
As part of the public process, we are required to provide notification of the following meeting:

1) Neighborhood Meeting

- a. In-Person Meeting Date: February 18th, 2026
- b. Address: Bales Elementary School Library
25400 W Maricopa Rd, Buckeye, AZ 85326
- c. Time: 6:00 PM

For additional information, please contact the Development Services Department at (623) 349-6200.

We are available to discuss any concerns or comments you may have. Please feel free to email Johan Santiesteban with your questions.

Thank you.

Johan Santiesteban
Planner II
(623) 235-0542
jsantiesteban@bowman.com

Graeme Melton
Regional Manager
(403) 818-6344
gmelton@melcor.ca

Affidavit of Mailing Notice

Case Number: PLZZ-23-00011
Project Name: Copper Falls 2025 Major CMPA Parcel 1
Applicant Name: Dawn Marie Fortuna, AICP
Location: NWC Miller Road and Southern Avenue

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for neighborhood meetings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the meeting notice to each said owner no less than fifteen (15) days prior to the neighborhood meeting date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the meeting notice to each said owner no less than fifteen (15) days prior to the neighborhood meeting.

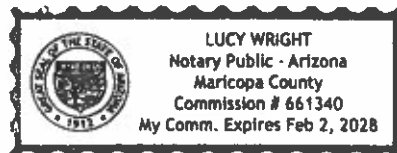
See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 21 day of January, 2024, by:


Notary Public

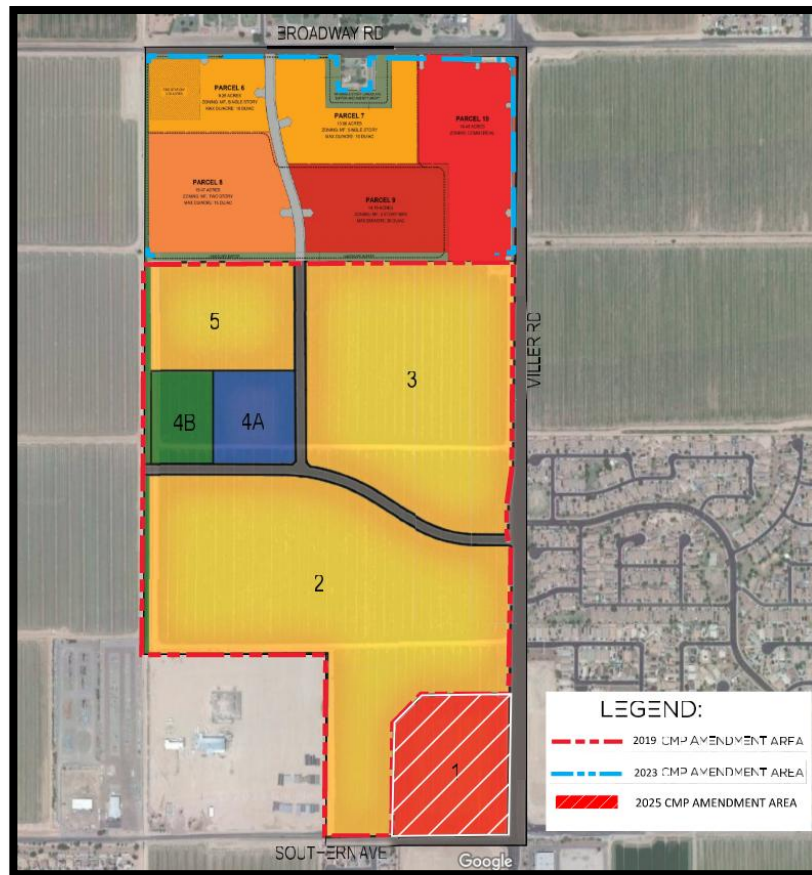
My Commission Expires:
Feb 2, 2028



Friday, January 23, 2026

Dear Neighbor,

Melcor Developments is reaching out to you to share information on our upcoming Major Community Master Plan Amendment (Case No. PLZZ-23-00011) for the Miller & Southern project. The parcel located on the Northwest Corner of Miller Rd & Southern Ave proposes the addition of multifamily residential as a permitted use to the existing commercial land use designation within the existing Copper Falls CMP.



Land Use Master Plan

COX RONALD/JAQUEZ REBECCA
5681 S 251ST DR
BUCKEYE 85326

MILLER MANOR HOMEOWNERS
ASSOCIATION
PO BOX 6298
GOODYEAR AZ USA 85338

MILLER MANOR HOMEOWNERS
ASSOCIATION
450 N DOBSON RD STE 201
MESA AZ USA 85201

MILLER PARK HOMEOWNERS
ASSOCIATION INC
PO BOX 14000 SUN LAKES
AZ USA 85248

COPPER FALLS HOMEOWNERS
ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE, AZ USA, 85282

PAUL ALYSSA
25131 W WAYLAND DR
BUCKEYE 85326

LOVELL VIVIANA/CISNEROS JOSE
25133 W WAYLAND DR
BUCKEYE 85326

RUIZ EDGAR ROMERO
25137 W WAYLAND DR
BUCKEYE 85326

PENA ARIANNA LORRAINE/CALVILLO
EDGAR IVAN JR
25139 W WAYLAND DR
BUCKEYE 85326

ANGUS LIAM R
25145 W WAYLAND DR
BUCKEYE 85326

WISEMAN CODY/HILL DELANEY
25151 W WAYLAND DR
BUCKEYE 85326

VILLALPANDO ALBERTO/MARTHA
25161 W WAYLAND DR
BUCKEYE 85326

CARO OSVALDO ADOLFO/GIRON BEATRIZ
25175 W WAYLAND DR
BUCKEYE, AZ 85326

MARTINEZ ALEXANDER ARNADO
MORENO
25199 W WAYLAND DR
BUCKEYE, AZ 85326

QUINONES ALEJANDRO/S ARAMIS GIL
25209 W WAYLAND DR
BUCKEYE, AZ 85326

SERRATOS JUAN MANUEL/BEANEIT
25215 W WAYLAND DR
BUCKEYE, AZ 85326

HOLLAND BRIAN/VIERA BELLATRIX
ALEJANDRA GARRIDO
25223 W WAYLAND DR
BUCKEYE, AZ 85326

BERRY FRANKLIN M III/FRANKLIN M
JR/SHANNON M
25233 W WAYLAND DR
BUCKEYE, AZ 85326

ACOSTA LIVING TRUST
25241 W WAYLAND DR
BUCKEYE 85326

OLEARY CHRISTOPHER MARK
25249 W WAYLAND DR
BUCKEYE 85326

FREGOZO JENNIFER LIZBETH
VAZQUEZ/SEDANO STEVEN LOPEZ
25259 W WAYLAND DR
BUCKEYE 85326

QUINTANAR RAFAEL/KARINA
25267 W WAYLAND DR
BUCKEYE 85326

CLARK VALERIA GUADALUPE ROBLES/DE
LA PAZ NESTOR DANIEL
25277 W WAYLAND DR
BUCKEYE 85326

TUCKER MICHELE
25281 W WAYLAND DR
BUCKEYE 85326

DE LEON ELIGIO/NAVALAZARO CYNTHIA
ISELA
25285 W WAYLAND DR
BUCKEYE 85326

GASPER EVAN
25293 W WAYLAND DR
BUCKEYE 85326

CARO ADOLFO
5685 S 253RD AVE
BUCKEYE 85326

GONZALEZ GISELLE/DE PORRAS MARIA
DE LOS GARCIA
5597 S 253RD AVE
BUCKEYE 85326

GONZALEZ RAUL AARON MENDEZ/CRUZ
CLAUDIA IVETTE PEREZ
5609 S 253RD AVE
BUCKEYE 85326

KAAUWAI CHARLES/JESSICA
5621 S 253RD AVE
BUCKEYE 85326

PENA SOFIA DE LA ROCHA/JACKSON
AMARI CAMRON
5633 S 253RD AVE
BUCKEYE 85326

HELMER TERENCE MICHAEL/PAMELA
DEE
5645 S 253RD AVE
BUCKEYE 85326

GONZALEZ ANNALIESE/VICTOR/MEZA
JULIANNA
5657 S 253RD AVE
BUCKEYE 85326

SWEJKAR BRANT/KAITLYN
5669 S 253RD AVE
BUCKEYE 85326

MENDOZA ZULEMA/ROBERTO
5683 S 253RD AVE
BUCKEYE 85326

OSCAR AURELIO IVAN
QUEZADA/MONICA
25138 W WAYLAND DR
BUCKEYE 85326

NEAL MARY ELIZABETH/DANIEL EDWARD
25146 W WAYLAND DR
BUCKEYE 85326

ALMAZAN JUAN GABRIEL TORRES
25156 W WAYLAND DR
BUCKEYE 85326

SHAW SELENA
25162 W WAYLAND DR
BUCKEYE 85326

BACA HORACIO VILLA/NEVAREZ ZULEMA
MARTINEZ
25170 W WAYLAND DR
BUCKEYE 85326

BARRY AMI ALANNA
25180 W WAYLAND DR
BUCKEYE 85326

DOMINGUEZ OSVALDO JR/VANCE
ASHLEY
25186 W WAYLAND DR
BUCKEYE 85326

BERMUDEZ GERARDO TORRES
25196 W WAYLAND DR
BUCKEYE 85326

CARBAJAL JOSE RANDU
25204 W WAYLAND DR
BUCKEYE 85326

25212 W WAYLAND LLC
25212 W WAYLAND DR
BUCKEYE 85326

AGUILAR RAUL
25218 W WAYLAND DR
BUCKEYE 85326

ORTIZ MARIA GORETY SERRANO
25224 W WAYLAND DR
BUCKEYE 85326

ALEMAN DANIEL
25234 W WAYLAND DR
BUCKEYE 85326

25244 W WAYLAND LLC
25244 W WAYLAND DR
BUCKEYE 85326

25252 W WAYLAND LLC
25252 W WAYLAND DR
BUCKEYE 85326

OROZCO EDGAR OMAR
25260 W WAYLAND DR
BUCKEYE 85326

VALENZUELA SAUL ALEJANDRO
ROJAS/SALAZAR AMY VANESSA
25282 W HIDALGO AVE
BUCKEYE 85326

TNHC ARIZONA MARKETING LLC
25272 W HIDALGO AVE
BUCKEYE 85326

YI ERIKA/YU ANGUS
25264 W HIDALGO AVE
BUCKEYE 85326

CHAMALE ERVIN/MENDOZA
YANNAY/CHAMALE ERVIN R/HUMBERTA
25254 W HIDALGO AVE
BUCKEYE 85326

RODRIGUEZ ALAN
GUILLERMO/LIZARRAGA GLADYS
25246 W HIDALGO AVE
BUCKEYE 85326

SPISAK WILLIAM B/YAMILE H
25236 W HIDALGO AVE
BUCKEYE 85326

THOMAS QUARZAHN
TRAMONTE/TIFFANY PHAN
25232 W HIDALGO AVE
BUCKEYE 85326

VILLEGAS LUIS GERARDO
25279 W HIDALGO AVE
BUCKEYE 85326

CVS 5934 AZ L L C
PO BOX 1610 COCKEYSVILLE
MD USA 21030

MARTINEZ JOSE SOCORRO/RIVERA
ANGELICA MARIA
25271 W HIDALGO AVE
BUCKEYE 85326

DARRIS KRISTINA
25263 W HIDALGO AVE
BUCKEYE 85326

BAER KRISTA
25253 W HIDALGO AVE
BUCKEYE 85326

GUTHRIE EDWARD DONALD
25239 W HIDALGO AVE
BUCKEYE 85326

ROJAS JOSE MERCADO/JIMENEZ EDWIN
M MERCADO
25240 W HUNTINGTON DR
BUCKEYE 85326

ORTIZ EDGAR ROBERTO
FREGOSO/MACIAS ITZEL KARINA
25250 W HUNTINGTON DR
BUCKEYE 85326

PIMENTEL MARINEE FELIX/ACUNA
FRANCISCO PIMENTEL
25262 W HUNTINGTON DR
BUCKEYE 85326

ROMERO ALVARO/SAIDA
25270 W HUNTINGTON DR
BUCKEYE 85326

CAMPOS EDGAR CAMACHO/BENAVIDES
JACQUELINE
25280 W HUNTINGTON DR
BUCKEYE 85326

RAMIREZ JESUS GABRIEL
25275 W HUNTINGTON DR
BUCKEYE 85326

RETAMOZA KALEY MARIE/QUINTANA
MICHELLE
25265 W HUNTINGTON DR
BUCKEYE 85326

ORTIZ YVETTE/ELPIDIO PEREDA
25283 W HUNTINGTON DR
BUCKEYE 85326

TIRADO CRISTOPHER
QUINTERO/QUINTERO PRISCILLA
25245 W HUNTINGTON DR
BUCKEYE 85326

GARVIN JONATHAN
25237 W HUNTINGTON DR
BUCKEYE 85326

RODRIGUEZ JOEL/VOELKER MASIELLE
GRAILLET
25255 W HUNTINGTON DR
BUCKEYE 85326

JONES EDWARD L
25270 W PLEASANT LN
BUCKEYE 85326

SOARES MIGUEL NUNO AVILA
TAVARES/FRANCO A M
25260 W PLEASANT LN
BUCKEYE 85326

RIVAS JULIO/MARIBEL
25231 W HUNTINGTON DR
BUCKEYE 85326

JOHN MORRIS CO INC ETAL
25073 W SOUTHERN AVE
BUCKEYE 85326

MORRIS CHRISTINA J/PIATKOWSKI JANE J
6083 S 252ND DR
BUCKEYE 85326

STANBERRY JUSTIN
6049 S 252ND DR
BUCKEYE 85326

RUIZ JUAN CARLOS AGUILAR
6067 S 252ND DR
BUCKEYE 85326

HILL KAITLIN A
25076 W WAYLAND DR
BUCKEYE 85326

LA AURORA PROPERTIES LLC
25205 W SOUTHERN AVE
BUCKEYE 85326