

NEIGHBORHOOD MEETING PUBLIC OUTREACH PLAN

1) Introduction

As part of the Conceptual Design process the applicant, Melcor Developments Ltd., is required to hold at least two neighborhood meetings to encourage public participation. The first meeting is an educational session to inform stakeholders of the Town's process and applicable provisions of the Zoning Code. The second meeting is an opportunity for the applicant to present their project, solicit feedback, and address issues and concerns.

This Public Outreach Plan (POP) conforms to the requirements set forth in the Town of Oro Valley Zoning Code Section 22.15 D-Public Participation. This process provides an opportunity for public information and engagement.

2) Project Description

The subject property is located on the northeast corner of Lambert Lane and Shore Cliff Drive. This parcel is part of the existing Melcor Planned Area Development (PAD) that was approved in 1994. The proposed site encompasses approximately 6.46 acres. **See Figure 1- Location Map.** Melcor is developing the property as single family detached homes which are similar to adjacent development.

3) Stakeholders/Home Owners Association (HOA) Affected by the Proposal

This site is surrounded by single family residential development and includes the following HOAs within 600-feet of the proposed development:

- Rivers Edge Community Association
- Rivers Edge HOA
- Rivers Edge Lots 70-102 Community Association
- Pusch Ridge Vista II
- Catalina Ridge Community Association

Homeowners within 600-feet of the proposed subdivision are reflected in **Table 1- Property Owners within 600-feet of the site.**

Table 1-Property Owners within 600-feet

Parcel No.	Owner	Mailing Address
224-28-0850	RIVERS EDGE COMMUNITY ASSOC ATTN: ASSOCIA ARIZONA	6840 N ORACLE RD STE 130, TUCSON AZ 85704-4282
224-28-086A	FIRST AMERICAN TITLE TR 5589 ATTN: RIVERS EDGE COMMUNITY ASSOC	6840 N ORACLE RD STE 130, TUCSON AZ 85704-4282
224-28-1050	RIVERS EDGE COMMUNITY ASSOC	6840 N ORACLE RD STE 130, TUCSON AZ 85704-4282
224-28-1410	RIVERS EDGE LOTS 70-102 COMMUNITY ASSN	3200 E CAMELBACK RD STE 300, PHOENIX AZ 85018-2321
224-28-2520	PUSCH RIDGE VISTAS II HOA	1870 W PRINCE RD STE 47, TUCSON AZ 85705-2969

224-28-3200	RIVERS EDGE HOA ATTN: CADDEN COMMUNITY MANAGEMENT,	1870 W PRINCE RD STE 47, TUCSON AZ 85705-2969
224-28-3210	RIVERS EDGE HOA ATTN: CADDEN COMMUNITY MANAGEMENT,	1870 W PRINCE RD STE 47, TUCSON AZ 85705-2969
224-28-3220	RIVERS EDGE HOA ATTN: CADDEN COMMUNITY MANAGEMENT,	1870 W PRINCE RD STE 47, TUCSON AZ 85705-2969
224-29-0900	CATALINA RIDGE COMMUNITY ASSOC INC	6840 N ORACLE RD STE 130, TUCSON AZ 85704-4282
224-28-0520	LOEBBAKA MELISSA JANE & TIMOTHY ERIC CP/RS	10701 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6887
224-28-0530	EVANO MORGHAN R	10713 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6887
224-28-0190	REMALEY JAMES S	154 BIRCH DR, LEHIGHTON PA 18235-9245
224-28-0540	RUCKER REVOCABLE LIVING TR ATTN: CECIL RANDAL & LINDA M RUCKER TR,	10260 N ALDER SPRING DR TUCSON AZ 85737-9477
224-28-0180	BROWN RODNEY J SR	10736 N AVENIDA VALLEJO TUCSON AZ 85737
224-28-0550	MC DANIEL JACK E & BARBARA J CP/RS	9360 N LA CANADA DR TUCSON AZ 85704-8356
224-28-0170	WILSON CAROLE J	10748 N AVENIDA VALLEJO TUCSON AZ 85737-6895
224-28-0560	MITCHELL PHILLIP S	10749 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6887
224-28-0160	PRITCHARD GRETCHEN M	10760 N AVENIDA VALLEJO TUCSON AZ 85737-6895
224-28-0570	REDONDO ALBERT & JUANITA REVOC TR	39853 20TH ST W PALMDALE CA 93551-3201
224-28-0150	PEELER GRADY L JR	10772 N AVENIDA VALLEJO TUCSON AZ 85737-6895
224-28-1070	BABER WILLIAM & ROBIN CP/RS	10795 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6887
224-28-1400	RIVERS EDGE LOTS 70-102 COMMUNITY ASSN	3200 E CAMELBACK RD STE 300, PHOENIX AZ 85018-2321
224-28-1080	BRAUN KEVIN J & TINA K CP/RS	10805 N AVENIDA VALLEJO TUCSON AZ 85737-6800
224-28-1090	MC MORDIE CHRISTOPHER L & DONNA R CP/RS	10815 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6800
224-28-1210	SARALEGUI AARON C & JOVANNA G CP/RS	10824 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6895
224-28-1100	LEMAS-PEREZ CHRISTIAN	10825 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6800
224-28-1200	KOLT MEREDITH C REVOC TR	10834 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6895
224-28-1110	GUTIERREZ CARLOS A & PALACIOS MELISSA M CP/RS	10835 N AVENIDA VALLEJO TUCSON AZ 85737-6800
224-28-1190	RODE JAMES J & BARBARA J JT/RS	10844 N AVENIDA VALLEJO TUCSON AZ 85737-6895
224-28-1120	SPAETE STEPHAN D & KAREN CP/RS	10845 N AVENIDA VALLEJO

		TUCSON AZ 85737-6800
224-28-1180	VALMONT ERIC J & BRITTANY L CP/RS	10854 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6895
224-28-1130	LEINER GREGORY PHILLIP & BUCHANAN-LEINER SARAH CP/RS	10855 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6800
224-28-1170	SKLAR JEFFREY L & CAITLIN R CP/RS	8541 N GAETANO LOOP TUCSON AZ 85742-8500
224-28-1140	CRIDER JONATHON & MELANIE CP/RS	10865 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6800
224-28-1160	PAPALE THOMAS F & TINA CP/RS	10874 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6895
224-28-1150	BENAVIDES RYAN & JODI RAE CP/RS	10875 N AVENIDA VALLEJO ORO VALLEY AZ 85737-6800
224-28-2780	ENHOLM SHARON P LIVING TR	188 E BREARLEY DR, ORO VALLEY AZ 85737-6641
224-28-2770	BRASS STEVEN DAVID & AVERSA DONNA M JT/RS	12670 N RUNNING COYOTE DR ORO VALLEY AZ 85755-1742
224-28-2760	MASSEY DOUGLAS J	192 E BREARLEY DR, ORO VALLEY AZ 85737-6641
224-28-2750	MAXEY KIMBERLY	194 E BREARLEY DR TUCSON AZ 85737-6641
224-28-2740	DARST LIVING TR ATTN: GARY D & MAUREEN DARST TR,	198 E BREARLEY DR, ORO VALLEY AZ 85737-6641
224-28-2730	YANG JEROME & MARGARITA T & NG MATTHEW T & CRISTINA T ALL JT/RS	5431 N CALLE ESTRELLA TUCSON AZ 85749-9129
224-28-2720	LOUIS EDWIN G & THERESA A CP/RS	13003 W 102ND TER LENEXA KS 66215-1845
224-28-3030	ARKEN TR 1/2 & STARK-BARNETT REVOC LIVING TR 1/2 ATTN: DRAEGETH TR & MARILYN J STARK TR ET AL,	203 E BREARLEY DR, ORO VALLEY AZ 85737-6640
224-28-2710	MEYER RICHARD J & NEELY PATRICIA A CP/RS	204 E BREARLEY DR, ORO VALLEY AZ 85737-6641
224-28-3040	HICKS LIVING TR ATTN: JAMES R & MAUREEN B HICKS TR,	205 E BREARLEY DR, ORO VALLEY AZ 85737-6640
224-28-3050	WALISER THOMAS J	207 E BREARLEY DR TUCSON AZ 85737-6640
224-28-2700	KULVATUNYOU NARONG & WONGNIKOM PANIT CP/RS	208 E BREARLEY DR, ORO VALLEY AZ 85737-6641
224-28-3060	CARNES JOHN W & SANDRA K JT/RS	PO BOX 36223 TUCSON AZ 85740-6223
224-28-3070	BRAUNREITER GARRETT J & LISA M CP/RS	211 E BREARLEY DR, ORO VALLEY AZ 85737-6640
224-28-3080	MOLDEN JENNIFER & ADAM T CP/RS	213 E BREARLEY DR, ORO VALLEY AZ 85737-6640
224-28-3090	MYERS MASON K JR	215 E BREARLEY DR, ORO VALLEY AZ 85737-6640
224-28-1390	BERL SYDELLE C LIVING TR ATTN: HOWARD LAWRENCE BERL	436 E CHANNEL VIEW PL, ORO VALLEY AZ 85737-6624
224-28-1380	YURS BRYAN	456 E CHANNEL VIEW PL,

		TUCSON AZ 85737-6624
224-28-1370	NAGARAJAN KARTHIGEYAN & PARIMALA CP/RS	476 E CHANNEL VIEW PL, ORO VALLEY AZ 85737-6624
224-28-1360	KAUFMAN JEFFREY T & AMY G CP/RS	496 E CHANNEL VIEW PL, ORO VALLEY AZ 85737-6624
224-28-1220	WRIGHT LABORDE FAMILY TR ATTN: STEVEN WRIGHT & RANDY LA BORDE TR,	501 E CHANNEL VIEW PL TUCSON AZ 85737-6624
224-28-1350	ALAMEDA DAMIEN MASAMORI & LESLIE ANN LIVING TR	506 E CHANNEL VIEW PL, ORO VALLEY AZ 85737-6624
224-28-1340	NAPOLITANO EMIDDIO & WITTE BRANDY CP/RS	518 E CHANNEL VIEW PL, ORO VALLEY AZ 85737-6624
224-28-1230	FERNANDEZ ALBERTO N & DAVILA MARIA CP/RS	519 E CHANNEL VIEW PL, ORO VALLEY AZ 85737-6624
224-28-1240	HISEY JASON R	1512 W APRIL BLOSSOMS PL TUCSON AZ 85737-8801
224-28-2340	ROMEO PETER & SUZANNE CP/RS	242 E DESERT LEDGE PL, ORO VALLEY AZ 85737-7372
224-28-2330	ASBURY THOMAS S LIVING TR	247 E DESERT LEDGE PL, ORO VALLEY AZ 85737-7372
224-29-0630	OXUZIDIS BAYSON & JENNIFER L CP/RS	10900 N JOY FAITH DR, ORO VALLEY AZ 85737-7380
224-29-0640	MYERS RICHARD & JUDY FAMILY TR	10902 N JOY FAITH DR, ORO VALLEY AZ 85737-7380
224-29-0620	CARREAU GERALD & POTVIN EVELYNE CP/RS	5643 SCOTCH RIDGE RD DUANESBURG NY 12056-2109
224-29-0650	HELINSKI DENNIS M & NATALIE J CP/RS	10914 N JOY FAITH DR, ORO VALLEY AZ 85737-7380
224-29-0610	FORBES FAMILY TR ATTN: PETER K FORBES & JULIE B FORBES TR,	10925 N JOY FAITH DR, ORO VALLEY AZ 85737-7380
224-29-0660	DILLARD FAMILY REVOC TR ATTN: MICHAEL D & KRISHA H DILLIARD TR,	10926 N JOY FAITH DR, ORO VALLEY AZ 85737-7380
224-29-0600	ALFSON FAMILY REVOC TR ATTN: JOHN R ALFSON & BRENDA B ALFSON TR,	10937 N JOY FAITH DR TUCSON AZ 85737-7380
224-29-0590	WORKMAN LIVING TR ATTN: JOHN D & M SUSAN WORKMAN TR,	10953 N JOY FAITH DR, ORO VALLEY AZ 85737-7380
224-29-0580	BEASLEY JAMES & SYLVIA LIVING TR	10969 N JOY FAITH DR, ORO VALLEY AZ 85737-7380
224-28-2510	PUSCH RIDGE VISTAS II HOA	1870 W PRINCE RD STE 47, TUCSON AZ 85705-2969
224-29-0670	KELLAMS GRANT KARL & DEBRA PISANI REVOC TR	410 E NATASHA CT, ORO VALLEY AZ 85737-7383
224-28-2410	RAMIREZ SANTIAGO C	PO BOX 64836 TUCSON AZ 85728-4836
224-28-2400	ODENWELLER JOSEPH D & LOIS J REVOCABLE TRUST AGREEMENT	10840 N PUSCH RIDGE VIEW PL ORO VALLEY AZ 85737-7370
224-28-2390	DUFFY JOAN A REVOC LIVING TR	3122 WAUCHEETA TRL MADISON WI 53711-5952
224-28-2420	RAMALINGAM PRABHAKAR & REDDY ASHWINI CP/RS	10857 N PUSCH RIDGE VIEW PL ORO VALLEY AZ 85737-7371

224-28-2380	ROSE JASON N & CRAWFORD VALERIE N JT/RS	10868 N PUSCH RIDGE VIEW PL ORO VALLEY AZ 85737-7370
224-28-2430	SCHNEPF REVOC TR ATTN: HENRY P & LINDA A SCHNEPF TR,	3214 CLAY ST, NEWPORT BEACH CA 92663-4207
224-28-2370	SMITH CHAD H & CANDACE WAITS CP/RS	10884 N PUSCH RIDGE VIEW PL TUCSON AZ 85737-7370
224-28-2440	GOLDSTEIN ADAM & DANA TR	10889 N PUSCH RIDGE VIEW PL ORO VALLEY AZ 85737-7371
224-28-2360	CORDOVA RICHARD M & ROSALINDA C CP/RS	10902 N PUSCH RIDGE VIEW PL ORO VALLEY AZ 85737-7368
224-28-2350	ZIEGLER STEPHEN L	10916 N PUSCH RIDGE VIEW PL ORO VALLEY AZ 85737-7368
224-28-0230	MIAHI-NEYSI FOAD & HAIEDEH CP/RS	10751 N RIVER POINT CT TUCSON AZ 85737-6893
224-28-0240	HAUN CHAD D & GODSIL REBEKAH M	10765 N RIVER POINT CT ORO VALLEY AZ 85737-6893
224-28-0270	CUMMINS JENNIFER WILCOX	10768 N RIVER POINT CT ORO VALLEY AZ 85737-6893
224-28-0250	STEFFENS LYLE H & KARI J	10779 N RIVER POINT CT TUCSON AZ 85737-6893
224-28-0260	WILSON JAMES R & IRMA C JT/RS	932 S ABREGO DR, GREEN VALLEY AZ 85614-2102
224-28-0510	ZELAYA TR ATTN: NEREIDA WALTERS,	5239 STRAWBERRY RD ANCHORAGE AK 99502
224-28-0200	MC CANN SHARON ANN	499 E RIVER WALK DR TUCSON AZ 85737-6894
224-28-0210	SHAPIRO GREGORY & DANILO CHRISTIANE A JT/RS	513 E RIVER WALK DR TUCSON AZ 85737-6894
224-28-0220	WILSON FAMILY TR ATTN: KENNETH M & SUE F WILSON TR,	10645 N ORACLE RD STE 121 PMB 224, ORO VALLEY AZ 85737-9388
224-28-0900	RATHBUN FAYE E	1041 W STARGAZER PL, ORO VALLEY AZ 85737-8692
224-28-0890	FALK RONALD L & ANNA M CP/RS	1040 BELLA DONA RD LEXINGTON KY 40515-6476
224-28-0880	MANING WALTER R	10701 N SHORE CLIFF DR ORO VALLEY AZ 85737-6883
224-28-0870	HAUGLIE ANGELA R	10741 N SHORE CLIFF DR TUCSON AZ 85737-6883
224-28-0950	RANGLES PATRICK M & AMY A CP/RS	206 E SHORE CLIFF PL TUCSON AZ 85737-7353
224-28-0940	MERLINO ROLAND	209 E SHORE CLIFF PL TUCSON AZ 85737-7353
224-28-0960	HENRY MICHELE E	222 E SHORE CLIFF PL, TUCSON AZ 85737-7353
224-28-0930	SIMON BARBARA A BYRNE & CLARK B CP/RS	225 E SHORE CLIFF PL, ORO VALLEY AZ 85737-7353
224-28-0970	BERGSTRAND CYNTHIA	238 E SHORE CLIFF PL TUCSON AZ 85737-7353

224-28-0920	LOCASCIO PATRICK A & ANN O CP/RS	241 E SHORE CLIFF PL TUCSON AZ 85737-7353
224-28-0980	ASHBAUGH TR ATTN: ROBERT L & TERRIE L ASHBAUGH TR,	254 E SHORE CLIFF PL TUCSON AZ 85737-7353
224-28-0910	MATSCHKE WAYNE D	257 E SHORE CLIFF PL TUCSON AZ 85737-7353
224-28-0990	RODRIGUEZ FAMILY TR ATTN: ROBERT A & MARTHA M RODRIGUEZ TR,	12112 N RANCHO VISTOSO BLVD STE 150 PMB 111, ORO VALLEY AZ 85755-1841
224-28-1000	SCHOLL WILLIAM & CLAIRE FAMILY REVOC TR	286 E SHORE CLIFF PL TUCSON AZ 85737-7353
224-28-1010	CASADY ELAINE M REVOC LIVING TR	PO BOX 68007 ORO VALLEY AZ 85737-8007
224-28-1020	MOFFAT JAMES BRIAN & JENNIFER LEE CP/RS	318 E SHORE CLIFF PL, ORO VALLEY AZ 85737-6884
224-28-0750	LATORRE FRANCISCO J & MARINI-LATORRE NOHELY B CP/RS	331 E SHORE CLIFF PL TUCSON AZ 85737-6885
224-28-1030	ASHBY JILL	334 E SHORE CLIFF PL TUCSON AZ 85737
224-28-0740	BLANZ GORDON K FAMILY TR 1/2 & LONG JOAN D TR ½ ATTN: GORDON K BLANZ & JOAN D LONG TR,	345 E SHORE CLIFF PL TUCSON AZ 85737-6885
224-28-0780	CRUSE DONALD R LIVING TRUST	348 E SHORE CLIFF PL, ORO VALLEY AZ 85737-6884
224-28-0730	SEYFRIED BARBARA A TR	3441 DAVIS ST, EVANSTON IL 60203-1723
224-28-0790	HARNER FAMILY TR ATTN: DONALD S & KATHRYN W HARNER TR,	1086 E CREEKSIDE CT SISTERS OR 97759-9870
224-28-0720	WOLF WALTER V & BARBARA M CP/RS	373 E SHORE CLIFF PL, ORO VALLEY AZ 85737-6885
224-28-0800	DOW BRADFORD R & PICCOLI TEMPLE TAYLOR JT/RS	376 E SHORE CLIFF PL, ORO VALLEY AZ 85737-6884
224-28-0710	NICHOLS ROY & MI YEON CP/RS	387 E SHORE CLIFF PL, ORO VALLEY AZ 85737-6885
224-28-0810	HOWARD ROSEMARIE PATRICIA	390 E SHORE CLIFF PL, ORO VALLEY AZ 85737-6884
224-28-0820	J CAMERON FAMILY TRUST ATTN: CAMERON JOSEPH J & JANICE A,	404 E SHORE CLIFF PL, ORO VALLEY AZ 85737-6884
224-28-0640	ROBINSON FAMILY TR ATTN: JOHN R & ROBYN S ROBINSON TR,	315 E STREAMS EDGE PL, ORO VALLEY AZ 85737-6873
224-28-0650	GARBER RICHARD LEON REVOC STREAMS EDGE TR	318 E STREAMS EDGE PL TUCSON AZ 85737-6886
224-28-0630	THROCKMORTON STEVEN & CRYSTAL A JT/RS	329 E STREAMS EDGE PL TUCSON AZ 85737
224-28-0660	HUNTLEY DONALD D & DIANA K CP/RS	332 E STREAMS EDGE PL TUCSON AZ 85737-6886
224-28-0620	JIMENEZ SERGIO	343 E STREAMS EDGE PL TUCSON AZ 85737-6873
224-28-0670	OLIVAS RONALD J & CARMEN D CP/RS	778 E PRESCOTT DR

		CHANDLER AZ 85249-3054
224-28-0610	SYBERT JERRY M & REBECCA C JT/RS	357 E STREAMS EDGE PL ORO VALLEY AZ 85737
224-28-0680	FERREL LUKE J & MARQUETTE A CP/RS	360 E STREAMS EDGE PL TUCSON AZ 85737-6886
224-28-0600	CASIMATES JOHN J JR & JESSICA A JT/RS	371 E STREAMS EDGE PL, ORO VALLEY AZ 85737-6873
224-28-0690	RIGGINS ANTHOL E & SALLY A JT/RS	374 E STREAMS EDGE PL, ORO VALLEY AZ 85737-6886
224-28-0590	SLAT STEPHEN P & PATRICIA M CP/RS	385 E STREAMS EDGE PL ORO VALLEY AZ 85737
224-28-0700	GRADY DAVID HENRY & KAY BALDWIN REVOC LIVING TR	388 E STREAMS EDGE PL TUCSON AZ 85737-6886
224-28-0580	SCHITO MARCO & HAWTHORNE AUDREY CP/RS	399 E STREAMS EDGE PL TUCSON AZ 85737-6873

4) Proposed Neighborhood Meeting Process

a) Number of Meetings

- i) Two (2) neighborhood meetings will be held informing project type and presenting the proposed layout to solicit public input.

b) Meeting Locations

- i) Neighborhood meetings will be held at Town of Oro Valley City Council Chambers, 11,000 N. La Canada Drive, a facility that is accessible to the public and which provides access for persons with disabilities.

c) Scheduling

- i) Neighborhood meetings will be scheduled on a weekday evenings so that working residents may attend, but may be adapted to neighborhood needs, as appropriate.
- ii) The first meeting will be scheduled prior to formal submittal of the application.
- iii) The second meeting will be scheduled prior to the formal Planning and Zoning Commission Hearing.
- iv) Subsequent meeting may be held during the public hearing process to provide the opportunity to understand resident's position relative to the request.

d) Meeting Notification

- i) Notice shall be provided to all persons and entities identified in the public outreach plan. At a minimum, public notice shall be provided fifteen (15) days prior to the meeting including:
 - (1) A description and the location, date and time of meeting shall be mailed to property owners within six hundred (600) feet for the neighborhood meeting. The notification area may be expanded to include entire neighborhoods or subdivisions which may be impacted by the request, as determined by the Planning and Zoning Administrator.
 - (2) Sign(s) shall be posted on or near the property and shall be a minimum of three (3) feet by four (4) feet in area and use five (5) inch letters for the title.

e) Facilitation

- (1) A facilitator designated by Rick Engineering Company will assist the Applicant with neighborhood meetings.

