

CITIZEN PARTICIPATION REPORT

HAWES CROSSING V I L L A G E 7

City of Mesa, Arizona

Rezone & Major GPA Application

Case#: ZON26-00160 and GPA26-00161

June 2026

Prepared for:
Reserve 100, LLC, the land developing entity for:

**BLANDFORD
HOMES**

3321 E. Baseline Road
Gilbert AZ 85234

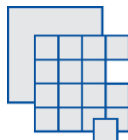
ASLD KE No. 053-126086-00-100 and KE No. 053-126088-00-100

Prepared by:

Kimley»Horn

2046 Riverview Auto Drive, Suite 400,
Mesa, Arizona 85201
Telephone: 602-313-7206
Contact: Keith Nichter

&



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

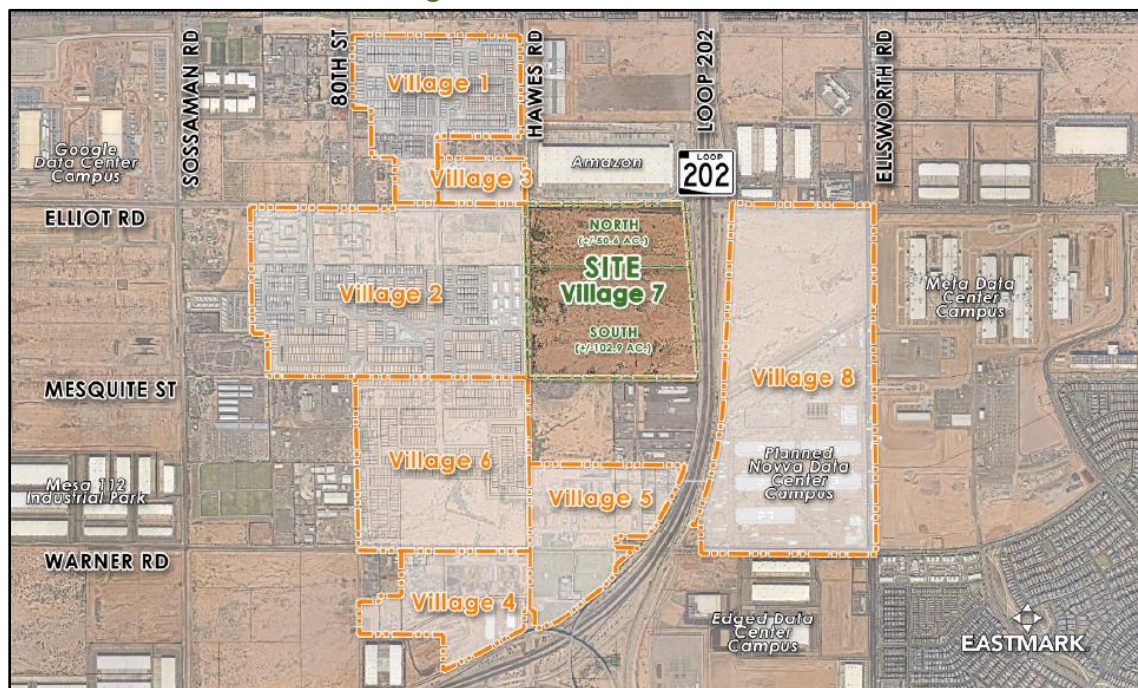
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204

Telephone: 480-461-4670
Contact: Sean Lake or Vanessa MacDonald

A. Purpose

Pew & Lake, PLC (the "Applicant"), on behalf of Blandford Homes and with the permission of the Arizona State Land Department (the "Property Owner"), is pleased to submit this Citizen Participation Report, in support of proposed Rezone and General Plan Amendment requests for approximately 153 acres of property in the City of Mesa (the Project). As shown below, the property is in Hawes Crossing Village. The Property is on the south side of Elliot Road, on the west side of the Loop 202 Freeway. The property are owned by the Arizona State Land Department. Accordingly, there are no assigned Maricopa County Assessor parcel numbers. The purpose of this report is to inform the City of efforts that have been made to inform nearby property owners, neighborhood associations, and businesses in the vicinity of the proposed Rezoning and General Plan Amendment applications that have been submitted to the City of Mesa.

Figure 1 – Context Aerial



The specific requests to the City of Mesa are:

- **Rezoning of approximately 102.9 acres in Hawes Crossing Village 7 from 29.7 acres of Mixed-Use (MU/PAD) and 73.2 acres of Light Industrial (LI/PAD), to Residential Small Lot Single Dwelling District (RSL-2.5/PAD). To ensure consistency with the surrounding residential character, a maximum density of 4.5 DU/AC will be included in the PAD rezoning.**
- **A General Plan Amendment to change the Land Use Placetype of 102.9 acres in Hawes Crossing Village 7 from Urban Center and Local Employment Center, to the Urban Residential Placetype.**

- **Rezoning of approximately 50.6 acres in the north portion of Hawes Crossing Village 7 from Limited Commercial (+/-23.5 acres) & Mixed-Use (+/-27.1 acres) PAD to approximately 27.8 acres of Limited Commercial (LC/PAD) and approximately 22.8 acres of Mixed-Use (MU/PAD).**

B. Contact

The individuals who have coordinated the citizen outreach for this project are:

Pew and Lake PLC
 Vanessa MacDonald & Sean Lake
 1744 South Val Vista Drive, Suite 217
 Mesa, AZ 85204
 Telephone: 480-461-4670
 Vanessa.Macdonald@pewandlake.com

Kimley-Horn
 Keith Nichter
 2046 Riverview Auto Drive, Suite 400
 Mesa AZ 85201
 602-313-7206
 Keith.Nichter@Kimley-Horn.com

C. Pre-Submittal Conference

The Pre-submittal Conference with City of Mesa Development Services staff was held December 2, 2025. Staff reviewed the application and recommended that adjacent residents, and nearby registered neighborhoods be contacted.

D. Action Plan

The Project team recognizes the importance that public participation plays in the development process. We are committed to encouraging and allowing the public to express their thoughts, helping them understand the proposal and addressing any concerns in a professional and appropriate manner. In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide affected property owners with the opportunity to voice any concerns or questions they may have about the proposed development:

1. A virtual neighborhood meeting was held on April 28, 2026, and featured a presentation that included the existing and proposed zoning districts, and a thorough discussion of each. A summary of the meeting is attached to this report.
 - A. The Notice of Neighborhood meeting was mailed to all Property Owners within 1000 feet of the project boundaries, using a list provided by the City of Mesa. The notice was sent on April 3, 2026, 25 days in advance of the neighborhood meeting. The mailing list included:
 - i. All registered neighborhood associations within one mile of the project.

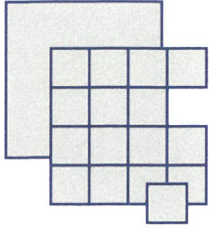
- ii. Homeowners Associations within one half mile of the project.
- iii. Property owners within 1000 feet of the development.

E. Project Schedule

- Pre-submittal Conference: December 2, 2025
- 1st Rezoning and General Plan Amendment Submittal: March 2, 2026
- Neighborhood Meeting- April 28, 2026
- 2nd Submittal- March 30, 2026
- End of 60-Day Comment Period (per state statute)- June 19, 2026
- 3rd Submittal- June 24, 2026
- Planning and Zoning Board Hearing- TBD
- City Council Introduction- TBD
- City Council Final Action- TBD

F. Attachments

1. Notice of Neighborhood Meeting
2. 1000-Foot Mailing List
3. 1000-Foot Notification Map
4. Summary of Neighborhood Meeting
5. Presentation shown at Neighborhood Meeting



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

April 3, 2026

NOTICE OF VIRTUAL NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Blandford Homes, we are pleased to invite you to participate in a virtual neighborhood meeting to discuss the following land use applications that have been submitted to the City of Mesa for property in your area. The applications are for the following land use changes within the Hawes Crossing Master Plan. A map showing the approximate boundaries of the affected areas within Hawes Crossing is attached to this letter.

- **Hawes Crossing Village 6-** A request to rezone approximately 46 acres from various zoning districts that support multi-family, office and commercial development to the RSL-2.5 zoning district. Approval of this request will allow for the development of single-family, detached homes.
- **Hawes Crossing Village 7-** Rezoning of approximately 110 acres from zoning districts that allow for mixed use, and industrial uses, to the RSL-2.5 zoning district to allow for single-family, detached homes. Similarly, a General Plan Amendment is requested to change the land use designations on the same 110 acres from designations that support Urban and Employment uses, to the *Urban Residential* placetype.
- **Hawes Crossing Village 8-** Rezoning of 115 acres from commercial and mixed-use zoning districts, to the Light Industrial and Neighborhood Commercial zoning districts. Additionally, a General Plan Amendment is requested to change the land use designations from the *Regional Center* Placetype to the *Regional Employment Center* and *Neighborhood Center* placetypes.

A virtual neighborhood meeting has been scheduled to give adjacent property owners in this area an opportunity to meet with the applicant and learn more about the proposed development that would result with the approval of these applications. If you wish to participate in the neighborhood meeting or submit questions in advance, please email Vanessa MacDonald by using the QR Code provided at the bottom of this letter, or at vanessa.macdonald@pewandlake.com, before 5:00 p.m. on the day of the meeting. Vanessa will then email you a direct link to join the Teams meeting.

Virtual Neighborhood Meeting

Date: April 28, 2026

Time: 6:00 p.m.

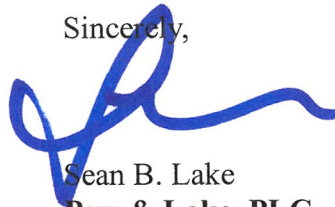
Platform: Microsoft Teams

If you have any questions about these cases, or are unable to participate in the meeting, please reach out to me or Vanessa at 480-461-4670 or at sean.lake@pewandlake.com. We welcome any comments or feedback on these cases and will be happy to discuss them with you. All comments received will be provided to the City and incorporated into a Citizen Participation Report that will be provided to City Staff, Planning & Zoning Board Members and Council Members in advance of the public hearings for these cases.

No public hearings for these cases have been scheduled. When a meeting date is known, signs will be posted on the properties, and notification letters will be sent to Property Owners within 500-feet of the properties. Also, if you reach out to us and provide your contact information, we will notify you of hearing dates.

I hope you will be able to participate in the meeting on the 28th.

Sincerely,



Sean B. Lake
Pew & Lake, PLC

Click for link to Neighborhood Meeting:



--- = HAWES CROSSING BOUNDARY AREA

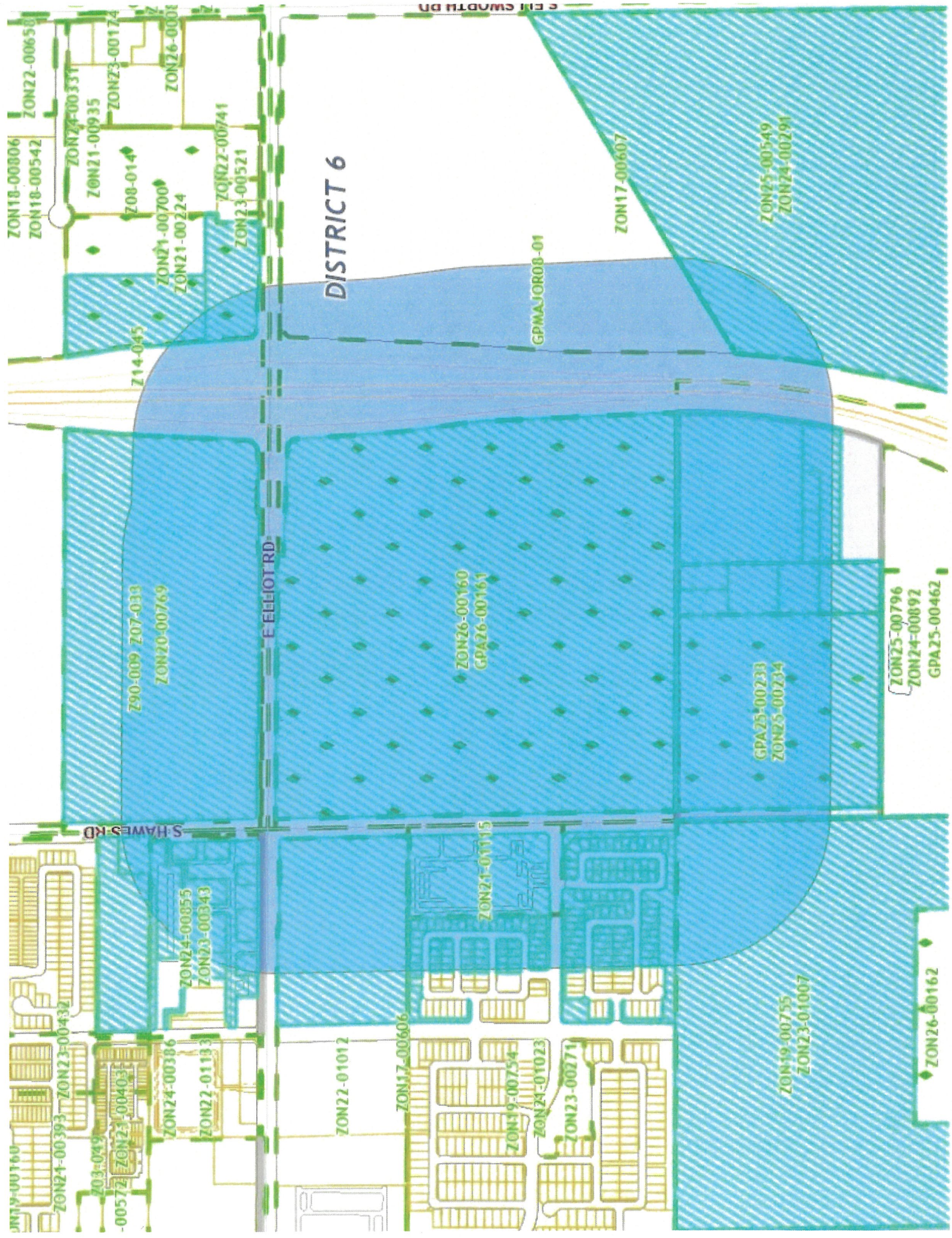


HAWES CROSSING VILLAGES 6, 7 AND 8; 1000-FOOT MAILING LIST				
Owner Name *	Mailing Address	City	State	Zip Code
11623 S 202 LLC	1776 PEACHTREE ST NW STE 605S	ATLANTA	GA	30309
19643 WARNER HOLDINGS LLC	21738 E ORION WAY	QUEEN CREEK	AZ	85142
ABELEIN ARIEL ALEXIS/WALLACE NICHOLAS LEIGH	8244 E QUARTET AVE	MESA	AZ	85212
AGUILA LOURDES C/RONALDO M	3747 S TULIP	MESA	AZ	85212
Alicia Martinez	PO Box 1466	Mesa	AZ	85211
ARIZONA STATE OF	1616 W ADAMS ST	PHOENIX	AZ	85007
ATLAS 2025 TRUST	11823 XAVIER CT	WESTMINSTER	CO	80031
AVILA CESAR ELOY/DAINA NICOLE TALLADA	3931 S ZINNIA	MESA	AZ	85212
AZ CONTRACTOR HOLDINGS LLC	21309 E PUMMELOS RD	QUEEN CREEK	AZ	85142
AZ CONTRACTOR HOLDINGS LLC	20221 E MESQUITE ST	MESA	AZ	85212
BALLEW MARQUS/EMMA	8246 E QUEENSBOROUGH AVE	MESA	AZ	85212
BRYANT MATTHEW NICHOLAS/KIILEHUA KIANNA TAYLOR-FIALA	3807 S TULIP	MESA	AZ	85212
BRZEZNIAK SAMANTHA J/PATRICK	3729 S TULIP	MESA	AZ	85212
City of Mesa; Attn: Marc Hershberg	20 E Main St Ste 750	Mesa	AZ	85211
City of Mesa; Attn Nana Appiah	PO Box 1466	Mesa	AZ	85211
City of Mesa; Attn Josh Grandlienard	PO Box 1466	Mesa	AZ	85211
CROUSE COLE L/NICHOLETTE	8252 E QUINTANA AVE	MESA	AZ	85212
CSHV ELLIOT 202 LLC	100 WATERFRONT PL FL 15	WEST SACRAMENTO	CA	95605
DANG YEN THI/PHAN TRAM THUY	8248 E QUARTET AVE	MESA	AZ	85212
DE LA FE REBECCA MARIE/TANNER JAMES	3803 S TULIP	MESA	AZ	85212
DLK INVESTMENTS LLC	PO BOX 55	VALLEY FARMS	AZ	85191
DOLAN RACHEL	3825 S TULIP	MESA	AZ	85212
EASTGROUP PROPERTIES LP	2141 E CAMELBACK RD STE 250	PHOENIX	AZ	85016
ESCOBAR STEPHEN J/KENNEDY VALENTINA M PARRA	8249 E QUEENSBOROUGH AVE	MESA	AZ	85212
FARMER ALEXANDRA ARLENE	8245 E QUEENSBOROUGH AVE	MESA	AZ	85212
FIBKE LANCE/CAMRYN	3733 S TULIP	MESA	AZ	85212
FIGUEROA ANDREW/HALEY	8252 E QUINTUPLET AVE	MESA	AZ	85212
FLICKINGER ANDREA/SALAMANCA RYLAN A	8248 E QUINTUPLET AVE	MESA	AZ	85212
FOX TAYLOR/OAKLEY DANIEL	8243 E QUARTET AVE	MESA	AZ	85212
FRANCIS P COFFEY JR REVOCABLE TRUST	13704 RICEGRASS PL	ALBUQUERQUE	NM	87111

GABARCZYK MICHAEL/ZAIDA ALEXIS	8254 E QUEENSBOROUGH AVE	MESA	AZ	85212
GALBO GINA MARIE/BOWERS EVAN JOHN	8241 E QUEENSBOROUGH AVE	MESA	AZ	85212
GATEWAY/202/WARNER DEVELOPMENT LLC	7135 E CAMELBACK RD F240	SCOTTSDALE	AZ	85251
GHIMIRE SUNIL/PURI MANILA	3947 S ZINNIA	MESA	AZ	85212
GLASNAPP DONALD TR/SORHAGE JERRY TR	3914 E FARM DL	MESA	AZ	85206
HAWES CROSSING APARTMENTS LLC	7918 E MCCLAIN DR STE 101	SCOTTSDALE	AZ	85260
HAWES CROSSING VILLAGE 2 COMMUNITY ASSOCIATION INC	1600 W BROADWAY RD 200	TEMPE	AZ	85282
HAWES CROSSING VILLAGE 2 COMMUNITY ASSOCIATION INC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
JAMES MARVIN DEWAYNE/GENEVIEVE ANTOINETTE	8247 E QUARTET AVE	MESA	AZ	85212
JIMENEZ DANIEL/ESTEBAN	3939 S VERBENA	MESA	AZ	85212
JOHNSON AUSTIN J	8248 E QUINTANA AVE	MESA	AZ	85212
JOHNSON KAITLYN ROSE	3761 S TULIP	MESA	AZ	85212
JOHNSON SYLVIA ELIZABETH	8256 E QUARTET AVE	MESA	AZ	85212
JUNG BRIAN H/SHUN K	8257 E QUINTANA AVE	MESA	AZ	85212
KB CUSTOMS LLC	19838 E SONOQUI BLVD	QUEEN CREEK	AZ	85142
KB HOME PHOENIX INC	58 S RIVER DR STE 250	TEMPE	AZ	85288
KELLY KHIRY/DEARMOND KAELA	3957 S ZINNIA	MESA	AZ	85212
KERZICH CHRISTOPHER ALAN/DEVIN MARY	8249 E QUINTUPLET AVE	MESA	AZ	85212
KODIAK INVESTMENTS LLC	4136 S 80TH ST	MESA	AZ	85212
LAMON LUKE THOMAS/ASHLYN JO	3737 S TULIP	MESA	AZ	85212
LEDBETTER TONY/KALILAH D	8242 E QUEENSBOROUGH AVE	MESA	AZ	85212
LEE AUSTYN DUVAL/OLIVEIRA JULIA LIMA	8253 E QUEENSBOROUGH AVE	MESA	AZ	85212
LEWIS COOPER EMERSON/GODLEWSKI TRICIA JO	8251 E QUARTET AVE	MESA	AZ	85212
LIG AZ HOLDINGS LLC	21480 E PUMMELOS RD	QUEEN CREEK	AZ	85142
LOGAN BRIAN D/HEATHER N	3821 S TULIP	MESA	AZ	85212
MARTENS ELLIOT LAND LLC	6710 N SCOTTSDALE RD STE 150	SCOTTSDALE	AZ	85253
MATHEWS DAVID ERIC/CONDIE SHANDY SHEA	8240 E QUARTET AVE	MESA	AZ	85212
MAYNARD JACK/DIANNE	PO BOX 1413	HIGLEY	AZ	85236
MCGUIRE RAYONEE PERRE/KENNETH DARRELL II	8303 E QUINTANA AVE	MESA	AZ	85212
MESA-CASA GRANDE LAND CO LLC	PO BOX 12730	CASA GRAND	AZ	85130
MICHELLE A GILL MURRAY TRUST	4218 FREMONT AVE S	MINNEAPOLIS	MN	55409
MODESTO KRISTELLE/DRESSENDORFER RYLAN EUGENE	3743 S TULIP	MESA	AZ	85212
MOYER STEPHEN/KRISTYN	3817 S TULIP	MESA	AZ	85212

MUSGRAVE KYLE SCOTT/CORRIE ELISABETH	3757 S TULIP	MESA	AZ	85212
NGUYEN NI THI NGOC	7112 BRENTWOOD LN	WESTMINSTER	CA	92683
NOVVA PHOENIX LLC	6477 W WELLS PARK RD	WEST JORDAN	UT	84081
OSBORN AMBER	3811 S TULIP	MESA	AZ	85212
OTSUJI RUSSELL K/LINDA L	8245 E QUINTANA AVE	MESA	AZ	85212
PANEPINTO ANTHONY JOSEPH III/SARAH JEAN	8249 E QUINTANA AVE	MESA	AZ	85212
PANEPINTO MATTHEW/CAITLIN	8241 E QUINTANA AVE	MESA	AZ	85212
PANNALA ISHAN/KOONADI RAJITHA R	8244 E QUINTUPLET AVE	MESA	AZ	85212
PATTELA SATYA VAMSHI	3751 S TULIP	MESA	AZ	85212
PTI ARIZONA LLC	8435 N 90TH ST STE 6	SCOTTSDALE	AZ	85258
RBK FAMILY TRUST	3914 E FARMDALE AVE	MESA	AZ	85206
RESERVE 100 LLC CP# 53-122041	3321 E BASELINE RD	GILBERT	AZ	85234
ROBINSON JAMES DOUGLAS/BREANNE DESTINEY	8255 E QUARTET AVE	MESA	AZ	85212
RUBIO JUSTIN/CAMILLE	3941 S ZINNIA	MESA	AZ	85212
SCAFFIDI ANTHONY	3951 S ZINNIA	MESA	AZ	85212
SHAY JETT	8239 E QUINTUPLET AVE	MESA	AZ	85212
SMITH & TURLEY HOLDINGS LLC	2665 E DESERT LN	GILBERT	AZ	85234
STECHNIJ GLENDA J	PO BOX 52403	MESA	AZ	85208
STECHNIJ LIVING TRUST	PO BOX 52403	MESA	AZ	85208
STEWART DEVELOPMENT II LLC	2929 E MAIN ST LOT 150	MESA	AZ	85213
TAYLOR MORRISON ARIZONA INC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
TAYLOR MORRISON/ARIZONA INC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
TC ELLIOT GATEWAY VENTURE LLC	2575 E CAMELBACK RD STE 400	PHOENIX	AZ	85016
TPG AG EHC III LEN MULTI STATE 1 LLC	1665 W ALAMEDA DR STE 130	TEMPE	AZ	85282
TRIVEDI SUJAY/PANDYA YASVI J	8253 E QUINTANA AVE	MESA	AZ	85212
UDALL BENJAMIN STEWART/MAKENNA ASHLEY	8261 E QUINTANA AVE	MESA	AZ	85212
VAN RIJN DAIRY	20102 E WARNER RD	MESA	AZ	85212
VAN RIJN JODY/PIETER	20102 E WARNER RD	MESA	AZ	85212
Vice Mayor Scott Somers	PO Box 1466	Mesa	AZ	85211
VPTM HAWES CROSSING LB LLC	901 MARQUETTE AVE STE 3300	MINNEAPOLIS	MN	55402
WARNER PLACE L L C	1410 S CRESTON CR	MESA	AZ	85204
WATTANANIMITGUL TAWATCHAI/AMPAI	8244 E QUINTANA AVE	MESA	AZ	85212

WOOD DANIEL CHAD/MICHAEL KENT/OSBORN EMELINE HARRIET	2455 E STEPHENS RD	GILBERT	AZ	85296
YANG FAMILY TRUST	13440 E JELKS PL	TUCSON	AZ	85747
ZEPEDA EZRA/DANIEL	8253 E QUINTUPLET AVE	MESA	AZ	85212
ZINKIEWICZ CRAIG JOSEPH/KIMBERLY ASHLEY	8238 E QUINTANA AVE	MESA	AZ	85212



ZON25-00234
GPA25-00233

ZON25-00796

GPA25-00462

ZON24-00892

ZON19-00754

ZON17-00606

DISTRICT 6

E WARNER RD

ZON23-01007

ZON19-00755

ZON17-00607

ZON26-00162

ZON24-00885

ZOO-087

ZON21-01133

ZON23-00235

ZON21-00930

ZON22-00093

SUMMARY OF NEIGHBORHOOD MEETING

HAWES CROSSING V I L L A G E 6 and 7

City of Mesa, Arizona

Rezone & Major GPA Application

Case#: ZON26-00160, ZON26-00161 and GPA26-00161

April 28, 2026

Prepared for:
Reserve 100, LLC, the land developing entity for:

BLANDFORD HOMES

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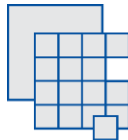
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&



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
Telephone: 480-461-4670
Contact: Sean Lake or Vanessa MacDonald

Pew & Lake, PLC ("Applicant"), on behalf of Reserve 100, LLC/Blandford Homes, is pleased to present this Summary of Neighborhood Meeting to the City of Mesa.

At 6:00 p.m., on April 28, 2026, the Applicant and Blandford Homes held a virtual Neighborhood Meeting to discuss proposed changes to Land Use Designations and Zoning in the Village 6, 7 and 8 of Hawes Crossing.

The meeting was attended by Sean Lake and Vanessa MacDonald from Pew & Lake, Pat Adler from Blandford Homes, the Coffee Family (residents of Village 2), and Mr. Sal Navarro, from Taylor-Morrison Homes.

Using the attached PowerPoint presentation, Sean Lake discussed the following items:

1. The location of the proposed changes within Hawes Crossing
2. The existing zoning in Village 6.
3. The proposed change in Zoning for Village 6.
4. The proposed access point for the reconfigured Village 6.
5. The requested changes to Villages 7 and 8 in Hawes Crossing.
6. Existing and Proposed Zoning for Village 7 and 8.
7. Existing and Proposed General Plan Placetypes for Village 7 and 8.
8. Permitted Land Uses in Village 7 and 8.
9. The high-level Development Plan showing how the requested land use changes will fit in to the Hawes Crossing PAD.
10. Future development applications that must be approved prior to the development of the properties.

The Coffee family indicated that they are in favor of the proposed changes.

Mr. Navarro asked if the Arizona State Land Department (ASLD) would be bundling these properties and selling them in a single auction? Pat Adler said that he is working with ASLD to determine if separate auctions are required.

With no other questions, the meeting adjourned at 6:30.



Hawes Crossing Villages 6,7 and 8

ZON26-00162, ZON26-00160 and GPA26-00161

Neighborhood Meeting

April 28, 2026

**BLANDFORD
HOMES**

EST. 1979

Award-Winning Arizona Builder

HAWES CROSSING PLANNED AREA DEVELOPMENT

Village 1

Village 3

Village 2

Village 7

Village 8

Village 6

Remainder

Village 5

Village 4

ELLIOTT ROAD

SOSSAMAN ROAD

WARNER ROAD

HAWES ROAD

ELLSWORTH ROAD

S HAWES RD

E WARNER RD

E RIPPLE DR

E POINT TWENTY TWO BLVD

SEASTAR

SMESQ

SCANYON RM

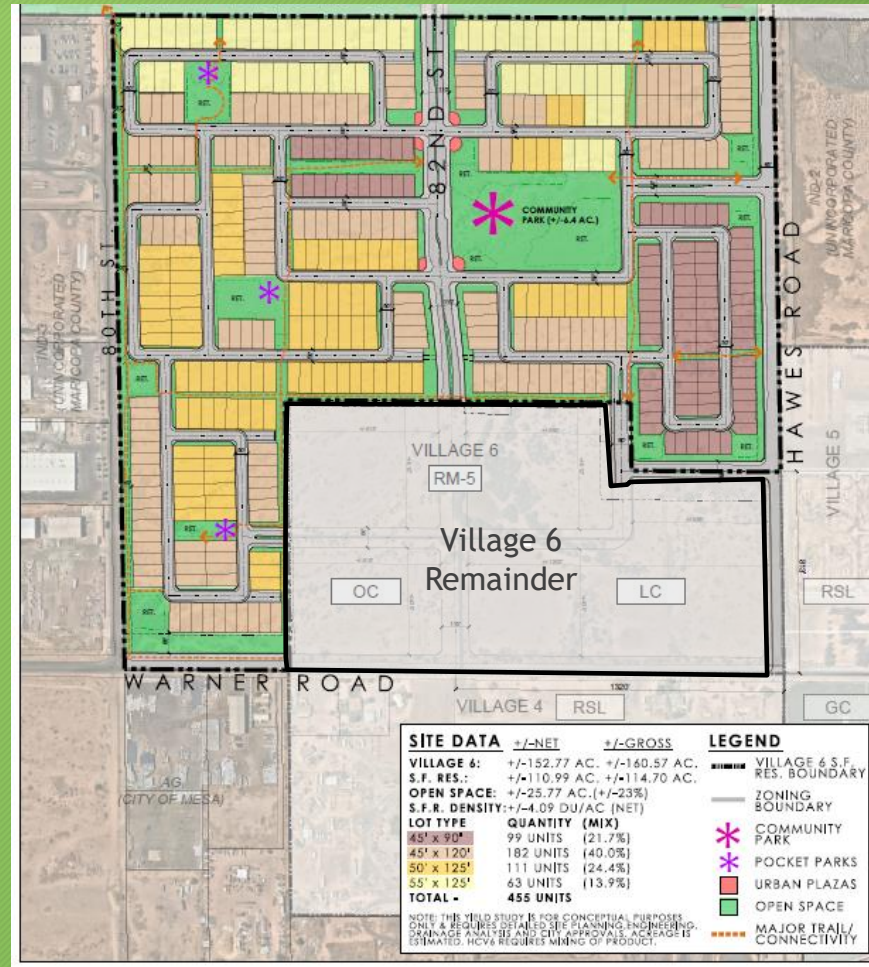
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= HAWES CROSSING BOUNDARY AREA



2024 Approved Village 6 Specific Plan (as required by Hawes Crossing PAD)

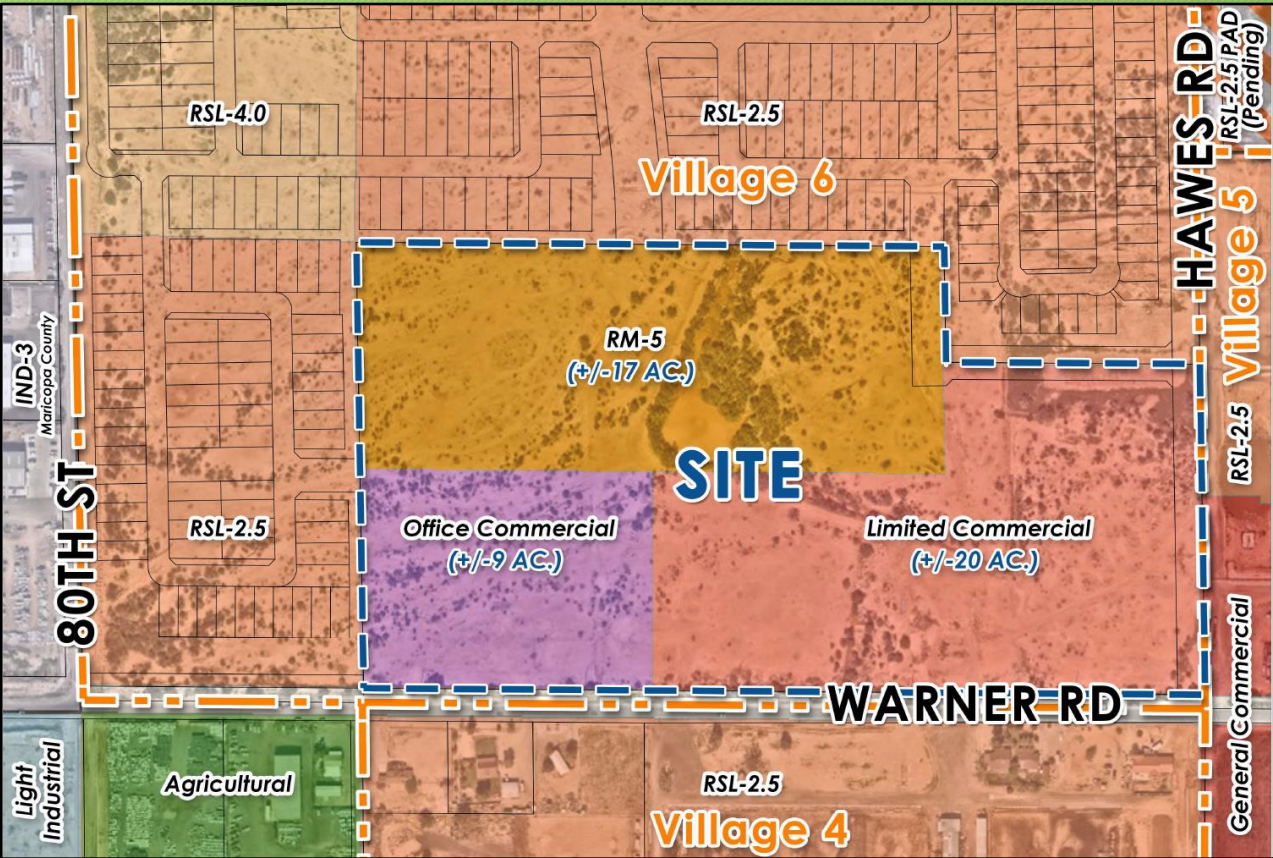


Request- Village 6 Remainder

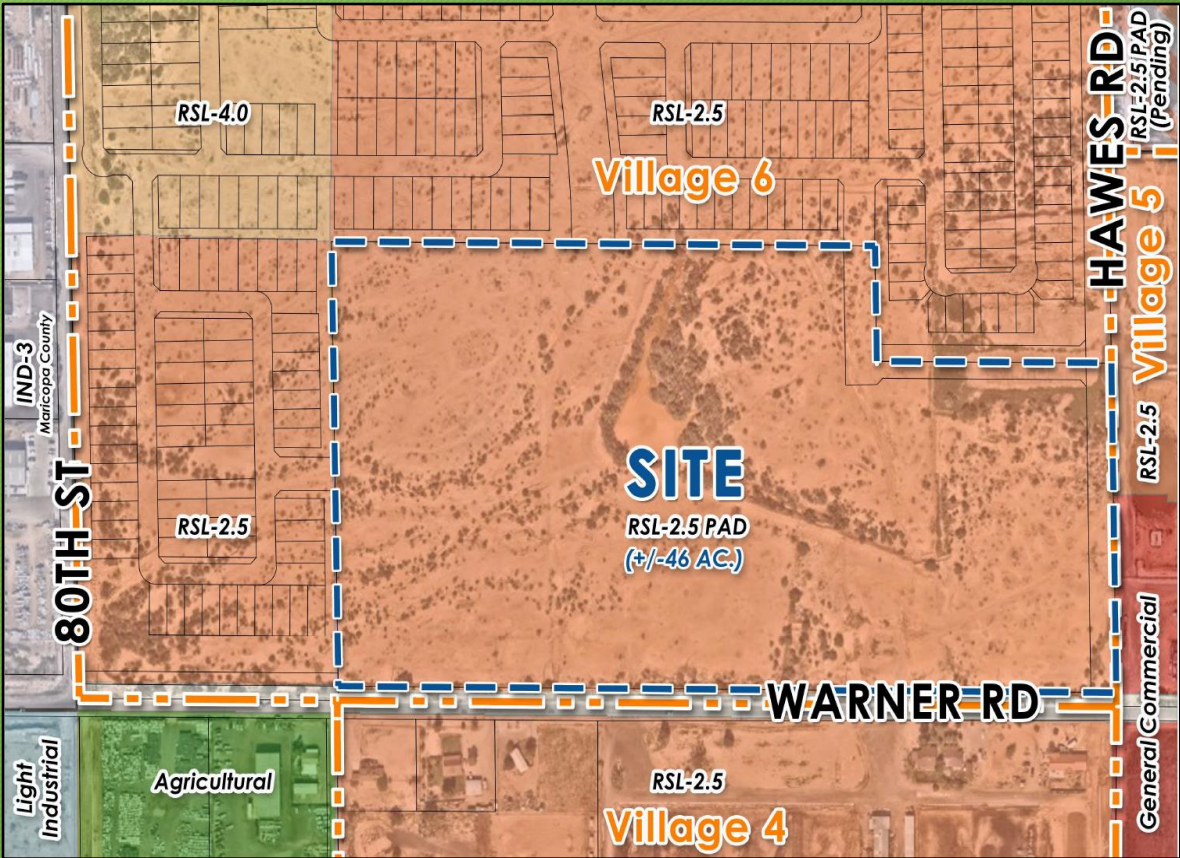
Rezone of approximately 46 acres of Property in Hawes Crossing Village 6 from Multiple Residence (RM-5), Office Commercial and Limited Commercial to Residential Small Lot RSL 2.5 (RSL-2.5 PAD)

Existing vs. Proposed Zoning

Existing Zoning



Proposed Zoning



Development Plan



Requests- Village 7 and 8

Hawes Crossing Village 7- Rezoning of approximately 103 acres from zoning districts that allow for mixed-use, commercial and industrial uses, to the RSL-2.5 zoning district to allow for single-family, detached homes. Additionally, 50.6 acres on the north side of Village 7 will be reconfigured so that the commercial area is larger than the mixed-use area. A General Plan Amendment is requested to change the land use designations on 103 acres on the south side of Village 7 from designations that support Urban and Employment Center placetypes, to the Urban Residential placetype.

Hawes Crossing Village 8- Rezoning of 115 acres from commercial and mixed-use zoning districts, to the Light Industrial and Neighborhood Commercial zoning districts. Additionally, a General Plan Amendment is requested to change the land use designations from the Regional Center Placetype to the Regional Employment Center and Neighborhood Center placetypes.

Existing vs. Proposed Zoning

Existing Zoning



Proposed Zoning



Existing vs. Proposed General Plan Designations

Existing Placetypes



Proposed Placetypes



Village 7 Land Use Comparison

V7 Southern Portion-Existing (+/-102.9 acres)

Urban Center (+/-29.7 acres)

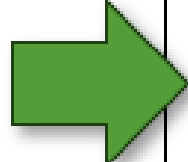
ALLOWED PRIN. L/U:

- Public/Semi-Public
- Retail
- Personal Services
- Eating & Drinking Est.
- Entertainment & Rec.
- Conv. Services
- Business Office
- Medical Facilities

Regional Employ.
Center (+/-73.2 ac.)

ALLOW. PRINC. L/U:

- Business Office
- Medical Facilities
- Light Industrial



V7 Southern Portion-Amended (+/-102.9 ac.)

Urban Residential (+/-102.9 acres)

ALLOWED PRINCIPAL LAND USES:

- Single-Family Residential
- Multi-Family Residential
- Retail
- Personal Services
- Eating and Drinking Establishments
- Business Office

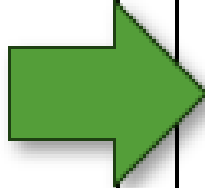
Village 8 Land Use Comparison

Northern Portion of Village 8-Existing – (+/-115 acres)

Regional Center (+/-115 acres)

ALLOWED PRINCIPAL LAND USES:

- Retail
- Personal Services
- Eating and Drinking Establishments
- Entertainment and Recreation
- Convenience Services
- Business Office



Northern Portion of Village 8-Amended – (+/-115 acres)

Regional Employ.
Center (+/-103 acres)

ALLOWED PRIN. L/U:

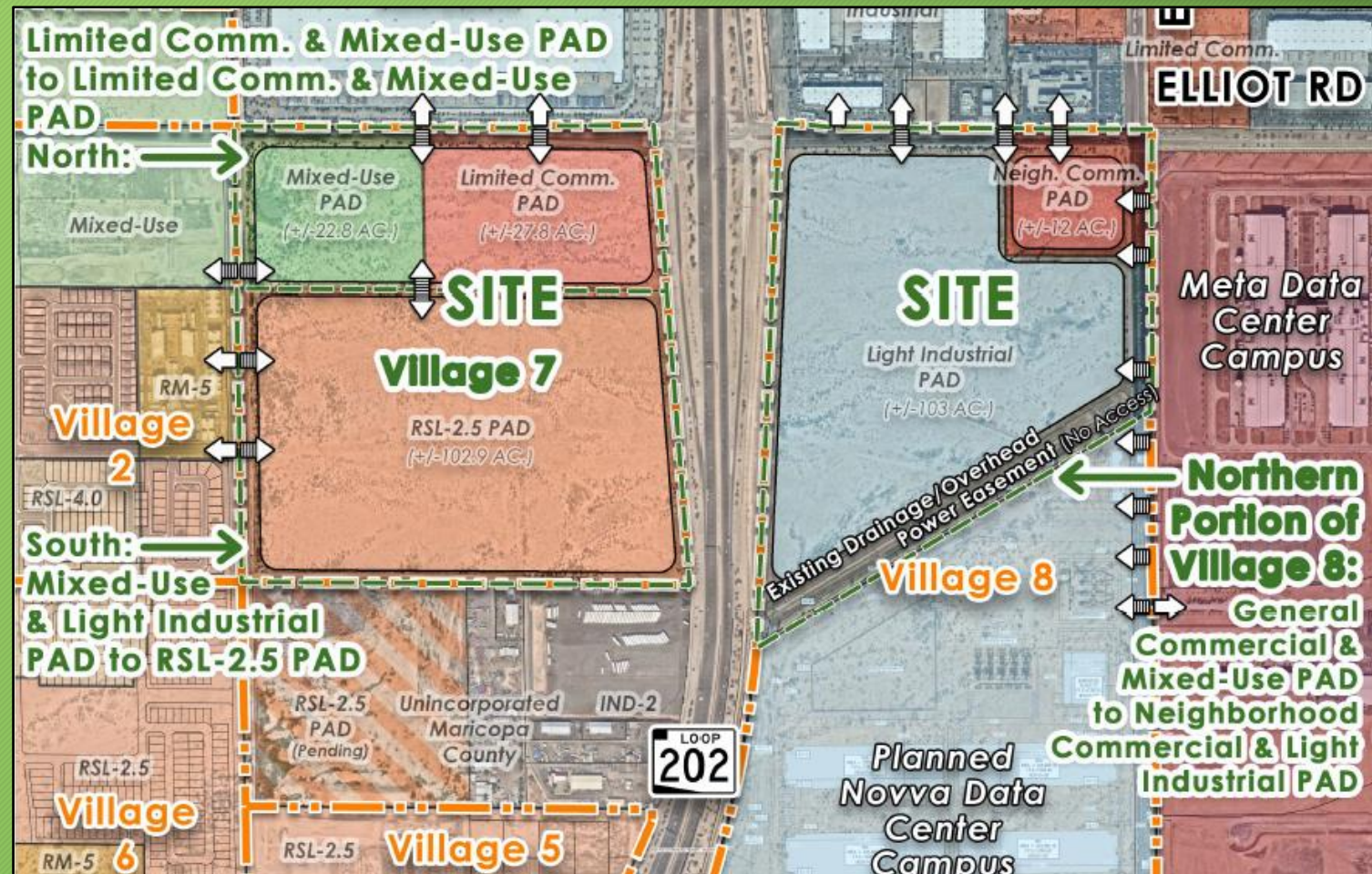
- Business Office
- Medical Facilities
- Light Industrial

Neighborhood
Center (+/-12 acres)

ALLOWED PRIN. L/U:

- Retail
- Personal Services
- Eating & Drinking Est.
- Business Office

Development Plan



Future Development Processes

- Development Plan Review (Site Plan/Design Review) and Preliminary/Final Plats
- If necessary:
 - Revisions to the Hawes Crossing Circulation, Open Space and Trails plans: During preliminary plat or site plan approval processes.
 - PAD Amendment: For modifications to development standards for the underlying zoning districts.
 - Updates to Master Plans: trails, open space, and circulation.
 - Updates to Master infrastructure and utility reports: drainage, wastewater and water.

Development Team

PROPERTY OWNER

Arizona State Land Department
Karen Dada, AICP
1110 W. Washington St.
Phoenix, AZ 85007
Kdada@azland.gov

DEVELOPER

Reserve 100, LLC, the land developing
entity for Blandford Homes
Pat Adler
3321 E. Baseline Road
Gilbert, AZ 85234
Padler@blandfordhomes.com

APPLICANT/LAND USE COUNSEL

Pew & Lake, PLC
Sean Lake/Vanessa MacDonald
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
Sean.lake@pewandlake.com

PLANNING/ENGINEERING

Kimley-Horn
Keith Nichter/Brett Stroup
2046 Riverview Auto Drive, Suite 400
Mesa, AZ 85201
Keith.Nichter@Kimley-Horn.com or
Brett.Stroup@Kimley-Horn.com

Thank you. Questions?

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **July 14, 2026**.

Date: July 13, 2026

I, Vanessa MacDonald, being the authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **GPA26-00161** on the 13th day of July, 2026.

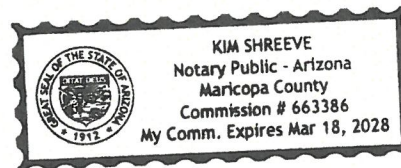
These notifications were mailed to all property owners within 1,000-feet of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature:

Vanessa MacDonald
Vanessa MacDonald

SUBSCRIBED AND SWORN before me this 13th day of July, 2026.

Kim Shreeve
Notary Public



Case Number: **GPA26-00161**

Project Name: Blandford Homes; Hawes Crossing Village 7; Major General Plan Amendment

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 07/13/26

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # GPA26-00161, on SEC Elliot & Hawes. The posting was in one place with 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.

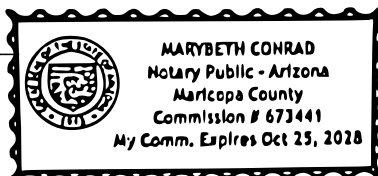
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature:

meghan liggett

SUBSCRIBED AND SWORN before me on 07/13/26

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
2425 SOUTH DOBSON ROAD
MESA, ARIZONA

TIME: 3:30 PM DATE: July 29, 2026

CASE: GPA26-00161

**Request: Major General Plan Amendment to change
the Placetype from Urban Center to Urban Residential
on 29.7± acres and Local Employment Center to
Urban Residential on 73.2± acres.**

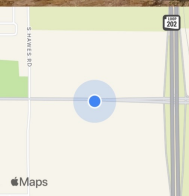
Applicant: Sean B. Lake

Phone: (480) 461-4670

Planning Division (480) 644-2385

Posting date: 7/13/26

Jul 13, 2026 at 8:35:11 AM
+33.350143,-111.648884
8542-8580 E Elliot Rd
Mesa AZ 85212



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
2425 SOUTH DOBSON ROAD
MESA, ARIZONA

TIME: 3:30 PM DATE: July 29, 2026

CASE: GPA26-00161

**Request: Major General Plan Amendment to change
the Placetype from Urban Center to Urban Residential
on 29.7± acres and Local Employment Center to
Urban Residential on 73.2± acres.**

Applicant: Sean B. Lake

Phone: (480) 461-4670

Planning Division (480) 644-2385

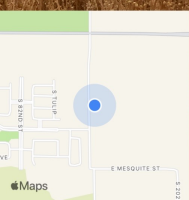
Posting date: 7/13/26

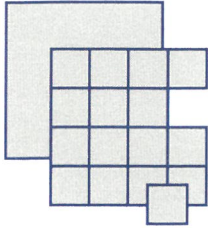
Jul 13, 2026 at 8:13:49 AM

+33.346539,-111.652820

S Hawes Rd

Mesa AZ 85212





Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

July 13, 2026

NOTICE OF PUBLIC HEARING

Dear Neighbor,

Our firm, on behalf of Blandford Homes and with the permission of the Arizona State Land Department (ASLD), has applied for a Major General Plan Amendment to change the Mesa 2050 General Plan placetype on 102.9 acres in Hawes Crossing Village 7. Our request is to change the placetype on 29.7 acres from the **Urban Center** placetype, to the **Urban Residential** placetype, and from the **Local Employment Center** placetype to the **Urban Residential** placetype on 73.2 acres.

This request, if approved, is the first step in the entitlement process that will allow for the development of a single-family home community. The case number assigned to this project is GPA26-0016.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a map of the property that is the subject of this request. It is important to note that there is no Site Plan proposed at this time. The property, since it is currently owned by ASLD, will be sold at a public auction, and the winning bidder of the property will be required to request approval of a Site Plan and preliminary plat to complete the entitlement process prior to development. If you have any questions regarding this proposal, please call me at 480-461-4670 or e-mail me at sean.lake@pewandlake.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at a special meeting held on July 29, 2026, at the Mesa Public Library in Dobson Ranch at 2425 South Dobson Road. The meeting will begin at 3:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

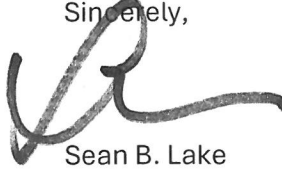
The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at <https://us06web.zoom.us/j/81305846692>, or listened to by calling **888-788-0099** or **877-853-5247** (toll free) using meeting ID **825 0808 5605** and following the prompts.

If you want to provide a written comment, please submit an online comment card by scanning the QR code on the next page, or visiting <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 in person at the meeting, please complete a blue speaker comment card upon arrival and provide it to City Staff prior to the start of the meeting.

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 Mr. Josh Grandlienard, Senior Planner, of their Planning Division staff. He can be reached at 480-644-6491 or Joshua.grandlienard@mesaaz.gov, should you have any questions regarding the public hearing process. If you have recently sold your property near this project, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in dark ink, appearing to read 'S. Lake', with a stylized flourish extending to the right.

Sean B. Lake
Pew & Lake, PLC

Attachment

Link to Public Hearing:



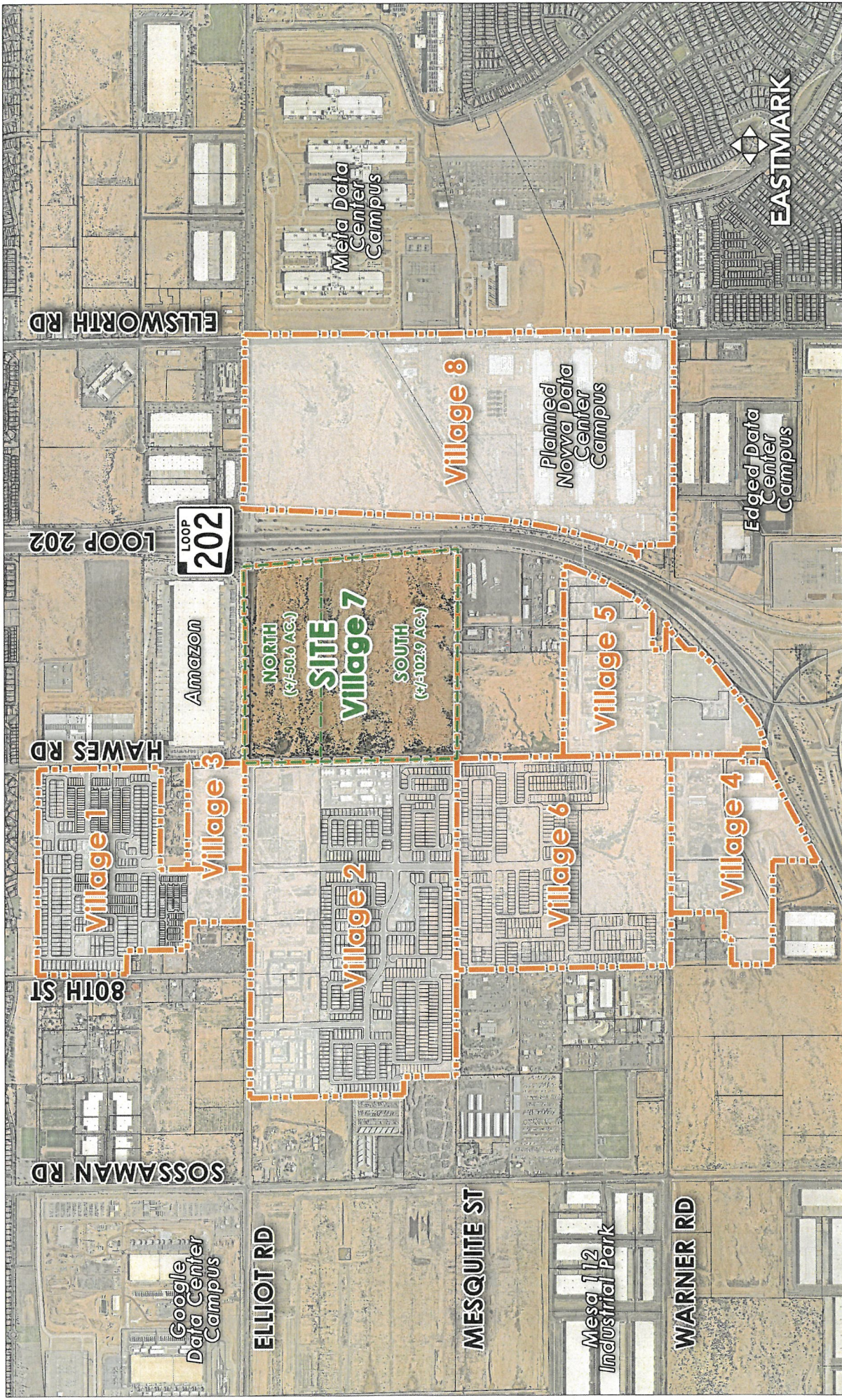
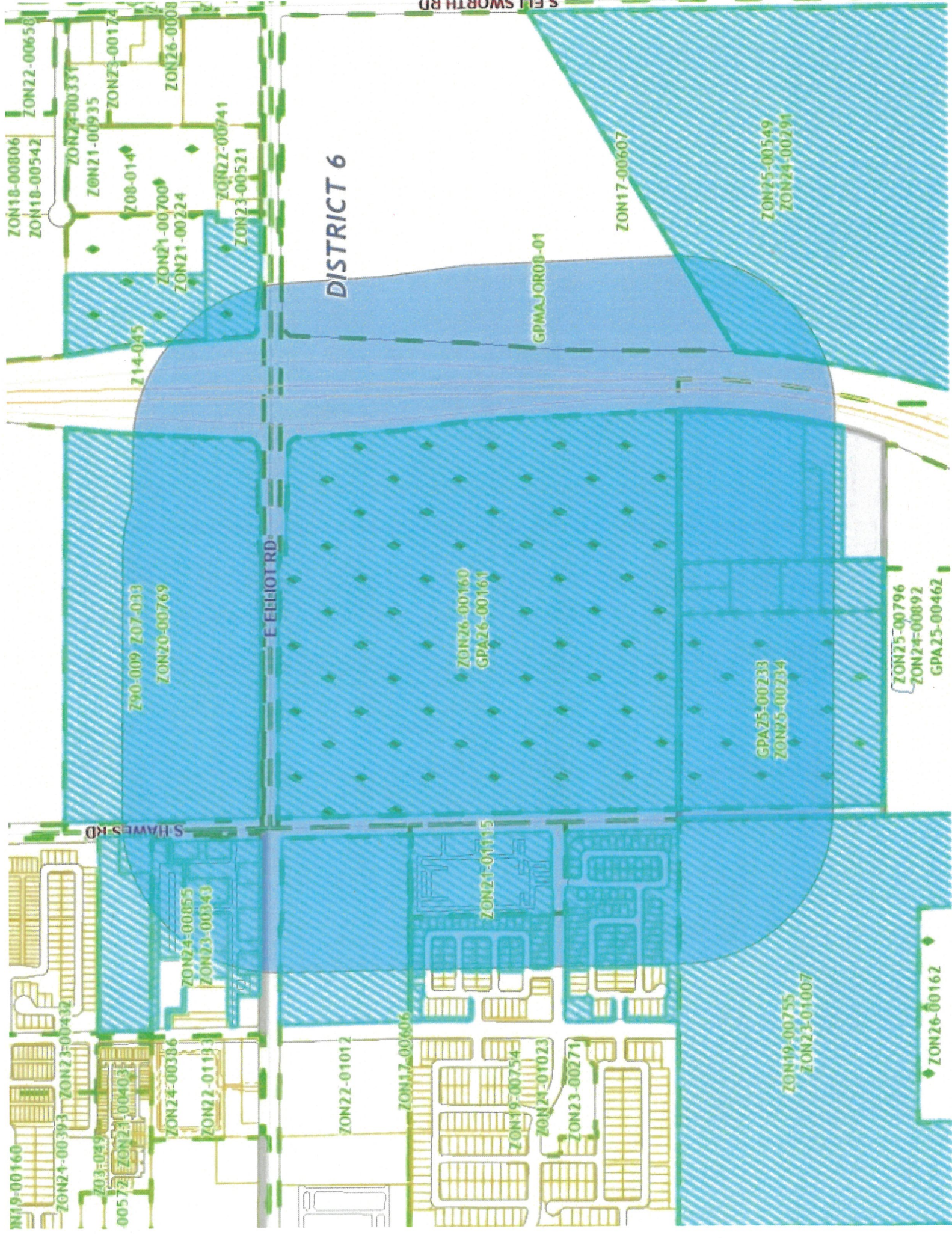


FIGURE 1 - CONTEXT AERIAL
 06/22/2026





Blandford Homes; GPA26-00161; 1,000-foot Mailing List				
Name	Address	City	State	Zip
City of Mesa Development Services Attn: Nana Appiah	PO Box 1466	Mesa	AZ	85211
City of Mesa Development Services Attn: Josh Grandlienard	PO Box 1466	Mesa	AZ	85211
City of Mesa Attn: Marc Hershberg	20 E Main St Ste 750	Mesa	AZ	85211
Vice Mayor Scott Somers	PO Box 1466	Mesa	AZ	85211
Alicia Martinez	PO Box 1466	Mesa	AZ	85211
11623 S 202 LLC	1776 PEACHTREE ST NW STE 605S	ATLANTA	GA	30309
ABELEIN ARIEL ALEXIS/WALLACE NICHOLAS LEIGH	8244 E QUARTET AVE	MESA	AZ	85212
AGUILA LOURDES C/RONALDO M	3747 S TULIP	MESA	AZ	85212
ATLAS 2025 TRUST	11823 XAVIER CT	WESTMINSTER	CO	80031
AVILA CESAR ELOY/DAINA NICOLE TALLADA	3931 S ZINNIA	MESA	AZ	85212
AZ CONTRACTOR HOLDINGS LLC	21309 E PUMMELOS RD	QUEEN CREEK	AZ	85142
AZ CONTRACTOR HOLDINGS LLC	20221 E MESQUITE ST	MESA	AZ	85212
BALLEW MARQUS/EMMA	8246 E QUEENSBOROUGH AVE	MESA	AZ	85212
BRYANT MATTHEW NICHOLAS/KIILEHUA KIANNA TAYLOR-FIALA	3807 S TULIP	MESA	AZ	85212
BRZEZNIAK SAMANTHA J/PATRICK	3729 S TULIP	MESA	AZ	85212
CROUSE COLE L/NICHOLETTE	8252 E QUINTANA AVE	MESA	AZ	85212
CSHV ELLIOT 202 LLC	100 WATERFRONT PL FL 15	WEST SACRAMENTO	CA	95605
DANG YEN THI/PHAN TRAM THUY	8248 E QUARTET AVE	MESA	AZ	85212
DE LA FE REBECCA MARIE/TANNER JAMES	3803 S TULIP	MESA	AZ	85212
DOLAN RACHEL	3825 S TULIP	MESA	AZ	85212
ESCOBAR STEPHEN J/KENNEDY VALENTINA M PARRA	8249 E QUEENSBOROUGH AVE	MESA	AZ	85212
FARMER ALEXANDRA ARLENE	8245 E QUEENSBOROUGH AVE	MESA	AZ	85212
FIBKE LANCE/CAMRYN	3733 S TULIP	MESA	AZ	85212
FIGUEROA ANDREW/HALEY	8252 E QUINTUPLET AVE	MESA	AZ	85212
FLICKINGER ANDREA/SALAMANCA RYLAN A	8248 E QUINTUPLET AVE	MESA	AZ	85212
FOX TAYLOR/OAKLEY DANIEL	8243 E QUARTET AVE	MESA	AZ	85212
FRANCIS P COFFEY JR REVOCABLE TRUST	13704 RICEGRASS PL	ALBUQUERQUE	NM	87111
GABARCZYK MICHAEL/ZAJDA ALEXIS	8254 E QUEENSBOROUGH AVE	MESA	AZ	85212
GALBO GINA MARIE/BOWERS EVAN JOHN	8241 E QUEENSBOROUGH AVE	MESA	AZ	85212
GHIMIRE SUNIL/PURI MANILA	3947 S ZINNIA	MESA	AZ	85212
HAWES CROSSING APARTMENTS LLC	7918 E MCCLAIN DR STE 101	SCOTTSDALE	AZ	85260

HAWES CROSSING VILLAGE 2 COMMUNITY ASSOCIATION INC	1600 W BROADWAY RD 200	TEMPE	AZ	85282
HAWES CROSSING VILLAGE 2 COMMUNITY ASSOCIATION INC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
JAMES MARVIN DEWAYNE/GENEVIEVE ANTOINETTE	8247 E QUARTET AVE	MESA	AZ	85212
JIMENEZ DANIEL/ESTEBAN	3939 S VERBENA	MESA	AZ	85212
JOHNSON AUSTIN J	8248 E QUINTANA AVE	MESA	AZ	85212
JOHNSON KAITLYN ROSE	3761 S TULIP	MESA	AZ	85212
JOHNSON SYLVIA ELIZABETH	8256 E QUARTET AVE	MESA	AZ	85212
JUNG BRIAN H/SHUN K	8257 E QUINTANA AVE	MESA	AZ	85212
KB CUSTOMS LLC	19838 E SONOQUI BLVD	QUEEN CREEK	AZ	85142
KELLY KHIRY/DEARMOND KAELA	3957 S ZINNIA	MESA	AZ	85212
KERZICH CHRISTOPHER ALAN/DEVIN MARY	8249 E QUINTUPLET AVE	MESA	AZ	85212
LAMON LUKE THOMAS/ASHLYN JO	3737 S TULIP	MESA	AZ	85212
LEDBETTER TONY/KALILAH D	8242 E QUEENSBOROUGH AVE	MESA	AZ	85212
LEE AUSTYN DUVALL/OLIVEIRA JULIA LIMA	8253 E QUEENSBOROUGH AVE	MESA	AZ	85212
LEWIS COOPER EMERSON/GODLEWSKI TRICIA JO	8251 E QUARTET AVE	MESA	AZ	85212
LIG AZ HOLDINGS LLC	21480 E PUMMELOS RD	QUEEN CREEK	AZ	85142
LOGAN BRIAN D/HEATHER N	3821 S TULIP	MESA	AZ	85212
MARTENS ELLIOT LAND LLC	6710 N SCOTTSDALE RD STE 140	SCOTTSDALE	AZ	85253
MATHEWS DAVID ERIC/CONDIE SHANDY SHEA	8240 E QUARTET AVE	MESA	AZ	85212
MCGUIRE RAYONEE PERRE/KENNETH DARRELL II	8303 E QUINTANA AVE	MESA	AZ	85212
MESA-CASA GRANDE LAND CO LLC	PO BOX 12730	CASA GRAND	AZ	85130
MICHELLE A GILL MURRAY TRUST	4218 FREMONT AVE S	MINNEAPOLIS	MN	55409
MODESTO KRISTELLE/DRESSENDORFER RYLAN EUGENE	3743 S TULIP	MESA	AZ	85212
MOYER STEPHEN/KRISTYN	3817 S TULIP	MESA	AZ	85212
MUSGRAVE KYLE SCOTT/CORRIE ELISABETH	3757 S TULIP	MESA	AZ	85212
NGUYEN NI THI NGOC	7112 BRENTWOOD LN	WESTMINSTER	CA	92683
NOVVA PHOENIX LLC	6477 W WELLS PARK RD	WEST JORDAN	UT	84081
OSBORN AMBER	3811 S TULIP	MESA	AZ	85212
OTSUJI RUSSELL K/LINDA L	8245 E QUINTANA AVE	MESA	AZ	85212
PANEPINTO ANTHONY JOSEPH III/SARAH JEAN	8249 E QUINTANA AVE	MESA	AZ	85212
PANEPINTO MATTHEW/CAITLIN	8241 E QUINTANA AVE	MESA	AZ	85212
PANNALA ISHAN/KOONADI RAJITHA R	8244 E QUINTUPLET AVE	MESA	AZ	85212

PATTELA SATYA VAMSHI	3751 S TULIP	MESA	AZ	85212
RBK FAMILY TRUST	3914 E FARMDALE AVE	MESA	AZ	85206
RESERVE 100 LLC CP# 53-122041	3321 E BASELINE RD	GILBERT	AZ	85234
ROBINSON JAMES DOUGLAS/BREANNE DESTINEY	8255 E QUARTET AVE	MESA	AZ	85212
RUBIO JUSTIN/CAMILLE	3941 S ZINNIA	MESA	AZ	85212
SCAFFIDI ANTHONY	3951 S ZINNIA	MESA	AZ	85212
SHAY JETT	8239 E QUINTUPLET AVE	MESA	AZ	85212
STECHNIJ GLENDA J	PO BOX 52403	MESA	AZ	85208
STECHNIJ LIVING TRUST	PO BOX 52403	MESA	AZ	85208
STEWART DEVELOPMENT II LLC	2929 E MAIN ST LOT 150	MESA	AZ	85213
TAYLOR MORRISON ARIZONA INC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
TAYLOR MORRISON ARIZONA INC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
TAYLOR MORRISON/ARIZONA INC	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
TC ELLIOT GATEWAY VENTURE LLC	2575 E CAMELBACK RD STE 400	PHOENIX	AZ	85016
TRIVEDI SUJAY/PANDYA YASVI J	8253 E QUINTANA AVE	MESA	AZ	85212
UDALL BENJAMIN STEWART/MAKENNA ASHLEY	8261 E QUINTANA AVE	MESA	AZ	85212
VPTM HAWES CROSSING LB LLC	901 MARQUETTE AVE STE 3300	MINNEAPOLIS	MN	55402
WATTANANIMITGUL TAWATCHAI/AMPAI	8244 E QUINTANA AVE	MESA	AZ	85212
WOOD DANIEL CHAD/MICHAEL KENT/OSBORN EMELINE HARRIET	2455 E STEPHENS RD	GILBERT	AZ	85296
YANG FAMILY TRUST	13440 E JELKS PL	TUCSON	AZ	85747
ZEPEDA EZRA/DANIEL	8253 E QUINTUPLET AVE	MESA	AZ	85212
ZINKIEWICZ CRAIG JOSEPH/KIMBERLY ASHLEY	8238 E QUINTANA AVE	MESA	AZ	85212