

Project Description
“Heritage Grove” and “Mariposa Estates Unit 2”
Residential Subdivisions
3725 E. McLellan Road
Mesa, AZ 85205
December 31, 2020

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 their 10-acre property into eight separate residential lots. Six of the lots will be part of the “Heritage Grove” subdivision and two of the lots will be part of the “Mariposa Estates, Unit 2” subdivision.

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 is currently zoned AG and is an active citrus orchard with 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 (see Appendix C)

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 8 new lots, similar to the surrounding subdivisions. As noted above, the site has been used as a residential dwelling. 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 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 owner also desires to preserve and protect the existing single family residential dwelling structure and the proposed property lines provide the required setbacks from the existing home. Pictures of the existing structure are included in Appendix B.

A new subdivision for "Heritage Grove" has been designed with private streets and a new private gated entrance off of E. McLellan Road for Lots 1 thru 6. Lot 7 and Lot 8 will be subdivided as a separate plat called "Mariposa Estates, Unit 2" and have access to McLellan Road through a new 20' wide private tract dedicated along and adjacent to a similar tract to "Mariposa Estates" subdivision to the east. When "Mariposa Estates" was developed originally, access to the new lots was created through a 20' wide tract. At the same time, the two property owners contemplated a future development with a shared entrance and entered into a private access agreement to share maintenance costs of the private drive which was centered on the property line between the two properties. This existing drive is in place, and the private agreement is in effect. Although Lots 7 and 8 are part of the new "Mariposa Estates, Unit 2" subdivision, there Home Owner's Association for Mariposa Estates will be created to incorporate the two new lots from "Mariposa Estates, Unit 2" into the maintenance of the shared common areas.

New Cul-de-sac ("Heritage Grove Subdivision"): Lots 1 through 6 will have public Right-of-way access from a new private cul-de-sac. The distance from the E. McLellan Road Right-of-Way to the furthest point of the cul-de-sac is approximately 500 ft. The roadway will be within a private tract of 35 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 to allow for parking on both sides of the street. The urban roadway section has 2 Ft ribbon curbs on both sides. The proposed gated entrance has been designed per COM Standard Detail M-42.01.

Citrus Sub-Area: All eight lots will maintain citrus trees per the Citrus Sub Area requirements. McLellan Road is a collector road which requires one rows of citrus along the street and one row within the residential lots. The new cul-de-sac will be a local road with one row of trees on each side along the front or side yards of the new lots.

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) C, D and E. Tract C has a basin that is 3.5-feet in depth and drains to the existing catch basin in McLellan Road via a new 8-inch bleed-off line. Tract D has a basin depth of 12-inches max and dewaterers via infiltration and evaporation. Tract E also has a basin depth of 12-inches max and dewaterers via infiltration and evaporation. Tract E will be dedicated as part of the "Mariposa Estates, Unit 2" subdivision. Tract D, Tract E and part of Tract C is within the flood irrigation area for the citrus trees along McLellan Road.

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 later in this narrative. The proposed residential subdivisions conform to the intent of the citrus sub area by creating large lot residential properties while preserving rows of citrus trees and maintaining the rural street section familiar in this area.

D. 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 cul-de-sac street matches the City of Mesa Standard M-19.03 "Suburban Ranch Style Street".

Lot Dimensions: The lot widths at the cul-de-sac have widths that are irregular along the street frontage and less than the minimum 130' width. The lots are still well shaped, and the cul-de-sac configuration lends to a small neighborhood community. The lot sizes are all larger than the minimum required 35,000 SF. It is proposed that the lot configurations shown on the Preliminary Plats for both subdivision be accepted as shown.

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								
<i>Standard</i>	<i>RS-90 (R1-90)</i>	<i>RS-43 (R1-43)</i>	<i>RS-35 (R1-35)</i>	<i>RS-15 (R1-15)</i>	<i>RS-9 (R1-9)</i>	<i>RS-7 (R1-7)</i>	<i>RS-6 (R1-6)</i>	<i>Additional Standards</i>
Lot and Density Standards								
Minimum Lot Area (sq ft)	90,000	43,560	35,000	15,000	9,000	7,000	6,000	11-5-3(A)
Minimum Lot Width – Interior Lot (ft)	150	130	130	110	75	65	55	11-5-3(B)
Minimum Lot Depth (ft)	150	150-	150	120	100	94	90	11-5-3(C)
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	
Building Form and Location								
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	11-5-3(D)
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	11-5-3(D)
Rear Yard Abutting Arterial Street	30	30	30	30	30	30	30	11-5-3(D)
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	
Building Form Standards								11-5-3(E)

Appendix A – Aerial Map Exhibit (north to left of sheet)



Appendix B – Existing House Photos



Existing House (looking Southwest)



Existing House Entrance (looking East)



Existing House (looking Southwest)



Existing House (looking Southeast)



Existing House Entrance (looking South)



Existing House (looking East)

Appendix C (Private Cross-Access Agreement to Mariposa Estates)

August 6, 1998

Dr. & Mrs. James Scoresby
Heritage Group Limited Partnership
936 N. Heritage
Mesa, AZ 85201

Re: Mariposa Estates Right of Way

Dear Jim and Rita:

Please let this letter serve as our memorandum of understanding regarding the above referenced subdivision regarding the following points:

1. You, through your family partnership, Heritage Group Limited Partnership, have agreed to provide a portion of the right of way (easement) necessary to build a private road cul-de-sac as shown on the attached map, at a cost of Ten Dollars (\$10.00) or other valuable consideration.
2. In exchange, we will improve this new private roadway at no cost to you. Regular daily ongoing access will be available to you upon notice by you, but until such notice is given, our deed restrictions will provide that all expenses for operations and maintenance of the road and landscape (common areas only, if any) and the private gated entry will be borne by the four (4) lot owners in our subdivision.
3. Upon notice that you desire daily ongoing access or use, you agree to participate in the M&O costs on a pro-rata basis, using the number of lots as your share. For instance, if you use it only for the existing 10 acre lot with the one home you now occupy, you would, if you choose to, have full access rights and would pay 1/5th of the M&O costs. In the future, if you built another home on a lot, split off from your present 10 acres, you would add another share to the total, making each lot owner responsible for 1/6th of the total, and so on. Additionally, if your land is ever subdivided and a plat recorded with the city, each new lot whose access is gained through the new roadway would become another participating lot in the total pro-rata equation for the purposes of paying for the M&O expenses.

The above will be incorporated into the homeowners association (to be formed) bi-laws and will be binding upon future lot owners, once sales take place.

Don Stapley, Broker
Land, Commercial Asset Management, Consulting



1819 E. Southern Ave., B-10
Mesa, AZ 85204
Phone (602) 892-3975 FAX (602) 892-2631

Appendix C (continued)

Don Stapley

June 23, 2000

James and Reta Scoresby
3725 East McLellan Road
Mesa, Arizona 85203

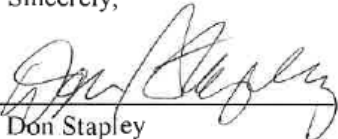
RE: Access Agreement for Mariposa Estates and the Scoresby Family Trust
(The Heritage Group)

Dear James and Reta,

This letter is to confirm our agreement and understanding that in consideration of your having granted to us (Mariposa Estates Lots 1-4) right-of-way easements for the construction of the roadway, you and your successors in interest are hereby granted rights to ingress and egress on the paved road for farming and maintenance.


You will not be required to participate in construction costs or maintenance costs of the private road or landscaping. At such time as you or your successors in interest may choose to subdivide and plat your land, you agree to join the homeowner's association, if one exists. In such an event, you agree to contribute on a pro-rata basis in the homeowner's association maintenance expenses for the private road and landscaping, based on the total number of residential lots whose access point may run across the private road shown on our existing plat map.

Sincerely,


Don Stapley
For Mariposa Estates

6-23-00
Date Signed

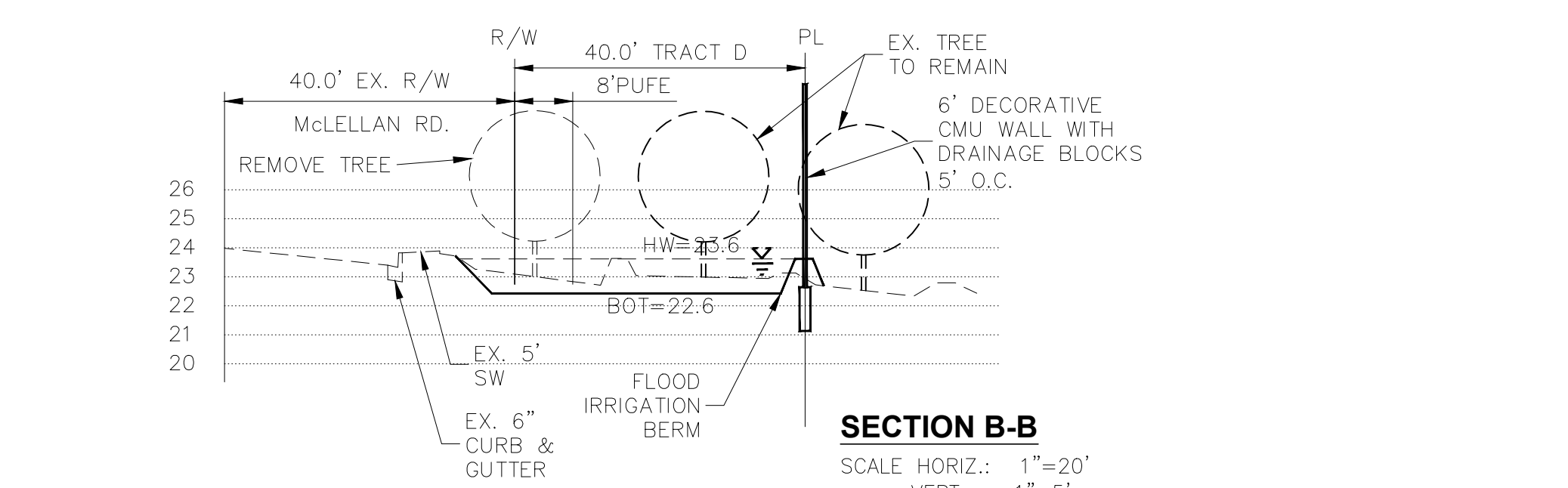
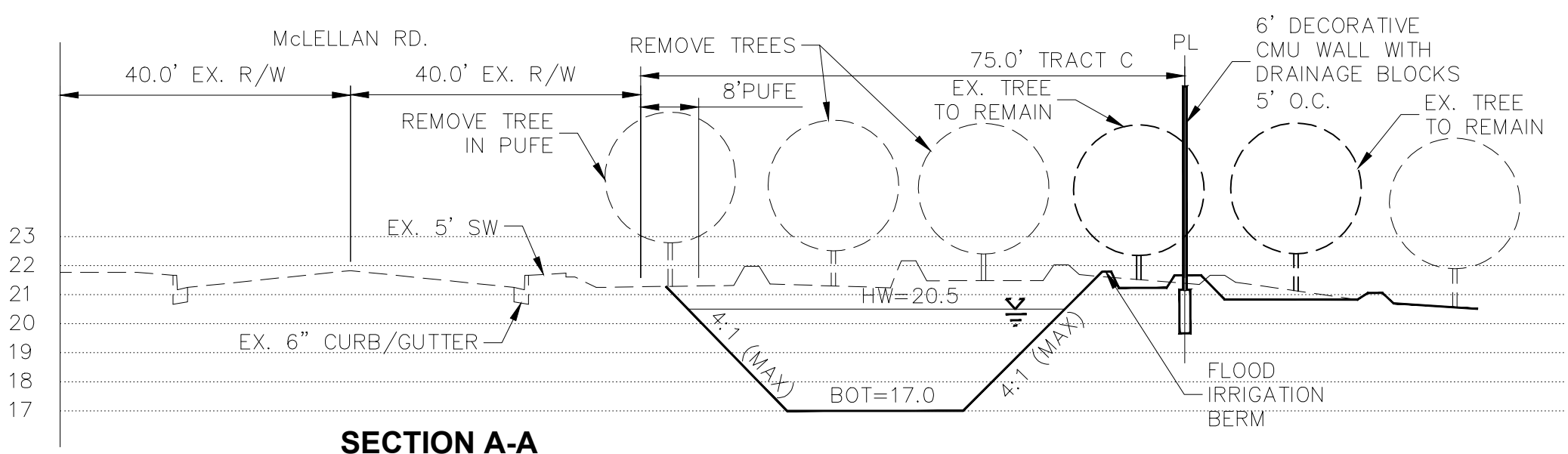
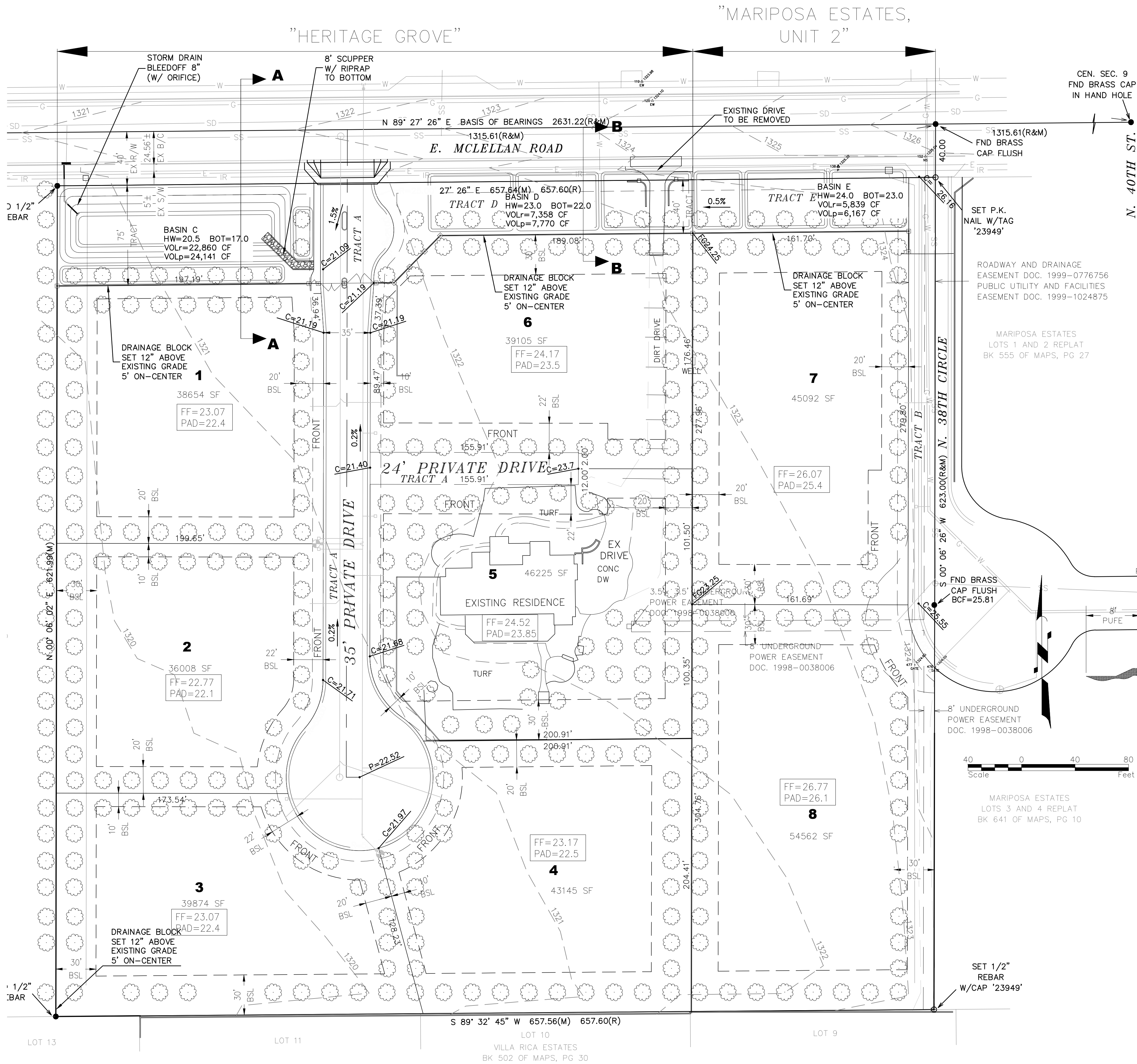
Accepted and acknowledged


For the Scoresby Family Trust
(The Heritage Group)

6-23-00
Date Signed

6320 East Mariposa Street
Scottsdale, Arizona 85251
(480) 481-3414

PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
"HERITAGE GROVE" AND "MARIPOSA ESTATES, UNIT 2"



RUNOFF VOLUME CALCULATION				
V= A x C x d				
Lot Composite "C" = 0.45				
Citrus Tract "C" = 0.31				
Street Composite "C" = 0.95				
(Inches) d= 2.2				
Area (SF)	"C" Factor	Rainfall Depth (FT)	Runoff Volume (CF)	
Tract A (road)	0.95	0.183	4914	
Tract B (road)	0.95	0.183	1227	
Tract C (ldsc)	0.31	0.183	840	
Tract D (ldsc)	0.31	0.183	577	
Tract E (ldsc)	0.31	0.183	368	
Lot 1	0.45	0.183	3173	
Lot 2	0.45	0.183	2956	
Lot 3	0.45	0.183	3274	
Lot 4	0.45	0.183	3542	
Lot 5	0.45	0.183	3795	
Lot 6	0.45	0.183	3210	
Lot 7	0.45	0.183	3702	
Lot 8	0.45	0.183	4479	
Area= 409333	TOTAL RUNOFF (CF) =		36058	
	VOLUME PROVIDED (CF) =		38077	
	EXCESS VOLUME (CF) =		2019	
			5%	

ct C2 - Retention Basin

Elevation	Area	Avg. Area	Depth	Volume
20.5	9641	8605.5	1	8606
19.5	7570	6602	1	6602
18.5	5634	4754.5	1	4755
17.5	3875	3461	0.5	1731
17	3047			

Basin C2

21693 CF

ct D - Citrus Grove

Elevation	Area	Avg. Area	Depth	Volume
23	8383	7770	1	7770
22	7157			

7770 CF

ct E - Citrus Grove

Elevation	Area	Avg. Area	Depth	Volume
24	6704	6166.5	1	6167
23	5629			

6167 CF

TOTAL RETENTION VOLUME =

38027 CF

RUNOFF COEFFICIENT ("C" FACTOR)

Average Lot =		42,833	
Item	Area	C Factor	Adj Area
Roof	6000	0.95	5700
Driveway	2000	0.95	1900
Sidewalk	1000	0.95	950
Pool	750	0.5	375
Flood Irrigated	10000	0.31	3100
Grass Ldsc	23,083	0.31	7155.76875
Composite C =		0.45	

Private Street

Item	Area	C Factor	Adj Area
Pavement	31	0.95	29.45
Driveway	1783	0.95	1693.85
Sidewalk	390	0.95	370.5
Composite C =		0.95	

DATE

REVISION

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PRELIMINARY GRADING AND DRAINAGE PLAN

"HERITAGE GROVE" & "MARIPOSA ESTATES, UNIT 2"

3725 E. McLELLAN ROAD

MESA, AZ 85205

JOB NUMBER

DRAWING

DATE

SHEET

19006

GD01

12/31/2020

7 OF 8

CIVIL ENGINEERING

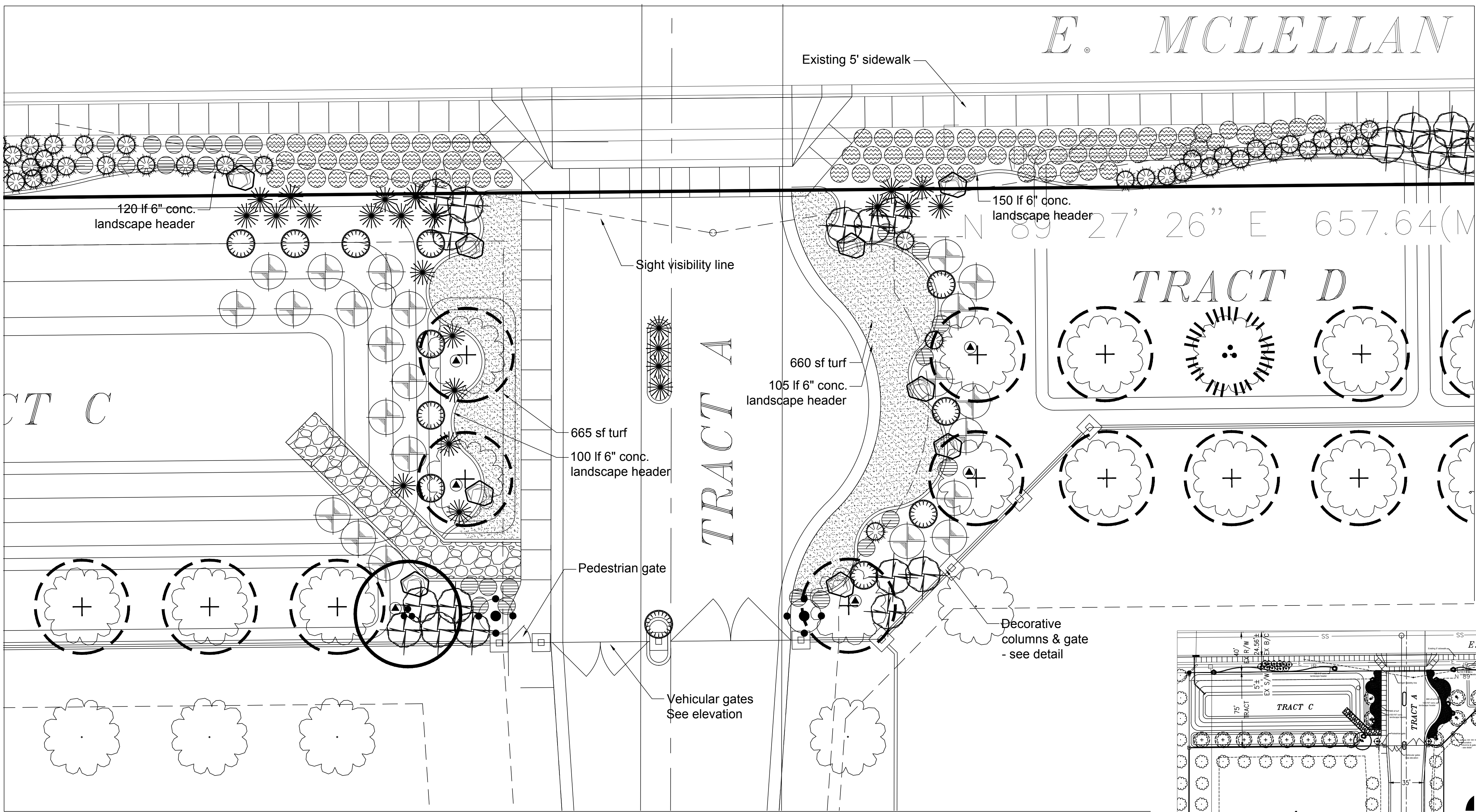
CONSULTANTS

VISTA DESIGN GROUP

38112 JARED SCOTT

12/31/2020

2715 E. HERMOSA VISTA DR. MESA, AZ 85213



PLANT PALETTE - OVERALL

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Quercus fusiformis</i> SOUTHERN LIVE OAK	1	36" BOX	2" CAL. MIN.	10' HT. MULTI-TRUNK
<i>Citrus sp.</i> ORANGE TREE REPLACEMENT TO MATCH	2	36" BOX	2" CAL. MIN.	10' HT. MULTI-TRUNK

EXISTING CITRUS TREE TO REMAIN

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
<i>Tecoma stans</i> ARIZONA YELLOW BELLS	51	5 GAL	N/A	HEAVY SPECIMENS
<i>Cassipouia pulcherrima</i> RED BIRD OF PARADISE	23	5 GAL	N/A	HEAVY SPECIMENS
<i>Calliandra eriophylla</i> PINK FAIRY DUSTER	26	5 GAL	N/A	HEAVY SPECIMENS
<i>Bougainvillea "Torch Glow"</i> "TORCH GLOW" BOUGAINVILLEA	12	5 GAL	N/A	HEAVY SPECIMENS

ACCENTS

NAME	QTY.	SIZE	SPACING	COMMENTS
<i>Muhlenbergia capillaris</i> REGAL MIST GRASS	25	5 GAL	30" O.C.	
<i>Hesperaloe parviflora</i> RED YUCCA	97	5 GAL	30" O.C.	

GROUNDCOVERS

NAME	QTY.	SIZE	SPACING	COMMENTS
<i>Lantana "NewGold"</i> "NEW GOLD" LANTANA	70	1 GAL	12" O.C.	
<i>Lantana montevidensis</i> PURPLE TRAILING LANTANA	169	1 GAL	12" O.C.	

SURFACE MATERIALS

DESCRIPTION	QUANTITY
1/2" SCREENED GRANDE ROSE DECOMPOSED GRANITE IN ALL NON-TURF AREAS	
MIDIRON HYBRID BERMUDA <i>Cynodon dactylon "hybrid"</i>	1,325 S.F.
*NATIVE SURFACE SELECT GRANITE BOULDERS 2'x2' / NOTE: NO BOULDERS IN R.O.W.	7

LOW VOLTAGE SITE LIGHTING

NAME	QUANTITY
L.E.D. UPLIGHT (TREES) - BY FXL.COM PRODUCT #: FB-ZD-3LED-FB	6

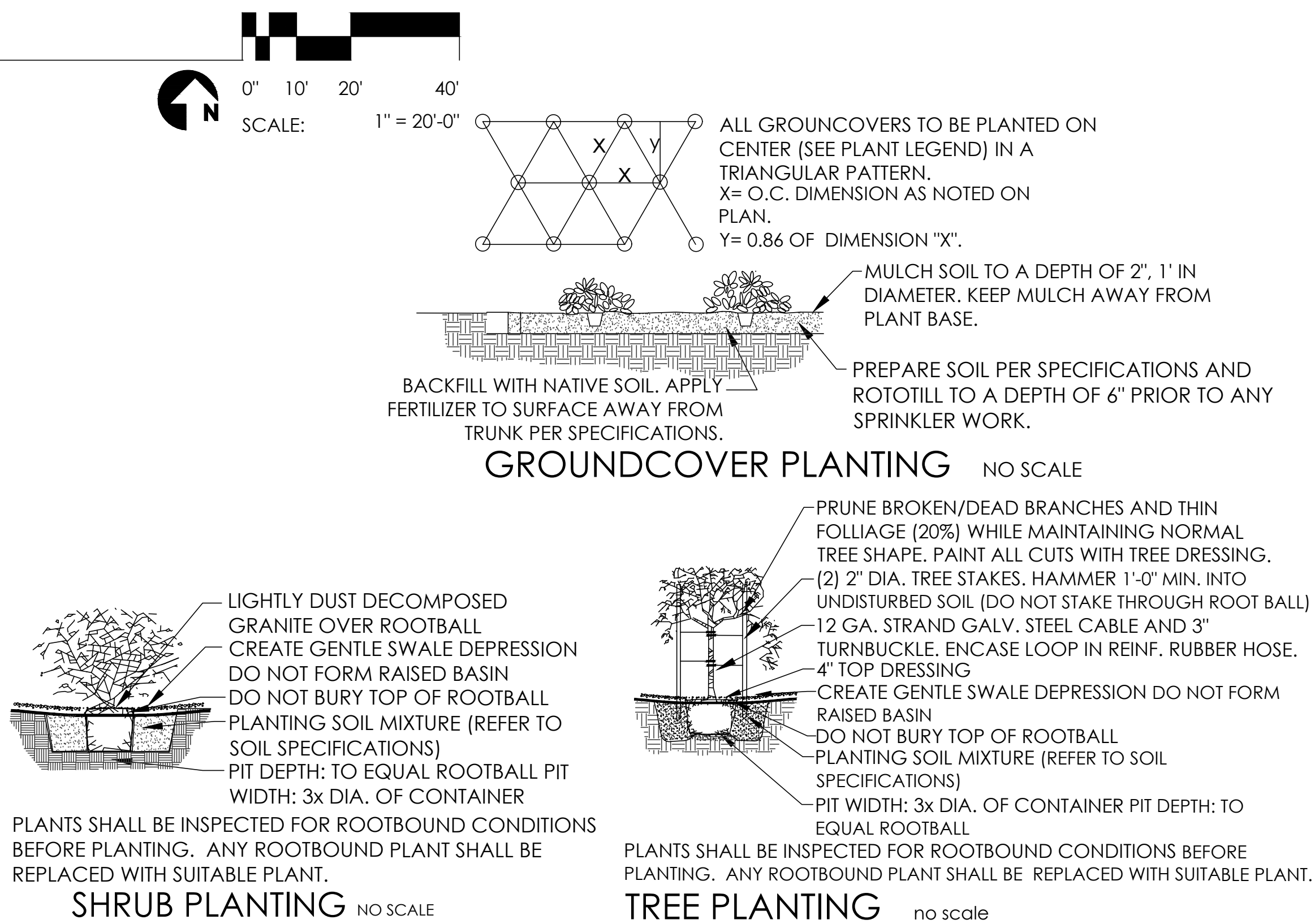
MAIN ENTRY LANDSCAPE PLAN

NOTE:

- Required trees shall be minimum size as specified in the Arizona Nursery Association "Recommended Tree Specifications" latest edition. 11-33-2(B)2
- All landscape material installed shall be maintained by owner/or lessee in accordance with the approved landscape plan. 11-33-3(l) 2 & 3
- Note either a "formal" or "natural" landscape maintenance program and that the landscape shall be maintained in accordance with the best management practice of the landscaping industry. 11-33-2(l)4
- All trees and shrubs located in the line-of-sight will be maintained for a clear area between 3' to 7' and show line of sight on landscape plan.
- Required landscape areas shall be free from encroachment by any use, structure, vehicle or feature not a part of the landscaping design. 11-33-3(A)
- Backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventers. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted green. (The Police Department's Crime Prevention Division has requested the change to green to discourage theft.)

LANDSCAPE ARCHITECT:
DANIEL R. ERLANDSON
STUDIO SPRAWL
pob #14012
Scottsdale, AZ 85267
480-361-9281
dan@studiosprawl.com

OWNER:
Heritage Group LP
3725 E McLellan Rd.
Mesa, Arizona 85205
gscorsby@gmail.com 480.650.8150

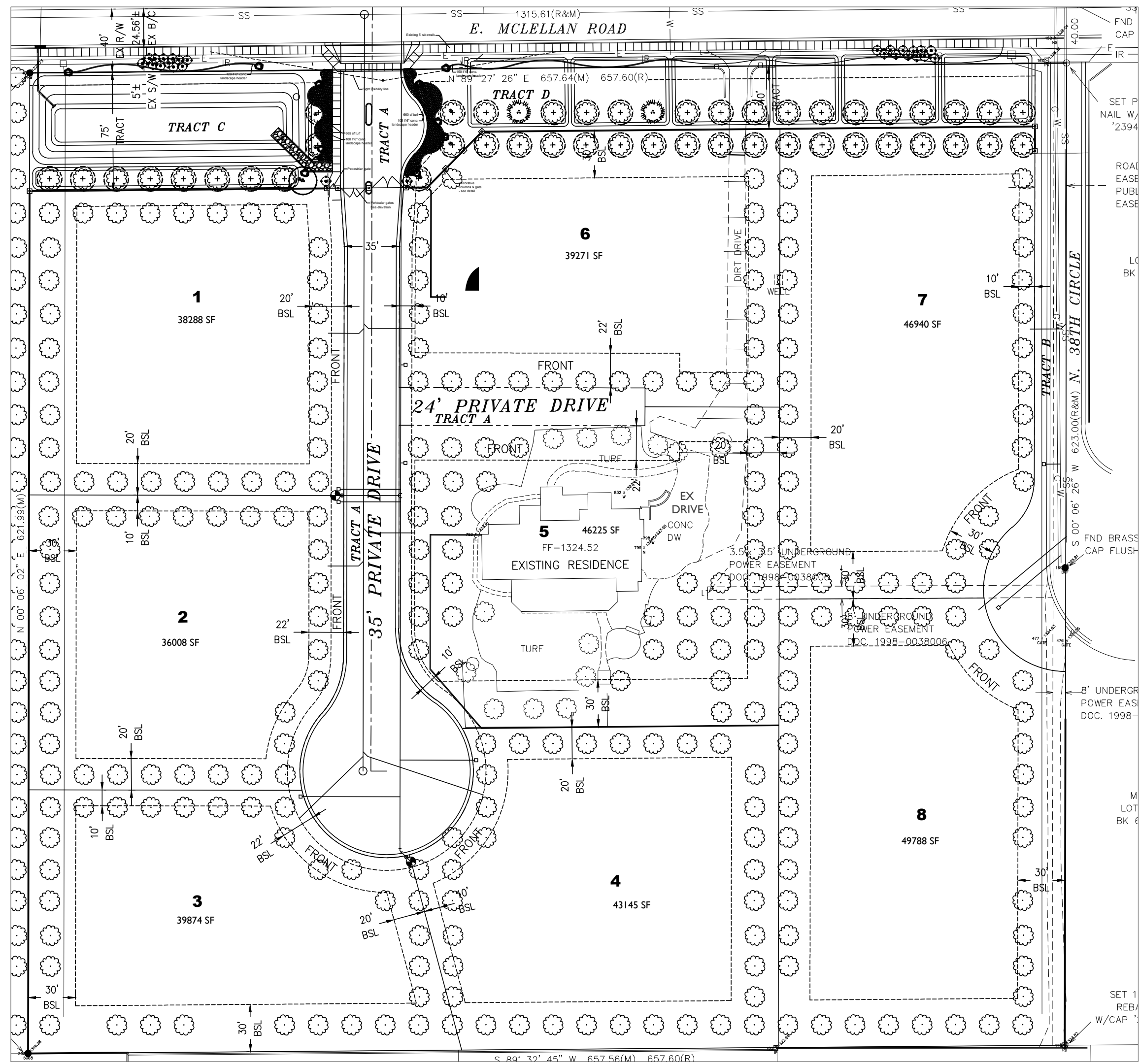


GROUNDCOVER PLANTING NO SCALE

- PRUNE BROKEN/DEAD BRANCHES AND THIN FOLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING.
- (2) 2" DIA. TREE STAKES, HAMMER 1'-0" MIN. INTO UNDISTURBED SOIL (DO NOT STAKE THROUGH ROOT BALL)
- 12 GA. STRAND GALV. STEEL CABLE AND 3" TURNBUCKLE, ENCASE LOOP IN REINF. RUBBER HOSE.
- 4" TOP DRESSING
- CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN
- DO NOT BURY TOP OF ROOTBALL
- PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS)
- PIT WIDTH: 3x DIA. OF CONTAINER PIT DEPTH: TO EQUAL ROOTBALL

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING no scale



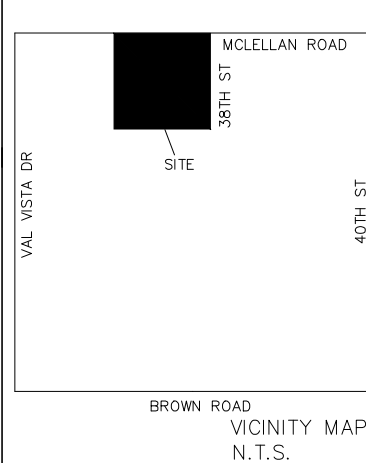
OVERALL SITE PLAN



site planning / rezone application

HERITAGE GROVE

3725 E. McLellan Road
Mesa, AZ 85205



project: S20-112
date: 12.10.2020
LANDSCAPE PLAN
L1.00
SHEET 3 OF 8

SITE PLAN / ZONING SET - 10-December-2020

CITIZEN PARTICIPATION PLAN FOR Heritage Grove residential subdivision

Date: September 21, 2020

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 Heritage Grove 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 April 14, 2020. 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: April 14, 2020

Application Submittal – September 21, 2020

First neighborhood meeting: October 6, 2020

Meeting Date with City of Mesa Planning: October 12, 2020

Second neighborhood meeting: October 20, 2020

Submittal of Citizen Participation Report – October 26, 2020

Planning and Zoning Board Hearing – December 9, 2020

CITIZEN PARTICIPATION REPORT FOR “Heritage Grove” and “Mariposa Estates, Unit 2” residential subdivisions

Date: December 31, 2020

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 Heritage Grove 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:

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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 April 14, 2020. 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 were taken to provide opportunities for feedback from surrounding property owners and citizens:

1. A contact list was 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.
 - A copy of the list is provided at the back of this report.
2. A letter was mailed to each address of record for the people on the contact list inviting them 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 150 letters were mailed out.
 - The first meeting was held on October 6, 2020.

- We had 2 neighborhood Attendees at the meeting. The neighbors did not have any concerns with the proposed development. The two attendees were Dennis Porter (an interested neighbor in the nearby community) and John Nesbitt a neighbor to the east of Mariposa Estates subdivision. He simply asked if the lots within Mariposa Estates would be building any time soon. We did not know that information because it is not related to our project.
 - We also received two phone calls, one from Mr. Doug Fielding (an interested neighbor that wanted to know when the lots would be for sale) and also from the Cardon family who owns the property immediately to the west of the subject site. The Cardon family wanted to be sure and coordinate the irrigation needs for the two properties. This will be done as part of the Final Engineering stages.
 - We received one final email and that was from the Kensington Estates subdivision. They simply wanted to be on an updated email list, and did not present any questions.
3. A new list has been created of interested neighbors. Updates to the project is being emailed to these individuals. These

List of interested contacts:

Heritage Grove

Neighborhood Mailing List

<u>First Name</u>	<u>Last Name</u>	<u>Email</u>	<u>Phone</u>	<u>Notes</u>
Dennis	Porter			
Trish	Nesbitt			
Doug	Fielding			
Carol	Adam			
Patrick	Cardon			

Schedule:

Pre-submittal meeting: April 14, 2020

Application Submittal – September 21, 2020

First neighborhood meeting: October 6, 2020

Meeting Date with City of Mesa Planning: October 12, 2020

~~Second neighborhood meeting: October 20, 2020~~

Submittal of Citizen Participation Report – 12/31/2020

Planning and Zoning Board Hearing – February 10th or 24th, 2021

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	
CHURCH OF JESUS CHRIST LDS PRES CORP BIS	50 EAST NORTH TEMPLE RM 2225	SALT LAKE CITY	UT	84150-0022	1
MONKS JONATHAN R/DEBORAH K TR	3548 E GRANDVIEW ST	MESA	AZ	85213	2
MITTAL BHAIRAVI SINGH	3530 E INGLEWOOD CIR	MESA	AZ	85213	3
LOOMER JAMES R/ADELINA G	3531 E INGLEWOOD CIR	MESA	AZ	85213	4
HOERTH GREGORY S/LECLAIR DIANE S	3526 E INDIGO CIR	MESA	AZ	85213	5
WADHWA HARPREET/KAUR AMANPREET	3527 E INDIGO CIR	MESA	AZ	85213	6
WARRING DONALD L JR/SUZANNE M	3511 E INDIGO CIR	MESA	AZ	85213	7
ARBOLEDA COMMUNITY ASSOCIATION	7255 E HAMPTON AVE #101	MESA	AZ	85209	8
BLACK DUANE S/PAMELA A	1508 N ALTA MESA DR STE 121	MESA	AZ	85205	9
EMERALD GROVES SOUTH LLC	3710 E MCCLELLAN	MESA	AZ	85205	10
PHILLIPS A KOSS REVOCABLE LIVING TRUST	3710 E MCLELLAN RD	MESA	AZ	85205	11
1711VALVISTA LLC	1955 N VAL VISTA DR UNIT 110	MESA	AZ	85213	12
MITCHELL CHARLES E/LESLEY STACY L	3942 E MCLELLAN RD	MESA	AZ	85205	13
HORTON ROY L/LESLIE R	4039 E COVINA ST	MESA	AZ	85205	14
AMOLS MARK/KALLEE	3629 E INDIGO CIR	MESA	AZ	85205	15
MCCABE KEVIN M/TARI S TR	3645 E INDIGO CIR	MESA	AZ	85205	16
JOHN AND LINDA AUER REVOCABLE TRUST	3659 E INDIGO CIR	MESA	AZ	85205	17
MARKOSKI JEROME H/BARBARA D TR	3658 E INDIGO CIR	MESA	AZ	85205	18
GLUTIERREZ ANDREW/CHRISTINE	2922 W CLARENDON AVE	PHOENIX	AZ	85017	19
WANG DAVID Z/LIJUAN	7020 N SKYLINE DR	PEORIA	AZ	61614	20
CHAMBERS C BRUCE/FRIEDA TR	3626 E INDIGO CIRCLE	MESA	AZ	85205	21
PAAR MICHAEL JOHN/TIFFANY	3620 E INDIGO CIR	MESA	AZ	85205	22
OSORIO RAUL A TR	3833 E IVYGLENN CIR	MESA	AZ	85205	23
JUVAN ROBIN TR	3832 E IVY CIR	MESA	AZ	85215	24
PRESTON FAMILY TRUST	3846 E IVY ST	MESA	AZ	85205	25
KRAUJALIS MATTHEW	3845 E IVY ST	MESA	AZ	85205	26
WINTERS KEVIN S/HEIDI K	3831 E IVY ST	MESA	AZ	85205	27
WILLIAMS STUART D	3830 E MCLELLAN RD	MESA	AZ	85205	28
DE LA RIVA VICTOR NORIEGA/SHARPE DANIEL LEE	3844 E MCLELLAN RD	MESA	AZ	85205	29
STOKER PHILIP M/DIANE E	23 MAIDEN LN	BEDFORD	NH	03110	30
BIALEK ROBERT J/JUDITH L TR	3803 E IVY CIR	MESA	AZ	85205	31
KOMADINO KY	3804 E IVY CIR	MESA	AZ	85205	32
BRENNAN THOMAS R/JANICE E TR	3818 E IVY CIR	MESA	AZ	85205	33
RECKER KEVIN L/CYNTHIA L	3819 E IVYGLEN ST	MESA	AZ	85205	34
CHURCHILL BRIAN R/SUSAN M	3805 E IVYGLEN STREET	MESA	AZ	85205	35
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211	36
DAVIS W MORGAN/SUZANNE TR	3950 E MCLELLAN RD #1	MESA	AZ	85205	37
BAUMANN JAMES D/KAREN E	1405 N 61ST WAY	MESA	AZ	85205	38
JONES WENDELL EUGENE/CAROLYN ANN TR	3950 E MCLELLAN ST NO 8	MESA	AZ	85205	39
BRYCE RICK/KATRINA	3918 E MCLELLAN RD	MESA	AZ	85205	40
CROSSROADS ESTATES HOMEOWNERS ASSOCIATION	2266 S DOBSON RD	MESA	AZ	85202	41
KIMBALL SCOTT G/SHAUNA S	1648 N LEMON ST	MESA	AZ	85205	42
OLA HUI LP	4301 E MCKELLIPS	MESA	AZ	85215	43
JSY II LLC	559 W 500 SOUTH	BOUNTIFUL	UT	84010	44
CAB LLC	2704 E GEMINI ST	GILBERT	AZ	85234	45
THOMAS L AND STACY S YOUNG REVOCABLE TRUST	1717 N LEMON ST	MESA	AZ	85205	46
TODD AND ASHLEY HEAP REVOCABLE TRUST	1733 N LEMON	MESA	AZ	85205	47
COBBLESTONE AT THE GROVES COMMUNITY ASSOC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	48
HABEEB JOSEPH J/MARY P TR	1433 N VAL VISTA DR	MESA	AZ	85205	49
DIMPLE TURNER TRUST	PO BOX 32199	MESA	AZ	85275-2199	50
JOSEPH J AND MARY P HABEEB FAMILY TRUST	PO BOX 1464	MESA	AZ	85211-1464	51
WILLETT CRAIG/CAROL D	1301 N VAL VISTA DR	MESA	AZ	85213	52
WIERZGACZ WAYNE	3643 E MAIN ST	MESA	AZ	85205	53
DOUG AND BONNIE FIELDING REVOCABLE TRUST	3643 E HUBER ST	MESA	AZ	85205	54
BALLARD MARC A/KITTELMAN NATALIE K	10826 E RENATA CIR	MESA	AZ	85212	55
HUYNH NICK/HOANG DAWN	3741 E HUBER ST	MESA	AZ	85205	56
WIERTEL JONATHAN/JO ANN	3727 E HUBER ST	MESA	AZ	85205	57
MTK TRUST	3711 E HUBER ST	MESA	AZ	85205	58
RAYMOND M NITTI AND MARVA D NITTI FAMILY TRUST	3803 E HUBER ST	MESA	AZ	85205	59
DEBORAH GWYN & STEVEN DOUGLAS ANDERSON REV TR	3815 E HUBER ST	MESA	AZ	85205	60
WAISATH CURT/KAREN TR	3903 E HUBER ST	MESA	AZ	85205	61

HERITAGE GROUP LP	3725 E MCLELLAN RD	MESA	AZ	85205	62
BOA SORTE LTD PARTNERSHIP ETAL	1819 E SOUTHERN AVE STE B10	MESA	AZ	85204	63
GLAUSER JAMES R ESTATE OF	1440 N 40TH ST UNIT 2	MESA	AZ	85205	64
WHITEMAN JEFF/HOLLY	1725 S COUNTRY CLUB DR	MESA	AZ	85210	65
FORREST DEBRA JEAN HUTCHINGS TR/WILLIAM VON	1440 N 40TH ST UNIT 4	MESA	AZ	85205	66
ALDER MARK/CHERYL	1479 N ROSE CIR	MESA	AZ	85213	67
PORTER DENNIS/MICHELLE TR	1440 N 40TH ST	MESA	AZ	85213	68
CENTRE COURT HOMEOWNERS ASSOCIATION	1440 N 40TH ST STE 1	MESA	AZ	85205	69
ANDERSON RYAN/SHIRONA	3850 E HUBER ST UNIT 1	MESA	AZ	85205	70
HOLMAN RICHARD D/DEBRA J TR	3850 E HUBER ST NO 4	MESA	AZ	85205	71
MUSGRAVE KENT	3850 E HUBER ST UNIT 3	MESA	AZ	85205	72
HOLMAN RICHARD/DEBRA J TR	3850 E HUBER ST NO 4	MESA	AZ	85205	73
3850 HUBER 5 LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205	74
DOUGLAS GARY P/SHEILA L	3850 E HUBER ST 6	MESA	AZ	85205	75
VIKER DARWIN R/DENISE M	3850 E HUBER ST NO 7	MESA	AZ	85205	76
DAYSPRINGS HOMEOWNERS ASSOCIATION	3850 E HUBER NO 3	MESA	AZ	85205	77
AHMAD KHALIL/EAZAZ	1550 N 40TH ST UNIT 2	MESA	AZ	85205	78
ALI SAIFELYZAL/RAHAL MUSA RAHAL ALI	1550 N 40TH ST UNIT 3	MESA	AZ	85205-3812	79
HENRY AND LISA BURFIELD LIVING TRUST	1550 N 40TH ST NO 4	MESA	AZ	85205	80
DAVIDSON JOHN J/LAURA L	11882 SW ELEMAR CT	TIGARD	OR	97224	81
GOOCH ROBERT B SR/SITHA	1550 N 40TH ST UNIT 6	MESA	AZ	85205	82
NORTON AMY ELIZABETH/ROBERT EDWIN III	33 HIRAM	LAKE ORION	MI	48360	83
NESBITT JOHN A/PATRICIA J	1550 N 40TH AVE UNIT 8	MESA	AZ	85205	84
JAMES L AND KATHLEEN T SCHILLING LIVING TRUST	8331 PEPPERGRASS CT	GILROY	CA	95020	85
GRANNAM IBRAHIM I	1550 N 40TH ST UNIT 10	MESA	AZ	85205	86
KAHHAN JEFFREY HOWELL JR/ANNA	2809 W ASHURST DR	PHOENIX	AZ	85048	87
HIGLEY DAVID/AIMEE	1550 N 40TH SAT UNIT 12	MESA	AZ	85205	88
THANKFUL HEARTS LLC	1201 S ALMA SCHOOL RD STE 11000	MESA	AZ	85210	89
MC40TH DEVELOPMENT COMPANY LLC	4135 S POWER RD 122	MESA	AZ	85212	90
RJ TRUST	3750 E HUBER ST	MESA	AZ	85205	91
SANDSTROM PAUL R/HEATHER W	3730 E HUBER ST	MESA	AZ	85205	92
NGUYEN HUNG Q/THUY T TR	3718 E HUBER ST	MESA	AZ	85205	93
HATFIELD DAVID/SHARON	3711 E HALIFAX CIR	MESA	AZ	85205	94
TAYLOR AND GINA ANDERSON TRUST	3731 E HALIFAX CIR	MESA	AZ	85205	95
TISHKOFF GREGORY C	3751 E HALIFAX CIR	MESA	AZ	85205	96
KENSINGTON POINT FAMILY LP	PO BOX 10476	PHOENIX	AZ	85064	97
CASA DE RICOS LLC	2525 E CAMELBACK RD STE 900	PHOENIX	AZ	85016	98
JENSEN AL/BRENDA TR	3752 E HALIFAX CIR	MESA	AZ	85205	99
VASUDEVAN NAIR TRUST	3732 E HALIFAX CIR	MESA	AZ	85205	100
GANLEY RICHARD A	3712 E HALIFAX CIR	MESA	AZ	85205	101
WIERZGACZ WAYNE E	3655 E HALIFAX CIR	MESA	AZ	85205	102
MARIPOSA ESTATES HOMEOWNERS ASSOCIATION	4301 E MCKELLIPS	MESA	AZ	85215	103
EW GARDNER FAMILY LP NO 1	4301 E MCKELLIPS RD	MESA	AZ	85215	104
LIN IRREVOCABLE TRUST	1330 W BOXWOOD AVE	GILBERT	AZ	85233	105
3835 HUBER LLC	PO BOX 5962	MESA	AZ	85211	106
CHURCH OF JESUS CHRIST LDS PRES CORP BIS	1550 N VAL VISTA DR	MESA	AZ	85213	109
BLACK DUANE S/PAMELA A	3702 E MCLELLAN RD	MESA	AZ	85205	110
1711VALVISTA LLC	1711 N VAL VISTA DR	MESA	AZ	85213	111
HORTON ROY L/LESLIE R	3615 E INDIGO CIR	MESA	AZ	85205	112
GUTIERREZ ANDREW/CHRISTINE	3636 E INDIGO CIR	MESA	AZ	85205	113
WANG DAVID Z/LIJUAN	3630 E INDIGO CIR	MESA	AZ	85205	114
STOKER PHILIP M/DIANE E	3817 E IVY CIR	MESA	AZ	85205	115
BAUMANN JAMES D/KAREN E	3950 E MCLELLAN RD, # 2	MESA	AZ	85205	116
OLA HUI LP	1664 N LEMON	MESA	AZ	85205	117
JSY II LLC	1714 N LEMON	MESA	AZ	85205	118
CAB LLC	1701 N LEMON	MESA	AZ	85205	119
DIMPLE TURNER TRUST	1455 N VAL VISTA DR	MESA	AZ	85213	120
BOA SORTE LTD PARTNERSHIP ETAL	1525 N VAL VISTA DR	MESA	AZ	85213	121
WHITEMAN JEFF/HOLLY	1440 N 40TH ST, #3	MESA	AZ	85205	122
ALDER MARK/CHERYL	1440 N 40TH ST, #5	MESA	AZ	85205	123
3850 HUBER 5 LLC	3850 E HUBER ST, #5	MESA	AZ	85205	124
DAVIDSON JOHN J/LAURA L	1550 N 40TH ST #5	MESA	AZ	85205	125

NORTON AMY ELIZABETH/ROBERT EDWIN III	1550 N 40TH ST #7	MESA	AZ	85205	126
JAMES L AND KATHLEEN T SCHILLING LIVING TRUST	1550 N 40TH ST #9	MESA	AZ	85205	127
KAHHAN JEFFREY HOWELL JR/ANNA	1550 N 40TH ST #11	MESA	AZ	85205	128
THANKFUL HEARTS LLC	1550 N 40TH ST #14	MESA	AZ	85205	129
KENSINGTON POINT FAMILY LP	3810 E HUBER ST	MESA	AZ	85205	130
CASA DE RICOS LLC	3766 E HALIFAX CIR	MESA	AZ	85205	131
EW GARDNER FAMILY LP NO 1	3805 E MCLELLAN RD #1	MESA	AZ	85205	132
LIN IRREVOCABLE TRUST	3829 E HUBER ST	MESA	AZ	85205	133
3835 HUBER LLC	3835 E HUBER ST	MESA	AZ	85205	134

Association	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	
Hermosa Groves South	42 S. HAMILTON PL #101	Gilbert	AZ	85233	1
Avalon Grove	2222 N Val Vista Dr, Unit 9	Mesa	AZ	85213	2
Citrus Greens	1330 N. 40th Street, Unit 7	Mesa	AZ	85205	3
Kensington Grove (Mesa Northgrove)	7255 E HAMPTON AVE SUITE 101	Mesa	AZ	85209	4
Los Estados HOA	4040 E. McLellan #9	Mesa	AZ	85205	5
Mahogany HOA	1901 E UNIVERSITY DR STE 440	Mesa	AZ	85203	6
Park Avenue HOA	1400 E SOUTHERN AVE #400	Tempe	AZ	85282	7
Spyglass Estates	6303 S RURAL RD STE 3	Tempe	AZ	85283	8
The Estates at High Grove	4122 E MCLELLAN #5	Mesa	AZ	85205	9
The Groves	8601 N SCOTTSDALE RD STE 300	Scottsdale	AZ	85253	10
Triana	450 N DOBSON RD STE 201	Mesa	AZ	85201	11
Trovita Estates	1600 W BROADWAY RD , STE 200	Tempe	AZ	85282	12
Villa Sendero	1600 W BROADWAY RD STE 200	Tempe	AZ	85282	13
Villa Tuscano	2011 N LEMON ST	Mesa	AZ	85215	14
Villa Rica Estates	1839 S ALMA SCHOOL RD #150	Mesa	AZ	85210	15
El Portillo	4135 S POWER RD #122	Mesa	AZ	85212	16
Legacy Mesa	2727 W. Frye Rd. #230	Chandler	AZ	85224	17
DAYSPRINGS HOMEOWNERS ASSOCIATION	3850 E HUBER NO 3	MESA	AZ	85205	
ARBOLEDA COMMUNITY ASSOCIATION	7255 E HAMPTON AVE #101	MESA	AZ	85209	
EMERALD GROVES SOUTH LLC	3710 E MCCLELLAN	MESA	AZ	85205	
Centre Court HOA	1440 N 40TH STREET #3	Mesa	AZ	85205	
COBBLESTONE AT THE GROVES COMMUNITY	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	
MARIPOSA ESTATES HOMEOWNERS ASSOCIATION	4301 E MCKELLIPS	MESA	AZ	85215	
Arboleda Community Association	7255 E HAMPTON AVE SUITE 101	Mesa	AZ	85209	
CROSSROADS ESTATES HOMEOWNERS ASSOCIATION	2266 S DOBSON RD	MESA	AZ	85202	

First Name	Last Name	Neighborhood	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	
William	Toperzer	Estate Groves & Valencia Estates	4049 E Huber St	Mesa	AZ	85205	1
Skip	Carney	Kensington Grove HOA	2926 E Huber St	Mesa	AZ	85213	2
Paul	Staples	Mahogany HOA	4245 E Fountain	Mesa	AZ	85205	3
Sean	Glenn	Kensington Grove HOA	3108 E Huber St	Mesa	AZ	85213	4
Terri	Jonas	Villa Sendero HOA	1600 W Broadway Rd, Ste 200	Tempe	AZ	85282	5
Lori	Percival	Villa Sendero HOA	1901 E University Dr, Ste 440	Mesa	AZ	85203	6
Ann	Grimes	Kensington Grove HOA	3121 E Gary St	Mesa	AZ	85213	7
Jared	Langkilde	Estate Groves & Valencia Estates	4228 E Hope St	Mesa	AZ	85205	8

September 25, 2020

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** their land in order to **subdivide** their 9.4 Acre property into 8 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 AG to RS-35 PAD
- Minimum Lot size 35,000 SF
- Existing residence will remain
- 7 new custom home lots.
- Flood Irrigation citrus lots.
- Citrus trees are being preserved per City of Mesa Citrus Sub-Area
- Small Landscaped Retention along McLellan Road
- Project Construction start: June 2021
- City of Mesa Water and Sewer for new lots
- Public Meetings in November or December (stay tuned)

We will be holding a Virtual Neighborhood Meeting on Monday 10/5/2020 at 7:00 pm. The meeting will be held via Zoom with the log-in info provided below. If you would like to receive future project updates and future meeting notifications, please provide your email address to JCOX@VDG-LLC.COM.

Meeting Date & Time: Monday 10/5/2020 from 7:00 pm to 7:40 pm.

Zoom Meeting Registration:

<https://us02web.zoom.us/meeting/register/tZUvdOmhrjMpHNw5oOuaAQzoiWOpNu9lh0QP>

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

Thanks,

A handwritten signature in black ink, appearing to read 'Jared Cox', with a stylized flourish at the end.

Jared Cox, P.E.

Vista Design Group

PH: 602-686-7166

Email: JCOX@VDG-LLC.COM

Mesa Public Schools Email Notifications to Barbara Bush, Staple Jr., and Mountain View on 9/26/2020

Ms. Smith,

I'm reaching out to you to let you know I'm working on an 8 lot custom home subdivision within the boundaries of Barbara Bush Elementary School. The City of Mesa requests that we notify all of the public schools in our area of the new project. The project requires that we rezone the property before subdividing. As part of the Citizen Participation Plan requirements from the City of Mesa, we are notifying all of the neighbors within 1000' and all the HOA's within 1/2 mile. Let me know if you would like any additional project information. The address for the property is 3725 E. McLellan Road, Mesa, AZ 85205. Thanks!

Jared Cox

602-686-7166

Chris Hakes,

I'm reaching out to you to let you know I'm working on an 8 lot custom home subdivision within the boundaries of Stapley Jr. High School. The City of Mesa requests that we notify all of the public schools in our area of the new project. The project requires that we rezone the property before subdividing. As part of the Citizen Participation Plan requirements from the City of Mesa, we are notifying all of the neighbors within 1000' and all the HOA's within 1/2 mile. Let me know if you would like any additional project information. We will be holding virtual meeting on the project and I'm happy to send you the invite info if desired. The address for the property is 3725 E. McLellan Road, Mesa, AZ 85205. Thanks!

Jared Cox

Vista Design Group

602-686-7166

Mr. Black,

I'm reaching out to you to let you know I'm working on an 8 lot custom home subdivision within the boundaries of Mountain View High School. The City of Mesa requests that we notify all of the public schools in our area of the new project. The project requires that we rezone the property before subdividing. As part of the Citizen Participation Plan requirements from the City of Mesa, we are notifying all of the neighbors within 1000' and all the HOA's within 1/2 mile. Let me know if you would like any additional project information. We will be holding virtual meeting on the project and I'm happy to send you the invite info if desired. The address for the property is 3725 E. McLellan Road, Mesa, AZ 85205. Thanks!

Jared Cox

Vista Design Group

602-686-7166