

PECOS 10

Citizen Participation Report

8607 E. Pecos Road, APN: 304-62-011L



June 2020
Cavan Commercial

Contact:
Katie Rounds
The Kaidence Group
5070 N. 40th Street Suite 210
Phoenix, Arizona 85018
Phone: 480.269.6613
krounds@kaidencegrp.com

Citizen Participation Report for 8607 E. Pecos Road

Date of Report: June 2020

Overview:

This request seeks to obtain approval of several applications; rezoning with PAD Overlay, a site plan review, a preliminary plat and design review to construct a small industrial condominium development for ownership by small service businesses to be called PECOS 10. A pre-submittal conference on this proposal was held last year (PRS18-00739). We have worked with the property owner and Staff to respond to the pre-submittal comments and the results are reflected in this submittal.

Project Description

Pecos 10 is an upscale light industrial project that is comprised of 14 units located within eight buildings. There are some buildings that contain one unit and some that contain two units. Each unit will be a condominium for small business ownership with the common elements of the development being managed by an association. The buildings with two units currently range in size from 5,000 SF to 10,000 SF but could consolidate into one unit if an entire two-unit building were to be purchased. The buildings with one unit currently range from 11,000 SF to 15,500 SF. The total square footage of all units/buildings combined is 111,415 SF.

These proposed units are ideal for small contractors and service providers who do their primary business off-site but need a safe and secure location to store products, supplies and equipment. Each unit will have its own private rear yard that will only be accessible to the unit owner. The principal purpose of the rear yard is to provide an outdoor storage option (not to exceed 50% of the rear yard SF) and for optional secured parking for service vehicles. There will be no public access or public parking in these rear yards.

Pre-Application Meeting:

A pre-application meeting was held on October 1, 2018.

Neighborhood Meeting:

A neighborhood meeting was held on Monday Nov. 4, 2019 at 6:30 p.m. in Room 200 of the Redemption Church located next door to the east; officially addressed as 8635 E Pecos Rd, Mesa. Three people attended; the Pastor of the Redemption Church and a couple who live in Queens Park directly south of the Church. Everyone was very supportive of the proposed development. Questions asked included the building height, the types of users, building lighting and the landscape treatment on the south. Once the questions were answered to the satisfaction of the attendees, the only concern was the loss of a place to ride their ATV's.

A copy of the invitation letter, the list of people who were invited to the open house, the sign-up sheet documenting those who attended, and a map of the mail-out area are attached to this Report.

ATTACHMENTS

1. OPEN HOUSE NOTIFICATION LETTER
2. RADIUS MAP OF PROPERTY OWNERS WITHIN 1,000 FEET
3. MAILING LABELS
4. NEIGHBORHOOD MEETING SIGN IN SHEET

Original October 2019 Letter to Neighbors

EARL, CURLEY & LAGARDE, P.C. ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

October 2019

Re: Invitation to an Open House for a New Industrial Condominium Development at 8607 E. Pecos Road APN: 304-62-011L

Dear Neighbor,

This letter is being sent to all property owners within 1000 feet, to all HOA's within ½ mile and to all Registered Neighborhood Associations within 1 mile of the boundaries of the above referenced site as required by the City of Mesa Planning Division to inform you that we have submitted an application on behalf of Cavan Development seeking rezoning, site plan and design review approvals to construct a small industrial condominium development for ownership by small service businesses to be called PECOS 10.

Pecos 10 is comprised of 15 suites in 8 separate buildings. All suites will be condominiums available for purchase by small businesses. The common spaces will be managed by an association. The size of each building space starts at roughly 5,000-sf. but could increase up to roughly 12,000-sf. if an entire building were to be purchased. The proposed spaces are ideal for small clean tech contractors and service providers such as an electronic repairs business, a home automation company, a security system company, audio video contractors, flood and fire restoration companies, a furniture refurbishing company, a tee shirt company, a swimming pool cleaner or repair company, carpet cleaners, and a locksmith are a small sampling of the type of tenants/owners who find this type of space attractive. There is a real need for this type of use and this is a perfect location for it. There are no buildings in the area currently fulfilling the demand for this type of space.



You are invited to hear more details about this new development at an open house we will be having on Monday November 4, 2019 at 6:30 p.m. at the Redemption Church located on the east side of the subject property. Your attendance is not required; this letter is simply a courtesy notice. We will be sending out notices of the actual hearing dates once they are scheduled. To help you better understand this proposal, we are enclosing copies of the proposed site plan and landscape plan. The appearance of the building is illustrated in color above.

The details for the Neighborhood meeting open house are as follows:

Meeting Date: Monday Nov. 4, 2019

Time: 6:30 p.m.

Location: Redemption Church 8635 E Pecos Rd, Mesa, AZ 85212
Room 200; *See below, Room 200 is on the west side of the building.*

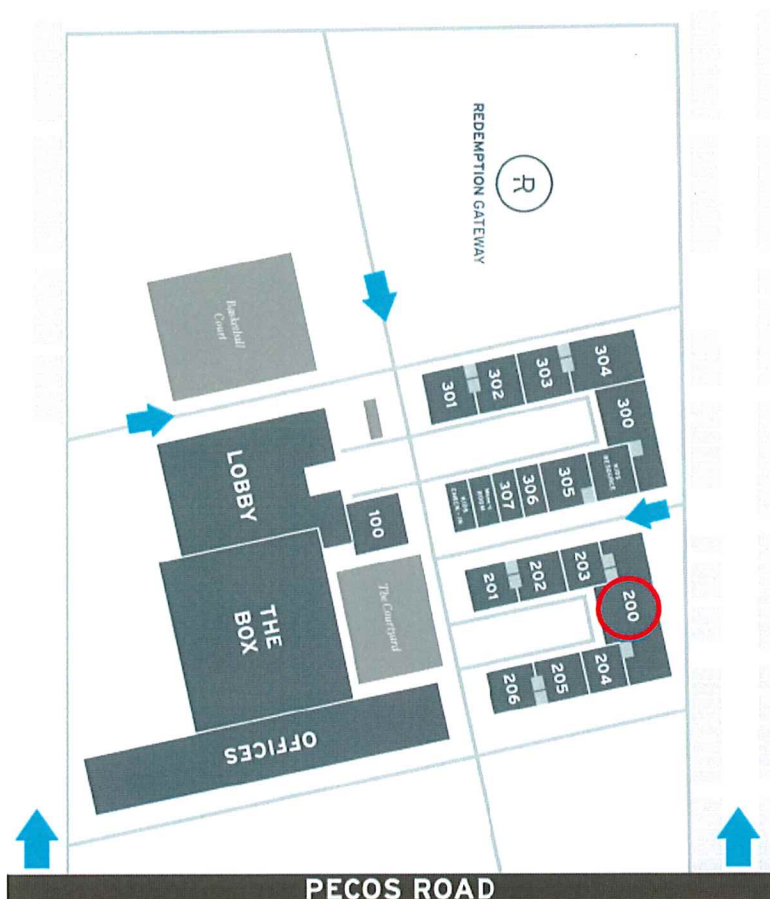
We should note that a building setback of 169-ft. and a 120-ft deep landscape setback buffer on the south have been provided as were requested for and stipulated to in the previous industrial development to the east a number of years ago. The Rezoning and the Site Plan design is reviewed by the Planning and Zoning Board. The Design Review Board reviews building design, landscape plans, parking layout and site layout.

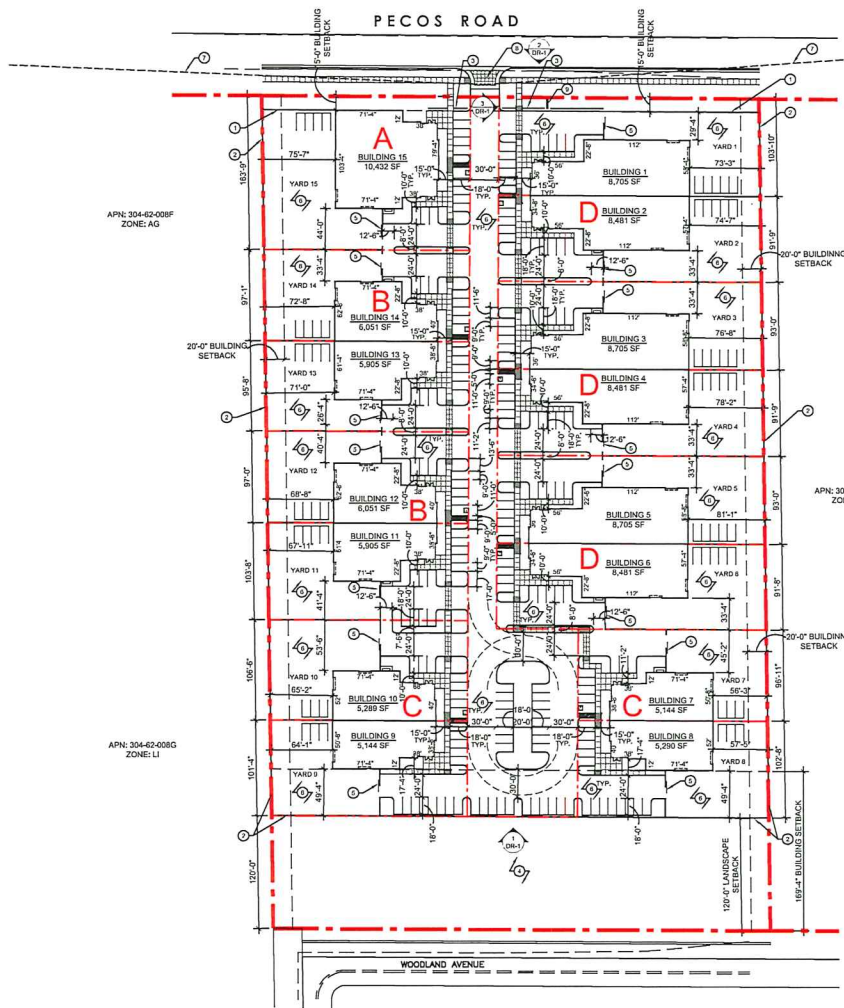
For additional information concerning the design of the proposed development please contact me or Gary King of my office at 602-265-0094. You can also visit the Mesa Planning Division at 55 North Center, or call the Planning Division at 480-644-4273.

Very Truly Yours,

Rod Jarvis
Rod Jarvis

Attachments: Site Plan, Landscape Plan and Elevations





APN: 304-42-008F
ZONE: AG

APN: 304-42-008G
ZONE: LI



SITE PLAN KEY NOTES

- 7'-0" HIGH SITE WALL
- 8'-0" HIGH SITE WALL
- 3" SCREEN WALL
- RETENTION / LANDSCAPE AREA
- ROLLING GATE
- PAVED ASPHALT
- SITE VISIBILITY LINE
- DECORATIVE CONCRETE ENTRY
- MONUMENT SIGN LOCATION

PROJECT DATA

APN #: 304-42-011L
EXISTING ZONING: AG
PROPOSED ZONING: LI
LOT AREA: GROSS: 512,291 SF
NET: 462,493 SF (10.817 ACRES)
EXISTING LAND USE: VACANT
LOT COVERAGE: ±106,768 / 462,493 = 23.08%
LANDSCAPE AREA: ±96,167 / 462,493 = 20.79%
USE: INDUSTRIAL CONDOS
BUILDING TYPE A:

GROSS: 10,432 SF
X 1

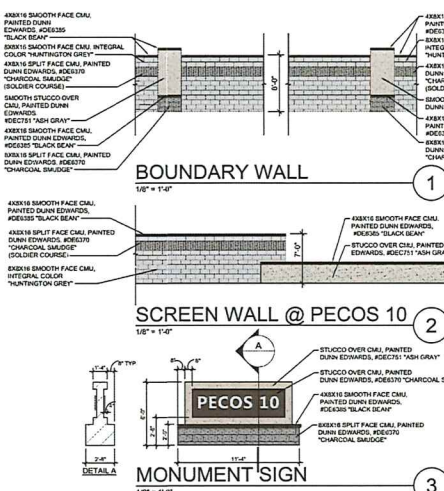
GROSS: 10,432 SF

BUILDING TYPE B:
GROSS: 11,956 SF
X 2
23,912 SF

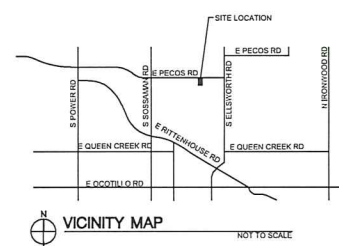
BUILDING TYPE C:
GROSS: 10,433 SF
X 2
20,866 SF

BUILDING TYPE D:
GROSS: 17,186 SF
X 3
51,558 SF

BUILDING HEIGHT: ±23'-4"
PARKING REQUIRED:
75% AT 1500: 166.15
25% AT 1075: 71.18
TOTAL REQUIRED: 237 SPACES
TOTAL PROVIDED = 239 SPACES
(INCLUDES (B) ADA SPACES)



PROJECT SITE
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

Pinnacle Design Inc
1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8885
www.pdi-az.com



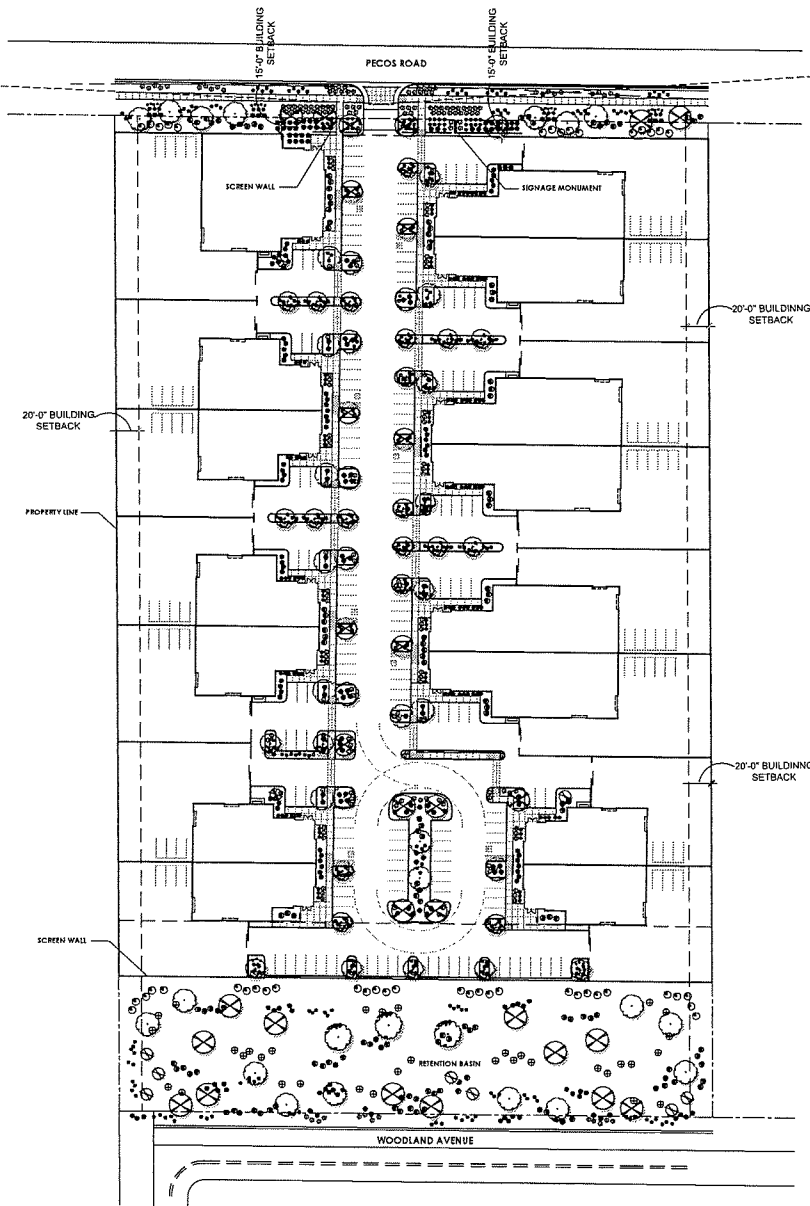
PECOS 10
8407 E. PECOS ROAD, MESA, AZ

CONCEPTUAL SITE PLAN



PROJECT #: 16-009.0
DATE: 8.27.19
DRAWN BY: CB / CH
REV # DATE DESCRIPTION

SHEET
DR-1
PLEASE RECYCLE



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GALLON/ 24" BOX
	CAESALPINIA CACALAGO	THORNLESS CASCALOTE	15 GALLON
	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM	15 GALLON
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	15 GALLON/ 24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GALLON
SHRUBS			
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	5 GAL.
	DODONAEA VISCOSA	HOPBUSH	5 GAL.
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL.
	RUPELLIA BRITTONIANA	BRITISH RUPELLIA	5 GAL.
ACCENTS			
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.
	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS YUCCA	5 GAL.
	MULLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.
GROUND COVER			
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.
	EREMOPHILA GLABRA	OUTBACK SUNRISE EMU	1 GAL.
	RUPELLIA BRITTONIANA 'KATIE'	KATIE RUPELLIA	1 GAL.
INERT GROUND COVER			
	DECOMPOSED GRANITE	BROWN	1/2" SCREENED

PRELIMINARY LANDSCAPE NOTES

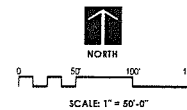
PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH CITY OF MESA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF MESA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AN AUTOMATIC CONTROLLER, AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.



August 2020 Update Letter to Neighbors

August 26, 2020

**Re: City of Mesa Design Review Board for 8607 E. Pecos Road
APN 304-62-011L (Application Number PRS18-00739)**

Dear Neighbor,

This letter is being sent to all neighboring property owners within 1000 feet and registered associations within 1 mile of the boundaries of the above referenced site as required by the City of Mesa Planning Division to provide you an update on the original letter sent to you last year stating that we have submitted an application on behalf of the property owner seeking approval from the Mesa Design Review Board for a small industrial condominium development for small businesses to be called Pecos 10. This letter is intended to simply update you on the progress of this site and design.

Pecos 10 is comprised of 14 suites located within 8 separate buildings. Each building is will either have one or two units; all units will be condominiums for small business ownership with the common spaces being managed by an association. The buildings with two units range in size from 5,000 sf to 10,000sf but could be consolidated into one unit depending on the needs of the end user. The buildings with one unit range in size from 11,000 sf to 15,000 sf. The proposed suites are ideal for small contractors and service providers conducting business off-site but needing a safe and secure location to storing products, supplies and equipment.

As noted in our original letter to you in November 2019 and updated here, our request into the City seeks to obtain approval of several applications: rezoning with a PAD overlay, a site plan review, a preliminary plat and a design review. These approvals are necessary to construct a small industrial condominium development for ownership by small service businesses to be called PECOS 10.

A pre-submittal conference on this project was previously held with the City (PRS18-00739) and a neighborhood meeting was previously held on November 12, 2019. As the proposed site layout and building design have not significantly changed since our last neighborhood meeting, we will not be holding a follow-up neighborhood meeting but we are accepting any comments and/or questions regarding Design Review Board review items (i.e. building design, landscape plans, parking layout and site layout) via email or phone and are happy to discuss those directly with you. The Design Review Board does not review or discuss the actual use of the land (such as a restaurant or office building, etc.). Those zoning issues were addressed by the Planning and Zoning Board and City Council through the approval of the Longbow master plan. The proper zoning for this center is already in place.

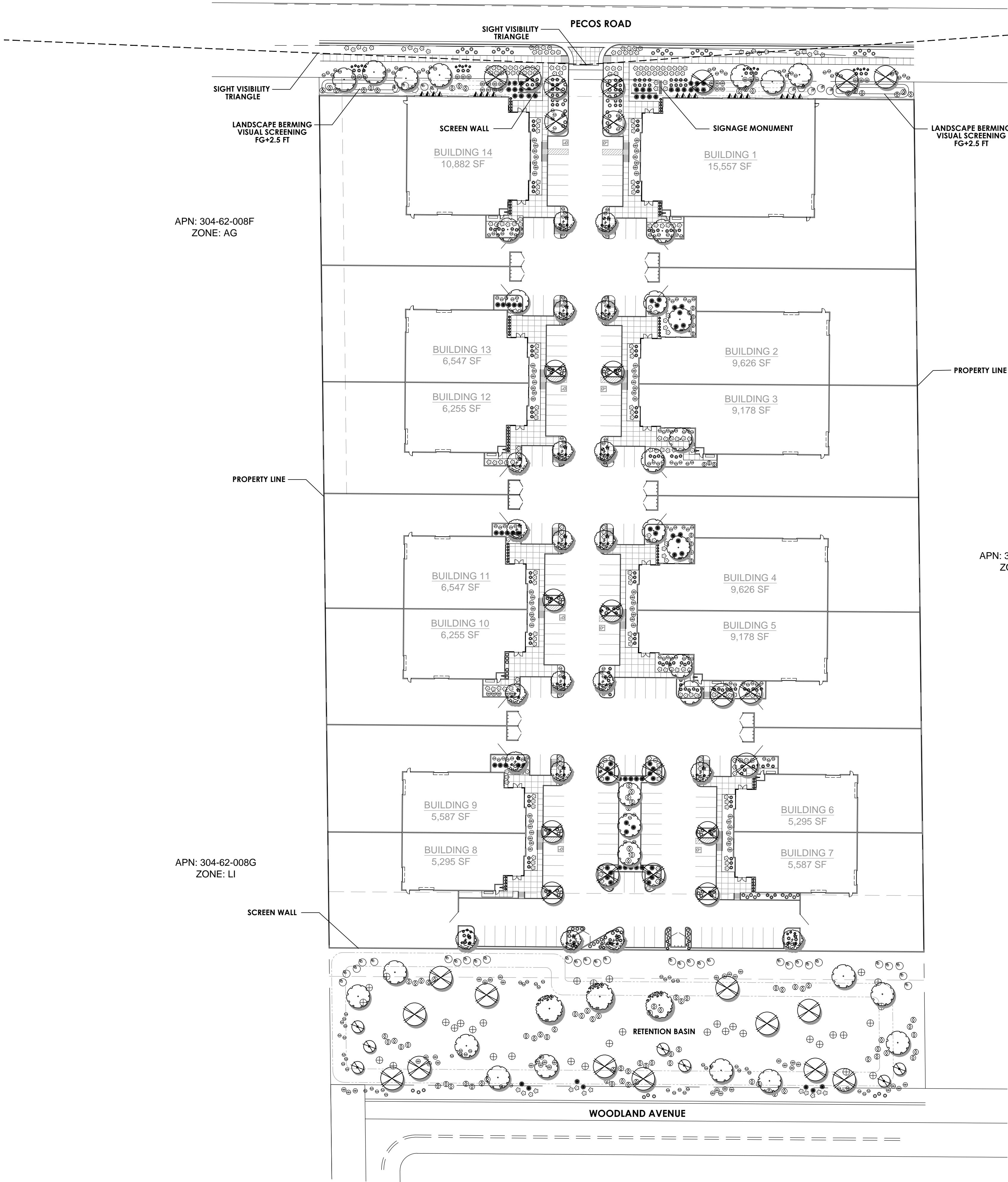
For additional information or questions concerning the design of the proposed development, please contact Katie Rounds of the Kaidence Group via email at krounds@kaidencegrp.com or by phone at 480.269.6613. The City of Mesa has assigned this case to Ryan McCann of their Planning Division staff. He can be reached at 480-644-4691 or at ryan.mccann@mesaaz.gov, should you have any questions regarding the City process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Thank you,

Katie Rounds
The Kaidence Group
Property Owner Representative

Attachments: Site Plan, Landscape Plan, Building Elevations

 **DR-1**
PLEASE RECYCLE



PLANT LEGEND

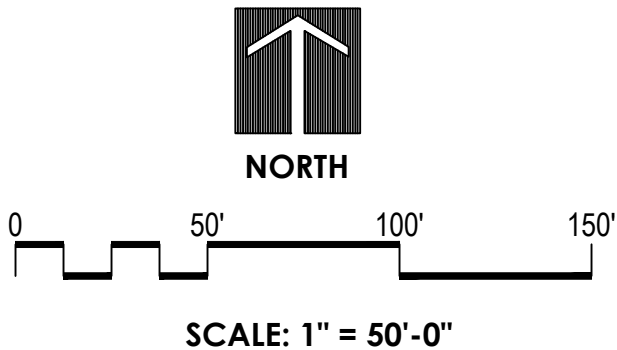
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	20
	CAESALPINIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE	24" BOX	7
	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM	36" BOX	36
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	24" BOX	31
	ULMUS PARVIFOLIA	EVERGREEN ELM	36" BOX	3
SHRUBS				
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	5 GAL.	34
	DODONAEA VISCOSA	HOPBUSH	5 GAL.	40
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.	229
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.	108
	RUELLIA BRITTONIANA	BRITISH RUELLIA	5 GAL.	126
ACCENTS				
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.	97
	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS YUCCA	5 GAL.	222
GROUNDCOVER				
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.	114
	EREMOPHILA GLABRA	OUTBACK SUNRISE EMU	1 GAL.	286
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.	98
VINES				
	TRACHELOSPERMUM JASMUNOIDES	STAR JASMINE	5 GAL.	20
INERT GROUNDCOVER				
	DECOMPOSED GRANITE	BROWN	1/2" SCREENED	116,685 S.F. 972 TONS

PRELIMINARY LANDSCAPE NOTES

PLANTING
THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH CITY OF MESA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

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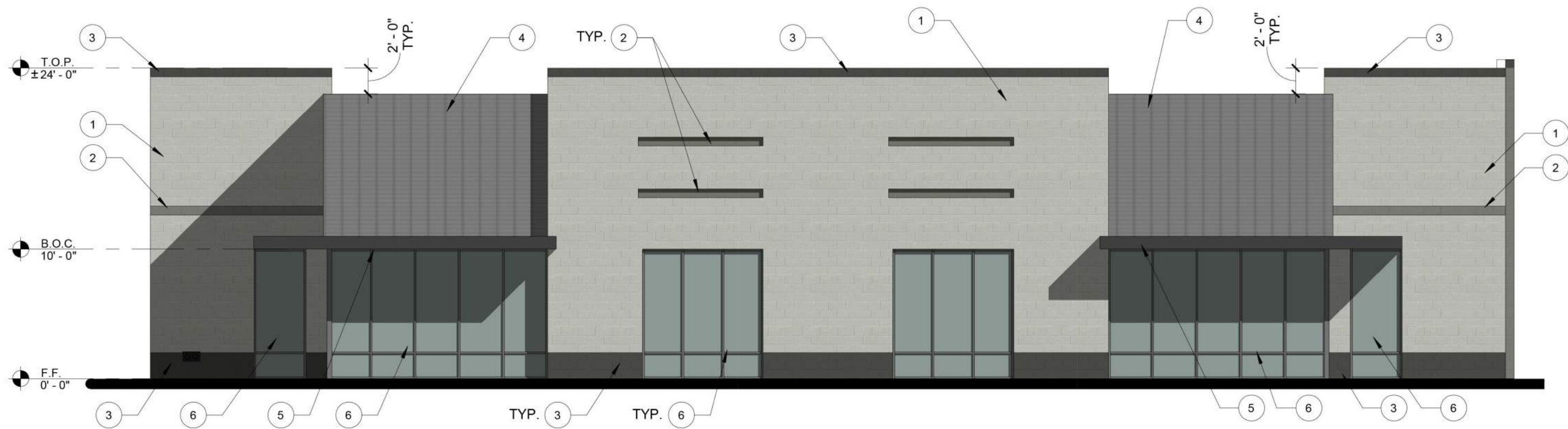


PROJECT #:	18028
DATE:	4.4.19
DRAWN BY:	EM
REV #	DATE
6.22.20	2ND REVIEW TO CITY
8.04.20	3RD REVIEW TO CITY

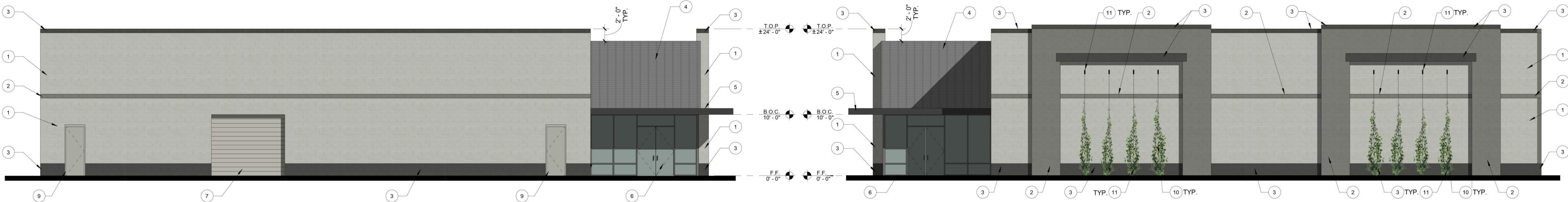


BUILDING ELEVATION GENERAL NOTES
1. ALL ROOF MOUNTED EQUIPMENT TO BE FULLY SCREENED BY BUILDING PARAPET.

- BUILDING ELEVATION KEYNOTES**
- 1 8X8X16 SMOOTH FACE CMU, STANDARD GREY
 - 2 8X8X16 SMOOTH FACE CMU, PAINTED DUNN EDWARDS, #DE6370 "CHARCOAL SMUDGE"
 - 3 8X8X16 SMOOTH FACE CMU, PAINTED DUNN EDWARDS, #DE6385 "BLACK BEAN"
 - 4 8X4X16 TEXTURED MASONRY UNITS COLOR "RUTHERFORD"
 - 5 METAL CANOPY, PAINTED DUNN EDWARDS, #DE6385 "BLACK BEAN"
 - 6 CLEAR ANODIZED ALUMINUM STOREFRONT (TYP.)
 - 7 OVERHEAD DOOR PAINTED DUNN EDWARDS, #DEC751 "ASH GRAY"
 - 9 3'X8' HM DOOR, PAINTED DUNN EDWARDS #DEC751 "ASH GRAY"
 - 10 VERTICAL CABLE FOR VEGETATION
 - 11 EMBEDDED PLATES

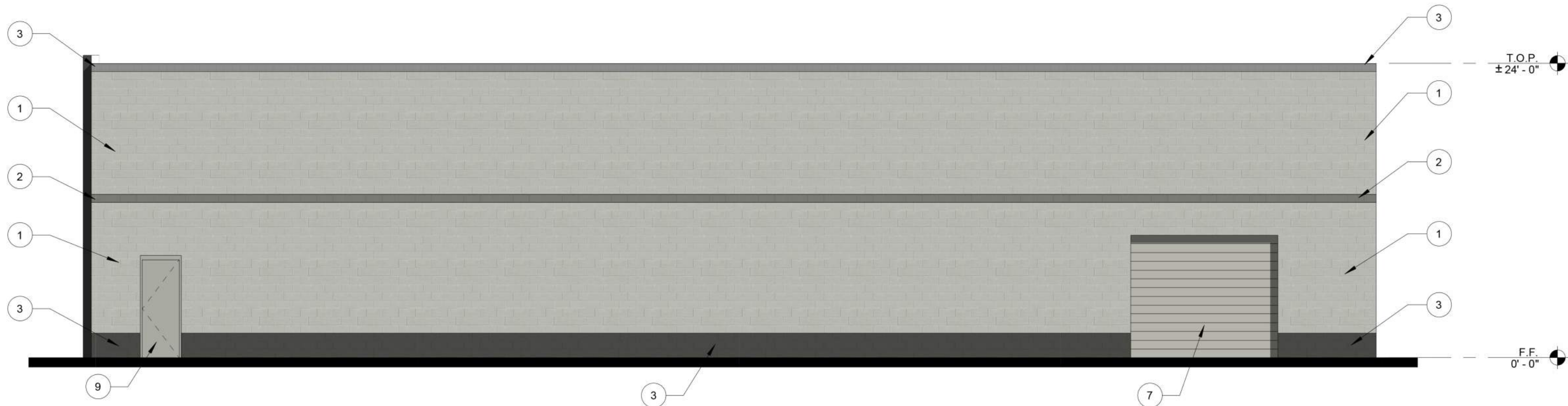


1 BUILDING A EAST ELEVATION
1/8" = 1'-0"



2 BUILDING A SOUTH ELEVATION
1/8" = 1'-0"

3 BUILDING A NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING A WEST ELEVATION
1/8" = 1'-0"



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585



PECOS 10
8607 E. PECOS ROAD, MESA, AZ

BUILDING A CONCEPTUAL ELEVATIONS / PERSPECTIVE

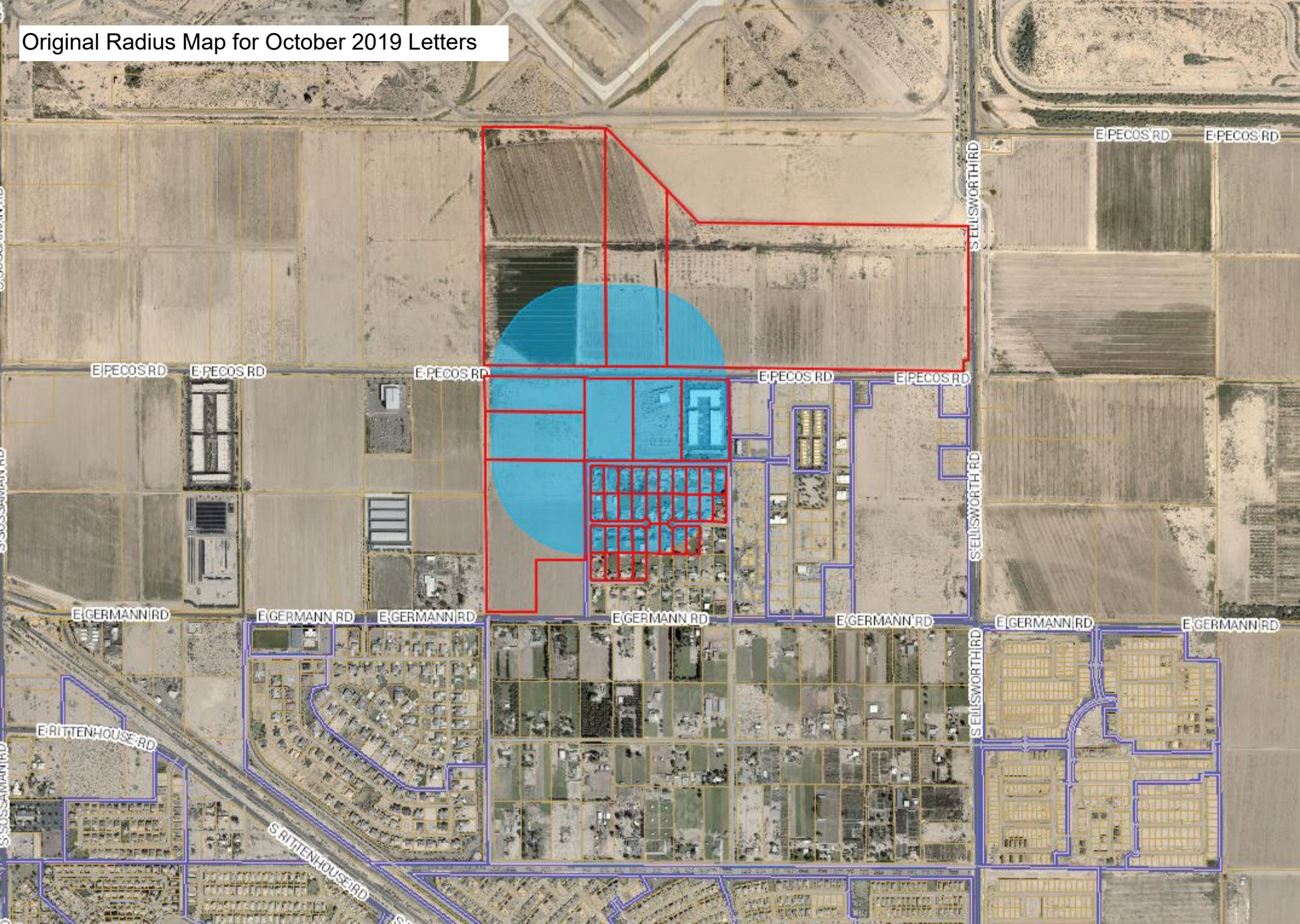
PROJECT #: 18-009.0
DATE: 8.10.20
DRAWN BY: CB / CH / IM
REV # DATE DESCRIPTION



SHEET

DR-8
PLEASE RECYCLE

Original Radius Map for October 2019 Letters



Original Addresses for October 2019 Letters

PO's (1,000 feet) – 41
RNO's (1 mile) – 3
HOA'S – 1
TOTAL – 45

PARCEL 304-62-008J
GATEWAY DEVELOPMENT LLC
7135 E CAMELBACK RD SUITE F240
SCOTTSDALE, AZ 85251

PARCEL 304-62-008L
GERMANN & HAWES INVEST LTD PARTNSHIP
1745 E KNOX RD
TEMPE, AZ 85284

PARCEL 304-62-010P
SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

PARCEL 304-62-010S
SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

PARCEL 304-62-010U
SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

PARCEL 304-62-011C
BP PECOS LLC/PACIFICA PECOS BUSINESS
PARK L P
200 E CARRILLO ST STE 100
SANTA BARBARA, CA 93101

PARCEL 304-62-011K
EAST VALLEY BIBLE CHURCH
1820 W ELLIOT RD
GILBERT, AZ 85233

PARCEL 304-62-011L
PECOS 10 LLC
10632N SCOTTSDALE RD STE 200
SCOTTSDALE, AZ 85254

PARCEL 304-62-093
MCINTYRE PAUL V/ELAINE M
8548 E WINSTON CIR
QUEEN CREEK, AZ 85242

PARCEL 304-62-094
RAAF MARTY L
8562 E WINNSTON CIR
QUEEN CREEK, AZ 85242

PARCEL 304-62-095
HAUGHT DALLAS/LAURA
8612 E WINNSTON CIR
MESA, AZ 85212

PARCEL 304-62-096
ROGERS WILL C/WYNONA
8628 E WINNSTON CIR
QUEEN CREEK, AZ 85212

PARCEL 304-62-105
CHAPMAN NATHAN/TRISTA
8731 E WATERFORD CIR
MESA, AZ 85212

PARCEL 304-62-106
MURRAY MELANIE E/CONNORS MARGARET
A
8717 E WATERFORD CIR
MESA, AZ 85212

PARCEL 304-62-107
HARDIN FLOYD E
8661 E WATERFORD CIR
QUEEN CREEK, AZ 85242

PARCEL 304-62-108
SMITH GILBERT E/KRISTINE A
8643 E WATERFORD CIR
MESA, AZ 85212

PARCEL 304-62-109
PEGANYEE CHRISTOPHER C/BARBARA
8627 E WATERFORD CIR
MESA, AZ 85212

PARCEL 304-62-110
BACKUS FAMILY TRUST
8611 E WATERFORD CIR
MESA, AZ 85212

PARCEL 304-62-111
WHITE JAMES A/COLENE M
8561 E WATERFORD CIR
QUEEN CREEK, AZ 85242

PARCEL 304-62-112
ARNSON AARON D/ERICA B
8547 E WATERFORD CIR
MESA, AZ 85212

PARCEL 304-62-113
KOLLETT CHARLES R/DIANE
8546 E WATERFORD CIR
QUEEN CREEK, AZ 85242

PARCEL 304-62-114
MONTEMORRA HARRY R
PO BOX 249
MESA, AZ 85211

PARCEL 304-62-115
BUSCAGLIO JOHN G/SUSAN L
8610 E WATERFORD CIR
MESA, AZ 85212

PARCEL 304-62-116
ROGER V AND BARBARA D TRINKO
REVOCABLE TRUST
8626 E WATERFORD CIR
MESA, AZ 85212

PARCEL 304-62-117
BEVERELY W GARLAND REVOCABLE TRUST
8642 E WATERFORD CIR
MESA, AZ 85212

PARCEL 304-62-118
CALL ANSON L/DARLENE A TR
8660 E WATERFORD CIR
QUEEN CREEK, AZ 85242

PARCEL 304-62-119
SMITH STEVEN MICHAEL/PATRICIA M
8716 E WATERFORD CIR
MESA, AZ 85242

PARCEL 304-62-120
MESSERSMITH DIANA M/MICHAEL J
8730 E WATERFORD CIRCLE
QUEEN CREEK, AZ 85242

PARCEL 304-62-121
VAUGHN STEVEN M/BONNIE L
8744 E WATERFORD CIR
MESA, AZ 85212

O:\INDEX\Cavan\Pecos and Ellsworth\Notification\Labels 9.9.19.docx

PARCEL 304-62-122
CONNELLY JEFFREY
8758 E WATERFIELD CIR
QUEEN CREEK, AZ 85242

PARCEL 304-62-123
WHITE STANLEY E/KATHRYN L
8757 E WOODLAND AVE
MESA, AZ 85212

PARCEL 304-62-124
COLE JAMES/KELSEY
8743 E WOODLAND AVE
MESA, AZ 85212

PARCEL 304-62-125
PIERSON SAMUEL D/MARY LYNETTE
8727 E WOODLAND AVE
MESA, AZ 85212

PARCEL 304-62-126
CHAPMAN DOUGLAS K
8715 E WOODLAND AVE
QUEEN CREEK, AZ 85242

PARCEL 304-62-127
THOMAS AND MARJORIE BROWN
REVOCABLE LIVING TR
8659 E WOODLAND AVE
MESA, AZ 85212

PARCEL 304-62-128
SALAS HENRY/CONCEPCION
8641 E WOODLAND AVE
MESA, AZ 85212

PARCEL 304-62-129
UNDERWOOD MARK E/PEGGY POWELL
8625 E WOODLAND AVE
MESA, AZ 85212

PARCEL 304-62-130
MCCOY CASEY/GENEVA LINAE
8609 E WOODLAND AVE
MESA, AZ 85212

PARCEL 304-62-131
MERKLEY CRAIG W/LEANN
8559 E WOODLAND AVE
MESA, AZ 85212

PARCEL 304-62-132
BRIGHT THEODORE N/WILLMIA S
8545 E WOODLAND AVE
MESA, AZ 85212

PARCEL 304-62-008G
GERMANN AND HAWES INVESTMENTS LP
1745 E KNOX RD
TEMPE, AZ 85284

Queens Park
Doug Chapman
8715 E Woodland Ave
Mesa, AZ 85212

Queens Park
Ladell Call
8660 E Waterford Cir
Mesa, AZ 85212

Queens Park
Steve Vaughn
8744 E Waterford Cir
Mesa, AZ 85212

LA JARA FARMS HOA
7047 E GREENWAY PKWY, STE-140
SCOTTSDALE, AZ 85254

Update Addresses for August 2020 Letters

<u>Parcel Number</u>	<u>Owner</u>	<u>Property Address</u>	<u>Mailing Address</u>
304-62-008G	GERMANN AND HAWES INVESTMENTS LP		1745 E KNOX RD TEMPE AZ 85284
304-62-008J	GATEWAY DEVELOPMENT LLC	8459 E PECOS RD MESA 85212	7135 E CAMELBACK RD SUITE F240 SCOTTSDALE AZ 85251
304-62-008L	GERMANN & HAWES INVEST LTD PARTNSHIP		1745 E KNOX RD TEMPE AZ 85284
304-62-010P	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE SAN DIEGO CA 92111
304-62-010S	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE SAN DIEGO CA 92111
304-62-010U	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE SAN DIEGO CA 92111
304-62-011C	BP PECOS LLC/PACIFICA PECOS BUSINESS PARK L P	8743 E PECOS RD MESA 85212	200 E CARRILLO ST STE 100 SANTA BARBARA CA 93101
304-62-011K	EAST VALLEY BIBLE CHURCH	8635 E PECOS RD MESA 85212	1820 W ELLIOT RD GILBERT AZ 85233
304-62-011L	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632N SCOTTSDALE RD STE 200 SCOTTSDALE AZ 85254
304-62-093	MCINTYRE PAUL V/ELAINE M	8548 E WINNSTON CIR MESA 85212	8548 E WINNSTON CIR QUEEN CREEK AZ 85242
304-62-094	TRAPP JOSEPH A/KELLY	8562 E WINNSTON CIR MESA 85212	8562 E WINNSTON CIR MESA AZ 85212
304-62-095	HARKER PAYTON/BAILEE	8612 E WINNSTON CIR MESA 85212	8612 E WINNSTON CIR MESA AZ 85212
304-62-096	ROGERS WILL C/WYNONA	8628 E WINNSTON CIR MESA 85212	8628 E WINNSTON CIR QUEEN CREEK AZ 85212
304-62-105	CHAPMAN NATHAN/TRISTA	8731 E WATERFORD CIR MESA 85212	8731 E WATERFORD CIR MESA AZ 85212
304-62-106	MURRAY MELANIE E/CONNORS MARGARET A	8717 E WATERFORD CIR MESA 85212	8717 E WATERFORD CIR MESA AZ 85212
304-62-107	HARDIN FLOYD E	8661 E WATERFORD CIR MESA 85212	8661 E WATERFORD CIR QUEEN CREEK AZ 85242
304-62-108	SMITH GILBERT E/KRISTINE A	8643 E WATERFORD CIR MESA 85212	8643 E WATERFORD CIR MESA AZ 85212
304-62-109	PEGANYEE CHRISTOPHER C/BARBARA	8627 E WATERFORD CIR MESA 85212	8627 E WATERFORD CIR MESA AZ 85212
304-62-110	BACKUS FAMILY TRUST	8611 E WATERFORD CIR MESA 85212	8611 E WATERFORD CIR MESA AZ 85212
304-62-111	WHITE JAMES A/COLENE M	8561 E WATERFORD CIR MESA 85212	8561 E WATERFORD CIR QUEEN CREEK AZ 85242
304-62-112	ARNSON AARON D/ERICA B	8547 E WATERFORD CIR MESA 85212	8547 E WATERFORD CIR MESA AZ 85212
304-62-113	KOLLETT CHARLES R/DIANE	8546 E WATERFORD CIR MESA 85212	8546 E WATERFORD CIR QUEEN CREEK AZ 85242
304-62-114	MONTEMORRA HARRY R	8560 E WATERFORD CIR MESA 85212	PO BOX 249 MESA AZ 85211
304-62-115	BUSCAGLIO JOHN G/SUSAN L	8610 E WATERFORD CIR MESA 85212	8610 E WATERFORD CIR MESA AZ 85212
304-62-116	ROGER V AND BARBARA D TRINKO REVOCABLE TRUST	8626 E WATERFORD CIR MESA 85212	8626 E WATERFORD CIR MESA AZ 85212
304-62-117	SANFILIPPO THOMAS KNAPP/WHITNEY MARIE	8642 E WATERFORD CIR MESA 85212	8642 E WATERFORD CIR MESA AZ 85212
304-62-118	CALL ANSON L/DARLENE A TR	8660 E WATERFORD CIR MESA 85212	8660 E WATERFORD CIR QUEEN CREEK AZ 85242
304-62-119	SMITH STEVEN MICHAEL/PATRICIA M	8716 E WATERFORD CIR MESA 85212	8716 E WATERFORD CIR MESA AZ 85242
304-62-120	MESSERSMITH DIANA M/MICHAEL J	8730 E WATERFORD CIR MESA 85212	8730 E WATERFORD CIRCLE QUEEN CREEK AZ 85242
304-62-121	VAUGHN STEVEN M/BONNIE L	8744 E WATERFORD CIR MESA 85212	8744 E WATERFORD CIR MESA AZ 85212
304-62-122	CONNELLY JEFFREY	8758 E WATERFORD CIR MESA 85212	8758 E WATERFIELD CIR QUEEN CREEK AZ 85242
304-62-123	WHITE STANLEY E/KATHRYN L	8757 E WOODLAND AVE MESA 85212	8757 E WOODLAND AVE MESA AZ 85212
304-62-124	COLE JAMES/KELSEY	8743 E WOODLAND AVE MESA 85212	8743 E WOODLAND AVE MESA AZ 85212
304-62-125	PIERSON SAMUEL D/MARY LYNETTE	8727 E WOODLAND AVE MESA 85212	8727 E WOODLAND AVE MESA AZ 85212
304-62-126	CHAPMAN DOUGLAS K	8715 E WOODLAND AVE MESA 85212	8715 E WOODLAND AVE QUEEN CREEK AZ 85242
304-62-127	THOMAS AND MARJORIE BROWN REVOCABLE LIVING TR	8659 E WOODLAND AVE MESA 85212	8659 E WOODLAND AVE MESA AZ 85212
304-62-128	SALAS HENRY/CONCEPCION	8641 E WOODLAND AVE MESA 85212	8641 E WOODLAND AVE MESA AZ 85212
304-62-129	UNDERWOOD MARK E/PEGGY POWELL	8625 E WOODLAND AVE MESA 85212	8625 E WOODLAND AVE MESA AZ 85212
304-62-130	MCCOY CASEY/GENEVA LINEA	8609 E WOODLAND AVE MESA 85212	8609 E WOODLAND AVE MESA AZ 85212
304-62-131	MERKLEY CRAIG W/LEANN	8559 E WOODLAND AVE MESA 85212	8559 E WOODLAND AVE MESA AZ 85212
304-62-132	BRIGHT THEODORE N/WILLMIA S	8545 E WOODLAND AVE MESA 85212	8545 E WOODLAND AVE MESA AZ 85212



Feature Information
(1 of 5) Clear ?

314-05-079

Owner Information

Owner Name: RESTATED TERRY L TUCKER FAMILY REVOCABLE TR
Property Address: 19107 E ORIOLE WY QUEEN CREEK 85142
Mailing Address: 1705 E GLADE AVE MESA AZ 85204
Deed Number: 120846382
Sale Date:
Sale Price: \$

Property Information

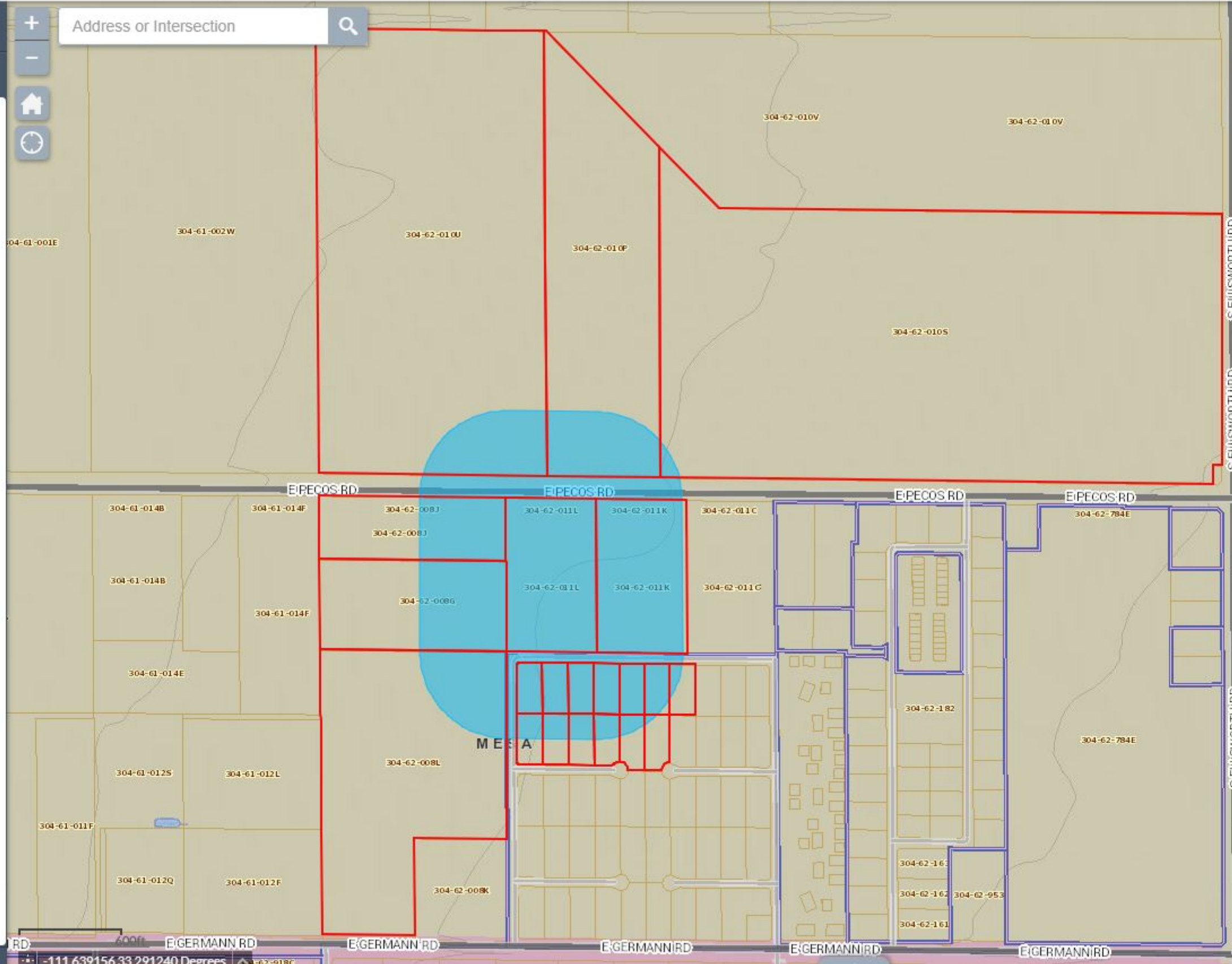
Lat/Long: 33.270186, -111.671292
S/T/R: 7 25 7E
Jurisdiction: QUEEN CREEK
Zoning: R1-12
PUC: 0141
Lot Size (sq ft): 14,536
MCR #: 643-47
Subdivision: CORTINA PARCEL 10
Lot #: 13
Floor: 1
Construction Year: 2005
Living Space (sq ft): 2,904

Valuation Information

Tax Year:	2021	2020
FCV:	\$368,200	\$340,500
LPV:	\$267,926	\$255,168
Legal Class:	4.2	4.2



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Features selected: 21 ...

304-62-008G ×

Owner: GERMANN AND HAWES INVESTMENTS LP
Property Address:
Mailing Address: 1745 E KNOX RD TEMPE AZ 85284
Latitude: 33.28327198119306
Longitude: -111.65048241553667

304-62-008J ×

Owner: GATEWAY DEVELOPMENT LLC
Property Address: 8459 E PECOS RD MESA 85212
Mailing Address: 7135 E CAMELBACK RD SUITE F240 SCOTTSDALE AZ 85251
Latitude: 33.28449458787873
Longitude: -111.65049163469523

?

SIGN-IN SHEET

Earl & Curley Open House Neighborhood Meeting

Monday Nov. 4, 2019 at 6:30 p.m.

Redemption Church 8635 E Pecos Rd, Mesa, AZ 85212

Room 200

NAME	ADDRESS/CITY/ZIP	PHONE & E-MAIL
Matthew Braselton		matthewbraselton@redemptionaz.com
Mark Underwood	8625 E. Woodland Ave. 85212	mpunderwood@gmail.com
Peggy Underwood	8625 E. Woodland Ave. 85212	mpunderwood@gmail.com