

# **Haven at Destination**

## **NWC of North Meridian Road and State Route 24**

### **Citizen Participation Plan**

#### **Rezoning, Preliminary Plat, & Major General Plan Amendment**

#### **September 11, 2025**

**Purpose:**

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Haven at Destination.

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

**Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
Sean.lake@pewandlake.com

Sarah Prince  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
sarah.prince@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

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1. A neighborhood meeting was held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).

2. Public Notice Letters for the Planning and Zoning meeting regarding the Major General Plan Amendment were mailed on September 8, 2025 to all property owners within 1000' of the subject property.
3. Public notices will be mailed for upcoming Planning and Zoning and City Council meetings to all property owners within 1000' of the subject property.
4. The property was properly posted with notice signs installed on the subject site on September 8, 2025 for the September 23, 2025 Major General Plan Amendment meeting. The Sign posting affidavit is included in this Citizen Participation Report.
5. Future signs will be posted on the site for the upcoming Planning and Zoning and Council meetings, when those meeting dates are established.

**Schedule:**

Pre-Submittal Conference- November 27, 2024

Formal Applications- April 9, 2025

Follow-up Submittals – July 2, 2025

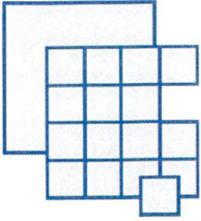
Neighborhood Meeting- July 28, 2025

Planning and Zoning Meeting (Major General Plan Amendment) – September 23, 2025

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD



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

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

July 11, 2025

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Ashton Woods, we are pleased to invite you to participate in a neighborhood meeting for the property located at the northwest corner north Meridian Road and Arizona State Route 24 and is approximately 28.57 acres in area. The proposed development is Haven at Destination, which is a single-family residential community.

Our project team has set up an in-person meeting where we will present the project and provide more information.

**Date:** July 29, 2025  
**Time:** 6:30 p.m.  
**Meeting Location:** Silver Valley Elementary School – Media Center  
9737 E. Toledo Ave, Mesa, AZ 85212

Should you have any questions, please contact me or Sarah Prince in my office by email at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefings that will be prepared for public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake  
**PEW & LAKE, PLC**



Proposed Elevations



**Haven at Destination  
Neighborhood Meeting  
July 29, 2025 at 6:30 pm  
Silver Valley Elementary School Library**

**Hosted by:** Sean B. Lake, Sarah Prince – Pew & Lake. Brand Ramirez – Ashton Woods. Alex Fish - ABLA and Eric Winters – EPS Group

**Neighbors in Attendance:** See Sign in Sheets

**Start Time:** 6:32 PM

**End Time:** 7:06 PM

**Summary:** Mr. Lake started the meeting by introducing the development team and reviewing the PowerPoint presentation which explained the purpose of the meeting, the requests to the City, the proposed development, and the expected timeline / next steps. The questions and answers listed below outline the meeting conversations between the neighbors and the development team. Overall, the neighbors in attendance were in support of the project and wanted more information regarding the infrastructure being developed to support the project and surrounding neighborhoods.

**Questions & Responses:**

- 1. Are the amenities provided at this site available to the existing Destination neighborhood?**
  - a. This is not a gated community, and the amenity areas will not be regulated by security.
- 2. Will this development use the same HOA management company as the adjacent Destination neighborhood?**
  - a. The HOA management company has not been determined at this time.
- 3. Will there be a gated dog park within the development?**
  - a. We have open space areas that pets will enjoy but not a specific dog park that is gated.
- 4. Will the expansion of State Route 24 change this site plan?**
  - a. No, this site plan will not change due to the expansion of State Route 24. Ashton Woods will be responsible for half street improvements along the roads directly adjacent to the site.
- 5. We are concerned with the construction workers not picking up their materials from sites which causes several flat tires.**
  - a. Acknowledged.
- 6. Does Ashton Woods own the property today?**
  - a. No. There is a purchase agreement in place, but the sale will not be completed until entitlements are approved.
- 7. Can you work on providing construction access to the site from State Route 24.**
  - a. We can work on providing designated construction access to the site.

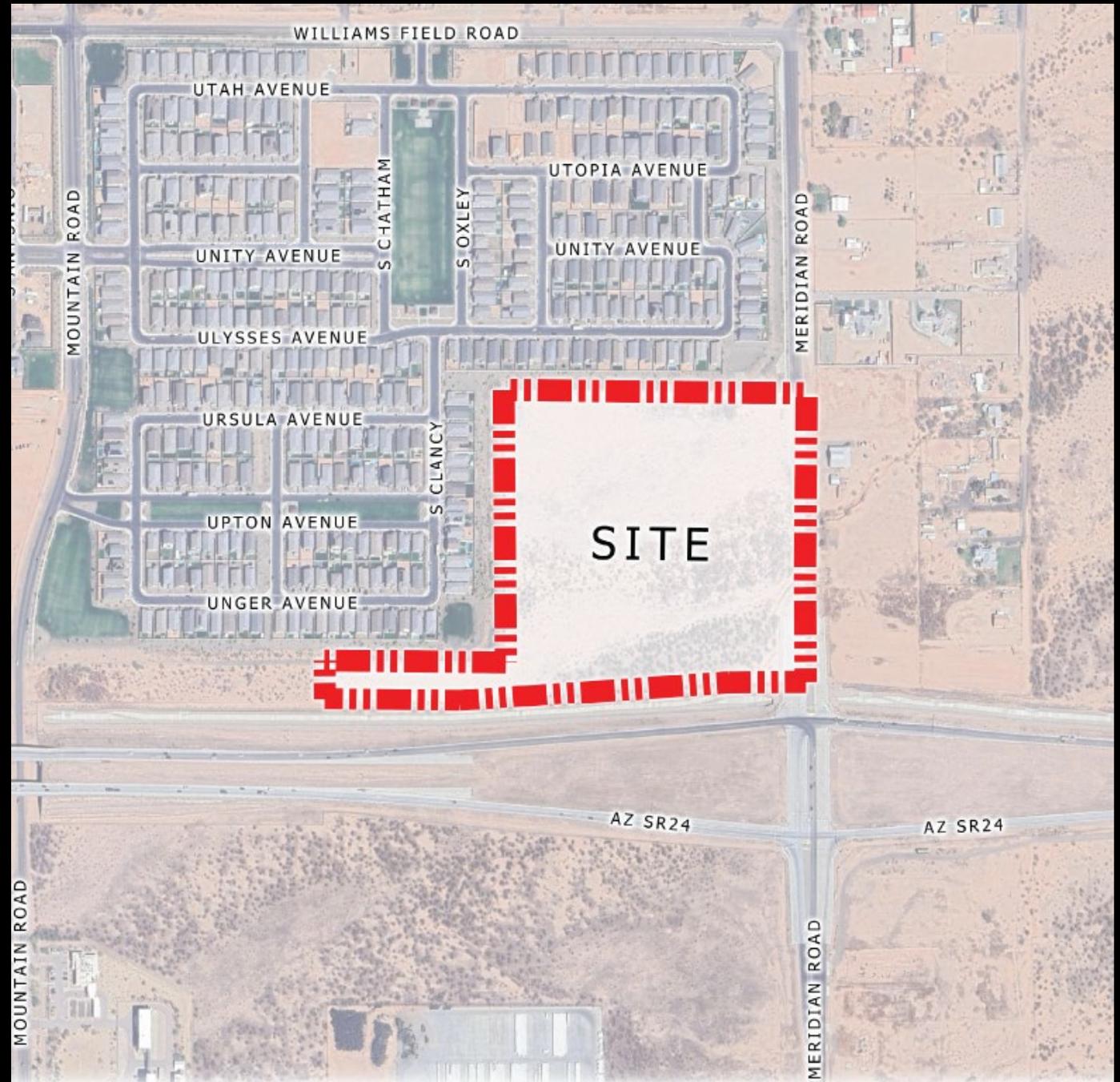
# Haven at Destination

By Ashton Woods

Neighborhood Meeting July 29, 2025

# Introduction

- Proposed single-family residential community
- Northwest corner of north Meridian Road and Arizona State Route 24.
- 28.57 gross acres
- APN 304-34-057F
- Requests to the City of Mesa
  - Rezoning – From General Industrial GI to Planned Area Development RSL 3.0
  - Major General Plan Amendment Commercial to Residential



# Existing and Proposed General Plan Designations



EXISTING GENERAL PLAN LAND USE

URBAN CENTER



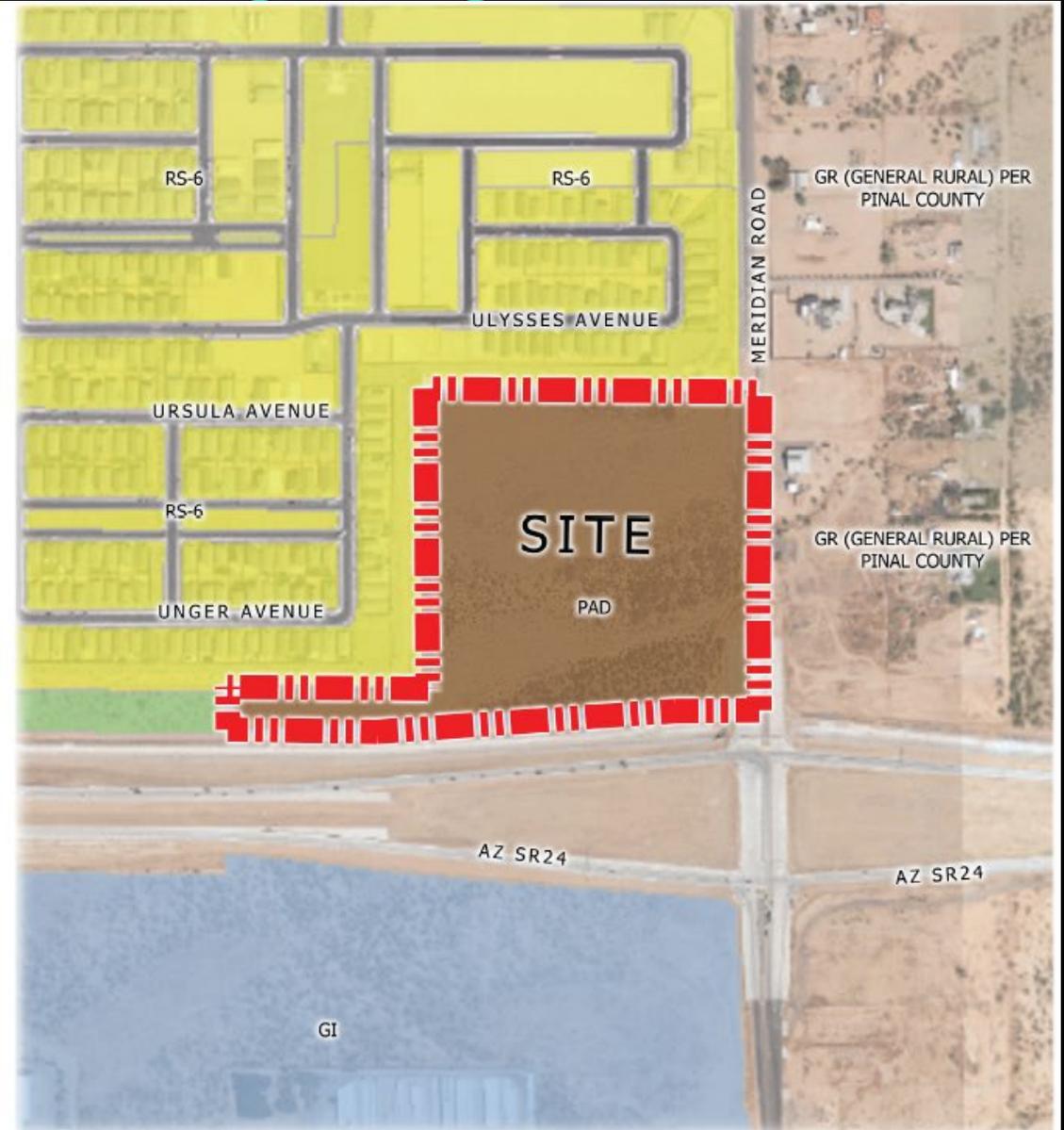
PROPOSED GENERAL PLAN LAND USE

URBAN RESIDENTIAL

# Existing and Proposed Zoning Designations



EXISTING ZONING  
GI GENERAL INDUSTRIAL



PROPOSED ZONING  
PAD PLANNED AREA DEVELOPMENT

# Conceptual Site Plan



SITE DATA		
GROSS AREA	28.57 AC	5.88 DU/AC
NET AREA	27.53 AC	
AMENITY	1.20 AC	
POCKET PARK	0.94 AC	
DRAINAGE CHANNEL	2.55 AC	
OPEN SPACE	4.68 AC	
<b>TOTAL OPEN SPACE</b>	<b>9.36 AC</b>	<b>34.0%</b>
<b>UNIT</b>	<b>QTY</b>	<b>MIX %</b>
39' x 80'	168 DU	100.00%
<b>TOTAL</b>	<b>168 DU</b>	

## LEGEND

 PROPOSED HEADWALL

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

# Proposed Development Standards

TABLE 5.1.2: PAD DEVELOPMENT STANDARDS		
Development Standard	RSL-2.5 Required	Proposed PAD
Lot Standards		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	3,120
Minimum Individual Lot Area (sq. ft.)	2,000	2,750
Minimum Lot Width - Interior Lot (ft.)	25	39
Minimum Lot Width - Corner Lot (ft.)	30	39
Minimum Lot Depth (ft.)	75	80
Maximum Lot Coverage (% of lot)	80%	80%
Building Form and Location		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.)		
Front - Building Wall	12	12
Front - Garage	20	18
Front - Porch	7	8
Street Side	10	10
Interior Side: Minimum each side	3	5
Interior Side: Minimum aggregate of 2 sides	8	10
Rear	15	12
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120

Decrease from City standard shown in red  
Increase from City standard shown in purple

# Conceptual Open Space Plan



# Conceptual Amenity Plan



## LEGEND

- ① SIDEWALK
- ② OPEN PLAY TURF
- ③ SEATING AREA
- ④ RETAINING WALLS
- ⑤ BAG TOSS ON ARTIFICIAL TURF
- ⑥ AGES 2-5 PLAY EQUIPMENT
- ⑦ AGES 5-12 PLAY EQUIPMENT
- ⑧ SHADE SAILS
- ⑨ GROUP RAMADA
- ⑩ RAMADA
- ⑪ PICKLEBALL COURTS
- ⑫ BENCH

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

# Conceptual Pocket Park



**LEGEND**

- ① SIDEWALK
- ② OPEN PLAY TURF
- ③ SWAY BENCH
- ④ STABLIZED DECOMPOSED GRANITE
- ⑤ RETENTION / DRAINAGE CHANNEL

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# Architectural Character



## General Industrial – Examples of Allowed Uses

1. Multiple Residences
2. Kennels, Pet Stores
3. Automobile Rentals, Sales, Repair, Washing
4. Service Stations
5. Banks
6. Building Materials and Services
7. Bars, Clubs, lounges, restaurants
8. Funeral Parlors and Mortuaries
9. Medical Marijuana Dispensaries and cultivation facilities
10. Business, Professional, Medical offices
11. Commercial Parking
12. Handicraft/Custom Manufacturing
13. Manufacturing General and Light
14. Research and Development
15. Recycling Facilities
16. Contractors Yards
17. Wholesales
18. Freight Truck Terminals and Warehouses
19. Solar Farms
20. Portable Storage Containers

# Neighborhood Meeting Sign-In Sheet

**Applicant:**  
Pew & Lake, PLC/ Ashton Woods

**Property Location:**  
NWC, north Meridian Road & Arizona SR 24 and is approximately 28.57 acres, aka "Haven at Destination" Single Family Residential Community

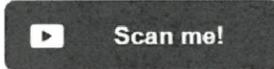
**Date:**  
July 29<sup>th</sup>, 2025

**Meeting Location:**  
Silver Valley Elementary School (Media Center)  
(9737 E Toledo Ave, Mesa, AZ 85212)

**Time:**  
6:30 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Amanda Petty (Robin Pullin)	46011 N. Moewr Rd Mesa, AZ 5	85212	amanda.r.petty@gmail.com	480-789-3328
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					



**Scan QR Code to Email Comments to the Planner**

This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.

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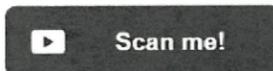
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**Time:**  
6:30 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Tim & Liz Maynard	6217 S. Clancy	85212	liz_maynard@att.net	414-378-7006
2	Robert Giordannucci	6201 S Clancy	85212	Nuccitagli/camper@gmail	480 280 6460
3	EMANE FORD	6041 S ADELLE	"		
4	Darren & Jenni Nibbelink	5005 S selenium	85212	nibbelink.j@gmail.com	4803873851
5					
6					
7					
8					
9					
10					
11					
12					



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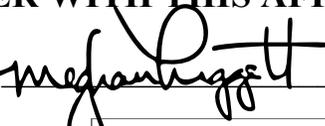
City of Mesa Planning Division

# AFFIDAVIT OF PUBLIC POSTING

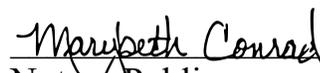
Date:

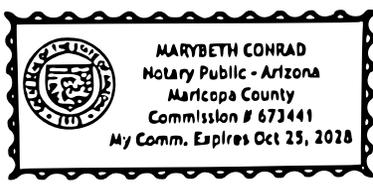
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # , on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: 

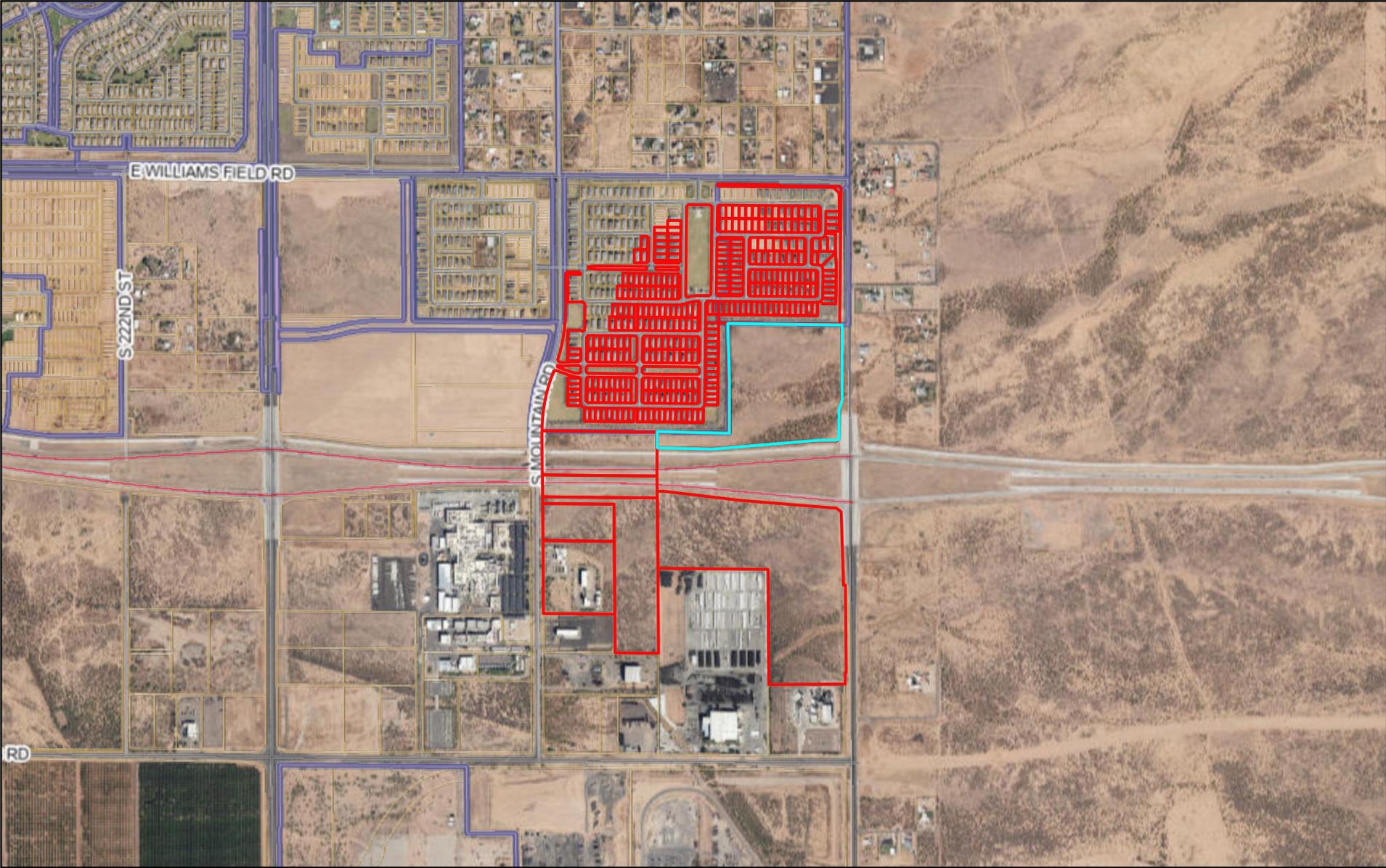
SUBSCRIBED AND SWORN before me on

  
Notary Public



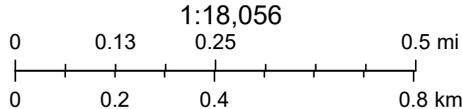


# Maricopa County 1000' Prop Owner Map



June 25, 2025

 Override 1



Maricopa County GIO, Maricopa County Assessor's Office



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by September 8, 2025.

Date: 9/8/25

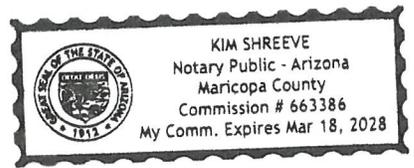
I, Sarah Prince, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case GPA25-00283 on the 8 day of Sep, 2025.

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

Applicant's/Representative's signature: [Signature]

SUBSCRIBED AND SWORN before me this 8th day of Sept, 2025.

[Signature]
Notary Public



Case Number: GPA25-00283
Project Name:

# **Haven at Destination**

## **NWC of North Meridian Road and State Route 24**

### **Citizen Participation Plan**

#### **Rezoning, Preliminary Plat, & Major General Plan Amendment**

**March 5, 2026**

**Purpose:**

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Haven at Destination.

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

**Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
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**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).
2. A second neighborhood meeting was held on March 3, 2026. Five neighbors were in attendance with general questions. The neighbors did not oppose the project. The

notification list, notice letter, sign in sheet, and presentation are included in this Citizen Participation Report.

3. Public Notice Letters for the Planning and Zoning meeting regarding the Major General Plan Amendment were mailed on September 8, 2025 to all property owners within 1000' of the subject property.
4. Public notices were mailed for upcoming Planning and Zoning meeting for the Rezoning and General Plan Amendment application meetings to all property owners within 1000' of the subject property.
5. The property was properly posted with notice signs installed on the subject site on September 8, 2025 for the September 23, 2025 Major General Plan Amendment meeting. The Sign posting affidavit is included in this Citizen Participation Report.
6. The property was properly posted with notice signs installed on the subject site on March 10, 2026 for the March 25, 2026 Major General Plan Amendment meeting. The Sign posting affidavit is included in this Citizen Participation Report.

**Schedule:**

Pre-Submittal Conference- November 27, 2024

Formal Applications- April 9, 2025

Follow-up Submittals – July 2, 2025 – February 2026

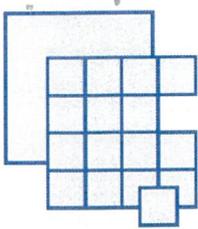
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Planning and Zoning Meeting (Major General Plan Amendment) – September 23, 2025

Planning and Zoning Board Hearing- March 25, 2026

City Council Introduction- TBD

City Council Final Action- TBD



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

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

February 18, 2026

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Ashton Woods, we are pleased to invite you to participate in a follow-up neighborhood meeting for the property located at the northwest corner of north Meridian Road and Arizona State Route 24 and is approximately 28.57 acres in area. The proposed development is Haven at Destination, which is a single-family residential community.

Nothing substantial has changed from the last neighborhood meeting but the City policy requires a follow-up meeting if it has been more than four months. Accordingly, a virtual neighborhood meeting has been scheduled to give adjacent property owners in this area an opportunity to meet with the applicant and learn more about the proposed project. If you wish to join the virtual meeting, or submit any questions in advance, please send an email to Sarah Prince at [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) no later than 5:00 pm on the day of the meeting. Sarah will email you with a direct link to join the meeting.

**Date:** March 3, 2026

**Time:** 6:00 p.m.

**Place:** Microsoft Teams

**Email [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) for the link to join the meeting.**

Should you have any questions, please contact me or Sarah Prince in my office by email at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefings that will be prepared for public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake  
**PEW & LAKE, PLC**

**Haven at Destination**  
**ZON25-00288 & GPA25-00283**  
**Neighborhood Meeting Summary**  
**March 3, 2026**  
**Virtual Teams Meeting**

**Meeting Host:** Pew & Lake, PLC – Sean Lake & Sarah Prince. Ashton Woods – Brandon Ramirez, Jeremy Ramsdell.

**Meeting Start Time:** 6:00 PM

**Meeting Attendees:** Jennifer Merrill – City of Mesa Planning 5 neighbors – See sign in sheet below.

Full Name	User Action	Timestamp
Sarah Prince	Joined	3/3/26, 5:46:38 PM
Sean Lake	Joined	3/3/26, 5:46:41 PM
Brandon Ramirez	Joined	3/3/26, 5:52:53 PM
Maddy	Joined	3/3/26, 6:00:21 PM
Jeremy Ramsdell	Joined	3/3/26, 6:01:23 PM
D@G Homeowner	Joined	3/3/26, 6:02:14 PM
Greg & Lisa Sims	Joined	3/3/26, 6:03:34 PM
Dave Richins	Joined	3/3/26, 6:03:45 PM
Alfredo Pena	Joined	3/3/26, 6:12:34 PM

**Meeting Summary:** Mr. Lake started the meeting at 6:03 pm to give neighbors an opportunity to sign in. Mr. Lake provided a presentation that explained the request and the changes made since the previous neighborhood meeting held on July 29, 2025.

The following questions were asked by the neighbors. Responses from the Development Team are also provided.

1. What is the typical lot size?
  - a. All of the lots are at least 3,000 SF.
2. Are all of the homes single-family detached?
  - a. Yes.
3. Do the homes zero lot line?
  - a. No.
4. Is there on-street parking?
  - a. Yes, these are public streets with on-street parking.

5. Will the neighboring communities have access to the amenities provided in this project? Our community does not have amenities.
  - a. No. The amenities are intended to be used by the Haven at Hawes residents.
6. Do you know how the distance of the barrier wall being built along the 24?
  - a. We do not have the dimensions of the barrier wall.
7. What is the anticipated price of the home?
  - a. We do not have an exact price for the homes currently.
8. When will you break ground?
  - a. We hope to start construction soon after entitlements being obtained.

**Meeting End Time:** 6:32 PM

11516 EAST UNITY AVENUE LLC  
3627 N ROCKY RIDGE CIR  
MESA, AZ 85207

ACOSTA KENNY  
200 E KROLL DR  
GILBERT, AZ 85234

ADAMS DERRIK  
11460 E UNITY AVE  
MESA, AZ 85212

AKUTHOTA VAMSI KRISHNA  
6108 S CHATHAM  
MESA, AZ 85212

AKWAR MARY  
2833 W SUNSHINE BUTTE DR  
SAN TAN VALLEY, AZ 85144

ALCANTAR VICTOR  
MANUEL/MULLENAUX JAN  
11449 E UTOPIA AVE  
MESA, AZ 85212

Alicia Martinez  
PO Box 1466  
Mesa, AZ 85211-1466

ALLIED WASTE TRANSPORTATION  
INC  
18500 N ALLIED WAY STE 100  
PHOENIX, AZ 85054

ARIZONA STATE OF  
205 S 17TH AVE  
PHOENIX, AZ 85007

ARIZONA STATE OF DEPARTMENT OF  
TRANSPORTATION  
205 S 17TH AVE STE MD 612E  
PHOENIX, AZ 85007

ARMONDA ANASTASIA MARIA/COLE  
KAMERON  
11319 E UNITY AVE  
MESA, AZ 85212

ASHTON WOODS ARIZONA LLC  
8655 E VIA DE VENTURA STE F250  
SCOTTSDALE, AZ 85258

AVERHOFF CRYSTAL/TODD  
11535 E UTOPIA AVE  
MESA, AZ 85212

AVILA KASSANDRA A/HIRAM  
11533 E UNITY AVE  
MESA, AZ 85212

BACON KYLE CHARLES/JEANEE  
NICHOLE  
11519 E UTAH AVE  
MESA, AZ 85212

BAFALOUKOS RYAN GUS/LORBECK  
KENDRA LEE  
11449 E UNITY AVE  
MESA, AZ 85212

BAUER TYLER  
11317 E ULYSSES AVE  
MESA, AZ 85212

BENDEZU FLAVIA/GONZALEZ  
MANUEL MEZQUITA  
11501 E UNITY AVE  
MESA, AZ 85212

BENJAMIN MICHELE R  
PO BOX 452003  
LOS ANGELES, CA 90045

BENNETT JOHN W/DOROTHY  
J/BRENDA JOYCE/TAMIA ALEXIS  
11462 E UTOPIA AVE  
MESA, AZ 85212

BERNHARDT RENEE M/LANE R  
11306 E UNITY AVE  
MESA, AZ 85212

BLOMQUIST RENO SCOTT  
JR/REBECCA KATHLEEN  
11523 E ULYSSES AVE  
MESA, AZ 85212

BOGDAN ALEX/ARREDIA ANABEL  
11311 E URSULA AVE  
MESA, AZ 85212

BOSECK MARK/MARGARET  
11312 E UNITY AVE  
MESA, AZ 85212

BOYSE COLTEN BRENT/KENADI LEE  
6115 S OXLEY  
MESA, AZ 85212

BOZZUTO JENNIFER  
11329 E UNGER AVE  
MESA, AZ 85212

BRANCH JONATHAN/HAE SUN  
2063 W HAWKEN WAY  
CHANDLER, AZ 85286

BRESSLER JASON RANDALL/LYDIA  
ANN  
6055 S TAMBOR  
MESA, AZ 85212

BRIDGESTONE AMERICAS TIRE  
OPERATIONS LLC  
535 MARRIOTT DR  
NASHVILLE, TN 37214

BRIGGS HEATHER SANDERS/STEVEN  
ELLIOT  
6108 S CALDERON  
MESA, AZ 85212

BRISSETTE JOSEPH B JR/DRECE  
6307 S CLANCY  
MESA, AZ 85212

BROWN JOSHUA D  
11507 E ULYSSES AVE  
MESA, AZ 85212

BUNTROCK JEFFREY/KATHY R  
11257 E ULYSSES AVE  
MESA, AZ 85212

CALLAHAN CATHERINE K/JASON J  
11349 E ULYSSES AVE  
MESA, AZ 85212

CARINO JAYPEE PAGADUAN  
6136 S CALDERON  
MESA, AZ 85212

CARTER WESLEY J/HAYLEY C  
11242 E UPTON AVE  
MESA, AZ 85212

CASEY MICHELLE BREANN/ERIC  
DUANE  
6061 S TAMBOR  
MESA, AZ 85212

CASTILLO CARLOS DANIEL/LUZ M  
11315 E UPTON AVE  
MESA, AZ 85212

CHAMAN STEPHEN/STEPHEN RUTH  
11066 E STEARN AVE  
MESA, AZ 85212

CHANDLER TERRY L/ALICE L  
6119 S OXLEY  
MESA, AZ 85212

CHANG TIANYUE/DU BINGYAN  
6061 S OXLEY  
MESA, AZ 85212

CHENNAMANENI RAJANI  
1807 W FALCON DR  
CHANDLER, AZ 85286

CHEUNG FAMILY TRUST  
353 LESTER CT  
SANTA CLARA, CA 95051

CHILUVERU RAVINDER  
REDDY/KANTU SHILPI  
6103 S TAMBOR  
MESA, AZ 85212

CHOUINARD SHELBY/KYLEE  
11265 E UNITY AVE  
MESA, AZ 85212

CHUKWU GBEMISOLA  
YEMISI/WILLIAMS IKECHUKWU  
11420 E UTOPIA AVE  
MESA, AZ 85212

City of Mesa  
ATTN: Marc Hershberg  
20 E Main St Ste 750  
Mesa, AZ 85211-1466

City of Mesa Dev. Services Department  
ATTN: Nana Appiah  
PO Box 1466  
Mesa, AZ 85211-1466

City of Mesa Dev. Services Department  
ATTN: Mallory Ress  
PO Box 1466  
Mesa, AZ 85211-1466

CLAUDE ENNIN  
HAWA/CHARLES/SULLEY ADIZA J  
11314 E UNGER AVE  
MESA, AZ 85212

COLLETT KEITH DAVID/GOLIGHTLY  
JESSICA ANN  
14655 S 14TH WAY  
PHOENIX, AZ 85048

CONGER DAVID  
11522 E ULYSSES AVE  
MESA, AZ 85212

CONNELLY BRANDON  
SCOTT/ROBERT  
6133 S ADELLE  
MESA, AZ 85212

CONWAY AARON LUKE/COLLINS  
EMERY JORY  
11334 E ULYSSES AVE  
MESA, AZ 85212

CORRAL MARIE  
11503 E ULYSSES AVE  
MESA, AZ 85212

CORTES MELISSA M  
11506 E UNITY AVE  
MESA, AZ 85212

CRAIG BOYD FERGUSON AND  
BRENDA JILL FERGUSON TRUST  
11359 E URSULA AVE  
MESA, AZ 85212

CULLISON GREGORY  
MATTHEW/STEPHANIE ROBYN RICO  
11311 E UPTON AVE  
MESA, AZ 85212

CYBERCARE PROPERTIES LLC  
3650 CINNAMON RIDGE RD  
SAN RAMON, CA 94582

DAMATO FAMILY TRUST  
4753 S VENUS  
MESA, AZ 85212

DASARARAJU INVESTMENTS  
SECONDARY LLC  
1243 E WALNUT RD  
GILBERT, AZ 85298

DAVIS GARRETT L  
11227 E URSULA AVE  
MESA, AZ 85212

DE CONINCK BRIAN  
TAKATOSHI/JUNKO  
11352 E URSULA AVE  
MESA, AZ 85212

DEFALCO CHRISTOPHER  
PHILLIP/KELLY KIANG  
11447 E UTAH AVE  
MESA, AZ 85212

DEPRIEST REBA LYNN/NOLAN  
JEFFREY LYNN  
11317 E URSULA AVE  
MESA, AZ 85212

DERRICK PORTER NELSON/VALERIE  
BURNHAM  
6302 S EMERY  
MESA, AZ 85212

DESTINATION AT GATEWAY  
HOMEOWNERS ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX, AZ 85040

DGB IV LLC  
488 W WELD ST  
SAN TAN VALLEY, AZ 85143

DINH NHU QUYNH VU/VU TUAN  
QUOC/NHAN THI DINH  
11465 E ULYSSES AVE  
MESA, AZ 85212

DIXON BRENT  
11444 E UNITY AVE  
MESA, AZ 85212

DOMINGUEZ RICARDO JR/SHELBY  
LYNN  
11338 E UNGER AVE  
MESA, AZ 85212

DONGA SUNEETA/PECHETTY SATYA  
HARI-PRASAD  
1376 E GLACIER PL  
CHANDLER, AZ 85249

DUNCAN ERIN ELIZABETH/AARON  
MICHAEL  
11534 E UTOPIA AVE  
MESA, AZ 85212

DUPLESSIE MICHAEL DAVID  
11444 E UTOPIA AVE  
MESA, AZ 85212

EERAVENI RAVINDER  
15335 W MONTECITO AVE  
GOODYEAR, AZ 85395

ENWEREJI JUDE/CLEMENTINA  
11330 E UNGER AVE  
MESA, AZ 85212

ESLER REVOCABLE TRUST  
11254 E UPTON AVE  
MESA, AZ 85212

ESPINOZA RICHARD JOSEPH  
6035 S ADELLE  
MESA, AZ 85212

EVERETT ALEXANDRIA/RICHARD  
JAY  
11246 E URSULA AVE  
MESA, AZ 85212

FALL DANA/HENRY  
11516 E UTOPIA AVE  
MESA, AZ 85212

FARLEY TYLER RYAN/KRYSTAL  
ASHLEE  
6135 S OXLEY  
MESA, AZ 85212

FASOLETOS GREGORY/JENSEN  
ASHLEY  
11344 E UPTON AVE  
MESA, AZ 85212

FELLBAUM SUSAN K  
11243 E UNGER AVE  
MESA, AZ 85212

FELTER JOSEPH EDWARD  
11353 E ULYSSES AVE  
MESA, AZ 85212

FERRIN TREY/NEELEY  
11252 E URSULA AVE  
MESA, AZ 85212

FINALLY SUNSHINE LLC  
2487 S GILBERT RD STE 106-254  
GILBERT, AZ 85295

FLORES JENNIFER RYAN  
11456 E UNITY AVE  
MESA, AZ 85212

FLYNN RILEY THOMAS/DARYN  
ASHLYN  
11507 E UTOPIA AVE  
MESA, AZ 85212

FORD ZANE/ASHLEIGH  
6041 S ADELLE  
MESA, AZ 85212

FOSTER SHAWN KEVIN/NICOLE  
MARIE  
11239 E UNGER AVE  
MESA, AZ 85212

FOTIADES MAXWELL/NATALIE  
11518 E ULYSSES AVE  
MESA, AZ 85212

FRANCISCO ABIGAIL MARIE  
11223 E UNGER AVE  
MESA, AZ 85212

FRANCOIS DERRICK  
11502 E ULYSSES AVE  
MESA, AZ 85212

FRED W & NORMA S DRYSDALE  
LIVING TRUST  
11448 E ULYSSES AVE  
MESA, AZ 85212

FULCHER DALE/NICKEL LAURA L  
11347 E URSULA AVE  
MESA, AZ 85212

FULLER EMILY ANNE/BUSTOS  
JOSEPH  
11347 E UPTON AVE  
MESA, AZ 85212

GARCIA CHARLIE III  
11433 E ULYSSES AVE  
MESA, AZ 85212

GARCIA CRYSTAL DAWN  
11421 E ULYSSES AVE  
MESA, AZ 85212

GECKO PROPERTIES II LLC  
500 WESTOVER DR PMB 18806  
SANFORD, NC 27330

GEISSLER HEATHER  
CHRISTINA/ALYSSA NICOLE  
11306 E ULYSSES AVE  
MESA, AZ 85212

GIOVANNUCCI ROBERT A  
6201 S CLANCY  
MESA, AZ 85212

GORDON MADISON ANN  
11515 E UTOPIA AVE  
MESA, AZ 85212

GRAY DAMON M/CANDICE  
13232 137TH PL NE  
KIRKLAND, WA 98034

GRUBB ALEXUS/HICKMAN  
BENJAMIN  
11321 E UNGER AVE  
MESA, AZ 85212

GUERIN TYLER  
CHRISTIAN/HISCOCKS SHELBY  
MAVIS  
11345 E UNGER AVE  
MESA, AZ 85212

GULLEY ZACHARY/MAGGIE  
11229 E UPTON AVE  
MESA, AZ 85212

GUTIERREZ MICHAEL/SALLY  
11323 E URSULA AVE  
MESA, AZ 85212

GUZMAN JOSE PAUL/PELANTE ZAIDA  
8435 E PORTOBELLO AVE  
MESA, AZ 85212

HAMEL JAREN JAMES/AMY  
CHRISTINE  
11341 E ULYSSES AVE  
MESA, AZ 85212

HAMMOND JEFF VAN  
11224 E UPTON AVE  
MESA, AZ 85212

HARPER LOGAN M/ADAMS TAYLOR A  
6221 S CLANCY  
MESA, AZ 85212

HART CAMERON DEANE/AMBER  
MARIE  
11504 E UTOPIA AVE  
MESA, AZ 85212

HASPERT MADELYN  
11361 E UNGER AVE  
MESA, AZ 85212

HAUGAN LARISSA  
11307 E UNITY AVE  
MESA, AZ 85212

HAYES AUSTIN  
11457 E UNITY AVE  
MESA, AZ 85212

HELM BARTHOLOMEW/CARL  
F/SHIRLEY M/PETERSON ANDREA  
11337 E UNGER AVE  
MESA, AZ 85212

HINOJOS RICHARD III/ALVARADO  
CYNTHIA  
11464 E ULYSSES AVE  
MESA, AZ 85212

HITCHCOCK JULIA/MOORE  
BRANDON  
11519 E ULYSSES AVE  
MESA, AZ 85212

HO ASHLEY/ASLANZAIKANDI  
GEVARGES  
11357 E ULYSSES AVE  
MESA, AZ 85212

HOLLAWAY  
COLBY/MICHELLE/OSCAR  
11534 E ULYSSES AVE  
MESA, AZ 85212

HOLM ZACHARY JACOB  
11236 E UPTON AVE  
MESA, AZ 85212

HORREL JUSTIN/CARLY  
11534 E UNITY AVE  
MESA, AZ 85212

HOVEY KYLE JEFFREY/TAYLOR  
MARIE ABLES  
11346 E URSULA AVE  
MESA, AZ 85212

HOWARD TIMOTHY G/LINDA KAY  
10311 E THORNBUSH CIR  
MESA, AZ 85212

HQT TRUST  
9636 E TUNGSTEN DR  
MESA, AZ 85212

HUNT LARRY/PAYTEN  
6116 S CALDERON  
MESA, AZ 85212

HUNTER GRAHAM/CHRISTINA  
11531 E UTAH AVE  
MESA, AZ 85212

HUYNH KELVIN/LE CHRISTINE  
11245 E URSULA AVE  
MESA, AZ 85212

IKRAM MUHAMMAD J/SHAHRIN  
SHABNAM  
11241 E UPTON AVE  
MESA, AZ 85212

IMAM OSAMA/FATIMA NUZHAT  
11233 E URSULA AVE  
MESA, AZ 85212

ITZ HEATHER  
6233 S CLANCY  
MESA, AZ 85212

J&H PARTNERS LLC  
25452 N 102ND DR  
PEORIA, AZ 85383

JACOBSON KEITH A/JASMINE L  
23728 29TH AVE W  
BRIER, WA 98036

JAHAGIRDAR VEDAVYAS/ETHAPE  
SAYALI SANJAY  
11523 E UTOPIA AVE  
MESA, AZ 85212

JANET R DOUGLASS REVOCABLE  
TRUST  
33575 N DOVE LAKES DR UNIT 2031  
CAVE CREEK, AZ 85331

JAVALERA LARISSA  
ARMENDARIZ/ADRIANA  
11259 E UNGER AVE  
MESA, AZ 85212

JENKINS ANDREW THOMAS/ANNA  
ELISE  
11311 E UNITY AVE  
MESA, AZ 85212

JIMENEZ JOEY RAY/MICHELLE LEE  
11453 E ULYSSES AVE  
MESA, AZ 85212

JL16 HOLDINGS LLC  
7925 E RAY RD STE 133  
MESA, AZ 85212

JOHNSON ALEXA/JAREN R  
11335 E URSULA AVE  
MESA, AZ 85212

JOHNSON WYATT CAMERON/BEATRIZ  
EMILIA  
11426 E UTOPIA AVE  
MESA, AZ 85212

JONOVICH SAVANNAH  
LYNN/DEANNA LYNN/PETER PAUL  
11318 E ULYSSES AVE  
MESA, AZ 85212

KAMINSKI KENNETH J  
6249 S CLANCY  
MESA, AZ 85212

KAMINSKI YVONNE P  
11358 E URSULA AVE  
MESA, AZ 85212

KAPUR ROHAN  
11514 E ULYSSES AVE  
MESA, AZ 85212

KARAKAS KORAY RAMZI/CHINO  
KELSEY  
11261 E UPTON AVE  
MESA, AZ 85212

KARLIN WESLEY/DOUGHERTY RYAN  
11510 E UNITY AVE  
MESA, AZ 85212

KASHIWAGI MANWILL TRUST  
6124 S CALDERON  
MESA, AZ 85212

KATAMANENI  
PRAVEEN/YARLAGADDA ANUSHA  
11515 E ULYSSES AVE  
MESA, AZ 85212

KATARI MONISH/THYAGARAJ  
CHAITRA PAVALLUR  
11337 E ULYSSES AVE  
MESA, AZ 85212

KAVURU LAKSHMI  
SRAVANI/KOGANTI PRABHU  
11257 E UPTON AVE  
MESA, AZ 85212

KELLY LYNDIE/DOUGLAS  
11423 E UTAH AVE  
MESA, AZ 85212

KENNIE-RICHARDSON  
CHRISTOPHER/RICHARDSON  
LAQUEL  
11460 E ULYSSES AVE  
MESA, AZ 85212

KHALIK MOHAMMAD  
11248 E UPTON AVE  
MESA, AZ 85212

KIEFFER COREY JOHN/TIFFANY  
NICOLE  
11465 E UTOPIA AVE  
MESA, AZ 85212

KING RACHEL/HEMMING GAVIN  
11502 E UNITY AVE  
MESA, AZ 85212

KOELE MICHAEL/MELISSA  
11332 E UPTON AVE  
MESA, AZ 85212

KOLASANI MAHESH  
11309 E UNGER AVE  
MESA, AZ 85212

KONATHAM MONIKA/MADDUR  
KARTHIK  
11343 E UPTON AVE  
MESA, AZ 85212

KORVER RYAN G/STEFANIE  
6205 S CLANCY  
MESA, AZ 85212

KOVAL GRACE/DUNLOP MARK W  
6229 S CLANCY  
MESA, AZ 85212

LAND NELSON ALLEN/GARROW  
JOLENE  
11465 E UTAH AVE  
MESA, AZ 85212

LE HIEU TRUNG/CAO HIEN THANH  
3758 S BRIDLEWOOD  
MESA, AZ 85212

LEE KWONG MING/WONG MAN HA  
SUSANNA  
11339 E UNITY AVE  
MESA, AZ 85212

LENEAVE MICHAEL A/KIMBERLY A  
11228 E UNGER AVE  
MESA, AZ 85212

LENT ANDREW STEPHEN  
11445 E UNITY AVE  
MESA, AZ 85212

LEWELLEN RYLEE IRENE  
11325 E ULYSSES AVE  
MESA, AZ 85212

LEWIS LIVING TRUST  
11328 E URSULA AVE  
MESA, AZ 85212

LOETTERLE JEANINA  
11506 E ULYSSES AVE  
MESA, AZ 85212

LOPEZ LISETTE/MENDOZA CALEB  
11249 E UPTON AVE  
MESA, AZ 85212

LORENN M ANDERSON LIVING  
TRUST  
5710 S WINCHESTER  
MESA, AZ 85212

LUMMUS FALISHA ANN  
11437 E ULYSSES AVE  
MESA, AZ 85212

LURRY MONIQUE Z GEE/KENNETH L  
11260 E UPTON AVE  
MESA, AZ 85212

LUSK RIKKI MARIE/TIMOTHY RYAN  
11310 E ULYSSES AVE  
MESA, AZ 85212

LYMAN KATE/MCKAY  
11358 E UNGER AVE  
MESA, AZ 85212

MA CLAVELL FAMILY TRUST  
11444 E ULYSSES AVE  
MESA, AZ 85212

MAHI AMOS BLONDEL II/BIKOI LUCIE  
NGO  
11261 E UNITY AVE  
MESA, AZ 85212

MAINE JENNIFER/LESTER  
11251 E URSULA AVE  
MESA, AZ 85212

MAMIDI PRAVEEN/SWATHI  
10255 E UTOPIA AVE  
MESA, AZ 85212

MANIFEST BELIEF TRUST  
11535 E ULYSSES AVE  
MESA, AZ 85212

MARRERO JUAN PABLO/LIZETH  
11414 E UTOPIA AVE  
MESA, AZ 85212

MARTIN SEAN ANTHONY  
11405 E ULYSSES AVE  
MESA, AZ 85212

MARTINEZ ANTHONY JR/LINDSEY  
11245 E UPTON AVE  
MESA, AZ 85212

MASTROIANNI MARISSA LYNNE  
11327 E UNITY AVE  
MESA, AZ 85212

MATEJA CURTIS/SHANNON  
11322 E UNGER AVE  
MESA, AZ 85212

MCCREERY BRETT/LINDSEY  
6129 S ADELLE  
MESA, AZ 85212

MCMULLIN EVAN/WRIGHT KAMRYN  
CALLIE  
11322 E ULYSSES AVE  
MESA, AZ 85212

MCMURTRY DONALD  
MARVIN/JESSICA JAMEELAH  
11461 E UNITY AVE  
MESA, AZ 85212

MICHAELS SCOTT W/AMANDA  
11441 E UTAH AVE  
MESA, AZ 85212

MIRANDA KEITH  
6237 S CLANCY  
MESA, AZ 85212

MONTAGOT TEODORO  
11310 E URSULA AVE  
MESA, AZ 85212

MOORE RUMIKO  
6230 S EMERY  
MESA, AZ 85212

MOUNTAIN ROAD PROPERTIES LLC  
1476 W HARVARD AVE  
GILBERT, AZ 85233

MUELLER ANDREW/KARYN  
11264 E URSULA AVE  
MESA, AZ 85212

MUKHERJEE DEBARSHI/PALLERLA  
SRIBALA  
3861 E IRIS DR  
CHANDLER, AZ 85286

MUTINDA SAMUEL/KYAI DORCAS N  
11310 E UNGER AVE  
MESA, AZ 85212

MYERS SETH RYAN/TEA  
11507 E UTAH AVE  
MESA, AZ 85212

NAVE MICHAEL ANDREW  
6109 S TAMBOR  
MESA, AZ 85212

NESTVILLAGE LLC  
11628 W BROWN ST  
YOUNGTOWN, AZ 85363

NGUYEN THANH H/MANH NGOC  
6140 S CALDERON  
MESA, AZ 85212

NILSEN SOREN NEWTON  
11356 E UPTON AVE  
MESA, AZ 85212

NO DIANA/RAMPONE CHELSEA  
11547 E UTOPIA AVE  
MESA, AZ 85212

NWOKE-CHONGE IHUOMA/CHONGE  
DUNCAN  
11256 E UNGER AVE  
MESA, AZ 85212

ODEN ERIC JONATHAN  
11346 E UNGER AVE  
MESA, AZ 85212

OHAVER TERESA M  
11307 E UPTON AVE  
MESA, AZ 85212

OLSEN GRADY  
2607 E QUEEN CREEK RD  
GILBERT, AZ 85297

OREAR PATRICK DARREN/MELISSA  
9660 E TRIPOLI AVE  
MESA, AZ 85212

PAGUIA HANNAH  
MORIAH/CAPUCION LUIGI ANTHONY  
11335 E UNITY AVE  
MESA, AZ 85212

PARK KEE SUNG/HYEJIN  
11311 E UTOPIA AVE  
MESA, AZ 85212

PARRISH COLLIN/BILLIE JEAN/GRILL  
RIKKI LEE  
11517 E UNITY AVE  
MESA, AZ 85212

PATEL MITESH G/DHANI MITESH  
11453 E UTAH AVE  
MESA, AZ 85212

PATTERSON CYNTHIA PAIGE  
11449 E ULYSSES AVE  
MESA, AZ 85212

PENA BIANCA/ALFREDO  
6125 S ADELLE  
MESA, AZ 85212

PENDYALA SIREESHA/KUMAR  
MUTNURI POORNA PAVAN  
11525 E UTAH AVE  
MESA, AZ 85212

PESCHKE ZACHARY  
ALEXANDER/JULIE FRANCES  
11445 E ULYSSES AVE  
MESA, AZ 85212

PHAM LAN NHI/THI HOANG ANH  
6213 S CLANCY  
MESA, AZ 85212

PICKERAL KYLE ROBERT/BROOKE  
ANNE  
11435 E UTAH AVE  
MESA, AZ 85212

PICO DANIEL/KAYLENE  
11341 E URSULA AVE  
MESA, AZ 85212

PING LI/ZOLINE THOMAS JAMES  
12990 N EAGLES SUMMIT DR  
ORO VALLEY, AZ 85755

PIOTTER STEPHEN  
MICHAEL/SNYDER-PIOTTER NANCY  
6060 S CHATHAM  
MESA, AZ 85212

POHLSANDER JOSHUA  
11231 E UNGER AVE  
MESA, AZ 85212

PORTER GEORGE C/CARRIE A  
11334 E URSULA AVE  
MESA, AZ 85212

POTDAR KRISHNA/KHARDEKAR  
SNEHA  
11326 E UPTON AVE  
MESA, AZ 85212

PRABHUSHANKAR  
ROOPASHREE/KOLAR PRASHANT  
2579 E JADE PL  
CHANDLER, AZ 85286

RADHAKRISHNAN  
AYYASAMY/SURIANARAYANAN  
KRITHIKA  
1752 W HOMESTEAD DR  
CHANDLER, AZ 85286

RALLAPALLI  
PRASANTH/YALAVARTHY PUJITHA  
6042 S CHATHAM  
MESA, AZ 85212

RAMOS TIFFANY  
11321 E ULYSSES AVE  
MESA, AZ 85212

RAUL QUEZADA AND ROSEMARY  
QUEZADA REVOCABLE TRUST  
12882 WINDFLOWER DR  
RANCHO CUCAMONGA, CA 91739

REANO DANA BRIGITTE/RYAN  
CHRISTOPHER  
11327 E UPTON AVE  
MESA, AZ 85212

RICKS SHAWN F/CAROL ANN  
11350 E UPTON AVE  
MESA, AZ 85212

RITA HEATHER L/CHRISTOPHER D  
6245 S CLANCY  
MESA, AZ 85212

ROBBANI ROMANA/KARIM MD R  
14435 S 48TH ST APT 1053 APT 1031  
PHOENIX, AZ 85044

ROBINSON APRIL J  
3321 N HAWES RD  
MESA, AZ 85207

RODRIGUEZ JAVIER G/EUGENIA  
1538 E BIRDLAND DR  
GILBERT, AZ 85297

ROGERS KIRK/NIKKI TAYLOR  
11239 E URSULA AVE  
MESA, AZ 85212

RONNEBECK TYLER  
11314 E UPTON AVE  
MESA, AZ 85212

ROSSELL BLAKE TODD/JENNIFER  
MICHELLE  
6049 S TAMBOR  
MESA, AZ 85212

RYAN ROBERT TIMOTHY/HANNAH  
RAE  
6048 S CHATHAM  
MESA, AZ 85212

SALAS JAIMIE/AGUIRRE MICHAEL  
11227 E UNGER AVE  
MESA, AZ 85212

SANDOVAL TRISTAN DIEGO/ALLISON  
ELIZABETH  
6107 S OXLEY  
MESA, AZ 85212

SARAUW DENNIS M/KOREN M  
11541 E UTOPIA AVE  
MESA, AZ 85212

SAVAGE MADISON MARIE/EALY  
KENNETH RONALD  
11459 E UTAH AVE  
MESA, AZ 85212

SCHULTZ MARCUS/JESSICA  
6132 S CALDERON  
MESA, AZ 85212

SCOTT A BOWMAN TRUST  
11355 E UPTON AVE  
MESA, AZ 85212

SELF TRUST  
6054 S CHATHAM  
MESA, AZ 85212

SHAHA NECOLUS/SHUMA RANI  
11530 E ULYSSES AVE  
MESA, AZ 85212

SHAILESH MADHUSUDAN  
DESHPANDE  
11339 E UPTON AVE  
MESA, AZ 85212

SHELLEY KENT ALON/RIANNA  
MARIE  
6139 S OXLEY  
MESA, AZ 85212

SILVA ANTONIO/JOANNE  
5931 DUNN AVE  
SAN JOSE, CA 95123

SIMS LISA A/GREGORY C  
3702 LAKE DR  
TAYLORVILLE, IL 62568

SINGH RAM RACHHPAL/KAUR  
DALJEET  
11340 E URSULA AVE  
MESA, AZ 85212

SINGHCHAWLA ARUNEE/LENTZ JACK  
7N827 COLUMBINE E  
SAINT CHARLES, IL 60175

SMITH DANNY A II/JORDAN D  
11528 E UTOPIA AVE  
MESA, AZ 85212

SORCIC MICHAEL  
11225 E UPTON AVE  
MESA, AZ 85212

SPENCE JOHNN  
6145 S ADELLE  
MESA, AZ 85212

SPJUTE CODY/MORGAN  
11525 E UNITY AVE  
MESA, AZ 85212

SR24MERIDIAN QOZB LLC  
7300 W ORCHID LN  
CHANDLER, AZ 85226

STANKOVIC YADRANKA/IVAN  
11357 E UNGER AVE  
MESA, AZ 85212

STEGMAN STEVEN MICHAEL  
11441 E UTOPIA AVE  
MESA, AZ 85212

STEVENS NICOLE R/STOWELL SETH A  
11263 E URSULA AVE  
MESA, AZ 85212

STORE CAPITAL  
8377 E HARTFORD DR UNIT 100  
SCOTTSDALE, AZ 85255

STORE MASTER FUNDING XXXV LLC  
8377 E HARTFORD DR STE 100  
SCOTTSDALE, AZ 85255

SUN TENG/CHEN YUNLE  
1301 WINDSWEPT CMN  
LIVERMORE, CA 94550

SZACON JOSEPH J/ERIN BARBARA  
6102 S CHATHAM  
MESA, AZ 85212

TABAK KEYHAN  
11461 E ULYSSES AVE  
MESA, AZ 85212

TANNER JAIMIE/BRANT  
6253 S CLANCY  
MESA, AZ 85212

THE CUBES AT MERIDIAN 24 LLC  
8640 EVANS AVE  
BERKELEY, MO 63134

THEPKHUM  
CHOMPHUNUCH/NATTAPHON  
11305 E ULYSSES AVE  
MESA, AZ 85212

THRALL BRIAN ANTHONY/HEATHER  
MICHELLE  
11456 E UTOPIA AVE  
MESA, AZ 85212

TIAN HONGFEI/LIU KEREN  
650 E CAPITOL AVE UNIT 165  
MILPITAS, CA 95035

TIAN YANG LIVING TRUST  
4873 BANNOCK CIR  
SAN JOSE, CA 95130

TINSLEY AUBREY ANN  
11325 E UNGER AVE  
MESA, AZ 85212

TJ & EJ MAYNARD FAMILY TRUST  
6217 S CLANCY  
MESA, AZ 85212

TONATIUH RENTAL LLC  
92 HIGH CHATEAU CIR  
FLORISSANT, CO 80816

TORGERSON KELSEY IRENE/ERIC  
MICHAEL  
11322 E URSULA AVE  
MESA, AZ 85212

TOUNGET CHRISTOPHER/SANTILLAN  
ANGELA  
11263 E UNGER AVE  
MESA, AZ 85212

TRADA JASMIN K/RUTVABEN J  
11450 E UTOPIA AVE  
MESA, AZ 85212

TURNER BRADLEY L/KAREN M  
11260 E ULYSSES AVE  
MESA, AZ 85212

ULMEN CYNTHIA/DAVID  
11232 E UNGER AVE  
MESA, AZ 85212

UNGER AVE LLC  
11224 E UNGER AVE  
MESA, AZ 85212

VANCORE CHAD  
11538 E UNITY AVE  
MESA, AZ 85212

VANNELA  
ASHOKREDDY/KOMATIREDDY DIVYA  
11457 E UTOPIA AVE  
MESA, AZ 85212

VARAKALA SHARATH KUMAR  
5945 S STONECREEK BLVD  
GILBERT, AZ 85298

VEERAVALLI FAMILY TRUST  
11323 E UPTON AVE  
MESA, AZ 85212

VELAGAPUDI  
SUDHEER/GUJJARLAPUDI  
GOWTHAMI  
11257 E URSULA AVE  
MESA, AZ 85212

VERMA NUPUR  
110 MEADOWROSE CT  
MT ZION, IL 62549

Vice Mayor Scott Somers  
PO Box 1466  
Mesa, AZ 85211-1466

VOGEL FAMILY TRUST  
11432 E UTOPIA AVE  
MESA, AZ 85212

WALKER MELISSA  
6047 S ADELLE  
MESA, AZ 85212

WALLACE CHARLES ALLEN/SANDRA  
JEAN  
11338 E UPTON AVE  
MESA, AZ 85212

WANG HONGLING  
11260 E UNGER AVE  
MESA, AZ 85212

WARREN SHANE/JACLYN/TULO  
GABRIEL  
11240 E UNGER AVE  
MESA, AZ 85212

WELLS RYAN  
11353 E UNGER AVE  
MESA, AZ 85212

WESSEL DAVID/JUDY  
11255 E UNGER AVE  
MESA, AZ 85212

WESTERGARD PATRICIA  
JANE/LOZITO GLEN ALLEN  
6319 S COBBLESTONE ST  
GILBERT, AZ 85298

WHITE CHARLESTON  
11329 E URSULA AVE  
MESA, AZ 85212

WILLIS AND LENA COOPER TRUST  
11323 E UNITY AVE  
MESA, AZ 85212

WOOLF BROOKE/JUSTIN  
11256 E ULYSSES AVE  
MESA, AZ 85212

WYMAN TARA  
11253 E ULYSSES AVE  
MESA, AZ 85212

YADALA SUSMITHA/YAKKALI  
SUDHAKAR  
12 WALNUT WAY  
HOPKINTON, MA 01748

YANELLO NICK  
11244 E UNGER AVE  
MESA, AZ 85212

YE LIVING TRUST  
56 BASQUE COAST ST  
LAS VEGAS, NV 89138

YI CHRISTOPHER JUNE/SANCHEZ ISIS  
TAHIS  
11305 E UNGER AVE  
MESA, AZ 85212

ZAMORA ISAIAH/VIRGEN JENNIFER  
PANDURO  
11354 E UNGER AVE  
MESA, AZ 85212

ZAVALA JOSE FIDEL GOCOBACHI  
6306 S EMERY  
MESA, AZ 85212

ZEMP LAURA MARIE/CHRISTOPHER  
BRENT  
11333 E ULYSSES AVE  
MESA, AZ 85212

ZHANG QING/WEI PING  
540 N MAMMOTH WAY  
CHANDLER, AZ 85225

ZHOU LAI LIVING TRUST  
38 CAPAY CIR  
SOUTH SAN FRANCISCO, CA 94080

ZHU YUANQING  
4053 S PLEASANT PL  
CHANDLER, AZ 85248

ZHU YUANQING/JIANG WENJIE  
4053 S PLEASANT PL  
CHANDLER, AZ 85248

ZHU YUANQING/JIANG WENJIE  
6103 S OXLEY  
MESA, AZ 85212

# Haven at Destination

By Ashton Woods

Neighborhood Meeting March 3, 2026

# Introduction

- Proposed single-family residential community
- Northwest corner of north Meridian Road and Arizona State Route 24.
- 28.57 gross acres
- APN 304-34-057F
- Requests to the City of Mesa
  - Rezoning – From General Industrial GI to Planned Area Development RSL 3.0
  - Major General Plan Amendment Commercial to Residential





# Existing and Proposed Zoning Designations



# Conceptual Site Plan

Previous Plan

SITE DATA		
GROSS AREA	28.57 AC	5.88 DU/AC
NET AREA	27.53 AC	
AMENITY	1.20 AC	
POCKET PARK	0.94 AC	
DRAINAGE CHANNEL	2.55 AC	
OPEN SPACE	4.68 AC	
<b>TOTAL OPEN SPACE</b>	<b>9.36 AC</b>	<b>34.0%</b>
<b>UNIT</b>	<b>QTY</b>	<b>MIX %</b>
39' x 80'	168 DU	100.00%
<b>TOTAL</b>	<b>168 DU</b>	



**LEGEND**

PROPOSED HEADWALL

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

Current Plan

SITE DATA		
GROSS AREA	28.57 AC	5.43 DU/AC
NET AREA	27.53 AC	5.63 DU/AC
AMENITY	1.21 AC	
POCKET PARK	0.90 AC	
DRAINAGE CHANNEL	2.81 AC	
OPEN SPACE	4.19 AC	
<b>TOTAL OPEN SPACE</b>	<b>9.11 AC</b>	<b>33.1%</b>
<b>UNIT</b>	<b>QTY</b>	<b>MIX %</b>
39' x 80'	113 DU	72.90%
50' x 80'	42 DU	27.10%
<b>TOTAL</b>	<b>155 DU</b>	



**LEGEND**

PROPOSED HEADWALL  
 OVERSIZED LOT WITH ENHANCED CORNER ARCHITECTURE

NOTE:  
 1. PERIMETER LOTS AND LOTS ADJACENT TO OPEN SPACE REQUIRE ENHANCED SECOND-STORY ARCHITECTURAL ELEMENTS. PLEASE REFER TO THE PRELIMINARY PLAT.  
 2. GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

Changes

- Increased amenity area
- Increased pocket park
- Increased drainage channel
- Decreased open space
- Decreased number of lots

# Proposed Development Standards

TABLE 5.1.2: PAD DEVELOPMENT STANDARDS		
Development Standard	RSL-2.5 Required	Proposed PAD
<b>Lot Standards</b>		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	3,120
Minimum Individual Lot Area (sq. ft.)	2,000	2,750
Minimum Lot Width -Interior Lot (ft.)	25	39
Minimum Lot Width - Corner Lot (ft.)	30	39
Minimum Lot Depth (ft.)	75	80
Maximum Lot Coverage (% of lot)	80%	80%
<b>Building Form and Location</b>		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
<b>Minimum Yards (ft.)</b>		
Front - Building Wall	12	12
Front - Garage	20	18
Front - Porch	7	8
Street Side	10	10
Interior Side: Minimum each side	3	5
Interior Side: Minimum aggregate of 2 sides	8	10
Rear	15	12
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
<b>Open Space (sq. ft.) per unit</b>		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120

Decrease from City standard shown in red

Increase from City standard shown in purple

TABLE 5.1.2: RSL-2.5 PAD DEVELOPMENT STANDARDS		
Development Standard	RSL-2.5 Required	Proposed PAD
<b>Lot Standards</b>		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	3,120
Minimum Individual Lot Area (sq. ft.)	2,000	2,750
Minimum Lot Width -Interior Lot (ft.)	25	39
Minimum Lot Width - Corner Lot (ft.)	30	39
Minimum Lot Depth (ft.)	75	80
Maximum Lot Coverage (% of lot)	80%	80%
<b>Garage Standards</b>		
Aggregate Width of garage doors	50%	56%
<b>Building Form and Location</b>		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
<b>Minimum Yards (ft.)</b>		
Front - Building Wall	12	12
Front - Garage	20	18
Front - Porch	7	8
Street Side	10	10
Interior Side: Minimum each side	3	5 <sup>1</sup>
Interior Side: Minimum aggregate of 2 sides	8	10 <sup>1</sup>
Rear	15	8
Rear Patio	10	5
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
<b>Open Space (sq. ft.) per unit</b>		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120
Minimum Dimension Required for Open Space per unit	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and ten (10) feet as a courtyard or lawn area.	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and <b>eight (8) feet</b> as a courtyard or lawn area.

Note:

1. Courtyard walls are permitted to encroach into required side yard setbacks.

Decrease from City standard shown in red

Increase from City standard shown in purple

Haven at Destination – PAD Justification Table

Development Standard	RSL 2.5 Required	Proposed PAD	Justification
Garage Standard – Aggregate Width of Garage Doors	50%	56%	<p>The front porches have increased in size to exceed The City’s minimum design requirements and to further enhance the streetscape and reduce the garage dominance.</p> <p>A courtyard wall has been added to all Spanish elevations</p> <p>Bases and mid-section columns have been increased on the Craftsman elevation.</p> <p>Additional wood posts have been added to the Farmhouse elevation.</p> <p>The heel heights on the Craftsman &amp; Farmhouse porches have been increased to ____</p> <p>Lighting, pavers, and exterior door details further enhance the design and reduce the garage dominance of the homes.</p> <p>Garage doors have been recessed a minimum 11”</p>
Minimum Yards (ft.) Front – Garage	20’	18’	<p><b>Open Space Provided 33%, Open Space required 18%</b></p> <p>On street parking is available on public streets.</p>
Minimum Yards (ft.) Rear	15’	8’ for rear building setback and 5’ for rear patio setback	<p>The amenity area provides active community space to enhance the livability of the community.</p> <p>A minimum of 400 square feet of usable open space is provided for every unit which exceeds the required 280 square feet of usable open space in the RSL 2.5 District.</p>

# Conceptual Open Space Plan

OPEN SPACE DATA		
GROSS AREA	28.57 AC	
NET AREA	27.53 AC	
PRIMARY AMENITY	1.20 AC	4.4%
SECONDARY AMENITY	0.94 AC	3.4%
DRAINAGE CHANNEL	2.55 AC	9.2%
OPEN SPACE	4.68 AC	17.0%
<b>TOTAL OPEN SPACE</b>	<b>9.36 AC</b>	<b>34.0%</b>

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



OPEN SPACE DATA		
GROSS AREA	28.57 AC	
NET AREA	27.53 AC	
AMENITY	1.21 AC	4.4%
POCKET PARK	0.90 AC	3.3%
DRAINAGE CHANNEL	2.81 AC	10.2%
OPEN SPACE	4.19 AC	15.2%
<b>TOTAL OPEN SPACE</b>	<b>9.11 AC</b>	<b>33.1%</b>

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



# Conceptual Amenity Plan



- LEGEND**
- ① SIDEWALK
  - ② OPEN PLAY TURF
  - ③ SEATING AREA
  - ④ RETAINING WALLS
  - ⑤ BAG TOSS ON ARTIFICIAL TURF
  - ⑥ AGES 2-5 PLAY EQUIPMENT
  - ⑦ AGES 5-12 PLAY EQUIPMENT
  - ⑧ SHADE SAILS
  - ⑨ GROUP RAMADA
  - ⑩ RAMADA
  - ⑪ PICKLEBALL COURTS
  - ⑫ BENCH
- NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.



- LEGEND**
- ① SIDEWALK
  - ② OPEN PLAY TURF
  - ③ SEATING AREA
  - ④ RETAINING WALLS
  - ⑤ BAG TOSS ON ARTIFICIAL TURF
  - ⑥ AGES 2-5 PLAY EQUIPMENT
  - ⑦ AGES 5-12 PLAY EQUIPMENT
  - ⑧ SHADE SAILS
  - ⑨ GROUP RAMADA
  - ⑩ RAMADA
  - ⑪ PICKLEBALL COURTS
  - ⑫ BENCH
- NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.

The specific amenity design will be reviewed at approved during the Site Plan application process. These images are conceptual.

# Conceptual Pocket Park



The specific amenity design will be reviewed at approved during the Site Plan application process. These images are conceptual.



# Architectural Character

Current



Added fence  
around patio

Enhanced pillars

Enhanced pillars

Enhanced pillars

Previous



# Architectural Character



# Architectural Character



# Next Steps

City of Mesa Planning and Zoning Meeting – March 25, 2026

Anticipated City Council Dates

Study Session: April 2, 2026

Introduction: April 6, 2026

Final Action: April 20, 2026

Notices will be mailed to all property owners within 1000' of the Site and signs will be installed on site at least two weeks prior.

# Comments or Questions?

Pew & Lake, PLC

480-461-4670

Sean B. Lake

[Sean.lake@pewandlake.com](mailto:Sean.lake@pewandlake.com)

Sarah Prince

[Sarah.prince@pewandlake.com](mailto:Sarah.prince@pewandlake.com)

## General Industrial – Examples of Allowed Uses

1. Multiple Residences
2. Kennels, Pet Stores
3. Automobile Rentals, Sales, Repair, Washing
4. Service Stations
5. Banks
6. Building Materials and Services
7. Bars, Clubs, lounges, restaurants
8. Funeral Parlors and Mortuaries
9. Medical Marijuana Dispensaries and cultivation facilities
10. Business, Professional, Medical offices
11. Commercial Parking
12. Handicraft/Custom Manufacturing
13. Manufacturing General and Light
14. Research and Development
15. Recycling Facilities
16. Contractors Yards
17. Wholesales
18. Freight Truck Terminals and Warehouses
19. Solar Farms
20. Portable Storage Containers