

CITIZEN PARTICIPATION PLAN

JARDINERO

McDOWELL ROAD & 38TH

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning and Site Plan Review. These requests are for the proposed office development on the approximately 19.6 acres located at 38th Street and McDowell Road, which is east of Val Vista Drive and west of Greenfield Road and on the south side of McDowell. The Property is further identified on the Maricopa County Assessor's Map as parcel number 141-27-009D.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

Sarah Prince

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sarah.prince@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. All property owners within 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. Three neighborhood meetings have been held by the applicant to provide the opportunity for members of the public to discuss the proposed project. An attendance/participation

list and a summary of the meeting has been included with this application and submitted to the City.

3. Mr. Patrick Ryan has been the primary point of contact from the neighborhood as established in the 3rd neighborhood meeting. Mr. Lake and Mr. Ryan are in the process of setting up an additional meeting to discuss the proposed development restrictions.
4. The notification list for the neighborhood meeting includes the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
5. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
6. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Pre-Submittal	July 18, 2022
Neighborhood Meeting	June 13, 2022
Neighborhood Meeting	September 6, 2022
Formal Submittal	May 16, 2023
Neighborhood Meeting	August 22, 2023
Follow up Submittal	January 17, 2024
Planning & Zoning Public Hearing	<i>TBD</i>

Attached Exhibits:

- 1) Neighborhood Meeting notice letters, mailing lists, maps, sign in sheets, summaries, and correspondence with neighbors for both all three neighborhood meetings.



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

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

May 31, 2022

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, E.W. Gardner Family Limited Partnership No. 2, we are pleased to provide notice of a zoning application and citizen participation opportunities regarding the approximately 20.06-acre property located at 38th Place and McDowell Road, which is on the south side of McDowell between Val Vista Drive and Greenfield Road. Specifically, the request is to Rezone from RS-35 to RS-15 PAD with an average lot size 20,000 square feet and a Plat Approval to allow for a custom lot subdivision. The community will include open space and amenities for residents. The proposed project will remain in character with the Citrus area neighborhood and complement the existing architectural and landscape qualities.

Our project team has set up an in-person meeting where we will present the project and provide more information.

Date: June 13, 2022

Time: 6:30 p.m.

Location: Bush Elementary School
Multi-Purpose Room
4925 E Ingram St, Mesa, 85205

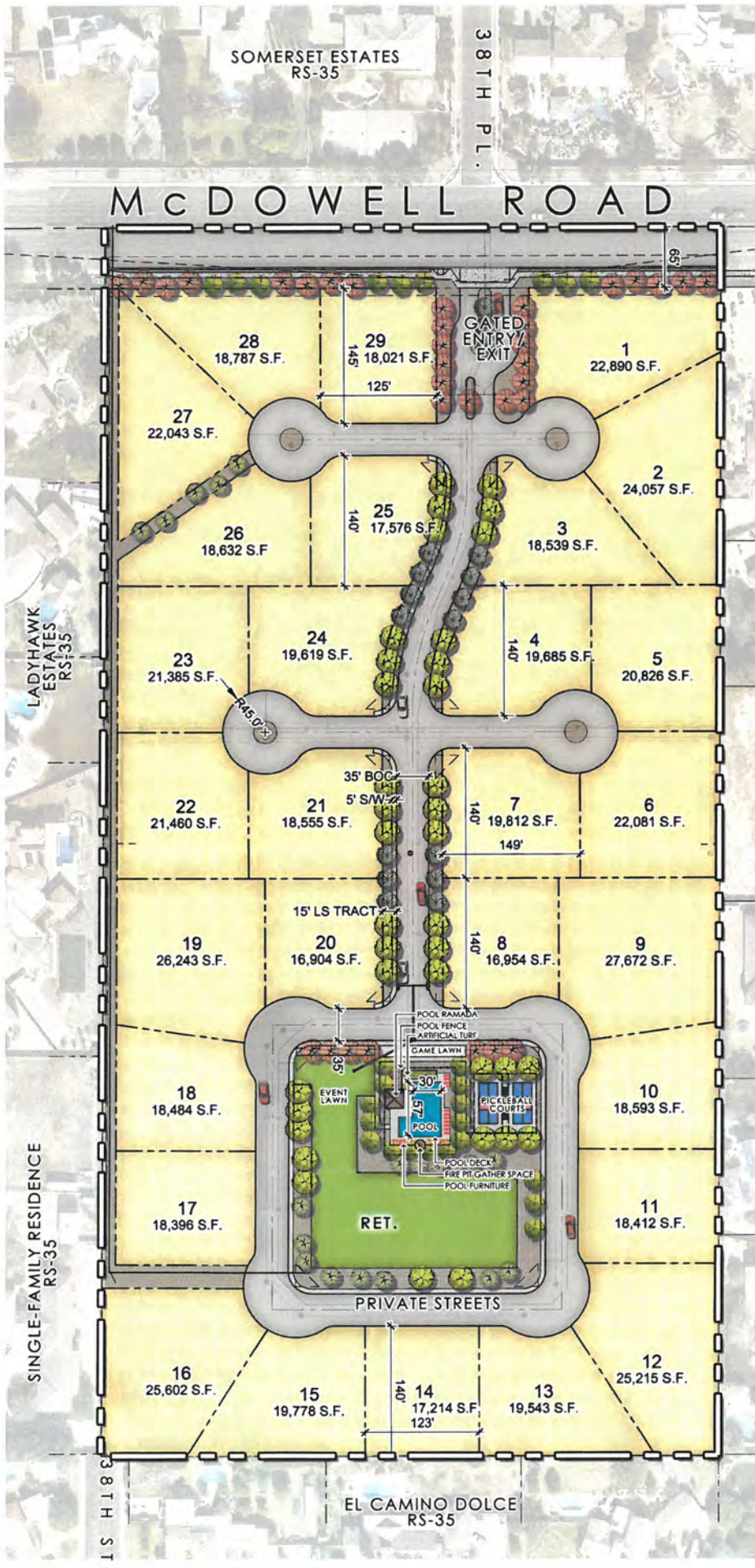
Should you have any questions, please contact me or Sarah Fitzgerald in my office by email at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefing that will be prepared for the public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Enclosures



SITE PLAN SUMMARY		
EXISTING ZONING	RS-35	
PROPOSED ZONING	RS-15	
TOTAL GROSS AREA	± 19.06 ac.	
TOTAL NET AREA	± 19.06 ac.	
DENSITY (du./ac.)	1.52	
OPEN SPACE	± 2.50 ac.	13%
UNIT TYPE	UNIT COUNT	MIX
110' x 120' MIN. LOT	29	100%
TOTAL	29	100%

NOTE: THIS YIELD STUDY IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING, AND CITY APPROVALS. ACREAGE IS ESTIMATED.

LOT SIZE SUMMARY					
LOT #	LOT AREA	10	18,593 s.f.	20	16,904 s.f.
1	22,890 s.f.	11	18,412 s.f.	21	18,555 s.f.
2	24,057 s.f.	12	25,215 s.f.	22	21,460 s.f.
3	18,539 s.f.	13	19,543 s.f.	23	21,385 s.f.
4	19,685 s.f.	14	17,214 s.f.	24	19,619 s.f.
5	20,826 s.f.	15	19,778 s.f.	25	17,576 s.f.
6	22,081 s.f.	16	25,602 s.f.	26	18,632 s.f.
7	19,812 s.f.	17	18,396 s.f.	27	22,043 s.f.
8	16,954 s.f.	18	18,484 s.f.	28	18,787 s.f.
9	27,672 s.f.	19	26,243 s.f.	29	18,021 s.f.



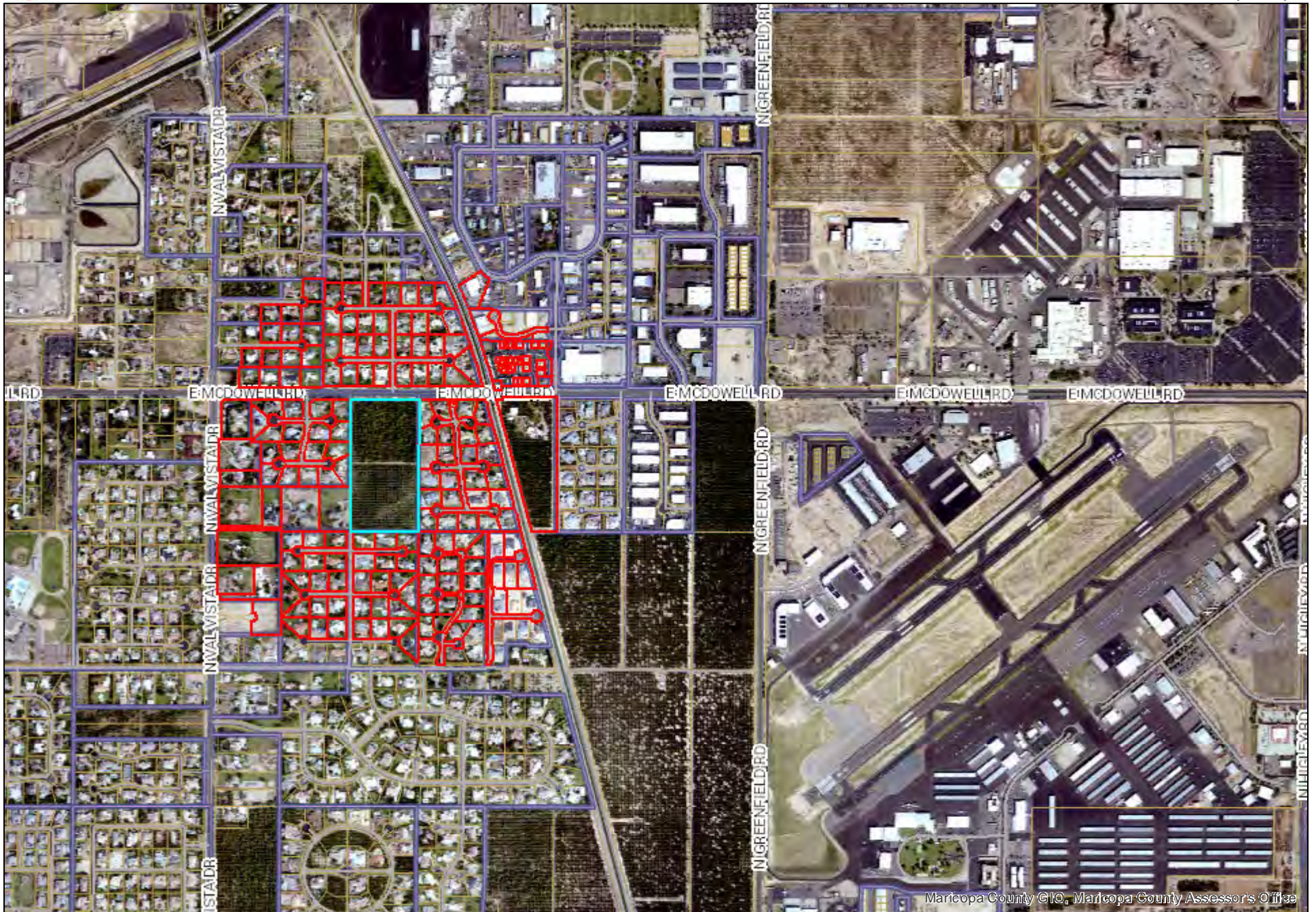
LEGACY COVE
MESA, AZ

CONCEPTUAL SITE PLAN
09/20/2021

SCALE: APPROX. 1" = 100'
DRAWN BY: BR
Kimley Horn



1000' Prop Owner Map



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_MAIL_ZIP
112361 TRUST	PO BOX 1336	APACHE JUNCTION	AZ 85117
3854EMINTON LLC	2336 N VAL VISTA DR	MESA	AZ 85213
AMBERWOOD HOMES LLC	PO BOX 31090	MESA	AZ 85275
AMERIFIRST FINANCIAL INC	2222 N VAL VISTA DR UNIT 14	MESA	AZ 85213
AN RAY/CHANATHA	3949 E NORCROFT CIR	MESA	AZ 85215
ANTHONY MARK S/CHRISTINE M	3908 E NORA CIR	MESA	AZ 85215
AUGUSTA INVESTMENTS LLC	2812 N NORWALK ST	MESA	AZ 85215
BARRETT ROBERT F/LISA L	3751 E MINTON PL	MESA	AZ 85215
BARTRUFF BRYCE KEVIN/STEPHANIE LYNN	2505 N MAPLE	MESA	AZ 85215
BATCHELOR LAWRENCE/CANDAL SANDRA	3756 E MALLORY ST	MESA	AZ 85215
BATTISTA DOMENICO/ZECCA PETER JR	403 WOODFERN RD	HILLSBOROUGH	NJ 8844
BAWDEN CLYDE LEE/JAYME TR	2625 N VAL VISTA DR	MESA	AZ 85213
BEATTIE GLENN A/TINA M	4037 E MINTON CIR	MESA	AZ 85215
BEECHER KELLY/JOSHUA	3924 E MALLORY CIR	MESA	AZ 85215
BEN AND DANA GOETTER FAMILY TRUST	3843 E MALLORY ST	MESA	AZ 85215
BERKSTRESSER FAMILY REVOCABLE TRUST	3956 E NORA CIR	MESA	AZ 85215
BIGLER LANE R/MARYLOU M	3913 E NORCROFT	MESA	AZ 85215
BINGHAM SCOTT D/KAREN D/CAMPBELL JAMIE ETAL	2537 N MAPLE	MESA	AZ 85215-1721
BLEY MICHAEL J/PATRICIA A TR	3734 E MALLORY	MESA	AZ 85215
BLUE SKY TRUST	1366 S 1140 E	OREM	UT 84097
BOWDEN JORDAN/MEGHAN	3730 E MENLO ST	MESA	AZ 85215
BROUGHTON JAMES G/PATTY J TR	3757 E MALLORY ST	MESA	AZ 85215
BROWN CHARLES A III/BETTY J	3661 E NANCE CIR	MESA	AZ 85215
BRYCE GARY A/BARBARA L TR	PO BOX 1230	BLYTHE	CA 92226-1230
BUDDHAVARAPU VENKATA SRIHARI/TANKASALA SAHITYA MOORTHY	4023 E MINTON CIR	MESA	AZ 85215
BURKINSHAW VICKY	3902 E OASIS CIR	MESA	AZ 85215
CAB LLC	2704 E GEMINI ST	GILBERT	AZ 85234
CAMPBELL JEFFREY RICHARD/MILLER BRITTANY	4024 E MINTON CIR	MESA	AZ 85215
CARANO JOSEPH M	3844 E MENLO ST	MESA	AZ 85215
CAROLINE & FRANK DIDEA FAMILY TRUST	3863 E OMEGA CIR	MESA	AZ 85215
CJP PROPERTY LLC	2621 E ODESSA CIR	MESA	AZ 85213
CLEMONS LIVING TRUST	2511 N VAL VISTA DR	MESA	AZ 85213
COMMERCE COURT II AT THE COMMONS PROPERTY OWNERS ASSOCIATIO	2812 N NORWALK STE 105	MESA	AZ 85215

COMMONS INDUSTRIAL PARK AT FALCON VIEW ASSOC	2812 N NORWALK 105	MESA	AZ	85215
COURT AT THE COMMONS PROPERTY OWNERS ASSOC	2812 N NORWALK 105	MESA	AZ	85215
COWDEN BRENT/RYAN ANTHONY/DERYK/VISSER DARRELL	3463 CEDARVILLE RD	BELLINGHAM	WA	98226
CRACRAFT ROY D	3751 E NANCE CIR	MESA	AZ	85215
CRISP PATRICK/CAROL TR	3827 E OMEGA CIR	MESA	AZ	85215
CRITTENDEN MARK J	2553 N MAPLE	MESA	AZ	85215
DANDI VILLAGE PROPERTIES LLC	3114 S 98TH ST	MESA	AZ	85212
DANDI VILLAGE PROPERTIES LLC	3935 E PALM ST	MESA	AZ	85215
DESAUTELS ROBERT A/DEANNE M	3918 E OASIS CIR	MESA	AZ	85215
DON AND SHARLA STOKER FAMILY TRUST	3707 E OMEGA CIR	MESA	AZ	85205
DONALD AND BRYNN BURTON TRUST	3734 E OASIS CIR	MESA	AZ	85215
DOUGLAS JAMES WALDIE AND KRISTEN ANNE WALDIE REVOCABLE LIVING	3828 E OMEGA CIR	MESA	AZ	85215
DROWN DOUGLAS ROBERT/PAULA ANN TR	3655 E OMEGA CIR	MESA	AZ	85215
EASTERWOOD REVOCABLE TRUST	3656 E OMEGA CIR	MESA	AZ	85215
EMERALD GROVE HOLDING COMPANY LLC	5360 S 154TH ST	GILBERT	AZ	85298
ERIC G HUISH SR AND DIANA L HUISH TRUST	3450 N ARABELLA	MESA	AZ	85215
ESTATES AT HERMOSA RANCH COMMUNITY ASSOCIATION	3321 E BASELINE RD	GILBERT	AZ	85234
EW GARDNER FAMILY LIMITED PARTNERSHIP NO 2	4301 E MCKELLIPS RD	MESA	AZ	85215
FABIANI RAYMOND J	3944 E NORA CIR	MESA	AZ	85215
FADEL JOSHUA E/THERESA K	3745 E OMEGA CIR	MESA	AZ	85215
FALL BRIAN N/MARI	3752 E NORTHRIDGE CIR	MESA	AZ	85215
FIGLER JEFF/LINDA	PO BOX 958	POWAY	CA	92074
FITCH JAMES CARL/KAREN ANN	3913 E OMEGA CIR	MESA	AZ	85215
FREEMAN JOHN A/SARAH E	3948 E NORCROFT CIR	MESA	AZ	85215
GAMEZ GONZALO/CONCEPTION	2025 E JUANITA AVE	MESA	AZ	85204
GARCIA PAULINO G/ROSA A	3655 E OASIS CIR	MESA	AZ	85215
GARDNER QUINTON W/JOY RODGERS	3848 E MALLORY ST	MESA	AZ	85215
GOLONKA MICHAEL WALTER ESTATE OF	4608 W BUFFALO ST	CHANDLER	AZ	85226
GRACE KEVIN D/TRACY L	2505 N VAL VISTA DR	MESA	AZ	85213
GRIMES LIVING TRUST	3121 E GARY ST	MESA	AZ	85213
HARRIS RACHELLE	1330 N 104TH PL	MESA	AZ	85207
HAVEN LEE DOVE AND CINDY KAY DOVE TRUST	3728 E NORTHRIDGE CIR	MESA	AZ	85215
HENDERSON FAMILY LIVING TRUST	3722 E MALLORY ST	MESA	AZ	85205
HENDRICKS KEITH L/CAROL B	3865 E OASIS CIR	MESA	AZ	85215

HENSON BLAKE/KASSANDRA	3712 E NANCE CIR	MESA	AZ	85215
HILDEBRANDT FAMILY TRUST	3931 E OASIS CIR	MESA	AZ	85215
ISAKSON AARON JON/TORREZ MARIA ELENA	3836 E OASIS CIR	MESA	AZ	85215
JAMES T GODFREY AND ROSALIE S GODFREY TRUST	3735 E OASIS CIR	MESA	AZ	85215
Pardue Donisha	3944 N MINTON CIR	MESA	AZ	85215
JEFFREY D TILLERY AND WHITNEY A TILLERY TRUST	3812 E MENLO STREET	MESA	AZ	85215
JENKINS JOHN/YAZARA	3816 E MINTON PL	MESA	AZ	85215
JOHN B CALVERT 2020 TRUST	42550 47TH ST W	LANCASTER	CA	93536-4301
JOHN M KILIAN M D LIVING TRUST	3828 E MALLORY ST	MESA	AZ	85205
JOSEPH AND LORI COSTELLO FAMILY TRUST	3764 E OASIS CIR	MESA	AZ	85215
KINDT STEPHAN/LISA	2440 N MAPLE ST	MESA	AZ	85215
KUBAS CHANDLER	3031 121ST AVE SW	DICKINSON	ND	58601
LECOMPTE EUGENE	3711 E MINTON PL	MESA	AZ	85215
LI ZONGFU/CHEN JIANG	3710 E NORTHRIDGE CIR	MESA	AZ	85215
LIQING WEN AND YING MA TRUST	3909 E NORA CIR	MESA	AZ	85215
LUNENG DAVID PATRICK/TAMARA DAWN	3848 E OMEGA CIR	MESA	AZ	85215
LUTHERA AMARJIT S/HARJEET K/LUTHERA J	2701 N VAL VISTA DR	MESA	AZ	85213
LYNN AUSTIN ADAMS AND JULIA LYNN ADAMS TRUST	3811 E OMEGA CIR	MESA	AZ	85215
MARVIN LEE AND ANN RUTH GAMERTSFELDER TRUST	3660 E NANCE CIR	MESA	AZ	85215
MASON ERIK/RACHEL	3937 E NORCROFT CIR	MESA	AZ	85215
MATTHEW 2529 TRUST	3835 E MINTON PL	MESA	AZ	85215
MBK FAMILY TRUST	3849 E OASIS CIR	MESA	AZ	85215
MCFARLAND FAMILY LIVING TRUST	3925 E NORCROFT CIR	MESA	AZ	85215
MCGAVICK SHARON M/SVENSON KEITH O	7850 CHICO WAY NW	BREMERTON	WA	98312
MCGEHEE DANIEL T/MARY K	3915 E OASIS CIR	MESA	AZ	85215
MCLEAN THOMAS N/JENNIFER L	3864 E OMEGA CIR	MESA	AZ	85215
MESA PERIO PROPERTIES LLC	107 N GREENFIELD RD STE 1	MESA	AZ	85205
MILLARD JEFFREY CLARK/EMILY	3727 E OMEGA CIR	MESA	AZ	85215
MIRITELLO SCOTT/LINDA A	2575 N VAL VISTA DR	MESA	AZ	85213
MITCHELL JAMES/BAILEE	3634 E MCDOWELL RD	MESA	AZ	85215
MITICH DRAGAN/VERA	3635 E OMEGA CIR	MESA	AZ	85215
MONK DAVID J/KARI L TR	3658 E NORTHRIDGE CR	MESA	AZ	85215
MORRIS MARY V	3735 E MALLORY DR	MESA	AZ	85215
NOC20 LLC	22340 YELLOW GATE LN NE UNIT N	AURORA	OR	97002-8431

NORBERG MICHAEL S/DARCI R	2521 N MAPLE	MESA	AZ	85215
NORGREN KERRY M/JOAN M	1317 E FAIRFIELD ST	MESA	AZ	85203
NORWALK COMMONS LLC	3106 E HERMOSA VISTA DR	MESA	AZ	85213
NORWALK PATRIOTS LLC	3661 E NANCE CIRCLE	MESA	AZ	85215
NU SASH INVESTMENTS LLC	17027 N 45TH ST	PHOENIX	AZ	85032
OLIN & SARA VANCE FAMILY TRUST	3912 E NORCROFT CIR	MESA	AZ	85215
ORTIZ RUSSELL R/STACY A	2601 N VAL VISTA DR	MESA	AZ	85213
PEKALA JOHN M/BETH A	3940 E MENLO CIR	MESA	AZ	85215
PERRACCHIO LIVING TRUST	3920 E NORA CIR	MESA	AZ	85215
PETERSON DAVID TROY/THERESA S	3728 E OMEGA CIR	MESA	AZ	85215
PETERSON ROBERT W/BETTE LYN TR	3921 E NORA CIR	MESA	AZ	85215
PHPE HOLDINGS LLC	8641 E KAEL CIR	MESA	AZ	85207
PITTS JUSTIN E/LESLIE	3754 E MENLO ST	MESA	AZ	85215
PRESTON BRADLEY MICHAEL	3732 E MINTON PL	MESA	AZ	85215
PRISCAK DAVID S/KRISTIN A	3914 E OMEGA CIR	MESA	AZ	85215-970:
RAMOS RODOLFO/LUDIVINA	3928 E MINTON CIR	MESA	AZ	85215
RANCHLAND HOLDINGS I LLC	2812 N NORWALK STE 105	MESA	AZ	85215
RANDY GEHRTS REVOCABLE LIVING TRUST	9825 E IDAHO AVE	MESA	AZ	85209
RAY LLOYD MOSS FAMILY TRUST	2661 N VAL VISTA DR	MESA	AZ	85213
REINBOLD WILSON R/CONNIE	3829 E OASIS CIR	MESA	AZ	85215
REMYNGTON DARREN B/MARGARET J	3925 E MINTON CIR	MESA	AZ	85215
REVOCABLE TRUST AGREEMENT OF JOSEPH P BORG AND JOANNE K BORG	3733 E MINTON PL	MESA	AZ	85215
RICHARD AND KELLI SKOUSEN REVOCABLE LIVING TRUST	3708 E OMEGA CIR	MESA	AZ	85215
RIDDER JOSEPH PATRICK/LYNN MARIE	3750 E MINTON PL	MESA	AZ	85215
RIVERA JONNIE/LYNNE	3929 E OMEGA CIR	MESA	AZ	85215
ROBERT H PERRY AND TERRILYN K PERRY TRUST	3908 E MALLORY CIR	MESA	AZ	85215
ROBERT L PORTER AND KAREN F PORTER REV TRUST	3847 E OMEGA CIR	MESA	AZ	85215
ROBINSON DENTEN D	3830 W MENIO ST	MESA	AZ	85215
ROGERS NIKE/OROBIYI MICHAEL	4010 E MINTON CIR	MESA	AZ	85215
ROME JOHN J/SHELLY A	3728 E MCDOWELL RD	MESA	AZ	85215
ROOSEVELT WATER CONS DIST	PO BOX 100	HIGLEY	AZ	85236
ROSE FAMILY TRUST	3813 E OASIS CIR	MESA	AZ	85215
ROSEWOOD ESTATES COMMUNITY ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
RYAN PATRICK L/JULIA E	3834 E MINTON PL	MESA	AZ	85215

SANTANA JUAN CARLOS/ROBLES BRIANNA	1031 E FAIRBROOK CIR	MESA	AZ	85203
SCHLAPPI FAMILY TRUST	3911 E NORTHRIDGE CIR	MESA	AZ	85215
SCHMIDT WAYNE E/KAREN A TR	3748 E OASIS CIR	MESA	AZ	85215-979:
SEC FAMILY REVOCABLE TRUST	3655 E NORTHRIDGE CIR	MESA	AZ	85215
SETH ANDERSON AND LAURIE ANDERSON FAMILY TRUST	3741 E NORTHRIDGE CIR	MESA	AZ	85215
SHIMEK BRADY/ATHENA M/MACHAIN NANCY/HENRY	3762 E OMEGA CIR	MESA	AZ	85215
SHORT DAVID E	3958 E NORTHRIDGE CIR	MESA	AZ	85215
SHUBERT HARVEY LAWRENCE/SHUBERT CATHERENE	3716 E MALLORY ST	MESA	AZ	85215
SIGGINS FAMILY LIVING TRUST	3812 E OMEGA CIR	MESA	AZ	85215
SLAUGHTER BRIAN W/CYNTHIA E	3855 E MINTON PL	MESA	AZ	85215
SMITH BRANDON R/JAMIE T	1939 E LYNWOOD ST	MESA	AZ	85203
SOBRADO DANA E ROCKER/MICHAEL D	3650 E MCDOWELL RD	MESA	AZ	85215
SPEARS JOHN C/PATRICIA A TR	3842 E MALLORY	MESA	AZ	85203
SRS FAMILY TRUST	3729 E NORTHRIDGE CIR	MESA	AZ	85215
STARMAN STEVE	3723 E MALLORY ST	MESA	AZ	85215
SUMKO MICHAEL/JENNIFER	3763 E OASIS CIR	MESA	AZ	85215
TAYLOR STEVE/KATRINA	3922 E NORTHRIDGE CIR	MESA	AZ	85215
TEMCO LLC	1514 NE 69TH PL	ANKENY	IA	50021-888:
TERRELL S AND PATRICIA A REIBER FAMILY TRUST	3829 E MALLORY ST	MESA	AZ	85215
TETLOW FAMILY REVOCABLE LIVING TRUST	3852 E OASIS CIR	MESA	AZ	85215
THOMAS & MARIBEL OAKES FAMILY TRUST	3912 E MINTON CIR	MESA	AZ	85215
TIMMERMAN DAVID	20860 N TATUM BLVD STE 160	PHOENIX	AZ	85050
TOBLER STEVEN J/MARIE E TR	3675 E OASIS CIR	MESA	AZ	85215
UDT SHAWN T FLAHART LIVING TRUST	6112 E RED BIRD RD	SCOTTSDALE	AZ	85266
VIEWEG DAVID EDWARD	3729 E NANCE CIR	MESA	AZ	85215
VISTA ESTANCIA HOMEOWNERS ASSOCIATION INC	1834 E BASELINE RD NO 102	TEMPE	AZ	85283
WALTER & MARSHA EGGERS FAMILY TRUST	3747 E OASIS CIR	MESA	AZ	85215
WALTERS NICHOLAS D/CORINTHIA T	2824 N POWER RD STE 113 PMB 25	MESA	AZ	85215
WARNER JEFFREY/JENNICA	3961 E NORCROFT CIR	MESA	AZ	85215
WASSON DANNY/ANGELA	3815 E MALLORY ST	MESA	AZ	85215
WATSON JOEL A	3746 E OMEGA CIR	MESA	AZ	85215
WHITE DOUGLAS J/ANNE E	3930 E OMEGA CIR	MESA	AZ	85215
WICKERSHEIM ROBERT D/SANDRA	3947 E NORTHRIDGE CIR	MESA	AZ	85215
WICKERSHEIM ROBERT D/SANDRA TR	3947 E NORTHRIDGE CIR	MESA	AZ	85215

WILLIAM AND ELIZABETH RAU FAMILY TRUST	3820 E OASIS CR	MESA	AZ	85215
WILSON FAMILY TRUST	2455 N MAPLE	MESA	AZ	85215
WILSON GREGORY ROBERT	3814 E MALLORY ST	MESA	AZ	85215
WIRIG TRUST	3924 E NORCROFT CIR	MESA	AZ	85215
YOST GAYLORD BOB	1635 N GREENFIELD RD STE 106	MESA	AZ	85205
YOUSSEF TAREK H/EL-HAKIM SHERMEEN F	3909 E MINTON CIR	MESA	AZ	85215
ZAHIRI MORTEZA/ZAHIRI-MENDOZA TERESA LEE	2609 N VAL VISTA DR	MESA	AZ	85203

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake/ E.W. Gardner Family LP No. 2

Property Location:

Approximately 20.06-acre property located at 38th Place & McDowell Road,
which is on the south side of McDowell between Val Vista Drive & Greenfield
Road

Date:

June 13, 2022

Meeting Location:

Bush Elementary School (Multi Purpose Room)
4925 E Ingram St, Mesa, AZ 85205

Time:

6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	DAVID M. BERKSTRESSER	3956 E. NORA CIRCLE	85215	DAVID.BERKSTRESSER@GMAIL.COM	480-897-7018
2	Brad Strader	RWCD		b.strader@rwcd.net	480.938.9581
3	Carlos Santana	3740 E Northridge Circle	85215	carlos.santana@asu.edu	480-251-9570
4	Christine Anthony	3908 E- Nora Circle	85215	canthonyre@gmail.com	480-200-0972
5	Mari & Brian Hall	3752 E Northridge Cir	85215	mari@fallfamily.net brian@fallfamily.net	480-235-1771
6	Sara Vance	3912 E. Norcroft Cr.	85215	Saravance3912@gmail.com	480 452-7182
7	Scott Miritello	2575 N Val Vista	85213	SLM.MIRITELLO@GMAIL.COM	480-223-8461
8	HARVEY SHUBERT	3716 E. MALLORY ST	85215	HSHUBERT@aol.com	
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10					
11					
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Legacy Cove Neighborhood Meeting
June 13, 2022, at 6:30 pm
Bush Elementary School

Hosted by: Sean Lake and Sarah Fitzgerald – Pew and Lake, PLC.

Summary: Sean lake presented the proposed development and explained to the neighbors that we are here to receive information and feedback in order to work with the neighbors and make revisions to the plan per their comments. Mr. Lake informed the neighbors that we are in preliminary stages of entitlement and all feedback is appreciated.

Questions:

1. Within the CC&R's can you restrict to only single-story homes and a minimum amount of SF per home?
 - a. We are open to creating restrictions within the CC&R's.
2. We are concerned with the lot sizes and drainage.
 - a. The developer is open to negotiating lot sizes. Drainage will be reviewed and approved by the City engineers. We are here to collect information from the neighborhood to ensure that drainage issues are communicated.
3. Is there already a builder selected?
 - a. No. These are custom lots, and the homeowner will contract a builder of their choice.
4. How will the developer mitigate the rodents during construction?
 - a. We will communicate with the developer to see what can be done to mitigate the rodent issue.
5. What is the requirement for tree planting?
 - a. The development will comply with the landscape requirements and ensure that the development complements the surrounding and existing area.
6. Is there only one access?
 - a. Yes, there is only one access which is off McDowell Road.
7. Will there be a timeframe for owners on when they have to build their home?
 - a. Those details have not been established at this time.
8. Will the citrus remain on the lots until the homes are built?
 - a. Yes.
9. Where is the retention area?
 - a. The retention is most likely in the low area of the property.
10. The wall needs to be improved or reinforced (along west side)?
 - a. We will note the condition of the wall along the west side.
11. Work with RWCD to come up with a solution for irrigation access.
 - a. The developer will work with all necessary parties to ensure irrigation access.
12. Will you consider a lot size change?
 - a. Yes, the developer will consider feedback from tonight's meeting and any further input that is received.



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

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

August 24, 2022

NOTICE OF 2nd NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, E.W. Gardner Family Limited Partnership No. 2, we are pleased to invite you to participate in a follow up neighborhood meeting for the property located at 38th Place and McDowell Road, which is on the south side of McDowell between Val Vista Drive and Greenfield Road. Specifically, the request is to Rezone from RS-35 to RS-35 PAD. The proposal is still for a custom lot subdivision.

As a follow up to the neighborhood meeting and as the direct result of working with neighbors, we have reduced the number of lots, increased the overall lot sizes, and ensured that the very smallest of the lots is no less than ½ acre. This would reduce the density down to 26 lots on 20 gross acres. The community will include open space and significant amenities for residents. The proposed project will remain in character with the Citrus area neighborhood and complement the existing architectural and landscape qualities.

Our project team has set up a 2nd in-person meeting where we will present the project and provide more information.

Date: September 6th, 2022
Time: 6:30 p.m.
Location: Ishikawa Elementary School
Media Center
2635 N 32nd Street, Mesa, 85213

Should you have any questions, please contact me or Sarah Fitzgerald in my office by email at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefing that will be prepared for the public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

SOMERSET ESTATES
RS-35

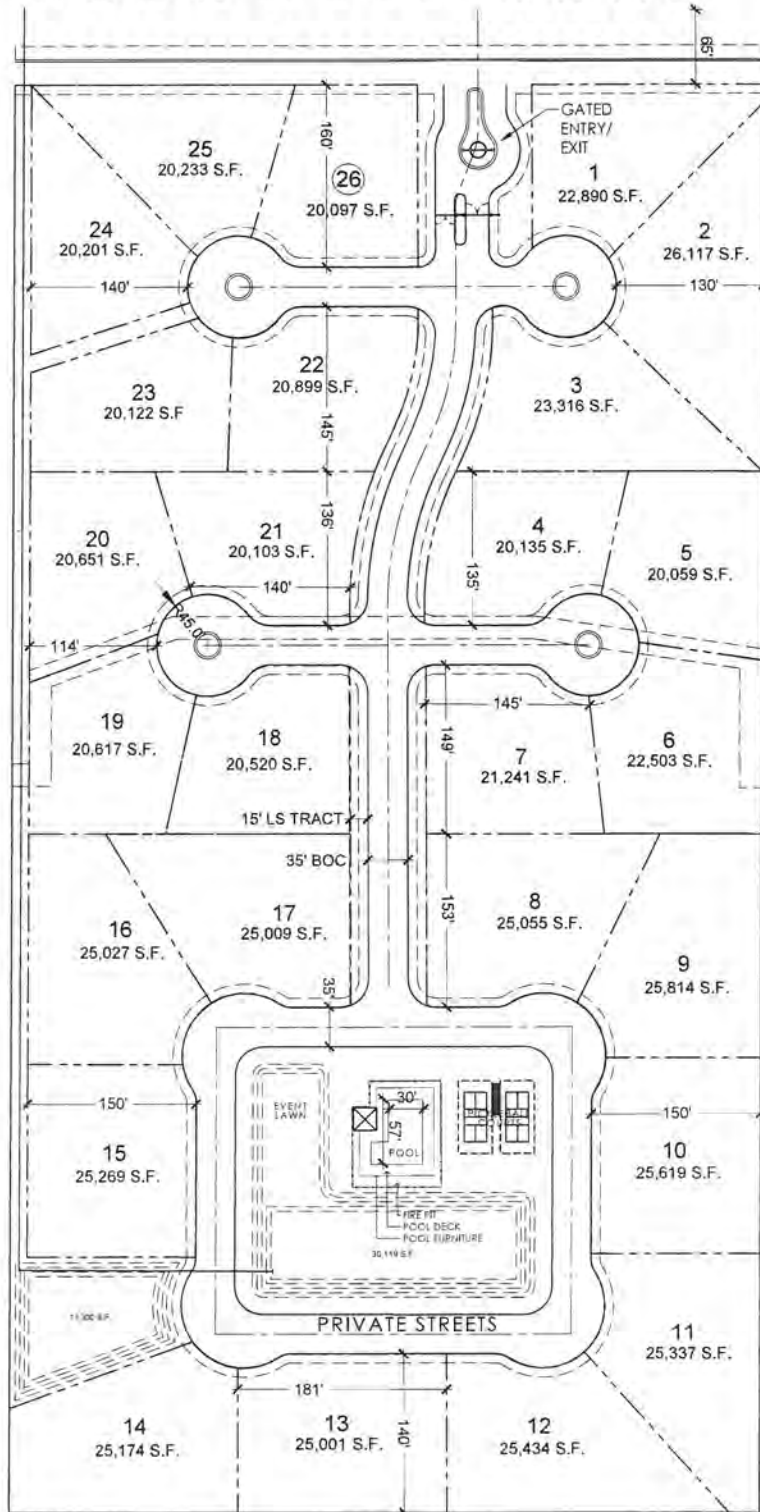
38TH PL.

McDOWELL ROAD

LADYHAWK
ESTATES
RS-35

ROSEWOOD ESTATES
RS-35

SINGLE-FAMILY RESIDENCE
RS-35



EL CAMINO DOLCE
RS-35

38TH ST.

112361 TRUST
PO BOX 1336
APACHE JUNCTION, AZ 85117

3854EMINTON LLC
2336 N VAL VISTA DR
MESA, AZ 85213

AMBERWOOD HOMES LLC
PO BOX 31090
MESA, AZ 85275

AMERIFIRST FINANCIAL INC
2222 N VAL VISTA DR UNIT 14
MESA, AZ 85213

AN RAY/CHANTHA
3949 E NORCROFT CIR
MESA, AZ 85215

ANTHONY MARK S/CHRISTINE M
3908 E NORA CIR
MESA, AZ 85215

AUGUSTA INVESTMENTS LLC
2812 N NORWALK ST
MESA, AZ 85215

BARRETT ROBERT F/LISA L
3751 E MINTON PL
MESA, AZ 85215

BARTRUFF BRYCE
KEVIN/STEPHANIE LYNN
2505 N MAPLE
MESA, AZ 85215

BATCHELOR LAWRENCE/CANDAL
SANDRA
3756 E MALLORY ST
MESA, AZ 85215

BATTISTA DOMENICO/ZECCA PETER
403 WOODFERN RD
HILLSBOROUGH, NJ 8844

BAWDEN CLYDE LEE/JAYME TR
2625 N VAL VISTA DR
MESA, AZ 85213

BEATTIE GLENN A/TINA M
4037 E MINTON CIR
MESA, AZ 85215

BEECHER KELLY/JOSHUA
3924 E MALLORY CIR
MESA, AZ 85215

BEN AND DANA GOETTER FAMILY
TRUST
3843 E MALLORY ST
MESA, AZ 85215

BERKSTRESSER FAMILY
REVOCABLE TRUST
3956 E NORA CIR
MESA, AZ 85215

BIGLER LANE R/MARYLOU M
3913 E NORCROFT
MESA, AZ 85215

BINGHAM SCOTT D/KAREN
D/CAMPBELL JAMIE ETAL
2537 N MAPLE
MESA, AZ 85215-1723

BLEY MICHAEL J/PATRICIA A TR
3734 E MALLORY
MESA, AZ 85215

BLUE SKY TRUST
1366 S 1140 E
OREM, UT 84097

BOWDEN JORDAN/MEGHAN
3730 E MENLO ST
MESA, AZ 85215

BROUGHTON JAMES G/PATTY J TR
3757 E MALLORY ST
MESA, AZ 85215

BROWN CHARLES A III/BETTY J
3661 E NANCE CIR
MESA, AZ 85215

BRYCE GARY A/BARBARA L TR
PO BOX 1230
BLYTHE, CA 92226-1230

BUDDHAVARAPU VENKATA
SRIHARI/TANKASALA SAHITYA
MOORTHY
4023 E MINTON CIR
MESA, AZ 85215

BURKINSHAW VICKY
3902 E OASIS CIR
MESA, AZ 85215

CAB LLC
2704 E GEMINI ST
GILBERT, AZ 85234

CAMPBELL JEFFREY
RICHARD/MILLER BRITTANY
4024 E MINTON CIR
MESA, AZ 85215

CARANO JOSEPH M
3844 E MENLO ST
MESA, AZ 85215

CAROLINE & FRANK DIDEA FAMILY
TRUST
3863 E OMEGA CIR
MESA, AZ 85215

CJP PROPERTY LLC
2621 E ODESSA CIR
MESA, AZ 85213

CLEMONS LIVING TRUST
2511 N VAL VISTA DR
MESA, AZ 85213

COMMERCE COURT II AT THE
COMMONS PROPERTY OWNERS
ASSOCIATION
2812 N NORWALK STE 105
MESA, AZ 85215

COMMONS INDUSTRIAL PARK AT
FALCON VIEW ASSOC
2812 N NORWALK 105
MESA, AZ 85215

COURT AT THE COMMONS
PROPERTY OWNERS ASSOC
2812 N NORWALK 105
MESA, AZ 85215

COWDEN BRENT/RYAN
ANTHONY/DERYK/VISSER DARRELL
3463 CEDARVILLE RD
BELLINGHAM, WA 98226

CRACRAFT ROY D
3751 E NANCE CIR
MESA, AZ 85215

CRISP PATRICK/CAROL TR
3827 E OMEGA CIR
MESA, AZ 85215

CRITTENDEN MARK J
2553 N MAPLE
MESA, AZ 85215

DANDI VILLAGE PROPERTIES LLC
3114 S 98TH ST
MESA, AZ 85212

DANDI VILLAGE PROPERTIES LLC
3935 E PALM ST
MESA, AZ 85215

DESAUTELS ROBERT A/DEANNE M
3918 E OASIS CIR
MESA, AZ 85215

DON AND SHARLA STOKER FAMILY
TRUST
3707 E OMEGA CIR
MESA, AZ 85205

DONALD AND BRYNN BURTON
TRUST
3734 E OASIS CIR
MESA, AZ 85215

DOUGLAS JAMES WALDIE AND
KRISTEN ANNE WALDIE REVOCABLE
LIVING TRUST
3828 E OMEGA CIR
MESA, AZ 85215

DROWN DOUGLAS ROBERT/PAULA
ANN TR
3655 E OMEGA CIR
MESA, AZ 85215

EASTERWOOD REVOCABLE TRUST
3656 E OMEGA CIR
MESA, AZ 85215

EMERALD GROVE HOLDING
COMPANY LLC
5360 S 154TH ST
GILBERT, AZ 85298

ERIC G HUISSH SR AND DIANA L
HUISSH TRUST
3450 N ARABELLA
MESA, AZ 85215

ESTATES AT HERMOSA RANCH
COMMUNITY ASSOCIATION
3321 E BASELINE RD
GILBERT, AZ 85234

EW GARDNER FAMILY LIMITED
PARTNERSHIP NO 2
4301 E MCKELLIPS RD
MESA, AZ 85215

FABIANI RAYMOND J
3944 E NORA CIR
MESA, AZ 85215

FADEL JOSHUA E/THERESA K
3745 E OMEGA CIR
MESA, AZ 85215

FALL BRIAN N/MARI
3752 E NORTHRIDGE CIR
MESA, AZ 85215

FIGLER JEFF/LINDA
PO BOX 958
POWAY, CA 92074

FITCH JAMES CARL/KAREN ANN
3913 E OMEGA CIR
MESA, AZ 85215

FREEMAN JOHN A/SARAH E
3948 E NORCROFT CIR
MESA, AZ 85215

GAMEZ GONZALO/CONCEPTION
2025 E JUANITA AVE
MESA, AZ 85204

GARCIA PAULINO G/ROSA A
3655 E OASIS CIR
MESA, AZ 85215

GARDNER QUINTON W/JOY
RODGERS
3848 E MALLORY ST
MESA, AZ 85215

GOLONKA MICHAEL WALTER
ESTATE OF
4608 W BUFFALO ST
CHANDLER, AZ 85226

GRACE KEVIN D/TRACY L
2505 N VAL VISTA DR
MESA, AZ 85213

GRIMES LIVING TRUST
3121 E GARY ST
MESA, AZ 85213

HARRIS RACHELLE
1330 N 104TH PL
MESA, AZ 85207

HAVEN LEE DOVE AND CINDY KAY
DOVE TRUST
3728 E NORTHRIDGE CIR
MESA, AZ 85215

HENDERSON FAMILY LIVING TRUST
3722 E MALLORY ST
MESA, AZ 85205

HENDRICKS KEITH L/CAROL B
3865 E OASIS CIR
MESA, AZ 85215

HENSON BLAKE/KASSANDRA
3712 E NANCE CIR
MESA, AZ 85215

HILDEBRANDT FAMILY TRUST
3931 E OASIS CIR
MESA, AZ 85215

ISAKSON AARON JON/TORREZ
MARIA ELENA
3836 E OASIS CIR
MESA, AZ 85215

JAMES T GODFREY AND ROSALIE S
GODFREY TRUST
3735 E OASIS CIR
MESA, AZ 85215

DONISHA PARDUE
3944 N MINTON CIR
MESA, AZ 85215

JEFFREY D TILLERY AND WHITNEY
A TILLERY TRUST
3812 E MENLO STREET
MESA, AZ 85215

JENKINS JOHN/YAZARA
3816 E MINTON PL
MESA, AZ 85215

JOHN B CALVERT 2020 TRUST
42550 47TH ST W
LANCASTER, CA 93536-4303

JOHN M KILIAN M D LIVING TRUST
3828 E MALLORY ST
MESA, AZ 85205

JOSEPH AND LORI COSTELLO
FAMILY TRUST
3764 E OASIS CIR
MESA, AZ 85215

KINDT STEPHAN/LISA
2440 N MAPLE ST
MESA, AZ 85215

KUBAS CHANDLER
3031 121ST AVE SW
DICKINSON, ND 58601

LECOMPTE EUGENE
3711 E MINTON PL
MESA, AZ 85215

LI ZONGFU/CHEN JIANG
3710 E NORTHRIDGE CIR
MESA, AZ 85215

LIQING WEN AND YING MA TRUST
3909 E NORA CIR
MESA, AZ 85215

LUNENG DAVID PATRICK/TAMARA
DAWN
3848 E OMEGA CIR
MESA, AZ 85215

LUTHERA AMARJIT S/HARJEET
K/LUTHERA J
2701 N VAL VISTA DR
MESA, AZ 85213

LYNN AUSTIN ADAMS AND JULIA
LYNN ADAMS TRUST
3811 E OMEGA CIR
MESA, AZ 85215

MARVIN LEE AND ANN RUTH
GAMERTSFELDER TRUST
3660 E NANCE CIR
MESA, AZ 85215

MASON ERIK/RACHEL
3937 E NORCROFT CIR
MESA, AZ 85215

MATTHEW 2529 TRUST
3835 E MINTON PL
MESA, AZ 85215

MBK FAMILY TRUST
3849 E OASIS CIR
MESA, AZ 85215

MCFARLAND FAMILY LIVING TRUST
3925 E NORCROFT CIR
MESA, AZ 85215

MCGAVICK SHARON M/SVENSON
KEITH O
7850 CHICO WAY NW
BREMERTON, WA 98312

MCGEHEE DANIEL T/MARY K
3915 E OASIS CIR
MESA, AZ 85215

MCLEAN THOMAS N/JENNIFER L
3864 E OMEGA CIR
MESA, AZ 85215

MESA PERIO PROPERTIES LLC
107 N GREENFIELD RD STE 1
MESA, AZ 85205

MILLARD JEFFREY CLARK/EMILY
3727 E OMEGA CIR
MESA, AZ 85215

MIRITELLO SCOTT/LINDA A
2575 N VAL VISTA DR
MESA, AZ 85213

MITCHELL JAMES/BAILEE
3634 E MCDOWELL RD
MESA, AZ 85215

MITICH DRAGAN/VERA
3635 E OMEGA CIR
MESA, AZ 85215

MONK DAVID J/KARI L TR
3658 E NORTHRIDGE CR
MESA, AZ 85215

MORRIS MARY V
3735 E MALLORY DR
MESA, AZ 85215

NOC20 LLC
22340 YELLOW GATE LN NE UNIT
M64
AURORA, OR 97002-8436

NORBERG MICHAEL S/DARCI R
2521 N MAPLE
MESA, AZ 85215

NORGREN KERRY M/JOAN M
1317 E FAIRFIELD ST
MESA, AZ 85203

NORWALK COMMONS LLC
3106 E HERMOSA VISTA DR
MESA, AZ 85213

NORWALK PATRIOTS LLC
3661 E NANCE CIRCLE
MESA, AZ 85215

NU SASH INVESTMENTS LLC
17027 N 45TH ST
PHOENIX, AZ 85032

OLIN & SARA VANCE FAMILY TRUST
3912 E NORCROFT CIR
MESA, AZ 85215

ORTIZ RUSSELL R/STACY A
2601 N VAL VISTA DR
MESA, AZ 85213

PEKALA JOHN M/BETH A
3940 E MENLO CIR
MESA, AZ 85215

PERRACCHIO LIVING TRUST
3920 E NORA CIR
MESA, AZ 85215

PETERSON DAVID TROY/THERESA S
3728 E OMEGA CIR
MESA, AZ 85215

PETERSON ROBERT W/BETTE LYN TR
3921 E NORA CIR
MESA, AZ 85215

PHPE HOLDINGS LLC
8641 E KAEL CIR
MESA, AZ 85207

PITTS JUSTIN E/LESLIE
3754 E MENLO ST
MESA, AZ 85215

PRESTON BRADLEY MICHAEL
3732 E MINTON PL
MESA, AZ 85215

PRISCAK DAVID S/KRISTIN A
3914 E OMEGA CIR
MESA, AZ 85215-9701

RAMOS RODOLFO/LUDIVINA
3928 E MINTON CIR
MESA, AZ 85215

RANCLAND HOLDINGS I LLC
2812 N NORWALK STE 105
MESA, AZ 85215

RANDY GEHRTS REVOCABLE LIVING
TRUST
9825 E IDAHO AVE
MESA, AZ 85209

RAY LLOYD MOSS FAMILY TRUST
2661 N VAL VISTA DR
MESA, AZ 85213

REINBOLD WILSON R/CONNIE
3829 E OASIS CIR
MESA, AZ 85215

REMINGTON DARREN B/MARGARET
3925 E MINTON CIR
MESA, AZ 85215

REVOCABLE TRUST AGREEMENT OF
JOSEPH P BORG AND JOANNE K BORG
3733 E MINTON PL
MESA, AZ 85215

RICHARD AND KELLI SKOUSEN
REVOCABLE LIVING TRUST
3708 E OMEGA CIR
MESA, AZ 85215

RIDDER JOSEPH PATRICK/LYNN
MARIE
3750 E MINTON PL
MESA, AZ 85215

RIVERA JONNIE/LYNNE
3929 E OMEGA CIR
MESA, AZ 85215

ROBERT H PERRY AND TERRILYN K
PERRY TRUST
3908 E MALLORY CIR
MESA, AZ 85215

ROBERT L PORTER AND KAREN F
PORTER REV TRUST
3847 E OMEGA CIR
MESA, AZ 85215

ROBINSON DENTEN D
3830 W MENIO ST
MESA, AZ 85215

ROGERS NIKE/OROBIYI MICHAEL
4010 E MINTON CIR
MESA, AZ 85215

ROME JOHN J/SHELLY A
3728 E MCDOWELL RD
MESA, AZ 85215

ROOSEVELT WATER CONS DIST
PO BOX 100
HIGLEY, AZ 85236

ROSE FAMILY TRUST
3813 E OASIS CIR
MESA, AZ 85215

ROSEWOOD ESTATES COMMUNITY
ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

RYAN PATRICK L/JULIA E
3834 E MINTON PL
MESA, AZ 85215

SANTANA JUAN CARLOS/ROBLES
BRIANNA
1031 E FAIRBROOK CIR
MESA, AZ 85203

SCHLAPPI FAMILY TRUST
3911 E NORTHRIDGE CIR
MESA, AZ 85215

SCHMIDT WAYNE E/KAREN A TR
3748 E OASIS CIR
MESA, AZ 85215-9791

SEC FAMILY REVOCABLE TRUST
3655 E NORTHRIDGE CIR
MESA, AZ 85215

SETH ANDERSON AND LAURIE
ANDERSON FAMILY TRUST
3741 E NORTHRIDGE CIR
MESA, AZ 85215

SHIMEK BRADY/ATHENA
M/MACHAIN NANCY/HENRY
3762 E OMEGA CIR
MESA, AZ 85215

SHORT DAVID E
3958 E NORTHRIDGE CIR
MESA, AZ 85215

SHUBERT HARVEY
LAWRENCE/SHUBERT CATHERENE
3716 E MALLORY ST
MESA, AZ 85215

SIGGINS FAMILY LIVING TRUST
3812 E OMEGA CIR
MESA, AZ 85215

SLAUGHTER BRIAN W/CYNTHIA E
3855 E MINTON PL
MESA, AZ 85215

SMITH BRANDON R/JAMIE T
1939 E LYNWOOD ST
MESA, AZ 85203

SOBRADO DANA E
ROCKER/MICHAEL D
3650 E MCDOWELL RD
MESA, AZ 85215

SPEARS JOHN C/PATRICIA A TR
3842 E MALLORY
MESA, AZ 85203

SRS FAMILY TRUST
3729 E NORTHRIDGE CIR
MESA, AZ 85215

STARMAN STEVE
3723 E MALLORY ST
MESA, AZ 85215

SUMKO MICHAEL/JENNIFER
3763 E OASIS CIR
MESA, AZ 85215

TAYLOR STEVE/KATRINA
3922 E NORTHRIDGE CIR
MESA, AZ 85215

TEMCO LLC
1514 NE 69TH PL
ANKENY, IA 50021-8883

TERRELL S AND PATRICIA A REIBER
FAMILY TRUST
3829 E MALLORY ST
MESA, AZ 85215

TETLOW FAMILY REVOCABLE
LIVING TRUST
3852 E OASIS CIR
MESA, AZ 85215

THOMAS & MARIBEL OAKES FAMILY
TRUST
3912 E MINTON CIR
MESA, AZ 85215

TIMMERMAN DAVID
20860 N TATUM BLVD STE 160
PHOENIX, AZ 85050

TOBLER STEVEN J/MARIE E TR
3675 E OASIS CIR
MESA, AZ 85215

UDT SHAWN T FLAHART LIVING
TRUST
6112 E RED BIRD RD
SCOTTSDALE, AZ 85266

VIEWEG DAVID EDWARD
3729 E NANCE CIR
MESA, AZ 85215

VISTA ESTANCIA HOMEOWNERS
ASSOCIATION INC
1834 E BASELINE RD NO 102
TEMPE, AZ 85283

WALTER & MARSHA EGGERS
FAMILY TRUST
3747 E OASIS CIR
MESA, AZ 85215

WALTERS NICHOLAS D/CORINTHIA T
2824 N POWER RD STE 113 PMB 253
MESA, AZ 85215

WARNER JEFFREY/JENNICA
3961 E NORCROFT CIR
MESA, AZ 85215

WASSON DANNY/ANGELA
3815 E MALLORY ST
MESA, AZ 85215

WATSON JOEL A
3746 E OMEGA CIR
MESA, AZ 85215

WHITE DOUGLAS J/ANNE E
3930 E OMEGA CIR
MESA, AZ 85215

WICKERSHEIM ROBERT D/SANDRA
3947 E NORTHRIDGE CIR
MESA, AZ 85215

WICKERSHEIM ROBERT D/SANDRA TR
3947 E NORTHRIDGE CIR
MESA, AZ 85215

WILLIAM AND ELIZABETH RAU
FAMILY TRUST
3820 E OASIS CR
MESA, AZ 85215

WILSON FAMILY TRUST
2455 N MAPLE
MESA, AZ 85215

WILSON GREGORY ROBERT
3814 E MALLORY ST
MESA, AZ 85215

WIRIG TRUST
3924 E NORCROFT CIR
MESA, AZ 85215

YOST GAYLORD BOB
1635 N GREENFIELD RD STE 106
MESA, AZ 85205

YOUSSEF TAREK H/EL-HAKIM
SHERMEEN F
3909 E MINTON CIR
MESA, AZ 85215

ZAHIRI MORTEZA/ZAHIRI-MENDOZA
TERESA LEE
2609 N VAL VISTA DR
MESA, AZ 85203

Somerset Estates
Larry Tyler
3821 E Palm Cir
Mesa, AZ 85207

HOA Name

Corp Comm Link

Hermosa Groves North
4135 S Power Rd #122
MESA, AZ 85212

Rosewood Estates Community Association
7255 E HAMPTON AVE SUITE 101
MESA, AZ 85209

Somerset Estates
42 S. HAMILTON PL. # 101 ,
GILBERT, AZ 85233

Spyglass Estates
6303 S RURAL RD STE 3
TEMPE, AZ 85283

Villa Tuscano
2011 N Lemon St,
MESA, AZ 85215,

Vista Estancia
42 S. HAMILTON PL #101 ,
GILBERT, AZ 85233

Montana Dorada
4360 E Brown Road Suite 108,
MESA, AZ 85205

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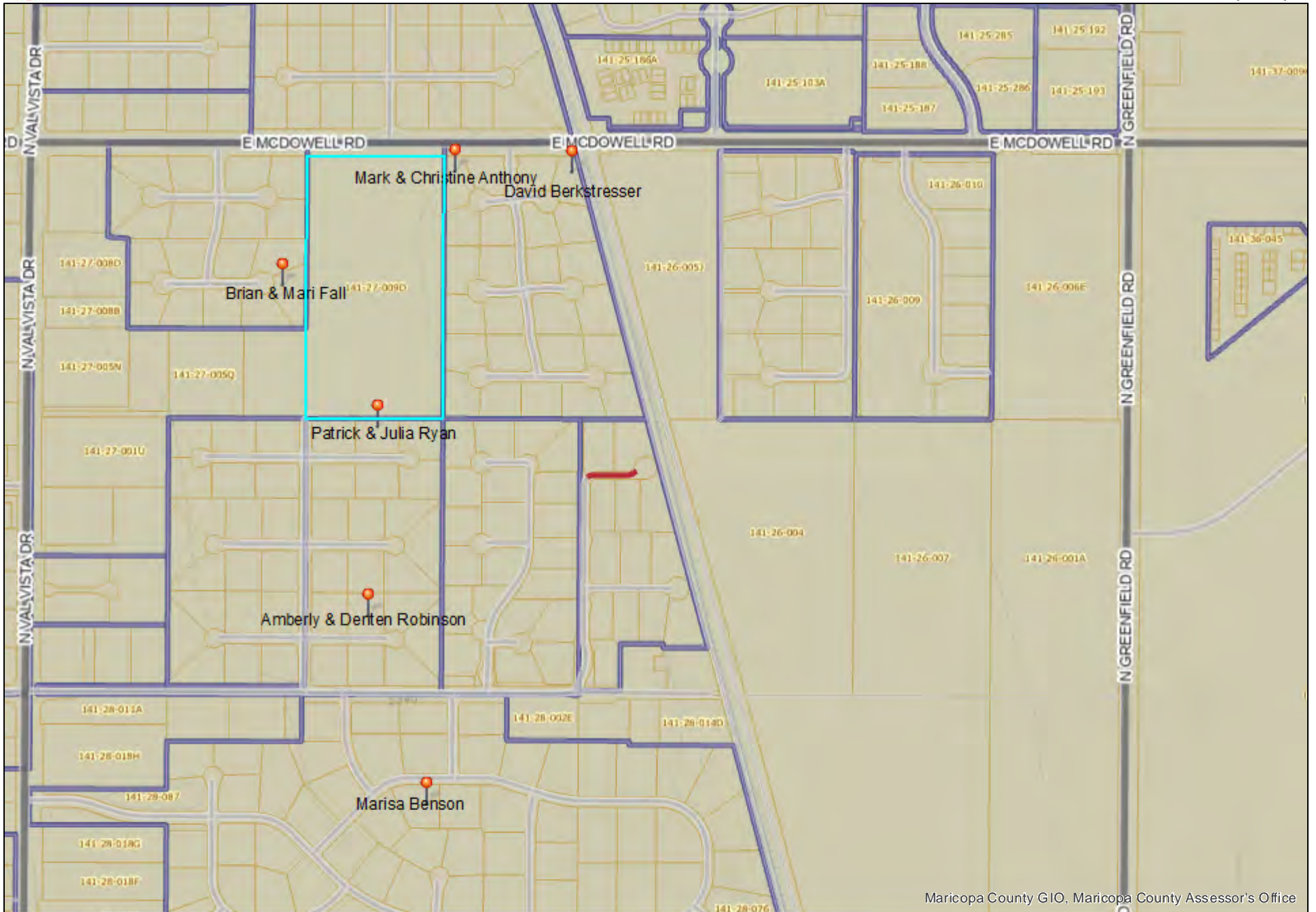
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Reeb Neighborhood Meeting Attendees



Brian & Mari Fall - 3752 E. Northridge Circle

Mark & Christine Anthony - 3908 E. Nora Circle

Marisa Benson - 3865 E. Laurel St.

David Berkstresser - 3956 E. Nora Circle

Amberly & Denten Robinson - 3830 E. Menlo St.

Patrick & Julia Ryan - 3834 E. Minton Place

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake/ E.W. Gardner Family LP No. 2

Property Location:

Approximately 20.06-acre property located at 38th Place & McDowell Road,
which is on the south side of McDowell between Val Vista Drive & Greenfield
Road

Date:

September 6th, 2022

Meeting Location:

Ishikawa Elementary School (Media Center)
2635 N 32nd St., Mesa, AZ 85213

Time:

6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Brian & Mari Fall	3752 E. Northridge Cir	85215		480 235 1779
2	Marc + Christine Anthony	3908 E. Nora Circle	85215	canthonyre@gmail.com	480-200-0972
3	Marisa Benson	3845 E Laurel St.	85215	marisa.benson@gmail	480 331 9046
4	DAVID m. Berkstresser	3956 E. NORA CIRCLE	85215	DAVID.BERKSTRESSER@ GMAIL.COM	480-897-7018
5	Amberly Robinson	3830 E. Menlo St	85215	amberly.robinson@gmail.com	602-541-0129
6	Denten Robinson	3830 E Menlo street.	85215	denten.robinson@gmail.com	602-541-0127
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8					
9					
10					
11					
12					
13					

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake/ E.W. Gardner Family LP No. 2

Property Location:

Approximately 20.06-acre property located at 38th Place & McDowell Road,
which is on the south side of McDowell between Val Vista Drive & Greenfield
Road

Date:

September 6th, 2022

Meeting Location:

Ishikawa Elementary School (Media Center)
2635 N 32nd St., Mesa, AZ 85213

Time:

6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	PATRICK & JULIA RYAN	3834 E MINTON PLACE	85215	PATRICKLRyan@gmail.com	(602) 317-4620
2					
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12					
13					

From: [Nicholas Walters](#)
To: [Sean Lake](#); [Sarah Fitzgerald](#)
Subject: E.W. Gardner Family Limited Partnership No. 2 Zoning
Date: Thursday, June 16, 2022 1:39:59 PM

Good afternoon Mr. Lake,

I'm a homeowner in Somerset Estates, directly north of your client's land. I received your Notice of Neighborhood Meeting dated May 31 but was unfortunately unable to make it to the meeting.

I'm concerned about your client's request to reduce the lot size. Every other neighborhood surrounding your client's land is zoned RS-35 with lots ranging from 35,000 square feet up to nearly 4 acres (approximately 174,000 square feet). Your client's proposal would permit lots as small as 15,000 square feet.

Your letter indicates that the proposed project will keep within the character of the Citrus area. The defining characteristics of this area are the large lots, custom homes, citrus trees, and flood irrigation.

From the street it appears that all of the citrus trees on that land have died. Furthermore, your client is proposing lots significantly smaller than all surrounding neighborhoods. What is it that will maintain the Citrus area's character? Specifically:

1. Will the developer be building fully custom homes?
2. Will there be flood irrigation?
3. Will any of the existing citrus trees remain?
4. If approved, is the site plan final? My concern is that if this rezoning were approved, the developer would then go back and further reduce the lot sizes (down to 15,000 square feet).

Thanks for your time and I look forward to being involved in this process.

Sincerely,

Nicholas Walters

Legacy Cove - Neighborhood Meeting
9/6/2022 AT 6:30 pm
Ishikawa Elementary School

Hosted by: Sean Lake and Sarah Fitzgerald – Pew & Lake, PLC.

Summary: The meeting started at 6:30 pm. Mr. Lake reviewed the PowerPoint presentation and explained the changes that have been made to the proposed development since the previous meeting on June 13, 2023. Mr. Lake reminded the neighbors that we are adhering to the Citrus Sub Area and that these are custom homes, with private roads, and amenities maintained by the HOA.

Questions:

1. Several people are concerned about the lot that is full of dead trees.
 - ✓ Sean Lake, my understanding is that they do not have anyone available to farm the trees. The citrus left in this area is not enough to keep the farmers on contract.

2. Our subdivision is 40 acres in size, and there are 34 lots. These 21 acres should provide about 17 lots. Our neighbors to the south of this property have 40 names that are proposing the current site plan because of lot size.
 - ✓ The min lot size proposed is approx. ½ acre.

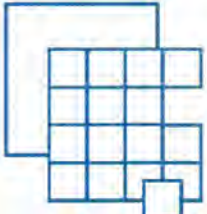
3. Will there be an ally or will the lots back up to their wall?
 - ✓ We are willing to work with homeowners affected by irrigation. We are not big on alleys. We are working on ways to not create an alley but work with property owners to put a gate in fence to work around the Lady Hawk neighborhood.

4. Adjacent property owners – will there be height restrictions? Will RV Garages be allowed?
 - ✓ The developer is willing to negotiate the building heights, RV garages, setbacks, etc. and restrictions can be applied through the PAD. Proposing a PAD allows for these types of restrictions to be put in place. Strict R-35 zoning would allow much more flexibility than the proposed development utilizing a PAD.

5. Why doesn't the developer want to retain R-35 Zoning?
 - ✓ The cost of the land, cost of the infrastructure, and demand for smaller lots are some of the reasons a PAD is proposed.

6. The development will have to conform to the Citrus Sub Area
 - ✓ Citrus Area Plan is within the general plan. The zoning for this property overrides the general plan. The City would encourage the Citrus Area Plan, but there is nothing in the zoning that requires citrus area.

7. What makes this qualified for a PAD, What is unique? What is exceptional?
 - ✓ The amenities, common area, gated, Citrus along Tree lined streets, High end design, single story, setbacks, are all examples of why this project is exceptional. The developer is willing to negotiate with the neighborhood to ensure that the project complements the surrounding area.



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

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

August 9, 2023

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, E.W. Gardner Family Limited Partnership No. 2, we are pleased to invite you to participate in a follow up neighborhood meeting for the property located at 38th Place and McDowell Road, which is on the south side of McDowell between Val Vista Drive and Greenfield Road. Specifically, the request is to Rezone from RS-35 to RS-35 PAD. The proposal is still for a custom lot subdivision.

The Development Team worked directly with the neighbors to address their concerns resulting in reducing the number of lots, increasing the overall lot sizes, and establishing a density of 1.2 dwelling units per acres, consistent with the RS-35 zoning district per the City of Mesa Code. The community will include open space and significant amenities for residents. The proposed project will remain in character with the Citrus area neighborhood.

Our project team has set up a third in-person meeting where we will present the project and provide more information.

Date: August 22nd, 2023
Time: 6:00 p.m.
Location: Ishikawa Elementary School
Media Center
2635 N 32nd Street, Mesa, 85213

Should you have any questions, please contact me or Sarah Prince in my office by email at sean.lake@pewandlake.com or sarah.prince@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefing that will be prepared for the public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Somerset Estates
Larry Tyler
3821 E Palm Cir
Mesa AZ 85207

Montana Dorada
4360 E Brown Road Suite 108
MESA AZ 85205

Hermosa Groves North
4135 S Power Rd #122
MESA AZ 85212

Rosewood Estates Community Association
7255 E HAMPTON AVE SUITE 101
MESA AZ 85209

Somerset Estates
42 S. HAMILTON PL. # 101
GILBERT AZ 85233

Spyglass Estates
6303 S RURAL RD STE 3
TEMPE AZ 85283

Villa Tuscano
2011 N Lemon St
MESA AZ 85215

Vista Estancia
42 S. HAMILTON PL #101
GILBERT AZ 85233

112361 TRUST
PO BOX 1336
APACHE JUNCTION, AZ 85117

3854EMINTON LLC
1955 N VALVISTA DR APT 110
MESA, AZ 85213

ADAMS BRIAN E
3740 E NORTHRIDGE CIR
MESA, AZ 85215

AMARJIT LUTHERA AND HARJEET
KAUR REVOCABLE TRUST
2701 N VAL VISTA DR
MESA, AZ 85213

AMBERWOOD HOMES LLC
PO BOX 31090
MESA, AZ 85275

AMERIFIRST FINANCIAL INC
3921 E MALLORY CIR
MESA, AZ 85215

ANTHONY MARK S/CHRISTINE M
3908 E NORA CIR
MESA, AZ 85215

AUGUSTA INVESTMENTS LLC
2812 N NORWALK ST
MESA, AZ 85215

BARRETT ROBERT F/LISA L
3751 E MINTON PL
MESA, AZ 85215

BARTRUFF BRYCE KEVIN/STEPHANIE
LYNN
2505 N MAPLE
MESA, AZ 85215

BATTISTA DOMENICO/ZECCA PETER
JR
403 WOODFERN RD
HILLSBOROUGH, NJ 8844

BAWDEN CLYDE LEE/JAYME TR
2625 N VAL VISTA DR
MESA, AZ 85213

BEATTIE GLENN A/TINA M
4037 E MINTON CIR
MESA, AZ 85215

BEECHER KELLY/JOSHUA
3924 E MALLORY CIR
MESA, AZ 85215

BEN AND DANA GOETTER FAMILY
TRUST
3843 E MALLORY ST
MESA, AZ 85215

BERKSTRESSER REVOCABLE TRUST
3956 E NORA CIR
MESA, AZ 85215

BIGLER LANE R/MARYLOU M
3913 E NORCROFT
MESA, AZ 85215

BINGHAM SCOTT D/KAREN
D/CAMPBELL CHRISTOPHER P/JAMIE
2537 N MAPLE
MESA, AZ 85215

BLEY MICHAEL J/PATRICIA A TR
3734 E MALLORY
MESA, AZ 85215

BLUE SKY TRUST
1366 S 1140 E
OREM, UT 84097

BOWDEN JORDAN/MEGHAN
3730 E MENLO ST
MESA, AZ 85215

BROUGHTON JAMES G/PATTY J TR
3757 E MALLORY ST
MESA, AZ 85215

BROWN CHARLES A III/BETTY J
3661 E NANCE CIR
MESA, AZ 85215

BRYCE GARY A/BARBARA L TR
PO BOX 1230
BLYTHE, CA 922261230

BUDDHAVARAPU-TANKASALA
LIVING TRUST
4023 E MINTON CIR
MESA, AZ 85215

BURKINSHAW VICKY
3902 E OASIS CIR
MESA, AZ 85215

CAB LLC
2704 E GEMINI ST
GILBERT, AZ 85234

CAMPBELL JEFFREY
RICHARD/MILLER BRITTANY
4024 E MINTON CIR
MESA, AZ 85215

CANDAL SANDRA
3756 E MALLORY ST
MESA, AZ 85215

CARANO JOSEPH M
3844 E MENLO ST
MESA, AZ 85215

CAROLINE & FRANK DIDEA FAMILY TRUST
3863 E OMEGA CIR
MESA, AZ 85215

CJP PROPERTY LLC
2621 E ODESSA CIR
MESA, AZ 85213

CLEMONS LIVING TRUST
2511 N VAL VISTA DR
MESA, AZ 85213

COMMERCE COURT II AT THE COMMONS PROPERTY OWNERS ASSOCIATION
2812 N NORWALK STE 105
MESA, AZ 85215

COMMONS INDUSTRIAL PARK AT FALCON VIEW ASSOC
2812 N NORWALK 105
MESA, AZ 85215

COURT AT THE COMMONS PROPERTY OWNERS ASSOC
2812 N NORWALK 105
MESA, AZ 85215

COWDEN BRENT/RYAN ANTHONY/DERYK/VISSER DARRELL
3463 CEDARVILLE RD
BELLINGHAM, WA 98226

CRISP PATRICK/CAROL TR
3827 E OMEGA CIR
MESA, AZ 85215

DANDI VILLAGE PROPERTIES LLC
3114 S 98TH ST
MESA, AZ 85212

DANDI VILLAGE PROPERTIES LLC
3935 E PALM ST
MESA, AZ 85215

DESAUTELS ROBERT A/DEANNE M
3918 E OASIS CIR
MESA, AZ 85215

DON AND SHARLA STOKER FAMILY TRUST
3707 E OMEGA CIR
MESA, AZ 85205

DONALD AND BRYNN BURTON TRUST
3734 E OASIS CIR
MESA, AZ 85215

DOUGLAS JAMES WALDIE AND KRISTEN ANNE WALDIE REVOCABLE LIVING TRUST
3828 E OMEGA CIR
MESA, AZ 85215

DROWN DOUGLAS ROBERT/PAULA ANN TR
3655 E OMEGA CIR
MESA, AZ 85215

EMERALD GROVE HOLDING COMPANY LLC
5360 S 154TH ST
GILBERT, AZ 85298

ERIC G HUISSH SR AND DIANA L HUISSH TRUST
3648 E NANCE CIR
MESA, AZ 85215

ESTATES AT HERMOSA RANCH COMMUNITY ASSOCIATION
459 N GILBERT RD STE A220
GILBERT, AZ 85233

EW GARDNER FAMILY LIMITED PARTNERSHIP NO 2
4301 E MCKELLIPS RD
MESA, AZ 85215

FABIANI RAYMOND J
3944 E NORA CIR
MESA, AZ 85215

FALL BRIAN N/MARI
3752 E NORTHRIDGE CIR
MESA, AZ 85215

FIGLER JEFF/LINDA
PO BOX 958
POWAY, CA 92074

FITCH JAMES CARL/KAREN ANN
3913 E OMEGA CIR
MESA, AZ 85215

FLORES HUBERT/CRISWELL SUSAN
3850 E MENLO ST
MESA, AZ 85215

FREEMAN JOHN A/SARAH E
3948 E NORCROFT CIR
MESA, AZ 85215

GAMEZ GONZALO/CONCEPTION
3711 E NORTHRIDGE CIR
MESA, AZ 85215

GARCIA PAULINO G/ROSA A
3655 E OASIS CIR
MESA, AZ 85215

GARDNER QUINTON W/JOY RODGERS
3848 E MALLORY ST
MESA, AZ 85215

GIBBONS ALEN/CHRISTINE
3745 E OMEGA CIR
MESA, AZ 85215

GMBMK PROPERTIES LLC
3849 E OASIS CIR
MESA, AZ 85215

GRACE KEVIN D/TRACY L
2505 N VAL VISTA DR
MESA, AZ 85213

GRIMES LIVING TRUST
3121 E GARY ST
MESA, AZ 85213

HAVEN LEE DOVE AND CINDY KAY
DOVE TRUST
3728 E NORTHRIDGE CIR
MESA, AZ 85215

HENDERSON FAMILY LIVING TRUST
3722 E MALLORY ST
MESA, AZ 85205

HENDRICKS KEITH L/CAROL B
3865 E OASIS CIR
MESA, AZ 85215

HENSON BLAKE/KASSANDRA
3712 E NANCE CIR
MESA, AZ 85215

HILDEBRANDT FAMILY TRUST
3931 E OASIS CIR
MESA, AZ 85215

ISAKSON AARON JON/MARIA ELENA
3836 E OASIS CIR
MESA, AZ 85215

JAMES T GODFREY AND ROSALIE S
GODFREY TRUST
3735 E OASIS CIR
MESA, AZ 85215

JEFFREY D TILLERY AND WHITNEY A
TILLERY TRUST
3812 E MENLO ST
MESA, AZ 85215

JENKINS JOHN/YAZARA
3816 E MINTON PL
MESA, AZ 85215

JOHN B CALVERT 2020 TRUST
42550 47TH ST W
LANCASTER, CA 935364303

JOHN M KILIAN M D LIVING TRUST
3828 E MALLORY ST
MESA, AZ 85205

JOSEPH AND LORI COSTELLO FAMILY
TRUST
3764 E OASIS CIR
MESA, AZ 85215

KATHIRAVAN NAGIREDDI/SUGANYA
3960 E NORCROFT CIR
MESA, AZ 85215

KINDT STEPHAN/LISA
2440 N MAPLE ST
MESA, AZ 85215

LECOMPTE EUGENE
3711 E MINTON PL
MESA, AZ 85215

LI ZONGFU/CHEN JIANG
3710 E NORTHRIDGE CIR
MESA, AZ 85215

LIQING WEN AND YING MA TRUST
3909 E NORA CIR
MESA, AZ 85215

LUNENG DAVID PATRICK/TAMARA
DAWN
3848 E OMEGA CIR
MESA, AZ 85215

M&A HOLDINGS OF WA LLC
11890 SE BLUFF RD
SANDY, OR 97055

MARVIN LEE AND ANN RUTH
GAMERTSFELDER TRUST
3660 E NANCE CIR
MESA, AZ 85215

MASON ERIK/RACHEL
3937 E NORCROFT CIR
MESA, AZ 85215

MATTHEW 2529 TRUST
3835 E MINTON PL
MESA, AZ 85215

MCEWEN STEPHEN
DALE/BJOLVERUD CHRISTIE LYN
6113 KOEP AVE
REGINA, AZ 85215

MCFARLAND FAMILY LIVING TRUST
3925 E NORCROFT CIR
MESA, AZ 85215

MCGAVICK SHARON M/SVENSON
KEITH O
7850 CHICO WAY NW
BREMERTON, WA 98312

MCLEAN THOMAS N/JENNIFER L
3864 E OMEGA CIR
MESA, AZ 85215

MEAGHER MATTHEW T
2553 N MAPLE ST
MESA, AZ 85215

MESA PERIO PROPERTIES LLC
107 N GREENFIELD RD STE 1
MESA, AZ 85205

MILLARD JEFFREY CLARK/EMILY
3727 E OMEGA CIR
MESA, AZ 85215

MIRITELLO SCOTT/LINDA A
2575 N VAL VISTA DR
MESA, AZ 85213

MITCHELL JAMES/BAILEE
3634 E MCDOWELL RD
MESA, AZ 85215

MITICH DRAGAN/VERA
3635 E OMEGA CIR
MESA, AZ 85215

MONK DAVID J/KARI L TR
3658 E NORTHRIDGE CR
MESA, AZ 85215

MORRIS MARY V
3735 E MALLORY DR
MESA, AZ 85215

NOC20 LLC
2812 N NORWALK 111
Mesa, AZ 85215

NORBERG MICHAEL S/DARCI R
2521 N MAPLE
MESA, AZ 85215

NORGREN KERRY M/JOAN M
1317 E FAIRFIELD ST
MESA, AZ 85203

NORWALK COMMONS LLC
3106 E HERMOSA VISTA DR
MESA, AZ 85213

NORWALK PATRIOTS LLC
3661 E NANCE CIR
MESA, AZ 85215

NU SASH INVESTMENTS LLC
17027 N 45TH ST
PHOENIX, AZ 85032

OLIN & SARA VANCE FAMILY TRUST
3912 E NORCROFT CIR
MESA, AZ 85215

OLSEN FAMILY TRUST
3656 E OMEGA CIR
MESA, AZ 85215

ORTIZ RUSSELL R/STACY A
2601 N VAL VISTA DR
MESA, AZ 85213

PARDUE DONISHA D/JORDAN
JERMAINE D
3944 E MINTON CIR
MESA, AZ 85215

PEKALA JOHN M/BETH A
3940 E MENLO CIR
MESA, AZ 85215

PERRACCHIO LIVING TRUST
3920 E NORA CIR
MESA, AZ 85215

PETERSON DAVID TROY/THERESA S
3728 E OMEGA CIR
MESA, AZ 85215

PETERSON ROBERT W/BETTE LYN TR
3921 E NORA CIR
MESA, AZ 85215

PHPE HOLDINGS LLC
2812 N NORWALK 114
MESA, AZ 85215

PITTS JUSTIN E/LESLIE
3754 E MENLO ST
MESA, AZ 85215

PRESTON BRADLEY MICHAEL
3732 E MINTON PL
MESA, AZ 85215

PRISCAK DAVID S/KRISTIN A
3914 E OMEGA CIR
MESA, AZ 852159701

R & C AN FAMILY TRUST
3949 E NORCROFT CIR
MESA, AZ 85215

RAMOS RODOLFO/LUDIVINA
3928 E MINTON CIR
MESA, AZ 85215

RANCLAND HOLDINGS I LLC
2812 N NORWALK STE 105
MESA, AZ 85215

RANDY GEHRTS REVOCABLE LIVING
TRUST
4713 E VIRGINIA ST
MESA, AZ 85215

RAY LLOYD MOSS FAMILY TRUST
2661 N VAL VISTA DR
MESA, AZ 85213

REINBOLD WILSON R/CONNIE
3829 E OASIS CIR
MESA, AZ 85215

REMINGTON DARREN B/MARGARET J
3925 E MINTON CIR
MESA, AZ 85215

REVOCABLE TRUST AGREEMENT OF
JOSEPH P BORG AND JOANNE K
BORG
3733 E MINTON PL
MESA, AZ 85215

RICHARD AND KELLI SKOUSEN
REVOCABLE LIVING TRUST
3708 E OMEGA CIR
MESA, AZ 85215

RIDDER JOSEPH PATRICK/LYNN
MARIE
3750 E MINTON PL
MESA, AZ 85215

RIVERA JONNIE/LYNNE
3929 E OMEGA CIR
MESA, AZ 85215

ROBERT H PERRY AND TERRILYN K
PERRY TRUST
3908 E MALLORY CIR
MESA, AZ 85215

ROBERT L PORTER AND KAREN F
PORTER REV TRUST
3847 E OMEGA CIR
MESA, AZ 85215

ROBINSON DENTEN D
3830 W MENIO ST
MESA, AZ 85215

ROGERS NIKE/OROBIYI MICHAEL
4010 E MINTON CIR
MESA, AZ 85215

ROME JOHN J/SHELLY A
3728 E MCDOWELL RD
MESA, AZ 85215

ROOSEVELT WATER CONS DIST
PO BOX 100
HIGLEY, AZ 85236

ROSE FAMILY TRUST
3813 E OASIS CIR
MESA, AZ 85215

ROSEWOOD ESTATES COMMUNITY
ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

ROY D CRACRAFT SR TRUST
3751 E NANCE CIR
MESA, AZ 85215

RYAN PATRICK L/JULIA E
3834 E MINTON PL
MESA, AZ 85215

SCHLAPPI FAMILY TRUST
3911 E NORTHRIDGE CIR
MESA, AZ 85215

SCHMADERER BRODY/NICOLE
3811 E OMEGA CIR
MESA, AZ 85215

SCHMIDT WAYNE E/KAREN A TR
3748 E OASIS CIR
MESA, AZ 852159791

SEC FAMILY REVOCABLE TRUST
3655 E NORTHRIDGE CIR
MESA, AZ 85215

SHIMEK BRADY/ATHENA
M/MACHAIN NANCY/HENRY
3762 E OMEGA CIR
MESA, AZ 85215

SHORT DAVID E
3958 E NORTHRIDGE CIR
MESA, AZ 85215

SHUBERT HARVEY
LAWRENCE/SHUBERT CATHERENE
3716 E MALLORY ST
MESA, AZ 85215

SIGGINS FAMILY LIVING TRUST
3812 E OMEGA CIR
MESA, AZ 85215

SLAUGHTER BRIAN W/CYNTHIA E
3855 E MINTON PL
MESA, AZ 85215

SMITH BRANDON R/JAMIE T
1939 E LYNWOOD ST
MESA, AZ 85203

SOBRADO DANA E ROCKER/MICHAEL
D
3650 E MCDOWELL RD
MESA, AZ 85215

SPEARS JOHN C/PATRICIA A TR
3842 E MALLORY
MESA, AZ 85203

SRS FAMILY TRUST
3729 E NORTHRIDGE CIR
MESA, AZ 85215

STAMM ROBERT/ANGELA
3820 E OASIS CIR
MESA, AZ 85215

STARMAN STEVE
3723 E MALLORY ST
MESA, AZ 85215

SUMKO MICHAEL/JENNIFER
3763 E OASIS CIR
MESA, AZ 85215

TAYLOR STEVE/KATRINA
3922 E NORTHRIDGE CIR
MESA, AZ 85215

TEMCO LLC
1514 NE 69TH PL
ANKENY, IA 500218883

TERRELL S AND PATRICIA A REIBER
FAMILY TRUST
3829 E MALLORY ST
MESA, AZ 85215

TETLOW FAMILY REVOCABLE
LIVING TRUST
3852 E OASIS CIR
MESA, AZ 85215

THOMAS & MARIBEL OAKES FAMILY
TRUST
3912 E MINTON CIR
MESA, AZ 85215

TOBLER STEVEN J/MARIE E TR
3675 E OASIS CIR
MESA, AZ 85215

UDT SHAWN T FLAHART LIVING
TRUST
6112 E RED BIRD RD
SCOTTSDALE, AZ 85266

VIEWEG DAVID EDWARD
3729 E NANCE CIR
MESA, AZ 85215

VISTA ESTANCIA HOMEOWNERS
ASSOCIATION INC
1834 E BASELINE RD 102
TEMPE, AZ 85283

WALTER & MARSHA EGGERS FAMILY
TRUST
3747 E OASIS CIR
MESA, AZ 85215

WALTERS NICHOLAS D/CORINTHIA T
3747 E OASIS CIR
MESA, AZ 85215

WARNER JEFFREY/JENNICA
3961 E NORCROFT CIR
MESA, AZ 85215

WASSON DANNY/ANGELA
3815 E MALLORY ST
MESA, AZ 85215

WATSON JOEL A
3746 E OMEGA CIR
MESA, AZ 85215

WHITE DOUGLAS J/ANNE E
3930 E OMEGA CIR
MESA, AZ 85215

WICKERSHEIM ROBERT D/SANDRA
3947 E NORTHRIDGE CIR
MESA, AZ 85215

WICKERSHEIM ROBERT D/SANDRA
TR
3947 E NORTHRIDGE CIR
MESA, AZ 85215

WILSON FAMILY TRUST
2455 N MAPLE
MESA, AZ 85215

WILSON GREGORY ROBERT
3814 E MALLORY ST
MESA, AZ 85215

WIRIG TRUST
3924 E NORCROFT CIR
MESA, AZ 85215

WOODS AMMON D/BROOKE
4009 E MINTON CIR
MESA, AZ 85215

YOST GAYLORD BOB
1635 N GREENFIELD RD STE 106
MESA, AZ 85205

YOUSSEF TAREK H/EL-HAKIM
SHERMEEN F
3909 E MINTON CIR
MESA, AZ 85215

ZAHIRI MORTEZA/ZAHIRI-MENDOZA
TERESA LEE
2609 N VAL VISTA DR
MESA, AZ 85203

ZUZUS PEDALS TRUST
3915 E OASIS CIR
MESA, AZ 85215

Neighborhood Meeting Sign-In Sheet

Applicant:
Pew & Lake, PLC/ Reeb / Legacy Cove

Property Location:
Property located at 38th Place and McDowell Road, which is on the south side of McDowell
between Val Vista Drive and Greenfield Road

Date:
August 22, 2023

Meeting Location:
Ishikawa Elem. School Media Center
(2635 N 32nd St, Mesa, AZ 85213)

Time:
6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	PATRICK & Julia Ryan	3834 E MINTON PI		PATRICKLRyan@gmail.com	602-317-4627
2	Brian & Mari Fall	3752 E. Northridge		mari@fallfamily.net	480 235 1779
3	Rachel Mason	3937 E Norcroft Cir		masonfamilyof6@gmail	713-295-1290
4	David & Liz BERKSTRESSER	3956 E. Nora Cr.		David.Berkstresser@Gmail.com	602-284-1296
5	Marshelle Millett	3115 E Palm Street		willettms30@yahoo.com	480 204 6531
6				DAVID.BERKSTRESSER@GMAIL.COM	602-284-1296
7					
8					
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12					
13					



Neighborhood Meeting Sign-In Sheet

Applicant:
Pew & Lake, PLC/ Reeb / Legacy Cove

Property Location:
Property located at 38th Place and McDowell Road, which is on the south side of McDowell
between Val Vista Drive and Greenfield Road

Date:
August 22, 2023

Meeting Location:
Ishikawa Elem. School Media Center
(2635 N 32nd St, Mesa, AZ 85213)

Time:
6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Mark Anthony	3908 ENora Cir, Mesa	85215	christineanthonyhomes@gmail.com	480-200-0972
2	Christine "	"	"	"	"
3	John Jenkins	3896 E Minton pl Mesa	85215	Johnjenkinspa@gmail.com	602-803-9663
4	Yazara Jenkins	3896 E Minton PL Mesa	85215	YazaraJenkinspa@gmail.com	602-350-5400
5					
6					
7					
8					
9					
10					
11					
12					
13					

Neighborhood Meeting Sign-In Sheet

Applicant:
Pew & Lake, PLC/ Reeb / Legacy Cove

Property Location:
Property located at 38th Place and McDowell Road, which is on the south side of McDowell
between Val Vista Drive and Greenfield Road

Date:
August 22, 2023

Meeting Location:
Ishikawa Elem. School Media Center
(2635 N 32nd St, Mesa, AZ 85213)

Time:
6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Roy & Angelita Fabiani	3944 E. Nora Ct. Mesa	85215	fabiani.painting@me.com	602 432-8365
2	John Freeman	2948 E. Newcomb	85215	AZ.FREEMAN7@gmail.com	480 225-8393
3					
4					
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12					
13					

NEIGHBORHOOD MEETING
6:00 PM - August 22, 2023
COMMENT CARD

NAME DAVID & LIZ BERKSTRESSER PHONE _____

ADDRESS 3956 E NORD CIRCLE MESA 85215

COMMENT: HIRE AN EXTERMINATOR TO TRAP
THE RATS AND GOPHERS BEFORE YOU GET
DOWN THESE NUMBERS ONE.

November 10, 2023

To: Sarah Prince
Legacy Cove Development

Re: Water Drainage issue in southeast corner of the new/developing
'Legacy Cove Development / Community'.

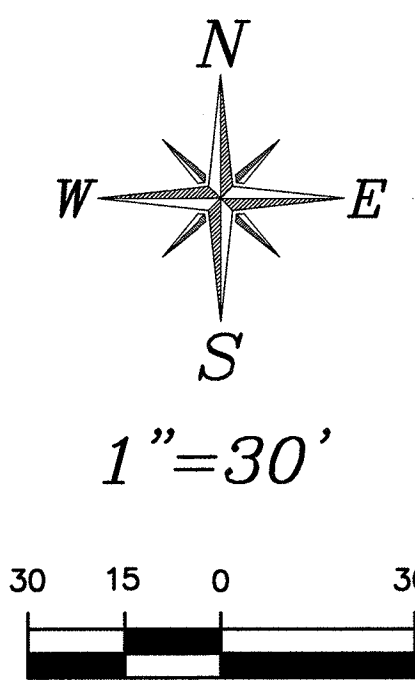
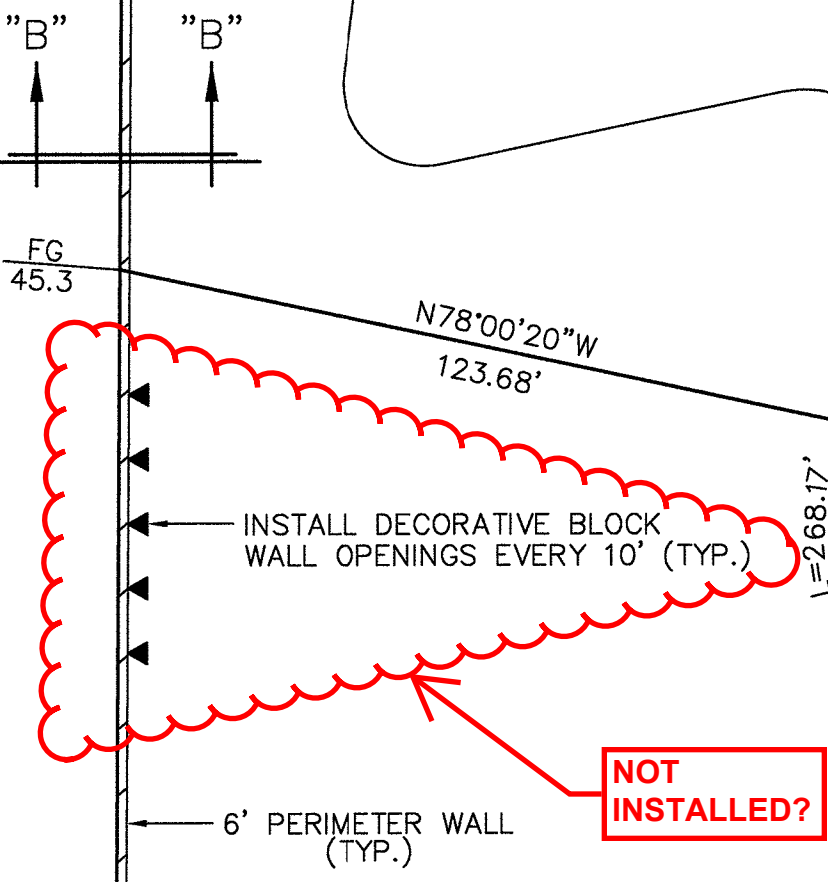
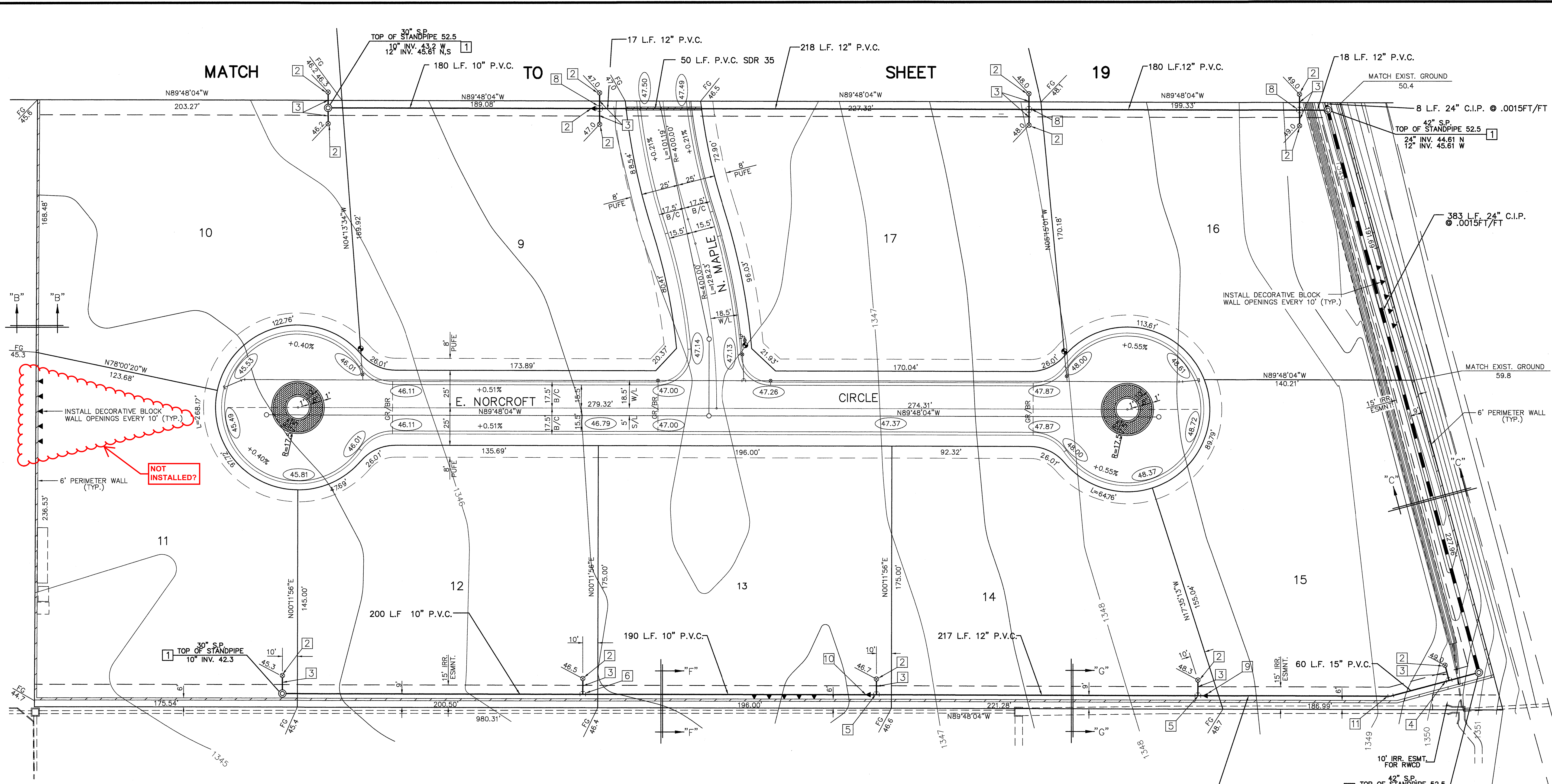
We are owners of lot #11 of Rosewood Estates, Lane and MaryLou Bigler, residents in our current home for the past 22 years. At a recent Homeowners Association meeting held this week, an overview of the 'Legacy Cove' development was presented to us by a realtor, Christine Anthony, who is a resident of our "Rosewood Estates" neighborhood. She also distributed to our residents a "**Legacy Cove Conceptual Site Plan**".

The purpose of this communication is to inform you of a water movement/drainage issue that affects our property and the newly proposed parcels (lots #14 and #15) which will share a back wall with the back of our property. Legal documentation that originated from developers of the Rosewood Estates established a city-approved plan that included multiple perforated cinderblocks situated at the base of our back wall. (Refer to attachment #2) These "open" blocks are placed strategically one per segment of wall (one segment of wall being the cinderblocks that are flanked by a pair of cinderblock-connecting columns). These open or perforated cinderblocks are placed one per segment of wall for the northernmost aspect of our North-South direction wall that will be shared with the owners of lots #14 and #15 of "Legacy Cove".

The purpose of these perforated blocks is to facilitate water movement during the heaviest rain storms. The water flows in a westbound direction through Rosewood Estates. It will be imperative to forward this communication to the planners/developers to take this information into consideration when devising water drainage and "retention" plans for the Legacy Cove community.

Thank you.

Lane and MaryLou Bigler
Cell: (480) 225-4663
Email: Biglerazfamily@gmail.com



- LEGEND**
- 46.11 INDICATES BACK OF RIBBON CURB OR GUTTER ELEVATION
 - INDICATES WALL OPENING
 - INDICATES BLOCK WALL
 - INDICATES RETAINING WALL
 - INDICATES EXIST. EDGE OF PVMT.
 - INDICATES TOP OF CURB AND GUTTER ELEVATION

IRRIGATION CONSTRUCTION NOTES

- 1 INSTALL IRRIGATION STANDPIPE (MAG. DET. 503)
- 2 INSTALL IRRIGATION CONTROL VALVE (SEE NOTE THIS SHEET)
- 3 INSTALL 10 LF 10" P.V.C.
- 4 INSTALL 15" X 10" TEE
- 5 INSTALL 12" X 10" TEE
- 6 INSTALL 10" X 10" TEE
- 8 INSTALL 12" X 10" CROSS
- 9 INSTALL 15" X 12" REDUCER
- 10 INSTALL 12" X 10" REDUCER
- 11 INSTALL 22 1/2" BEND

NOTE:

ALL VALVES TO BE 10" WATERMAN RED TOP OVERFLOW VALVE WITH TYPE 4 FRAME AND "VEE" TYPE THREADS OR APPROVED EQUAL.

SEE DETAIL SHEET 21 FOR LOT RETENTION TABLE

<p>Clouse Engineering, Inc. ENGINEERS • SURVEYORS</p> <p>1642 E. Orangewood Ave. • Phoenix, Arizona 85020 • TEL 395-9300 • FAX 395-9310</p>	Revisions 1-19-98 2-17-98 2-26-98 5-7-98	Date 10/29/97 Job No. 970508
	PRIVATE IRRIGATION AND GRADING PLAN FOR ROSEWOOD ESTATES	
MESA	ARIZONA	SH. 18 OF 32

Two working days before you dig
CALL FOR THE BLUE STAKES
263-1100
Blue Stake Center
CALL COLLECT

CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS SHOULD THEIR STAKES BE FOUND MISSING OR DISTURBED.

November 17, 2023

To: Sarah Prince
Legacy Cove Development

Re: Follow-up communication.
Water Drainage issue in southeast corner of the new/developing
'Legacy Cove Development / Community'.

Thank you for your prompt response to our email. We felt that this was important for the following two reasons:

1st, this will ensure a level of transparency that your potential purchasers will appreciate. The purchasers will also need to be made aware that these perforated cinder blocks are to remain open and not to be blocked in any way or at any time by the new lot owners or the developers.

2nd, we believe that this information should be implemented in your overall drainage plans for the entire neighborhood, (ensure that there is a direct pipeline from the shared wall of which we have spoken draining directly to your retention basin). This would allow the developer to make certain that the drainage responsibility is shared among all future homeowners of the development rather than having the owners of one or two lots bear the bulk of that responsibility. Also, the drainage into your retention basin is imperative to be engineered on your part to eliminate any possibility that water drainage from your developing neighborhood will proceed in an eastbound direction and NOT flow back into our property from your community.

Thank you for your attention to this important information.

Lane and MaryLou Bigler
Cell: (480) 225-4663
Email: Biglerazfamily@gmail.com

From: [Lane Bigler](#)
To: [Sarah Prince](#)
Subject: Re: Important Document from Rosewood Estates
Date: Monday, November 27, 2023 1:04:51 PM

Sarah,
Thank you for your thoughtful and detailed response.
Lane and MaryLou

On Mon, Nov 27, 2023 at 10:14 AM Sarah Prince <sarah.prince@pewandlake.com> wrote:

Hello Lane & MaryLou,

I hope you had a wonderful Thanksgiving weekend. Thank you for sending over this information, we appreciate it.

I have provided our engineers with all the information you sent over, they are reviewing and working on this. The drainage details are still in the preliminary stages, but we will continue to work on this and the specifics will be completed further in the process. I will reach out if we have any questions and I will provide you with any updates when they are available.

Please let me know if there is anything else I can do to help.

Best,

Sarah Prince

Land Use Planner & Project Manager

Phone 480-461-4670 **Mobile** 480-586-8315

1744 South Val Vista Drive, Suite 217

Mesa, Arizona 85204

From: Lane Bigler <biglerazfamily@gmail.com>
Sent: Friday, November 17, 2023 12:38 PM
To: Sarah Prince <sarah.prince@pewandlake.com>
Subject: Re: Important Document from Rosewood Estates

Sarah,

Thank you for your response to our email and two attachments of November 10, 2023.

Attached, please find additional information that is extremely important for the developer of Legacy Cove.

Thank you,

Lane and MaryLou Bigler

On Mon, Nov 13, 2023 at 3:45 PM Sarah Prince <sarah.prince@pewandlake.com> wrote:

Lane,

Thank you for reaching out and providing us with this important information. I have sent this information to the developer, and I will reach out when I have more information for you.

Thanks,

Sarah Prince

Land Use Planner & Project Manager

Phone 480-461-4670 **Mobile** 480-586-8315

1744 South Val Vista Drive, Suite 217

Mesa, Arizona 85204

From: Lane Bigler <biglerazfamily@gmail.com>
Sent: Friday, November 10, 2023 1:35 PM
To: Sarah Prince <sarah.prince@pewandlake.com>
Subject: Important Document from Rosewood Estates

November 10, 2023

To: Sarah Prince

Legacy Cove Development

Re: Water Drainage issue in southeast corner of the new/developing

'Legacy Cove Development / Community'

Please refer to the two attachments that include important information for the developers of "Legacy Cove" Community.

Thank You,

Lane and MaryLou Bigler

Rosewood Estates

Cell: 480-225-4663

Email: biglerazfamily@gmail.com

Jardinero Neighborhood Meeting
August 22, 2023
Ishikawa Elementary School, 6:00 PM

Hosted by: Sean Lake and Sarah Prince – Pew & Lake, PLC

Summary: The meeting started at 6:08 pm when all neighbors had an opportunity to sign in. Mr. Lake reviewed the proposed site plan and changes since the previous meeting. The changes included a reduction of density, lot alignment, increase in lot size, an update on the status of the existing trees on the lot (the City required all trees to be removed), and the rezoning request change from R1-15 PAD to R1-35 PAD.

Questions:

1. How will the developer mitigate the rodents while the trees are being removed?
 - ✓ The developer is open to suggestions on mitigation.

2. What influence can we have on the R1-35 PAD standards?
 - ✓ The developer is open to working with the neighbors to establish setbacks, building heights, accessory buildings, etc. The PAD will allow the neighbors and the developer an opportunity to create restrictions that will benefit the community.

3. The pool in the amenity area does not seem to fit the community.
 - ✓ The developer is happy to provide amenities that better fit the community. The amenities provided are still undecided, but a shared amenity area will be provided.

4. The wall along the south side is damaged, will the developer replace this wall?
 - ✓ The development will be required to provide a perimeter wall and will work with the neighbors along the south to repair or replace the existing wall.

5. Can you put a timeframe on the lot development?
 - ✓ We can discuss including timeframes of lot development in the CC&R's with the developer.

6. Do you have an idea on home prices?
 - ✓ In the current market custom homes are approximately \$300 per SF and lots of this size are approximately \$400,000 in the current market. These will be high-end custom homes with complementary values to the existing neighborhoods.

Conclusion: Overall, the neighborhoods were happy with the changes since this community was originally proposed. The neighbors agreed to a neighborhood representative, Mr. Patrick Ryan, who would work directly with Mr. Lake to establish stipulations and development standards.