

**Citizen Participation Report**

**HAWES CROSSING VILLAGE 1**  
**(Case #ZON21-00393)**

**Submitted on behalf of:**  
**Lennar Homes**

1665 W. Alameda Dr. Suite 130  
Tempe, AZ 85282

**December 28, 2021**

## **Overview**

This report provides results of the implementation of the Citizen Participation Plan for Hawes Crossing Village 1. 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. A record of all correspondence is included in this report.

## **Contact**

Nick Labadie  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
480.240.5640  
nick@roselawgroup.com

## **Project Proposal**

The following documents the citizen notification and participation plan on behalf of Lennar Homes' application for a major amendment to a portion of the Hawes Crossing PAD (Case #ZON21-00393) located North of the northwest corner of Hawes and Elliot Roads, more specifically within the 3200 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side).

This request is for a Rezone from Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) to RM-5-PAD-PAD, Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) to RS-6-PAD-PAD, and Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD-PAD. This request will accommodate the development of a single residence subdivision.

## **Pre-Submittal Meeting**

A pre-application meeting was held with City of Mesa planning staff and other City departments on January 5, 2021. Staff reviewed the application for a preliminary plat and Specific Plan, along with the application for a PAD amendment for a portion of the PAD, and recommended that in addition to property owners within 1,000 feet, the appropriate School District(s), and nearby neighborhood organizations be contacted.

## **Review and Revision**

Subsequent to the pre-submittal meeting and application submittal, we have worked with Staff to revise the proposed plan. Staff directed us to combine the original requests of a PAD amendment for the RM-5 portion of the project and the plat, Specific Plan, and amendments to the PAD in the RS-6 and RSL-2.5 into a single application.

## **Notification Area Map**

Attached is a map of the 1,000 ft. area within which all property owners were notified of the proposed request.

## **Contacted Parties**

Attached is a complete list of the property owners within 1,000 ft. and other interested parties including registered Neighborhood Associations and Homeowner's Associations within one mile that were contacted through the outreach efforts provided by the City of Mesa.

## **Contact Dates and Methods**

156 Notification letters were mailed via First Class U.S. Mail postmarked September 28, 2021 to all property owners within 1,000 feet of the project area. The letter contained all of the required and pertinent information regarding the major amendment application along with an invitation to join the Development Team for a virtual Open House meeting as required by the City's Zoning Ordinance. A copy of the notification letter and an Affidavit of Notification are attached as evidence that the letters were mailed as required.

157 Notification letters were mailed via First Class U.S. Mail postmarked December 29, 2021. The letters were mailed to all property owners within 1,000 feet of the project area, registered Neighborhood Associations and Homeowner's Associations within one mile of the project area, and to the City of Mesa Planner assigned to this project. The letter contained all of the required and pertinent information regarding the major amendment application along with information about meeting/hearing dates, times, and locations, and that attendance is welcome. A copy of the notification letter and an Affidavit of Notification are attached as evidence that the letters were mailed as required.

Only one recipient contacted the applicant team, Glenda Stechnij. Ms. Stechnij called on Oct. 7, 2021 and we discussed the nature of the request, the area, timeline of the process, and answered general questions Ms. Stechnij had. Ms. Stechnij owns land along Hawes Rd. adjacent to the project and was originally a part of the group processing the Hawes Crossing PAD but left the group prior to approval. A portion of Hawes Crossing in Village 1 along Hawes Rd. is currently the subject of litigation including Ms. Stechnij.

## **Gilbert Public School District**

A Notification letter addressed to the Superintendent of Gilbert Public School District was mailed via First Class U.S. Mail postmarked December 29, 2021. The letter contained all of the required and pertinent information regarding the major amendment application along with information about meeting/hearing dates, times, and locations, and that attendance is welcome. A copy of the letter is attached.

## **Site Posting**

2 Notification signs were posted on the site on December 29, 2021. The signs are in conformance with the City of Mesa specifications including language regarding the project as well as the dates and times for the City of Mesa Planning and Zoning Board meeting. Photos of the signs and an Affidavit of Posting are attached as evidence that the signs were installed on the property as required.

## **Open House**

The required Open House meeting was held virtually on Thursday, October 7, 2021 from 6:00PM-7:00PM. The general public was invited to join and learn more about the request. There were two attendees to the meeting. One attendee was a property owner adjacent to Village One who was, at one time, a part of the Hawes Crossing PAD project prior to approval (Glenda Stechnij), but the attendee was unable to get her audio to work. The second attendee was an owner elsewhere in the Hawes Crossing PAD (Jim Boyle) who was curious about timing of the Village One development. We will continue to communicate with the neighbors about the project. A copy of the attendees list and any comments will be given to the City of Mesa Planner assigned to this project.

## **Comments and Correspondence Received**

All future comments and feedback received will be documented and submitted to the City of Mesa in an updated Citizen Participation Report prior to the first public hearing.

## **Upcoming Meeting/Hearing Dates**

Planning & Zoning Board: January 12, 2022



# NOTIFICATION MAP



# NOTIFICATION LIST

2017-1 IH BORROWER LP  
8665 E HARTFORD DR STE 200  
SCOTTSDALE, AZ 85255

2018-4 IH BORROWER LP  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

80TH AND PRAIRIE HOLDINGS 1 LLC  
21738 E ORION WY  
QUEEN CREEK, AZ 85242-6448

80TH AND PRAIRIE HOLDINGS 2 LLC  
21738 E ORION WY  
QUEEN CREEK, AZ 85242-6448

80TH AND PRAIRIE HOLDINGS 3 LLC  
21738 E ORION WY  
QUEEN CREEK, AZ 85242-6448

ADAMS ANDRES/PATRICIA  
8163 POSADA AVE  
MESA, AZ 85212

ADAMS KYLE/MEGAN  
8212 E PERALTA AVE  
MESA, AZ 85212

ALLEN CHARLES A/MARYELLEN  
7911 E POSADA AVE  
MESA, AZ 85212

ALLISON ASHLIE MARIE/SHERVHEIM  
ALEC JUSTIN  
7950 E POSADA AVE  
MESA, AZ 85212

ANDERSON MARK  
8242 E PERALTA  
MESA, AZ 85212

ARCHAMBAULT JESSICA I/JAMES T  
7941 W PAMPA AVE  
MESA, AZ 85212

ARRINGTON RACHEL  
3122 S 81ST ST  
MESA, AZ 85212

AUSTIN KEVIN BENJAMIN/CARRIE LYNN  
8223 S PECAN GROVE CIR  
TEMPE, AZ 85284

AVILA LOUIE V/MILLER CRISTINA L  
7956 E PERALTA AVE  
MESA, AZ 85212

BAKER JEREMY ALLAN/KIMBERLY  
CAROL  
3136 S 83RD CIR  
MESA, AZ 85212

BARTLETT SCOTT W/AMY J  
7940 E PERALTA AVE  
MESA, AZ 85212

BEDELL KARIN  
8135 E POSADA AVE  
MESA, AZ 85212

BEESON KEVIN C/ELIZABETH A  
8126 E POSADA AVE  
MESA, AZ 85212

BLACKMON DERRICK L/HAYLEY  
3132 S VISTA DEL SOL  
MESA, AZ 85212

BLACKWOOD PAUL/THERESA L  
8204 E PERALTA AVE  
MESA, AZ 85212

BLASER PAUL K/JEAN O  
6852 E MILAGRO AVE  
MESA, AZ 85209

BOULDER CREEK HOMEOWNERS  
ASSOCIATION  
9000 E PIMA CTR PKWY 300  
SCOTTSDALE, AZ 85258

BROWN ANNA  
8123 E PERALTA AVE  
MESA, AZ 85212

CALLAWAY BRENT C/ SHELLEY L  
3142 S 83RD CIR  
MESA, AZ 85212

CARR WAYNE P  
8137 E PERALTA AVE  
MESA, AZ 85212

CARROLL BRANDON/TRISHA  
3056 S 81ST CIR  
MESA, AZ 85212

CASSIDY KEVIN  
3179 S 20TH ST  
PHILADELPHIA, PA 19145

CASTANEDA CHRISTOPHER R  
8243 E POSADA AVE  
MESA, AZ 85212

CENATIEMPO JARED S/CASEY J  
7925 E PAMPA AVE  
MESA, AZ 85212

CHACON SAMUEL A/LAURA M  
3140 S 82ND CIR  
MESA, AZ 85208



CHARLES FEENSTRA DAIRY LLC  
19711 E ELLIOT RD  
MESA, AZ 85212

CHAVEZ JOHN D/JULIE I  
7860 E PERALTA AVE  
MESA, AZ 85212

CHOS STEVEN/TRACI  
3018 S PIEDRA  
MESA, AZ 85212

CURRY WILLIAM  
8110 E PERALTA AVE  
MESA, AZ 85212

CUSTODIO-NORIEGA  
SERGIO/CUSTODIO CANDICE  
7958 E POSADA AVE  
MESA, AZ 85212

DATILIO LOUIS ANTHONY III/JENNIFER  
KRISTINE  
8155 E POSADA AVE  
MESA, AZ 85212-1667

DE LA TORRE JOSE A/CAROLYN A  
8220 E PERALTA AVE  
MESA, AZ 85212

DIEPSTRATEN CHRISTOPHER/HEATHER  
3146 S 81ST ST  
MESA, AZ 85212

DNH EQUITY PLATINUM LLC  
1135 N RECKER RD STE 102  
MESA, AZ 85205

DONNA PERKINS FAMILY TRUST  
8134 E POSADA AVE  
MESA, AZ 85212

DREW FAMILY TRUST  
8162 E POSADA AVE  
MESA, AZ 85212

DRYSDALE GARY LEE/CATHY RAYE  
8144 E PERALTA AVE  
MESA, AZ 85212

EAGAR V J/CHERI  
3062 S 81ST CIR  
MESA, AZ 85212

ENDRES CASEY  
8210 E POSADA AVE  
MESA, AZ 85212

ENFIELD NICOLE RAE  
8149 E PORTOBELLO AVE  
MESA, AZ 85212

EQUITY CONNECT HOLDINGS LLC  
7904 E CHAPARRAL RD STE A110-520  
SCOTTSDALE, AZ 85250

ESPINOZA JORGE ROQUE/EUSTOLIA G  
3046 S 81ST CIR  
MESA, AZ 85212

FATHERLEY DUSTIN JOSEPH/JENNIFER  
LYNNE  
7948 E PERALTA AVE  
MESA, AZ 85212

FEENEY PATRICK E/SCHIMETZ SHEILAH  
R  
3025 S PIEDRA  
MESA, AZ 85212

FEENSTRA CHARLES L/BARBARA M TR  
19711 E ELLIOT RD  
MESA, AZ 85212

FERGUSON JAMES E/RACHAEL R  
8132 E PERALTA AVE  
MESA, AZ 85212

FONTAINE RODNEY C/IRENE TR  
3064 S HILLRIDGE  
MESA, AZ 85212

FRANKS JUSTIN/WEIDENDENER  
SHALENA  
PO BOX 1249  
QUEEN CREEK, AZ 85142

FREELAND GARY S/BARBARA S  
7863 E POSADA AVE  
MESA, AZ 85212

GANDO CHRISTOPHER/JULIE  
3044 S HILLRIDGE  
MESA, AZ 85212

GARCIA CARLOS A/SHAREEF KANAR O  
8104 E PERALTA AVE  
MESA, AZ 85212

GATEWAY WARNER LLC  
PO BOX 1774  
GILBERT, AZ 85299

GILBERT UNIFIED SCHOOL DISTRICT NO  
41  
140 S GILBERT RD  
GILBERT, AZ 85296

GOLONKA RICHARD/GWENDOLYN JOY  
8248 E PERALTA AVE  
MESA, AZ 85212

GREEN BRIAN K/ ERIKA K  
3033 S PIEDRA  
MESA, AZ 85212

GREENE CHRISTOPHER B/MAYUMI U  
8205 E PORTOBELLO AVE  
MESA, AZ 85212

GRIMSLEY MICHAEL ANTHONY  
3017 S PIEDRA  
MESA, AZ 85212

GURR KRIS  
9314 E DES MOINES ST  
MESA, AZ 85207-6155

HAUGEN DALE  
7949 E PAMPA AVE  
MESA, AZ 85212-1551

HAYNIE ALAN M/TIFFANY L  
7940 E PAMPA AVE  
MESA, AZ 85212

HENRY TONYA  
3063 S 81ST CIR  
MESA, AZ 85212

HERNANDEZ ROBERT ARNOLD  
8131 E PERALTA AVE  
MESA, AZ 85212

HOODENPYLE RONALD R/ARDITH A  
3256 S 80TH ST  
MESA, AZ 85212

HP LAND DEVELOPMENT LLC  
PO BOX 1249  
QUEEN CREEK, AZ 85142

HULIHEE BRYAN/MEGAN L  
3148 S 82ND CIR  
MESA, AZ 85212

HUSTON THOMAS M/SANDRA M  
7933 E PAMPA AVE  
MESA, AZ 85212

ILSEMAN DON  
7926 E POSADA AVE  
MESA, AZ 85212

J & D OGDEN TRUST  
7959 E POSADA AVE  
MESA, AZ 85212

J AND J PROPERTY HOLDINGS LC  
PO BOX 14387  
SCOTTSDALE, AZ 85267

JKB HOLDINGS LLC  
3125 N 77TH ST  
MESA, AZ 85207

JOHN & BRENDA VAN OTTERLOO  
FAMILY TRUST/ETAL  
334 SILK MILL PL  
SAN MARCOS, CA 92069

JOHNSON DACKOTA LEE/STACI LYNN  
8235 E POSADA AVE  
MESA, AZ 85212

JUNG JOHN E/ANDREA R  
7943 E POSADA AVE  
MESA, AZ 85212

KELLEY LORAN S  
7942 E POSADA AVE  
MESA, AZ 85212

KENNEDY CAROLYN  
3113 S PIEDRA  
MESA, AZ 85212

KENNEDY STANLEY R/LORRAINE  
8158 E PERALTA AVE  
MESA, AZ 85212

KEVIN & JOANN MILNE FAMILY REV  
LIVING TRUST  
3026 S PIEDRA  
MESA, AZ 85212

KHAN TAHEERA Z  
7957 E PAMPA AVE  
MESA, AZ 85212

KOLLER CHRISTOPHER/BROWN BAILY  
8124 E PERALTA AVE  
MESA, AZ 85212

KUJAWA KERI/MATTHEW  
8116 E PERALTA AVE  
MESA, AZ 85212

LESLIE WESTPHAL DAWSON LIVING  
TRUST  
7927 E POSADA AVE  
MESA, AZ 85212

LOFQUIST JESSICA/BRANDON W  
7034 E POSADA AVE  
MESA, AZ 85212

MACPHERSON DALE A/JAYNE C  
8103 E POSADA  
MESA, AZ 85212

MANGUM CAROLYN RUTH/SWYERS  
CAROLYN R  
7911 E PRAIRIE AVE  
MESA, AZ 85212

MAYS JOSHUA DAVID  
3121 S PIEDRA  
MESA, AZ 85212

MCKELVEY DAVID L/DEBORAH A  
8221 E POSADA AVE  
MESA, AZ 85212

MCMILLAN ALEX/CHRISINA/ETAL  
3291 S THISTLE PL  
CHANDLER, AZ 85248

MERINO DANIEL/KATY  
3124 S VISTA DEL SOL  
MESA, AZ 85212

MESA CITY OF  
20 E MAIN ST STE 650  
MESA, AZ 85211

MESA-CASA GRANDE LAND CO LLC  
19965 E ELLIOT RD  
MESA, AZ 85212

MICHEL ANTHONY C  
3131 S CHANNING CIR  
MESA, AZ 85212

MIHM ALICIA/DANIEL J  
8150 E PERALTA AVE  
MESA, AZ 85212

MONTEZ STEVEN GILBERT  
8164 E PERALTA AVE  
MESA, AZ 85212

MOORE FAMILY LIVING TRUST  
3041 S PIEDRA AVE  
MESA, AZ 85212

MOORE TERRY LEE  
3138 S CHANNING CIR  
MESA, AZ 85212

MORRISON WILLIAM  
ASHTON/JENNIFER ELISA  
7935 E POSADA AVE  
MESA, AZ 85212

MYERS LANE/MARIE  
8109 E POSADA AVE  
MESA, AZ 85212

N.A.  
N.A.  
N.A., NA 85212

NAVARETTE ROXANA  
BERENICE/FRAUSTO CARMEN  
8226 E POSADA AVE  
MESA, AZ 85212

NELSON THOMAS/STACY  
8205 E POSADA AVE  
MESA, AZ 85212

NGIGI CHEGE/JOYCE C  
3139 S 82ND CIRCLE  
MESA, AZ 85212

NORTON CHRISTOPHER/KATHENA  
3145 S 82ND CIR  
MESA, AZ 85212

PAGETT ROBIN  
8156 E POSADA AVE  
MESA, AZ 85212

PALKOVIC RICHARD R  
3053 S PIEDRA ST  
MESA, AZ 85212

PATRICK CYNTHIA ANN  
3040 S 81ST CIR  
MESA, AZ 85212-1660

PELAYO MARCO ANTHONY/CECILLIA  
CHRISTINE  
3134 S 82ND CIR  
MESA, AZ 85212

PFEIFFER FAMILY TRUST  
3138 S 81ST ST  
MESA, AZ 85212

PIGG WEYLIN M/CAROLYN J  
9977 WALLACE WAY  
WINDSOR, CA 95492

POSADA HOUSE LLC  
8149 E POSADA AVE  
MESA, AZ 85212

RAXTER NEWELL ANDREW/LYNDSEY  
8155 E PORTOBELLO AVE  
MESA, AZ 85212

REDLANDS GAYLE  
3055 S 81ST CIR  
MESA, AZ 85212

RIJLAARSDAM FAMILY TRUST  
3232 S HAWES RD  
MESA, AZ 85212

RIJLAARSDAM JACOB/MARY TR  
3232 S HAWES RD  
MESA, AZ 85212

ROBO LAND LLC/ETAL  
19965 E ELLIOT  
MESA, AZ 85212

RODRIGUEZ YOLANDA G  
3048 S HILLRIDGE ST  
MESA, AZ 85212

ROGERS LORI LAPRAY/MARK  
3043 S 81ST CIR  
MESA, AZ 85212

ROJAS LUIS E/YOLANDA  
3146 S CHANNING CIR  
MESA, AZ 85212

ROSE KIMBERLY J  
3133 S 82ND CIR  
MESA, AZ 85212

ROWLEY FAMILY TRUST  
523 N GRAHAM RANCH RD  
PAYSON, AZ 85541

SAND KIM S/RUSSELL A  
7917 E PAMPA AVE  
MESA, AZ 85212

SCHAUB DOUGLAS/SYDNEY  
7951 E POSADA AVE  
MESA, AZ 85212

SCHILCHER JEREMY/MELISSA  
12770 E POINSETTIA DR  
SCOTTSDALE, AZ 85259

SCHRAMM CRAIG A/REBECCA J  
7910 E POSADA AVE  
MESA, AZ 85212

SELLERS 2009 LIVING TRUST  
7919 E POSADA AVE  
MESA, AZ 85212

SHAFFERY MARISA A/COLIN F  
8163 E PORTOBELLO AVE  
MESA, AZ 85212

SHEPARD ANDREW  
3137 S CHANNING CIR  
MESA, AZ 85212

SHEPHERD MATTHEW SCOTT  
3222 S 80TH ST  
MESA, AZ 85212

SILVA DARA/JESSE J  
3143 S CHANNING CIR  
MESA, AZ 85212

SIMPSONS BRIAN J/ ANNMARIA S  
7932 E PERALTA AVE  
MESA, AZ 85212

SMITH BRIAN KEITH  
8218 E POSADA AVE  
MESA, AZ 85212

SOUTH JERRY B  
3036 S HILLRIDGE  
MESA, AZ 85212

STECHNIJ H/GLENDA TR/ETAL  
PO BOX 52403  
MESA, AZ 85208

STECHNIJ LIVING TRUST  
PO BOX 52403  
MESA, AZ 85208

STICH RICHARD A TR/VA DONNA R TR  
7918 E POSADA AVE  
MESA, AZ 85212

SUDDER CARMEN A  
8234 E PERALTA AVE  
MESA, AZ 85212

SWARTZENTRUBER LARRY/TERESA  
LEONA  
8143 E PERALTA AVE  
MESA, AZ 85212

SWETT DAVID W/BERCH-SWETT LISA  
8202 E POSADA AVE  
MESA, AZ 85212-1672

T L C ENTERPRISES  
5570 NW 38TH TER  
COCONUT CREEK, FL 33073

THOME BRANDON K  
3050 S 81ST CIRCLE  
MESA, AZ 85212

TLC FOUNDATION LP  
5536 E SOLANO DR  
PARADISE VALLEY, AZ 85253

TONY & PAT REVOCABLE AP TRUST  
31080 N GECKO TR  
SAN TAN VALLEY, AZ 85143

TORRES JOSE A/IDOLINA  
7915 E PALOMA AVE  
MESA, AZ 85212

VALE REBECCA A  
7923 E PALOMA AVE  
MESA, AZ 85212

VILLALOBOS JUAN/GUIJARRO  
SALVADOR  
65 E OLIVE AVE  
GILBERT, AZ 85234

VILLEGAS DOLORES M TR  
3058 S HILLRIDGE  
MESA, AZ 85212



WELLMAN DANIEL W/JOLENE S  
8127 E POSADA AVE  
MESA, AZ 85212

WELLS JARROD DAVID/MEGAN MARLEE  
8138 E PERALTA AVE  
MESA, AZ 85212

WELLS STEVEN R  
3106 S 81ST ST  
MESA, AZ 85212

YINGJIE LIU/YUN WU  
831 POLLUX CT  
FOSTER CITY, CA 94404

YUKOLIS NEAL A  
8115 E POSADA AVE  
MESA, AZ 85213

ZILLOW HOMES PROPERTY TRUST  
1301 N 2ND AVE FL 31  
SEATTLE, WA 98101

SEAN PESEK, PLANNER II  
DEVELOPMENT SERVICES  
55 NORTH CENTER STREET  
MESA, AZ 85201

MESQUITE CANYON, FIRSTSERVICE  
RESIDENTIAL ARIZONA, LLC, 9000 E  
PIMA CENTER PARKWAY, SUITE 300,  
SCOTTSDALE, AZ, 85258

BOULDER CREEK, FIRSTSERVICE  
RESIDENTIAL ARIZONA, LLC, 9000 E  
PIMA CENTER PARKWAY, SUITE 300,  
SCOTTSDALE, AZ, 85258

EASTRIDGE,  
GERSON REALTY & MGMT COMPANY  
4801 S LAKESHORE DR STE 203,

ARIZONA SKYLINE, BROWN  
COMMUNITY MANAGEMENT 7255  
E HAMPTON AVE SUITE 101, MESA,

BOULDER CREEK HOMEOWNERS ASSOC.  
9000 E PIMA CTR PKWY 300  
SCOTTSDALE AZ 85258

# NOTIFICATION LETTERS

# ROSE LAW GROUP<sub>pc</sub>

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## RICH ■ CARTER ■ FISHER

NICHOLAS LABADIE  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.240.5640 Fax 480.505.3925  
Nick@RoseLawGroup.com  
www.RoseLawGroup.com

September 28, 2021

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that Lennar Homes has recently filed an application (ZON21-00403 and ZON21-0393) for a major amendment to a portion of the Hawes Crossing PAD for the approximately 7.8 gross acres of Village 1 west of Hawes Road and north of Elliot Road (as shown in the attached exhibit).

We are pleased to be introducing the first development within the Hawes Crossing PAD, which covers the majority of Village 1 (area north of Elliot Road). This request is necessary to make some minor adjustments to the PAD development standards including a slightly lower density than the minimum required in the multi-family area just north of Elliot Road and adjusting a zoning line to not fall across the new lots. The zoning districts approved as a part of the original PAD are not changing, the type of residential or commercial zoning that was originally approved adjacent to your property will still be the same one if this request is approved. This process is required only because the original PAD was very specific, and now that a homebuilder is doing the detailed planning required to actually build a neighborhood, some small adjustments are necessary.

We will be hosting a virtual open house meeting for anyone interested in learning more about this project and to collect feedback, comments and thoughts from the public.

**Virtual Open House Meeting:**

**When:** Thursday – October 7<sup>th</sup>, 2021 at 6:00PM-7:00PM

**Where:** Online – Register at: <https://bit.ly/HCVopenhouse>

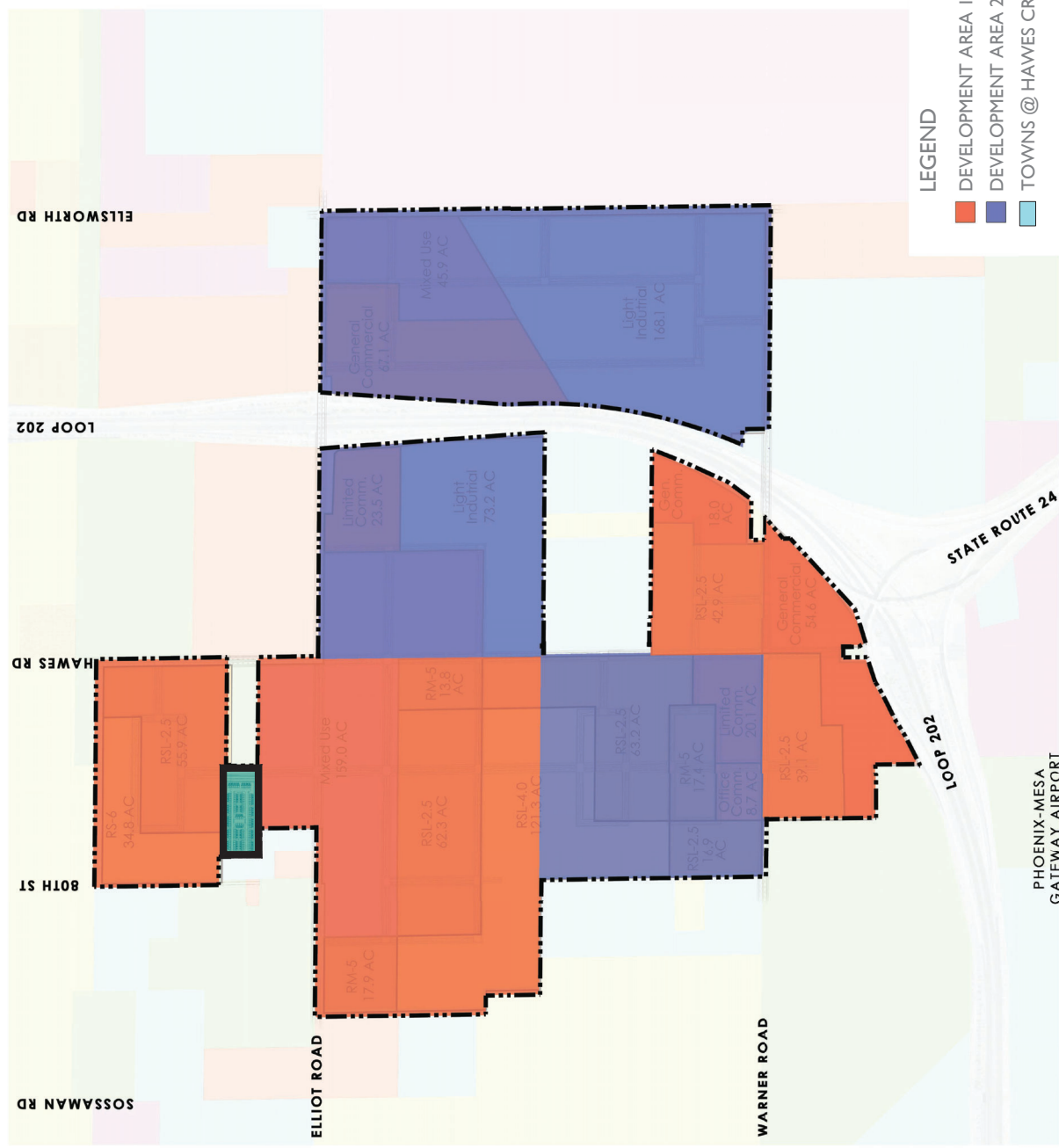
After registering for the meeting, you will receive a confirmation email containing information about joining the meeting.

If you have any questions or are unable to attend the open house meeting, please feel free to contact me directly at 480-240-5640 or [nick@roslawgroup.com](mailto:nick@roslawgroup.com) to discuss the project in more detail. Thank you.

Sincerely,



**Nicholas Labadie**  
Senior Planner



## LEGEND

DEVELOPMENT AREA I

DEVELOPMENT AREA 2

TOWNS @ HAVES CROSSING



Towns @ Hawes Crossing

Mesa, Arizona

## EXHIBIT B

## EXHIBIT B

### PROPOSED - DEVELOPMENT AREA

04.27.2021

# ROSE LAW GROUP<sub>pc</sub>

---

## RICH ■ CARTER ■ FISHER

NICHOLAS LABADIE  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.240.5640 Fax 480.505.3925  
Nick@RoseLawGroup.com  
www.RoseLawGroup.com

December 28, 2021

Dear Property Owner or Neighborhood Association Representative,

Lennar Homes has recently filed an application (Case # ZON21-00393) for a major amendment to a portion of the Hawes Crossing PAD. The area is located North of the northwest corner of Hawes and Elliot Roads, more specifically within the 3200 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side).

This letter is being sent to all property owners within 1,000 feet of the property, and all neighborhood associations within one mile 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 480-240-5640 or e-mail me at [nick@roslawgroup.com](mailto:nick@roslawgroup.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **January 12, 2022** in the **City Council Chambers located at 57 East First Street**. The meeting will begin at **4:00 PM**. You are invited to attend this meeting and provide any input you may have regarding this proposal.

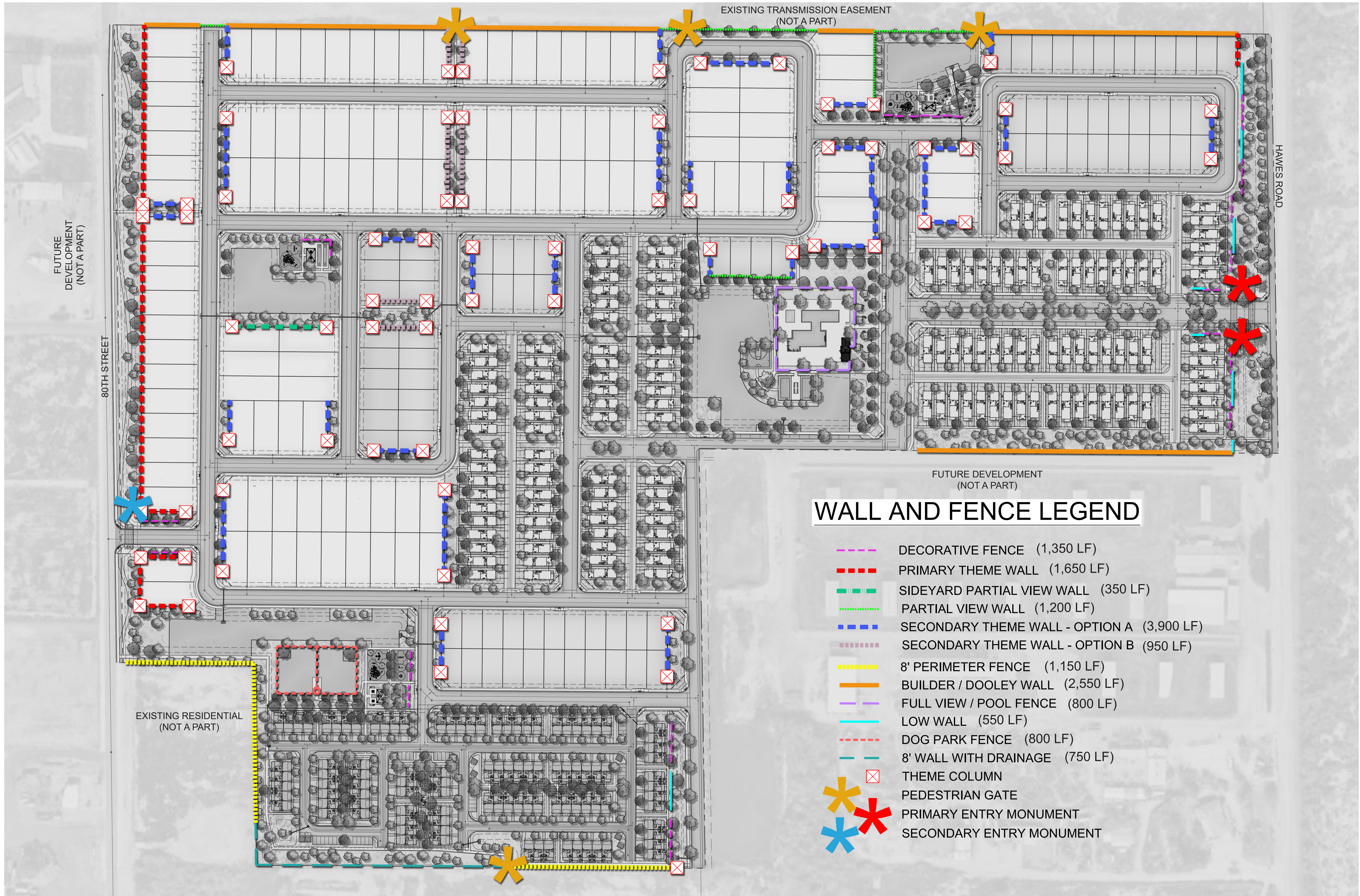
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The City of Mesa has assigned this case to Sean Pesek of their Planning Division staff. He can be reached at 480-644-6716 or [Sean.Pesek@mesaaz.gov](mailto:Sean.Pesek@mesaaz.gov) should you have any questions regarding the public hearing process. If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

Sincerely,

Nick Labadie





### WALL AND FENCE LEGEND

- DECORATIVE FENCE (1,350 LF)
- PRIMARY THEME WALL (1,650 LF)
- SIDEYARD PARTIAL VIEW WALL (350 LF)
- PARTIAL VIEW WALL (1,200 LF)
- SECONDARY THEME WALL - OPTION A (3,900 LF)
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- ★ PRIMARY ENTRY MONUMENT
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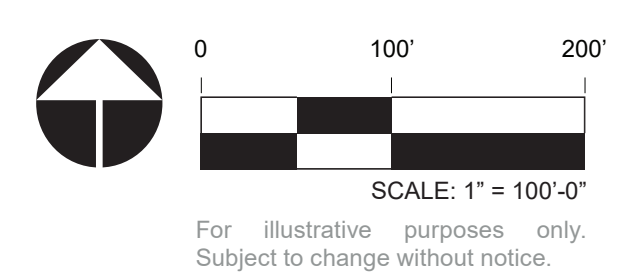
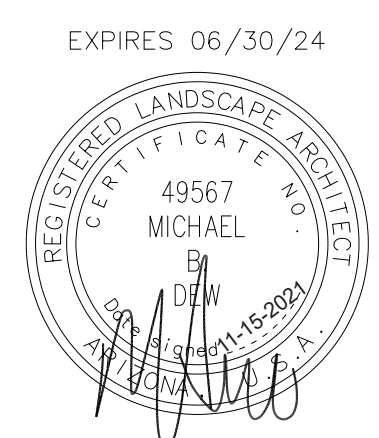
Copyright RVI

Aerial photography circa 2021



## HAWES CROSSING - VILLAGE 1 • WALL PLAN

📍 Mesa, Arizona  
📅 November 15, 2021  
# 20004802  
👤 Lennar Arizona, Inc.





NOTIFICATION LETTER  
TO GILBERT PUBLIC SCHOOLS

# ROSE LAW GROUP<sub>pc</sub>

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## RICH ■ CARTER ■ FISHER

NICHOLAS LABADIE  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.240.5640 Fax 480.505.3925  
Nick@RoseLawGroup.com  
www.RoseLawGroup.com

December 28, 2021

**SENT VIA REGULAR U.S. MAIL**

Dr. Shane McCord  
Superintendent of Gilbert Public Schools  
140 South Gilbert Road  
Gilbert, AZ 85296

**RE: Public Hearing Notification for Case # ZON21-00393**

Dear Mr. McCord,

Lennar Homes has recently filed an application (Case # ZON21-00393) for a major amendment to a portion of the Hawes Crossing PAD. The area is located North of the northwest corner of Hawes and Elliot Roads, more specifically within the 3200 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side). 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 480-240-5640 or e-mail me at [nick@roselawgroup.com](mailto:nick@roselawgroup.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **January 12, 2022** in the **City Council Chambers located at 57 East First Street**. The meeting will begin at **4:00 PM**. 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://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 530 123 2921 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <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 530 123 2921 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.

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Sincerely,

Nick Labadie



# AFFIDAVITS OF NOTIFICATION

## Affidavit of Notification

For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, Option 6.

Application No: ZON21-00403 and ZON21-0393

Applicant Name: Lennar Homes

Location: approximately 7.8 gross acres of Village 1 west of Hawes Road and north of Elliot Road

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

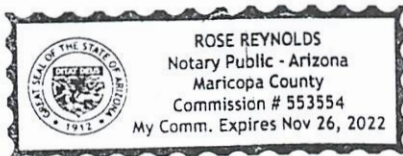
[Signature]  
Applicant/Representative Signature

9/28/21  
Date

This instrument was acknowledged before me on this 28th day of SEPTEMBER,

20 21, by Kayla Bertoldo. In witness whereof

I hereunto set my hand and official seal.



[Signature]  
Notary Public

My commission expires NOVEMBER 26, 2022

# Affidavit of Notification

Application No: Case #ZON21-00393

Applicant Name: Lennar Homes

Location: North of the northwest corner of Hawes and Elliot Roads

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

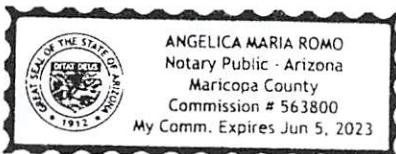
[Signature]  
Applicant/Representative Signature

12/29/21  
Date

This instrument was acknowledged before me on this 29<sup>th</sup> day of December,

2021, by Kayla Bertoldo. In witness whereof

I hereunto set my hand and official seal.



Angelica Van Balen  
Notary Public

My commission expires June 5, 2023

# SITE POSTING



CITY OF MESA PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

TIME: 4:00 PM DATE: JANUARY 12, 2022

CASE: ZON21-00393

REQUEST: Rezone from Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) to RM-5-PAD-PAD, Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) to RS-6-PAD-PAD, and Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD-PAD. This request will accommodate the development of a single residence subdivision.

APPLICANT: Rose Law Group / Nick Labadie / [nick@roselawgroup.com](mailto:nick@roselawgroup.com)

PHONE: 480-240-5640

Planning Division 480-644-2385

Posting date: 12/29/2021

Dec 29, 2021 at 1:53:34 PM



CITY OF MESA PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: JANUARY 12, 2022  
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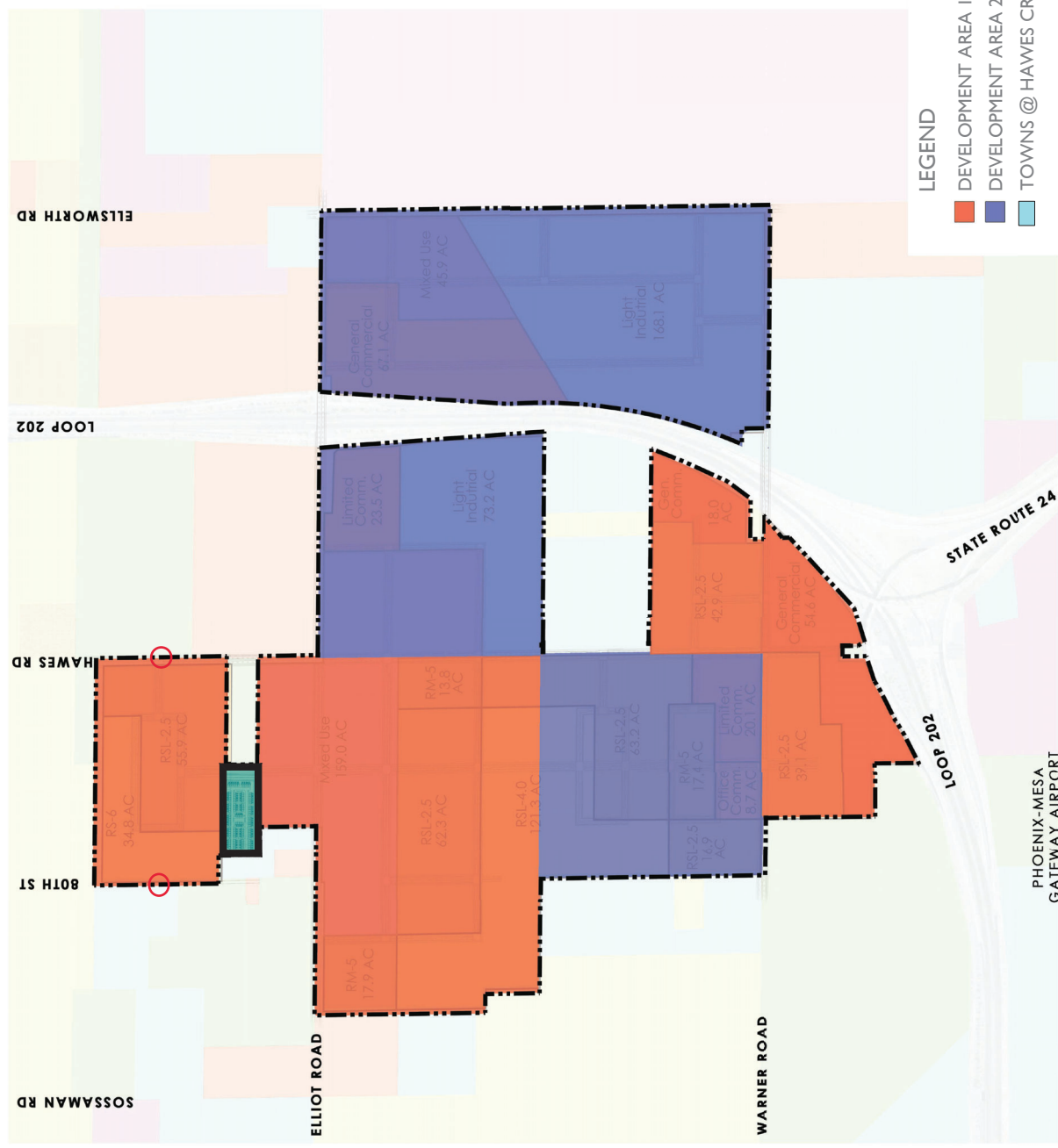
PHONE: 480-240-5640

Planning Division 480-644-2385

Posting date: 12/29/2021

Dec 29, 2021 at 1:41:51 PM

# SITE POSTING MAP



## LEGEND

 DEVELOPMENT AREA I

DEVELOPMENT AREA 2

 TOWNS @ HAWES CROSSING

Towns @ Hawes Crossing

Mesa, Arizona

## EXHIBIT B

PROPOSED - DEVELOPMENT AREA

04.27.2021



# AFFIDAVIT OF POSTING

City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 12/29/21

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 # ZON21-00393, on NWC Elliot Rd and Hawes Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature:

*Meghan Liggett*

SUBSCRIBED AND SWORN before me on 12/29/21

*Mary Beth Conrad*  
Notary Public



# ROSE LAW GROUP<sub>pc</sub>

---

## RICH ■ CARTER ■ FISHER

NICHOLAS LABADIE  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.240.5640 Fax 480.505.3925  
Nick@RoseLawGroup.com  
www.RoseLawGroup.com

December 28, 2021

Dear Property Owner or Neighborhood Association Representative,

Lennar Homes has recently filed an application (Case # ZON21-00393) for a major amendment to a portion of the Hawes Crossing PAD. The area is located North of the northwest corner of Hawes and Elliot Roads, more specifically within the 3200 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side).

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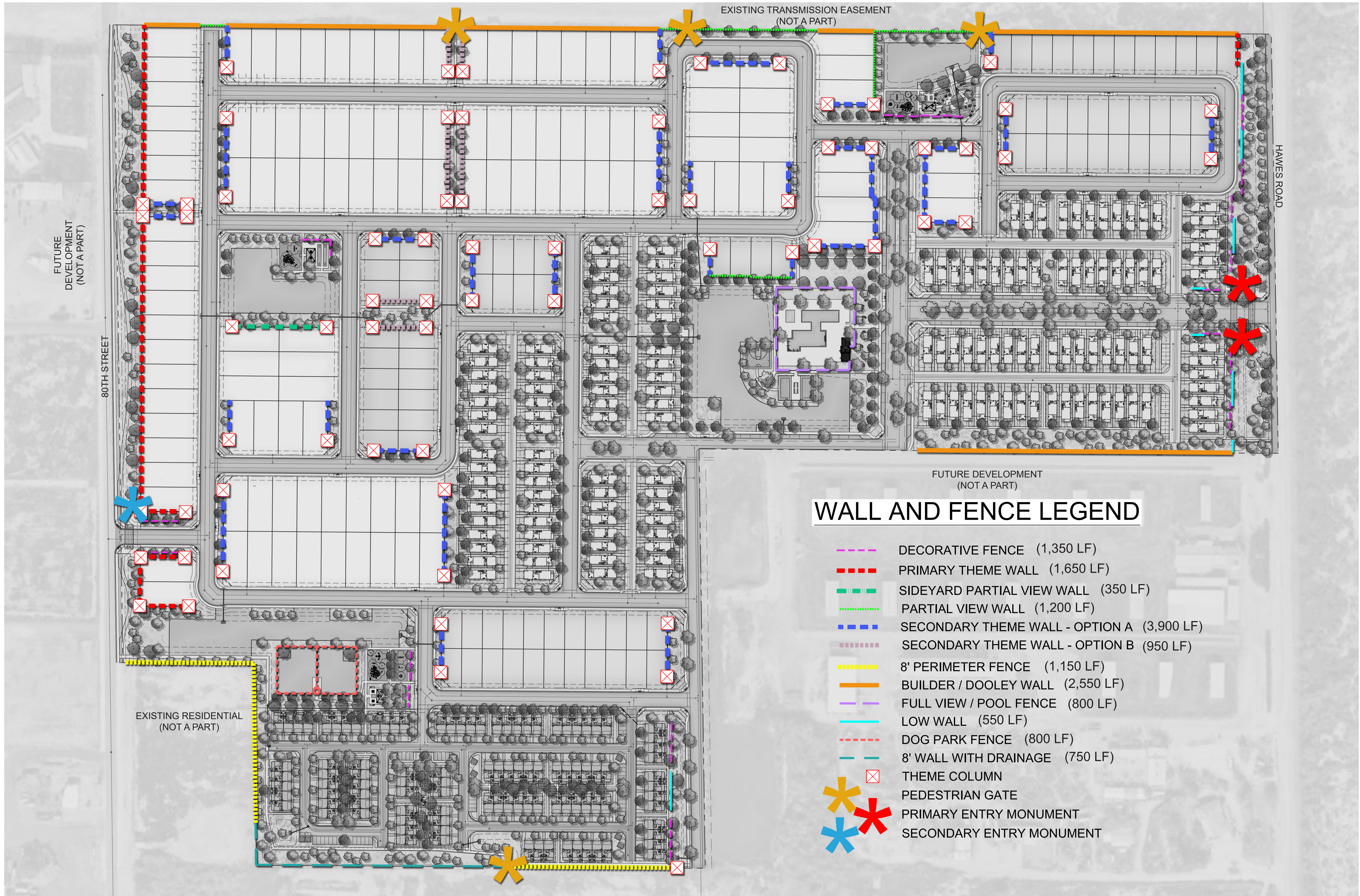
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Sincerely,

Nick Labadie





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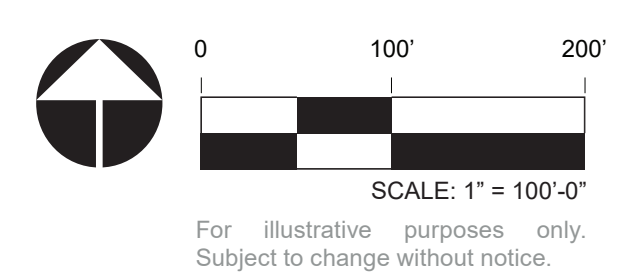
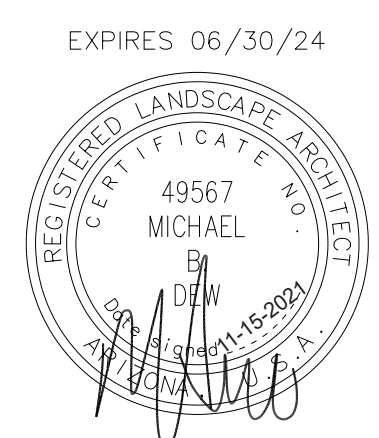
Copyright RVI

Aerial photography circa 2021



## HAWES CROSSING - VILLAGE 1 • WALL PLAN

- 📍 Mesa, Arizona
- 📅 November 15, 2021
- # 20004802
- 👤 Lennar Arizona, Inc.





City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 12/29/21

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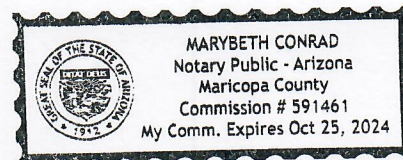
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Applicant's/Representative's signature:

*Meghan Liggett*

SUBSCRIBED AND SWORN before me on 12/29/21

*Mary Beth Conrad*  
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