

# The Grove at Lehi McDowell And Lehi Roads Mesa, Arizona

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PAD Amendment Project Narrative  
September 20, 2021

**BLANDFORD  
HOMES**

EST. 1979



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# Introduction

Pew & Lake, PLC, on behalf of Reserve 100, LLC (dba Blandford Homes), is pleased to submit this project narrative and related documents in support of an amendment to Ordinance No. 5625 to allow for an increase in the amount of approved lot coverage. This request applies to the 41.55-acre property located on the west side of Lehi Road between McDowell and Thomas Roads. The property is known as Maricopa County Assessor parcel number 141-02-005X and is shown in the aerial photograph below outlined in blue.



## About Blandford Homes

Blandford Homes is an award winning, Arizona-based private homebuilder with significant ties to Mesa. The company's largest signature master planned communities are in the City of Mesa including Las Sendas (3,300 homes on 2600 acres), Mountain Bridge (1,475 homes on 717 acres) and Mulberry (706 homes on 192 acres). In addition, past and present Blandford Homes has and is building a number of smaller boutique residential communities in the premium to luxury end of the housing market in north Mesa including The Estates at Thirty-Second Street, The Grove at Valencia, Estates on



McDowell, Estates at Mandarin Grove, and Hermosa Ranch. These Mesa communities are recognized for their attractive gated entries, themed walls, lush landscaping, open space amenities and beautiful homes. To add to this list, Blandford Homes recently purchased 115 acres from the City of Mesa on the northwest corner of Thomas and Recker Roads to develop 294 homes in what will be a premium gated community in north east Mesa under the marketing name of Reserve at Red Rock.

## Existing General Plan Land Use Designation

The Mesa 2040 General Plan designates this property as “Neighborhood”, as is shown in the graphic below.



## Existing Zoning

In June of this year, the property was annexed into the City of Mesa boundaries (ANX21-00095) and rezoned to RS-15/PAD (ZON21-0089), as shown on the City's zoning map, on the next page:

City of Mesa Zoning Map



## Relationship to Surrounding Properties

The Site is bound on the north by undeveloped land (existing gravel pit), on the east by Lehi Road and the Lehi Crossing development, on the west by the Red Mountain Loop 202 Freeway, and on the south by an existing plant nursery.

|                     | General Plan Designation | Zoning Classification   | Existing Use                           |
|---------------------|--------------------------|-------------------------|--|
| North               | Neighborhood             | RU-43 (Maricopa County) | CEMEX gravel Pit                       |
| South               | Neighborhood             | RU-43 (Maricopa County) | Plant Nursery                          |
| East                | Neighborhood             | RS-43 PAD, RS-15 PAD    | Residential                            |
| West                | Neighborhood             | RU-43 (Maricopa County) | 202 Freeway/AG                         |
| <b>Project Site</b> | <b>Neighborhood</b>      | <b>RS-15/PAD</b>        | <b>Residential (under development)</b> |

## Purpose of Request

The request to the City of Mesa is:

1. Amendment to Ordinance No. 5625; Condition of Approval #4, which was approved by the Mesa City Council on June 21, 2021. The approved PAD provides for a maximum building coverage of 50% for only two floor plans. The goal of this amendment is to allow a maximum building coverage of 40% for two-story homes, and 50% for single-story homes in the 108-lot development.

This amendment, to change a previously granted Condition of Approval, is required by the City of Mesa Zoning Ordinance, and requires processing of a zoning case similar to the original approval. Approval of this amendment will allow for the continued development of The Grove at Lehi, with residential home products that have already been approved by the City of Mesa.

## Compliance with General Plan

As previously stated, most of the site is currently designated in the City of Mesa 2040 General Plan as a *Neighborhood/Suburban* character area. This is the predominant pattern of neighborhoods in the City. The predominant building heights in the Neighborhood category are one-and two-stories, and the typical density is between 2 and 12 dwelling units per acres. The General Plan for this area also calls for accessible, community open space within a new subdivision.

The Grove at Lehi, as approved, implements the Mesa 2040 General Plan in the following ways:

- The ultimate design and configuration of the site buffers and maintain the neighborhoods to the south and east using adequate landscaping, building orientation and building heights.
- The quality architecture and entrance to the development provide residents with a sense of arrival on Lehi Road. The community is designed to attract a move-up buyer, many of whom may already live in the area and are seeking a larger home.
- Accessible, usable community open space is spread throughout the community and provides a focus for smaller neighborhoods in the land use category.

- The addition of The Grove at Lehi contributes to the General Plan goal of “Creating and Maintaining a Variety of Great Neighborhoods.” This new community contributes to the diversity of housing in the area, with minimal impact to the surrounding neighborhoods. Moreover, the RS-15/PAD zoning district we were granted earlier this year is a primary zoning district within the Neighborhood land use designation, and density, at 2.60 du/ac, is at the very low end of the Suburban character area, and all of the lots exceed the lot size requirements for the proposed zoning district.

For the foregoing reasons, the proposed PAD Amendment is consistent with the Mesa 2040 General Plan Neighborhood land use designation.

## Compliance with Chapter 22: Planned Area Development Overlay District

Section 11-22-1 of The City of Mesa Zoning Ordinance specifies that the use of a Planned Area Development (PAD) Overlay District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit. The intent of the district is to provide for creative, high-quality development incorporating:

- A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;
- B. Options for the design and use of private or public streets;
- C. Preservation of significant aspects of the natural character of the land;
- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;
- E. Sustainable property owners’ associations;
- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and
- G. Single or multiple land use activities organized in a comprehensive manner and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

The Planned Area Development (PAD) Overlay District was approved in June of this year.

## Proposed PAD Amendment and Justification

When this project was originally submitted to the City of Mesa, the requested zoning district was RS-9, a zoning district that has a maximum building coverage of 45%. After lengthy discussions with Planning staff, it was decided that the RS-15 zoning district was the most appropriate zoning district for this community. When the third submittal was provided to the City, the requested zoning district was changed, and the applicable development standards were also changed. What escaped notice by City Staff and the Applicant, is that the change in the maximum building coverage in the RS-15 district (40%) would no longer support all of the homes proposed in this community.

This amendment is being proposed to allow for a 40% lot coverage for the two-story homes in the community, and 50% for the single-story homes. This amendment will allow for a greater number of single-story homes in the community, the most popular floorplans that Blandford sells. The conventional RS-15 development standards are shown below and on the next page, along with the standards approved in Ordinance No. 5625, as well as the single deviation requested in this amendment.

| <b>Development Standard</b>                                | <b>RS-15 Required (11-5-3)</b> | <b>The Grove at Lehi Crossing (Ord. No. 5625)</b> | <b>With PAD Amendment</b>                     |
|--|--------------------------------|---|---|
| Minimum lot area   | 15,000 s.f.                    | 9,100 s.f.(minimum)<br>9,960 s.f. (average)       | 9,100 s.f. (minimum)<br>9,9960 s.f. (average) |
| Minimum Lot Width  | 110'                           | 65'   | 65'   |
| Minimum Lot Depth  | 120'                           | 140'  | 140'  |
| Maximum Density  | 2.9 du/ac                      | 2.60 du/ac  | 2.60 du/ac                                    |
| Maximum Height   | 30'                            | 30'   | 30'   |
| Minimum Yards:   |                                |   |   |
| Front (Enclosed Livable Areas, Porches and Porte Cocheres) | 22'                            | 15'   | 15'   |
| Front- Garages   | 30'                            | 20' (front-facing; 15' side facing)               | 20' (front-facing; 15' side facing)           |
| Minimum Interior Side                                      | 7'                             | 7'  | 7'  |



|   |              |  |   |
|---|--------------|--|---|
| Minimum aggregate of 2 sides                        | 20'          | 15'  | 15'   |
| Street Side   | 10'          | 7'   | 7'  |
| Rear Yard   | 30'          | 25'  | 25'   |
| <b>Maximum Building Coverage (% of Lot)</b>         | <b>40%</b>   | <b>50%*</b><br><b>(40% for lots with other floorplans)</b> | 40%- Two-Story<br>50%- Single Story           |
| Maximum Wall Height                                 | 6'           | 8'<br>(Adjacent to 202 Freeway)                            | 8'<br>(Adjacent to 202 Freeway)               |
| 3-Car Garages allowed on 65' wide Lots (11-5-3-B-4) | No           | Yes  | Yes   |
| Minimum Garage Dimensions (11-32-4-F)               | 20' w x 22'd | 20' x 19'<br>(Plans 2342, 2568 and 3177 only)              | 20' x 19'<br>(Plans 2342, 2568 and 3177 only) |

\*- For floorplans 2568 and 3177 only, or two equivalent single-story floorplans. (amendment would remove this footnote)

This community has been planned thoughtfully, intentionally and with much consideration to the layout of the community, lot sizes, floorplans and the livability of each home and the larger community. The backyards are nearly 30% deeper than required, and nearly one-quarter of the lots in The Grove at Lehi are larger than 10,000 square feet. The oversized lots in this community, most of which are placed along Lehi Road, give the impression of an entirely large lot community. The increase in lot depth and the number of oversized lots in this community provide ample justification for the requested deviation. Additionally, by providing a larger number of floorplans and options, this community will have a custom-feel.

The community that justifies this proposed amendment is discussed in great detail below:

## The Approved Development

The Grove at Lehi is a high-quality, gated, family-oriented neighborhood of single-family detached homes, with recreational amenities, and a network of common area open

spaces. A key component of this vision is providing compatibility with the Lehi Crossing neighborhood and large lot executive residential developments to the east and southeast, while paying homage to the citrus and farming heritage of the property and surrounding Lehi area. To that end, the density for The Grove at Lehi is compatible with and of a similar density as the adjacent Lehi Crossing subdivision.

Much attention was given to the design of the Lehi Road frontage. Large-lot executive homesites are placed along the Lehi Road frontage, behind a double row of citrus trees. A gated entry provides a sense of arrival into the community with the placement of a "gate house" structure, beyond which lies a central amenity area. Additionally, the homes along Lehi Road are on executive, oversized lots that range from 10,000 to 19,000 square feet. The lot sizes transition to just 9,100 square feet, towards the center of the community. This mix of lot sizes provides a range of choices to homebuyers, creates a vibrant neighborhood and provides a transition of residential densities from low density next to Lehi Road to a medium density next to the freeway. The lots near the 202 Freeway are oriented so that they are perpendicular to the freeway. This has been done so that no homes "back on to the freeway", and to provide space for a landscape buffer and an 8-foot high wall next to the ADOT right-of-way.

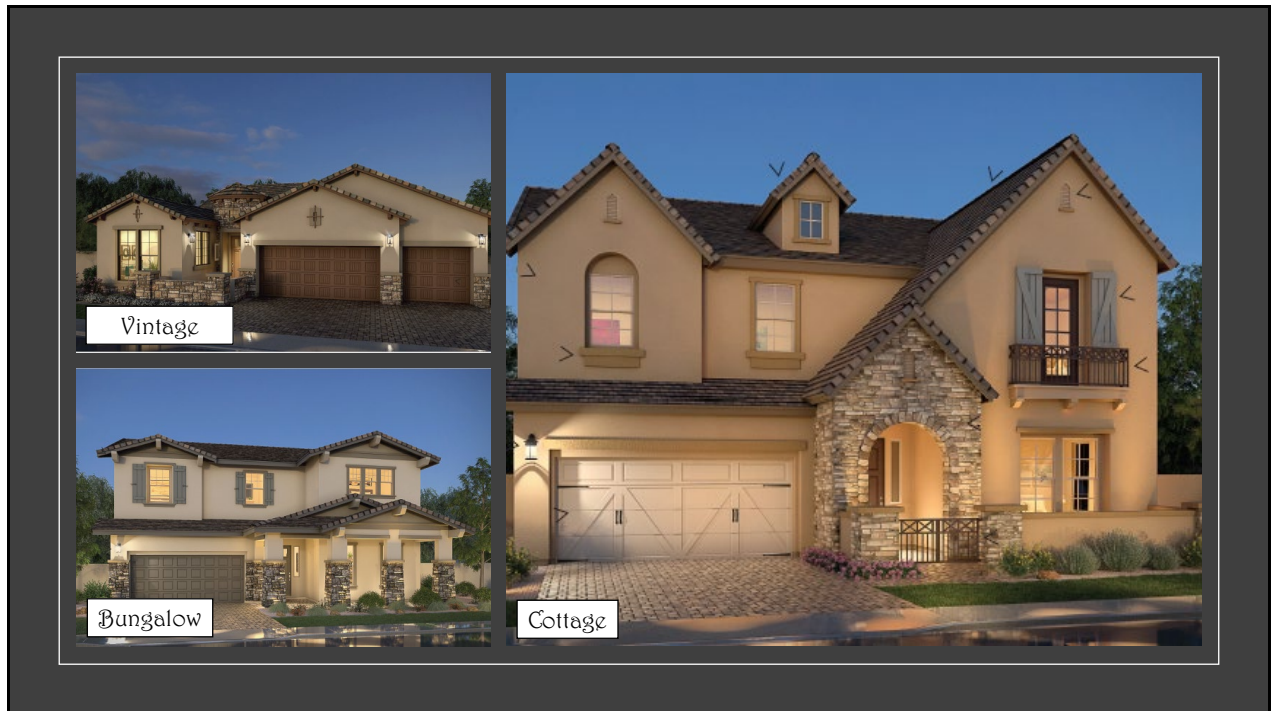
As part of this development, the north part of the property adjacent to the existing gravel pit, and the pit face will be remediated and improved. The existing stone piles and irregular terrain on the north part of the property will be excavated, refilled and compacted to meet residential geotechnical standards. The pit face will be rehabilitated to extend the slope 50' beyond the north property line, it will subsequently be engineered to a 2:1 slope down to the pit floor.

The plan provides ample open space for both active and passive recreation. The central amenity area features a large turf area, tot lot, basketball court, ramada and yard games. The open space in The Grove at Lehi is easily accessible from all homes within the subdivision and is in a configuration consistent with other successful Blandford Homes communities in the City of Mesa.

### Architectural Design Intent

The step-up and executive homes proposed for The Grove at Lehi range from 2,279 to 5,242 square feet. There is a mix of single and two-story homes, with 3, 4 and 5 car garages. All of the homes feature a front porch or courtyard, with covered rear patios. There are thirteen (13) different floorplans in a variety of elevation choices, some of which are shown below. To provide for a custom-feel in the neighborhood, care and attention has been given to using high-quality, authentic building materials in the Grove at Lehi.

Standard architectural details include concrete roof tiles, iron railings and gates, shutters, brick or stone accents. These homes showcase an unparalleled attention to detail and the architectural details are found on all four sides. The homes will comply with, and in most cases, exceed the City's Residential Design Guidelines to ensure a high-quality development. Shown below are some of the elevation themes that will be offered within this community:





Farmhouse



Old World



Andalusian





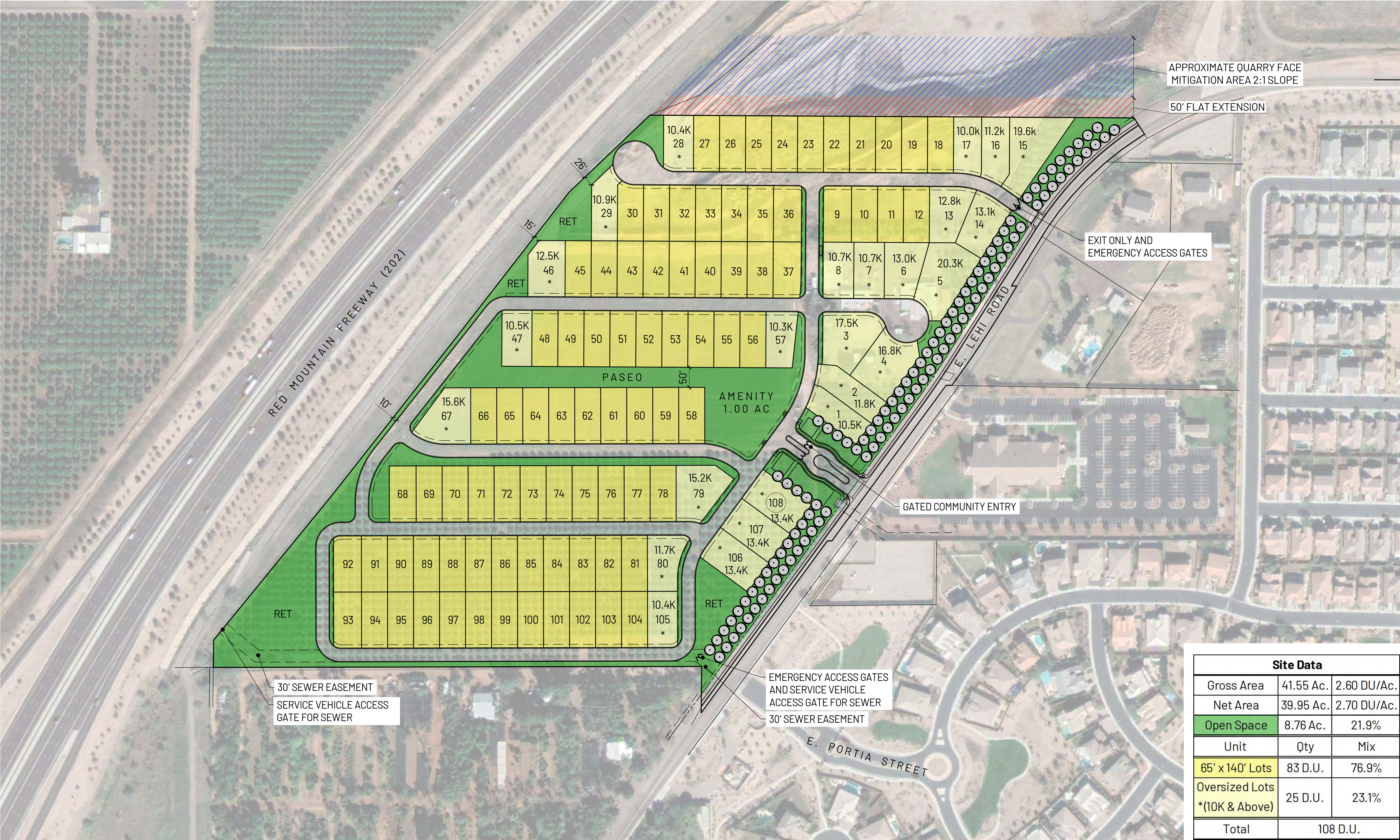
## Conclusion

Blandford Homes is excited to continue the development of this new residential neighborhood that incorporate elements from the adjacent neighborhoods in a new and updated configuration, and that offers a myriad of different choices in floorplans, materials, and elevations.

## List of Exhibits

- A. Approved Site Plan
- B. Floorplan and Garage Configuration Exhibit





| Site Data                        |           |             |
|----------------------------------|-----------|-------------|
| Gross Area                       | 41.55 Ac. | 2.60 DU/Ac. |
| Net Area                         | 39.95 Ac. | 2.70 DU/Ac. |
| Open Space                       | 8.76 Ac.  | 21.9%       |
| Unit                             | Qty       | Mix         |
| 65' x 140' Lots                  | 83 D.U.   | 76.9%       |
| Oversized Lots<br>*(10K & Above) | 25 D.U.   | 23.1%       |
| Total                            | 108 D.U.  |             |



**Exhibit B**  
**The Grove at Lehi**  
**Floor Plan Analysis**

| Plan Number | Plan Width | Livable Square Feet | Floors | Garage       | Garage Width                               | Front Porch or Courtyard | Covered Rear Patio | Building Coverage |
|-------------|------------|---------------------|--------|--------------|--|--------------------------|--------------------|-------------------|
| 4002        | 40'        | 2279                | 1      | 3-car tandem | F – 20'x22'<br>T -10'x 14'                 | Yes                      | Yes                | 35.6%             |
| 4003        | 40'        | 3026                | 2      | 3-car tandem | F – 20' x 23'3"<br>T – 9'6" x 15'          | Yes                      | Yes                | 32.9%             |
| 4004        | 40'        | 3551                | 2      | 3-car tandem | F – 20'8" x 22'<br>T – 11'x14'             | Yes                      | Yes                | 29.3%             |
| 4501        | 45'        | 2462                | 1      | 3-car tandem | F- 20' w x 22' d<br>T- 10'2 w x 17'-8" d   | Yes                      | Yes                | 40.5%             |
| 4502        | 45'        | 2597                | 1      | 3-car tandem | F- 21'-6" w x 22' d<br>T- 10' w x 15'-6" d | Yes                      | Yes                | 43.5%             |
| 4503        | 45'        | 3615                | 2      | 3-car tandem | F- 20' w x 22' d<br>T- 12' w x 16'-4" d    | Yes                      | Yes                | 33.6%             |
| 4504        | 45'        | 4365                | 2      | 4-car tandem | F- 20' w x 37' d                           | Yes                      | Yes                | 36.6%             |

| Plan Number | Plan Width | Livable Square Feet | Floors | Garage       | Garage Width   | Front Porch or Courtyard | Covered Rear Patio | Building Coverage |
|-------------|------------|---------------------|--------|--------------|--|--------------------------|--------------------|-------------------|
| 2342        | 50'        | 2355                | 1      | 3-car tandem | F-20'w x 19'-2" d<br>T- 10' w x 15' d<br>+ 4' optional extension | Yes                      | Yes                | 44.2%             |
| 2568        | 50'        | 2661                | 1      | 3-car split  | F- 20' w x 19' d<br>S- 10' w x 19'-4" d                          | Yes                      | Yes                | 41.5%             |
| 3177        | 50'        | 3177                | 1      | 3-car split  | F- 20' w x 20' d<br>S- 10'-6" w x 19'-4" d                       | Yes                      | Yes                | 47.0%             |
| 4219        | 50'        | 4219                | 2      | 4-car spilt  | F- 20'-6" w x 22'-8" d<br>S- 18' w x 19'-6" d                    | Yes                      | Yes                | 38.4%             |
| 4501-50     | 50'        | 2759                | 1      | 3-Car tandem | F – 22' x 26'<br>T - 10'2" x 12'2"                               | Yes                      | Yes                | 45.7%             |
| 5204        | 50'        | 5242                | 2      | 4-car split  | F- 20' w x 22'-6" d<br>S- 19' w x 25' d                          | Yes                      | Yes                | 39.0%             |

F- Front Facing; S- Side Facing; T-Tandem

**Blandford Homes- The Grove at Lehi  
West Side of Lehi Road Between Thomas and McDowell Roads  
Citizen Participation Plan  
September 20, 2021**

**Purpose:**

The purpose of the Citizen Participation Plan 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 the following:

1. Amendment to Ordinance No. 5625 to increase the amount of allowable building coverage.

By providing opportunities for citizen participation, the applicant will ensure 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

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@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. The will hold a virtual neighborhood meeting for this project on a date TBA.
2. The notification list for the neighborhood meeting will include 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property will also be notified (the registered neighborhood contacts list will be obtained from the City of Mesa Neighborhood Outreach Division).
3. An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.



**Schedule:**

PAD Approval- June 2021

Formal Application for PAD Amendment- 9-20-21

Follow-Up Submittal- TBD

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD

**Blandford Homes- The Grove at Lehi  
West Side of Lehi Road Between Thomas and McDowell Roads  
Citizen Participation Report  
December 6, 2021**

**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 the following:

1. Amendment to Ordinance No. 5625 to increase the amount of allowable building coverage.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had 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)  
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1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions:**

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

1. The applicant sent a Notice of Application to all "affected property owners". A copy of the notification letter is attached to this report.
2. 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 was obtained from the City of Mesa Neighborhood Outreach Division). A copy of the notification list and map is attached to this report.
3. At the end of the 30-day comment period, there were no neighbor inquiries into the proposed PAD amendment.

**Schedule:**

PAD Approval- June 2021

Formal Application for PAD Amendment- 9-20-21

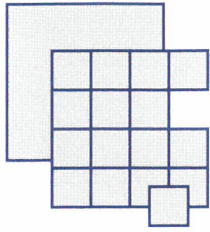
Notice of Application Mailed- November 2, 2021

End of 30-Day Comment Review Period- December 3, 2021

Planning and Zoning Board Hearing- December 15, 2021

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

November 2, 2021

## **NOTICE OF ZONING APPLICATION**

Dear Neighbor:

This firm represents Reserve 100, LLC (Blandford Homes) in its application to the City of Mesa for an amendment to zoning Ordinance No. 5625 that was approved by the Mesa City Council on June 21, 2021. You may recall that the original zoning case is for the 41-acre property shown below (parcel number 141-02-005X). Called The Grove at Lehi, the premium, gated, community is currently under development and features 108 home lots as shown on the approved Site Plan.



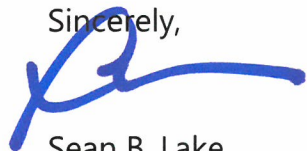


When Blandford Homes was working with the City for the approval of the homes in this development, it was discovered that the approved lot coverage was insufficient for some of the homes that Blandford will be building in this community. Accordingly, a request to change the lot coverage (the amount of land a building can cover on a residential lot) is required. Our request is to change the maximum lot coverage to 40% for two-story homes, and 50% for single story homes. Approval of this amendment will allow for a greater number of single-story homes in the community, the most popular floorplans that Blandford sells.

You are receiving this letter because you live within the required notification distance for zoning applications in the City of Mesa. If you wish to provide input regarding this proposed technical change, please send an email to me or Vanessa MacDonald at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [vanessa.macdonald@pewandlake.com](mailto:vanessa.macdonald@pewandlake.com) by **December 3, 2021**. Alternatively, either Vanessa or I will be happy to discuss the request with you in a phone call. You may also provide input directly to the City of Mesa. This case (ZON21-00928) has been assigned to Mr. Josh Grandlienard, who can be reached at 480-644-4691 or [joshua.grandlienard@mesaaz.gov](mailto:joshua.grandlienard@mesaaz.gov).

Please let any of us know if you have questions or concerns regarding this proposed amendment. A summary of comments we receive will be part of the public record for this case and provided to the Planning & Zoning Board and City Council as part of the public record for this project.

Sincerely,



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

Attachment



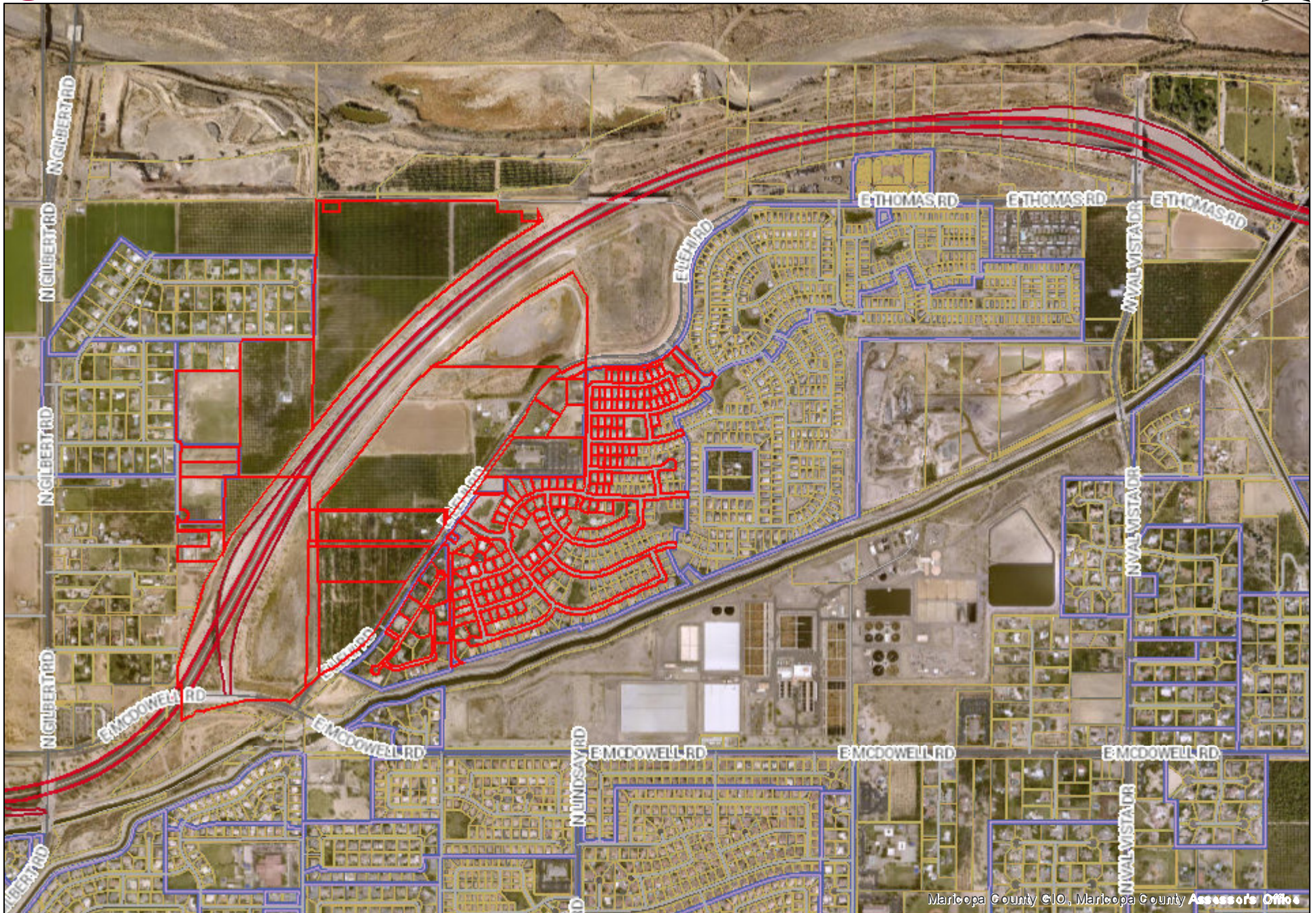


| Site Data  |                                  |             |          |
|------------|----------------------------------|-------------|----------|
| Gross Area | 41.55 Ac.                        | 2.60 DU/AC. |          |
| Net Area   | 39.95 Ac.                        | 2.70 DU/AC. |          |
| Open Space | 8.76 Ac.                         | 21.9%       |          |
| Unit       | Qty                              | Mix         |          |
|            | 65' x 140' Lots                  | 83 D.U.     | 76.9%    |
|            | Oversized Lots<br>*(10K & Above) | 25 D.U.     | 23.1%    |
| Total      |                                  |             | 108 D.U. |





# 1000' Prop Owner Map 11-2-2021





| Owner                                       | Address                            | City            | State | Zip   |
|---|------------------------------------|-----------------|-------|-------|
| 2811PRESIDIO LLC                            | 2336 N VAL VISTA DR                | MESA            | AZ    | 85213 |
| 2823EPRESIDIO LLC                           | 1753 E BROADWAY RD STE 101 PMB 518 | TEMPE           | AZ    | 85282 |
| AHLSTROM BRADLEY/EMMA JADE                  | 2645 E ORION ST                    | MESA            | AZ    | 85213 |
| AKE CHRISTOPHER                             | 2658 E PRESTON ST                  | MESA            | AZ    | 85213 |
| ALLEN JASON/CHLOE                           | 2849 E QUENTON ST                  | MESA            | AZ    | 85213 |
| ALLEN PAUL G/DARCY M                        | 2824 E PRESIDIO ST                 | MESA            | AZ    | 85213 |
| ALLPHIN STEVEN/TAYLOR W                     | 2914 E RUSSELL ST                  | MESA            | AZ    | 85213 |
| ANDERSON FAMILY TRUST                       | 2505 E LEHI RD UNIT 10             | MESA            | AZ    | 85213 |
| ARIZONA DEPT OF TRANSPORTATION              | 205 S 17TH AVE STE 612E            | PHOENIX         | AZ    | 85007 |
| ARNOLD D AND MARIA L COLLEA-ANDERSON LIV TR | 2813 E QUENTON ST                  | MESA            | AZ    | 85213 |
| ARTHUR L FREEMAN FAMILY TRUST               | 2717 E LEHI RD                     | MESA            | AZ    | 85203 |
| AVITIA GERARDO E                            | 2822 E RUSSELL ST                  | MESA            | AZ    | 85213 |
| BABIARZ JOHN P                              | 2558 E LEHI RD                     | MESA            | AZ    | 85213 |
| BABIARZ JOHN PETER                          | 2558 E LEHI RD                     | MESA            | AZ    | 85213 |
| BAKER JOSEPH PAUL/KELLY LYN                 | 3016 N GLENVIEW                    | MESA            | AZ    | 85213 |
| BANNISTER MATTHEW L/REBECCA A               | 2846 E RUSSELL ST                  | MESA            | AZ    | 85213 |
| BARNEY MATT/AMANDA                          | 2641 E PALM ST                     | MESA            | AZ    | 85213 |
| BECK FAMILY TRUST                           | 2725 E PRESTON ST                  | MESA            | AZ    | 85213 |
| BEXTERMUELLER RICHARD A/KATHLENE M          | 2826 E QUENTON ST                  | MESA            | AZ    | 85213 |
| BUCHANAN LIVING TRUST                       | 2834 E RUSSELL ST                  | MESA            | AZ    | 85213 |
| BUESCHER DEREK L/AMANDA L                   | 2709 E ORION ST                    | MESA            | AZ    | 85213 |
| CAMMACK DUSTIN/WRIGHT CHANEL                | 2812 E PRESIDIO ST                 | MESA            | AZ    | 85213 |
| CAO KATRINA                                 | 2651 E ORION ST                    | MESA            | AZ    | 85213 |
| CASNER SAUNDRA S                            | 2830 E PRESIDIO ST                 | MESA            | AZ    | 85213 |
| CEMEX CONSTRUCTION MATERIALS SOUTH LLC      | 1501 BELVEDERE RD                  | WEST PALM BEACH | FL    | 33406 |
| CHAUDHRY SADDIQA/RASHID HAROON              | 3834 E LAUREL ST                   | MESA            | AZ    | 85215 |
| CHIRU VIJAYA REVOCABLE LIVING TRUST         | 2835 E VIRGINIA ST                 | MESA            | AZ    | 85213 |
| CHRISTIAN AND DEBORAH BURRIS LIVING TRUST   | 2724 E PRESTON ST                  | MESA            | AZ    | 85213 |
| CHURCHILL JEFFREY A/MARYLEE PACE            | 3065 N KRISTEN CIR                 | MESA            | AZ    | 85213 |
| CLARK MEGAN E K/JARED REDFORD               | 2923 E VIRGINIA ST                 | MESA            | AZ    | 85213 |



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| COOPER ANDREW/AUDREY   | 2644 E ORION ST           | MESA           | AZ | 85213 |
| CORIA JONATHAN   | 2838 E QUENTON ST         | MESA           | AZ | 85213 |
| CORPORATION OF THE PRESIDING BISHOP LDS  | 50 E NORTH TEMPLE RM 2225 | SALT LAKE CITY | UT | 84150 |
| COX TRENT  | 2717 E PRESTON ST         | MESA           | AZ | 85213 |
| CREEK HILL LLC   | 633 W 200 N               | MIDWAY         | UT | 84049 |
| CRUZ RICK A/BLAIS REBECCA K  | 2819 E QUENTON ST         | MESA           | AZ | 85213 |
| CUMMINGS RODNEY L  | 2816 E PRESTON ST         | MESA           | AZ | 85213 |
| CURTIS CHAD B/JESSICA N  | 2505 E LEHI RD UNIT 16    | MESA           | AZ | 85213 |
| DAILEY CAROL A   | 2822 E PRESTON ST         | MESA           | AZ | 85213 |
| DANIELS PATRICK M/SHELLY D   | 2715 E PALM ST            | MESA           | AZ | 85213 |
| DANNER JEANNETTE   | 2836 E VIRGINIA ST        | MESA           | AZ | 85213 |
| DAY KYLE D/BROOK J   | 2730 E PRESTON ST         | MESA           | AZ | 85213 |
| DE LA CERDA DAWN/ALBERTO C   | 3046 N WINTHROP           | MESA           | AZ | 85213 |
| DE LA VEGA OSBALDO/ANGELICA M  | 2653 E PALM ST            | MESA           | AZ | 85213 |
| DIDEA FRANK II/NICKIE  | 2712 E ORION ST           | MESA           | AZ | 85213 |
| DIFFENDAFFER LIVING TRUST  | 2912 E VIRGINIA ST        | MESA           | AZ | 85213 |
| DUFFY IAN P/BROOKE J   | 2865 E VIRGINIA ST        | MESA           | AZ | 85213 |
| DURHAM TIMOTHY D/ROSS DEBRA  | 2820 E QUENTON ST         | MESA           | AZ | 85213 |
| DWIGHT N BOND AND LISA J BOND REVOCABLE FAMILY TRUST                                     | 2739 N TERRACE CIR        | MESA           | AZ | 85203 |
| EDWARD C FRIEBERG AND DIANA P FRIEBERG TRUST   | 2505 E LEHI RD UNIT 12    | MESA           | AZ | 85213 |
| FOOTE DILLON   | 2864 E RUSSELL ST         | MESA           | AZ | 85213 |
| FOX GIRLS TRUST  | 2505 E LEHI RD UNIT 14    | MESA           | AZ | 85213 |
| FREEMAN ALLEN/ SHELLY  | 2352 W VIRGINIA ST        | MESA           | AZ | 85213 |
| FREEMAN FAM LP /FREEMAN A A/SHELLY/ERIC C KASER REV TR DTD/ALVIN KASER TR(CUSTKASER ERIN | 2717 E LEHI               | MESA           | AZ | 85213 |
| FREEMAN FAM LP /FREEMAN A A/SHELLY/ERIC C KASER REV TR/ALVIN KASER TR(CUSTKASER ERIN     | 2717 E LEHI               | MESA           | AZ | 85213 |
| FREEMAN MARC W/RACHEL A  | 2717 E LEHI RD            | MESA           | AZ | 85213 |
| GARDNER FAMILY TRUST   | 2847 E VIRGINIA ST        | MESA           | AZ | 85213 |

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| GEP TED/PHU-MY  | 2736 E PEARL ST               | MESA       | AZ | 85213 |
| GERMAINE MARK/JESSICA   | 2663 E ORION ST               | MESA       | AZ | 85213 |
| GIORDANO PAUL M/ASHLY N                                       | 2841 E VIRGINIA ST            | MESA       | AZ | 85213 |
| GITHENS TIMOTHY J   | 2756 E PRESTON ST             | MESA       | AZ | 85213 |
| GRATIEN JULIA/WRIGHT STEVEN PATRICK                           | 2757 E PRESTON ST             | MESA       | AZ | 85213 |
| GREGORY SCOT/AMY  | 2636 E PALM STREET            | MESA       | AZ | 85213 |
| GUPTA RAJESH KUMAR  | 2751 E PRESTON ST             | MESA       | AZ | 85213 |
| HARVEY CHRISTINE MARY   | 2922 E RUSSELL ST             | MESA       | AZ | 85213 |
| HATCH FAMILY TRUST  | 2505 E LEHI RD NO 11          | MESA       | AZ | 85213 |
| HENDERSON SARAH A   | PO BOX 31927                  | MESA       | AZ | 85275 |
| HENSLEY JACOB D/KACEE B                                       | 2853 E VIRGINIA ST            | MESA       | AZ | 85213 |
| HEWITT TRUST  | 507 N SPUR DR                 | PAYSON     | AZ | 85541 |
| HIRSCHOCKER-HRDlicka LETICIA                                  | 2852 E RUSSELL ST             | MESA       | AZ | 85213 |
| HOLLAND LEE SOLIE/MELANIE DUNN                                | 2712 E PRESTON ST             | MESA       | AZ | 85213 |
| HUDSON NANCY A  | 2843 E QUENTON ST             | MESA       | AZ | 85213 |
| JACOB REED SWAIM TRUST  | 2505 E LEHI RD UNIT 9         | MESA       | AZ | 85213 |
| JAUREGUI RUBEN D/ERIN L                                       | 2840 E RUSSELL ST             | MESA       | AZ | 85213 |
| JOHNSON RITCHIE/LEFKOWSKI STEPHANIE                           | 2744 E PEARL ST               | MESA       | AZ | 85213 |
| JUDD ADAM M/KATE WATKINS                                      | 2915 E VIRGINIA ST            | MESA       | AZ | 85213 |
| KERLIN LINDA MARIE/TRAVIS                                     | 2836 E PRESIDIO ST            | MESA       | AZ | 85213 |
| KOPFMANN MICHELLE D/RODNEY L/JESSICA                          | 2814 E QUENTON ST             | MESA       | AZ | 85213 |
| KREUTZ LIVING TRUST   | 3050 N KRISTEN CIR            | MESA       | AZ | 85213 |
| KRUK ERIC/JENNIFER  | 2854 E VIRGINIA ST            | MESA       | AZ | 85213 |
| LANE ADAM C/KAYLEEN A   | 2825 E QUENTON ST             | MESA       | AZ | 85213 |
| LAWTON KEVIN D/KARI D   | 2737 E PEARL ST               | MESA       | AZ | 85213 |
| LEDESKY FAMILY TRUST  | 2665 E PALM ST                | MESA       | AZ | 85213 |
| LEHI CROSSING COMMUNITY ASSOCIATION                           | 8840 E CHAPARRAL RD SUITE 200 | SCOTTSDALE | AZ | 85250 |
| LOPEZ ALAN R/MORALES CECILIA E ROSALES                        | 2827 E RUSSELL ST             | MESA       | AZ | 85213 |
| MARGARET A RISSI REVOCABLE TRUST/MARY C FORETICH LIVING TRUST | 2903 E RUSSELL ST             | MESA       | AZ | 85213 |
| MARTIN LIVING TRUST   | 2829 E VIRGINIA ST            | MESA       | AZ | 85213 |
| MARTINEZ TIMOTHY J/CAMILLE                                    | 2904 E VIRGINIA ST            | MESA       | AZ | 85213 |
| MCDOWELL BRADY  | 2628 E ODESSA CIR             | MESA       | AZ | 85213 |
| MCMILLIN DANIEL/CANDACE                                       | 2662 E ORION ST               | MESA       | AZ | 85213 |

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| MEARL AND PATRICIA PITTS REVOCABLE LIVING TRU | 2661 E PRESTON ST            | MESA              | AZ | 85213 |
| MESA CITY OF                                  | PO BOX 1466                  | MESA              | AZ | 85211 |
| MICHELLE N GENEUX REVOCABLE TRUST             | 2818 E PRESIDIO ST           | MESA              | AZ | 85213 |
| MICHELLE SMITH FAMILY LIV TRUST               | 2747 E LEHI RD               | MESA              | AZ | 85213 |
| MIKU MARK A/DEWITT PAGE E                     | 2223 E VIRGINIA ST           | MESA              | AZ | 85213 |
| MILNE STUART/ANGIE                            | 3022 N GLENVIEW              | MESA              | AZ | 85213 |
| MONTEMAYOR MICHAEL JON/ROQUE COLLEEN C        | 2830 E VIRGINIA ST           | MESA              | AZ | 85213 |
| MULE SALVATORE/ROSA                           | 1828 E SUFFIELD DR           | ARLINGTON HEIGHTS | IL | 60004 |
| NELSON CHAD R/ANGELINA F                      | 2731 E PEARL ST              | MESA              | AZ | 85213 |
| NELSON STEVEN A/KELLY A                       | 2622 E ODESSA CIR            | MESA              | AZ | 85213 |
| NICHOLS JUSTIN/KAYLI                          | 2505 E LEHI RD UNIT 13       | MESA              | AZ | 85213 |
| NIELSEN GREG                                  | 2656 E ORION ST              | MESA              | AZ | 85213 |
| NIMMO NICHOLAS THOMAS/KRISTIN THERESA         | 2736 E PRESTON ST            | MESA              | AZ | 85213 |
| OLSON ERIC/KIERSTEN                           | 3066 N KRISTEN CIR           | MESA              | AZ | 85213 |
| OPENDOOR PROPERTY C LLC                       | 410 N SCOTTSDALE RD STE 1600 | TEMPE             | AZ | 85281 |
| OZLIN PHILIP L/ALEANA                         | 2920 E VIRGINIA ST           | MESA              | AZ | 85213 |
| PECK JARED                                    | 2658 E PALM ST               | MESA              | AZ | 85213 |
| PENDING                                       | PENDING                      | PENDING           |    |       |
| PETERSON CHAD                                 | 2842 E VIRGINIA ST           | MESA              | AZ | 85213 |
| PHAM DUY C/TRAN CHRISTINE H                   | 2907 E VIRGINIA ST           | MESA              | AZ | 85213 |
| PLEASANT GROVE HOMEOWNERS ASSOC               | 2505 E LEHI RD UNIT 16       | MESA              | AZ | 85213 |
| POLAKIEWICZ ANDRZEJ/ZOFIA                     | 2815 E RUSSELL ST            | MESA              | AZ | 85213 |
| PRENTICE LIVING TRUST                         | 2750 E PRESTON ST            | MESA              | AZ | 85213 |
| PULAKHANDAM SRINIVAS                          | 2816 E RUSSELL ST            | MESA              | AZ | 85213 |
| RADOI LINDA                                   | 2745 E PRESTON ST            | MESA              | AZ | 85213 |
| RAYMOND R PALMER AND DIANA L PALMER TRUST     | 2644 E PALM ST               | MESA              | AZ | 85213 |
| RB AND FAMILY LLC                             | 1955 N VAL VISTA DR          | MESA              | AZ | 85213 |
| REES GARY D/MARY J                            | 3049 N KRISTEN CIR           | MESA              | AZ | 85213 |
| RESERVE 100 LLC                               | 3321 E BASELINE RD           | GILBERT           | AZ | 85234 |
| REYNOLDS KEVIN B/TARIN P                      | 3058 N WINTHROP              | MESA              | AZ | 85213 |

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| RICHARDS DEBRA H/CHRISTOPHER F                   | 2712 E PALM ST         | MESA    | AZ | 85213 |
| RIDDLE STEVEN/HELEN                              | 2762 E PRESTON ST      | MESA    | AZ | 85213 |
| ROMNEY GREGORY/BETHANIE                          | 2718 E PRESTON ST      | MESA    | AZ | 85213 |
| RONALD E GLEASMAN AND RAQUEL C<br>GLEASMAN TRUST | 3057 N WINTHROP        | MESA    | AZ | 85213 |
| RUDOLPH DEIRDRE/HAYLAND JAMES H                  | 2650 E ORION ST        | MESA    | AZ | 85213 |
| RULE TROY/AMY                                    | 2807 E PRESTON ST      | MESA    | AZ | 85213 |
| S R P AGRICULTURAL IMP & POWER DIST              | P O BOX 52025          | PHOENIX | AZ | 85072 |
| SALT RIVER PROJECT AG IMP & POWER DIST           | PO BOX 52025           | PHOENIX | AZ | 85072 |
| SANFORD V AND MARY JO M CORNELIUS REV<br>TRUST   | 3051 N WINTHROP        | MESA    | AZ | 85213 |
| SCOTT AND GAYE WILLIS LIVING TRUST               | 2817 E PRESIDIO ST     | MESA    | AZ | 85213 |
| SIGGINS TERI                                     | 2744 E PRESTON ST      | MESA    | AZ | 85213 |
| SMITH CLINT W/KATHERINE M                        | 2831 E QUENTON ST      | MESA    | AZ | 85213 |
| SODANO DANILO/MARTUCCI ROSA                      | 2659 E PALM ST         | MESA    | AZ | 85213 |
| SPERRY CADEN D/CHELSEY                           | 2859 E VIRGINIA ST     | MESA    | AZ | 85213 |
| SRP AGRICULTURAL IMPROVEMENT AND POWER<br>DISTR  | P O BOX 52025          | PHOENIX | AZ | 85072 |
| STANFIELD STEPHEN/JOHNSON ANGELA                 | 3010 N GLENVIEW        | MESA    | AZ | 85213 |
| STEVEN W DAVISON AND ADA S DAVISON REV<br>TRUST  | 2848 E VIRGINIA ST     | MESA    | AZ | 85213 |
| STONE SCOTT L/CHERYL C                           | 3004 N GLENVIEW        | MESA    | AZ | 85213 |
| SUHRE KERBY WILLIAM/MARY CATHLEEN                | 2821 E RUSSELL ST      | MESA    | AZ | 85213 |
| SURFSIDE TRUST                                   | 2124 E VIRGINIA ST     | MESA    | AZ | 85213 |
| T MICHAEL COHILL & KAREN F COHILL 1999<br>TRUST  | 2505 E LEHI RD UNIT 17 | MESA    | AZ | 85213 |
| TALLEY LARRY THOMAS                              | 2718 E ORION ST        | MESA    | AZ | 85213 |
| THOMAS JEFFREY T/AMANDA L                        | 2709 E PRESTON ST      | MESA    | AZ | 85213 |
| URWILER BONNIE A                                 | 2823 E VIRGINIA ST     | MESA    | AZ | 85213 |
| VALLEE SARA C                                    | 2832 E QUENTON ST      | MESA    | AZ | 85213 |
| VAN SANTEN ROGER K/KAREN J                       | 3064 N WINTHROP        | MESA    | AZ | 85213 |
| VINCENT DAVID/LINDSAY                            | 3028 N GLENVIEW        | MESA    | AZ | 85213 |
| WARD JAMES P/THUONG M                            | 2647 E PALM ST         | MESA    | AZ | 85213 |
| WILDING DANIEL R/REBECCA J                       | 2813 E PRESTON ST      | MESA    | AZ | 85213 |



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| WILKINS FAMILY TRUST               | 3052 N WINTHROP        | MESA          | AZ | 85213 |
| WILLIS KENNETH REED/EMILY          | 2505 E LEHI RD UNIT 17 | MESA          | AZ | 85213 |
| WILLYERD FREDERICK A/SUZANNE A     | 2862 E VIRGINIA ST     | MESA          | AZ | 85213 |
| WINWARD COLTEN/KAITLYN             | 2839 E RUSSELL ST      | MESA          | AZ | 85213 |
| WISNIEWSKI SCOTT                   | 10308 E CICERO CIR     | MESA          | AZ | 85207 |
| WOLFE JOHN/SONIA                   | 2193 ASPENPARK CT      | THOUSAND OAKS | CA | 91362 |
| WOOLSEY BARBARA BERGE              | 1060 E LOCKWOOD ST     | MESA          | AZ | 85203 |
| WRIGHT JEFFREY NEX/BRITTANY BROOKE | 2505 E LEHI RD UNIT 15 | MESA          | AZ | 85213 |
| ZAHID ZUBAIDAH                     | 2906 E RUSSELL ST      | MESA          | AZ | 85213 |
| ZUNDEL DAVID R/KRISTINA            | 2749 EAST PEARL STREET | MESA          | AZ | 85213 |