

Site Plan Amendment Application

Mountain Vista Marketplace - Master Plan Parcel A

NWC US-60 & Signal Butte



Narrative

Thompson Thrift Retail Group
Leo Betz
2398 E. Camelback Rd. Suite 210
Phoenix, AZ 85016

Thursday, January 20, 2022

PURPOSE OF REQUEST

The project site is named Mountain Vista Marketplace and it is located at the southwest corner of South Signal Butte Road and East Hampton Avenue, just north of US-60. The purpose of this request is for a Site Plan Amendment to the recently approved project Mountain Vista Master Plan Parcel A, case ZON21-00177 which we worked on with the support of Evan Balmer from the Planning Department in 2021. This request is for Parcel A, APN 220-81-988. There was a previous site plan amendment to this site, therefore this would be the second. We would like to combine Pad 5 and Pad 6 and update a corresponding lot line to allow for Cheddars Scratch Kitchen, a sit-down restaurant user at the NE corner of the site. We would also like to update P4 to allow for a Raising Canes QSR restaurant, which would include relocating an approved drive-thru from P5 where the previously mentioned Cheddars Scratch Kitchen would be located. Everything else would remain as originally approved. These updates would increase the total parking provided as we previously planned for two building on the Cheddars Scratch Kitchen site.

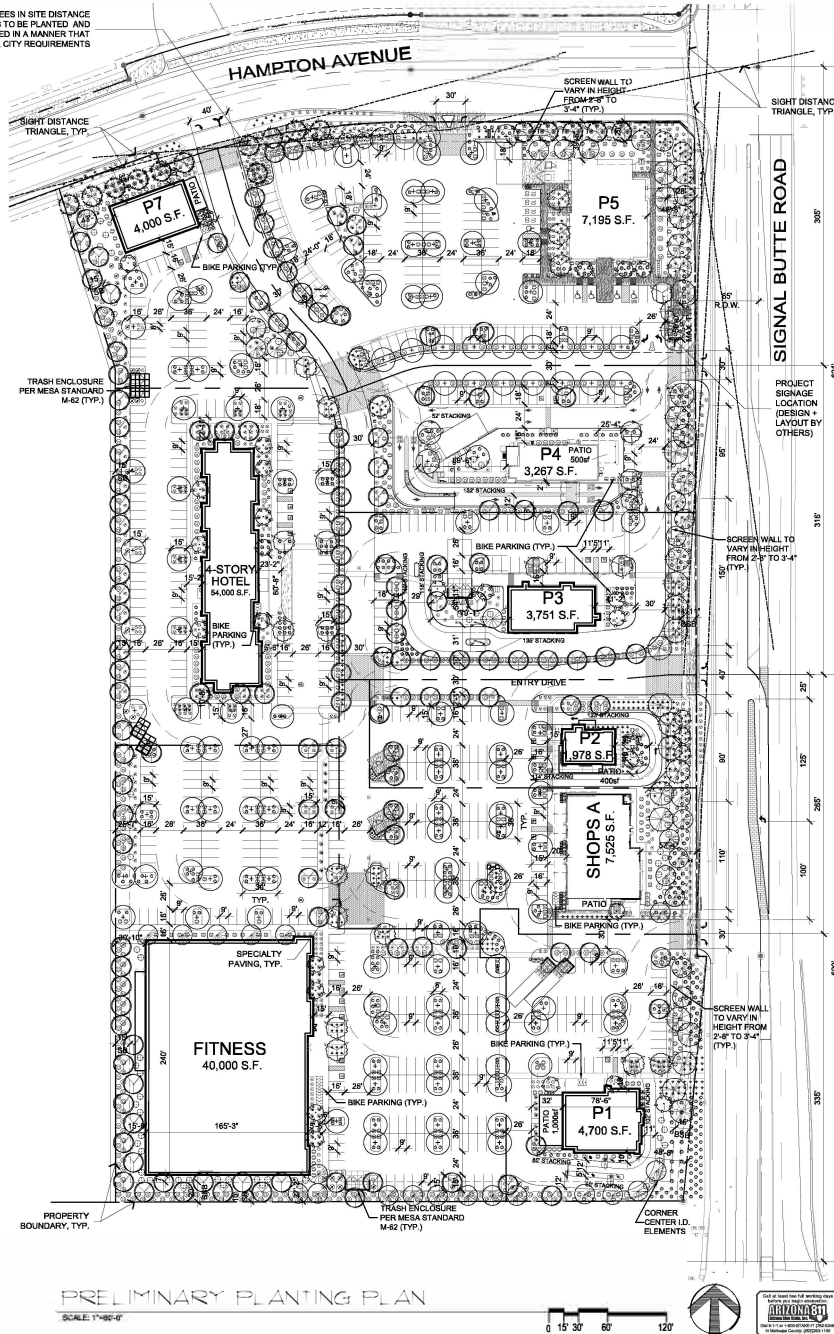
The following are a summary of the site plan amendment updates for each pad on Parcel A:

- P1 Backyard Taco - No changes.
- Multitenant Building Shops A (Building Permit Received) - No changes.
- P2 Black Rock Coffee Bar (Building Permit Received) - No changes.
- P3 Whataburger - No changes.
- P4 Raising Canes - Relocating drive-thru from P5, updating site design for 3,275 SF footprint.
- P5 & P6 Cheddars Scratch Kitchen - Combining of Pads to allow for 7,815 +/- SF sit down restaurant, removing and relocating previously approved drive-thru to P4 Raising Canes site.
- P7 Future Retail User - No changes.
- Future Hotel User - No changes.

A revised site plan, as well as a lot line adjustment plan is provided to demonstrate the desired updates. We are currently in the construction phase for the Site Infrastructure, the Shops A Multitenant Building Shops A and P2 Black Rock Coffee Bar projects. We hope to continue working with the City of Mesa staff on the success of this project bringing additional quality nationally recognized brands to the Mesa community.

FINAL LANDSCAPE PLAN

ALL TREES IN SITE DISTANCE TRIANGLES TO BE PLANTED AND MAINTAINED IN A MANNER THAT MEETS ALL CITY REQUIREMENTS



PRELIMINARY PLANTING PLAN

SCALE: 1"=60'-0"

0 15' 30' 60' 120'



PRELIMINARY PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES/PALMS					
	<i>Acacia salicina</i>	Willow Acacia	5'-Gal/ 142	142	Standard Trunk
	<i>Chiloopsis (yucca) Bulboc</i>	Bulboc Desert Willow	2'-4" Box/ 25	25	Dense Canopy
	<i>Echinopsis elbony</i>	Texas Ebony	2'-4" Box/ 43	43	Dense Canopy
	<i>Parkinsonia Desert Museum Palo Verde</i>	Desert Museum Palo Verde	2'-4" Box/ 25	25	Dense Canopy
	<i>Prosopis Phoenix</i>	Thomas Mesquite	2'-4" Box/ 16	16	Dense Canopy
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	2'-4" Box/ 34	34	Dense Canopy
	<i>Ulmus parviflorus</i>	Evergreen Elm	2'-4" Box/ 135	135	Dense Canopy
ACCENTS & VINES					
	<i>Aloe barbadensis</i>	Medicinal Aloe	5'-Gal/ 41	41	As Per Plan
	<i>Aloe X Blue Elf</i>	Blue Elf Aloe	5'-Gal/ 10	10	As Per Plan
	<i>Euphorbia rigida</i>	Gopher Plant	5'-Gal/ 102	102	As Per Plan
	<i>Hesperaloe parviflora</i>	Winkler's Red Yucca	5'-Gal/ 300	300	As Per Plan
	<i>Muhlenbergia rigens</i>	Deer Grass	5'-Gal/ 91	91	As Per Plan
	<i>Muhlenbergia rigens (var. lasiocarpa)</i>	Nashville Mule	5'-Gal/ 135	135	As Per Plan
SHRUBS					
	<i>Bougainvillea x La Jolla</i>	Ban Bougainvillea	5'-Gal/ 48	48	As Per Plan
	<i>Justicia californica</i>	Chuparosa	5'-Gal/ 96	96	As Per Plan
	<i>Nerium oleander</i>	White Pink Oleander	5'-Gal/ 485	485	As Per Plan
	<i>Ruellia peninsularis</i>	Baja Ruellia	5'-Gal/ 601	601	As Per Plan
GROUND COVERS					
	<i>Calliandra x Little John</i>	Shrub Calliandra	1'-Gal/ 128	128	As Per Plan
	<i>Sprengelia oreocarpa</i>	Shrub Morning Glory	1'-Gal/ 48	48	As Per Plan
	<i>Lantana x New Gold</i>	New Gold Lantana	1'-Gal/ 582	582	As Per Plan
	<i>Lantana montevidensis</i>	Purple Trailing Lantana	1'-Gal/ 352	352	As Per Plan
	<i>Rosmarinus officinalis</i>	Trailing Rosemary	1'-Gal/ 104	104	As Per Plan
MISCELLANEOUS					
	Decomposed Granite	Size 4 Color to Match Signal Butte Streetscape	2" depth in all planting areas (Typ.)		

CITY OF MESA LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
RIGHT OF WAY (SIGNAL BUTTE RD.)	1 Tree/6 Shrub per 25 LF (And 50% Coverage)	48
TREES	38.4	38.4
SHRUBS	38.4	38.4
RIGHT OF WAY (HAMPTON AVE.)	1 Tree/4 Shrub per 25 LF (And 50% Coverage)	48
TREES	31	31
SHRUBS	31	31
PARKING LOT ISLAND	1 Tree/3 Shrub per Island	174
TREES	174	174
SHRUBS	174	174
NON-SINGLE RESIDENCE PERIMETER	3 Trees/20 Shrub per 100 LF	90
TREES	45	90
SHRUBS	325	325

NOTES:
 1. 25% OF TREES REQUIRED IN ROW SHOULD BE 36" BOX OR LARGER WITH A MINIMUM OF 50% OF REQUIRED TREES BEING 24" BOX. NO TREES SMALLER THAN 5 GALLON.
 2. 10% OF TREES REQUIRED IN PARKING ISLANDS & FOUNDATION PLANTING AREAS NEED TO BE 36" BOX WITH THE BALANCE BEING AT LEAST 24" BOX.
 3. 50% OF TREES REQUIRED IN PERIMETER LANDSCAPE AREAS TO BE 24" BOX WITH THE BALANCE BEING 5 GALLON.
 4. 50% OF ALL REQUIRED SHRUBS TO BE 5 GALLON WITH NO SHRUBS LESS THAN 1 GALLON.
 5. 50% OF ALL REQUIRED OPEN SPACE MUST CONTAIN LIVE PLANT MATERIAL.

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION, EXACT LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
Office: 480-347-0590
Fax: 480-656-6012



EXPRESS 08/30/2025

LANDSCAPE IMPROVEMENTS MOUNTAIN VISTA MARKETPLACE NWC of US 60 and Signal Butte - Mesa, AZ

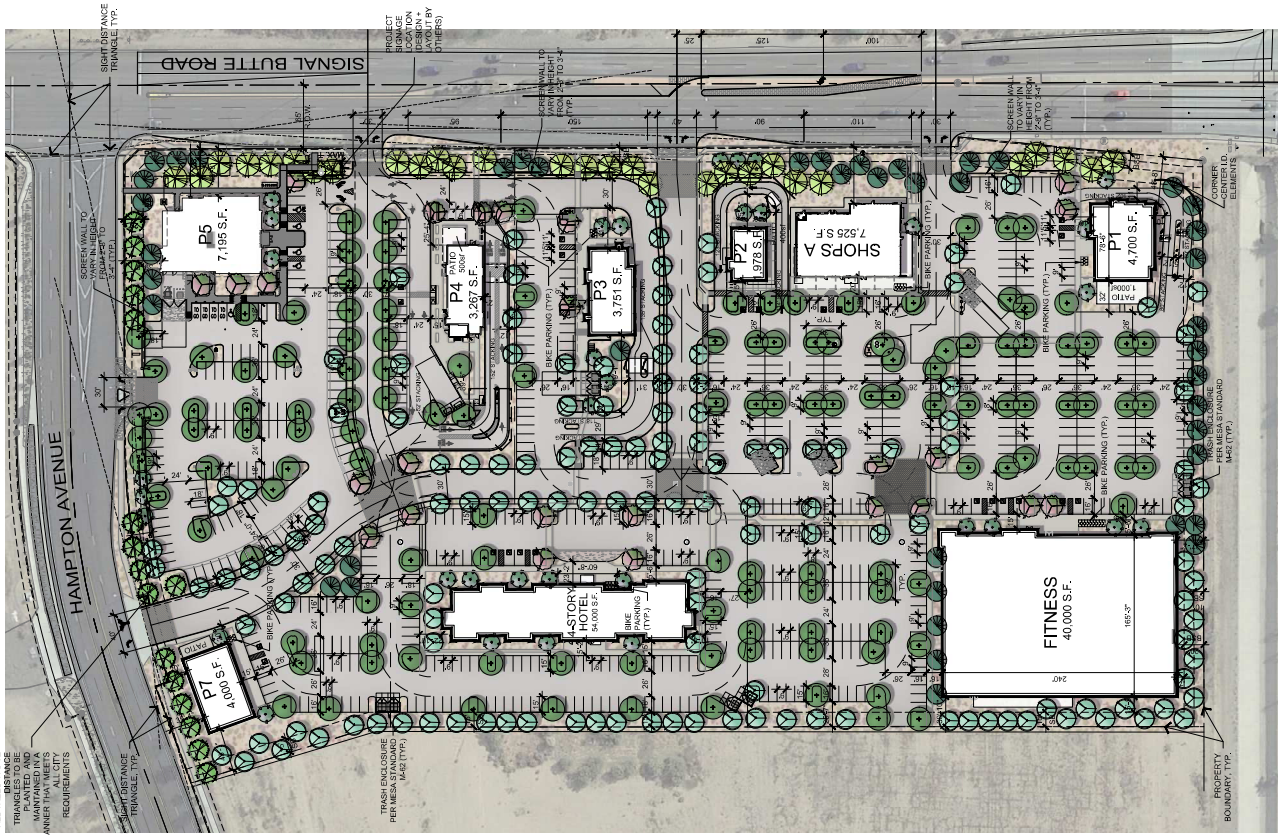
REVISIONS
 1. AH/SH
 2. AH/SH
 3. AH/SH
 4. March 12th, 2021
 08/10/21 City Comments
 07/16/22 Site Revisions

MOUNTAIN VISTA
MARKETPLACE

L1.10

1 of 2

ALL TREES IN SITE
TRIANGLES TO BE
MAINTAINED IN A
MANNER THAT MEETS
REQUIREMENTS



RENDERED LANDSCAPE PLAN
SCALE 1/8"=1'-0"

PRELIMINARY PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	CONTENTS
TREES/PALMS					
	Acacia salicina	Willow Acacia	5' Gall	42	Standard Trunk
	Chrysopsis linearis	Bulbosa Desert Willow	24' Box/ 25	42	Standard Trunk
	Eleocharis acutata	Tea Tree	24' Box/ 43	42	Standard Trunk
	Melaleuca linearis	Desert Gum	24' Box/ 25	42	Standard Trunk
	Prosopis juliflora	Desert Mesquite	24' Box/ 25	42	Standard Trunk
	Sapota indica	Tea Tree	24' Box/ 25	42	Standard Trunk
	Ulmus parviflorus	European Elm	24' Box/ 25	42	Standard Trunk
ACCENTS & VINES					
	Aloe barbadensis	Medicinal Aloe	9' Gall	47	As Per Plan
	Aloe x Blue Elf	Blue Elf Aloe	9' Gall	12	As Per Plan
	Euphorbia rigida	Copper Plant	9' Gall	102	As Per Plan
	Hesperaloe parviflora	Brilliant Red Yucca	9' Gall	510	As Per Plan
	Muhlenbergia rigida	Desert Grass	9' Gall	81	As Per Plan
	Neovillea hughii	Neovillea	9' Gall	135	As Per Plan
SHRUBS					
	Bougainvillea x Little John	Bush Bougainvillea	9' Gall	46	As Per Plan
	Justicia californica	Chaparral	9' Gall	96	As Per Plan
	Nerium oleander	Pink Oleander	9' Gall	480	As Per Plan
	Ruellia brittanica	Baya Ruella	9' Gall	600	As Per Plan
GROUND COVERS					
	Calceolaria x Little John	Dwarf Bellflower	1' Gall	236	As Per Plan
	Convolvulus cretensis	Bush Morning Glory	1' Gall	48	As Per Plan
	Lantana x New Gold	New Gold Lantana	1' Gall	563	As Per Plan
	Lantana montevidensis	Purple Trailing Lantana	1' Gall	392	As Per Plan
	Rosemaria officinalis	Trailing Rosemary	1' Gall	104	As Per Plan
MISCELLANEOUS					
	Decomposed Granite - Size 1 Color to Match Signal Butte Streetscape				

CITY OF MESA LANDSCAPE REQUIREMENTS		
RIGHT OF WAY (SIGNAL BUTTE RD.)	REQUIRED	PROVIDED
TREES	1 Tree/1/4 SHAD PER 75 LF	45
SHRUBS	1 Tree/1/4 SHAD PER 75 LF	310
RIGHT OF WAY (HAMPTON AVE.)	1 Tree/1/4 SHAD PER 75 LF	28
TREES	1 Tree/1/4 SHAD PER 75 LF	162
SHRUBS	1 Tree/1/4 SHAD PER 75 LF	104
PARKING LOT ISLAND	1 Tree/20 SHAD PER 100 LF	174
TREES	1 Tree/20 SHAD PER 100 LF	644
SHRUBS	1 Tree/20 SHAD PER 100 LF	400
NON-SINGLE RESIDENCE PERIMETER	3 Trees/20 SHAD PER 100 LF	50
TREES	3 Trees/20 SHAD PER 100 LF	308
SHRUBS	3 Trees/20 SHAD PER 100 LF	308

- NOTES
- 25% OF TREES REQUIRED IN ROW SHOULD BE 36" BOX OR LARGER WITH A MINIMUM OF 50% OF REQUIRED TREES BEING 24" BOX. NO TREES SMALLER THAN 15 GALLON.
 - ALL TREES REQUIRED IN ROW SHOULD BE PLANTED WITHIN 15' OF PLANTING AREAS. PLANTING AREAS NEED TO BE 36" BOX WITH THE BALANCE BEING AT LEAST 24" BOX.
 - 50% OF TREES REQUIRED IN PERIMETER LANDSCAPE AREAS TO BE 24" BOX WITH THE BALANCE BEING AT LEAST 18" BOX.
 - 50% OF ALL REQUIRED TREES TO BE 3 GALLON WITH NO SHRUBS LESS THAN 1 GALLON.
 - 50% OF ALL REQUIRED OPEN SPACE MUST CONTAIN LIVE PLANT MATERIAL.

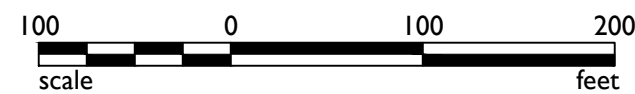
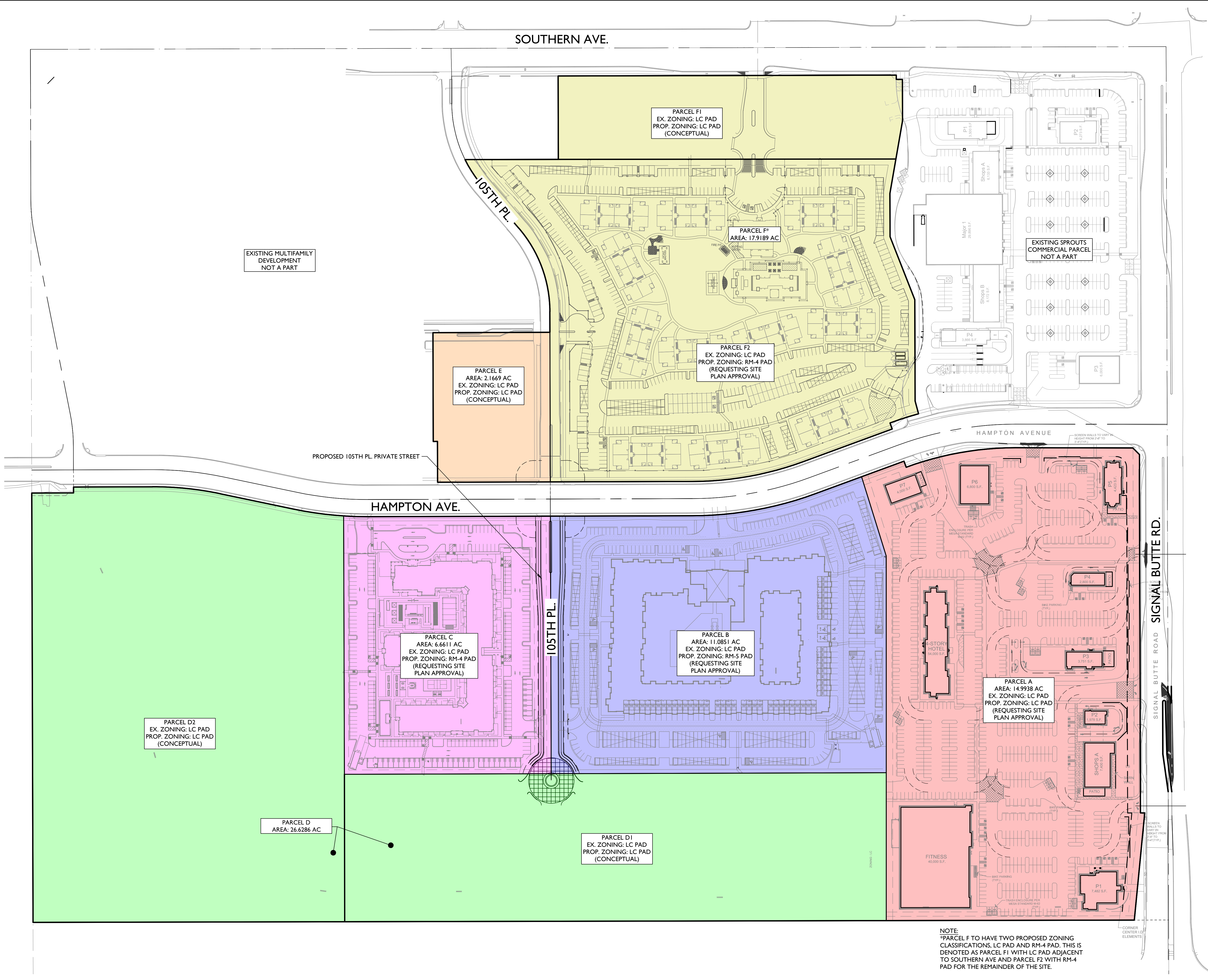
CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE DESIGN, THE EXACT LOCATIONS AND QUANTITIES OF TREES AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL SHALL BE INSTALLED WITHIN 15' OF PLANTING AREAS. PLANT MATERIAL SHALL BE INSTALLED TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TREE AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONSIDERATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGHOUT THE PROJECT.

LANDSCAPE IMPROVEMENTS MOUNTAIN VISTA MARKETPLACE

NWC of US 60 and Signal Butte - Mesa, AZ





1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project:

Revisions:

Mountain Vista Marketplace
Mesa, AZ

Development Plan

Call at least two full working days before your begin excavation.

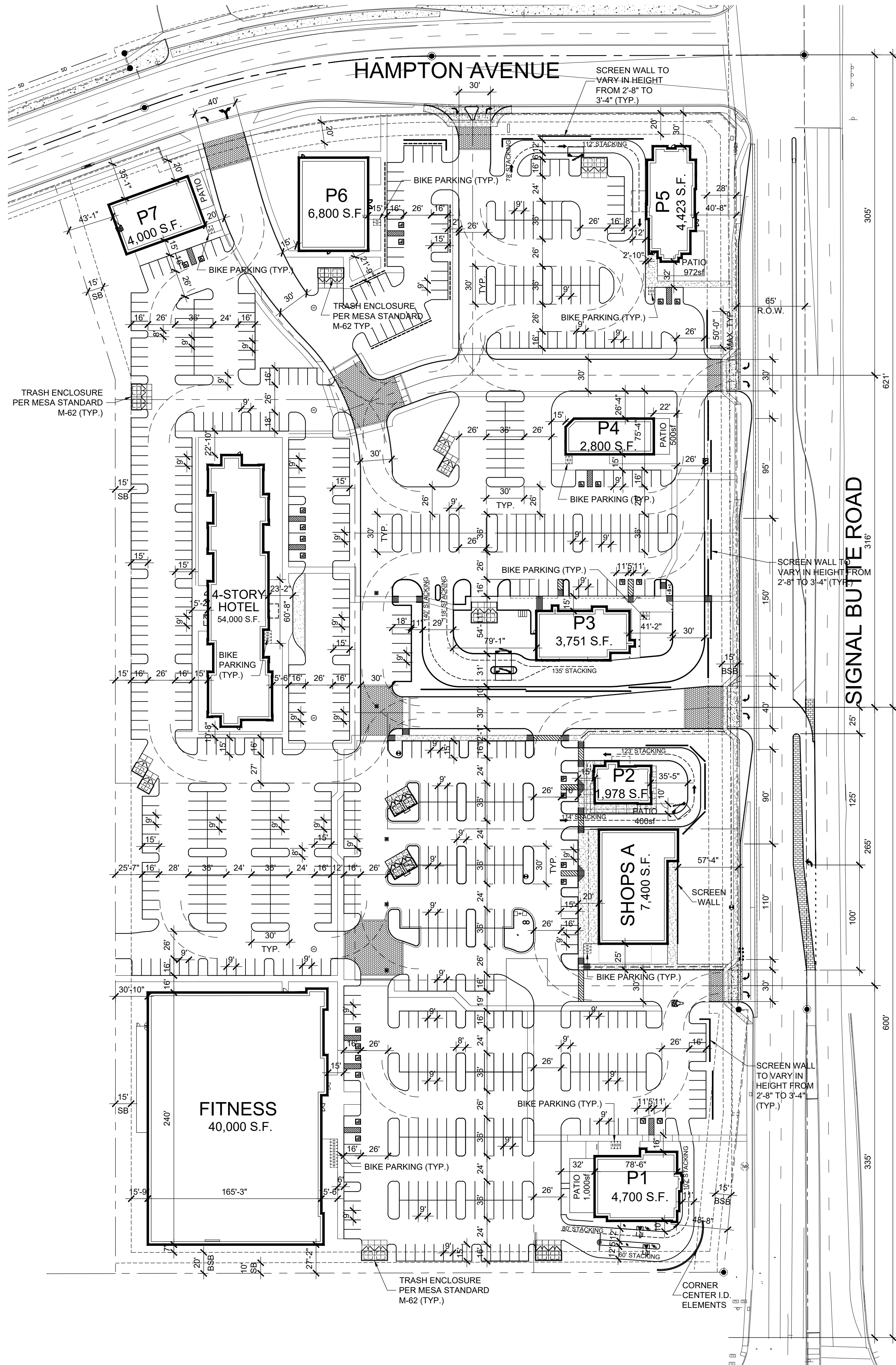
Dial 9-1-1 for Public Safety (711) (911-0548)
In Maricopa County: (602) 635-1100

Designer: KDM
Drawn by: KDM

Preliminary
Not For
Construction
Or
Recording

Job No.
19-0961
DP01
Sheet No.
1
of 1

ZON19-00872



PARKING SPACE DIMENSIONS:
TYPICAL PARKING SPACE IS 9'-0" WIDE X 18'-0" DEEP

LANDSCAPE ISLAND DIMENSIONS:
ALL LANDSCAPE ISLANDS ARE A MINIMUM 8 FEET WIDE AND 15 FEET IN LENGTH FOR SINGLE-ROW AND 30 FEET IN LENGTH AT DOUBLE-ROW, TYP. ALL MEASUREMENTS ARE TO FACE OF CURB, TYP.

SCALE: 1" = 60'-0"
DATE: 05.10.2021

PROJECT TEAM

OWNER:
THOMPSON THRIFT
2398 EAST CAMELBACK ROAD, SUITE 210
MESA, ARIZONA 85016
CONTACT: ANDREW CALL
PH: (602) 313.8633

ARCHITECT:
PHOENIX DESIGN, LLC
1855 EAST FOUNTAIN STREET
MESA, ARIZONA 85206
CONTACT: MIKE HILLS
PH: (602) 762.7354

CIVIL ENGINEER:
BECK ENGINEERING, INC.

2942 NORTH 24TH STREET, SUITE 114
PHOENIX, AZ 850196
CONTACT: JUSTIN EVINGER
PH: (602) 810.2975

LANDSCAPE ARCHITECT:
COLLABORATIVE V DESIGN STUDIO, INC.

7116 EAST 1ST STREET, SUITE 103
PHOENIX, AZ 85251
CONTACT: AARON HILLMAN
PH: (480) 347.0590

SITE DATA

Existing Zoning: LC
APN(S)#: 220-81-780, 220-81-783, 220-81-784, 220-81-790
Net Site Area: 653,128 S.F. (15.0 AC.)
Building Area: 129,052 S.F.
F.A.R. : 19.8%

Parking:	Spaces Required	Spaces Proposed
Fitness (40,000 S.F. @ 1:100 S.F.):	400	(1:200 S.F.) 200
Restaurant (7,240 S.F. @ 1:75 S.F.):	97	97
Restaurant w/ drive-thru (14,852 S.F. @ 1:100 S.F.):	149	149
Patios/Outdoor Seating (2,872 S.F. @ 1:200 S.F.):	15	15
Retail (12,960 S.F. @ 1:375 S.F.):	35	35
HOTEL (122 Rooms @ 1:room):	122	122
Total Parking:	818	618

Total Parking Provided on Site: 706 Spaces

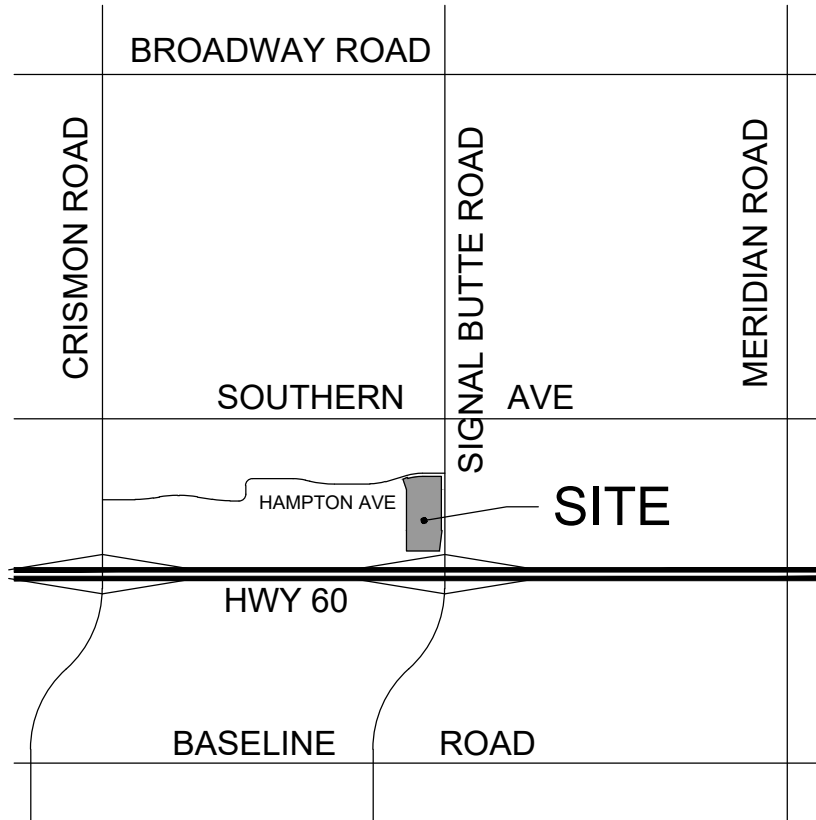
ADA Parking Required:	15 Spaces
ADA Parking Provided:	25 Spaces
Bike Parking Required (1/10 Spaces & 1/20 Spaces):	70 Spaces
Bike Parking Provided:	72 Spaces
Building Height (Max):	60 feet
Open Space Required (129,052 S.F. / 1,000 X 5):	645 S.F.
Open Space Provided:	27,578 S.F.

Setbacks:	Required	Provided
Signal Butte Road:	30 feet	30 feet
Hampton Avenue:	15 feet	15 feet
South:	20 feet	20 feet
West:	65 feet	65 feet

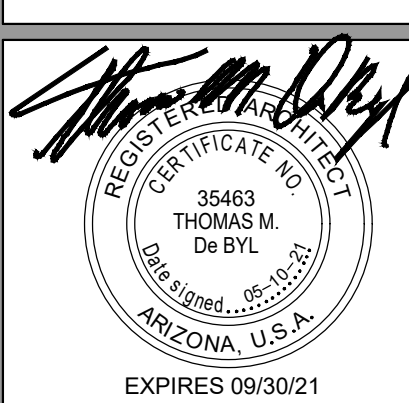
NOTE: ALL PEDESTRIAN CROSSINGS TO BE INTEGRAL COLOR CONCRETE OR SOME OTHER MATERIAL TO DIFFERENTIATE THEM FROM THE DRIVE AISLES

VICINITY MAP

NOT TO SCALE



PHNX DESIGN
1855 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85206
602.762.7354



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MOUNTAIN VISTA
N.W.C OF SIGNAL BUTTE AND US 60
MESA, ARIZONA

DATE	REVISION
1	
2	
3	

PROPOSED
SITE PLAN

A100

PHNX JOB #: 20-187

Citizen Participation Plan for Mountain Vista

Date: June 20, 2022

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor, associations, agencies. Schools and businesses in the vicinity of the site of an application for Mountain Vista commercial center. This site is located at NWC Signal Butte and US 60 and is an application for an amendment for the previously approved site plan. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Andrew Call

2398 E. Camelback Rd. Suite 210

Phoenix, AZ 85016

602-313-8600

email: acall@thompsonthrift.com

Pre-application Meeting: We received Staffs comments on April 27, 2022. Staff reviewed the application and we have included those recommended by staff.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list has been developed for citizens and agencies in this area including:

- All registered neighborhood associations within 500 feet of the project.
- Homeowners Associations within 1,000 feet of the project.
- Interested neighbors -focused on 1,000 feet from site, but may include more

2. Presentations will be made to groups of citizens or neighborhood associations upon request. [All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa]

Schedule:

Application Submittal – March 30, 2022

Posting – July 15, 2022

Letters and Notifications – July 13, 2022

Submittal of Citizen Participation Report and Notification materials -TBD

Planning and Zoning Board Hearing – July 27, 2022

ZON22-00350

Citizen Participation Report for Mountain Vista Marketplace

Overview: This report provides results of the implementation of the Citizen Participation Plan for Mountain Vista Marketplace - Parcel A Site Plan Amendment. This site is located at 1440 S. Signal Butte Road and is an application for a major site plan modification of 15 acres. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:
Andrew Call

2398 E. Camelback Road, Suite 210
Phoenix, Arizona 85016
(602) 313-8633
Email: accall@thompsonthrift.com

-

Correspondence and Telephone Calls:

1. letters mailed to contact list, including homes, apartments, HOAs, schools and Neighborhood Associations on 6/6/2022 (see attached list and example of materials mailed)
2. Meeting notice mailed to on contact list on 7/6/2022. (see attached)

Results:

No response received from adjacent property owners on the proposal.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 07/11/22

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 # ZON22-00350, on SWC Hampton & Signal Butte. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

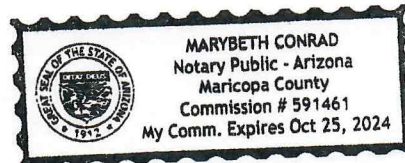
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 07/11/22

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: July 27, 2022

CASE: ZON22-00350

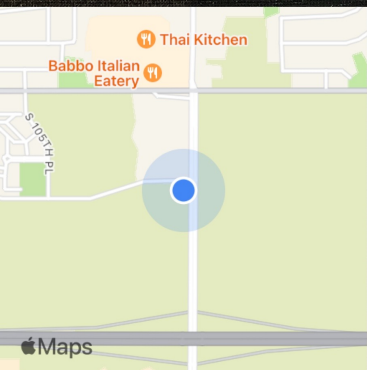
REQUEST: Site Plan Modification. This
request will allow for a mixed-use
development

APPLICANT: Thompson Thrift

PHONE: (602) 313-8633

Planning Division: (480) 644-2385

Posting date: 7/11/2022



Jul 11, 2022 08:03AM
AZ, Mesa, S Signal Butte Rd

Parcel Nur Owner	Property A Mailing Ad	MAIL_ADE	MAIL_CITY	MAIL_STA	MAIL_ZIP	PHYSICAL_	PHYSICAL_
220-82-00 PAPA LOC/	2152 S VIN	2152 S VIN	MESA	AZ	85210		
220-82-00 SIGNAL BU	111 MONI	111 MONI	INDIANAP	IN	46204		
220-82-01 SIGNAL BU	111 MONI	111 MONI	INDIANAP	IN	46204		
220-82-01 SIGNAL BU	111 MONI	111 MONI	INDIANAP	IN	46204		
220-82-01 SIGNAL BU	111 MONI	111 MONI	INDIANAP	IN	46204		
220-82-01 SIGNAL BU	111 MONI	111 MONI	INDIANAP	IN	46204		
220-82-01 SIGNAL BU	2415 E CAI	2415 E CAI	PHOENIX	AZ	85016		

PHYSICAL_	PHYSICAL_	PHYSICAL_	PHYSICAL_	Latitude	Longitude	DEED_NU	DEED_CEN	DEED_DAT	SALE_DAT
				33.38812	-111.599	2.11E+08	20	#####	
				33.38871	-111.599	2.11E+08	20	#####	
				33.38904	-111.599	2.11E+08	20	#####	
				33.38943	-111.599	2.11E+08	20	#####	
				33.38986	-111.599	2.11E+08	20	#####	
				33.38951	-111.6	2.11E+08	20	#####	
				33.38829	-111.6	2.2E+08	20	#####	

SALE_PRICE	MCRNUM	Book	Page	SUBNAME	LAND_SIZE	LOT_NUM	STR	CONST_YE	LIVING_SP
1620-41	1620	41	MOUNTAIN	54513	1	35 1N 7E			
1620-41	1620	41	MOUNTAIN	56158	2	35 1N 7E			
1620-41	1620	41	MOUNTAIN	37178	3	35 1N 7E			
1620-41	1620	41	MOUNTAIN	61987	4	35 1N 7E			
1620-41	1620	41	MOUNTAIN	53636	5	35 1N 7E			
1620-41	1620	41	MOUNTAIN	82953	9	35 1N 7E			
1620-41	1620	41	MOUNTAIN	152887	10	35 1N 7E			

INCAREOF	TAX_YR_C	FCV_CUR	LPV_CUR	TAX_YR_P	FCV_PREV	LPV_PREV	LC_CUR	LC_PREV	PUC
	2023	N.A.	N.A.	2022	269,436	148,190	2.R	2.R	21
	2023	N.A.	N.A.	2022	277,566	152,661	2.R	2.R	21
	2023	N.A.	N.A.	2022	183,756	101,066	2.R	2.R	21
	2023	N.A.	N.A.	2022	306,377	168,507	2.R	2.R	21
	2023	N.A.	N.A.	2022	265,101	145,806	2.R	2.R	21
	2023	N.A.	N.A.	2022	410,003	225,502	2.R	2.R	21
	2023	N.A.	N.A.	2022	755,659	415,613	2.R	2.R	21

[illegible]