

**Blandford Homes- The Grove at Lehi
West Side of Lehi Road Between Thomas and McDowell Roads
Citizen Participation Report
April 13, 2021**

Purpose:

The purpose of the Citizen Participation Report 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 R1-15 PAD.

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

Contact Information:

Those responsible for 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 notified (the registered neighborhood contacts list was obtained from the City of Mesa Neighborhood Outreach Division).
3. An e-mail distribution list was 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

2nd Submittal- March 8, 2021

3rd Submittal- March 23, 2021

Planning and Zoning Board Hearing- April 28, 2021

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

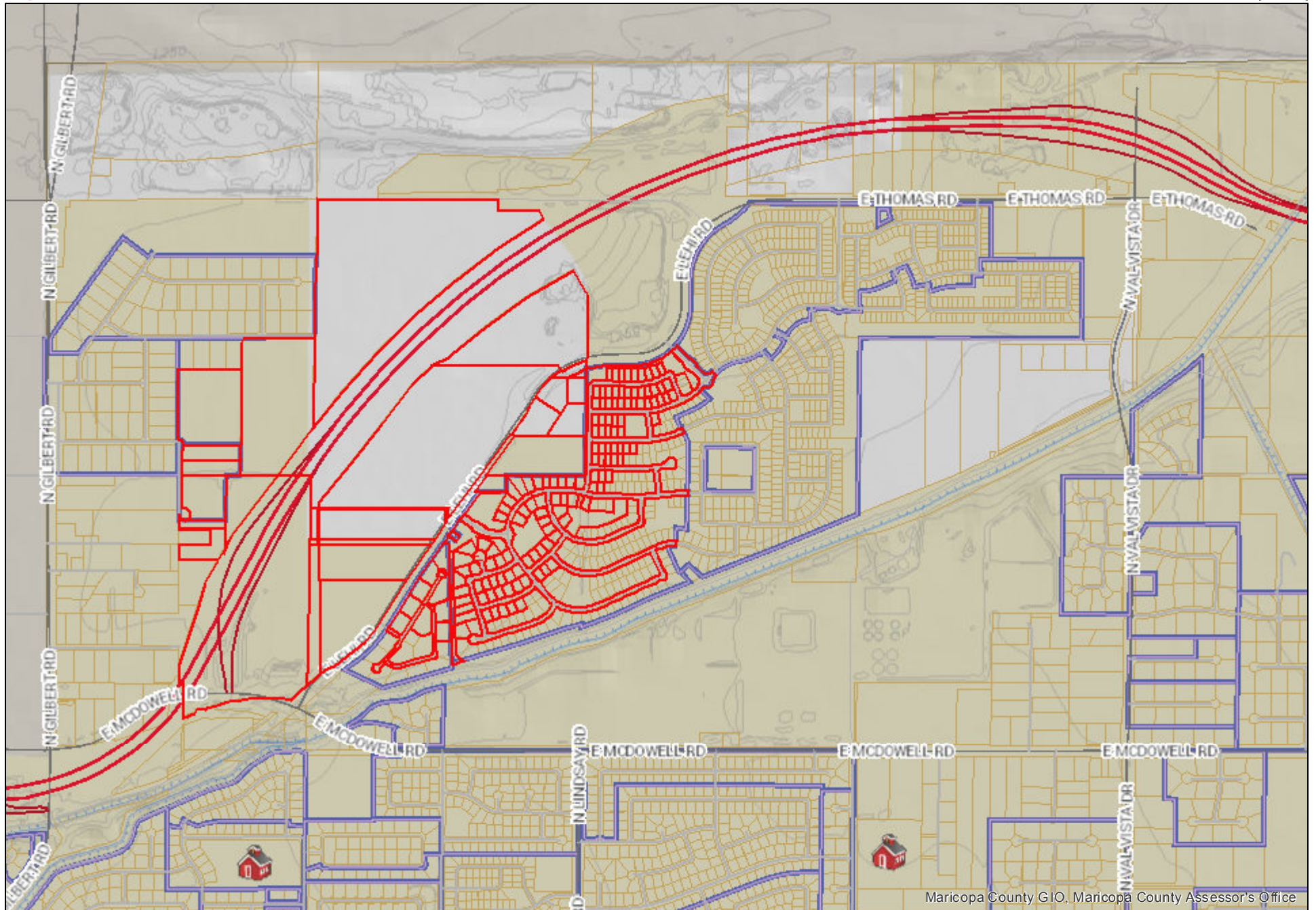
HEWITT TRUST	507 N SPUR DR	PAYSON	AZ	85541
HIRSCHOCKER-HRDlicka LETICIA	2852 E RUSSELL ST	MESA	AZ	85213
HOLLAND LEE SOLIE/MELANIE DUNN	2712 E PRESTON ST	MESA	AZ	85213
HUDSON NANCY A	2843 E QUENTON ST	MESA	AZ	85213
JACOB REED SWAIM TRUST	2505 E LEHI RD UNIT 9	MESA	AZ	85213
JAUREGUI RUBEN D/ERIN L	2840 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

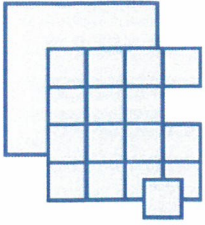
NELSON STEVEN A/KELLY A	2622 E ODESSA CIR	MESA	AZ	85213
NICHOLS JUSTIN/KAYLI	2505 E LEHI RD UNIT 13	MESA	AZ	85213
NIMMO NICHOLAS THOMAS/KRISTIN THERESA	2736 E PRESTON ST	MESA	AZ	85213
OLSON ERIC/KIERSTEN	3066 N KRISTEN CIR	MESA	AZ	85213
OZLIN PHILIP L/ALEANA	2920 E VIRGINIA ST	MESA	AZ	85213
PAYAN NATALIE	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:

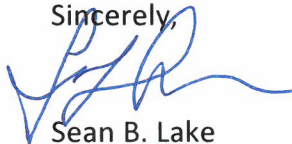
DATE: November 19, 2020

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 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. 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

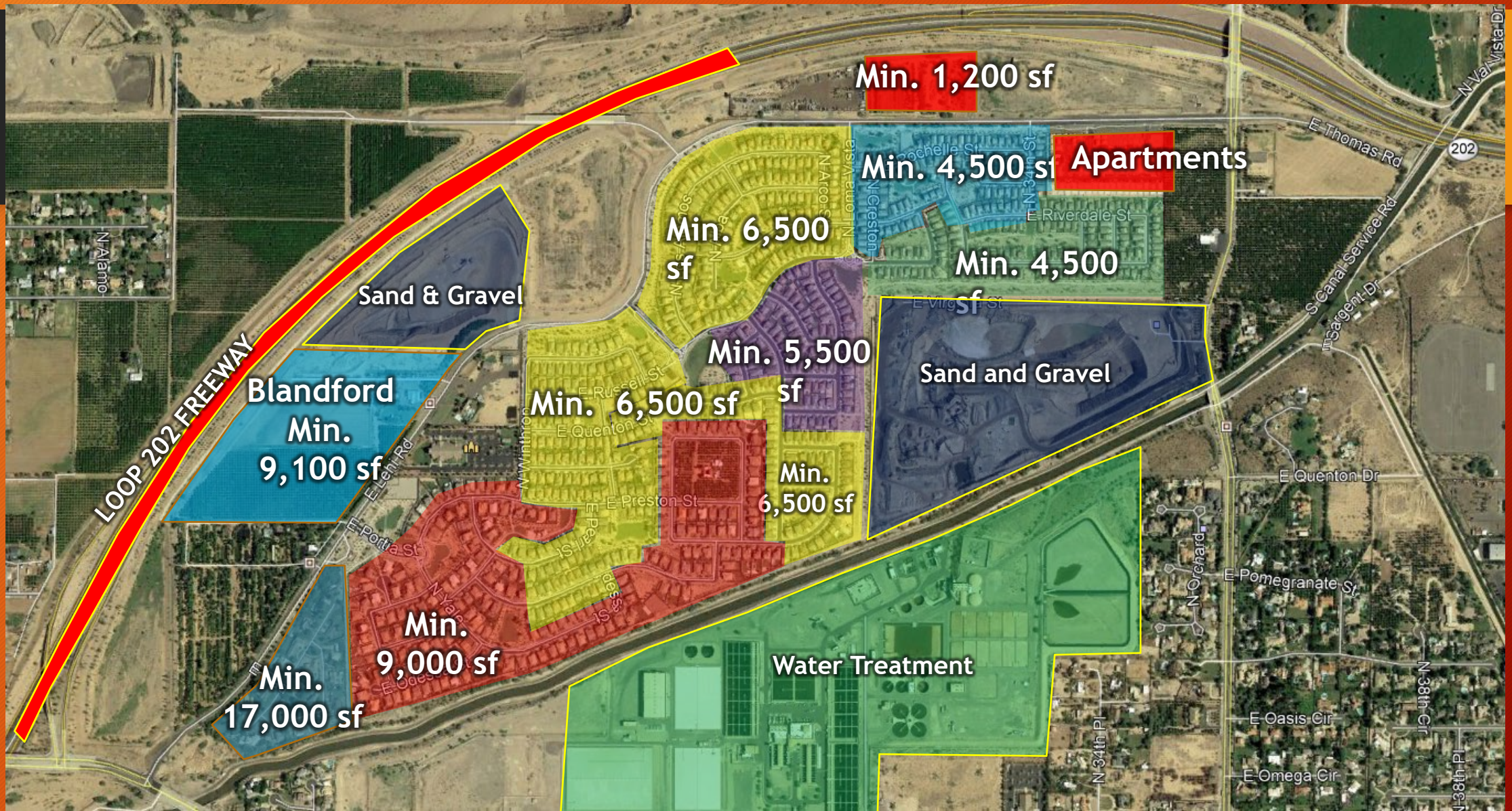
Blandford Homes
presents

The Grove at Lehi

Neighborhood Meeting
November 19, 2020







Plan 2
October 10th



Site Data		
Gross Area	41.19 Ac.	2.91 DU/Ac.
Net Area	39.32 Ac.	3.05 DU/Ac.
Open Space	7.29 Ac.	18.5%
Unit	Qty	Mix
60' x 130' Lots	93 D.U.	77.5%
70' x 140' Lots	27 D.U.	22.5%
Total	120 D.U.	

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)

Double ROW Mature Citrus Trees

High End Executive Housing

Gated Community

Oversize Lots along Lehi Road

Blandford Homes proven record of high end communities in Mesa



Plant Materials Legend

Large Shrubs	1 gal.	Trailing Rosemary	1 gal.
① Cassia alata 'Silver	5 gal.	② Teucrium chamaedrys 'prostratum'	1 gal.
② Silver Cane	5 gal.	③ Shrevea Glandulifera	1 gal.
③ Leucosiphium frutescens	5 gal.	④ Cacti: Accents	Size
④ Texas Sage	5 gal.	⑤ Agave desertiana	5 gal.
Medium Shrubs	5 gal.	⑥ Smooth Leaf Agave	5 gal.
① Encelia farinosa	1 gal.	⑦ Daylily 'wheelie'	5 gal.
② Eremophila maculata 'Valentine'	5 gal.	⑧ Desert Spoon	5 gal.
③ Eremophila hyssopifolia Blue Bell	5 gal.	⑨ Ficus pumila	5 gal.
④ Blue Bell	5 gal.	⑩ Ocotea	5 gal.
⑤ Eremophila glabra spp. cornosa	5 gal.	⑪ Hesperaloe sp. Pink Parakee	5 gal.
⑥ Winter Blush	5 gal.	⑫ Pink Parakee Hesperaloe	5 gal.
⑦ Lantana camara	5 gal.	⑬ Hesperaloe parviflora 'Starlight'	5 gal.
⑧ Bush Lantana	1 gal.	⑭ Brakelights Red Yucca	5 gal.
⑨ Nerium oleander 'Pettie Pink'	5 gal.	⑮ Opuntia santa Rita	5 gal.
⑩ Pettie Pink Oleander	5 gal.	⑯ Purple Pickle Pear	5 gal.
⑪ Rosmarinus officinalis	5 gal.	⑰ Yucca	Size
⑫ Rosemary	5 gal.	⑱ Ficus pumila	5 gal.
⑬ Ruellia brittaniana	5 gal.	⑲ Creeping Fig	5 gal.
⑭ Purple Euclia	5 gal.	⑳ Rosa banksiae	5 gal.
Small Shrubs	5 gal.	㉑ Lady Bank's Rose	5 gal.
① Calliandra viminalis 'Little John'	5 gal.	㉒ Purple Pickle Pear	5 gal.
② Little John Bottle Brush	5 gal.	㉓ Yucca	Size
③ Carissa grandiflora 'Green Carpet'	1 gal.	㉔ Decomposed Granite	Size
④ Green Carpet 'Nash Plant'	1 gal.	㉕ Wood Chips	Size
⑤ Myrtus communis 'compacta'	5 gal.	㉖ Turf	Size
⑥ Dwarf Myrtle	5 gal.	㉗ Concrete Header	Size
⑦ Russellia equidiflora	5 gal.		
⑧ Coral Fountain	5 gal.		
⑨ Teucrium chamaedrys	1 gal.		
⑩ Germander	1 gal.		
⑪ Tecoma x Sierra Apricot	1 gal.		
⑫ Sierra Apricot	1 gal.		

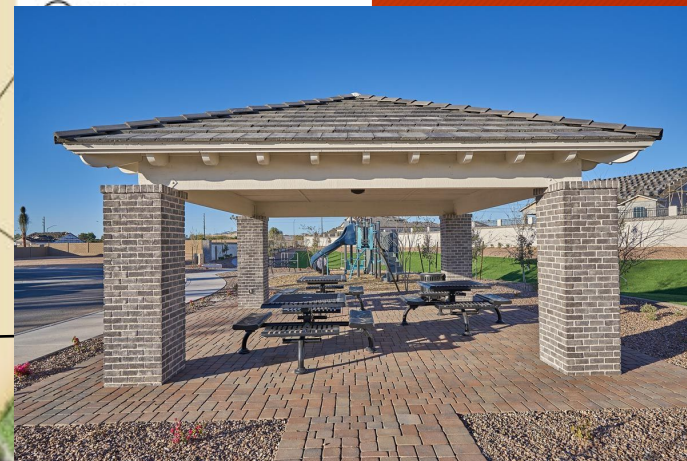
- NOTES:
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.
 - PLANT MATERIAL NOT ADORN COMPLIANT, NOT ALLOWED BY THE R.O.W.

DISCLAIMER: THE DESIGNER HAS REVIEWED THE PROJECT AND HAS NOTICED THAT CHANGES TO THE PLAN AND ALL OTHERS APPLICABLE TO THE PROJECT HAVE BEEN MADE. THE DESIGNER HAS NOTICED THAT CHANGES TO THE PLAN AND ALL OTHERS APPLICABLE TO THE PROJECT HAVE BEEN MADE. THE DESIGNER HAS NOTICED THAT CHANGES TO THE PLAN AND ALL OTHERS APPLICABLE TO THE PROJECT HAVE BEEN MADE.



LEGEND

1 RETENTION



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



**BLANDFORD
HOMES**

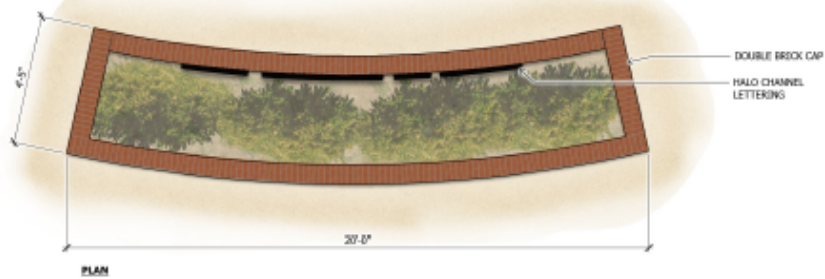
THE GROVE AT LEHI
Community Amenity

Plan Scale 1:20 Date: 11-10-2020
ABLA STUDIO.COM

AB LA



1 Neighborhood Entry Gate
SCALE: 3/16"=1'-0"



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

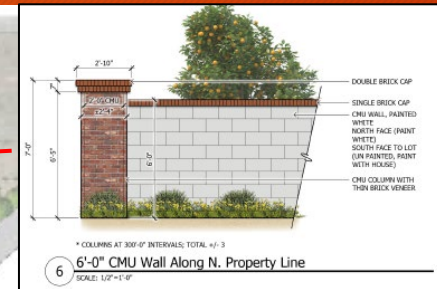
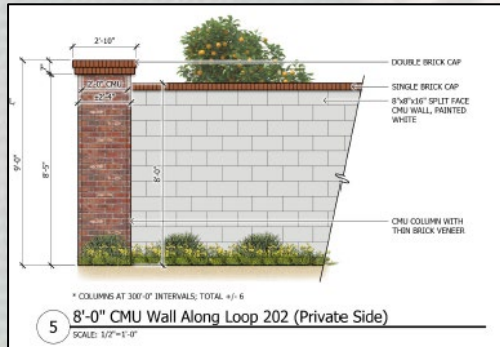


Homes 2,355 to 5,242 sq.ft.
(3-5 car garage)
Price **\$550,000 to \$850,000**
Finished Closed Price



Questions?





WALL LEGEND	DESCRIPTION	DETAIL
	6'-0" THEME WALL ALONG LEHI ROAD / INTERIOR	SEE DETAIL 1, COMMUNITY WALL PROGRAM
	8'-0" VIEW FENCE OVER 2'-0" CMU WALL	SEE DETAIL 2, COMMUNITY WALL PROGRAM
	6'-0" CMU WALL	SEE DETAIL 3, COMMUNITY WALL PROGRAM
	WALL ALONG LOOP 202 (PUBLIC SIDE)	SEE DETAIL 4, COMMUNITY WALL PROGRAM
	WALL ALONG LOOP 202 (PRIVATE SIDE)	SEE DETAIL 5, COMMUNITY WALL PROGRAM
	WALL ALONG N. PROPERTY LINE	SEE DETAIL 6, COMMUNITY WALL PROGRAM
	WALL OFF-SET FROM S. PROPERTY LINE	SEE DETAIL 7, COMMUNITY WALL PROGRAM
	WALL - REGIONAL	SEE DETAIL 2, COMMUNITY SIGNAGE AND GATE ACCESS
	GATE WALL COLUMN	SEE DETAIL 1, COMMUNITY SIGNAGE AND GATE ACCESS
	ALL COLUMN	SEE DETAIL 3-7, COMMUNITY WALL PROGRAM

Lehi/CEMEX- Neighborhood Meeting Attendees				
Summary				
Meeting Date	Meeting Duration	Number of Attendees	Meeting ID	
November 19, 2020 5:25 PM MS	84 minutes	39	450-658-493	
Details				
Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
+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	