

## Introduction

Harvard Investments, on behalf of PPGN-Ellsworth, LLLP ("Applicant"), has prepared a Development Unit Plan for Phase 1 of Development Unit 1 within Cadence at Gateway ("Application") as required by the Cadence at Gateway Community Plan. This Citizen Participation Report has been prepared in accordance with Section 3.7(b)(iv) of the Cadence at Gateway Community Plan.

## Contact List

The Contact List for notification includes:

- The Cadence at Gateway Master Developer or Successor Entity if not the applicant.
- Queen Creek Unified School District.
- All registered neighborhood associations located within one-half mile of the D 1 Phase 1 boundary.
- All property owners associations within Cadence at Gateway.
- All property owners within Development Unit 1.
- All property owners within 750 feet of the boundary of Development Unit 1 Phase 1.

## Public Hearing Notification

**Notice of Public Hearing.** On May 29, 2019, the Applicant submitted Notice of Public Hearing letters to the City. In accordance with Section 11-67-5, the City should mail the Notice of Public Hearing letters a minimum 15-days before the scheduled hearing date by 1<sup>st</sup> class mail to all parties on the Contact List. The Notice of Public Hearing letter included a description of the request and Application case number, site location and acreage, aerial map, contact information for the Applicant and City Planner assigned to the case, and the time, date, and location of the Planning and Zoning Board hearing. The Notice of Public Hearing letter and mailing list are attached at **Tab A**.

**Site Posting.** On May 29, 2019, Public Hearing Notification site postings were installed on the Property. The Public Hearing Notification site postings include a description of the application and case number, location and acreage, date, time, and location of the Planning and Zoning Board hearing, and the contact information for the Applicant and City. The Affidavit of Public Hearing Notification site posting and photographic evidence is attached at **Tab B**.

## Inquiries / Response Procedures

The Applicant will respond to and document inquiries regarding the Application in a supplement to the Citizen Participation Report.

## Schedule for Implementation

Application Filed:	March 25, 2019
Informational Mailing:	Combined with Notice of Public Hearing
Citizen Participation Report Submitted:	May 29, 2019
Public Hearing Notification Submitted/Site Posting:	May 29, 2019
Planning and Zoning Board Public Hearing:	June 12, 2019

# Tab A

**GAMMAGE & BURNHAM, PLC**

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE  
(602) 256-4456

May 29, 2019

Dear Property Owner, Registered Neighborhood or Homeowners Association:

The purpose of this letter is to inform you that Gammage & Burnham PLC, on behalf of Harvard Investments, has submitted an application to the City of Mesa ("Application") (Case No. ZON19-00192) for Development Unit Plan review for Development Unit 1 Phase 1 within the Cadence at Gateway master planned community. Development Unit 1 Phase 1 encompasses approximately 33 acres within the 484-acre Cadence at Gateway development. Development Unit 1 is generally located east of the intersection of Cadence Parkway and Ellsworth Road ("Property") as shown on the enclosed Aerial Map.

The Development Unit Plan for Development Unit 1 Phase 1 sets forth detailed design guidelines and other design criteria for development within the Property. Development Unit 1 Phase 1 is part of the mixed-use core within Cadence at Gateway and may be developed with single-family residential, high density residential, commercial or employment uses that will be connected to the larger community through open space and pedestrian connectivity systems. Future applications will be processed for specific development projects within Development Unit 1.

As part of the City's process for Development Unit Plan review, the Application has been scheduled for public hearing as follows:

**Planning and Zoning Board**

Date and Time: June 12, 2019 at 4:00 p.m.

Meeting Location: City Council Chambers – Upper Level  
57 East First Street

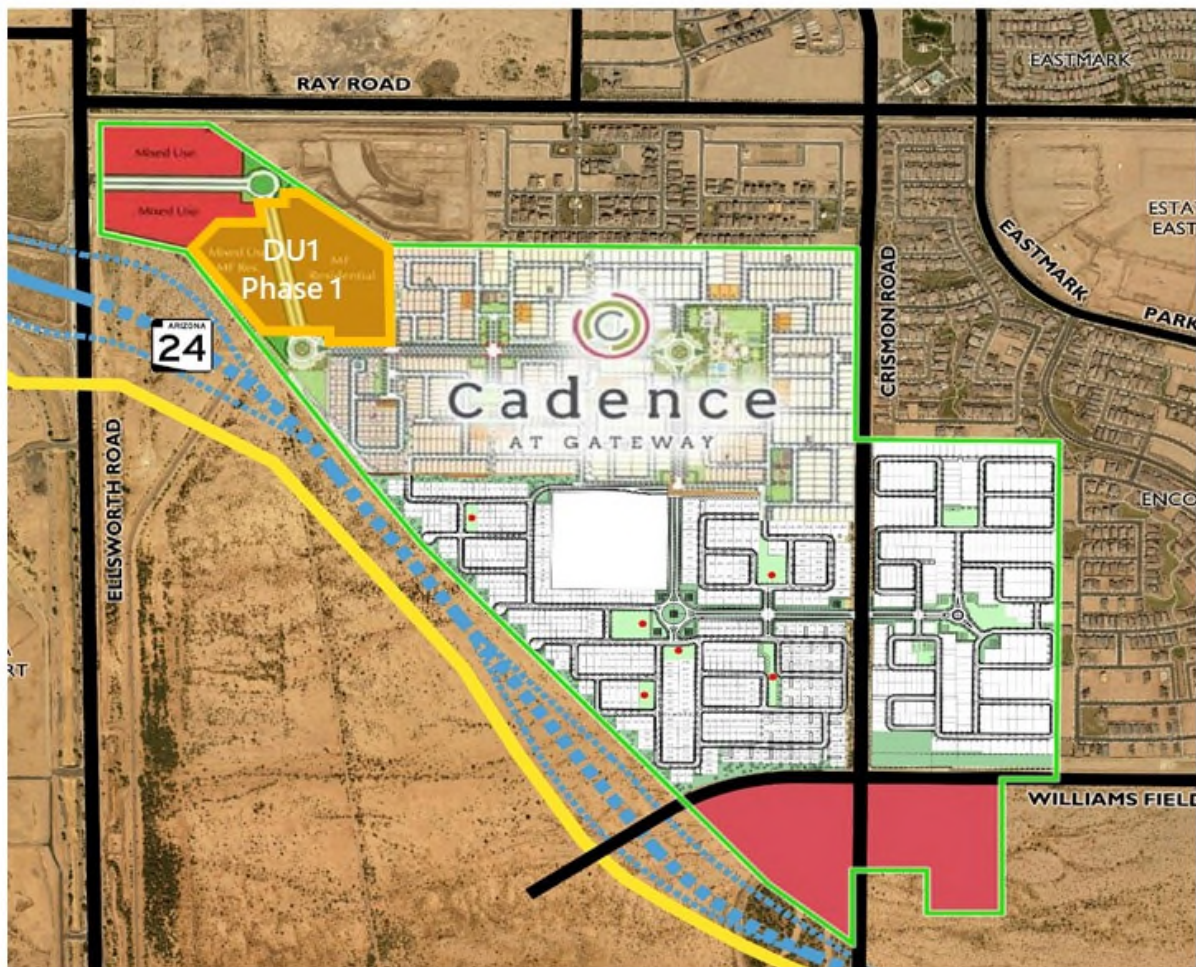
The City Planner assigned to the Application is Lesley Davis. Ms. Davis can be reached at (480) 644-4934 or Lesley.Davis@mesaaz.gov. Please feel free to contact me at **(602) 256-4456** or **sdemmitt@gblaw.com** to learn more about the case or if you have any questions regarding this proposal.

Sincerely,  
GAMMAGE & BURNHAM, P.L.C.



By  
Susan E. Demmitt

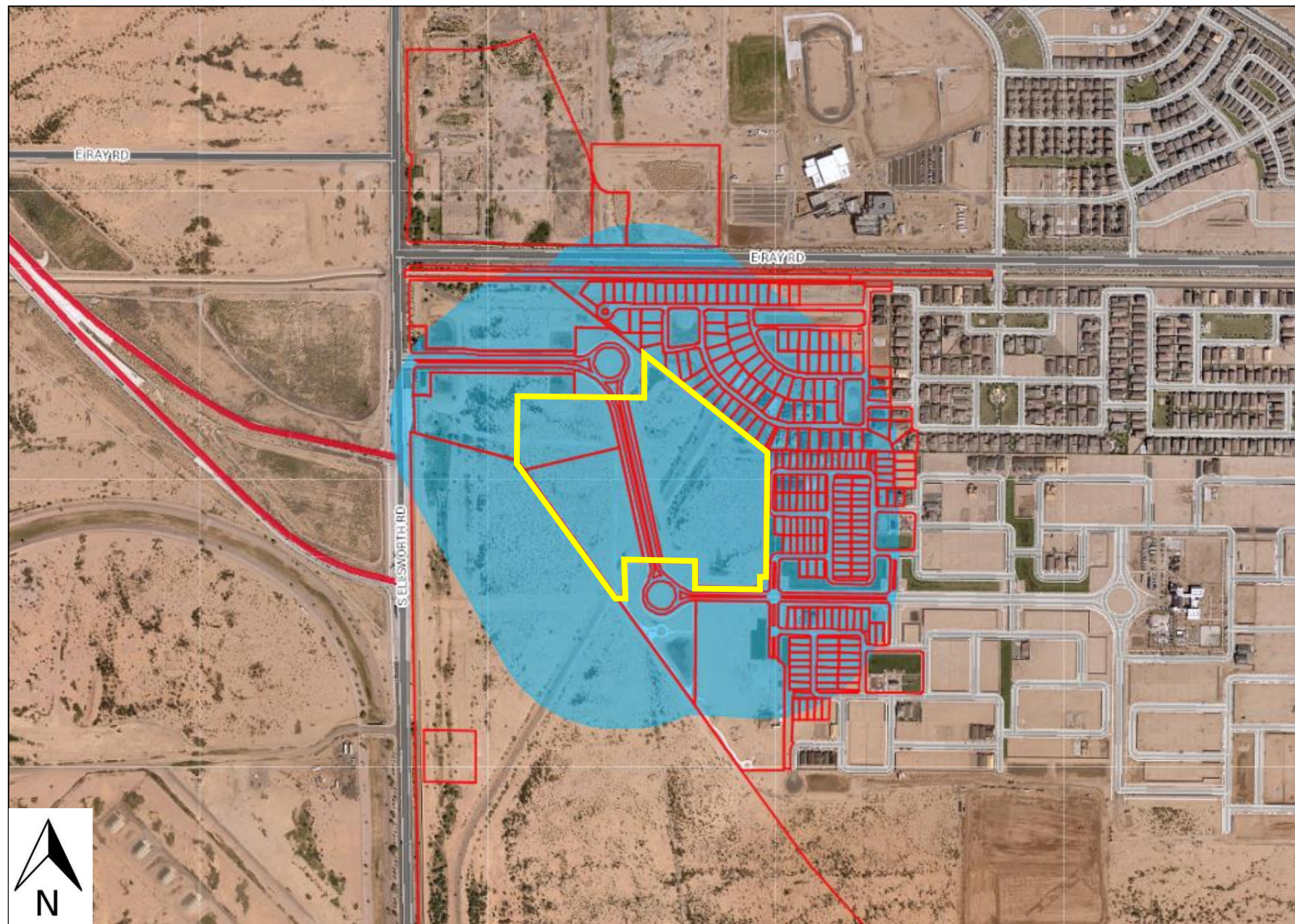
Enclosure




PROPERTY OWNERS WITHIN 750-FEET OF DU1 PHASE 1					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
EASTMARK MULTI-FAMILY LLC	11661 SAN VINCENTE BLVD STE 910	LOS ANGELES	CA	90049	
DMB MESA PROVING GROUNDS LLC	14646 N KIERLAND BLVD	SCOTTSDALE	AZ	85254	
EASTMARK COMMUNITY ALLIANCE INC	7600 E DOUBLETREE RANCH RD STE-300	SCOTTSDALE	AZ	85258	
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009	
PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016	
ARIZONA DEPARTMENT OF TRANSPORTATION	205 S 17TH AVE MAIL DROP 612E	PHOENIX	AZ	85007	
LOPEZ MICHAEL/BROOKE	9633 E THEIA DR	MESA	AZ	85212	
MALONE SCOTT ANDREW/JENNIFER/BRUCE MICHAEL	5318 S VERDE	MESA	AZ	85212	
DRAPER JOE W/DEBRA ANN	5312 S VERDE	MESA	AZ	85212	
MERITAGE HOMES OF ARIZONA INC	4645 E COTTOON GIN LOOP	PHOENIX	AZ	85040	
ALLEN CARIE	5259 S AXIOM	MESA	AZ	85212	
LANTZ DYLAN DAVID/EMILY KAITLYN	5265 S AXIOM	MESA	AZ	85212	
READ WILLIAM J III/CORINNA M	5311 S AXIOM	MESA	AZ	85212	
NELSON SCOTT WAYNE/TERA FAYE	5317 S AXIOM	MESA	AZ	85212	
HAMBY JACOB ADAM/GENGOZIAN LAUREN	9609 E THEIA DR	MESA	AZ	85212	
WANG YIBING	9565 E THEIA DR	MESA	AZ	85212	
ZHANG CHONG/JIAO MEIZI	9553 E THEIA DR	MESA	AZ	85212	
ZHU YUANQING	1104 W MESQUITE ST	GILBERT	AZ	85233	
OAKS CHESTER J/MARY GRACE	9541 E THEIA DR	MESA	AZ	85212	
HARRISON KENNETH SCOTT/AMANDA KAREN	9535 E THEIA DR	MESA	AZ	85212	
INFANTOLINO JASON MICHAEL/AMY DENISE	9529 E THEIA DR	MESA	AZ	85212	
MADRIGAL MANUEL ALEJANDRO JR/SHANELL I	9523 E THEIA DR	MESA	AZ	85212	
TADANO KENDALL BLAKE	9463 E THEIA DR	MESA	AZ	85212	
BUSCAGLIONE MALLORIE/DAVIDE	9452 E THEIA DR	MESA	AZ	85212	
WIDJAJA JENNIFER H/HASTINGS RYAN C	3458 E THEIA DR	MESA	AZ	85212	
LEAN CHARLES CHIA HAU/LEE MI LAN	9510 E THEIA DR	MESA	AZ	85212	
SIMONSEN TRAVIS MICHAEL/LINDSIE MARIE	9516 E THEIA DR	MESA	AZ	85212	
MCCRABB ANDREW T/KELLY/OLDS CATHERINE M	9522 E THEIA DR	MESA	AZ	85212	
REED JACQUELINE/DONALD	9530 E THEIA DR	MESA	AZ	85212	
CECH DAVID/LISA M	9538 E THEIA DR	MESA	AZ	85212	
NGO TRANG THI/TUAN ANH	23797 SW EVEREST CT	SHERWOOD	OR	97140	
JONG HWAI-JIANG/CHEN SHU-YI	5707 107TH PL SW	MUKILTOO	WA	98275	
EASTMARK RESIDENTIAL ASSOCIATION INC	14646 N KIERLAND BLVD STE 165	SCOTTSDALE	AZ	85254-2763	
PPGN-ELLSWORTH LLLP	17700 N PACESETTER WAY	SCOTTSDALE	AZ	85255-5457	
CADENCE PJ82 LAND GROUP LLC	4860 E BASELINE RD STE 107	MESA	AZ	85206	
CADENCE HOA	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255	
PPGN-RAY LLLP	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255-5457	
PULTE HOME COMPANY LLC	16767 N PERIMETER DR STE 100	SCOTTSDALE	AZ	85260	
TILLAR DONALD ROBERT II/REGAN EILEEN	9521 E TRAVERTINE AVE	MESA	AZ	85212	
STANTON DOUGLAS A	9525 E TRAVERTINE AVE	MESA	AZ	85212	
WOLFORTH CODY/ANGELYN	9529 E TRAVERTINE AVE	MESA	AZ	85212	
HITTLE SKYLAR A/GUERRERO KARA A	9533 E TRAVERTINE AVE	MESA	AZ	85212	
BOKINSKY TIMOTHY LUKE/MEGAN ELLA	9537 E TRAVERTINE AVE	MESA	AZ	85212	
SANCHEZ ALFRED M/LEIMBACK JESSICA L	9545 E TRAVERTINE AVE	MESA	AZ	85212	
ADAMSON TRISTEN M/MARKIEWICZ JACOB D	9532 E TRAVERTINE AVE	MESA	AZ	85212	
LANE BRANDON/SHELBY	9528 E TRAVERTINE AVE	MESA	AZ	85212	
SHI ZHAOXING/WANG XIN	1905 W SWAN DR	CHANDLER	AZ	85286	
BURKE KATELYNN MELISSA MARIE/CHRISTOPHER DUANE	9520 E TRAVERTINE AVE	MESA	AZ	85212	
MILLER KYLE JAMES/ANAIS	9547 E THORNBUSH AVE	MESA	AZ	85212	
VTRN REVOCABLE TRUST	PO BOX 11582	CHANDLER	AZ	85248	
TARRANT CURTIS ALLEN JR/BRITTNEY DANIELLE	9539 E THORNBUSH AVE	MESA	AZ	85212	
HAMAKER MIKE DENNIS	9535 E THORNBUSH AVE	MESA	AZ	85212	
STEWART ASHLEY ANN/CLINTON TRAVIS	9531 E THORNBUSH AVE	MESA	AZ	85212	
COLLET NICHOLA MARIE	9527 E THORNBUSH AVE	MESA	AZ	85212	
MASON ROBERT DALE III/LISA DIANE	9518 E THORNBUSH AVE	MESA	AZ	85212	
HERNANDEZ JIMMY/JENNIFER B	9522 E THORNBUSH AVE	MESA	AZ	85212	
MORRISON-VEGA ADAM/BRITTANY P	9526 E THORNBUSH AVE	MESA	AZ	85212	
GIFFORD ASHLEY C	9530 E THORNBUSH AVE	MESA	AZ	85212	
CORKERY ROBERT T II/FELBAB MYCKALA	9534 E THORNBUSH AVE	MESA	AZ	85212	
VADNEY MATTHEW A	9538 E THORNBUSH AVE	MESA	AZ	85212	
YOUNG ASHLEY RIAN/ARTHUR LEE III	9542 E THORNBUSH AVE	MESA	AZ	85212	
HASAN MOHAMMAD OHIDUL	9546 E THORNBUSH AVE	MESA	AZ	85212	
LANCE MARK A JR/KRISTYN LYNN	9550 E THORNBUSH AVE	MESA	AZ	85212	
FITZGERALD TERI L	9554 E THORNBUSH AVE	MESA	AZ	85212	
WILDE MICHAEL J/SARA L	9558 E THORNBUSH AVE	MESA	AZ	85212	
COLEBECK CHRISTOPHER WILLIAM/CORI NOEL	9562 E THORNBUSH AVE	MESA	AZ	85212	
WINDER CHRISTOPHER P/GUSTAFSON KRISTIN	9604 E THORNBUSH AVE	MESA	AZ	85212	
LENNAR ARIZONA INC	1725 W GREENTREE DR STE 114	TEMPE	AZ	85284	
PROPERTY OWNERS WITHIN DU1					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
PPGN-ELLSWORTH LLLP	17700 N PACESETTER WAY	SCOTTSDALE	AZ	85255-5457	
CADENCE HOA	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255	
PROPERTY OWNERS ASSOCIATIONS WITHIN CADENCE AT GATEWAY					
ASSOCIATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
CADENCE HOA	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255	
REGISTERED NEIGHBORHOOD ASSOCIATIONS WITHIN ONE-HALF MILE OF DU1 PHASE 1 BOUNDARY					
ASSOCIATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
Eastmark Attn: Suzanne Walden-Wells	10100 East Ray Road	Mesa	AZ	85212	
OTHER INTERESTED PARTIES					
ORGANIZATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
Queen Creek Unified School District	20217 East Chandler Heights Road	Queen Creek	AZ	85142	
Gammage & Burnham, PLC Attn: Susan E. Demmitt	2 North Central Avenue, 15th Floor	Phoenix	AZ	85004	



# NOTIFICATION MAP – ZON19-00192



 Approximate DU1 Phase 1 Boundary     750' Buffer     Parcels within 750'

# Tab B



City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by May 29\_, 2019

Date: May 29, 2019

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON19-00192 (case number), on the 29<sup>th</sup> day of May, 2019. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5"  
BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: Mauel HA

SUBSCRIBED AND SWORN before me this 29<sup>th</sup> day of May, 2019

MaryBeth Conrad  
Notary Public

