

**Project Description**  
**“Lemon Lane”**  
**Residential Subdivisions**  
**3725 E. McLellan Road**  
**Mesa, AZ 85205**  
**October 24, 2022 – Revised 12/5/2022**

**A. Request**

Vista Design Group (“Applicant”), on behalf Heritage Group, LP, owners, respectfully submit the attached Residential Zoning and Site Plan Application for a Rezone request along with a Subdivision Plat request. The owner desires to subdivide and develop the 10-acre property into seven separate residential lots. The new subdivision will be known as Lemon Lane.

**B. Existing and Surrounding Site Uses**

The property is located at 3725 E. McLellan Road (APN 141-31-022B) which is approximately 600 ft east of the intersection of N. Val Vista Drive and E. McLellan Road. The parcel size is 409,333 SF (9.397 Acres) as field measured by a registered land surveyor. The parcel was recently rezoned RS 35 PAD for the previously approved subdivisions Heritage Grove and Mariposa Estates Unit 2. The existing citrus orchard has a single residential structure located near the center of the property. The surrounding properties are all residential use.

North: To the north across McLellan Road are two residential properties zoned RS-35 and a gated entrance to an eighteen lot subdivision also zoned RS-35 (Cobblestone at the Groves).

East: Adjacent to the east is a gated residential subdivision zoned RS-35 (Mariposa Estates). This subdivision has a private access agreement across the shared property line.

South: To the south is an 11 lot non-gated residential subdivision zoned RS-35 which is separated from the subject property by a solid block wall.

West: To the west is a property similar to the subject property. It is a single 8.8-acre lot zoned AG with citrus groves and a single residential dwelling. The property has a driveway off of N. Val Vista Drive.

The aerial map in Appendix A shows the subject property and surrounding properties within 300 ft.

**C. Project Description**

The property owner would like to subdivide their property into 7 new lots, similar to the surrounding subdivisions. This project will be kept as a family development. The property is located within the City of Mesa Citrus Sub-Area. In compliance with the intended use of this zoning ordinance, the owner’s plan is to rezone the property to RS-35 with a new PAD overlay.

The lots will all have a minimum area of 35,000 sf and meet the minimum required dimensions per the zoning ordinance. The existing residence will be removed with the subdivision improvements.

A new subdivision for “Lemon Lane” has been designed with a private looped street and a new private gated entrance off of E. McLellan Road for all seven lots. There is a proposed central park with Tennis, Play Ground, and Sport Court amenities for the benefit of the subdivision residence. This new subdivision will require a Re-Plat of the recently recorded Mariposa Estates Unit 2 subdivision plat.

New Looped Road (“Lemon Lane” subdivision): Lots 1 through 7 will have public Right-of-way access from a new private looped road off with gated access to E. McLellan Road. The roadway will be within a private tract of 32 ft width (back-of-curb to back-of-curb). The proposed roadway section is the same as the standard “Suburban Ranch Street Section” per COM standard detail M-19.03 except for the width of 32 feet. This width allows parking on one side of the street. The urban roadway section has 2 Ft ribbon curbs on both sides. The proposed gated entrance has been designed with the required turning radius of COM Standard Detail M-42.01.

Citrus Sub-Area: This citrus grove is nearly 100 years old. Although the orchard has been professionally maintained, many of the trees are in poor condition as the trees have outlived the average span of the citrus trees. The citrus along McLellan Road will be removed because they are within the existing 8’ Public Utility and Facility Easement. To replace the citrus along McLellan, citrus trees will be planted along the proposed Monument Wall with two citrus trees planted between each new Evergreen Elm tree. All new trees will be outside of the PUF. The number of citrus trees along McLellan exceeds the minimum requirements of the Collector Street. The internal trees on the 7 proposed lots will remain. Each lot owner will have the choice of either maintaining a row of existing trees or plant new citrus trees around the perimeter. This will maintain citrus within the development and meet the intent of the guideline. Additional Landscaping is proposed along McLellan Road and is discussed later in this Narrative.

Storm Water Retention: These lots will all be flood irrigated and naturally retain the 100-yr 2-hr design storm water event. The Subdivision Retention Calculations do not account for this on-lot retention. The retention volume required for the entire subdivision is provided within Tracts (Basins) B, C and D. Tract B has a basin that is 3-feet in depth and drains to the existing catch basin in McLellan Road via a new 8-inch bleed-off line. Tract C and D are basins within the landscape area along McLellan Road. These basins have a ponding depth of less than 12-inches and dewater via infiltration and evaporation.

Mariposa Estates Coordination: The new Tract E will be dedicated as a ingress/egress easement and PUF. This tract covers the west ½ of the private gated entrance to the existing Mariposa Estates subdivision. This Tract E will be deeded to the existing Mariposa Estates HOA to own and maintain.

#### **D. General Plan**

The General Plan character area designation on the property is Neighborhood with a Citrus sub-type. The proposed development conforms with the intent of the character area and its sub-type by providing large lots with single-residence homes surrounded by citrus trees. Additionally, the site is located within the Citrus Sub Area Plan that is discussed in detail in this narrative. The proposed residential subdivisions conform to the intent of the citrus sub area by creating large residential properties while preserving rows of citrus trees and maintaining the rural street section familiar in this area.

#### **E. Non-Compliance Requests**

Private Gated Entrance: The subdivision is proposed as a Private Gated Community. The roads are therefore proposed as private tracts with access to the public Right-of-Way along E. McLellan Road. A Planned Area Development overlay is requested due to the private street requirements. The proposed private loop street matches the City of Mesa Standard M-19.03 “Suburban Ranch Style Street” except the width is 30-feet measured to the back of curb and slopes toward the central retention basin for drainage.

Building Set Backs: No exceptions are requested from the RS-35 setback requirements. The following table below shows the requested setbacks in conformance with the Mesa Zoning Ordinance.

Table 11-5-3: Development Standards – RS Residential Single Dwelling Districts								
Standard	RS-90 (R1-90)	RS-43 (R1-43)	RS-35 (R1-35)	RS-15 (R1-15)	RS-9 (R1-9)	RS-7 (R1-7)	RS-6 (R1-6)	Additional Standards
<b>Lot and Density Standards</b>								
Minimum Lot Area (sq ft)	90,000	43,560	35,000	15,000	9,000	7,000	6,000	<a href="#">11-5-3(A)</a>
Minimum Lot Width – Interior Lot (ft)	150	130	130	110	75	65	55	<a href="#">11-5-3(B)</a>
Minimum Lot Depth (ft)	150	150-	150	120	100	94	90	<a href="#">11-5-3(C)</a>
Minimum Lot Depth abutting Arterial Street (ft)	150	150	150	120	110	104	100	
Maximum Density								
Conventional Subdivisions (units/gross acre)	Based on compliance with minimum lot size requirements, and with off-site improvement and right-of-way requirements specified in MCC Title 9.							
Planned Area Development (PAD) Overlay District (units/net acre)	0.48	1.0	1.24	2.9	4.84	6.22	7.26	
<b>Building Form and Location</b>								
Maximum Height (ft)	30	30	30	30	30	30	30	
Minimum Yards (ft)								
Front (Enclosed Livable Areas, Porches and Porte Cochères)	22	22	22	22	15	10	10	
Garages and Carports – front and side yards	30	30	30	30	25	20	20	
Interior Side: Minimum either side	20	10	10	7	7	5	5	<a href="#">11-5-3(D)</a>
Interior Side: Minimum aggregate of 2 sides	40	30	30	20	17	15	15	
Street Side	20	30	10	10	10	10	10	
Rear	30	30	30	30	25	20	20	<a href="#">11-5-3(D)</a>
Rear Yard Abutting Arterial Street	30	30	30	30	30	30	30	<a href="#">11-5-3(D)</a>
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	
Building Form Standards								<a href="#">11-5-3(E)</a>

**Maximum Wall Height:** The owner has proposed an **8-ft tall perimeter block wall**. Walls taller than 6-ft require the PAD overlay. The proposed theme wall along McLellan Road will be constructed of high quality masonry block and finished with a smooth white stucco and Saltillo Tile accents. Twenty-four inch square columns with Stone Veneer are placed at end-points and mid-points of the theme wall. These columns protrude 8-inches from the adjacent plane. The need for the 8-ft block wall are further described below. An 8-ft structurally designed masonry block wall is proposed along the subdivision boundary to the East, West, and South. The decorative 8-ft theme wall is proposed along McLellan Road only.

## F. Planned Area Development Overlay Justification

- a. **Open Space:** The subdivision site has been designed with a central recreational park area. The park amenities include a Tennis Court, Covered Ramada, Play Ground, Sports Court, and grass area. These amenities are located central to the development



equidistant to each lot. The central park serves as a gathering place for the residents and visitors. The park area has been generously landscaped to welcome the residents and guests as they enter the subdivision. Large shade trees have also been designed within the park area.

- b. Private Street: The site has been designed with a private 30-ft wide drive isle that loops around to all seven residential lots. The site has been designed without any dead-end drives or cul-de-sacs. This private drive provides vehicular and pedestrian access to each lot. The gated entrance to the subdivision has been designed with a large generous layout that exceeds the minimum turning radius requirements of the COM M-42.01 gated entrance detail. The gated entrance also includes a separate pedestrian gate for convenient access to McLellan Road and the public sidewalks.
- c. Natural Character of Land: The existing property is a citrus grove. The property will continue to be flood irrigated and the existing trees on each lot will be maintained. Each property owner will have the choice of maintaining a row of citrus around the perimeter of each lot or planting and maintaining a Sour Orange Hedge around the perimeter of each lot. The goal is to meet the intent of the Citrus Sub Area although the orchard is old and many of the trees are in poor condition.
- d. Amenities: As discussed in subsection “a”, the central park amenities include a Tennis Court, Covered Ramada, Play Ground, Sports Court, and grass area. This area also serves as the central retention basin for storm water storage.
- e. Sustainable Property Owners’ Association: The development includes the creation of a Home Owners’ Association that will own and maintain the Landscape Tract along McLellan Road, the gated entrance, the private loop road, and the central park tract along with all the amenities. This project is a family development and is being developed for the family members personal residence.
- f. Covenants, Conditions & Restrictions: The CC&R’s for the development are being prepared and will be recorded with the Final Plat. The CC&R’s will establish an architectural committee and minimum development standards for each residential structure. These restrictions will be in addition to City of Mesa development standards. The homes will be large custom estate properties.
- g. Land Use: The development fits nicely with the surrounding existing residential developments, most of which are gated communities. The central park are also serves as the development’s retention basin for storm water collection. This dual use of the space allows the retention basins to serve as recreational areas for family gatherings.

#### **G. 8-Ft Tall Perimeter Block Wall**

The owners want a quality and sturdy perimeter wall around the subdivision. The proposed wall design has a decorative Terracotta Tile cap on the top 6-inches. The block wall has a smooth stucco finish with accents of Terracotta Tile used on the columns.

Safety and security for the residents is the owner's most critical concern. For this reason, the owner is willing to pay for the taller and more secure wall. The 4-inch thick 6-foot tall fences that are present in many residential areas are not as substantial as the proposed wall. A 6-ft tall fence is just too easily scaled by someone with bad intentions. The owner has spoken to police that say a 6-ft wall does not slow down a person wanting to do harm, vandalize, or steal from the homes. The police also say that criminals can jump fences along streets with close access to vehicles.

The sound transmission and privacy is another major concern for the new subdivision lots. Traffic noise along McLellan will be decreased with the taller 8-ft wall. The privacy of an 8-ft wall is much greater than a 6-ft wall. It is far too easy for a person to simply look over a 6-ft wall.

There are already walls exceeding the 6-ft height within the neighborhood and in near proximity to the subject property. The architectural design of the wall is attractive. The 8-ft wall matches the proposed landscaping along McLellan Road. Once the landscape has matured, the visible portion of the wall will only be between the citrus trees which are spaced 20-ft on-center.

#### **H. McLellan Road Landscaping**

The existing row of citrus trees along McLellan Road are mostly in poor condition and are within the existing 8 foot Public Utility and Facility Easement. The Frontage Length of McLellan Road is approximately 660 feet. The owner desires to plant mature trees that are at least 48" box size. The minimum number of 48" box trees required is 11. The proposed trees along McLellan are:

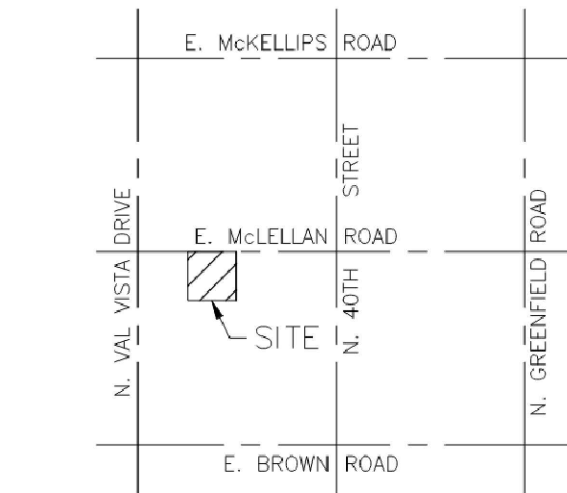
20	Evergreen Elms	48-inch box
1	Red Push Pistache	36-inch box

The proposed landscaping along McLellan Road frontage will significantly exceed the minimum landscaping requirements. Along the 8-ft Theme Wall, 28 new citrus trees are proposed along McLellan. Two citrus trees are planned between each large Evergreen Elm tree. The landscape details have been provided in the landscape plans.

Appendix A – Aerial Map Exhibit – 300 Ft Limit  
(north to top of sheet)







## VICINITY MAP

PLAN



## PROJECT TEAM

### OWNER / DEVELOPER

FOREVER 7, LLC

1725 S. COUNTRY CLUB DRIVE  
MESA, AZ 85210  
PH: 602.622.4252

CONTACT: CHRIS ZAHARIS  
EMAIL: CZAHARIS@EMPIRE-CAT.COM

### CIVIL ENGINEER

VISTA DESIGN GROUP

2715 E. HERMOSA VISTA DRIVE  
MESA, AZ 85213  
PH: (602) 686.7166

CONTACT: JARED COX, P.E.  
EMAIL: JCOX@VDG-LLC.COM

### LANDSCAPE ARCHITECT

THOMAS + CROWLEY LLC

1150 N. COUNTRY CLUB DRIVE, SUITE 11  
MESA, AZ 85201  
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA  
EMAIL: CRAIG@THOMAS-CROWLEY.COM

## LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	84
---	PROPOSED CONTOUR LINE

## SITE DATA

EXISTING ZONING: RS-35 WITH PAD OVERLAY  
PROPOSED ZONING: RS-35 WITH PAD OVERLAY

GROSS SITE AREA: 9.397 AC (409,333 S.F.)  
NET SITE AREA: 8.408 AC (366,274 S.F.)  
PRIVATE ROAD AREA: 0.988 AC (43,059 S.F.)

TOTAL LOTS: 7  
GROSS DENSITY: .75 DU/AC  
NET DENSITY: .83 DU/AC

## KEYED NOTES

### X.X EXISTING

X.1 EXISTING CURB / SIDEWALK, DO NOT DISTURB

X.2 EXISTING WALL, DO NOT DISTURB

### C.X CIVIL

C.1 NEW ENTRY DRIVEWAY, SEE CIVIL ENG. PLANS

C.2 NEW RIBBON CURB, SEE CIVIL ENG. PLANS

C.3 UTILITY LINE, SEE CIVIL ENG. PLANS

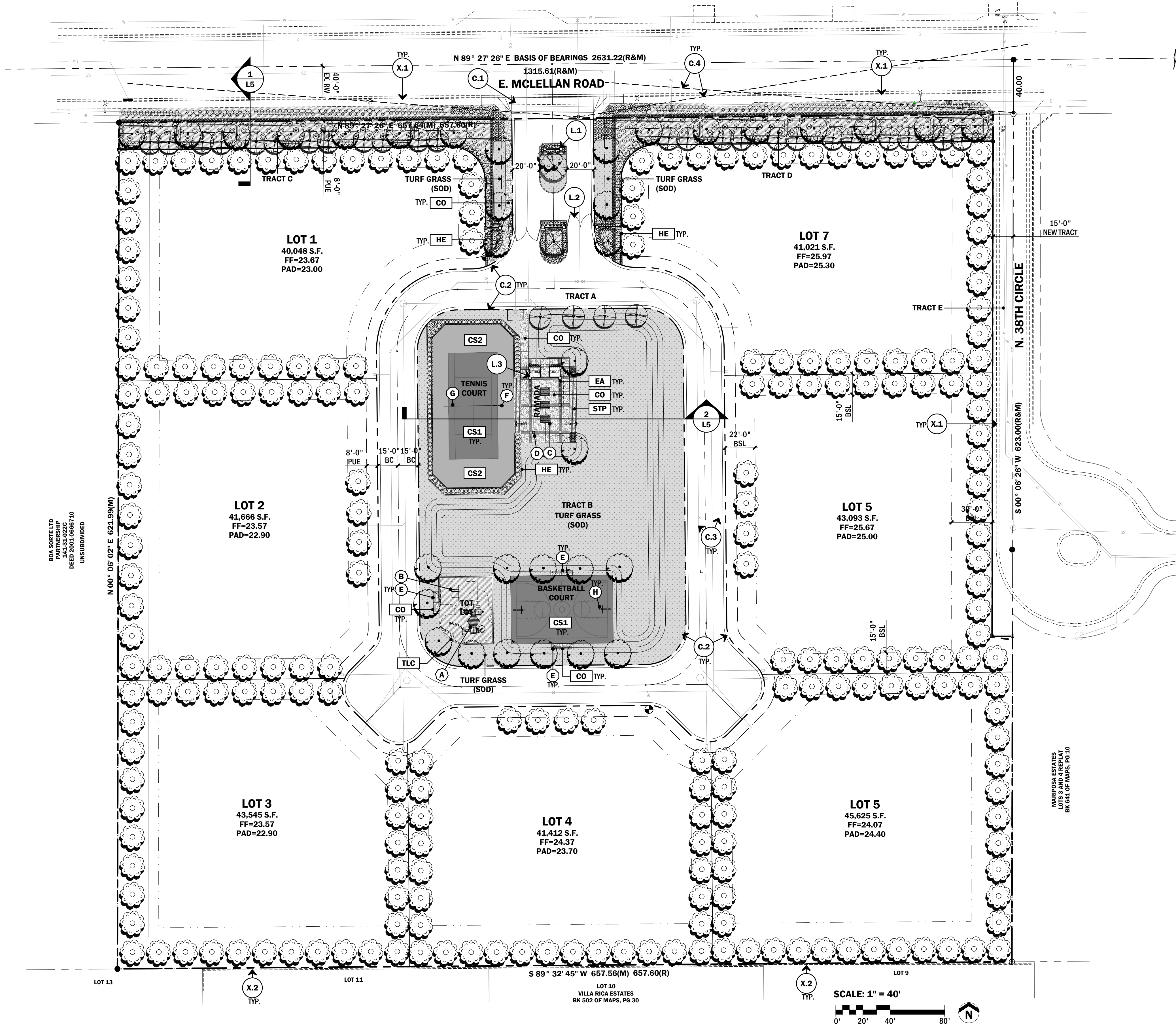
C.4 SIGHT VISIBILITY LINE, SEE CIVIL ENG. PLANS

### L.X LANDSCAPE ELEMENTS

L.1 ENTRY MONUMENT, SEE DETAIL 1/L3

L.2 ENTRY GATES, SEE DETAIL 2/L3

L.3 RAMADA, SEE DETAIL 1/L4



## LANDSCAPE LEGEND

TREES	SIZE	QTY
ULMUS PARVIFLORA 'SIMPVIRENS' EVERGREEN ELM	48" BOX	34
PISTACHIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	36" BOX	2
CITRUS SPECIOSA NEW CITRUS TREE VARIETY TO BE DETERMINED	24" BOX	28
CITRUS SPECIOSA EXISTING OR NEW CITRUS TREE	24" BOX	226
SHRUBS	SIZE	QTY
LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	5 GAL.	80
CARRISA MACROCARPA NATAL PLUM	5 GAL.	193
NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	79
MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL.	377
BUXUS JAPONICA JAPANESE BOXWOOD	5 GAL.	93
ROSA SPECIOSA WHITE ROSE	5 GAL.	45
GROUND COVER	SIZE	QTY
ROSEMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL.	119
LANTANA MONTIVIDENSIS 'WHITE LIGHTNIN' WHITE TRAILING LANTANA	1 GAL.	297
IMOPEA BATATAS SWEET POTATO VINE	1 GAL.	7
TURF		QTY
TURF GRASS (SOD) CYNODON DACTYLON 'MIDIRON' (SOD) HYBRID BERMUDA GRASS		34,941 S.F.
TOP DRESSING		QTY
DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: TABLE MESA BROWN		20,814 S.F.

## HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
CO		CONCRETE SIDEWALK COLOR: REGULAR GRAY MEDIUM BROOM FINISH JOINTS PER PLAN	3,080 S.F.
EA		EXPOSED AGGREGATE WIDTH: 2'-0" WIDE COLOR: 6130 COCOA BY DAVIS COLORS 3/8" PEBBLE FINISH JOINTS PER PLAN	388 S.F.
STP		CONCRETE STEPS 12" WIDE COLOR: REGULAR GRAY PROVIDE BULLNOSE WITH SCORE LINES	406 L.F.
HE		CONCRETE HEADER 6" x 6" COLOR: REGULAR GRAY	517 L.F.
TLC		TOT LOT CURB 8" x 16" COLOR: REGULAR GRAY	172 L.F.
SS		SAFTEY SURFACING TOT TURF OR EQUAL COLOR: NAVY BLUE	1,801 S.F.
CS1		CONCRETE WITH COURT SURFACING (COLOR 1) PLEXIPAVE (OR EQUAL) INTERIOR COLOR: BLUE	6,558 S.F.
CS2		CONCRETE WITH COURT SURFACING (COLOR 2) PLEXIPAVE (OR EQUAL) EXTERIOR COLOR: GREEN	4,192 S.F.

## SITE EQUIPMENT

KEY	ITEM	QTY
A	PLAY STRUCTURE	1
B	SWING SET	1
C	PICNIC TABLE	3
D	TRASH RECEPTACLE	1
E	BENCH	6
F	TENNIS COURT POSTS	1 SET
G	TENNIS COURT NET	1
H	BASKETBALL POST & NET	2

SEAL



EXPIRES 12/31/22

PROJECT

Lemon Lane

EXHIBIT

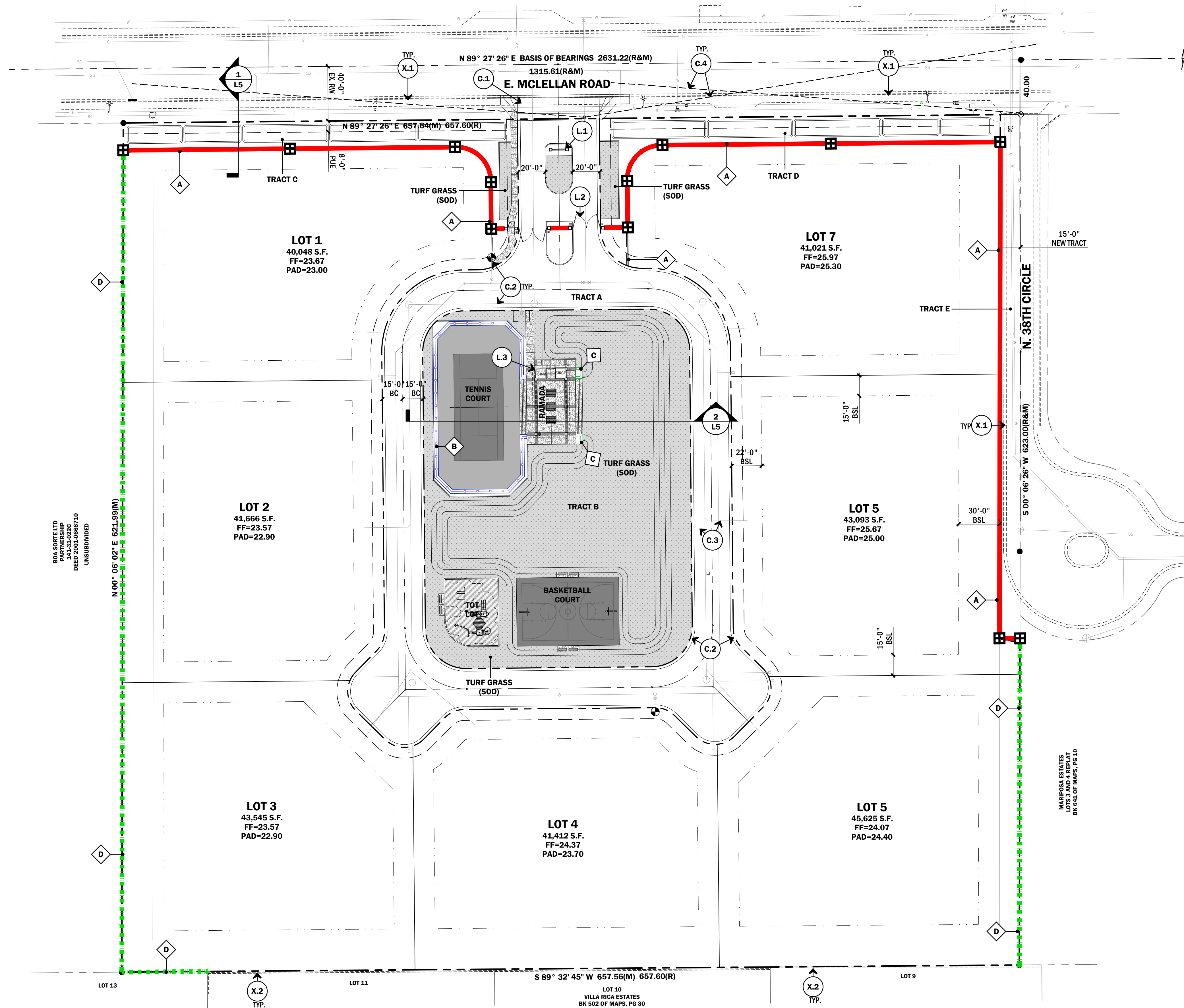
CONCEPTUAL  
LANDSCAPE PLAN

EXHIBIT #

L1

DATE: 12.01.2022





## WALL LEGEND

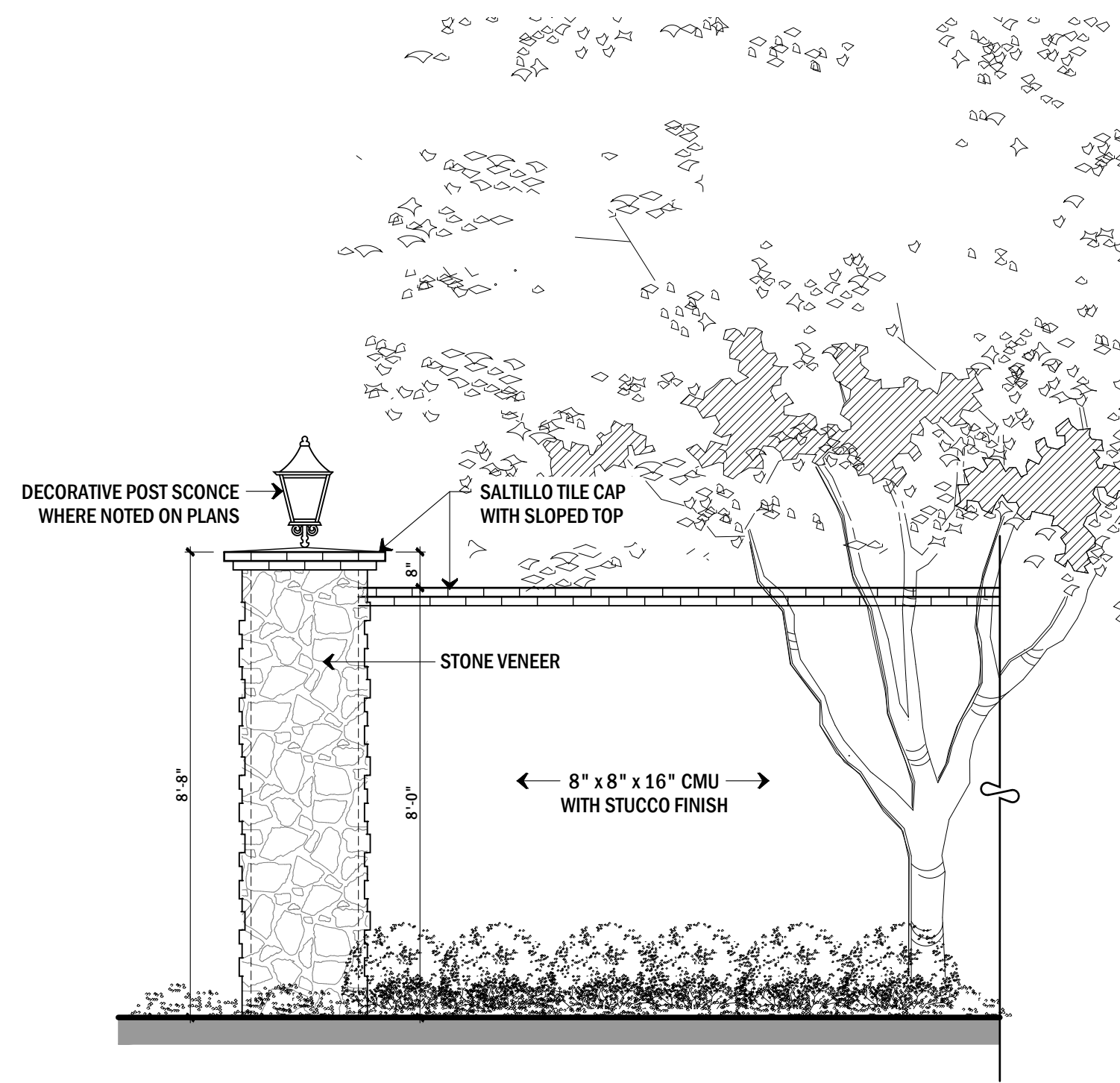
- A** **THEME WALL**  
INDICATES COLUMN LOCATION
- B** **TENNIS FENCE OVER RETAINING WALL**
- C** **RETAINING WALL**
- D** **8' TALL BUILDER WALL PER CITY OF MESA STANDARDS**

NOTE: SEE SHEET L3 FOR ALL WALL DETAILS

## KEYED NOTES

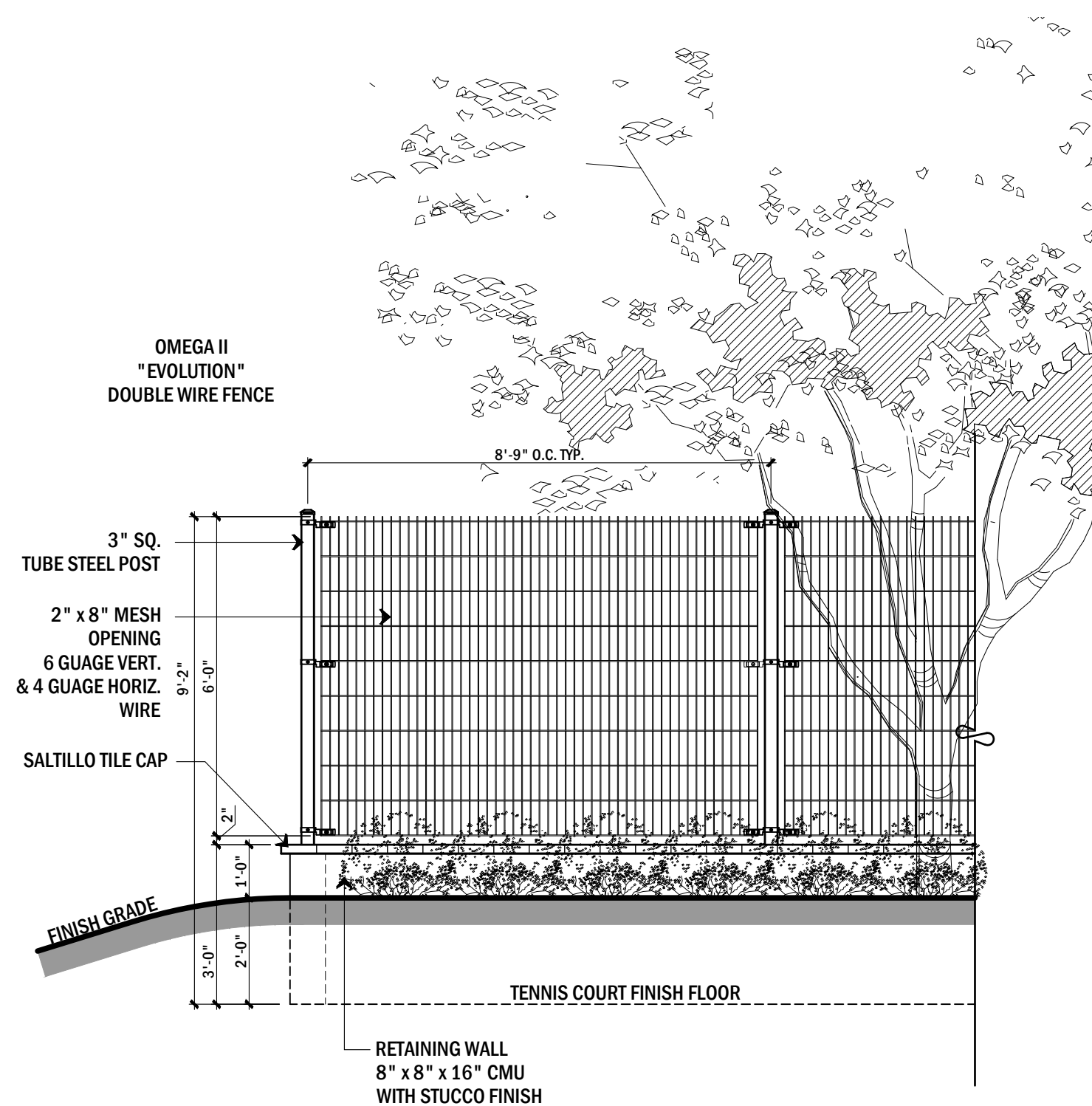
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- C.1** NEW ENTRY DRIVEWAY, SEE CIVIL ENG. PLANS
- C.2** NEW RIBBON CURB, SEE CIVIL ENG. PLANS
- C.3** UTILITY LINE, SEE CIVIL ENG. PLANS
- C.4** SIGHT VISIBILITY LINE, SEE CIVIL ENG. PLANS
- L.X** **LANDSCAPE ELEMENTS**
- L.1** ENTRY MONUMENT, SEE DETAIL 1/L3
- L.2** ENTRY GATES, SEE DETAIL 2/L3
- L.3** RAMADA, SEE DETAIL 1/L4





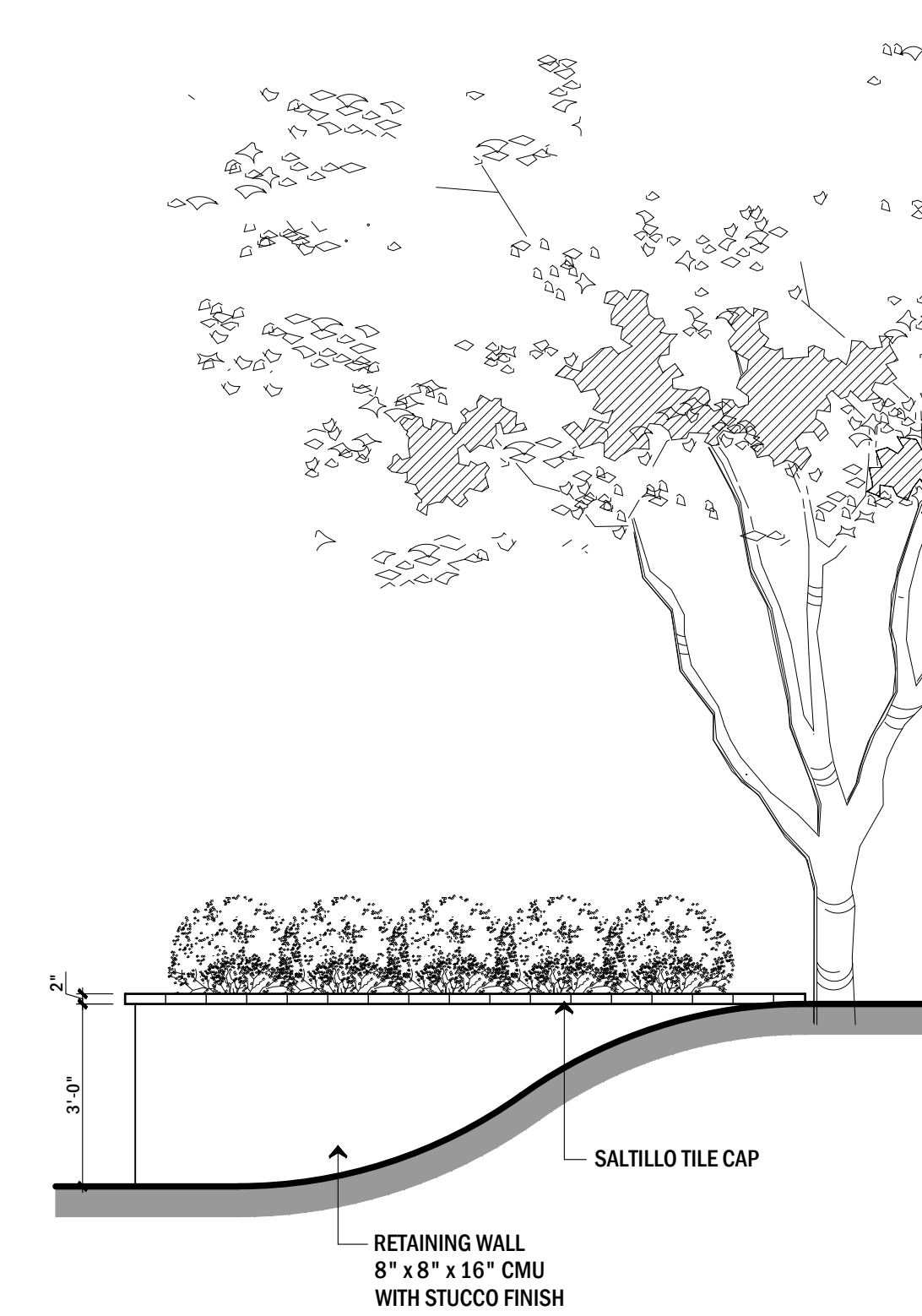
**A THEME WALL**

SCALE: 3/8" = 1'-0"



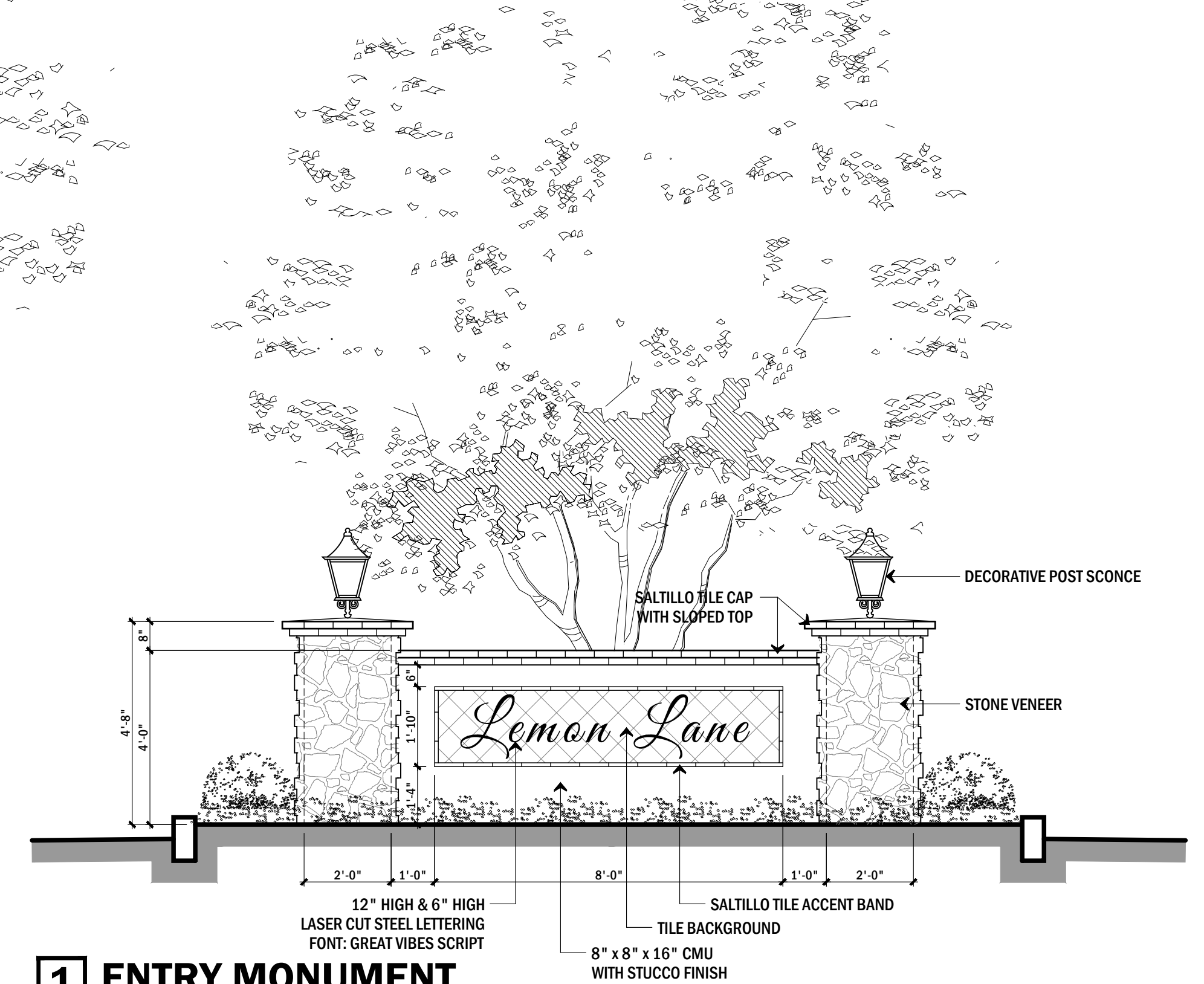
**B TENNIS FENCE OVER RETAINING WALL**

SCALE: 3/8" = 1'-0"



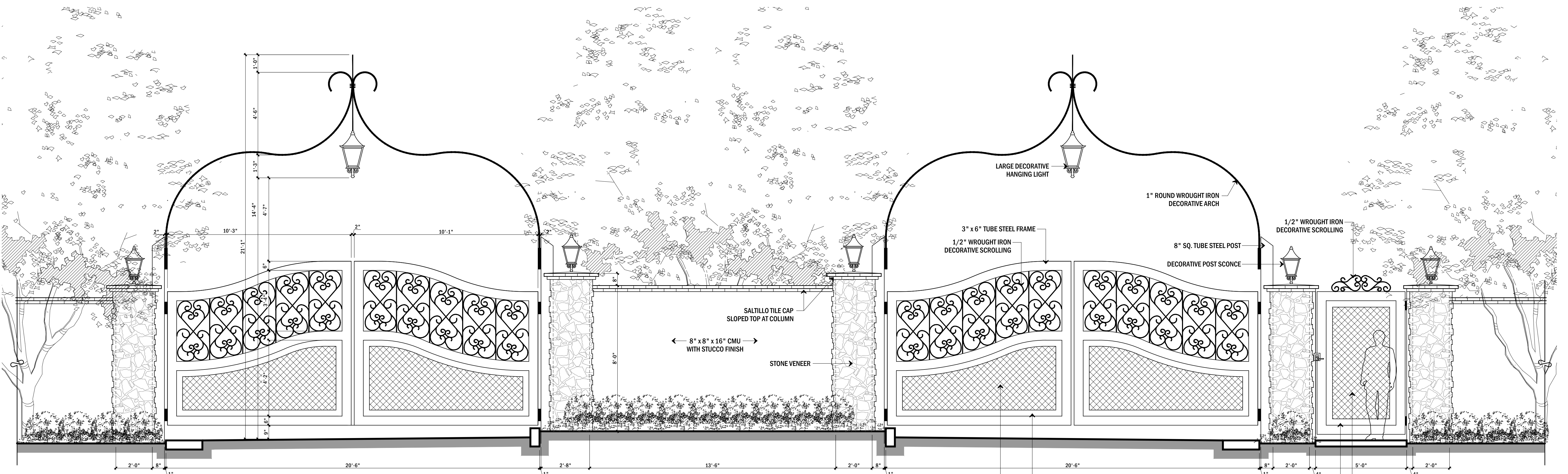
**C RETAINING WALL**

SCALE: 3/8" = 1'-0"



**1 ENTRY MONUMENT**

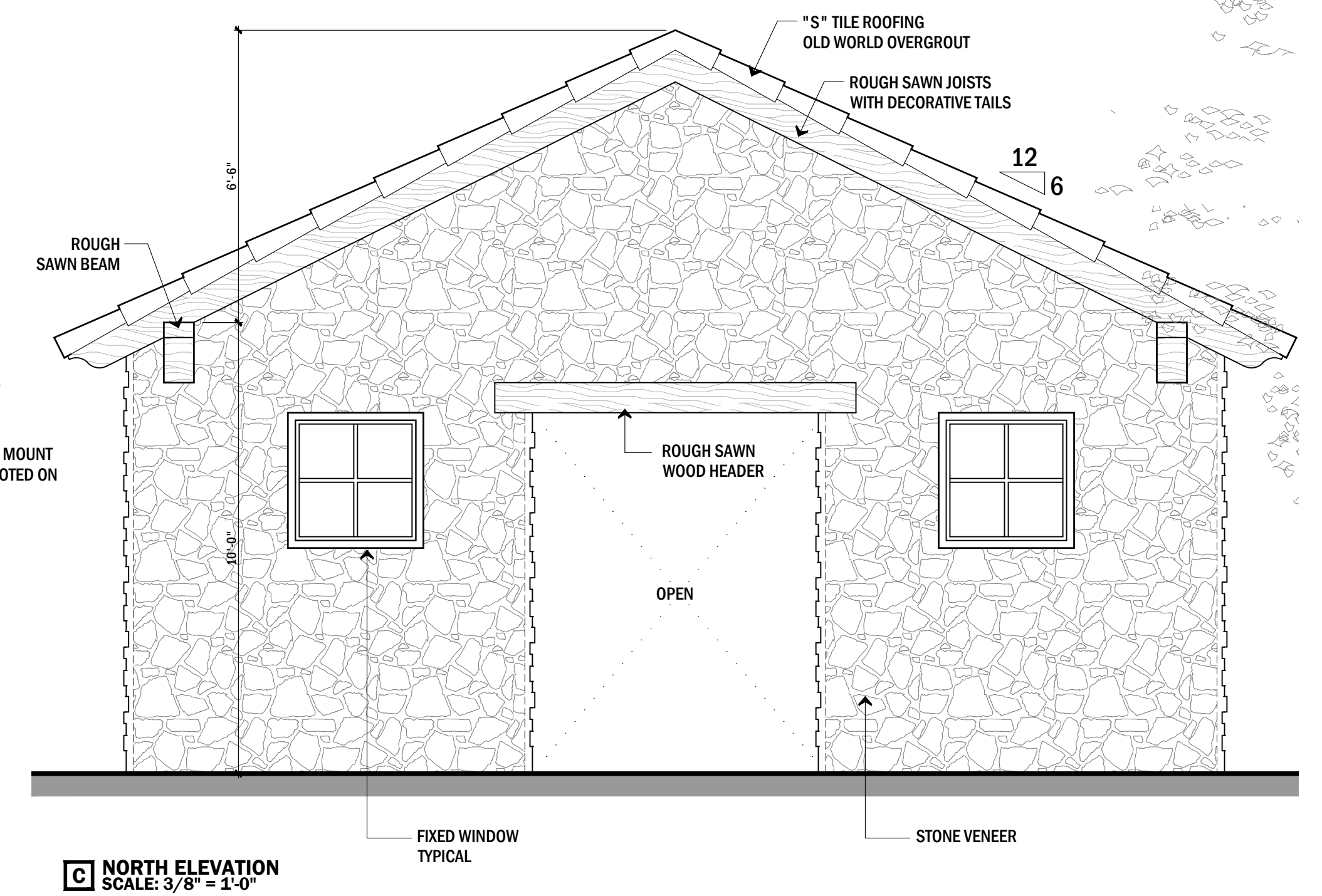
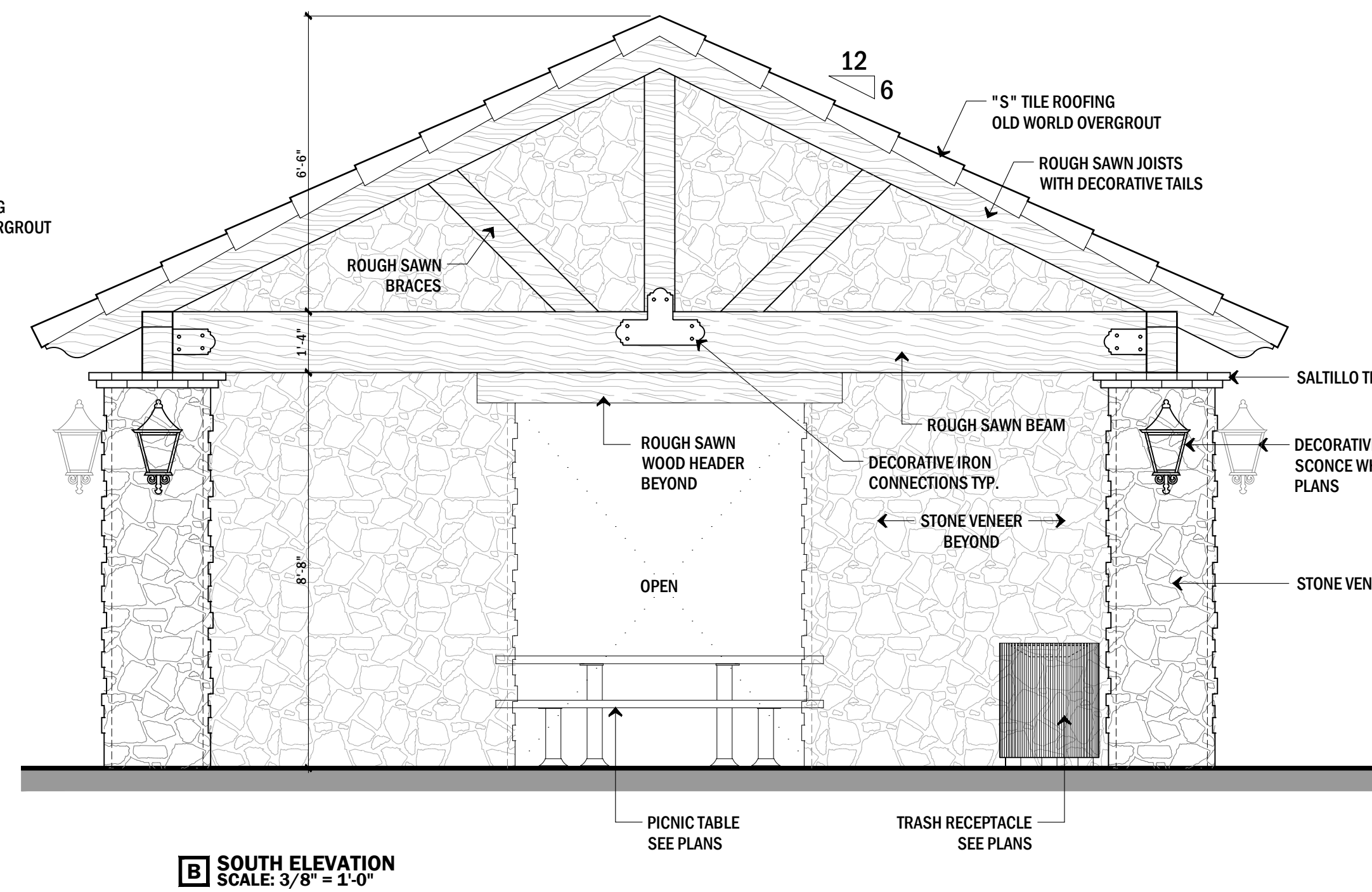
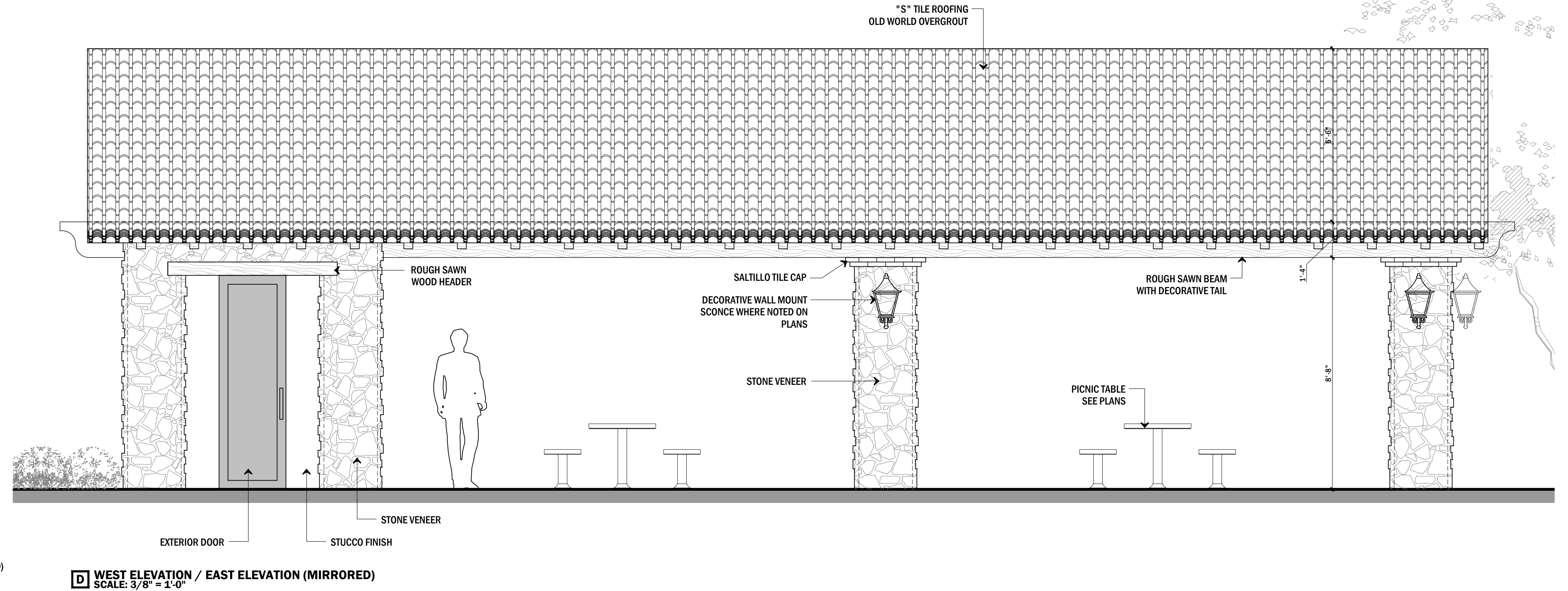
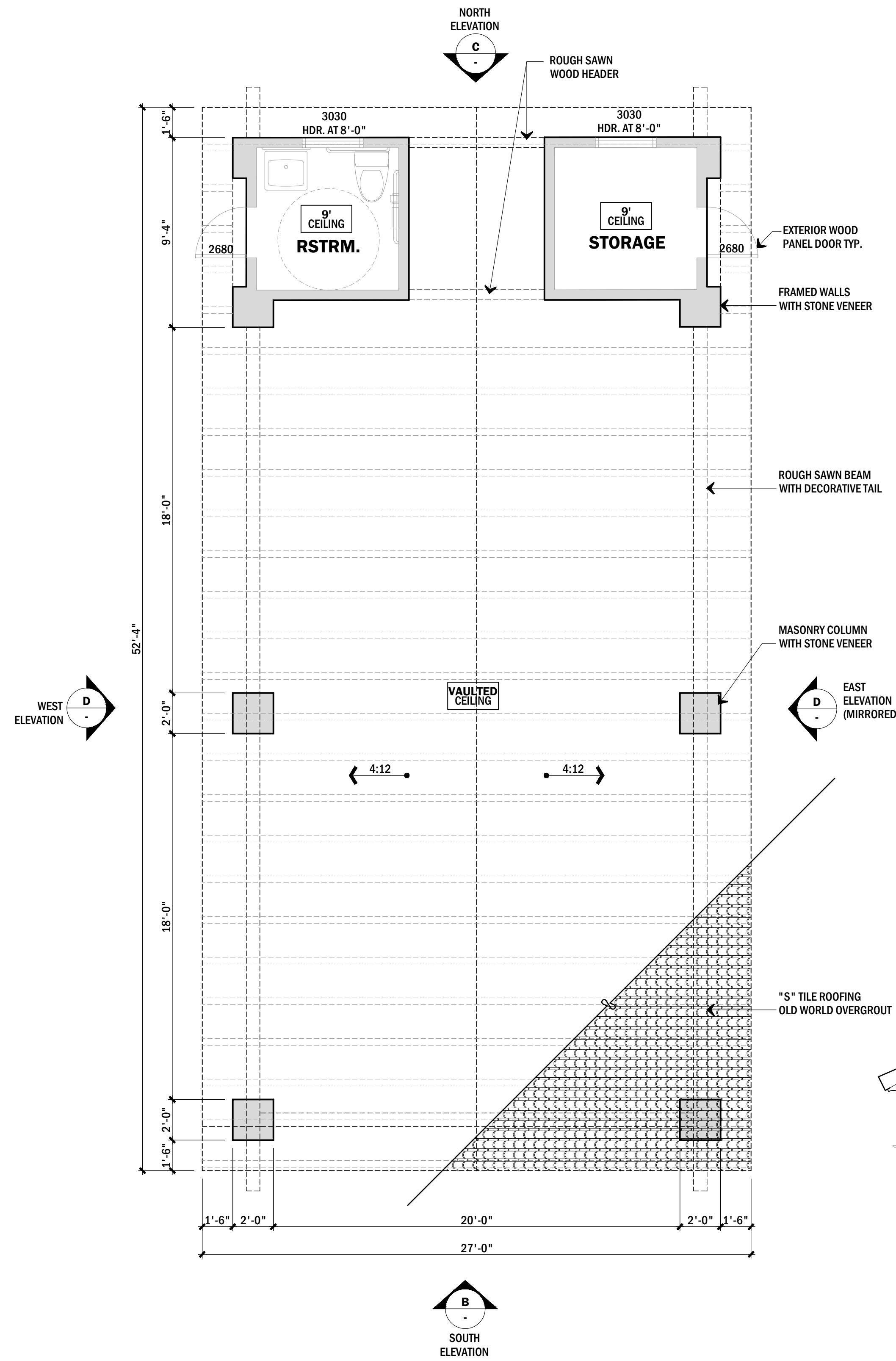
SCALE: 3/8" = 1'-0"



**2 GATED ENTRY ELEVATION**

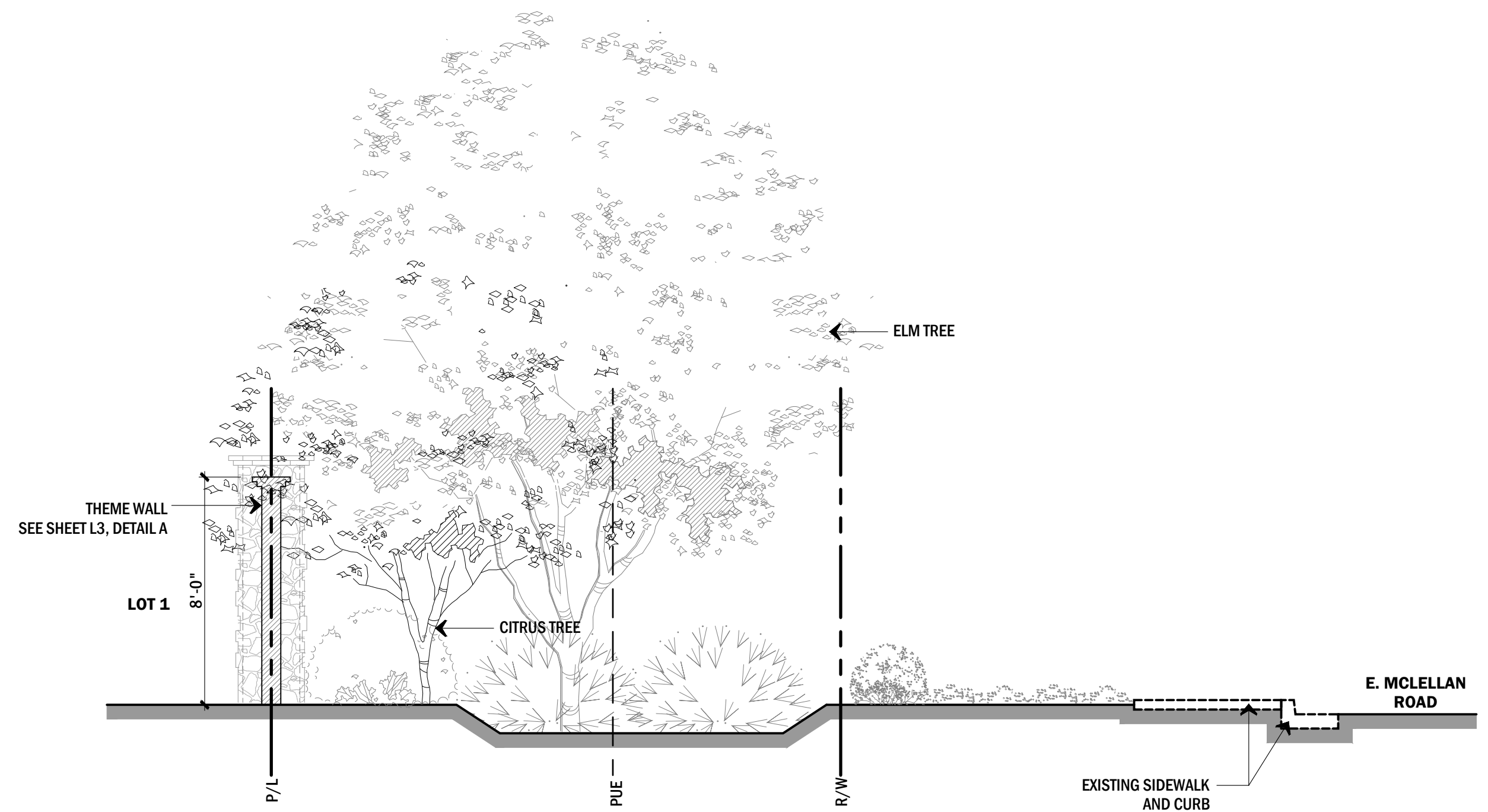
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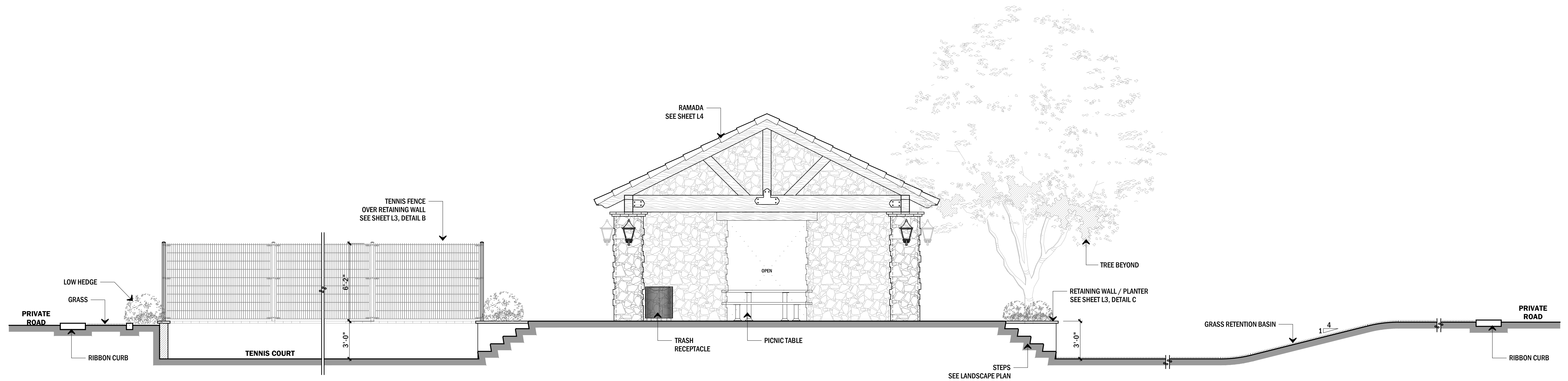
# 1 RAMADA





**1 SECTION ALONG MCLELLAN ROAD**

SCALE: 1/4" = 1'-0"





## **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](mailto: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 AMANPREI  
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

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

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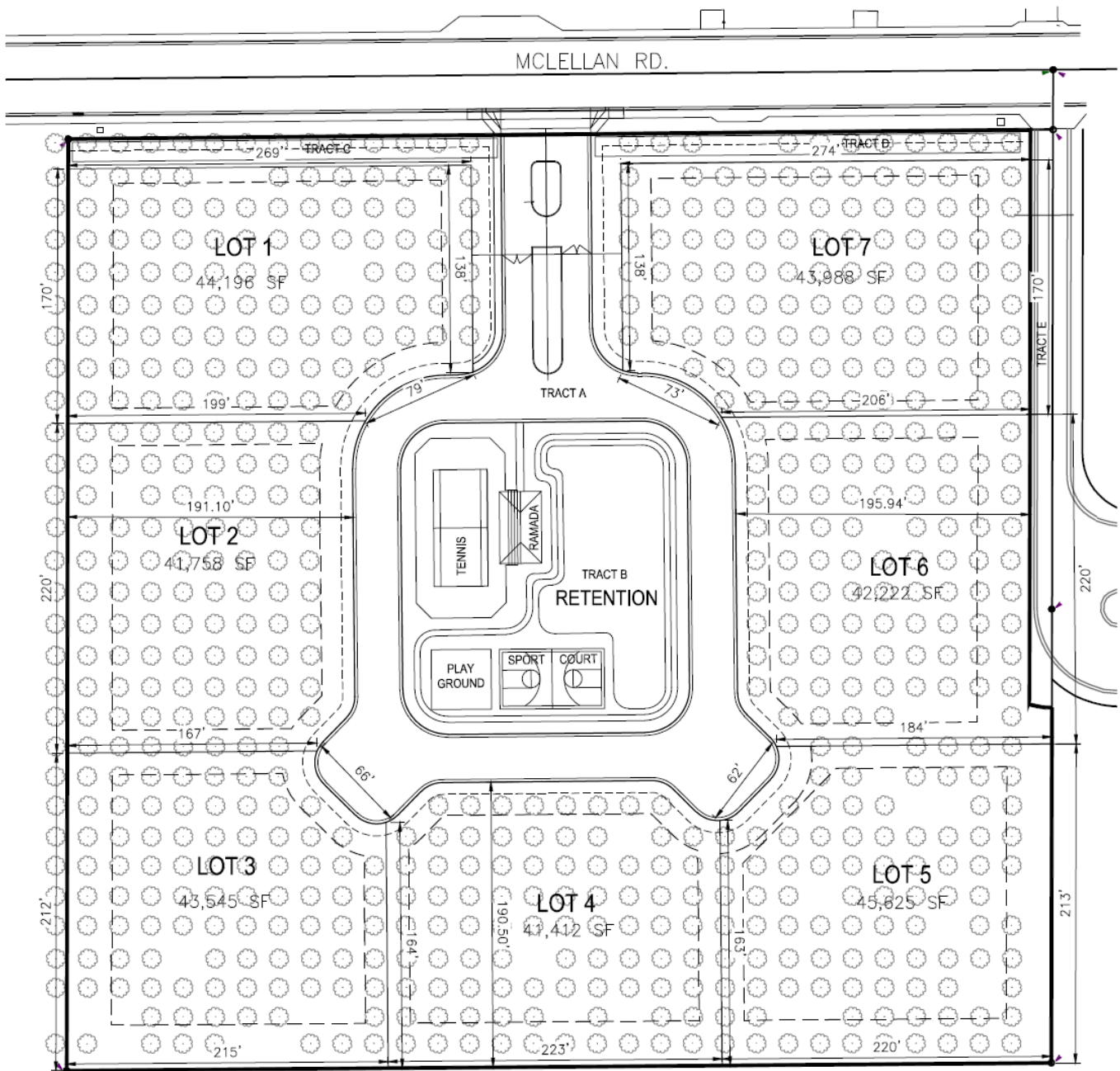
Villa Sendero Homeowners Association  
Terri Jonas  
1600 W Broadway Rd, Ste 200  
Tempe, AZ 85282

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



## **CITIZEN PARTICIPATION REPORT FOR Lemon Lane residential subdivision**

**Date:** January 7, 2023

**Purpose:** The purpose of the Citizen Participation Plan was 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 RS-35 PAD to RS-35 PAD
2. Site Plan Approval; and
3. Preliminary Plat approval.

This plan ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposals.

**Contact:**

Jared Cox  
Vista Design Group  
2715 E. Hermosa Vista Drive  
Mesa, AZ 85213  
PH: 602-686-7166  
Email: [JCOX@VDG-LLC.COM](mailto: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 the application, the following actions were taken 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 received a letter describing the project, project schedule, site plan and invitation to a Zoom meeting and / or email questions directly regarding the project. (A copy of the letter is provided at the back of this report). Over 120 letters were mailed out.
  - The first meeting was held on September 21, 2022 at 6:30 pm.
  - We started the meeting at 6:15 and ended the meeting at 6:45 pm. We did not have any interested citizen's attend or join the meeting.

- We received one email from a neighbor (Rich Ganley) adjacent to the proposed development. He spoke directly with the owner and expressed interest in purchasing an available lot upon completion of the project.
- There is no need for a second Neighborhood Meeting. The interested neighbor will receive email updates about the timing and progress of the development.

**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

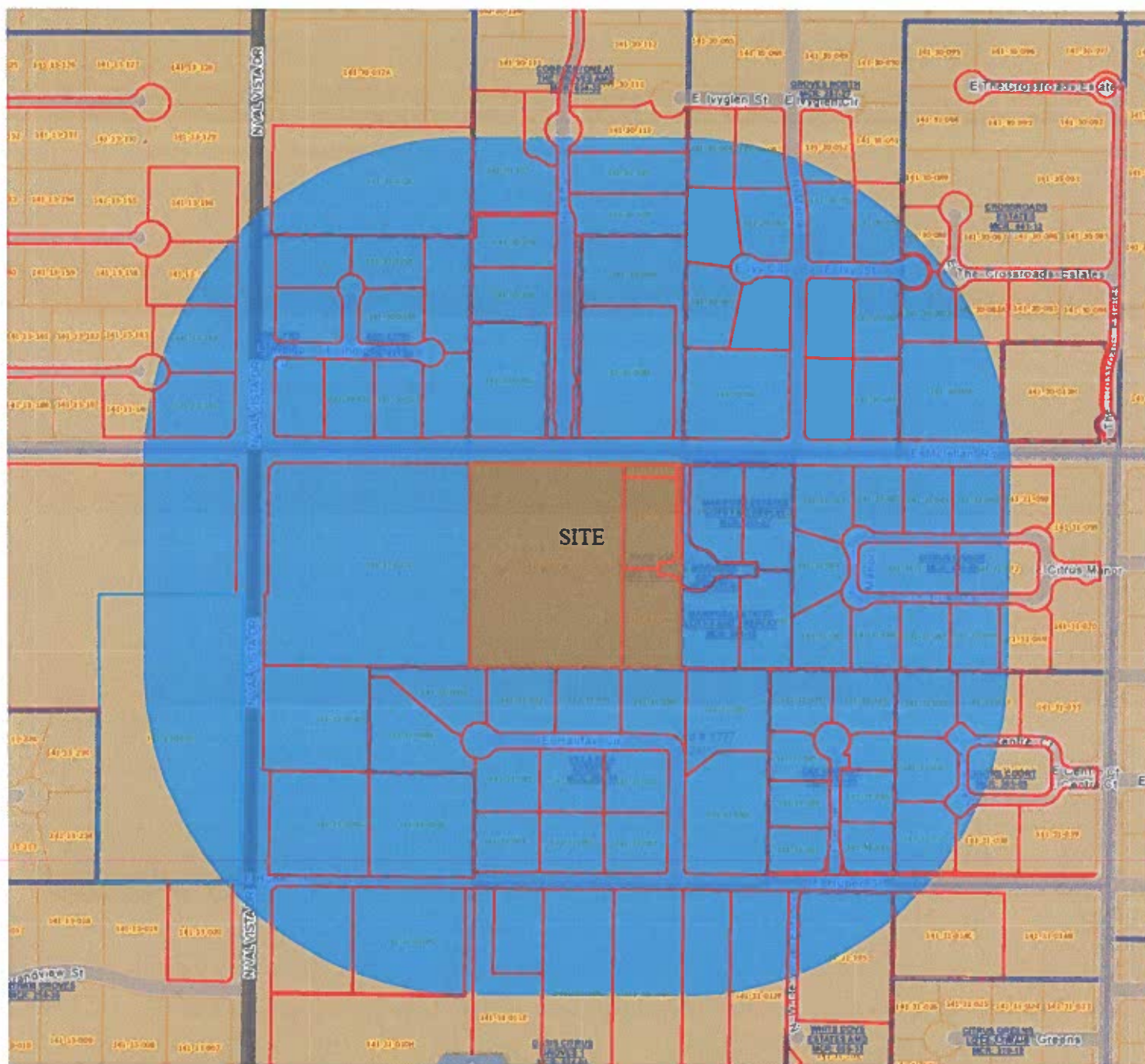
~~Second neighborhood meeting: Monday October 3, 2020~~

Submittal of Citizen Participation Report – October 27, 2022

Planning and Zoning Board Hearing – January 25, 2023

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**Lemon Lane subdivision – Citizen’s Participation Plan  
1000-Ft Mailing Map**





## 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

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559 W 500 SOUTH  
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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  
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4228 E Hope St  
Mesa, AZ 85205

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

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Jill Bingham  
1962 N Stevens Circle  
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Mesa, AZ 85213

Kensington Grove HOA  
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Paul Staples  
4245 E Fountain  
Mesa, AZ 85205

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

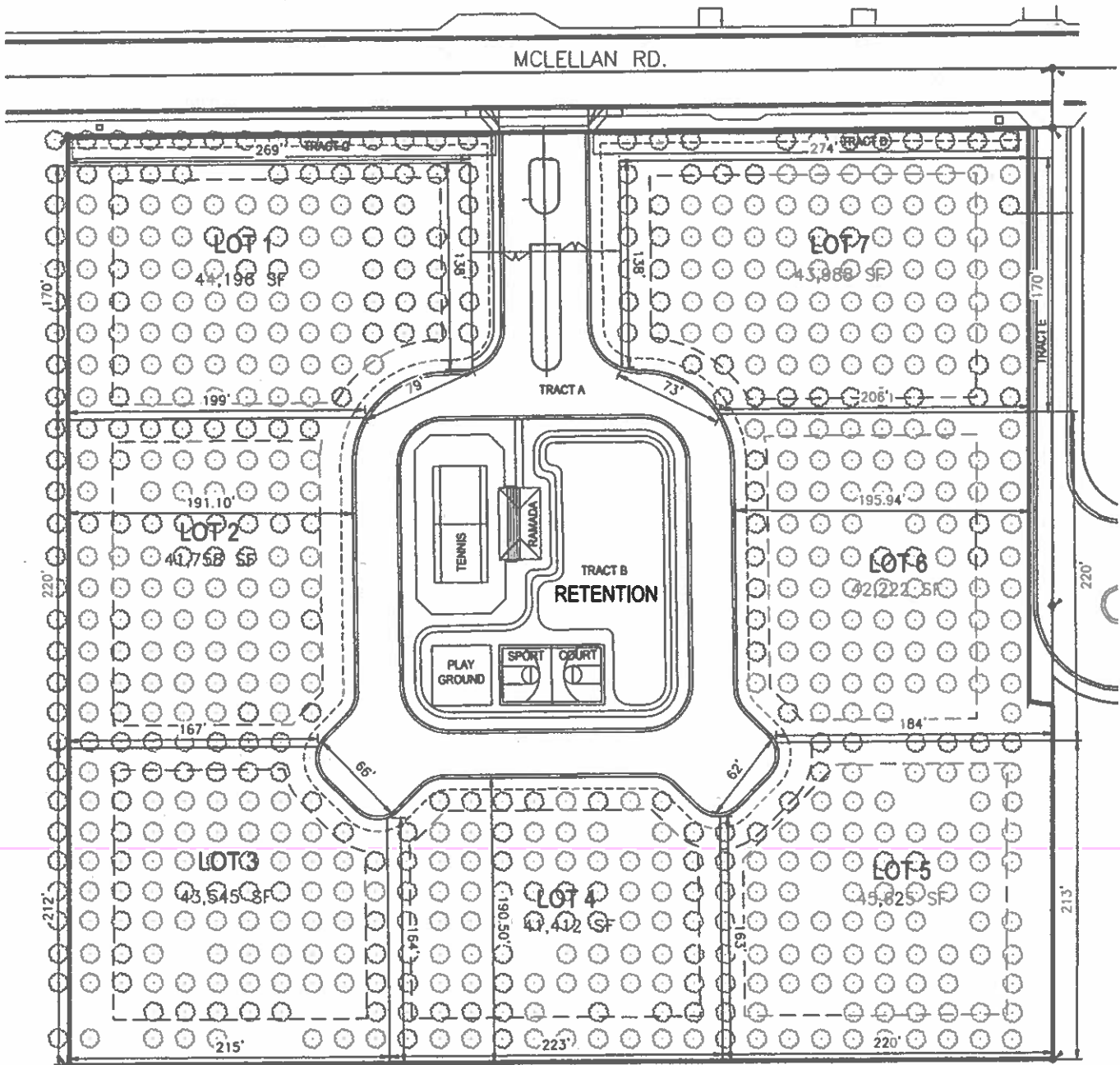
Montecito Community Association, Inc.  
Jesus Melian  
4344 E Ellis St  
Mesa, AZ 85205

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



## Letter Mailed to Neighbors

September 6, 2022

Hello Neighbor,

The owners of the property at 3725 E. McLellan Road in Mesa, AZ have submitted an application with the City of Mesa to ~~rezone~~ and ~~replat~~ their land in order to ~~subdivide~~ the 9.4 Acre property into 7 custom home lots. As part of the City of Mesa Citizen Participation requirements, we have been asked to share the project information with all neighbors & associations within 1000 ft of the property to collect any comments or questions.

We have attached a copy of the subdivision site plan for your information and reference. Below are some project details that may answer questions you might have:

- Project Location: 3725 E. McLellan Road, existing citrus grove.
- New Gated Community with private streets
- Zoning Change from RS-35 PAD to RS-35 PAD (Site Plan Change)
- Minimum Lot size 35,000 SF
- Existing residence will be removed.
- 7 custom home lots.
- Flood Irrigation citrus lots.
- Citrus Landscaping per City of Mesa Citrus Sub-Area requirements
- 8-ft Perimeter block walls.
- Project Construction start: 1<sup>st</sup> Quarter 2023
- Public Meetings in November or December (stay tuned)

We will be holding a Virtual Neighborhood Meeting on Wednesday 9/21/2022 at 6:30 pm. The meeting will be held via Zoom with the log-in info provided below. You will need to pre-register for the meeting. If you would like to receive project updates and/or electronic meeting notifications, please provide your email address to: JCOX@VDG-LLC.COM

Meeting Date & Time: Wednesday 9/21/2022 at 6:30 pm

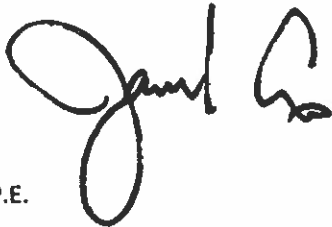
Zoom Meeting Registration:

<https://us02web.zoom.us/meeting/register/tZEIc2prT8rHNa9qU0QBJaqdl-79YO8DynE>

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

Thanks,



Jared Cox, P.E.

Vista Design Group

PH: 602-686-7166

Email: JCOX@VDG-LLC.COM