

TIMBOYLEDESIGN

450 N EMERSON MESA AZ 85201

917.526.0323 www.timboyle.com tim@timboyle.com

Project Narrative: Countryside Modern



Just across Southern from vast grassy Countryside Park, Countryside Modern multifamily brings minimalist modern architecture to the corner of Southern and 32nd. Isolated from the rest of the city block with a medical office to the west and a church to the south, this bypassed parcel has sat vacant with RS-9 zoning for single family homes for since the 80's - the realtor's aging "for sale" sign doesn't even list an area code. Single family homes are not the best blend from a busy street corner to a neighborhood -- multifamily creates a superior buffer and blend. These 3 bedroom + bonus room, 2.5 bath, 2 car garage units with private front yard spaces are becoming a popular alternative to detached houses. Further, with their walls are shared they reduce the outside wall area of a building by 2/3, vastly improving the amount of air conditioning and building materials needed, reducing the developments and the city's carbon footprint.



The landscape architecture features a rich variety of lush colors of trees and flowers, private open space yard for each unit and a dog park to complement the vast Countryside Park to the north. Countryside Modern also offers a pool and spa for residents to enjoy, as well as shade structures and plentiful seating within the amenity spaces. With two car garages 100% of the units will have safe bicycle storage, with additional bike parking in the NW corner. The corner crosswalk to Countryside Park connects this development with one of Mesa's larger parks.

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20 November 2021**

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Southern being a busy street, with almost 20,000 total cars per day in this area, Countryside Modern elected to have both the entrance and exit along much quieter 32nd street, which, with no freeway access, has only 2,800 cars per day. The northmost entry along 32nd is located 100' south of Southern but is only used for fire access.

Working with staff's recommendation we have reduced the number of units from an original design of 48 to 40. This allows a larger setback from Southern, and more landscaping there. The 2.41 acres of the site could allow 48 units for RM-3 or 36 for RM-2. Staff suggested we reduce to RM-2, but we ask for a compromise to do 10% higher than that, as RM-3 PAD.

During the neighborhood meeting most residents were positive about the development. The neighbor on the SW corner was the most concerned, and his concerns were visibility into his yard from units, location of the trash and recycling, and construction dust. Dumpsters were moved from the south to north corner and additional planting was added to that location to alleviate his concerns. There are no windows on the side of the unit closest to his yard, and the windows on the south side have trees planted between them.

MZO Section 11-21-3(B) criteria for "superior quality design."

i. Provide safe and secure storage for bicycles. ... For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.

With two car garages 100% of the units will have safe bicycle storage. Additional bike storage for guests is included in the NW park.

iv. Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio. Parking spaces over the minimum number is discouraged.

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Because there is no street parking along 32nd, we have designed 10 guest parking spaces where only 4 are required per code. The large church parking lot to the south will likely also park some guest cars, as large church parking lots often do.

v. ... For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the space should be appropriate for the size of the site and the activity level or use of the site.

Landscape Architecture includes many native and adapted species of plants that encourage biodiversity. The on site amenity space is appropriately sized plus there is a large park directly across Southern, adding to views and open space.

vi. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section, including buildings designed to earn the EPA ENERGY STAR or designed to meet LEED™ Silver or equivalent third-party criteria are considered to be energy efficient and no higher standard shall be used.

Multifamily projects with joined walls reduces exterior wall heat gain by 2/3. Building envelopes and Energy Star compliant HVAC equipment are designed to modern and efficient energy codes. Extensive tree planting, far above the required amount per code, reduces solar exposure for all south facing units and sidewalk exposure on the North. North facing units create additional shade to the north.

The site is currently zoned RS-9. We request a rezone to RM-3 PAD, with only minor changes to existing RM-3.

RM-3 on 2.48 acres allows 49 units total, this project has 48 units.

Location	RM-3	Requested PAD	Details
Minimum building separation	30'	24'	Allows full sized interior streets for garage access and maximizes green space to benefit residents and pedestrians over cars, and allows parks between longer blocks.
Building Side & Rear Setback	30'	20'	Office to the west, Church to the south, only residential is on the SW corner, where the setback is 30' and additional screening is added
North, South & East Landscape Setback	20'	10'	10' of landscape setback combined with generous planted front patios and increased number of Trees and Shrubs creates a great space for residents to walk.
West Landscape Setback	20'	4'	Landscape creates a buffer between wall and street, much thicker planting after street curves
West Landscape			0' setback, there is no reason to hide planting behind the solid waste container walls

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at Dumpsters			
Visitor Parking	4	10	No street parking on 32nd so more spaces are preferred on site before visitors start using church parking lot, as visitors often do.
Trees	97	110	More trees provided for beauty, shade, and in exchange for reduced setbacks.
Shrubs	297	346	More shrubs provided for beauty, shade, and in exchange for reduced setbacks.
Bike Parking			100% of garage units allow bike parking in garage. Additional bike parking N of pool.
Garage Depth	22'	20'	We have found that 20' garages are not a hindrance to tenants seeking to rent this type of unit. Preference given to nicer homes and amenities over nicer garages.
Garage Overhang	3'	6"	On narrow infill site preference is given to pedestrian experience over car experience. Extensive walkways and paths eliminate need to walk in drive aisles
Public open space sf	7000	38,747	Reduced units and increased setback along Southern increase the amount of open space provided
Drive aisle width	24'	20'	Along west wall reduced to allow larger amenity space, pedestrians over cars. With landscape there is still 28' between garage and west wall.
Street facade horiz or vert projection	4'	3'	Angled walls along facade. Large sliding glass doors into private open space. Windows in garage doors, and every third unit stepped back creates articulation on front and back faces. Side faces have minimal articulation as a principle of bookended minimalist architectural design. See elevations and plans for details.
Unit entrance min. roofed projection	5'	3'	3' projection but is 21' wide = 63 s.f. total roofed projection in a shape more amenable to the architecture and site plan.
Landscape Setback			

Note for fire: None of the buildings in this project are over 30' high.



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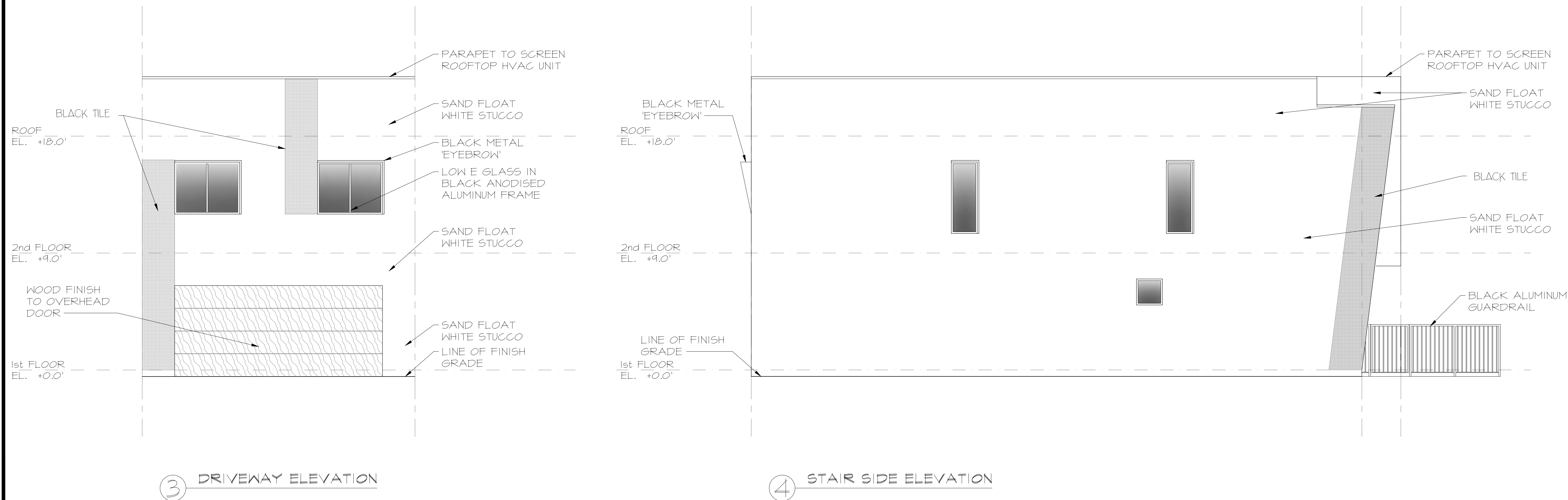
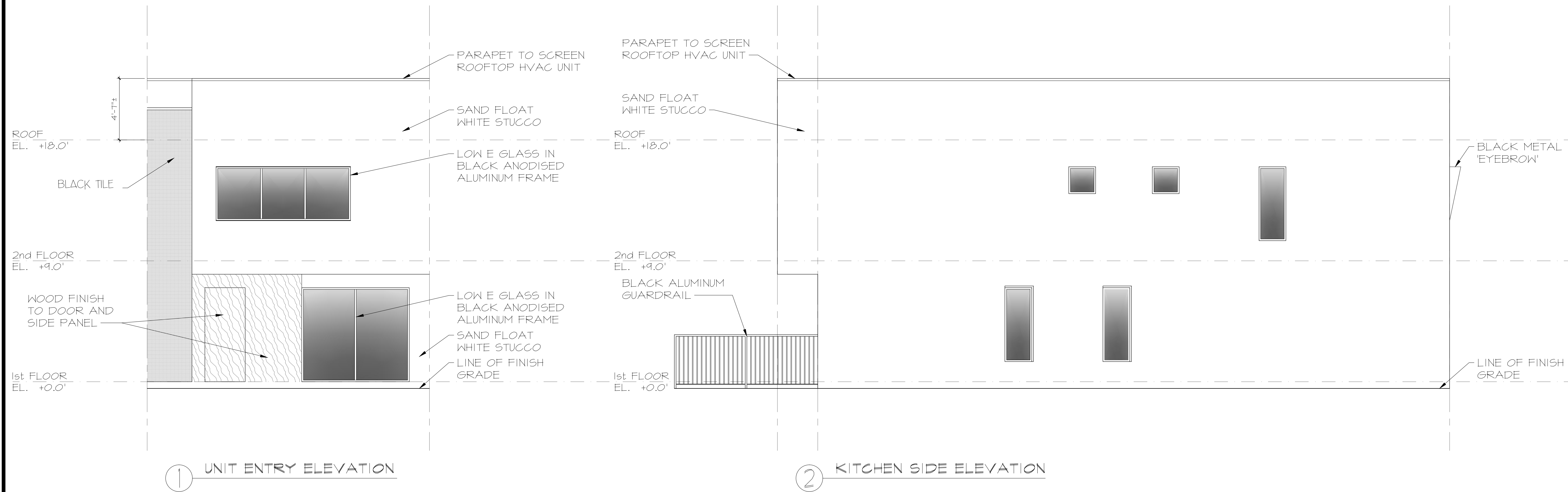
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3d images provided to illustrate facade articulation.

50% of facade is stucco, 15% is black tile, 10% is glass, 25% is wood panel





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EAGLE CREEK
DESIGN
7642 WEST MAUI LANE, DEORIA, AZ, 85381
www.ecreedesign.com
bruce@ecreedesign.com
TEL: 623-330-5638

- REVISIONS**
- A - 5/1/21 - UNIT SIZE REVISED
 - B - 6/6/21 - SITE REVISED PER SURVEY
 - C - 6/28/21 - SITE REVISED FOR FIRE ACCESS
 - D - 9/10/21 - REVISED FOR HVAC PER CLIENT
 - E - 9/17/21 - REVISED FOR HVAC PER CLIENT
 - F - 9/27/21 - CITY COMMENTS

ISSUE RECORD
1 - ISSUED FOR DESIGN REVIEW - 9/7/21

CONSULTANT

PROJECT NO. 2112

PROJECT
40 UNIT RENTAL PROJECT

ADDRESS
32nd ST & EAST SOUTHERN AVE.
MESA AZ 85204

CLIENT
AM PROP. & INVEST.

DRAWING TITLE
TYPICAL
UNIT
ELEVATIONS

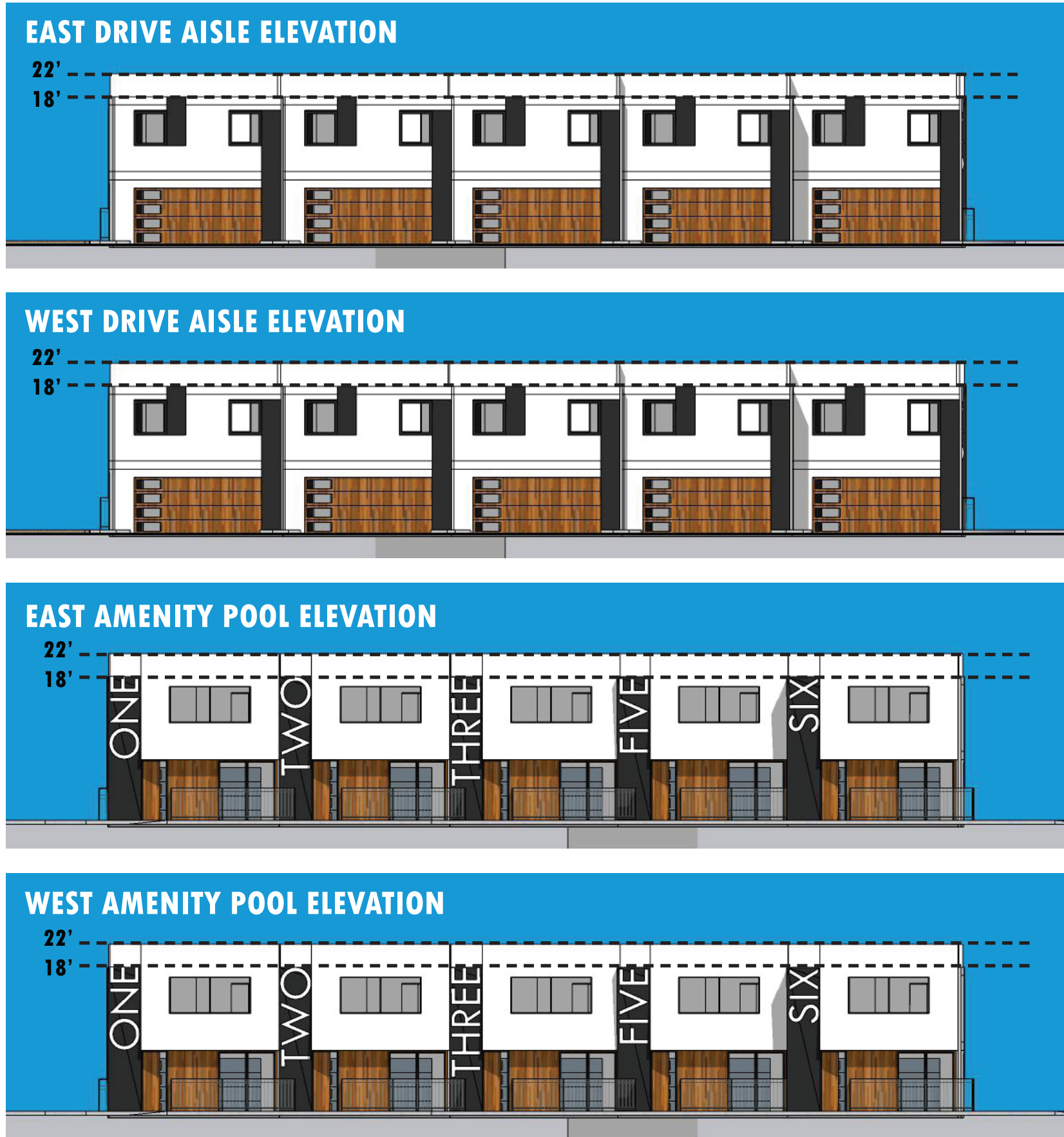
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DRAWN DBH

DATE APRIL 2021

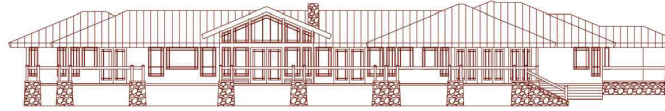
PLOTTED 9/27/21

DRAWING NO.	
A301	
ISSUE	REV
1	F



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REVISIONS

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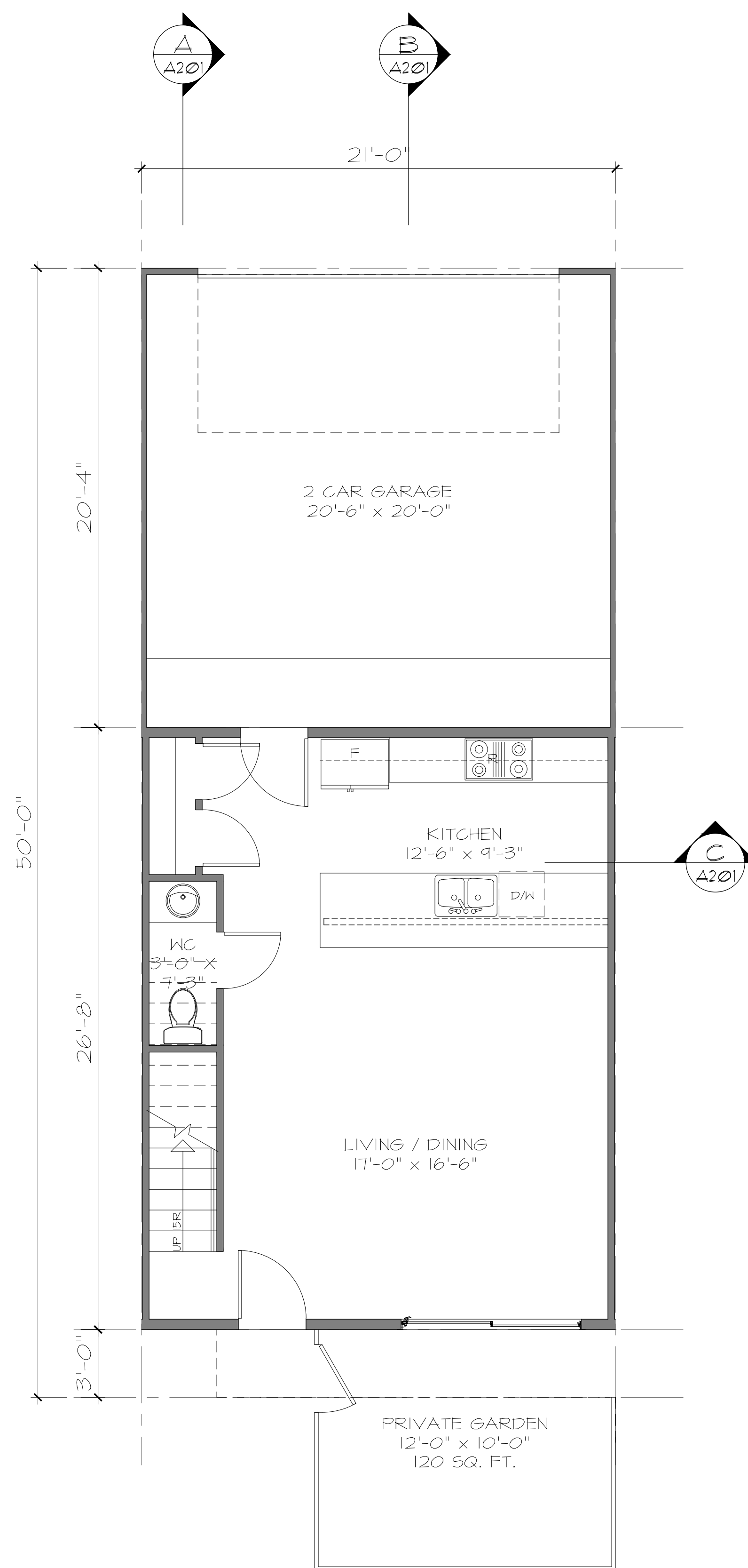
CONSULTANT

PROJECT NO. 2019
PROJECT MULTI FAMILY DEVELOPMENT
ADDRESS
CLIENT

DRAWING TITLE

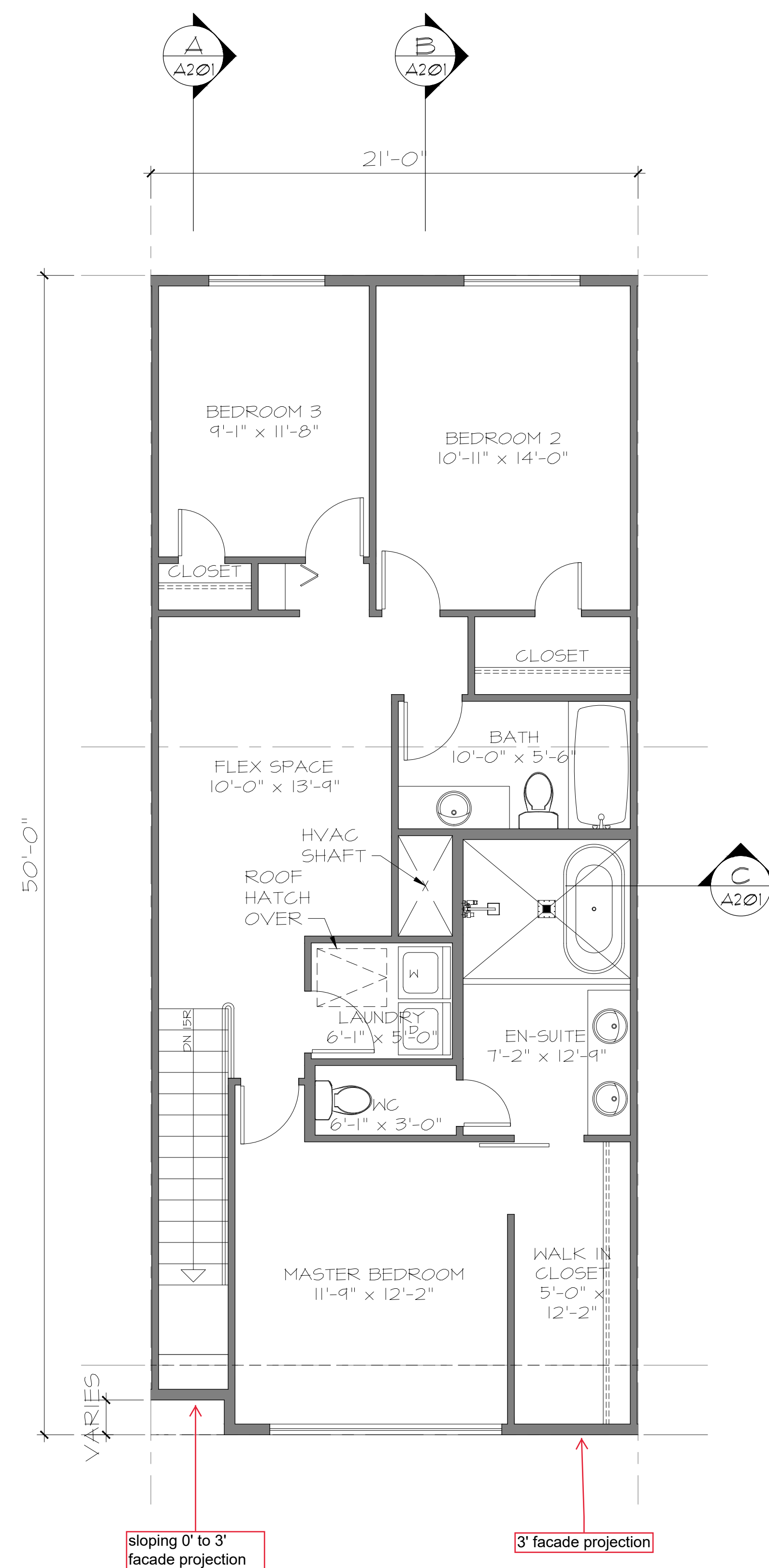
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DATE
PLOTTED

DRAWING NO. A-202
ISSUE REV



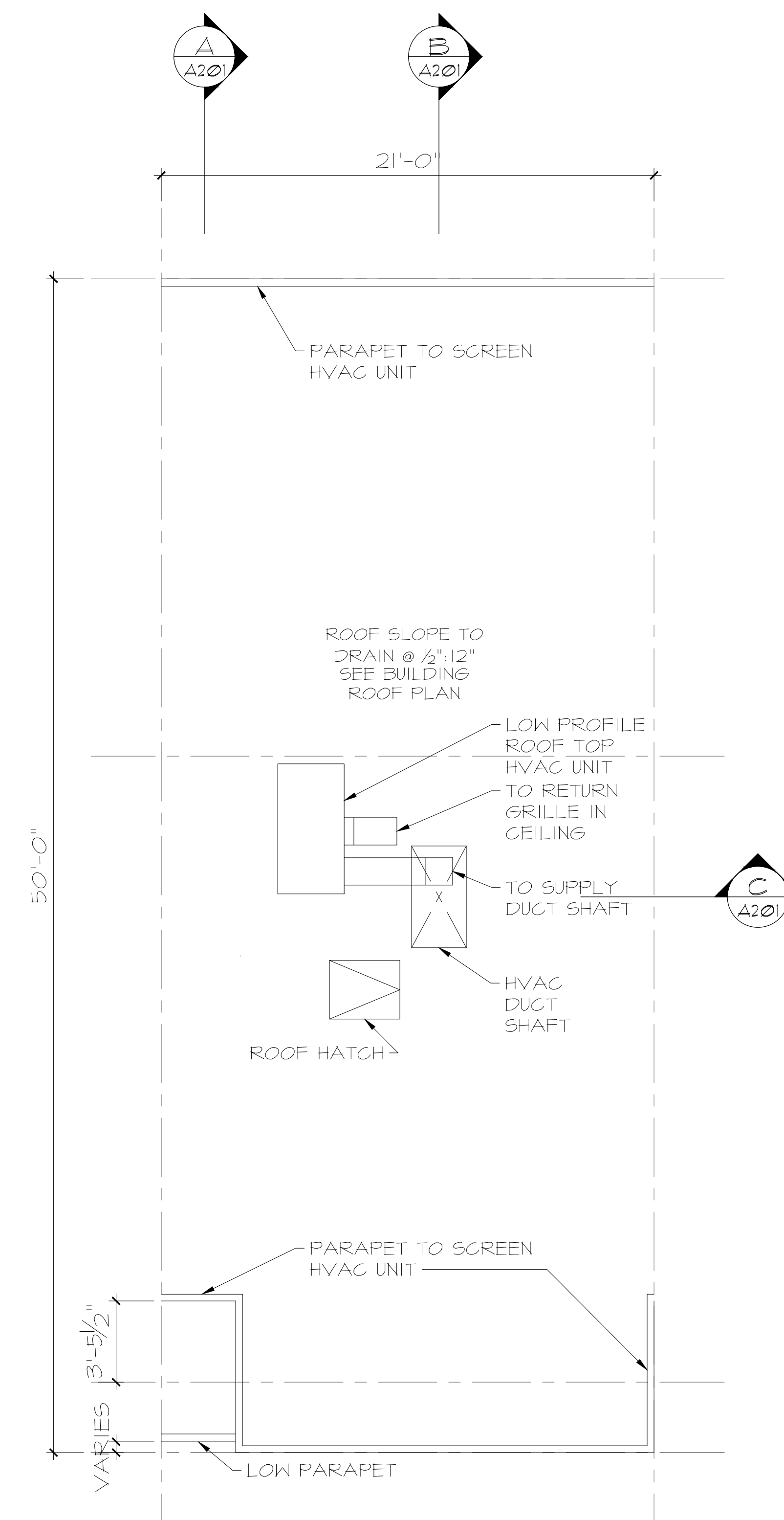
TYPICAL UNIT 1st FLOOR PLAN
LIVABLE - 560 SQ. FT.
GARAGE - 427 SQ. FT.
TOTAL LIVABLE SPACE - 1,601 SQ. FT.

① 1st FLOOR PLAN



TYPICAL UNIT 2nd FLOOR PLAN
LIVABLE - 1,041 SQ. FT.

② 2nd FLOOR PLAN



③ ROOF PLAN

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PROJECT NO. 2112
PROJECT 40 UNIT RENTAL PROJECT
ADDRESS 32nd ST & EAST SOUTHERN AVE. MESA AZ 85204
CLIENT AM PROP. & INVEST.

DRAWING TITLE
TYPICAL UNIT PLANS
SCALE 1/4" = 1'-0"
DRAWN DBH
DATE APRIL 2021
PLOTTED 9/27/21

DRAWING NO.
A | O |
ISSUE 1 **REV** F

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Community Meeting Report: Countryside Modern



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<https://www.zoom.us/join> Meeting ID: 857 1296 8828 Password: 32

8 members of the community attended the meeting.

The member most concerned with the project was the only neighbor with land touching this, whose lot is to the SW. He and his wife were concerned with visibility from this project into their yard, the location of the dumpsters, and construction noise and dust.

As a result of the meeting, the dumpsters were moved from the S corner to the N corner, and additional landscape trees were planted in between their property and the units closest to it. Developer is looking into making the wall between the two properties 8' instead of the standard 6'. Project will be built according to local dust control standards. Updated plans were sent to the property owner after the meeting and were applauded.

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8 June 2021

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Maricopa County Assessor's Office
Parcel Viewer

Address or Intersection

Feature Information
(1 of 1) Clear ?

140-58-001Q

Owner Information

Owner Name: NOURELHOUDA LLC
Property Address: 1921 S ALMA SCHOOL RD STE 305 MESA AZ 85210
Deed Number: 980549519
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.393132, -111.762008
S/T/R: 32 1N 6E
Jurisdiction: MESA
Zoning: RS-9
PUC: 0014
Lot Size (sq ft): 99,332
MCR #:
Subdivision:
Lot #:
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information

Tax Year:	2022	2021
FCV:	\$314,300	\$302,900
LPV:	\$142,059	\$135,294
Legal Class:	2.R	2.R

Zoom to ...

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3260 E FLOSSMOOR AVE MESA AZ
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BENNETT FAMILY TRUST
101 E 1ST AVE UNIT 105 MESA AZ
85210

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JAMES EDWARD HAMMAN AND
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3303 E FLORIAN AVE MESA AZ 85204

MESA CITY OF
20 E MAIN ST STE 650 PO BOX 1466
MESA AZ 85211

CORPORATION OF PRE BISHOP CH
LDS
50 E N TEMPLE RM 2225 SALT LAKE
CITY UT 84150-0022

NOURELHOUDA LLC
1921 S ALMA SCHOOL RD STE 305
MESA AZ 85210

SPECHT DAVID M/VICTORIA J TR
1230 S HELMS CIR MESA AZ 85204

DRISCOLL RANDALL G
1238 S HELMS ST MESA AZ 85204

KASL JOEL/JANETTE
3320 E GARNET AVE MESA AZ 85204

VOLK KIMBERLY A
740 N 22ND PL MESA AZ 85213

KRUSZKA JESSICA/HARTT BRYAN
1249 S ALMAR CIR MESA AZ 85204

ROMERO CESAR/MARTHA
1237 S ALMAR CIR MESA AZ 85204

COX PAUL E/NELLY
1225 S ALMAR CIR MESA AZ 85204

NEWTON MAX G/TAMMY S
1213 S ALMAR CIR MESA AZ 85204

HULL THOMAS
1205 S ALMAR CIRCLE MESA AZ
85204

CARREL SALLY J/MARK W
1202 S ALMAR CR MESA AZ 85204

CAPPS JOSEPH W/RHONDA L
1210 S ALMAR CIR MESA AZ 85204

OVERSTREET MICHAEL
DALTON/CALLI ANN
1220 S ALMAR CIR MESA AZ 85204

WYNEMA F MCELVEEN FAMILY
TRUST
1232 S ALMAR CIR MESA AZ 85204

CARCAMO EUSTAQUIO/WALTER
1244 S ALMAR CIR MESA AZ 85204

SHONK CLYDE JOSEPH IV
1256 S ALMAR CIR MESA AZ 85204

LONCAR DRAGAN/MILENA
3303 E GARNET AVE MESA AZ 85204

MCCREADY KEAN/DEBRA
3311 E GARNET AVE MESA AZ 85204

TEPLIK JAMES ALLEN/KAREN
3317 E GARNET AVE MESA AZ 85204

BJ & JL FEDT TRUST
3301 E GROVE CIR MESA AZ 85204

REICHERT JOEL/LISA
3305 E GROVE CIR MESA AZ 85204

NOURELHOUDA LLC
120 N BRADLEY DR CHANDLER AZ
85226

MID MESA MEDICAL BUILDING LLC
3155 E SOUTHERN AVE STE 201
MESA AZ 85204-5519

LGE CORPORATION
740 N 52ND ST STE 200 PHOENIX AZ
85008

LEWIS BRYAN/TONIA M
1211 S 32ND ST MESA AZ 85204

VALLEJO DELIA TR
1223 S 32ND ST MESA AZ 85204

JOHNS ROBERT O/MELISSA TR
1235 S 32ND ST MESA AZ 85204

GUTHRIE MATTHEW D
1247 S 32ND ST MESA AZ 85204

CLASTIC TRUST
1259 S 32ND ST MESA AZ 85204

BRADSHAW ROBERT/MARTA
1309 S 32ND ST MESA AZ 85204

MILLER TIMOTHY M/LENORE C
1317 S 32ND ST MESA AZ 85204

HUFFAKER ERIC J/KIMBERLY
1325 S 32ND ST MESA AZ 85204

JUDKINS DARRIAN C/MARCI
3124 E GABLE CIR MESA AZ 85204

TROXELL EDWARD JR
3136 E GABLE CIR MESA AZ 85204

GILSON ROBERT
3148 E GABLE CIR MESA AZ 85204

AHN JUNE IEE
4118 148TH ST SW UNIT 54
LYNNWOOD WA 98087

MARLOW TIMOTHY/MELODY
3163 E GABLE CIR MESA AZ 85204

PETERSEN LOIS K
3153 E GABLE CIR MESA AZ 85204

RYDGREN JASON/TRACIE
PO BOX 462 KERSEY CO 80644

TRUJILLO FAMILY LIVING TRUST
3129 E GABLE CIR MESA AZ 85204

NOVAK JASON E/JACQUELYN R
3110 E GARNET AVE MESA AZ 85204

FULLER DARRYL C /SARITA
3118 E GARNETT AVE MESA AZ
85204

HATCH RYAN CHARLES/HEATHER A
3128 E GARNET AVE MESA AZ 85204

POPE JERRY J/DESSA M
3134 E GARNET AVE MESA AZ 85204

MOFFITT BENJAMIN M
3146 E GARNET AVE MESA AZ 85204

ALICE MARIE BRYAN REVOCABLE
TRUST
7009 REITE AVE WINDSOR HEIGHTS
IA 50324-1405

PATTON ROBERT/MILLER TERRA
3164 E GARNET AVE MESA AZ 85204

STONE KRISTOPHER/ASHLEY
1239 S LOMA VISTA MESA AZ 85204

SOZA ERIC/ANDEE
1251 S LOMA VISTA CIR MESA AZ
85215

SOUTH SARAH MELISSA/TERRY N
1263 S LOMA VISTA MESA AZ 85204

NICOL BARBARA
1301 S LOMA VISTA MESA AZ 85204

WOODEN STEVEN S/CARRIE
1315 S LOMA VISTA MESA AZ 85204

SCOTT STEPHEN B
1329 S LOMA VISTA MESA AZ 85204

ANDERSEN DAN H/ TIFFANY M
3117 E GARNET AVE MESA AZ 85204

ARMENTA EDDIE M
3125 E GARNET AVE MESA AZ 85204

TORONTO ABIGAIL/SHUMWAY
ROSSON
3133 E GARNET AVE MESA AZ 85204

JACKSON MICHAEL R
3748 E ISABELLA AVE MESA AZ
85206

SMITH DEVON/NICOLE
3155 E GARNET AVE MESA AZ 85204

KEREKES TROY/EMMA
3162 E GLADE AVE MESA AZ 85204

FORBES SUSAN
3154 E GLADE AVE MESA AZ 85204

BONURA NICHOLAS
3138 E GLADE AVE MESA AZ 85204

TOLMAN CAMERON
1237 S VAL VISTA DR STE 220 MESA
AZ 85204

NEEL PATRICK R/KARSON L
3150 E GROVE AVE MESA AZ 85204

ROBINSON BRYANT T/NICOLE E
3143 E GLADE AVE MESA AZ 85204

WEEKS STACY
3157 E GLADE AVE MESA AZ 85204

DONOHUE LAURA M
3165 E GLADE AVE MESA AZ 85204

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1921 S ALMA SCHOOL RD STE 305
MESA AZ 85210

SPECHT DAVID M/VICTORIA J TR
1230 S HELMS CIR MESA AZ 85204

DRISCOLL RANDALL G
1238 S HELMS ST MESA AZ 85204

KASL JOEL/JANETTE
3320 E GARNET AVE MESA AZ 85204

VOLK KIMBERLY A
740 N 22ND PL MESA AZ 85213

KRUSZKA JESSICA/HARTT BRYAN
1249 S ALMAR CIR MESA AZ 85204

ROMERO CESAR/MARTHA
1237 S ALMAR CIR MESA AZ 85204

COX PAUL E/NELLY
1225 S ALMAR CIR MESA AZ 85204

NEWTON MAX G/TAMMY S
1213 S ALMAR CIR MESA AZ 85204

HULL THOMAS
1205 S ALMAR CIRCLE MESA AZ
85204

CARREL SALLY J/MARK W
1202 S ALMAR CR MESA AZ 85204

CAPPS JOSEPH W/RHONDA L
1210 S ALMAR CIR MESA AZ 85204

OVERSTREET MICHAEL
DALTON/CALLI ANN
1220 S ALMAR CIR MESA AZ 85204

WYNEMA F MCELVEEN FAMILY
TRUST
1232 S ALMAR CIR MESA AZ 85204

CARCAMO EUSTAQUIO/WALTER
1244 S ALMAR CIR MESA AZ 85204

SHONK CLYDE JOSEPH IV
1256 S ALMAR CIR MESA AZ 85204

LONCAR DRAGAN/MILENA
3303 E GARNET AVE MESA AZ 85204

MCCREADY KEAN/DEBRA
3311 E GARNET AVE MESA AZ 85204

TEPLIK JAMES ALLEN/KAREN
3317 E GARNET AVE MESA AZ 85204

BJ & JL FEDT TRUST
3301 E GROVE CIR MESA AZ 85204

REICHERT JOEL/LISA
3305 E GROVE CIR MESA AZ 85204

NOURELHOUDA LLC
120 N BRADLEY DR CHANDLER AZ
85226

MID MESA MEDICAL BUILDING LLC
3155 E SOUTHERN AVE STE 201
MESA AZ 85204-5519

LGE CORPORATION
740 N 52ND ST STE 200 PHOENIX AZ
85008

LEWIS BRYAN/TONIA M
1211 S 32ND ST MESA AZ 85204

VALLEJO DELIA TR
1223 S 32ND ST MESA AZ 85204

JOHNS ROBERT O/MELISSA TR
1235 S 32ND ST MESA AZ 85204

GUTHRIE MATTHEW D
1247 S 32ND ST MESA AZ 85204

CLASTIC TRUST
1259 S 32ND ST MESA AZ 85204

BRADSHAW ROBERT/MARTA
1309 S 32ND ST MESA AZ 85204

MILLER TIMOTHY M/LENORE C
1317 S 32ND ST MESA AZ 85204

HUFFAKER ERIC J/KIMBERLY
1325 S 32ND ST MESA AZ 85204

JUDKINS DARRIAN C/MARCI
3124 E GABLE CIR MESA AZ 85204

TROXELL EDWARD JR
3136 E GABLE CIR MESA AZ 85204

GILSON ROBERT
3148 E GABLE CIR MESA AZ 85204

AHN JUNE IEE
4118 148TH ST SW UNIT 54
LYNNWOOD WA 98087

MARLOW TIMOTHY/MELODY
3163 E GABLE CIR MESA AZ 85204

PETERSEN LOIS K
3153 E GABLE CIR MESA AZ 85204

RYDGREN JASON/TRACIE
PO BOX 462 KERSEY CO 80644

TRUJILLO FAMILY LIVING TRUST
3129 E GABLE CIR MESA AZ 85204

NOVAK JASON E/JACQUELYN R
3110 E GARNET AVE MESA AZ 85204

FULLER DARRYL C /SARITA
3118 E GARNETT AVE MESA AZ
85204

HATCH RYAN CHARLES/HEATHER A
3128 E GARNET AVE MESA AZ 85204

POPE JERRY J/DESSA M
3134 E GARNET AVE MESA AZ 85204

MOFFITT BENJAMIN M
3146 E GARNET AVE MESA AZ 85204

ALICE MARIE BRYAN REVOCABLE
TRUST
7009 REITE AVE WINDSOR HEIGHTS
IA 50324-1405

PATTON ROBERT/MILLER TERRA
3164 E GARNET AVE MESA AZ 85204

STONE KRISTOPHER/ASHLEY
1239 S LOMA VISTA MESA AZ 85204

SOZA ERIC/ANDEE
1251 S LOMA VISTA CIR MESA AZ
85215

SOUTH SARAH MELISSA/TERRY N
1263 S LOMA VISTA MESA AZ 85204

NICOL BARBARA
1301 S LOMA VISTA MESA AZ 85204

WOODEN STEVEN S/CARRIE
1315 S LOMA VISTA MESA AZ 85204

SCOTT STEPHEN B
1329 S LOMA VISTA MESA AZ 85204

ANDERSEN DAN H/ TIFFANY M
3117 E GARNET AVE MESA AZ 85204

ARMENTA EDDIE M
3125 E GARNET AVE MESA AZ 85204

TORONTO ABIGAIL/SHUMWAY
ROSSON
3133 E GARNET AVE MESA AZ 85204

JACKSON MICHAEL R
3748 E ISABELLA AVE MESA AZ
85206

SMITH DEVON/NICOLE
3155 E GARNET AVE MESA AZ 85204

KEREKES TROY/EMMA
3162 E GLADE AVE MESA AZ 85204

FORBES SUSAN
3154 E GLADE AVE MESA AZ 85204

BONURA NICHOLAS
3138 E GLADE AVE MESA AZ 85204

TOLMAN CAMERON
1237 S VAL VISTA DR STE 220 MESA
AZ 85204

NEEL PATRICK R/KARSON L
3150 E GROVE AVE MESA AZ 85204

ROBINSON BRYANT T/NICOLE E
3143 E GLADE AVE MESA AZ 85204

WEEKS STACY
3157 E GLADE AVE MESA AZ 85204

DONOHUE LAURA M
3165 E GLADE AVE MESA AZ 85204