

**Blandford Homes- The Grove at Lehi  
West Side of Lehi Road Between Thomas and McDowell Roads  
Citizen Participation Plan  
February 1, 2021**

**Purpose:**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Annexation of the 41.19-acre property into City of Mesa jurisdictional boundaries.
2. Application of comparable zoning of RS-43 to the property.
3. Rezoning of approximately acres from RS-43 to R1-9 PAD.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

**Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
Sean.lake@pewandlake.com

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities for feedback from surrounding property owners:

1. The applicant held a neighborhood meeting for this project on November 19, 2020, and has had numerous ZOOM and in-person meetings with individual neighbors and other interested stakeholders. In addition, the Applicant has met with individuals in the adjacent neighborhoods to discuss the proposed development and obtain feedback about the layout of the subdivision. The feedback has been mainly supportive, with the primary interest in the project relating to the need for executive and step-up homes, lot sizes, home sizes and the potential pricing for these executive homes.

2. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also be notified (the registered neighborhood contacts list was obtained from the City of Mesa Neighborhood Outreach Division).
3. An e-mail distribution list was be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

**Attached Exhibits:**

- A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Notification letter for the neighborhood meeting.
- D) PowerPoint Presentation used at the Neighborhood Meeting
- E) List of Attendees at Neighborhood Meeting

**Schedule:**

Pre-Application Submittal- September 3, 2020

Pre-Submittal Conference- October 1, 2020

Neighborhood Meeting- November 19, 2020

Formal Application- February 1, 2021

Follow-Up Submittal- TBD

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD

| Owner                                       | Address                        | City            | State | Zip   |
|---------------------------------------------|--------------------------------|-----------------|-------|-------|
| 2811PRESIDIO LLC                            | 1955 N VAL VISTA DR NO 110     | MESA            | AZ    | 85213 |
| 2823EPRESIDIO LLC                           | 1753 E BROADWAY RD STE 101-518 | TEMPE           | AZ    | 85282 |
| AHLSTROM BRADLEY/EMMA JADE                  | 2645 E ORION ST                | MESA            | AZ    | 85213 |
| AKE CHRISTOPHER                             | 2658 E PRESTON ST              | MESA            | AZ    | 85213 |
| ALLEN PAUL G/DARCY M                        | 2824 E PRESIDIO ST             | MESA            | AZ    | 85213 |
| ALLPHIN STEVEN/TAYLOR W                     | 2914 E RUSSELL ST              | MESA            | AZ    | 85213 |
| ANDERSON FAMILY TRUST                       | 2505 E LEHI RD UNIT 10         | MESA            | AZ    | 85213 |
| ANDERSON JENNIFER A/BEAU                    | 2828 E RUSSELL ST              | MESA            | AZ    | 85213 |
| ANDERSON RULON E/MARCELLEE A                | 2505 E LEHI RD UNIT 15         | MESA            | AZ    | 85213 |
| ARIZONA DEPT OF TRANSPORTATION              | 205 S 17TH AVE STE 612E        | PHOENIX         | AZ    | 85007 |
| ARNOLD D AND MARIA L COLLEA-ANDERSON LIV TR | 2813 E QUENTON ST              | MESA            | AZ    | 85213 |
| ARTHUR L FREEMAN FAMILY TRUST               | 2717 E LEHI RD                 | MESA            | AZ    | 85203 |
| AVITIA GERARDO E                            | 2822 E RUSSELL ST              | MESA            | AZ    | 85213 |
| BABIARZ JOHN P                              | 2558 E LEHI RD                 | MESA            | AZ    | 85213 |
| BABIARZ JOHN PETER                          | 2558 E LEHI RD                 | MESA            | AZ    | 85213 |
| BAKER JOSEPH PAUL/KELLY LYN                 | 3016 N GLENVIEW                | MESA            | AZ    | 85213 |
| BANNISTER MATTHEW L/REBECCA A               | 2846 E RUSSELL ST              | MESA            | AZ    | 85213 |
| BARNEY MATT/AMANDA                          | 2641 E PALM ST                 | MESA            | AZ    | 85213 |
| BECK ROBERT S/SALLY R                       | 2725 E PRESTON ST              | MESA            | AZ    | 85213 |
| BEXTERMUELLER RICHARD A/KATHLENE M          | 2826 E QUENTON ST              | MESA            | AZ    | 85213 |
| BROWN GRACE KATHRYN                         | 2757 E PRESTON ST              | MESA            | AZ    | 85213 |
| BUCHANAN LIVING TRUST                       | 2834 E RUSSELL ST              | MESA            | AZ    | 85213 |
| BUDAK KEVIN M/MELISSA RAE                   | 2849 E QUENTON ST              | MESA            | AZ    | 85213 |
| BUESCHER DEREK L/AMANDA L                   | 2709 E ORION ST                | MESA            | AZ    | 85213 |
| BURRIS CHRISTIAN WADE/DEBORAH M             | 2724 E PRESTON ST              | MESA            | AZ    | 85213 |
| CAMPBELL LANCE                              | 2836 E PRESIDIO ST             | MESA            | AZ    | 85213 |
| CAO KATRINA                                 | 2651 E ORION ST                | MESA            | AZ    | 85213 |
| CASNER SAUNDRA S                            | 2830 E PRESIDIO ST             | MESA            | AZ    | 85213 |
| CEMEX CONSTRUCTION MATERIALS SOUTH LLC      | 1501 BELVEDERE RD              | WEST PALM BEACH | FL    | 33406 |
| CEMEX USA CONSTRUCTION MATERIALS INC        | 1501 BELVEDERE RD              | WEST PALM BEACH | FL    | 33406 |
| CHAUDHRY SADDIQA/RASHID HAROON              | 3834 E LAUREL ST               | MESA            | AZ    | 85215 |
| CHURCHILL JEFFREY A/MARYLEE PACE            | 3065 N KRISTEN CIR             | MESA            | AZ    | 85213 |
| CLARK MEGAN E K                             | 2923 E VIRGINIA ST             | MESA            | AZ    | 85213 |

|                                                 |                           |                |    |       |
|-------------------------------------------------|---------------------------|----------------|----|-------|
| CORIA JONATHAN                                  | 2838 E QUENTON ST         | MESA           | AZ | 85213 |
| CORPORATION OF THE PRESIDING BISHOP LDS         | 50 E NORTH TEMPLE RM 2225 | SALT LAKE CITY | UT | 84150 |
| COX TRENT                                       | 2717 E PRESTON ST         | MESA           | AZ | 85213 |
| CREEK HILL LLC                                  | 633 W 200 N               | MIDWAY         | UT | 84049 |
| CUMMINGS RODNEY L                               | 2816 E PRESTON ST         | MESA           | AZ | 85213 |
| CURTIS CHAD B/JESSICA N                         | 2505 E LEHI RD UNIT 16    | MESA           | AZ | 85213 |
| DANIELS PATRICK M/SHELLY D                      | 2715 E PALM ST            | MESA           | AZ | 85213 |
| DANNER JEANNETTE                                | 2836 E VIRGINIA ST        | MESA           | AZ | 85213 |
| DAREN AND JENNIFER WILSON FAMILY TRUST          | 2706 E PRESTON ST         | MESA           | AZ | 85213 |
| DAY KYLE D/BROOK J                              | 2730 E PRESTON ST         | MESA           | AZ | 85213 |
| DE LA CERDA DAWN/ALBERTO C                      | 3046 N WINTHROP           | MESA           | AZ | 85213 |
| DE LA VEGA OSBALDO/ANGELICA M                   | 2653 E PALM ST            | MESA           | AZ | 85213 |
| DIDEA FRANK II/NICKIE                           | 2712 E ORION ST           | MESA           | AZ | 85213 |
| DIFFENDAFFER IAN S/JILL R                       | 2912 E VIRGINIA ST        | MESA           | AZ | 85213 |
| DUFFY IAN P/BROOKE J                            | 2865 E VIRGINIA ST        | MESA           | AZ | 85213 |
| DURHAM TIMOTHY D/ROSS DEBRA                     | 2820 E QUENTON ST         | MESA           | AZ | 85213 |
| DWIGHT N AND LISA J BOND REVOCABLE FAMILY TRUST | 2739 N TERRACE CIR        | MESA           | AZ | 85203 |
| EDWARD C FRIEBERG AND DIANA P FRIEBERG TRUST    | 2505 E LEHI RD UNIT 12    | MESA           | AZ | 85213 |
| FOOTE FAMILY TRUST                              | 2864 E RUSSELL ST         | MESA           | AZ | 85213 |
| FOWLER GENE E                                   | 2704 E PALM ST            | MESA           | AZ | 85213 |
| FOX GIRLS TRUST                                 | 2505 E LEHI RD UNIT 14    | MESA           | AZ | 85213 |
| FREEMAN ALLEN/ SHELLY                           | 2352 W VIRGINIA ST        | MESA           | AZ | 85213 |
| FREEMAN FAM LP /FREEMAN A A et. al.             | 2717 E LEHI               | MESA           | AZ | 85213 |
| FREEMAN FAM LP /FREEMAN A A et. al.             | 2717 E LEHI               | MESA           | AZ | 85213 |
| FREEMAN MARC W/RACHEL A                         | 2717 E LEHI RD            | MESA           | AZ | 85213 |
| GERMAINE MARK/JESSICA                           | 2837 E QUENTON ST         | MESA           | AZ | 85213 |
| GIORDANO PAUL M/ASHLY N                         | 2841 E VIRGINIA ST        | MESA           | AZ | 85213 |
| GITHENS TIMOTHY J                               | 2756 E PRESTON ST         | MESA           | AZ | 85213 |
| GREGORY SCOT/AMY                                | 2636 E PALM STREET        | MESA           | AZ | 85213 |
| GUPTA RAJESH KUMAR                              | 2751 E PRESTON ST         | MESA           | AZ | 85213 |
| HARVEY CHRISTINE MARY                           | 2922 E RUSSELL ST         | MESA           | AZ | 85213 |
| HATCH RANDY R/NANCY L                           | 2505 E LEHI RD NO 11      | MESA           | AZ | 85213 |
| HENDERSON SARAH A                               | 2817 E VIRGINIA ST        | MESA           | AZ | 85213 |
| HENSLEY JACOB D/KACEE B                         | 2853 E VIRGINIA ST        | MESA           | AZ | 85213 |

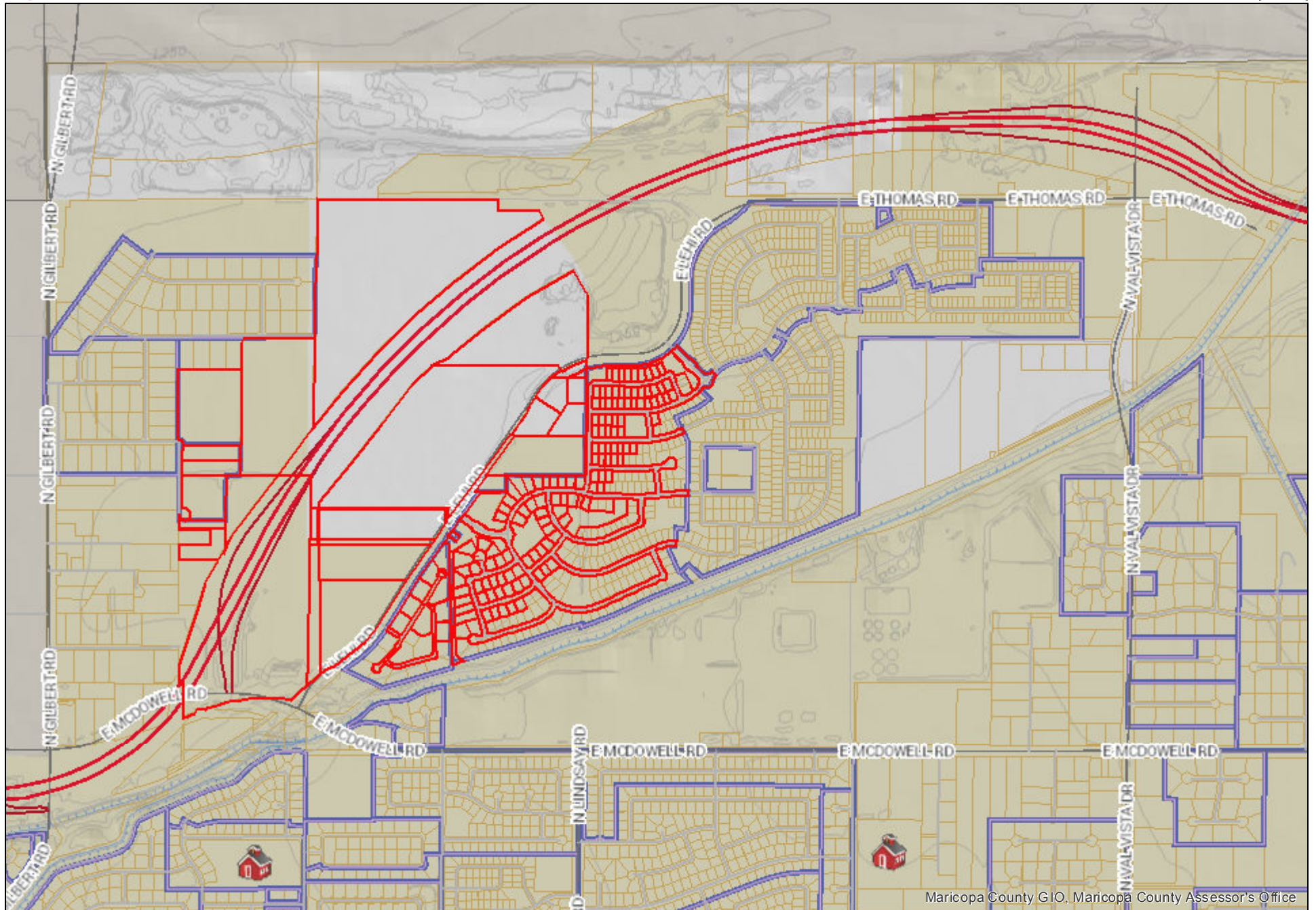
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|-----------------------------------------------|-------------------------------|-------------------|----|-------|
| HEWITT TRUST                                  | 507 N SPUR DR                 | PAYSON            | AZ | 85541 |
| HIRSCHOCKER-HRDlicka LETICIA                  | 2852 E RUSSELL ST             | MESA              | AZ | 85213 |
| HOLLAND LEE SOLIE/MELANIE DUNN                | 2712 E PRESTON ST             | MESA              | AZ | 85213 |
| HUDSON NANCY A                                | 2843 E QUENTON ST             | MESA              | AZ | 85213 |
| JACOB REED SWAIM TRUST                        | 2505 E LEHI RD UNIT 9         | MESA              | AZ | 85213 |
| JAUREGUI RUBEN D/ERIN L                       | 2840 E RUSSELL ST             | MESA              | AZ | 85213 |
| JOHNSON RITCHIE/LEFKOWSKI STEPHANIE           | 2744 E PEARL ST               | MESA              | AZ | 85213 |
| JUDD ADAM M/KATE WATKINS                      | 2915 E VIRGINIA ST            | MESA              | AZ | 85213 |
| KASER CITRUS INC                              | 1124 E ROSE LN UNIT 11        | PHOENIX           | AZ | 85014 |
| KLAASSEN JEFFREY P/JAMIE L                    | 2644 E ORION ST               | MESA              | AZ | 85213 |
| KOPFMANN MICHELLE D/RODNEY L/JESSICA          | 2814 E QUENTON ST             | MESA              | AZ | 85213 |
| KREUTZ LIVING TRUST                           | 3050 N KRISTEN CIR            | MESA              | AZ | 85213 |
| KRUK ERIC/JENNIFER                            | 2854 E VIRGINIA ST            | MESA              | AZ | 85213 |
| LANE ADAM C/KAYLEEN A                         | 2825 E QUENTON ST             | MESA              | AZ | 85213 |
| LAWTON KARI D/KEVIN D                         | 2737 E PEARL ST               | MESA              | AZ | 85213 |
| LEDESKY JERE/LOIS                             | 2665 E PALM ST                | MESA              | AZ | 85213 |
| LEHI CROSSING COMMUNITY ASSOCIATION           | 8840 E CHAPARRAL RD SUITE 200 | SCOTTSDALE        | AZ | 85250 |
| LOPEZ ALAN R/MORALES CECILIA E ROSALES        | 2827 E RUSSELL ST             | MESA              | AZ | 85213 |
| MARTIN LIVING TRUST                           | 2829 E VIRGINIA ST            | MESA              | AZ | 85213 |
| MARTINEZ TIMOTHY J/CAMILLE                    | 2904 E VIRGINIA ST            | MESA              | AZ | 85213 |
| MARY C FORETICH LIVING TRUST/RISSI MARGARET A | 2903 E RUSSELL ST             | MESA              | AZ | 85213 |
| MCDOWELL BRADY                                | 2628 E ODESSA CIR             | MESA              | AZ | 85213 |
| MCMILLIN DANIEL/CANDACE                       | 2662 E ORION ST               | MESA              | AZ | 85213 |
| MEARL AND PATRICIA PITTS REVOCABLE LIVING TRU | 2661 E PRESTON ST             | MESA              | AZ | 85213 |
| MESA CITY OF                                  | PO BOX 1466                   | MESA              | AZ | 85211 |
| MICHELLE N GENEUX REVOCABLE TRUST             | 2818 E PRESIDIO ST            | MESA              | AZ | 85213 |
| MICHELLE SMITH FAMILY LIV TRUST               | 2747 E LEHI RD                | MESA              | AZ | 85213 |
| MIKU MARK A/DEWITT PAGE E                     | 2223 E VIRGINIA ST            | MESA              | AZ | 85213 |
| MILNE STUART/ANGIE                            | 3022 N GLENVIEW               | MESA              | AZ | 85213 |
| MONTEMAYOR MICHAEL JON/ROQUE COLLEEN C        | 2830 E VIRGINIA ST            | MESA              | AZ | 85213 |
| MULE SALVATORE/ROSA                           | 1828 E SUFFIELD DR            | ARLINGTON HEIGHTS | IL | 60004 |
| N.A.                                          | N.A.                          | N.A.              | NA | 85213 |
| NALLA CHIRANJEEVI R/VIJAYA LAKSHMI            | 2835 E VIRGINIA ST            | MESA              | AZ | 85213 |
| NELSON CHAD R/ANGELINA F                      | 2731 E PEARL ST               | MESA              | AZ | 85213 |

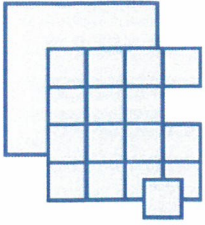
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|-----------------------------------------------|------------------------|---------|----|-------|
| NELSON STEVEN A/KELLY A                       | 2622 E ODESSA CIR      | MESA    | AZ | 85213 |
| NICHOLS JUSTIN/KAYLI                          | 2505 E LEHI RD UNIT 13 | MESA    | AZ | 85213 |
| NIMMO NICHOLAS THOMAS/KRISTIN THERESA         | 2736 E PRESTON ST      | MESA    | AZ | 85213 |
| OLSON ERIC/KIERSTEN                           | 3066 N KRISTEN CIR     | MESA    | AZ | 85213 |
| OZLIN PHILIP L/ALEANA                         | 2920 E VIRGINIA ST     | MESA    | AZ | 85213 |
| PAYAN NATALIE                                 | 2812 E PRESIDIO ST     | MESA    | AZ | 85213 |
| PECK JARED                                    | 2658 E PALM ST         | MESA    | AZ | 85213 |
| PETERSON CHAD                                 | 2842 E VIRGINIA ST     | MESA    | AZ | 85213 |
| PHAM DUY C/TRAN CHRISTINE H                   | 2907 E VIRGINIA ST     | MESA    | AZ | 85213 |
| PLEASANT GROVE HOMEOWNERS ASSOC               | 2505 E LEHI RD UNIT 16 | MESA    | AZ | 85213 |
| POLAKIEWICZ ANDRZEJ/ZOFIA                     | 2815 E RUSSELL ST      | MESA    | AZ | 85213 |
| PRENTICE ROBERT M/LINDA C                     | 2750 E PRESTON ST      | MESA    | AZ | 85213 |
| PULAKHANDAM SRINIVAS                          | 2816 E RUSSELL ST      | MESA    | AZ | 85213 |
| RADOI SAKUN/BRENDAN                           | 2745 E PRESTON ST      | MESA    | AZ | 85213 |
| RAYMOND R PALMER AND DIANA L PALMER TRUST     | 2644 E PALM ST         | MESA    | AZ | 85213 |
| RB AND FAMILY LLC                             | 1955 N VAL VISTA DR    | MESA    | AZ | 85213 |
| REES GARY D/MARY J                            | 3049 N KRISTEN CIR     | MESA    | AZ | 85213 |
| REYNOLDS KEVIN B/TARIN P                      | 3058 N WINTHROP        | MESA    | AZ | 85213 |
| RICHARDS DEBRA H/CHRISTOPHER F                | 2712 E PALM ST         | MESA    | AZ | 85213 |
| RIDDLE STEVEN/HELEN                           | 2762 E PRESTON ST      | MESA    | AZ | 85213 |
| ROMNEY GREGORY/BETHANIE                       | 2718 E PRESTON ST      | MESA    | AZ | 85213 |
| RONALD E GLEASMAN AND RAQUEL C GLEASMAN TRUST | 3057 N WINTHROP        | MESA    | AZ | 85213 |
| RUDOLPH DEIRDRE                               | 2650 E ORION ST        | MESA    | AZ | 85213 |
| RUGG RICHARD R/HEATHER K                      | 2656 E ORION ST        | MESA    | AZ | 85213 |
| RULE TROY/AMY                                 | 2807 E PRESTON ST      | MESA    | AZ | 85213 |
| S R P AGRICULTURAL IMP & POWER DIST           | P O BOX 52025          | PHOENIX | AZ | 85072 |
| SALT RIVER PROJECT AG IMP & POWER DIST        | PO BOX 52025           | PHOENIX | AZ | 85072 |
| SANFORD V AND MARY JO M CORNELIUS REV TRUST   | 3051 N WINTHROP        | MESA    | AZ | 85213 |
| SCHAUB STEVEN/JAMIE                           | 2663 E ORION ST        | MESA    | AZ | 85213 |
| SCOTT AND GAYE WILLIS LIVING TRUST            | 2817 E PRESIDIO ST     | MESA    | AZ | 85213 |
| SIGGINS TERI                                  | 2744 E PRESTON ST      | MESA    | AZ | 85213 |
| SMITH CLINT W/KATHERINE M                     | 2831 E QUENTON ST      | MESA    | AZ | 85213 |
| SODANO DANILO/MARTUCCI ROSA                   | 2659 E PALM ST         | MESA    | AZ | 85213 |
| SPERRY CADEN D/CHELSEY                        | 2859 E VIRGINIA ST     | MESA    | AZ | 85213 |

|                                               |                        |               |    |       |
|-----------------------------------------------|------------------------|---------------|----|-------|
| SRP AGRICULTURAL IMPROVEMENT AND POWER DISTRI | P O BOX 52025          | PHOENIX       | AZ | 85072 |
| SS JURCA TRUST                                | 2847 E VIRGINIA ST     | MESA          | AZ | 85213 |
| STANFIELD STEPHEN/JOHNSON ANGELA              | 3010 N GLENVIEW        | MESA          | AZ | 85213 |
| STEVEN W DAVISON AND ADA S DAVISON REV TRUST  | 2848 E VIRGINIA ST     | MESA          | AZ | 85213 |
| STONE SCOTT L/CHERYL C                        | 3004 N GLENVIEW        | MESA          | AZ | 85213 |
| SURFSIDE TRUST                                | 2124 E VIRGINIA ST     | MESA          | AZ | 85213 |
| SVANS ERIK P/JENNIFER G                       | 2736 E PEARL ST        | MESA          | AZ | 85213 |
| T MICHAEL COHILL & KAREN F COHILL 1999 TRUST  | 2505 E LEHI RD UNIT 17 | MESA          | AZ | 85213 |
| TALLEY LARRY THOMAS                           | 2718 E ORION ST        | MESA          | AZ | 85213 |
| TEIXEIRA SHANNON M/DENNIS J JR                | 2819 E QUENTON ST      | MESA          | AZ | 85213 |
| TENISON JAY JR/RACHEL                         | 2839 E RUSSELL ST      | MESA          | AZ | 85213 |
| THOMAS JEFFREY T/AMANDA L                     | 2709 E PRESTON ST      | MESA          | AZ | 85213 |
| URWILER BONNIE A                              | 2823 E VIRGINIA ST     | MESA          | AZ | 85213 |
| VALLEE SARA C                                 | 2832 E QUENTON ST      | MESA          | AZ | 85213 |
| VAN SANTEN ROGER K/KAREN J                    | 3064 N WINTHROP        | MESA          | AZ | 85213 |
| VINCENT DAVID/LINDSAY                         | 3028 N GLENVIEW        | MESA          | AZ | 85213 |
| WARD JAMES P/THUONG M                         | 2647 E PALM ST         | MESA          | AZ | 85213 |
| WHITE RICHARD T JR/KIMBERLY                   | 2821 E RUSSELL ST      | MESA          | AZ | 85213 |
| WILKINS FAMILY TRUST                          | 3052 N WINTHROP        | MESA          | AZ | 85213 |
| WILLIS KENNETH REED/EMILY                     | 2505 E LEHI RD UNIT 17 | MESA          | AZ | 85213 |
| WILLYERD FREDERICK A/SUZANNE A                | 2862 E VIRGINIA ST     | MESA          | AZ | 85213 |
| WOLFE JOHN/SONIA                              | 2193 ASPENPARK CT      | THOUSAND OAKS | CA | 91362 |
| ZAHID ZUBAIDAH                                | 2906 E RUSSELL ST      | MESA          | AZ | 85213 |
| ZUNDEL DAVID R/KRISTINA                       | 2749 EAST PEARL STREET | MESA          | AZ | 85213 |



# Map





**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

W. Ralph Pew  
Certified Real Estate Specialist  
Sean B. Lake  
Reese L. Anderson

November 6, 2020

## **NOTICE OF NEIGHBORHOOD MEETING**

Dear Neighbor:

This firm represents Reserve 100, LLC (Blandford Homes) in its applications to the City of Mesa for the development of the approximately 41-acre property located on Lehi Road, northeast of McDowell Road and across the street from the LDS church. As you know, Blandford Homes is a local, privately-owned home builder that is known for building high-quality neighborhoods. Blandford Homes is interested in building another high-end project on the property owned by CEMEX sand and gravel. The property is shown below and is also known as Maricopa County Assessor parcel number 141-02-005X. Our request to the City of Mesa is for annexation, and rezoning of the property from Maricopa County RU-43 to RS-15 and RS-9 with a PAD overlay. When approved, this request will allow for the development of a premium gated community of single-family homes.



A neighborhood meeting is scheduled to provide property owners in the area with an opportunity to learn about the proposed development, ask questions, provide comment and input on the proposed development.

This neighborhood meeting will be held electronically via GoToMeeting, to meet the social distancing requirements recommended during the COVID-19 environment. It will be held at the date and time shown below:

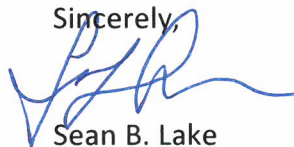
**DATE: November 19, 2020**

**TIME: 6:00 p.m.**

If you wish to participate in the neighborhood meeting, please send an email request to Vanessa MacDonald at [Vanessa.macdonald@pewandlake.com](mailto:Vanessa.macdonald@pewandlake.com) no later than 5:00 p.m. on the day of the meeting, and you will be provided with a link and security code to access the meeting. Alternatively, either Vanessa or I will be happy to discuss the request with you in a phone call.

If you have any questions regarding this matter prior to the neighborhood meeting, you can contact me or Vanessa in my office at 480-461-4670. The City of Mesa has assigned this case to Mr. Evan Balmer, who can be reached at [evan.balmer@mesaaz.gov](mailto:evan.balmer@mesaaz.gov). Please let any of us know if you have questions or concerns regarding this proposed use. A summary of this neighborhood meeting will be part of the public record for this case and provided to the Planning & Zoning Board and City Council as part of the public record for this project.

Sincerely,



Sean B. Lake

**PEW & LAKE, PLC**

Blandford Homes  
presents

*The Grove at Lehi*

Neighborhood Meeting  
November 19, 2020





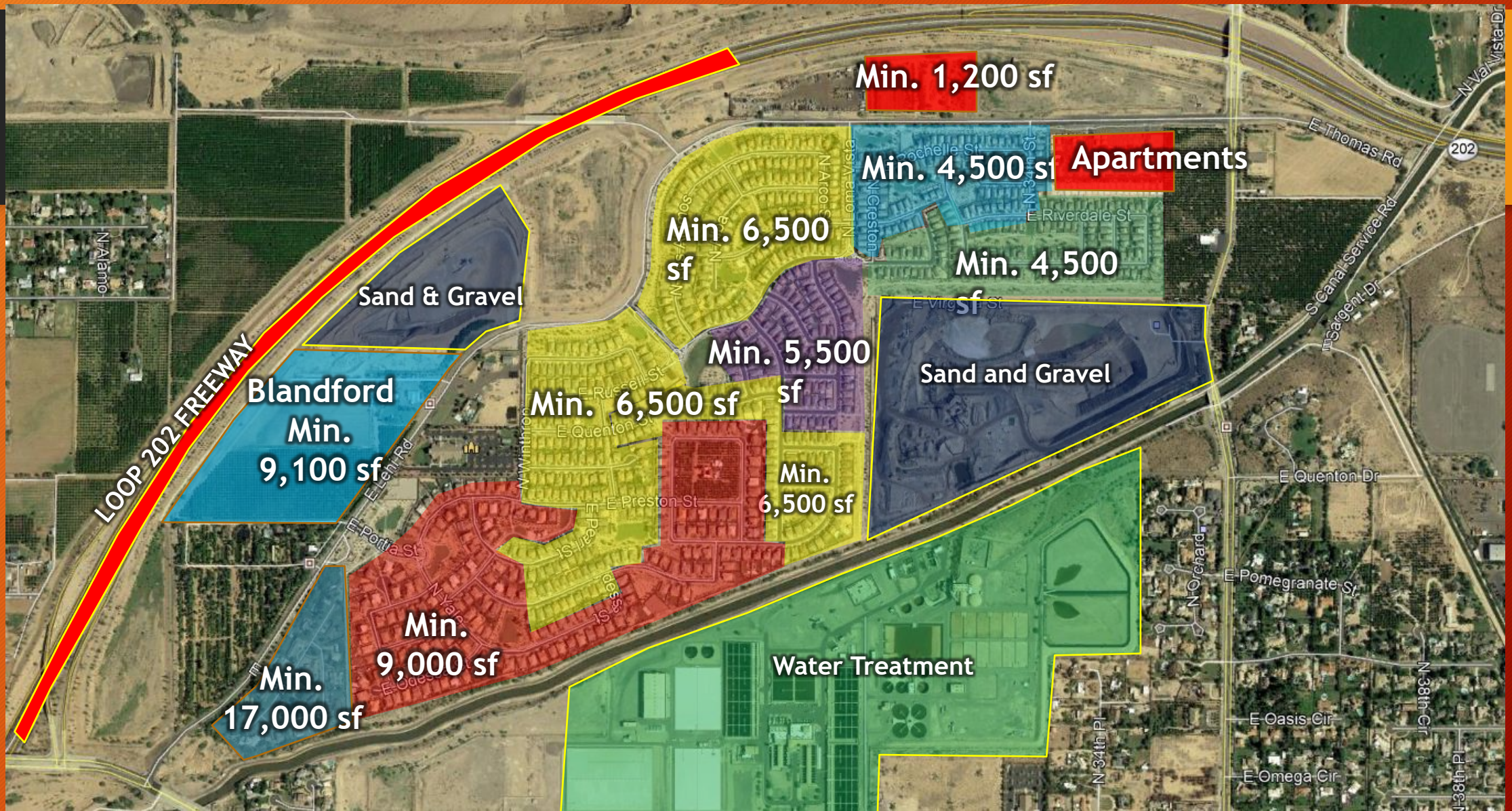
Lehi  
Crossing

Development  
Site  
41.19 acres

LDS Church

Lehi  
Crossing

Citrus  
Walls

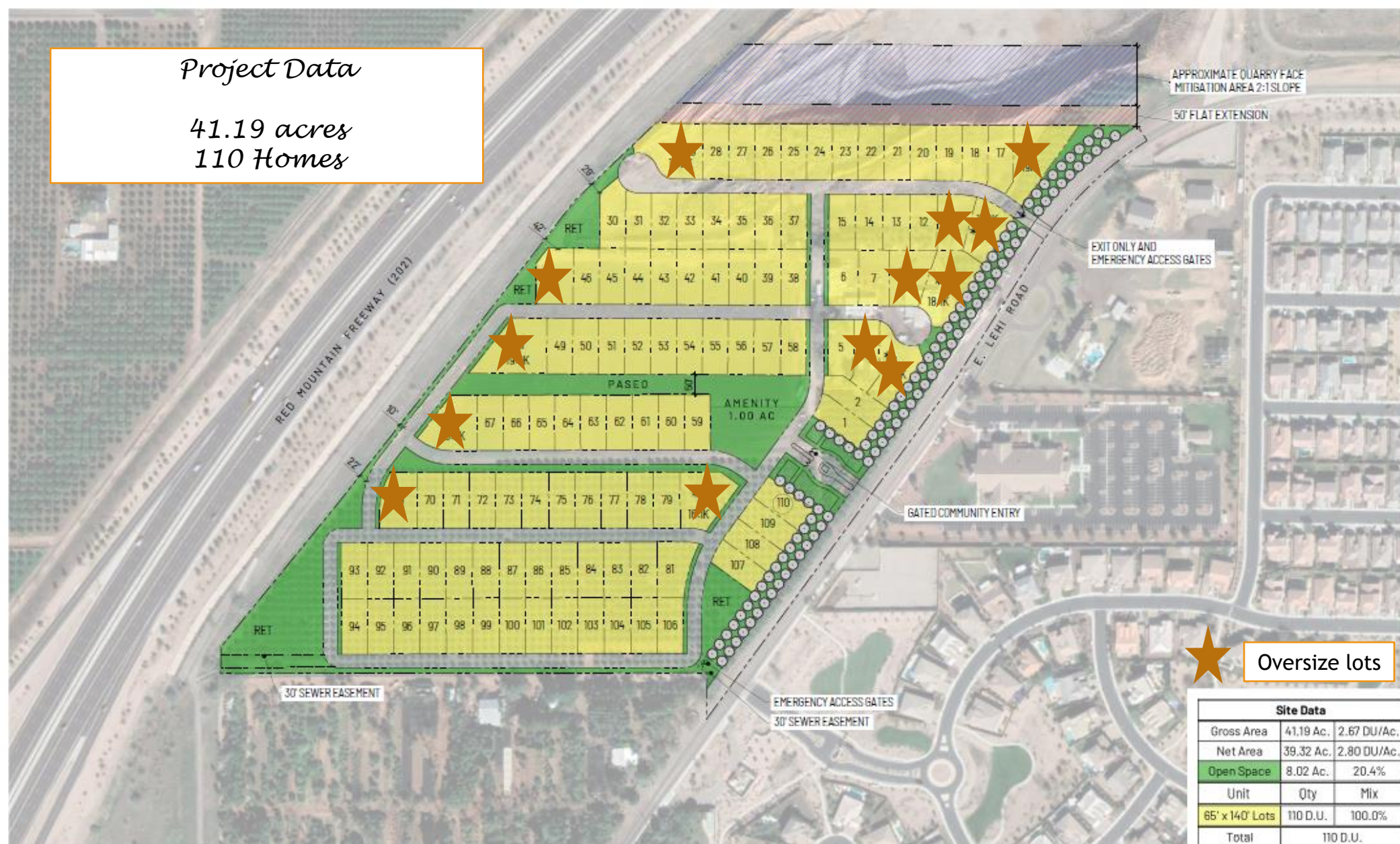


Plan 2  
October 10th



## Project Data

41.19 acres  
110 Homes



Oversize lots

| Site Data       |           |             |
|-----------------|-----------|-------------|
| Gross Area      | 41.19 Ac. | 2.67 DU/Ac. |
| Net Area        | 39.32 Ac. | 2.80 DU/Ac. |
| Open Space      | 8.02 Ac.  | 20.4%       |
| Unit            | Qty       | Mix         |
| 65' x 140' Lots | 110 D.U.  | 100.0%      |
| Total           | 110 D.U.  |             |

\* OVERSIZED LOTS (12)

## Blandford Homes proven record of high end communities in Mesa





# LEGEND

1 RETENTION



- 16 GATE HOUSE
- 17 ENTRY MONUMENT
- 18 VEHICULAR GATES
- 19 VEHICULAR PAVERS



**BLANDFORD  
HOMES**

**THE GROVE AT LEHI**  
Community Amenity

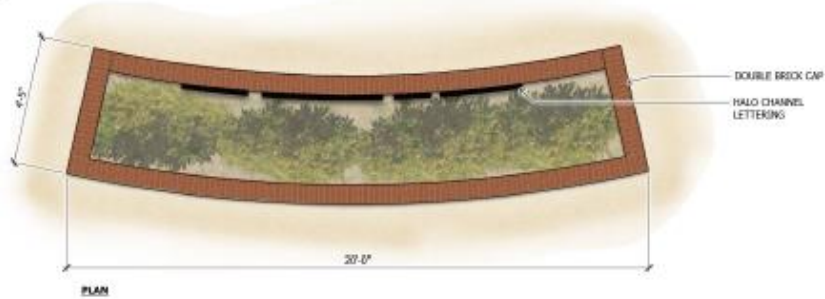
Plan Scale 1" = 20' Date: 11-10-2020  
ABLAUSTUDIO.COM

**AB LA**



## 1 Neighborhood Entry Gate

SCALE: 3/16" = 1'-0"



## 2 Entry Monument

SCALE: 1/2" = 1'-0"



Homes 2,355 to 5,242 sq.ft.  
(3-5 car garage)  
Price **\$550,000 to \$850,000**  
Finished Closed Price





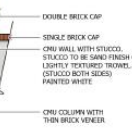


Questions?





| WALL LEGEND                                                                         | DESCRIPTION                                | DETAIL                                          |
|-------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------|
|  | 0'-0" THEME WALL ALONG LEISUREWAY INTERIOR | SEE DETAIL 1, COMMUNITY WALL PROGRAM            |
|  | 4'-0" VIEW FENCE OVER 2'-0" CMU WALL       | SEE DETAIL 2, COMMUNITY WALL PROGRAM            |
|                                                                                     | FENCE OVER 4'-0" CMU WALL                  | SEE DETAIL 3, COMMUNITY WALL PROGRAM            |
|                                                                                     | WALL ALONG LOOP 302 (PUBLIC SIDE)          | SEE DETAIL 4, COMMUNITY WALL PROGRAM            |
|                                                                                     | WALL ALONG LOOP 302 (PRIVATE SIDE)         | SEE DETAIL 5, COMMUNITY WALL PROGRAM            |
|                                                                                     | WALL ALONG PL PROPERTY LINE                | SEE DETAIL 6, COMMUNITY WALL PROGRAM            |
|                                                                                     | WALL OFF-SET FROM S. PROPERTY LINE         | SEE DETAIL 7, COMMUNITY WALL PROGRAM            |
|                                                                                     | INFILTR - REGIONAL                         | SEE DETAIL 2, COMMUNITY SIGNAGE AND GATE ACCESS |
|                                                                                     | GATE WALL COLUMN                           | SEE DETAIL 2, COMMUNITY SIGNAGE AND GATE ACCESS |
|                                                                                     | ALL COLUMN                                 | SEE DETAIL 1 - 7, COMMUNITY WALL PROGRAM        |



DOUBLE BRICK CAP

SINGLE BRICK CAP

CMU WALL WITH STUCCO  
STUCCO TO BE SAND FINISH OR  
LIGHTLY TEXTURED BROWN.

CMU WITH RED SANDED  
PAINTED WHITE

CMU COLUMN WITH  
THIN BRICK VENEER

| Lehi/CEMEX- Neighborhood Meeting Attendees |                           |                            |                   |                                  |
|--------------------------------------------|---------------------------|----------------------------|-------------------|----------------------------------|
| <b>Summary</b>                             |                           |                            |                   |                                  |
| <b>Meeting Date</b>                        | <b>Meeting Duration</b>   | <b>Number of Attendees</b> | <b>Meeting ID</b> |                                  |
| November 19, 2020 5:25 PM MS               | 84 minutes                | 39                         | 450-658-493       |                                  |
| <b>Details</b>                             |                           |                            |                   |                                  |
| <b>Name</b>                                | <b>Email Address</b>      | <b>Join Time</b>           | <b>Leave Time</b> | <b>Time in Session (minutes)</b> |
| +14803969525                               |                           | 6:03 PM                    | 6:16 PM           | 12                               |
| +14805184700                               |                           | 6:21 PM                    | 6:49 PM           | 27                               |
| +14805674268                               |                           | 5:58 PM                    | 6:49 PM           | 51                               |
| +14806228892                               |                           | 6:02 PM                    | 6:49 PM           | 46                               |
| +16023970213                               |                           | 6:16 PM                    | 6:49 PM           | 33                               |
| +16028596150                               |                           | 6:02 PM                    | 6:49 PM           | 46                               |
| Alex                                       |                           | 5:58 PM                    | 6:21 PM           | 23                               |
| Amy Gregory                                |                           | 6:05 PM                    | 6:49 PM           | 44                               |
| Andrew Baron                               | andy.baron@ablastudio.com | 5:59 PM                    | 6:49 PM           | 50                               |
| Ari                                        |                           | 5:54 PM                    | 6:38 PM           | 44                               |
| Chris                                      |                           | 6:14 PM                    | 6:49 PM           | 34                               |
| Chris                                      |                           | 6:23 PM                    | 6:48 PM           | 25                               |
| Colleen Montemayor                         | cmontemayor@awolff.com    | 5:49 PM                    | 6:49 PM           | 60                               |
| Dan And Tammy Kreutz                       | dandtkreutz@hotmail.com   | 5:59 PM                    | 6:49 PM           | 49                               |
| Diane horne                                |                           | 6:43 PM                    | 6:49 PM           | 5                                |
| Evan Balmer                                |                           | 5:53 PM                    | 6:49 PM           | 56                               |
| Freeman                                    |                           | 5:58 PM                    | 6:49 PM           | 50                               |
| Freeman                                    |                           | 5:39 PM                    | 5:40 PM           | 1                                |
| Gary Rees                                  | greesaz@outlook.com       | 6:04 PM                    | 6:49 PM           | 45                               |
| Jeff Churchill                             | jeffchurchill@gmail.com   | 5:54 PM                    | 6:49 PM           | 54                               |
| Jim Perry                                  | 1218cymru@gmail.com       | 6:37 PM                    | 6:49 PM           | 11                               |
| Justin Pierce                              |                           | 6:00 PM                    | 6:41 PM           | 41                               |
| Katie Brown                                | katie.brown@mesaaz.gov    | 6:04 PM                    | 6:49 PM           | 44                               |
| Kaylee Monks                               |                           | 6:05 PM                    | 6:48 PM           | 43                               |
| Kevin                                      |                           | 6:03 PM                    | 6:47 PM           | 44                               |
| Kim Fallbeck                               | kim.fallbeck@mesaaz.gov   | 5:58 PM                    | 6:20 PM           | 21                               |
| Kyle Day                                   | kday@swlaw.com            | 6:25 PM                    | 6:43 PM           | 18                               |
| Kyle Day                                   | kday@swlaw.com            | 6:00 PM                    | 6:22 PM           | 22                               |

|                      |                                  |         |         |    |  |
|----------------------|----------------------------------|---------|---------|----|--|
| Lana Hitchens        | lanalehihoa@gmail.com            | 5:47 PM | 6:49 PM | 61 |  |
| Lisa Davis           |                                  | 6:09 PM | 6:30 PM | 20 |  |
| Lisa Watkins         |                                  | 6:49 PM | 6:49 PM | 0  |  |
| Lisa Watkins         |                                  | 6:00 PM | 6:49 PM | 48 |  |
| M Freeman Family     |                                  | 5:33 PM | 5:35 PM | 1  |  |
| M Freeman Family     |                                  | 5:55 PM | 6:49 PM | 53 |  |
| Mark A. Freeman # 1  |                                  | 6:01 PM | 6:49 PM | 47 |  |
| Mark Wood            |                                  | 5:55 PM | 6:49 PM | 53 |  |
| Michael Vavrinec #14 | mvavrinec@yahoo.com              | 5:58 PM | 6:49 PM | 50 |  |
| Nana Appiah          |                                  | 6:05 PM | 6:49 PM | 43 |  |
| Nicolas Sherman      |                                  | 5:53 PM | 6:49 PM | 55 |  |
| Sean Lake            | Sean.Lake@pewandlake.com         | 5:43 PM | 6:49 PM | 66 |  |
| Steve Nelson         |                                  | 5:53 PM | 6:38 PM | 44 |  |
| Tom Lemon            | salemon2@asu.edu                 | 5:43 PM | 5:45 PM | 1  |  |
| Tom Lemon            | salemon2@asu.edu                 | 5:48 PM | 6:49 PM | 60 |  |
| Trent Nielsen        |                                  | 6:02 PM | 6:49 PM | 46 |  |
| Vanessa MacDonald    | vanessa.macdonald@pewandlake.com | 5:25 PM | 6:49 PM | 84 |  |