



Citizen Participation Plan

Burden West at Pioneer Crossing

Submitted: December 13, 2021

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application request to the City of Mesa for a Site Plan Review located on the southwest corner of Val Vista Drive and Thomas Road. The proposed project is Burden West at Pioneer Crossing, a high quality residential gated community consisting of 90 single residence attached units and enhanced open space amenities on approximately 8.9 gross acres.

This Citizen Participation Plan will ensure citizens and those affected by this application will have had an adequate opportunity to learn about and comment on the proposed development application.

Contact:

David Hughes
EPS Group, Inc.
1130 N. Alma School, Suite 120
Mesa, AZ 85201
(480) 503-2250 (office)
(480) 355-0616 (direct)
David.Hughes@epsgroupinc.com

Pre-Application Meeting:

The pre-application meeting with City of Mesa Development Services staff was held on Thursday, January 14, 2021.

Action Plan:

In order to provide effective citizen participation in conjunction with the applications, the following actions will be taken to provide opportunities for members of the community to understand and address any real or perceived impacts of the proposed development:

1. A contact list will be developed for citizens and agencies in this area including
 - a. All registered neighborhood associations within one mile of the project;
 - b. Homeowner Associations within one-half mile of the project;
 - c. Property Owners – focused on 1,000 feet from the site, but may include more.
 - d. Mesa Public School District in writing, with copies to the Mountain View High School, Stapley Junior High, and Hermosa Vista Elementary School, who may be affected by this application.

2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held at a location to be determined later.
 - a. The neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list, any comments and meeting minutes will be given to the City of Mesa Planner assigned to this project.
 - b. If deemed necessary, a second neighborhood meeting may be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list, any comments and meeting minutes will be copied to the City of Mesa Planner.
3. Neighborhood Associations within one mile, Homeowner Associations within one-half mile, and property owners within 500 feet of the site will be notified to inform them of Planning & Zoning Board and City Council meeting dates.
4. A 4' x 4' sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board hearing date.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa.)

Schedule:

Pre-Application Meeting: January 14, 2021

Application Submittal: December 13, 2021

Notice of neighborhood meeting: 10 days prior to neighborhood meeting

Neighborhood meeting: TBD

Submittal of Final Citizen Participation Report: 10 days prior to Planning and Zoning Board Hearing

Planning and Zoning Board hearing: March 9, 2022 (Anticipated)

City Council hearing: April 6, 2022 (Anticipated)

Attachments:

Notification Mailing List

Notification Area Map

PROPERTY OWNER WITHIN 1,000 FEET	ADDRESS	CITY	STATE	ZIP CODE
BURDEN TODD R/LISA K	3404 N VAL VISTA DR	MESA	AZ	85213
NEXMETRO LEHI CROSSING LLC	2355 E CAMELBACK RD NO 805	PHOENIX	AZ	85016
BURDEN FAMILY TRUST	3325 N VAL VISTA DR	MESA	AZ	85213
VULCAN LANDS INC	PO BOX 385014	BIRMINGHAM	AL	35238
BURDEN RAYMOND T/DENIECE S	3325 N VAL VISTA DR	MESA	AZ	85213
BURDEN FAMILY TRUST	3325 N VAL VISTA DR	MESA	AZ	85213
BURDEN WEST LIMITED PARTNERSHIP LLP	3404 N VAL VISTA DR	MESA	AZ	85213
SNOW CLAUDETTE	3553 N 34TH ST	MESA	AZ	85213
CHAVEZ CESAR BADAJOS/TORRES YUBIA A BARBA	3547 N 34TH ST	MESA	AZ	85213
RM1 SFR PROPCO B L P	1850 PARKWAY PL SE STE 900	MARIETTA	GA	30067
FARQUHARSON SHANNON/LASECKI KEVIN	3535 N 34TH ST	MESA	AZ	85213
MAHABIR SHANTAN/LEIBHAM STEVEN J	3529 N 34TH ST	MESA	AZ	85213
TORKINGTON REVOCABLE TRUST/TORKINGTON JOHN R	3523 N 34TH ST	MESA	AZ	85213
FOSSIL CREEK CAPITAL LLC	3517 N 34TH ST	MESA	AZ	85213
OSCARSON DOUGLASS/CHARLOTTE	3511 N 34TH ST	MESA	AZ	85213
HAWASH JAMAL S/DEIRDRE L	3403 E RIVERDALE ST	MESA	AZ	85213
SILVESTER DAVID/HILLARY	3407 E RIVERDALE ST	MESA	AZ	85213
ANDERSON JOHN J	3411 E RIVERDALE ST	MESA	AZ	85213
LOPEZ EDUARDO	3415 E RIVERDALE ST	MESA	AZ	85213
LUPIEN MICHELLE D	3419 E RIVERDALE ST	MESA	AZ	85213
SWARTZ DREW/CASEY MARIE CHRISTENSEN/ANDREW	3423 E RIVERDALE ST	MESA	AZ	85213
CANACAKOS GERALDINE M	3424 E RUSSELL ST	MESA	AZ	85213
STRECKER MEGAN L/MARK T	3420 E RUSSELL ST	MESA	AZ	85213
LEE DEANNA	3416 E RUSSELL ST	MESA	AZ	85213
DEMARTINO ASHLEE	3412 E RUSSELL ST	MESA	AZ	85213
LAIRD ELIZABETH MORENO/AMES ROBERT	3408 E RUSSELL ST	MESA	AZ	85213
CORN NORMAN P/LINDA R	3404 E RUSSELL ST	MESA	AZ	85213
SMITH HAYLEY/GREATREX LAURENCE H	3403 E RUSSELL ST	MESA	AZ	85213
STANLEY ALEX C/ANNE L	3407 E RUSSELL ST	MESA	AZ	85213
ZAIDI SYED W/ROZINA I	3411 E RUSSELL ST	MESA	AZ	85213
RICO RUBEN R/BLANCA E	3415 E RUSSELL ST	MESA	AZ	85213
JARNAGIN DOMINICK/MARCIE M	3419 E RUSSELL ST	MESA	AZ	85213
MAY DOUGLAS R	3423 E RUSSELL ST	MESA	AZ	85213

MOSLEY JERI E/STEVEN J	3022 E QUENTON ST	MESA	AZ	85213
STOWELL INVESTMENTS LLC	15105 E CAMELVIEW DR	FOUNTAIN HILLS	AZ	85268
MYLES SUNSHINE	3435 E RUSSELL ST	MESA	AZ	85213
GROMEK CRYSTAL J	3439 E RUSSELL ST	MESA	AZ	85213
FONTES VERONICA L	3443 E RUSSELL ST	MESA	AZ	85213
MICHELLE MENG REVOCABLE LIVING TRUST	7339 E NORWOOD ST	MESA	AZ	85207
KERR JEFFREY T/BROOKE A	3451 E RUSSELL ST	MESA	AZ	85213
MACK CASEY/MIKENNA	3455 E RUSSELL ST	MESA	AZ	85213
COOLEY BRADLEY S/COURTNEY A	3459 E RUSSELL ST	MESA	AZ	85213
CANACAKOS CAITLIND G	3444 E RUSSELL ST	MESA	AZ	85213
KIRKPATRICK AUSTIN	3438 E RUSSELL ST	MESA	AZ	85213
CROTEAU LINDA/ALLAN	PO BOX 6788	APACHE JUNCTION	AZ	85178
RIVERA DAVID A	3441 N MIRAMAR	MESA	AZ	85213
ROACH STEPHEN/SUSAN	3447 N MIRAMAR	MESA	AZ	85213
WENZEL FRED/CONBOY KIM	3453 N MIRAMAR	MESA	AZ	85213
SEYMOUR ERIN/NATHAN	3459 N MIRAMAR	MESA	AZ	85213
IOBST DEVONNA R	3458 N MAYFAIR	MESA	AZ	85213
HARTMAN REVOCABLE TRUST	3452 N MAYFAIR	MESA	AZ	85213
ZASTROW RUTH A/HOEKSTRA DANIEL	3446 N MAYFAIR	MESA	AZ	85213
PATRICIA A FAMILY LIVING TRUST	3440 N MAYFAIR	MESA	AZ	85213
ADAMS BRETT ERNEST/CARLIE ONEILL	3439 N MAYFAIR	MESA	AZ	85213
SCHNEPF TIMOTHY J	3445 N MAYFAIR	MESA	AZ	85213
KUHN ANTHONY R	3451 N MAYFAIR	MESA	AZ	85213
FOULGER CHAD REVANS/MEGAN REE	3457 N MAYFAIR	MESA	AZ	85213
KUHN GREGORY R/DEBBIE K	3456 N ORCHARD	MESA	AZ	85213
GILBERT ELAYNA/HAMMERS ROBERT	3450 N ORCHARD ST	MESA	AZ	85213
SUKRAW JULIE E/ERIC V	3444 N ORCHARD	MESA	AZ	85213
REYNA ELMER JR	3438 N ORCHARD	MESA	AZ	85213
CRAVY TYLER	3452 E RUSSELL ST	MESA	AZ	85213
GLENN TODD/EMILY	3458 E RUSSELL ST	MESA	AZ	85213
PANESSA DANIEL A/CONNIE A	3464 E RUSSELL ST	MESA	AZ	85213
HENN DILLON/KRISTA	3465 E RUSSELL ST	MESA	AZ	85213
TYLER AND MAI MARTINSON TRUST	3417 N ORCHARD	MESA	AZ	85213
BJARNSON BRANDON/CAMMIE	3423 N ORCHID	MESA	AZ	85213

JULIA W SULLIVAN LIVING TRUST	3429 N ORCHARD	MESA	AZ	85213
LEWIS KELLY/NATHAN/BEXTERMUELLER RICHARD ALLEN/KATHLENE MARIE	3435 N ORCHARD	MESA	AZ	85213
BOHDANOWICZ FAMILY TRUST	3441 N ORCHARD	MESA	AZ	85213
HOLYOAK BRANDON/KENDRIA	3447 N ORCHARD	MESA	AZ	85213
SEAMAN AARON/ASRAR AMBAR	3453 N ORCHARD	MESA	AZ	85213
JEFFS JOSHUA/BRITTANY	3459 N ORCHARD	MESA	AZ	85213
LEBER JARED/ELIZABETH	3465 N ORCHARD	MESA	AZ	85213
FARNSWORTH TYSON/MAXWELL ALISHA	3466 E RIVERDALE ST	MESA	AZ	85213
REYNA OCTAVIO/SALMON EMMERSON	3462 E RIVERDALE ST	MESA	AZ	85213
JOHNSON MARQUITA R	3458 E RIVERDALE ST	MESA	AZ	85213
WOOLSEY BARBARA	3454 E RIVERDALE ST	MESA	AZ	85213
WINTERS MICHAEL TIMOTHY/CHANTAL MARIE	3450 E RIVERDALE ST	MESA	AZ	85213
JALOMA GILBERT/ANGELA	3446 E RIVERDALE ST	MESA	AZ	85213
WELCOME ANTHONY J/KAYLA M	3442 E RIVERDALE ST	MESA	AZ	85213
CUNNINGHAM CHAD M	3438 E RIVERDALE ST	MESA	AZ	85213
LAHRING BRETT C/KRYSTAL L	3434 E RIVERDALE ST	MESA	AZ	85213
PETERSEN GARY/JENNIFER	3430 E RIVERDALE ST	MESA	AZ	85213
SCHNEIDER MARK THOMAS	3426 E RIVERDALE ST	MESA	AZ	85213
SOREL ZACHARY C/CHELSEA M	3422 E RIVERDALE ST	MESA	AZ	85213
GOGGIN GABRIELLE L	3547 N ARCO ST	MESA	AZ	85213
MARION EMMA L/KEVIN S	3414 E RIVERDALE ST	MESA	AZ	85213
BAUMER JOSEPH K	3410 E RIVERDALE ST	MESA	AZ	85213
BOSSOM LISA R	3406 E RIVERDALE ST	MESA	AZ	85213
COTA-GANN BERNICE M/GANN JONATHAN A	3402 E RIVERDALE ST	MESA	AZ	85213
ARIZONA DEPT OF TRANSPORTATION	205 S 17TH AVE STE 612E	PHOENIX	AZ	85007
THOMAS VAL VISTA LLC	1707 E HIGHLAND RD STE 100	PHOENIX	AZ	85016
SALT RIVER AGRIC IMP & POWER DISTRICT	PO BOX 52025	PHOENIX	AZ	85072
DONALD & WANDA TYLER FAMILY LTD PARTNSHIP ETA	3811 N VALVISTA DR	MESA	AZ	85213
E RODNEY ENGEL & JANELLE ANNE YANCEY ENGEL TR	PO BOX 30130	MESA	AZ	85275
ENGEL E RODNEY JR/JANELLE ANNE YANCEY TR	PO BOX 30130	MESA	AZ	85275
E R ENGEL AND J A Y ENGEL FAM REV LIV TRUST	PO BOX 30130	MESA	AZ	85275
ENGEL E RODNEY JR/JANELLE ANNE YANCEY TR	PO BOX 30130	MESA	AZ	85275
BURDEN RAYMOND T/DENIECE TR	3325 N VAL VISTA	MESA	AZ	85203
BURDEN EAST LP, LLP	3325 N VAL VISTA DR	MESA	AZ	85213

HOMEOWNER'S ASSOCIATIONS WITHIN ONE-HALF MILE	ADDRESS	CITY	STATE	ZIP CODE
LEHI CROSSING COMMUNITY ASSOCIATION	8840 E CHAPARRAL RD SUITE 200	SCOTTSDALE	AZ	85250
MONTANA DORADA HOMEOWNERS ASSOCIATION INC	3527 E PEARL CIR	MESA	AZ	85213
SOMERSET ESTATES HOMEOWNERS ASSOCIATION	42 S HAMILTON PLACE STE 101	GILBERT	AZ	85233

