

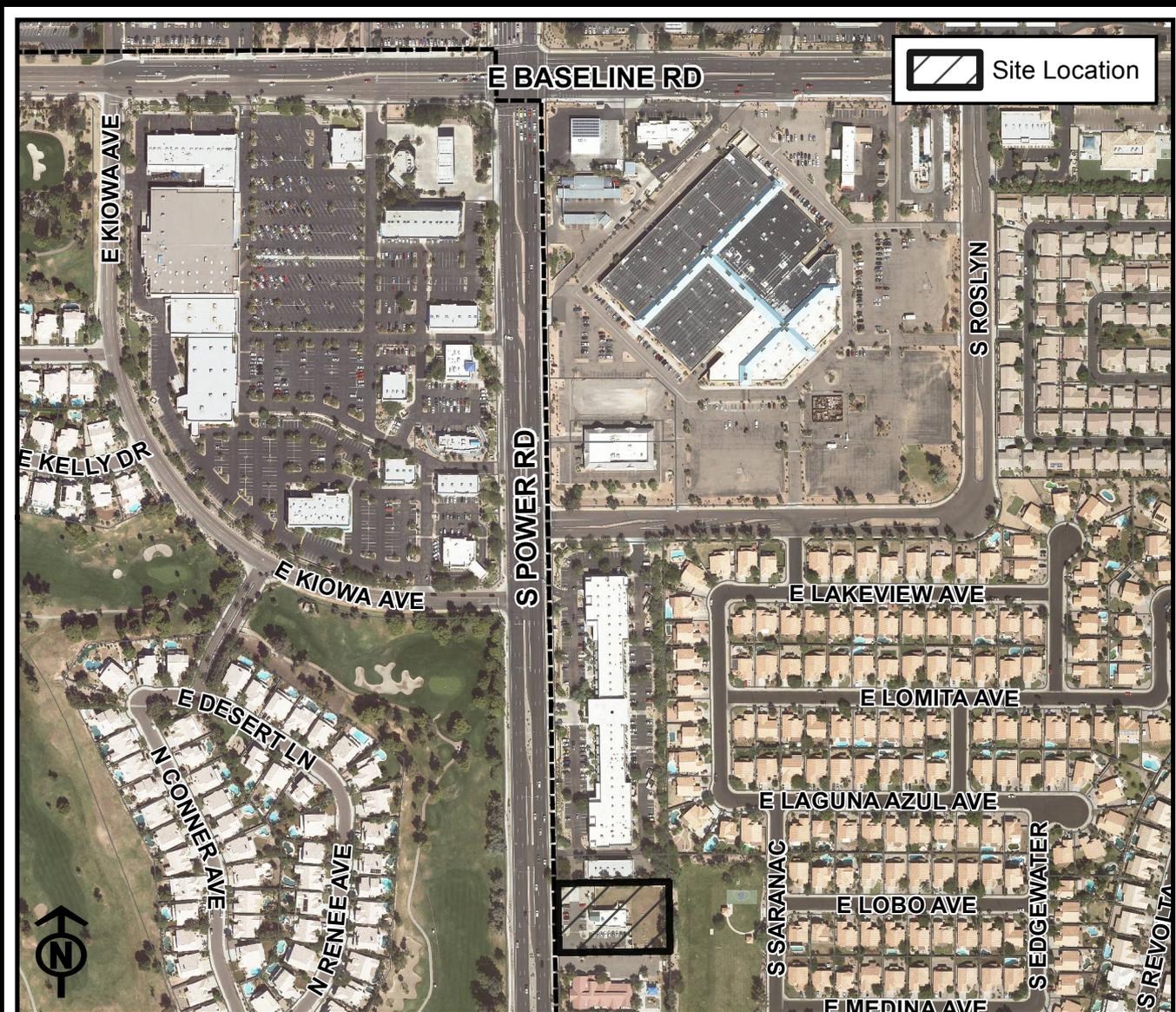
Z14-058

Z14-058

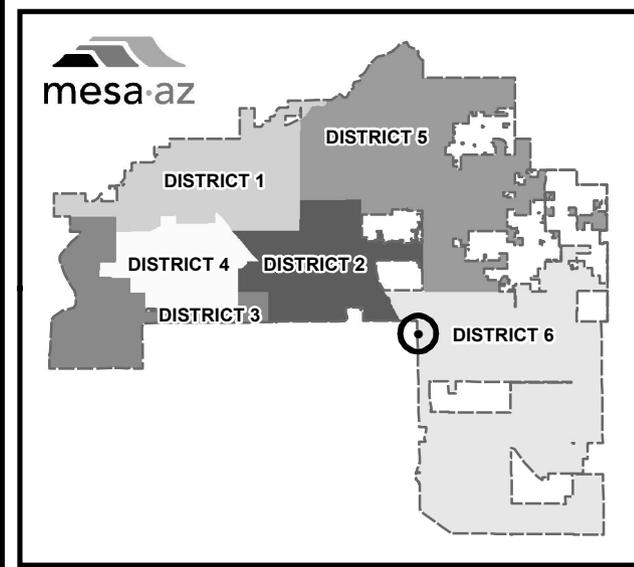
Z14-058

Z14-058

Z14-058



 Site Location



**PLANNING AND ZONING
VICINITY MAP**

CASE:
Z14-058

PROJECT:
POWER ROAD ANIMAL HOSPITAL

ADDRESS:
2333 S POWER RD (DISTRICT 6)

REQUEST:
REZONE FROM LC TO LC BIZ AND SITE PLAN
MODIFICATION. THIS REQUEST WILL ALLOW FOR
THE EXPANSION OF A VETERINARY CLINIC.



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-058 (PLN2014-00544)
LOCATION: 2333 S. Power Road
GENERAL VICINITY: Located south of Baseline Road on the east side of Power Road.
REQUEST: Rezone from LC PAD to LC BIZ PAD and Site Plan Modification.
PURPOSE: This request will allow for the building expansion of a veterinary services business.
COUNCIL DISTRICT: District 6
APPLICANT: Pew & Lake, PLC, Reese Anderson
STAFF PLANNER: Lisa Davis

SITE DATA

PARCEL NO.: 304-05-045N
EXISTING ZONING: Limited Commercial (LC) PAD
GENERAL PLAN DESIGNATION: Mixed Use Activity District Character Area
CURRENT LAND USE: Veterinary Services
LOT SIZE: 47,926 SF (1.1± acres)

SITE CONTEXT

NORTH: Existing retail – zoned LC PAD
EAST: Existing landscaped open space – zoned RS-6 PAD
SOUTH: Existing day care facility – zoned LC
WEST: (across Power Rd.) Existing golf course in the Town of Gilbert

STAFF RECOMMENDATION: Approval with conditions
PLANNING & ZONING BOARD DECISION: Approval with conditions. Denial
PROP-207 WAIVER: Signed Not Signed

ZONING HISTORY

May 4, 1992: Approval of the 1158 acre Superstitions Springs Development Master Plan. (Z92-014, ord. 2693)

November 17, 1997: Site Plan approved for development of a veterinary clinic on 1.1 acres. (Z97-92, ord. # 3408)

PROJECT DESCRIPTION

Existing Building:	3,370 SF
Proposed Addition:	2,639 SF
Landscape Area:	17,793 SF or 37%
Parking:	24 spaces required, 28 spaces proposed

The applicant is requesting rezoning and site plan modification of a 1.1± acre site to amend the existing Limited Commercial (LC) PAD to LC PAD with a Bonus Intensity Zone (BIZ) overlay. This will allow for a proposed 2,639 square-foot addition to the existing 3,370 square-foot existing building to expand the veterinary services business, Power Road Animal Hospital. The site is located south of Baseline Road on the East side of Power Road. The addition, as well as the minor interior remodel of the existing building, will accommodate new exam rooms, doctors' offices, treatment rooms, a dental suite and other ancillary uses.

Access to the site occurs from Power Road with shared access to the retail center to the north and to the day care center to the south. The design of the new building addition is intended to complement the architectural style of the existing building. A new color scheme for the existing building and addition is proposed with the metal roof color remaining.

The BIZ overlay is requested to allow for variation in the development standards to allow for greater intensity of development and encourage unique, innovative development of superior quality. Variations specifically requested of this project include three items. The first is a reduction of the required 15' landscape setback to 12' at the west property line adjacent to Power Road. The second is to allow a landscape island to be placed at one per ten parking spaces instead of the required one per eight contiguous parking spaces. The third is also a reduction of the required 15' landscape setback at the south property line, adjacent to La Petite Academy, to 9'-10" at the narrowest point.

CITIZEN PARTICIPATION

The applicant provided a Citizen Participation report dated December 2, 2014. As noted in the report, the applicant held a neighborhood meeting on November 1st at the Power Road Animal Hospital and had no attendance. As required for the public meeting, the applicant also provided letters of notification to all surrounding property owners within 500-feet of the subject site. Neither the applicant nor Staff has been contacted regarding this proposal.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

This request is within the Character Type of *Mixed Use Activity District* as identified on the Character Area map in the Mesa 2040 General Plan.

Mixed Use Activity Districts are large-scale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to

attract customers from a large radius. Sub type: Community-scale districts (primarily serving up to a 4-mile radius) typically contain one or two big box buildings and associated shops and pad sites.

The General Plan identifies key elements to community development that are important elements of continuing to grow and develop a healthy, sustainable City. The five elements include High quality development, Changing demographics, Public health, Urban design and place-making, and Desert environment. These key elements have been considered in the development of the vision statements, guiding principles, goals, policies and strategies contained in the General Plan., have been reviewed and appear to have the potential to promote the following goals, policies, and strategies:

- Goal:** Grow and maintain diverse and stable jobs.
Economic Development P1: Preserve designated commercial and industrial areas for future job growth.
- Goal:** Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces.

Character Areas P4: In areas with the Mixed Use Activity District, character development will be reviewed for the opportunity to enhance the vitality of these districts by providing the right mix of uses to meet community and regional needs.

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed project, this request would further implement and enhance the planned Mixed Use Activity District character of the given area, help to create a greater sense of place, and make the place more economically viable into the future.

STAFF ANALYSIS:

The larger area that contains this site was approved as the Superstition Springs Development Master Plan (DMP) in 1992. With the change to the new zoning ordinance in 2011 DMP's were consolidated under the Planned Area Development (PAD) overlay zoning designation, thus the current zoning designation as LC PAD. In 1997 the zoning and site plan were approved to allow the development of the veterinary services business currently on the site.

It is apparent, based on this proposed expansion that this veterinary service business provides needed and wanted services to the surrounding community. Expansion of an existing business in Mesa is always a good sign for everyone. Given that the existing building was constructed under the previous zoning ordinance and impact created by surrounding development some code modifications related to parking are requested to facilitate the expansion of this business. The preferred tool available in the zoning ordinance is the Bonus Intensity Zone Overlay (BIZ).

The purpose of the BIZ District is to encourage unique, innovative development of superior quality that utilizes sustainable development practices and promotes pedestrian activity. According to the zoning code, section 11-21-3, City Council may approve modifications provided that the project provides distinctive, superior quality designs. In addition the project must also address additional performance standards or provide documented evidence that the building will meet or exceed nationally recognized environmental performance standards. The project is not proposed to meet or exceed nationally recognized standards, therefore it should meet the additional performance standards outlined in the zoning code.

The proposal meets additional performance standards in regard to utilizing an area with existing utility and transportation infrastructure. The project narrative also lists energy efficient design elements that the new building addition will include. The amount of landscape area at 37% is impressive; however, the landscape material in the highly visible landscape planters is sparse. In addition, the number of parking spaces proposed exceeds the number of required parking spaces which is discouraged with the BIZ overlay. Staff does recommend including a landscape island at the parking area south of the existing building to meet minimum code requirements of one per eight contiguous parking spaces.

An aerial photograph from 2010 shows the property developed as approved in the 1997 site plan.

September-October 2010



In the 2013 aerial shown below, it depicts five existing parking spaces adjacent to Power Road. These were installed without or any City reviews, approvals or permits and were not approved as part of the original site plan.

September-November 2013



The applicant would like keep these parking spaces and install additional parking spaces that will encroach into the required 15' landscape setback by 3'.

Further, the existing landscape at the south property line is proposed to be reduced an additional 3'2" to allow the circulation aisle to meet the 24' minimum requirement. This will further reduce the 15' required landscape setback at the south property line to 9'6" at the narrowest point. The landscape planter does extend into the adjacent La Petite Academy and ranges in width from 5' to 9' on that side.

Staff is concerned that the project as proposed does not meet the BIZ standards. The aerial depicts a very sparsely landscaped area along Power Road. Staff recommends that landscape materials be added to meet current code requirements. This would also help to justify the BIZ overlay of superior design. Additional landscape material will need to be introduced at the west and south side of the existing and proposed structures. This should include shrubs and vegetative ground cover and be consistent with the established landscape material in the area. A small tree species such as the Texas Ebony or Chinese Pistache could be introduced in the large landscape area adjacent to the addition and adjacent to the front entrance at the southwest portion of the existing building. This will again support superior design. Staff also suggests that the landscape material at the south property line be brought up to meet current code requirements. A landscape plan showing the total number of existing and proposed landscape material is required to be submitted for review with the construction documents. This project was on the December 9, 2014 Design Review Board work session agenda. The Board supported Staff's comments in regard to the need for additional landscape material and minor comments in regard to the addition elevation. The applicant will work with staff to address these comments for Design Review Approval.

CONCLUSIONS:

Staff is in support of and recommends approval to rezone the site from LC PAD to LC BIZ PAD and site plan modification subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations submitted except as modified by following stipulations.
2. Compliance with all conditions of Design Review approval: DR14-038.
3. Compliance with all City development codes and regulations, including Section 11-33-5: Foundation Base Landscaping.
4. Compliance with Section 11-33-4 that requires one landscape island for every eight contiguous parking spaces.
5. Compliance with section 11-33-3 to include the number and types of landscape material to be provided along the west and south property line. A minimum of one tree and 6 shrubs per 25 linear feet of street frontage adjacent to Power Road. A minimum of 3 trees and 20 shrubs per 100 linear feet of property along the southern property line. This shall be reviewed and approved through the building permit application.
6. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (prior to the issuance of a building permit).
7. **A minimum of two trees shall be added in the foundation base at the west/southwest corner of the building. One shall be installed at the west elevation of the building addition and one adjacent to the entrance or southwest portion of the existing building. Additional shrubs and ground cover shall be added to the foundation and along the 6' masonry wall north of the building addition, facing Power Road.**

PROJECT INFORMATION

ADDRESS: 2333 SOUTH POWER ROAD
MESA, ARIZONA 85209

APN: 304-05-045N

OWNER: POWER ROAD ANIMAL HOSPITAL
(480) 641-4141

ARCHITECT: BRIAN T. JOHNS
ASSOCIATED ARCHITECTS, INC.
6 EAST PALO VERDE STREET, STE. 1
GILBERT, ARIZONA 85296
(480) 964-8451

BUILDING CODES: 2006 I.B.C. 2006 I.M.C. 2006 I.R.C. 2005 N.E.C. 2006 I.P.C. 2006 MESA ADMINISTRATIVE CODE 2006 I.F.C. 2006 I.F.G.C. 2009 I.E.C.C. AZ W/ DISABILITIES ACT - FEDERAL ADA (ADAAG)

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: V-B A.F.E.S.

BUILDING AREA: 42,750 SQ. FT. (ALLOWABLE)

BUILDING AREA: EXISTING BUILDING: 3,370 SQ. FT. (ACTUAL) NEW ADDITION: 2,639 SQ. FT. TOTAL: 6,009 SQ. FT.

USE: VETERINARY CLINIC

EXISTING ZONING: LC

GROSS SITE AREA: 59,195 SQ. FT. = 1.36 ACRES

NET SITE AREA: 47,926 SQ. FT. = 1.1 ACRES

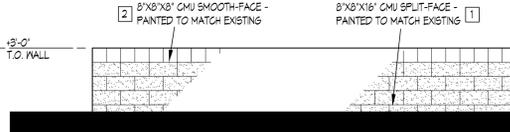
SITE COVERAGE: 30,133 SQ. FT. = .69 ACRES

LANDSCAPE AREA: 17,793 SQ. FT. = .41 ACRES

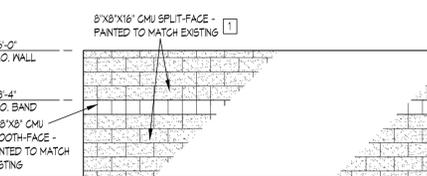
LANDSCAPE COVERAGE: 37.1%

PARKING CALCULATIONS:

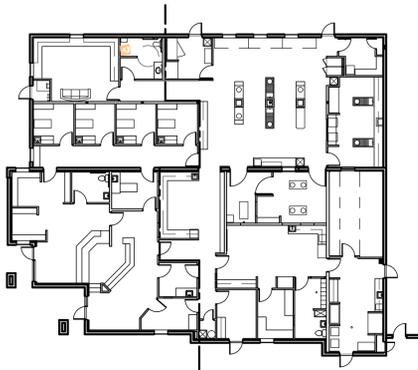
MEDICAL:
1 STALL PER 250 S.F.
6,009 SQ. FT. / 250 = 24 STALLS
24 STALLS - REQUIRED
28 STALLS - PROVIDED
2 H/C STALLS - PROVIDED (INCLUDED IN PROVIDED)



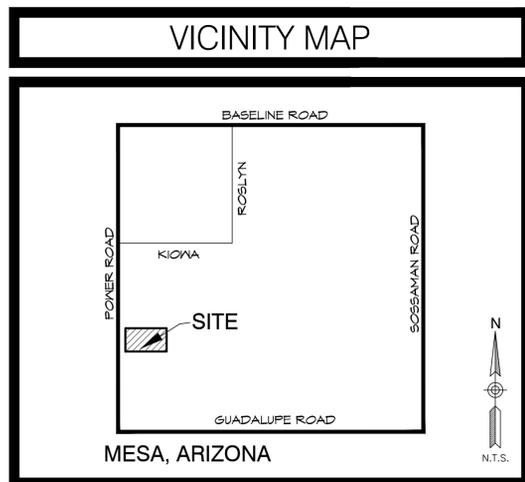
3' H. SITE WALL ELEVATION
SCALE: 1/4" = 1'-0"



6' H. SITE WALL ELEVATION
SCALE: 1/4" = 1'-0"

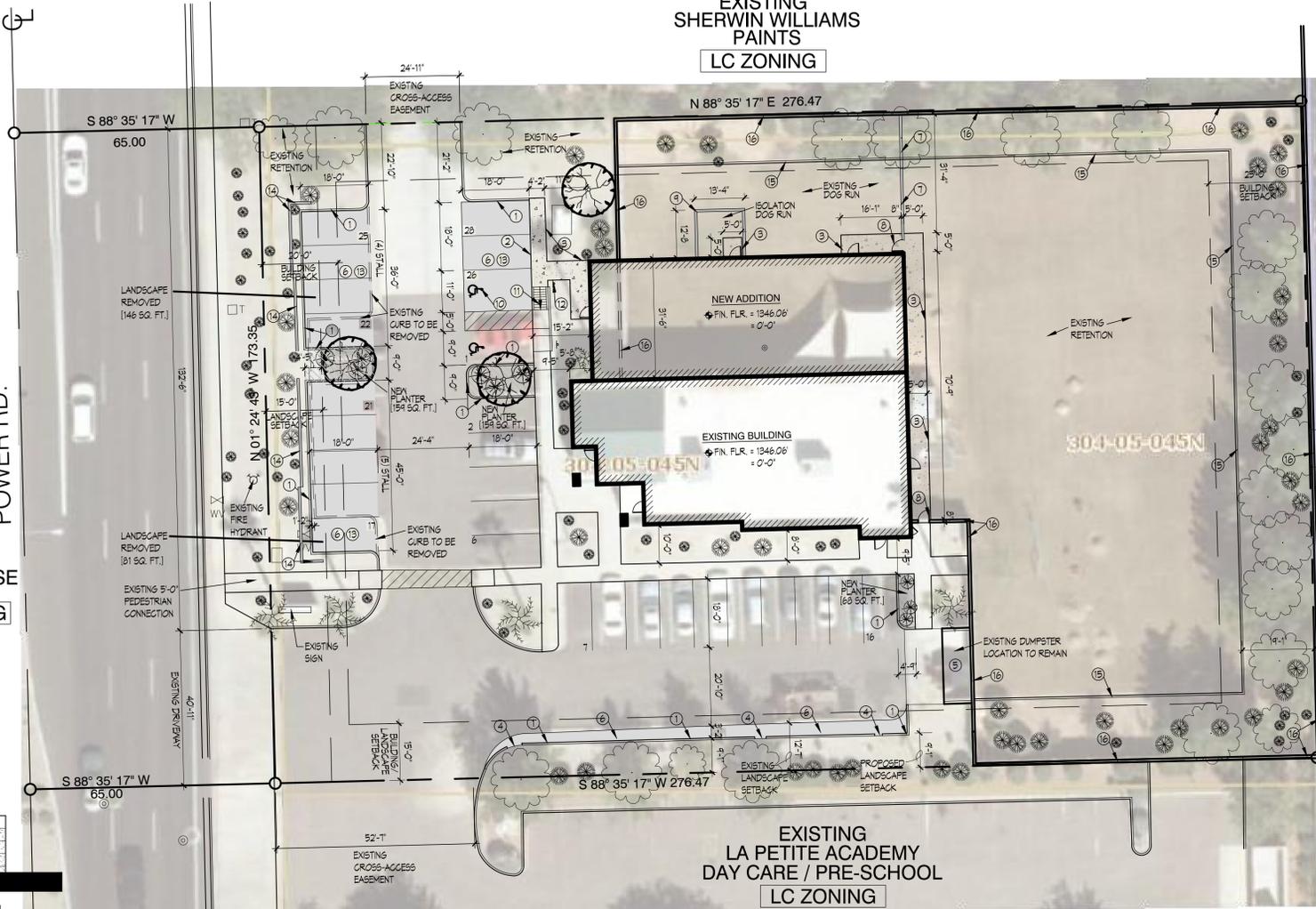


KEY MAP
N.T.S. NORTH

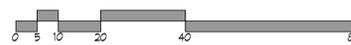


VICINITY MAP
MESA, ARIZONA
N.T.S. NORTH

EXISTING GOLF COURSE
PF/I ZONING



SITE PLAN



SITE PLAN KEY NOTES:

- 1 - NEW 6" EXTRUDED CONC. CURB
- 2 - NEW TURNDOWN AT ASPHALT
- 3 - NEW TURNDOWN AT WALK
- 4 - NEW DEPRESSED CURB
- 5 - EXIST. DUMPSTER ENCLOSURE TO REMAIN
- 6 - NEW ASPHALT OVER ABC 1 COMP. FILL - SEE CIVIL DINGS
- 7 - NEW 6'-0" HIGH CMU SCREEN WALL - MATCH EXISTING
- 8 - NEW 3'-0" WIDE WROUGHT IRON GATE
- 9 - NEW 6'-0" HIGH CMU FENCE ENCLOSURE
- 10 - NEW PAINTED SYMBOLS PER ADA STDS.
- 11 - NEW CONC. H/C RAMP
- 12 - NEW H/C PARKING SIGN
- 13 - NEW 4" WIDE WHITE PAINTED STRIPES
- 14 - NEW 3'-0" HIGH CMU SCREEN WALL - MATCH EXISTING
- 15 - EXISTING LANDSCAPE CURB - TO REMAIN
- 16 - EXISTING 6'-0" HIGH MASONRY WALL - PAINT TO MATCH EXISTING
- 17 - PORTION OF EXISTING 6'-0" HIGH MASONRY WALL TO BE REMOVED
- 18 - NEW 3'-0" HIGH CMU SCREEN WALL - MATCH EXISTING

- NOTE:
- INDICATES NEW ASPHALT
 - INDICATES NEW LANDSCAPE ISLAND

LANDSCAPE LEGEND / PLANTING CALCULATION:

INDICATES EXISTING PALM TREE TO REMAIN	EXISTING FOUNDATION BASE SHRUBS & GROUNDCOVER 14	EXISTING FOUNDATION BASE TREES 3
INDICATES EXISTING TREE TO REMAIN	EXISTING STREET FRONTAGE SHRUBS & GROUNDCOVER 28	EXISTING STREET FRONTAGE TREES 4
INDICATES EXISTING SHRUB / GROUNDCOVER TO REMAIN	NEW TREES & SHRUBS AT NEW LANDSCAPE ISLANDS	
INDICATES NEW TREE	QUANTITY 3	SIZE 24" BOX
INDICATES NEW SHRUB	QUANTITY 4	SIZE 5 GAL SHRUB
	TYPE 5650 TREE Dalechrisia spiro	EMITTER TYPE 6 GAL/HR (2)NBT-10-6
	TYPE RIO BRAVO SAGE Leucophyllum Langumense 'Rio Bravo'	EMITTER TYPE 1 GAL/HR (1)ST-10

NOTE:
ANY DEAD OR MISSING LANDSCAPE IS REQUIRED TO BE REPLACED IN ORDER TO MEET ALL CURRENT CODES.
NOTE:
ALL NEW PLANTS SHALL BE CONNECTED TO EXISTING IRRIGATION - CONTRACTOR TO VERIFY EXISTING LOCATION

EXISTING RESIDENTIAL DEVELOPMENT/
OPEN PARK
RS-6 ZONING

BUILDING ADDITION AND REMODEL FOR
POWER ROAD ANIMAL HOSPITAL
2333 S. POWER ROAD MESA, ARIZONA 85209

associatedarchitects, inc.
architecture · construction management · planning
www.associated-architects.com
p 480-964-8451
6 East Palo Verde Street, Suite 1 · Gilbert · Arizona · 85296



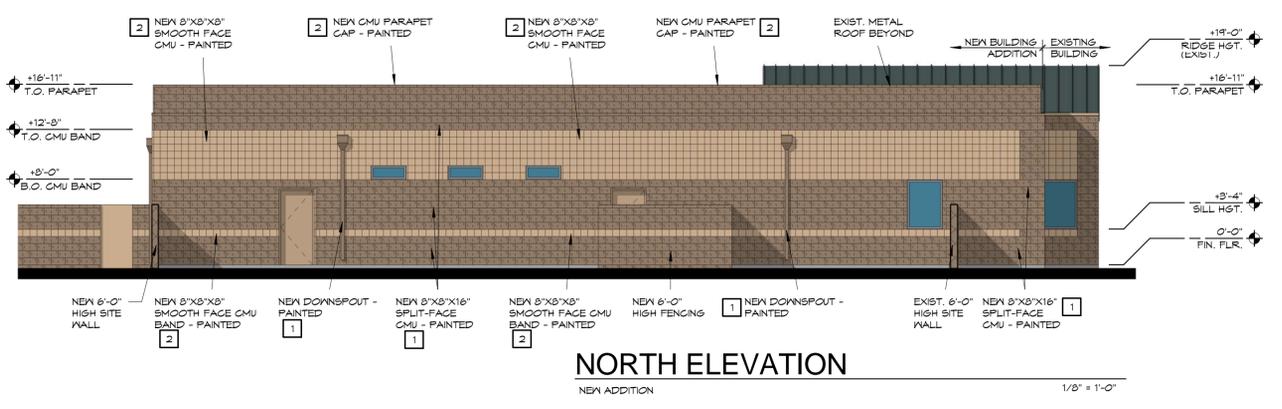
NO.	REVISION	DATE	BY	DESCRIPTION
1				
2				
3				
4				



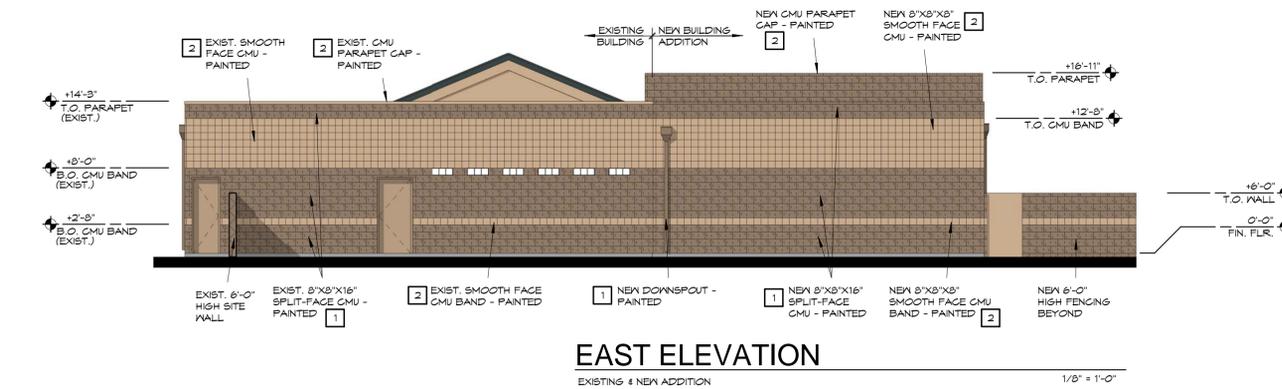
EXPIRES: 8/30/15
SHEET 1 OF
A-1



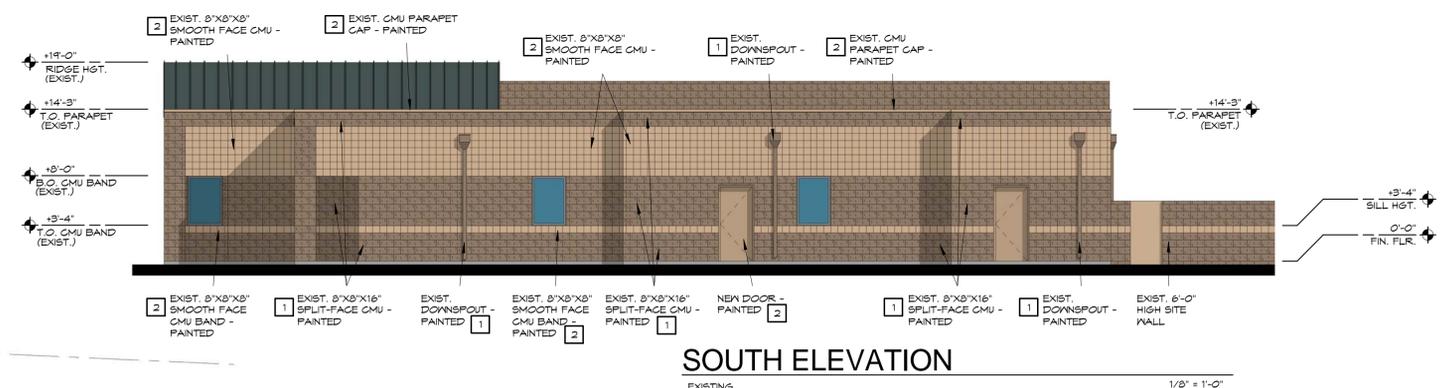
NORTHWEST VIEW



NORTH ELEVATION

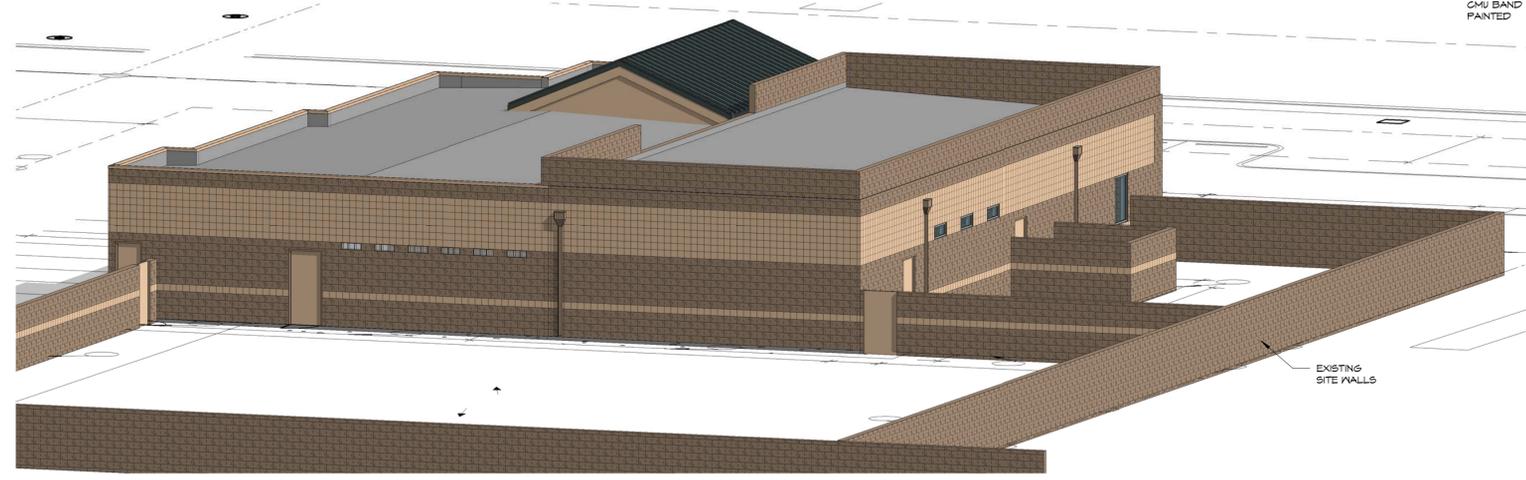


EAST ELEVATION

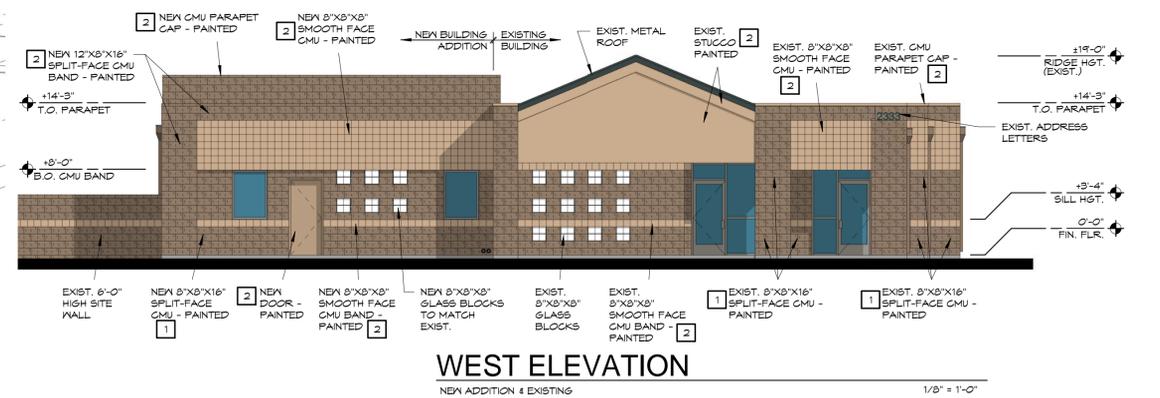


SOUTH ELEVATION

COLOR LEGEND	
MAIN BODY	
1	- SPLIT-FACE CMU - PAINTED: MFR: FRAZEE COLOR: WILD NEST CLC 1218N
ACCENT	
2	- SMOOTH FACE CMU - PAINTED: MFR: FRAZEE COLOR: ROPEO DUST CLC 1251D



NORTHEAST VIEW



WEST ELEVATION

BUILDING ADDITION & REMODEL
 FOR
POWER ROAD ANIMAL HOSPITAL
 2333 S. POWER ROAD MESA, ARIZONA 85209
 DESIGN REVIEW/SITE PLAN REVIEW SUBMITTAL

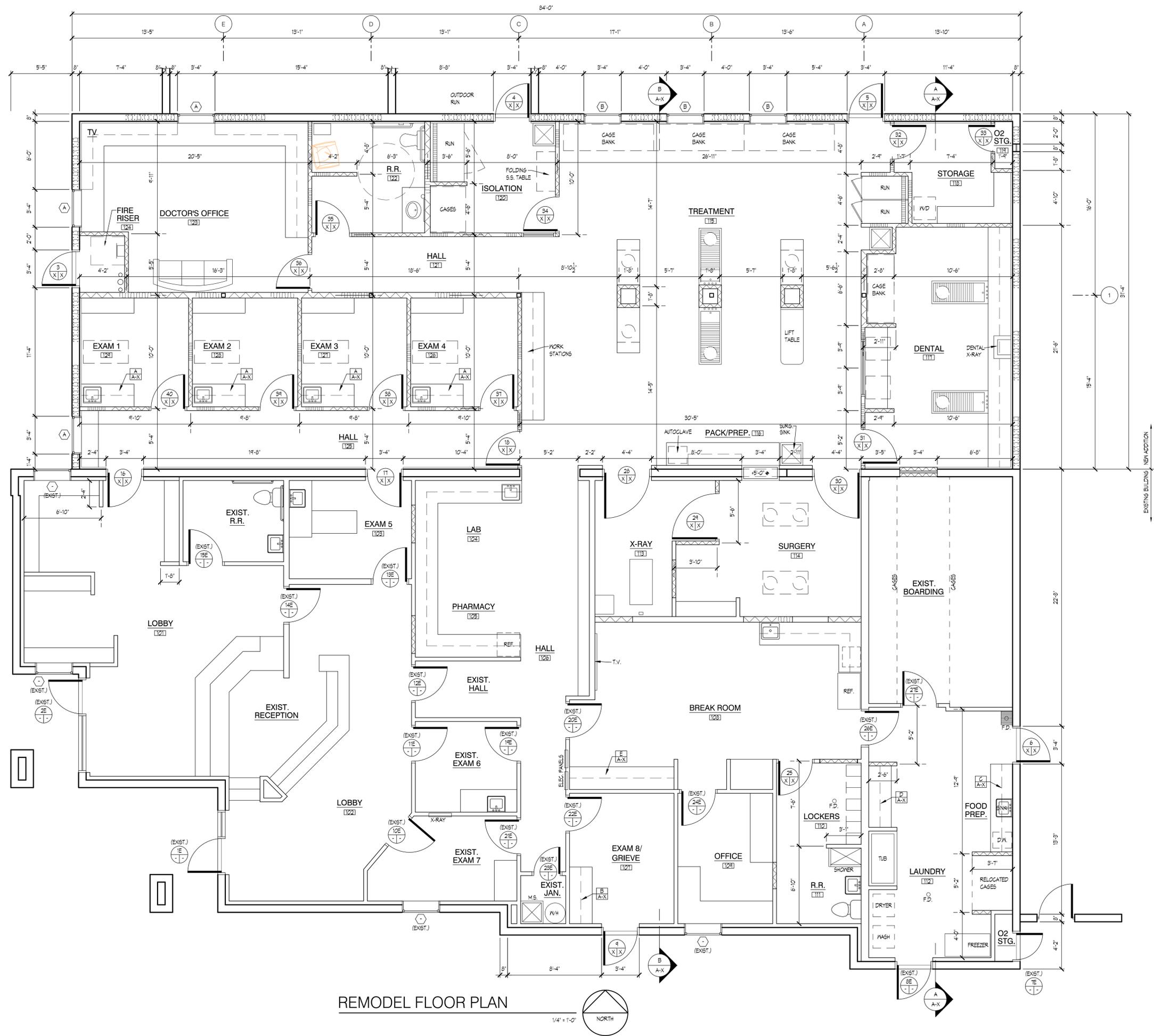
associatedarchitects, inc.
 architecture · construction management · planning
 www.associated-architects.com
 p 480-964-8451
 6 East Palo Verde Street, Suite 1 · Gilbert · Arizona · 85296



DATE	DESCRIPTION



SHEET 2
A-2
 OF



REMODEL FLOOR PLAN



**BUILDING ADDITION & REMODEL
FOR
POWER ROAD ANIMAL HOSPITAL**
2333 S. POWER ROAD MESA, ARIZONA 85209

associatedarchitects, inc.
architecture · construction management · planning
p 480-964-8451 www.associated-architects.com
6 East Palo Verde Street, Suite 1 · Gilbert · Arizona · 85296



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/08/14
2	REVISED	
3	REVISED	
4	REVISED	



SHEET 5
A-5
OF

PROJECT NARRATIVE

Rezoning, Building Addition and Remodel for
Power Road Animal Hospital
November 20, 2014

Location: 2333 S. Power Rd.
Mesa, Arizona 85209

Occupancy Group: B
Existing Use to remain – Veterinary Clinic
Existing Zoning LC-PAD

Building Area: Existing Building ----- 3,370 Sq. Ft.
New Addition ----- 2,639 Sq. Ft.
Total ----- 6,009 Sq. Ft.

Parking: 1 stall per 250 sq. ft. (Medical) = 24 stalls required
28 stalls provided (2 of which are handicapped)

Request: Rezone from LC to LC (BIZ) and Site Plan Modification

Description:

Rezone from Limited Commercial (LC) to Limited Commercial (LC) with a BIZ overlay to allow nine (9) new parking spaces to encroach into the front yard setback for no more than 3 feet. This project consists of a new 2,639 Sq. Ft. building addition to the existing Power Road Animal Hospital. This existing facility is 3,370 Sq. Ft. This project also includes a minor interior remodel of the existing building, new 6'-0" high site walls, new asphalt paving with new parking stalls, and required landscape upgrades to meet current zoning regulations.

The design of the new building addition will complement the existing building, and all of the building exterior will be painted with a new color scheme. See attached color board.

The addition includes four (4) new exam rooms, doctors office, treatment room, dental suite, storage, isolation and restroom. The existing kennels are for minimal stays for animals that have had procedures.

The fenced in areas to the east and north of the facility are used as an area for the exercise and movement of animals during their stay at the facility. Animals in these areas are always accompanied by staff and are only there a short amount of time. There are no exterior kennels, pens or housing of animals.

The fenced in areas are separated to keep isolation animals from regular animal patients, under staff supervision.

Bonus Intensity Zone Overlay:

The purpose of the Bonus Intensity Zone (BIZ) Overlay District is to provide for variation from the application of development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. It must be demonstrated that the resulting development will further the goals and objectives of the General Plan, Specific Plans, and Council policies and will provide significant social or economic benefits to the City. This overlay district applies more frequently to individual projects which may consist of one or more buildings. Moreover, one of the purposes of this BIZ Overlay is to allow for the establishment of unique (or specific) land use regulations and development standards to achieve the goals of the General Plan for the area.

In this instance, we are requesting the use of the BIZ overlay to allow the reduction of the front yard setback from 15 feet to 12 feet to accommodate nine (9) parking spaces, which will be screened behind a new screen wall being proposed with this site plan modification. With this improvement, we are also proposing to install two (2) new landscape planters along the frontage as shown on the proposed site plan. With the addition of these new planters, the project is actually gaining additional square footage of landscape area than what would otherwise be allowed under the existing code. No new landscape planter is proposed for the south side of the building as that is the current, existing condition.

In addition, the new building addition will include energy efficient design elements including: eliminating windows on the east and west sides of the building to reduce heat gain within the rooms, a high albedo roof (high reflectivity) to reduce heat gain on the roof, masonry exterior walls with spray in insulation within each cell as well as an additional batt insulation within 1- ½” metal furring on the interior, R-38 batt insulation at the roof deck and the use of Low-E Dual Pane windows on the north elevations. All new HVAC equipment will be high efficiency and all new electrical components will meet the new IECC requirements to reduce energy consumption. Any new landscaping will be low water use to meet xeriscape design requirements.

The City Council may approve modifications to the underlying district standards proportionate to number of items and degree of compliance provided by projects that comply either with the BIZ standards. Projects, such as this expansion for Power Road Animal Hospital, with a minimal number modifications need comply with a lower percentage of the BIZ criteria. The applicable BIZ standards met are:

1. Together with the expansion, the new elevations provide distinctive, superior quality design.
2. The site is locate on Power Road, which is an area with existing utility and transportation infrastructure and existing community services.
3. The modified site plan is designed to reduce onsite environmental impacts by keeping the customer parking areas closer to each other, and using existing driveways more efficiently, thus maintain the existing open spaces, which are needed as part of the operation of the veterinary clinic and the wellbeing and recovery of the animals.
4. The site design includes priority parking locations near the entrance to the clinic.

In short, the BIZ overly is being used for a de minimis request to allow a minor encroachment into the front yard setback, which will allow an existing business to expand its facility and remain in the City of Mesa. Once installed with the new landscape planter islands and screen wall, the overall aesthetics of the site will be improved and there will be no negative impact on the public or adjacent property owners.

**Citizen Participation Report
For
A Building Addition and Remodel for Power Road Animal Hospital**

Date: December 2, 2014

Purpose: The Report provides the results of the implementation for the Citizen Participation Plan for the addition & remodel for Power Road Animal Hospital. This site is located at 2333 S. Power Road in Mesa, Arizona. This is an application for Site Plan Modification & Rezone from LC to LC-Biz Overlay for an addition of 2,639 Sq. Ft. to the existing “Power Road Animal Hospital”, a minor interior remodel of the existing building, new 6’-0” high site walls, new asphalt paving with new parking stalls, and relocate the dumpster enclosure. This report provides evidence that citizens, neighbors, public agencies, and interested parties have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

Contact:

Brian Johns, RA
Associated Architects, Inc.
6 East Palo Verde Street, Suite 3
Gilbert, Arizona 85296

Pre-application Meeting: The pre-application meeting with the City of Mesa planning staff was held on September 15, 2014 (PS14-064). Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

Neighborhood Meeting:

Letters were sent out October 20th to contact list of owners within 500 sq.ft including, homes, apartments, HOAs, schools and Neighborhood Associations on October 20th to invite them to the neighborhood meeting on Nov. 1st.

The following is the Date and location of the meeting where the citizens were invited to discuss the applicant’s proposal:

- 1. November 1st, 2014 – Power Road Animal Hospital building at 2333 S. Power Road, 4pm to 5pm. – 0 in attendance. (Architect, Owner and 2 of owner’s Staff were in attendance).** The owner did not receive any correspondence from citizens.

Correspondence and Telephone Call:

- 1st letters mailed to contact list, including homes, apartments, HOAs, schools and Neighborhood Associations on 10-6-14.
- 2nd Letters mailed to the additional 500 feet of citizens on 10-20-14
- The owner has received, 0 phone calls 0 emails from citizens in regard to the proposed development.

Results: There are 65 number of persons on the contact list as of the date of this Citizen Participation Report. The owner has received 'undeliverable' mail back from the following addresses on that contact list:

Superstition Springs Community Master Assoc. – 2500 S. Power Rd. Mesa, AZ 85209

Taylor Shari-Lyn – PO Box 1402. Mesa, AZ 85216

Try David L Jr. – 5650 S. Kyrene Rd. Unit 1219. Tempe, AZ 85383

Feltes John Tr. – 6917 E. Laguna Azul Ave. Mesa, AZ 85208

Melissa Buxton – 1058 S. Amulet, Mesa, AZ 85208

Meyer Craig/Jennifer – 10836 W. Adam Ave. Sun City, AZ 85373

Maas Marvin H/Sharon K – 6904 E. Madero Ave. Mesa AZ 85208