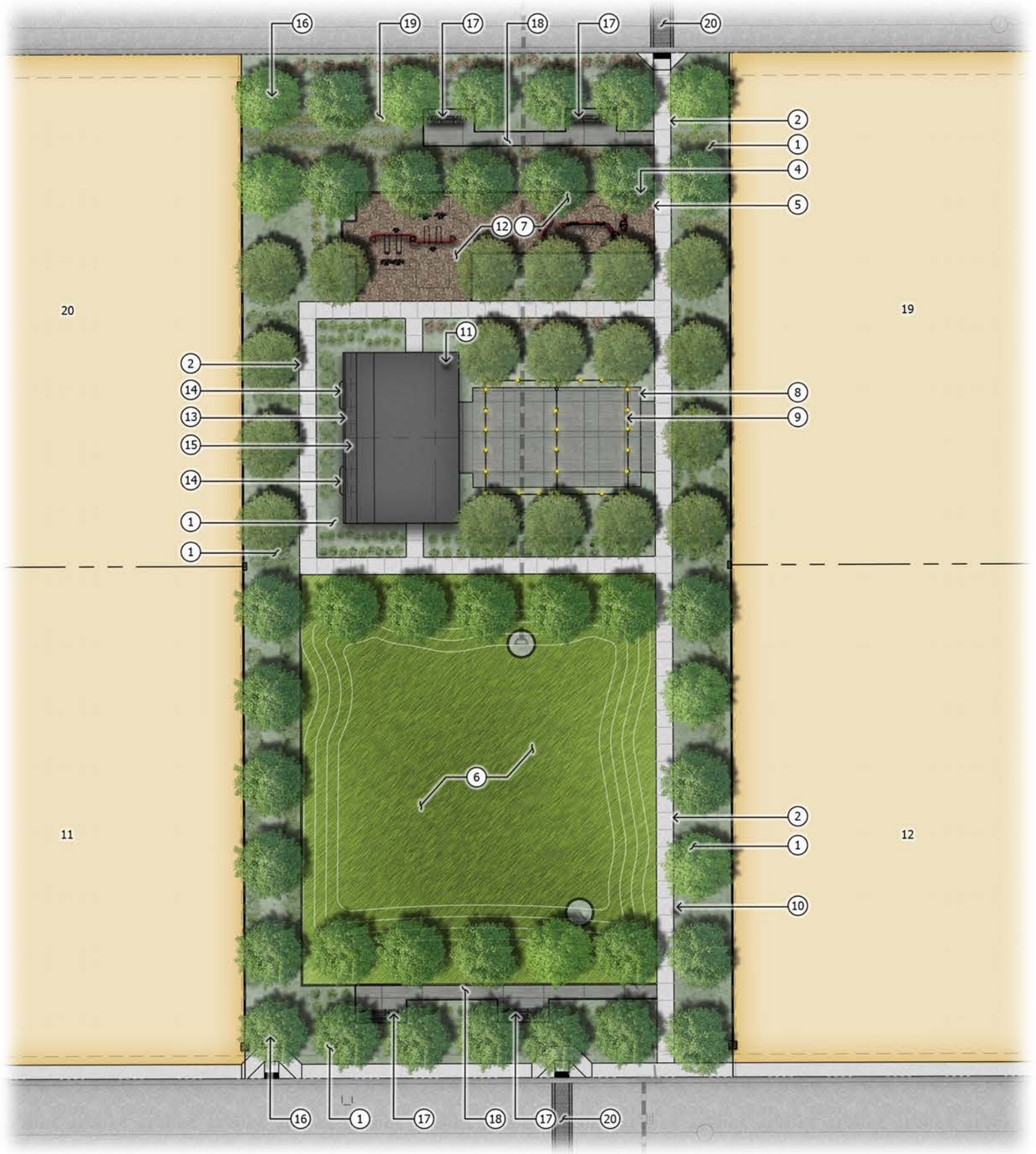
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5.2 Parks

The centrally located, 1.42-acre community amenity serves as the focal point of the neighborhood and a key element of the open space network. While final design details will be determined through the Preliminary Plat process, the amenity is anticipated to include a mix of passive and active features such as shaded seating, open turf, play structures, and other community-scale recreation elements. Positioned near the main entry, the amenity creates a welcoming arrival experience and provides a defined gathering space for future residents. It is designed to complement the low-density character of the community while offering flexible recreational opportunities in a shared neighborhood setting.

In addition to the amenity, the Site includes a 0.61-acre pocket park located north of the amenity. This space enhances access for residents on the northern portion of the Site and provides an additional neighborhood gathering area. The pocket park may feature a mix of passive-use amenities such as open turf, raised planters, swing benches, and a connecting sidewalk, supporting both informal use and pedestrian connectivity. These elements establish a clear connection between the northern homes and the community's amenity while contributing to the overall open space framework.

Refer to **Exhibit 5.2A: Amenity Plan** and **Exhibit 5.3B: Pocket Park** for general location and design intent.



KEYNOTES

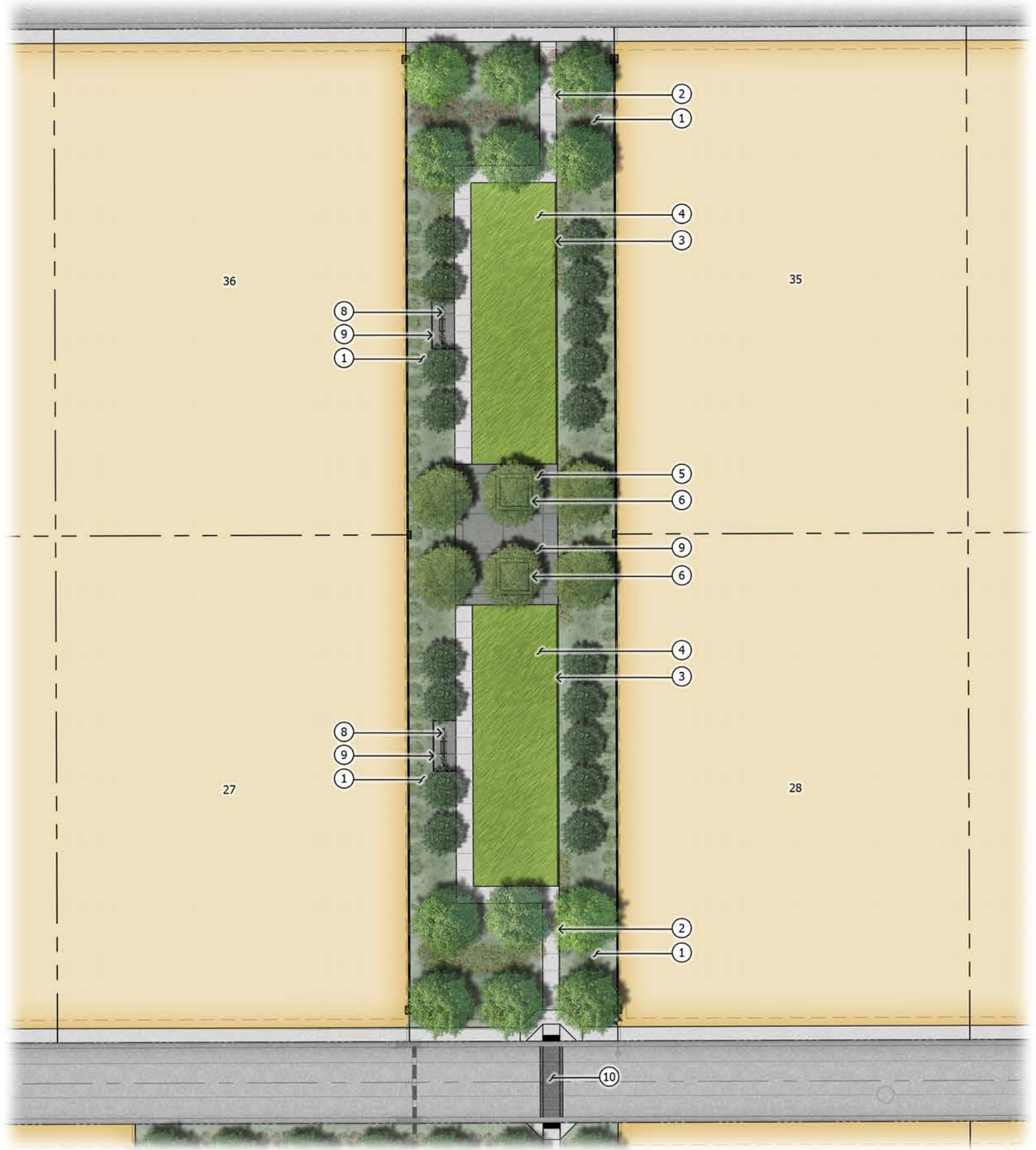
1. LANDSCAPE AREA WITH DECOMPOSED GRANITE
2. CONCRETE SIDEWALK
3. CONCRETE HEADER
4. CONCRETE HEADER TURNDOWN
5. CONCRETE TURNDOWN
6. TURF
7. WOOD CHIPS
8. PLAZA EVENT SPACE
9. FESTOON LIGHTS
10. PET WASTE STATION
11. TRASH RECEPTACLE
12. TOT LOT
13. SHADE STRUCTURE
14. PLANTER
15. FIREPLACE
16. SHADE TREES
17. SWING BENCH
18. PAVERS
19. BOTANICAL GARDEN
20. STAMPED ASPHALT

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 5.2A: AMENITY PLAN

ASCENSION

N



KEYNOTES

1. LANDSCAPE AREA WITH DECOMPOSED GRANITE
2. CONCRETE SIDEWALK
3. CONCRETE HEADER
4. TURF
5. PLAZA SPACE
6. RAISED PLANTER
7. SHADE TREES
8. SWING BENCH
9. PAVERS
10. STAMPED ASPHALT

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 5.2B: POCKET PARK

ASCENSION

N

5.3 Paths and Trails

Pedestrian connectivity within the Site is supported by a combination of sidewalks along internal streets and an internal trail that connects residents to key open spaces. A trail segment runs through the amenity and pocket park, creating a north-south connection between homes on the northern portion of the Site and the amenity. This connection enhances internal walkability and offers a sage, attractive route for residents.

Enhanced paving treatments may be incorporated along key pedestrian connections between the amenity and pocket park to reinforce community character and support placemaking within the neighborhood.

All sidewalks, along with the trail connection through the amenity and pocket park, are constructed to meet ADA accessibility standards. Pedestrian crossings are provided where sidewalks and trails intersect internal streets to support safe and intuitive connections to open space areas. Pedestrian-scale lighting may be included to support usability during evening hours and reinforce neighborhood character, refer to **Section 11: Lighting Standards** for additional information.

Together, these facilities provide clear, functional, and convenient pedestrian connections to the community's open space amenities. Refer to **Exhibit 5.3: Circulation Plan** for the planned path and trail network and connectivity framework.



EXHIBIT 5.3: CIRCULATION PLAN

ASCENSION

N

6. STREETS

The internal street network has been designed as an organized and efficient system that supports the Site's large-lot character and reinforces the neighborhood's overall layout. The configuration of private local streets, integrated sidewalks, and adjacent open space corridors provides a coordinate circulation framework that prioritizes safety, walkability, and a cohesive streetscape appearance. The design reflects the scale of the community and the rural-edge context of the area, while ensuring convenient access for residents, guests, and emergency services. Refer to **Exhibit 6A: Master Transportation Plan** for additional details on the overall street network and circulation framework.

Internal circulation is provided within a twenty-nine (29) foot-wide private tract that includes an attached sidewalk on one (1) side and on-street parking on the opposite side. On-street parking is permitted along one (1) side of the internal streets to serve residents and guests in a manner consistent with the community's design. This configuration supports low-speed vehicular travel and enhances pedestrian comfort without introducing unnecessary pavement width, resulting in an efficient and visually cohesive neighborhood street environment. Refer to **Exhibit 6B: Street Section** for additional details.

Access to the community is provided via one (1) full movement access point on East Brown Road. A secondary access point on North 32nd Street functions as an egress-only exit gate for residents and a secondary access point for emergency vehicles, as required. No traffic signals, dedicated turn lanes, or special intersection treatments are proposed at either access point. Half street improvements are included along both East Brown Road and North 32nd Street to meet City requirements and enhance the roadway frontage.

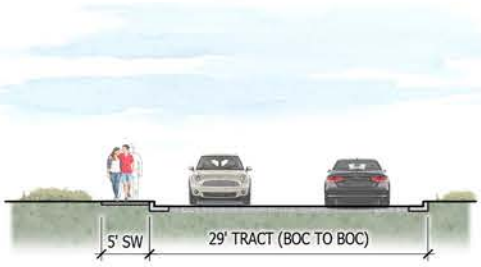
Refer to **Exhibit 6C: Parking Plan** for general parking locations and layout.



EXHIBIT 6A: MASTER TRANSPORATION PLAN

ASCENSION

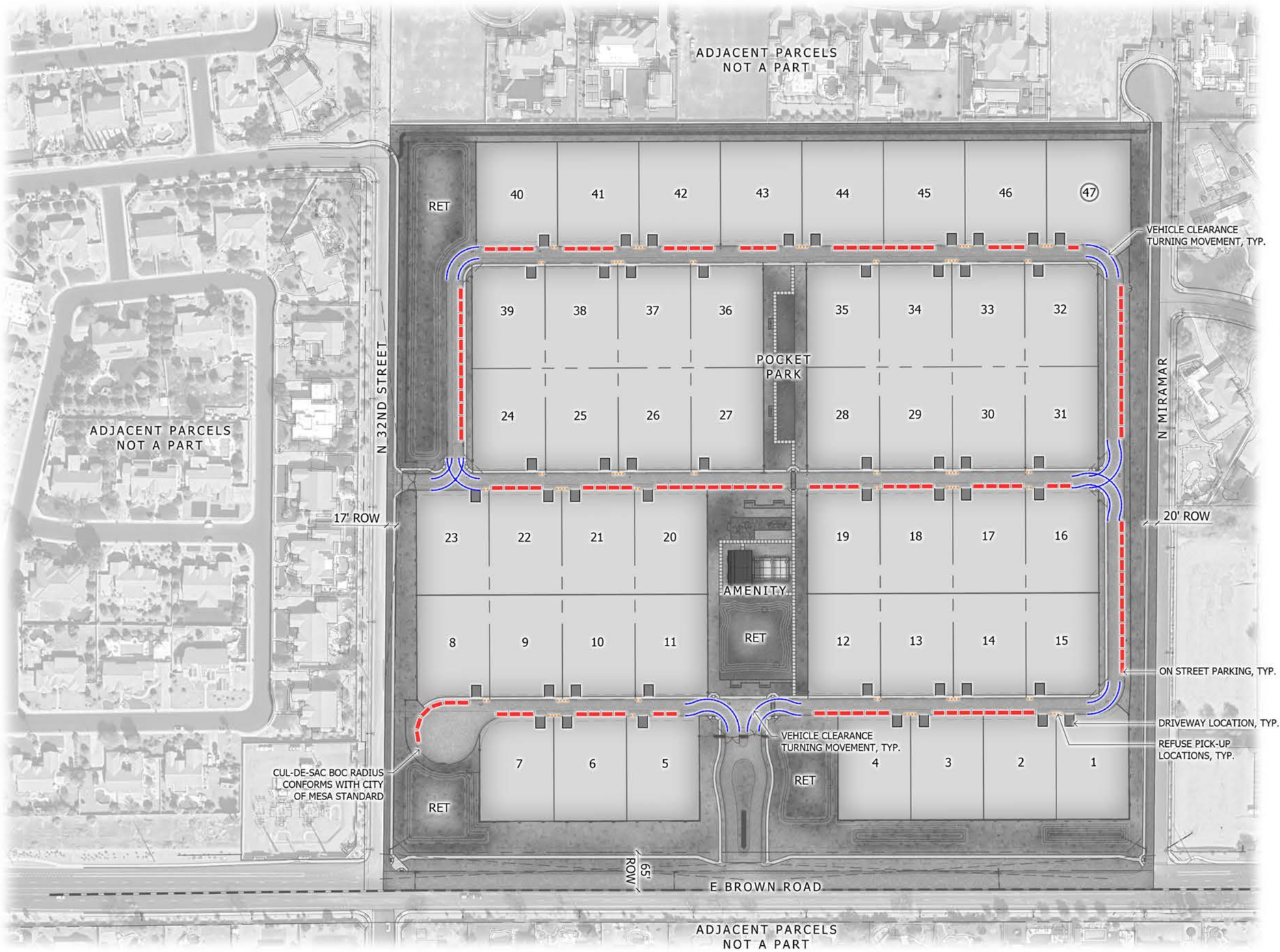
N



1 29' PRIVATE STREET

SCALE: 1"=10'-0"

EXHIBIT 6B: STREET SECTION



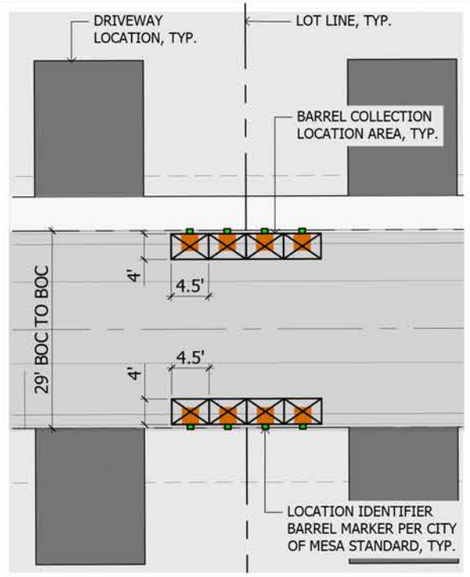
REQUIRED PARKING		
DESCRIPTION	**SPACES PER UNIT**	**PARKING SPACES**
SINGLE-FAMILY DETACHED RESIDENCE (125'x180')	2	94
TOTAL REQUIRED PARKING	**94**	
PROVIDED PARKING		
DESCRIPTION	**PROVIDED**	
GARAGE PARKING	94	
DRIVEWAY PARKING	47	
ON STREET PARKING	124	
TOTAL PROVIDED PARKING	**265**	

LEGEND

- ON-STREET PARKING
- REFUSE PICK-UP LOCATIONS
- DRIVEWAY LOCATIONS
- VEHICLE CLEARANCE TURNING MOVEMENT (R55 / R35)

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

TYPICAL REFUSE PICK UP LOCATION ENLARGEMENT



NOTE: REFUSE BARREL STORAGE FOR EACH RESIDENCE SHALL BE LOCATED WITHIN THE SIDE YARD OF THE LOT AND SCREENED BEHIND THE PERIMETER FENCE OF EACH HOME.

EXHIBIT 6C: PARKING PLAN

ASCENSION

N

7. WALLS, FENCES, AND GATES

Walls, fences, and gates within the Site are used to provide privacy, define property boundaries, and contribute to the overall neighborhood character. All walls and fences comply with the Ordinance and City design guidelines, except where modified by this rezone request. Materials, heights, and finishes are selected to complement the architectural styles and the landscape palette of the community, creating a cohesive and visually unified streetscape.

Per the Ordinance Section 11-5-3.B.1.b.ii, perimeter walls along arterial or collector roads exceeding forty (40) linear feet must incorporate articulation through columns, varied heights, or recesses and protrusions in the horizontal plane, with posts or columns protruding at least six (6) inches.

Along East Brown Road, the perimeter wall consists of a solid CMU treatment, and articulation occurs at forty (40) foot intervals to match the spacing required by Ordinance Section 11-5-3.B.1.b.ii. Although the spacing meets the code requirement, the articulation method differs from the standard interpretation of the Ordinance and is therefore considered a modification through this rezone request. Instead of relying solely on CMU columns or recesses within the wall plane, articulation may be achieved through a coordinated combination of variation in wall type, wall height, and wall projections, including trellises placed at forty (40) foot intervals in front of a wall. These elements create depth, rhythm, and visual interest along the arterial frontage and provide a frontage treatment that meets or exceeds the visual quality intended by the Ordinance. This alternative approach supports the large-lot pattern of the community and complements the established character of the Citrus Sub-Area while offering a more intentional and cohesive streetscape than standard articulation methods. Transparent fencing portions comply with the articulation intent of Ordinance Section 11-5-3.B.1.b.ii through use of regularly spaced intermediate columns provided at forty (40) foot intervals.

Along North 32nd Street and Miramar Drive, the perimeter treatment consists of two (2) wall types, solid CMU wall segments and a four (4) foot CMU wall with a two (2) foot view fence above. Solid CMU wall segments are articulated at forty (40) foot intervals through visual modulation consistent with the approach along East Brown Road. Where the wall transitions to the two (2) foot view fence over four (4) foot CMU condition, articulation is provided at forty (40) foot intervals through the articulation methods outlined in this Section.

Lot walls located adjacent to public streets or open space tracts incorporate columns at both ends of each wall segment and a center column at the midpoint of the segment located on the lot line. This provides appropriate articulation at public-facing edges and reinforces the consistent streetscape character throughout the community.

To ensure flexibility while maintaining a coherent design framework, articulation methods may include, but are not limited to:

A. Vertical elements such as columns or pilasters;
B. Trellises or other architectural elements placed at required intervals
C. Changes in material type, color, or texture;
D. Wall segments that are recessed or offset to add visual depth;
E. Inclusion of landscape pockets or decorative niches.

These methods may be used individually or in combination, allowing articulation to respond appropriately to roadway conditions, wall transitions, and the community's overall design character.

Gated access is provided at the primary community entry on East Brown Road and at the secondary egress point on North 32nd Street. Gate design is coordinated with adjacent wall and fence materials to ensure a consistent and cohesive streetscape appearance. All gates support safe vehicular movement and emergency access needs and are integrated into the community's overall architectural and landscape character.

Alternative wall, fence, and gate designs that remain consistent with the overall intent of this Section may be reviewed and approved by City staff during subsequent design review stages. Refer to **Exhibit 7A: Wall Plan** for the conceptual and **Exhibit 7B: Wall, Fence, and Gate Details** for conceptual designs.

7.1 Columns, Accents, and Entry Architectural Elements Heights

Per the Ordinance Section 11-30-4(C), the maximum permitted height for the perimeter walls and fences is six (6) feet. This RS-15 PAD establishes modified height Standards and Guidelines to permit the following maximum heights:

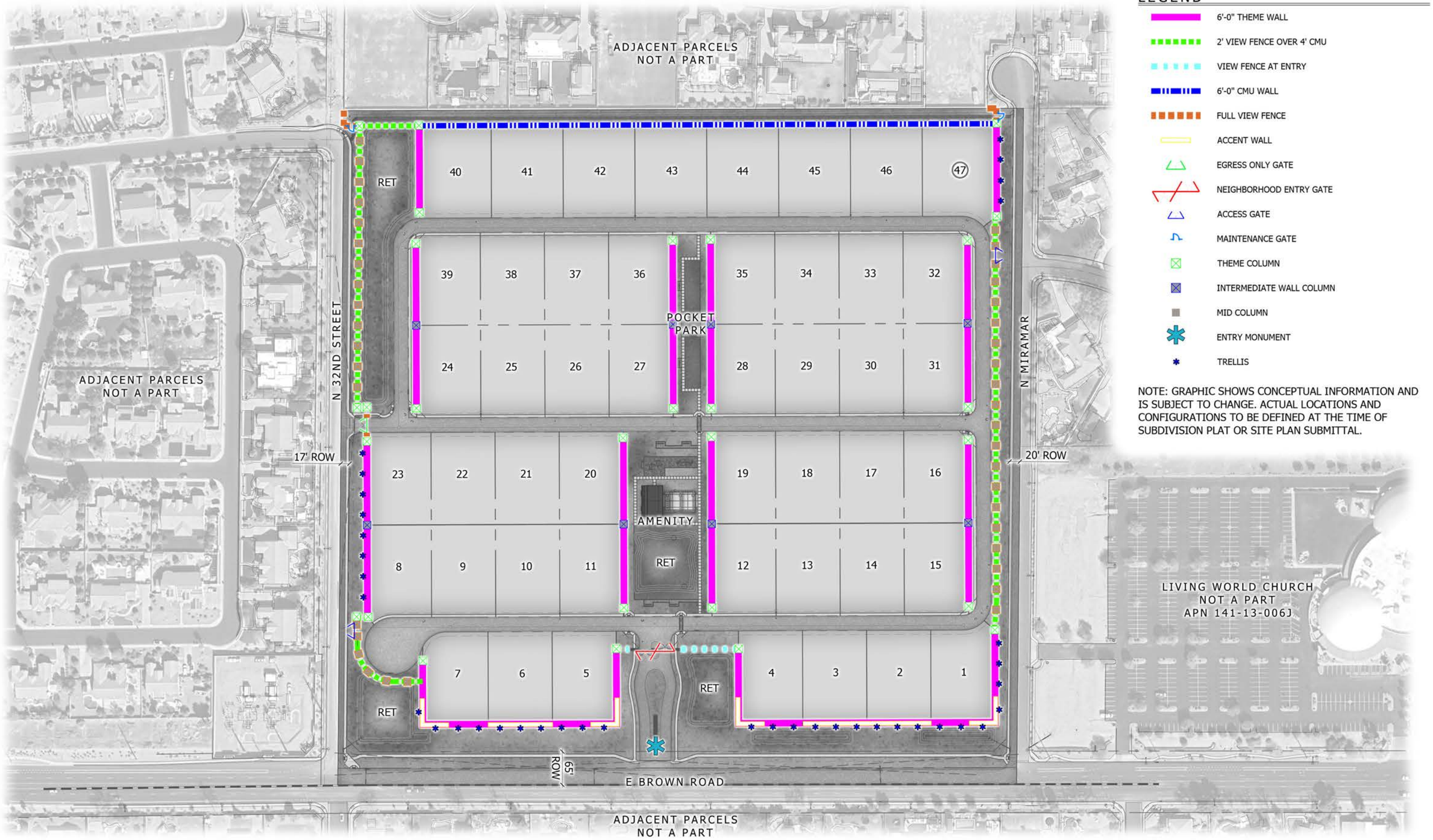
A. Columns and accent features up to seven (7) feet; and

B. Entry architectural elements up to eight feet, six inches (8'-6").

The increased height of columns and accent features provides appropriate articulation and vertical emphasis at key intervals along the wall, supporting the community's overall design intent and reinforcing the rural-edge character of the Citrus Sub-Area. The added height helps establish rhythm, provide visual breaks, and create a more refined, estate-scale streetscape consistent with the large-lot development pattern.

The increased height permitted for entry architectural elements accommodates components such as pedestrian portals, median column(s), and other vertical elements associated with the vehicular entry design. These components provide appropriate framing and definition for the primary entry while maintaining compatibility with the surrounding residential context.

The modified height Standards and Guidelines maintain the qualitative intent of the Ordinance while permitting the architectural elements necessary to implement the RS-15 PAD's cohesive perimeter and entry design framework.



LEGEND

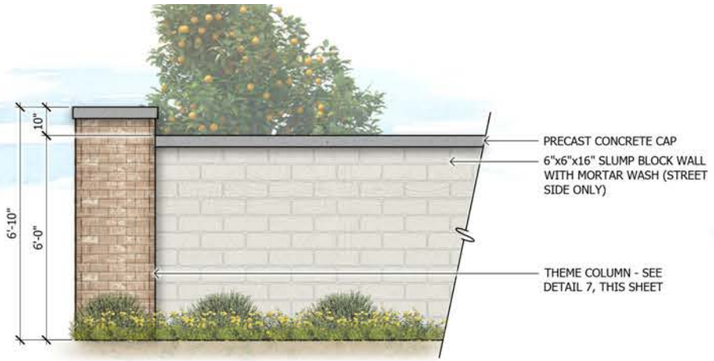
- 6'-0" THEME WALL
- 2' VIEW FENCE OVER 4' CMU
- VIEW FENCE AT ENTRY
- 6'-0" CMU WALL
- FULL VIEW FENCE
- ACCENT WALL
- EGRESS ONLY GATE
- NEIGHBORHOOD ENTRY GATE
- ACCESS GATE
- MAINTENANCE GATE
- THEME COLUMN
- INTERMEDIATE WALL COLUMN
- MID COLUMN
- ENTRY MONUMENT
- TRELLIS

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

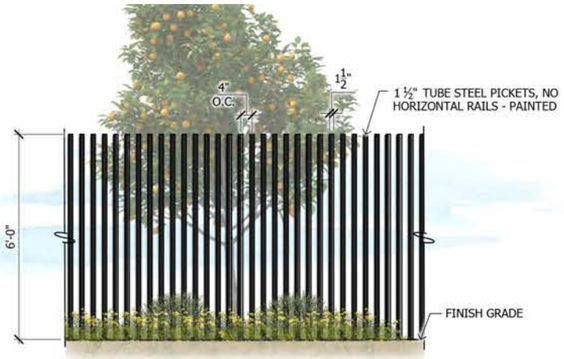
EXHIBIT 7A: WALL PLAN

ASCENSION

N



1 6'-0" Theme Wall
SCALE: 1/2"=1'-0"



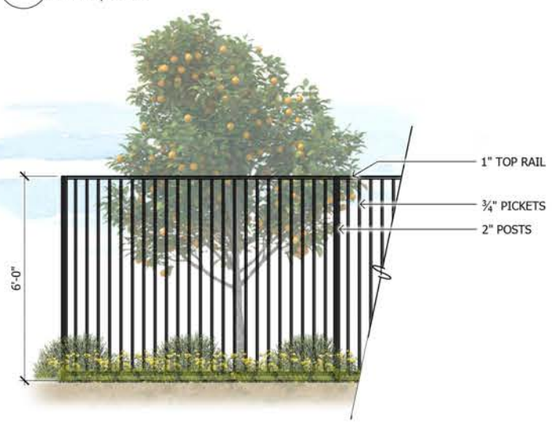
2 View Fence at Entry
SCALE: 1/2"=1'-0"



3 2'-0" View Fence over 4'-0" CMU Wall
SCALE: 1/2"=1'-0"



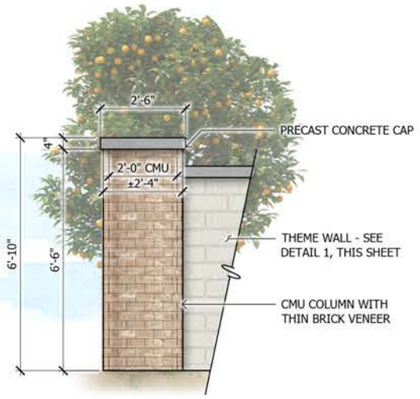
4 6'-0" CMU Wall
SCALE: 1/2"=1'-0"



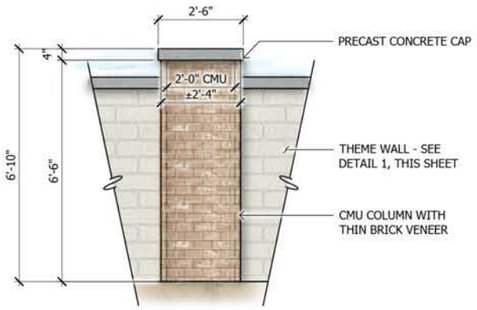
5 Full View Fence
SCALE: 1/2"=1'-0"



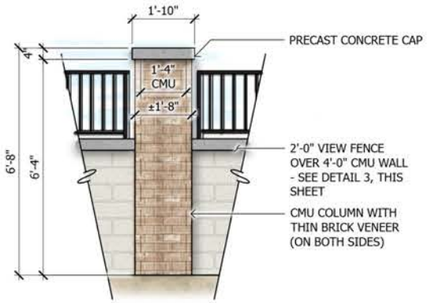
6 Accent Wall
SCALE: 1/2"=1'-0"



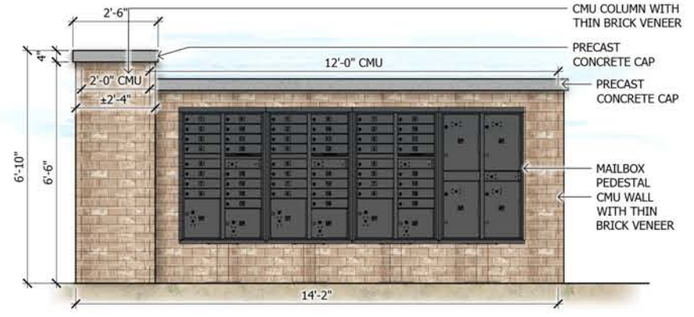
7 Theme Column
SCALE: 1/2"=1'-0"



8 Intermediate Wall Column
SCALE: 1/2"=1'-0"



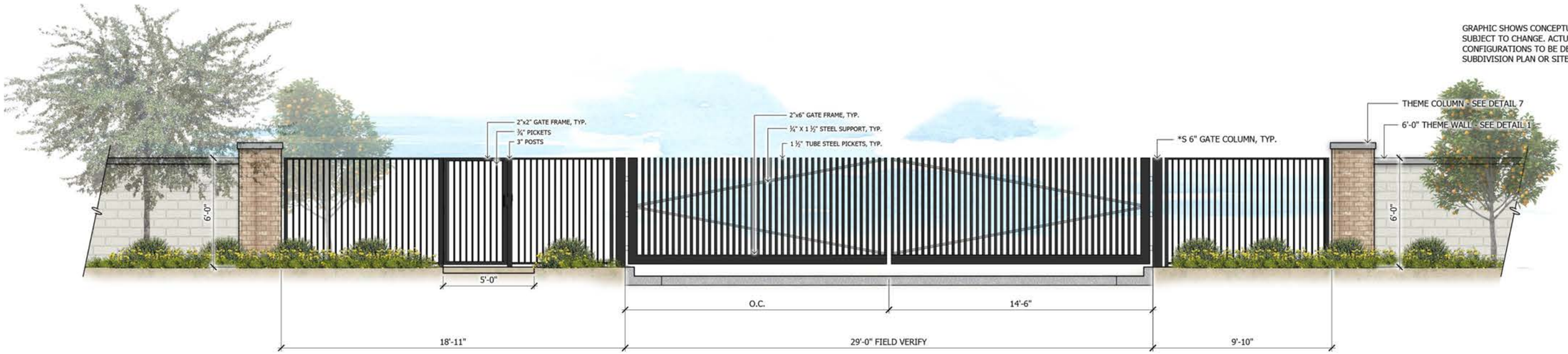
9 Mid Column
SCALE: 1/2"=1'-0"



10 Mailbox Enclosure
SCALE: 1/2"=1'-0"

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.

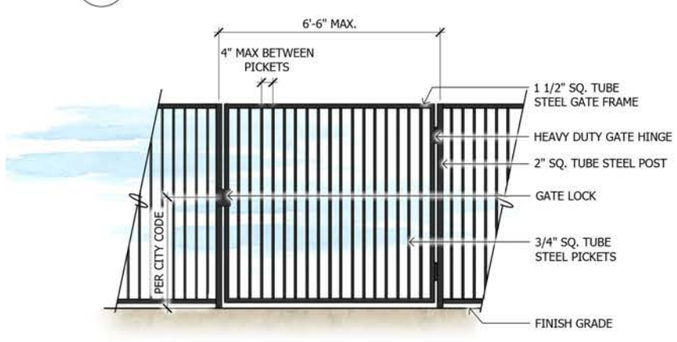
GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.



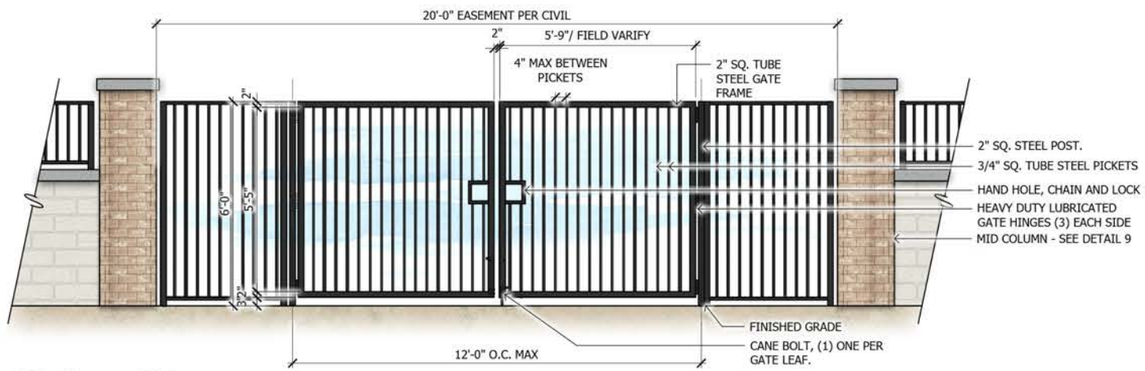
11 Egress Only Gate
SCALE: 3/8"=1'-0"



12 Neighborhood Entry Gate
SCALE: 1/4"=1'-0"



13 Maintenance Gate
SCALE: 1/2"=1'-0"



14 Access Gate
SCALE: 1/2"=1'-0"



15 Trellis
SCALE: 1/2"=1'-0"

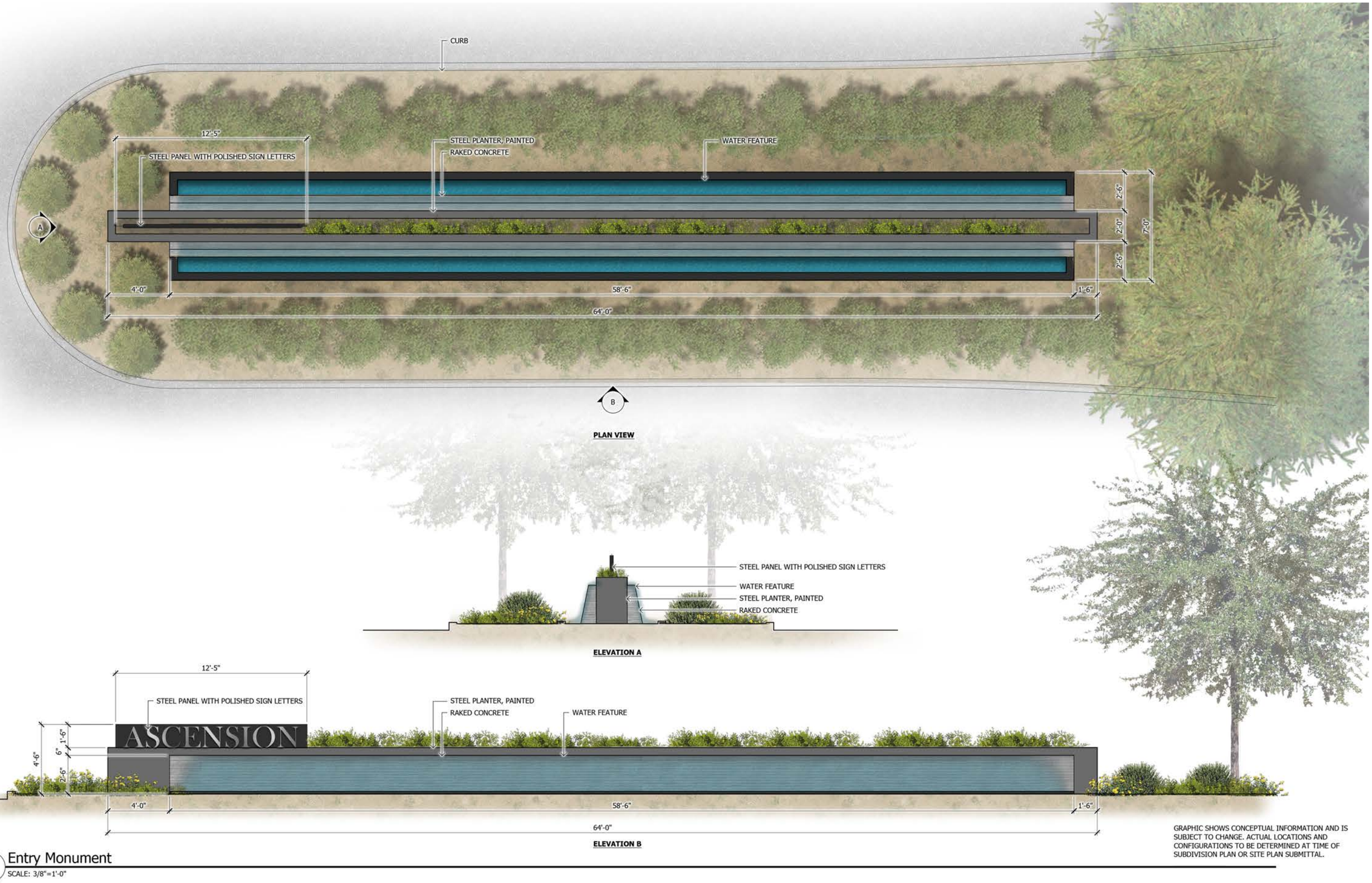
EXHIBIT 7B: WALL, FENCE, AND GATE DETAILS CONTINUED

8. MONUMENTATION

Entry monumentation establishes a clear sense of arrival and contributes to the overall identity of the community. Monument signage is designed to reflect the architectural character and landscape theme of the Site, using materials, colors, and finishes that are consistent with those found throughout the neighborhood.

Monumentation is located near the main entry on East Brown Road and is integrated into the surrounding landscape and wall treatments to enhance visibility and reinforce the Site's overall design aesthetic. Signage conforms to the applicable standards of the Ordinance and complements the adjacent wall and streetscape design.

Final design, size, and placement of monumentation will be refined through the Preliminary Plat process. Refer to **Exhibit 8: Monumentation** for preliminary design concepts illustrating the proposed design, scale, and **Exhibit 7A: Wall Plan** for the conceptual location of entry monumentation.



1 Entry Monument
SCALE: 3/8"=1'-0"

EXHIBIT 8: MONUMENTATION

9. LANDSCAPE

The Site is located within the Citrus Sub-Area, where landscape character plays an important role in reinforcing the area's historic agricultural identity. The Citrus Sub-Area encourages generous landscape, the use of orchard-inspired plant material, and the integration of shade trees and citrus trees throughout residential neighborhoods. The landscape approach for Ascension reflects these expectations while supporting the community's cohesive design aesthetic and large-lot rural character.

The landscape design for Ascension creates a unified and low-maintenance environment that enhances the community's aesthetic, reinforces its large-lot rural character, and supports long-term sustainability. All landscape and irrigation systems will comply with the Ordinance and City design guidelines.

A regionally appropriate plant palette shall be used throughout the community, emphasizing low-water-use species that provide seasonal interest, shade, and visual structure. Landscape areas are located along perimeter streets, within open space tracts, around the amenity and pocket park, within retention basins, and at entry areas. Landscape treatments are coordinated with walls, fencing, and signage to create a unified visual identity. All landscape areas within common tracts are maintained by the HOA. Refer to **Exhibit 9: Landscape Plan** for general layout and design intent. Final landscape design and plant selections will be refined at the Preliminary Plat stage.

9.1 Lot Landscape Requirements

The Citrus Sub-Area Plan identifies citrus trees as an important component of the area's historic agricultural character and encourages incorporation into residential lot landscape design. Consistent with this expectation, lots within the Citrus Sub-Area traditionally include citrus trees along lot perimeters to reinforce the established orchard and rural-edge identity. To maintain flexibility while preserving the orchard inspired identity of the area, each lot may select only one (1) tree from the four (4) approved tree species identified in **Exhibit 9.1: Typical Lot Tree Layout**, which permits the use of citrus trees or shade trees along lot lines. These options provide subtle variation between lots, reinforce the overall community character and maintain the landscape softness traditionally associated with the Citrus Sub-Area. This approach provides flexibility for each lot to select from the approved tree species, allowing variation between lots while preserving a cohesive landscape character consistent with the Citrus Sub-Area.



PLANT MATERIALS LEGEND

Tree

- Olea europaea 'Wilsonii' — Fruitless Olive
- Citrus spp. — Navel Orange
- Pistacia x 'Red Push' — Red Push Pistache
- Pistacia lentiscus — Mastic Tree
- Prosopis hybrid 'Leslie Roy' — Leslie Roy Thornless Mesquite
- Quercus fusiformis 'Joan Lionetti' — Joan Lionetti Live Oak

Extra Large Shrubs

- Bougainvillea 'California Gold' — California Gold Bougainvillea
- Bougainvillea 'Barbara Karst' — Barbara Karst Bougainvillea
- Bougainvillea 'Rosenka' — Rosenka Bougainvillea
- Caesalpinia gilliesii — Yellow Bird of Paradise
- Caesalpinia pulcherrima — Red Bird of Paradise
- Dodonaea viscosa — Green Hopseed Bush
- Nerium oleander 'Sister Agnes' — White Oleander
- Simmondsia Chinensis — Jojoba
- Tecoma x 'Bells of Fire' — Bells of Fire
- Tecoma alata 'Orange Jubilee' — Orange Jubilee
- Tecoma 'Sparky' — Sparky Bells
- Tecoma Stans — Yellow Bells

Large Shrubs

- Calliandra californica — Red Fairy Duster
- Cassia artemisioides 'Silver' — Silver Cassia
- Cassia nemophila — Desert Cassia
- Leucophyllum langmaniae 'Lynn's Legacy' — Lynn's Legacy Sage
- Leucophyllum langmaniae 'Rio Bravo' — Brave River/Rio Bravo

Medium Shrubs

- Bougainvillea 'Torch Glow' — Torch Glow Bougainvillea
- Eremophila glabra spp. carnosa — Winter Blaze
- Eremophila hygrophana Blue Bells — Blue Bells
- Ericameria laricifolia — Turpentine Bush
- Leucophyllum candidum 'Microburst — Microburst Texas Sage
- Leucophyllum x 'Heavenly Cloud' — Heavenly Cloud Sage
- Leucophyllum langmaniae 'Little Lynn' — Little Lynn Sage
- Nerium oleander 'Little Red' — Little Red Oleander
- Nerium oleander 'Petite Pink' — Petite Pink Oleander
- Olea europaea 'Little Ollie' — Dwarf Olive
- Rosmarinus officinalis 'Tuscan Blue' — Tuscan Blue Rosemary
- Ruellia peninsularis — Desert Ruellia

Small Shrubs

- Bougainvillea glabra 'Yani's Delight' — Yani's Delight Bougainvillea
- Calliandra eriophylla — Pink Fairy Duster
- Callistemon viminalis 'Little John' — Little John Bottle Brush
- Myrtus communis 'compacta' — Dwarf Myrtle
- Sphaeralcea ambigua — Desert mallow

Groundcovers

- Oo-La-La® Bougainvillea — Bougainvillea 'Monka'
- Eremophila prostrata — Outback Sunrise Eremophila
- Lantana sp. — 'New Gold' Lantana
- Lantana montevidensis — Purple Trailing Lantana
- Rosmarinus officinalis 'Prostratus' — Trailing Rosemary
- Ruellia 'Katie' — Dwarf Ruellia 'Katie'
- Teucrium chamaedrys — Germander

Grasses

- Bouteloua gracilis — Blonde Ambition
- Muhlenbergia capillaris — 'Regal Mist'
- Muhlenbergia lindheimeri — 'Autumn Glow'
- Muhlenbergia rigida 'Nashville' — Purple Muhly
- Muhlenbergia rigens — Deer Grass

Cacti/ Accents

- Agave 'Blue Glow' — Blue Glow Agave
- Agave sisalana — Sisal Agave
- Aloe barbadensis — Medicinal Aloe
- Aloe hyb. 'Blue Elf' — Blue Elf Aloe
- Asclepias subulata 'Butterfly Magic' — Butterfly Magic Desert Milkweed ; gal.
- Dasylirion wheeleri — Desert Spoon
- Hesperaloe funifera — Giant Hesperaloe
- Hesperaloe parviflora 'Stoplights' — Stoplights Red Yucca
- Hesperaloe parviflora 'Yellow' — Yellow Yucca
- Hesperaloe parviflora 'little miss sunshine — Little Miss Sunshine
- Hesperaloe funifera 'Little Giant' — Little Giant dwarf Hesperaloe
- Opuntia microdasys — Bunny Ears Cactus
- Opuntia santa rita — Purple Prickly Pear
- Opuntia basilaris — Beavertail Prickly Pear
- Pedilanthus macrocarpus — Slipper Plant
- Yucca baccata — Banana Yucca
- Yucca pallida — Pale Leaf Yucca

Vines

- Bougainvillea 'Barbara Karst' — Barbara Karst Bougainvillea
- Hardenbergia violacea — Purple Lilac Vine

Inerts

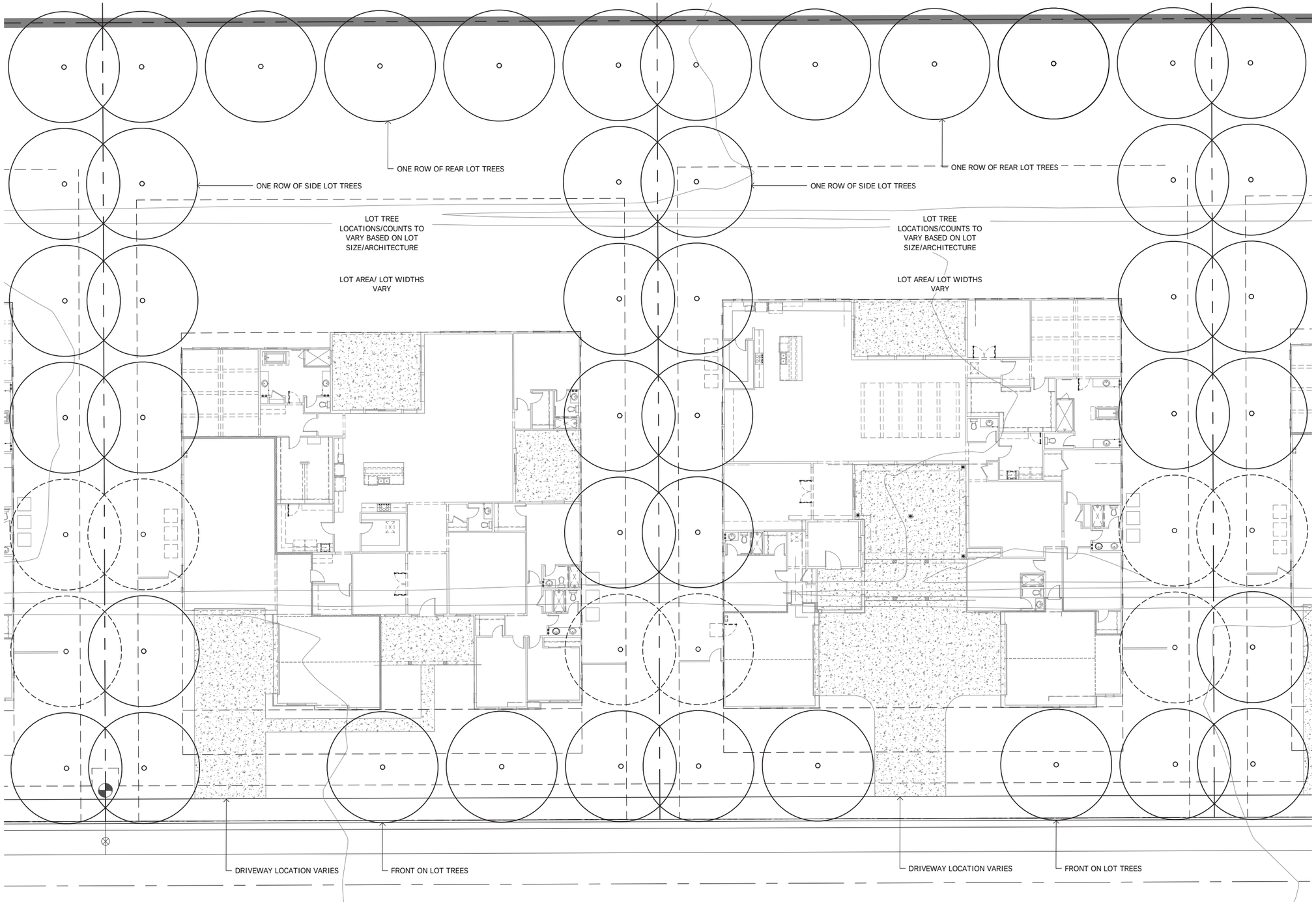
- No Symbol — Decomposed Granite
- Pavers
- Wood Fiber
- Turf

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 9: LANDSCAPE PLAN

ASCENSION

N



LEGEND

APPROVED TREE LIST:

1. *CITRUS SPP.*
   NAVEL ORANGE
2. *RED PUSH PISTACHE*
   PISTACIA X 'RED PUSH'
3. *FRUITLESS OLIVE*
   OLEA EUROPAEA 'WILSONII'
4. *EVERGREEN ELM*
   ULMUS PARVIFOLIA

GENERAL NOTES:

1. YARD TREES SHALL BE SELECTED FROM THE APPROVED TREE LIST ABOVE.
2. THE FOLLOWING ARE REQUIRED PER THE CITY OF MESA CITRUS SUB-AREA PLAN ADOPTED APRIL 21, 2003 (THE SHADE TREES LISTED HAVE BEEN CITY APPROVED TO BE PLANTED IN PLACE OF THE CITRUS TREES): ONE (1) ROW OF CITRUS, RED PUSH PISTACHE, FRUITLESS OLIVE, OR EVERGREEN ELM TREES PLANTED ALONG THE SIDE AND REAR PROPERTY LINES AND A MINIMUM OF FOUR (4) CITRUS, RED PUSH PISTACHE, FRUITLESS OLIVE, OR EVERGREEN ELM TREES PLANTED IN THE FRONT AREA OF THE LOT. FRONT LOT TREES TO BE PLANTED, AS FEASIBLE, BASED ON VARYING WIDTHS OF LOT FRONTAGES AND SITE CONSTRAINTS SUCH AS DRIVEWAYS, UTILITIES, STREETLIGHTS, EASEMENTS, ETC. SIDE LOT TREES AND REAR LOT TREES TO BE PLANTED ALONG PROPERTY LINES EXCEPT AT LOCATIONS NOT FEASIBLE DUE TO SITE CONSTRAINTS SUCH AS SIDE DOORS, WALKWAYS, PROPERTY WALLS, UTILITIES, HVAC EQUIPMENT, ETC.
3. LANDSCAPE WILL BE REQUIRED TO BE SHOWN ON EACH LOT DURING THE BUILDING PERMIT PROCESS.
4. GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.

EXHIBIT 9.1: TYPICAL LOT TREE LAYOUT

10. ARCHITECTURE

The architectural design of the homes at Ascension establishes a cohesive neighborhood character while providing variety through distinct architectural styles. Homes incorporate high-quality materials, varied rooflines, and well-proportioned facades that promote visual interest and reduce repetition along the streetscape.

Architectural styles such as Ranch, Vineyard, and Farmhouse are incorporated to complement the Site's rural-edge setting and the surrounding Citrus Sub-Area character. These styles may include elements such as pitched or gabled roofs, stucco or siding finishes, covered porches, and/or detailed trim or shutter accents that reinforce an inviting and authentic residential character.

Architectural variety is achieved through changes in massing, façade composition, material use, and entry design. While unified in overall character, the individual homes introduce subtle variation that enhances curb appeal, supports neighborhood identity, and contributes to a visually engaging streetscape.

Final elevations, materials, and style details are reviewed and approved through the City's Design Review process to ensure consistency with the community's overall architectural Standards and Guidelines. Refer to **Exhibit 10: Architectural Character Images** for visual representation of the proposed architectural styles.











NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EXHIBIT 10: ARCHITECTURAL CHARACTER IMAGES

11. LIGHTING STANDARDS

All lighting shall comply with Article 4, Chapter 30, Section 11-30-5 of the Ordinance, ensuring consistency and safety across the Site. Street and site lighting shall be designed to minimize light pollution while maintaining adequate illumination for safety and functionality.

12. INFRASTRUCTURE AND UTILITIES

12.1 Drainage

Stormwater runoff from the Site is managed through a series of on-site retention basins and engineered conveyance features designed to meet City standards. The drainage system complies with the City of Mesa's Engineering and Design Standards ("EDS") and is sized to accommodate both site-generated flows and off-site drainage, as applicable.

No natural washes or existing regional drainage features are present on the Site. All drainage conveyance is achieved through new, engineered infrastructure that integrates into the Site's open space network. These systems include surface basins and internal channels that complement the planned landscape and amenity areas while providing necessary stormwater management.

Refer to the Ascension Master Drainage Report submitted with this rezoning request for a detailed analysis of the Site's drainage patterns, retention calculations, and compliance with the City's hydrological requirements.

12.2 Grading and Earthwork

Grading and earthwork are completed in accordance with the EDS and the recommendations outlined in the Geotechnical Engineering Report prepared for the Site. Minor cuts and fills are expected to balance on-site, and grading is designed to promote positive drainage and overall stability.

Expansive and unsuitable surface soils are removed and replaced with properly compacted structural fill in all building, amenity, and pavement areas. Final grading will maintain a 2:1 slopes or flatter, and all slopes are stabilized with vegetation or hardscape as appropriate.

During construction, best management practices for erosion and sediment control are implemented in accordance with the City's environmental requirements. Dust control measures are employed to comply with local air quality standards. Clearly marking the limits of construction prevents unintended disturbances to surrounding areas. These measures will comply with the Ascension Master Drainage Report and the City's grading standards. Detailed grading and compaction specifications are addressed through the Preliminary Plat and permitting processes.

12.3 Wastewater

The Site is planned to connect to the City's wastewater system. Wastewater service is provided through an internal network of gravity sewer mains designed in accordance with the EDS. No lift stations or pump stations are anticipated to be required.

Off-site improvements, including connections to existing infrastructure and any required extensions, are evaluated through the City's review process. Public sewer lines are located within public rights-of-way or easements and are designed to avoid placement beneath proposed structures or retention areas.

A Basis of Design Report and utility plans are submitted during future planning stages to confirm system capacity, alignment, and compliance with City requirements. For more information, refer to the Master Technical Reports submitted with this rezoning request.

12.4 Water

The Site is planned to connect to the City's water supply system. An internal looped distribution network is designed to provide adequate pressure and flow, meeting the City's fire protection and daily demand requirements. Fire hydrants are spaced to meet all applicable fire code requirements.

No pressure-reducing valves or booster stations are anticipated. Any required off-site improvements or extensions are coordinated through the City's review and permitting process.

Final water system design and modeling are addressed through the Preliminary Plat and utility planning stages to ensure full compliance with the EDS. For more information, refer to the Master Technical Reports submitted with this rezoning request.

13. CONCLUSION

The Ascension RS-15 PAD establishes a coordinated zoning framework that supports the development of a high-quality, low-density residential neighborhood consistent with the General Plan and the Citrus Sub-Area Plan. The community is organized around large lots, single-story homes, and a connected open space framework that together create a spacious, low-density environment consistent with the area's historic agricultural identity.

The centrally located amenity and pocket park form the heart of the neighborhood's pedestrian network, offering opportunities for recreation, informal gathering, and access between homes and shared spaces. Sidewalks along internal streets and perimeter frontages further support walkability and integrate the community with its surroundings.

The RS-15 PAD incorporates a coordinated approach to architecture, landscape, and perimeter edge design that reinforces a cohesive neighborhood character. Enhancements such as orchard-inspired planting, refined wall articulation, and contextual architectural styles ensure that the development complements nearby homes and contribute positively to the overall Citrus Sub-Area Plan vision.

Targeted modifications to the underlying RS-15 standards have been included, where appropriate, to implement this unified design approach, with justifications demonstrating that each modification maintains or exceeds the intent of the Ordinance. All other standards not modified through this rezone request shall comply with City requirements and further detailed through subsequent review stages, as applicable.

Together, these elements create a community framework that is compatible with its setting, respectful of surrounding development patterns, and supportive of high-quality residential growth in this portion of the City of Mesa.

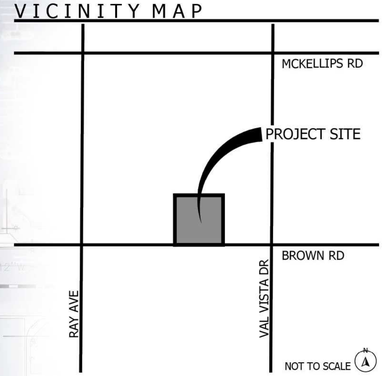


VEGETATION CREDIT TABLE			
TOTAL OPEN SPACE	8.49 AC		
REQUIRED LIVE PLANT MATERIAL (50%)	4.25 AC		
TYPE OF PLANT MATERIAL	CREDIT IN SF	QTY	TOTAL
Evergreen tree (at least 25 ft. tall at maturity)	100	173	17300
Shade tree	50	491	24550
Ornamental tree	25	277	6925
Large shrub (more than 8 ft. tall at maturity)	50	920	46000
Medium shrub (4—8 ft. tall at maturity)	25	1350	33750
Small shrub (less than 4 ft. tall at maturity)	10	1350	13500
Columnar deciduous or evergreen tree	25	124	3100
Columnar evergreen shrub (less than 8 ft. tall at maturity)	10	0	0
Evergreen ground cover	25	1340	33500
Perennial plant and ground cover, bulb/tuber and ornamental grass	5	1300	6500
TOTAL SF			185125
TOTAL AC			4.25 AC

TABLE EXCLUDES PLANT MATERIAL IN ROW
TABLE INCLUDES PLANT MATERIAL IN STREET FRONTAGE

STREET FRONATGE		
STREET TREES	REQUIRED	PROVIDED
Brown Rd (Arterial 1 Per 25' LF)	42	42
Mirmar Rd (Collector 1 Per 25' LF)	49	49
32nd Street (Collector 1 Per 25' LF)	44	44
TRACT E (Public or Private Local Street 1 Per 25' LF)	12	12
TRACT F (Public or Private Local Street 1 Per 25' LF)	12	12
TRACT H (Public or Private Local Street 1 Per 25' LF)	12	12
STREET SHRUBS	REQUIRED	PROVIDED
Brown Rd (Arterial 6 Per 25' LF)	252	252
Mirmar Rd (Collector 6 Per 25' LF)	294	294
32nd Street (Collector 6 Per 25' LF)	264	264
TRACT E (Public or Private Local Street 4 Per 25' LF)	48	48
TRACT F (Public or Private Local Street 4 Per 25' LF)	48	48
TRACT H (Public or Private Local Street 4 Per 25' LF)	48	48

VICINITY MAP



SITE DATA

GROSS AREA: 40.01 AC.
NET AREA: 37.26 AC.
TOTAL OPEN SPACE AREA: 8.49 AC.

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.

PLANT MATERIALS LEGEND

Tree	Size (In.)	Qty	Mature Tree Canopy Size
Olea europaea 'Wilsonii' Fruitless Olive	24" Box	28	491 Sf.
Citrus spp. Navel Orange	24" Box	234	177 Sf.
Citrus spp. Navel Orange	36" Box	43	177 Sf.
Pistacia x 'Red Push' Red Push Pistache	24" Box	213	491 Sf.
Pistacia lentiscus Mastic Tree	24" Box	124	177 Sf.
Prosopis hybrid 'Leslie Roy' Leslie Roy Thornless Mesquite	24" Box	21	491 Sf.
Quercus fusiformis 'Joan Lionetti' Joan Lionetti Live Oak	24" Box	124	491 Sf.

TOTAL TREE CANOPY SIZE: 260,503 Sf.
PERCENTAGE OF SITE (NET ACREAGE): 16%

Extra Large Shrubs	Size
Bougainvillea 'California Gold' California Gold Bougainvillea	5 gal.
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.
Bougainvillea 'Rosenka' Rosenka Bougainvillea	5 gal.
Caesalpinia gilliesi Yellow Bird of Paradise	5 gal.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
Dodonaea viscosa Green Hopseed Bush	5 gal.
Nerium oleander 'Sister Agnes' White Oleander	5 gal.
Simmondsia Chinensis Jojoba	5 gal.
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
Tecoma 'Sparky' Sparky Bells	5 gal.
Tecoma Stans Yellow Bells	5 gal.

Large Shrubs	Size
Calliandra californica Red Fairy Duster	5 gal.
Cassia artemisioides 'Silver' Silver Cassia	5 gal.
Cassia nemophila Desert Cassia	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.
Leucophyllum langmaniae 'Rio Bravo' Brave River/Rio Bravo	5 gal.

Medium Shrubs	Size
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Ericameria laricifolia Turpentine Bush	5 gal.
Leucophyllum candidum 'Microburst Microburst Texas Sage	5 gal.
Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Sage	5 gal.
Leucophyllum langmaniae 'Little Lynn' Little Lynn Sage	5 gal.
Nerium oleander 'Little Red' Little Red Oleander	5 gal.
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.

Small Shrubs	Size
Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.
Calliandra eriophylla Pink Fairy Duster	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.
Sphaeralcea ambigua Desert mallow	5 gal.

Groundcovers	Size
Oo-La-La® Bougainvillea Bougainvillea 'Monka'	5 gal.
Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Lantana sp. 'New Gold' Lantana	1 gal.
Lantana montevidensis Purple Trailing Lantana	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Teucrium chamaedrys Germander	1 gal.

Grasses	Size
Bouteloua gracilis Blonde Ambition	1 gal
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	5 gal.
Muhlenbergia rigens Deer Grass	5 gal.

Cacti/ Accents	Size
Agave 'Blue Glow' Blue Glow Agave	5 gal.
Agave sisalana Sisal Agave	5 gal.
Aloe barbadensis Medicinal Aloe	5 gal.
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Asclepias subulata 'Butterfly Magic' Butterfly Magic Desert Milkweed	5 gal.
Dasylirion wheeleri Desert Spoon	5 gal.
Hesperaloe funifera Giant Hesperaloe	5 gal.
Hesperaloe parviflora 'Stoplights' Stoplights Red Yucca	3 gal.
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.
Hesperaloe parviflora 'little miss sunshine' Little Miss Sunshine	5 gal.
Hesperaloe funifera 'Little Giant' Little Giant dwarf Hesperaloe	5 gal.
Opuntia microdasys Bunny Ears Cactus	8 pad min.
Opuntia santa rita Purple Prickly Pear	5 gal.
Opuntia basilaris Beavertail Prickly Pear	5 gal.
Pedilanthus macrocarpus Slipper Plant	5 gal.
Yucca baccata Banana Yucca	5 gal.
Yucca pallida Pale Leaf Yucca	5 gal.

Vines	Size
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.
Hardenbergia violacea Purple Lilac Vine	5 gal.

Inerts
Decomposed Granite
Pavers
Wood Fiber
Turf

LANDSCAPE NOTES:
1. ALL QUANTITITES SHOWN ARE FOR LANDSCAPE ARCHITECT'S ESTIMATING AND SUBMITTAL PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED.
2. ALL TREE HEIGHTS AND CALIPERS SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE. SEE SECTION 1903(6)(A), ZONING CODE.
3. PLANT MATERIAL INSTALLED WITHIN THE SITE TRIANGLE AT ROADWAY INTERSECTIONS SHALL NOT EXCEED 3 FEET IN HEIGHT AT MATURITY.
4. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 10 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
5. TREES SHALL BE LOCATED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES AND LIGHT POLES. "NDS EP SERIES" ROOT BARRIER IS TO BE USED IF A TREE IS WITHIN 5'-0" OF A SIDEWALK, CURB OR WALL, AND UNDERGROUND UTILITY.
6. PLANT MATERIAL LIST IS PRELIMINARY. ANY TREE, SHRUB, GROUND COVER, ACCENT OR CACTI LISTED WITHIN THE MOST RECENT VERSION OF THE ADWR PHOENIX ACTIVE MANAGEMENT AREA LOW-WATER-USE/DROUGHT TOLERANT PLANT LIST SHALL BE PERMITTED FOR USE.
7. FINAL TREE LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMITTAL. TREES MAY BE REMOVED OR ADJUSTED DUE TO THE PLACEMENT OF MAINTENANCE PATHS, SIGHT DISTANCE LINES, SIGHT VISIBILITY TRIANGLES, EASEMENTS, DRAINAGE STRUCTURES, UNDERGROUND RETENTION, TRANSFORMERS, AND OTHER MECHANICAL OR UTILITY STRUCTURES, AS WELL AS ANY REQUIRED CLEAR ZONES OR SETBACKS.
8. FINAL SHRUB QUANTITIES AND LOCATIONS DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMITTAL.

tri pointe HOMES

ASCENSION
Landscape Plan

Plan Scale 1:80 Date:03-05-2026
80' 160' 240'

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KEYNOTES

1. LANDSCAPE AREA WITH DECOMPOSED GRANITE
2. CONCRETE SIDEWALK
3. CONCRETE HEADER
4. CONCRETE HEADER TURNDOWN
5. CONCRETE TURNDOWN
6. TURF
7. WOOD CHIPS
8. PLAZA EVENT SPACE
9. FESTOON LIGHTS
10. PET WASTE STATION
11. TRASH RECEPTACLE
12. TOT LOT
13. SHADE STRUCTURE
14. PLANTER
15. FIREPLACE
16. SHADE TREES
17. SWING BENCH
18. STABILIZED DECOMPOSED GRANITE
19. BOTANICAL GARDEN
20. STAMPED ASHPHALT

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

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ASCENSION

Community Amenity

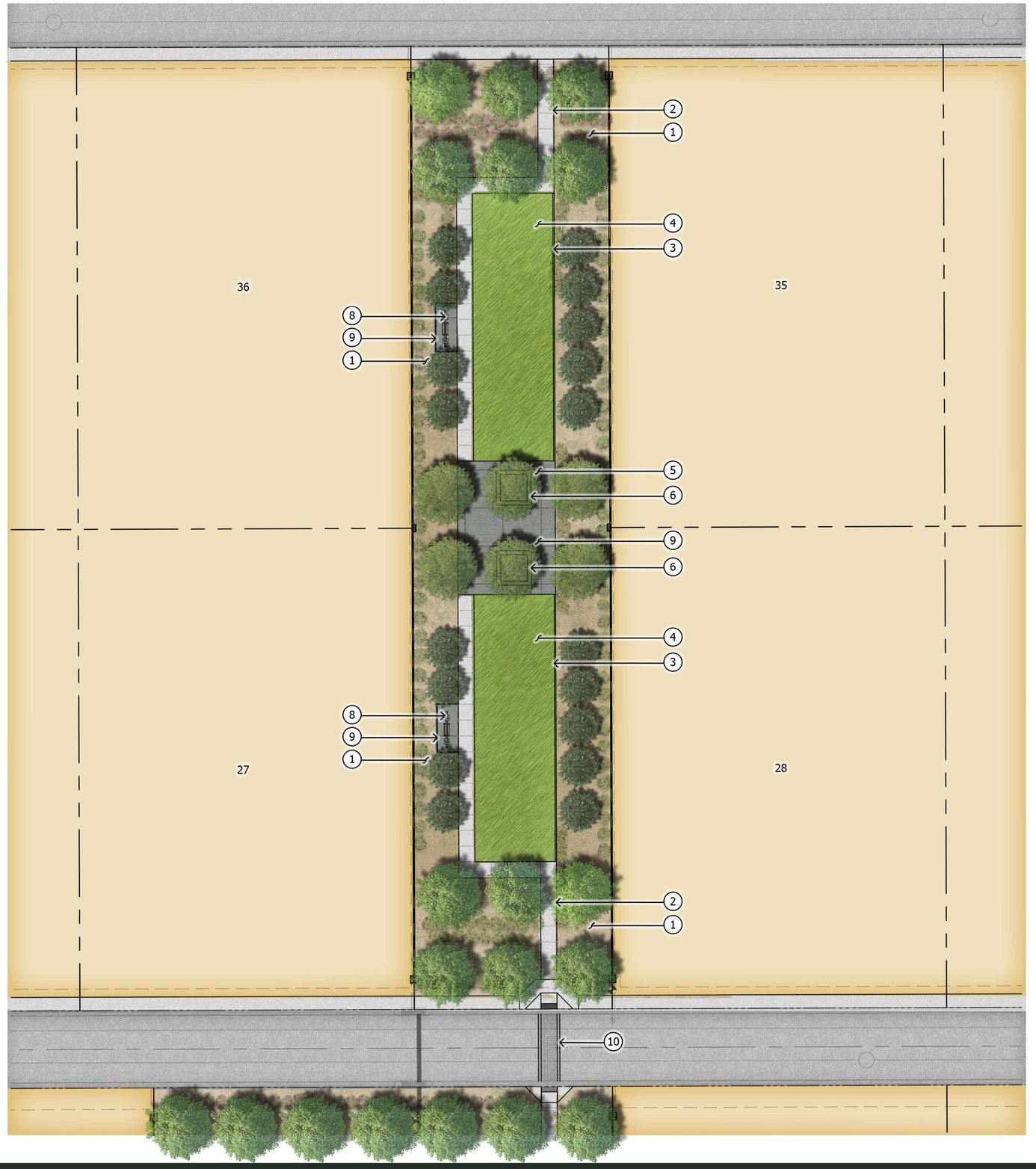
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KEYNOTES

1. LANDSCAPE AREA WITH DECOMPOSED GRANITE
2. CONCRETE SIDEWALK
3. CONCRETE HEADER
4. TURF
5. PLAZA SPACE
6. RAISED PLANTER
7. SHADE TREES
8. SWING BENCH
9. PAVERS
10. STAMPED ASPHALT

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ASCENSION

Pocket Park

Date:03-05-2026

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WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL, EXHIBIT	QTY.
	6'-0" THEME WALL	DETAIL 1, COMMUNITY WALL PROGRAM	4,080 LF
	2' VIEW FENCE OVER 4' CMU	DETAIL 2, COMMUNITY WALL PROGRAM	1,677 LF
	VIEW FENCE AT ENTRY	DETAIL 3, COMMUNITY WALL PROGRAM	134 LF
	6'-0" CMU WALL	DETAIL 4, COMMUNITY WALL PROGRAM	1,123 LF
	FULL VIEW FENCE	DETAIL 5, COMMUNITY WALL PROGRAM	148 LF
	ACCENT WALL	DETAIL 6, COMMUNITY WALL PROGRAM	820 LF
	EGRESS ONLY GATE	DETAIL 1, COMMUNITY GATE DETAILS	1 EA
	NEIGHBORHOOD ENTRY GATE	DETAIL 2, COMMUNITY GATE DETAILS	1 EA
	MAINTENANCE GATE	DETAIL 3, COMMUNITY GATE DETAILS	2 EA
	ACCESS GATE	DETAIL 4, COMMUNITY GATE DETAILS	2 EA
	THEME COLUMN	DETAIL 7, COMMUNITY WALL PROGRAM	28 EA
	INTERMEDIATE WALL COLUMN	DETAIL 8, COMMUNITY WALL PROGRAM	8 EA
	MID COLUMN	DETAIL 9, COMMUNITY WALL PROGRAM	39 EA
	ENTRY MONUMENT	DETAIL 1, COMMUNITY SIGNAGE AND ENTRY FEATURE	
	TRELLIS	DETAIL 5, COMMUNITY GATE DETAILS	38 EA

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 2'-0" FROM PUE.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A 6"x6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. ALL WALLS, RETURNS, COLUMNS AND MONUMENTS ARE SHOWN GRAPHICALLY AND DO NOT REPRESENT ACTUAL SIZE.

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

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ASCENSION

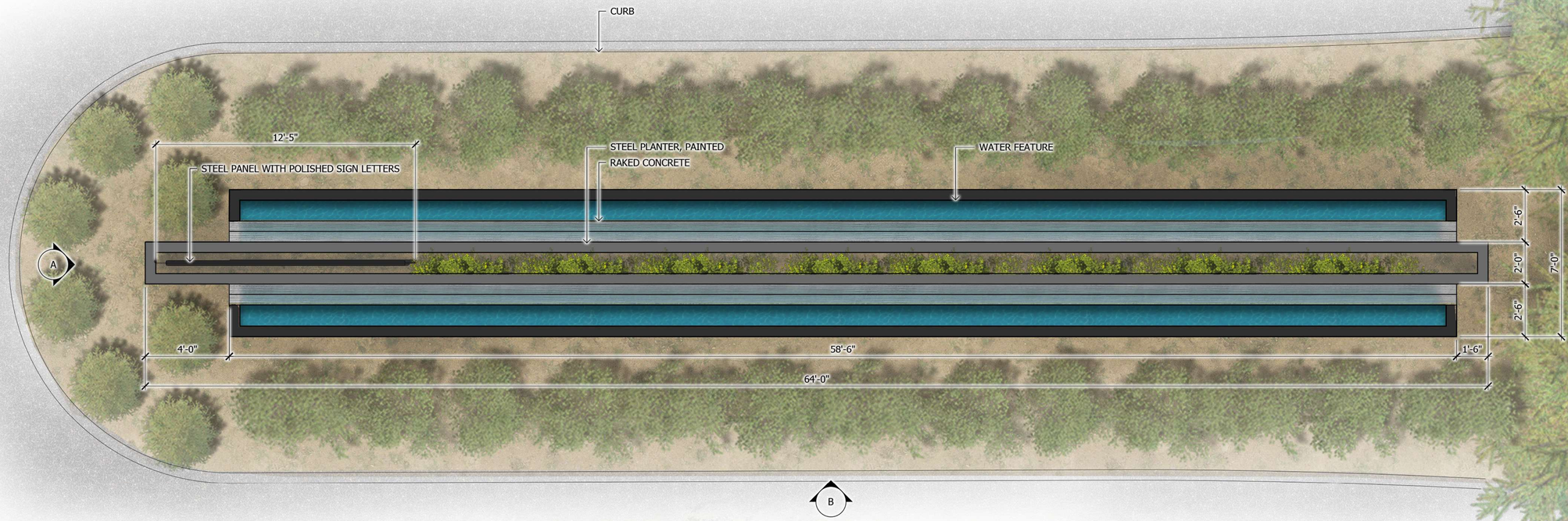
Wall Plan

N 80' 160' 240'

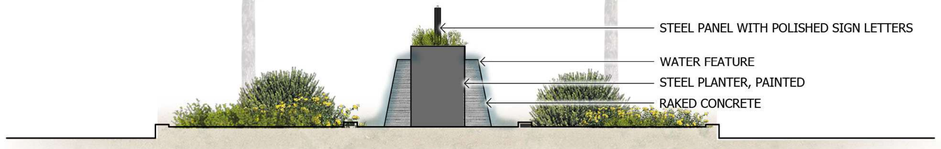
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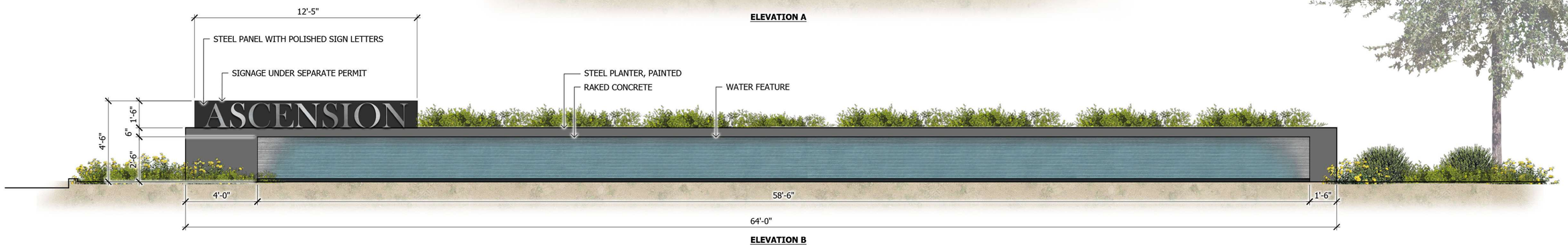
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PLAN VIEW



ELEVATION A



ELEVATION B

1 Entry Monument

SCALE: 3/8"=1'-0"

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.

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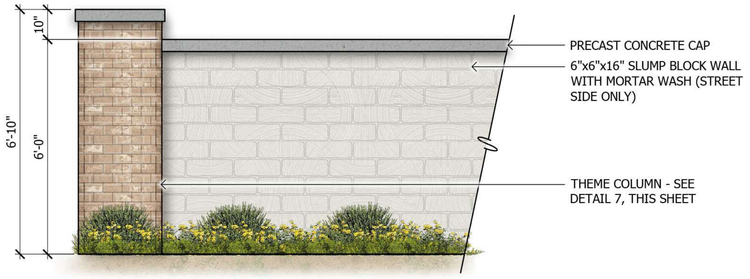
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Commnunity Signage

Date:03-05-2026

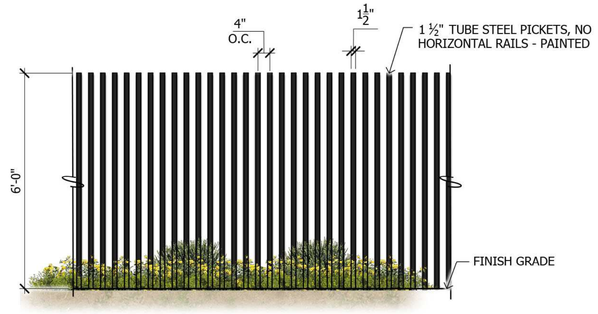
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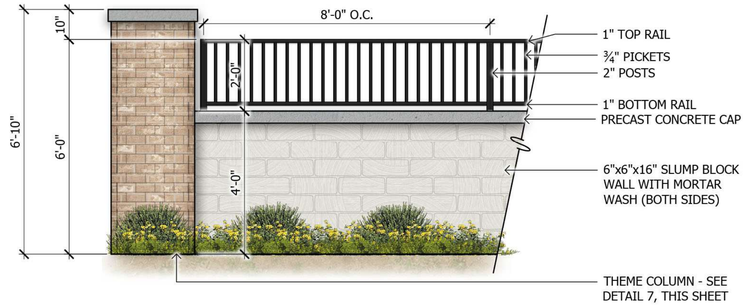
1 6'-0" Theme Wall

SCALE: 1/2"=1'-0"



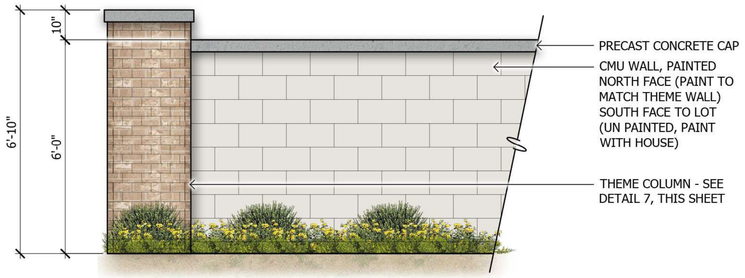
2 View Fence at Entry

SCALE: 1/2"=1'-0"



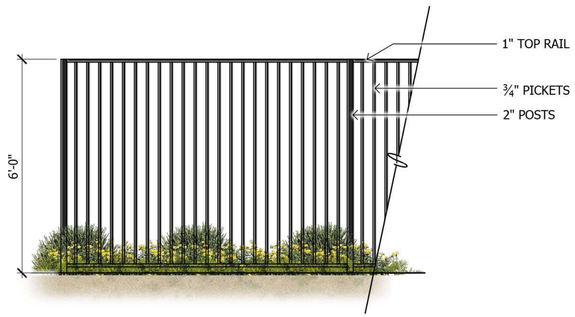
3 2'-0" View Fence over 4'-0" CMU Wall

SCALE: 1/2"=1'-0"



4 6'-0" CMU Wall

SCALE: 1/2"=1'-0"



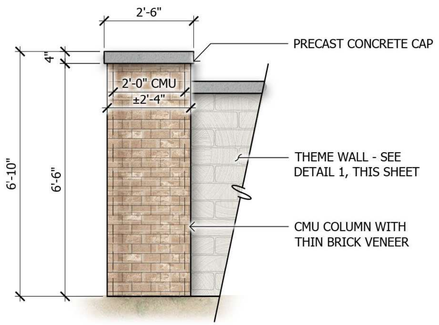
5 Full View Fence

SCALE: 1/2"=1'-0"



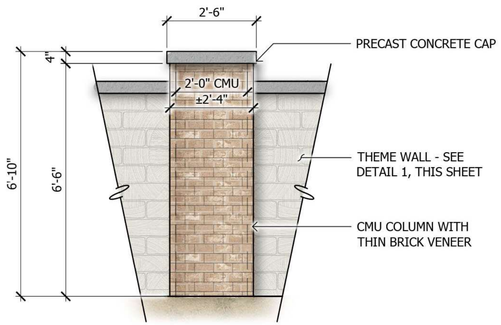
6 Accent Wall

SCALE: 1/2"=1'-0"



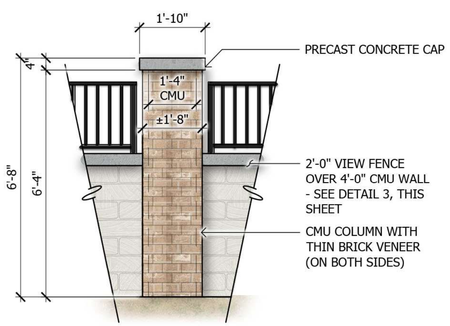
7 Theme Column

SCALE: 1/2"=1'-0"



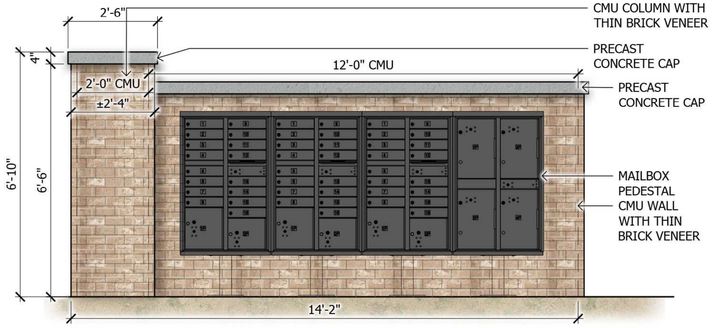
8 Intermediate Wall Column

SCALE: 1/2"=1'-0"



9 Mid Column

SCALE: 1/2"=1'-0"



10 Mailbox Enclosure

SCALE: 1/2"=1'-0"

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.

tri pointe HOMES

ASCENSION

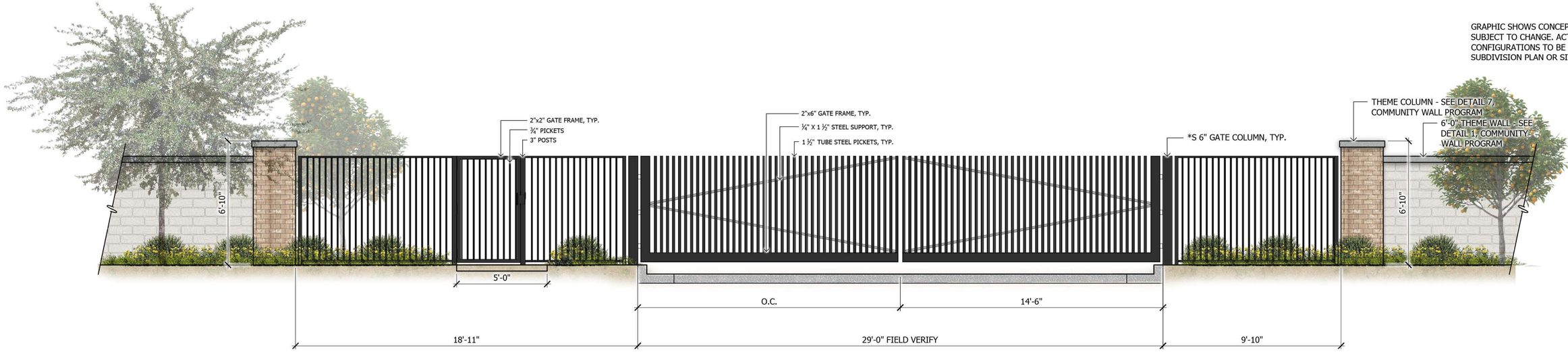
Community Wall Program

Date:03-05-2026

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GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.



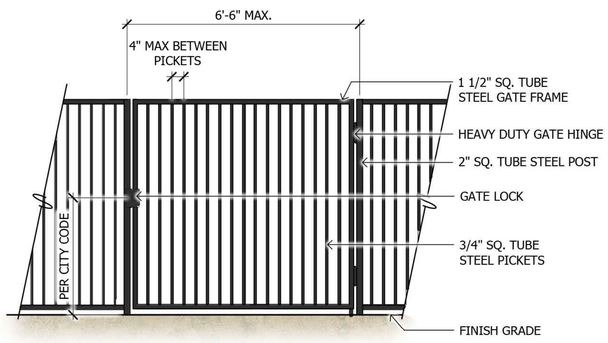
1 Egress Only Gate

SCALE: 3/8"=1'-0"



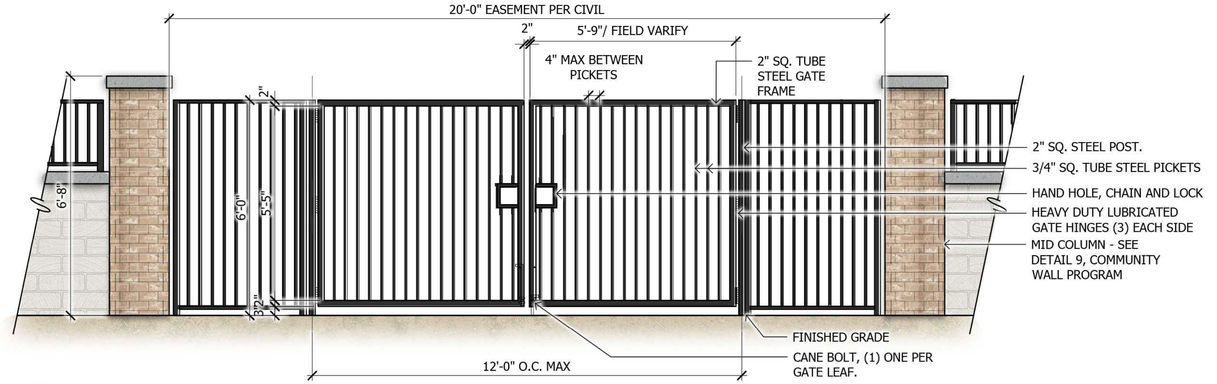
2 Neighborhood Entry Gate

SCALE: 1/4"=1'-0"



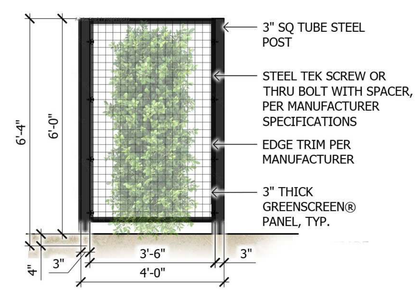
3 Maintenance Gate

SCALE: 1/2"=1'-0"



4 Access Gate

SCALE: 1/2"=1'-0"



5 Trellis

SCALE: 1/2"=1'-0"

tri pointe HOMES

ASCENSION
Community Gates

Date:03-05-2026

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ABLA

STEEL PAINT COLOR A
SHERWIN WILLIAMS
TRICORN BLACK SW 6258
POWDERCOAT FINISH

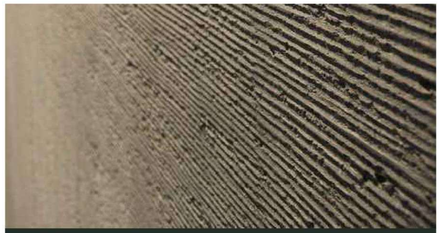


BRICK
SUMMIT BRICK CO.
326GG COTTONWOOD

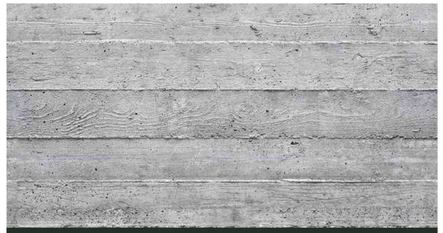
WALL PAINT COLOR
SHERWIN WILLIAMS
ALABASTER SW7008
SATIN/LOW GLOSS SHEEN FINISH



STUCCO
PAINTED
SAND FINISH OR LIGHTLY TEXTURED TROWEL



HORIZONTAL RAKED CONCRETE
CAST IN PLACE CONCRETE



BOARD FORM CONCRETE
CAST IN PLACE CONCRETE
INTEGRAL COLOR GRAY

STEEL PLANTER PAINT COLOR
BENJAMIN MOORE
GUNMETAL 1602
POWDERCOAT FINISH



B-DECK CORRUGATED ROOF
COLOR:GUNMETAL



PET WASTE STATION
DOGWASTEDEPOT.COM
DEPOT-006-B
GREEN



FESTOON LIGHTS



BENCH
VICTOR STANLEY
6' BENCH
RBF-28
BLACK



TRASH RECEPTACLE
VICTOR STANLEY
36 GALLON TRASH
RB-36
BLACK



PICNIC TABLE
VICTOR STANLEY
8' TABLE WITH BENCHES
FRST-6
BLACK

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.

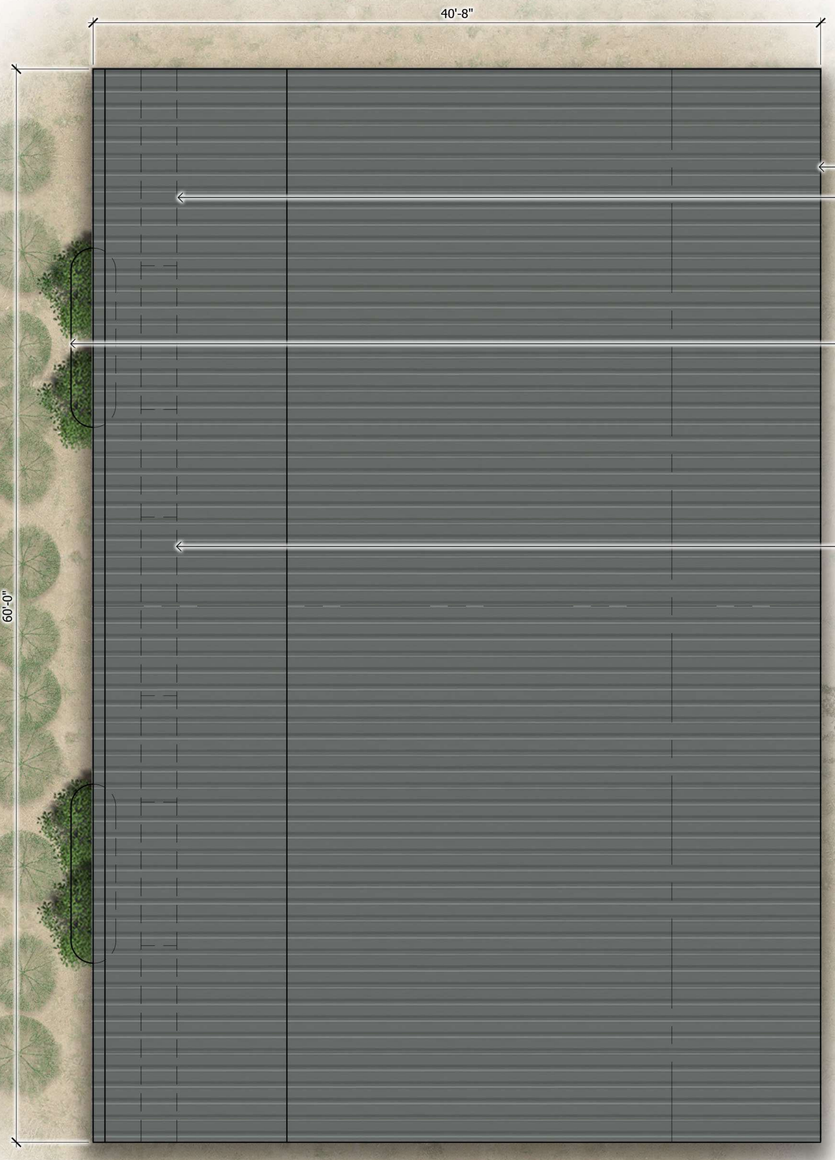
tri pointe HOMES

ASCENSION
Community Material Character

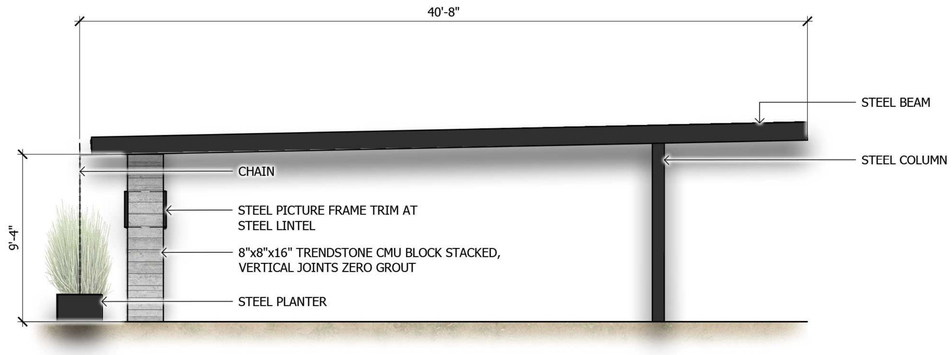
Date:03-05-2026

ABLASTUDIO.COM

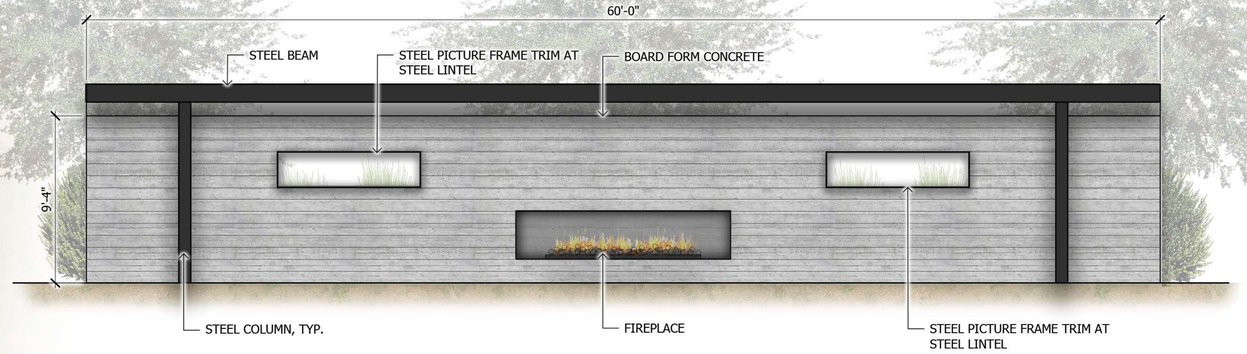
ABLA



PLAN VIEW



ELEVATION A



ELEVATION B

1 Shade Structure

SCALE: 1/4"=1'-0"

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.

tri pointe HOMES

ASCENSION

Community Shade Structure

Date:03-05-2026

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ABLA

ONE ROW OF REAR LOT TREES

ONE ROW OF SIDE LOT TREES

LOT TREE LOCATIONS/COUNTS TO VARY BASED ON LOT SIZE/ARCHITECTURE

LOT AREA/ LOT WIDTHS VARY

ONE ROW OF REAR LOT TREES

ONE ROW OF SIDE LOT TREES

LOT TREE LOCATIONS/COUNTS TO VARY BASED ON LOT SIZE/ARCHITECTURE

LOT AREA/ LOT WIDTHS VARY

SEE GENERAL NOTE #2, TYP

25'-0" FRONT GARAGE STBK

15'-0" FRONT STBK

DRIVEWAY LOCATION VARIES

FRONT ON LOT TREES

DRIVEWAY LOCATION VARIES

FRONT ON LOT TREES

LEGEND

APPROVED TREE LIST:

1. *CITRUS SPP.*
   NAVEL ORANGE
2. *RED PUSH PISTACHE*
   PISTACIA X 'RED PUSH'
3. *FRUITLESS OLIVE*
   OLEA EUROPAEA 'WILSONII'
4. *EVERGREEN ELM*
   ULMUS PARVIFOLIA

GENERAL NOTES:

1. YARD TREES SHALL BE SELECTED FROM THE APPROVED TREE LIST ABOVE.
2. THE FOLLOWING ARE REQUIRED PER THE CITY OF MESA CITRUS SUB-AREA PLAN ADOPTED APRIL 21, 2003 (THE SHADE TREES LISTED HAVE BEEN CITY APPROVED TO BE PLANTED IN PLACE OF THE CITRUS TREES): ONE (1) ROW OF CITRUS, RED PUSH PISTACHE, FRUITLESS OLIVE, OR EVERGREEN ELM TREES PLANTED ALONG THE SIDE AND REAR PROPERTY LINES AND A MINIMUM OF FOUR (4) CITRUS, RED PUSH PISTACHE, FRUITLESS OLIVE, OR EVERGREEN ELM TREES PLANTED IN THE FRONT AREA OF THE LOT. FRONT LOT TREES TO BE PLANTED, AS FEASIBLE, BASED ON VARYING WIDTHS OF LOT FRONTAGES AND SITE CONSTRAINTS SUCH AS DRIVEWAYS, UTILITIES, STREETLIGHTS, EASEMENTS, ETC. SIDE LOT TREES AND REAR LOT TREES TO BE PLANTED ALONG PROPERTY LINES EXCEPT AT LOCATIONS NOT FEASIBLE DUE TO SITE CONSTRAINTS SUCH AS SIDE DOORS, WALKWAYS, PROPERTY WALLS, UTILITIES, HVAC EQUIPMENT, ETC.
3. LANDSCAPE WILL BE REQUIRED TO BE SHOWN ON EACH LOT DURING THE BUILDING PERMIT PROCESS.
4. GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.

tri pointe HOMES

ASCENSION

Typical On-Lot Tree Layout

N

80' 160' 240'

Plan Scale 1:80 Date:03-05-2026

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ABLA

ASCENSION

3259 E. BROWN ROAD

PRELIMINARY GRADING AND DRAINAGE PLAN

A PROPOSED SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

1. ALL ROADWAYS TO BE PRIVATE STREETS.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
4. PROPOSED WATER ON FALCON FIELD PRESSURE ZONE.
5. RETENTION WILL BE PROVIDED BY PROPOSED BASINS. RETENTION BASINS WILL RETAIN THE 100-YEAR 2-HR STORM EVENT.
6. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT
7. RIGHT-OF-WAY ALONG BROWN ROAD TO BE DEDICATED PER PLAN. SAWCUT 2-FT OF EXISTING PAVEMENT AND INSTALL ADDITIONAL PAVEMENT WIDTH TO MEET CITY OF MESA STANDARDS.
7. RIGHT-OF-WAY ALONG 32ND STREET TO BE DEDICATED PER PLAN. SAWCUT 2-FT OF EXISTING PAVEMENT AND INSTALL ADDITIONAL PAVEMENT WIDTH TO MEET CITY OF MESA STANDARDS.
7. RIGHT-OF-WAY ALONG MIRAMAR TO BE DEDICATED PER PLAN. SAWCUT 2-FT OF EXISTING PAVEMENT AND INSTALL ADDITIONAL PAVEMENT WIDTH TO MEET CITY OF MESA STANDARDS.

LEGEND & ABBREVIATIONS

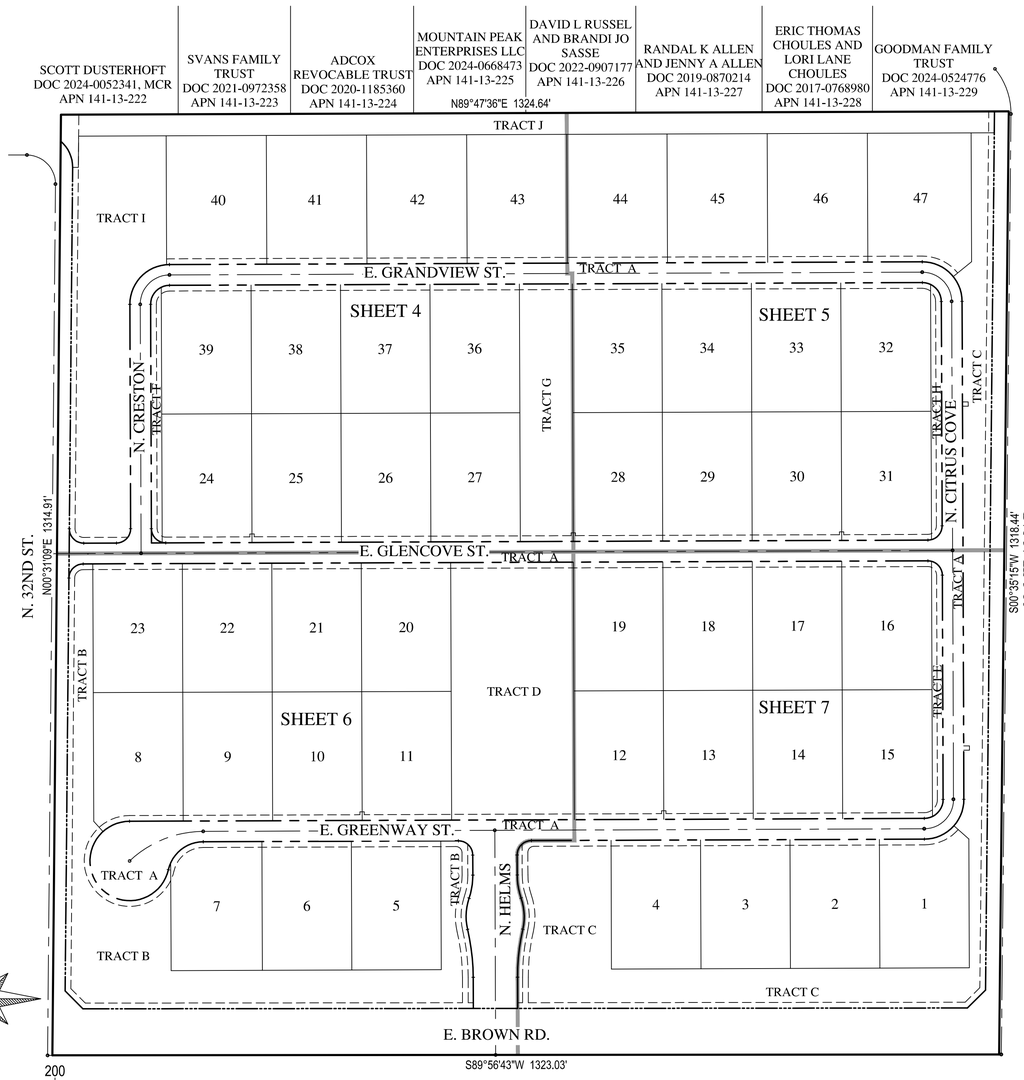
	PROJECT BOUNDARY	B/C	BACK OF CURB
00	PROPOSED MAJOR CONTOUR ELEVATION	P	PAVEMENT ELEVATION
01	PROPOSED MINOR CONTOUR ELEVATION	SD	STORM DRAIN
1500	EXISTING MAJOR CONTOUR ELEVATION	SDMH	STORM DRAIN MANHOLE
1501	EXISTING MINOR CONTOUR ELEVATION		
	STORM DRAIN PIPE & MANHOLE		
	SINGLE CURB		
	VERTICAL CURB & GUTTER		
	CENTERLINE, ℄		
	RIGHT-OF-WAY, R/W		
	MONUMENT LINE, ℳ		
	HIGH POINT		
	LOW POINT		
2%	SLOPE ARROW		
	EMERGENCY OVERFLOW		
PUFE	PUBLIC UTILITY FACILITIES EASEMENT		

ASCENSION LAND USE SUMMARY TABLE

EXISTING ZONING	AG			
PROPOSED ZONING	RS-15 PAD			
TOTAL NUMBER OF LOTS	47			
TOTAL GROSS AREA	1,742,932	SqFt	40.01	AC
TOTAL NET AREA	1,610,810	SqFt	36.98	AC
GROSS DENSITY	1.17	DU/GROSS ACRES		
NET DENSITY	1.27	DU/NET ACRES		
TOTAL LOT AREA	1,081,809	SqFt	62	%
TOTAL OPEN SPACE	369,866	SqFt	21	%

TRACT AREA TABLE

TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT A	159,135	3.6532	PRIVATE STREET
TRACT B	70,231	1.6123	OPEN SPACE, RETENTION, PUFE
TRACT C	99,682	2.2884	OPEN SPACE, RETENTION, PUFE
TRACT D	61,740	1.4174	OPEN SPACE, RETENTION, PUFE, AMENITY
TRACT E	5,174	0.1188	OPEN SPACE, PUFE
TRACT F	5,174	0.1188	OPEN SPACE, PUFE
TRACT G	26,640	0.6116	OPEN SPACE, PUFE
TRACT H	5,174	0.1188	OPEN SPACE, PUFE
TRACT I	56,254	1.2914	OPEN SPACE, RETENTION, PUFE
TRACT J	39,797	0.9136	IRRIGATION DITCH ACCESS, OPEN SPACE, PUFE
TOTAL	529,001	12.1443	



N

0 100 200

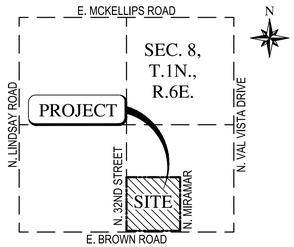
Horz. 1 in. = 100 ft.

ASCENSION - BOUNDARY & INDEX MAP

PARCEL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

N.T.S.

OWNER / DEVELOPER

TRI POINTE HOMES ARIZONA LLC
7001 N. SCOTTSDALE ROAD, SUITE 2020
SCOTTSDALE, ARIZONA 85253
PHONE: (480) 970-6000
CONTACT: MEGAN NEAL
EMAIL: MEGAN.NEAL@TRIPOINTEHOMES.COM

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1630 S. STAPLEY DR, SUITE 219
MESA, ARIZONA 85204
PHONE: (480)834-3300
FAX: (602)335-8580
CONTACT: STEVEN MCKEE, P.E.
EMAIL: SMCKEE@WOODPATEL.COM

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	COX COMMUNICATIONS/LUMEN
GAS	CITY OF MESA
CABLE TV	COX COMMUNICATIONS/LUMEN
WASTE DISPOSAL	CITY OF MESA

CIVIL SHEET INDEX

1 - COVER SHEET
2-3 - DETAIL SHEET
4-7 - PRELIMINARY GRADING AND DRAINAGE PLAN

TOTAL SHEETS - 7

BASIS OF BEARING

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM ON-LINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NGS WEBSITE WWW.NGS.NOAA.GOV, OPUS RESULTS ON MARCH 30, 2025.

PROJECTION	ARIZONA CENTRAL ZONE, NAD83, (EPOCH 2010)
DATUM	GRS-80
UNITS	INTERNATIONAL FEET
GEOID MODEL	GEOID 2018
CONTROL POINT	WOODPATEL CONTROL POINT 100
SOLUTION	00370840.25O OP1743352917000
LATITUDE	33°26'16.75374" N
LONGITUDE	111°45'27.58162" W
ELLIPSOID HEIGHT	367.537 METERS
DESCRIPTION	SET 1/2" REBAR WITH WOODPATEL CONTROL CAP

MODIFIED TO GROUND AT (GRID) N: 886923.970 E: 748504.639, USING A SCALE FACTOR OF 1.0001550220.

HORIZONTAL ADJUSTMENT	NONE
HORIZONTAL ROTATION	NONE

BENCHMARK

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON AN NGS BENCHMARK DESIGNATED AS V 517 (PID DU2312), AN NGS VERTICAL CONTROL DISK STAMPED V 517 1992 SET IN THE ABUTMENT OF A LARGE BRIDGE LOCATED ON THE WEST SIDE OF GREENFIELD ROAD BETWEEN BROWN ROAD AND MCKELLIPS ROAD, 1.0' SOUTHEAST OF THE NORTHWEST END OF THE SOUTHWEST CONCRETE ABUTMENT OF THE ROAD BRIDGE SPANNING THE ROOSEVELT CANAL, HAVING AN ELEVATION OF 1350.70 NAVD88 DATUM.

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	43°25'12"	149.82'	113.54'	S68°05'00"W	110.84'
C2	90°00'00"	41.00'	64.40'	N44°47'36"E	57.98'
C3	90°00'00"	41.00'	64.40'	N45°12'24"W	57.98'
C4	90°00'00"	41.00'	64.40'	S44°47'36"W	57.98'

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

ASCENSION

PRELIMINARY GRADING AND DRAINAGE

3259 E. BROWN ROAD

COVER SHEET

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil) CERTIFICATE NO. 63816 STEVEN C. MCKEE Date Signed 03-05-26 ARIZONA, U.S.A.

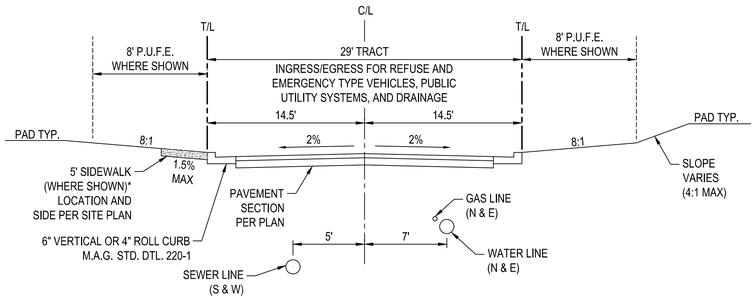
Steve McKee

EXPIRES 03-31-26

SCALE (HORIZ.)	1" = 100'
SCALE (VERT.)	N/A
DATE	03/05/2026
JOB NUMBER	255703
SHEET	1 OF 7

CHECKED BY: SM DESIGNED BY: SM DRAFTED BY: AL

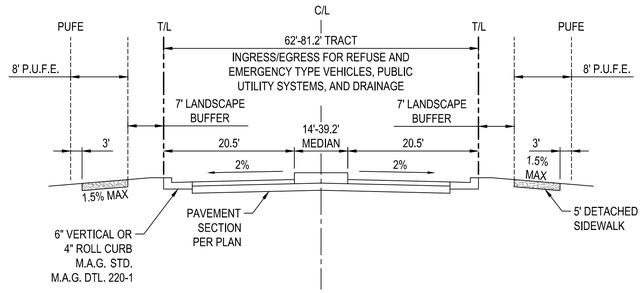
Z:\2025\255703\Dwg\Pre_Plat\Preliminary Grading & Drainage\5703-001-CV-PGD.dwg



TYPICAL PRIVATE STREET - SECTION A

INTERIOR STREETS
CROWNED SECTION
NTS

* 5-FT SIDEWALK WILL ONLY BE CONSTRUCTED ON ONE SIDE OF STREET WHERE SHOWN ON SITE PLAN.



TYPICAL ENTRY ROAD - SECTION B

ENTRY ROAD
(LOOKING NORTH)
NTS

TYPICAL 125' X 180' LOT LAYOUT

NTS

*SIDEYARD SETBACKS:
1. 10' AND 10' , 20' TOTAL SETBACK (MINIMUM AGGREGATE OF 2 SIDES)

**FRONT YARD SETBACKS:
1. 25' MIN. SETBACK FROM FRONT PROPERTY LINE TO FACE OF FRONT FACING GARAGE DOOR.
2. 15' MIN. SETBACK FROM FRONT PROPERTY LINE TO SIDE OF SIDE TURN GARAGE
3. 15' MIN. SETBACK TO LIVABLE/FRONT OF PORCH.

***REARYARD SETBACKS:
1. 30' MIN. SETBACK TO LIVABLE SPACE/PORCH/COVERED REAR PATIO.

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	22,929	0.5264
LOT 2	22,500	0.5165
LOT 3	22,500	0.5165
LOT 4	22,500	0.5165
LOT 5	22,500	0.5165
LOT 6	22,500	0.5165
LOT 7	22,575	0.5183
LOT 8	22,757	0.5224
LOT 9	22,500	0.5165
LOT 10	22,500	0.5165
LOT 11	22,500	0.5165
LOT 12	22,500	0.5165
LOT 13	22,500	0.5165
LOT 14	22,500	0.5165
LOT 15	22,580	0.5184
LOT 16	22,589	0.5186
LOT 17	22,500	0.5165
LOT 18	22,500	0.5165
LOT 19	22,500	0.5165
LOT 20	22,500	0.5165
LOT 21	22,500	0.5165
LOT 22	22,500	0.5165
LOT 23	22,500	0.5165
LOT 24	22,589	0.5186

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 25	22,500	0.5165
LOT 26	22,500	0.5165
LOT 27	22,500	0.5165
LOT 28	22,500	0.5165
LOT 29	22,500	0.5165
LOT 30	22,500	0.5165
LOT 31	22,589	0.5186
LOT 32	22,580	0.5184
LOT 33	22,500	0.5165
LOT 34	22,500	0.5165
LOT 35	22,500	0.5165
LOT 36	22,500	0.5165
LOT 37	22,500	0.5165
LOT 38	22,500	0.5165
LOT 39	22,580	0.5184
LOT 40	25,200	0.5785
LOT 41	25,200	0.5785
LOT 42	25,200	0.5785
LOT 43	25,200	0.5785
LOT 44	25,200	0.5785
LOT 45	25,200	0.5785
LOT 46	25,200	0.5785
LOT 47	26,639	0.6115

ASCENSION RS-15 PAD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	RS-15 REQUIRED	PROPOSED RS-15 PAD
LOT AND DENSITY STANDARDS		
MIN. LOT AREA (SQ. FT.)	15,000	22,500
MIN. LOT WIDTH-INTERIOR LOT (FT.)	110	125
MIN. LOT DEPTH (FT.)	120	180
MIN. LOT DEPTH ABUTTING ARTERIAL STREET (FT.)	120	180
MAXIMUM DENSITY		
CONVENTIONAL SUBDIVISIONS (UNIT/GROSS ACRE)	BASED ON COMPLIANCE WITH MIN. LOT SIZE REQUIREMENTS, AND WITH OFF-SITE IMPROVEMENT AND RIGHT-OF-WAY REQUIREMENTS SPECIFICIED IN MCC TITLE 9	
PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT (UNITS/NET ACRE)	2.9	1.27
MAX. LOT COVERAGE (% OF LOT)	50%	50%
BUILDING FORM AND LOCATION		
MAX. HEIGHT (FT.)	30	30 (1 STORY)
GARAGE DEPTH (FT.)	22	21
MINIMUM YARDS		
FRONT YARD SETBACK - LIVABLE (FT.)	22	22
FRONT YARD SETBACK - GARAGE (FT.)	30	30
REAR YARD SETBACK (FT.)	30	30
REAR YARD SETBACK ABUTTING ARTERIAL STREET (FT.)	30	30
SIDE YARD SETBACK - MIN. EACH SIDE (FT.)	7	10
SIDE YARD SETBACK - MIN. AGGREGATE OF 2 SIDES (FT.)	20	20
STREET SIDE YARD SETBACK (FT.)	10	15
MAX. BUILDING COVERAGE (% OF LOT)	40%	50%

ASCENSION RS-15 PAD DEVELOPMENT STANDARDS CONT.

DEVELOPMENT STANDARD	RS-15 REQUIRED	PROPOSED RS-15 PAD
ACCESSORY STRUCTURES		
STRUCTURE HEIGHT (FT.)	SHALL NOT EXCEED THE MAX. BUILDING HEIGHT OF THE UNDERLYING ZONING DISTRICT, OR THE HEIGHT OF THE PRIMARY BUILDING AS MEASURED AT THE PEAK OF THE ROOF, WHICHEVER IS LESS, UNLESS APPROVED BY A SPECIAL USE PERMIT	
MAX. STORY HEIGHT	N/A	ONE-STORY
STRUCTURES WITH A HEIGHT EQUAL TO OR LESS THAN 15 FT AT THE PEAK OF ROOF		
SIDE SETBACK (FT.)	5	5
REAR SETBACK (FT.)	5	5
STRUCTURES WITH A HEIGHT OVER 15 FT AT THE PEAK OF ROOF		
SIDE SETBACK (FT.)	10	10
REAR SETBACK (FT.)	30	15 [1]
ACCESSORY STRUCTURE SEPARATION FROM PRIMARY STRUCTURE (FT.)	6	6
WALL HEIGHT		
MAX. WALL/FENCE HEIGHT (FT.-IN.)	6	6'-6"
COLUMN AND ACCENT FEATURE HEIGHT (FT.)	N/A	7
ENTRY ARCHITECTURAL ELEMENT HEIGHT (FT.-IN.)	N/A	8'-6"
PERIMETER WALL ARTICULATION (ADJACENT TO STREET)	REQUIRED FOR PERIMETER WALLS EXCEEDING FORTY (40) LINEAR FEET ALONG ARTERIAL OR COLLECTOR ROADS	ARTICULATION PROVIDED AT MAX. FORTY (40) FOOT INTERVALS; ALTERNATIVE ARTICULATION METHODS PERMITTED AS DESCRIBED IN SECTION 7 OF THE PAD

NOTE:
1. THE REDUCED REAR SETBACK FOR STRUCTURES EXCEEDING FIFTEEN (15) FEET IN HEIGHT SHALL NOT APPLY TO LOTS BACKING EAST BROWN ROAD. SUCH LOTS SHALL MAINTAIN A MINIMUM REAR SETBACK OF THIRTY (30) FEET IN ACCORDANCE WITH RS-15 STANDARDS.

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ASCENSION

PRELIMINARY GRADING AND DRAINAGE

3259 E. BROWN ROAD

DETAIL SHEET

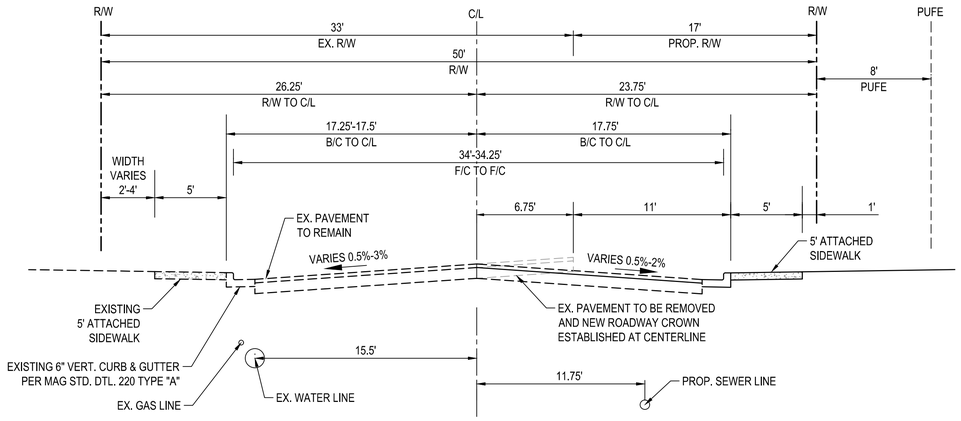
REV	DESCRIPTION	DATE



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	03/05/2026
JOB NUMBER	255703
SHEET	2 OF 7

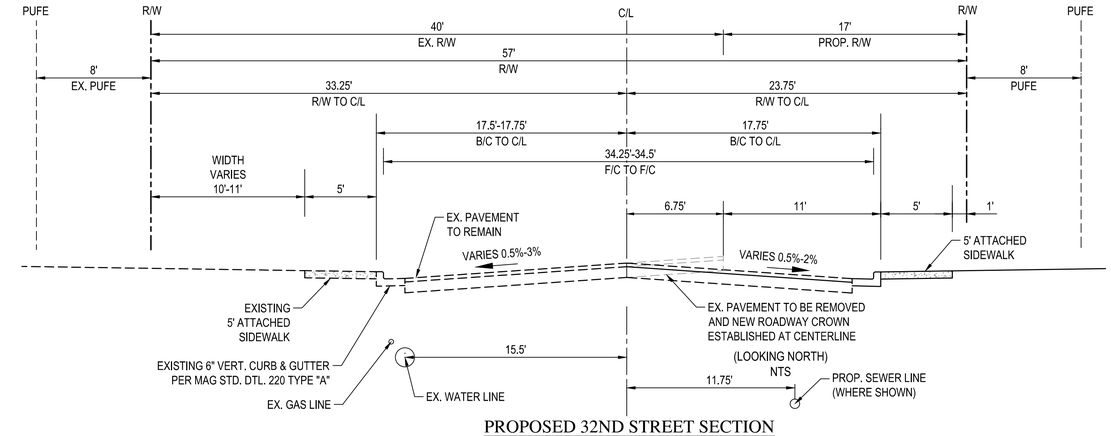
CHECKED BY: SM DESIGNED BY: SM DRAFTED BY: AL

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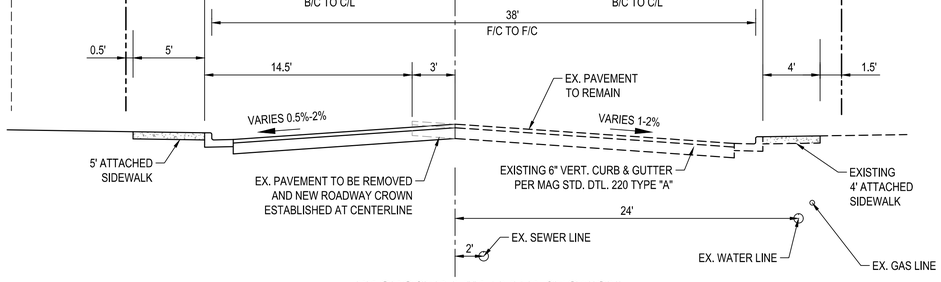
PROPOSED 32ND STREET SECTION
ADJACENT TO SRP SUBSTATION
LOCAL ROAD - SECTION C1

STA 10+52.38 TO STA 12+55.13
(LOOKING NORTH)
NTS
* EX. WEST CURB LINE IS NOT PARALLEL WITH CENTERLINE.
PROP. CURB ON EAST SIDE TO BE PARALLEL WITH CENTERLINE



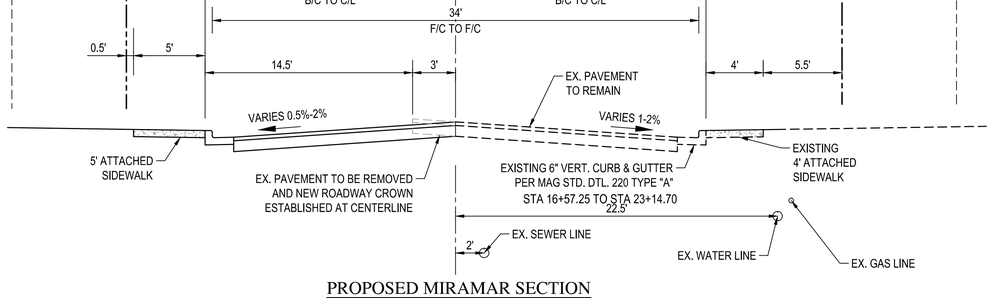
PROPOSED 32ND STREET SECTION
LOCAL ROAD - SECTION C2

STA 12+55.13 TO STA 22+17.97
(LOOKING NORTH)
NTS
* EX. WEST CURB LINE IS NOT PARALLEL WITH CENTERLINE.
PROP. CURB ON EAST SIDE TO BE PARALLEL WITH CENTERLINE



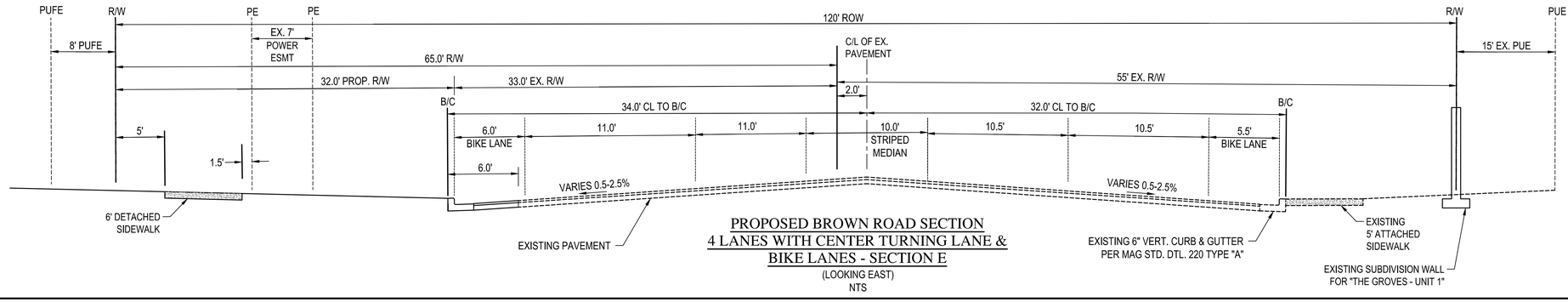
PROPOSED MIRAMAR SECTION
LOCAL ROAD - SECTION D1

STA 10+51.58 TO STA 16+09.68
(LOOKING NORTH)
NTS



PROPOSED MIRAMAR SECTION
LOCAL ROAD - SECTION D2

STA 16+57.25 TO STA 23+14.70
(LOOKING NORTH)
NTS



PROPOSED BROWN ROAD SECTION
4 LANES WITH CENTER TURNING LANE &
BIKE LANES - SECTION E

(LOOKING EAST)
NTS

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ASCENSION

PRELIMINARY GRADING AND DRAINAGE

3259 E. BROWN ROAD

DETAIL SHEET

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
63816
STEVEN C.
MCKEE
Date Signed 03-31-26
ARIZONA, U.S.A.
EXPIRES 03-31-26

SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	03/05/2026
JOB NUMBER	255703
SHEET	3 OF 7

CHECKED BY: SM DESIGNED BY: SM DRAFTED BY: AL

Z:\2025\255703\Dwg\Pre. Plat\Preliminary Grading & Drainage\5703-003-DT-PGD.dwg

LEGACY
BOOK 748, PAGE 1, MCR

SCOTT DUSTERHOFT
DOC 2024-0052341, MCR
APN 141-13-222

SVANS FAMILY TRUST
DOC 2021-0972358
APN 141-13-223

ADCOX REVOCABLE TRUST
DOC 2020-1185360
APN 141-13-224

MOUNTAIN PEAK ENTERPRISES LLC
DOC 2024-0668473
APN 141-13-225

DAVID L RUSSEL AND BRANDI JO SASSE
DOC 2022-0907177
APN 141-13-226

17.37' WALL TO IRRIGATION DITCH

19.29' WALL TO IRRIGATION DITCH

TRACT J

6' DG TRAIL

6' DG TRAIL

TRACT I

BASIN D
TOP=1298.5
BOT=1295.5
VR=1.83 AF
VP=2.14 AF

40
LF 01.90
PAD 00.9

41
LF 02.50
PAD 01.5

42
LF 03.00
PAD 02.0

43
LF 03.60
PAD 02.6

TRACT A

N89°47'36"E 1052.00'

29' TRACT

E. GRANDVIEW ST.

LOW POINT
P=1299.0

P=1299.13

P=1299.13

5' ATTACHED SIDEWALK

N. 32ND ST.

39
LF 01.90
PAD 00.9

38
LF 02.40
PAD 01.4

37
LF 02.90
PAD 01.9

36
LF 03.40
PAD 02.4

MESA NORTHGROVE
BOOK 469, PAGE 46, MCR

HIGH POINT
P=1299.7

N00°12'24"W 348.00'

TRACT F

TRACT G

5' ATTACHED SIDEWALK

TRACT A

N. CRESTON

TRACT I

24
LF 02.50
PAD 01.5

25
LF 02.90
PAD 01.9

26
LF 03.40
PAD 02.4

27
LF 03.00
PAD 02.0

5' ATTACHED SIDEWALK

EMERGENCY OVERFLOW
ELEV=1298.8

5' DETACHED SIDEWALK

HIGH POINT

LOW POINT
P=1299.0

P=1299.5

HIGH POINT
P=1300.98

5' ATTACHED SIDEWALK

LOW POINT
P=1300.0

N89°47'36"E 1258.37'

E. GLENCOVE ST.

TRACT A

SHEET 5

SHEET 6

N

0 40 80
Horz. 1 in. = 40 ft.

KEY MAP

Z:\2025\255703\Dwg\Pre_Plat\Preliminary Grading & Drainage\5703-004-PGD.dwg

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ASCENSION

PRELIMINARY GRADING AND DRAINAGE

3259 E. BROWN ROAD

PRELIMINARY GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
63816
STEVEN C. MCKEE
Date Signed 03-31-26
ARIZONA, U.S.A.
EXPIRES 03-31-26

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	03/05/2026
JOB NUMBER	255703
SHEET	4 OF 7

CHECKED BY: SM DESIGNED BY: SM DRAFTED BY: AL

LEGACY
BOOK 748, PAGE 1, MCR

DAVID L RUSSEL AND
BRANDI JO SASSE
DOC 2022-0907177
APN 141-13-226

RANDAL K ALLEN
AND JENNY A ALLEN
DOC 2019-0870214
APN 141-13-227

ERIC THOMAS CHOULES AND
LORI LANE CHOULES
DOC 2017-0768980
APN 141-13-228

GOODMAN FAMILY
TRUST
DOC 2024-0524776
APN 141-13-229

19.52' WALL TO IRRIGATION DITCH

21.68' WALL TO IRRIGATION DITCH

TRACT J

6' DG TRAIL

6' DG TRAIL

1.5% TYP.

5' ATTACHED SIDEWALK

43 LF 03.60 PAD 02.6

44 LF 04.20 PAD 03.2

45 LF 04.70 PAD 03.7

46 LF 05.30 PAD 04.3

47 LF 05.80 PAD 04.8

P=1303.34

N89°47'36"E 1052.00'

0.4%

TRACT A

29' TRACT

2%

2%

5' ATTACHED SIDEWALK

E. GRANDVIEW ST.

P=1303.59

N. MIRAMAR

D2
3

A
C2

C2

35 LF 04.20 PAD 03.2

34 LF 04.70 PAD 03.7

33 LF 05.20 PAD 04.2

32 LF 05.70 PAD 04.7

0.46%

29' TRACT

TRACT C

A
2

HIGH POINT
P=1304.3

TRACT H

N. CITRUS COVE

N00°12'24"W 696.00'

TRACT A

0.4%

20' R/W

CHATHAM GROVES
BOOK 258, PAGE 36, MCR

5' ATTACHED SIDEWALK

5' ATTACHED SIDEWALK

28 LF 03.30 PAD 02.3

29 LF 04.00 PAD 03.0

30 LF 04.70 PAD 03.7

31 LF 05.40 PAD 04.4

5' ATTACHED SIDEWALK

A
2

2% 2%

1.5% TYP.

P=1303.5

2%

0.55%

N89°47'36"E 1258.37'

E. GLENCOVE ST.

TRACT A

29' TRACT

2% 2%

SHEET 4

SHEET 7

TRACT G

KEY MAP

N

0 40 80

Horz. 1 in. = 40 ft.

Z:\2025\255703\Dwg\Pre Plat\Preliminary Grading & Drainage\5703-005-PGD.dwg

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ASCENSION

PRELIMINARY GRADING AND DRAINAGE

3259 E. BROWN ROAD

PRELIMINARY GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
63816
STEVEN C.
MCKEE
Date Signed 03-31-26
ARIZONA U.S.A.

EXPIRES 03-31-26

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	03/05/2026
JOB NUMBER	255703
SHEET	5 OF 7

CHECKED BY: SM DESIGNED BY: SM DRAFTED BY: AL

SHEET 4

E. GLENCOVE ST.
TRACT A
N89°47'36"E 1258.37'
29' TRACT

1.5% TYP.

23
LF 01.90
PAD 00.9

22
LF 02.50
PAD 01.5

21
LF 03.00
PAD 02.0

20
LF 03.40
PAD 02.4

PROPOSED AMENITY AREA

PROPOSED 8" BLEED PIPE

5' ATTACHED SIDEWALK

TRACT B

RETAINING WALL OR REAR YARD GRADING

RETAINING WALL OR REAR YARD GRADING

MESA NORTHGROVE
BOOK 469, PAGE 46, MCR

N. 32ND ST.

TRACT D

BASIN B
TOP=1299.0
BOT=1296.0
VR=0.81 AF
VP=0.79 AF
OVERFLOW TO BASIN C-WEST

PROPOSED 8" BLEED PIPE

SHEET 7

8
LF 99.80
PAD 98.8

9
LF 00.30
PAD 99.3

10
LF 00.80
PAD 99.8

11
LF 01.40
PAD 00.4

5' ATTACHED SIDEWALK

P=1297.58

HIGH POINT
P=1299.5

5' ATTACHED SIDEWALK

E. GREENWAY ST.
TRACT A
N89°47'36"E 1007.58'
0.45%

P=1297.01

TRACT A

LOW POINT
P=1299.03

TRACT B

7
LF 00.20
PAD 99.2

6
LF 00.80
PAD 99.8

5
LF 01.30
PAD 00.3

N. HELMS
S00°12'24"E 313.95'

TRACT C

HIGH POINT
P=1299.95

BASIN A
TOP=1295.5
BOT=1292.5
VR=0.74 AF
VP=0.83 AF

TRACT B

EMERGENCY OVERFLOW
ELEV=1296.10

PROPOSED 8" BLEED PIPE

5' DETACHED SIDEWALK

6' DETACHED SIDEWALK

E. BROWN RD.

EX. 42" SD

GROVES UNIT 1
BOOK 210, PAGE 32, MCR

N

0 40 80
Horz. 1 in. = 40 ft.

KEY MAP

Z:\2025\255703\Dwg\Pre Plat\Preliminary Grading & Drainage\5703-006-PGD.dwg

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ASCENSION

PRELIMINARY GRADING AND DRAINAGE

3259 E. BROWN ROAD

PRELIMINARY GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
63816
STEVEN C. MCKEE
Date Signed 03-31-26
ARIZONA, U.S.A.
EXPIRES 03-31-26

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	03/05/2026
JOB NUMBER	255703
SHEET	6 OF 7

SHEET 5

E. GLENCOVE ST.
TRACT A

N89°47'36"E 1258.37'

29' TRACT

1.5% TYP.

2% 2%

5' ATTACHED SIDEWALK

TRACT C

29' TRACT

0.6%

N00°12'24"W 686.00'

PROPOSED AMENITY AREA

19
LF 03.30
PAD 02.3

18
LF 04.00
PAD 03.0

17
LF 04.70
PAD 03.7

16
LF 05.40
PAD 04.4

RETAINING WALL OR REAR YARD GRADING

RETAINING WALL OR REAR YARD GRADING

A
2

TRACT D

SHEET 6

TRACT E

N. CITRUS COVE

TRACT A

5' ATTACHED SIDEWALK

D1
3

12
LF 01.90
PAD 00.9

13
LF 02.40
PAD 01.4

14
LF 02.90
PAD 01.9

15
LF 03.40
PAD 02.4

LIVING WORD BIBLE CHURCH
APN: 141-13-006J
DOC 1996-0893871, MCR

P=1301.42

5' ATTACHED SIDEWALK

A
2

P=1301.07

0.55%

C2

2%

2%

29' TRACT

N89°47'36"E 1007.58'

0.4%

E. GREENWAY ST.
TRACT A

N. MIRAMAR

N. HELMS

1298 1298.5
1297 1296 1295.5

TRACT C

BASIN C-WEST
TOP=1298.5
BOT=1295.5
VR=0.79 AF
VP=0.70 AF
TOTAL VP=0.95 AF
EQUALIZED WITH
BASIN C-EAST

4
LF 02.10
PAD 01.1

3
LF 02.60
PAD 01.6

2
LF 03.10
PAD 02.1

1
LF 03.60
PAD 02.6

S00°12'24"E 313.95'

5' DETACHED SIDEWALK

PROPOSED 8" BLEED PIPE

PROPOSED 8" BLEED PIPE

PROPOSED 8" BLEED PIPE

1295.5 1296 1297 1298
1298.5

BASIN C-EAST
TOP=1298.5
BOT=1295.5
VR=0.79 AF
VP=0.21 AF
TOTAL VP=0.91 AF
EQUALIZED WITH
BASIN C-WEST

TRACT C

1298.5 1297 1296 1295.5
1295.5 1296 1297 1298
1298.5

E
3

PROPOSED 8" BLEED PIPE

1301 1300
1299 1298
1298 1299
1301 1300

BASIN F
TOP=1301.0
BOT=1298.0
VR=0.11 AF
VP=0.19 AF

1.5% TYP.

EMERGENCY OVERFLOW ELEV=1299.2

6' DETACHED SIDEWALK

1.5% TYP.

1.5% TYP.

E. BROWN RD.

GROVES UNIT 1
BOOK 210, PAGE 32, MCR

N

0 40 80
Horz. 1 in. = 40 ft.

KEY MAP

N

Z:\2025\255703\Dwg\Pre_Plat\Preliminary Grading & Drainage\5703-007-PGD.dwg

CHECKED BY: SM DESIGNED BY: SM DRAFTED BY: AL

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ASCENSION

PRELIMINARY GRADING AND DRAINAGE

3259 E. BROWN ROAD

PRELIMINARY GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer Seal
CERTIFICATE NO.
63816
STEVEN C. MCKEE
Date Signed 03-31-26
ARIZONA, U.S.A.
EXPIRES 03-31-26

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	03/05/2026
JOB NUMBER	255703
SHEET	7 OF 7

Citizen Participation Plan for Ascension
Northeast Corner of 32nd Street and Brown Road
Case: ZON25-00635

Date: September 17, 2025

Purpose: The purpose of this Citizen Participation Plan ("CPP") is to inform the citizens, property owners, neighborhood associations, agencies, and businesses of an application submitted by Tri Pointe Homes, Inc. ("Tri Pointe") for approval of a high-quality residential community known as "Ascension" located at the northeast corner of 32nd Street and Brown Road (the "Site"). Tri Pointe proposes developing this site with a high-quality, gated single-family residential community with 48 lots. To achieve this, Tri Pointe is requesting to rezone the Site from Agricultural (AG) to RS-15 with a Planned Area Development ("PAD") overlay. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:
Brennan Ray
Ray Law Firm
2325 E. Camelback Rd., Suite 400
Phoenix, Arizona 85016
(602) 558-9934
bray@raylawaz.com

Pre-Submittal Conference: A Pre-Submittal meeting with City of Mesa Development Services Staff was held on March 25, 2025. Staff reviewed the application and recommended that adjacent residents, nearby registered neighbors, and interested parties be contacted.

Action Plan:
In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts, of 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. All registered neighborhood associations within one mile of the development.
    b. Homeowners Associations within one half mile of the development.
    c. Interested neighbors - focused on 1,000 feet from the Site but may include more.
    d. Mesa School District, in writing, with copies to any nearby schools who may be affected by this application

2. All persons listed on the contact lists will receive a letter describing the proposed development, development schedule, site plan, and an invitation to provide input.
    a. Input received from the interested parties will be recorded and used to prepare the Citizen Participation Report (CPR).
    b. A neighborhood meeting will be held at some point. A summary of the neighborhood meeting, sign-in sheets of neighbor meeting attendees, concerns and solutions, if applicable, will be submitted in the CPR.
    c. A notification letter advising of the date and time of the P&Z Board meeting will be mailed out.
    d. A notification letter advising of the date and time of the Design Review session will be mailed out.
3. The CPR will be prepared and submitted to the City (10) days prior to the scheduled public hearing. At a minimum, the report will include:
    a. Details of techniques the applicant used to involve the public.
    b. A summary of concerns, issues and problems expressed during the process.
    c. How concerns issues and problems were addressed:

Schedule:
Pre-Submittal meeting – March 25, 2025
Application submittal –September 3, 2025
Neighborhood meeting – October 16, 2025
Submittal of CPR and Notification material – TBD
P&Z Board Hearing – TBD
City Council Hearing (Introduction) - TBD
City Council Hearing (Adoption) – TBD

Ascension

Northeast Corner of 32nd Street and Brown Road

Citizen Participation Final Report

Submitted to:
City of Mesa
Planning Department
55 N. Center Street
Mesa, AZ 85201

For:
Tri Pointe Homes

Prepared by:
Ray Law Firm
Brennan Ray
2325 E. Camelback Rd, Ste 400
Phoenix, AZ 85016

Case Number: ZON25-00635
Submitted:

Citizen Participation Report for Ascension
Case # ZON25-00635

Date:

Purpose:

This report provides results of the implementation of the Citizen Participation Plan for Ascension. This site is located at the northeast corner of 32nd Street and Brown Road and is an application for the Rezoning of 40.22 +/- gross acres (36.66 net) from AG to RS-15 with a Planned Area Development ("PAD") overlay for 48 single-residence housing units.

This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:
Brennan Ray
Ray Law Firm
2325 E. Camelback Rd. Suite 400
602-558-9934
bray@raylawaz.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the proposal (comments, sign in lists and other feedback are attached):

1. May 14, 2025 – 3235 East McLellan Road 5:30pm - An unofficial meeting was held with Legacy Mesa Homeowners Association.
2. October 16, 2025 – Mountain View High School Media Center 6:00pm – 6 neighbors in attendance.

Correspondence and Telephone Calls:

1. Letters were mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the Site on 10/1/2025 to inform the neighbors about a neighborhood meeting scheduled for 10/16/2024. The letter included information about the Rezone and included exhibits. The letter with exhibits, and mailing list are attached at **Exhibit 1,** The neighborhood meeting summary is attached at **Exhibit 2.** Neighborhood meeting sign in sheets are attached at **Exhibit 3**.
2. Signs for the Rezoning P&Z Hearing were posted on the site on _____. The Affidavit of Posting and photos of the signs are attached at **Exhibit 4.**
3. Letters will be mailed to neighbors, homeowner associations, and interested parties within 1,000' of the Site on _____. And will include the _____hearing date of _____.

The letter will also describe the development and include exhibits of the proposal. The letter with exhibits and labels are attached at **Exhibit 5**.

4. Project published in the [newspaper name] on [date] (see attached notice).

Results:

As of today, we have had no contact from the neighbors or interested parties beyond what has been summarized in the Neighborhood Meeting Summary.

Exhibit 1

Neighborhood Meeting Letter, Exhibits and Mailing List

Ray Law Firm

2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: October 1, 2025
RE: Proposed Development – ZON25-00635 - Ascension
October 16, 2025, Neighborhood Meeting

Dear Property Owner or Neighborhood Association Representative:

On behalf of Tri Pointe Homes ("Tri Pointe"), you are invited to a neighborhood meeting to discuss a proposed high-quality, gated, single-family community known as "Ascension" on approximately 40.22± gross acres (36.66 net) located at the northeast corner of 32nd Street and Brown Road (the "Site"). Ascension will consist of 48 lots, a gross density of approximately 1.20 du/ac. A vicinity map and proposed site plan are attached.

Tri Pointe has filed a request with the City of Mesa to Rezone the Site from Agricultural (AG) to RS-15 with a Planned Area Development ("PAD") overlay to enable a single-family residential community. Ascension will provide premium architecture styles including, Ranch, Vineyard, and Farmhouse styles. Elevations are attached.

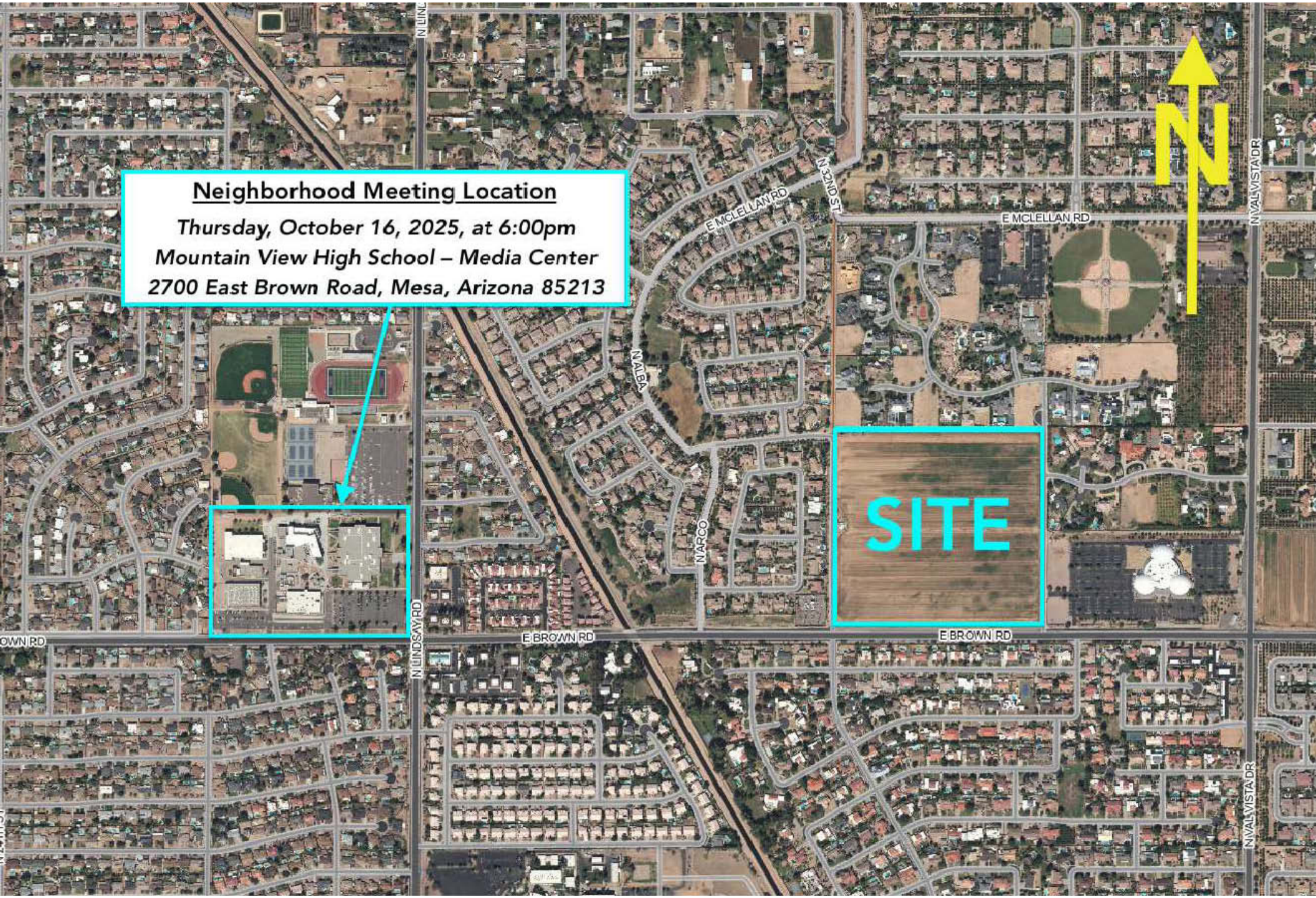
A neighborhood meeting will be held at the time and place listed below to discuss the proposed development and to answer questions you may have. The neighborhood meeting will be held:

Thursday, October 16, 2025, at 6:00pm
Mountain View High School – Media Center
2700 East Brown Road, Mesa, Arizona 85213-5315

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact me at 602-558-9934, bray@raylawaz.com or Emily Johnson, City Planner with City of Mesa's Planning Division at (480) 644-3952, Emily.johnson@mesaaz.gov.

Sincerely,

Brennan Ray


Neighborhood Meeting Location
Thursday, October 16, 2025, at 6:00pm
Mountain View High School – Media Center
2700 East Brown Road, Mesa, Arizona 85213
SITE
N
E MCLELLAN RD
E BROWN RD
N LINDSAY RD
N ALBA
N 32ND ST
N VAL VISTA DR

32nd and Brown Vicinity Map



September 25, 2025

Override 1

1:18,056

0 0.13 0.25 0.5 mi

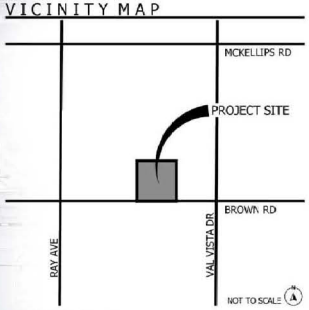
0 0.2 0.4 0.8 km

Maricopa County GIO

2024 - Maricopa County Assessor's Office



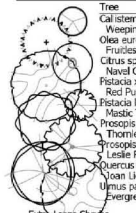
VICINITY MAP



SITE DATA

GROSS AREA: 40.30 AC.
NET AREA: 37.26 AC.
TOTAL OPEN SPACE AREA: 8.75 AC.

PLANT MATERIALS LEGEND



Tree	Size (In.)
Callistemon viminalis Weeping Bottle Brush	24"
Olea europaea 'Wilsonii' Fruitless Olive	24"
Citrus ssp. Navel Orange	24"
Pistacia x 'Red Push' Red Push Pistache	24"
Pistacia lentiscus Mastic Tree	24"
Prosopis glandulosa Thornless Honey Mesquite	24"
Prosopis hybrid 'Leslie Roy' Leslie Roy Thornless Mesquite	24"
Quercus fusiformis 'Joan Lionetti' Joan Lionetti Live Oak	24"
Ulmus parvifolia Evergreen Elm	24"

Extra Large Shrubs	Size
Bougainvillea 'California Gold' California Gold Bougainvillea	5 gal.
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.
Bougainvillea 'Rosenka' Rosenka Bougainvillea	5 gal.
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
Dodonaea viscosa Green Hopseed Bush	5 gal.
Nerium oleander 'Sister Agnes' White Oleander	5 gal.
Simmondsia Chinensis JoJoba	5 gal.
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
Tecoma 'Sparky' Sparky Bells	5 gal.
Tecoma Stans Yellow Bells	5 gal.

Large Shrubs	Size
Calliandra californica Red Fairy Duster	5 gal.
Cassia artemisioides 'Silver' Silver Cassia	5 gal.
Cassia nemophila Desert Cassia	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.
Leucophyllum langmaniae 'Rio Bravo' Brave River/Rio Bravo	5 gal.

Medium Shrubs	Size
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Ericameria laricifolia Turpentine Bush	1 gal.
Leucophyllum candidum 'Microburst Microburst Texas Sage	5 gal.
Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Sage	5 gal.
Leucophyllum langmaniae 'Little Lynn' Little Lynn Sage	5 gal.
Nerium oleander 'Little Red' Little Red Oleander	5 gal.
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.

Small Shrubs	Size
Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.
Calliandra eriophylla Pink Fairy Duster	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.
Sphaeralcea ambigua Desert mallow	1 gal.

Groundcovers	Size
Co-La-La® Bougainvillea Bougainvillea 'Monka'	5 gal.
Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Lantana sp. 'New Gold' Lantana	1 gal.
Lantana montevidensis Purple Trailing Lantana	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Teucrium chamaedrys Germander	1 gal.

Grasses	Size
Bouteloua gracilis Blonde Ambition	1 gal
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	5 gal.
Muhlenbergia rigens Deer Grass	5 gal.

Cacti/ Accents	Size
Agave 'Blue Glow' Blue Glow Agave	5 gal.
Agave sisalana Sisal Agave	5 gal.
Aloe barbedensis Medicina Aloe	5 gal.
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Asclepias subulata 'Butterfly Magic' Butterfly Magic Desert Milkweed	5 gal.
Dasylirion wheeleri Desert Spoon	5 gal.
Hesperaloe funifera Giant Hesperaloe	5 gal.
Hesperaloe parviflora 'Stoplights' Stoplights Red Yucca	3 gal.
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.
Hesperaloe parviflora 'little miss sunshine' Little Miss Sunshine	5 gal.
Hesperaloe funifera 'Little Giant' Little Giant dwarf Hesperaloe	5 gal.
Opuntia microdasys Bunny Ears Cactus	8 pad min.
Opuntia santa rita Purple Prickly Pear	5 gal.
Opuntia basilaris Beavertail Prickly Pear	5 gal.
Pedilanthus macrocarpus Slipper Plant	5 gal.
Yucca baccata Banana Yucca	5 gal.
Yucca pallida Pale Leaf Yucca	5 gal.

Vines	Size
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.
Hardenbergia violacea Purple Lilac Vine	5 gal.

Inerts
Decomposed Granite
Stabilized Decomposed Granite
Wood Fiber
Turf

LANDSCAPE NOTES:

1. ALL QUANTITIES SHOWN ARE FOR LANDSCAPE ARCHITECT'S ESTIMATING AND SUBMITTAL PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED.
2. ALL TREE HEIGHTS AND CALIPERS SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE. SEE SECTION 1903(6)(A), ZONING CODE.
3. PLANT MATERIAL INSTALLED WITHIN THE SITE TRIANGLE AT ROADWAY INTERSECTIONS SHALL NOT EXCEED 3 FEET IN HEIGHT AT MATURITY.
4. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 10 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
5. TREES SHALL BE LOCATED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES AND LIGHT POLES. "NDS - EP SERIES" ROOT BARRIER IS TO BE USED IF A TREE IS WITHIN 5'-0" OF A SIDEWALK, CURB OR WALL, AND UNDERGROUND UTILITY.
6. PLANT MATERIAL LIST IS PRELIMINARY. ANY TREE, SHRUB, GROUND COVER, ACCENT OR CACTI LISTED WITHIN THE MOST RECENT VERSION OF THE ADWR PHOENIX ACTIVE MANAGEMENT AREA LOW-WATER-USE/DROUGHT TOLERANT PLANT LIST SHALL BE PERMITTED FOR USE.
7. FINAL TREE LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMITTAL. TREES MAY BE REMOVED OR ADJUSTED DUE TO THE PLACEMENT OF MAINTENANCE PATHS, SIGHT DISTANCE LINES, SIGHT VISIBILITY TRIANGLES, EASEMENTS, DRAINAGE STRUCTURES, UNDERGROUND RETENTION, TRANSFORMERS, AND OTHER MECHANICAL OR UTILITY STRUCTURES, AS WELL AS ANY REQUIRED CLEAR ZONES OR SETBACKS.

tri pointe HOMES

ASCENSION

Conceptual Landscape Plan

Plan Scale 1:80 Date:06-30-2025

ABLASTUDIO.COM

AB LA







ZON25-00635
Ownership 1000'

City of Mesa Development Services Department
ATTN: Nana Appiah
Mesa, AZ 85211-1466

City of Mesa Development Services Department
ATTN: Emily Johnson
Mesa, AZ 85211-1466

City of Mesa
ATTN: Marc Hershberg
Mesa, AZ 85211-1466

Councilmember Rich Adams
PO Box 1466
Mesa, AZ 85211-1466

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

14113224
ADCOX REVOCABLE TRUST
3237 E HUBER CIR
MESA, AZ 85213

14112369
AGUILAR OLGA B
3123 E GLENCOVE ST
MESA, AZ 85213

14112324
ALLEN CEVIN/MICHELE
3051 E HOPE ST
MESA, AZ 85213

14112319
ALLEN FAMILY REVOCABLE TRUST
3106 E HOPE ST
MESA, AZ 85213

14113227
ALLEN RANDEL K/JENNY A
2332 E NORA ST
MESA, AZ 85213

14112338
ANDRE MICHAEL/CHERYL
3120 E HUBER ST
MESA, AZ 85213

14112278
ANDREW EDWARD GLENN
1401 N LOMA VIS
MESA, AZ 85213

14112331
ANGELA C SARHADDI REVOCABLE TRUST
3109 E HACKAMORE ST
MESA, AZ 85213

14112175
ARCHIE REAL ESTATE HOLDINGS LLC
7196 W AVENIDA DEL SOL
PEORIA, AZ 85383

14112374
ARNOW STEVEN L/JEANETTE B
3135 E GARY ST
MESA, AZ 85213

14005364
ARROYO FAMILY LLC
3505 E BROWN RD
MESA, AZ 85213

14005075
AVALANCHE TRUST
3252 E FAIRBROOK ST
MESA, AZ 85213

14005286
BACKALUKAS FAMILY TRUST
3415 E FAIRBROOK ST
MESA, AZ 85213

14112349
BALLENTINE JACK M/PATRICIA P
1320 N 31ST ST
MESA, AZ 85213

14112292
BANUELOS FAMILY TRUST
1511 N LOMA VISTA ST
MESA, AZ 85213

14113215
BARRETT FAMILY TRUST
3210 E HALIFAX CIR
MESA, AZ 85213

14113011A
BARRIOS ANA M TRUST
3437 E GRANDVIEW ST
MESA, AZ 85213

14112329
BARTON FAMILY TRUST
3051 E HACKAMORE ST
MESA, AZ 85213

14005022
BASKA JAMES/AMY
1116 N LOMA VIS
MESA, AZ 85213

14005356
BELLON JENNA/DION
3503 E FAIRBROOK ST
MESA, AZ 85213

14005110
BENNETT LAVON/LEAH
3340 E FOUNTAIN ST
MESA, AZ 85213

14005066
BIRD CHRISTIANNE/WILLIAM DAVID JR
3307 E FAIRBROOK ST
MESA, AZ 85213

14112351
BONILLA JESSICA AHUACTZIN/CARLOS ANDRES
3114 E GARY ST
MESA, AZ 85213

14005341
BORGE MICHAEL D/MISTINA M
1136 N 35TH CIR
MESA, AZ 85213

14005297
BRADFORD MYRON D
1055 N MIRAMAR
MESA, AZ 85213

14113012A
BRAVE MICHAEL A
3429 E GRANDVIEW ST
MESA, AZ 85213

14005344
BREINHOLT FRANKLIN L/DEBRA
1151 N 35TH CIR
MESA, AZ 85213

14005355
BRIDGES CHRISTOPHER J
3505 E FAIRBROOK ST
MESA, AZ 85213

14005358
BRIMLEY EVAN/MORGAN
3508 E FOX ST
MESA, AZ 85213

14005053
BROWN JAMES E
3318 E FOX ST
MESA, AZ 85213

14113003B
BROWN ROAD CITRUS LLC
PO BOX 4008
MESA, AZ 85211

14112285
BURGESON DONALD T/MARY J TR
3122 E HACKAMORE ST
MESA, AZ 85213

14112368
BURNETT LARRY/JILL
3135 E GLENCOVE ST
MESA, AZ 85213

14005346
BURSH DARIUS O
3504 E FAIRBROOK CIR
MESA, AZ 85213

14005133
C&D BARBER LIVING TRUST
3327 E FOUNTAIN ST
MESA, AZ 85213

14005359
CAMPBELL ALLISON WILDE/MICHAEL WAYNE
3510 E FOX ST
MESA, AZ 85213

14005292
CANTRELL DAWN/CHRISTOPHER J
1147 N MIRAMAR
MESA, AZ 85213

14005111
CARLSON DAVID A/DEBRA L
3328 E FOUNTAIN ST
MESA, AZ 85213

14005079
CARNEY DAVID B SR/DYAN K
3208 E FAIRBROOK ST
MESA, AZ 85213

14112290
CARON ROSE
3145 E HOPE ST
MESA, AZ 85213

14005049
CARPENTER RONALD B/VIRGINIA B TR
3329 E FOX
MESA, AZ 85203

14005278
CARR THOMAS M
3411 E FOUNTAIN ST
MESA, AZ 85213

14005017
CASTLETON REVOCABLE TRUST
3105 E FAIRBROOK CIR
MESA, AZ 85213

14005293
CCLK MOCK TRUST
1135 N MIRAMAR
MESA, AZ 85213

14005071
CERVANTES FRANCESCA E/MICHAEL A
3332 E FAIRBROOK ST
MESA, AZ 85213

14112371
CHECKETTS JASON/MAREN
3112 E GLENCOVE ST
MESA, AZ 85213

14113228
CHOULES ERIC THOMAS/LORI LANE
2625 N 24TH ST UNIT 25
MESA, AZ 85213

14113001G
CHURCH OF JESUS CHRIST LDS PRES CORP BIS
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150-0022

14005135
CLAYPOOL GEORGE A/MARILYN L TR
3403 E FOUNTAIN
MESA, AZ 85213

14005357
COLE CARMEN
3504 E FOX ST
MESA, AZ 85213

14005025
COLLINS JOHN CHARLES ANDREW/SHIANN MARIE
3143 E FOX ST
MESA, AZ 85213

14005354
COLLON WILLIAM P II/BEVERLY G
3509 E FAIRBROOK ST
MESA, AZ 85213

14005288
CONSTANTINE RONY Y
3356 E FAIRBROOK ST
MESA, AZ 85213

14113237
CRANDALL LIVING TRUST
3718 E ELMWOOD ST
MESA, AZ 85205

14005021
CREASMAN JOHN P/SUZANNE S TR
1130 N LOMA VIS
MESA, AZ 85213

14005061
CRIMMINS FAMILY TRUST
3209 E FAIRBROOK ST
MESA, AZ 85213

14113235
CROCKETT DAVID/ASHLEY
3038 E ROLAND ST
MESA, AZ 85213

14112334
CROSSLAND JASON/KRISTEN
3145 E HACKAMORE ST
MESA, AZ 85213

14005131
CRUM WILLIAM A/KATHERINE
3261 E FOUNTAIN ST
MESA, AZ 85213

14005055
CURIEL TRIUMPH/ROXXI J
3258 E FOX ST
MESA, AZ 85213

14112283
DAVID & MELISSA MCCOOK FAMILY TRUST
3146 E HACKAMORE ST
MESA, AZ 85213

14113243
DAVID & STEPHANIE BRUGGEMAN LIVING TRUST
7175 E CAMELBACK RD 1107
SCOTTSDALE, AZ 85251

14112358
DAVID CHRISTENSEN AND MARY E CHRISTENSEN TRUST
1255 N LOMA VIS
MESA, AZ 85213

14005353
DAVIS BENJAMIN D/ELIZABETH M
3517 E FAIRBROOK CIR
MESA, AZ 85213

14005128
DE TRUST
3211 E FOUNTAIN ST
MESA, AZ 85213

14005047
DEGNON WILMA M
3305 E FOX ST
MESA, AZ 85213

14005039
DELEON GUERRERO NORVIN C/PAULA S
3147 E FAIRBROOK ST
MESA, AZ 85213

14113230
DENLER DEVON B
3430 N MOUNTAIN RDG UNIT 21
MESA, AZ 85207-1072

14112177
DITTLER KEVIN M/BREWER DITTLER OLIVIA J
1307 N LOS ALAMOS
MESA, AZ 85213

14005284
DOUGHERTY MARK/BONNIE/SAUNDERS EDWARD
3422 E FOX ST
MESA, AZ 85213

14112284
DRIGGS CRAIG CORDON
3134 E HACKAMORE ST
MESA, AZ 85213

14113250
DS HALVORSEN FAMILY TRUST
PO BOX 2827
MESA, AZ 85214

14005016C
DSW TRUST I
3102 FAIRBROOK CIR
MESA, AZ 85213

14005280
DUNN TIMOTHY M/LUCY A
3413 E FOX ST
MESA, AZ 85213

14113241
DUST IN THE WIND TRUST
1457 N CITRUS COVE CIR
MESA, AZ 85213

14113222
DUSTERHOFT SCOTT
2025 N 44TH ST
GRAND FORKS, ND 58203

14005068
EDLUND ALLEN/TRACY
3331 E FAIRBROOK ST
MESA, AZ 85213

14112366
EGGEBEEN JAMES G/EVA
3122 E GREENWAY ST
MESA, AZ 85213

14005062
EINSPAHR CONNIE MARIE KENT TR
1355 N PARSELL
MESA, AZ 85203

14005036
ELLIOTT REVOCABLE LIVING TRUST
3124 E FARGO CIR
MESA, AZ 85213-5416

14005037
ERICKSON FAMILY LIVING TRUST
3123 E FAIRBROOK ST
MESA, AZ 85213

14112332
FLAX ALLEN F
3121 E HACKAMORE ST
MESA, AZ 85213

14005045
FOGLE HOMER WILLIAM JR/IRENE SUSAN
3237 E FOX ST
MESA, AZ 85213

14113016
FORD DAVID
3440 E GRANDVIEW ST
MESA, AZ 85213

14005132
FREEMAN RAYMOND W/RUTH C
3315 E FOUNTAIN ST
MESA, AZ 85213

14112367
FULOP GEORGE J/KELLY SUE
3134 E GREENWAY ST
MESA, AZ 85213

14005058
FULTZ JASON P/AMY
3224 E FOX ST
MESA, AZ 85213

14113214
FUNK WAYNE/LEXIE A
2338 E MINTON ST
MESA, AZ 85213

14112286
FUZAT FAMILY LIVING TRUST
3110 E HACKAMORE ST
MESA, AZ 85213

14005042
GARRISON SALLY E
1134 N CRESTON
MESA, AZ 85213

14112294
GARY EUGENE PACE REVOCABLE LIVING TRUST
1535 N LOMA VIS
MESA, AZ 85213

14005117
GHORMLEY FAMILY LIVING TRUST
3210 E FOUNTAIN ST
MESA, AZ 85213

14113245
GIBSON GRAHAM DONALD
3310 E HUBER ST
MESA, AZ 85213

14005024
GLADDEN KYLE W/KRISTINE
3131 E FOX ST
MESA, AZ 85213

14112339
GLENN SEAN W/ANNA
3108 E HUBER ST
MESA, AZ 85213

14112364
GOLLADAY BRIAN/SHEYDA
3355 E JACINTO AVE
MESA, AZ 85204

14113229
GOODMAN FAMILY TRUST
4122 E MCLELLAN RD UNIT 19
MESA, AZ 85205

14005299A
GOODMANSEN AARON P/MEGAN R
3448 E FOUNTAIN CIR
MESA, AZ 85213

14005119
GORDON BRADY MARTIN/JANA
3158 E FOUNTAIN ST
MESA, AZ 85203

14112361A
GORMAN THOMAS D
PO BOX 10877
TEMPE, AZ 85284

14112325
GOTH ALEXANDER T/TINA H
3063 E HOPE ST
MESA, AZ 85213

14113015
GRAVES FAMILY REVOCABLE TRUST
3432 E GRANDVIEW
MESA, AZ 85213

14112375
GRIMES WESLEY D/BETTY ANN
3121 E GARY ST
MESA, AZ 85213

14005018
GRISOLANO FAMILY TRUST
3111 E FAIRBROOK CIR
MESA, AZ 85213

14112335
GROVER SCOTT S/AMY K
3156 E HUBER ST
MESA, AZ 85213

14005326B
GROVES TENNIS COURT PARTNERS
3505 E FOX ST
MESA, AZ 85213

14113218
H PATRICK JACK AND DIANE N JACK LIVING TRUST
1450 N ALMAR
MESA, AZ 85213

14005290
HALL LARRY M/BILLIE L TR
3424 E FAIRBROOK ST
MESA, AZ 85213

14005029
HAMIDY MALISSA/NAHZATULLAH ERIC
3152 E FOX ST
MESA, AZ 85213

14113017
HANSEN FAMILY REVOCABLE TRUST
3458 E GRANDVIEW ST
MESA, AZ 85213

14112326
HANSEN JASON
3064 E HACKAMORE ST
MESA, AZ 85213

14005016B
HARLINE FAMILY LIVING TRUST
3108 E FAIRBROOK ST
MESA, AZ 85213

14005015
HARLINE KRISTENE TR
3108 E FAIRBROOK ST
MESA, AZ 85213

14005059
HARRIS SCOTT ALLAN/PAMELA TR
3206 E FOX ST
MESA, AZ 85213

14005072
HAYES KEVIN TROY/RANDI MARIE
3320 E FAIRBROOK ST
MESA, AZ 85213

14112352
HAZELGREN BRIAN/ANN
3126 E GARY ST
MESA, AZ 85213

14005129
HEATH FAMILY TRUST
3229 E FOUNTAIN ST
MESA, AZ 85213

14005279
HENDERSON CRIS/DINAH
3410 E FOUNTAIN ST
MESA, AZ 85201

14112355
HENDERSON PATRICIA
1325 N LOMA VISTA ST
MESA, AZ 85213

14005070
HIATT JESSE/ALEXANDRIA
3344 E FAIRBROOK ST
MESA, AZ 85213

14112180
HINES ARTHUR E JR/JAMIE K
1331 N LOS ALAMOS
MESA, AZ 85213

14112314
HINES DAVID E/TERRY A TR
1524 N LOMA VIS
MESA, AZ 85213

14113216
HJR GLOBAL LLC
1337 S GILBERT RD STE 112
MESA, AZ 85204

14005360
HOFFMAN LIVING TRUST
3518 E FOX ST
MESA, AZ 85213

14005056
HOOVER VU/AMY
3248 E FOX ST
MESA, AZ 85213

14113013
HORODYSKY ANDREW G/GRACE A
139 WESTON DR
CHERRY HILL, NJ 08003

14005040
HOSSACK CHRISTOPHER D C/JUDY K
3159 E FAIRBROOK
MESA, AZ 85213

14005076
ISHIKAWA MATTHEW T/HUMPHREY EMMA TAYLOR
3240 E FAIRBROOK ST
MESA, AZ 85213

14005348
IWALY TRUST
3528 E FAIRBROOK CIR
MESA, AZ 85213

14005041
JACKSON JUSTIN/BRANDY
1148 N CRESTON
MESA, AZ 85213

14112316
JAMES L PETERS AND AMY L PETERS TRUST
3142 E HOPE ST
MESA, AZ 85213

14113248
JARVIS JAMES A/CHRISTINE P
4721 E DECATUR ST
MESA, AZ 85205

14113240
JARVIS REVOCABLE TRUST
1443 N CITRUS COVE CIR
MESA, AZ 85213

14005116
JENKINS DEVIN J/KIMBERLEE A
3228 E FOUNTAIN ST
MESA, AZ 85213

14005030
JENSEN MICHELLE T/TRAVIS
3140 E FOX ST
MESA, AZ 85213

14112350
JENSEN MORTEN S/KARI J
1332 N 31ST ST
MESA, AZ 85213

14005134
JEWELHOUSE TRUST
3339 E FOUNTAIN ST
MESA, AZ 85213

14005020A
JOHN AND MARGARET KLOCEK FAMILY TRUST
1144 N LOMA VIS
MESA, AZ 85213

14112288
JOHNSON FAMILY TRUST
3121 E HOPE ST
MESA, AZ 85213

14113220
JONES ALAN MOWER
3226 E HUBER CIR
MESA, AZ 85213

14005065
JONES GLEN L/MEYER MARJORIE L
3253 E FAIRBROOK
MESA, AZ 85203

14005073
JORLING JEREMIAH/BRANDY C
3308 E FAIRBROOK ST
MESA, AZ 85213

14113018
JUXTAPOSITION RECORDS LLC
3931 E HUBER ST
MESA, AZ 85205

14113008
JUXTAPOSITION RECORDS LLC
3535 E GRANDVIEW ST
MESA, AZ 85213

14005295
KAILAS MICHAEL C
3431 E FOX
MESA, AZ 85213

14005352
KANATZAR KATHRYN
14472 W WOODSPRING DR
BOISE, ID 83713

14005048
KEMPE JACOB A/CARLYLE J
3317 E FOX ST
MESA, AZ 85213

14005069
KENNEDY DENNIS K/ELIZABETH T
3343 E FAIRBROOK ST
MESA, AZ 85213

14112287
KENT V SAUNDERS AND CARRIE SAUNDERS FAMILY TRUST
3109 E HOPE ST
MESA, AZ 85213

14005289
KING DANIEL/MICHELLE
3416 E FAIRBROOK ST
MESA, AZ 85213

14005067
KOPP GAVIN R/NICOLE DEANNE
3319 E FAIRBROOK ST
MESA, AZ 85213

14005043
KRAMER KARISSA/KENNETH
3209 E FOX ST
MESA, AZ 85213

14005114A
KRUEGER DARRELL L
3260 E FOUNTAIN ST
MESA, AZ 85213

14005054
KUO HUNG LI/HUANG LI LIN
3306 E FOX ST
MESA, AZ 85213

14005019
LANDERS DAN R
1156 N LOMA VISTA DR
MESA, AZ 85213

14005028
LASSITER KEVIN M/ELLIE C
3657 E ENROSE ST
MESA, AZ 85205

14005300A
LECHNER ANDREA/BECKER JACOB
3504 E FOUNTAIN CIR
MESA, AZ 85213

14005298A
LEES ROBERT A II/CYNTHIA L
3436 E FOUNTAIN CIR
MESA, AZ 85213

14113256
LEGACY MESA HOMEOWNERS ASSOCIATION
3233 E HALIFAX CIR
MESA, AZ 85213

14005294
LEPORTE JASON C
1123 N MIRAMAR
MESA, AZ 85213

14113221
LESUEUR JAY LARRY/BRITTANY MARIE
4010 E PUEBLO AVE
MESA, AZ 85206

14005112
LEWIS BRANDT M/JULIE B
3316 E FOUNTAIN ST
MESA, AZ 85213

14005046
LEWIS MICHAEL RICHARD/MICHELLE N
3251 E FOX ST
MESA, AZ 85213

14113006J
LIVING WORD BIBLE CHURCH THE
3520 E BROWN RD
MESA, AZ 85213

14005347
LIZARRAGA LIVING TRUST
4866 SW 95TH TER
GAINESVILLE, FL 32608

14112346
LOMBARD ARMAND J SR/SHARON ANN TR
1250 N 31ST ST
MESA, AZ 85213-5516

14112279
LOOSLE D BARRY/RONDALEE
1413 N LOMA VISTA ST
MESA, AZ 85213

14005013
MACKLER RUSSELL T/DOMINIQUE M
3126 E FAIRBROOK ST
MESA, AZ 85213

14112178
MAHONEY FAMILY TRUST
1315 N LOS ALAMOS
MESA, AZ 85213

14112327
MARK J WOODWARD AND AMY J WOODWARD FAMILY LIVING TRUST
3052 E HACKAMORE ST
MESA, AZ 85213-5559

14113231
MARKLE BRIAN A/K SHALON
3434 E KENWOOD ST
MESA, AZ 85213

14112328
MARTIN-MACKEY JUDITH E
3040 E HACKAMORE ST
MESA, AZ 85213

14005077
MARY S VETRANO-WALKER TRUST
8728 E MENLO CIR
MESA, AZ 85207

14112289
MASON MICHAEL G/TERA W
3133 E HOPE ST
MESA, AZ 85213

14005339
MCGUCKIN FAMILY TRUST
1120 N 35TH ST
MESA, AZ 85213

14005327
MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

14112434
MESA NORTHGROVE HOMEOWNERS ASSOCIATION
633 E RAY RD STE 122
GILBERT, AZ 85296

14005285
MIDDLETON BRIAN C/DEBERA M TR
3423 E FAIRBROOK ST
MESA, AZ 85213

14005115
MILLER SEAN
26139 S RECKER RD
QUEEN CREEK, AZ 85142

14113246A
MIREILLE WELLNESS CLINIC LLC
1455 N LEGACY
MESA, AZ 85213

14112354
MIRELES OSCAR F/LUZ E
6653 E ROCHELLE CIR
MESA, AZ 85215

14113244
MISS GOTTI TRUST
1440 N CITRUS COVE CIR
MESA, AZ 85213

14005118
MISSURELI PETER J/STEPHANIE R
3164 E FOUNTAIN ST
MESA, AZ 85213

14005130
MITZEN JUSTIN C/CAMI C
3245 E FOUNTAIN ST
MESA, AZ 85213

14112318
MONTOYA DAVID ROBERT/JULIA ESCOLASTICA TR
3118 E HOPE ST
MESA, AZ 85213

14005050
MOORE LEE R/HAYLEE L
3341 E FOX ST
MESA, AZ 85213

14112356
MOREHOUSE CHRISTOPHER L
1313 N LOMA VIS
MESA, AZ 85213

14112353
MORRIS FAMILY LIVING TRUST
3138 E GARY ST
MESA, AZ 85213

14113225
MOUNTAIN PEAK ENTERPRISES LLC
3212 E HUBER CIR
MESA, AZ 85213

14112179
MUEHLFELT MICHAEL E/BEVERLY
1323 N LOS ALAMOS
MESA, AZ 85213

14113019
N&M MYNENI LIVING TRUST
3530 E GRANDVIEW ST
MESA, AZ 85213

14005031
NATHAN J AND AMY L HINZE REVOCABLE TRUST
3128 E FOX ST
MESA, AZ 85213

14112176
NATHE MARSHAL/DANIELLE T
1261 N LOS ALAMOS
MESA, AZ 85213

14112362
NAUGLE ASHLEY/JOSEPH
3121 E GREENWAY ST
MESA, AZ 85213

14112348
NEIKES REVOCABLE TRUST
1308 N 31ST ST
MESA, AZ 85213

14112359
NELSON KEITH G/CHRISTINE M
1243 N LOMA VIS
MESA, AZ 85213

14112340
NORMAN MICHAEL
3064 E HUBER ST
MESA, AZ 85213

14112181
OHARA MICHAEL S/SARAH A TR
1339 N LOS ALAMOS
MESA, AZ 85213

14005011
OLIN JUDITH A
3150 E FAIRBROOK ST
MESA, AZ 85213

14112337
PAULSON BRIAN/ANA
3132 E HUBER ST
MESA, AZ 85213

14112345
PETRINI EUGENE R
1238 N 31ST ST
MESA, AZ 85213

14005032
PINGATORE LAURA H/BACIAO MEGAN J
3121 E FARGO CIR
MESA, AZ 85213

14005074
PLUMB DAVID C/PAMELA J TR
PO BOX 31330
MESA, AZ 85275

14113213
PV TRUST
3225 E HOPE CIR
MESA, AZ 85213

14005014
QUINN WAYNE R/CAROL L
3114 E FAIRBROOK
MESA, AZ 85213

14005027
RAINS JAMES/REBECCA HIDALGO
3163 E FOX ST
MESA, AZ 85213

14112182
RAYMOND O HARDY SOLE AND SEPARATE PROPERTY TR
1345 N LOS ALAMOS
MESA, AZ 85213

14005078
RECHICHAR GERALD A & JUDITH A
3218 E FAIRBROOK
MESA, AZ 85202

14005064
RESEK MARIO/ADRIANNE
3247 E FAIRBROOK ST
MESA, AZ 85213

14005109
REYES MARIANO A/HALER JEFFREY J
3352 E FOUNTAIN ST
MESA, AZ 85213

14113009
RIO CLARO INC
1819 E SOUTHERN AVE STE B-10
MESA, AZ 85204

14113010
RIO CLARO INC
1819 E SOTHERN AVE STE B-10
MESA, AZ 85204

14113249
ROBERT & BRENDA PEARCE TRUST
3259 E HOPE CIR
MESA, AZ 85213

14005012
RODAK AMANDA/KONRAD
3138 E FAIRBROOK ST
MESA, AZ 85213

14113242
RODNEY AND KATHERINE HU TRUST AGREEMENT
1464 N CITRUS COVE CIR
MESA, AZ 85213

14005051
ROMAN NICHOLAS/MEGGAN
3434 N 11TH ST UNIT 5
PHOENIX, AZ 85014

14005345
ROMERO JASON J/SONYA J
3502 E FAIRBROOK ST
MESA, AZ 85213

14112370
ROYER ROBERT J/VIRGINIA A
3111 E GLENCOVE ST
MESA, AZ 85213-5511

14005340
RUSH DANIEL E/JUDI J
1148 N 35TH CIR
MESA, AZ 85213

14005342
RUSH DANIEL E/JUDI J
1128 N 35TH ST
MESA, AZ 85213

14113226
RUSSELL DAVID L/BRANDI JO SASSE
203 SE BARSTON LN
BISMARCK, ND 58501

14113234
RYAN SMITH 2019 TRUST
6315 HARROW TRCE
PEACHTREE, GA 30092

14112004C
S R P A I & P D
PHOENIX, AZ 85001

14112360B
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT
PO BOX 52025
PHOENIX, AZ 85072

14112347
SANDRA SORENSON KINDT FAMILY TRUST
1262 N 31ST ST
MESA, AZ 85213

14005063
SAYLOR PALMER III/ANGELA JANE
3233 E FAIRBROOK ST
MESA, AZ 85213

14112280
SB DA SILVA FAMILY TRUST
1425 N LOMA VIS
MESA, AZ 85213

14112344
SCIUTO RICHARD C/TERI A TR
3141 E HUBER ST
MESA, AZ 85213

14005113A
SEGRETO FAMILY LIVING TRUST
3304 E FOUNTAIN ST
MESA, AZ 85213

14112336
SHARON CHANDA FAMILY TRUST
3144 E HUBER ST
MESA, AZ 85213

14112373
SHIELDS DAVID K/JENNIFER L
3136 E GLENCOVE ST
MESA, AZ 85213

14112293
SHREEVE DONALD K/KIM F
1523 N LOMA VIS
MESA, AZ 85213

14112343
SHULTS FAMILY TRUST
3129 E HUBER ST
MESA, AZ 85213

14112341
SMITH FREDERICK ALAN/LETA
3105 E HUBER ST
MESA, AZ 85213

14005052
SMITH JUSTIN
3330 E FOX ST
MESA, AZ 85213

14113239
SMITH SCOTT
1850 S 140 E
OREM, UT 84058

14005060
SNOW RUSSELL J/LAURA ANN TR
1137 N CRESTON
MESA, AZ 85213

14113014
STANLEY O JR AND LISA P BARNES LIVING TRUST
3412 E GRANDVIEW ST
MESA, AZ 85213

14005291
STAUPE FAMILY LIVING TRUST
461 W TEPEE ST
APACHE JUNCTION, AZ 85120

14112315
STEINER DOUGLAS RAY JR
3154 E HOPE ST
MESA, AZ 85213

14005026
STEPHENS KELLY L/RYAN D
3155 E FOX ST
MESA, AZ 85213

14113236
STEWART FAMILY TRUST
739 N 39TH WAY
MESA, AZ 85205

14112357
STOKES MICHAEL M/JOYCE U
CALDERWOOD TR
1301 N LOMA VIS
MESA, AZ 85213

14112291
STOREY GARY/JULIE
3157 E HOPE ST
MESA, AZ 85213

14005038
STRAUB FAMILY TRUST
3135 E FAIRBROOK ST
MESA, AZ 85213

14005312
STUDIOSO CHRISTOPHER P/SARAH E
3435 E FOUNTAIN CIR
MESA, AZ 85213

14112363
SUSDORF MATTHEW GLENN/ALEXIS LEIGH
3109 E GREENWAY ST
MESA, AZ 85213

14113223
SVANS FAMILY TRUST
3223 E HUBER CIR
MESA, AZ 85213

14005365A
TAM HOLDINGS LTD
539 N ARIZONA AVE
CHANDLER, AZ 85224

14005034
TEJEDA JAIME/DAWN
3142 E FARGO CIR
MESA, AZ 85213

14112342
TELLEZ VERONICA
3117 E HUBER ST
MESA, AZ 85213

14112365
THIRION HAMMOND FAMILY TRUST
3110 E GREENWAY ST
MESA, AZ 85213

14005283
THOMPSON GARY N/BRIGITTE TR
3414 E FOX ST
MESA, AZ 85213

14005338
TIBSHRAENY TYSON M/REBECCA S
3505 E FOX ST
MESA, AZ 85213

14112281
TODD T WILLIAMS AND JULIA P WILLIAMS TRUST
1437 N LOMA VIS
MESA, AZ 85213

14005035
TROPPLE JOSEPH JOHN/GILDNER VICTORIA R
3134 E FARGO CIR
MESA, AZ 85213

14005343
TUNNICLIFF RANDALL/GLENDA
1154 N 35TH CIR
MESA, AZ 85213

14113233
TYLER FAMILY LIVING TRUST
PO BOX 30333
MESA, AZ 85275

14113212
UR PROJECT20 LLC
2720 N VAL VISTA DR
MESA, AZ 85213

14005044
VAHLING JAMES A/CHRISTINE M TR
3225 E FOX ST
MESA, AZ 85213

14112330
VAN LEUVEN BRIAN TODD/SHERRY
3063 E HACKAMORE ST
MESA, AZ 85213

14005281
VANGILL TRUST
3353 E FOX ST
MESA, AZ 85213

14112277
VERETTO JOHN G/JENNIFER K
3153 E HUBER ST
MESA, AZ 85213

14005057
VIVIAN FAMILY TRUST
3236 E FOX ST
MESA, AZ 85213

14113238
WESTON RENTALS LLC
3303 E BASELINE RD STE 119
GILBERT, AZ 85234

14112333
WIEGERT JERRY E/DOREENA L
3133 E HACKAMORE ST
MESA, AZ 85213

14113217
WILLIAMS JAMES L/JANET L
3233 E HALIFAX CIR
MESA, AZ 85213

14112372
WILSON 2016 REVOCABLE TRUST
3124 E GLENCOVE ST
MESA, AZ 85213

14112360A
WIRTH ALAN/DIANE
1231 N LOMA VIS
MESA, AZ 85213

14005296
WIRTH DAVID L/MEGAN
3425 E FOX ST
MESA, AZ 85213

14112317
WOLFE JOSEPH J/TRAN THU T
3130 E HOPE ST
MESA, AZ 85213

14005033
WOOD CASSANDRA TR
3133 E FARGO CIR
MESA, AZ 85213

14112282
WOOD JAMES E/NGA THI
3158 E HACKAMORE ST
MESA, AZ 85213

14113219
WRIGHT JACK/JANEEN
3542 E FAIRFIELD CIR
MESA, AZ 85213

14005010
ZAZUETA DEREK A
3162 E FAIRBROOK ST
MESA, AZ 85213

ZON25-00635
HOA and Neighborhood List

Kara Jones
Backus Road
1845 North 29th Place
85213, AZ 85213

Dorothy Shupe
Backus Road
1718 30th St.
Mesa, AZ 85213

Jeff Whiteman
Centre Court
1440 N 40th St 3
Mesa, AZ 85205

Scott Kimball
Cobblestone at the Groves AMD
7255 E Hampton Ave 101
Mesa, AZ 85209

Kris Porter
El Portillo Homeowners Association
4135 S Power Rd 122
Mesa, AZ 85212

William Toperzer
Estate Groves & Valencia Park Estates
4049 E Huber St
Mesa, AZ 85205

Jared Langkilde
Estate Groves & Valencia Park Estates
4228 E Hope St
Mesa, AZ 85205

Gina Lynn Waddoups
Groves North
1940 N. Stevens Circle
Mesa, AZ 85205

Jill Bingham
Groves North
1962 N Stevens Circle
Mesa, AZ 85205

Skip Carney
Kensington Grove HOA
2926 E Huber St
Mesa, AZ 85213

Sean Glenn
Kensington Grove HOA
3108 E Huber St
Mesa, AZ 85213

Ann Grimes
Kensington Grove HOA
3121 E Gary St
Mesa, AZ 85213

JaNet Schmid
Lindsay Park Homeowners Association
2764 E Des Moines Circle
Mesa, AZ 85213

Paul Staples
Mahogany Homeowners Association, Inc.
4245 E Fountain
Mesa, AZ 85205

Mary Ann Hearn
Mariposa Estates Homeowners Association
3010 E Presidio St
Mesa, AZ 85213

Richard Fanslow
Montecito Community Association, Inc.
4350 E Enrose St
Mesa, AZ 85205

Richard Fleischer
Mountain View Highlands
2944 E Encanto St
Mesa, AZ 85213

Shelley Sirrine
Mountain View Neighborhood
2537 E IVY ST
Mesa, AZ 85213

Melissa Gierhahn
Mountain View Neighborhood
2503 E. Hope St.
Mesa , AZ 85213

Alicia Frost
Mountain View Neighborhood
2437 E Huber St
Mesa, AZ 85213

David Serfustini
Poston Neighborhood
2553 E Fairfield
Mesa, AZ 85213

Wendell Jones
The Crossroads Estates Homeowners Association
3950 E McLellan Rd 8
Mesa, AZ 85205

Eric Evans
The Estates at High Grove Homeowners Association
4122 E McLellan Rd 12
Mesa, AZ 85205

John Place
Villa Rica Homeowners Association
1839 S Alma School Rd 150
Mesa, AZ 85210

Exhibit 2

Neighborhood Meeting Summary

Ascension
Northeast Corner of 32nd Street and Brown Road
Neighborhood Meeting Report

October 16, 2025 – Date of Meeting
Neighborhood Meeting
Mountain View High School Media Center

Attendees:
Megan Neal – Tri Pointe Homes
Brennan Ray – Ray Law Firm
Laurie Ray – Ray Law Firm
Emily Johnson – City of Mesa

Overview
6 members of the community attended the meeting. *See Sign-In Sheets attached.* Brennan Ray gave a brief introduction citing the location, current zoning, and process that Tri Pointe is in to develop this community. He explained the current described the current site plan of 48 single family homes all single level and most oriented North/South. Brennan noted that this property falls within the Citrus Sub Area, that the irrigation ditch along the northern boundary of the site is to remain, and that Tri Pointe will be responsible for half street improvements. Brennan Ray also talked about the zoning process, schedule, and estimated timeline of events. The time was turned over to neighbors for a Question/Answer period detailed below.

Questions and Comments
Answers, if required, are directly below each comment or question in *italics*.

1. Will people be able to access the ditch area between the two communities?
   There will be a "view fence" at both ends to prevent pedestrian access.

2. A question about the timeline of when homes would be available.
   If details are worked out with the City through October, this case could potentially be at hearing in December, construction could begin in Fall of 2026, models open in spring of 2027 and 2030 for buildout or as market demands.

3. Neighbors on 32nd Street asked if the would be a possibility of moving the ingress/egress to Miramar instead of 32nd Street.
   We can look into that.

4. A question was asked about square footage of the homes.
   3500 – 5100 sqft

Meeting ended: 6:15pm

Exhibit 3
Neighborhood Meeting Sign-In Sheets

Thursday October 16 2025 at 6:00pm - Neighborhood Meeting, Mountain View High School

Case No. ZON25-00635 – Ascension, Tri Pointe Homes / NEC 32nd Street and Brown Road (Mesa)

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Mike Stokes	1301 N. Loma Vista 85213	480 262 [illegible]1024
Joyce Stokes	1301 N. Loma Vista 85213	480 201 - 7425
Alan Jones	3724 E Huber Cir 85213	480 252 7497

Thursday October 16 2025 at 6:00pm - Neighborhood Meeting, Mountain View High School

Case No. ZON25-00635 – Ascension, Tri Pointe Homes / NEC 32nd Street and Brown Road (Mesa)

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Kim Shreeve	1523 N. Loma Vista, Mesa AZ 85213	480580-3337
JASON CHECKETTS	3112 E Glencove St Mesa AZ 85213	480 478 5329
Craig Debenham	3151 E Indigo Circle mesa AZ 85213	480-750-7703

Exhibit 4

Sign Posting Affidavit(s) and Photos

Exhibit 5

Notice of Public Hearing Letter and Mailing List

Ray Law Firm

2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: April 6, 2025
RE: ZON 25-00635
Acsension

Dear Neighbor:

Tri Pointe Homes has applied for Rezoning approval for the property located at the northeast corner of 32nd Street and Brown Road on approximately 40.22+/- gross acres (36.66 net). This request is for development of a high-quality, gated, single-family community known as "Ascension". The case number assigned to this project is ZON25-00635.

This application seeks to rezone the Site from Agriculture (AG) to Single Residenc -15 with a Planned Area Development Overlay (RS-15-PAD) overlay to allow for a 47-lot single residence community.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-558-9934 or e-mail me at bray@raylawaz.com.

These applications will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 22, 2026 in the Mesa City Hall located at 20 East Main Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at **Mesa11.com/live** or **www.youtube.com/user/cityofmesa11/live**, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting **https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-**

board/online-meeting-comment-card at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Emily Johnson of their Planning Division staff. She can be reached at 480-644-3952 or Emily.Johnson@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Again, if you have any questions regarding this proposal, please call me at 602-558-9934 or e-mail me at bray@raylawaz.com.

Sincerely,

Brennan Ray

/lcr
Attachments

QR CODE:

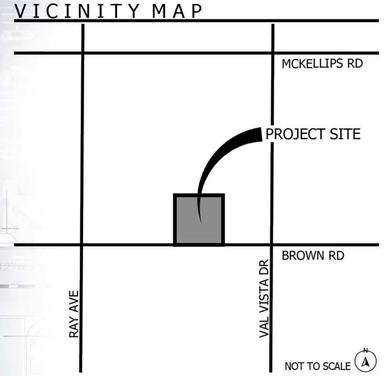


VEGETATION CREDIT TABLE			
TOTAL OPEN SPACE	8.49 AC		
REQUIRED LIVE PLANT MATERIAL (50%)	4.25 AC		
TYPE OF PLANT MATERIAL	CREDIT IN SF	QTY	TOTAL
Evergreen tree (at least 25 ft. tall at maturity)	100	173	17300
Shade tree	50	491	24550
Ornamental tree	25	277	6925
Large shrub (more than 8 ft. tall at maturity)	50	920	46000
Medium shrub (4—8 ft. tall at maturity)	25	1350	33750
Small shrub (less than 4 ft. tall at maturity)	10	1350	13500
Columnar deciduous or evergreen tree	25	124	3100
Columnar evergreen shrub (less than 8 ft. tall at maturity)	10	0	0
Evergreen ground cover	25	1340	33500
Perennial plant and ground cover, bulb/tuber and ornamental grass	5	1300	6500
TOTAL SF			185125
TOTAL AC			4.25 AC

TABLE EXCLUDES PLANT MATERIAL IN ROW
TABLE INCLUDES PLANT MATERIAL IN STREET FRONTAGE

STREET FRONATGE		
STREET TREES	REQUIRED	PROVIDED
Brown Rd (Arterial 1 Per 25' LF)	42	42
Mirmar Rd (Collector 1 Per 25' LF)	49	49
32nd Street (Collector 1 Per 25' LF)	44	44
TRACT E (Public or Private Local Street 1 Per 25' LF)	12	12
TRACT F (Public or Private Local Street 1 Per 25' LF)	12	12
TRACT H (Public or Private Local Street 1 Per 25' LF)	12	12
STREET SHRUBS	REQUIRED	PROVIDED
Brown Rd (Arterial 6 Per 25' LF)	252	252
Mirmar Rd (Collector 6 Per 25' LF)	294	294
32nd Street (Collector 6 Per 25' LF)	264	264
TRACT E (Public or Private Local Street 4 Per 25' LF)	48	48
TRACT F (Public or Private Local Street 4 Per 25' LF)	48	48
TRACT H (Public or Private Local Street 4 Per 25' LF)	48	48

VICINITY MAP



SITE DATA

GROSS AREA: 40.01 AC.
NET AREA: 37.26 AC.
TOTAL OPEN SPACE AREA: 8.49 AC.

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.

PLANT MATERIALS LEGEND

Tree	Size (In.)	Qty	Mature Tree Canopy Size
Olea europaea 'Wilsonii' Fruitless Olive	24" Box	28	491 Sf.
Citrus spp. Navel Orange	24" Box	234	177 Sf.
Citrus spp. Navel Orange	36" Box	43	177 Sf.
Pistacia x 'Red Push' Red Push Pistache	24" Box	213	491 Sf.
Pistacia lentiscus Mastic Tree	24" Box	124	177 Sf.
Prosopis hybrid 'Leslie Roy' Leslie Roy Thornless Mesquite	24" Box	21	491 Sf.
Quercus fusiformis 'Joan Lionetti' Joan Lionetti Live Oak	24" Box	124	491 Sf.

TOTAL TREE CANOPY SIZE: 260,503 Sf.
PERCENTAGE OF SITE (NET ACREAGE): 16%

Extra Large Shrubs	Size
Bougainvillea 'California Gold' California Gold Bougainvillea	5 gal.
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.
Bougainvillea 'Rosenka' Rosenka Bougainvillea	5 gal.
Caesalpinia gilliesi Yellow Bird of Paradise	5 gal.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
Dodonaea viscosa Green Hopseed Bush	5 gal.
Nerium oleander 'Sister Agnes' White Oleander	5 gal.
Simmondsia Chinensis Jojoba	5 gal.
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
Tecoma 'Sparky' Sparky Bells	5 gal.
Tecoma Stans Yellow Bells	5 gal.

Large Shrubs	Size
Calliandra californica Red Fairy Duster	5 gal.
Cassia artemisioides 'Silver' Silver Cassia	5 gal.
Cassia nemophila Desert Cassia	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.
Leucophyllum langmaniae 'Rio Bravo' Brave River/Rio Bravo	5 gal.

Medium Shrubs	Size
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Ericameria laricifolia Turpentine Bush	5 gal.
Leucophyllum candidum 'Microburst Microburst Texas Sage	5 gal.
Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Sage	5 gal.
Leucophyllum langmaniae 'Little Lynn' Little Lynn Sage	5 gal.
Nerium oleander 'Little Red' Little Red Oleander	5 gal.
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.

Small Shrubs	Size
Bougainvillea glabra 'Yani's Delight' Yani's Delight Bougainvillea	5 gal.
Calliandra eriophylla Pink Fairy Duster	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.
Sphaeralcea ambigua Desert mallow	5 gal.

Groundcovers	Size
Oo-La-La® Bougainvillea Bougainvillea 'Monka'	5 gal.
Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Lantana sp. 'New Gold' Lantana	1 gal.
Lantana montevidensis Purple Trailing Lantana	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Teucrium chamaedrys Germander	1 gal.

Grasses	Size
Bouteloua gracilis Blonde Ambition	1 gal
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	5 gal.
Muhlenbergia rigens Deer Grass	5 gal.

Cacti/ Accents	Size
Agave 'Blue Glow' Blue Glow Agave	5 gal.
Agave sisalana Sisal Agave	5 gal.
Aloe barbadensis Medicinal Aloe	5 gal.
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Asclepias subulata 'Butterfly Magic' Butterfly Magic Desert Milkweed	5 gal.
Dasylirion wheeleri Desert Spoon	5 gal.
Hesperaloe funifera Giant Hesperaloe	5 gal.
Hesperaloe parviflora 'Stoplights' Stoplights Red Yucca	3 gal.
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.
Hesperaloe parviflora 'little miss sunshine' Little Miss Sunshine	5 gal.
Hesperaloe funifera 'Little Giant' Little Giant dwarf Hesperaloe	5 gal.
Opuntia microdasys Bunny Ears Cactus	8 pad min.
Opuntia santa rita Purple Prickly Pear	5 gal.
Opuntia basilaris Beavertail Prickly Pear	5 gal.
Pedilanthus macrocarpus Slipper Plant	5 gal.
Yucca baccata Banana Yucca	5 gal.
Yucca pallida Pale Leaf Yucca	5 gal.

Vines	Size
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.
Hardenbergia violacea Purple Lilac Vine	5 gal.

Inerts
Decomposed Granite
Pavers
Wood Fiber
Turf

LANDSCAPE NOTES:
1. ALL QUANTITITES SHOWN ARE FOR LANDSCAPE ARCHITECT'S ESTIMATING AND SUBMITTAL PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED.
2. ALL TREE HEIGHTS AND CALIPERS SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE. SEE SECTION 1903(6)(A), ZONING CODE.
3. PLANT MATERIAL INSTALLED WITHIN THE SITE TRIANGLE AT ROADWAY INTERSECTIONS SHALL NOT EXCEED 3 FEET IN HEIGHT AT MATURITY.
4. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 10 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
5. TREES SHALL BE LOCATED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES AND LIGHT POLES. "NDS EP SERIES" ROOT BARRIER IS TO BE USED IF A TREE IS WITHIN 5'-0" OF A SIDEWALK, CURB OR WALL, AND UNDERGROUND UTILITY.
6. PLANT MATERIAL LIST IS PRELIMINARY. ANY TREE, SHRUB, GROUND COVER, ACCENT OR CACTI LISTED WITHIN THE MOST RECENT VERSION OF THE ADWR PHOENIX ACTIVE MANAGEMENT AREA LOW-WATER-USE/DROUGHT TOLERANT PLANT LIST SHALL BE PERMITTED FOR USE.
7. FINAL TREE LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMITTAL. TREES MAY BE REMOVED OR ADJUSTED DUE TO THE PLACEMENT OF MAINTENANCE PATHS, SIGHT DISTANCE LINES, SIGHT VISIBILITY TRIANGLES, EASEMENTS, DRAINAGE STRUCTURES, UNDERGROUND RETENTION, TRANSFORMERS, AND OTHER MECHANICAL OR UTILITY STRUCTURES, AS WELL AS ANY REQUIRED CLEAR ZONES OR SETBACKS.
8. FINAL SHRUB QUANTITIES AND LOCATIONS DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMITTAL.

tri pointe HOMES

ASCENSION
Landscape Plan

Plan Scale 1:80 Date:03-05-2026
80' 160' 240'

ABLASTUDIO.COM

ABLA







City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 04/07/26

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON25-00635, on NEC 40th st and Brown Rd. 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: Meghan Liggett

SUBSCRIBED AND SWORN before me on 04/07/26

Marybeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028


CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA
TIME: 4:00 PM DATE: April 22, 2026
CASE: ZON25-00635
Request: Rezone from Agricultural (AG) to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD). This request will allow for a 47-lot single residence development.
Applicant: Brennan Ray, Ray Law Firm
Phone: (602) 558-9934
Planning Division (480) 644-2385
Posting date: 04/07/26
Living Word
E BROWN RD
E FAIRBROOK ST
E FOX ST
E FOUNTAIN ST
GROVES
Maps
April 7, 2026 at 3:27 PM
+33.437473,-111.760437
3200–3364 E Brown Rd
Mesa AZ 85213

City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **April 7, 2026.**

Date: 4/7/26

I, Laurie Ray, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00635** on the 7 day of April, 2026.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 7th day of April, 2026.

_____
Notary Public

DEJA FLANAGAN
Notary Public - Arizona
Maricopa County
Commission # 689851
My Comm. Expires Sep 28, 2029

Case Number: **ZON25-00635**
Project Name: Ascension

ZON25-00635
HOA and Neighborhood List

Kara Jones
Backus Road
1845 North 29th Place
85213, AZ 85213

Dorothy Shupe
Backus Road
1718 30th St.
Mesa, AZ 85213

Jeff Whiteman
Centre Court
1440 N 40th St 3
Mesa, AZ 85205

Scott Kimball
Cobblestone at the Groves AMD
7255 E Hampton Ave 101
Mesa, AZ 85209

Kris Porter
El Portillo Homeowners Association
4135 S Power Rd 122
Mesa, AZ 85212

William Toperzer
Estate Groves & Valencia Park Estates
4049 E Huber St
Mesa, AZ 85205

Jared Langkilde
Estate Groves & Valencia Park Estates
4228 E Hope St
Mesa, AZ 85205

Gina Lynn Waddoups
Groves North
1940 N. Stevens Circle
Mesa, AZ 85205

Jill Bingham
Groves North
1962 N Stevens Circle
Mesa, AZ 85205

Skip Carney
Kensington Grove HOA
2926 E Huber St
Mesa, AZ 85213

Sean Glenn
Kensington Grove HOA
3108 E Huber St
Mesa, AZ 85213

Ann Grimes
Kensington Grove HOA
3121 E Gary St
Mesa, AZ 85213

JaNet Schmid
Lindsay Park Homeowners Association
2764 E Des Moines Circle
Mesa, AZ 85213

Paul Staples
Mahogany Homeowners Association, Inc.
4245 E Fountain
Mesa, AZ 85205

Mary Ann Hearn
Mariposa Estates Homeowners Association
3010 E Presidio St
Mesa, AZ 85213

Richard Fanslow
Montecito Community Association, Inc.
4350 E Enrose St
Mesa, AZ 85205

Richard Fleischer
Mountain View Highlands
2944 E Encanto St
Mesa, AZ 85213

Shelley Sirrine
Mountain View Neighborhood
2537 E IVY ST
Mesa, AZ 85213

Melissa Gierhahn
Mountain View Neighborhood
2503 E. Hope St.
Mesa , AZ 85213

Alicia Frost
Mountain View Neighborhood
2437 E Huber St
Mesa, AZ 85213

David Serfustini
Poston Neighborhood
2553 E Fairfield
Mesa, AZ 85213

Wendell Jones
The Crossroads Estates Homeowners Association
3950 E McLellan Rd 8
Mesa, AZ 85205

Eric Evans
The Estates at High Grove Homeowners Association
4122 E McLellan Rd 12
Mesa, AZ 85205

John Place
Villa Rica Homeowners Association
1839 S Alma School Rd 150
Mesa, AZ 85210

City of Mesa Development Services Department
ATTN: Nana Appiah
Mesa, AZ 85211-1466

City of Mesa Development Services Department
ATTN: Emily Johnson
Mesa, AZ 85211-1466

City of Mesa
ATTN: Marc Hershberg
Mesa, AZ 85211-1466

Councilmember Rich Adams
PO Box 1466
Mesa, AZ 85211-1466

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

14113224
ADCOX REVOCABLE TRUST
3237 E HUBER CIR
MESA, AZ 85213

14112369
AGUILAR OLGA B
3123 E GLENCOVE ST
MESA, AZ 85213

14112324
ALLEN CEVIN/MICHELE
3051 E HOPE ST
MESA, AZ 85213

14112319
ALLEN FAMILY REVOCABLE TRUST
3106 E HOPE ST
MESA, AZ 85213

14113227
ALLEN RANDEL K/JENNY A
2332 E NORA ST
MESA, AZ 85213

14112338
ANDRE MICHAEL/CHERYL
3120 E HUBER ST
MESA, AZ 85213

14112278
ANDREW EDWARD GLENN
1401 N LOMA VIS
MESA, AZ 85213

14112331
ANGELA C SARHADDI REVOCABLE TRUST
3109 E HACKAMORE ST
MESA, AZ 85213

14112175
ARCHIE REAL ESTATE HOLDINGS LLC
7196 W AVENIDA DEL SOL
PEORIA, AZ 85383

14112374
ARNOW STEVEN L/JEANETTE B
3135 E GARY ST
MESA, AZ 85213

14005364
ARROYO FAMILY LLC
3505 E BROWN RD
MESA, AZ 85213

14005075
AVALANCHE TRUST
3252 E FAIRBROOK ST
MESA, AZ 85213

14005286
BACKALUKAS FAMILY TRUST
3415 E FAIRBROOK ST
MESA, AZ 85213

14112349
BALLENTINE JACK M/PATRICIA P
1320 N 31ST ST
MESA, AZ 85213

14112292
BANUELOS FAMILY TRUST
1511 N LOMA VISTA ST
MESA, AZ 85213

14113215
BARRETT FAMILY TRUST
3210 E HALIFAX CIR
MESA, AZ 85213

14113011A
BARRIOS ANA M TRUST
3437 E GRANDVIEW ST
MESA, AZ 85213

14112329
BARTON FAMILY TRUST
3051 E HACKAMORE ST
MESA, AZ 85213

14005022
BASKA JAMES/AMY
1116 N LOMA VIS
MESA, AZ 85213

14005356
BELLON JENNA/DION
3503 E FAIRBROOK ST
MESA, AZ 85213

14005110
BENNETT LAVON/LEAH
3340 E FOUNTAIN ST
MESA, AZ 85213

14005066
BIRD CHRISTIANNE/WILLIAM DAVID JR
3307 E FAIRBROOK ST
MESA, AZ 85213

14112351
BONILLA JESSICA AHUACTZIN/CARLOS ANDRES
3114 E GARY ST
MESA, AZ 85213

14005341
BORGE MICHAEL D/MISTINA M
1136 N 35TH CIR
MESA, AZ 85213

14005297
BRADFORD MYRON D
1055 N MIRAMAR
MESA, AZ 85213

14113012A
BRAVE MICHAEL A
3429 E GRANDVIEW ST
MESA, AZ 85213

14005344
BREINHOLT FRANKLIN L/DEBRA
1151 N 35TH CIR
MESA, AZ 85213

14005355
BRIDGES CHRISTOPHER J
3505 E FAIRBROOK ST
MESA, AZ 85213

14005358
BRIMLEY EVAN/MORGAN
3508 E FOX ST
MESA, AZ 85213

14005053
BROWN JAMES E
3318 E FOX ST
MESA, AZ 85213

14113003B
BROWN ROAD CITRUS LLC
PO BOX 4008
MESA, AZ 85211

14112285
BURGESON DONALD T/MARY J TR
3122 E HACKAMORE ST
MESA, AZ 85213

14112368
BURNETT LARRY/JILL
3135 E GLENCOVE ST
MESA, AZ 85213

14005346
BURSH DARIUS O
3504 E FAIRBROOK CIR
MESA, AZ 85213

14005133
C&D BARBER LIVING TRUST
3327 E FOUNTAIN ST
MESA, AZ 85213

14005359
CAMPBELL ALLISON WILDE/MICHAEL WAYNE
3510 E FOX ST
MESA, AZ 85213

14005292
CANTRELL DAWN/CHRISTOPHER J
1147 N MIRAMAR
MESA, AZ 85213

14005111
CARLSON DAVID A/DEBRA L
3328 E FOUNTAIN ST
MESA, AZ 85213

14005079
CARNEY DAVID B SR/DYAN K
3208 E FAIRBROOK ST
MESA, AZ 85213

14112290
CARON ROSE
3145 E HOPE ST
MESA, AZ 85213

14005049
CARPENTER RONALD B/VIRGINIA B TR
3329 E FOX
MESA, AZ 85203

14005278
CARR THOMAS M
3411 E FOUNTAIN ST
MESA, AZ 85213

14005017
CASTLETON REVOCABLE TRUST
3105 E FAIRBROOK CIR
MESA, AZ 85213

14005293
CCLK MOCK TRUST
1135 N MIRAMAR
MESA, AZ 85213

14005071
CERVANTES FRANCESCA E/MICHAEL A
3332 E FAIRBROOK ST
MESA, AZ 85213

14112371
CHECKETTS JASON/MAREN
3112 E GLENCOVE ST
MESA, AZ 85213

14113228
CHOULES ERIC THOMAS/LORI LANE
2625 N 24TH ST UNIT 25
MESA, AZ 85213

14113001G
CHURCH OF JESUS CHRIST LDS PRES CORP BIS
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150-0022

14005135
CLAYPOOL GEORGE A/MARILYN L TR
3403 E FOUNTAIN
MESA, AZ 85213

14005357
COLE CARMEN
3504 E FOX ST
MESA, AZ 85213

14005025
COLLINS JOHN CHARLES ANDREW/SHIANN MARIE
3143 E FOX ST
MESA, AZ 85213

14005354
COLLON WILLIAM P II/BEVERLY G
3509 E FAIRBROOK ST
MESA, AZ 85213

14005288
CONSTANTINE RONY Y
3356 E FAIRBROOK ST
MESA, AZ 85213

14113237
CRANDALL LIVING TRUST
3718 E ELMWOOD ST
MESA, AZ 85205

14005021
CREASMAN JOHN P/SUZANNE S TR
1130 N LOMA VIS
MESA, AZ 85213

14005061
CRIMMINS FAMILY TRUST
3209 E FAIRBROOK ST
MESA, AZ 85213

14113235
CROCKETT DAVID/ASHLEY
3038 E ROLAND ST
MESA, AZ 85213

14112334
CROSSLAND JASON/KRISTEN
3145 E HACKAMORE ST
MESA, AZ 85213

14005131
CRUM WILLIAM A/KATHERINE
3261 E FOUNTAIN ST
MESA, AZ 85213

14005055
CURIEL TRIUMPH/ROXXI J
3258 E FOX ST
MESA, AZ 85213

14112283
DAVID & MELISSA MCCOOK FAMILY TRUST
3146 E HACKAMORE ST
MESA, AZ 85213

14113243
DAVID & STEPHANIE BRUGGEMAN LIVING TRUST
7175 E CAMELBACK RD 1107
SCOTTSDALE, AZ 85251

14112358
DAVID CHRISTENSEN AND MARY E CHRISTENSEN TRUST
1255 N LOMA VIS
MESA, AZ 85213

14005353
DAVIS BENJAMIN D/ELIZABETH M
3517 E FAIRBROOK CIR
MESA, AZ 85213

14005128
DE TRUST
3211 E FOUNTAIN ST
MESA, AZ 85213

14005047
DEGNON WILMA M
3305 E FOX ST
MESA, AZ 85213

14005039
DELEON GUERRERO NORVIN C/PAULA S
3147 E FAIRBROOK ST
MESA, AZ 85213

14113230
DENLER DEVON B
3430 N MOUNTAIN RDG UNIT 21
MESA, AZ 85207-1072

14112177
DITTLER KEVIN M/BREWER DITTLER OLIVIA J
1307 N LOS ALAMOS
MESA, AZ 85213

14005284
DOUGHERTY MARK/BONNIE/SAUNDERS EDWARD
3422 E FOX ST
MESA, AZ 85213

14112284
DRIGGS CRAIG CORDON
3134 E HACKAMORE ST
MESA, AZ 85213

14113250
DS HALVORSEN FAMILY TRUST
PO BOX 2827
MESA, AZ 85214

14005016C
DSW TRUST I
3102 FAIRBROOK CIR
MESA, AZ 85213

14005280
DUNN TIMOTHY M/LUCY A
3413 E FOX ST
MESA, AZ 85213

14113241
DUST IN THE WIND TRUST
1457 N CITRUS COVE CIR
MESA, AZ 85213

14113222
DUSTERHOFT SCOTT
2025 N 44TH ST
GRAND FORKS, ND 58203

14005068
EDLUND ALLEN/TRACY
3331 E FAIRBROOK ST
MESA, AZ 85213

14112366
EGGEBEEN JAMES G/EVA
3122 E GREENWAY ST
MESA, AZ 85213

14005062
EINSPAHR CONNIE MARIE KENT TR
1355 N PARSELL
MESA, AZ 85203

14005036
ELLIOTT REVOCABLE LIVING TRUST
3124 E FARGO CIR
MESA, AZ 85213-5416

14005037
ERICKSON FAMILY LIVING TRUST
3123 E FAIRBROOK ST
MESA, AZ 85213

14112332
FLAX ALLEN F
3121 E HACKAMORE ST
MESA, AZ 85213

14005045
FOGLE HOMER WILLIAM JR/IRENE SUSAN
3237 E FOX ST
MESA, AZ 85213

14113016
FORD DAVID
3440 E GRANDVIEW ST
MESA, AZ 85213

14005132
FREEMAN RAYMOND W/RUTH C
3315 E FOUNTAIN ST
MESA, AZ 85213

14112367
FULOP GEORGE J/KELLY SUE
3134 E GREENWAY ST
MESA, AZ 85213

14005058
FULTZ JASON P/AMY
3224 E FOX ST
MESA, AZ 85213

14113214
FUNK WAYNE/LEXIE A
2338 E MINTON ST
MESA, AZ 85213

14112286
FUZAT FAMILY LIVING TRUST
3110 E HACKAMORE ST
MESA, AZ 85213

14005042
GARRISON SALLY E
1134 N CRESTON
MESA, AZ 85213

14112294
GARY EUGENE PACE REVOCABLE LIVING TRUST
1535 N LOMA VIS
MESA, AZ 85213

14005117
GHORMLEY FAMILY LIVING TRUST
3210 E FOUNTAIN ST
MESA, AZ 85213

14113245
GIBSON GRAHAM DONALD
3310 E HUBER ST
MESA, AZ 85213

14005024
GLADDEN KYLE W/KRISTINE
3131 E FOX ST
MESA, AZ 85213

14112339
GLENN SEAN W/ANNA
3108 E HUBER ST
MESA, AZ 85213

14112364
GOLLADAY BRIAN/SHEYDA
3355 E JACINTO AVE
MESA, AZ 85204

14113229
GOODMAN FAMILY TRUST
4122 E MCLELLAN RD UNIT 19
MESA, AZ 85205

14005299A
GOODMANSEN AARON P/MEGAN R
3448 E FOUNTAIN CIR
MESA, AZ 85213

14005119
GORDON BRADY MARTIN/JANA
3158 E FOUNTAIN ST
MESA, AZ 85203

14112361A
GORMAN THOMAS D
PO BOX 10877
TEMPE, AZ 85284

14112325
GOTH ALEXANDER T/TINA H
3063 E HOPE ST
MESA, AZ 85213

14113015
GRAVES FAMILY REVOCABLE TRUST
3432 E GRANDVIEW
MESA, AZ 85213

14112375
GRIMES WESLEY D/BETTY ANN
3121 E GARY ST
MESA, AZ 85213

14005018
GRISOLANO FAMILY TRUST
3111 E FAIRBROOK CIR
MESA, AZ 85213

14112335
GROVER SCOTT S/AMY K
3156 E HUBER ST
MESA, AZ 85213

14005326B
GROVES TENNIS COURT PARTNERS
3505 E FOX ST
MESA, AZ 85213

14113218
H PATRICK JACK AND DIANE N JACK LIVING TRUST
1450 N ALMAR
MESA, AZ 85213

14005290
HALL LARRY M/BILLIE L TR
3424 E FAIRBROOK ST
MESA, AZ 85213

14005029
HAMIDY MALISSA/NAHZATULLAH ERIC
3152 E FOX ST
MESA, AZ 85213

14113017
HANSEN FAMILY REVOCABLE TRUST
3458 E GRANDVIEW ST
MESA, AZ 85213

14112326
HANSEN JASON
3064 E HACKAMORE ST
MESA, AZ 85213

14005016B
HARLINE FAMILY LIVING TRUST
3108 E FAIRBROOK ST
MESA, AZ 85213

14005015
HARLINE KRISTENE TR
3108 E FAIRBROOK ST
MESA, AZ 85213

14005059
HARRIS SCOTT ALLAN/PAMELA TR
3206 E FOX ST
MESA, AZ 85213

14005072
HAYES KEVIN TROY/RANDI MARIE
3320 E FAIRBROOK ST
MESA, AZ 85213

14112352
HAZELGREN BRIAN/ANN
3126 E GARY ST
MESA, AZ 85213

14005129
HEATH FAMILY TRUST
3229 E FOUNTAIN ST
MESA, AZ 85213

14005279
HENDERSON CRIS/DINAH
3410 E FOUNTAIN ST
MESA, AZ 85201

14112355
HENDERSON PATRICIA
1325 N LOMA VISTA ST
MESA, AZ 85213

14005070
HIATT JESSE/ALEXANDRIA
3344 E FAIRBROOK ST
MESA, AZ 85213

14112180
HINES ARTHUR E JR/JAMIE K
1331 N LOS ALAMOS
MESA, AZ 85213

14112314
HINES DAVID E/TERRY A TR
1524 N LOMA VIS
MESA, AZ 85213

14113216
HJR GLOBAL LLC
1337 S GILBERT RD STE 112
MESA, AZ 85204

14005360
HOFFMAN LIVING TRUST
3518 E FOX ST
MESA, AZ 85213

14005056
HOOVER VU/AMY
3248 E FOX ST
MESA, AZ 85213

14113013
HORODYSKY ANDREW G/GRACE A
139 WESTON DR
CHERRY HILL, NJ 08003

14005040
HOSSACK CHRISTOPHER D C/JUDY K
3159 E FAIRBROOK
MESA, AZ 85213

14005076
ISHIKAWA MATTHEW T/HUMPHREY EMMA
TAYLOR
3240 E FAIRBROOK ST
MESA, AZ 85213

14005348
IWALY TRUST
3528 E FAIRBROOK CIR
MESA, AZ 85213

14005041
JACKSON JUSTIN/BRANDY
1148 N CRESTON
MESA, AZ 85213

14112316
JAMES L PETERS AND AMY L PETERS TRUST
3142 E HOPE ST
MESA, AZ 85213

14113248
JARVIS JAMES A/CHRISTINE P
4721 E DECATUR ST
MESA, AZ 85205

14113240
JARVIS REVOCABLE TRUST
1443 N CITRUS COVE CIR
MESA, AZ 85213

14005116
JENKINS DEVIN J/KIMBERLEE A
3228 E FOUNTAIN ST
MESA, AZ 85213

14005030
JENSEN MICHELLE T/TRAVIS
3140 E FOX ST
MESA, AZ 85213

14112350
JENSEN MORTEN S/KARI J
1332 N 31ST ST
MESA, AZ 85213

14005134
JEWELHOUSE TRUST
3339 E FOUNTAIN ST
MESA, AZ 85213

14005020A
JOHN AND MARGARET KLOCEK FAMILY
TRUST
1144 N LOMA VIS
MESA, AZ 85213

14112288
JOHNSON FAMILY TRUST
3121 E HOPE ST
MESA, AZ 85213

14113220
JONES ALAN MOWER
3226 E HUBER CIR
MESA, AZ 85213

14005065
JONES GLEN L/MEYER MARJORIE L
3253 E FAIRBROOK
MESA, AZ 85203

14005073
JORLING JEREMIAH/BRANDY C
3308 E FAIRBROOK ST
MESA, AZ 85213

14113018
JUXTAPOSITION RECORDS LLC
3931 E HUBER ST
MESA, AZ 85205

14113008
JUXTAPOSITION RECORDS LLC
3535 E GRANDVIEW ST
MESA, AZ 85213

14005295
KAILAS MICHAEL C
3431 E FOX
MESA, AZ 85213

14005352
KANATZAR KATHRYN
14472 W WOODSPRING DR
BOISE, ID 83713

14005048
KEMPE JACOB A/CARLYLE J
3317 E FOX ST
MESA, AZ 85213

14005069
KENNEDY DENNIS K/ELIZABETH T
3343 E FAIRBROOK ST
MESA, AZ 85213

14112287
KENT V SAUNDERS AND CARRIE SAUNDERS FAMILY TRUST
3109 E HOPE ST
MESA, AZ 85213

14005289
KING DANIEL/MICHELLE
3416 E FAIRBROOK ST
MESA, AZ 85213

14005067
KOPP GAVIN R/NICOLE DEANNE
3319 E FAIRBROOK ST
MESA, AZ 85213

14005043
KRAMER KARISSA/KENNETH
3209 E FOX ST
MESA, AZ 85213

14005114A
KRUEGER DARRELL L
3260 E FOUNTAIN ST
MESA, AZ 85213

14005054
KUO HUNG LI/HUANG LI LIN
3306 E FOX ST
MESA, AZ 85213

14005019
LANDERS DAN R
1156 N LOMA VISTA DR
MESA, AZ 85213

14005028
LASSITER KEVIN M/ELLIE C
3657 E ENROSE ST
MESA, AZ 85205

14005300A
LECHNER ANDREA/BECKER JACOB
3504 E FOUNTAIN CIR
MESA, AZ 85213

14005298A
LEES ROBERT A II/CYNTHIA L
3436 E FOUNTAIN CIR
MESA, AZ 85213

14113256
LEGACY MESA HOMEOWNERS ASSOCIATION
3233 E HALIFAX CIR
MESA, AZ 85213

14005294
LEPORTE JASON C
1123 N MIRAMAR
MESA, AZ 85213

14113221
LESUEUR JAY LARRY/BRITTANY MARIE
4010 E PUEBLO AVE
MESA, AZ 85206

14005112
LEWIS BRANDT M/JULIE B
3316 E FOUNTAIN ST
MESA, AZ 85213

14005046
LEWIS MICHAEL RICHARD/MICHELLE N
3251 E FOX ST
MESA, AZ 85213

14113006J
LIVING WORD BIBLE CHURCH THE
3520 E BROWN RD
MESA, AZ 85213

14005347
LIZARRAGA LIVING TRUST
4866 SW 95TH TER
GAINESVILLE, FL 32608

14112346
LOMBARD ARMAND J SR/SHARON ANN TR
1250 N 31ST ST
MESA, AZ 85213-5516

14112279
LOOSLE D BARRY/RONDALEE
1413 N LOMA VISTA ST
MESA, AZ 85213

14005013
MACKLER RUSSELL T/DOMINIQUE M
3126 E FAIRBROOK ST
MESA, AZ 85213

14112178
MAHONEY FAMILY TRUST
1315 N LOS ALAMOS
MESA, AZ 85213

14112327
MARK J WOODWARD AND AMY J WOODWARD FAMILY LIVING TRUST
3052 E HACKAMORE ST
MESA, AZ 85213-5559

14113231
MARKLE BRIAN A/K SHALON
3434 E KENWOOD ST
MESA, AZ 85213

14112328
MARTIN-MACKEY JUDITH E
3040 E HACKAMORE ST
MESA, AZ 85213

14005077
MARY S VETRANO-WALKER TRUST
8728 E MENLO CIR
MESA, AZ 85207

14112289
MASON MICHAEL G/TERA W
3133 E HOPE ST
MESA, AZ 85213

14005339
MCGUCKIN FAMILY TRUST
1120 N 35TH ST
MESA, AZ 85213

14005327
MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

14112434
MESA NORTHGROVE HOMEOWNERS ASSOCIATION
633 E RAY RD STE 122
GILBERT, AZ 85296

14005285
MIDDLETON BRIAN C/DEBERA M TR
3423 E FAIRBROOK ST
MESA, AZ 85213

14005115
MILLER SEAN
26139 S RECKER RD
QUEEN CREEK, AZ 85142

14113246A
MIREILLE WELLNESS CLINIC LLC
1455 N LEGACY
MESA, AZ 85213

14112354
MIRELES OSCAR F/LUZ E
6653 E ROCHELLE CIR
MESA, AZ 85215

14113244
MISS GOTTI TRUST
1440 N CITRUS COVE CIR
MESA, AZ 85213

14005118
MISSURELI PETER J/STEPHANIE R
3164 E FOUNTAIN ST
MESA, AZ 85213

14005130
MITZEN JUSTIN C/CAMI C
3245 E FOUNTAIN ST
MESA, AZ 85213

14112318
MONTOYA DAVID ROBERT/JULIA ESCOLASTICA TR
3118 E HOPE ST
MESA, AZ 85213

14005050
MOORE LEE R/HAYLEE L
3341 E FOX ST
MESA, AZ 85213

14112356
MOREHOUSE CHRISTOPHER L
1313 N LOMA VIS
MESA, AZ 85213

14112353
MORRIS FAMILY LIVING TRUST
3138 E GARY ST
MESA, AZ 85213

14113225
MOUNTAIN PEAK ENTERPRISES LLC
3212 E HUBER CIR
MESA, AZ 85213

14112179
MUEHLFELT MICHAEL E/BEVERLY
1323 N LOS ALAMOS
MESA, AZ 85213

14113019
N&M MYNENI LIVING TRUST
3530 E GRANDVIEW ST
MESA, AZ 85213

14005031
NATHAN J AND AMY L HINZE REVOCABLE TRUST
3128 E FOX ST
MESA, AZ 85213

14112176
NATHE MARSHAL/DANIELLE T
1261 N LOS ALAMOS
MESA, AZ 85213

14112362
NAUGLE ASHLEY/JOSEPH
3121 E GREENWAY ST
MESA, AZ 85213

14112348
NEIKES REVOCABLE TRUST
1308 N 31ST ST
MESA, AZ 85213

14112359
NELSON KEITH G/CHRISTINE M
1243 N LOMA VIS
MESA, AZ 85213

14112340
NORMAN MICHAEL
3064 E HUBER ST
MESA, AZ 85213

14112181
OHARA MICHAEL S/SARAH A TR
1339 N LOS ALAMOS
MESA, AZ 85213

14005011
OLIN JUDITH A
3150 E FAIRBROOK ST
MESA, AZ 85213

14112337
PAULSON BRIAN/ANA
3132 E HUBER ST
MESA, AZ 85213

14112345
PETRINI EUGENE R
1238 N 31ST ST
MESA, AZ 85213

14005032
PINGATORE LAURA H/BACIAO MEGAN J
3121 E FARGO CIR
MESA, AZ 85213

14005074
PLUMB DAVID C/PAMELA J TR
PO BOX 31330
MESA, AZ 85275

14113213
PV TRUST
3225 E HOPE CIR
MESA, AZ 85213

14005014
QUINN WAYNE R/CAROL L
3114 E FAIRBROOK
MESA, AZ 85213

14005027
RAINS JAMES/REBECCA HIDALGO
3163 E FOX ST
MESA, AZ 85213

14112182
RAYMOND O HARDY SOLE AND SEPARATE PROPERTY TR
1345 N LOS ALAMOS
MESA, AZ 85213

14005078
RECHICHAR GERALD A & JUDITH A
3218 E FAIRBROOK
MESA, AZ 85202

14005064
RESEK MARIO/ADRIANNE
3247 E FAIRBROOK ST
MESA, AZ 85213

14005109
REYES MARIANO A/HALER JEFFREY J
3352 E FOUNTAIN ST
MESA, AZ 85213

14113009
RIO CLARO INC
1819 E SOUTHERN AVE STE B-10
MESA, AZ 85204

14113010
RIO CLARO INC
1819 E SOTHERN AVE STE B-10
MESA, AZ 85204

14113249
ROBERT & BRENDA PEARCE TRUST
3259 E HOPE CIR
MESA, AZ 85213

14005012
RODAK AMANDA/KONRAD
3138 E FAIRBROOK ST
MESA, AZ 85213

14113242
RODNEY AND KATHERINE HU TRUST AGREEMENT
1464 N CITRUS COVE CIR
MESA, AZ 85213

14005051
ROMAN NICHOLAS/MEGGAN
3434 N 11TH ST UNIT 5
PHOENIX, AZ 85014

14005345
ROMERO JASON J/SONYA J
3502 E FAIRBROOK ST
MESA, AZ 85213

14112370
ROYER ROBERT J/VIRGINIA A
3111 E GLENCOVE ST
MESA, AZ 85213-5511

14005340
RUSH DANIEL E/JUDI J
1148 N 35TH CIR
MESA, AZ 85213

14005342
RUSH DANIEL E/JUDI J
1128 N 35TH ST
MESA, AZ 85213

14113226
RUSSELL DAVID L/BRANDI JO SASSE
203 SE BARSTON LN
BISMARCK, ND 58501

14113234
RYAN SMITH 2019 TRUST
6315 HARROW TRCE
PEACHTREE, GA 30092

14112004C
S R P A I & P D
PHOENIX, AZ 85001

14112360B
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT
PO BOX 52025
PHOENIX, AZ 85072

14112347
SANDRA SORENSON KINDT FAMILY TRUST
1262 N 31ST ST
MESA, AZ 85213

14005063
SAYLOR PALMER III/ANGELA JANE
3233 E FAIRBROOK ST
MESA, AZ 85213

14112280
SB DA SILVA FAMILY TRUST
1425 N LOMA VIS
MESA, AZ 85213

14112344
SCIUTO RICHARD C/TERI A TR
3141 E HUBER ST
MESA, AZ 85213

14005113A
SEGRETO FAMILY LIVING TRUST
3304 E FOUNTAIN ST
MESA, AZ 85213

14112336
SHARON CHANDA FAMILY TRUST
3144 E HUBER ST
MESA, AZ 85213

14112373
SHIELDS DAVID K/JENNIFER L
3136 E GLENCOVE ST
MESA, AZ 85213

14112293
SHREEVE DONALD K/KIM F
1523 N LOMA VIS
MESA, AZ 85213

14112343
SHULTS FAMILY TRUST
3129 E HUBER ST
MESA, AZ 85213

14112341
SMITH FREDERICK ALAN/LETA
3105 E HUBER ST
MESA, AZ 85213

14005052
SMITH JUSTIN
3330 E FOX ST
MESA, AZ 85213

14113239
SMITH SCOTT
1850 S 140 E
OREM, UT 84058

14005060
SNOW RUSSELL J/LAURA ANN TR
1137 N CRESTON
MESA, AZ 85213

14113014
STANLEY O JR AND LISA P BARNES LIVING TRUST
3412 E GRANDVIEW ST
MESA, AZ 85213

14005291
STAUPE FAMILY LIVING TRUST
461 W TEPEE ST
APACHE JUNCTION, AZ 85120

14112315
STEINER DOUGLAS RAY JR
3154 E HOPE ST
MESA, AZ 85213

14005026
STEPHENS KELLY L/RYAN D
3155 E FOX ST
MESA, AZ 85213

14113236
STEWART FAMILY TRUST
739 N 39TH WAY
MESA, AZ 85205

14112357
STOKES MICHAEL M/JOYCE U CALDERWOOD TR
1301 N LOMA VIS
MESA, AZ 85213

14112291
STOREY GARY/JULIE
3157 E HOPE ST
MESA, AZ 85213

14005038
STRAUB FAMILY TRUST
3135 E FAIRBROOK ST
MESA, AZ 85213

14005312
STUDIOSO CHRISTOPHER P/SARAH E
3435 E FOUNTAIN CIR
MESA, AZ 85213

14112363
SUSDORF MATTHEW GLENN/ALEXIS LEIGH
3109 E GREENWAY ST
MESA, AZ 85213

14113223
SVANS FAMILY TRUST
3223 E HUBER CIR
MESA, AZ 85213

14005365A
TAM HOLDINGS LTD
539 N ARIZONA AVE
CHANDLER, AZ 85224

14005034
TEJEDA JAIME/DAWN
3142 E FARGO CIR
MESA, AZ 85213

14112342
TELLEZ VERONICA
3117 E HUBER ST
MESA, AZ 85213

14112365
THIRION HAMMOND FAMILY TRUST
3110 E GREENWAY ST
MESA, AZ 85213

14005283
THOMPSON GARY N/BRIGITTE TR
3414 E FOX ST
MESA, AZ 85213

14005338
TIBSHRAENY TYSON M/REBECCA S
3505 E FOX ST
MESA, AZ 85213

14112281
TODD T WILLIAMS AND JULIA P WILLIAMS TRUST
1437 N LOMA VIS
MESA, AZ 85213

14005035
TROPPLE JOSEPH JOHN/GILDNER VICTORIA R
3134 E FARGO CIR
MESA, AZ 85213

14005343
TUNNICLIFF RANDALL/GLENDA
1154 N 35TH CIR
MESA, AZ 85213

14113233
TYLER FAMILY LIVING TRUST
PO BOX 30333
MESA, AZ 85275

14113212
UR PROJECT20 LLC
2720 N VAL VISTA DR
MESA, AZ 85213

14005044
VAHLING JAMES A/CHRISTINE M TR
3225 E FOX ST
MESA, AZ 85213

14112330
VAN LEUVEN BRIAN TODD/SHERRY
3063 E HACKAMORE ST
MESA, AZ 85213

14005281
VANGILL TRUST
3353 E FOX ST
MESA, AZ 85213

14112277
VERETTO JOHN G/JENNIFER K
3153 E HUBER ST
MESA, AZ 85213

14005057
VIVIAN FAMILY TRUST
3236 E FOX ST
MESA, AZ 85213

14113238
WESTON RENTALS LLC
3303 E BASELINE RD STE 119
GILBERT, AZ 85234

14112333
WIEGERT JERRY E/DOREENA L
3133 E HACKAMORE ST
MESA, AZ 85213

14113217
WILLIAMS JAMES L/JANET L
3233 E HALIFAX CIR
MESA, AZ 85213

14112372
WILSON 2016 REVOCABLE TRUST
3124 E GLENCOVE ST
MESA, AZ 85213

14112360A
WIRTH ALAN/DIANE
1231 N LOMA VIS
MESA, AZ 85213

14005296
WIRTH DAVID L/MEGAN
3425 E FOX ST
MESA, AZ 85213

14112317
WOLFE JOSEPH J/TRAN THU T
3130 E HOPE ST
MESA, AZ 85213

14005033
WOOD CASSANDRA TR
3133 E FARGO CIR
MESA, AZ 85213

14112282
WOOD JAMES E/NGA THI
3158 E HACKAMORE ST
MESA, AZ 85213

14113219
WRIGHT JACK/JANEEN
3542 E FAIRFIELD CIR
MESA, AZ 85213

14005010
ZAZUETA DEREK A
3162 E FAIRBROOK ST
MESA, AZ 85213

E MCLELLAN RD
E BROWN RD
N VAL VISTA DR
N VAL VISTA DR
E MCLELLAN RD
E BROWN RD
N 32ND ST
E MCLELLAN RD
N ALBA
E INCA ST
E BROWN RD
N LINDSAY RD