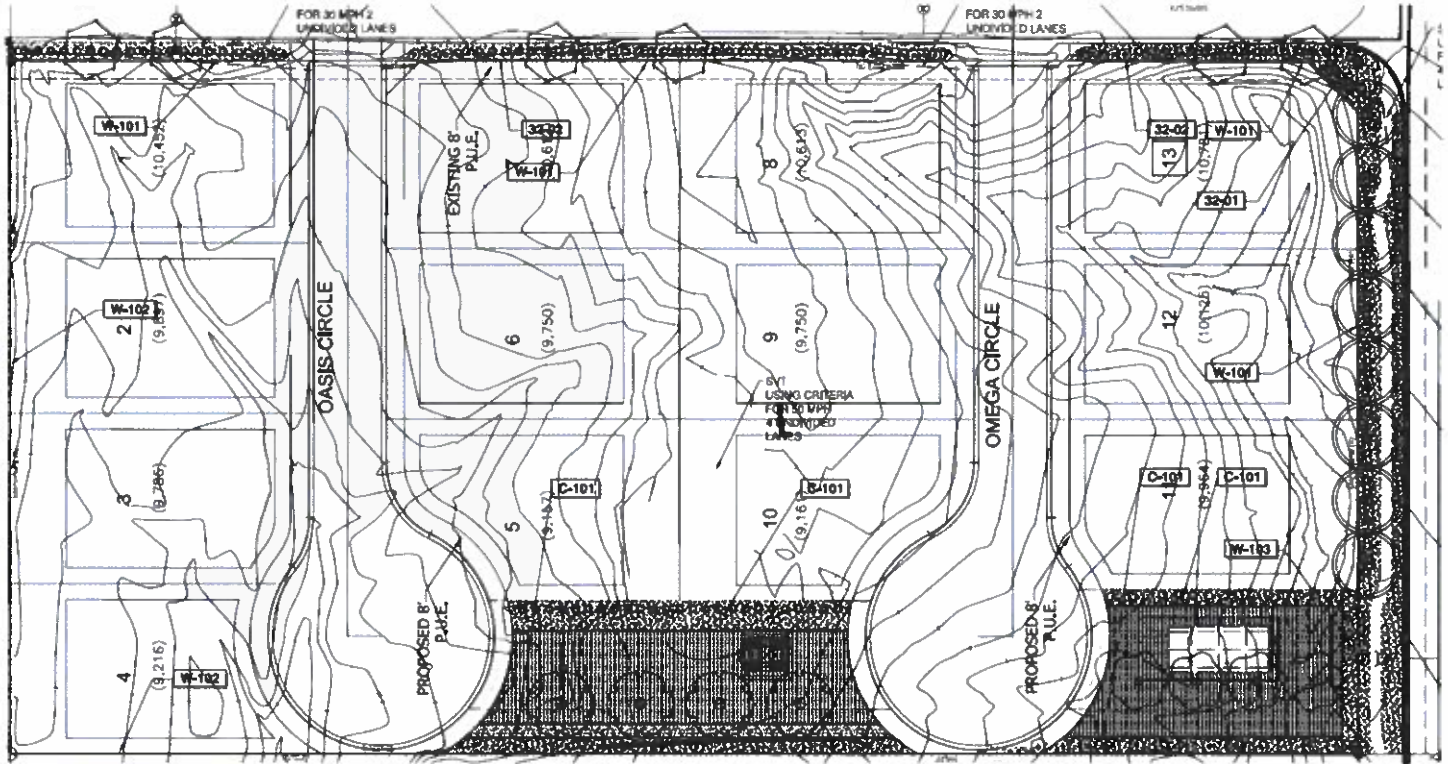


## Villas at McDowell- 6432 E McDowell Rd, Mesa, AZ 85215

### Residential Development- ZON21-00566

Application for Rezone & Preliminary Plat- City of Mesa Planning and Zoning



### Project Narrative

4.2 Acre 13 Lot Subdivision – Rezone from OC to RS-9 PAD & Pre-Plat Approval



Submitted by:  
Grant Taylor- GT Investment Realty  
granttaylor424@gmail.com

Updated Oct 8, 2021



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## **INTRODUCTION**

GT Investment Realty on behalf of the owner, and ultimately the developer is pleased to submit this narrative and exhibits in support of this 4.2 acre parcel located at 6432 E McDowell Rd, currently zoned OC, to be rezoned to RS-9 PAD, which is surrounded by RS-9, RS-6 PAD residential. We feel this subdivision, VILLAS AT MCDOWELL (VAM) will not only enhance the value of the existing neighborhood but create a very pleasing unique project that will provide semi-custom homes for the new home buyer and satisfying for all neighbors. The developer will carry out the Citizen Participation Plan according to the City's request and provide the opportunity for surrounding neighbors to provide input for this project.

The developer would like to re-zone the parcel to RS-9 PAD, with a proposed 13 lot subdivision having residential lots ranging from 9,157 SF, Lot 5, up to 10,781 SF, Lot 13. All lots in general will have a minimum lot width of 75' and ranging from 130' to 135' in depth. As requested, this proposed subdivision will have private roads without gates and will have an established HOA. As proposed, the development has two Cul-de-sacs which fosters the intent to make this development as private as possible without the use of secured entry gates. There will be private driveway entries off of Ramada at both Oasis and Omega circle to make the distinction of private roadways.

The developer will be working with an AZ based home builder, Newport Homes, to create a unique small community, VILLAS AT MCDOWELL and build 2600-3200 SF homes 3-4 bedroom, 3-4.5 baths, 3-4 car garage, with 4-5 varying home designs, offering varying elevations and building materials of a "Craftsman", "Coastal Cottage" and "Modern Ranch" style within this community of 13 lots. Each home will have 10' ceilings, with vaulted main living areas, semi-custom finishes inside with many options you might find in a custom home. The developer is targeting and catering to the new home customer that wants a nice size home, with little yard maintenance and the ability to "lock and go". Currently there is only one home builder in northeast Mesa that is offering a new home product with these features, and this development will offer another choice for a few fortunate new home buyers.

There are numerous “baby boomer” homeowners living in larger homes in northeast Mesa that are looking to downsize and move into a quality new home that has some common amenities, and provides enough space to meet their needs. This development will provide design features that will create a distinctive addition to the surrounding area with amenities that will be located within the retention areas, such as pickle ball court and nice ramada picnic area. The developer will keep the existing desert feel with each home having a landscape design, promoting xeriscape concept that incorporates minimal grass (maximum of 20% of front public space- encourage artificial turf instead of grass), with a majority of the landscape using plants needing minimal water, adhering to the xeriscape concept. The grass area will be provided in the retention basis within VAD where all homeowners will be able to enjoy. The developer will use its best efforts to relocate the “healthy” Saguaro cactus within the development and will use an arborist to determine the feasibility of this task.

**Figure 1- Site Aerial**





## 1. EXISTING SITE CONDITIONS

Currently there is one 2600 Sf single family in the middle of the property which was used as an office for DeMichele Family Business up until 4-5 years ago. It has remained vacant since that time, and this home will be demolished as part of the new development. The remaining property is covered with typical desert terrain with varied elevation throughout the property. Ramada on the east boundary of the property is an improved half street with single family homes zoned RS-9, with the southern boundary of the property being McDowell Rd and fully developed with curb and sidewalk, and the south side of McDowell is RS-6 zoning and fully developed neighborhood. The western boundary is an adjoining 2.1 acre parcel zoned OC in which a Montessori school is located and operating out of a single family residence. Additionally, the property immediately adjoining the Montessori parcel to the west is also RS-9 residential neighborhood. On the north boundary of the property is single family homes with zoning of RS-9.

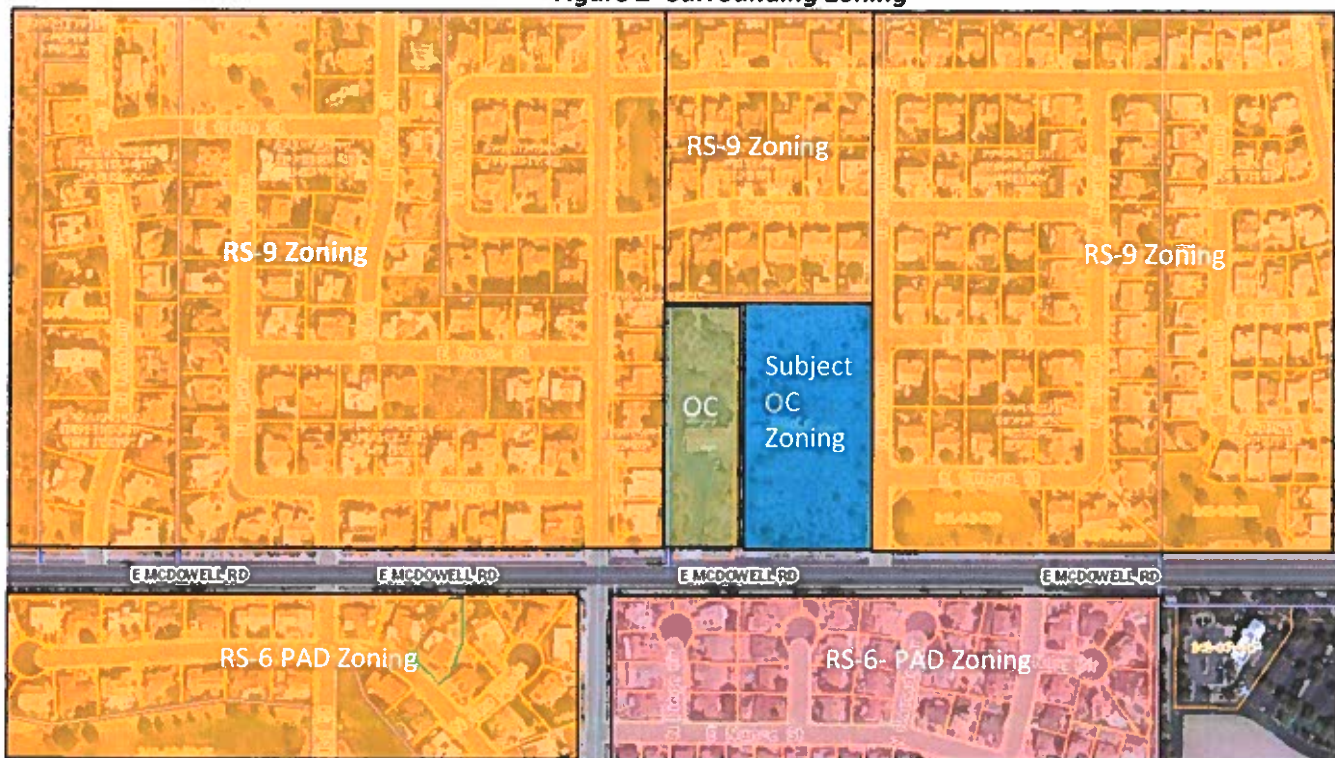
## 2. RELATIONSHIP TO SURROUNDING PROPERTIES

The property is located in a neighborhood that is highly suitable for additional RS-9 zoning, with like kind zoning on the east, west and north. The southern boundary is McDowell Rd with RS-6 zoning on the southern side of McDowell Rd. (See table 1 and Figure 2 below)

**Table 1 – Existing and Surrounding Land Uses**

<i>Direction</i>	<i>Jurisdiction</i>	<i>General Plan Land Use</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
Project Site	Mesa	Neighborhood	OC	Vacant/Single Home
North	Mesa	Neighborhood	RS-9	Single Family
East	Mesa	Neighborhood	OC	Montessori School
South	Mesa	Neighborhood	RS-6	Single Family
West	Mesa	Neighborhood	RS-9	Single Family

**Figure 2- Surrounding Zoning**

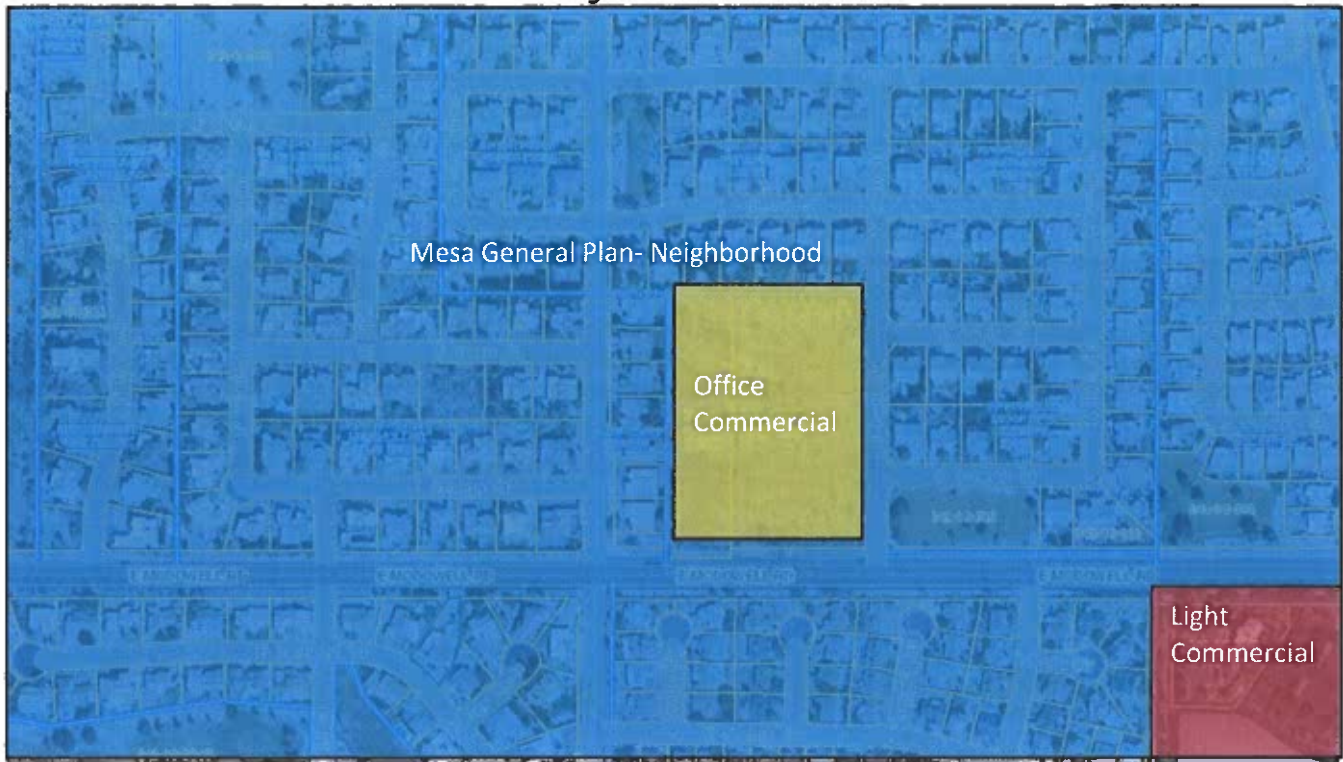




### **3. GENERAL PLAN CHARACTER AREA AND ZONING DESIGNATION**

According to the City of Mesa General Plan, the property is located in the Neighborhood Character Area and is zoned OC. The proposed RS-9 PAD zoning is consistent with surrounding zoning in the area.

**Figure 3- Mesa General Plan**



### **4. JUSTIFICATION AND COMPLIANCE WITH THE GENERAL PLAN**

This request for a rezone to RS-9 PAD from OC, and approval of a preliminary site plan is in compliance with surrounding zoning and uses. The surrounding neighborhood has very nice homes with the same sized lots as the developer is proposing, and as shown is in compliance and consistent with the Mesa General Plan and is a Neighborhood Character Area, which is designated to support "primary residential areas with supporting parks, schools and other neighborhood services."

The Villas at McDowell (VAM) will also contribute to and meet the General Plan Goals and Objectives by:

- developing an infill property with single family residences that are complimentary to the existing neighborhood
- providing quality new homes with a quality builder that will enhance the value of surrounding neighborhood
- providing a safe neighborhood environment for not only families, but those that individuals that want to have an above average sized home with the ability to "lock and go".
- providing "Great Neighborhood" Elements- 1) **Connectivity & Walkability**- having sidewalks throughout along with amenities within the development. 2) **Build Community and Fostering Social Interaction** by having two Cul-de-Sacs. 3) **Neighborhood Character & Personality**- these homes will have a look and feel and design elements of "Modern Farmhouse", "Craftsman", and "Coastal Contemporary" which is unique and different than surrounding homes. 4) **Safe, Clean and Healthy Living Environment**- with the landscape design and surrounding neighborhood, this will enhance the existing environment that is well established. 5) **Quality Design & Development**- this development will provide quality homes inside and out with an emphasis on curb appeal and livability.



## 5. PAD ZONING

This application request PAD zoning for the residential development will have a project with plans, documents and guidance that will enforce the proposed zoning. This request meets the criterion by offering an appropriate type of RS-9 residential housing suitable to the property and surrounding neighborhoods. The project complies with the PAD overlay's intent to implement the General Plan goals through the use of innovative design, in the look and feel of the homes, the landscape, and the common areas as a cohesive unit. The project will incorporate the following:

High quality architectural design with Craftsman, Coastal Cottage, and Modern Farmhouse, site design, and an amenity package that creates a unique look and feel.

Landscape both in common areas, entrance, along street corridors, and homeowner's property will provide the appropriate environment of plants and trees that meet the xeriscape concept for desert climate and conservation of water. VOD will also use its best efforts to incorporate the existing saguaro cactus on the property.

The HomeOwner's Association will be professionally managed overseeing the site maintenance and upkeep of the common areas.

## 6. PROJECT DESCRIPTION

The proposed development -VAM-consists of 13 lots on 4.2 acres, which results in a density of 3.09 du/acre. Typical lot dimensions are 75' x 130' to 135', with lots sizes ranging from 9,129 SF to 11,088 SF.

**Table 2- Lot Density Summary**

Lotting	
75' x 125' Lot Size	13
Density	
Gross Acres	4.2
Net Acres	4.2
Net du/acre	3.09

### A. Development Standards

The PAD zoning overlay is designed to enable the City to enforce the project's quality and proposed development that fulfills the General Plan objectives and zoning criteria. This PAD applies the development standards established in the Zoning Ordinance sections for the projects in RS-9 zoning, except for a few minor modifications that are justified by the proposed development-VAM, site constraints, and characteristics that exceed the zoning standards. The information below in Table 3 below lists the requested modifications to development standards, in which modifications are shown as bold and underlined. **The developer would also request as shown in Table 3 on page 7, the modification of building lot coverage increase up to 55% from 45% on these three lots, 4, 5 & 10, and up to 50% building lot coverage on all remaining lots 1,2,3,6,7,8,9,11,12, & 13.**

**Table 3- MZO Development Standards 11-5-3 A.1**

<b>Lot and Density Standards- + Lot 1 *@ Lots 4, 5 &amp; 10 # all other lots</b>	<b>RS-9 MZO Required</b>	<b>PAD Proposed</b>
Min. Lot Area (sq. ft.)	9000	9000
Min. Lot Width-Interior Lot (ft)	75	<b><u>73 +</u></b>
Min. Lot Depth (ft)	100	125
Min. Lot Depth abutting Arterial St	110	130
Max Density	4.84	3.09
Max Height (ft)	30	30



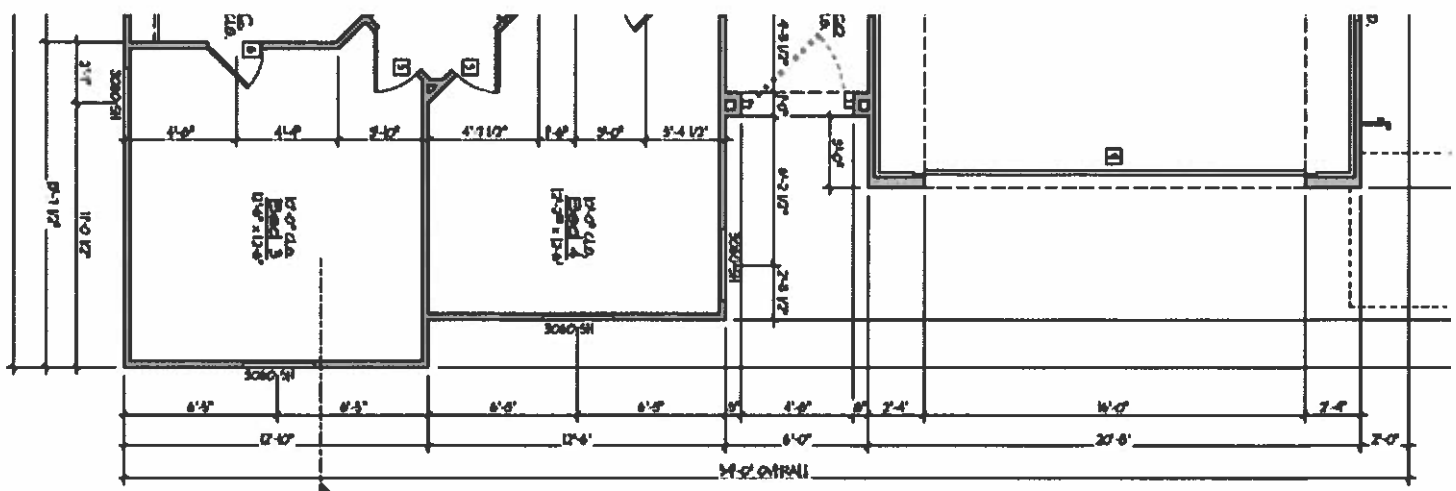
Setbacks (ft)		
front, livable area (ft)	15	<u>10 *</u>
front, garage (ft)	25	<u>20 *</u>
side, interior min (ft)	7	<u>5 *</u>
side, interior aggregate (ft)	17	<u>15 *</u>
side, street (ft)	10	10
rear (ft)	25	<u>20 *</u>
rear yard abutting arterial st	30	30
Max Building Coverage (% of Lot) @ 4,5,& 10 # all other lots	45	<u>55@</u> <u>50#</u>

A. Development Standards Cont.

MZO 11-5-3.B.4a Development Standard- Garage Frontage and Location Figure 4 below shows- will be adhered to, to prevent the development streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the home to be dominate, and we will apply the following:

- Front Loaded Garages* that face the front property line of the lot, the aggregate width of the garage doors shall not exceed fifty percent (50%) of the aggregate width of the front building elevation, forward facing garages shall be located at least three (3) feet behind the primary wall facing the street. A covered front porch, patio, side loaded carport, or porte-cochere with sufficient size and substantial massing will be incorporated into those designs.

**Figure 4- House plan 3000 with 16' garage door, 54' overall width = 30% of aggregate width. Also with this plan the garage is 5 feet behind primary wall facing street**



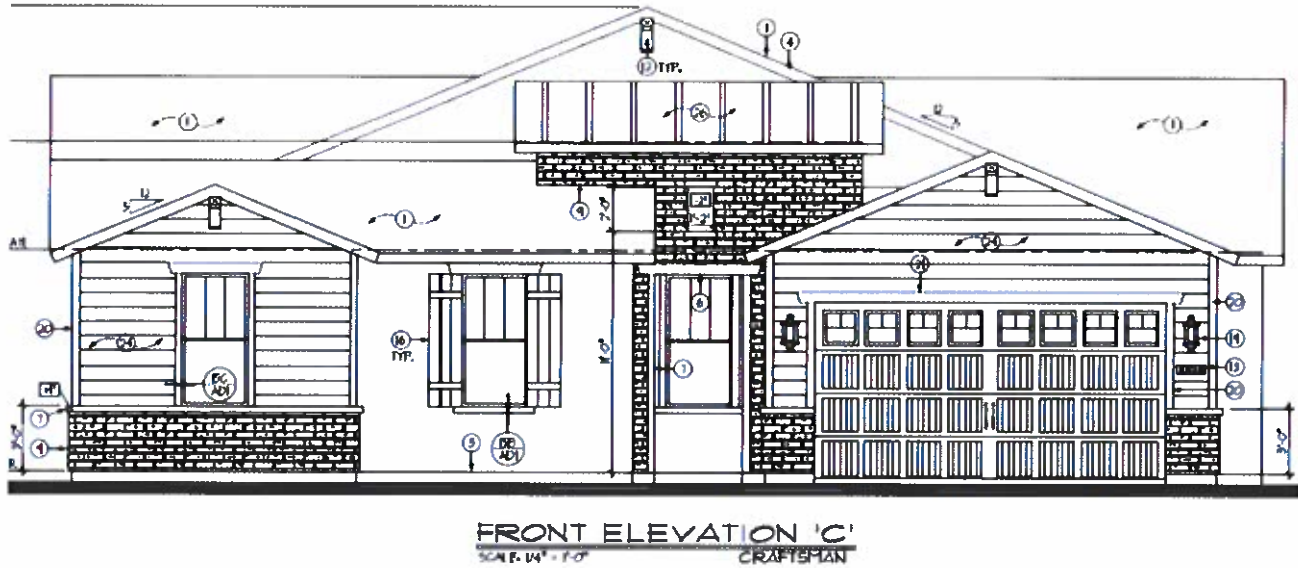
MZO 11-5-3.B.6b Development Standard- Windows Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least ten percent (10%) of the façade's area.



MZO 11-5-3.B.7ab Development Standard-Materials. Figure 5 below shows- Dwellings will contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco.

- a. Any one (1) material will be used on at least 15 percent (15%) of the front façade.
- b. Where brick or stone veneer is used as a wainscoting, it shall be wrapped a minimum of two (2) feet around side walls.

**Figure 5- House plan 3000 with at least three (3) exterior materials used. Stucco, brick/stone, synthetic wood.**





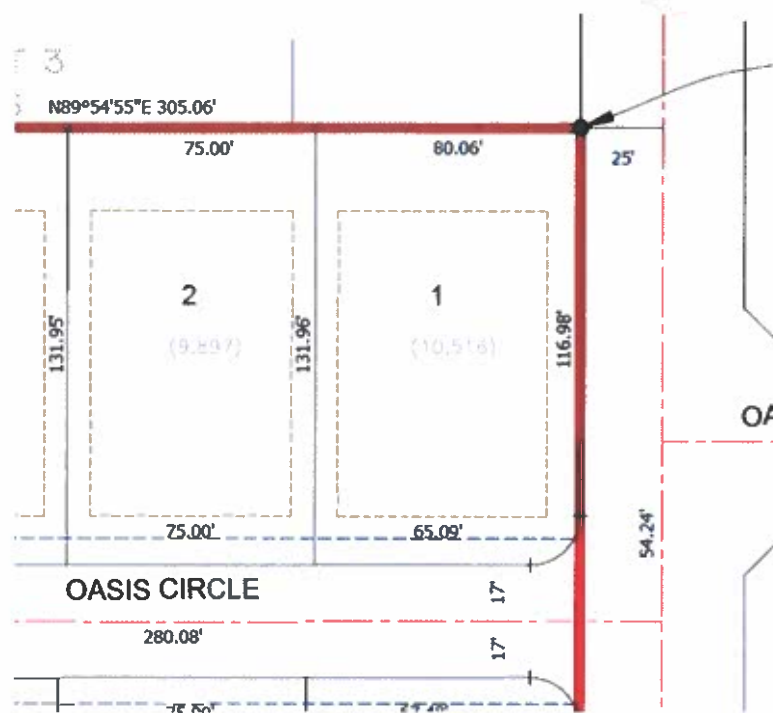
## B. Modifications:

The modifications listed above and discussed below are applicable to several of the lots within VAM and need to be applied as the strict application of the zoning provisions would not enable the proposed development to offer a cohesive design and creativity needed to provide a suitable and desirable community.

The developer has made every effort when designing the lots to provide a consistency of lot sizing throughout the 13 lots, however there are a few lots that require modifications to setbacks and width thus requiring the PAD.

Lot number 1- Figure 6- Currently this lot is 80.6' in total width but is a corner lot and needed to be 10% wider or 82.5' to meet the MZO 11.5.3 A.1 development standards of lot width in RS-9 (75' width). Through the PAD and modification of this lot to 73' plus 10% makes the lot 80.6' in width.

**Figure 6-Lot 1 Width- Refer to Table 3 Above**

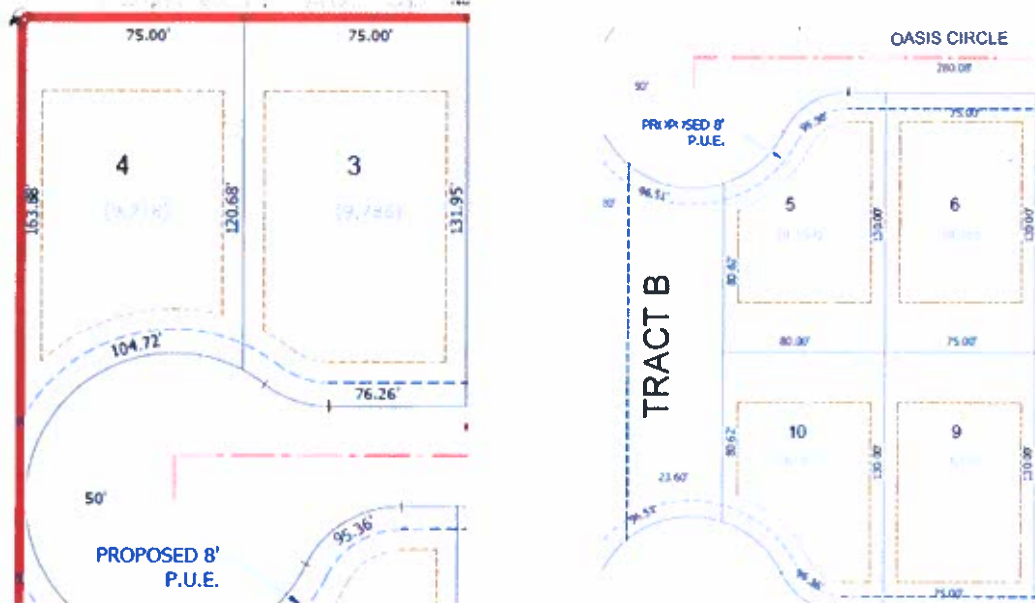




### C. Modifications Cont:

MZO 11.5.3 A.1 development standards of lot setbacks in RS-9, Figure 7 below- Lots number 4, 5 & 10 are lots that are odd shaped because of the 50' radius of the Cul-de-Sac, and are 5-600 SF smaller than the other 10 Lots and provide an obstacle of having to modify the front set back (to 10' from 15'), side set back (to 5' instead of 7' min with an aggregate of 15' instead of 17'), and the back yard set back (to 20' instead of 25') to have a house plan that will still meet the neighborhood plans and meet the design elements of the community. The developer would also request as show in Table 3 on page 7, the modification of building lot coverage increase up to 55% from 45% on these three lots, 4, 5 & 10, and up to 50% building lot coverage on all remaining lots 1,2,3,6,7,8,9,11,12, & 13.

**Figure 7- Lots 4, 5 & 10 Setbacks- Refer to Table 3 Above**

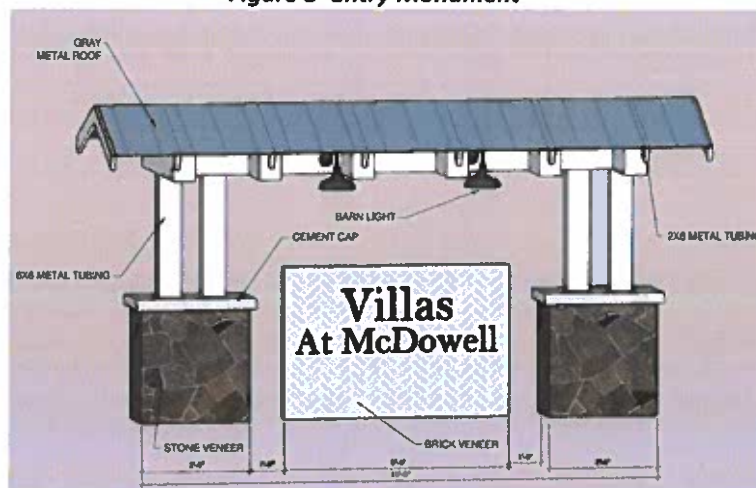


### D. Landscape Design

The Villas at McDowell is a 13-lot community on just over 4 acres near the intersection of McDowell and Power. The landscape is along the lines of a clean, classic style.

Amenities include a pickle ball court in the south retention basin. Across the cul de sac from the pickle ball court is a 20' by 20' ramada that accommodates 4 picnic table and a barbecue. Both retention basins feature a sizable grass area for active recreation. The north basin also includes a stabilized decomposed granite path to encourage pedestrian connectivity throughout the community.

**Figure 8- Entry Monument**





## **7. CONCLUSION**

The developer feels this proposed 13 lot development is the highest and best use of this 4.2 acre property and is excited to continue forward in developing and building high quality homes that are in high demand and will enhance the surrounding neighborhood and community. Although this development is rather small with only 13 lots, given the property location and proximity to outdoor recreation to the Salt River, Tonto National Forest, neighborhood shopping, dining and restaurants, and easy access to the 202 Red Mountain freeway system, we anticipate these homes will be very desirable and sale in a short time period, or as fast as we can build them. This development will be every aspect of a complete high quality and safe neighborhood development. We know this small community will be in high demand and provide a pleasing Oasis for a few Mesa residents.



LEGEND

- — FND REBAR
- — SET REBAR OR PK NAIL
- — FND STREET MONUMENT
- — SET STREET MONUMENT STAMPED L.S. # AS NOTED

- EXISTING PAVEMENT
- NEW PAVEMENT

- NEW VERTICAL CURB & GUTTER AS PER MAG DETAIL 220
- 210 — EXIST. CONTOUR LINE
- 210.50 TVC — NEW TOP OF VERTICAL CURB GRADE
- 210.00 G — NEW GUTTER GRADE
- 210.00 AC — NEW ASPHALT CONCRETE GRADE
- DRAINAGE FLOW DIRECTION
- NEW 6' WALL
- NEW 30' WIDE DRIVEWAY ENTRANCE PER CITY OF MESA STD. DET. M-40. SET TOP OF WING AT 7' MIN. FROM PROPERTY LINE, EXCEPT AS NOTED.
- ① 50' AC TRANSITION TO VALLEY GUTTER.
- ② CONSTRUCT 8' CROSS GUTTER
- ③ DOUBLE FACED STREET SIGN AND STOP SIGN

RETENTION CALCULATION

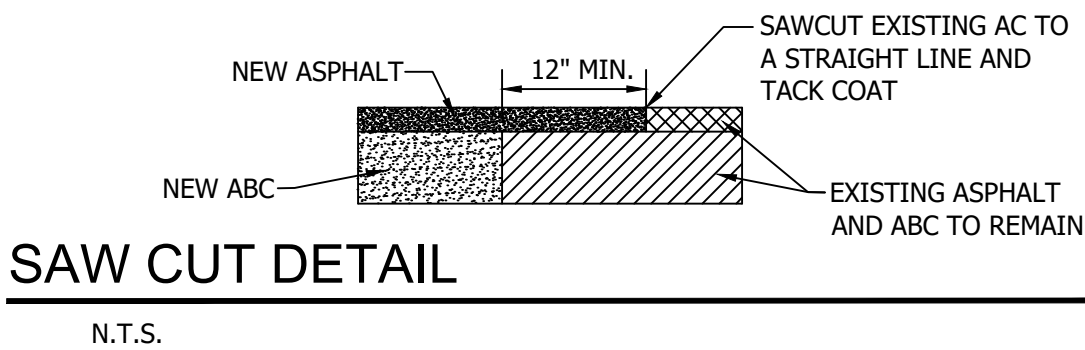
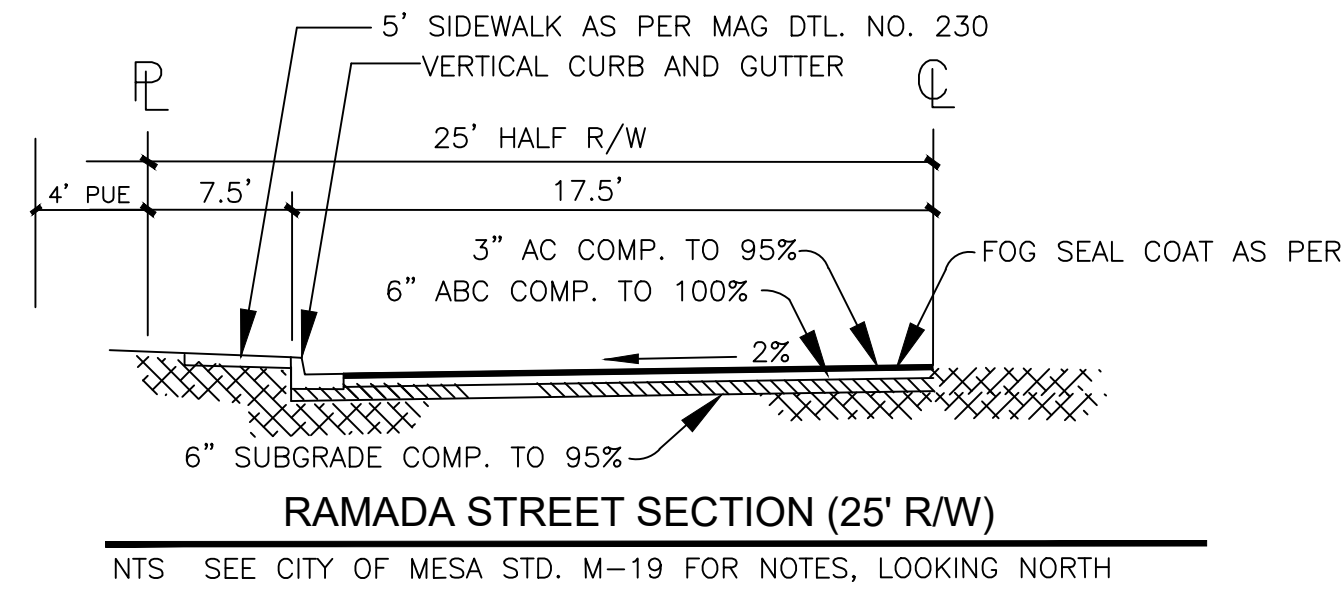
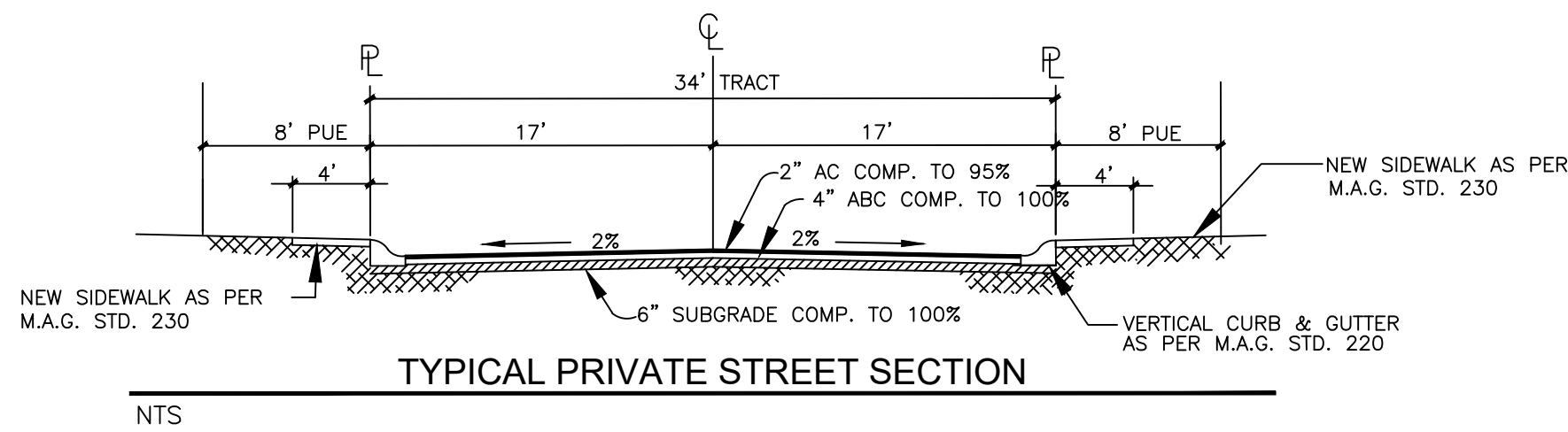
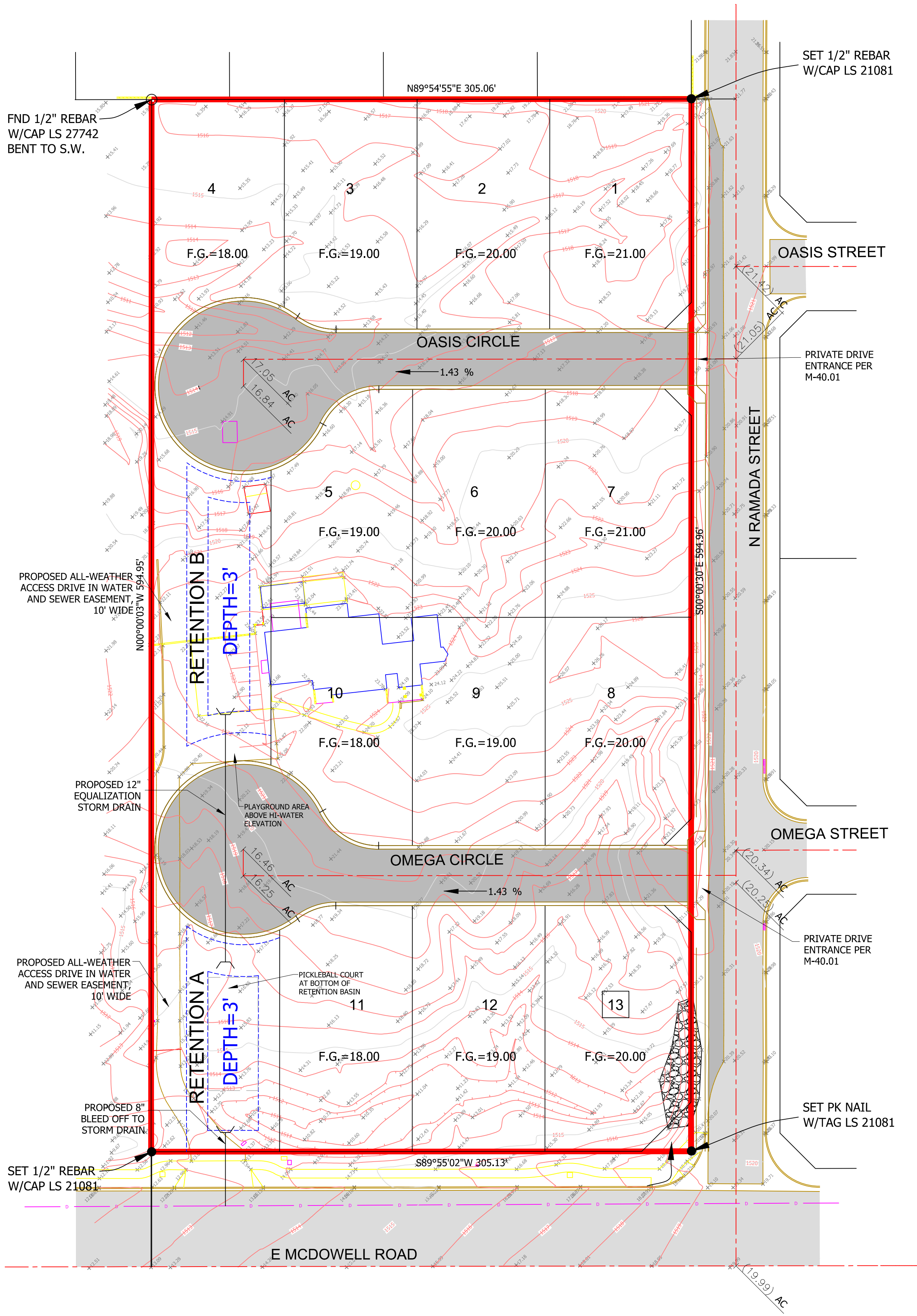
LOT AREA + 1/2 STREET = 196,392 SF  
AREA STREET (RAMADA + CUL-DE-SACS)= 51,980 SF  
AREA ROOF & CONCRETE DRIVEWAY (4,100 SF per/lot)= 53,300 SF  
AREA GRAVEL (25% OF ALL LOT AREAS + 20' P.U.E. AREA) = 37,748 SF  
AREA LAWN (BALANCE OF LOT AREA + RETENTION AREAS) = 53365 SF  
VOLUME REQUIRED = (51,980(0.85) + 53,300(0.95) + 37,748(0.5) + 53,365(0.15)) \* (2.17"/12) = 22,007 CF

RETENTION A VOLUME = (6,082 + 2,396)/2 \* 3' = 12,717 CF  
RETENTION B VOLUME = (6,872 + 2,774)/2 \* 3' = 14,469 CF

TOTAL RETENTION VOLUME = 27,186 CF > 22,007 CF

MAP NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CITY OF MESA STANDARDS AND SPECIFICATIONS, 2021 EDITION.
- BENCH MARK — CITY OF MESA BENCH MARK #BM-2092 ELEVATION — 210.11
- 3" BRASS CAP IN HAND HOLE APPROXIMATELY 4 TO 5 INCHES BELOW THE ASPHALT ROAD SURFACE, LOCATED AT THE INTERSECTION OF 32ND ST. & ARABY RD.
- STREET INTERSECTIONS ARE TO HAVE A MINIMUM OF 25' CURB RADIUS, UNLESS OTHERWISE NOTED.
- INSPECTION OF ROAD BED—CITY OF MESA TRANSPORTATION DEPT. SHALL BE CONTACTED FOR CONSTRUCTION INSPECTION AT THE FOLLOWING TIMES:
  - PRIOR TO BACKFILLING FINAL 2' OF TRENCHES UNDER PAVED STREETS.
  - AFTER COMPACTION OF SUBGRADE & PRIOR TO PLACING A.B.C.
  - AFTER PLACING A.B.C. AND PRIOR TO PAVING.
- ALL CONCRETE TO BE CLASS "B" (2500 PSI).
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION
- THE ELEVATION OF ALL FINISH FLOORS SHALL BE A MINIMUM OF 12" PLUS 2% ABOVE THE ADJACENT CURB GUTTER GRADE AT THE LOWEST POINT PER UBC 1806.5.5.
- FOR CONSTRUCTION USE ONLY PLANS STAMPED WITH APPROVAL BY THE CITY OF MESA.
- RETENTION AREA SIDE SLOPES SHALL NOT EXCEED 4:1 (HORIZ.:VERT.).
- RAISE ALL VALVE AND MANHOLE COVERS TO FINISHED GRADE

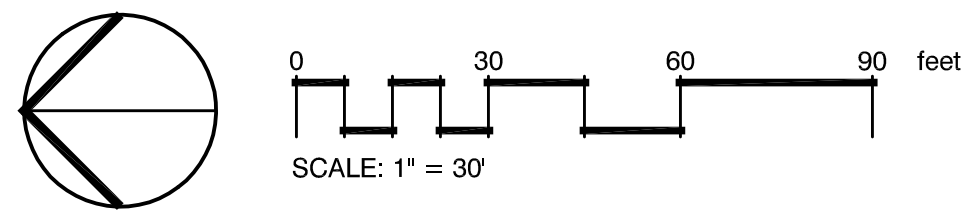


PRELIMINARY - NOT FOR CONSTRUCTION

VILLAS AT MCDOWELL		XXXX
MESA, ARIZONA		SHEET NO. 3 OF 3
PAVING AND GRADING PLAN		SCALE 1"=40'
6105 E. ALYSSA LANE YUMA, ARIZONA 85365		DATE 6/21
PH. 928-580-1061		DESIGN C.R.C.
Engineering, Inc.		DRAWN S.J.T.
APPROVED C.R.C.		APPROVED C.R.C.







<b><u>SYMBOL</u></b>	<b><u>32 EXTERIOR IMPROVEMENTS</u></b> <b><u>DESCRIPTION</u></b>
<b><u>C-01</u></b>	MONUMENT SIGN
<b><u>C-02</u></b>	WALL MOUNTED SIGN
<b><u>SYMBOL</u></b>	<b><u>CONCRETE CURB</u></b> <b><u>DESCRIPTION</u></b>
<b><u>C-101</u></b>	New 6" Mowstrip
<b><u>SYMBOL</u></b>	<b><u>ROCK</u></b> <b><u>DESCRIPTION</u></b>
<b><u>K-101</u></b>	1/2" screened decomposed granite. Express Carmel color at 2" Depth.
<b><u>SYMBOL</u></b>	<b><u>WALL</u></b> <b><u>DESCRIPTION</u></b>
<b><u>W-101</u></b>	Theme Wall - 8" high
<b><u>W-102</u></b>	Std. Fence Block Builder Wall - 6" in height
<b><u>W-103</u></b>	Wrought Iron View Fence



From: GT Investment Realty, LLC

To: Property Owners within 1000 FT

Date: August 4, 2021

RE: 6432 E McDowell Rd, 4.2 acre lot west of Ramada, north of McDowell

Rezone from OC to RS-9 PAD

Dear Neighbor,

We have applied for a Planning and Zoning Board approval for the property located 6432 E McDowell Rd, between Recker and Power roads. This request is for the property to be **rezoned from Office Commercial (OC) to residential RS-9 PAD with preliminary plat** approval for a development of a 13 lot subdivision. The case number assigned to this project ZON21-00566.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division, and for you to provide feedback regarding the development. Enclosed for your review is a copy of the proposed site plan along with the proposed landscape plan. If you have any questions regarding this project, please call me at 602 622-4505 or email me at [granttaylor424@gmail.com](mailto:granttaylor424@gmail.com).

You also would have received a copy of other documents regarding the proposed development earlier within the last week.

Because of any public health concerns there will be a virtual meeting via ZOOM on August 13<sup>th</sup> at 6pm.

Topic: Rezone of 6432 E McDowell- Neighborhood Meeting

Time: Aug 13, 2021 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/81815205466?pwd=VjVjSU1VeHZnNEpzMFJlczBITVJiUT09>

Meeting ID: 818 1520 5466

Passcode: 7k7EAa

If you have sold the property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Grant Taylor', with a stylized flourish at the end.

Grant Taylor



APN	OWNER	MAIL ADDRESS	MAIL CITY	MAIL STATE	MAIL ZIP
14167012	WALKUP DALLAS F/DONNA J TR	2736 N DIEGO CIR	MESA	AZ	85215
14167013	SCHAUB ELIZABETH/JOHN	2744 N DIEGO CIR	MESA	AZ	85215
14167014	ROGERS BROOKS	2752 N DIEGO CIR	MESA	AZ	85215
14167015	BEANS L ARLENE TR	2760 N DIEGO CIR	MESA	AZ	85215
14167016	LIESNER LEIGHTON R/STEPHANIE A	2759 N DIEGO CIRCLE	MESA	AZ	85215
14167017	MILLER DENNIS K/CAROL L	860 N VAL VISTA DR	MESA	AZ	85213
14167018	ROXY FAMILY TRUST	2743 N DIEGO CIR	MESA	AZ	85215
14167019	MIRANDA ANN MARGARET	2735 N DIEGO CIR	MESA	AZ	85215
14167020	MARTINEZ JOSEPH A JR/ELEANOR M	2734 N RUGBY CIR	MESA	AZ	85205
14167021	MITCHELL JAMES E II/JILL A	2742 N RUGBY CIR	MESA	AZ	85215
14167022	STEPHEN AND DIANA GANLEY REVOCABLE LIVING TRUST	2750 N RUGBY CIR	MESA	AZ	85215
14167023	LEAVITT FAMILY LIVING TRUST	1943 E HACKAMORE ST	MESA	AZ	85203
14167024	SONORAN DESERT PROPERTIES LLC	2753 E BROADWAY RD UNIT 101-115	MESA	AZ	85204
14167025	LUDKE GARY	2749 N RUGBY CIR	MESA	AZ	85215
14167026	2018-4 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS	TX	75201
14167027	THORSON KATHLEEN M	2733 N RUGBY CIR	MESA	AZ	85215
14167028	KRALJ BORUT	2732 N RAMADA CIR	MESA	AZ	85215
14167029	NARDI RICHARD M/SYLVIA C	2740 N RAMADA CIR	MESA	AZ	85215
14167030	DEROON HEATHER	2748 N RAMADA CIR	MESA	AZ	85215-1643
14167031	TB HOLDINGS LLC	1539 JULEP CIR	MESA	AZ	85203
14167032	COMBS COREY JAMES/PRIETO JESSICA	2755 N RAMADA CIR	MESA	AZ	85215
14167033	BLOOMQUIST WALTER J/DEBORAH L	2747 N RAMADA CIR	MESA	AZ	85215-1624
14167034	RIOS ABNER MEDINA/ALICIA R	2739 N RAMADA CIR	MESA	AZ	85215
14167035	ALTO ASSET COMPANY 2 LLC	5001 PLAZA ON THE LAKE SUITE 200	AUSTIN	TX	78746
14167036	ARVM 5 LLC	5001 PLAZA ON THE LAKE SUITE 200	AUSTIN	TX	78746
14167037	MICHAEL L OJER LIVING TRUST	6530 E NANCE ST	MESA	AZ	85215
14167038	PAYNE GLENDA F	2746 N RICARDO ST	MESA	AZ	85215
14167039	GIBBS ROGER L/HALLICKSON-GIBBS PATRICE	2754 N RICARDO	MESA	AZ	85205
14167040	PHILLIPS DAVID N	310 S GRANITE CT	GILBERT	AZ	85296
14167086	SCHERER PAUL J	2923 N 63RD ST	MESA	AZ	85215
14167087	WILLOUGHBY NATHAN W/BETH A	2710 N RICARDO	MESA	AZ	85215
14167088	LILLY THOMAS/MARISSA	2718 N RICARDO ST	MESA	AZ	85205
14167089	RODRIGUEZ MARIO/GALVAN VICTORIA	2726 N RICARDO	MESA	AZ	85215
14167090	HADYKA RENEE	6517 E NANCE ST	MESA	AZ	85215
14167091	MICHAEL C HIRSCH TRUST/RICHARD C BENNETT TRUST	6513 E NANCE ST	MESA	AZ	85215
14167092	RAYER PHILLIP O/SHIRLEY A TR	6501 E NANCE ST	MESA	AZ	85215
14167093	FARMER DAVID S & THERESA ANNE	6465 E NANCE ST	MESA	AZ	85205
14167094	LYLE BRADFORD K/TERI L TR	1404 BRET HARTE CT	ROSEVILLE	CA	95661
14167095	SANDS STEPHANIE	6451 E NANCE ST	MESA	AZ	85215
14167096	STONE LARRY P/ANDERSON MARY J	6443 E NANCE ST	MESA	AZ	85215
14167097	SESSIONS GREGORY	2529 E MALLORY ST	MESA	AZ	85213
14167098	FATE SHEILA E	6427 E NANCE ST	MESA	AZ	85205
14167099	HARRIS CODY/ROGERS COURTNEY	6419 E NANCE ST	MESA	AZ	85215
14167100	BORSHEIM REVOCABLE LIVING TRUST	6411 E NANCE ST	MESA	AZ	85215
14167101	ZOBEL JASON P	6403 E NANCE ST	MESA	AZ	85214
14167102	KENNETH V SCHULTZ AND JENNIFER E SCHULTZ TR	6408 E NORTHRIDGE ST	MESA	AZ	85215
14167103	JASINSKI SHERRI L/DANIEL A	6422 E NORTHRIDGE ST	MESA	AZ	85215
14167104	HAYES MICHAEL L	6436 E NORTHRIDGE	MESA	AZ	85215
14167105	RUPP CARMEN MARTOS	6450 E NORTHRIDGE ST	MESA	AZ	85215
14167106	MUCHA ANDREW S/BARBARA L	6464 E NORTHRIDGE ST	MESA	AZ	85215
14167107	PRICE EDDIE F/RUBIN MELISSA	6508 E NORTHRIDGE ST	MESA	AZ	85215
14167108	WILLIS TODD D/WEART GAIL A	2701 N RAMADA ST	MESA	AZ	85205
14167109	SMELTER RALPH L/JILL A	2651 N RAMADA	MESA	AZ	85215
14167164	MUELLER JODY E/LISA G TR	6449 E NORTHRIDGE AVE	MESA	AZ	85215
14167165	DEARDEN DOUGLAS M/FAY S/MARK D	6461 E NORTHRIDGE ST	MESA	AZ	85215
14167178	JASON C CONNER AND CAMILLE E STRABALA TRUST	2635 N 64TH ST	MESA	AZ	85215
14168204	DURAND STEPHEN VALE/SUSAN ELIZABETH TR	13020 N BUSH HWY	MESA	AZ	85203
14168205	PALACIO FRED G/MARIA C	2752 N SEA PINES CIR	MESA	AZ	85215
14168206	MOFFAT KELLY	2744 N SEA PINES	MESA	AZ	85215
14168208	GOLLIHUR RONALD J/NATONIA LOU TR	6322 E CAMELOT DR	MESA	AZ	85215
14168209	GILKERSON DANIEL ADAM/AMANDA ELIZABETH	6314 E CAMELOT DR	MESA	AZ	85215
14168210	RAMSOWER COLLEEN A	6306 E CAMELOT DR	MESA	AZ	85215
14169018	LASOTA MATHEW J/CHELSEA Y	6365 E OMEGA ST	MESA	AZ	85215
14169019	MARTIN S FEKETE LIVING TRUST	6353 E OMEGA ST	MESA	AZ	85215
14169020	GINTRA M BAKAITIS-YOUNG TRUST	6341 E OMEGA ST	MESA	AZ	85215
14169021	HUFFAKER LARRY/SHERRY	6329 E OMEGA ST	MESA	AZ	85215
14169022	GELLHAUS JON D/LEESA LYNNE	6317 E OMEGA ST	MESA	AZ	85215
14169023	SZPAKUWSKI SCOTT A/LISA	6300 E OMEGA ST	MESA	AZ	85215
14169024	JOHNSON CURTIS D/DEBRA A	6261 E OMEGA ST	MESA	AZ	85215
14169025	EVANS COREY/LORI L	6253 E OMEGA ST	MESA	AZ	85215
14169026	STROBEL FAMILY TRUST	6245 E OMEGA STREET	MESA	AZ	85215
14169027	ZAMORA FRANK C/BARBARA O	2826 N PLATINA	MESA	AZ	85215
14169028	BANKS DAVID C/SHAUNA	2834 N PLATINA	MESA	AZ	85215
14169029	WANG NORA Y/SHI CHING LIN SAM/TREPTOW LILY	2844 N PLATINA	MESA	AZ	85215
14169030	FILLIPONE CHARLES JR & BERNADINE A	2852 N PLATINA	MESA	AZ	85205
14169031	BINGHAM LORNA G	2860 N PLATINA	MESA	AZ	85215
14169032	CUNNINGHAM STANLEY CHARLES/LORI JEAN	2904 N PLATINA	MESA	AZ	85215
14169033	FARRIS STEVEN L/ROXANNE M	2912 N PLATINA	MESA	AZ	85215
14169041	LISS DANIEL T/AURIE L	2923 N 63RD ST	MESA	AZ	85215
14169042	RICE BRYAN/SHARRA	2913 N 63RD ST	MESA	AZ	85215
14169043	GOMEZ FORTINO/LYDIA M TR	2905 N 63RD ST	MESA	AZ	85215
14169044	FOSTER TRAVIS ROBERT/CONNIE FENN	5630 E GLADE AVE	MESA	AZ	85206
14169045	THOME WALTER C/YVONNE C TR	6330 E OASIS ST	MESA	AZ	85215
14169046	PRICE PATRICIA M	6338 E OASIS ST	MESA	AZ	85215
14169047	MCCOLLUM JAMES C	6346 E OASIS ST	MESA	AZ	85215
14169048	CAFFERATA EUGENE E/CALLAHAN CHERIE L	6354 E OASIS ST	MESA	AZ	85215
14169049	SHREDER ERIC O/ELIZABETH R TR	6364 E OASIS ST	MESA	AZ	85215
14169050	GRAHAM GERALD L/KRISTI A	6363 E OASIS ST	MESA	AZ	85215
14169051	WILSON JERRY J/CINDI R	6351 E OASIS ST	MESA	AZ	85215
14169052	GARY AND INNETTE CROSBY FAMILY TRUST	6338 E ORION ST	MESA	AZ	85215
14169053	BENJAMIN CHRIS P/LINDA J	6323 E OASIS ST	MESA	AZ	85215
14169054	ANDERSON DOUGLAS C & VIRGINIA JAY	6309 E OASIS ST	MESA	AZ	85205
14169055	SCHAUER DENNIS J & BEVERLY J	1511 E Kael ST	MESA	AZ	85203
14169056	STANDRING ARRAN/TANIA J	6266 E OASIS ST	MESA	AZ	85215
14169057	HATIN MARY L/JOHNSTON PATRIC GRANT	2864 N 63RD ST	MESA	AZ	85215
14169058	ORRANTIA GILBERT M/MARIA C	2908 N 63RD ST	MESA	AZ	85205
14169059	ELDREDGE RICHARD C/CAROLYN M	2916 N 63RD ST	MESA	AZ	85215
14169060	VOGAN DRUMMOND/KATIE ROSE	6265 E ORION ST	MESA	AZ	85215



14169061	CAMPOS JESSE/LISA	6257 E ORION ST	MESA	AZ	85215
14169063	TRAN AMY BODRERO/HOANG	2915 N PLATINA	MESA	AZ	85215
14169064	RONALD F BENTLEY AND BEVERLY A BENTLEY TRUST	2907 N PLATINA	MESA	AZ	85215
14169065	DAWSON FAMILY LIVING TRUST	2863 N PLATINA	MESA	AZ	85215
14169066	BARRETT HARRY W/SUSAN J	2855 N PLATINA ST	MESA	AZ	85215
14169067	SHERRY MONTANDON DALOISIO LIVING TRUST	6255 E OASIS ST	MESA	AZ	85215
14169068	OBERAN RACHEL	6256 E OMEGA ST	MESA	AZ	85215
14169071	GREER SEAN EUGENE/ERICA/EUGENE LARRY/JODY LYNNE	6318 E OMEGA ST	MESA	AZ	85215
14169072	RUPPERT MATTHEW/WRIGHT-RUPPERT CAROLYN K	6330 E OMEGA ST	MESA	AZ	85215
14169073	FERGUSON KEITH A/REBECCA E	6342 E OMEGA ST	MESA	AZ	85215
14169074	HOOSHANGI MINA/SYLVA RORY	6354 E OMEGA ST	MESA	AZ	85215-1532
14169075	REZAC STEVEN T/LINDA S	6358 E OMEGA ST	MESA	AZ	85215
14169095	CLARK FAMILY TRUST	2839 N KASHMIR	MESA	AZ	85215
14169096	MANCHIK YURI/VITA	4806 S 352ND ST	AUBURN	WA	98001
14169400	RETALLACK WILLIAM G/MARILYNN R TR	6507 E STAR VALLEY ST	MESA	AZ	85215
14169401	MARTINEZ JEROD W/FRASER PAMELA M	30145 N 64TH ST	MESA	AZ	85215
14169402	PAULSEN RAYMOND L	3023 N 64TH ST	MESA	AZ	85215
14169403	MARUTI LLC	10929 E APACHE TRAIL	APACHE JUNCTION	AZ	85220
14169404	NSONA HUBERT/VOGNEMAGNITSE ESMERALDA	3039 N 64TH ST	MESA	AZ	85215
14169420	ANDERSON DANIEL C/BETH A	3044 N DIEGO	MESA	AZ	85215
14169421	WILLIAM B REAVIS LIVING TRUST	3036 N DIEGO	MESA	AZ	85215
14169422	SANDOVAL DOLEGARIO/IMELDA	3028 N DIEGO ST	MESA	AZ	85215
14169423	MOODY BRIAN DEAN/KIMBERLY DAWN MOODY	3020 N DIEGO	MESA	AZ	85215-0921
14169424	DEHART SANDRA K	3016 N DIEGO	MESA	AZ	85205
14169425	RIFFLE JONATHAN E/TERRI L	6441 E PALM ST	MESA	AZ	85215
14169426	KONAR WILLIAM EDWARD/MARIA	6445 E PALM ST	MESA	AZ	85215
14169427	AINLAY STEINER TRUST	6451 E PALM ST	MESA	AZ	85215
14169428	BUSH DANIEL STEPHEN/NATALIE	6459 E PALM STREET	MESA	AZ	85215
14169429	DAHLIN KITTY/PARKER PATRICIA L	2129 E PAGE AVE	GILBERT	AZ	85234
14169430	BINNS ERIC T	6507 E PALM ST	MESA	AZ	85215
14169431	COOKMAN REVOCABLE TRUST	6513 E PALM ST	MESA	AZ	85215
14169432	BACON LIVING TRUST	6519 E PALM ST	MESA	AZ	85215
14169433		3015 N RAVINE ST	MESA	AZ	85215
14169434	NORTH RAVINE LLC	3850 E HUBER ST UNIT 4	MESA	AZ	85205
14169435	TEFFT MARK E/PAMELA S	3029 N RAVINE	MESA	AZ	85215
14169444	OHARA HAWORTH SHANNON C/DENNIS E	3006 N RICARDO ST	MESA	AZ	85215
14169473	WADE CYNTHIA L	6504 E PEARL ST	MESA	AZ	85215
14169474	MAHER WILLIAM E/ANNE M	6462 E PEARL ST	MESA	AZ	85215
14169475	ANGLE RANDALL L/ANDRES ALEXIS C	6458 E PEARL ST	MESA	AZ	85215
14169476	DESERT SKY DEVELOPERS-BEAR HEIGHTS LLC	2341 E INDIGO DR	CHANDLER	AZ	85286
14169477	ANDERSEN JOHNNY M/SHARRON A TR	6444 E PEARL ST	MESA	AZ	85205
14169478	FRIHART THOMAS N/MAGARET F TR	6443 E PEARL ST	MESA	AZ	85205
14169479	GOTTHARDT STEVEN P/SANDRA K	3349 S BOLERO PL	APACHE JUNCTION	AZ	85119
14169480	GALE J FERRELL	6457 E PEARL ST	MESA	AZ	85215
14169481	LABOTZ KURT H/SUSAN F	6461 E PEARL	MESA	AZ	85205
14169482	JOHNSON GARY FORREST/DONNA MARIA	6505 E PEARL ST	MESA	AZ	85215
14169483	BADJE JUSTIN/NICOLE	6511 E PEARL ST	MESA	AZ	85215
14169484	MUSTANG INVESTMENT INC	3951 E KAEI CIR	MESA	AZ	85215
14169485	KATHERINE M MITCHELL LIVING TRUST	6506 E PALM ST	MESA	AZ	85215-0914
14169486	SPEAR VERONICA ANN	6464 E PALM ST	MESA	AZ	85215
14169487	FERGUSON KERRI/ROSS/ELRICH DIANE	6460 E PALM ST	MESA	AZ	85215
14169488	VANOSDALL STEVEN M	6452 E PALM ST	MESA	AZ	85215
14169489	ZAFIRAKIS JOHN P	6446 E PALM ST	MESA	AZ	85215
14193530	JB2 FAMILY TRUST	6641 E ODESSA ST	MESA	AZ	85215
14193531	DLOUHY FAMILY TRUST	6633 E ODESSA ST	MESA	AZ	85215
14193532	CRANCE KEVIN RUSSELL/WENDY CAROL	6625 E ODESSA	MESA	AZ	85215
14193533	BEARDMORE ERIC SCOTT	6624 E OASIS ST	MESA	AZ	85215
14193534	RETALLACK WILLIAM G/MARILYNN R TR	6507 E STAR VALLEY ST	MESA	AZ	85215
14193535	SUNDERLAND DIANE	6638 E OASIS ST	MESA	AZ	85215
14193536	CHRIS ANDREW TSAKALAKIS TRUST	6646 E OASIS ST	MESA	AZ	85215
14193537	LEWIS GORDON D/SHARON Y	6651 E OASIS ST	MESA	AZ	85215-3523
14193538	JOSEPH GRANIO LIVING TRUST	6643 E OASIS ST	MESA	AZ	85215
14193539	FLOOD THOMAS L/CAROL A TR	6635 E OASIS ST	MESA	AZ	85215
14193540	PAPAIOANNOU K P/IRENE K TR	6629 E OASIS ST	MESA	AZ	85215
14193541	VANDEMARK JAMES J	6623 E OASIS ST	MESA	AZ	85215
14193542	MAYER MARK C/DONNA SUE	6522 E OMEGA ST	MESA	AZ	85215
14193543	NARDIN CHARLES/SYLVESTER DAWN A	6628 E OMEGA ST	MESA	AZ	85215
14193544	CREEL KATHERINE RONAELE	6634 E OMEGA ST	MESA	AZ	85215
14193545	HENDERSON J TODD TR	6644 E OMEGA ST	MESA	AZ	85215
14193546	FOSTER CURTIS D/JENNIFER L	6652 E OMEGA ST	MESA	AZ	85215
14193547	SABER AHMED	11130 E CLINTON ST	SCOTTSDALE	AZ	85259
14193548	KITAGAWA JESSE C/JULIANA	2810 N SAFFRON CIR	MESA	AZ	85215
14193549	HEUER SUSAN	2816 N SAFFRON CIR	MESA	AZ	85215
14193550	MARTINEZ JAYLEEN/LUIS FERNANDO II	6643 E OMEGA ST	MESA	AZ	85215
14193551	DAHLGREN WALTER J III/HEATHER	6637 E OMEGA ST	MESA	AZ	85215
14193552	HUSAR DEBORAH A/PRATHER RICHARD ARDEN	6631 E OMEGA ST	MESA	AZ	85215
14193553	STEUCK THOMAS C/SCHARLAU ANITA J	6625 E OMEGA ST	MESA	AZ	85215
14193554	GIBSON LEVI D/SUSANA P	6619 E OMEGA ST	MESA	AZ	85215
14193555	BENINGER DAMON J	2832 N REYNOLDS ST	MESA	AZ	85215
14193556	HELD GUY W/TONI J	2838 N REYNOLDS	MESA	AZ	85215
14193557	CAMP JON M	2846 N REYNOLDS ST	MESA	AZ	85215
14193558	AMERICAN ESTATE & TRUST LC	2852 N REYNOLDS	MESA	AZ	85215
14193559	LOMBARD LLOYD	2860 N REYNOLDS	MESA	AZ	85215-3521
14193560	STEPNICK JOHN	3064 N SEA PNES	MESA	AZ	85215
14193561	MAYO FAMILY TRUST	2908 N REYNOLDS	MESA	AZ	85215
14193562	STEVENS CRETA CAROL TR	2916 N REYNOLDS	MESA	AZ	85215
14193563	LEONARDI-MELI MAREE	2924 N REYNOLDS	MESA	AZ	85215-3526
14193564	SNOOK JEFFREY A/ELIZABETH A	3134 E MCKELLIPS RD	MESA	AZ	85213
14193572	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
14193665	SHARKEY MARK A	6543 E OMEGA ST	MESA	AZ	85215
14193666	BILL AND VICKI COX REVOCABLE FAMILY TRUST	6551 E OMEGA ST	MESA	AZ	85215
14193667	CHASE JOHN	2825 N RICARDO	MESA	AZ	85215
14193668	SMITH CARRIE MAE/DONALD FRANCIS	2833 N RICARDO	MESA	AZ	85215
14193669	BRENT C KRIEG REVOCABLE TRUST	2843 N RICARDO	MESA	AZ	85215
14193670	VITALE MICHAEL R/STEPHANIE M	2851 N RICARDO	MESA	AZ	85215
14193671	RUCKLE MATTHEW DAVID/LISA MARIA	2859 N RICARDO	MESA	AZ	85215
14193672	TENNYSON ZACHARY L/EMMA V	29+01 N RICARDO	MESA	AZ	85215
14193673	WALKER ROBERT/NICOLE	2909 N RICARDO ST	MESA	AZ	85215
14193674	HEATH LINDA	2919 N RICARDO	MESA	AZ	85215

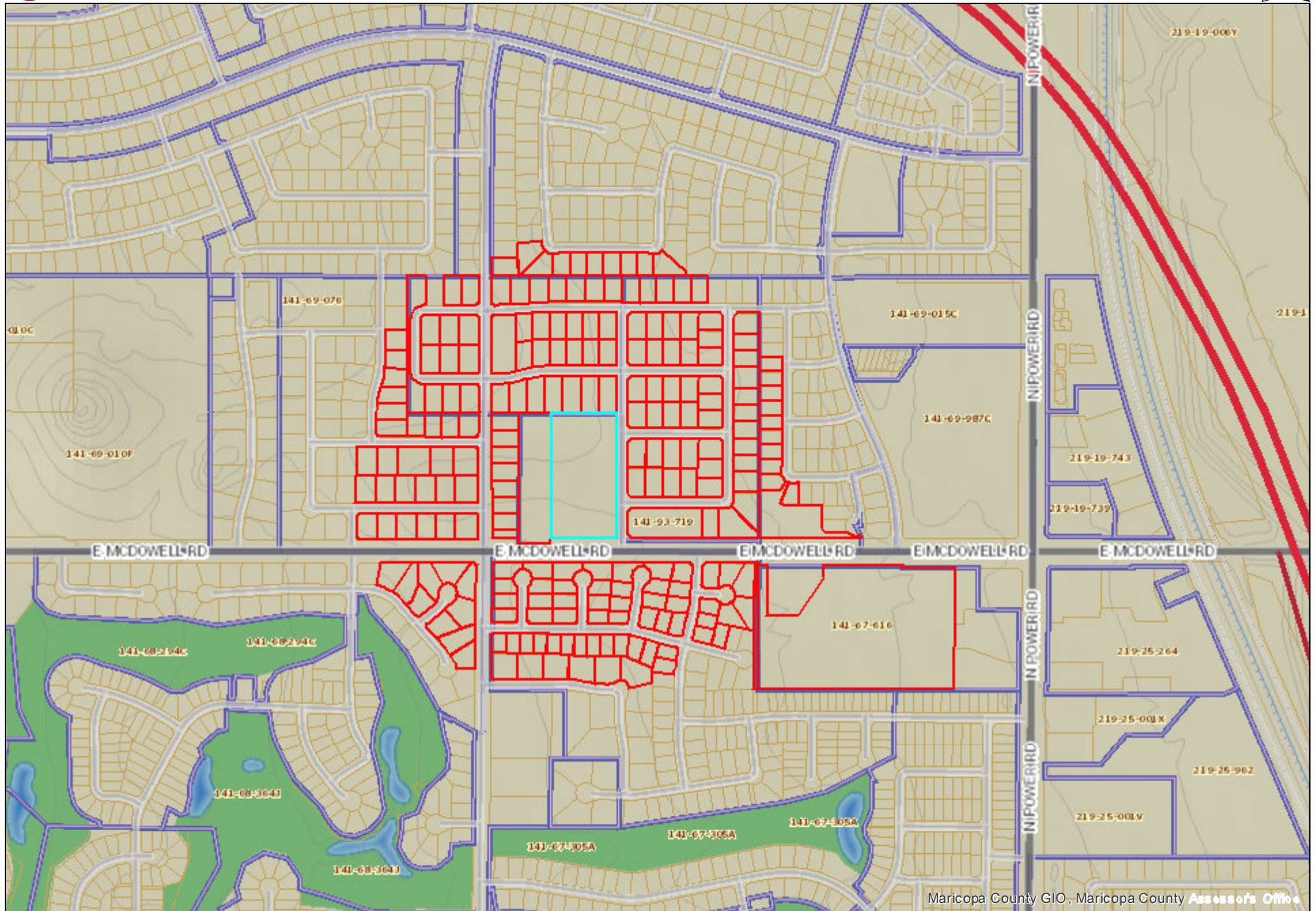


14193675	GOLDING JENNIFER L/RUSSAL D	2927 N RICARDO	MESA	AZ	85215
14193682	THOMAS STEPHEN J/HANSEN WENDY M	6528 E ORION ST	MESA	AZ	85215
14193683	MCCULLOUGH WILLIAM F	6520 E ORION ST	MESA	AZ	85215
14193684	BUSH THOMAS R/MELINDA	3251 MATLOCK RD APT 12206	MANSFIELD	TX	76063
14193685	BURAK JOHN/SHERRY L	6504 E ORION ST	MESA	AZ	85215
14193686	JANA MOCANU LIVING TRUST	6507 E ORION ST	MESA	AZ	85215
14193687	TREIBLE JEFFREY W/ALLEN KRISTY LYNN	6515 E ORION ST	MESA	AZ	85215
14193688	MODESTO C SANCHEZ AND BLANCA N DELGADO LIV TR	6525 E ORION ST	MESA	AZ	85215
14193689	TOLER MANNI FAMILY TRUST	PO BOX 6128	MESA	AZ	85216
14193692	ADAMS JOSEPH H/CHERYL A	2928 N RICARDO	MESA	AZ	85215
14193693	WHINCUP ROY/ DEBORAH SUE	6532 E ODESSA ST	MESA	AZ	85215
14193694	STANSBARGER EVELYN G	6524 E ODESSA ST	MESA	AZ	85215
14193695	KRAMER MARK J/KRISTI L	6516 E ODESSA ST	MESA	AZ	85215
14193696	REED KARL/KACEY	6508 E ODESSA ST	MESA	AZ	85215
14193697	ECK DAVID MICHAEL/MARY LOUISE M	6509 E ODESSA ST	MESA	AZ	85215
14193698	MORRISEY TOM/EDNA R TR	6517 E ODESSA ST	MESA	AZ	85215
14193699	SHEA LIVING TRUST	6525 E ODESSA ST	MESA	AZ	85215
14193700	JUNKER NATHAN/VILARREAL CHRISTINA	6533 ODESSA ST	MESA	AZ	85215
14193701	MORRISON DOUGLAS D/LORINDA J	2914 N RICARDO ST	MESA	AZ	85215
14193702	FELGER GEORGE A/CHERYL A	2906 N RICARDO	MESA	AZ	85215
14193703	KELLY PETER A/FRY KELLY J	2864 N RICARDO	MESA	AZ	85215
14193704	DOUGLAS AND HELENA YORK FAMILY TRUST	6530 E OASIS ST	MESA	AZ	85215
14193705	COYLE FAMILY TRUST	6522 E OASIS ST	MESA	AZ	85215
14193706	MCINTOSH MICHAEL P/AUDREY L	6514 E OASIS ST	MESA	AZ	85215
14193707	RATHBUN JAMES L JR/KIMBERLY SUE	6506 E OASIS ST	MESA	AZ	85215
14193708	SCHMELTER MARK L/SCHNEITER KEELY	6505 E OASIS ST	MESA	AZ	85215-1051
14193709	CAUDILL TRAVIS M/MELANIE R	6513 E OASIS ST	MESA	AZ	85215
14193710	MCKEE MARK/DORRIE	6521 E OASIS ST	MESA	AZ	85215
14193711	LOPEZ RICHARD S/GABRIELLA A	6529 E OASIS ST	MESA	AZ	85215
14193712	DESVERGNES CHRIS/EILEEN	2850 N RICARDO	MESA	AZ	85215-1055
14193713	FULLFORD JOHN W/JOLE K	2838 N RICARDO DR	MESA	AZ	85215
14193714	OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85281
14193715	POST WILLIAM/BELINDA K	6534 E OMEGA ST	MESA	AZ	85215
14193716	HEMEYER ERIK A/STACEY K	6526 E OMEGA ST	MESA	AZ	85215
14193717	OTTNEY REVOCABLE TRUST	6518 E OMEGA ST	MESA	AZ	85215
14193718	SOLER STEVEN/TANYA	6510 E OMEGA ST	MESA	AZ	85215
14193719	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
14193720	LOCHNER GARY M/ALEJANDRA S	2831 N SAFFRON CIR	MESA	AZ	85215
14193890	SCHENKEL ARTHUR B	6359 E ODESSA ST	MESA	AZ	85215
14193891	NAVARRETE JOSHUA S/REBECA C	6351 E ODESSA ST	MESA	AZ	85215
14193892	DUKE ROBERT L/KASTLE A	6343 E ODESSA ST	MESA	AZ	85215
14193893	MARCBETTY GALANTER LIVING TRUST	6335 E ODESSA ST	MESA	AZ	85215
14193894	FERNANDEZ CYNTHIA	6336 E ODESSA ST	MESA	AZ	85215
14193895	RONALD E SPITLER TRUST/LANE KOOL LIVING TRUST	6348 E ODESSA ST	MESA	AZ	85215
14193896	GONZALEZ MIGUEL/ROSA	6360 E ODESSA ST	MESA	AZ	85215
14193904	ECKMAN FAMILY TRUST	6463 E ODESSA ST	MESA	AZ	85215
14193905	WALLEN CHARLES/MARILYN	6455 E ODESSA ST	MESA	AZ	85215
14193906	DEMENT DAVID E/AIMEE D	6447 E ODESSA STREET	MESA	AZ	85215
14193907	MCDONNELL PATRICK/RONDA	6437 E ODESSA ST	MESA	AZ	85215
14193908	LIDDY ALBERT/PATRICIA A	6429 E ODESSA ST	MESA	AZ	85215
14193909	HOGUE STACEY RENEE/ROBBINS GEORGE JR	6421 E ODESSA ST	MESA	AZ	85215
14193910	SORNBERGER SEAN C	6411 E ODESSA	MESA	AZ	85215
14193911	BRACH JOHN W/JOHN W JR	1265 N 3/4 RD	LOMA	CO	81524
14193912	ELLINGSON SHANE/JANELLE	6432 E ODESSA ST	MESA	AZ	85215
14193913	STIH JOHN J/JUDITH K	6440 E ODESSA ST	MESA	AZ	85215
14193914	SIBLEY TRAVIS E/BRENDA A	6448 E ODESSA ST	MESA	AZ	85215
14193915	VAN VIEGEN FAMILY TRUST	6456 E ODESSA ST	MESA	AZ	85215
14193916	SMITH FAMILY TRUST	6464 E ODESSA ST	MESA	AZ	85215
14193917	DUNAGAN MICHAEL/FRANCIS	6465 E ORION ST	MESA	AZ	85215
14193918	UGARTE ALONSO/JUDY A	6455 E ORION ST	MESA	AZ	85215
14193919	BILL AND VICKI COX REVOCABLE FAMILY TRUST	6447 E ORION ST	MESA	AZ	85215
14193920	GUMIENIK FAMILY TRUST	2788 LEISURE WORLD	MESA	AZ	85206
14193921	LODESTRO ANTHONY/MARY	6431 E ORION ST	MESA	AZ	85215
14193922	PELEVIC ZORAN/DANIJELA	6425 E ORION ST	MESA	AZ	85215
14193923	STAGGERS FAMILY REVOCABLE TRUST	6412 E ORION ST	MESA	AZ	85215
14193924	MURCH REVOCABLE TRUST	6422 E ORION ST	MESA	AZ	85215
14193925	POOLE JENNIFER LYNN	6430 E ORION ST	MESA	AZ	85215
14193926	MARTINO PASQUALE/NINA	6440 E ORION ST	MESA	AZ	85215
14193927	KATHRINEBERG JON/MELANIE	6448 E ORION ST	MESA	AZ	85215
14193928	JANA MOCANU LIVING TRUST/MOCANU OCTAVIAN	6507 E ORION ST	MESA	AZ	85215
14193929	JUDITH A SEVERANCE TRUST	6466 E ORION STREET	MESA	AZ	85215
14193930	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
14193977	DIANE AND DONALD OCCIMIO TRUST	2815 N 64TH ST	MESA	AZ	85215
14193978	WANG KHIN KHIN/MAUNG TUN	2823 N 64TH ST	MESA	AZ	85215
14193979	GELÓ IVAN T/KENNEY CHRISTINE	2831 N 64TH ST	MESA	AZ	85215
14193980	WAICHULAITIS PETER ROBERT/PATRICIA ANN	2839 N 64TH ST	MESA	AZ	85215-1694
14193981	JANICE MILLER LIVING TRUST	2847 N 64TH ST	MESA	AZ	85215
14193982	STEWART TERRY MICHAEL/KIMBERLY SUE	2855 N 64TH ST	MESA	AZ	85215
14193983	CHAMBERS JAMES L/HOLMES DEANNA L	6148 E MINTON PL	MESA	AZ	85215
14193984	MESA CITY OF	PO BOX 1466	MESA	AZ	85211
14167001S	JASON C CONNER AND CAMILLE E STRABALA TRUST	2635 N 64TH ST	MESA	AZ	85215
14169007S	RED MOUNTAIN MONTESSORI ACADEMY LLC	6426 E MCDOWELL RD	MESA	AZ	85215
14169069A	MASSIER LIVING TRUST	6264 E OMEGA ST	MESA	AZ	85215
14169070A	ZIMMERMAN DANIEL/ZACH	6306 E OMEGA ST	MESA	AZ	85215
14169990A	DEMICHELE FAMILY LLC	2110 S DOUGLAS DR	CHANDLER	AZ	85286





# 1000 Ft Buffer from APN 141-69-990A





## **FINAL CITIZEN REPORT**

Date: October 11, 2021

To: City of Mesa, Planning & Zoning

From: GT Investment Realty, Grant Taylor

RE: ZON21-00566 - Villas at McDowell- Final Citizen Participation Report

To Whom It May Concern:

This is the Final Citizen Participation Report submitted to City Planner, Sean Pesek for preliminary plat approval of the Villas at McDowell, located at 6432 E McDowell, at 4.2 acre parcel currently zoned Office Commercial (OC), requesting to be rezoned to Residential 9 with a PAD (RS-9 PAD), with a approval of the preliminary plat as well, scheduled for Planning and Zoning hearing on October 27, 2021.

A Public Notice letter went out on October 9, to individual property owners that reside within 1000'feet, and registered neighborhoods, and HOAs within ½ mile. See attached mailing list, map and letter.

Also on October 8, 2021 a 4' x 4' ZONING HEARING sign was posted on the property as shown on the Affidavit of Public Posting, included with this report.

Additionally, attached to this CPR is the Neighborhood Meeting Report which was held on August 13, 2021 via Zoom from 6:00 pm to 7:00 pm.

The information contained herein is true and correct to the best of my knowledge.

Please let me know if you have additional questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read 'Grant Taylor', with a stylized, flowing script.

Grant Taylor

GT Investment Realty



Dear Neighbor,

We have applied for Rezone from Office Commercial (OC) to Single Residence 9 with a Planned Area Development Overlay (RS-9-PAD). This request will allow for the development of a single residence subdivision for the property located at 6432 E McDowell Rd, Mesa, AZ 85215. This request is for development of 13 residential lots, to be known as Villas at McDowell. The case number assigned to this project is ZON21-00566.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602 622-4505 or e-mail me at granttaylor424@gmail.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on October 27, 2021 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Sean Pesek of their Planning Division staff. He/she can be reached at 480-644-6716 or [Sean.Pesek@mesaaz.gov](mailto:Sean.Pesek@mesaaz.gov) should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

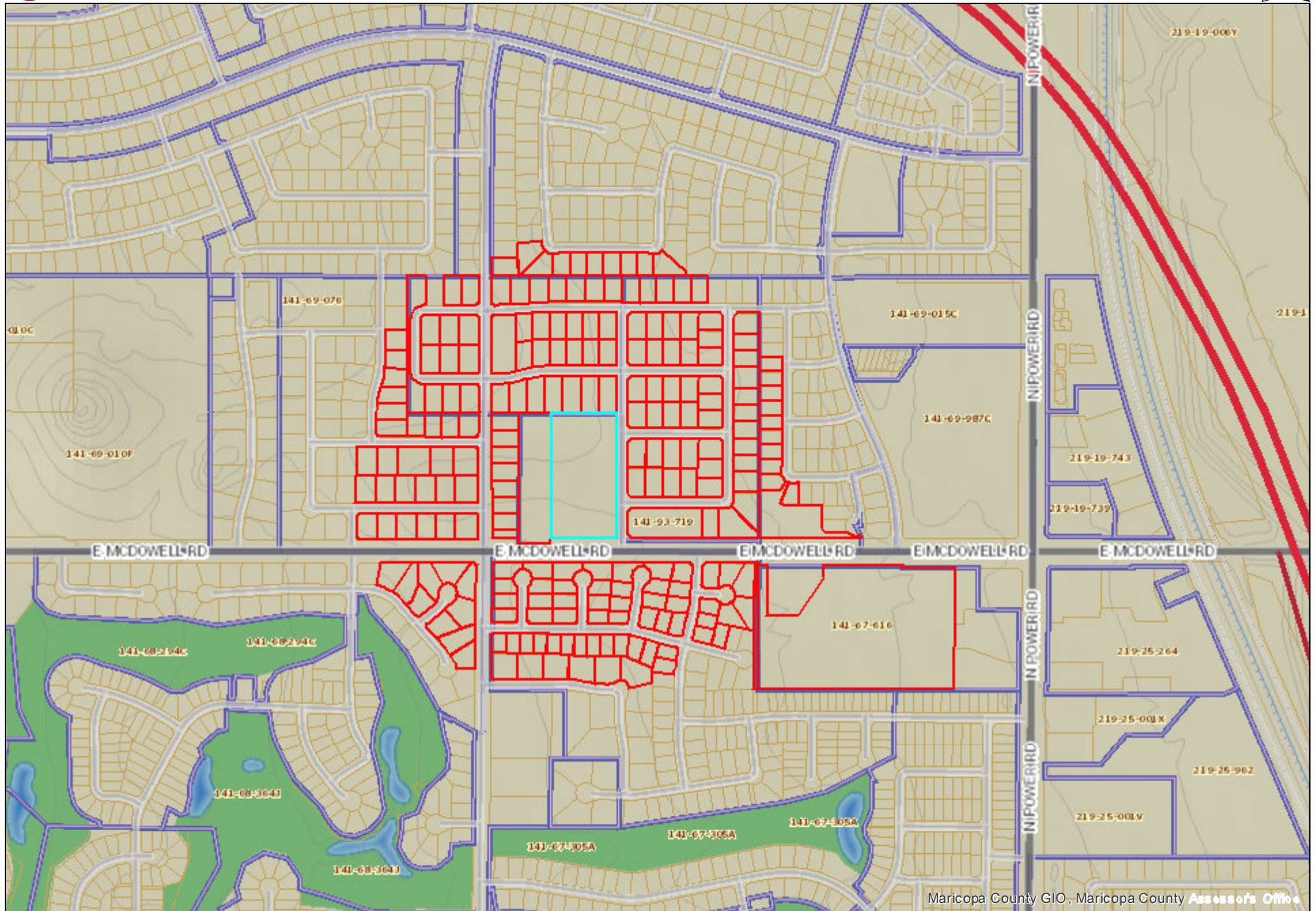
Grant Taylor

GT Investment Realty, LLC





# 1000 Ft Buffer from APN 141-69-990A





City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by October 13, 2021

Date: October 8, 2021

I, Grant Taylor, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON21-00566 on the 8th day of October 2021. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: \_\_\_\_\_



SUBSCRIBED AND SWORN before me this 11 day of Oct, 2021.

  
Notary Public



JOYCE POLLARD  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 903823  
Expires July 02, 2025

Case Number: ZON21-00566

Project Name: Villas at McDowell



October 8, 2021 - Public Notice Sign Posting

ZON21-00566 Villas at McDowell



North View from McDowell



East View on McDowell



West View on McDowell



North View Across McDowell



**CITY OF MESA  
PUBLIC NOTICE  
ZONING HEARING  
PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA  
4:00 PM DATE: October 27, 2021  
CASE: ZON21-00566**

**Request:** Rezone from Office Commercial (OC) to Single Residence 9 with a Planned Area Development Overlay (RS-9-PAD). This request will allow for the development of a single residence subdivision.

**Applicant: GT Investment Realty, LLC  
Phone: 602 622-4505**

**Planning Division (480) 644-2385**  
Posting date: October 8, 2021

**Note:** All sign letters are to be at least 2" in height with the exception of the "Zoning Hearing" letters that are to be at least 4" in height and the "Posting date:" letters that are to be 1" in height.



## Neighborhood Meeting Report- Villas at McDowell ZON21-00566

Submitted by Grant Taylor

Place & Time: Zoom Meeting August 13, 6:00 pm until 7:00 pm -1 Hour

25 Total Participants- Including Grant Taylor, Mike Norberg as facilitators of the Zoom meeting. I requested all participants to send email to granttaylor424@gmail to record attendance. Only 13 of the 23 sent an email to me as requested to state their attendance.

Below are the individuals that responded along with comments if any as part of the roll call request.

**#1 -Patti Coyle <patriciadcoyle@gmail.com>**

Sat, Aug 14, 7:19 PM (10 days ago)

Tod and Patti Coyle  
[Patriciadcoyle@gmail.com](mailto:Patriciadcoyle@gmail.com)  
[Todcoyle@gmail.com](mailto:Todcoyle@gmail.com)  
6522 E Oasis St

**#2 -Zac Tennyson- zacnotes@msn.com**

Sat, Aug 14, 11:05 AM (10 days ago)

FYI, they presented plan has the support of my wife and myself. Thank you for working with the surrounding community to come to an agreeable place.  
2901 N Ricardo St

**#3 -DAVID ECK <david-eck@cox.net>**

Sat, Aug 14, 8:42 AM (10 days ago)

Grant,

My wife and I fully support your proposed development. It is superior to the two prior proposals. Also, it is perhaps better (or could be worse) to any other future proposals in the future if your develop does not occur.

Widen Ramada is necessary as you propose. Parking should not be an issue with their driveways, wide streets for parking, and garages.

Traffic will increase, however it is only 13 homes.

One story is preferable.

Unfortunately,, some people will always have problem.

I do feel, the majority of homeowners in our HOA will support the project, perhaps it is the best they will ever get. At some point this property will be developed regardless of any opposition from one or more homeowners.

In reference to my e-mail on Friday afternoon, I was never opposed to your proposal, just needed to insure we had access to the Zoom meeting.

David M. Eck



6509 E. Odessa St.

480-766-8228

[david-eck@cox.net](mailto:david-eck@cox.net)

**#4 -J Ugarte <jaugarte@cox.net>**

Fri, Aug 13, 8:51 PM (11 days ago)

Hello Grant,

I have a question regarding the planned development. If the target market are people who potentially are looking to downsize, is it being considered offering features that might help people age in place? Curious as we have a two story, ~3100 sq ft home with a pool and might be interested in what the development could offer, like one story, easy access showers, wide enough doorways, things like that.

Best proposal so far.

Regards

Alonso & Judy Ugarte  
6455 E Orion St

**#5 - J Fullford <FULLFORD@msn.com>**

Fri, Aug 13, 6:37 PM (11 days ago)

Thank you for facilitating the zoom call and the written correspondence.

We are in support of the current proposed plan and would love info on prospective floor plans and pricing as that becomes available. We are looking to downsize and staying in the area would be wonderful!

Thank you,  
John and Jole` Fullford  
2838 N Ricardo

**#6 -Kristi Kramer <klkramer0@gmail.com>**

Fri, Aug 13, 7:04 PM (11 days ago)

Hi Grant,

My name is Kristi Kramer, I live on Odessa St. just to the east of Ramada. I was part of the zoom meeting tonight. I agree with Cassandra that this is the best proposal we've seen yet and if you stick to the proposed plans, I believe you will get a lot of support from our neighborhood. Knowing you are personally invested in this neighborhood is a benefit.

Thank you for your time tonight,  
Kristi  
6516 E Odessa St



**#7 -marylouiseeck@aol.com**

Fri, Aug 13, 7:00 PM (11 days ago)

Dear Grant: Thank you very much for the informative meeting.

Here is my email address: [marylouiseeck@aol.com](mailto:marylouiseeck@aol.com)

Thank you again,  
Mary Louise Eck  
6509 East Odessa Street  
Mesa, AZ 85215

**#8 -Bill Cox <billcox22@icloud.com>**

Fri, Aug 13, 6:59 PM (11 days ago)

Grant, per your request I was on the Zoom meeting call. I live on Omega Street and agree this is the best use of the property that has been proposed yet. I appreciate your approach to this development.

Thank you again

Bill Cox  
[billcox22@icloud.com](mailto:billcox22@icloud.com)  
6551 E Omega

**#9 -Karl Reed <karlreed86@gmail.com>**

Fri, Aug 13, 6:58 PM (11 days ago)

Hello,

Karl Reed was in attendance.

Thanks,

--

Karl Reed

[KarlReed86@gmail.com](mailto:KarlReed86@gmail.com)

Cell # 480-252-2089  
6508 E Odessa St

We also know that of these individuals made themselves known on the Zoom call.

**#10 -Bill and Belinda Mullins – 6426 E McDowell Rd**

**#11 -Cassandra Smith- 2833 N Ricardo St**

**#12 -Eileen DesVergnes- 2850 N Ricardo St**

**#13 -Dave Dement**



The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read 'Grant Taylor', with a stylized, flowing script.

Grant Taylor- GT Investment Realty- Developer

August 23, 2021



When recorded, return to:

City of Mesa

**AIRCRAFT OPERATION, SOUND AND AVIGATION EASEMENT  
AND RELEASE FOR PHOENIX-MESA GATEWAY AIRPORT**

WHEREAS, [REDACTED] company, hereinafter called "Owner," is the owner of that certain parcel of land situated in the City of Mesa, Maricopa County, Arizona, consisting of approximately [REDACTED] acres, legally described on the attached Exhibit A, and incorporated by reference herein, which is hereinafter referred to as the "**Land**," and which the Owner desires to develop as a **mixed use community** which will include **both residential and non-residential** uses.

WHEREAS, the Owner is aware that the Land lies in an area that is subject to aircraft overflights and operations for aircraft utilizing airspace in connection with "Phoenix-Mesa Gateway Airport" (formerly known as Williams Air Force Base), which is hereinafter referred to as the "**Airport**."

WHEREAS, the Owner recognizes that all airspace is governed by the U.S. Code, and the U.S. Government has exclusive sovereignty of airspace in the United States. Owner is willing to develop such Land as a mixed-use community subject to the sovereign authority of the U.S. Government subject to the plans and policies developed by the Federal Aviation Administration ("**FAA**") for use of the navigable airspace including the right of flight and other airspace uses over the Land and all effects flowing therefrom.

NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby fully acknowledged, Owner and its heirs, administrators, executors, occupants, users, developers, successors and assigns (collectively referred to herein as "**Owner**" ), does hereby give and grant to the Airport, the Phoenix-Mesa Gateway Airport Authority (the "**Authority**") and the City of Mesa, a municipal corporation, and its respective administrators, successors and assigns ("City") and Aircraft users of the Airport and Airport facilities ("**Aircraft Users**"), a perpetual, nonexclusive easement for all aviation purposes and uses over and across the Land in connection with flights, airspace usage, passage, operations, testing, development of Aircraft (the term "**Aircraft**" shall include any device that is used or intended to be used for flight in the air or space, existing or future, that is regulated by the FAA), and other related uses and flight or airspace activities, in, to, over, across and through all navigable airspace above the surface of the



Owner's Land in such flight patterns, routes, uses, the above purposes and altitudes that are in conformance with FAA regulations and to an infinite height above such Owner's Land, which easement shall include, but not be limited to, the right of flight of all Aircraft above, across and over the Land in such flight patterns, routes, uses, the foregoing purposes and altitudes that are in conformance with FAA regulations, together with its related inconvenience, smoke, attendant sound and noise, vibrations, fumes, dust, fuel, gas and lubricant particles, and dripping and all other effects that may be caused by the operation of Aircraft including for the purposes and uses described above and also landing at, or taking off from, or operating in relation to, on, from or around the Airport. The Owner does further release and discharge the City, the Authority, the Airport, Aircraft Users, The Boeing Company, a Delaware corporation, and its affiliates ("**Boeing**"), and other third party beneficiaries (as described below) of and from any liability for any and all claims for damages of any kind to persons or property that may arise now or at any time in the future over or in connection with the Owner's Land above, in, to, over and through all navigable air space above Owner's Land, and on and to the surface of the Land and on and to all structures now existing or hereafter constructed on the Land, or any portion of the Land, whether such damage shall originate from smoke, noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of Aircraft landing at, or taking off from, or operating at or around the Airport.

This easement is granted for the above purpose and uses for the passage of all Aircraft, specifically including but not limited to military and developmental and test aircraft, present or future, by whomever owned or operated on, from, around or to the Airport and any other airport or air facility which is or may be located at or near the site of said Airport, including any future change or increase in the boundaries of the Airport or air facility(ies), the volume or nature of operation of the Airport or air facility(ies), or noise or pattern of air traffic thereof; and these Aircraft Users, Boeing, Aircraft owners, operators, and users are and shall be third party beneficiaries of this Easement and the rights granted.

Owner shall give notice of this Easement to invitees, occupants, and tenants (collectively referred to herein as "Property Users") of the Land, or any portion thereof, and the Property Users, to the fullest extent permitted by law, are bound by the terms of this Easement.

This instrument does not release the owners and operators of Aircraft from liability for damage or injury to person or property caused by falling Aircraft or falling physical objects from such Aircraft, except as stated herein with respect to inconvenience, smoke, attendant sound and noise, vibrations, fumes, dust, fuel and lubricant particles. This Aircraft Operation, Sound and Avigation Easement and Release shall be binding upon said Owner and successors in interest to the Land, and any part thereof, and it is further agreed that this instrument shall be a covenant running with the Land and shall be recorded in the office of the County Recorder of Maricopa County,



Arizona and other counties as applicable. This Easement may not be amended, terminated or retracted without the prior written consent of City, Owner, and Boeing.

*[Signatures appear on following page]*

EXECUTED this \_\_\_\_ of \_\_\_\_, 2020.

OWNER:

\_\_\_\_\_  
\_\_\_\_\_

By \_\_\_\_\_

Name \_\_\_\_\_

Its \_\_\_\_\_  
\_\_\_\_\_

STATE OF ARIZONA       )  
                                      ) ss.  
County of Maricopa       )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 2018, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_ corporation or limited liability company, in his/her capacity as \_\_\_\_\_ of and on behalf of said entity.

\_\_\_\_\_

Notary Public

My commission expires:



THE BOEING COMPANY, a  
Delaware corporation

By \_\_\_\_\_

Name \_\_\_\_\_

Its \_\_\_\_\_

STATE OF ARIZONA       )  
                                          ) ss.  
County of Maricopa       )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020,  
by \_\_\_\_\_, the \_\_\_\_\_ of The Boeing Company, a Delaware  
corporation, in his/her capacity as \_\_\_\_\_ of and on behalf of such  
corporation.

\_\_\_\_\_

Notary Public

My commission expires:



Exhibit A

Legal Description