

# **CITIZEN PARTICIPATION Report for HAWES CROSSING - VILLAGE 4 SINGLE FAMILY RESIDENTIAL**

**Submitted: January 28, 2025**

## **Overview:**

This report provides results of the implementation of the Citizen Participation Plan for Hawes Crossing Village 4. The site is located at 8235 E. Warner Road on the southwest corner of Warner and Hawes Roads and is an application for Specific Plan and Preliminary Plat review and approval of approximately 259 single family residential lots on approximately 39 gross acres. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheet, and other materials are attached.

## **Contact:**

Drew Huseth / Mara Sundquist  
Landsea Homes of Arizona, LLC  
7600 E. Doubletree Ranch Road, Suite 240  
Scottsdale, AZ 85258  
(480) 221-0388 (cell)  
[DHuseth@landseahomes.com](mailto:DHuseth@landseahomes.com)

## **Pre-Submittal Conference:**

A Pre-Submittal Conferences with the City of Mesa Development Services staff were held on March 26, 2024, and held follow-up meetings with City Staff on May 21st and July 2<sup>nd</sup>. Staff reviewed the application and recommended that adjacent residents, the Mesa School District, and nearby registered neighborhoods be contacted.

## **Action Plan:**

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list was developed for citizens and agencies who are located within 1,000 feet of the subject project.
  - a. All registered neighborhood associations within one mile of the project.
  - b. Homeowners Associations within one half mile of the project.
  - c. Interested neighbors – focused on 1,000' from site but may include more.
  - d. Queen Creek Unified School District, in writing, with copies to Eastmark High School and Silver Valley Elementary School, who may be affected by this application.
2. All persons listed on the contact list received a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting held at Silver Valley Elementary School.

## Neighborhood Meeting:

The neighborhood meeting was held on November 21, 2024, at Silver Valley Elementary School to provide an introduction to the project and an opportunity for neighbors to ask questions and state concerns. The applicant and a representative of the landowner were in attendance to conduct the meeting. No members of the public showed up within the allotted time for the neighborhood meeting.

## Neighbor Correspondence:

The Arizona State Land Department, the property owner on the north side of Warner Road, reached out via email for more information on the project. The applicant provided project information and neighborhood meeting exhibits and had a phone call with the ASLD representative, Rhonda Buss, to discuss the project on Monday, November 25, 2024. They had no further questions and she was unaware of any updates or news to share regarding the remaining portion of their property on the north side of Warner Road. The applicant also inquired about cost share reimbursements with ASLD, in which she recommended reaching out to another representative of ASLD, Van Robinson.

At this point in the citizen participation process, no other neighbors or members of the public have contacted the applicant.

(All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for this case.)

## Schedule:

|   |  |
|---|--|
| Pre-Submittal Conference:                             | March 26, 2024   |
| Follow-up Pre-Submittal Conference:                   | May 21, 2024   |
| Follow-up Pre-Submittal Conference:                   | July 2, 2024   |
| Application Submittal:                                | October 14, 2024   |
| Neighborhood Meeting:                                 | November 21, 2024  |
| Notification Mailed:                                  | November 12, 2024  |
| Submittal of Final Citizen Participation Report:      | December 6, 2024   |
| Notice of Planning & Zoning Commission Public Hearing |  |
| Notification mailed:                                  | January 28, 2025 (No less than 15 days prior to hearing) |
| Sign Posted:  | January 28, 2025 (No less than 15 days prior to hearing) |
| Planning and Zoning Board Hearing:                    | February 12, 2025  |

| OWNER  | ADDRESS                             | CITY         | STATE | ZIP   |
|--|-------------------------------------|--------------|-------|-------|
| VAN RIJN DAIRY   | 20102 E WARNER RD                   | MESA         | AZ    | 85212 |
| SMITH & TURLEY HOLDINGS LLC  | 2665 E DESERT LN                    | GILBERT      | AZ    | 85234 |
| EASTGROUP PROPERTIES LP  | 2141 E CAMELBACK RD 250             | PHOENIX      | AZ    | 85016 |
| 19643 WARNER HOLDINGS LLC  | 21738 E ORION WAY                   | QUEEN CREEK  | AZ    | 85142 |
| FAMILY TRUST CREATED UNDER BILLY W AND NORA D MAYNARD LIVING TRUST | 8357 E WARNER RD                    | MESA         | AZ    | 85212 |
| MAYNARD JACK/DIANNE  | PO BOX 1413                         | HIGLEY       | AZ    | 85236 |
| GLASNAPP DONALD TR/SORHAGE JERRY TR                                | 3914 E FARM DL                      | MESA         | AZ    | 85206 |
| ARIZONA STATE OF TRANSPORTATION DEPT OF                            | 205 S 17TH AVE                      | PHOENIX      | AZ    | 85007 |
| VAN RIJN JODY/PIETER   | 20102 E WARNER RD                   | MESA         | AZ    | 85212 |
| EASTGROUP PROPERTIES LP  | 2141 E CAMELBACK RD STE 250         | PHOENIX      | AZ    | 85016 |
| DLK INVESTMENTS LLC  | PO BOX 55                           | VALLEY FARMS | AZ    | 85191 |
| WARNER PLACE L L C   | 1410 S CRESTON CR                   | MESA         | AZ    | 85204 |
| GATEWAY/202/WARNER DEVELOPMENT LLC                                 | 7135 E CAMELBACK RD F240            | SCOTTSDALE   | AZ    | 85251 |
| BILLY W AND NORA D MAYNARD LIVING TRUST                            | PO BOX 400                          | HIGLEY       | AZ    | 85236 |
| RESERVE 100 LLC CP# 53-122041                                      | 3321 E BASELINE RD                  | GILBERT      | AZ    | 85234 |
| ARIZONA STATE OF   | 1616 W ADAMS ST                     | PHOENIX      | AZ    | 85007 |
| Councilmember Scott Somers   | PO Box 1466                         | Mesa         | AZ    | 85211 |
| Alicia Martinez  | PO Box 1466                         | Mesa         | AZ    | 85211 |
| City of Mesa Development Services Department Attn: Sean Pesek      | PO Box 1466                         | Mesa         | AZ    | 85211 |
| Landsea Homes Attn: Drew Huseh                                     | 7600 E Doubletree Ranch Rd. Ste 240 | SCOTTSDALE   | AZ    | 85258 |

November 12, 2024

## Notice of Neighborhood Meeting

Dear Neighbor:

This letter is to inform you that Landsea Homes of Arizona, LLC (Applicant/Homebuilder) has recently submitted a Specific Plan and Preliminary Plat application to the City of Mesa for Hawes Crossing-Village 4, a 39.20-acre site located at the southwest corner of Hawes Road and Warner Road. Please see the site location map below. We would like to invite you to a neighborhood meeting to discuss the proposed single-family residential community and the associated application request to the City.

The proposed development is a permitted land use and conforms to the City's Small Lot Residential (RSL-2.5) zoning district as part of the Hawes Crossing Planned Area Development (PAD). The community will feature a variety of lot sizes and home designs. Additionally, the development has been designed to be walkable, with direct pedestrian connections from residential areas to recreational amenities and parks.

**The neighborhood meeting will be held on:**

**Thursday, November 21, 2024, at 6:00 PM**

**Silver Valley Elementary Library**

**9737 E Toledo, Mesa, AZ 85212.**

You are invited to attend this meeting to learn about the project and provide comments and questions on the development plan. If you are unable to attend, please write, email, or call me at the contact information below. You may also contact Sean Pesek with the City of Mesa Planning Department by phone at (480) 644-6716, email: [sean.pesek@mesaaz.gov](mailto:sean.pesek@mesaaz.gov), or by mail at 55 N Center Street, Mesa, AZ 85201.

Please be advised that hearings before the Planning and Zoning Board and City Council have not yet been set. You should receive a subsequent notice identifying the date and location of the hearings when they have been scheduled.

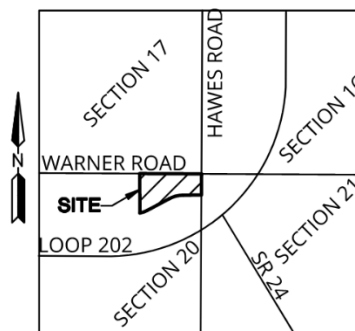
Sincerely,



David Hughes, EPS Group, Inc.

Tel. (480) 503-2250

[David.hughes@epsgroupinc.com](mailto:David.hughes@epsgroupinc.com)



**VICINITY MAP**  
NOT TO SCALE



## Meeting Minutes

Project Name: Hawes Crossing Village 4

Project No.: 21-1374

Date: November 22, 2024

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**Meeting Location:** Silver Valley Elementary School Library

**Meeting Date:** November 21, 2024

**Meeting Time:** 6:00 – 7:00 PM

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**Development Team Attendees:**

Drew Huseth                      Landsea Homes

David Hughes                    EPS Group, Inc

Brenda Hunsaker                Property Owner

[DHuseth@landseahomes.com](mailto:DHuseth@landseahomes.com)

[david.hughes@epsgruinc.com](mailto:david.hughes@epsgruinc.com)

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**Public Attendees:**

See attached attendance list.

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**Meeting Summary:**

A neighborhood meeting was held at the above listed date, time and place to discuss a proposed Specific Plan and Preliminary Plat request for a single-family residential development, located on the southwest corner of Warner and Hawes Roads in the City of Mesa. Drew Huseth of Landsea Homes, David Hughes of EPS Group, Inc., and Brenda Hunsaker as the property owner's representative were in attendance to provide project information and answer any questions the public may have about the project. No members of the public showed up in the allotted time block for the neighborhood meeting. The meeting adjourned at 6:45 PM.

The above is the author's recollection of the neighborhood meeting. If there are any corrections or additions to be made, please contact the author. These meeting notes shall become part of the project file.



[illegible]

## David Hughes

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**From:** Rhonda Buss <[rbuss@azland.gov](mailto:rbuss@azland.gov)>  
**Sent:** Monday, November 25, 2024 11:02 AM  
**To:** Drew Huseh  
**Subject:** Re: Hawes Crossing - Village 4 Specific Plan and Preliminary Plat

[CAUTION: EXTERNAL EMAIL]

Hi Drew,

Yes, sounds good. I look forward to speaking with you at 2:00.

Thank you,

**Rhonda Buss, AICP | Planner III**  
**Arizona State Land Department**  
1110 West Washington Street | Phoenix, AZ 85007  
O: 602-542-3126 | [rbuss@azland.gov](mailto:rbuss@azland.gov)  
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On Mon, Nov 25, 2024 at 10:25 AM Drew Huseh <[DHuseh@landseahomes.com](mailto:DHuseh@landseahomes.com)> wrote:

Ronda,

Thank you for the prompt response.

Can I give you a call at 2pm?

Drew Huseh

 **Drew Huseh, AICP**

Director of Entitlements



[7600 E. Doubletree Ranch Rd., Suite 240](#)

[Scottsdale, AZ 85258](#)

M. 480.221.0388

[www.LandseaHomes.com](http://www.LandseaHomes.com)

A publicly traded company (NASDAQ: LSEA)



Environmental responsibility is a core value of

Landsea Homes. Please consider the environment

before printing this email.

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**From:** Rhonda Buss <[rbuss@azland.gov](mailto:rbuss@azland.gov)>

**Sent:** Monday, November 25, 2024 10:06 AM

**To:** Drew Huseh <[DHuseh@landseahomes.com](mailto:DHuseh@landseahomes.com)>

**Subject:** Re: Hawes Crossing - Village 4 Specific Plan and Preliminary Plat

[CAUTION: EXTERNAL EMAIL]

Good morning Drew,

Happy Thanksgiving week! Nice to meet you via email. I am curious about what type of information is sought so we can best assist you. I am available this afternoon before 4:00 or tomorrow at 9:00.

Thank you,

**Rhonda Buss, AICP | Planner III**



**Arizona State Land Department**

1110 West Washington Street | Phoenix, AZ 85007

O: 602-542-3126 | [rbuss@azland.gov](mailto:rbuss@azland.gov)

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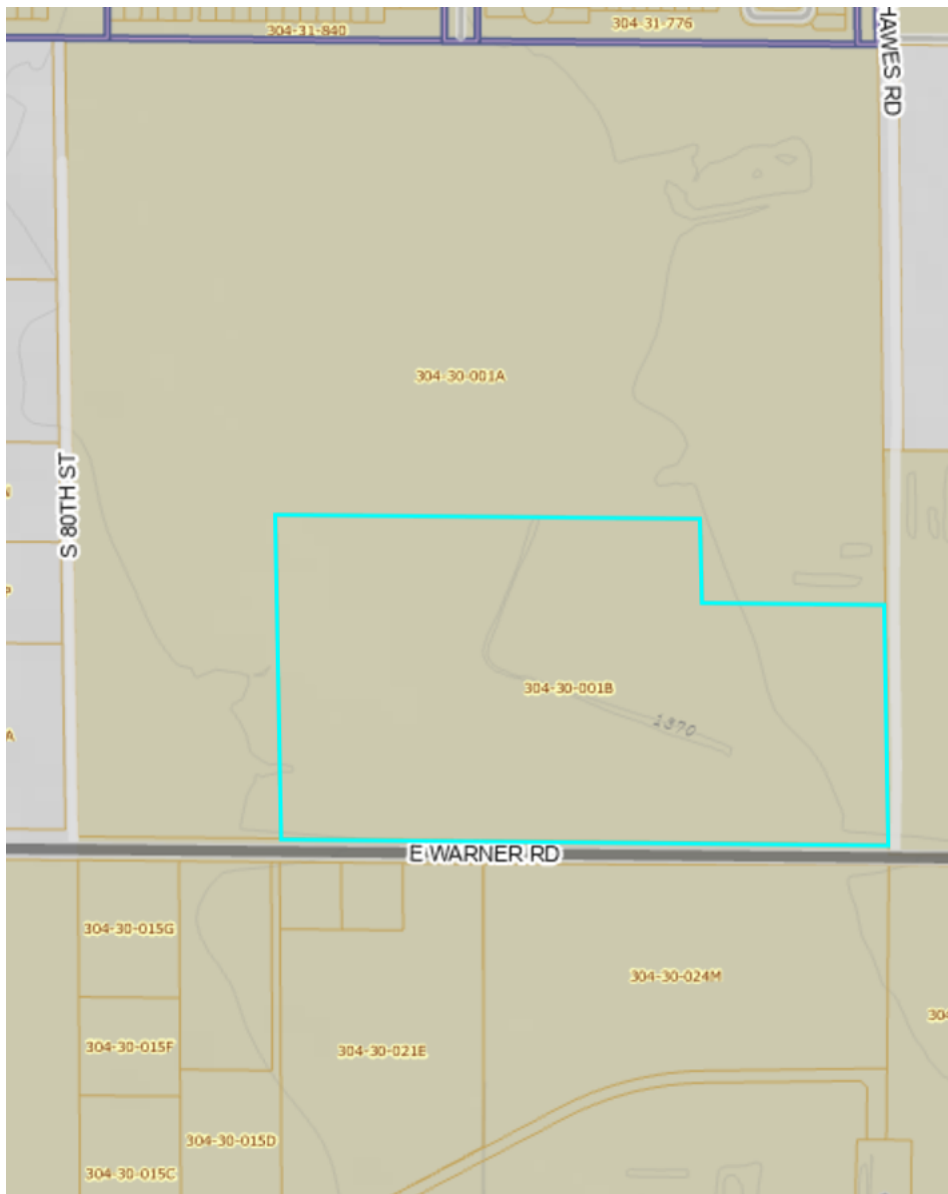
On Fri, Nov 22, 2024 at 8:56 AM Drew Huseth <[DHuseth@landseahomes.com](mailto:DHuseth@landseahomes.com)> wrote:

Rhonda,

By way of email follow-up introduction, this is Drew Huseth with Landsea Homes.

We would like to learn more about the remaining portion of the ASLD property at the northwest corner of Hawes & Warner Roads; across the street from our development.

Is there a good day/time next week that works for you a phone call?



Drew Huseth

 *Drew Huseth, AICP*

Director of Entitlements

**L/NDSEA<sup>®</sup>**  
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[7600 E. Doubletree Ranch Rd., Suite 240](#)

[Scottsdale, AZ 85258](#)



Environmental responsibility is a core value of

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**From:** Rhonda Buss <[rbuss@azland.gov](mailto:rbuss@azland.gov)>  
**Sent:** Friday, November 22, 2024 8:06 AM  
**To:** David Hughes <[david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com)>  
**Cc:** Drew Huseh <[DHuseh@landseahomes.com](mailto:DHuseh@landseahomes.com)>  
**Subject:** Re: Hawes Crossing - Village 4 Specific Plan and Preliminary Plat

[CAUTION: EXTERNAL EMAIL]

Dear David,

Thank you, we will take a look.

**Rhonda Buss, AICP | Planner III**  
**Arizona State Land Department**  
[1110 West Washington Street | Phoenix, AZ 85007](#)  
O: 602-542-3126 | [rbuss@azland.gov](mailto:rbuss@azland.gov)  
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On Thu, Nov 21, 2024 at 3:27 PM David Hughes <[david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com)> wrote:

Hello Rhonda,

Please see attached plans for Hawes Crossing Village 4. Let us know if you have any questions.

Thanks!

**David Hughes**

**Planner/Project Manager**

[1130 N Alma School Road, Suite 120 | Mesa, Arizona 85201](#)

Office: 480.503.2250 | Direct: 480.355.0616

Mesa | Tucson | Goodyear | Phoenix | Fort Collins | Greeley | Fort Worth



[Website](#) | [LinkedIn](#) | [Instagram](#) | [Facebook](#)

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**From:** Rhonda Buss <[rbuss@azland.gov](mailto:rbuss@azland.gov)>

**Sent:** Wednesday, November 20, 2024 10:55 AM

**To:** David Hughes <[david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com)>

**Subject:** Hawes Crossing - Village 4 Specific Plan and Preliminary Plat

Dear David,

Greetings! We have received a public notice regarding a Specific Plan and Preliminary Plat submittal for single-family residential community at Hawes Crossing - Village 4. Would we be able to get a copy of those plans?

Thank you,

**Rhonda Buss, AICP | Planner III**

**Arizona State Land Department**

1110 West Washington Street | Phoenix, AZ 85007

O: 602-542-3126 | [rbuss@azland.gov](mailto:rbuss@azland.gov)

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Phishing? Forward to Helpdesk

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## David Hughes

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**From:** Rhonda Buss <[rbuss@azland.gov](mailto:rbuss@azland.gov)>  
**Sent:** Wednesday, November 27, 2024 1:06 PM  
**To:** Drew Huseh  
**Subject:** Hawes Crossing 6

[CAUTION: EXTERNAL EMAIL]

Dear Drew,

I hope your day is going well. Sales and Leasing indicated that the Hawes Crossing 6 file has not been reassigned and perhaps Van Robinson could help to point you in the correct direction. Please feel free to contact him at 602-542-3127 or [vrobenson@azland.gov](mailto:vrobenson@azland.gov).

Happy Thanksgiving!

Thank you,

**Rhonda Buss, AICP | Planner III**  
**Arizona State Land Department**  
[1110 West Washington Street | Phoenix, AZ 85007](#)  
O: 602-542-3126 | [rbuss@azland.gov](mailto:rbuss@azland.gov)  
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| OWNER  | ADDRESS                             | CITY         | STATE | ZIP   |
|--|-------------------------------------|--------------|-------|-------|
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| VAN RIJN JODY/PIETER   | 20102 E WARNER RD                   | MESA         | AZ    | 85212 |
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| BILLY W AND NORA D MAYNARD LIVING TRUST                            | PO BOX 400                          | HIGLEY       | AZ    | 85236 |
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| Alicia Martinez  | PO Box 1466                         | Mesa         | AZ    | 85211 |
| City of Mesa Development Services Department Attn: Sean Pesek      | PO Box 1466                         | Mesa         | AZ    | 85211 |
| Landsea Homes Attn: Drew Huseh                                     | 7600 E Doubletree Ranch Rd. Ste 240 | SCOTTSDALE   | AZ    | 85258 |



January 28, 2025

## Notice of Zoning Hearing

Dear Neighbor,

We have applied for Site Plan Review for a single residence subdivision for the property located at the southwest corner of South Hawes Road and East Warner Road. This request is for the development of Hawes Crossing Village 4. The case number assigned to this project is ZON24-00885.

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 copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-221-0388 or e-mail me at [DHuseth@landseahomes.com](mailto:DHuseth@landseahomes.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on February 12, 2025 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below 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 at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

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

Sincerely,

Drew Huseth  
Landsea Homes of Arizona



PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME                              | COMMON NAME                    | SIZE    | QTY |
|--------|--|--------------------------------|---------|-----|
| TREES  |  |                                |         |     |
|        | <i>Chilopsis linearis</i> 'Arc's Seductress' | Arc's Seductress Desert Willow | 24" Box | 17  |
|        | <i>Olea europaea</i> 'Wilsonii'              | Wilson Olive                   | 24" Box | 65  |
|        | <i>Persea indica</i> 'Serrana Emerald'       | Serrana Emerald Palo Verde     | 24" Box | 15  |
|        | <i>Pisonia chinensis</i>                     | Chinese Pineapple              | 24" Box | 21  |
|        | <i>Thunbergia</i> 'Majestic'                 | Majestic Marigold              | 24" Box | 24  |
|        | <i>Prosopis juliflora</i> 'Phoenix'          | Phoenix Hybrid 'Phoenix'       | 24" Box | 89  |
|        | <i>Quercus virginiana</i> 'Heritage'         | 'Heritage' Live Oak            | 24" Box | 167 |
|        | <i>Ulmus parvifolia</i>                      | Chinese Evergreen Elm          | 24" Box |     |

| SYMBOL         | SCIENTIFIC NAME               | COMMON NAME          | SIZE  | QTY       |
|----------------|-------------------------------|----------------------|-------|-----------|
| SHRUBS/ACCENTS |                               |                      |       |           |
|                | <i>Agave desertica</i>        | Smooth Agave         | 1 Gal | 51        |
|                | <i>Aloe hybrid</i> 'Blue Elf' | Blue Elf Aloe        | 5 Gal | 35        |
|                | <i>Bougainvillea</i>          | Bougainvillea        | 5 Gal | 192       |
|                | <i>Ceanothus</i> 'Lajolla'    | Red Bird of Paradise | 5 Gal | 48        |
|                | <i>Callistemon</i>            | Desert Callistemon   | 1 Gal | 272       |
|                | <i>Desert Geronimo</i>        | Desert Geronimo      | 5 Gal | 46        |
|                | <i>Desert Spoon</i>           | Desert Spoon         | 5 Gal | 42        |
|                | <i>Desert Yucca</i>           | Desert Yucca         | 5 Gal | 201       |
|                | <i>Desert Willow</i>          | Desert Willow        | 5 Gal | 112       |
|                | <i>Desert Rose</i>            | Desert Rose          | 5 Gal | 70        |
|                | <i>Desert Shrub</i>           | Desert Shrub         | 5 Gal | 131       |
|                | <i>Desert Tree</i>            | Desert Tree          | 1 Gal | 121       |
|                | <i>Desert Vine</i>            | Desert Vine          | 5 Gal | 205       |
|                | <i>Desert Bush</i>            | Desert Bush          | 5 Gal | 108       |
|                | <i>Desert Flower</i>          | Desert Flower        | 5 Gal | 181       |
|                | <i>Desert Plant</i>           | Desert Plant         | 5 Gal | 190       |
|                | <i>Desert Grass</i>           | Desert Grass         | 5 Gal | 46        |
|                | <i>Desert Shrub</i>           | Desert Shrub         | 5 Gal | 41        |
|                | <i>Desert Tree</i>            | Desert Tree          | 5 Gal | 12        |
|                | <i>Desert Bush</i>            | Desert Bush          | 5 Gal | 115       |
|                | <i>Desert Flower</i>          | Desert Flower        | 5 Gal | 49        |
|                | <i>Desert Plant</i>           | Desert Plant         | 5 Gal | 51        |
|                | <i>Desert Grass</i>           | Desert Grass         | 5 Gal |           |
| GROUNDCOVERS   |                               |                      |       |           |
|                | <i>Desert Carpet</i>          | Desert Carpet        | 1 Gal | 801       |
|                | <i>Desert Grass</i>           | Desert Grass         | 1 Gal | 74        |
|                | <i>Desert Shrub</i>           | Desert Shrub         | 1 Gal | 271       |
|                | <i>Desert Tree</i>            | Desert Tree          | 1 Gal | 335       |
|                | <i>Desert Bush</i>            | Desert Bush          | 1 Gal | 463       |
|                | <i>Desert Flower</i>          | Desert Flower        | 1 Gal | 524       |
|                | <i>Desert Plant</i>           | Desert Plant         | 1 Gal |           |
|                | <i>Desert Grass</i>           | Desert Grass         | 1 Gal |           |
| TURF           |                               |                      |       |           |
|                | <i>Desert Turf</i>            | Desert Turf          | 1 Gal | 28,139 SF |
|                | <i>Desert Grass</i>           | Desert Grass         | 1 Gal | -5F       |

NOTE:  
PLANT QUANTITIES DO NOT INCLUDE PLANTING IN TRACTS IN FRONT OF HOMES.  
SEE SHEET L-8.01 FOR TYPICAL PLANTING IN THESE AREAS.

PROJECT DATA

|                      |                                 |
|----------------------|---------------------------------|
| APN                  | 304-30-00-04                    |
| CURRENT LAND USE     | VACANT (FORMER DAILY OPERATION) |
| ZONING DISTRICT      | RL-2.3 VAPAD OVERLAY AND GC     |
| GROSS AREA           | ± 39.20 ACRES                   |
| NET AREA             | ± 33.41 ACRES                   |
| ARTERIAL & COLLECTOR | ARTERIAL & COLLECTOR            |
| TOTAL UNITS          | 259                             |
| DENSITY              | 6.61 DU/AC (OF NET AREA)        |
| OPEN SPACE           | 9.82 ACRES (29.4%) OF NET AREA  |
| PARK AREA            | 2.07 ACRES (6.2%) OF OPEN SPACE |
| URBAN PLAZA AREA     | 0.14 ACRES (1.3%) OF OPEN SPACE |
| TREE CANOPY COVERAGE | 5.88 ACRES (6.7%) OF NET AREA   |

L-0-01

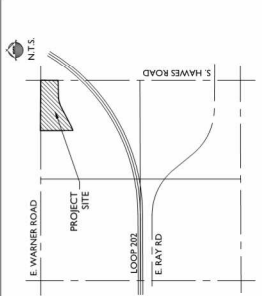
12.16.2024



KEYNOTES

- 1 POOL AREA
- 2 PLAYGROUND
- 3 PICKLEBALL
- 4 HALF BASKETBALL
- 5 DOG PARK
- 6 URBAN PLAZA
- 7 ENTRY MONUMENT
- 8 POOL RESTROOMS
- 9 RAMADA W/ PICNIC TABLE & BBQ GRILL

VICINITY MAP



Hawes Crossing - Village 4

Mesa, Arizona

Illustrative Master Plan

L-0-01

12.16.2024



FRONT ELEVATION A- SPANISH  
COLOR SCHEME: A3  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION B- PRAIRIE  
COLOR SCHEME: B3  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION C- FARMHOUSE  
COLOR SCHEME: C3  
SCALE: 1/4" = 1'-0"

- KEYNOTES
- 1. CONCRETE ROOF TILE
  - 2. STUCCO TRIM
  - 3. STUCCO TRIM & POP-OUTS
  - 4. DECORATIVE STUCCO SILL
  - 5. REAR WOOD CASING
  - 6. DECORATIVE SHUTTER WITH STUCCO FINISH
  - 7. DECORATIVE SHUTTER WITH STUCCO FINISH
  - 8. BOARD AND BATTEN SIDING/VENEER
  - 9. COACH LIGHT
  - 10. STUCCO WAINSCOT
  - 11. STUCCO WAINSCOT
  - 12. STUCCO WAINSCOT
  - 13. AZ ARCHITECTURAL PRODUCTS
  - 14. RETURN WALL

\* Windows at all front-facing facades will comply with Section 11-5.3(B)(6) of the MCO. Trim at least two (2) inches in depth must be provided on at minimum two (2) sides of all windows, or windows must be recessed at least four (4) inches from the outside plane of the surrounding exterior wall. This includes rear-facing facades for lots with rear-facing lots including open spaces, decks, patios, etc.





FRONT ELEVATION A- SPANISH  
COLOR SCHEME: A4  
SCALE: 7/16" = 1'-0"



FRONT ELEVATION B- PRAIRIE  
COLOR SCHEME: B4  
SCALE: 7/16" = 1'-0"



FRONT ELEVATION C- FARMHOUSE  
COLOR SCHEME: C4  
SCALE: 7/16" = 1'-0"

#### KEYNOTES

1. CONCRETE ROOF TILE
2. STUCCO TRIM
3. STUCCO TRIM & POP-OUTS
4. DECORATIVE STUCCO SILL
5. REAR EXTERIOR WALL
6. REAR EXTERIOR WALL WITH STUCCO FINISH
7. DECORATIVE SHUTTER WITH STUCCO FINISH
8. BOARD AND BATTEN SIDING VENEER
9. STUCCO WAINSCOT
10. COACH LIGHT
11. STUCCO WAINSCOT
12. STUCCO WAINSCOT
13. AZ ARCHITECTURAL PRODUCTS
14. RETURN WALL

\* Windows at all front-facing facades will comply with Section 11-5.5(B)(6) of the MCO. Trim at least two (2) inches in depth must be provided on at minimum two (2) sides of all windows, or windows must be recessed at least four (4) inches from the outside plane of the surrounding exterior wall. This includes rear facing facades for lots with rear property lines featuring open space, decks, stoops, or steps.

City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 01/28/25

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 # ZON24-00885 - Hawes Crossing Village 4, on SWC Warner and 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.

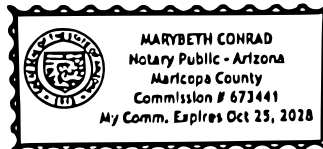
**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

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

*Meaghan Liggett*

SUBSCRIBED AND SWORN before me on 01/28/25

*Marybeth Conrad*  
Notary Public



CITY OF MESA  
PUBLIC NOTICE

# ZONING HEARING

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

**TIME: 4:00 PM    DATE: February 12, 2025**

**CASE: ZON24-00885**

**Request: Site Plan Review for a single  
residence subdivision.**

Applicant: Landsea Homes of Arizona LLC

Phone: 480-221-0388

Planning Division (480) 644-2385

Posting date: 1/28/25

January 28, 2025 at 8:07 AM

+33.335810,-111.653085

8357 E Warner Rd

Mesa AZ 85212

United States





CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
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Posting date: 1/28/25

January 28, 2025 at 7:50 AM

+33.335801,-111.657311

8163 E Warner Rd

Mesa AZ 85212

United States

