



2105 N. Nevada Street · Chandler, AZ 85225 · 480.539.0111 Phone

PROJECT NARRATIVE FOR BIZ OVERLAY REQUEST

RMDC DANCE STUDIO

11245 E Warner Rd, Mesa, AZ 85212 (APN# 304-33-990D)
Application No.: ZON25-00326
Zoning District: LC - Limited Commercial
Request: BIZ Overlay per MZO §11-21-3

INTRODUCTION

Red Rock Design Build (“Applicant”) submits this narrative in support of a Bonus Intensity Zone (BIZ) Overlay request for the RMDC Dance Studio project located at 11245 E Warner Road, Mesa, Arizona. The BIZ Overlay is requested to allow limited modifications to development standards within the Limited Commercial (LC) zoning district. These modifications are necessary due to the parcel’s unique constraints, including a prior land dedication for a City of Mesa municipal well that resulted in an irregular parcel configuration and access obligations. The intent of the request is to enable the construction of a high-quality, two-story commercial building containing a community dance studio with four supporting tenant suites, while maintaining compatibility with adjacent residential uses and enhancing the Warner Road corridor.

SITE

The project site is located on the southeast corner of East Warner Road and S Mountain Road in east Mesa. The property lies within the LC zoning district and is directly contiguous with a dedicated City of Mesa municipal well site at its southeast corner. The parcel is accessed from Warner Road. It is surrounded by residential subdivisions to the east and north, additional LC-zoned commercial property to the west, and a school to the south.

The site is designated as Neighborhood Center under the Mesa 2050 General Plan and is located within the Evolve Growth Strategy area, both of which support neighborhood-serving commercial uses and high-quality architectural development.

EXISTING CONDITIONS

The subject property was originally part of a larger parent parcel. A portion of that parcel was previously dedicated to the City of Mesa for the construction and operation of a municipal well. This dedication:

- Established a new interior property line at the well perimeter
- Reduced the developable area
- Resulted in an irregularly shaped development site
- Created ongoing access obligations to the well site

The site currently contains no structures. Existing features include a perimeter block wall along the eastern residential subdivision boundary, block wall along the southern boundary, and the municipal well facility abutting the southeast corner. Buffering from residential is provided with the east adjacent off-site retention basin. The parcel has direct frontage along Warner Road and internal vehicular circulation is constrained by required well access and setbacks. Improvements along Warner Road include curb and gutter, sidewalk, street light, and landscaping. The west side of the property has a paved shared access drive.

RELATIONSHIP TO SURROUNDING PROPERTIES

The subject parcel is surrounded by the following uses:

- **North:** RS-7 Single-Family Residential located across Warner Road
- **East:** RS-6 Single-Family Residential, separated by a landscaped retention basin and decorative subdivision wall
- **South:** School within PAD zoning
- **West:** LC-zoned commercial property

Compatibility is achieved through:

- Multiple layers of physical separation (increased building setbacks, roadway, basin, walls)
- Enhanced landscape techniques and foundation base treatments as described in the Alternative Landscape Plan
- Shaded pedestrian routes and human-scaled architectural elements

The project's stepped massing, materials, and circulation design support a compatible transition to surrounding residential neighborhoods.

EXISTING GENERAL PLAN AND ZONING

The site's Neighborhood Center designation supports small-scale commercial, service, and community uses intended to serve the surrounding residential areas. The Evolve Growth Strategy encourages reinvestment in developing areas through context-sensitive design, improved pedestrian experiences, and high-quality architecture.

The proposed dance studio and neighborhood-serving tenant spaces align with both designations by:

- Providing active commercial use within walking distance of surrounding neighborhoods
- Reinforcing character and identity along Warner Road
- Delivering a high-quality, pedestrian-oriented site plan
- Maintaining scale and intensity compatible with adjacent residential areas

The underlying LC zoning remains appropriate for the requested use and overlays.

DESCRIPTION

The project consists of a two-story, 15,344-square-foot (gross floor area) commercial building featuring the Dance Studio on the ground and second floor and four tenant suites on the ground floor. Project features include:

- Multiple dance studios with flexible instructional and performance spaces
- Administrative and support functions
- Four leasable suites for neighborhood-serving retail or service uses
- Shaded pedestrian walkways and extended canopy elements
- Architectural materials including brick, stucco, glazing, concrete, and metal accents

- Foundation base landscaping incorporating enhanced planting, plazas, and a shaded patio
- Parking and circulation optimized and maximized while still providing improved access routes

BONUS INTENSITY ZONE OVERLAY DISTRICT CRITERIA

1. The project meets the intent of the BIZ Overlay by providing Superior Design in conformance with MZO §11-21-3(B). The project demonstrates Superior Design through these criteria:

a. Holistic Approach to Project Design

The RMDC Dance Studio is designed as a cohesive architectural composition that integrates building massing, materials, and façade rhythm across the site. The two-story dance studio and single-story tenant spaces are unified through consistent parapet lines, glazing patterns, tower elements, and shade canopies. A coordinated palette of brick, stucco, metal accents, and high-performance glazing creates a contemporary and visually consistent building.

Along Warner Road, architectural rhythm, enhanced landscape frontage, and the southeast tower and plaza feature establish a clear and inviting street presence. Architectural elements, pedestrian spaces, and landscaping are designed together as an integrated system.

b. Responsive Approach to Site and Sub-Area Context

The project responds to its surroundings by orienting primary entrances and pedestrian activity toward the west, facing adjacent LC-zoned commercial property rather than nearby residential neighborhoods. This places customer activity within the interior of the site and away from residential edges. The main dance studio entrance is located deep within the site to further reduce visibility and activity near homes.

Existing subdivision walls, increased building setbacks, an existing off site retention basin to the east, an added retention basin to the south, and expanded landscape and foundation base areas along the east and south edges provide effective buffering. Building placement, circulation, and pedestrian elements are focused inward to maintain compatibility with surrounding residential uses.

c. Sustainable Design

The project incorporates practical sustainability strategies that improve performance and user comfort. Continuous shade canopies reduce solar heat gain, improve pedestrian comfort, and lower cooling demand. Shaded walkways and landscaped areas create a more comfortable on-site microclimate.

Pavement areas are minimized and broken up through landscaping and shaded foundation zones to reduce heat-island effects. High-efficiency glazing balances daylight with thermal performance to improve interior comfort and reduce energy use.

d. Exceeds Standards

The project exceeds standard LC district requirements through enhanced architectural, landscape, and site design. While limited foundation base averaging is required along portions of the east and south elevations due to site constraints, these areas are offset by expanded foundation base depths of approximately 25 to 33 feet along the north and west sides of the building. These areas support enhanced landscaping, shade trees, pedestrian walkways, and seating.

Along Warner Road, expanded landscape depths and consistent façade articulation strengthen the corridor's visual character. The southeast tower element is supported by an enlarged pedestrian

plaza that exceeds standard dimensional requirements. Material quality and façade articulation—including varied parapet heights, brick and stucco banding, metal accents, glazing, and shade canopies—further elevate the project above baseline commercial standards.

e. Great Public Spaces

The project includes well-designed public spaces that enhance the pedestrian experience. A shaded patio along the west side of the building provides a comfortable outdoor gathering area serving both the dance studio and adjacent tenant suites. Extended canopies provide year-round shade and weather protection.

An expanded pedestrian plaza at the southeast tower feature provides a clear and welcoming entry point near Warner Road, with generous circulation space, shade, and visibility.

2. In addition to providing Superior Design, the project meets the intent of the BIZ Overlay by addressing applicable environmental performance standards in conformance with MZO §11-21-3(B). The project demonstrates compliance with these standards through the following criteria:

The project addresses environmental performance standards outlined in MZO §11-21-3(B)(2)(a)(ii) through its location on an infill site within an area served by existing public utilities, roadway infrastructure, and community services. While limited utility and site infrastructure improvements are required to support the proposed development, the project is located on a previously disturbed commercial parcel and does not impact environmentally sensitive or undeveloped land, thereby supporting efficient use and extension of existing infrastructure.

Site and building design further support environmental performance (referenced under MZO §11-21-3(B)(2)(b)). Bicycle parking is provided in excess of code requirements and is located near building entrances with direct pedestrian access (referenced under §11-21-3(B)(2)(b)(i)). A dedicated carpool parking space is provided on the east side of the building to support shared vehicle use and alternative transportation options (referenced under MZO §11-21-3(B)(2)(b)(iii)). Parking is provided in accordance with an approved City parking service as documented in the Requested BIZ Modifications table, allowing a modified parking ratio consistent with project needs while maintaining safe circulation and site functionality (referenced under §11-21-3(B)(2)(b)(iv)). The project incorporates shade canopies, expanded landscape coverage, building orientation, and high-performance glazing to reduce solar heat gain, improve pedestrian comfort, and enhance energy efficiency (referenced under §11-21-3(B)(2)(b)(v) and (vi)).

When considered together with the project’s Superior Design features, these environmental performance strategies satisfy the combined criteria of MZO §11-21-3(B)(1) and (2) and support approval of the requested BIZ Overlay modifications.

DESIGN STANDARDS EXCEEDED

CATEGORY	CODE SECTION	STANDARD REQUIREMENT	PROJECT CONDITION	STATUS
West Building Setback	§11-6-3	0' allowed (LC adjacency)	~48' provided	Exceeds
South Building Setback	§11-6-3	50' minimum	~96' provided	Exceeds
South Building Setback (adjacent to municipal well parcel)	§11-6-3	0' allowed (LC adjacency)	~31' provided	Exceeds
East Building Setback	§11-6-3	50' minimum	~68' provided	Exceeds
North Landscape Setback (Warner Rd)	§11-6-3; §11-33-3	15' minimum	~25' provided	Exceeds

CATEGORY	CODE SECTION	STANDARD REQUIREMENT	PROJECT CONDITION	STATUS
Foundation Base – West Elevation	§11-33-5	15' base required at entry façade	~2,100 SF required → ~3,347 SF provided	Exceeds
Foundation Base – North Elevation	§11-33-5	15' base on walls visible from ROW	~473 SF required → ~2,836 SF provided	Exceeds
Foundation Base – East Elevation	§11-33-5	15' base at public entrance	~2,100 SF required → ~2,440 SF provided	Exceeds
Landscape Coverage	Ch. 11-33	LC lots typically provide ~15% landscape area	~27% landscape provided	Exceeds
Warner Frontage Landscaping	§11-33	Standard arterial frontage requires typical LC landscape depth	Depths of 20'-35' provided	Exceeds
Accessible Parking	ADA/IBC	2 accessible spaces	3 provided	Exceeds
Bicycle Parking	MZO	5 spaces	8 spaces	Exceeds
Plaza / Pedestrian Area	BIZ Intent	Pedestrian amenities encouraged	Enhanced tower plaza provided	Exceeds
Shaded Patio	BIZ Intent	Outdoor shade encouraged	Shaded patio on west elevation	Exceeds
Architectural Quality	BIZ Intent	Baseline LC articulation	Elevated articulation + materials	Exceeds
Heat Mitigation / Shading	BIZ Intent	Shade encouraged	Continuous canopies + glazing	Exceeds
Neighborhood Compatibility	BIZ Intent	Mitigate impact to RS	Activity oriented westward	Exceeds

REQUESTED BIZ MODIFICATIONS

#	MZO Code Section	Standard Requirement	Requested Modification	Justification
1	§11-33-3 Landscape Yard East (Adjacent to RS-6)	20' minimum landscape yard required adjacent to RS zoning	Reduce landscape yard depth to 6' minimum along the east property line	<p>§11-21-3(B)(1) Superior Design - Responsive: Buffering along the east property line is maintained through the combination of an existing decorative masonry wall, separation created by the adjacent off-site retention basin, and enhanced planting design that preserves compatibility with adjacent residential development.</p> <p>§11-21-3(B)(2)(b)(v): Landscape areas elsewhere on the site are restored with native and adapted vegetation in a manner appropriate to the size and use of the site, encouraging biodiversity and environmental performance within a previously disturbed commercial parcel.</p>
2	§11-33-3 Landscape Yard South (Adjacent to municipal well parcel)	15' minimum landscape yard required	Reduce landscape yard depth to 0' along the south property lines adjacent to the municipal well parcel	<p>§11-21-3(B)(1) Superior Design - Responsive: Site design along the south property line responds directly to the operational, access, and infrastructure requirements of the adjacent City-owned municipal well parcel, integrating building placement, circulation, and landscape features into a cohesive and well-coordinated layout.</p> <p>§11-21-3(B)(2)(b)(iv): Parking and circulation areas are designed to serve the development site consistent with the minimum parking ratio, and the site layout avoids excess paved area beyond what is necessary for safe and efficient site function.</p>
3	Throat depth along Warner Road (Northwest drive entrance)	50' minimum	Reduce throat depth to approximately 25' at the northwest drive entrance	<p>§11-21-3(B)(1) Superior Design - Sustainable: The reduced throat depth improves internal circulation efficiency and shortens pedestrian crossing distances at the driveway, allowing parking to be organized closer to the building while maintaining safe vehicular operations and supporting a more walkable site layout.</p> <p>§11-21-3(B)(2)(b)(i): The site facilitates alternative modes of transportation through the provision of safe and secure bicycle parking located near building entrances with direct and convenient pedestrian access.</p>

4	Throat depth along Warner Road (Northeast drive entrance)	50' minimum	Reduce throat depth to approximately 24'-4" at the northeast drive entrance	<p>§11-21-3(B)(1) Superior Design - Responsive: The adjusted throat depth responds to site geometry and driveway spacing along Warner Road, maintaining orderly circulation and visibility while integrating with surrounding access patterns and internal site circulation.</p> <p>§11-21-3(B)(2)(b)(iii): The parking layout includes a dedicated carpool parking space located along the east side of the building, consistent with the provision of priority parking for carpool or vanpool vehicles.</p>
---	---	-------------	---	---

ALTERNATIVE LANDSCAPE PLAN [MZO §11-33-7]

An Alternative Landscape Plan is submitted pursuant to Mesa Zoning Ordinance §11-33-7 to address site-specific constraints associated with the municipal well parcel and the resulting irregular site configuration. The Alternative Landscape Plan is provided to allow flexibility in the distribution of required landscape and foundation base areas while maintaining compliance with the intent of the Mesa Zoning Ordinance.

The Alternative Landscape Plan demonstrates that all required landscape quantities are met or exceeded and that landscape performance objectives related to buffering, shade, and pedestrian comfort are achieved through enhanced planting design and redistribution of landscape areas. The use of an Alternative Landscape Plan reduces the number and extent of requested BIZ Overlay modifications by allowing landscape and foundation base areas to be placed where they function most effectively given the site constraints.

The Alternative Landscape Plan is intended to be reviewed in conjunction with the Requested BIZ Modifications table and supporting exhibits to demonstrate overall compliance and performance.

CONCLUSION

The requested BIZ Overlay modifications facilitate the development of a well-designed, contextually appropriate, and community-oriented project that is fully aligned with the Mesa 2050 General Plan, including the Neighborhood Center land use designation and the Evolve Growth Strategy framework. The RMDC Dance Studio demonstrates a level of architectural quality, landscape enhancement, and pedestrian-oriented site planning that exceeds standard LC district requirements and advances the City’s goals for high-quality commercial development along the Warner Road corridor. The project’s careful integration with surrounding residential uses and its superior design features affirm its suitability for this location.

In consideration of the project’s demonstrated compliance with City policies and its provision of meaningful public and aesthetic benefits, the Applicant respectfully requests approval of the BIZ Overlay.

DESIGN SERVICE DISCLAIMER

In connection with "landscape architecture and design" RED ROCK DESIGN BUILD (RRDB has agreed to provide certain design services. In consideration to these services RRDB and the named client on this sheet, hereby agree to the following terms. If the terms and conditions of this agreement should conflict with any terms and conditions of any other agreements or addendums between the client and RR, this agreement shall control.

DRAWINGS, PLANS, AND SPECIFICATIONS Client acknowledges and agrees that any drawings, plans and/or specifications provided by RRDB to Client are for assistance only. RRDB and Client specifically disclaim all warranties, express or implied, including any warranty of merchantability or fitness for a particular purpose. RRDB shall not be held liable for any direct, indirect or consequential damages, losses, or actions caused by or relating to such drawings, plans, and/or specifications, and Client agrees to indemnify, defend and hold harmless RRDB, its officers, directors, employees, successors and agents from and against any such liability and/or claims. To the fullest extent permitted by law, Client agrees to indemnify, defend and hold harmless RRDB, its officers, directors, employees, successors and agents ("Indemnities") from and against any and all liability, claims, suits, liens, demands, damages, losses and expenses of any kind, including but not limited to attorney's fees and costs ("Claims"), arising out of, or alleged to arise out of, the acts, omissions, negligence, whether active or passive of the Client or any of its employees, agents, suppliers or sub-subcontractors or anyone else Client may be liable. Client's indemnification, defense and hold harmless obligations shall include any Claims caused in part by any of the Indemnities. Client shall not be obligated to indemnify and defend the Indemnities for claims found to be caused by the sole negligence or willful misconduct of the Indemnities. Client's indemnification and defense obligations under this agreement shall extend to claims occurring after this agreement is terminated as well as while it is in force and shall not be limited by types or amount of insurance required under this Agreement.

BIDDING INSTRUCTIONS:

- 1.) Contractor shall bid each sheet separately.
- 2.) Contractor shall coordinate bid costs with legend if provided.
- 3.) Spot grades were not available for reference during the design process. As such, all design elements having vertical heights were assumed based on site observations.
- 4.) Contractor shall install new hard line irrigation system. Utilizing existing irrigation controller and valves (where possible). All other irrigation system components shall be abandoned and re-installed to accommodate new hardscape and planting design.
- 5.) Structural engineering is not provided for or assumed within the details or sections included in this construction document set. The contractor is responsible for obtaining structural engineering details /specifications prior to installation.
- 7.) Contractor shall re-grade all planting areas and edges so that the concrete headers can be installed without dips or drastic changes in elevations.
- 8.) Quantities shown are for informational purposes only. contractor shall verify quantities and shall be responsible for locating plant material per plans, not legend.

MESA ADOPTED BUILDING CODES:

- 2018 IBC (INTERNATIONAL BUILDING CODE)
- 2018 IEBC (INTERNATIONAL EXISTING BUILDING CODE)
- 2018 IRC (INTERNATIONAL RESIDENTIAL CODE)
- 2018 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)
- 2018 IFC (INTERNATIONAL FIRE CODE)
- 2018 IFGC (INTERNATIONAL FUEL GAS CODE)
- 2018 IMC (INTERNATIONAL MECHANICAL CODE)
- 2018 IPC (INTERNATIONAL PLUMBING CODE)
- 2018 ISPSC (INTERNATIONAL SWIMMING POOL & SPA CODE)
- 2017 NEC (NATIONAL ELECTRIC CODE)

PROJECT DESCRIPTION: APN: 304-33-990D
CONSTRUCTION OF NEW COMMERCIAL BUILDING WITH ONE TWO-LEVEL TENANT SUITE, AND THREE ADDITIONAL ONE-LEVEL TENANT SUITES, ONE WITH DRIVE THROUGH. NEW BUILDING IS +/- 14,000 SQFT, TWO LEVELS.

RMDC DANCE STUDIO

LANDSCAPE FOR NEW COMMERCIAL BUILDING

E WARNER RD & S. MOUNTAIN RD

GENERAL NOTES

- 1.) The name RED ROCK DESIGN BUILD refers to its owners, officers, employees, and subcontracted consultants.
- 2.) These concepts, drawings, and specifications are the exclusive property of RRDB. All rights reserved and violators will be prosecuted to the fullest extent of the law.
- 3.) Prior to use of these documents the owner and contractor warrant that they have reviewed the plans for compliance to local building codes and standards. by using these plans the owner and contractor acknowledge that they are jointly and severally responsible to comply with any and all applicable local codes and ordinances.
- 4.) RRDB is not responsible for implementation errors, field changes, deletions, substitutions, and additions by others.
- 5.) The owner and contractor shall defend, indemnify and hold harmless RRDB from all liability in connection with the performance of work.
- 6.) The contractor and owner acknowledges that these design documents were based on ideal site conditions. The site conditions may need to be corrected to satisfy the intent of the design concept.
- 7.) RRDB has not inspected the site conditions. these documents have been prepared based on the soils report and information provided by the contractor and owner. The contractor is responsible for verifying site conditions.
- 8.) The structural engineering sheets of these documents are not approved for permitting or construction without a signed engineering seal.
- 9.) All construction shall conform to current international building codes. As well as all applicable local, state, and or federal law, or regulations
- 10.) The contractor or owner shall notify RRDB and engineer of all errors, omissions, and conflicts between codes, drawings, and specifications. the contractor shall not proceed with construction affected by the errors until they are addressed by RRDB and the engineer.
- 11.) Written dimensions shall take precedence over calculated and scaled dimensions.
- 12.) Contractor to verify all site conditions prior to starting work. Before work begins on the project, the contractor shall review the project with RRDB and/or the owner's authorized representative.
- 13.) These construction documents, including all plans, notes, details and specifications are intended to facilitate the installation contractor by providing general guidelines for design intent. It is the goal of the documents that the work is to be completed without change orders. All quantities shown in the documents are estimates only and not guaranteed; the contractor shall supply all materials, labor and equipment in order to fulfill the design intent.
- 14.) The contractor shall become familiar with the locations of the existing and future underground services and improvements which may conflict with the work to be done. Notify the owner's authorized representative immediately should a conflict arise.
- 15.) The contractor shall be responsible for securing all necessary permits and shall notify all utility companies with utilities on site prior to the construction of the project.

GENERAL NOTES

- 16.) Interpretation of the plans and specifications shall be made by the "author" or "architect/engineer-of-record" of the respective document and shall be considered final. Any possible ambiguity shall be submitted in writing by the contractor prior to submitting formal bids. All clarifications shall be prepared in writing by the "architect/engineer-of-record" prior to bidding. The contractor shall accept the interpretation of the "architect/engineer-of-record" as the correct and final interpretation.
- Any incidental installation procedure, material or equipment, not mentioned in these construction documents, the specifications nor shown on the plans, which may be necessary for completion and satisfactory operation of the design system shall be furnished and installed (as based on industry standards) as though shown or provided for.
- 17.) For underground utility coordination and 48 hours prior to start of construction (depending on area or jurisdiction), the contractor shall contact Underground services alert (usa) 1-800-227-2600
- 18.) These notes are to be used for general reference in conjunction with and as a supplement to the written specification, approved addendums, and the change orders as associated with these construction documents.
- 19.) Should the contractor have any questions regarding these construction documents or should there be any discrepancies, he shall contact RRDB for clarification before proceeding further. It is the contractor's responsibility to report to RRDB and/or the owner's authorized representative and discrepancies between the construction documents and field conditions prior to the start of work.
- 20.) The contractor shall adhere to all applicable local, state, and or federal law or regulation pertaining to the project.
- 21.) Contractor shall properly coordinate his work with other contractor's work prior to installation.
- 22.) The contractor shall take precautionary measures to protect existing improvements and the public from damage throughout construction.
- 23.) The contractor shall assume full responsibility for any damages imposed, unintentionally or accidentally to existing utilities, structures, walls or other amenities, due to the action of the contractor, contractor's employees and/or the contractor's subcontractors. Damage occurred during the contractor's operation shall be repaired, at the expense of the contractor operation shall be repaired, at the expense of the contractor, to the satisfaction of the owner's authorized representative.
- 24.) Match grades, layout and elevations of adjoining landscape work by others. Notify RRDB of conflicts before proceeding with construction.

LANDSCAPE ARCHITECT:
RED ROCK CONTRACTORS
 2105 N. NEVADA STREET
 CHANDLER AZ 85225
 CONTACT: BEN HAUGHT
 PHONE: 480-577-8442
 CONTACT: BENH@BUILDREDROCK.COM

***FINAL LANDSCAPE PLAN**

HARDSCAPE GENERAL NOTES:

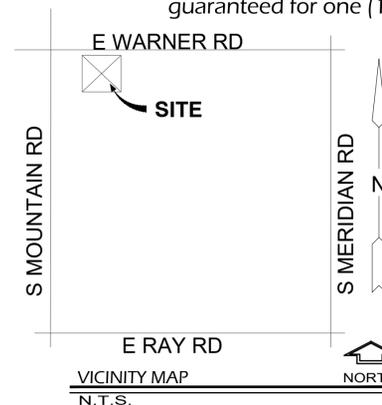
- 1.) Contractor shall have hard surfaces surveyed and staked for review by the Owner prior to installation.
- 2.) Contractor shall submit material samples of all site related materials for approval by the Owner prior to final construction.
- 3.) Unless noted otherwise on construction documents or noted in details, concrete slabs shall be 4" thick, 2500 psi concrete on compacted base with construction joints at 4'-0" on center, expansion joints at 16'-0" on center and shall have a medium broom, non-skid finish with 1/2" radius tooled edges.
- 4.) Contractor shall layout and verify all hardscape elements prior to construction for review by the Owner. Should discrepancies exist, contractor shall notify Owner before proceeding further.

INERT GENERAL NOTES:

- Angular Granite Rip-Rap (Decomposed Granite)
- 1.) Install granite rip-rap where indicated on plans (typical). Refer to materials schedule / planting legend for color and size of granite rip-rap.
 - 2.) Contractor shall submit samples to Owner for review and approval prior to installation.
 - 3.) The landscape contractor will be required to provide and spread decomposing granite mixture.
 - 4.) The contractor is responsible for verifying granite rip-rap quantity and securing amount required.
 - 5.) Pre-emegent herbicide shall be applied to ground prior to and after placement of decomposed granite in landscape areas.
 - 6.) Decomposed granite to occur in all areas to be planted except turf, fractured rock and hardscape/paved areas, unless noted on plans.
 - 7.) All future phases shall receive a minimum cover of 1/4" minus decomposed granite placed at 2" depth, for dust control purposes.

CONTRACTOR MAINTENANCE GUARANTEE:

- 1.) Upon final completion, all shrubs and groundcover shall be guaranteed for ninety (90) days in conjunction with the 90-day maintenance period. All plants not showing healthy growth shall be replaced at contractor's expense within 2 weeks of notification.
- 2.) All trees and specimen cacti shall have a warrantee for one (1) year from acceptance date.
- 3.) No plant substitutions, type, or quantity deviations from the approved landscape or irrigation plans without prior approval.
- 4.) All plant material and specifications to conform to the Arizona nurserymen association standards.
- 5.) Existing plant material that is designated as "remain in place" and is damaged or destroyed during construction will be replaced in kind by the contractor.
- 6.) All irrigation equipment and workmanship shall be guaranteed for one (1) year from acceptance date.
- 7.) All hardscape materials and workmanship shall be guaranteed for one (1) year from acceptance date.



SHEET INDEX

- L0.0 COVER SHEET
- L1.0 LANDSCAPE PLAN & LEGEND



RED ROCK CONTRACTORS
 2105 N. NEVADA STREET
 CHANDLER, AZ 85225
 OFFICE: (480) 539-0111

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF RED ROCK CONTRACTORS LLC. ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT FROM RED ROCK CONTRACTORS LLC UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR CONSTRUCTION AS AGREED TO IN THE SALE OF THIS DESIGN TO THE HOLDER AT THE ADDRESS STATED ON THE PLANS.

PROJECT ADDRESS

RMDC DANCE STUDIO



REVISION HISTORY

DATE	DESCRIPTION
01/07/26	REVISION
01/27/26	NEW BASE PLAN
02/04/26	FINAL



DESIGNED	BW
APPROVED	BH

24X36

COVER SHEET

L0.0



GENERAL NOTES

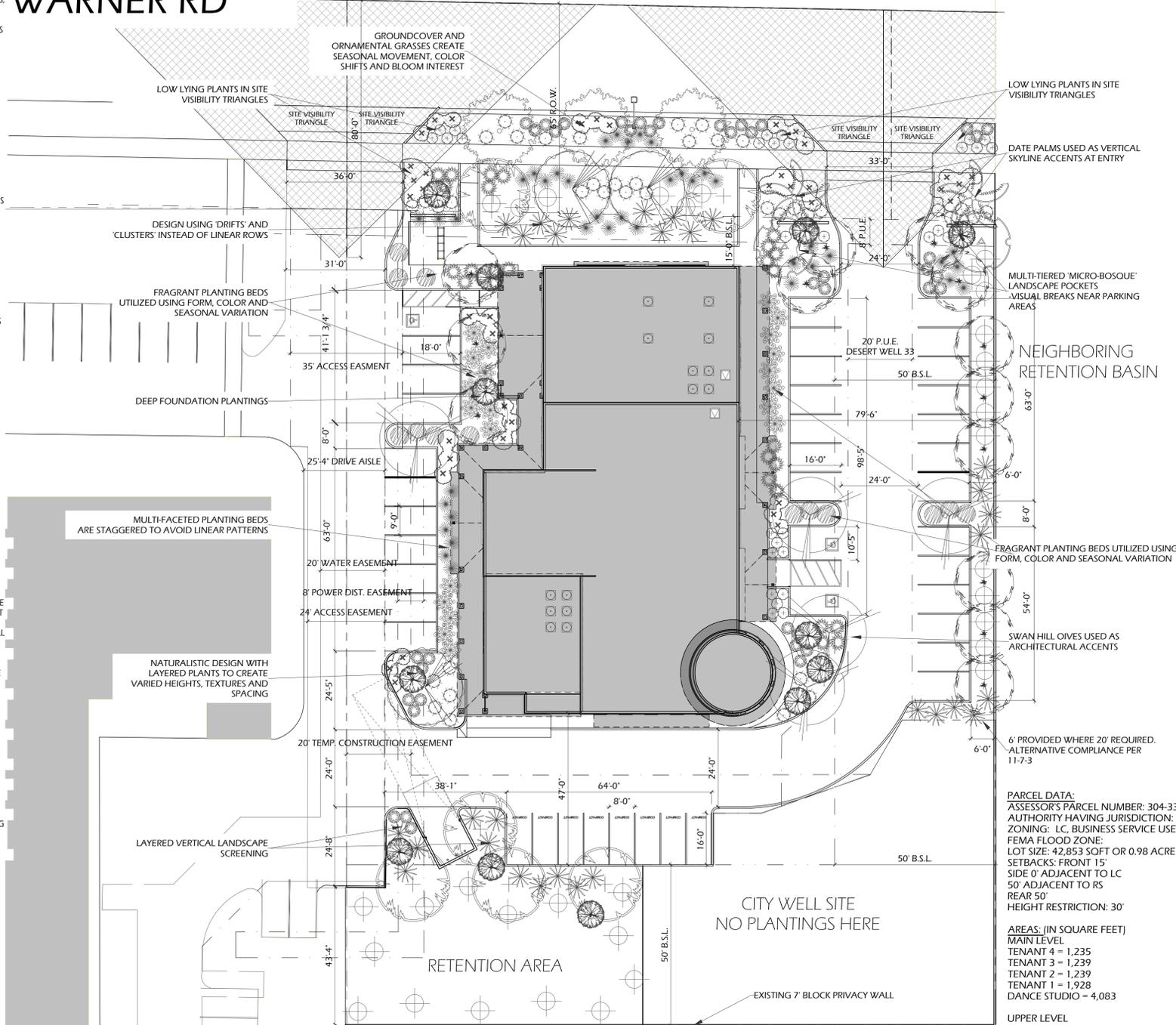
- RED ROCK CONTRACTORS, LLC, D.B.A. RED ROCK DESIGN BUILD ("RED ROCK") INCLUDES ITS OWNERS, OFFICERS, EMPLOYEES, AND CONSULTANTS WHENEVER REFERENCED. ALL RIGHTS RESERVED AND VIOLATIONS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS PLAN IS THE WORK OF RED ROCK CONTRACTORS AND SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION. THESE IDEAS, CONCEPTS, SKETCHES, DESIGNS, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE SOLE EXCLUSIVE PROPERTY OF RED ROCK CONTRACTORS. NOTHING CONTAINED WITHIN THESE DOCUMENTS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF RED ROCK CONTRACTORS.
- RED ROCK CONTRACTORS AND THE ENGINEERS OF RECORD INDICATED HEREIN ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, RED ROCK AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN. RED ROCK CONTRACTORS IS NOT RESPONSIBLE FOR CHANGES, DELETIONS, SUBSTITUTIONS, OR ADDITIONS TO THE PLANS, SPECIFICATIONS, OR PROJECT BY OTHERS.
- RED ROCK CONTRACTORS MAKES NO REPRESENTATION THAT THE DESIGN MEETS OR INCLUDES ALL APPLICABLE BUILDING CODES AND/OR STANDARDS OF THE AUTHORITIES HAVING JURISDICTION. PRIOR TO USING THESE CONSTRUCTION DOCUMENTS THE OWNER AND RED ROCK CONTRACTORS REPRESENT AND WARRANT THAT THEY HAVE EXAMINED THE LOCAL BUILDING CODES AND ACKNOWLEDGE THAT BY USING THESE CONSTRUCTION DOCUMENTS THEY ARE JOINTLY AND SEVERALLY RESPONSIBLE TO COMPLY WITH ANY AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- RED ROCK CONTRACTORS ACCEPTS NO RESPONSIBILITY FOR INTERPRETATIONS OR RESTRICTIONS THAT MAY BE IMPOSED BY A PROPERTY ASSOCIATION.
- THE OWNER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS RED ROCK CONTRACTORS FROM ALL LIABILITY REGARDING THE DESIGN IN CONNECTION WITH THE PERFORMANCE OF WORK EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF RED ROCK CONTRACTORS.
- THE OWNER AND RED ROCK CONTRACTORS ACKNOWLEDGE THAT THESE CONSTRUCTION DOCUMENTS INCLUDE CONCEPTS THAT ARE SUBJECT TO THE SITE CONDITIONS. THE SITE CONDITIONS MAY REQUIRE MODIFICATIONS TO THE ACTUAL CONSTRUCTION OF THE PROJECT TO SATISFY THE INTENT OF THE CONCEPTS.
- THESE DOCUMENTS ARE NOT APPROVED FOR PERMITTING OR CONSTRUCTION WITHOUT A STAMP AND SIGNATURE OF THE ENGINEER IN THE TITLE BLOCK OF EACH SHEET.
- IF CHANGES ARE REQUESTED OF RED ROCK CONTRACTORS, NEW CONSTRUCTION DOCUMENTS MAY BE REQUIRED FOR CONSTRUCTION AND SUBMITTAL TO THE AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR RED ROCK'S TIME AND EXPENSE TO PREPARE THE CONSTRUCTION DOCUMENTS AND RED ROCK SHALL PROCESS THE PERMITS.
- BY THE USE OF THESE PLANS, THE USER ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS ALL OF THE INFORMATION INCLUDED HEREIN.
- REFERENCES IN BRACKETS [] INDICATE SPECIFIC STANDARDS, CODES, ORDINANCES, REGULATIONS AND AMENDMENTS BY THE AUTHORITIES HAVING JURISDICTION.
- ALL STANDARDS, CODES, ORDINANCES, REGULATIONS AND AMENDMENTS BY THE AUTHORITIES HAVING JURISDICTION SHALL BE THE LATEST EDITION UNO ALTHOUGH NO GUARANTEE IS MADE THAT REFERENCES IN BRACKETS [] WILL MATCH THE LATEST EDITION. ALL CONSTRUCTION SHALL CONFORM TO:
 - ICC - INTERNATIONAL CODE COUNCIL (IBC & IRC)
 - STATE AMENDMENTS TO THE ICC
 - LOCAL AMENDMENTS TO THE ICC
 - OTHER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION
- CONTRACTORS SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER OF ALL ERRORS, OMISSIONS AND/OR CONFLICTS BETWEEN STANDARDS, CODES, ORDINANCES, REGULATIONS, AMENDMENTS BY THE AUTHORITIES HAVING JURISDICTION, DRAWINGS, SPECIFICATIONS, CONSTRUCTION DOCUMENTS, AND/OR CONTRACT DOCUMENTS. CONTRACTORS SHALL NOT PROCEED WITH ANY WORK AFFECTED BY THE ISSUE(S) UNTIL THEY ARE RESOLVED BY THE ARCHITECT AND/OR ENGINEER.
- THE HIERARCHY OF CONTRACT DOCUMENTS SHALL FOLLOW THE AIA "GUIDE FOR SUPPLEMENTARY CONDITIONS" AND HIGHER COST CONDITIONS SHOULD GOVERN WHERE CONFLICTS OCCUR.
- CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER OF ALL DISCREPANCIES PRIOR TO STARTING WORK.
- IF A SPECIFIC DETAIL OR SPECIFICATION IS NOT PROVIDED THEN CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK. CONTRACTORS SHOULD CLARIFY OMISSIONS WITH THE ARCHITECT AND ENGINEER.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER CALCULATED DIMENSIONS THAT SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF ITEMS INCLUDING, BUT NOT LIMITED TO, EXCAVATIONS, TRENCHES, FORMS, AND ERECTED STRUCTURES. THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED WORK AND NOT THE MEANS, METHODS, OR PROCEDURES.
- CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR ALL SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, SAFETY, SECURITY, AND ENVIRONMENTAL CONCERNS. THIS REQUIREMENT IS NOT LIMITED TO EMPLOYEES, SUBCONTRACTORS, WORKING HOURS, OR THE PHYSICAL EXTENTS OF THE WORK.
- SUBCONTRACTORS ARE RESPONSIBLE FOR THEIR OWN SAFETY. ALL SAFETY CONCERNS RECOGNIZED BY ANYONE ON THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY. SAFETY IS EVERYONE'S FIRST PRIORITY.
- EXCAVATION PERMITS ARE NOT VALID WITHOUT AN UNDERGROUND UTILITY SERVICE DIG ALERT ID (BLUESTAKE OR TICKET NUMBER).
- DO NOT COVER OR CONCEAL ANY WORK WITHOUT FIRST OBTAINING AN INSPECTION FROM THE APPLICABLE ARCHITECT, ENGINEER, GENERAL CONTRACTOR, AND FROM ALL AUTHORITIES HAVING JURISDICTION.
- THE CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO AND NOT A SUBSTITUTE FOR THE INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. ALL WORK REQUIRING SPECIAL INSPECTION WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE AUTHORITIES HAVING JURISDICTION IS SUBJECT TO REMOVAL.
- SPECIAL INSPECTIONS MUST BE APPROVED BY THE AUTHORITIES HAVING JURISDICTION TO PERFORM THE TYPES OF INSPECTION SPECIFIED.

SITE PLAN GENERAL NOTES:
 CONTRACTOR SHALL VERIFY ALL PROPERTY AND BUILDING LINES, ZONING SET BACKS, EASEMENTS, FINISH FLOOR ELEVATIONS, AND DESIGN REVIEW BOARD STIPULATIONS PRIOR TO CONSTRUCTION. COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, INSPECTIONS, ETC. BUILD FROM DIMENSIONS. VERIFY ALL DIMENSIONS BEFORE BUILDING. NOTIFY BUILDER/DESIGNER OF ANY CONFLICTS. IF ANY CONTRADICTION OCCURS IN PLANS, THE MORE STRINGENT DETAIL OR SPECIFICATION WILL PREVAIL.
 DESIGNER SHALL NOT BE HELD LIABLE FOR SOIL CONDITIONS. ALL GRADING, COMPACTING FILL AND EXCAVATING TO BE PER SOIL REPORT FROM A LICENSED SOILS CONSULTANT.
 SWIMMING POOLS, SPAS, FENCES, SITE WALLS, GAS STORAGE TANKS, AND OTHER MISCELLANEOUS SITE STRUCTURES REQUIRE SEPARATE PERMITS.

PROJECT DESCRIPTION:
 CONSTRUCTION OF NEW COMMERCIAL BUILDING WITH ONE TWO-LEVEL TENANT SUITE, AND THREE ADDITIONAL ONE-LEVEL TENANT SUITES, ONE WITH DRIVE THROUGH. NEW BUILDING IS +/- 14,000 SQFT, TWO LEVELS.

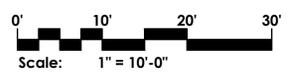
RMDC DANCE STUDIO

WARNER RD



CITY OF MESA LANDSCAPE REQUIREMENTS

Collector/Industrial/Commercial Streets (60'-80')	Required	Provided
STREET FRONTAGE WARNER RD = 202.51'	8 TREES = 6 TREES @ 24' BOX	2 PALM TREES @ 20' TALL MIN.
REQUIREMENTS: 4 TREES AND 16 SHRUBS PER 100 L' OF STREET FRONTAGE ('A' CHARACTER DESIGNATION)	2 TREES @ 36' BOX	7 TREES @ 24' BOX
	32 PLANTS = 16 @ 5 GAL MIN.	125 PLANTS = 49 @ 5 GAL
	16 @ 1 GAL	24 @ 1 GAL
PARKING LOT EXTERIOR	Required	Provided
REQUIREMENTS: 1 SHADE TREE AND 3 SHRUBS PER 15' PARKING ISLAND	10 SHADE TREES AND 30 PLANTS	1 TREE @ 36' BOX
NUMBER OF 15' PARKING ISLANDS = 10	MIN. OF 10% OF TREES TO BE 36' BOX	13 TREES @ 24' BOX
		62 PLANTS
INTERIOR PARKING LOT AND MEDIANS	Required	Provided
REQUIREMENTS: 1 SHADE TREE AND 6 PLANTS PER EVERY 8 PARKING SPACES	5 SHADE TREES AND 30 PLANTS	2 TREE @ 36' BOX
NUMBER OF PARKING SPACES = 41 = 5 SHADE TREES AND 30 PLANTS	MIN. OF 10% OF TREES TO BE 36' BOX	9 TREES @ 24' BOX
		144 PLANTS



PARCEL DATA:
 ASSESSOR'S PARCEL NUMBER: 304-33-990D
 AUTHORITY HAVING JURISDICTION: CITY OF MESA
 ZONING: LC BUSINESS SERVICE USE
 FEMA FLOOD ZONE:
 LOT SIZE: 42,853 SQFT OR 0.98 ACRE
 SETBACKS: FRONT 15'
 SIDE 0' ADJACENT TO LC
 50' ADJACENT TO RS
 REAR 50'
 HEIGHT RESTRICTION: 30'

AREAS: (IN SQUARE FEET)
 MAIN LEVEL
 TENANT 4 = 1,235
 TENANT 3 = 1,239
 TENANT 2 = 1,239
 TENANT 1 = 1,928
 DANCE STUDIO = 4,083

UPPER LEVEL
 DANCE STUDIO = 5,338
 MECHANICAL = 282

COVERED PATIO = 2,408

GROSS FLOOR AREA = 15,344

TOTAL UNDER ROOF = 12,132
 ADDITIONAL IMPERVIOUS = 19,115
 SURFACES
 NET LOT COVERAGE = 31.24%

LOT AREA = 42,852
 LOT COVERAGE = 73%
 MAXIMUM LOT COVERAGE = 80%

LANDSCAPE TOTAL CANOPY COVERAGE				
TREE NAME	MATURE CANOPY SIZE	TOTAL # TREES	SQFT CANOPY PER TREE	CANOPY TOTAL SQFT
SWAN HILL OLIVE	30'	5	706 SQFT	3,530 SQFT
SOUTHERN LIVE OAK	40'	6	1,256 SQFT	7,536 SQFT
DESERT WILLOW	25'	12	490 SQFT	5,880 SQFT
RED PUSH PISTACHE	25'	7	490 SQFT	3,430 SQFT
TOTAL SQFT OF MATURE COVERAGE FOR SITE 20,376 SQ. FT. .467 ACRES. 48% OF TOTAL LOT AREA.				

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	BOX SIZE / HEIGHT / WIDTH / CALIPER	QUANTITY
	OLEA EUROPA	24" BOX 6'-0" - 8'-0", 3'-0" - 5'-0"	5
	SWAN HILL OLIVE - MULTI TRUNK		
	QUERCUS VIRGINIANA	7'-0" - 9'-0", 3'-0" - 4'-0", 5" - .75"	3
	SOUTHERN LIVE OAK	24" BOX	
	CHIOPSIS LINEARIS	5'-0" - 7'-0", 3'-0" - 4'-0", 1.0" - 1.5"	13
	DESERT WILLOW	24" BOX	
	CHIOPSIS LINEARIS	8'-0" - 10'-0", 5'-0" - 7'-0", 1.75" - 2.25"	2
	DESERT WILLOW	36" BOX	
	PISTACIA x 'RED PUSH'	7'-0" - 9'-0", 2'-6" - 3'-6", 1.0" - 1.5"	6
	RED PUSH PISTACHE	24" BOX	
	PISTACIA x 'RED PUSH'	9'-0" - 11'-0", 4'-0" - 5'-0", 3.0" - 4.0"	3
	RED PUSH PISTACHE	36" BOX	
	PHOENIX DACTYLIFERA	DATE PALM 20' TALL MIN.	2
SHRUBS			
	MUHLENBERGIA CAPILLARIS	5 GAL	40
	PINK MUHLY - REGAL MIST		
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	5 GAL	33
	RIO BRAVO SAGE		
	JUSTICIA SPICIGERA	5 GAL	21
	MEXICAN HONEYSUCKLE		
	ILEX VOMITORIA 'NANA'	5 GAL	27
	DWARF YAUPON HOLLY		
	CARISSA MACROCARPA	5 GAL	35
	NATAL PLUM 'TUTTLE'		
	LEUCOPHYLLUM FRUTESCENS	5 GAL	40
	TEXAS RANGER 'COMPACT' SAGE		
	MUHLENBERGIA RIGENS	5 GAL	31
	DEER GRASS		
	SOPHORA SECUNDFLORA	15 GAL	12
	TEXAS MOUNTAIN LAUREL		
GROUNDCOVER			
	CONVOLVULUS CNEORUM	5 GAL	40
	BUSH MORNING GLORY		
	LANTANA MONTEVIDENSIS	1 GAL	39
	PURPLE TRAILING LANTANA		
	SALVIA ROSMARINUS 'PROSTRATUS'	5 GAL	13
	TRAILING ROSEMARY		

LANDSCAPE MATERIALS LEGEND		
MATERIAL		
DECOMPOSED GRANITE		1/2" SCREENED
COLOR: TABLE MESA BROWN		2" MIN. THICKNESS W/ PRE-EMERGENT

***FINAL LANDSCAPE PLAN**

SHEET INDEX

L0.0 COVER SHEET
 L1.0 LANDSCAPE PLAN & LEGEND

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com



RED ROCK CONTRACTORS
 2105 N. NEVADA STREET
 CHANDLER, AZ 85225
 OFFICE: (480) 539-0111

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF RED ROCK CONTRACTORS LLC. ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT FROM RED ROCK CONTRACTORS LLC UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR CONSTRUCTION AS AGREED TO IN THE SALE OF THIS DESIGN TO THE HOLDER AT THE ADDRESS STATED ON THE PLANS.

PROJECT ADDRESS

RMDC DANCE STUDIO

REVISION HISTORY

DATE	DESCRIPTION
01/07/26	REVISION
01/27/26	NEW BASE PLAN
02/04/26	FINAL



DESIGNED	BW
APPROVED	BH

24X36
 LANDSCAPE PLAN & LEGEND

L1.0

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF RED ROCK CONTRACTORS LLC. ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT FROM RED ROCK CONTRACTORS LLC UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR CONSTRUCTION AS AGREED TO IN THE SALE OF THIS DESIGN TO THE HOLDER AT THE ADDRESS STATED ON THE PLANS.

PROJECT ADDRESS
11245 E WARNER RD.
MESA, AZ 85212

REVISION HISTORY

No	Description	Date

ISSUED PLAN SETS

Description & Date



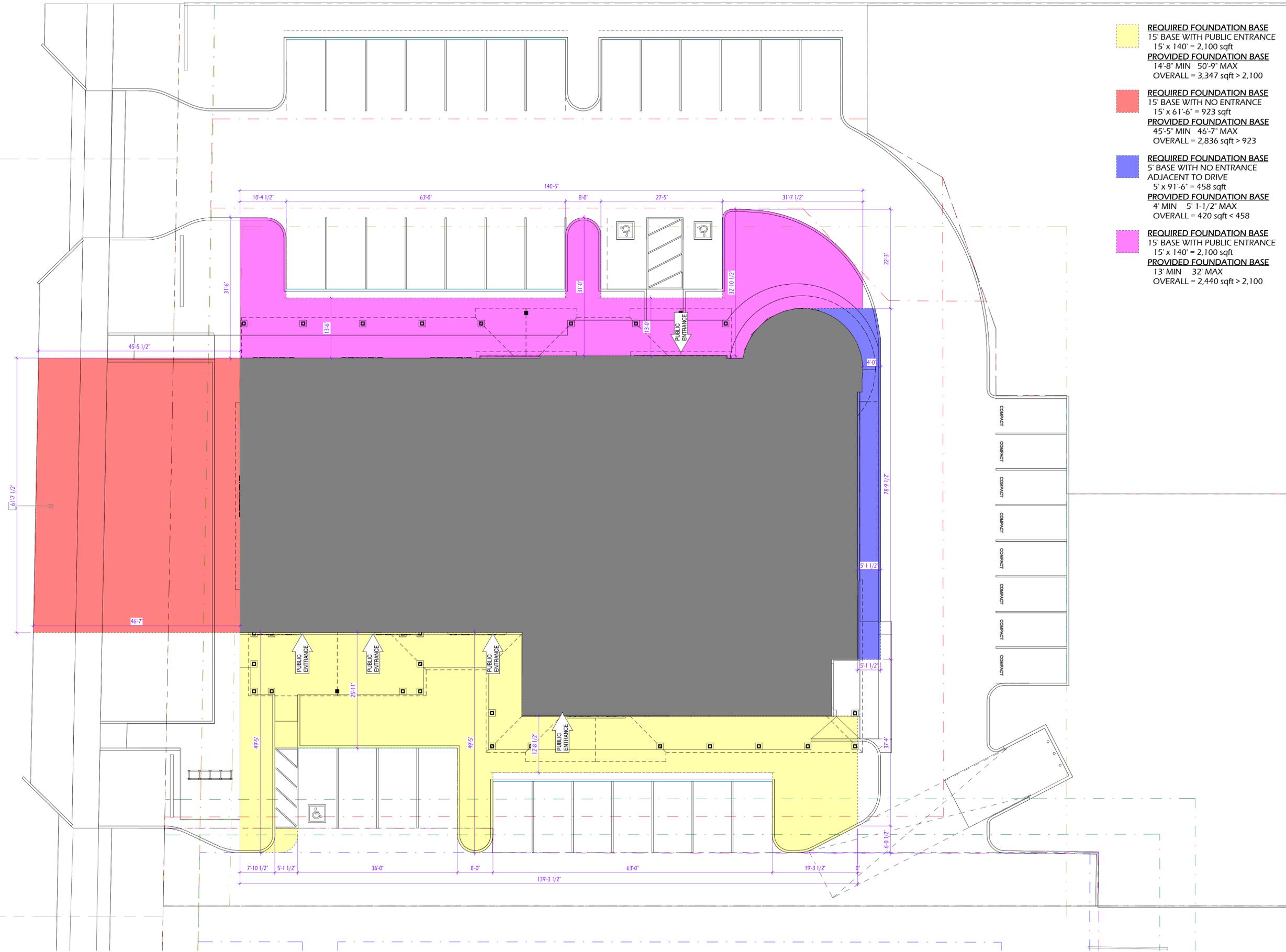
2/4/2026 9:36:06 AM

0 1/2" 1" 2"
PAGE FORMAT: 24"x36"

FOUNDATION BASE EXHIBIT

PAGE NUMBER
A-1.2

- **REQUIRED FOUNDATION BASE**
15' x 140' = 2,100 sqft
PROVIDED FOUNDATION BASE
14'-8" MIN 50'-9" MAX
OVERALL = 3,347 sqft > 2,100
- **REQUIRED FOUNDATION BASE**
15' BASE WITH NO ENTRANCE
15' x 61'-6" = 923 sqft
PROVIDED FOUNDATION BASE
45'-5" MIN 46'-7" MAX
OVERALL = 2,836 sqft > 923
- **REQUIRED FOUNDATION BASE**
5' BASE WITH NO ENTRANCE
ADJACENT TO DRIVE
5' x 91'-6" = 458 sqft
PROVIDED FOUNDATION BASE
4' MIN 5'-1-1/2" MAX
OVERALL = 420 sqft < 458
- **REQUIRED FOUNDATION BASE**
15' BASE WITH PUBLIC ENTRANCE
15' x 140' = 2,100 sqft
PROVIDED FOUNDATION BASE
13' MIN 32' MAX
OVERALL = 2,440 sqft > 2,100



E WARNER RD

FOUNDATION BASE
1" = 10'-0"

REVISION HISTORY		
No	Description	Date

ISSUED PLAN SETS	
Description & Date	

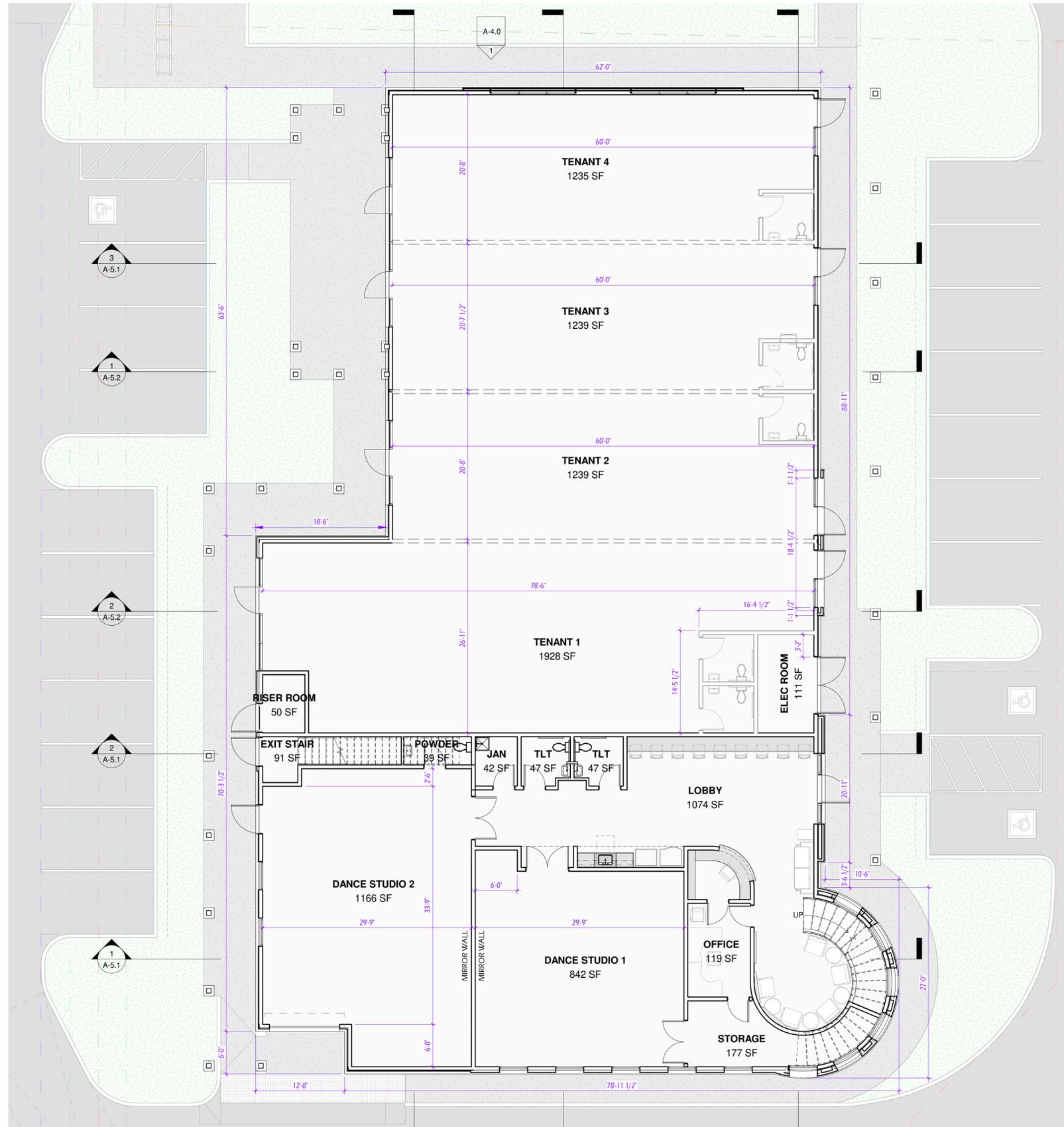


2/4/2026 9:36:12 AM



FLOOR PLAN - LEVEL 1

PAGE NUMBER
A-2.0



1st FLOOR PLAN
1/8" = 1'-0"

2/4/2026 9:36:12 AM

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF RED ROCK CONTRACTORS LLC. ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT FROM RED ROCK CONTRACTORS LLC UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR CONSTRUCTION AS AGREED TO IN THE SALE OF THIS DESIGN TO THE HOLDER AT THE ADDRESS STATED ON THE PLANS.

PROJECT ADDRESS
11245 E WARNER RD.
MESA, AZ 85212

REVISION HISTORY

No	Description	Date

ISSUED PLAN SETS
Description & Date

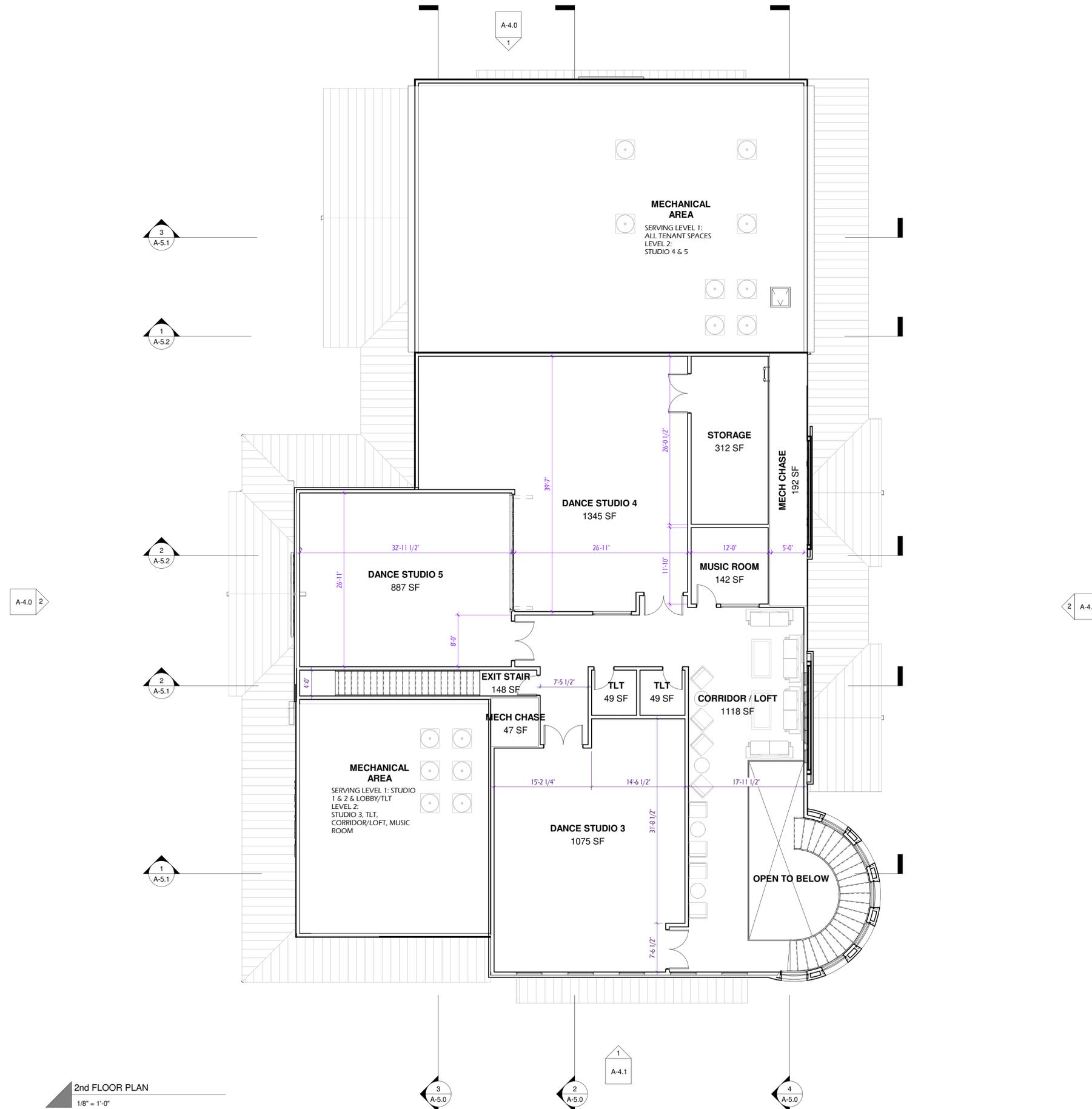


2/4/2026 9:36:14 AM



FLOOR PLAN - LEVEL 2

PAGE NUMBER
A-2.1



2nd FLOOR PLAN
1/8" = 1'-0"



2/4/2026 9:36:14 AM

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF RED ROCK CONTRACTORS LLC. ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT FROM RED ROCK CONTRACTORS LLC UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR CONSTRUCTION AS AGREED TO IN THE SALE OF THIS DESIGN TO THE HOLDER AT THE ADDRESS STATED ON THE PLANS.

PROJECT ADDRESS
11245 E WARNER RD.
MESA, AZ 85212

REVISION HISTORY

No	Description	Date

ISSUED PLAN SETS

Description & Date

Description & Date



2/4/2026 9:36:24 AM

0 1/2" 1" 2"
PAGE FORMAT: 24"x36"

ELEVATIONS

PAGE NUMBER

A-4.0



WEST FACADE

STUCCO	1,180 SF	36%
BRICK	860 SF	27%
CONCRETE	210 SF	7%
METAL PANEL	970 SF	30%
TOTAL	3,220 SF	100%

WEST
3/16" = 1'-0"



NORTH FACADE

STUCCO	830 SF	32%
BRICK	540 SF	21%
CONCRETE	260 SF	10%
METAL PANEL	950 SF	37%
TOTAL	2,580 SF	100%

NORTH
3/16" = 1'-0"

PER TABLE 11-30-3: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS:
DECORATIVE FEATURES SUCH AS SPIRES, BELL TOWERS, DOMES, CUPOLAS, PEDIMENTS, OBELISKS, AND MONUMENTS
• MAXIMUM COVERAGE, LOCATION RESTRICTIONS
• NO LIMITATION
• MAXIMUM VERTICAL PROJECTION ABOVE THE HEIGHT LIMIT (FT)
• NO LIMITATION

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF RED ROCK CONTRACTORS LLC. ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT FROM RED ROCK CONTRACTORS LLC UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR CONSTRUCTION AS AGREED TO IN THE SALE OF THIS DESIGN TO THE HOLDER AT THE ADDRESS STATED ON THE PLANS.

PROJECT ADDRESS
11245 E WARNER RD.
MESA, AZ 85212

REVISION HISTORY

No	Description	Date

ISSUED PLAN SETS

Description & Date

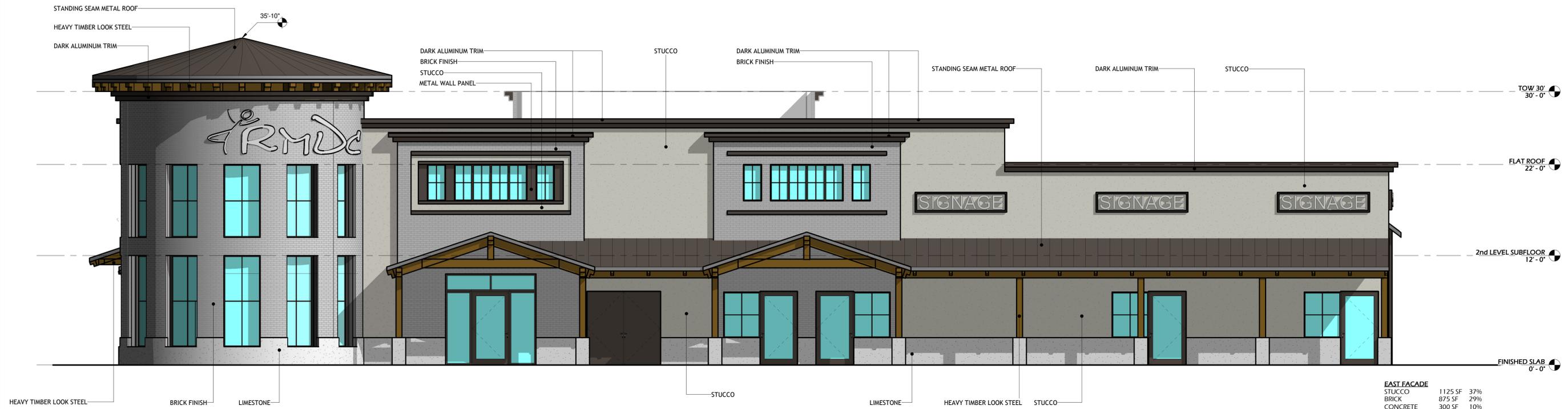


2/4/2026 9:36:32 AM

0 1/2" 1" 2"
PAGE FORMAT: 24"x36"

ELEVATIONS

PAGE NUMBER
A-4.1



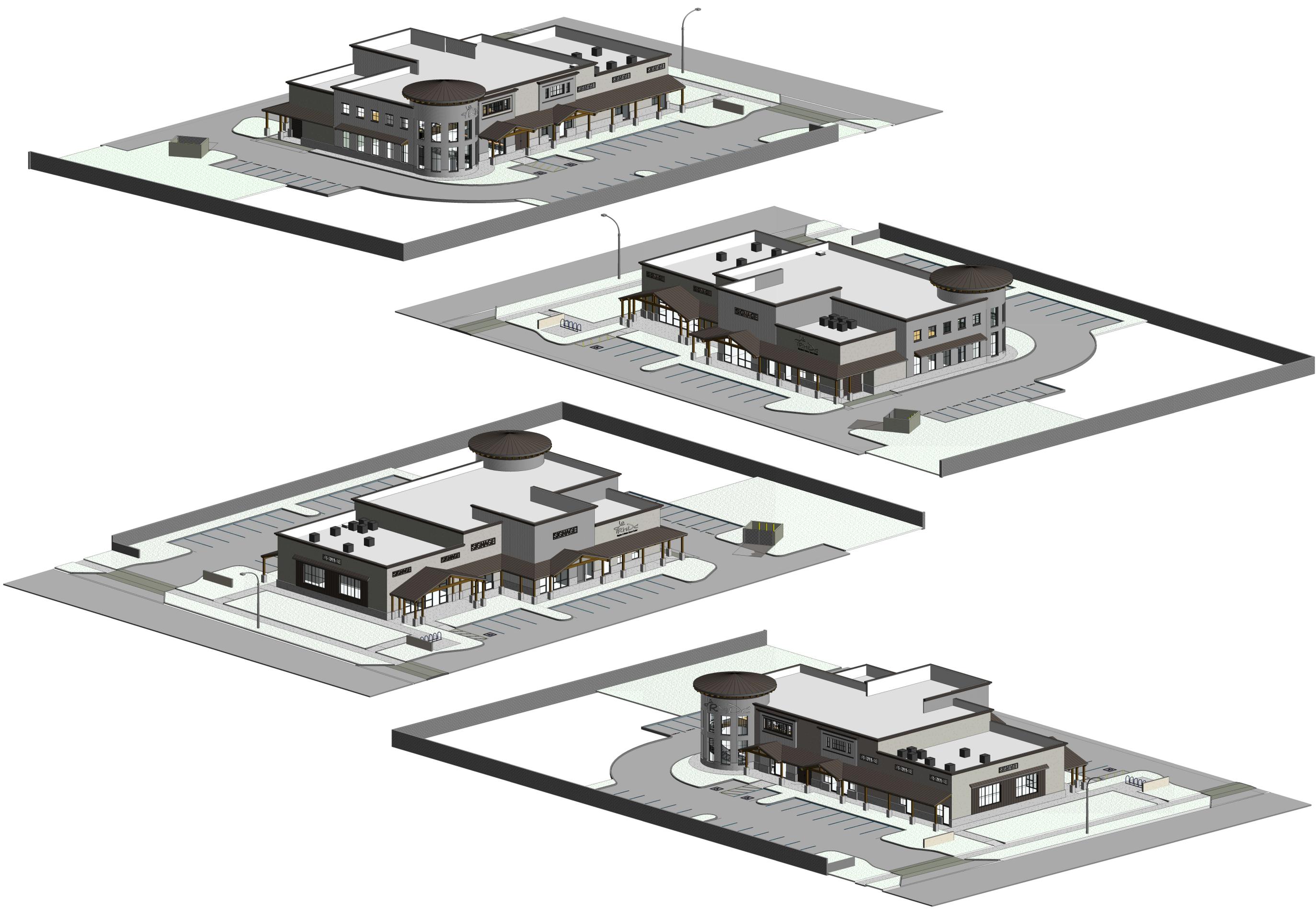
EAST FACADE

STUCCO	1125 SF	37%
BRICK	675 SF	29%
CONCRETE	300 SF	10%
METAL PANEL	740 SF	24%
TOTAL	3,040 SF	100%



SOUTH FACADE

STUCCO	395 SF	16%
BRICK	1,205 SF	49%
CONCRETE	240 SF	10%
METAL PANEL	595 SF	25%
TOTAL	2,435 SF	100%



THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF RED ROCK CONTRACTORS LLC. ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT FROM RED ROCK CONTRACTORS LLC UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR CONSTRUCTION AS AGREED TO IN THE SALE OF THIS DESIGN TO THE HOLDER AT THE ADDRESS STATED ON THE PLANS.

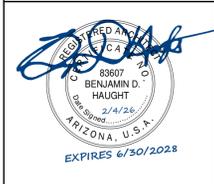
PROJECT ADDRESS
11245 E WARNER RD.
MESA, AZ 85212

REVISION HISTORY

No	Description	Date

ISSUED PLAN SETS

Description & Date



2/4/2026 9:36:40 AM



ISO VIEWS

PAGE NUMBER
A-5.3

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF RED ROCK CONTRACTORS LLC. ALL RIGHTS RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT FROM RED ROCK CONTRACTORS LLC UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR CONSTRUCTION AS AGREED TO IN THE SALE OF THIS DESIGN TO THE HOLDER AT THE ADDRESS STATED ON THE PLANS.



VIEW FROM NEIGHBORHOOD AT WEST

VIEW FROM NEIGHBORHOOD AT SOUTH



WARNER RD WESTBOUND

WARNER RD EASTBOUND

PROJECT ADDRESS
11245 E WARNER RD.
MESA, AZ 85212

REVISION HISTORY

No	Description	Date

ISSUED PLAN SETS
Description & Date



2/4/2026 9:36:53 AM



3D VIEWS

PAGE NUMBER
A-5.4



SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

lo TRMDC
Rhythm & Motion Dance Center



SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

Le Trévis
Le Trévis & More



RMD

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE



RMD

STORAGE

STORAGE

STORAGE

STORAGE



RMDc

SIGNAGE

SIGNAGE

SIG



iRMDC

SIGNAGE

SIGNAGE

S



RYM

SIGNAGE

SIGNAGE

SIGNAGE



SIGNAGE

SIGNAGE

SIGNAGE

lo TR
Rhythm & ...





SIGNAGE

SIGNAGE

SIGNAGE

lo
RMDC
Rhythm & Motion Dance Center



STORAGE

STORAGE

STORAGE

STORAGE

STORAGE





2105 N. Nevada Street · Chandler, AZ 85225 · 480.539.0111 Phone

CITIZEN PARTICIPATION PLAN

RMDC DANCE STUDIO

11245 E Warner Rd, Mesa, AZ 85212 (APN# 304-33-990D)

Application No.: DRB25-00734

Zoning District: LC - Limited Commercial

Request: BIZ Overlay per MZO §11-21-3

Purpose: Red Rock Design Build's purpose in this Citizen Participation Plan is to inform all citizens, property owners, neighborhood associations, agencies, schools, and businesses on the city-provided list of the application for the RMDC Dance Studio located at 11245 E Warner Rd, Mesa, AZ 85212. This application is for a new commercial building, containing the dance studio with up to four additional small commercial tenants, designed to serve the surrounding community while complying with Mesa zoning standards.

Pre-Submittal Meeting: The pre-submittal meeting was held with City of Mesa Development on January 21st, 2025. After reviewing the application, it was determined that adjacent residents, as outlined above, should be contacted. This will be carried out through the action plan explained below.

Action Plan: The following plan is intended to promote effective community collaboration and provide all impacted citizens with ample opportunity to learn about, review, and comment on the proposed construction. Red Rock aims to give clarity to the impacts, opportunities, and benefits this project may have. Through this, Red Rock is best able to understand and address any concerns the people may have.

1. Red Rock will use the City provided radius map and mailing list identifying all citizens and property owners within 500 feet of the site that need to be contacted. This will include, but not be limited to:
 - a. Homeowners Associations
 - b. Impacted neighbors
 - c. Schools
 - d. Businesses
 - e. Etc.
2. Two signs will be posted on the property.
 - a. A site notice sign containing all information specified in the Mesa Zoning Ordinance.
 - b. A sign advertising the new business with a rendered view of the new construction.
3. All persons and groups listed on the contact list will receive a letter containing a notification of the project, a brief narrative, site plan, rendered view, and an invitation to a neighborhood meeting held virtually via Zoom.

- a. Notice of the neighborhood meeting will be mailed to all listed property owners at least 10 calendar days before the scheduled meeting using first-class mail.
 - b. Proof of mailing and a mailing log will be retained and included in the Citizen Participation Report.
 - c. The virtual meeting will give a full overview of the project. More detailed explanations and visuals will be used to promote a better understanding and add clarity to the information previously mailed to the citizens.
 - d. Red Rock understands that residents may have comments or concerns on a variety of topics. i.e. traffic, parking, operating hours, construction schedule, and neighborhood compatibility. Early dialogue on these topics and others is welcome and will be addressed during the meeting.
 - e. Any comments or questions in the meeting left unaddressed will be recorded and Red Rock will provide a response soon thereafter.
 - f. Red Rock will serve as the public contact and welcomes any future inquiries by participating community members.
4. Following the meeting, Red Rock will create a detailed Citizen Participation Report documenting the mailing process, sign posting, meeting format, attendance, comments and concerns received, and responses given by Red Rock.
- a. A copy of the meeting recording and notes will be provided to the City of Mesa Planner assigned to the project.
 - b. The Citizen Participation Report will be uploaded to the case file via the DIMES portal at least 30 days prior to the public hearing.
 - c. Under city guidance, Red Rock will ensure any required adjustments or changes to best fit community input while maintaining compliance with all other building and zoning standards.
5. Presentations will be made available to groups of citizens or neighborhood associations upon request.

Proposed Schedule:

- Pre-Submittal Meeting - Jan. 21, 2025
- Application Submittal - Jan. 9, 2026
- Neighborhood meeting - Feb. 2, 2026
- Submittal of Citizen Participation Report - Feb. 6, 2026
- Planning and Zoning Board Hearing - TBD

CITIZEN PARTICIPATION REPORT FOR RMDC DANCE STUDIO

Case # ZONE25-00326

Feb. 10, 2026

Overview

This Citizen Participation Report documents the implementation and results of the Citizen Participation Plan for the RMDC Dance Studio project located at 11245 E. Warner Road, Mesa, Arizona. The application proposes developing a new commercial building that includes a dance studio and up to four additional small commercial tenant spaces. The project is intended to serve the surrounding neighborhood while complying with the Mesa Zoning Ordinance and applicable City policies.

This report demonstrates that property owners, residents, neighborhood organizations, and other interested parties were given adequate notice and an opportunity to learn about and comment on the proposed project. Supporting documentation, including proof of mailing, sign-in sheets, correspondence, and meeting materials, is attached.

Applicant Contact

Jack Santoro

Red Rock Contractors
2105 N. Nevada Street
Chandler, AZ 85225
Email: jacks@buildredrock.com
Phone: 480-539-0111

Neighborhood Meeting

A neighborhood meeting was conducted in accordance with City of Mesa requirements.

- **Date:** February 2, 2026
- **Format:** Virtual meeting
- **Time:** 2:00 PM (MST)
- **Attendance:** One (1) citizen

During the meeting, the proposed project was presented and discussed. The sole attendee expressed support for the project. No concerns, objections, or requests for modification were raised during the neighborhood meeting.

A sign-in list, meeting summary, and transcript are included with this report.

Notification and Correspondence

Notification letters, including notice of the neighborhood meeting, were mailed on January 20, 2026, to all property owners and occupants within 1,000 feet of the subject site. The mailing area included single-family residences, multifamily residences, homeowners' associations, schools, and neighborhood associations. Proof of mailing, a mailing log, and returned undeliverable notices are included as attachments. Three individuals responded, confirming receipt of the mailed notification.

Following the neighborhood meeting, additional notice was provided regarding the Design Review Board (DRB) hearing. After issuance of the DRB notice, two written comments were received from a neighboring property owner. Both comments expressed opposition to the proposed two-story building and requested that the development be limited to a one-story structure.

In addition, informal written correspondence from current RMDC dance studio clients expressed support for the proposed project. No other written or verbal comments were received.

Summary of Concerns, Issues, and Problems

- One citizen attended the neighborhood meeting and expressed support for the proposed project.
 - Two written comments were received after the DRB hearing notice, both from the same household, expressing opposition to a two-story commercial building and requesting that the project be limited to one story.
 - No concerns were raised related to traffic, parking, noise, lighting, hours of operation, or land use compatibility.
-

How Concerns, Issues, and Problems Were Addressed

The Applicant reviewed the comments received regarding building height and massing. The proposed two-story building complies with the height and development standards of the Limited Commercial (LC) zoning district and is consistent with the Neighborhood Center designation under the Mesa 2050 General Plan.

The project incorporates architectural articulation, step-backs, enhanced foundation base landscaping, and orientation of primary entrances and activity areas away from adjacent residential properties to reduce visual impacts and improve compatibility. Existing separation

features, including public roadways, a landscaped retention basin, and subdivision walls, further buffer the site from surrounding residential uses.

Concerns, Issues, and Problems Not Addressed and Why

The request to limit the project to a one-story building was not accommodated. The proposed two-story design is permitted by zoning, supports the functional and operational needs of the dance studio and associated tenant spaces, and allows for a higher-quality architectural and site design while remaining consistent with adopted City policies and land use designations.

Attachments

- Proof of mailing (January 20, 2026)
- Mailing list and radius map
- Undeliverable mail notices
- Neighborhood meeting information and invitation letter
- Neighborhood meeting sign-in list
- Neighborhood meeting summary and transcript
- Correspondence received from neighboring residents
- Correspondence with current dance studio clients

Dear Property Owner or Resident,

Red Rock Design Build is writing to inform you of a proposed neighborhood-serving commercial project planned at 11245 E. Warner Road, Mesa AZ, near the southeast corner of Warner Road and S. Mountain Road. Because your property is located within the proximity, we want to make sure you have an opportunity to learn more about the project and share any questions or comments.

About the Project

The proposal includes construction of a two-story commercial building. The primary tenant is Rhythm & Motion Dance Center along with up to four small commercial tenant spaces intended to serve the surrounding neighborhood. The site is currently undeveloped and is zoned for limited commercial use. The design reflects the City of Mesa's long-term plans for this area, which encourage small-scale, high-quality commercial uses that serve nearby residents. The project has also been carefully designed to be compatible with nearby homes by:

- Orienting building entrances and activity away from residential areas
- Maintaining significant setbacks and buffering from surrounding neighborhoods
- Incorporating enhanced landscaping, shade canopies, and pedestrian spaces
- Stepped massing and materials that compliments residential architecture

Visualization

To help better visualize the proposal, a rendered street view and site plan are included on the last page. These images are provided for reference only and are intended to help showcase the materials, vision, and layout of the project as it moves through the city review process.

Bonus Intensity Zone (BIZ) Overlay Request

As part of the application, Red Rock is requesting a Bonus Intensity Zone (BIZ) Overlay, which allows limited flexibility in certain development standards due to unique site constraints created by an existing City of Mesa municipal well on the property. While some standards are adjusted, the project overall meets or exceeds City requirements for landscaping, buffering, architecture, and pedestrian amenities.

Invitation to Virtual Neighborhood Meeting

We invite you to attend a virtual neighborhood meeting where we will:

- Present an overview of the project
- Share site plans and building renderings
- Explain the review process
- Answer questions and listen to feedback

Neighborhood Meeting:

 February 2, 2026, 2:00 PM MST

The QR code will take you to the zoom link.



If the link does not work on the day of the meeting, please email lleytonm@buildredrock.com and we will send you the link directly.

Your Feedback Matters

We understand that neighbors may have questions or comments. Our goal is to provide clear information early and to address concerns thoughtfully as the project moves through the city review process.

If you are unable to attend the meeting or would like to share comments in advance, please feel free to contact us directly.

Contact Information

Red Rock Design Build
2105 N. Nevada Street
Chandler, AZ 85225
 480-539-0111

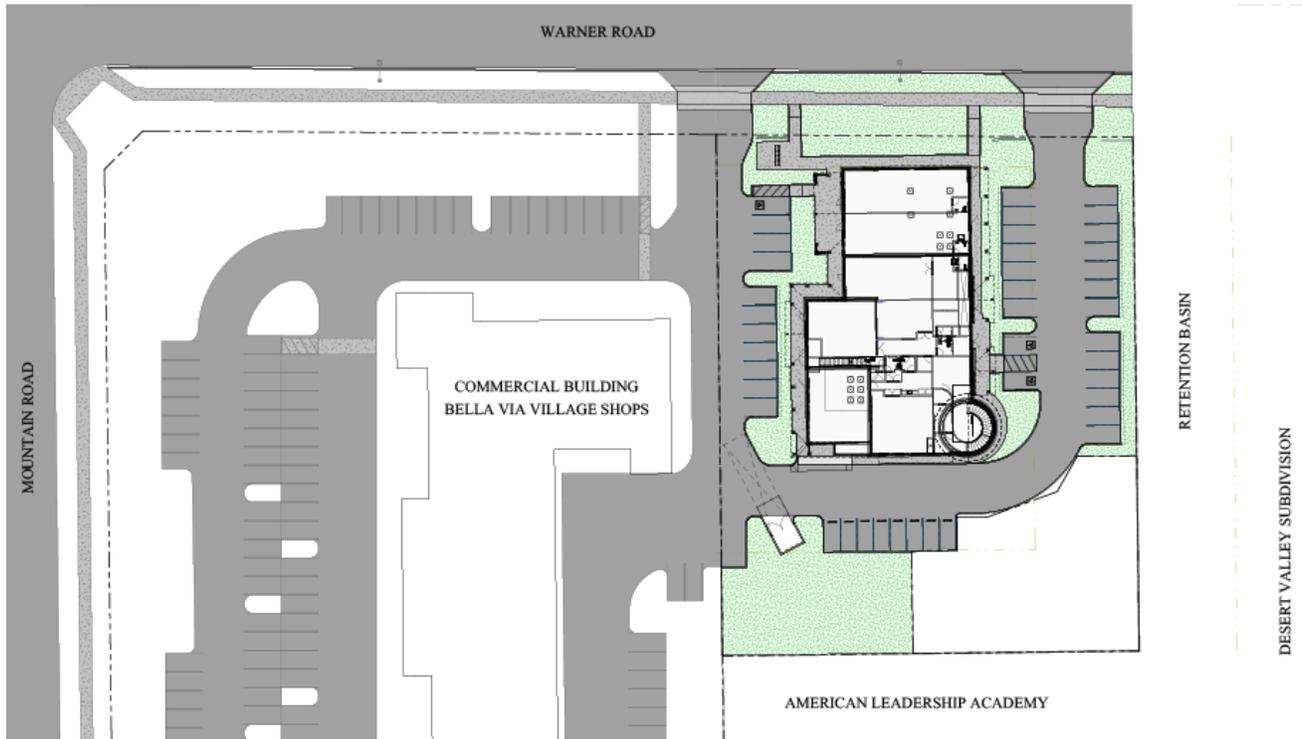
City of Mesa Planning and Zoning
Chloe Durfee Daniel, Planner II
Chloe.durfeedaniel@mesaaz.gov
Application No.: DRB25-00734

Attn: Jack Santoro
Jacks@buildredrock.com

Thank you for taking the time to review this information. We appreciate your interest and look forward to hearing your feedback.

Sincerely,
Red Rock Design Build

General Site Plan



Northeast Corner Rendered Street View from Warner



RMDC Neighborhood Meeting

Mon, Feb 2, 2026

Summary:

The meeting presented a proposed neighborhood commercial building for a dance studio and adjacent small tenant spaces at 11245 East Warner Road and solicited neighborhood feedback on the design, circulation, landscaping, lighting, and signage. The team confirmed site context and constraints, including access solely from Warner Road, a municipal well on the southeast corner, a retention basin buffering adjacent residential, and American Leadership Academy to the south. The project requests a bonus intensity zone overlay to allow design flexibility near the well while compensating with increased setbacks, additional landscaping, shaded pedestrian pathways, and enhanced foundation areas. The design emphasizes residential-scale materials and massing, no drive-throughs, no outdoor amplified sound, limited hours for the dance studio, compliance with commercial zoning, and shielded lighting consistent with city standards. The meeting had low neighborhood attendance; the team agreed to wait until 2:30 before concluding and to record any written responses for the citizen participation report. Specific next steps include transmitting neighbor contact details received via mailer, delivering a material board later in the week, forwarding meeting links to absent participants, and ensuring required plan labeling and stamping prior to final submittal.

Chapters & Topics:

Introductions and Low Attendance

Participants joined and noted low neighborhood attendance, performed introductions and minor technical renaming, and discussed waiting a few minutes for late arrivals.

* The meeting had minimal neighborhood attendance; the team will include any received neighbor responses in the citizen participation report.

Attendance, Feedback, and Citizen Participation Guidance

The team reported receiving a few mailer responses from the dance studio's clients, and the city representative advised documenting all neighbor responses in the citizen participation report.

Logistics, Link Sharing, and Material Coordination

Participants coordinated forwarding the meeting link to absent members, corrected email addresses for notifications, and discussed who to include in notifications and calendars.

Material Board Delay and Documentation Delivery

A roofing/material-board delay was reported and a delivery of colored roof samples was expected mid-week, and the team confirmed they would provide remaining documentation before the meeting.

* The roofing/material board delivery was delayed by a few days and is expected later in the week (Wednesday or Thursday).

Formal Project Presentation

The presenter reviewed site location, access, neighbors, tenant use and hours, zoning compliance, the bonus intensity overlay request, landscape and circulation plans, parking, pedestrian amenities, building materials and massing, lighting and signage commitments, and concluded by soliciting questions and limiting comments to 60 seconds.

* The project site is located at 11245 East Warner Road with access only from Warner Road and buffers to residential uses including a retention basin and a municipal well.

* The primary tenant will be Rhythm and Motion Dance Center with typical student ages three through 18 and peak hours in late afternoons and early evenings; no late-night events are proposed.

* The team is requesting a bonus intensity zone overlay to allow limited deviations near the municipal well while compensating elsewhere with increased setbacks and landscaping.

* Landscaping meets required quantities with no net tree loss and is concentrated to buffer neighborhoods and shade pedestrian pathways.

* Lighting and signage commitments include no illuminated signage facing east toward residences and shielded, city-standard lighting.

Reactions, Closing, and Post-Meeting Technical Questions

Attendees provided positive feedback, confirmed presentation visibility, agreed to close the meeting, and then asked post-meeting questions about which plan sheets require final stamps and labeling.

* Landscape and site plans must be stamped "final," and other sheets must not be labeled "preliminary" or "not for construction" per city guidance.

Action Items:

- * Project team (Jack Santoro and Read Rock) will include all neighbor responses and any support or opposition in the citizen participation report.
- * Matthew Miller will provide the names and addresses of neighbors who responded to the mailer to the project team.
- * Matthew Miller will forward the meeting link and related notifications to absent team members (including Jenny).
- * Lleyton will coordinate with the roofing contractor to deliver colored roof samples/material board by Wednesday or Thursday of the week referenced.
- * Jack Santoro will ensure the landscape and site plans are stamped “final” and that all other sheets are not labeled “preliminary” or “not for construction” before submittal.

Key Questions:

- * If no neighbors attend, do we need to present the full presentation at the meeting and how long should we wait for attendees?
- * Can signage on the west-facing sign be illuminated and can the rotunda element be illuminated?
- * Which specific plan sheets need to be stamped “final” and how should other sheets be labeled?

Notepad:

- * No notes

Dear Neighbor,

We have applied for a Rezone and Site Plan Review request for the property located at 11245 E. Warner Road, Mesa, AZ 85212. This request is for Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone Overlay(LC-BIZ) and Site Plan Review to allow for the development of a 15,344+ square foot commercial building. The case number assigned to this project is ZON25-00326.

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 (480) 539-0111 or e-mail me at lleytonm@buildredrock.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on February 25, 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 Chloe Durfee Daniel of their Planning Division staff. She can be reached at 480-644-6714 or Chloe.DurfeeDaniel@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.

Sincerely,



Red Rock Design Build

480-539-0111 (o)

www.buildredrock.com

2105 N. Nevada St., Chandler, AZ 85225



North:



South:



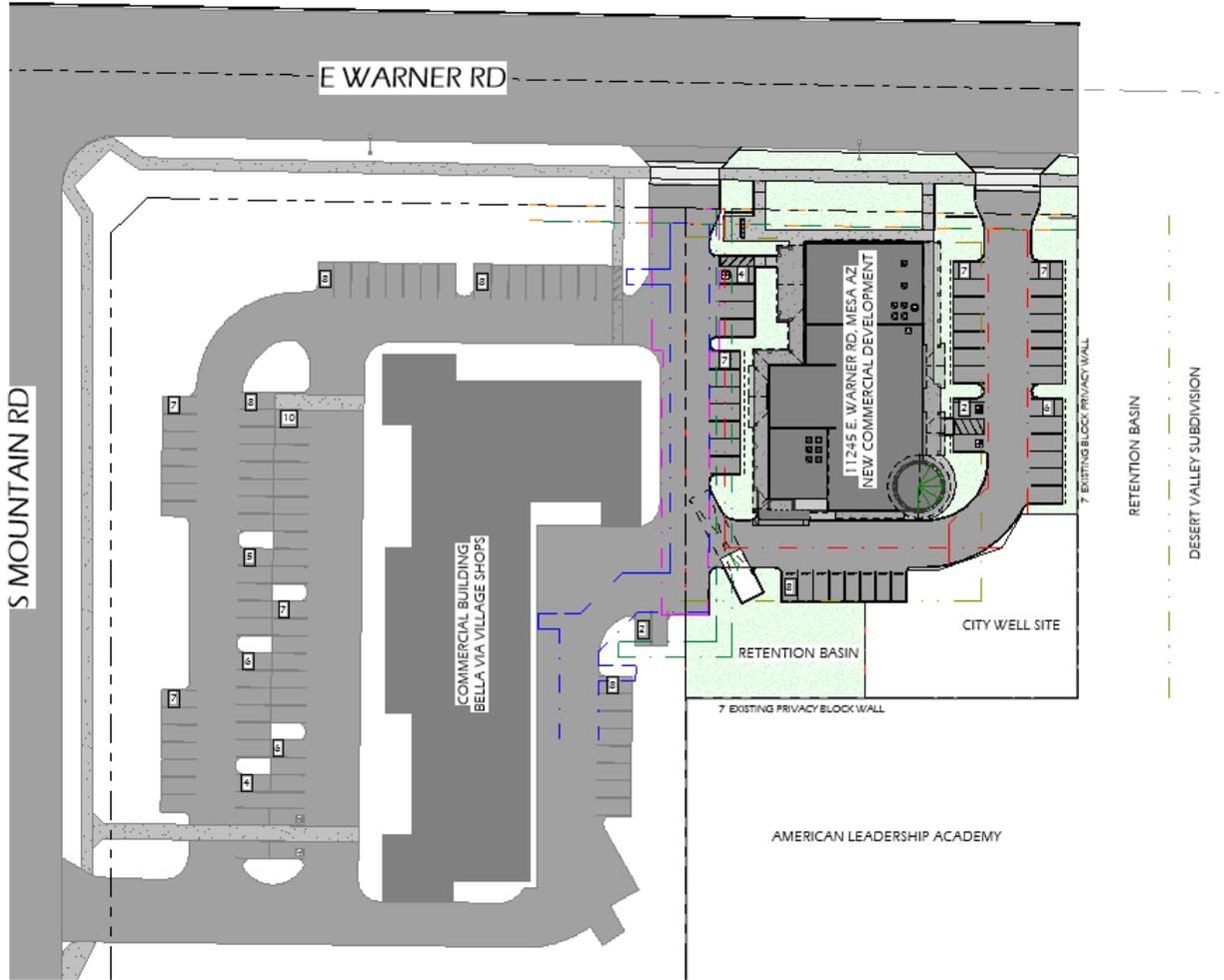
East:



West:



Site Plan:



LANDSCAPE COVERAGE

Total Landscape Area: 11,605 sqft
 Total Lot Size: 42,852 sqft

Landscape Coverage: 27%

PARKING REQUIREMENTS (MZO 11-32-3.A)

Requirement: 1 space per 375 square feet
*Service per City of Mesa Engineering Department 4/20/2022

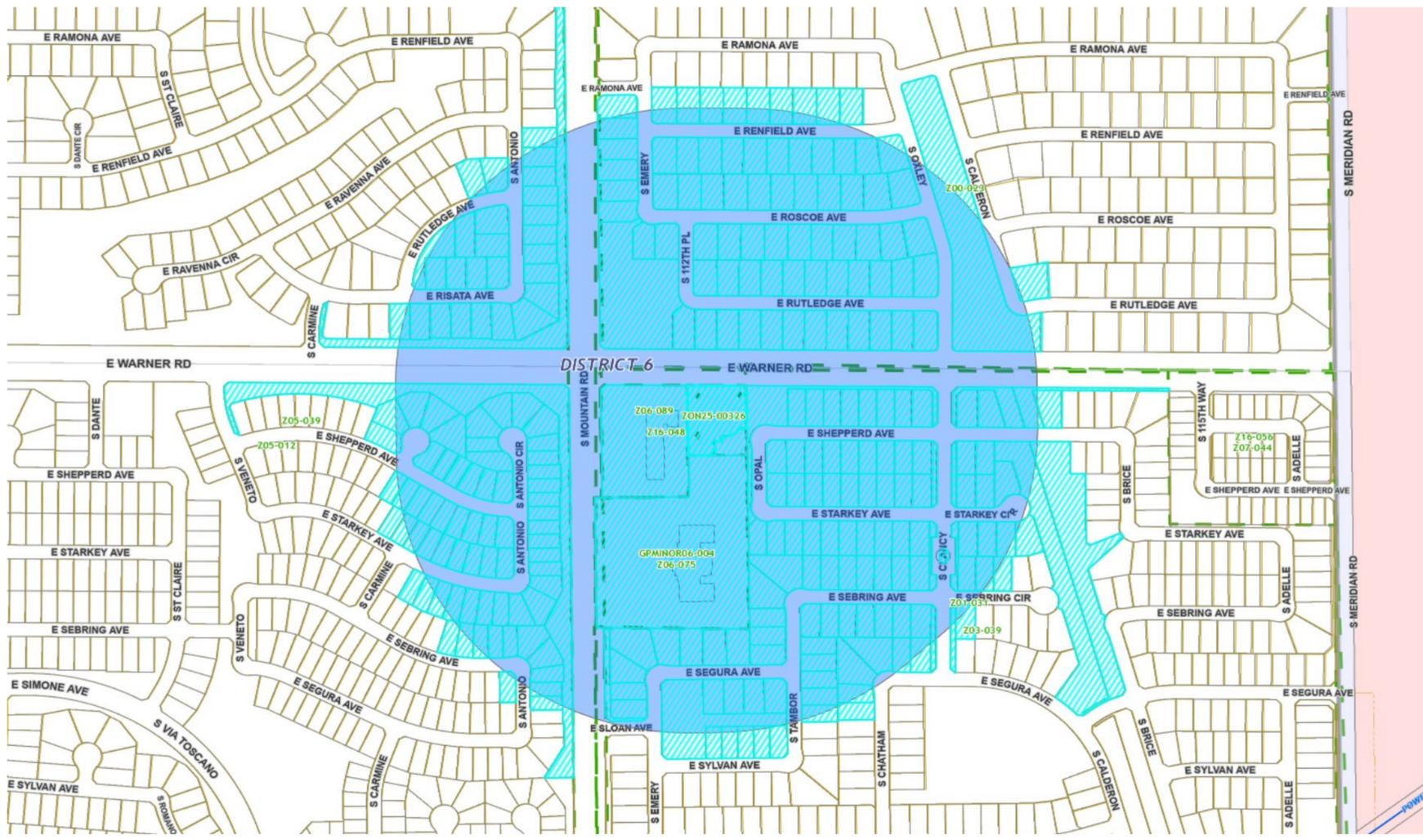
Total Building Area: 15,344 sqft / 375 = 41 Spaces
 Total Required Spaces: 41 spaces

Parking Provided: 41 Spaces

Accessible Parking Required: 2 spaces including 1 van accessible space
 Accessible Parking Provided: 3 spaces including 1 van accessible space

Bicycle Parking Required: 1 space / 10 vehicle spaces = 5 Spaces
 Bicycle Parking Provided: 8 Spaces





APN *	Owner Name *	Mailing Address1	Mailing Address2	Mailing Address City	Mailing Address State	Mailing Address Zip Code
	City of Mesa Development Services Department	ATTN: Nana Appiah	PO Box 1466	Mesa	AZ	85211-1466
	City of Mesa Development Services Department	ATTN: Chloe Durfee Daniel	PO Box 1466	Mesa	AZ	85211-1466
	City of Mesa	ATTN: Marc Hershberg	20 E Main St Ste 7	Mesa	AZ	85211-1466
	Vice Mayor Scott Somers	PO Box 1466		Mesa	AZ	85211-1466
	Alicia Martinez	PO Box 1466		Mesa	AZ	85211-1466
30433608	2018-1 1H BORROWER LP	8665 E HARTFORD DR STE 200	<Null>	SCOTTSDALE	AZ	85255
31209517	ABAB LIVING TRUST	10930 E TILLMAN AVE	<Null>	MESA	AZ	85212
31214613	ADAMS DONALD E/MARINICE T	4556 S CHATHAM	<Null>	MESA	AZ	85212
31214550	ADKINS KANE C/CHRISTINE D	11413 E SHEPPERD AVE	<Null>	MESA	AZ	85212
30433679	AH4R PROPERTIES LLC	23975 PARK SORRENTO 300	SUITE 300	CALABASAS	CA	91302
31208227	ALCORN BENJIMAN L/JOAN D	4263 S ANTONIO	<Null>	MESA	AZ	85212
31208223	ALEXANDER JUSTIN/RENAE	4329 S ANTONIO	<Null>	MESA	AZ	85212
30433643	ALLEN GARRETT B/AMBER R	11320 E RENFIELD AVE	<Null>	MESA	AZ	85212
30433602	ALLEN TRAVIS/MINDY	11241 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31209521	ALMANZA ISAAC B/TONYA K	11162 E SEBRING	<Null>	MESA	AZ	85212
30433991	AMERICAN LEADERSHIP ACADEMY INC	2350 E GERMAN RD STE 24	<Null>	CHANDLER	AZ	85286
31214485	APRIL ANN GEREN LIVING TRUST	11246 E SYLVAN AVE	<Null>	MESA	AZ	85212
31209610	BAGLIO GIOVANNI	11106 E STARKEY AVE	<Null>	MESA	AZ	85212
31209569	BAKER KATHY	4426 S CARMINE CIR	<Null>	MESA	AZ	85212
30433654	BAKER TYLER	11229 E RENFIELD AVE	<Null>	MESA	AZ	85212
31214537	BALLARD DANIEL/TAWNI	11311 E SHEPPERD AVE		MESA	AZ	85212
30433648	BAUM KENNETH R	11311 E RENFIELD AVE	<Null>	MESA	AZ	85212
31214507	BEASLEY FAMILY TRUST	11340 E SEBRING AVE	<Null>	MESA	AZ	85212
31209603	BECKETTS LIVING TRUST	11148 E STARKEY AVE	<Null>	MESA	AZ	85212
31214533	BEGOVIC ADMIR/DELINA	11343 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31208296	BELLA VIA COMMUNITY ASSOC	15111 N PIMA RD STE 100	<Null>	SCOTTSDALE	AZ	85260
31209682	BELLA VIA COMMUNITY ASSOCIATION	7740 N 16TH STR STE 300	<Null>	PHOENIX	AZ	85020
31209548	BELLA VIA RENTALS	11058 E RENFIELD AVE	<Null>	MESA	AZ	85212
31209550	BENNETT FAMILY LIVING TRUST	4435 S ANTONIO CIR	<Null>	MESA	AZ	85212
31214586	BERRY DAVID F/TERESA J	4541 S TAMBOR	<Null>	MESA	AZ	85212
31209543	BERRY FAMILY TRUST	4245 E WILSHIRE DR	<Null>	PHOENIX	AZ	85008
31209604	BEVERIDGE WILLIAM D/TIFFANY E	11142 E STARKEY AVE	<Null>	MESA	AZ	85212
31214581	BIRCHEM CHAD/HOJENSKI REBECCA J	11341 E SEBRING AVE	<Null>	MESA	AZ	85212
31214519	BIRDWELL WILLIAM/KATHY	11307 E STARKEY AVE	<Null>	MESA	AZ	85212
30433647	BLACKBURN MEGAN C/JOSHUA A	11319 E RENFIELD AVE	<Null>	MESA	AZ	85212
31209539	BOMMERSBACH CHARLES PATRICK/ANNETTE PAULINE	11155 E STARKEY AVE	<Null>	MESA	AZ	85212
31214508	BUATTI JACOB/JENELLE	11348 E SEBRING AVE	<Null>	MESA	AZ	85212
31208229	BUCKNER JEFFREY J/JENNIFER G	4247 S ANTONIO	<Null>	MESA	AZ	85212
31209557	BUNDESMANN JACOB A	4424 S ANTONIO CIR	<Null>	MESA	AZ	85212
30433640	CALLIES SHARENE	11262 E RENFIELD AVE	<Null>	MESA	AZ	85212
31209560	CAMACHO DAVID	11138 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31209520	CAPPELLETTY JASON A/TERESA R	4539 S ANTONIO	<Null>	MESA	AZ	85212
31214545	CASTIGLIEGO ANTHONY JR	11358 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31209551	CHAVARRIA PRISCILLA/JESSE	4429 S ANTONIO CIR	<Null>	MESA	AZ	85212

31214589	CHAVEZ ERIC/MOLLY	4565 S TAMBOR	<Null>	MESA	AZ	85212
31214493	CHEATWOOD CHRISTOPHER/JACLYN	4548 S EMERY CIR	<Null>	MESA	AZ	85212
31209553	CHESLEY TAMMY LYNN/LOREN TANNER	4417 S ANTONIO CIR	<Null>	MESA	AZ	85212
31214584	CITRON JAYSON A/CHERI L	11317 E SEBRING AVE	<Null>	MESA	AZ	85212
31208224	CLAPPER DAVID J/JULIA A	4321 S ANTONIO	<Null>	MESA	AZ	85212
31209523	COCA JOSE A/JOSLYN	11154 E SEBRING AVE	<Null>	MESA	AZ	85212
31214562	COOK JENNIFER	11402 E SEBRING CIR	<Null>	MESA	AZ	85212
31208237	CORAZZO RENZO L/MARVOS NORMA	11138 E RISATA AVE	<Null>	MESA	AZ	85212
31214561	COX CHRISTOPHER/JULIA	11410 E SEBRING CIR	<Null>	MESA	AZ	85212
30433663	CT RANCH TRUST	11312 E ROSCOE AVE	<Null>	MESA	AZ	85212
30433657	DALLENOGARE RILEY	11230 E ROSCOE AVE	<Null>	MESA	AZ	85212
30433638	DALTON LOIS	11246 E RENFIELD AVE	<Null>	MESA	AZ	85212
31208214	DAVID JOSEPH JOHN IV/ELISA ELLEN	11107 E RISATA AVE	<Null>	MESA	AZ	85212
31214499	DAVIS MARK ALAN/DIANE MARIE	16628 78TH DR N	<Null>	PALM BEACH GARDEN	FL	33418
30433990B	DCR SURPRISE REALTY LLC	136 DOVER RD	<Null>	MANHASSET	NY	11030
30433600	DE HOYOS ALBERTO/OLIVIA B	11257 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214491	DEMOUCHET CHRISTOPHER K/KEIA T	4564 S EMERY	<Null>	MESA	AZ	85212
31209538	DENNE STEPHEN PAUL III/STACY J	11149 E STARKEY AVE	<Null>	MESA	AZ	85212
31214805	DESERT VALLEY HOA	7255 E HAMPTON AVE 101	<Null>	MESA	AZ	85209
30433684	DIEPS TRUST	11330 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
30433595	DIEPSTRATEN KRISTA A	11331 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
30433664	DONNELLY TIMOTHY J/JOLENE G	11320 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214563	DOOLIN WILLIAM H	11403 E SEBRING CIR	<Null>	MESA	AZ	85212
31214560	DOWNIE JASON/JENNIFER	11418 E SEBRING CIR	<Null>	MESA	AZ	85212
31209651	DOYLE LANCE/ALEJANDRA	11159 E SEBRING AVE	<Null>	MESA	AZ	85212
30433642	DRAPER TRUST	11312 E RENFIELD AVE	<Null>	MESA	AZ	85212
30433658	DURIK GEORGE D TR	11238 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214516	DW TRUST	11327 E STARKEY AVE	<Null>	MESA	AZ	85212
31209566	EASTON CLINTON/JENNIFER	4415 S CARMINE CIR	<Null>	MESA	AZ	85212
31214515	EATON COLE/ALYSSA	11335 E STARKEY AVE	<Null>	MESA	AZ	85212
30433674	ERICKSON MICHAEL A	11255 E ROSCOE AVE	<Null>	MESA	AZ	85212
30433594	EVANS DAVID A/THERESA J	11339 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214488	EVERIDGE FAMILY TRUST	11239 E SEGURA AVE	<Null>	MESA	AZ	85212
31214557	EWING LYLE/KRISTAL A	11423 E STARKEY CIR	<Null>	MESA	AZ	85212
31209605	FAIRLANE A CERDENA AND LEONEL O CERDENA LIVING TRUST	11136 E STARKEY AVE	<Null>	MESA	AZ	85212
31208239	FALOWO OLUWOLE IYIOLA NICHOLAS	11122 E RISATA AVE	<Null>	MESA	AZ	85212
31214487	FINDER ROBERT/TRAICEY	11247 E SEGURA AVE	<Null>	MESA	AZ	85212
30433682	FOERSTER CHARLES L/DEBRA L	11314 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214523	FOX LINDSAY C	11320 E STARKEY AVE	<Null>	MESA	AZ	85212
31208236	FRANSDEN DAVID G	11146 E RISATA AVE	<Null>	MESA	AZ	85212
31214492	FUGLEBERG RANDY J/ARDEL F	226 137TH AVE NE	<Null>	HOPE	MD	58046
31208226	GARCIA RONALT/FRESIA ELIZABETH	4305 S ANTONIO	<Null>	MESA	AZ	85212
31214548	GARCIA RONNIE	11414 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31214521	GERRY MICHAEL/EUNJU	11304 E STARKEY AVE	<Null>	MESA	AZ	85212
31214501	GIFT ROBYN E/SHANE N	4526 S TAMBOR	<Null>	MESA	AZ	85212

31209563	GIROUX ELIZABETH M TR	11116 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31214541	GLASGOW LATHE/MARTHA	11326 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31209568	GODFREY MARTIN B/COLLEEN P	4418 S CARMINE CIR	<Null>	MESA	AZ	85212
31214542	GRABOVAC RANKO/NERMINA	11334 E SHEPPERD AVE	<Null>	MESA	AZ	85212
30433673	GRAHAM JASON M/MARLENE S	11263 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214816	GRANILLO BRANDEN	11432 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31209542	GROMADZKI STANISLAW/AGNIESZKA T	PO BOX 60424	<Null>	PHOENIX	AZ	85082
30433646	HAMM JARROD E/CHRISTINA M	11327 E RENFIELD AVE	<Null>	MESA	AZ	85212
31214578	HARNSBERGER FAMILY LIVING TRUST	11365 E SEBRING AVE	<Null>	MESA	AZ	85212
30433686	HATTABAUGH HUNTER/ABIGAIL	11346 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214483	HENDRICKS DARRAL L/NEWSUM-HENDRICKS ANITA M	11230 SYLVAN AVE	<Null>	MESA	AZ	85212
31214498	HERMANSON GARY D/WANDA R	11240 E SEGURA AVE	<Null>	MESA	AZ	85212
31214576	HERRERA HERLINDA	11358 E SEGURA AVE	<Null>	MESA	AZ	85212
30433652	HERSHEY TRUST	11245 E RENFIELD AVE	<Null>	MESA	AZ	85212
31214502	HEYWOOD STEVEN E/ELIZABETH	4520 S TAMBOR	<Null>	MESA	AZ	85212
31209526	HOUSEKNECHT PAUL A/MARTHA M	11142 E SEBRING AVE	<Null>	MESA	AZ	85212
31209545	HOWARD ROBERTA/RADICK ANDREA MICHELLE/CORNEL MICHAEL III	4465 S ANTONIO	<Null>	MESA	AZ	85212
31209559	HOWELL JAKE W/JENNIFER L	11146 E SHEPPERD AVE	<Null>	MESA	AZ	85212
30433653	HUBBARD JASON	19060 S 198TH CT	<Null>	QUEEN CREEK	AZ	85142
31209594	IH5 PROPERTY PHOENIX LP	1325 N FIESTA BLVD 103	<Null>	GILBERT	AZ	85233
31214554	IH6 PROPERTY PHOENIX LP	1131 W WARNER RD STE 102	<Null>	TEMPE	AZ	85284
31214531	ISSAC SAJI/SAJI ANNAMMA	10811 E RENATA CIR	<Null>	MESA	AZ	85212
31209601	JACKSON TROY/BRENDA	11151 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31214539	JAMES AND JOYCE WOLLUM REVOCABLE LIVING TRUST	11310 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31209525	JEWELL STEPHANIE A	11146 E SEBRING AVE	<Null>	MESA	AZ	85212
30433685	JEX JENNIFER	11338 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214504	JMA REVOCABLE LIVING TRUST	11316 E SEBRING AVE	<Null>	MESA	AZ	85212
30433639	JOHANSEN OHANA TRUST	11254 E RENFIELD AVE	<Null>	MESA	AZ	85212
31209607	JOHNSON PAUL A/HEATHER D	10215 E LAKEVIEW AVE	<Null>	MESA	AZ	85209
31214580	JONART RYAN	631 UTAH	<Null>	BUTTE	MT	59701
30433667	JONES ANDREW M/CHELSEY R	11345 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214496	JONES HEATHER	11224 E SEGURA AVE	<Null>	MESA	AZ	85212
31209556	KASGNOC KIRSTIN MOELLER/JASON	4416 S ANTONIO CIR	<Null>	MESA	AZ	85212
30433676	KATHLEEN A CONNER LIVING TRUST	11239 E ROSCOE AVE	<Null>	MESA	AZ	85212
30433681	KERBER CHRISTOPHER R/COURTNEY R	11306 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214513	KHAOV HUY/ENG	11349 E STARKEY AVE	<Null>	MESA	AZ	85212
31214511	KHAOV NICOLE LILY	11363 E STARKEY AVE	<Null>	MESA	AZ	85212
30433672	KLINE TIMOTHY R/LYNN M	11305 E ROSCOE AVE	<Null>	MESA	AZ	85212
31209518	KME-ONE LLC	PO BOX 80534	<Null>	RANCHO SANTA MAR	CA	92688
31208218	KOCINSKI RANDALL	211139 E RISATA AVE	<Null>	MESA	AZ	85212
31214486	KOSTA FAMILY TRUST	11254 E SYLVAN AVE	<Null>	MESA	AZ	85212
31214575	KUPFER ANDREW JOHN/KATRINA LINN	11366 E SEGURA AVE	<Null>	MESA	AZ	85212
30433683	LEAMY SCOTT J/KRISTA L	11322 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214497	LENHART THERESA A/STEVEN	11232 E SEGURA AVE	<Null>	MESA	AZ	85212
31209606	LEWIS AND SUSAN OAKS FAMILY TRUST	10626 E TRILLIUM AVE	<Null>	MESA	AZ	85212

31209593	LINDBLOM TIMOTHY V/AUBREY L	11103 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31209558	LIU TONG/XU YIZHEN	14007 SE 21ST PL	<Null>	BELLEVUE	WA	98007
31208238	LOCKWOOD PAUL/JEANETTE	11130 E RISATA AVE	<Null>	MESA	AZ	85212
31214527	LOMBARDI NICHOLAS	11352 E STARKEY AVE	<Null>	MESA	AZ	85212
30433670	LONG SHERRY/DANIEL J	11321 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214543	LONGO ROBERT/KRISTIN M	11342 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31214534	MARK AND LINDSEY HELLNER LIVING TRUST	11335 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31214547	MARTINEZ FAMILY REVOCABLE TRUST	PO BOX 1074	<Null>	CHANDLER	AZ	85244
31209547	MARTINEZ FERNANDO	4453 S ANTONIO	<Null>	MESA	AZ	85212
31214587	MARVIN TRUST	4549 S TAMBOR	<Null>	MESA	AZ	85212
31214509	MASON BRACK	11356 E SEBRING AVE	<Null>	MESA	AZ	85212
30433601	MAYER DONALD P/AMEE R	11249 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31209598	MCCALL DANIEL	11133 E SHEPPERD AVE	<Null>	MESA	AZ	85212
30433605	MCKNIGHT ROBERT M/CYNTHIA D	11215 E ROSCOE AVE	<Null>	MESA	AZ	85212
30433669	MCLAUGHLIN DIANA M	11329 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214529	MCLEOD ALLEN J/VALERIE	11366 E STARKEY AVE	<Null>	MESA	AZ	85212
31208215	MELAND WILLIAM J	11115 E RISATA AVE	<Null>	MESA	AZ	85212
30433782	MESA CITY OF	20 E MAIN ST STE 650	PO BOX 1466	MESA	AZ	85211
30433990E	MESA CITY OF	PO BOX 1466	<Null>	MESA	AZ	85211
30433592	MICHAEL E SHEPARD AND AMY L SHEPARD TRUST	11355 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31209562	MICHAEL S WOLF REVOCABLE TRUST	11122 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31208225	MILES CHRISTOPHER W/JEAN ANN	4313 S ANTONIO	<Null>	MESA	AZ	85212
30433596	MILLER D SHANE	11323 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214510	MILLIGAN JAMES A/JENNIFER M	11364 E SEBRING AVE	<Null>	MESA	AZ	85212
30433990D	MMJM VENTURES LLC	21103 S 222ND ST	<Null>	QUEEN CREEK	AZ	85142-3325
30433641	MONROIG CHARLES A	11304 E RENFIELD AVE	<Null>	MESA	AZ	85212
31214538	MORA VICTOR/JONI	11303 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31208217	MORALES JOAQUIN/TERI	11131 E RISATA AVE	<Null>	MESA	AZ	85212
31208220	MORONES BENJAMIN DIAZ/DIAZ KARA N	11155 E RISATA AVE	<Null>	MESA	AZ	85212
31208244	MORRIS DANIEL/LAWANDA M	11142 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31209536	MUNIZ CARLOS D	11139 E STARKEY AVE	<Null>	MESA	AZ	85212
31209555	NATIVIO JUDAH S/AMY M	4408 S ANTONIO CIR	<Null>	MESA	AZ	85212
30433645	NAVARRETE JOSE CESAR/MARIA R	11335 E RENFIELD AVE	<Null>	MESA	AZ	85212
31214588	NEIRA MANUEL P TR	4557 S TAMBOR	<Null>	MESA	AZ	85212
31214536	NGUYEN LONG	11319 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31214552	NGUYEN TAN PHAT/HOANG THI QUY	11412 E STARKEY AVE	<Null>	MESA	AZ	85212
30433687	NIELSON SARA ARYON-DEE	11354 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214517	NOORAIN SHEILA/KHAN SHAHIDA/KAMAR	11319 E STARKEY AVE	<Null>	MESA	AZ	85212
31208222	NUSS JAMIE/KARA	4337 S ANTONIO	<Null>	MESA	AZ	85212
31214530	O CONNOR JENNIFER/JOSEPH	11365 E SHEPPERD AVE	<Null>	MESA	AZ	85212
30433598	OBRIEN COURTNEY/PARSONS CHRIS	11307 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31208219	ONNEMBO KENNETH J/REBECCA S	11147 E RISATA AVE	<Null>	MESA	AZ	85212
31214579	ORRINO VINCENT/GONZALEZ ALBA	11357 E SEBRING AVE	<Null>	MESA	AZ	85212
30433604	OSINGA DAVID R/AIDE	11223 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214526	OSSMAN VALENTIN/IZABELLA	1523 YUKON PL	<Null>	LIVERMORE	CA	94550

30433677	PACE ARMAN D II/DAWNELL G	11240 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214525	PAGELS FAMILY LIVING TRUST	11336 E STARKEY AVE	<Null>	MESA	AZ	85212
31214615	PALMER ERIC MICHAEL/TESSA RACHELLE	4540 S CHATHAM	<Null>	MESA	AZ	85212-7097
31209546	PARENTE FAMILY REVOCABLE TRUST	5501 FOSSIL RIDGE DR E	<Null>	FORT COLLINS	CO	80525
31209540	PARSONS STACIE L/MICHAEL D	11161 E STARKEY AVE	<Null>	MESA	AZ	85212
30433649	PEDRETTI ADAM S/DIANE T	11303 E RENFIELD AVE	<Null>	MESA	AZ	85212
31209564	PEEL MATTHEW ADAM/MARY TERESA	11110 E SHEPPERD AVE	<Null>	MESA	AZ	85212
30433611	PENROD DAVIN/BLANCA F	4240 S EMERY	<Null>	MESA	AZ	85212
30433609	PER MARE PER TERRAS TRUST	4256 S EMERY	<Null>	MESA	AZ	85212
31209567	PERNA NICHOLAS S/KRISTEN M	4410 S CARMINE CIR	<Null>	MESA	AZ	85212
30433635	PETTERSON BRIAN	11222 E RENFIELD AVE	<Null>	MESA	AZ	85212
31209595	PICK KEVIN	11115 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31214503	PIERCE BRIAN J	11308 E SEBRING AVE	<Null>	MESA	AZ	85212
31214540	POWERS MARTIN/DONNA	11318 E SHEPPERD AVE	<Null>	MESA	AZ	85212
30433637	RANDAL B HANSEN TRUST	11238 E RENFIELD AVE	<Null>	MESA	AZ	85212
31209519	RASKO KAWNIE R	4543 S ANTONIO	<Null>	MESA	AZ	85212
31209602	RATCLIFFE JARED S II	11154 E STARKEY AVE	<Null>	MESA	AZ	85212
30433661	RBANDPLMOORE LIVING TRUST	2309 E MAPLEWOOD ST	<Null>	GILBERT	AZ	85297
31214582	REDFEARN GEORGE BENJAMIN/SANDRA	11333 E SEBRING AVE	<Null>	MESA	AZ	85212
30433671	REYNOSO NAIBE	11313 E ROSCOE AVE	<Null>	MESA	AZ	85212
31208242	RICKER JACOB/ERICA	4314 S ANTONIO	<Null>	MESA	AZ	85212
30433659	RINGLING CHRISTINA L	11246 E ROSCOE AVE	<Null>	MESA	AZ	85212
31209565	RIVERS KEVIN D/BERNARD HEIDI	4423 S CARMINE CIR	<Null>	MESA	AZ	85212
30433666	ROBERT CRAIG SZLEMKO LIVING TRUST	11336 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214494	ROBIDOUX DAVID/ROBERTA	SOUTH 74W13999 WOODS RD	<Null>	MUSKEGO	WI	53150
30433665	RODRIGUEZ ALBERT/MARCY	11328 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214546	RODRIGUEZ JUAN F/ARRASELY	11366 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31208241	ROGERS WILLIAM E/JULIE L	4322 S ANTONIO	<Null>	MESA	AZ	85212
31208221	RUTER RICK/JODY	4345 S ANTONIO	<Null>	MESA	AZ	85212
31214583	SANCHEZ RUDY A/SARA K	11325 E SEBRING AVE	<Null>	MESA	AZ	85212
31214518	SANDSTROM ERIK ROBERT/TRACI	11313 E STARKEY AVE	<Null>	MESA	AZ	85212
31209541	SAUFLEY JAMES/CHRISTY A	4521 S ANTONIO	<Null>	MESA	AZ	85212
31209554	SCHMALTZ AUDREY J	4411 S ANTONIO CIR	<Null>	MESA	AZ	85212
31214482	SCHULZ PAUL/PAULA	11222 E SYLVAN AVE	<Null>	MESA	AZ	85212
31209608	SCOFIELD JACK FREDRICK III	11118 E STARKEY AVE	<Null>	MESA	AZ	85212
30433606	SFR JV-2 2022-1 BORROWER LLC	PO BOX 982503	<Null>	EL PASO	TX	79998-2503
30433660	SHAFFIER MICHAEL W/LANGSETH JULIE A	11254 E ROSCOE AVE	<Null>	MESA	AZ	85212
31209534	SHAJOHN MOHAMMED/RAHMAN MITA	11131 E STARKEY AVE	<Null>	MESA	AZ	85212
30433593	SHARP RACHAEL	11347 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
30433610	SHELBY HIGHFIELD TRUST	4248 S EMERY	<Null>	MESA	AZ	85212
31209597	SHOBE DERREK ERON/REBECCA MARIE	11127 E SHEPPERD AVE	<Null>	MESA	AZ	85212
30433680	SHUMWAY MARC T/KRISTI K	11264 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214555	SINGER STEVEN/MELISSA	11411 E STARKEY CIR	<Null>	MESA	AZ	85212
31214535	SMITH DEANNA LYNN	11048 E STARKEY AVE	<Null>	QUEEN CREEK	<Null>	85142
30433636	SMITH FRANK IV/TRACI LYNN	11230 E RENFIELD AVE	<Null>	MESA	AZ	85212

31214505	SMITH ROBERT F/KRISTA	11324 E SEBRING AVE	<Null>	MESA	AZ	85212
30433781	SOTO FAMILY LIVING TRUST	11430 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
30433603	SPARROW KENDRICK W/KELLI L	11233 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31209596	SPECKMANN LAURIE A	11121 E SHEPPERD AVE	<Null>	MESA	AZ	85212
30433599	SPICONARDI SHARON	11265 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214484	SPORES PAMELA C/KILE JANE E	11238 E SYLVAN AVE	<Null>	MESA	AZ	85212
31214522	STANEART AMY L	11312 E STARKEY AVE	<Null>	MESA	AZ	85212
31214514	STANKOWITZ ANN	11343 E STARKEY AVE	<Null>	MESA	AZ	85212
31209537	STAPLES JEFFREY/CECILIA	11145 E STARKEY AVE	<Null>	MESA	AZ	85212
31209600	STEELE STEVEN/ANDREA	11145 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31214520	STEGMAN SHAYNE/VALERIE	11301 E STARKEY AVE	<Null>	MESA	AZ	85212
31214556	STEINBACH ROGER/DENA	11417 E STARKEY CIR	<Null>	MESA	AZ	85212
31209549	STOWELL CAMERON/MEGAN	4441 S ANTONIA CIR	<Null>	MESA	AZ	85212
31209544	SUBLETT STEVEN/LAJEUNESSE Jaelie D	4503 S ANTONIO	<Null>	MESA	AZ	85212
30433668	SWH 2017-1 BORROWER LP	8665 E HARTFORD DR 200	<Null>	SCOTTSDALE	AZ	85255
30433675	TARDIF TIMOTHY	11247 E ROSCOE AVE	<Null>	MESA	AZ	85212
30433607	TAYLOR CHAD A/RACHAEL L	4306 S EMERY	<Null>	MESA	AZ	85212
31208240	TE HORN TRUST	11135 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31209552	TERRY AND PEGGY WADZINKSKI LIVING REV TRUST	4055 N RECKER RD UNIT 13	<Null>	MESA	AZ	85215-7792
31208216	THAXTON HALLEY P/MICHAEL T	11123 E RISATA AVE	<Null>	MESA	AZ	85212
30433656	THOMPSON LANE/SHANNON	11222 E ROSCOE AVE	<Null>	MESA	AZ	85212
31214532	TOBIN ALAN B/JENNIFER F	11351 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31209535	TODD PAUL B/PATRICIA J	11135 E STARKEY AVE	<Null>	MESA	AZ	85212
31209561	TREVINO SANTIAGO/SCHUELKE COURTNEY	11130 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31208228	TREVOR AND WENDY HANSEN FAMILY TRUST	4255 S ANTONIO	<Null>	MESA	AZ	85212
31214495	TUCKER GEOFF/LYNETTE	11216 E SEGURA AVE	<Null>	MESA	AZ	85212
31214490	URIAS RYAN/KATRINA	4285 MOHAWK DR	<Null>	LARKSPUR	CO	80118
31214524	UZOAGBADO IFEOMA	400 CONTINENTAL BLVD 600	<Null>	EL SEGUNDO	CA	90245
31214500	VACCARO JOSEPH T/ROSALIE ANN	4532 S TAMBOR	<Null>	MESA	AZ	85212
31214506	VALCO HOMES LLC	7000 N 16TH ST STE 120-183	<Null>	PHOENIX	AZ	85020
31209524	VALERIE E KLEINBERG TRUST	11150 E SEBRING AVE	<Null>	MESA	AZ	85212
31208243	VAN BOGAERT JAMES P/DETZA E	11150 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214489	VAN LANGEN CORNELUS N/BETH ANN	11231 E SEGURA AVE	<Null>	MESA	AZ	85212
30433650	VEGA FAMILY TRUST	11261 E RENFIELD AVE	<Null>	MESA	AZ	85212
31214585	VENEGAS ROBERT SR/MARY H	4533 S TAMBOR	<Null>	MESA	AZ	85212
30433678	VINCENT ANTHONY CONTRERAS AND CAROLINA BINOYA CONTRERA	11248 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31214544	WATTS CAMDEN W/DANAE B	11350 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31214549	WAYNE FRANKLIN PATTON TRUST	11407 E SHEPPERD AVE	<Null>	MESA	AZ	85212
31209609	WEBB BENJAMIN J JR	11112 E STARKEY AVE	<Null>	MESA	AZ	85212
31214551	WERZYN JESSICA/EDWARD	11404 E STARKEY AVE	<Null>	MESA	AZ	85212
31214553	WESTBERG FAMILY TRUST	11418 E STARKEY CIR	<Null>	MESA	AZ	85212
31209599	WESTERBUHR LISA A	349 W 3RD ST	<Null>	CHADRON	NE	69337
30433655	WHITE FAMILY LIVING TRUST	11221 E RENFIELD AVE	<Null>	MESA	AZ	85212
31214512	WICKER LAURIE	11355 STARKEY AVE	<Null>	MESA	AZ	85212
30433662	WILLIAMS MARK AARON/KIMBERLY	11304 E ROSCOE AVE	<Null>	MESA	AZ	85212

31209533	WOLLSLAIR KATHY	11125 E STARKEY AVE	<Null>	MESA	AZ	85212
30433651	WYATT CYPRIAN TEAL/TERESA MARIE	11253 E RENFIELD AVE	<Null>	MESA	AZ	85212
31214528	YAN CHUAN	417 S ASSOCIATED RD UNIT 187	<Null>	BREA	CA	92821
30433597	ZAVAGLI JOSHUA T/SUSAN E	11215 E RUTLEDGE AVE	<Null>	MESA	AZ	85212
31209522	ZAVOS STEPHANIE L/ALEXANDER R	11158 E SEBRING AVE	<Null>	MESA	AZ	85212
31214614	ZEBRO TYLER DENTON/LOCKE NATALIE	4548 S CHATHAM	<Null>	MESA	AZ	85212
	Bella Via Community Association	Megan Holcombe	161 E. Rivulon Blvd	Gilbert	AZ	85297
	Bella Via Community Association	Sara Morones	161 E. Rivulon Blvd	Gilbert	AZ	85297
	Bella Via Community Association	Orchidia Peterson	10840 E Topaz Ave	Mesa	AZ	85212
	Desert Valley Homeowners' Association					
	Eastmark Community Alliance, Inc.	Kessalee Ogren	10100 E Ray Road	Mesa	AZ	85212
	Eastmark Community Alliance, Inc.	Payton Welter	10100 E Ray Road	Mesa	AZ	85212
	Eastmark Community Alliance, Inc.	Chris Gonzalez	10100 East Ray Ro	Mesa	AZ	85212
	Phyllis Hengst		1600 W Broadway	Tempe	AZ	85282
	Keighley Place Community Association	Robert Brown	7255 E Hampton A	Mesa	AZ	85209
	Kyle Smith		11331 E Roselle	Mesa	AZ	85212
	Karen Bryant		4125 S Calderon	Mesa	AZ	85212
	Wes Stewart		11258 E Reginald A	Mesa	AZ	85212
	Mountain Ranch Community Association	Patrick Goils	11326 E Renata Av	Mesa	AZ	85212
	Mountain Ranch Community Association	Terri DeBow-Flores	3945 S Adelle	Mesa	AZ	85212
	Karie Babbitt		11462 E Rutledge	Mesa	AZ	85212