

Citizen Participation Plan

Brightpath Child Care

NWC of Val Vista Drive and Brown Road

March 20, 2023

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Site Plan and Design Review. These requests are for the proposed development on the approximately 1.6 acres locate on the northwest corner of Val Vista Drive and Brown Road in Mesa.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings. The format proposed is consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for site plan and design review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.

1744 S. Val Vista Drive, Ste. 217

Mesa, Arizona 85204

(480) 461-4670 (office)

(480) 461-4676 (fax)

Sean.Lake@pewandlake.com

Sarah Fitzgerald

Pew & Lake, P.L.C.

1744 S. Val Vista Drive, Ste. 217

Mesa, Arizona 85204

(480) 461-4670 (office)

(480) 461-4676 (fax)

sarah.fitzgerald@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list will be provided by the City of Mesa for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more (provided by the City);

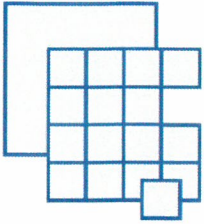
- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (list of any associations to be provided by the City).
2. An in-person neighborhood meeting was held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It was held at Highland Elementary School. A copy of the attendance/participation list and a summary of the meeting has been submitted to the Planning Division.
 3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property , HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
 4. The notice letter will list the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the neighbors to view the project details and contact the applicant regarding the project.
 5. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
 6. Presentations will be made to groups of citizens or neighborhood associations upon request.
 7. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Estimated Schedule:

Formal Submittal to City	March 20, 2023
First Neighborhood Meeting	January 31, 2023
<i>Follow-Up Submittal</i>	TBD
<i>Planning & Zoning Public Hearing</i>	TBD

Attached Exhibits:

- 1) Notification map of surrounding property owners
- 2) List of property owners within 1000 ft. of the subject property, HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (The city noted there are no registered neighborhoods in the surrounding area).



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

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

January 20, 2023

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client Buttry & Brown Development, LLC we are pleased to invite you to a neighborhood meeting to receive your comments regarding a proposed development of a childcare facility on approximately 1.23 acres located at the northeast corner of Val Vista Drive & Brown Road in Mesa. The property is identified as Maricopa County Assessor Parcel numbers 141-13-006G & 141-13-006B. The approximate boundaries of the proposed development site are shown below outlined in red.



We have scheduled a virtual neighborhood meeting to meet with the community, share additional details on the plans, and discuss the project. The details of the meeting are listed below.

Date: January 31, 2023 **Time:** 6:00 pm
Location: Highland Elementary, **Media Center**
Address: 3042 E Adobe Street, Mesa, AZ 85213

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me or Sarah Fitzgerald in my office at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com or by phone at (480) 461-4670.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Bright Path Kids
NEIGHBORHOOD MEETING
 Sign-In Sheet

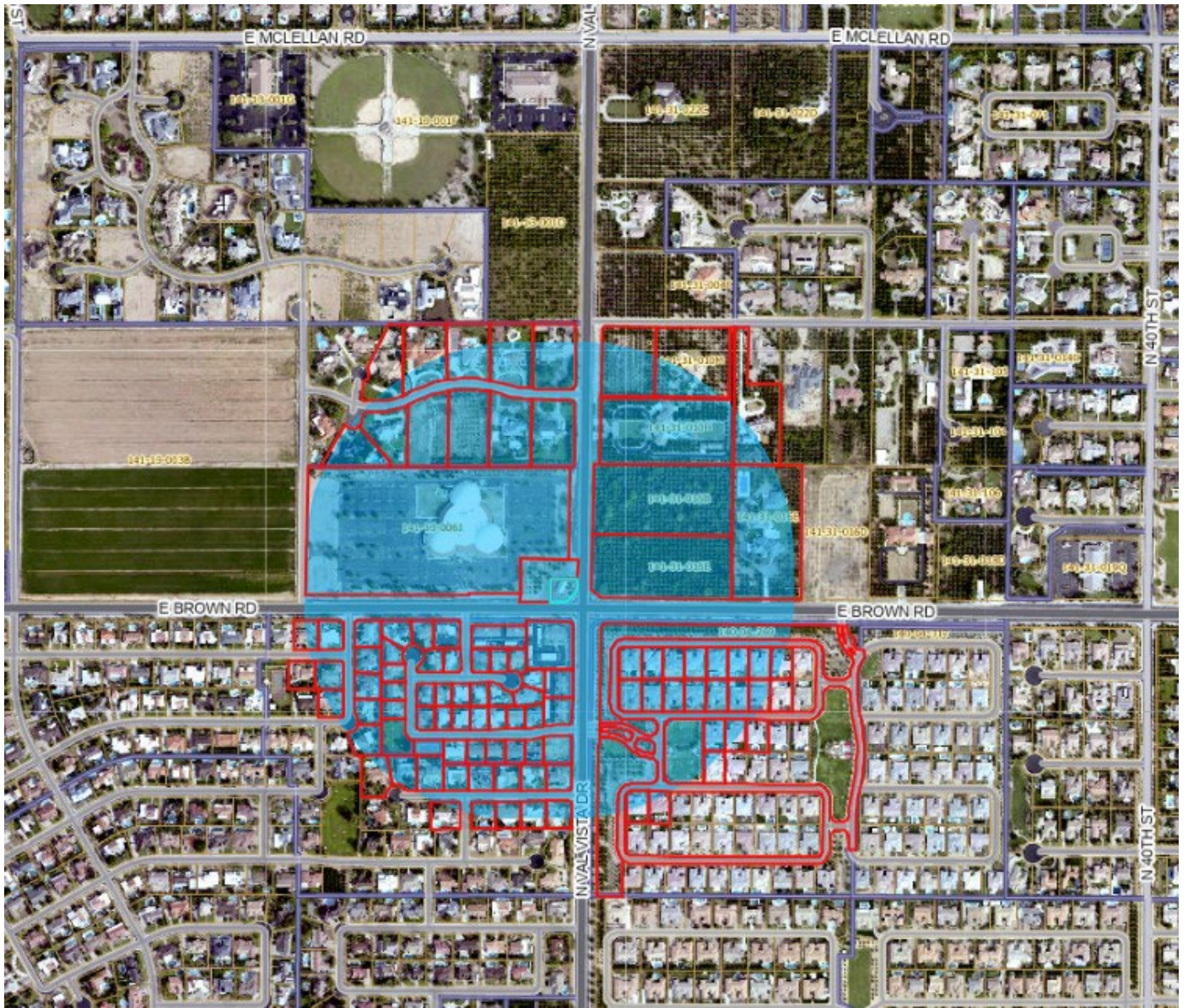
Applicant:
 Buttry & Brown Development, LLC

Property Location:
 South of the SWC of Brown Road & Val Vista Drive

Date / Time
 January 31st, 2023, 6:00 pm

Meeting Location:
Highland Elementary School (Media Center)
 3042 E. Adobe Street, Mesa, AZ 85213

#	NAME	ADDRESS	ZIP	Email	PHONE
1	CHRISTOPHER BRIDGES	3505 E FAIRBROOK ST	85213	CHRIS.BRIDGES.AZ@GMAIL	602-341-7334
2	David Ellingson	3549 E Brown	85213	dauid.j.ellingson@gmail	(480) 717-1022
3					
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14					
15					
16					
17					



3555 E FOUNTAIN STREET LLC
3555 E FOUNTAIN ST
MESA, AZ 85213

ALVARADO CARLOS JOSEPH/ALYSSA
JANE
3649 E FAIRBROOK ST
MESA, AZ 85205

ARROYO FAMILY LLC
3505 E BROWN RD
MESA, AZ 85213

BACKALUKAS FAMILY TRUST
3415 E FAIRBROOK ST
MESA, AZ 85213

BALLEW SEAN/ARYN
3534 E FOUNTAIN ST
MESA, AZ 85213

BARBPUB LLC
PO BOX 4008
MESA, AZ 85211

BARRIOS ANA M TRUST
3437 E GRANDVIEW ST
MESA, AZ 85213

BELLON JENNA/DION
3503 E FAIRBROOK ST
MESA, AZ 85213

BOA SORTE LTD PARTNERSHIP
1819 E SOUTHERN AVE STE B10
MESA, AZ 85204

BOLIN ERIK M/DYANN
3636 E FARGO ST
MESA, AZ 85205

BORGE MICHAEL D/MISTINA M
1136 N 35TH CIR
MESA, AZ 85213

BRAVE MICHAEL A
34522 N SCOTTSDALE RD SUITE 120-
PMB-600
SCOTTSDALE, AZ 85266

BREINHOLT FRANKLIN L/DEBRA
1151 N 35TH CIR
MESA, AZ 85213

BRIDGES CHRISTOPHER J
3505 E FAIRBROOK ST
MESA, AZ 85213

BRIMLEY EVAN/MORGAN
3508 E FOX ST
MESA, AZ 85213

BRISTOL RONALD E/MANETTE
3548 E GRANDVIEW ST
MESA, AZ 85213

BRUCE RYAN T/ANDREA B
3526 E FOX ST
MESA, AZ 85213

BURSH DARIUS O
3504 E FAIRBROOK CIR
MESA, AZ 85213

CAMPBELL ALLISON
WILDE/MICHAEL WAYNE
3510 E FOX ST
MESA, AZ 85213

CANTRELL DAWN/CHRISTOPHER J
1147 N MIRAMAR
MESA, AZ 85213

CARROLL FAMILY TRUST
3530 E KNOLL ST
MESA, AZ 85213

CASTLE CHRISTOPHER/ANGELA
3717 E FAIRBROOK ST
MESA, AZ 85213

CCLK MOCK TRUST
1135 N MIRAMAR
MESA, AZ 85213

COLE CARMEN
3504 E FOX ST
MESA, AZ 85213

COLLON WILLIAM P II/BEVERLY G
3509 E FAIRBROOK ST
MESA, AZ 85213

CREED CYNTHIA S
3660 E FARGO ST
MESA, AZ 85205

CURTIS MCCONNELL TRUST
3704 E FARGO ST
MESA, AZ 85205

DARREN W WRIGHT AND JERILYN H
WRIGHT TRUST
3637 E FAIRBROOK ST
MESA, AZ 85205

DAVIS BENJAMIN D/ELIZABETH M
3517 E FAIRBROOK CIR
MESA, AZ 85213

DAVIS BRYAN KEITH/LINDSIE MARIE
3705 E FAIRBROOK ST
MESA, AZ 85205

DONNELLY LIVING TRUST
3702 E FOUNTAIN ST
MESA, AZ 85205

DOUG AND BONNIE FIELDING
REVOCABLE TRUST
3643 E HUBER ST
MESA, AZ 85205

DOUGHERTY
MARK/BONNIE/SAUNDERS EDWARD
3422 E FOX ST
MESA, AZ 85213

DUWEL ROBERT J/CHRISTINA
3543 E FOX ST
MESA, AZ 85213

FORD DAVID
3440 E GRANDVIEW ST
MESA, AZ 85213

GOODMANSEN AARON P/MEGAN R
3448 E FOUNTAIN CIR
MESA, AZ 85213

GROVES TENNIS COURT PARTNERS
3505 E FOX ST
MESA, AZ 85213

HALL LARRY M/BILLIE L TR
3424 E FAIRBROOK ST
MESA, AZ 85213

HANSEN FAMILY REVOCABLE TRUST
3458 E GRANDVIEW ST
MESA, AZ 85213

HOFFMAN LIVING TRUST
3518 E FOX ST
MESA, AZ 85213

IPSEN ROBERT L/BARBARA P
3131 N 82ND PL
SCOTTSDALE, AZ 85251

JUXTAPOSITION RECORDS LLC
3535 E GRANDVIEW ST
MESA, AZ 85213

JUXTAPOSITION RECORDS LLC
3931 E HUBER ST
MESA, AZ 85205

K CREAGER AND H WIHONGI
REVOCABLE LIVING TRUST
3522 E FOUNTAIN ST
MESA, AZ 85213

KAILAS MICHAEL C
3431 E FOX
MESA, AZ 85213

KANATZAR KATHRYN
14472 W WOODSPRING DR
BOISE, ID 83713

KAUR AMANPREET/WADHWA
HARPREET
1301 N VAL VISTA DR
MESA, AZ 85213

KETCHOYIAN PATRICK
CHARLES/CHUROSH JENNIFER LYNN
3715 E FARGO ST
MESA, AZ 85205

KING DANIEL/MICHELLE
3416 E FAIRBROOK ST
MESA, AZ 85213

KING DARIN/LAURA
117 N GUTHRIE ST
MESA, AZ 85203

KLEINSORGE RYAN JAY/MELANIE
DIANE
3544 E FOX ST
MESA, AZ 85213

KT LIVING TRUST/RIG LIVING TRUST
3537 E FOX ST
MESA, AZ 85213

LECHNER ANDREA/BECKER JACOB
3504 E FOUNTAIN CIR
MESA, AZ 85213

LEES ROBERT A II/CYNTHIA L
3436 E FOUNTAIN CIR
MESA, AZ 85213

LEPORTE JASON C
1123 N MIRAMAR
MESA, AZ 85213

LIVING WORD BIBLE CHURCH THE
3520 E BROWN RD
MESA, AZ 85213

LIZARRAGA LIVING TRUST
4866 SW 95TH TER
GAINESVILLE, FL 32608

LUCAS A RUIZ REVOCABLE TRUST
AGREEMENT
3629 E FOUNTAIN ST
MESA, AZ 85205

MAALOUF ELIE/ROLA A TR
3538 E FOX ST
MESA, AZ 85213

MABB WILLIAM B
3507 E FOUNTAIN CIR
MESA, AZ 85213

MAKANA LP
2812 N NORWALK STE 105
MESA, AZ 85215

MALTOS JESUS M CHAVEZ/JIMENEZ
JUDITH
3740 E FARGO ST
MESA, AZ 85205

MARSH ALLEN R/KAREN O
3741 E FAIRBROOK ST
MESA, AZ 85205

MAY JAMES DEON/SYLVIA LYN
3641 E FOUNTAIN ST
MESA, AZ 85205

MCGUCKIN FAMILY TRUST
1120 N 35TH ST
MESA, AZ 85213

MCLAUGHLIN MATTHEW J/BLOSSER
KATHERINE P
3727 E FARGO ST
MESA, AZ 85205

MEHAN KYLE
3938 E DES MOINES ST
MESA, AZ 85205

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MIDDLETON BRIAN C/DEBERA M TR
3423 E FAIRBROOK ST
MESA, AZ 85213

MONTOYA MANUEL C
3716 E FARGO ST
MESA, AZ 85205

MTK TRUST
3711 E HUBER ST
MESA, AZ 85205

MYERS WALTER/LEAH
3558 E FOUNTAIN ST
MESA, AZ 85213

N&M MYNENI LIVING TRUST
3530 E GRANDVIEW ST
MESA, AZ 85213

ODELL JAMES B/CARLA M
3512 E FOUNTAIN CIR
MESA, AZ 85213

PARA MIS HIJOS FAMILY TRUST
3838 E ELMWOOD ST
MESA, AZ 85205

PATEL SURESHCHANDRA
N/VANITABEN S
3625 E FAIRBROOK ST
MESA, AZ 85205

PETERSON TRUST
3703 E FARGO ST
MESA, AZ 85205

PHILLIPS C DAVID/JEANETTE
3549 E GRANDVIEW ST
MESA, AZ 85213

R&D RICHMOND TRUST
3528 E FAIRBROOK CT
MESA, AZ 85213

REMINGTON DARREN
BRANDON/KIMBERLY MCKEETH
3648 E FARGO ST
MESA, AZ 852054974

ROBENS JEFFREY F/JANICE L TR
3529 E FOUNTAIN ST
MESA, AZ 85213

ROMERO JASON J/SONYA J
3502 E FAIRBROOK ST
MESA, AZ 85213

RUSH DANIEL E/JUDI J
1148 N 35TH CIR
MESA, AZ 85213

RUSH DANIEL E/JUDI J
1148 N 35TH CIR
MESA, AZ 85213

SAPRA VANEET/KRISTEN
3521 E FOUNTAIN ST
MESA, AZ 85213

SCHMIDT STEPHEN E/DONNA K
3624 E FARGO ST
MESA, AZ 85205

SCHROER DAVID M/LAURA
K/MICHAEL R/DEANNA L
3728 E FARGO ST
MESA, AZ 85205

STALWART STAUNCH LTD
3231 W THUNDERBIRD RD
PHOENIX, AZ 85053

STAUPE FAMILY LIVING TRUST
461 W TEPEE ST
APACHE JUNCTION, AZ 85120

SUSAN K GLUCH TRUST
3543 E FOUNTAIN ST
MESA, AZ 85213

TAM HOLDINGS LTD
539 N ARIZONA AVE
CHANDLER, AZ 85224

TIBSHRAENY TYSON M/REBECCA S
539 N ARIZONA AVENUE
CHANDLER, AZ 85224

TROVITA NORTE HOA
633 E. RAY RD. # 122
GILBERT, AZ 85296

TUNNICLIFF RANDALL/GLENDA
1154 N 35TH CIR
MESA, AZ 85213

UPDIKE FAMILY TRUST
3532 E FAIRBROOK CIR
MESA, AZ 85213

WAGSTAFF STEPHEN T/BRIDGETTE
3661 E FAIRBROOK ST
MESA, AZ 85205

WESTERGARD JARED L/LEXIS K
3729 E FAIRBROOK ST
MESA, AZ 85205

WILLIAMS COLTON
JOSEPH/GIOVANNA MARIA/VASILE
DOMINIC JR/VALERIE LYNN
3538 E FAIRBROOK CIR
MESA, AZ 85213

WRIGHT RICHARD KEITH
560 W EDGEWOOD AVE
MESA, AZ 85210