

CITIZEN PARTICIPATION PLAN FOR Lemon Lane residential subdivision

Date: September 2, 2022

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of an application for the Lemon Lane residential subdivision. The site is located at 3725 East McLellan Road east of the southeast corner of Val Vista Drive and McLellan Road and is an application for the following items:

1. Rezoning of approximately 10 acres from AG to RS-35 PAD
2. Site Plan Approval; and
3. Preliminary Plat approval.

This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Jared Cox
Vista Design Group
2715 E. Hermosa Vista Drive
Mesa, AZ 85213
PH: 602-686-7166
Email: JCOX@VDG-LLC.COM

Pre-submittal Meeting: The pre-application meeting was held with the City of Mesa on June 21, 2022. Staff informed the applicant of the need for a Citizen Participation Plan.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions are being undertaken to provide opportunities for feedback from surrounding property owners and citizens:

1. A contact list has been developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Property owners within 1,000 feet from site, but may include more.
 - Mesa Public School District in writing, with copies to Mountain View High School, Stapley Junior High School, and Barbara Bush Elementary School, who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings to be held virtually Via Zoom.
 - The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

- The second meeting will be held as needed two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
 4. Any comments received will be copied and delivered to the City of Mesa.

Schedule:

Pre-submittal meeting: June 21, 2022

Application Submittal – September 5, 2022

First neighborhood meeting: Wednesday September 21, 2022

Meeting Date with City of Mesa Planning: September 26, 2022

Second neighborhood meeting: Monday October 3, 2020

Submittal of Citizen Participation Report – October 10, 2022

Planning and Zoning Board Hearing – December 14, 2022

1000 – Ft Addresses

CHURCH OF JESUS CHRIST LDS PRES CORP
APN: 141-13-001D
50 EAST NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150-0022

BRISTOL RONALD E/MANETTE
APN: 141-13-020
3548 E GRANDVIEW ST
MESA, AZ 85213

MITTAL BHAIRAVI SINGH
APN: 141-13-156
3530 E INGLEWOOD CIR
MESA, AZ 85213

JACKSON MARVIN BLANE
APN: 141-13-157
9232 E GOLDEN ST
MESA, AZ 85207

HOERTH GREGORY S/LECLAIR DIANE S
APN: 141-13-184
3526 E INDIGO CIR
MESA, AZ 85213

WADHWA HARPREET/KAUR AMANPREET
APN: 141-13-185
3527 E INDIGO CIR
MESA, AZ 85213

WARRING DONALD L JR/SUZANNE M
APN: 141-13-186
3511 E INDIGO CIR
MESA, AZ 85213

ARBOLEDA COMMUNITY ASSOCIATION
APN: 141-13-206
7255 E HAMPTON AVE #101
MESA, AZ 85209

PEREZ THOMAS
APN: 141-30-008G
3702 E MCLELLAN RD
MESA, AZ 85205

EMERALD GROVES SOUTH LLC
APN: 141-30-008H
5630 S 154TH ST
GILBERT, AZ 85298

PHILLIPS A KOSS REVOCABLE LIVING TRUST
APN: 141-30-008J
3710 E MCLELLAN RD
MESA, AZ 85205

1711 VALVISTA LLC
APN: 141-30-012C
1711 N VAL VISTA DR
MESA, AZ 85213

MITCHELL CHARLES/LESLEY STACY LEA
APN: 141-30-013H
3942 E MCLELLAN RD
MESA, AZ 85205

HORTON ROY L/LESLIE R
APN: 141-30-019
4039 E COVINA ST
MESA, AZ 85205

AMOLS MARK/KALLEE
APN: 141-30-020
3629 E INDIGO CIR
MESA, AZ 85205

MCCABE KEVIN M/TARI S TR
APN: 141-30-021
3645 E INDIGO CIR
MESA, AZ 85205

JOHN AND LINDA AUER REVOC. TRUST
APN: 141-30-022
3659 E INDIGO CIR
MESA, AZ 85205

MARKOSKI JEROME H/BARBARA D TR
APN: 141-30-023A
3658 E INDIGO CIR
MESA, AZ 85205

GUTIERREZ ANDREW/CHRISTINE
APN: 141-30-024A
2922 W CLARENDON AVE
PHOENIX, AZ 85017

WANG DAVID Z/LIJUAN
APN: 141-30-025A
7020 N SKYLINE DR
PEORIA, AZ 61614

CHAMBERS C BRUCE/FRIEDA TR
APN: 141-30-026
3626 E INDIGO CIRCLE
MESA, AZ 85205

PAAR MICHAEL JOHN
APN: 141-30-027
3620 E INDIGO CIR
MESA, AZ 85205

OSORIO RAUL A TR
APN: 141-30-052
3833 E IVYGLENN CIR
MESA, AZ 85205

JUVAN ROBIN TR
APN: 141-30-053
3832 E IVY CIR
MESA, AZ 85215

PRESTON FAMILY TRUST
APN: 141-30-054
3846 E IVY ST
MESA, AZ 85205

KRAUJALIS MATTHEW
APN: 141-30-055
3845 E IVY ST
MESA, AZ 85205

WINTERS KEVIN S/HEIDI K
APN: 141-30-056
3831 E IVY ST
MESA, AZ 85205

WILLIAMS STUART D
APN: 141-30-057
3830 E MCLELLAN RD
MESA, AZ 85205

NORIEGA SHARPE TRUST
APN: 141-30-058
3844 E MCLELLAN RD
MESA, AZ 85205

STOKER PHILIP M/DIANE E
APN: 141-30-059
23 MAIDEN LN
BEDFORD, NH 3110

BIALEK ROBERT J/JUDITH L TR
APN: 141-30-060
3803 E IVY CIR
MESA, AZ 85205

KOMADINO KY
APN: 141-30-061
3804 E IVY CIR
MESA, AZ 85205

BRENNAN THOMAS R/JANICE E TR
APN: 141-30-062
3818 E IVY CIR
MESA, AZ 85205

RECKER KEVIN L/CYNTHIA L
APN: 141-30-063
3819 E IVYGLEN ST
MESA, AZ 85205

CHURCHILL FAMILY REVOCABLE TRUST
APN: 141-30-064
3805 E IVYGLEN ST
MESA, AZ 85205

MESA CITY OF
APN: 141-30-080
20 E MAIN ST STE 650
MESA, AZ 85211

DAVIS W MORGAN/SUZANNE TR
APN: 141-30-081A
3950 E MCLELLAN RD #1
MESA, AZ 85205

BAUMANN JAMES D/KAREN E
APN: 141-30-082A
1405 N 61ST WAY
MESA, AZ 85205

JONES WENDELL EUGENE/CAROLYN ANN
APN: 141-30-088
3950 E MCLELLAN ST NO 8
MESA, AZ 85205

BRYCE RICK/KATRINA
APN: 141-30-098
3918 E MCLELLAN RD
MESA, AZ 85205

CROSSROADS ESTATES HOMEOWNERS
APN: 141-30-099
2266 S DOBSON RD
MESA, AZ 85202

CROSSROADS ESTATES HOMEOWNERS
APN: 141-30-101
2266 S DOBSON RD
MESA, AZ 85202

KIMBALL SCOTT G/SHAUNA S
APN: 141-30-105
1648 N LEMON ST
MESA, AZ 85205

STEVEN L PORTER & DAYNA L PORTER
APN: 141-30-106
3301 E DRAPER CIR
MESA, AZ 85213

JSY II LLC
APN: 141-30-107
559 W 500 SOUTH
BOUNTIFUL, UT 84010

CAB LLC
APN: 141-30-108
2704 E GEMINI ST
GILBERT, AZ 85234

THOMAS L AND STACY S YOUNG TRUST
APN: 141-30-109
1717 N LEMON ST
MESA, AZ 85205

TODD AND ASHLEY HEAP REVOC. TRUST
APN: 141-30-110
1733 N LEMON
MESA, AZ 85205

COBBLESTONE AT THE GROVES
APN: 141-30-123
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

MERWIN FAMILY TRUST
APN: 141-31-004C
3550 E KAEI ST
MESA, AZ 85213-1777

DIMPLE TURNER TRUST
APN: 141-31-004D
PO BOX 32199
MESA, AZ 85275-2199

MERWIN FAMILY TRUST
APN: 141-31-004F
3550 E KAEI ST
MESA, AZ 85213-1777

KAUR AMANPREET/WADHWA HARPREET
APN: 141-31-010H
1301 N VAL VISTA DR
MESA, AZ 85213

CARROLL FAMILY TRUST
APN: 141-31-010K
3530 E KNOLL ST
MESA, AZ 85213

DOUG & BONNIE FIELDING REVOC. TRUST
APN: 141-31-010M
3643 E HUBER ST
MESA, AZ 85205

BALLARD MARC A/KITTLEMAN NATALIE K
APN: 141-31-011B
10826 E RENATA CIR
MESA, AZ 85212

HUYNH NICK/HOANG DAWN
APN: 141-31-011C
3741 E HUBER ST
MESA, AZ 85205

WIERTEL JONATHAN/JO ANN
APN: 141-31-011D
3727 E HUBER ST
MESA, AZ 85205

MTK TRUST
APN: 141-31-011E
3711 E HUBER ST
MESA, AZ 85205

RAYMOND M NITTI & MARVA D NITTI
APN: 141-31-012D
3803 E HUBER ST
MESA, AZ 85205

DEBORAH GWYN & STEVEN DOUGLAS
ANDERSON REVOCABLE TRUST
APN: 141-31-012E
3815 E HUBER ST
MESA, AZ 85205

WAISATH CURT/KAREN TR
APN: 141-31-014C
3903 E HUBER ST
MESA, AZ 85205

BOA SORTE LTD PARTNERSHIP ETAL
APN: 141-31-022C
1819 E SOUTHERN AVE STE B10
MESA, AZ 85204

SURVIVOR TRUST
APN: 141-31-034
1440 N 40TH ST UNIT 2
MESA, AZ 85205

WHITEMAN JEFF/HOLLY
APN: 141-31-035
1725 S COUNTRY CLUB DR
MESA, AZ 85210

FORREST DEBRA JEAN HUTCHINGS
TR/WILLIAM VON
APN: 141-31-036
1440 N 40TH ST UNIT 4
MESA, AZ 85205

HAMMOND BRADLEY THOMAS/PENNA ZIA
APN: 141-31-037
1440 N 40TH ST UNIT 5
MESA, AZ 85205

PORTER DENNIS/MICHELLE TRUST
APN: 141-31-038
1440 N 40TH ST UNIT 6
MESA, AZ 85213

CENTRE COURT HOMEOWNERS ASSOC.
APN: 141-31-042
1440 N 40TH ST STE 1
MESA, AZ 85205

ESTENSEN MARC H/ELIZABETH Z
APN: 141-31-045
1124 JANIS WAY
SAN JOSE, CA 95125

PEBLER EQUITIES LLC
APN: 141-31-046
2141 E BROADWAY RD STE 101
TEMPE, AZ 85282

MUSGRAVE KENT
APN: 141-31-047
3850 E HUBER ST UNIT 3
MESA, AZ 85205

HOLMAN RICHARD/DEBRA J TR
APN: 141-31-048
3850 E HUBER ST NO 4
MESA, AZ 85205

3850 HUBER 5 LLC
APN: 141-31-049
4040 E MCLELLAN RD UNIT 6
MESA, AZ 85205

DOUGLAS GARY P/SHEILA L
APN: 141-31-050
3850 E HUBER ST 6
MESA, AZ 85205

VIKER DARWIN R/DENISE M
APN: 141-31-051
3850 E HUBER ST NO 7
MESA, AZ 85205

DAYSPRINGS HOMEOWNERS ASSOC.
APN: 141-31-052
3850 E HUBER NO 3
MESA, AZ 85205

AHMAD KHALIL
APN: 141-31-059
1550 N 40TH ST UNIT 2
MESA, AZ 85205

ALI SAIFELYZAL/RAHAL MUSA RAHAL ALI
APN: 141-31-060
1550 N 40TH ST UNIT 3
MESA, AZ 85205-3812

LTM ARIZONA LLC
APN: 141-31-061
1550 N 40TH ST UNIT 4
MESA, AZ 85205

DAVIDSON JOHN J/LAURA L
APN: 141-31-062
11882 SW ELEMAR CT
TIGARD, OR 97224

MJJ6711 TRUST
APN: 141-31-063
1550 N 40TH ST UNIT 6
MESA, AZ 85205

MOVING FORWARD VENTURES LLC
APN: 141-31-064
1753 E BROADWAY RD STE 101-400
TEMPE, AZ 85282

NESBITT JOHN A/PATRICIA J
APN: 141-31-065
1550 N 40TH AVE UNIT 8
MESA, AZ 85205

WALLIS JEFFERY/LAURA
APN: 141-31-066
203 MURRY RD SE
ALBUQUERQUE, NM 87105

GRANNAM IBRAHIM I
APN: 141-31-067
1550 N 40TH ST UNIT 10
MESA, AZ 85205

KAHHAN JEFFREY HOWELL JR/ANNA
APN: 141-31-068
2809 W ASHURST DR
PHOENIX, AZ 85048

HIGLEY DAVID/AIMEE
APN: 141-31-069
1550 N 40TH SAT UNIT 12
MESA, AZ 85205

THANKFUL HEARTS LLC
APN: 141-31-071
1201 S ALMA SCHOOL RD STE 11000
MESA, AZ 85210

EL PORTILLO HOMEOWNERS ASSOC.
APN: 141-31-072
4135 S POWER RD STE 122
MESA, AZ 85212

EL PORTILLO HOMEOWNERS ASSOC.
APN: 141-31-073
4135 S POWER RD STE 122
MESA, AZ 85212

RJ TRUST
APN: 141-31-082
3750 E HUBER ST
MESA, AZ 85205

SAWYERS GERALD/SHUYING
APN: 141-31-083
3730 E HUBER ST
MESA, AZ 85205

NGUYEN HUNG Q/THUY T TR
APN: 141-31-084
3718 E HUBER ST
MESA, AZ 85205

HATFIELD DAVID/SHARON
APN: 141-31-085
3711 E HALIFAX CIR
MESA, AZ 85205

TAYLOR AND GINA ANDERSON TRUST
APN: 141-31-086
3731 E HALIFAX CIR
MESA, AZ 85205

CARNAHAN JOHN W/HOLLY E
APN: 141-31-087
3751 E HALIFAX CIR
MESA, AZ 85205

KENSINGTON POINT FAMILY LP
APN: 141-31-088
PO BOX 10476
PHOENIX, AZ 85064

LINTON REVOCABLE TRUST
APN: 141-31-089
3766 E HALIFAX CIR
MESA, AZ 85205

JENSEN AL/BRENDA TR
APN: 141-31-090
3752 E HALIFAX CIR
MESA, AZ 85205

VASUDEVAN NAIR TRUST
APN: 141-31-091
3732 E HALIFAX CIR
MESA, AZ 85205

RICHARD A GANLEY REVOC. LIVING TRUST
APN: 141-31-092
3712 E HALIFAX CIR
MESA, AZ 85205

WIERZGACZ WAYNE E
APN: 141-31-093A
3655 E HALIFAX CIR
MESA, AZ 85205

MARIPOSA ESTATES HOMEOWNERS ASOC.
APN: 141-31-099
4301 E MCKELLIPS
MESA, AZ 85215

E W GARDNER FAMILY LP NO 2
APN: 141-31-100
4301 E MCKELLIPS
MESA, AZ 85215

MONKS FAMILY TRUST
APN: 141-31-104
3829 E HUBER ST
MESA, AZ 85205

3835 HUBER LLC
APN: 141-31-105
PO BOX 5962
MESA, AZ 85211

HOA Addresses

Estate Groves & Valencia Park Estates
William Toperzer
4049 E Huber St
Mesa, AZ 85205

Estate Groves & Valencia Park Estates
Jared Langkilde
4228 E Hope St
Mesa, AZ 85205

Groves North
Gina Lynn Waddoups
1940 N. Stevens Circle
Mesa, AZ 85205

Groves North
Jill Bingham
1962 N Stevens Circle
Mesa, AZ 85205

Kensington Grove HOA
Skip Carney
2926 E Huber St
Mesa, AZ 85213

Kensington Grove HOA
Sean Glenn
3108 E Huber St
Mesa, AZ 85213

Kensington Grove HOA
Ann Grimes
3121 E Gary St
Mesa, AZ 85213

Mahogany Homeowners Association, Inc.
Paul Staples
4245 E Fountain
Mesa, AZ 85205

Montecito Community Association, Inc.
Richard Fanslow
4350 E Enrose St
Mesa, AZ 85205

Montecito Community Association, Inc.
Jesus Melian
4344 E Ellis St
Mesa, AZ 85205

Villa Sendero Homeowners Association
Terri Jonas
1600 W Broadway Rd, Ste 200
Tempe, AZ 85282

Villa Sendero Homeowners Association
Lori Percival
1901 E University Dr, Ste 440
Mesa, AZ 85203

Estate Groves & Valencia Park Estates
William Toperzer
4049 E Huber St
Mesa, AZ 85205

Estate Groves & Valencia Park Estates
Jared Langkilde
4228 E Hope St
Mesa, AZ 85205

Groves North
Gina Lynn Waddoups
1940 N. Stevens Circle
Mesa, AZ 85205

Groves North
Jill Bingham
1962 N Stevens Circle
Mesa, AZ 85205

Kensington Grove HOA
Skip Carney
2926 E Huber St
Mesa, AZ 85213

Kensington Grove HOA
Sean Glenn
3108 E Huber St
Mesa, AZ 85213

Kensington Grove HOA
Ann Grimes
3121 E Gary St
Mesa, AZ 85213

Mahogany Homeowners Association, Inc.
Paul Staples
4245 E Fountain
Mesa, AZ 85205

Montecito Community Association, Inc.
Richard Fanslow
4350 E Enrose St
Mesa, AZ 85205

Montecito Community Association, Inc.
Jesus Melian
4344 E Ellis St
Mesa, AZ 85205

Villa Sendero Homeowners Association
Terri Jonas
1600 W Broadway Rd, Ste 200
Tempe, AZ 85282

Villa Sendero Homeowners Association
Lori Percival
1901 E University Dr, Ste 440
Mesa, AZ 85203

Site Plan Mailed:

LEMON LANE SUBDIVISION
3725 E. McLELLAN RD

