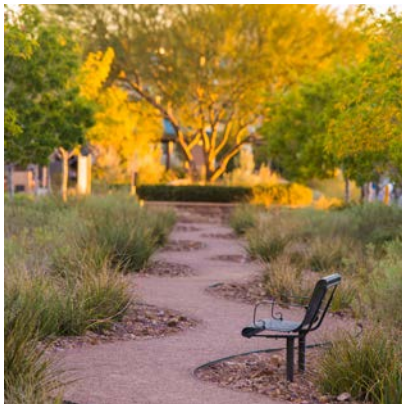




HAVEN AT DESTINATION

Major General Plan Amendment



Development Team

Prepared For:

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Please note that the numbering of exhibits, tables, and figures throughout this document are designed to correspond directly to the sections of text to which they are related.

1. INTRODUCTION

Located at the northwest corner of North Meridian Road and Arizona State Route 24 (“SR24”), Haven at Destination (the “Site”), is an undeveloped parcel encompassing approximately 28.57 gross acres (27.53 net acres) within the City of Mesa (the “City”). The Site is currently designated as a Urban Center within the City of Mesa’s 2050 General Plan (“General Plan”). Refer to **Exhibit 1: Vicinity Map** for further details on the Site’s location.

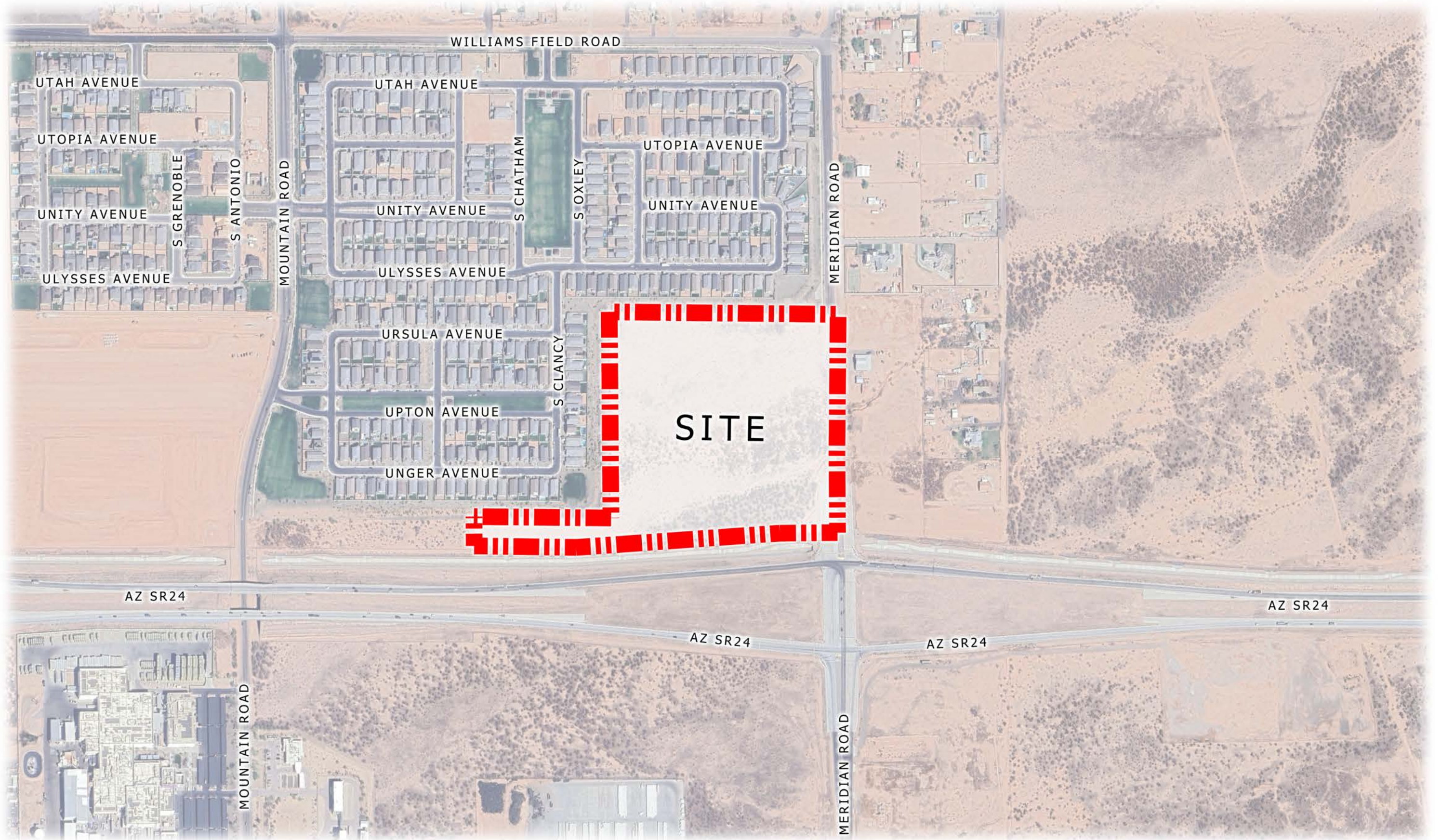
1.1 PURPOSE OF REQUEST

The proposed Major General Plan Amendment (“MGPA”) seeks to amend the General Plan land use designation for the Site from Urban Center to Mixed Residential to allow for the development of a single-family residential community. The MGPA aligns with the surrounding land use pattern and supports the City’s vision for quality residential growth adjacent to key transportation corridors. The MGPA supports the development of approximately one hundred fifty-five (155) single-family detached residential units at an overall density of 5.43 dwelling units per acre (du/ac). A Planned Area Development (“PAD”) overlay is proposed concurrently to establish customized Development Standards that reflect the character and goals of the Haven at Destination.

Haven at Destination provides one (1) primary access point along Meridian Road and includes half-street improvements to enhance circulation, support connectivity, and accommodate future growth in the area. Internal streets will be public.

The amenity, located near the community’s entry, will serve as the primary recreational space for residents and offer a variety of active and passive features designed to accommodate a range of ages and interests. The amenity is prominently visible upon entry and within one-quarter (1/4) mile of all homes, making it accessible from all areas of the Site. Haven at Destination features native and regionally appropriate landscape to support sustainability and long-term maintenance.

The MGPA reflects the City’s vision for well-balanced growth by facilitating the transition of an undeveloped parcel into a thoughtfully designed residential neighborhood. The development will support City goals related to housing diversity, infrastructure investment, and recreational accessibility in a location with strong transportation connectivity and proximity to existing and planned development.



2. EXISTING RELATIONSHIP TO SURROUNDING PROPERTIES

The Site is currently designated as Urban Center under the General Plan and is zoned General Industrial (GI). The MGPA changes the land use designation to Mixed Residential and establishes a RSL-2.5PAD zoning overlay to allow for the development of a single-family residential community.

Table 2: Relationship with Surrounding Properties summarizes the existing land use, zoning and uses of adjacent properties.

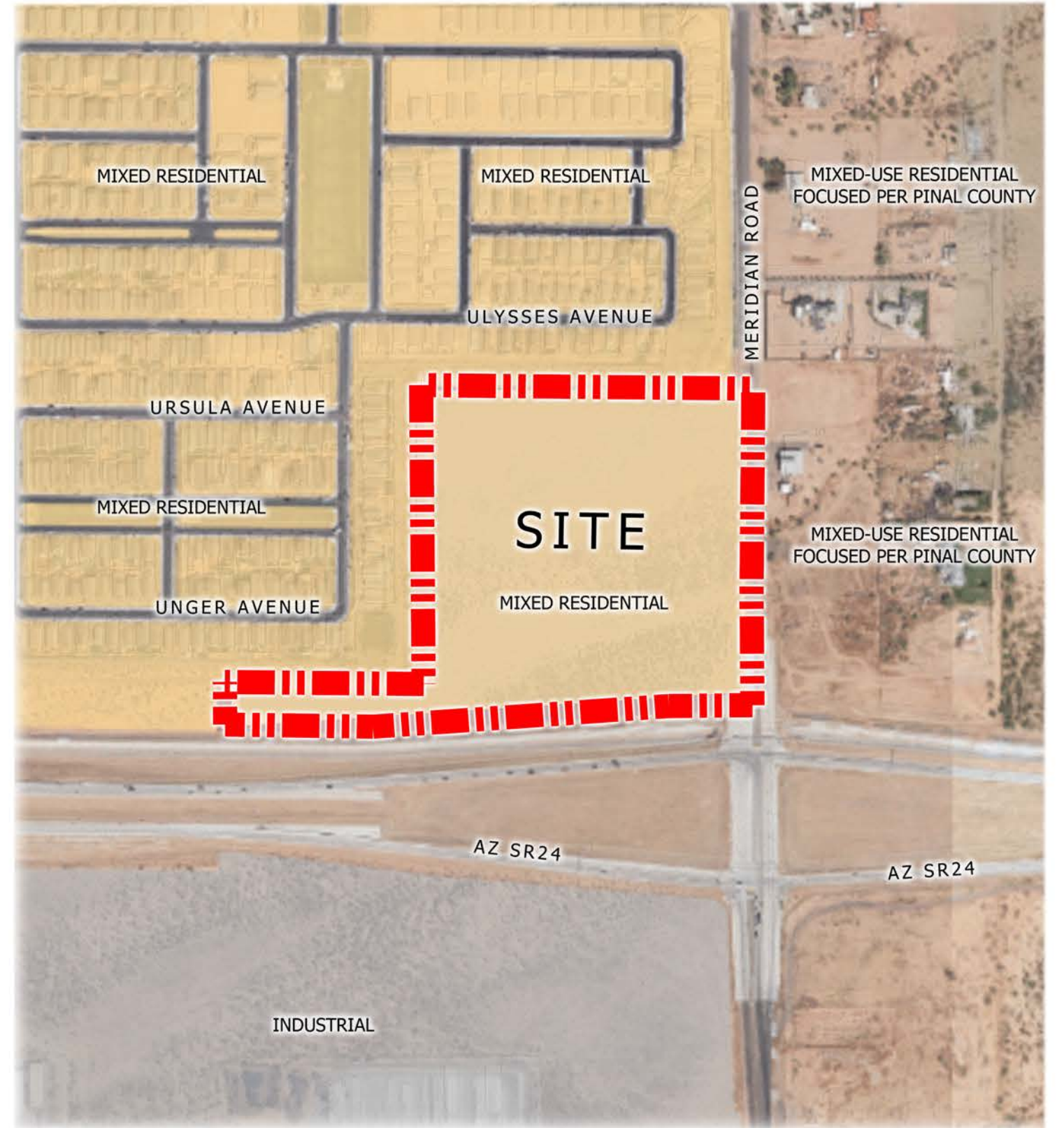
Refer to **Exhibit 2: Existing and Proposed Land Use** for additional details.

TABLE 2: RELATIONSHIP WITH SURROUNDING PROPERTIES			
Direction	Existing City General Plan Land Use Category	Existing Zoning	Existing Use
Site	Urban Center	General Industrial (GI)	Undeveloped
North	Mixed Residential	Single Residence (RS-6)	Single-Family Residential
South	Industrial	General Industrial (GI)	Industrial/ Outdoor storage areas
East	Mixed-Use Residential Focused per Pinal County	General Rural Zoning District (GR) per Pinal County	Single-Family Residential
West	Mixed Residential	Single Residence (RS-6)	Single-Family Residential



EXISTING GENERAL PLAN LAND USE

■ URBAN CENTER



PROPOSED GENERAL PLAN LAND USE

■ MIXED RESIDENTIAL



3. CONFORMANCE WITH CITY PLANS

The Haven at Destination MGPA supports the goals and policies of the General Plan and is consistent with the vision for responsible and well-planned growth. While the Site is currently designated Urban Center in the General Plan, the MGPA re-designates the Site to Mixed Residential for the development of a single-family detached neighborhood. Haven at Destination contributes to the creation of complete communities, expands housing choice, and aligns with key goals under the General Plan's thematic chapters.

Due to the fact that the policies in the General Plan can relate to and fulfill more than one (1) goal, this application will address the policies being met:

- A. **N1:** Promote complete communities in both existing and new neighborhoods.
 - 1. Response: Haven at Destination contributes to a complete neighborhood by introducing a walkable residential environment with on-site open space, an amenity, and direct access to major transportation corridors.
- B. **N4:** Use neighborhood planning to engage local communities and define neighborhood specific character, values, and policies.
 - 1. Response: The RSL-2.5 PAD provides a regulatory framework tailored to the Site's context, including custom landscape, wall, and architectural guidelines to guide the neighborhood's future identity.
- C. **N5:** Improve street and open space network connectivity within neighborhoods and to local amenities.
 - 1. Response: The Site includes a clearly defined internal street and path system with direct access to the amenity area, sidewalks throughout, and half-street improvements along Meridian Road to support future local and regional connectivity.
- D. **H1:** Create more opportunities for housing options.
 - 1. Response: The development will provide approximately one hundred fifty-five (155) single-family homes, on 39' x 80' and 50'x80' lots, to increase housing diversity and expand Mesa's inventory of for-sale housing in a growing area.
- E. **H2:** Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
 - 1. Response: The Site provides traditionally scaled single-family lots that may appeal to a broad range of household types seeking new housing options in southeast Mesa.
- F. **CM1:** Design an integrated transportation network that safely and efficiently moves people and goods.
 - 1. Response: The internal street system provides public right-of-way designed to accommodate all modes of transportation, including emergency access and pedestrian movement, and connects to Meridian Road. The Site's proximity to SR24 enhances regional mobility and supports access to employment centers, services, and future growth areas in southeast Mesa.

G. **CM2:** Provide a complete, connected, and safe network of on- and off-street active transportation infrastructure.

1. Response: The development includes ADA-accessible concrete sidewalks throughout the Site, connecting residents to open space and streets.

H. **PO1:** Provide a diverse range of neighborhood, community, and regional parks within one-half (1/2) mile of all residential areas.

1. Response: The open space network includes 7.02 acres of combined open space and drainage areas, as well as a 1.21-acre Amenity located near the community entrance and a 0.90-acre Pocket Park located on the southwest corner of the Site. The amenity is within one-quarter (1/4) mile of all homes, providing accessible recreational opportunities for all residents.

I. **PO2:** Integrate bicycle and pedestrian pathways into the City's parks and open space system.

1. Response: Pedestrian connectivity within the Site is supported by attached sidewalks throughout the community and three (3) centrally located paseos. These paseos provide direct pedestrian access from the southern portion of the Site to the amenity at the northern entry, supporting walkable access for all residents. The paseos are integrated into the community's open space and circulation framework and contribute to a connected, pedestrian-friendly neighborhood.

J. **PO3:** Continue to provide inclusive park and recreation programs for all residents, including underrepresented populations.

1. Response: The community amenity is designed to support multi-generational use and features shaded play areas, seating, turf, and recreation courts accessible to all residents.

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

1. Response: The RSL-2.5 PAD replaces underutilized industrial zoning with single-family residential uses that align with surrounding development trends and planned infrastructure investments. The land use supports a more balanced and cohesive land use pattern by introducing housing in proximity to nearby employment areas, freeway access, and existing residential neighborhoods. This transition enhances quality of life by creating opportunities for new residents to live near where they work, shop, and recreate, while also contributing to the City's long-term vision for managed and sustainable growth.

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

1. Response: Streetscape design, wall treatments, landscape elements, and signage will work together to establish a unified community identity consistent with placemaking principles.

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

1. Response: The development supports nearby job centers and SR24 freeway infrastructure by introducing additional housing to meet workforce demands and balance job-housing relationships in southeast Mesa.

N. **PF3:** Provide sustainable energy, water, sewer, solid waste, and storm sewer services to residents.

1. Response: The Site will connect to existing City utilities and be developed in compliance with EDS, including requirements for sustainable infrastructure.

4. AMENDMENT APPROVAL CRITERIA

The General Plan establishes Amendment Approval Criteria to guide the evaluation of General Plan Amendments and ensure consistency with the community's long-term vision. The following section addresses each of the criteria in relation to the MGPA, demonstrating that the request supports orderly growth, aligns with the City's planning objectives, and provides a balanced framework for future development.

A. Whether the proposed amendment will result in a shortage of land for other planned uses, such as, whether the change will result in a substantial and undesirable reduction in the amount of available land for employment or housing.

1. Response: The MGPA will not result in a shortage of land for employment or housing uses. While the Site is currently designated as Urban Center, the amendment to Mixed Residential reflects a more appropriate land use given the Site's location at the edge of employment and residential transitions. Substantial employment land remains available in the surrounding area, particularly to the north and east, preserving the City's long-term capacity for economic development. The introduction of a residential use at this location enhances the balance between jobs and housing and supports orderly growth by placing future residents near key employment corridors and freeway access. The MGPA also aligns with the City's efforts to provide a broader mix of housing types through the Mixed Residential designation.

B. Whether events after the adoption of the General Plan have changed the character or condition of the area, making the proposed amendment appropriate.

1. Response: Since the adoption of the General Plan, the area west and north of the Site has transitioned from vacant land to active residential development, shifting the character of the immediate surroundings. These changes, along with the ongoing extension of SR24 and related infrastructure investments, have improved regional connectivity and development readiness. While industrial uses and freeway infrastructure remain to the south and east, the Site now sits at a clear transition point between employment and residential areas. The MGPA to Mixed Residential responds to these evolving conditions and supports an appropriate land use transition that aligns with the City's goals for orderly, balanced growth.

C. The degree to which the proposed amendment will impact the whole community or a portion of the community by:

1. Altering acceptable existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan.

a. Response: The MGPA does not significantly alter existing land use patterns in a manner contrary to the City's vision or guiding principles. Rather, it builds upon the General Plan's intent to create complete, balanced communities by introducing residential uses adjacent to existing and planned employment areas. The Mixed Residential designation supports the integration of diverse housing types near key transportation corridors and employment centers, in alignment with the City's strategies for sustainable growth, housing variety, and infrastructure efficiency. The MGPA strengthens, not disrupts, the surrounding land use framework and helps advance the long-term vision outlined in the General Plan.

2. Requiring larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands.

a. Response: The MGPA will not require infrastructure improvements beyond what is typical for residential development in the area. The Site will connect to existing City water and wastewater systems, and no lift stations, pump stations, or pressure-reducing valves are anticipated. Roadway improvements will be limited to half-street improvements along Meridian Road, consistent with City requirements. The infrastructure needed to support the development is appropriately scaled and will not negatively impact the development potential of surrounding lands. Coordination with the City will continue during future planning phases to ensure alignment with master infrastructure plans and system capacity.

3. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives and transit.

a. Response: The MGPA is not expected to adversely impact existing uses through increased traffic congestion. The Site will be accessed via Meridian Road and will provide half-street improvements along the Site frontage to support future circulation needs. The anticipated traffic generation from the proposed residential use is consistent with surrounding development patterns and can be accommodated by the existing and planned roadway network. Internal streets will be designed to safely accommodate vehicles, bicycles, and pedestrians, and a connected trail and sidewalk system will support nonmotorized transportation. Future coordination with the City will ensure that all transportation improvements are consistent with the City's mobility goals and infrastructure plans.

D. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan.

1. Response: The MGPA is consistent with the Vision, Guiding Principles, and Strategies outlined in the General Plan. The Mixed Residential designation supports the creation of diverse, well-connected neighborhoods and promotes a land use pattern that balances housing with nearby employment opportunities. The development aligns with key General Plan goals, including promoting complete communities, supporting infrastructure investment, and encouraging context-sensitive development along key corridors. By introducing residential uses in proximity to existing roadways, utilities, and employment areas, the MGPA helps implement the City's long-range strategy for sustainable and orderly growth.

E. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa.

1. Response: The MGPA represents an overall improvement to the General Plan by aligning land use with the evolving development context of the area. It facilitates the transition of a vacant and underutilized site into a thoughtfully planned residential community that supports nearby infrastructure investments and complements adjacent land uses. The Mixed Residential designation enables the City to accommodate future housing demand in a strategic location with strong access to transportation and employment corridors. By promoting a more balanced mix of uses and encouraging high-quality design through the RSL-2.5 PAD overlay, the MGPA strengthens the City's long-term planning objectives and contributes to the creation of complete and connected neighborhoods.

F. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria.

1. Response: The request facilitates the development of a well-located residential community that complements existing land use patterns, supports nearby infrastructure, and enhances housing diversity in the area. The Site's proximity to major transportation corridors and employment centers makes it ideally suited for residential use, and the RSL-2.5 PAD overlay ensures quality design and compatibility with adjacent development. No significant infrastructure or traffic impacts are anticipated, and any necessary improvements will be coordinated through the City's standard review processes. The MGPA supports the City's goals for orderly growth, long-term sustainability, and balanced community development.

5. ADDITIONAL CONSIDERATIONS

5.1 ECONOMIC IMPACT

The proposed residential development will generate long-term economic benefits through increased property tax revenues, job creation during construction, and support for local retail and service industries. The addition of one hundred fifty-five (155) new homes will bring new residents to the area, helping to activate nearby employment centers and commercial areas along the SR24 corridor. The Site's location near SR24 freeway connection further enhances its ability to attract a diverse range of future residents, including those employed in nearby industrial and commercial related sectors.

5.2 BALANCED GROWTH

The MGPA supports the City's goal of encouraging balanced growth by introducing residential uses that complement nearby employment and transitional land uses. Haven at Destination will contribute to a mix of land uses in the surrounding area, encouraging an efficient and thoughtful land use pattern. The RSL-2.5 PAD overlay ensures Development Standards and design approaches that are compatible with both existing and planned surrounding uses.

5.3 INFRASTRUCTURE IMPACT

The Site will connect to the City's water and wastewater systems. The development is anticipated to operate efficiently without the need for lift stations, pump stations, or pressure-reducing valves. Hydrant spacing will comply with City code, and all internal systems will be designed to meet City EDS. Half-street improvements will be provided along Meridian Road. Offsite improvements and detailed water and sewer capacities will be coordinated with the City through future technical review stages. A Preliminary Drainage Report has been prepared and included with this submittal, demonstrating that the Site will manage stormwater through a series of engineered drainage channels integrated with the open space system.

5.4 SCHOOL DISTRICT COORDINATION

The Site is located within the Queen Creek Unified School District and may also be served by nearby charter schools. The residential units will generate students at standard rates, and school coordination will occur during future planning stages to evaluate potential impacts. The developer will work with the appropriate school district to assess needs and determine whether mitigation measures may be necessary.

5.5 ENVIRONMENTAL CONSIDERATIONS

There are no known environmental, archaeological, or historical resources on the Site. Native and low-water-use landscape materials will be incorporated into all open space and amenity areas to promote sustainability and long-term maintenance. Any findings encountered during Site preparation will be addressed in accordance with local, state, and federal requirements.

Haven at Destination

NWC of North Meridian Road and State Route 24

Citizen Participation Plan

Rezoning, Preliminary Plat, & Major General Plan Amendment

April 9, 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
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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.
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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:

1. A neighborhood meeting will be 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 and City Council meeting will be mailed to all property owners within 1000' of the subject property as well as the neighbors who provided their contact information at the neighborhood meetings.

3. The property will be properly posted with notice signs installed on the subject site on prior to the public hearing. The Sign posting affidavit will be included in this Citizen Participation Report.

Schedule:

Pre-Submittal Conference- November 22, 2024

Formal Applications- April 9, 2025

Follow-up Submittals - TBD

Neighborhood Meeting- TBD

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD

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.

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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

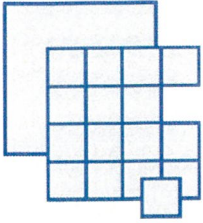
Neighborhood Meeting- July 28, 2025

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 or 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

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 mark.panza@epscgroup.com

PROJECT TEAM
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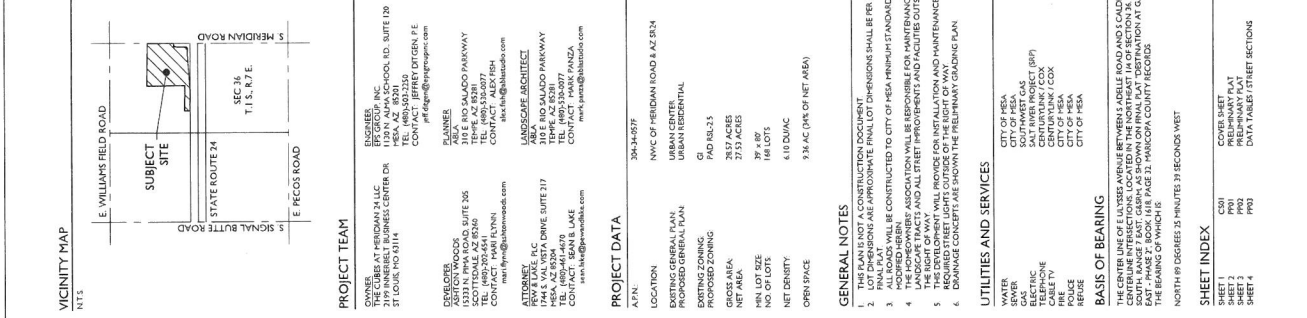
PROJECT DATA
 APN: 304-34-057
 LOCATION: HWY 60 / MERIDIAN ROAD & AZ 324
 EXISTING GENERAL PLAN: URBAN RESIDENTIAL
 PROPOSED GENERAL PLAN: URBAN RESIDENTIAL
 EXISTING ZONING: G
 PROPOSED ZONING: R2
 NET AREA: 203,360 SQ FT
 MIN LOT SIZE: 79' x 80'
 NO. OF LOTS: 186
 NET DENSITY: 6.10 DU/AC
 OPEN SPACE: 9.3% AC (4% OF NET AREA)

GENERAL NOTES
 1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
 2. FINAL PLANS SHALL BE CONSTRUCTED TO CITY OF MESA STANDARDS.
 3. ALL UTILITIES SHALL BE CONSTRUCTED TO CITY OF MESA STANDARDS.
 4. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STREETS, SIDEWALKS, AND ALL STREET IMPROVEMENTS INCLUDING CURBS OF THE RIGHT OF WAY AND ALL STREET IMPROVEMENTS INCLUDING CURBS OF THE RIGHT OF WAY.
 5. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIDEWALKS, SIDEWALKS, AND ALL STREET IMPROVEMENTS INCLUDING CURBS OF THE RIGHT OF WAY.
 6. DRAINAGE CONCEPTS ARE SHOWN IN THE PRELIMINARY GRADING PLAN.

UTILITIES AND SERVICES
 WATER: CITY OF MESA
 SEWER: CITY OF MESA
 GAS: CITY OF MESA
 TELEPHONE: CENTURYLINK (CIX)
 CABLE TV: CENTURYLINK (CIX)
 POLICE: CITY OF MESA
 FIRE: CITY OF MESA

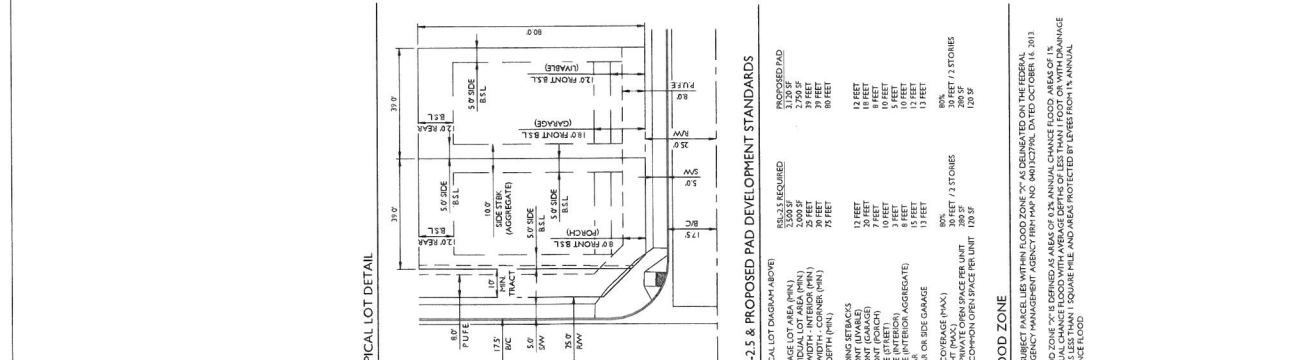
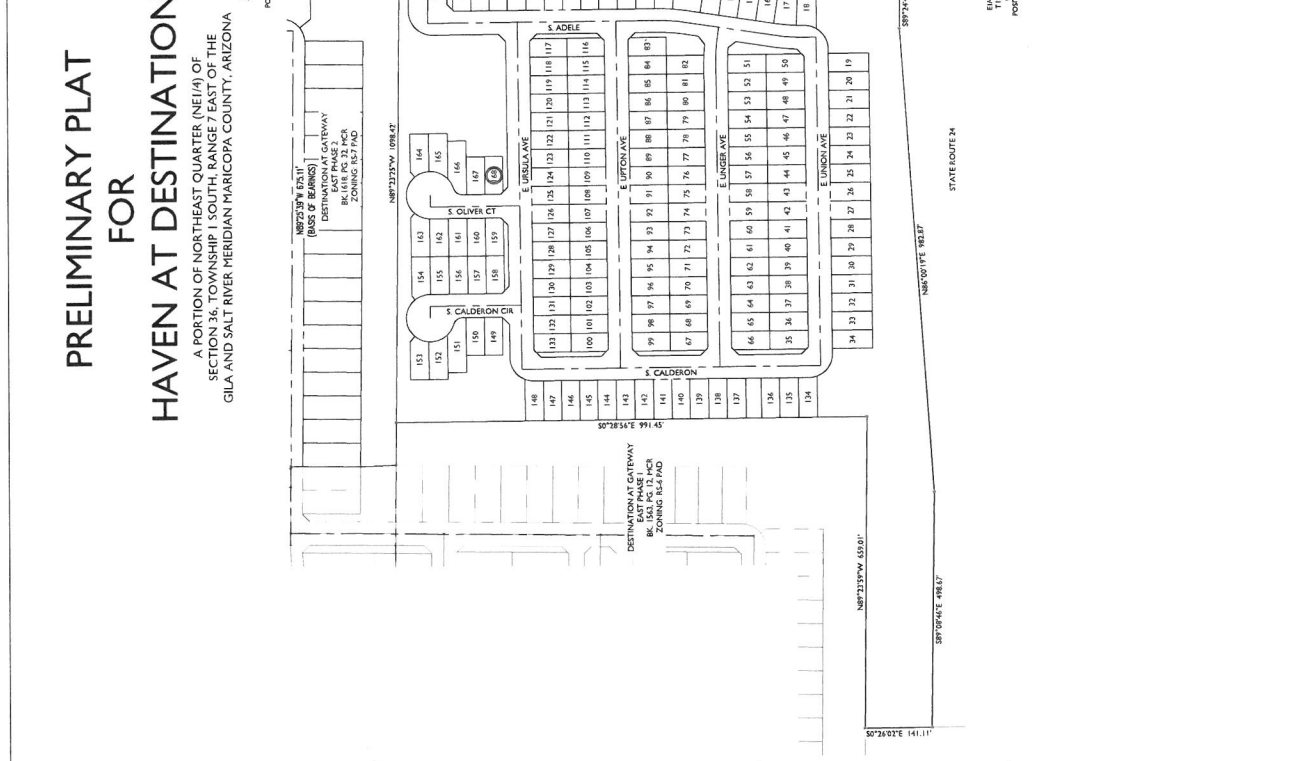
BASIS OF BEARING
 THE CENTER LINE OF E. CALDERON AVENUE BETWEEN I. ADLER ROAD AND S. CALDERON AVENUE IS BEARING N 89° 57' 02" E 323.17 FEET TO THE INTERSECTION OF E. CALDERON AVENUE AND S. CALDERON AVENUE. THE CENTER LINE OF S. CALDERON AVENUE BETWEEN I. ADLER ROAD AND S. CALDERON AVENUE IS BEARING N 89° 57' 02" E 323.17 FEET TO THE INTERSECTION OF S. CALDERON AVENUE AND S. CALDERON AVENUE. THE CENTER LINE OF S. CALDERON AVENUE BETWEEN I. ADLER ROAD AND S. CALDERON AVENUE IS BEARING N 89° 57' 02" E 323.17 FEET TO THE INTERSECTION OF S. CALDERON AVENUE AND S. CALDERON AVENUE.
 NORTH 89° 57' 02" WEST

SHEET INDEX
 CS01 COVER SHEET
 CS02 PRELIMINARY PLAN
 CS03 SHEET 1
 CS04 SHEET 2
 CS05 DATA TABLES / STREET SECTIONS



PRELIMINARY PLAT FOR HAVEN AT DESTINATION

A PORTION OF NORTH-EAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



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



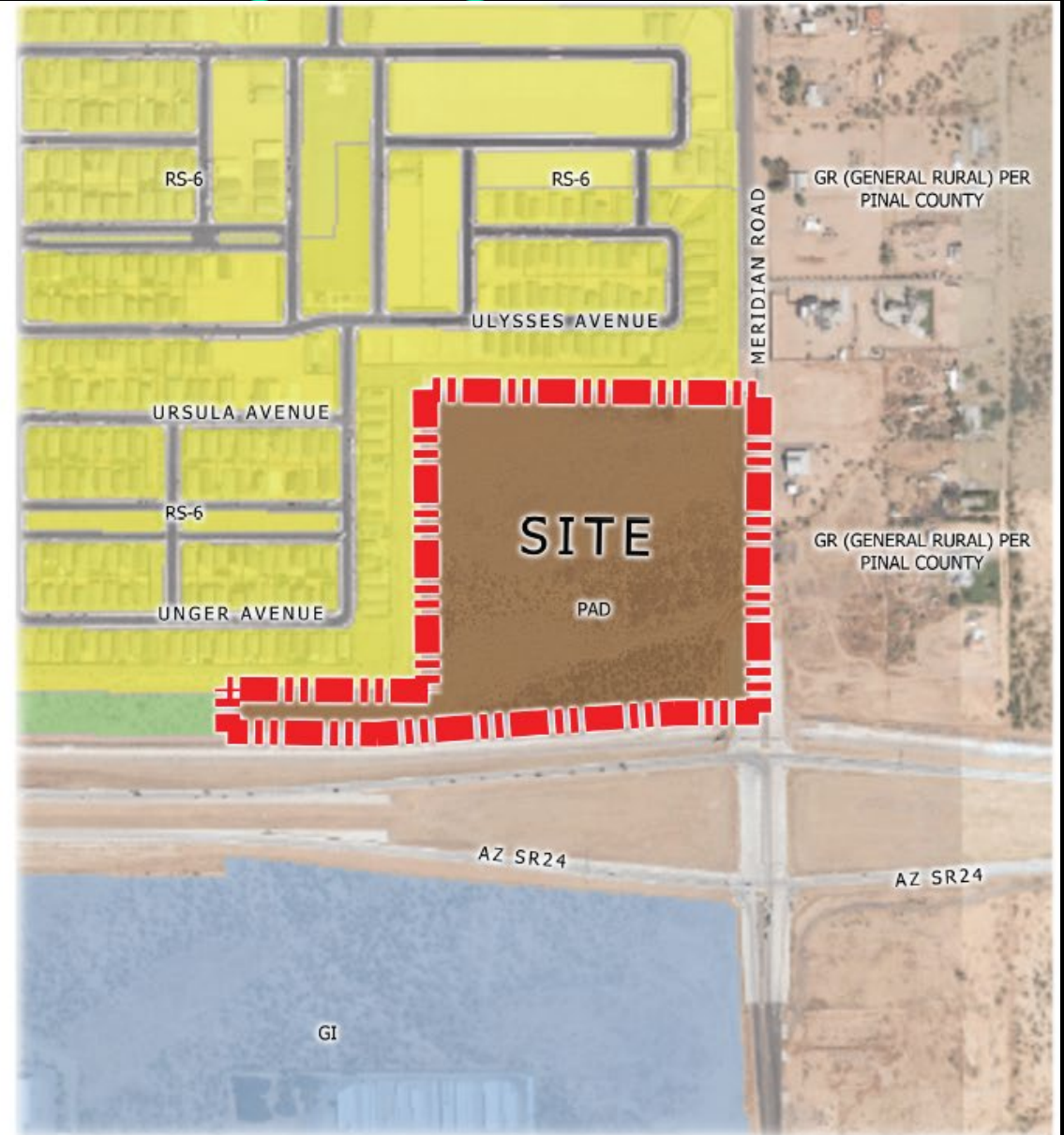
PROPOSED GENERAL PLAN LAND USE

■ 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	
TOTAL OPEN SPACE	9.36 AC	34.0%
UNIT	QTY	MIX %
39' x 80'	168 DU	100.00%
TOTAL	168 DU	

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

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.

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 29th, 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 me!

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.

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

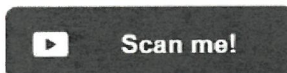
Date:
July 29th, 2025

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	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					



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.

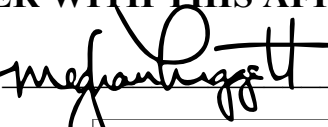
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

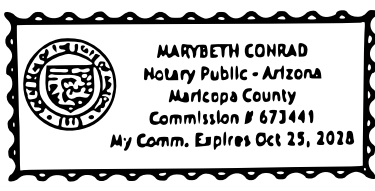
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # , on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from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

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

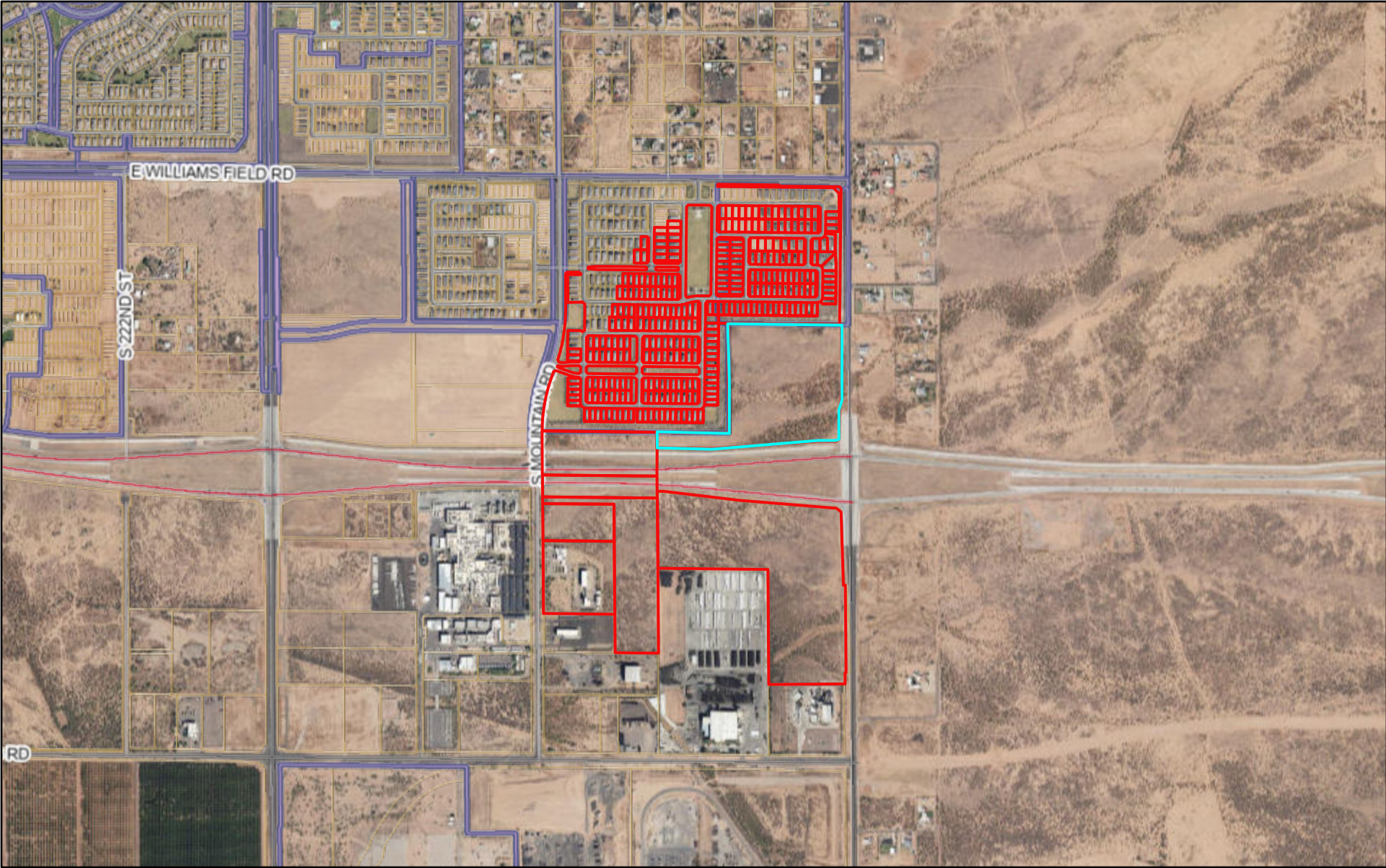
Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on


Notary Public

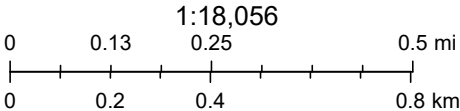


Maricopa County 1000' Prop Owner Map



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

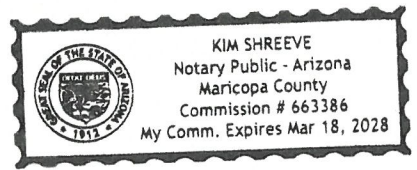
I, Sarah Prince, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case GPA25-00283 on the 8 day of Sep, 2025.

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
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:

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

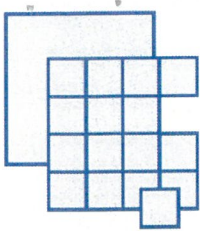
Neighborhood Meeting- July 28, 2025

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 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 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 or 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

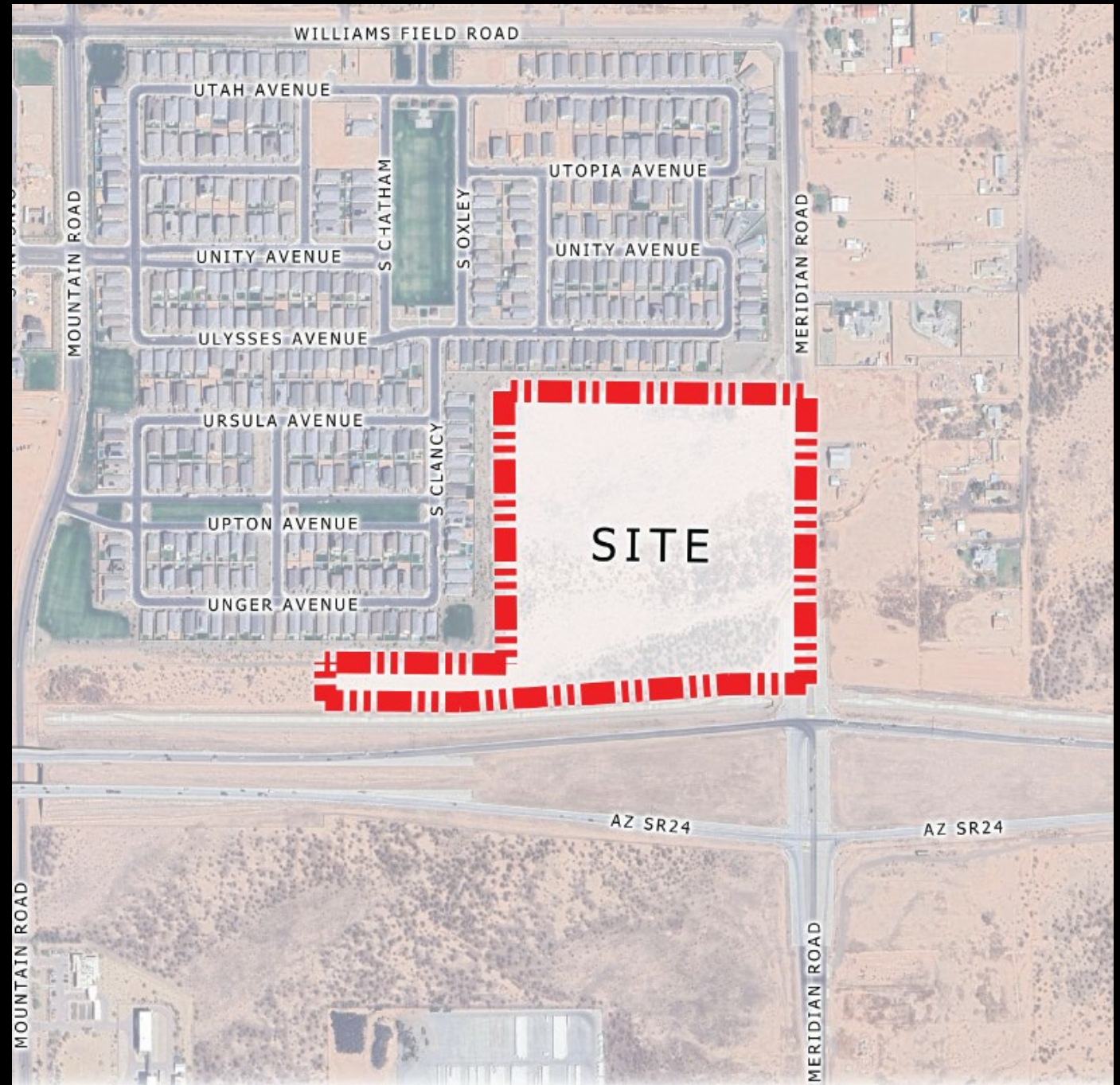
Haven at Destination

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

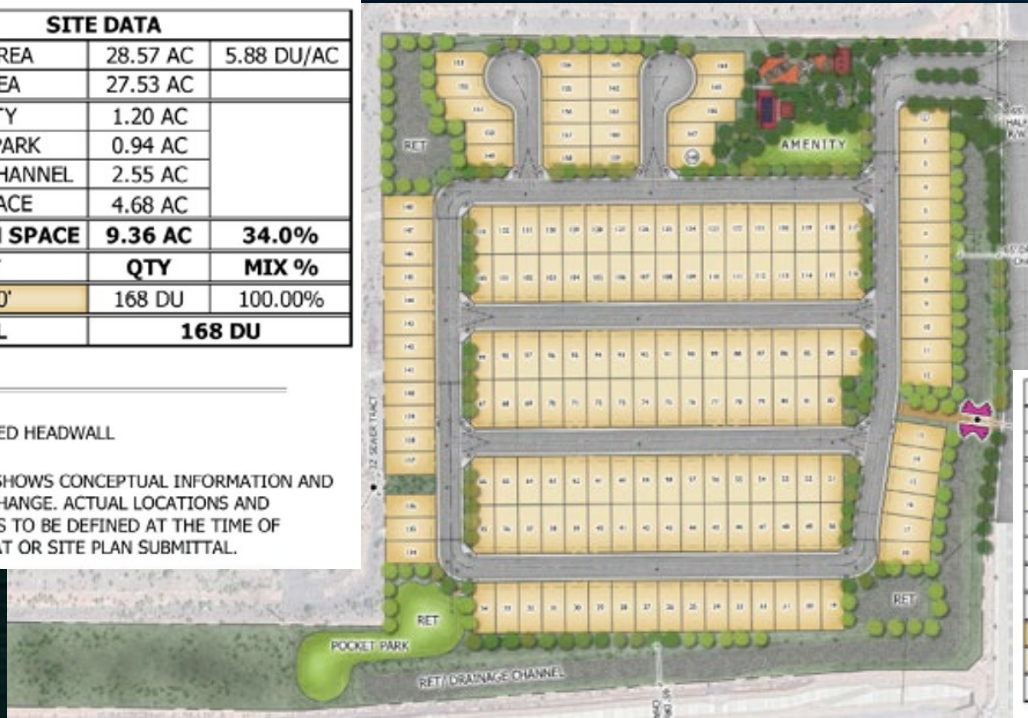
Previous Plan

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	
TOTAL OPEN SPACE	9.36 AC	34.0%
UNIT	QTY	MIX %
39' x 80'	168 DU	100.00%
TOTAL	168 DU	

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	
TOTAL OPEN SPACE	9.11 AC	33.1%
UNIT	QTY	MIX %
39' x 80'	113 DU	72.90%
50' x 80'	42 DU	27.10%
TOTAL	155 DU	

LEGEND

 PROPOSED HEADWALL

 OVERSIZED LOT WITH ENHANCED CORNER ARCHITECTURE

NOTE:

- PERIMETER LOTS AND LOTS ADJACENT TO OPEN SPACE REQUIRE ENHANCED SECOND-STORY ARCHITECTURAL ELEMENTS. PLEASE REFER TO THE PRELIMINARY PLAT.
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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
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

TABLE 5.1.2: RSL-2.5 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%
Garage Standards		
Aggregate Width of garage doors	50%	56%
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 ¹
Interior Side: Minimum aggregate of 2 sides	8	10 ¹
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
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
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 eight (8) feet 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 & 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>Open Space Provided 33%, Open Space required 18%</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%
TOTAL OPEN SPACE	9.36 AC	34.0%

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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%
TOTAL OPEN SPACE	9.11 AC	33.1%

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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
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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?

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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