



Commercial and HOA Water Conservation Program



Resident's Guide to Water Saving Landscape Incentives For HOAs, Churches, and Businesses

Becky Zusy, Conservation Coordinator
City of Mesa Environmental & Sustainability Dept.





Non-Residential Increased Incentives

Grass-to-Xeriscape – **up to \$50,000**

Irrigation Equipment Upgrades – **up to \$20,000**

FUTURE PROJECTS ONLY!

*Funding has been provided by/contributed by the
Water Infrastructure Finance Authority of Arizona*





Non-Residential Grass-to-Xeriscape Incentive Overview

Eligible customers – Homeowners' Associations, Multifamily Properties, Churches, etc.

Minimum amount of grass to remove – 2,500 square feet

Replacement of living grass – at least 50% coverage by low-water-use plants

\$2/square foot – removal and replacement with Xeriscape

Maximum of \$50,000 per property in a 12-month period

Just a Note...

Compromise is possible!

Choose areas to remove grass

- Nonfunctional areas
- Keep areas that are used for recreation
- Doesn't have to be entire area
- Try a pilot area

Update the look of the property

- Attract pollinators
- Add seasonal color
- Common goal: a good-looking property



Does not have to be all or nothing!



Application Requirements

1. Entity must be the owner of the property and a City of Mesa water customer.
2. Entity must have a unique Tax ID or employer identification number.
3. The applicant/authorized representative must sign (NOT landscaper or Property Manager)

For HOAs: president of the HOA as listed on the most recent Arizona Corporation Commission report online.

Non-profits/churches: Representative listed on ACC report online



Important Items to Remember

1. Condition of grass – Relatively Healthy
Routinely irrigated and manicured with an average coverage of 70%.
2. Minimum size of grass area – 2,500 square feet
3. Grass cannot be replaced with just artificial turf or rock.
4. Replacement Plants – 50% of area
 - a) All new plants must be on the Arizona Department of Water Resources [Low-Water-Use/Drought-Tolerant Plant List](#) and www.amwua.org/plants.
 - b) Area must be replaced with low-water-use plants that, *when fully mature*, will provide a [plant canopy coverage](#) of at least 50% of the area.



Important Items to Remember

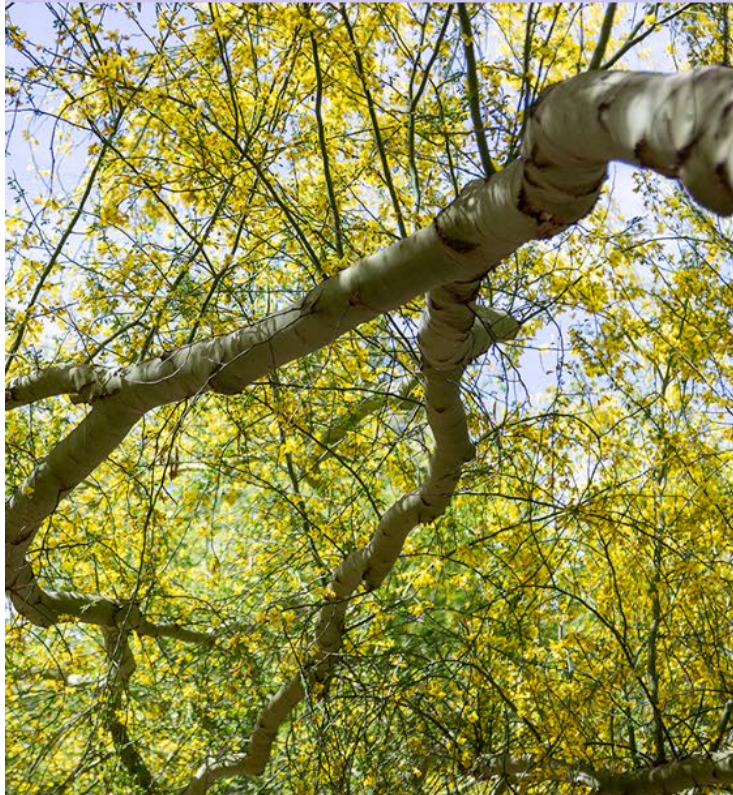
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NAME (COMMON OR BOTANICAL) i KEYWORD

PLANT TYPE PLANT WIDTH (IN FEET) WATER USE SUN

WILDLIFE FLOWER SEASON FLOWER COLOR SPECIAL USE

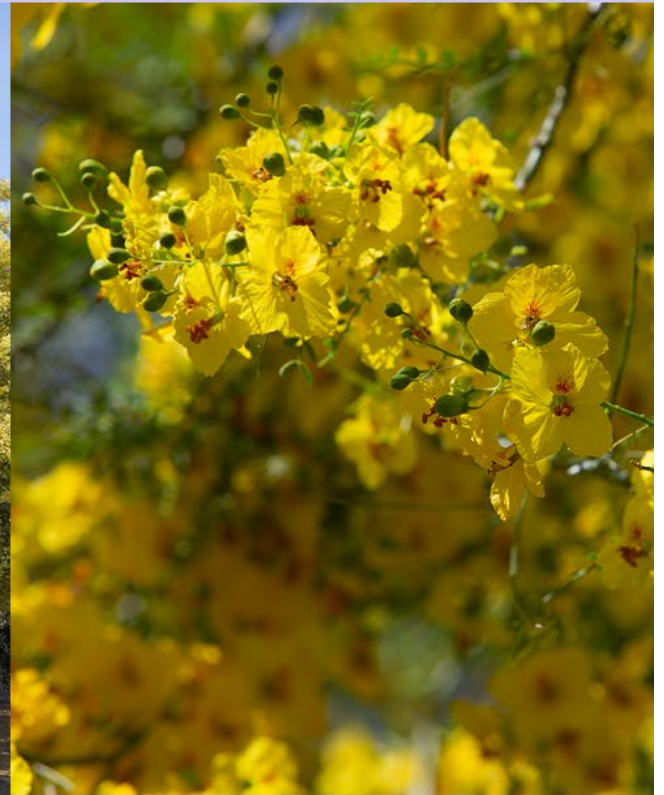
SEARCH



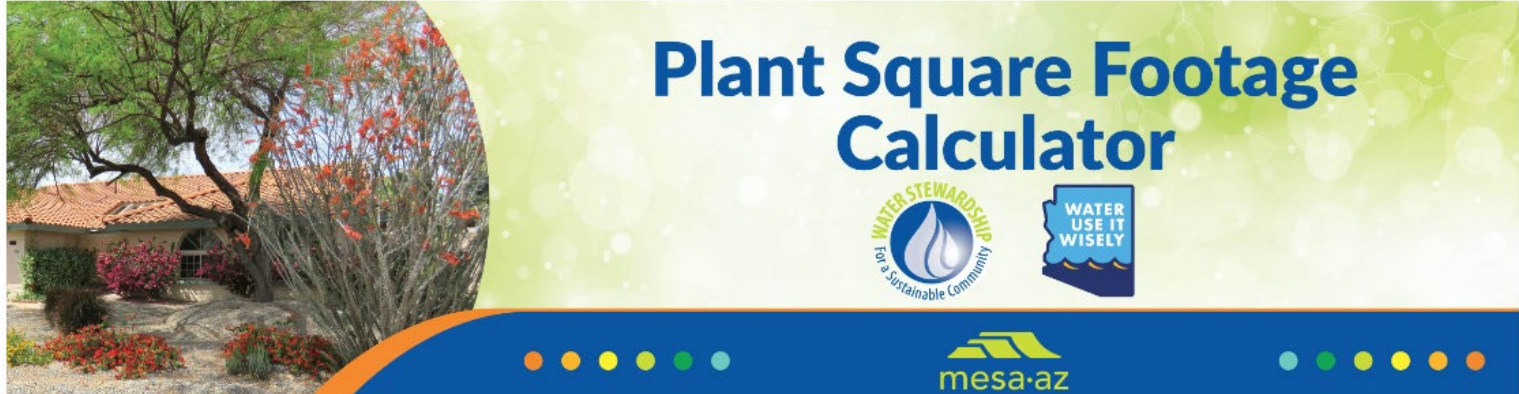
BLUE PALO VERDE



FOOTHILLS PALO VERDE



HYBRID PALO VERDE



Search by Plant Type Select Category... Search by Plant Name

Plant Name ↑	Other Names ↑	Botanical Name ↑	Square Footage ↓	Add to My List	Plant Details
Pink Fairy Duster		<i>Calliandra eriophylla</i>	20	✓	<input type="button" value="View Details"/>

My Plant List

Plant Name	Plant Type	Botanical Name	Square Footage	Quantity	Total SqFt per Plant	
Arizona Yellow Bells	Shrubs	<i>Tecoma stans v. angustata</i>	50	6 ▲	300	<input type="button" value="Remove"/>
Blue Palo Verde	Trees	<i>Cercidium floridum</i>	707	3 ▲	2121	<input type="button" value="Remove"/>
Pink Fairy Duster	Shrubs	<i>Calliandra eriophylla</i>	20	7 ▲	140	<input type="button" value="Remove"/>
					Total Canopy Coverage: 2,561 SqFt	



Plant Square Footage Calculator



My Plant List

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POLL!

Q: What type of organization are you representing today?

- a) Homeowners association
- b) Apartment
- c) Church
- d) Business
- e) Non-profit
- f) Other





Information/Documents to have *before* you begin

1. Link to your entity's page on the [AZ Corporation Commission](#) website
2. City of Mesa utility account number(s)
3. [W-9](#) form with Tax ID/EIN
4. 3-5 current pictures of each area to be converted
5. Aerial map of conversion area from [Maricopa County Assessor's Office](#)
Google Earth/Property Map
6. Assessor's Parcel Number from Maricopa County Assessor's Office
7. Landscape Plan

Additional approvals and documentation may be required as you go through the different City of Mesa departments to complete the conversion process.

Information/Documents to have *before* you begin

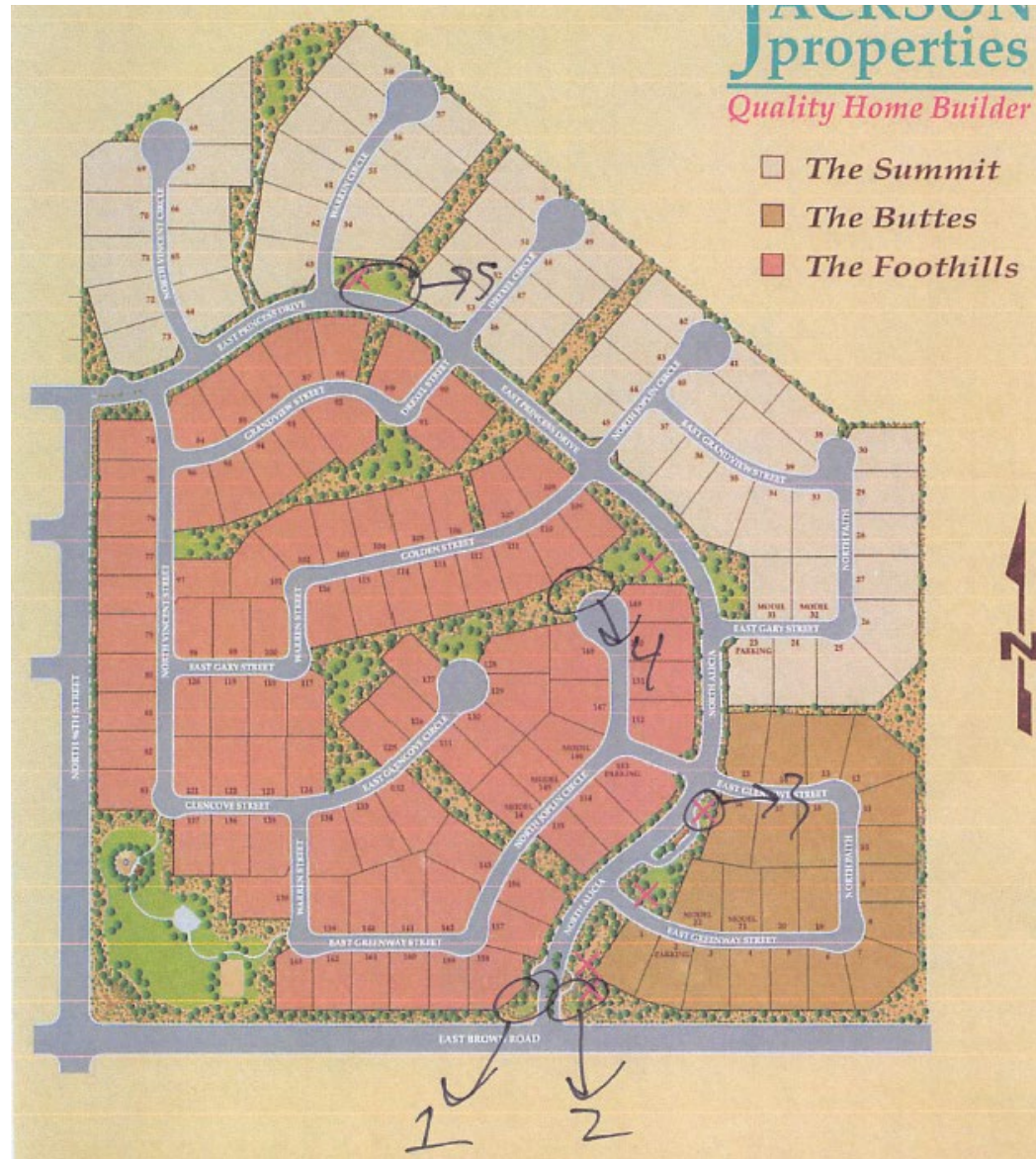
1. Link to your HOA's page on the [AZ Corporation Commission](#) website
2. City of Mesa utility account number(s)
3. [W-9](#) form with Tax ID/EIN
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Property map with conversion areas highlighted.

(L) Numbers were used to match photos with areas of conversion.

(R) Google Earth photo





Feature Information
(1 of 1) Clear ?

220-01-762

Owner Information

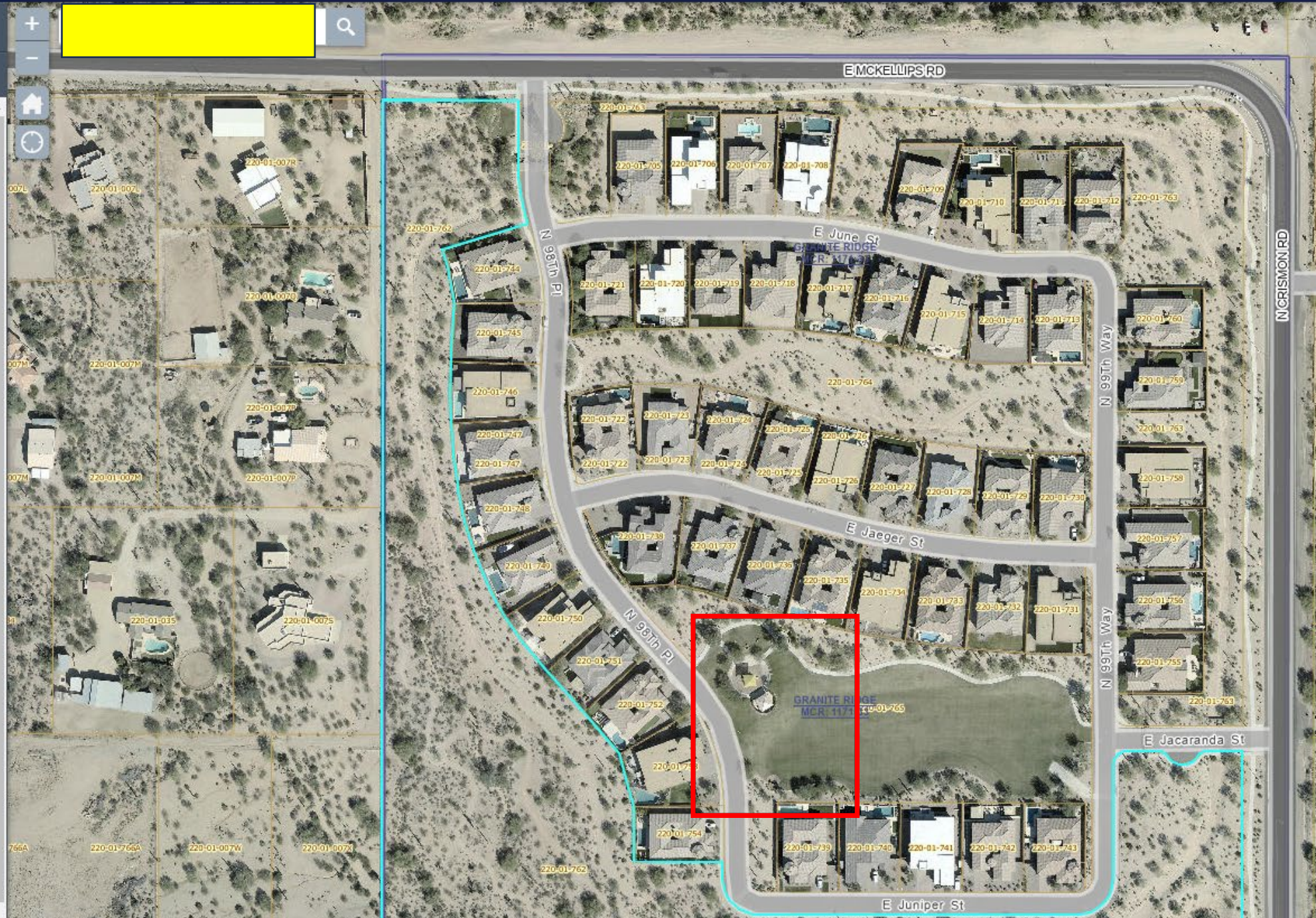
Owner Name: GRANITE RIDGE HOMEOWNERS ASSOCIATION
In Care Of: TRESTLE MANAGEMENT GROUP
Property Address: 9807 E JASMINE CIR MESA 85207
Mailing Address: 450 N DOBSON RD STE 201 MESA AZ USA 85201
Deed Number: 20150379270
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.448193, -111.618578
S/T/R: 10 1N 7E
Jurisdiction: MESA
PUC: 0261
Lot Size (sq ft): 383,591
MCR #: 1171-33
Subdivision: GRANITE RIDGE
Lot #:
Tract/Block: B/
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information

Tax Year: 2025 2024
FCV: \$ 500 \$ 500





Information/Documents to have *before* you begin

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6. Assessor's Parcel Number from Maricopa County Assessor's Office
7. **Landscape Plan**

Additional approvals and documentation may be required as you go through the different City of Mesa departments to complete the conversion process.



LANDSCAPE CALCULATIONS (PER MESA ZONING ORDINANCE)

POWER ROAD STREET FRONTAGE:
 REQUIRED: (26) TREES & (152) SHRUBS
 PROVIDED: (26) TREES & (169) SHRUBS

DALLAS STREET FRONTAGE:
 REQUIRED: (8) TREES & (31) SHRUBS
 PROVIDED: (9) TREES & (48) SHRUBS

WEST PROPERTY LINE:
 REQUIRED: (24) TREES & (121) SHRUBS
 PROVIDED: (29) TREES & (147) SHRUBS

SOUTH PROPERTY LINE:
 REQUIRED: (7) TREES & (35) SHRUBS
 PROVIDED: (7) TREES & (75) SHRUBS

PARKING LOT LANDSCAPE ISLANDS:
 REQUIRED: (8) TREES & (30) SHRUBS
 PROVIDED: (8) TREES & (52) SHRUBS

**MIN. 10% TREES IN PARKING LOT ISLANDS
 REQUIRED TO BE 36" BOX:**
 REQUIRED: (1) TREE
 PROVIDED: (2) TREES

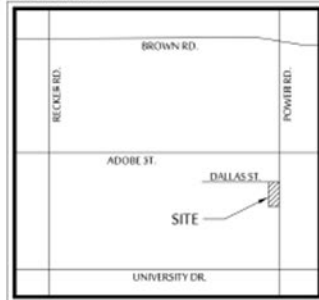
**MIN. 25% TREES OVERALL REQUIRED
 TO BE 36" BOX:**
 REQUIRED: (34) TREES
 PROVIDED: (34) TREES

O.S. CALCULATIONS (PER MESA ZONING ORDINANCE)

COMMON OPEN SPACE (50% LIVE PLANT COVERAGE):
 REQUIRED: 1,898 SF
 PROVIDED: 2,115 SF

PRIVATE OPEN SPACE (50% LIVE PLANT COVERAGE):
 REQUIRED: 3,216 SF
 PROVIDED: 3,550 SF

VICINITY MAP





























PLANT LEGEND

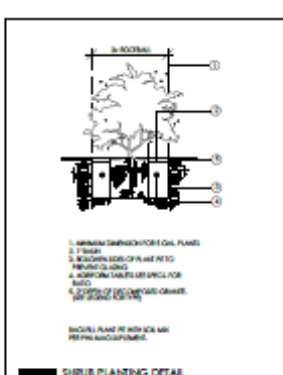
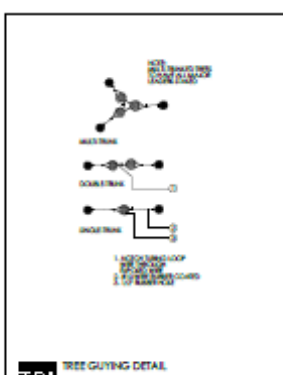
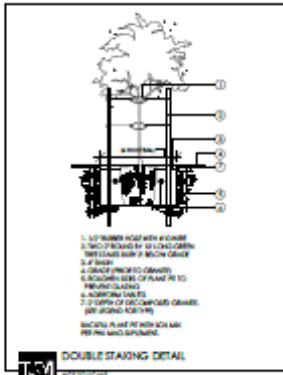
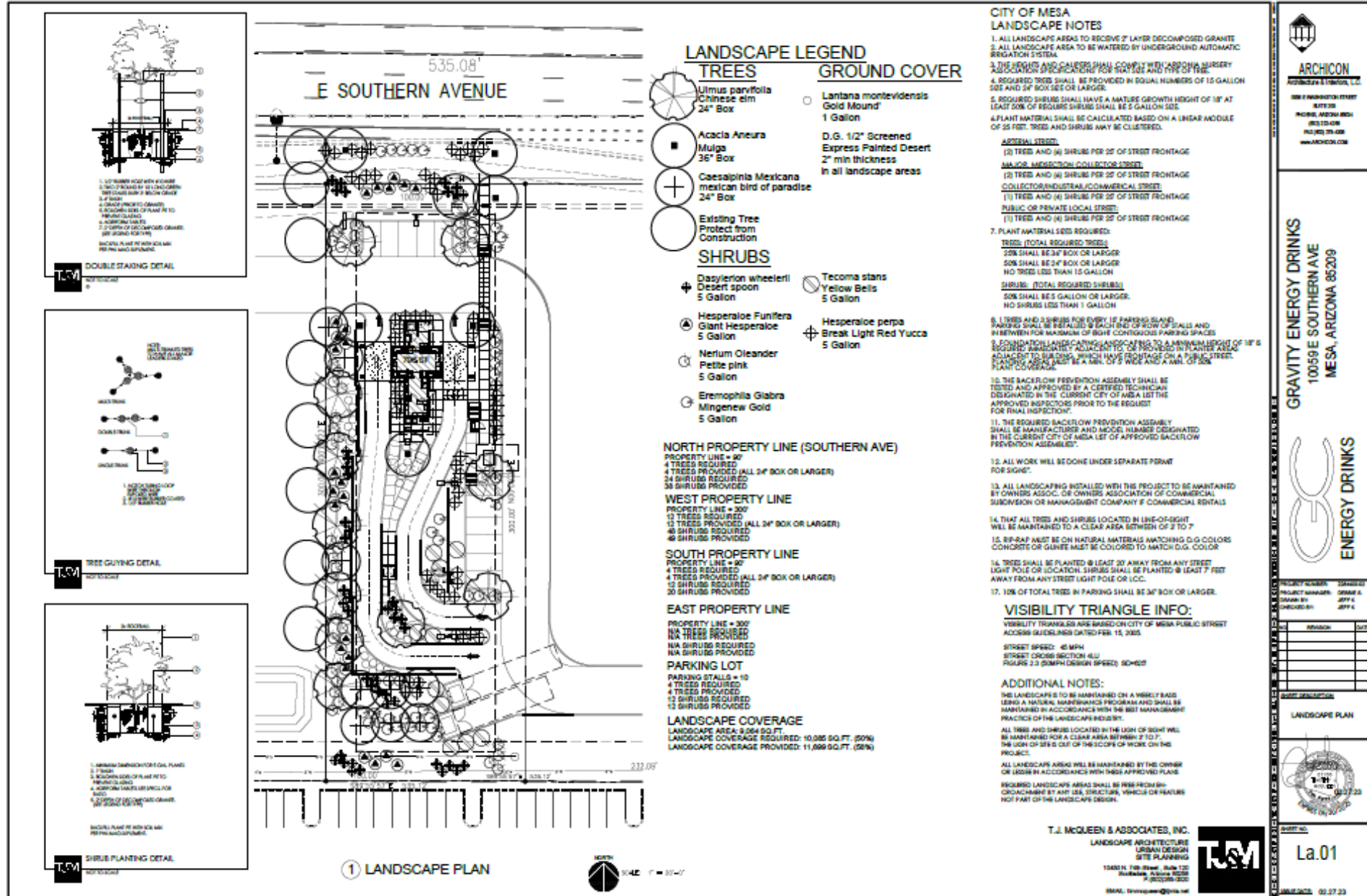
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	ACACIA ANUERA - MULGA TREE	17	24" BOX
	ACACIA WILLARDIANA - PALO BLANCO	23	24" BOX
	CAESALPINIA CALALACO - CASCALOTE	8	24" BOX
	CAESALPINIA CALALACO - CASCALOTE	9	36" BOX
	PARKINSONIA PRAECOX - PALO BREA	11	24" BOX
	PROSOPIS HYBRID PHOENIX - THORNLESS MESQUITE	11	24" BOX
	PROSOPIS HYBRID PHOENIX - THORNLESS MESQUITE	17	36" BOX
	VITEX AGNUS-CASTUS - CHASTE TREE	32	24" BOX
SHRUBS			
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	46	5 GAL
	CALLISTEMON VIMINALIS LITTLE JOHN - DWARF BOTTLEBRUSH	43	5 GAL
	EREMOPHILA HYGROPHANA - BLUE BELLS	52	5 GAL
	LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER	40	5 GAL
	SENNA ARTEMISOIDES - FEATHERY SENNA	39	5 GAL
	SIMMONDSIA CHINENSIS - JOJOBA	32	5 GAL
ACCENTS			
	AGAVE AMERICANA - CENTURY PLANT	20	5 GAL
	AGAVE PARRYI - PARRY'S AGAVE	22	5 GAL
	ALDE VERA - MEDICINAL ALOE	86	5 GAL
	ASCLEPIAS SUBULATA - DESERT MILKWEED	22	5 GAL
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS	121	5 GAL
	CARNEGIEA GIGANTEA - SAGUARO	7	6" MIN
	DASYLIRION ACROTICHUM - GREEN DESERT SPOON	37	5 GAL
	ECHINOCACTUS GRUSONII - GOLDEN BARREL CACTUS	29	5 GAL
	FOUQUIERIA SPLENDENS - OCOTILLO	19	BARE RT
	HESPERALOE PARVIFLORA - RED/YELLOW YUCCA	65	5 GAL
	OPUNTIA SANTA-RITA - PURPLE PRICKLY PEAR	30	5 GAL
GROUND COVERS			
	BAILEYA MULTIRADIATA - DESERT MARIGOLD	163	5 GAL
	EREMOPHILA GLABRA 'MINGENOW GOLEY' - OUTBACK SUNRISE	42	5 GAL
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	51	5 GAL
	LANTANA X 'NEW GOLEY' - NEW GOLD LANTANA	54	5 GAL
	1/2" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: 'MOHAVE GOLD' BY ROCK PROS U.S.A. - OWNER TO VERIFY SIZE & COLOR		45,569 SQ.FT
	MID-IRON BERMUDA TURF		1,726 SQ.FT

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADRW/LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
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	OPUNTIA SANTA-RITA - PURPLE PRICKLY PEAR	30	5 GAL



LANDSCAPE LEGEND

- TREES**
- *Ulmus parvifolia*
Chinese elm
24" Box
 - *Acacia Aneura*
Mulga
36" Box
 - *Caesalpinia Mexicana*
mexican bird of paradise
24" Box
 - Existing Tree
Protect from Construction
- SHRUBS**
- *Dasyliodon wheeleri*
Desert spoon
5 Gallon
 - *Hesperaloe Funifera*
Giant Hesperaloe
5 Gallon
 - *Nerium Oleander*
Pettie pink
5 Gallon
 - *Eremophila Glabra*
Mingnew Gold
5 Gallon
- GROUND COVER**
- *Lantana montevidensis*
Gold Mound
1 Gallon
 - D.G. 1/2" Screened
Express Painted Desert
2" min thickness
in all landscape areas
 - *Tecoma stans*
Yellow Bells
5 Gallon
 - *Hesperaloe perpa*
Break Light Red Yucca
5 Gallon

- NORTH PROPERTY LINE (SOUTHERN AVE)**
- PROPERTY LINE = 90'
4 TREES REQUIRED
4 TREES PROVIDED (ALL 24" BOX OR LARGER)
24 SHRUBS REQUIRED
24 SHRUBS PROVIDED
- WEST PROPERTY LINE**
- PROPERTY LINE = 300'
12 TREES REQUIRED
12 TREES PROVIDED (ALL 24" BOX OR LARGER)
48 SHRUBS REQUIRED
48 SHRUBS PROVIDED
- SOUTH PROPERTY LINE**
- PROPERTY LINE = 90'
4 TREES REQUIRED
4 TREES PROVIDED (ALL 24" BOX OR LARGER)
12 SHRUBS REQUIRED
12 SHRUBS PROVIDED
- EAST PROPERTY LINE**
- PROPERTY LINE = 300'
NA TREES PROVIDED
NA TREES PROVIDED
NA SHRUBS PROVIDED
NA SHRUBS PROVIDED
- PARKING LOT**
- PARKING STALLS = 10
4 TREES REQUIRED
4 TREES PROVIDED
12 SHRUBS REQUIRED
12 SHRUBS PROVIDED
- LANDSCAPE COVERAGE**
- LANDSCAPE AREA: 9,064 SQ. FT.
LANDSCAPE COVERAGE REQUIRED: 10,886 SQ. FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 11,896 SQ. FT. (56%)

CITY OF MESA LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
3. THE HEIGHT AND CALIBER SHALL COMPLY WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS FOR PLANTES AND TYPE OF TREE.
4. REQUIRED TREE SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRED SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

- ADDITIONAL NOTES:**
1. TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
 2. TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
 3. TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
 4. TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
 5. TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
 6. TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
 7. PLANT MATERIAL SHALL BE PROVIDED:
 8. TREES AND SHRUBS FOR EVERY 15' PARKING ISLAND
 9. FOUNDATION LANDSCAPING AND SCAPING TO A MINIMUM HEIGHT OF 18" REQUIRED IMMEDIATELY ADJACENT TO OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDINGS WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANTING COVERAGE.
 10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION.
 11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURED AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES.
 12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGN.
 13. ALL LANDSCAPING INSTALLED WITH THE PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
 14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN 2' TO 7'
 15. 8" RAP MUST BE ON NATURAL MATERIALS MATCHING D.G. COLORS CONCRETE OR GRANITE MUST BE COLORED TO MATCH D.G. COLOR
 16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR L.C.C.
 17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS REGULATIONS (ARTICLE 15.20.05)

STREET SPEED: 45 MPH
STREET CROSS SECTION: 44'
FIGURE 2.3 (SOUTH DESIGN SPEED) 80-400'

ADDITIONAL NOTES:

THE LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES OF THE LANDSCAPE INDUSTRY.

ALL TREES AND SHRUBS LOCATED BY THE USER OF 30" FT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 7'. THE USER OF 30" FT CUT OF THE SCOPE OF WORK ON THE PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THE OWNER OR USER IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES OF THE LANDSCAPE INDUSTRY.

REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY: CONTRACTOR BY ANY USE, STRUCTURE, VEHICLE OR FEATURES NOT PART OF THE LANDSCAPE DESIGN.

ARCHICON
ARCHITECTS & ENGINEERS, P.C.

1000 W. WASHINGTON STREET
SUITE 200
MESA, ARIZONA 85201
(602) 333-1000
WWW.ARCHICON.COM

GRAVITY ENERGY DRINKS
10059 E SOUTHERN AVE
MESA, ARIZONA 85209

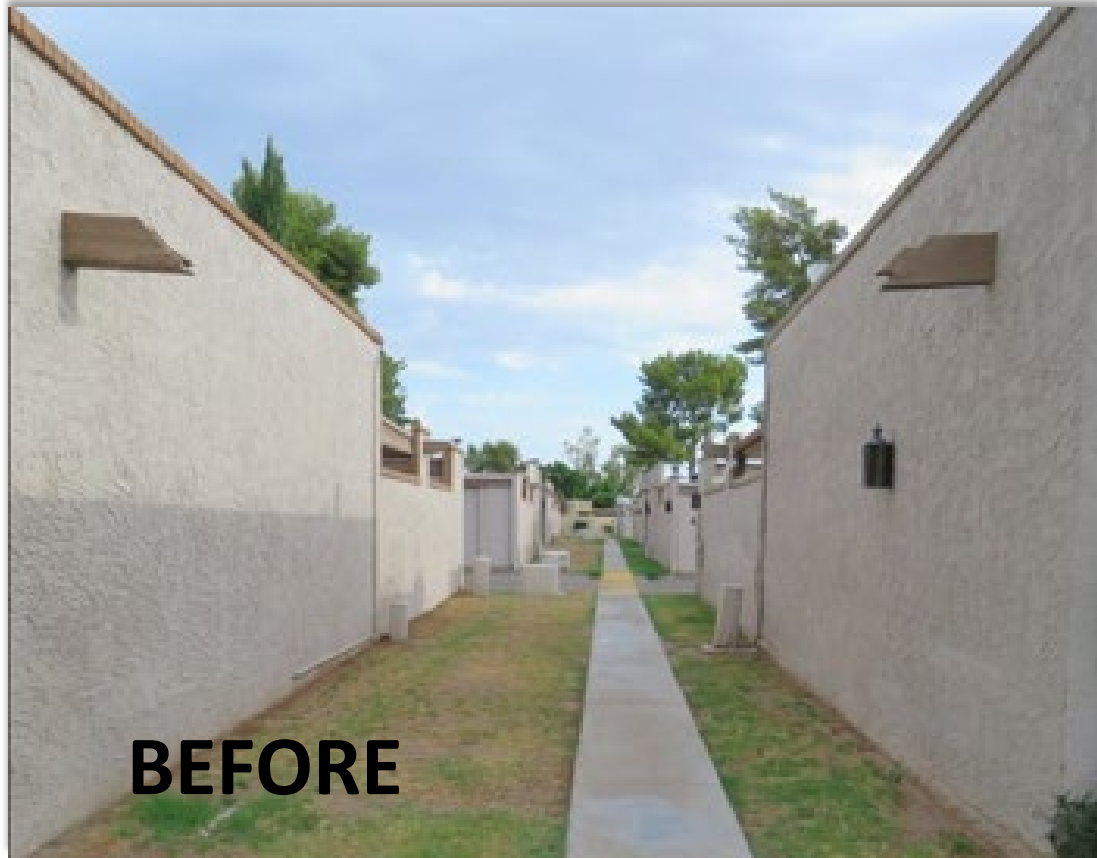
ENERGY DRINKS

PROJECT NUMBER: 23-001
PROJECT MANAGER: JEFF B.
DESIGNER: JEFF C.
CHECKER: JEFF C.

DATE: 02/27/23

SCALE: 1" = 30'-0"

02.27.23





AFTER



BEFORE



POLL!



Q: How did you hear about this webinar?

- a) Email notice
- b) Newsletter
- c) Social Media (Facebook, “X”, NextDoor)
- d) Searched City of Mesa website

Irrigation Equipment Incentive

Up to **\$20,000** in a 12-month period

FUTURE PROJECTS ONLY

- **Smart Controllers**
- **Flow Sensor**
- **Rain Sensor**
- **High Efficiency Nozzles**
- **Valve Pressure Regulator**
- **Pressure Regulating Heads**
- **Installation for controllers and flow sensors**



More benefits to improving irrigation:

- Street damage
- Building damage
- High water pressure – hard on system
- Automation to reduce landscaper trips (leaks, rain sensing)
- “Easier” to agree upon



Pressure regulating stems with rotator nozzles



Water Conservation

- Residential Grass-to-Xeriscape Incentive
- Commercial Customers
- Low Water Use Plants
- High Water Bill
- Save Water Indoors
- Saving Water Outdoors
- Help Out With the Drought

Residents » Water » Water Conservation » Commercial Customers »

Water Management for HOAs

Font Size: + - Share & Bookmark Feedback Print



Higher incentives are available for HOAs

We want to help your HOA save water and MONEY! Take advantage of our new, higher incentives. Reduce your landscape water use and increase efficiency through landscape conversion and irrigation upgrades. *Water conservation is everyone's business!*

- **In case you missed it:** Your HOA may qualify for up to **\$50,000** when you remove at least 2,500 square feet of grass, and up to **\$20,000** for updated irrigation equipment. Read details below.
- Want the latest water conservation news and tips to help your homeowners association reduce your water usage and save money? [Sign up for our email list](#) to be in the know.

Grass-to-Xeriscape Incentive

The incentive is not retroactive prior to the approval date and does not apply to conversion projects that take place without the approval of the City of Mesa.

- Eligibility & Program Requirements >
- Incentive Amounts >
- How to Start the Application Process >
- Next Steps in the Process >

Landscape Irrigation Equipment Incentives

- Eligibility & Program Requirements >
- Incentive Amounts & Eligible Equipment >

Grass-to-Xeriscape Landscape Conversion Incentive Application for Homeowner's Associations & Commercial Customers

My progress: 0%

Contact Information

This application is specific ONLY to those non-residential properties who choose to remove grass and replace it with Xeriscape. The incentive is not retroactive prior to the approval date and does not apply to conversion projects that take place without the approval of the City of Mesa. This application, rules and guidelines are subject to change at any time.

FYI – Residential Grass-to-Xeriscape Landscape Incentive

Up to \$1,100 for single family residences





Commercial and HOA Water Conservation Program



Thank you for your interest!

Becky Zusy, Conservation Coordinator

City of Mesa Environmental & Sustainability Dept.

mesaaz.gov/conservation

