

ARMISTEAD CITRUS

3743 E. McKELLIPS ROAD East of Val Vista, South Side PROJECT NARRATIVE Case # _____

McDowell Citrus 100, LLC managed by Jeff Blandford is proposing RS-35 PAD zoning for the (11.48) acre Armistead Citrus Parcel and located at 3743 E. McKellips Road East of Val Vista/ South Side. The total net acreage of the parcel is 11.48 acres. McDowell Citrus 100, LLC is proposing a (11) Lot Residential Subdivision and upon re-zoning Armistead Citrus the Parcel would have a density of (.96) DUA.

The proposed residential single-family development of Armistead Citrus is compatible with the surrounding General Plan land uses and Zoning uses. RM-4 and RS-35 are located to the east. RS-35 is located to the west and RS-35-PAD is located to the south and north.

We are proposing an Executive Level, High Quality 11-lot subdivision. Lots would be a minimum of 25,516 square feet with a maximum of 28,416 square feet. The development concept for Armistead Citrus is to create a high quality traditional neighborhood by developing a variety of architectural expressions along intimate streets. Architectural styles for the homes will consist of French Provincial, Craftsmen, and Old World Architecture. Great care will be taken in the development of these totally new elevations and floor plans to reflect high quality designs and materials that fit the quality of many of the surrounding neighborhoods. Square footages of the homes will range from 3500 square feet to 5300 square feet.

As many of the existing citrus trees will be saved and new citrus trees will be planted throughout the community to retain the citrus heritage of the surrounding communities. Two rows of existing and new Citrus trees will be planted along McKellips and they will be flood irrigated with RWCD water.

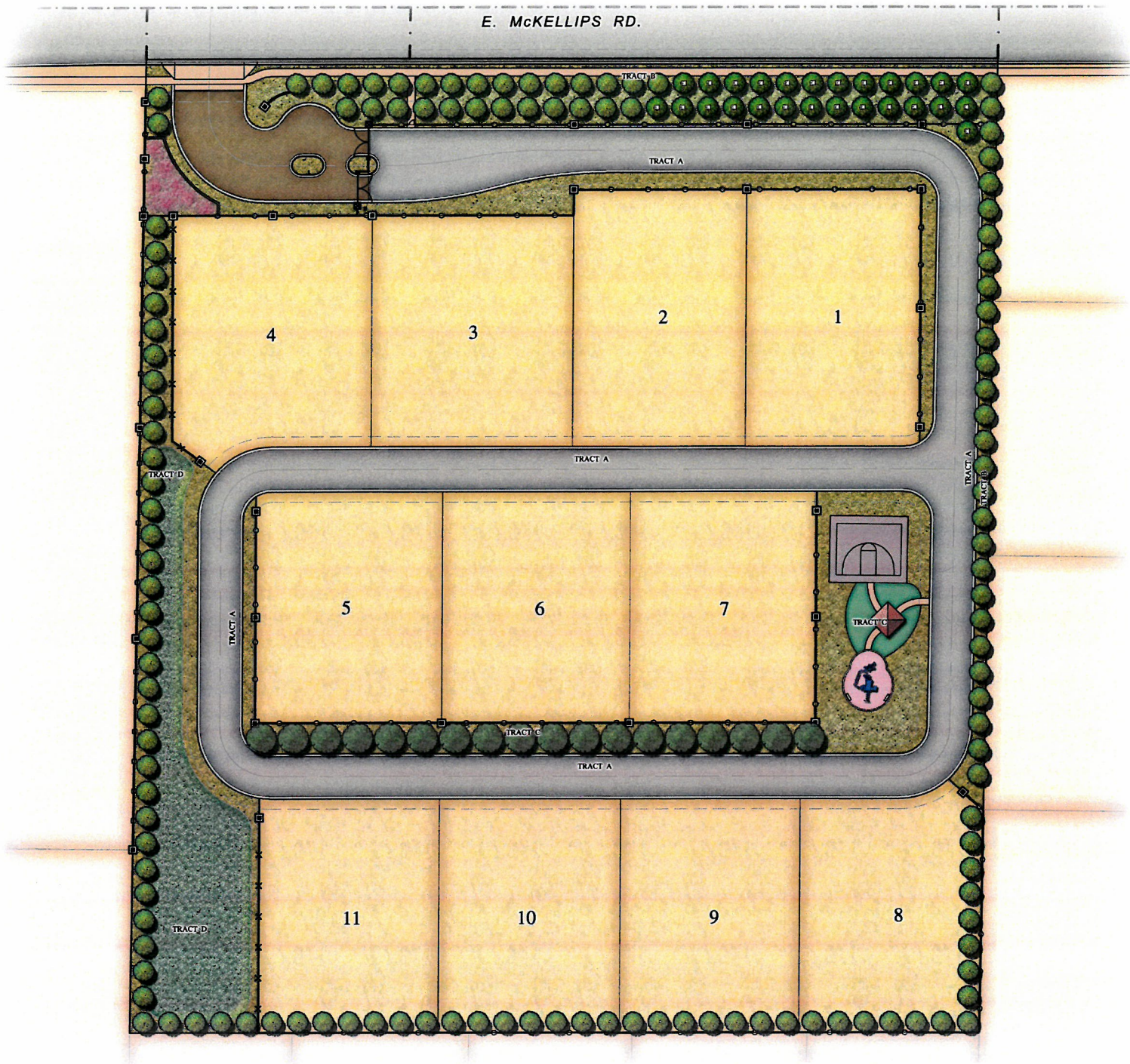
The gated entry and exit to and from the proposed community will be carefully designed. The entrance and exit will feature a 90 degree entrance to create a sense of privacy along with decorative concrete brick surface treatments, thematic entry signage and landscaping that reflects the character of the overall community. The community will have private streets to allow for a less than the typical right of way area, which in turn allows for additional safe and visible open space. In addition to providing greater security and privacy, the private streets also allow for more variation in street scene and configuration.






The proposed development of Armistead Citrus will include (11) detached single-family homes. Homes will be built on typical lots that will be a minimum of 133 feet in width, and 180 feet in depth or larger. The setbacks proposed for the Homes and Optional Guest Houses/Casita's located in the Community will be a 25 foot front yard setback, 30 foot rear yard setbacks, 10 foot minimum side yard setbacks with a total side yard aggregate setback totaling 30 feet. Accessory Buildings/ RV Garages having minimum front yard setbacks of 45 feet, side yard setbacks of 10 feet and rear yard setbacks of 15 feet. Maximum Lot coverage will be 40% on all cases.


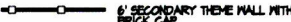




Blandford Homes will offer a minimum of four different floor plans, with each having at least three different elevations. Building elevations will incorporate architectural details that provide interest and variety while promoting visual relief to the homes. Details reflecting the design theme will include arched window elements, divided light windows, stone veneers, wrought iron, and front porches or courtyards. Detailing will focus on front elevations and entry areas and will transition around corners as necessary.

McDowell Citrus, LLC and Blandford Homes are committed to building a quality product in relationship with the existing citrus area, maintaining the prestige and natural beauty of the area along with preserving its heritage. Our vision is that Armistead Citrus will be recognized as one of the premier communities in the Valley and with the development of this community, McDowell Citrus 100, LLC will continue to take Northeast Mesa to yet a higher stature.

CONCEPT PLAN



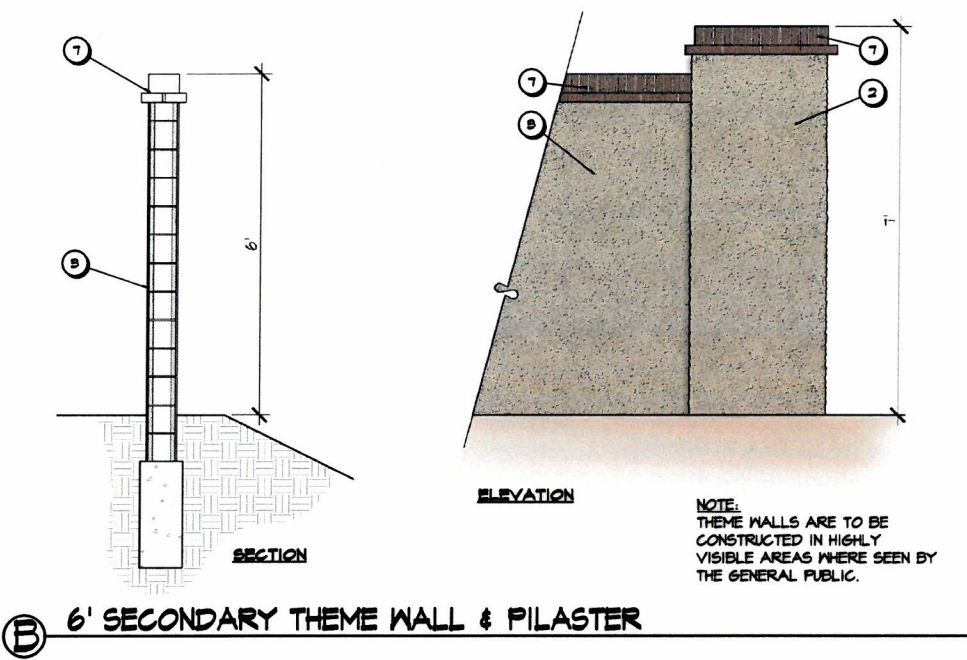
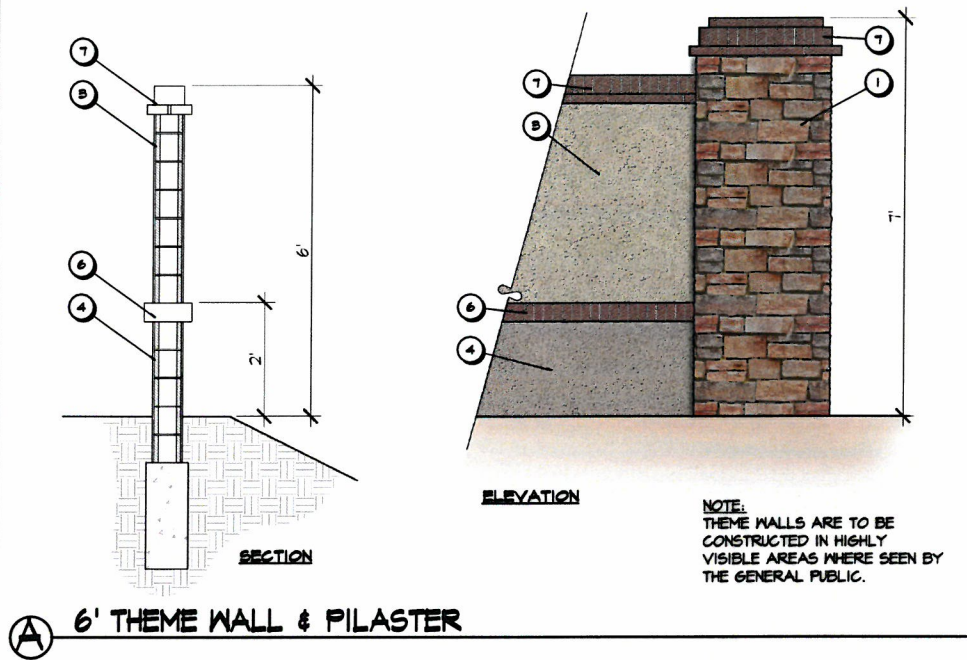
PLANT LEGEND		
TREES		
BOTANICAL NAME	COMMON NAME	SIZE
 PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX
	EXISTING CITRUS TREE SHALL BE PROTECTED IN PLACE.	
	CITRUS SPECIES (TO MATCH EXISTING SPECIES)	
SHRUBS		
BOTANICAL NAME	COMMON NAME	SIZE
 BOUSAINVILLEA ROSENKA'	PINK SHRUB BOUSAINVILLEA	5 GAL
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
CASSIA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL
DASYLIRION WHEELERI	DESERT SPOON	5 GAL
ENCELIA FARINOSA	BRITTLEBUSH	5 GAL
EREMOPHILA MACULATA	VALENTINE BUSH	5 GAL
FOURQUERIA SPLENDENS	OCOTILLO	5 GAL
LANTANA 'GOLD MOUND'	YELLOW LANTANA	1 GAL
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL
SUCCULENTS		
BOTANICAL NAME	COMMON NAME	SIZE
AGAVE VILMORINIANA	OCTOPUS AGAVE	15 GAL
FEROCACTUS	BARREL CACTUS	15 GAL
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL
OPUNTIA PHAECANTHA	PRICKLY PEAR	5 GAL
VINES		
BOTANICAL NAME	COMMON NAME	SIZE
MACADYTERA UNSUS-CATI	CAT CLAM VINE	5 GAL
GROUND COVER		
BOTANICAL NAME	COMMON NAME	SIZE
 TURF (ANNUAL RYE IN WINTER/ COMMON BERMUDA IN SUMMER)	LOTUS MULTIFLORUM/ CYNODON DACTYLON	500

FENCE & WALL LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	6' TYPICAL WALL WITH BRICK GAP	'A'
	6' SECONDARY TYPICAL WALL WITH BRICK GAP	'B'
	6' VERN WALL/FENCE	'C'
	STONE CLAD PILESTER	'A'
	ENTRY MONUMENT	'E'
	CONCRETE MON CURB	

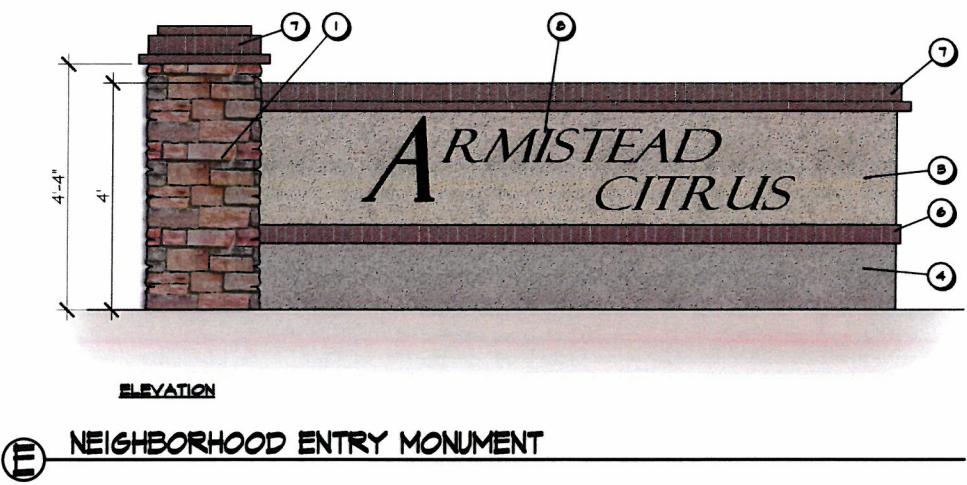
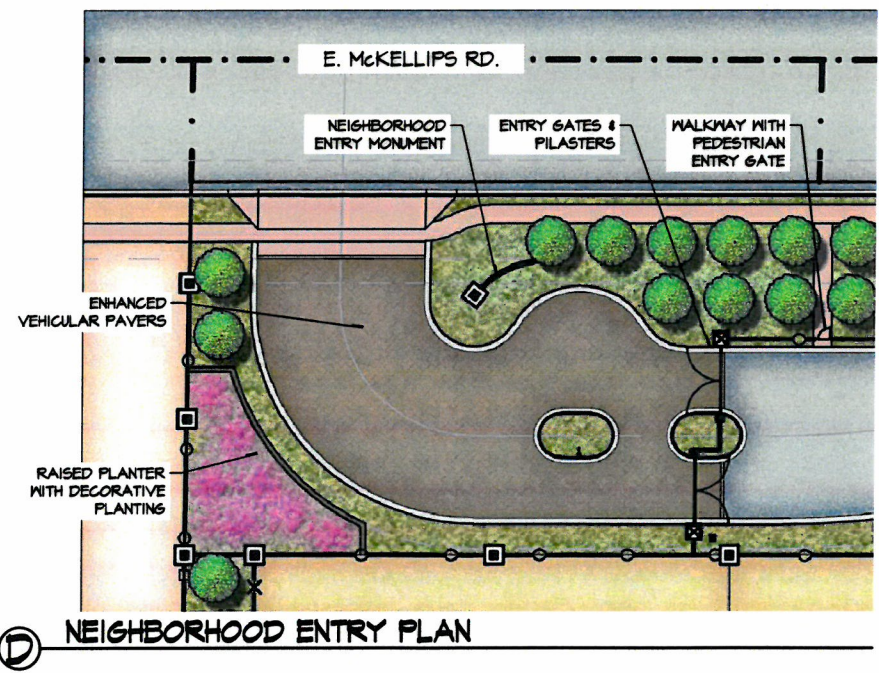
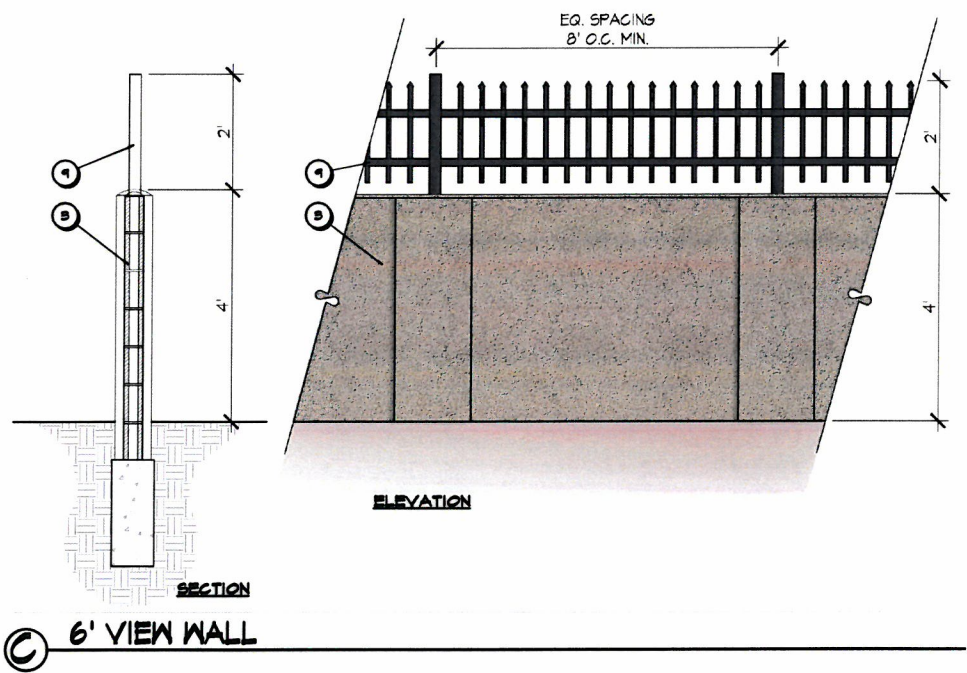
Note:
Plant palettes have been established for the types and categories of landscapes. Though the plant palettes are extensive enough to accommodate varying site conditions and allow design flexibility, it is the intent that the palette be simple and understated consistent with the existing desert landscape. Therefore only a few species may be specified from within the conceptual legend. Alternate species may be selected with City of Mesa approval. Salvage plant material shall be specified and indicated on landscape construction documents.



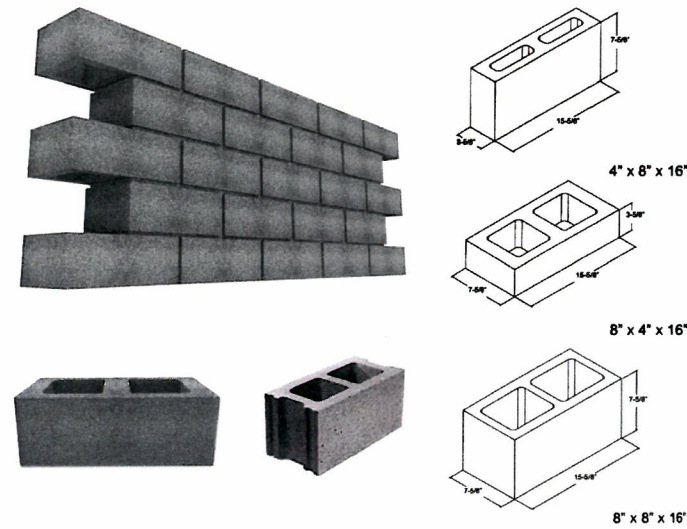
WALLS & NEIGHBORHOOD ENTRY



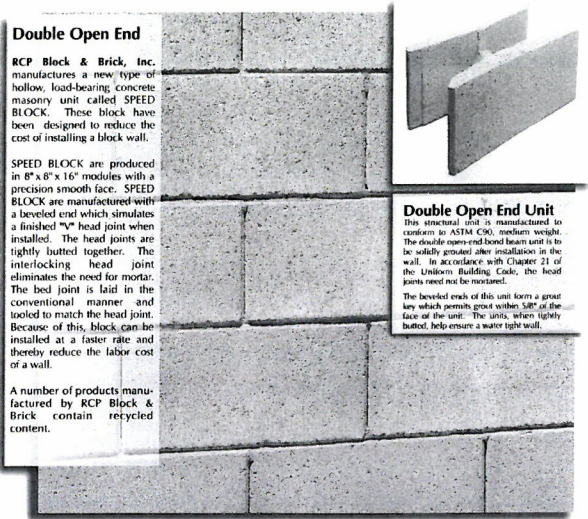
- CONSTRUCTION LEGEND**
- 1 PRECISION BLOCK STONE VENEER THEME PILASTER. LOCATION TO BE SHOWN ON LANDSCAPE CONSTRUCTION PLANS. STONE TO BE 'HILLSTONE- VERANO' BY ELDORADO STONE
 - 2 PRECISION BLOCK SECONDARY THEME PILASTER. 8"x8"x16" WITH RANDOM TEXTURED STUCCO FINISH. COLOR TO BE '236 ANTIQUE GREEN'
 - 3 PRECISION BLOCK WALL, 8"x8"x16" WITH RANDOM TEXTURED STUCCO FINISH. COLOR TO BE '236 ANTIQUE GREEN'
 - 4 PRECISION BLOCK WALL, 8"x8"x16" WITH RANDOM TEXTURED STUCCO FINISH. COLOR TO BE '404 BARN SWALLOW' BY OMEGA
 - 5 PRECISION BLOCK STONE VENEER MONUMENT WALL. LOCATION TO BE SHOWN ON LANDSCAPE CONSTRUCTION PLANS. STONE TO BE 'HILLSTONE- VERANO' BY ELDORADO STONE
 - 6 BRICK ROLLOCK HEADER
 - 7 STACKED BRICK WALL & PILASTER CAP
 - 8 COR-TEN STEEL LETTERING
 - 9 2" H IRON FENCING



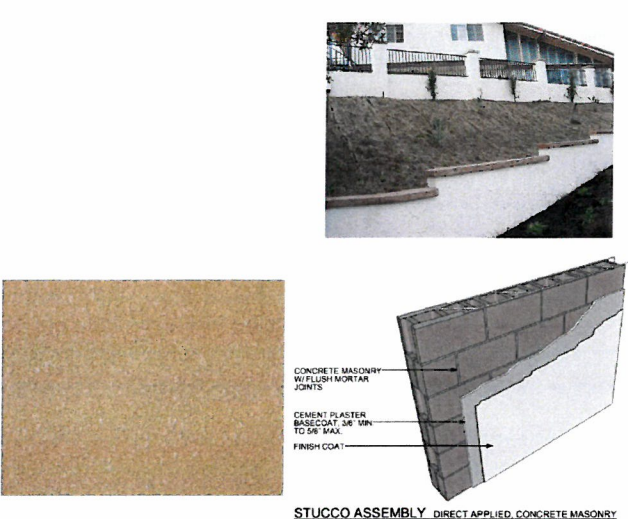
MATERIALS



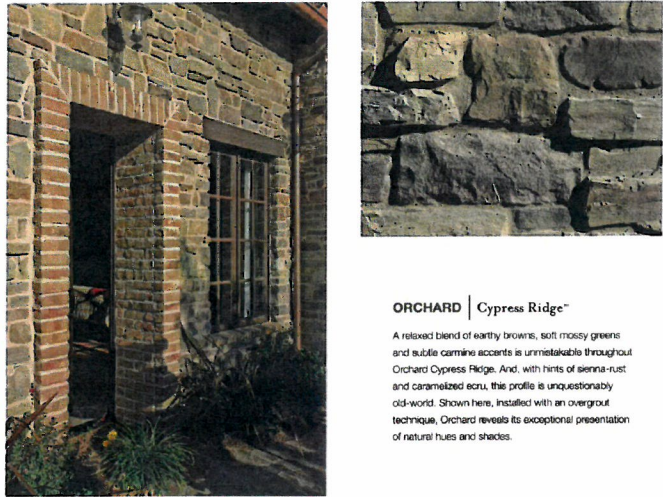
A CMU PERCISION BLOCK



B DOUBLE OPEN END UNIT BLOCK



C STUCCO FINISH



D EL DORADO STONE VENEER



E ENHANCED VEHICULAR PAVERS



Residence Seven

APPROXIMATELY 3719 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16
Minor modifications will
be forthcoming



French Cottage



Vintage



MASTER COLLECTION

PRELIMINARY – 4/26/16
Minor modifications will
be forthcoming

Residence Seven

APPROXIMATELY 3719 SQ. FT.



Andalusian



Old World



Residence Seven

APPROXIMATELY 3719 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming





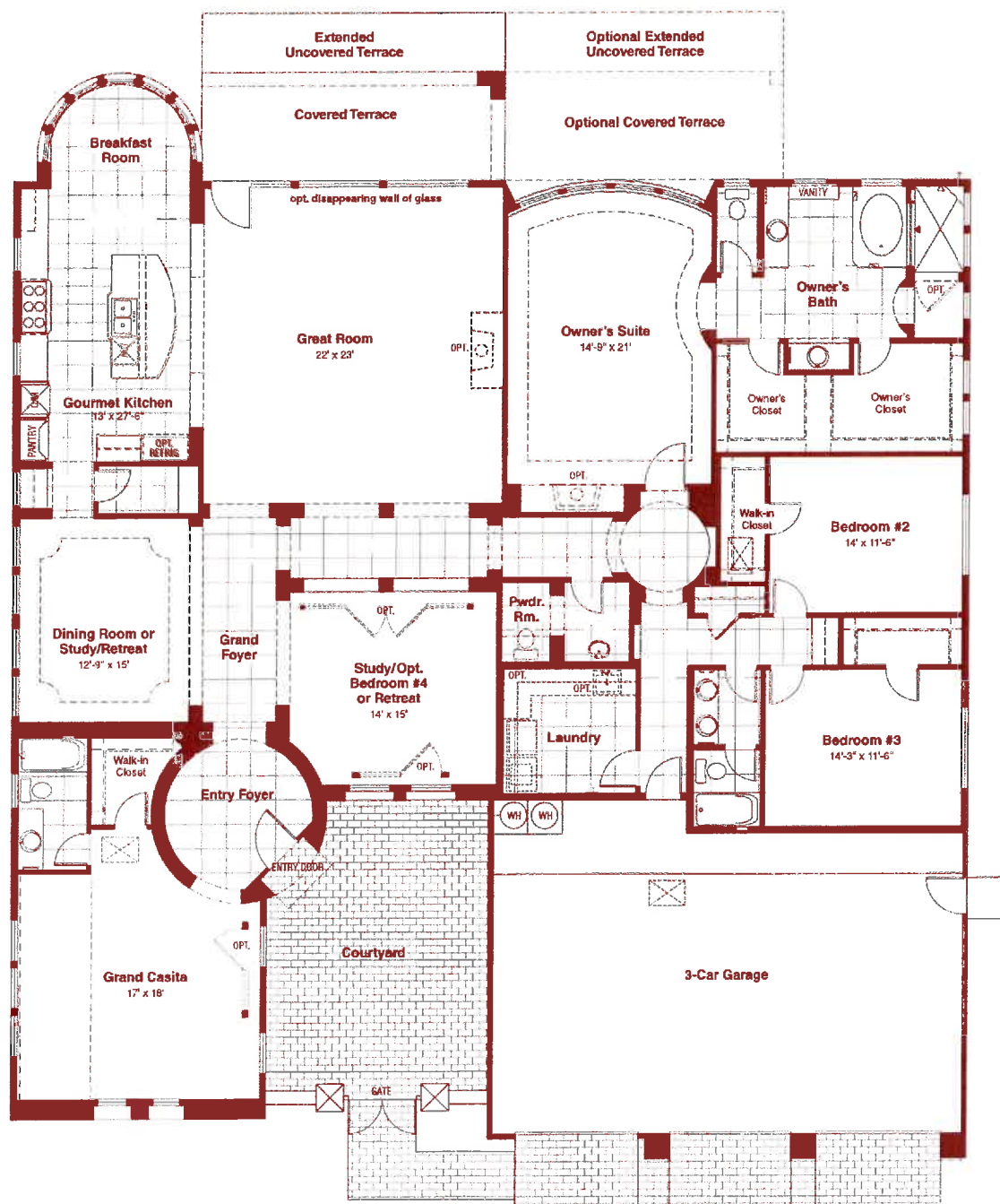
MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming

Residence Seven

APPROXIMATELY 3719 SQ. FT.



**BLANDFORD
HOMES**

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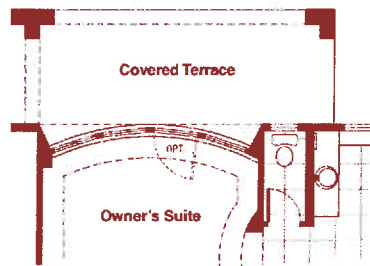
MASTER COLLECTION

PRELIMINARY – 4/26/16

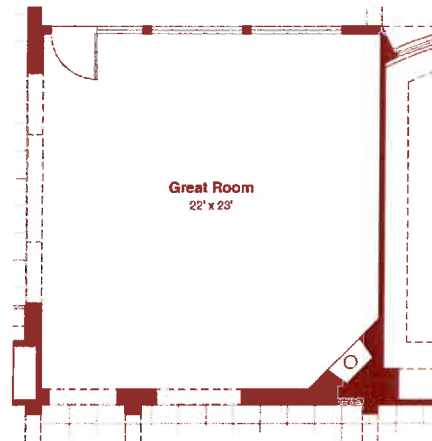
Minor modifications will
be forthcoming

Residence Seven

APPROXIMATELY 3719 SQ. FT.



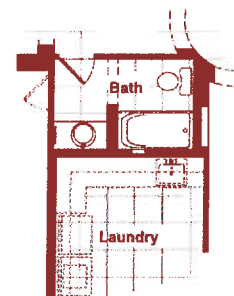
COVERED TERRACE OPTION



**GREAT ROOM
CORNER FIREPLACE
OPTION**



4TH BEDROOM OPTION
Shown with Optional Bath #3



**3RD BATHROOM
OPTION**

BLANDFORD HOMES

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MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming

Residence Eight

APPROXIMATELY 4565 SQ. FT.



Vintage



English Country



MASTER COLLECTION

PRELIMINARY – 4/26/16
Minor modifications will
be forthcoming

Residence Eight

APPROXIMATELY 4565 SQ. FT.



Old World



Andalusian



Residence Eight

APPROXIMATELY 4565 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming



Tuscan



French Cottage

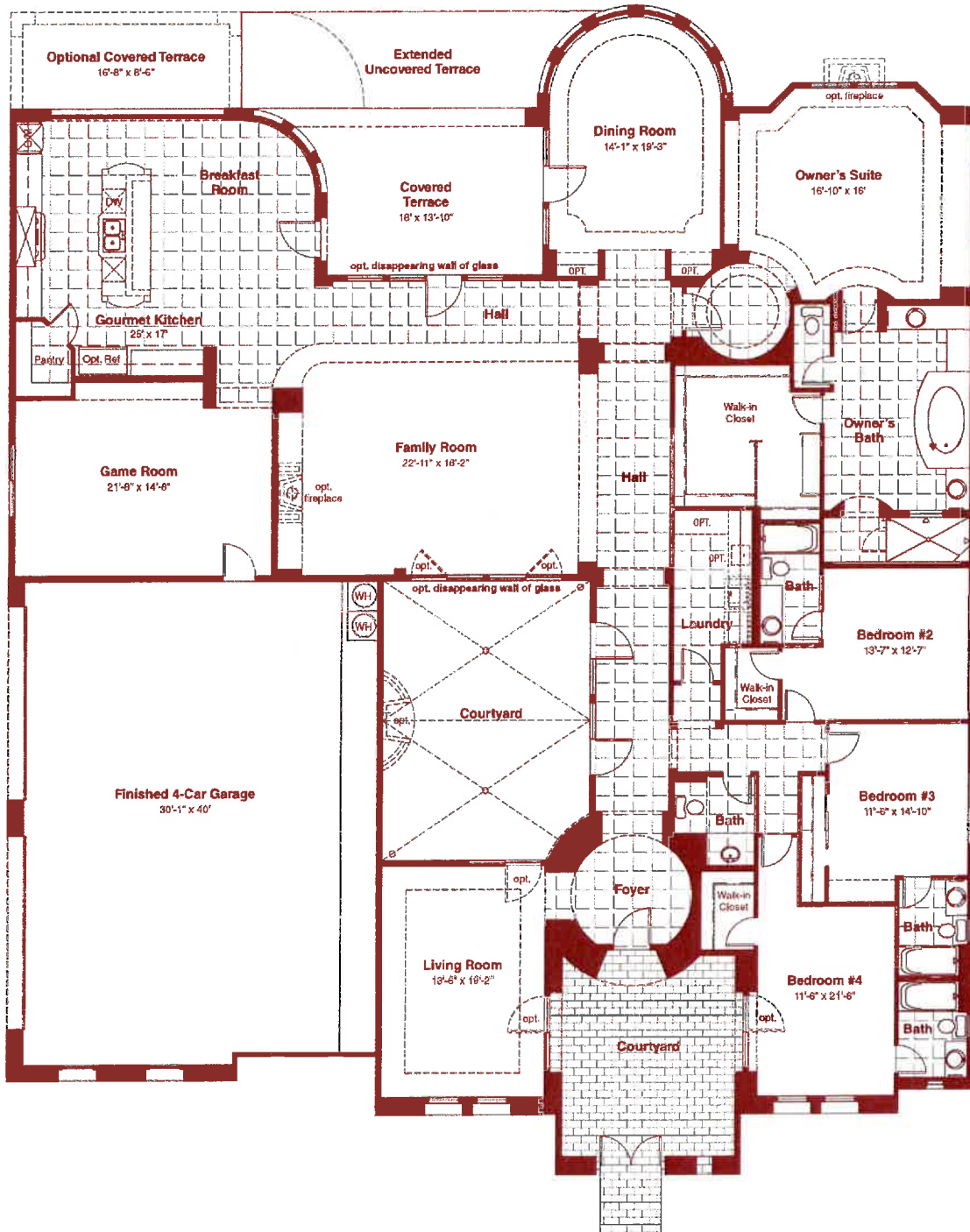


Residence Eight

APPROXIMATELY 4565 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16
Minor modifications will
be forthcoming



**BLANDFORD
HOMES**

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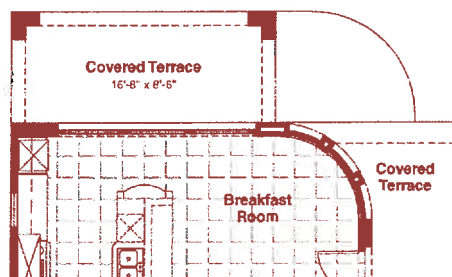
Residence Eight

APPROXIMATELY 4565 SQ. FT.

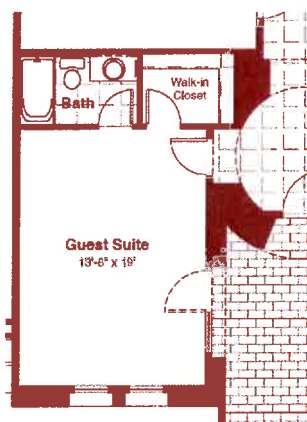
MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming



OPTIONAL COVERED TERRACE



**GUEST SUITE WITH BATH
I.L.O. LIVING ROOM**

BLANDFORD HOMES

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Residence Nine

APPROXIMATELY 5245 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/20/17
Minor modifications will
be forthcoming



English Country



Andalusian



Residence Nine

APPROXIMATELY 5245 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/20/17
Minor modifications will
be forthcoming



Tuscan



Vintage



MASTER COLLECTION

PRELIMINARY – 4/20/17
Minor modifications will
be forthcoming

Residence Nine

APPROXIMATELY 5245 SQ. FT.



Old World



French Cottage

The Estates AT THIRTY-SECOND

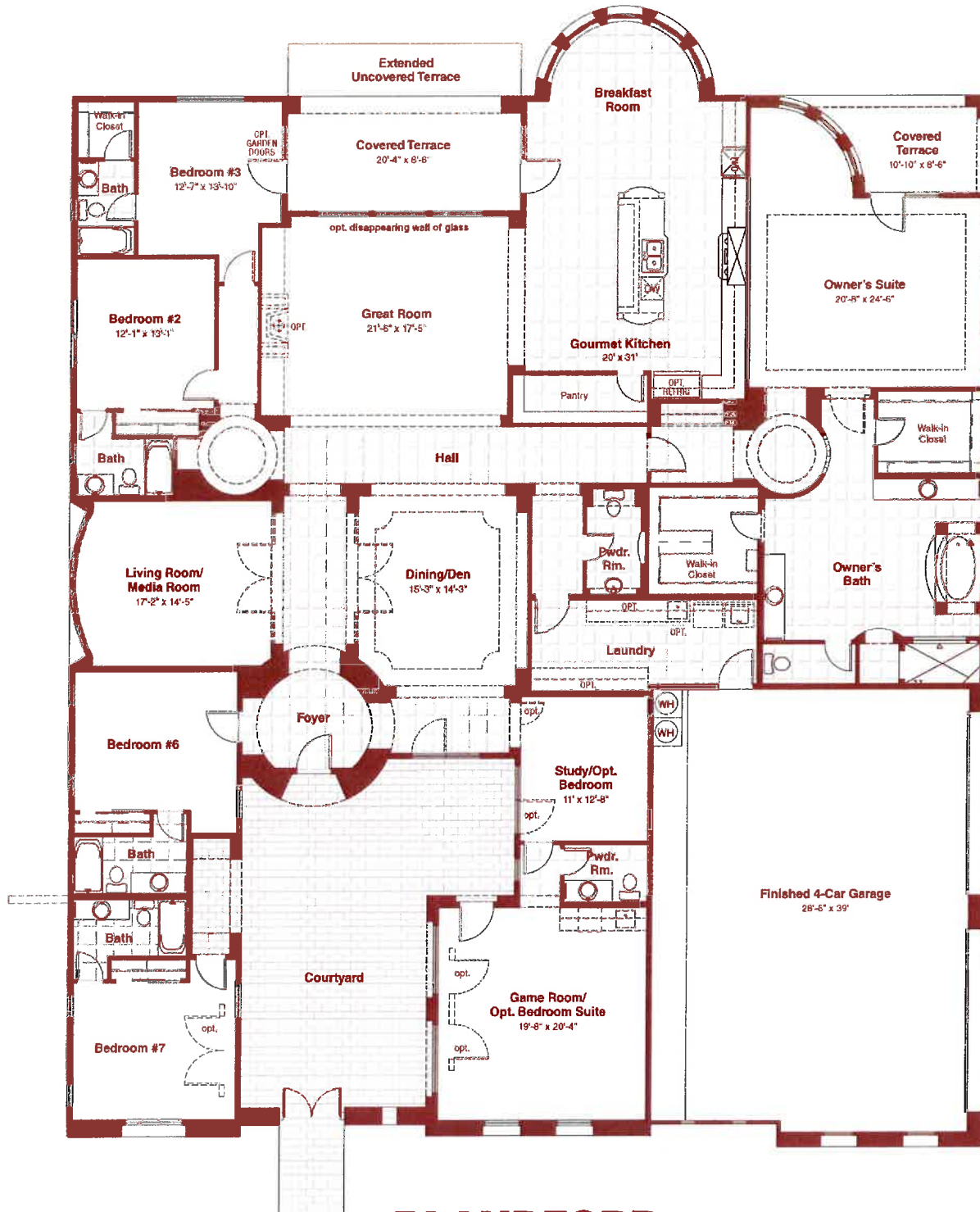
MASTER COLLECTION

PRELIMINARY – 4/20/17

Minor modifications will
be forthcoming

Residence Nine

APPROXIMATELY 5245 SQ. FT.



**BLANDFORD
HOMES**

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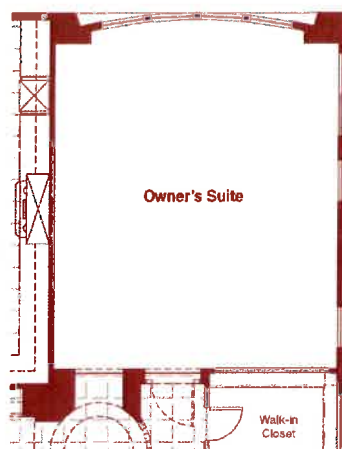


MASTER COLLECTION

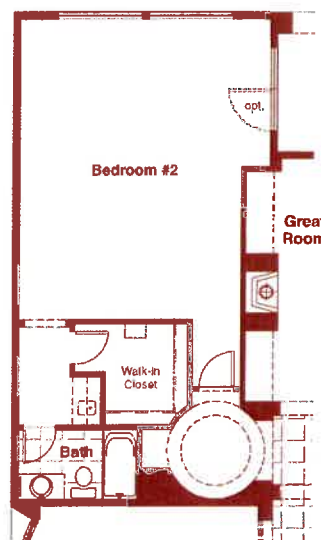
PRELIMINARY – 4/20/17
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Residence Nine

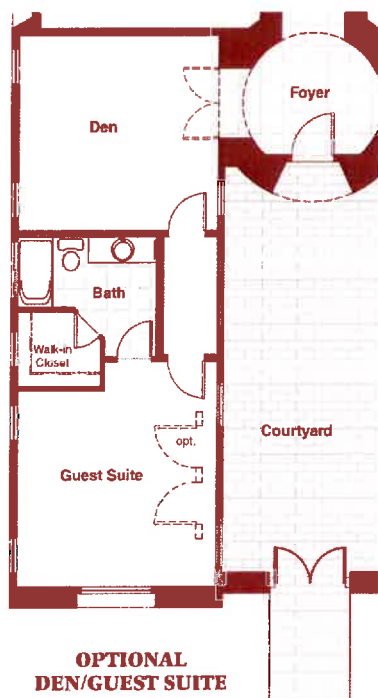
APPROXIMATELY 5245 SQ. FT.



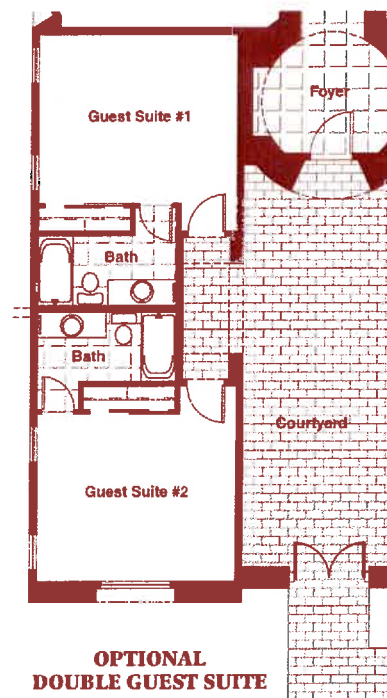
**OPTIONAL EXTENDED
MASTER #2**



**OPTIONAL EXTENDED
BEDROOM #2 I.L.O. BEDROOM #3**



**OPTIONAL
DEN/GUEST SUITE**



**OPTIONAL
DOUBLE GUEST SUITE**

BLANDFORD HOMES

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Residence Seventeen

APPROXIMATELY 3555 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16
Minor modifications will
be forthcoming



Andalusian



Vintage



MASTER COLLECTION

PRELIMINARY – 4/26/16
Minor modifications will
be forthcoming

Residence Seventeen

APPROXIMATELY 3555 SQ. FT.



Tuscan



Old World

The Estates AT THIRTY-SECOND

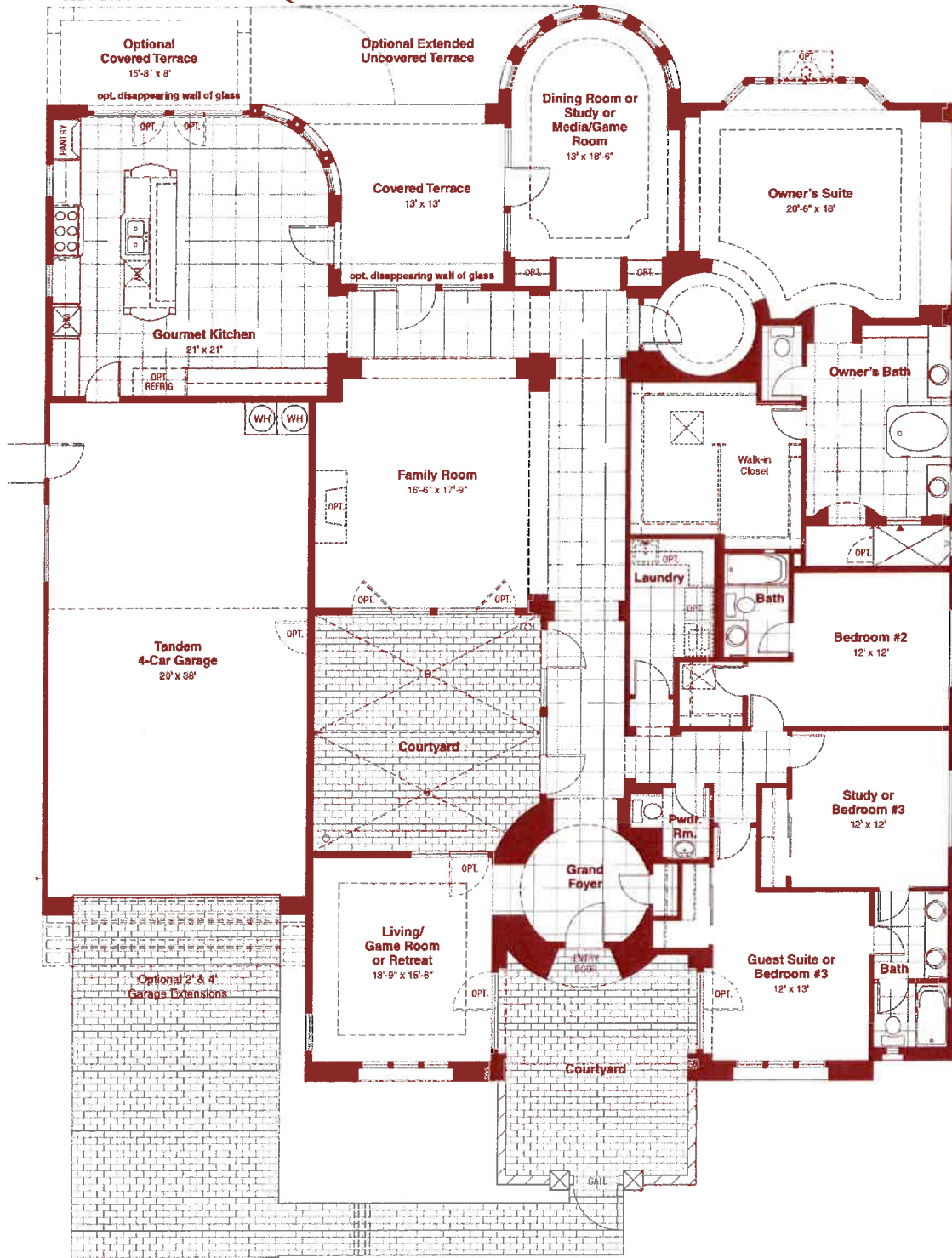
MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming

Residence Seventeen

APPROXIMATELY 3555 SQ. FT.



**BLANDFORD
HOMES**

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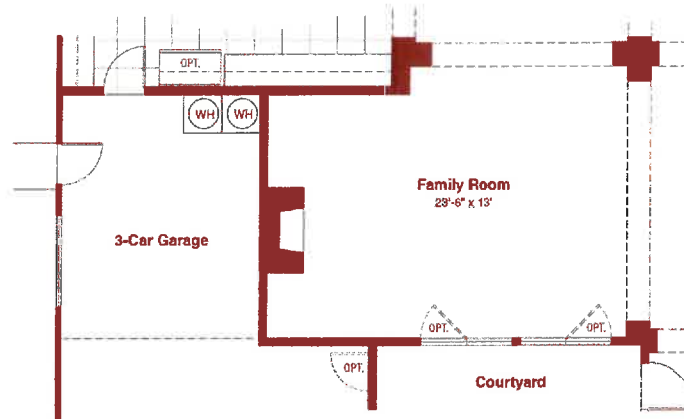
MASTER COLLECTION

PRELIMINARY – 4/26/16

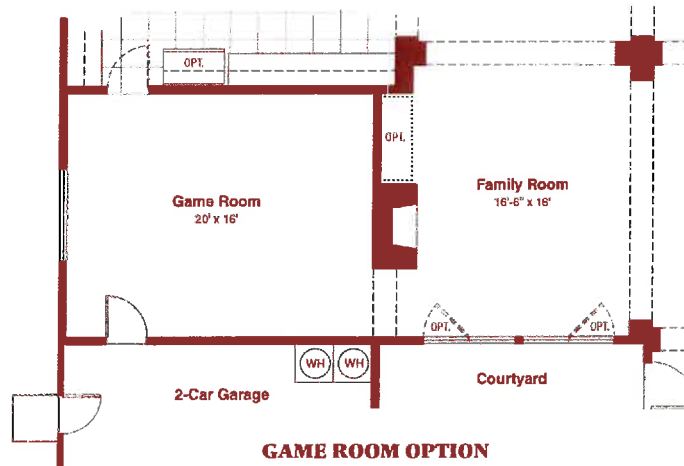
Minor modifications will be forthcoming

Residence Seventeen

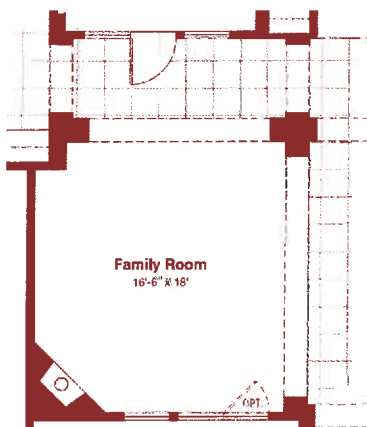
APPROXIMATELY 3555 SQ. FT.



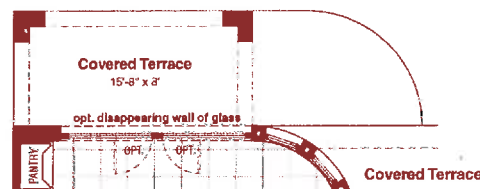
EXTENDED FAMILY ROOM OPTION



GAME ROOM OPTION



FAMILY ROOM WITH CORNER FIREPLACE OPTION



BACK COVERED TERRACE OPTION

BLANDFORD HOMES

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Residence Eighteen

APPROXIMATELY 4049 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming



Andalusian



Vintage



MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming

Residence Eighteen

APPROXIMATELY 4049 SQ. FT.



Old World



Tuscan



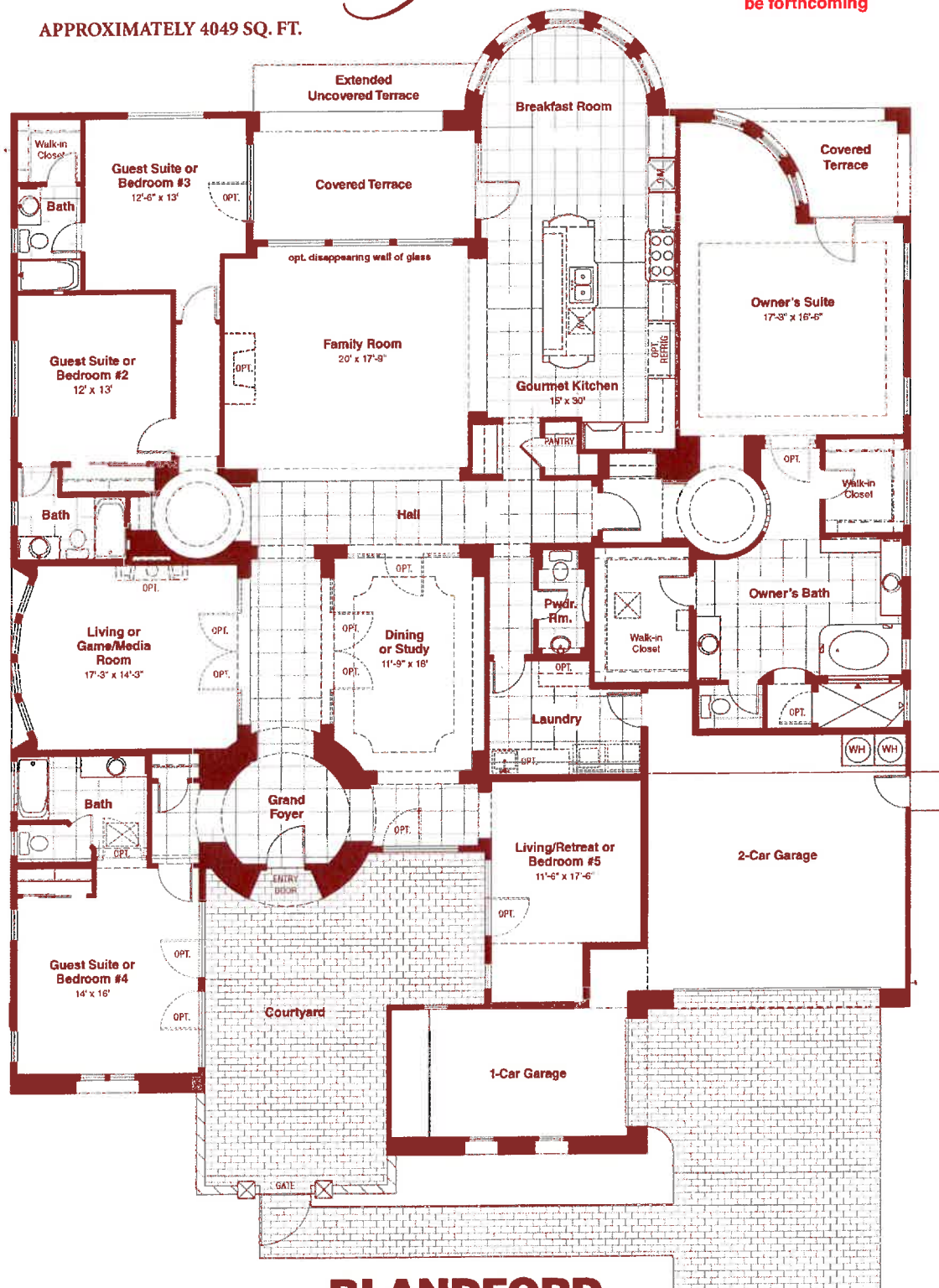
MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will be forthcoming

Residence Eighteen

APPROXIMATELY 4049 SQ. FT.



**BLANDFORD
HOMES**

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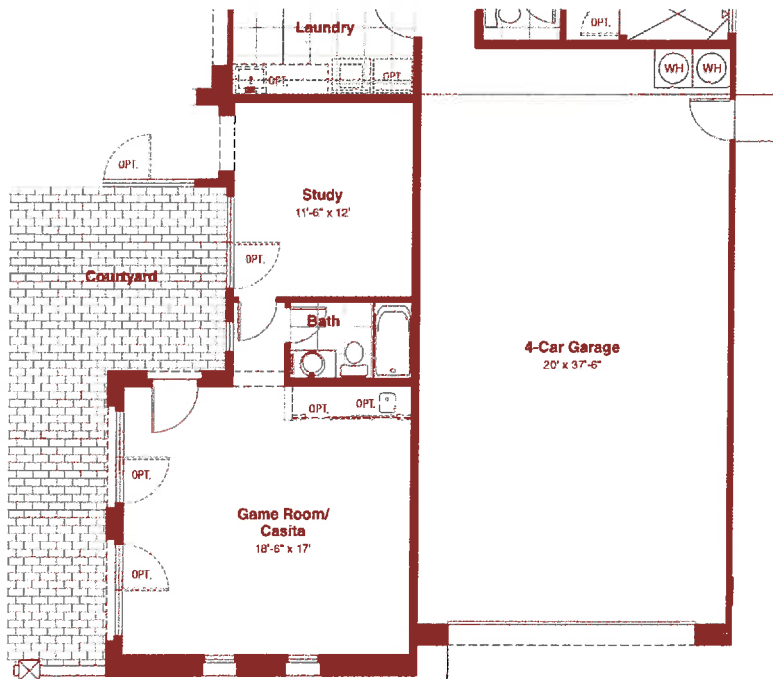


MASTER COLLECTION

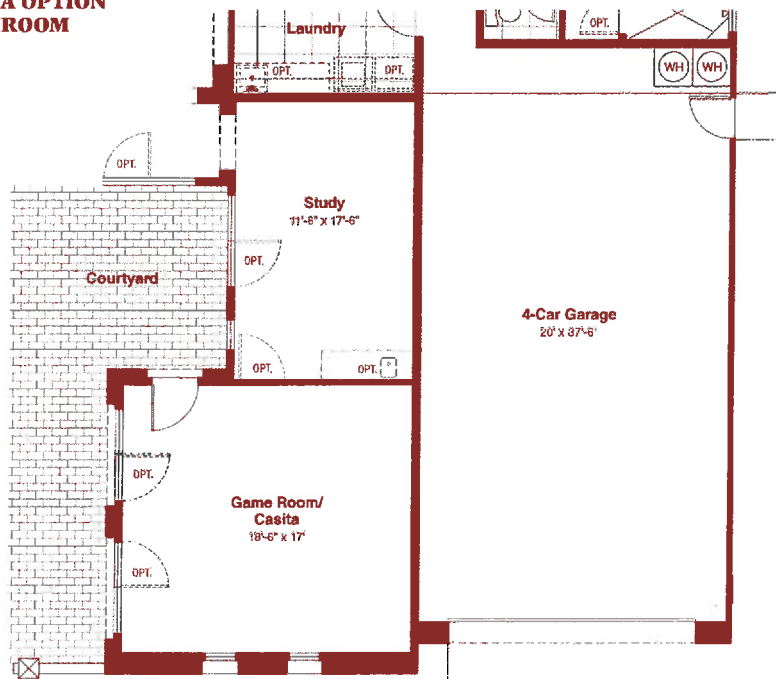
PRELIMINARY – 4/26/16
Minor modifications will
be forthcoming

Residence Eighteen

APPROXIMATELY 4049 SQ. FT.



**GAME ROOM/CASITA OPTION
WITH 5TH BATHROOM**



GAME ROOM/CASITA OPTION

BLANDFORD HOMES

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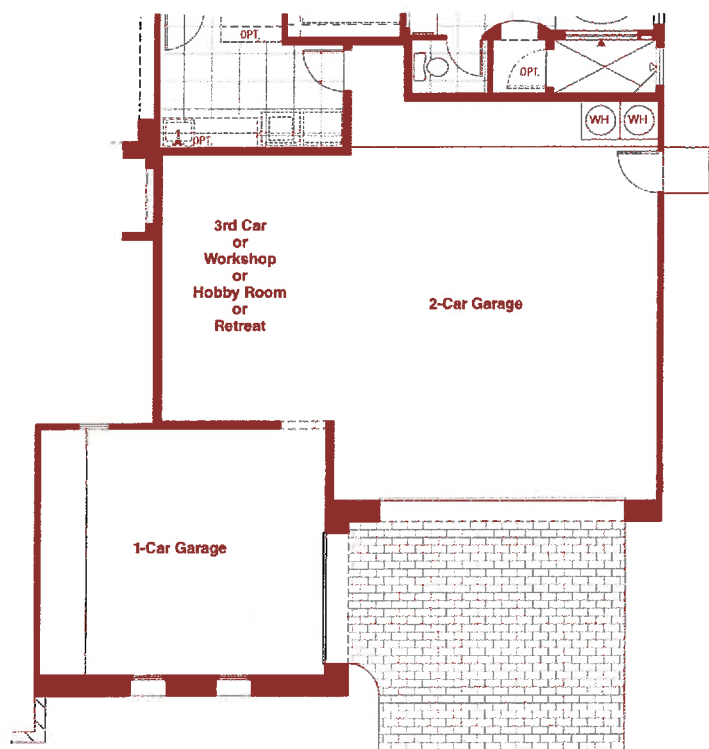
MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will be forthcoming

Residence Eighteen

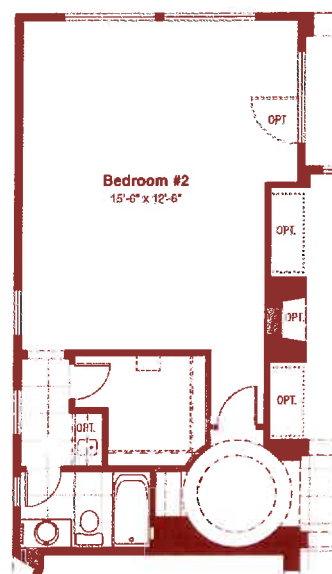
APPROXIMATELY 4049 SQ. FT.



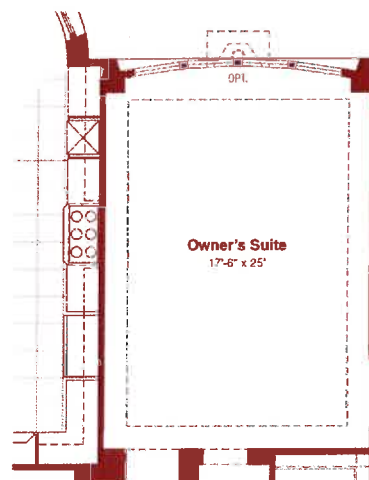
**4' or 6' EXPANDED 3-CAR GARAGES
WITH WORKSHOP OPTION**
(Elevation A Detail)



BONUS ROOM OPTION



**EXPANDED 2ND
BEDROOM OPTION**



**EXPANDED OWNER'S
SUITE OPTION #2**

BLANDFORD HOMES

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Residence Nineteen

APPROXIMATELY 4241 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming



French Cottage



Vintage



Residence Nineteen

APPROXIMATELY 4241 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming



Andalusian



Old World



Residence Nineteen

APPROXIMATELY 4241 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16
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be forthcoming



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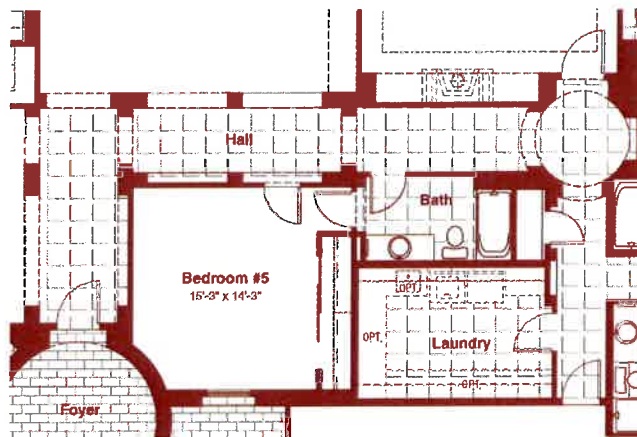
MASTER COLLECTION

PRELIMINARY – 4/26/16

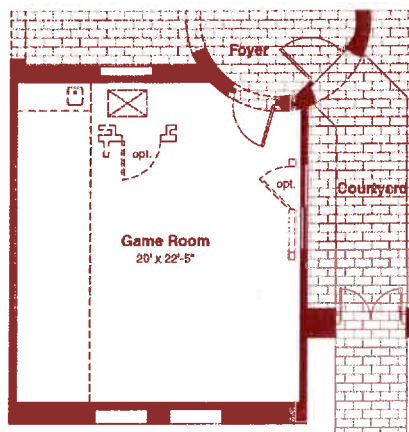
Minor modifications will
be forthcoming

Residence Nineteen

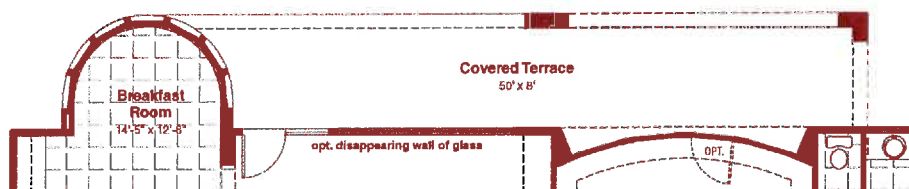
APPROXIMATELY 4241 SQ. FT.



OPTIONAL BEDROOM #5 I.L.O. DEN



OPTIONAL GAME ROOM I.L.O. BEDROOM #4



OPTIONAL EXTENDED COVERED TERRACE

BLANDFORD HOMES

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Residence Twenty

APPROXIMATELY 4007 SQ. FT.

MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming





Residence Twenty

APPROXIMATELY 4007 SQ. FT.

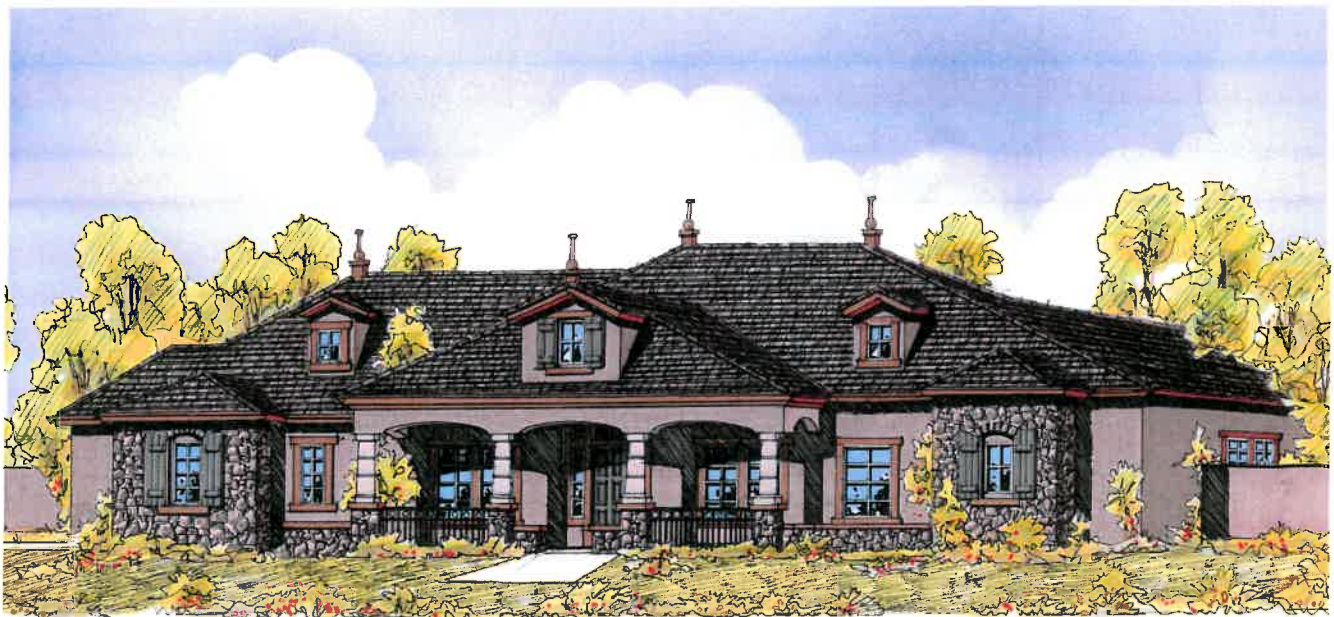
MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming



Italian Farmhouse



French Cottage



MASTER COLLECTION

PRELIMINARY – 4/26/16

Minor modifications will
be forthcoming

Residence Twenty

APPROXIMATELY 4007 SQ. FT.



BLANDFORD HOMES

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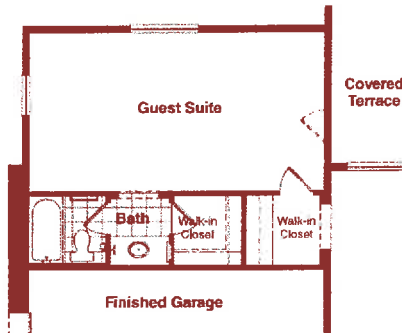
MASTER COLLECTION

PRELIMINARY – 4/26/16

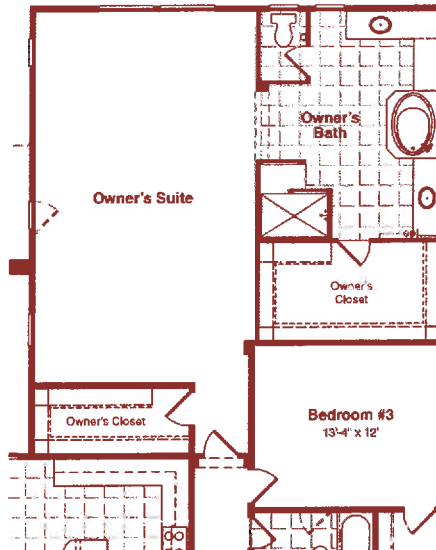
Minor modifications will be forthcoming

Residence Twenty

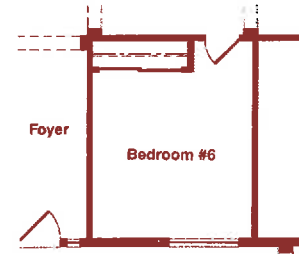
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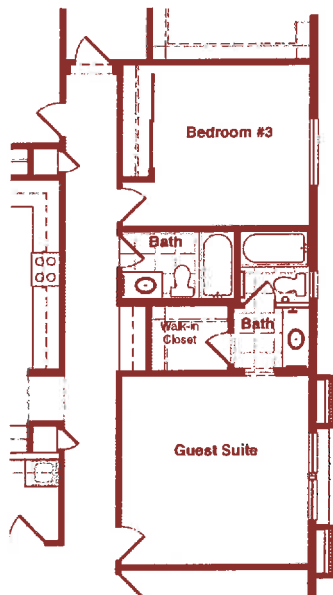
OPTIONAL GUEST SUITE WITH BATH 4



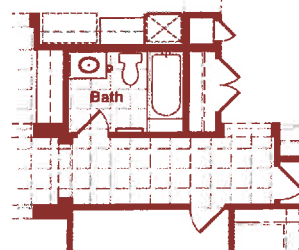
OPTIONAL ENLARGED OWNER'S SUITE



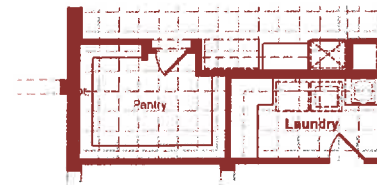
OPTIONAL BEDROOM 6



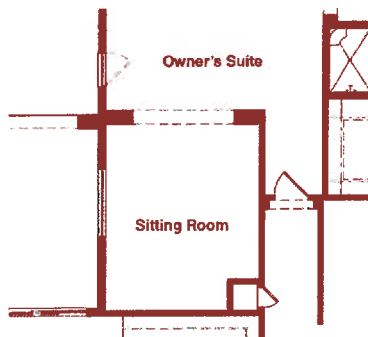
OPTIONAL GUEST SUITE WITH BATH 3



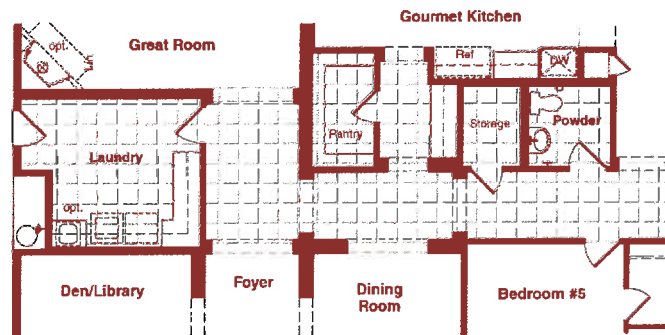
OPTIONAL BATH 6 I/O POWDER ROOM AT ALTERNATE POWDER ROOM LOCATION



OPTIONAL ENLARGED PANTRY



OPTIONAL SITTING ROOM



OPTIONAL ALTERNATE LAUNDRY AND POWDER LOCATION

BLANDFORD HOMES

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ARMISTEAD CITRUS

3743 E. MCKELLIPS ROAD
Citizen Participation Plan
September 5th, 2017

Purpose: This citizen participation plan is designed to ensure that citizens, property owners, and neighborhood associations in the vicinity of the Armistead Citrus Property, which is located to the east of Val Vista on McKellips Road, south side are informed of our application to Rezone the Parcel from City of Mesa R1-35 to RS-35-PAD and prepare a Preliminary Plat for the Parcel.

Contact: Paul Dugas
McDowell Citrus 100, LLC
3321 E. Baseline Road
Gilbert, AZ 85234
Ph: 480-892-4492
Fax: 480-892-5106
paul@blandfordhomes.com

Pre-Application Meeting: A pre-application meeting was held on 6/5/17 with City of Mesa staff. Staff reviewed the Armistead Citrus proposal and recommended that affected residents and nearby registered neighborhoods be contacted.

Action Plan: Members of the community affected by or interested in this application will be informed of the details of the request through a mailed invitation for an organized neighborhood meeting (Mailing list will be attached to the neighborhood meeting report.)

1. A contact list of Property Owners, citizens, neighborhood associations and agencies will be developed including:
 - Registered neighborhood associations within one mile of the project site
 - Registered homeowners associations within one half mile of the project site
 - All Property Owners within 1000 feet from the site.
2. A neighborhood meeting will be scheduled for all property owners and interested neighborhood groups and citizens.
3. A Presentation will be made to these property owners, individuals and Associations at the neighborhood meeting to keep them abreast of any developing changes in the plan.
4. All neighborhood contact materials, such as sign-in lists, comments, meeting notes and petitions will be copied to the City of Mesa.

Schedule:

Pre-Application Meeting:	June 5th, 2017
Neighborhood Meeting:	September 12th, 2017
Application Submittal:	July 31st, 2017
2 nd Submittal & Citizen Participation Report:	September 5th, 2017
Final Submittal/ Hearing Notices to COM:	Late September, 2017
Planning & Zoning Commission Hearing:	October 18th, 2017
Council Hearing:	November 2017

BLANDFORD HOMES

August 28th, 2017

Armistead Citrus Property

INVITATION TO NEIGHBORHOOD MEETING

RE: Property: Located on McKellips Road west of Val Vista Drive, south side.

Dear Property Owner:

The purpose of this letter is to provide you information and invite you to an informational meeting to be held on **Tuesday September 12th, 2017 at 6:30 PM**, at the Ishikawa Elementary School Multipurpose Room located at 2635 N. 32nd. Street, Mesa, AZ 85213.

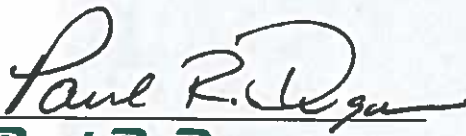
This meeting will be held by Blandford Homes/ McDowell Citrus 100, LLC to discuss our proposed concept plans and proposed housing product for the (11) acre Armistead Citrus Property. At this meeting we will present our Development Plans and allow you, the current residents in the area to comment and ask questions regarding the Plans.

On the rear of this notice is an aerial depicting the location of the property. Your input is very important to us. Your comments, suggestions, and/or concerns are taken into account as the Site Plans and Layouts develop.

Should you have any questions feel free to contact me at 480-892-4492.

If you have sold your property in the interim, please forward this correspondence to the new owners so that they can have an opportunity to review this proposal with us.

Sincerely,


Paul R. Dugas

Director of Land Development
Blandford Homes/ McDowell Citrus 100, LLC

ARMISTEAD CITRUS PROPERTY

Neighborhood Meeting Summary

Tuesday, September 12th, 2017 6:30 PM – 7:15 PM

Ishikawa Elementary School
2635 N. 32nd Street, Mesa AZ 85213

McDowell Citrus 100, LLC Representatives:

Meeting Facilitator / Owner Representative: Paul Dugas, McDowell Citrus 100, LLC, Gilbert, AZ

Neighborhood Attendees:

Various Neighbors and Homeowners {See attached sign-in sheet(s)}

City of Mesa Representative:

None

Purpose:

Objective of neighborhood meeting was to inform Neighbors of the Armistead Citrus Property Site Plan and the re-zoning from RS-35 to RS-35-PAD. This neighborhood meeting was conducted with the adjacent property owners and Homeowners Associations (HOA), and is in compliance with the public participation provisions for the City of Mesa's Citizen Participation Program.

All question and comments are numbered and in italicized font, while responses to questions and comments of the meeting attendees are identified in a **red color typeface**.

Presentation Summary:

- Mr. Dugas indicated that the requested modifications can be summarized into the following components:

Re-Zoning of the 11.48 +/- acres Armistead Citrus property located on McKellips Road just east of Val Vista Drive and on the south side from RS-35 to RS-35-PAD to create an (11) lot subdivision. Blandford Home's Master Series Collection of Homes currently being built at the Estates at 32nd will be the product for Armistead Citrus.

1) *Will Armistead Citrus have any of its own amenities?*

Response: Yes it will, but it will only be able to be used by the resident homeowners living at Armistead Citrus.

2) *Will some citrus trees remain on the property?*

Response: Yes, there will be two rows of existing and new citrus trees that will be along McKellips Road. We will save existing citrus trees in common areas inside the subdivision when it is feasible.

3) *What will the Homes be like at Armistead Citrus?*

Response: The homes will be our Master Series Collection that we are building just to the west of Armistead Citrus at our Estates at 32nd Street Community. The homes will all be single story and have 3600-5300 square feet of living area with optional RV Garages and Casita's.

4) *What will the price ranges of these homes be at?*

Response: The prices can vary due to the market at the time we build the community. Currently the same homes at the Estates at 32nd Street are selling from \$900,000 to \$1,200,000!

5) *Where will the entry be at Armistead Citrus?*

Response: The entry will be off of E McKellips Road directly across the street from Villa Tuscano. It will feature a similar 90 degree entry that Villa Tuscano has on the north side of McKellips.

6) *Will Armistead Citrus be a gated community?*

Response: Yes, Armistead Citrus will be gated and have private streets like The Estates at 32nd Street. The streets and common open space will be maintained by an HOA for the (11) Homeowners.

7) *Will there be any street lights in the community?*

Response: Yes, there will be a few decorative street lights in strategic locations to light the streets minimally. This is the same thing that we did at the Estates at 32nd Street.

8) *When will you start construction?*

Response: I would anticipate a start of development to be in the spring of 2018.

9) *We look forward to Blandford Homes building the Master Series Collection of homes on this property*

Response: Thank You!

With no further questions or comments, the meeting concluded at approximately 7:15 p.m.

END

I HEREBY VERIFY THAT THE NEIGHBORHOOD MEETING SUMMARY ABOVE IS AN ACCURATE DEPICTION OF THE MEETING PROCEEDINGS.

Paul R. Dugas
Signature

10/2/17
Date

Paul R Dugas
McDowell Citrus 100, LLC
Name (printed)

10/02/17
Date

Armistead Citrus

NEIGHBORHOOD MEETING SIGN IN SHEET

McDowell Citrus 100, LLC

McKellips Road East of Val Vista, South Side

September 12th, 2017

NAME	ADDRESS	TELEPHONE
Noreen Negholt	2155 N. VAL Vista	480-832-5871
Michelle Smith	3825 E McKellips	480-832-0230
Julie Lindholm	3823 E McKellips Rd	480-284-8963
Carl Lindholm		
Dan Wilson	3811 E. McKellips	480-292-0985
DAVID HUTCHINS	1825 N. MAPLE CIR.	480-325-1611

ARMISTEAD CITRUS | MESA | ARIZONA
Adjacent Property Owners | Homeowners Associations Notification List
Property owners within, and 1,000-feet adjacent to property boundaries; and,
Homeowners Associations within 1-mile of project boundaries.

ADJACENT PROPERTY OWNERS / 1,000-FEET:

APN: 141-13-035
PATEL, VIRAY L/RUPAL V
3538 E JUNE CIR
MESA, AZ 85213 USA

APN: 141-13-036
RAMOS, DORIS
3550 E JUNE CIR
MESA, AZ 85213 USA

APN: 141-13-037
THATHI, SUBHASH
3551 E JUNE CIR
MESA, AZ 85213 USA

APN: 141-13-038
PHILLIPS, ROLAND FRANCES JR/CHERYL
ANN
3539 E JUNE CIR
MESA, AZ 85213 USA

APN: 141-13-065
NATHASINGH, DAVID/CHRISTINE
3530 E JAEGER CIR
MESA, AZ 85213 USA

APN: 141-13-066
CULIBRK, ROBERT/DJORDJEVICH VESNA
3552 E JAEGER CIR
MESA, AZ 85213 USA

APN: 141-13-067
SKIBO, YUJUNG K
3553 E JAEGER CIR
MESA, AZ 85213 USA

APN: 141-13-068
KLINGLER, KENNETH D/JANIS
C/LYBBERT AIMEE K TR
3531 E JAEGER CIR
MESA, AZ 85213 USA

APN: 141-13-094
GROULX, MARK/DOMENICA
3554 E JASMINE CIR
MESA, AZ 85213 USA

APN: 141-13-095
KNIGHT, LARRY J/DENISE T
3555 E JASMINE CIR
MESA, AZ 85213 USA

APN: 141-13-106
ARBOLOEDA COMMUNITY ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

APN: 141-13-128
FINN, CHRIS/KRISTA
3528 E IVYGLEN CIR
MESA, AZ 85213 USA

APN: 141-28-004E
FITCH/NESBITT FAMILY LTD
PARTNERSHIP
1530 N MESA DR
MESA, AZ 85201 USA

APN: 141-28-089
MEADE, DORIS J TR
2032 N MAPLE
MESA, AZ 85215 USA

APN: 141-28-090
ALLEN, DAVID/JACQUELIN/
SANDALL BLAIR/CHARISSE
2048 N MAPLE
MESA, AZ 85215 USA

APN: 141-28-091
REID, ROBERT/JANET
2064 N MAPLE DR
MESA, AZ 85206 USA

APN: 141-28-092
WARD, JONATHAN J/EVA TEJADA
2104 N MAPLE
MESA, AZ 85215 USA

APN: 141-28-104
STEVENSON, DONALD RICHARD/BROWN
CLAUDIA G
3938 E KNOLL CIR
MESA, AZ 85215 USA

APN: 141-28-107
SABADO, ANTHONY J/
EVANGELINE T
3939 E KNOLL CIR
MESA, AZ 85215 USA

APN: 141-28-108
CITY OF MESA
20 E MAIN ST STE 650
MESA, AZ 85211 USA

APN: 141-28-109
HOLLY, PHILLIPS LIVING TRUST
2753 E BROADWAY 101-613
MESA, AZ 85204 USA

APN: 141-28-110
BONHAM, SCOTT
2575 E PROVIDENCE CT
HOLLADAY, VT 84121 USA

APN: 141-28-111
EASTMAN, PAUL K/STEPHANIE L TR
13475 FAIRWAY LOOP SOUTH
GOODYEAR, AZ 85395 USA

APN: 141-28-112
HINEMAN, PHILIP D JR/LINDA
4122 E MCLELLAN RD UNIT 17
MESA, AZ 85205-3115 USA

APN: 141-28-113
KATHRYN C KNIGHT TRUST
2126 N LEMON ST
MESA, AZ 85215 USA

APN: 141-28-122
SPECTRUM FINANCIAL GROUP LLC/ETAL
3817 E IVY CIR
MESA, AZ 85205 USA

APN: 141-28-123
FESSLER, CLINT/MAUREEN
1455 E MAGNUM RD
SAN TAN VALLEY, AZ 85140 USA

APN: 141-28-124
MCWHORTER, BRIAN ROBB/
DEANNE IRENE
2057 N POLEMO ST
MESA, AZ 85215 USA

APN: 141-28-125
HORAK, JAY HENRY
2039 N POMELO ST
MESA, AZ 85215 USA

APN: 141-28-126
KUCHYNKA, BRENT R/BRENDA D
2021 N POMELO ST
MESA, AZ 85215 USA

APN: 141-28-127
SNOOK, LELAND R
2005 N POMELO
MESA, AZ 85215 USA

APN: 141-28-128
MAJORS, K WAYNE II
3825 E KNOLL ST
MESA, AZ 85215 USA

APN: 141-28-129
WATERMAN, BRUCE CRAIG/
GLORIA ELENA
3739 E KNOLL ST
MESA, AZ 85215 USA

APN: 141-28-130
OHLAND FAMILY TRUST
3729 E KENWOOD ST
MESA, AZ 85215 USA

APNs: 141-28-131, 141-28-133, 141-28-139,
141-28-140
EW GARDNER FAMILY LIMITED
PARTNERSHIP NO 2
4301 E MCKELLIPS RD
MESA, AZ 85215 USA

APN: 141-28-132
924 PARTNERS LLC
6138 BUL RIVER RD
HIGHLAND, UT 84003 USA

APNs: 141-28-142, 141-28-143, 141-28-144,
141-28-145, 141-28-146,
VILLA TUSCANO HOMEOWNERS
ASSOCIATION
3746 E KENWOOD ST
MESA, AZ 85215 USA

APN: 141-28-134
EVIG KONSTEN LLLP
2152 E CALLE MADERAS
MESA, AZ 85213 USA

APN: 141-28-135
FOSTER, LARRY R/WENDY M TR
3813 E KENWOOD ST
MESA, AZ 85215 USA

APN: 141-28-136
LA WANDA A ALLEN R REVOCABLE
TRUST
3830 E KENWOOD ST
MESA, AZ 85215 USA

APNs: 141-28-137, 141-28-141
TANNER, MAURICE R JR/WENDI L TR
1327 W SAN PEDRO ST
GILBERT, AZ 85233 USA

APN: 141-28-138
DAY, DAVID MARLOW/SHANNA
151 WHITE PINE CANYON RD
PARK CITY, UT 84060 USA

APN: 141-30-030
JOHNNIE AND JOLYNNE BURR TRUST
3916 E JUNE ST
MESA, AZ 85205 USA

APN: 141-87-602
HERMOSA GROVES SOUTH COMMUNITY
ASSOCIATION
1834 E BASELINE RD STE 102
TEMPE, AZ 85283-1508 USA

APN: 141-30-001B
FREEMAN, ARTHUR L/ANITA G
TR/KASER CITRUS INC
2717 E LEHI RD
MESA, AZ 85205 USA

APN: 141-30-014K
THOMAS AND MARILYN SIKORA FAMILY
TRUST
1859 N VAL VISTA DR
MESA, AZ 85205 USA

APN: 141-30-011E
MICULS, IVARS
631 N PASS AVE
BURBANK, CA 91505-3117 USA

APN: 141-30-028
COX, RICHARD/ALVIE L
1215 N SCOTTSDALE RD
TEMPE, AZ 85281 USA

APN: 141-30-031
MOSHER, JERRY L/HENRY DEBBIE R
3932 E JUNE ST
MESA, AZ 85205 USA

APN: 141-30-011K
LIU, DAVID
1905 N VAL VISTA DR
MESA, AZ 85213 USA

APN: 141-30-012A
STARS 5 LLC
1735 N VAL VISTA DR
MESA, AZ 85213 USA

APNs: 141-30-005A, 141-30-007A
ARMISTEAD BETTYE ANN
1057 N GREENFIELD
MESA, AZ 85205 USAA

PN: 141-30-017P
RONALD AND ROBERTA HOPKINS
REVOCABLE TRUST
2510 E NORA ST
MESA, AZ 85213 USA

APN: 141-30-038
EDWARD A MURPHY II TRUST
3931 E JUNE ST
MESA, AZ 85205 USA

APN: 141-30-041
MILLER-ASPLUND FAMILY TRUST
3930 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-30-029
SCHLAPPI, SCOTT L/BECKY S
1933 N 39TH ST
MESA, AZ 85205 USA

APN: 141-30-011H
CH FAMILY LLC
3765 E LEONORA ST
MESA, AZ 85215 USA

APN: 141-30-011J
VAL VISTA MCKELLIPS LLC
PO BOX 8748
MESA, AZ 85214 USA

APN: 141-30-032
WADDOUPS, WAYNE D/GINA L
1940 N STEVENS CIR
MESA, AZ 85205 USA

APN: 141-30-039
ROWLEY, CLAUDIA TR
3917 E JUNE ST
MESA, AZ 85205 USA

APN: 141-28-127
SNOOK, LELAND R
2005 N POMELO
MESA, AZ 85215 USA

APN: 141-28-128
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3916 E JUNE ST
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1834 E BASELINE RD STE 102
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FREEMAN, ARTHUR L/ANITA G
TR/KASER CITRUS INC
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MESA, AZ 85205 USA

APN: 141-30-014K
THOMAS AND MARILYN SIKORA FAMILY
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APN: 141-30-012A
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MESA, AZ 85213 USA

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MESA, AZ 85205 USA

APN: 141-30-029
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ROWLEY, CLAUDIA TR
3917 E JUNE ST
MESA, AZ 85205 USA

APNs: 141-30-111, 141-30-118
PARTNERSHIP HOLDINGS LLC
3321 E BASELINE RD
GILBERT, AZ 85234 USA

APN: 141-30-119
YU WEI/YIN QI
3750 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-87-597
MONZONA ENTERPRISES LLC
2732 N VAL VISTA DR
MESA, AZ 85205 USA

APN: 141-87-598
BOSWORTH, PATRICK/TIFFANI TR
3545 E KNOLL ST
MESA, AZ 85213 USA

APN: 141-30-122
JUNIPER CIRCLE LLC
P O BOX 185
OREM, UT 84059 USA

APN: 141-87-600
TAYLOR, DONALD B/ANDREA R
3669 E IRONHORSE RD
GILBERT, AZ 85297 USA

APN: 141-30-117
SMITH, MARTIN FRANK/INGRID B TR
3763 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-87-575
CARROLL, TIMOTHY K/
ANGELA M TR
3530 E KNOLL ST
MESA, AZ 85213 USA

APN: 141-30-121
HEFNER, RUDGER LEE
3722 E JUNIPER CIR
MESA, AZ 85206 USA

APN: 141-30-120
BAKER, MATTHEW C/HEATHER D
3736 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-87-599
BARRIOS, ALEX M TR
8670 NEW AVE
GILROY, CA 85020 USA

APN: 141-30-073
GONZALEZ, FREDY S
3839 E JUNE CIR
MESA, AZ 85205 USA

APNs: 141-30-125, 141-30-126
COBBLESTONE AT THE GROVES
COMMUNITY ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

APN: 141-30-075
BUCKHANNON, CHARLES/ROBIN TR
3826 E JUNE
MESA, AZ 85205 USA

APN: 141-30-076
DAVIS, DAVID A/CARRIE P
3840 E JUNE CIR
MESA, AZ 85205 USA

APN: 141-30-116
HAMBASIC, SEAD/ELVEDINA
3749 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-30-078
PATEL FAMILY TRUST
1930 N 39TH ST
MESA, AZ 85205 USA

APN: 141-30-079
SMITH, COREY D
1952 N 39TH ST
MESA, AZ 85205 USA

APN: 141-30-094
ARMSTRONG, SHANE/CHELSEA
3950 E MCLELLAN RD SUITE 14
MESA, AZ 85234 USA

APN: 141-30-095
RAMAKRISHNA, BINDIGANAVALE
L/PUSHPA
3950 E MCLELLAN RD UNIT 15
MESA, AZ 85205 USA

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

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

APN: 141-30-110
NEWMAN, KRISTINE MARIE/JUSTIN
3918 E MCLELLAN RD
MESA, AZ 85205 USA

APN: 141-30-112
MESA BLU LLC
1765 N LEMON
MESA, AZ 85205 USA

APN: 141-30-113
PATEL FAMILY REVOCABLE TRUST
2031 W MARIPOSA GRANDE
PHOENIX, AZ 85003 USA

APN: 141-30-114
HENRIE, JUSTIN A/JAIME P
9840 E BUTEO DR
SCOTTSDALE, AZ 85255 USA

APN: 141-30-115
MIKE FOSTER CUSTOM HOMES INC
1130 N VAL VISTA DR SUITE 104
MESA, AZ 85213 USA

GROVES TENNIS COURT PARTNERS
3448 E FOUNTAIN CIR
MESA, AZ 85213 USA

HOMEOWNERS ASSOCIATIONS / 1-MILE:

ARBOLEDA COMMUNITY ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

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

TRIANA HOMEOWNERS ASSOCIATION
2500 S POWER RD STE 221
MESA, AZ 85209 USA

AVALON GROVE HOMEOWNERS
ASSOCIATION
160 N PASADENA STE 102
MESA, AZ 85201 USA

CARINA HOMEOWNERS ASSOCIATION
3850 E BASELINE RD STE 107
MESA, AZ 85206 USA

CENTRE COURT HOMEOWNERS
ASSOCIATION
1440 N 40TH ST STE 1
MESA, AZ 85205 USA

CITRUS GREENS HOMEOWNERS
ASSOCIATION
2904 E PARK AVE
GILBERT, AZ 85234 USA

COBBLESTONE AT THE GROVES
COMMUNITY ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

CROSSROADS ESTATES HOMEOWNERS
ASSOCIATION
2266 S DOBSON RD
MESA, AZ 85202 USA

ESTATES AT 32ND STREET COMMUNITY
ASSOCIATION
3321 E BASELINE RD
GILBERT, AZ 85234 USA

HERMOSA GROVES NORTH COMMUNITY
ASSOCIATION
1514 W TODD DR STE B103
TEMPE, AZ 85283-4846 USA

HERMOSA GROVES SOUTH COMMUNITY
ASSOCIATION
1834 E BASELINE RD STE 102
TEMPE, AZ 85283-1508 USA

HIGHGROVE ESTATES HOMEOWNERS
ASSOCIATION
4122 E MCLELLAN RD LOT 19
MESA, AZ 85205 USA

HOMESTEAD HOMEOWNERS ASSOC
4121 E VALLEY AUTO DR 109
MESA, AZ 85206 USA

HOMESTEAD II HOMEOWNERS ASSOC
950 W SOUTHERN
TEMPE, AZ 85282 USA

LEGACY MESA HOMEOWNERS
ASSOCIATION
4025 S MC CLINTOCK DR STE 208
TEMPE, AZ 85282 USA

LOS ESTADOS HOMEOWNERS ASS
4040 E MCLELLAN RD UNIT 12
MESA, AZ 85205 USA

MAHOGANY HOMEOWNERS
ASSOCIATION
5725 N SCOTTSDALE RD STE C100
SCOTTSDALE, AZ 85250 USA

MAHOGANY HOMEOWNERS
ASSOCIATION
1901 E UNIVERSITY DR
MESA, AZ 85203 USA

MARIPOSA ESTATES HOMEOWNERS
ASSOCIATION
4301 E MCKELLIPS
MESA, AZ 85215 USA

NORTHRIDGE GLEN HOMEOWNERS
ASSOCIATION
3001 E CAMELBACK RD STE 130
PHOENIX, AZ 85016 USA

PARK AVENUE HOMEOWNERS
ASSOCIATION
4222 E MCLELLAN CIR UNIT 14
MESA, AZ 85205-3119 USA

MESA NORTHGROVE
HOMEOWNERS ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

SPYGLASS ESTATES HOMEOWNERS
ASSOCIATION #1
PO BOX 15427
SCOTTSDALE, AZ 85267 USA

TRIANA HOMEOWNERS ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

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

VILLA SENDERO HOMEOWNERS ASSOC
INC
1600 W BROADWAY RD
TEMPE, AZ 85282 USA

TUSCANY GROVE HOMEOWNERS
ASSOCIATION
PO BOX 20571
MESA, AZ 85277-0571 USA

TANNER GROVE ESTATES COMMUNITY
ASSOC INC
1423 S HIGLEY RD STE 119
MESA, AZ 85206 USA

VILLA TUSCANO HOMEOWNERS
ASSOCIATION
3746 E KENWOOD ST
MESA, AZ 85215 USA

TROVITA NORTE HOA
9000 E PIMA CENTER PKWY STE 350
SCOTTSDALE, AZ 85258 USA

OTHER INTERESTED PARTIES:

CITY OF MESA PLANNING DEPARTMENT
ATTN: JOHN WESLEY, AICP, DIRECTOR
PO BOX 1466
MESA, AZ 85211 USA

I HEREBY AFFIRM THAT THE NAME LIST ABOVE WAS OBTAINED ON THE
27th DAY OF AUGUST 2017, FROM THE MARICOPA COUNTY ASSESSOR'S
WEB SITE. THE LIST IS ACCURATE AND COMPLETE TO THE BEST OF MY
KNOWLEDGE.

Mario
Mangiamele

Digitally signed by Mario Mangiamele
DN: cn=Mario Mangiamele, o=ou,
email=lplanMM@cox.net, c=US
Date: 2017.08.27 16:40:02 -07'00'

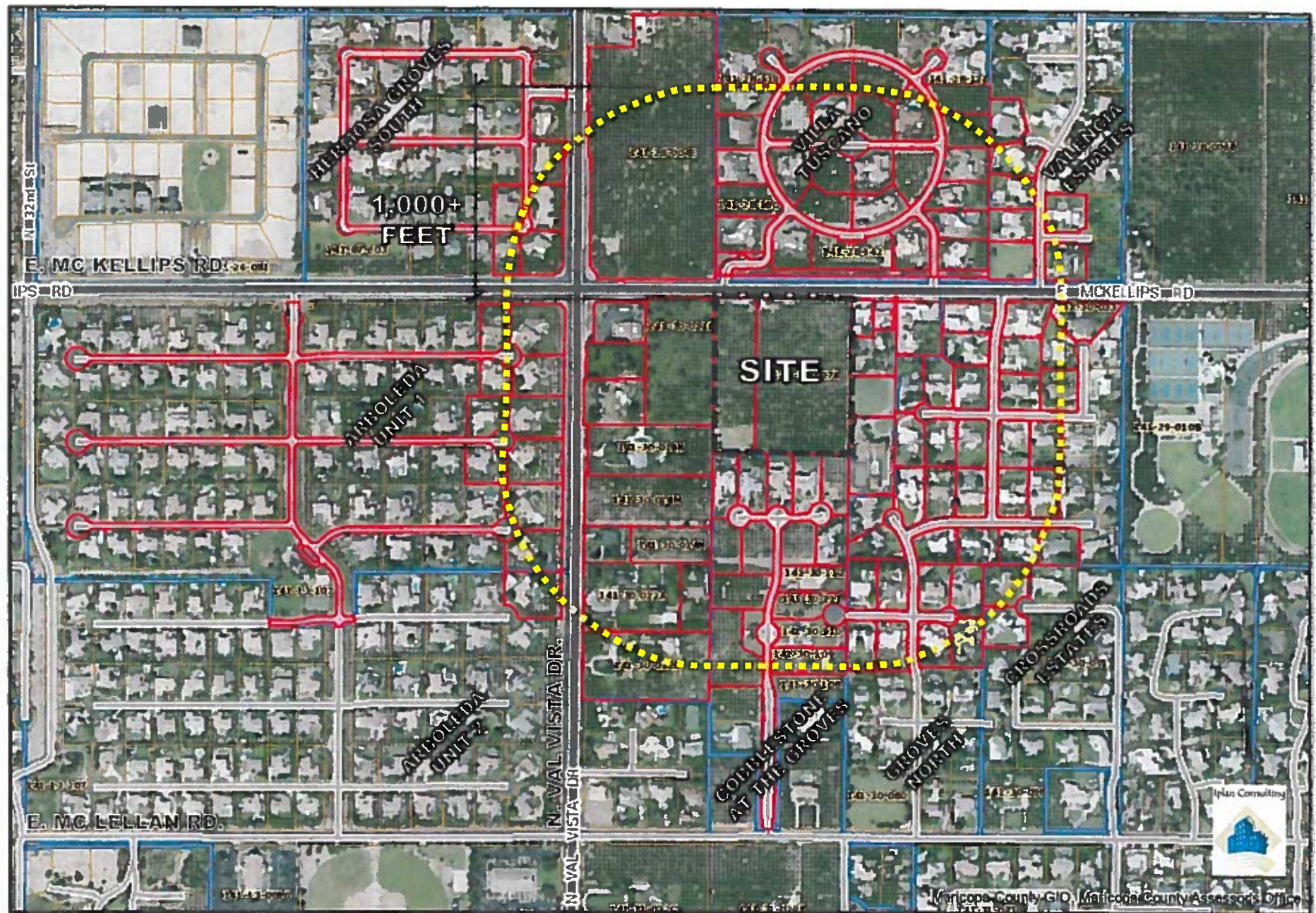
Signature

Date

Mario Mangiamele, AICP
Name (printed)

08-27-2017
Date

ARMISTEAD CITRUS (APNs: 141-30-005A, 141-30-007A) | ADJACENT PROPERTIES | 1,000-FEET



MAP SOURCE: MARICOPA COUNTY ASSESSOR, 2017