



**CITIZEN PARTICIPATION PLAN (CPP)
FOR
*GRANDEVITA, A BIOCIDY ENTERPRISE***

CASE # PL

Submitted to:



City of Mesa Planning Department
55 N. Center Street
Mesa, AZ 85201

Prepared by:
The Planning Center
2 E Congress Street, Suite 600
Tucson, AZ 85701

July 2018

CPP

GrandeVita, A BioCity Enterprise

Brief Description: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of GrandeVita, A BioCity Enterprise located just east of Crismon Road along Hampton Avenue in Mesa, Arizona regarding an application for a rezone and PAD application with the associated site plan and CUP and SUP applications. This request is to allow for a mixed-use development consisting of uses such as: medical offices, restaurant and café, hotels, nursing school/ rehab facility and assisted/independent living facility on approximately 16.4 acres. We will use these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this development can bring to the community and address any concerns or questions.

Proposed Notification Letter: Attached

Proposed Sign Text: Attached

Proposed Format of Neighborhood Meeting: The format of the neighborhood meeting will be a group presentation of the applicant to attendees, followed by a question and answer period. This format allows all participants, including applicants, citizens, and staff, to hear the proposal, comments and questions on the proposal and the applicant's responses. The Planning Center and project team is prepared to solicit input and exchange information about the application request to result in an application that is responsive to neighborhood concerns. This meeting should take place at a nearby Mesa elementary school near the subject site which is approved by the Mesa Unified School District and is available between 5 and 7pm on a Tuesday, Wednesday or Thursday evening to allow for the most citizen participation.

Notification Information:

- Notification Area Map – (Attached) Property Owners within 1,000 ft.
- Registered Neighborhood/ HOAs within 1,000 ft. – (Attached)
- Date of Notice Sent – A minimum of 15 days prior to neighborhood meeting
- Confirmation with Planning Staff date and time of meeting

Interested Parties: Anyone interested in the project can attend the neighborhood meeting or contact the staff planner for the case or The Planning Center at: 480-750-7300 or via email at: bunderwood@azplanningcenter.com as is also listed on the neighborhood notification letter. Those who attend and sign in and provide their contact information will also be added to the list of contacts for updates if they are not already on the contact list.

Notification of Changes/ Amendments: Any notifications for changes in the application request will be mailed to the original notification list with the addition of anyone who has requested more information at the neighborhood meeting, via email or phone. Updates regarding the project and public engagement will be sent to the City staff project manager as items and input is received if after received after the final report is submitted.

Proposed CPP Schedule:

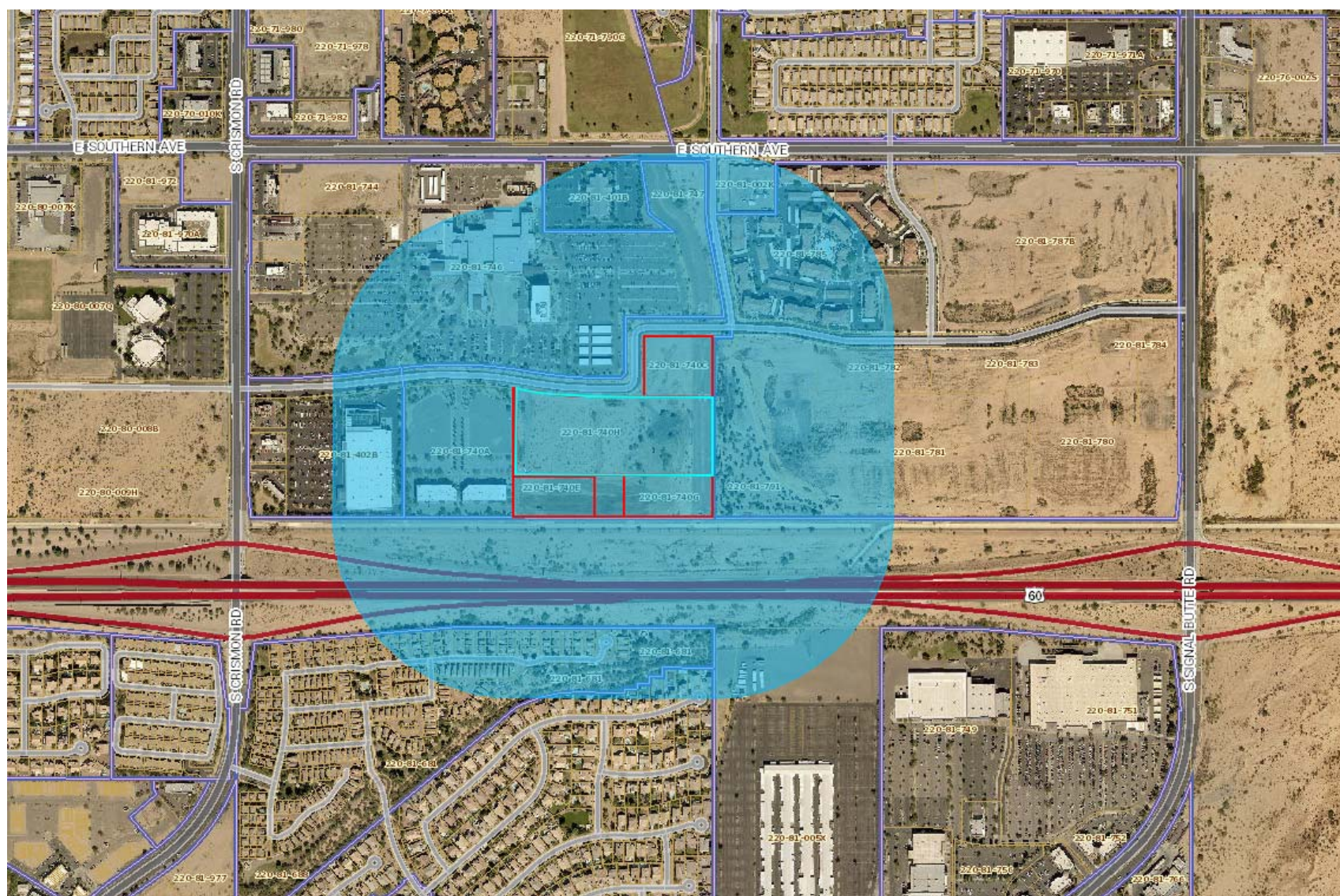
Submittal of Citizen Participation Plan – July 2018

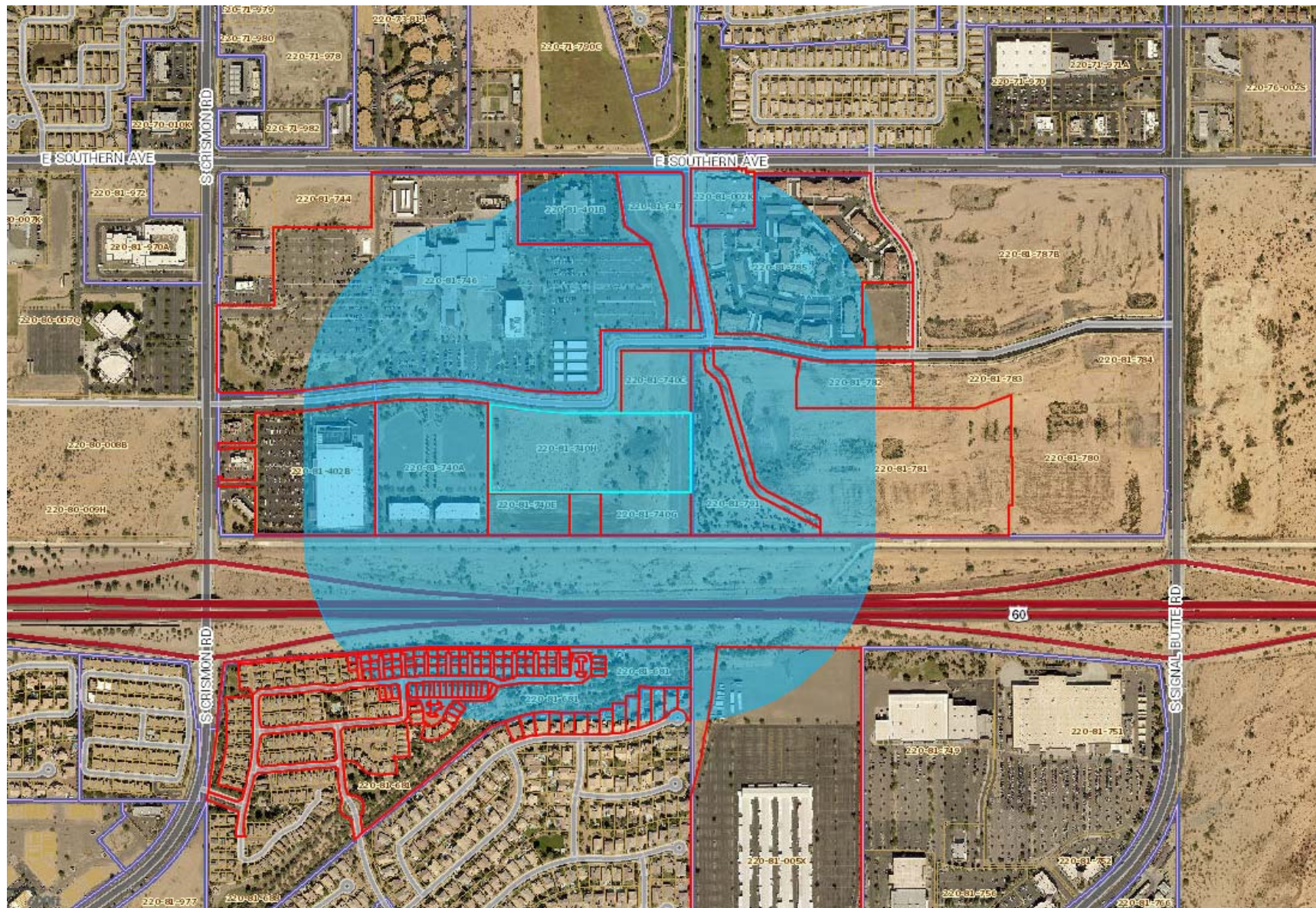
Anticipated Submittal of Notification Mailings and Posting of Site – August 2018

Anticipated Neighborhood Meeting – August 2018

Anticipated Submittal of Citizen Participation Final Report – September 2018

Authorization to Proceed by Mesa City Staff Planner: TBD





AH4R PROPERTIES LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301-2148
APN: 220-81-548

ALLISON SHAWN M/EILEEN
10410 E IDAHO AVE
MESA, AZ 85208
APN: 220-81-158

BENNETT JAMIE N
1645 S LARAMIE
MESA, AZ 85209
APN: 220-81-545

BEVERIDGE VICKI LYNN
6560 E FLAT IRON LP
SUPERSTITION MOUNTAIN, AZ 85118
APN: 220-81-524

BOHANNON ROBERT/DIANE
436 W TRIBOULET LN
SAN TAN VALLEY, AZ 85143
APN: 220-81-513

BRENDEL AMANDA LYN
10147 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-534

BREWER TINA MARIE
10132 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-469

BROWN SHAUN R/KRYSTA M
10320 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-521

BRUCE A LOCKE FAMILY TRUST
10139 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-546

BUCKLE JOHN STEVEN
10145 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-535

BUSBY MARVEN L
212 E PEDERSEN DR
ST DAVID, AZ 85630
APN: 220-81-507

BYRNES ROBERT S/BARBARA A
10135 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-547

C & A BRAZEAL FAMILY TRUST
10218 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-495

CALLAHAN DERIK/ASHLEY
10136 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-471

CARBAJAL JANET L
10222 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-497

CARR BRIAN/SARAH
10160 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-483

CHURCH JESUS CHRIST OF LATTER-DAY
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150
APN: 220-81-401B

CLOUGH JUSTIN
10164 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-485

CRISMON CREEK VILLAGE HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209
APN: 220-81-681

CRISMON SUPERSTITION DEVELOPMENT
8580 S COLLEGE LN
TEMPE, AZ 85284
APN: 220-81-740A

CUNNINGHAM CHRIS RYAN/EDWINA
10422 E IDAHO CIR
MESA, AZ 85209
APN: 220-81-160

CUPPLES ALLEN R/TALLY A
2948 DESERT BLOOM
ALAMOGORDO, NM 88310
APN: 220-81-492

DD/MOUNTAIN VISTA LLC
15436 N FLORIDA AVE STE 200
TAMPA, FL 33613
APN: 220-81-781

ENGLISH ANDREW D
10228 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-500

FAGIN SANDRA J TR/ETAL
7131 E RANCHO VISTA DR UNIT 3011
SCOTTSDALE, AZ 85251
APN: 220-81-528

FLETCHER CURTIS D/JESSICA R
10144 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-475

FLETCHER CURTIS D/JESSICA RAE
10216 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-494

FOSTER MEGAN L
10210 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-491

FOUNTAIN RACHEL MICHELLE/HEATH ALAN
10150 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-478

FRAZIER LARA DENAE
10120 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-463

GALAS JAMES/CATHERINE
2345 E HERMOSA VISTA
MESA, AZ 85213
APN: 220-81-518

GONZALEZ FAMILY LIVING TRUST
514 E VAUGHN AVE
GILBERT, AZ 85234
APN: 220-81-484

GRIMES CHARLES R/VICKI R
10224 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-498

HAMILTON TERESA A
10454 E IDAHO CIR
MESA, AZ 85208
APN: 220-81-165

HARMONY HORIZONS LLC
1515 GERARD DR
DIAMOND BAR, CA 91765
APN: 220-81-468

HARRISON KATHRYN T
10126 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-466

HASTINGS MARK E/LISA R
3 BUCKINGHAM TERRACE
WELLESLEY, MA 2482
APN: 220-81-153

HD DEVELOPMENT OF MARYLAND INC
2455 PACES FERRY RD
ATLANTA, GA 30339
APN: 220-81-402B

HEINRICH HEIDI
10151 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-533

HICKEY PAUL
3329 BASTILLE CT
SAN JOSE, CA 95135
APN: 220-81-519

HILTON HARRIS RETIREMENT LLC
4937 S PULSE TERRACE
MESA, AZ 85212
APN: 220-81-544

HINDUSTRIES INC
4340 E TAURUS PLACE
CHANDLER, AZ 85249
APN: 220-81-472

HOBAN JAMES S JR/ELIZABETH D
45-104 MAHALANI CIR
KANE OHE, HI 96744
APN: 220-81-509

HOOVER JAMES J
10258 E ISETA
MESA, AZ 85209
APN: 220-81-515

HUEBNER MICHELLE IRENE
10140 E ISLETA
MESA, AZ 85209
APN: 220-81-473

HUTCHISON ERIN KATHLEEN
10322 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-520

IHS PROPERTY PHOENIX LP
1325 N FIESTA BLVD STE 103
GILBERT, AZ 85233
APN: 220-81-467

JAMES T MCEVERS TRUST
10221 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-523

JANEAL CARRIE
10362 E IDAHO AVE
MESA, AZ 85209
APN: 220-81-155

JENKS ROBERT F/KRISTIN A
10232 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-502

KAPLAN MOUNTAIN VISTA APARTMENTS
1 GLENLAKE PKWY
ATLANTA, GA 30328
APN: 220-81-785

KAUFFMAN LESTER L JR
10428 E IDAHO CIR
MESA, AZ 85209
APN: 220-81-161

KENNEDY JAMES KIRK
1840 N SIGNAL BUTTE RD
MESA, AZ 85207
APN: 220-81-479

KENNETH NECKAR & JOAN ADAMS TRUST
10519 E FLORIAN AVE
MESA, AZ 85208
APN: 220-81-487

KESSLER AMY M
10157 E ISLETA AVENUE
MESA, AZ 85209
APN: 220-81-531

KILLEBREW RYAN S/JOHNSTON THERESA
10220 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-496

LARSON PRESTON DALLIN/ASHLIE MCKALL
10124 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-465

LEGACY HOSPITALITY LLC
10150 N ORACLE RD
ORO VALLEY, AZ 85737
APN: 220-81-740E

LEGACY HOSPITALITY LLC
10150 N ORACLE RD
ORO VALLEY, AZ 85737
APN: 220-81-740F

LOPEZ ALEJANDRA/DIAZ JOSE L M
10215 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-525

MANTANONA NORMA J
10358 E IDAHO AVE
MESA, AZ 85209-7708
APN: 220-81-154

MAXWELL PRESTON J
10207 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-527

MCAULIFF JASON A/ANGELA A
10434 E IDAHO CIR
MESA, AZ 85208
APN: 220-81-162

MCM INVESTMENTS SERVICES INC
423 BROADWAY UNIT 341
MILLBRAE, CA 94030
APN: 220-81-511

MEEKER GRANT
10211 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-526

MESA MARKET PLACE LTD
POB 50369
MESA, AZ 85208
APN: 220-81-005X

METZLER ANTHONY R/CATHERINE L
10404 E IDAHO AVE
MESA, AZ 85208
APN: 220-81-157

MEYER ROBERT C III/FAITH
10244 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-508

MIDLAND IRA INC/DITTMER SHARON M
PO BOX 07520
FORT MEYERS, FL 33919
APN: 220-81-543

MOORE DEWAYNE L/NICHOLE E
10416 E IDAHO CIR
MESA, AZ 85208
APN: 220-81-159

MORENO MARIBEL
10165 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-529

MPT OF MESA LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242
APN: 220-81-746

NAPOLEONE GREGORY W/LANE KRYSTLE D
10248 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-510

OLSON JARED E
10236 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-504

PADILLA CYNTHIA T
10142 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-474

PASHLEY GORDON JOSEPH/ALAN
10206 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-489

PEPPER JONATHON J/ANTELL NICOLE
10204 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-488

PEREZ STEPHANIE ILIA/MIRIAM
10155 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-532

PETERSON DANIEL L/DANET K
10460 E IDAHO CIR
MESA, AZ 85209
APN: 220-81-166

PRUITT STACY/ALLEN GEOFFREY J
10226 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-499

PULSIPHER ANDREW/HOCKING MICHELLE
10166 EAST ISLETA AVENUE
MESA, AZ 85209
APN: 220-81-486

RAEFSKI SUZANNE
10234 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-503

RODOLICO KEVIN J
10134 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-470

ROGERS BRADY S
10366 E IDAHO AVE
MESA, AZ 85208
APN: 220-81-156

ROWSE JENNIFER LEE
10208 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-490

SALT RIVER PROJECT AG IMP & POWER
PO BOX 52025
PHOENIX, AZ 85072
APN: 220-81-002K

SCHATZ RICHARD A JR/LIZARRAGA LYNDSEY
10116 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-461

SCHAUL LEAH
10240 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-506

SCHMIDT GLENN/MAXINE
PO BOX 190
PILOT BUTTE, SK S0G3Z0
APN: 220-81-522

SIMS JASON C A
10262 E ISLETA AVE
MESA, AZ 85209-7768
APN: 220-81-517

SKI PROPERTIES LLC
2149 E WARNER RD STE 101
TEMPE, AZ 85284
APN: 220-81-740C

SMITH ALEXANDRA T
10260 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-516

SMITH JARED
10118 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-462

STANEK JOHN D
1625 S LARAMIE
MESA, AZ 85209
APN: 220-81-536

STERLING HOSPITALITY LLC
10150 N ORACLE RD
ORO VALLEY, AZ 85737
APN: 220-81-740G

STEVENS JOY/BICKHAM BRYCE
10161 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-530

STRAW-HUGHES CHRISTOPHER A/MICHAEL
10158 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-482

THORN DAVID/MARSHA
10442 E IDAHO CIR
MESA, AZ 85209
APN: 220-81-163

VJ CRISMON LLC
4300 N MILLER RD STE 153
SCOTTSDALE, AZ 85251
APN: 220-81-747

WALKER ELEFThERIA/SMITH CHANDLER
10230 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-501

WENDT WENDI MICHELLE
2951 29TH AVE
MARION, IA 52302
APN: 220-81-512

WILLIAMSON JOHN/LYNETTE
10448 E IDAHO CIR
MESA, AZ 85209-7713
APN: 220-81-164

YBARRA ANTONIA
10146 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-476

ZAMBRANO LUIS E/ANNIE LYNN
10238 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-505

ZHANG YAN HUI
10148 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-477

AMERICAN HOMES 4 RENT TRS LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301
APN: 220-81-464

V J CRISMON LLC/SIGNAL BUTTE 114 LLC
4300 N MILLER RD STE 153
SCOTTSDALE, AZ 85251
APN: 220-81-740H

CRG SOLO 401K PLAN
9551 E REDFIELD RD UNIT 1021
SCOTTSDALE, AZ 85260
APN: 220-81-514

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255
APN: 220-81-480

2018-1 1H BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
APN: 220-81-493



NOTICE OF APPLICATION

July 30, 2018

Dear Neighbor,

We have recently applied for a rezone request with the associated conditional and special use permits and site plan applications for the property located just east of Crismon Road and on the South side of Hampton Avenue, just north of the US 60.

This request is for a campus style development of a mixed-use project with uses to include medical offices, a restaurant and café, hotels, nursing school/ rehab facility and assisted/independent living facility.

This letter is being sent to all property owners and Neighborhood Associations within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a location map and proposed site plan for your review.

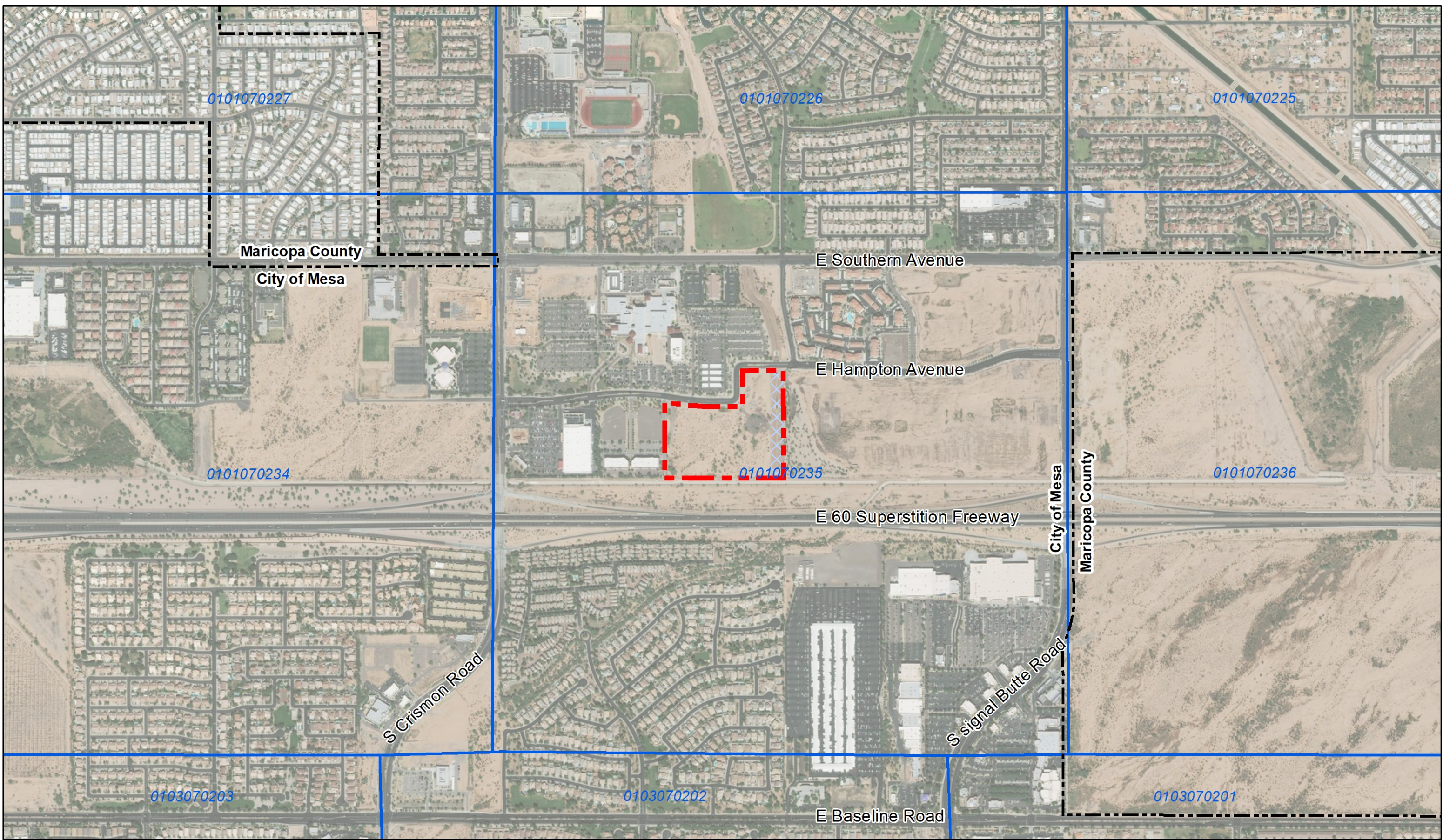
This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on _____, 2018 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions or require further information regarding this proposal, please call me at (480) 750-7300 and I will be happy discuss the project with you and answer any questions.

The City of Mesa has assigned this case to _____ of their Planning Division staff. He/she can be reached at 480-644-_____ should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

The Planning Center
(480) 750-7300



LEGEND

PAD BOUNDARY

TOWNSHIP RANGE AND SECTION LINE

MESA CITY LIMITS

PROJECT DESCRIPTION:
The project is located at 10243 E. Hampton Avenue Mesa, AZ. It is lots 2 and 3 of the property described in Book 967 PG 14, Maricopa County, Arizona and is a portion of the Northwest 1/4 of Section 35, Township 1 North, Range 7 East, Gila and Salt River Base and Meridian. The project is approximately 20 Acres in size and is comprised of parcels 220-81-740C, 220-81-740E, 220-81-740F, 220-81-740G, 220-81-740H.

Scale: 1" = 200'

PROJECT: KHB-01

DATE: 7/2/18

FILE NAME: location.mxd

NORTH

