



Citizen Participation Report

Burden West at Pioneer Crossing

Submitted: April 26, 2021

Purpose:

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for Burden West at Pioneer Crossing, ZON21-01301. The applicant is requesting Site Plan Review approval for a proposed attached single-family development of 90 units from the City of Mesa Planning and Zoning Board. The site is located southwest of Val Vista Drive and Thomas Road on approximately 8.9 gross acres. This report provides evidence that citizens, property owners, neighbors, interested parties, neighborhood associations, agencies, schools and business near the site have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the 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. 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.
3. 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

Application 2nd Submittal: March 21, 2022

Submittal of Final Citizen Participation Report: April 26, 2022 (10 days prior to Planning and Zoning Board Hearing)

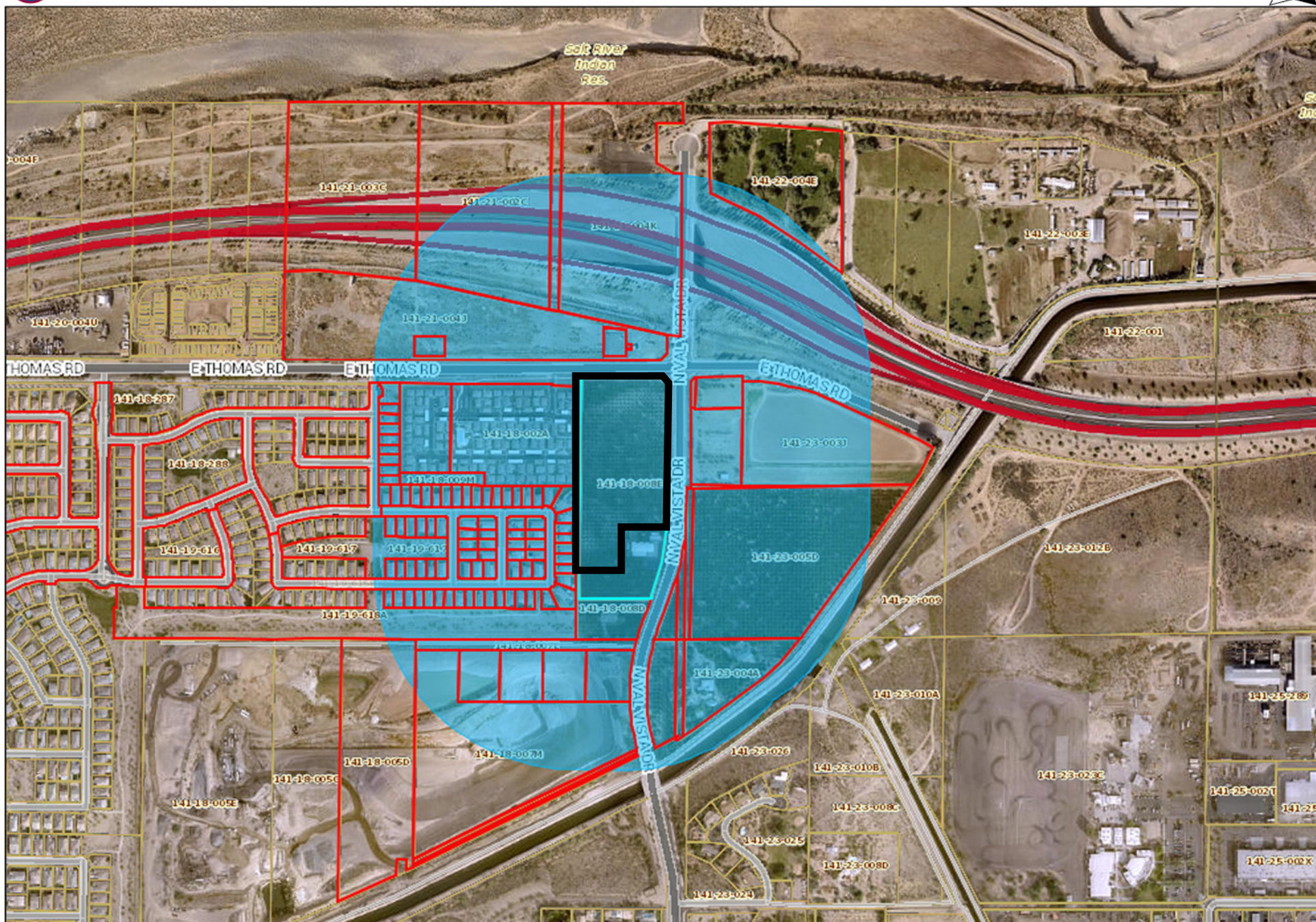
Planning and Zoning Board hearing: May 11, 2022

Attachments:

Citizen Participation Process Mailing List & Map (1000' Radius)

Public Hearing Notification Mailing List & Map (500' Radius)

Public Hearing Sign Posting Affidavit & Pictures

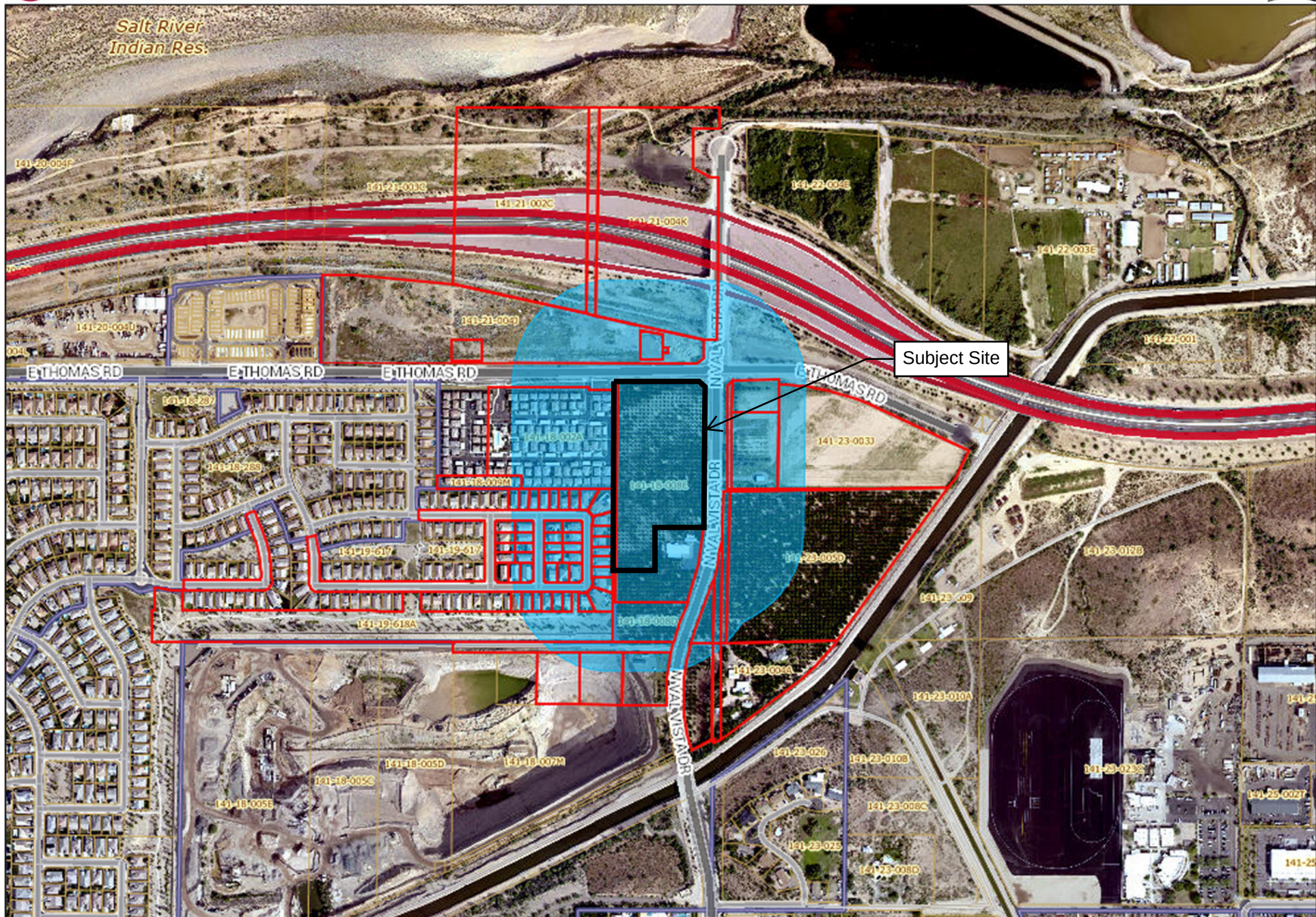


PROPERTY OWNER WITHIN 1,000 FEET	ADDRESS	CITY	STATE	ZIP CODE
BURDEN TODD R/LISA K	3404 N VAL VISTA DR	MESA	AZ	85213
NEXMETRO LEHI CROSSING LLC	2355 E CAMELBACK RD NO 805	PHOENIX	AZ	85016
BURDEN FAMILY TRUST	3325 N VAL VISTA DR	MESA	AZ	85213
VULCAN LANDS INC	PO BOX 385014	BIRMINGHAM	AL	35238
BURDEN RAYMOND 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
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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
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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



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VULCAN LANDS INC	1200 URBAN CENTER DR	BIRMINGHAM	AL	35242
VULCAN LANDS INC	2526 E UNIVERSITY DR	PHOENIX	AZ	85034
VULCAN LANDS INC	PO BOX 385014	BIRMINGHAM	AL	35238
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ARIZONA DEPT OF TRANSPORTATION	205 S 17TH AVE STE 612E	PHOENIX	AZ	85007
RESERVE 100 LLC	3321 E BASELINE RD	GILBERT	AZ	85234
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**Burden West at Pioneer Crossing
Case #: ZON21-01301
Notification of Public Meeting
City of Mesa Planning & Zoning Board**

April 26, 2022

Dear Neighbor,

We have applied for a Site Plan Review for the property located at the southwest corner of Val Vista Drive and Thomas Road. This request is for development of an attached single-family development of 90 units. The case number assigned to this project is ZON21-01301.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-503-2250 or e-mail me at David.Hughes@epsgroupinc.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on May 11, 2022 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.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> **at least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

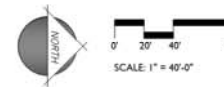
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 or Cassidy.Welch@mesaaz.gov, 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,
David Hughes
EPS Group, Inc.



NOTE: PLANT MATERIAL WITHIN R/W WILL BE
 INSTALLED WITH VAL VISTA DR. AND THOMAS RD.
 INFRASTRUCTURE IMPROVEMENTS



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde	24" Box
	<i>Pistacia 'Red Push'</i>	Red Push Pistache	24" Box
	<i>Quercus virginiana 'Heritage'</i>	Heritage Live Oak	24" Box
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Aloe hybrid 'Blue Elf'</i>	Blue Elf Aloe	5 Gal
	<i>Callisotum x 'Little John'</i>	Dwarf Callisotum	1 Gal
	<i>Eremophila glabra sp. 'Carnosa' 'Winter Blaze'</i>	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila hydrophora 'Blue Bell'</i>	'Blue Bell' Emu Bush	5 Gal
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora 'Brinklight'</i>	Brinklight Red Yucca	5 Gal
	<i>Leucophyllum frutescens 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia caput-medusae 'Regal Mau'</i>	'Regal Mau' Muhly	5 Gal
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruella	5 Gal
	<i>Senecio artemisioides</i>	Festive Cassia	5 Gal
	<i>Tecoma stanis 'Gold Star'</i>	Yellow Bells	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Dalia graysii</i>	Trailing Indigo Bush	1 Gal
	<i>Eremophila prostrata 'Outback Sunrise'</i>	'Outback Sunrise'	1 Gal
	<i>Lantana monnensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Rosemary	1 Gal
	<i>Sphagneticola trilobata</i>	Yellow Dot	1 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
MATERIAL			
	<i>Cynodon dactylon 'Midori'</i>	Surrounding by Concrete Curb	1 Gal
	Shrubs and Groundcover with Decomposed Granite	1/2" Screened, 2" Depth	1 Gal

KEYNOTES

- 1 ENTRY MONUMENT
- 2 POOL
- 3 TOT LOT
- 4 TURF
- 5 RESTROOM / POOL EQUIPMENT
- 6 TRELLIS / SHADED LOUNGE
- 7 MAILBOX
- 8 SIDEWALK
- 9 REFUSE ENCLOSURE
- 10 DISTRICT ICON COLUMN

LANDSCAPE CALCULATIONS

VAL VISTA FRONTAGE: (1 TREE / 6 SHRUBS PER 25 LF)

TREES 23 REQUIRED 32 PROVIDED

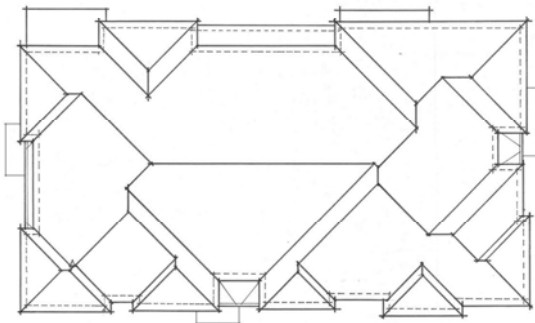
SHRUBS 138 REQUIRED 207 PROVIDED

THOMAS FRONTAGE: (1 TREE / 6 SHRUBS PER 25 LF)

TREES 15 REQUIRED 15 PROVIDED

SHRUBS 90 REQUIRED 135 PROVIDED

NOTE: A MINIMUM 25% OF TREES SHALL BE 34" BOX



ALL ROOF PITCHES
ARE 4:12 U.O.N.

ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

STUCCO	61%
SIDING	32%
MASONRY	7%

- 1) DESERT RANCH MATERIALS
 2) CONCRETE S TILE ROOF
 3) STUCCO I
 4) LAP SIDING
 5) STUCCO OVER FOAM TRIM AT WINDOWS AND DOORS
 6) DECORATIVE FRONT ENTRY DOOR
 7) DECORATIVE SHUTTERS
 8) BRICK VENEER
 9) DECORATIVE GARAGE DOOR

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

STUCCO	56%
SIDING	28%
MASONRY	16%

SCALE: 1/4" = 1'-0"



REAR ELEVATION

STUCCO	68%
SIDING	32%
MASONRY	0%

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

STUCCO	47%
SIDING	26%
MASONRY	27%

SCALE: 1/4" = 1'-0"

0' 4' 8'
SCALE: 1/4" = 1'

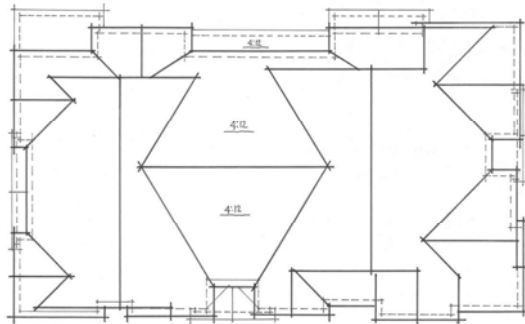
NHCAZ-2101

woodley
architectural
group, inc.
 colorado // 731 southpark dr. suite 8
 itterbon, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 sanita ana, ca 92705 / 949.553.8919

03.01.2022

ELEVATION A | DESERT RANCH
 PIONEER CROSSING | THE NEW HOME COMPANY
 MESA, ARIZONA

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDY ONLY AND ARE NOT TO BE USED FOR ANY CONSTRUCTION. FOR ALL FINAL DECISIONS ON FINAL REQUIREMENTS, CONSULT PROJECT ARCHITECTURAL GROUP, INC. THESE DRAWINGS HAVE NOT BEEN USED OR CALCULATED WITHOUT THE DIRECT WRITTEN PERMISSION OF PROJECT ARCHITECTURAL GROUP, INC.



ALL ROOF PITCHES
ARE 5:12 U.O.N.

ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

STUCCO	57%
SIDING	43%
MASONRY	0%

8) FARMHOUSE MATERIALS

- 1) CONCRETE FLAT ROOF
- 2) STUCCO
- 3) BOARD & BATTEN SIDING
- 4) STUCCO OVER FOAM IRIS AT WINDOWS AND DOORS
- 5) DECORATIVE FRONT ENTRY DOOR
- 6) DECORATIVE SHUTTERS
- 7) DECORATIVE GARAGE DOOR
- 8) DECORATIVE VENT AT GABLE

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

STUCCO	61%
SIDING	39%
MASONRY	0%

SCALE: 1/4" = 1'-0"



REAR ELEVATION

STUCCO	74%
SIDING	26%
MASONRY	0%

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

STUCCO	51%
SIDING	49%
MASONRY	0%

SCALE: 1/4" = 1'-0"

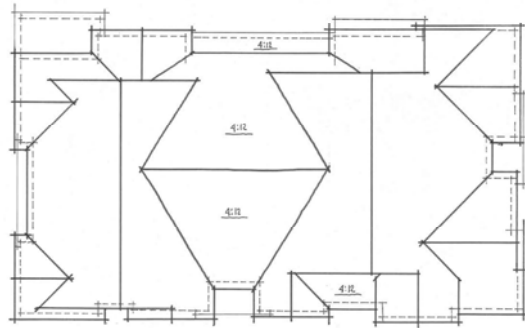
ELEVATION B | FARMHOUSE

PIONEER CROSSING | THE NEW HOME COMPANY
MESA, ARIZONA

0' 4' 8'
SCALE: 1/4" = 1'

NHCAZ-2101

woodley
architectural
group, inc.
colorado // 731 southpark dr. suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
vanita ana, ca 92705 / 949.553.8919



ALL ROOF PITCHES
ARE 5:12 U.O.N.

ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

STUCCO	51%
SIDING	45%
MASONRY	4%

C | CONTEMPORARY FARMHOUSE MATERIALS

- 1) CONCRETE FLAT ROOF
- 2) STUCCO
- 3) VERTICAL SIDING
- 4) DECORATIVE FRONT ENTRY DOOR

- 5) DECORATIVE GARAGE DOOR
- 6) STONE VENEER

SCALE: 1/4" = 1'-0"



BUILDING HEIGHT 30'-0"

RIGHT ELEVATION

STUCCO	64%
SIDING	33%
MASONRY	3%

SCALE: 1/4" = 1'-0"



REAR ELEVATION

STUCCO	75%
SIDING	25%
MASONRY	0%

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

STUCCO	57%
SIDING	33%
MASONRY	10%

SCALE: 1/4" = 1'-0"

0' 4' 8'
SCALE: 1/4" = 1'

NHCAZ-2101

woodley architectural group, inc.
colorado // 731 southpark dr, suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st, suite A
vanita ana, ca 92705 / 949.553.8919

ELEVATION C | CONTEMPORARY FARMHOUSE
PIONEER CROSSING | THE NEW HOME COMPANY
MESA, ARIZONA

03.01.2022

NOTES: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDY ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. NOT TO SCALE. MATERIALS AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE. COPYRIGHT 2022 WOODLEY ARCHITECTURAL GROUP, INC.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 04/26/22

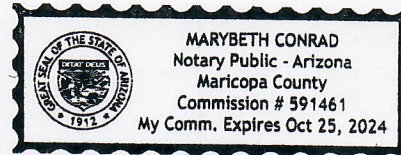
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON21-01301, on SWC Thomas Rd and Val Vista Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way 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: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on 04/26/22

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: May 11, 2022

CASE: ZON21-01031

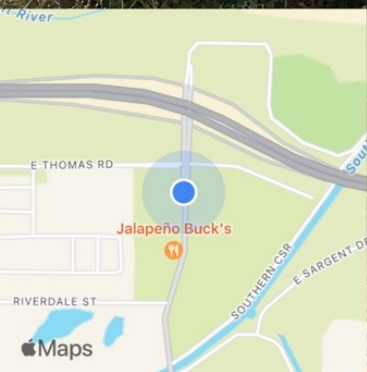
REQUEST: Site Plan Review.
This request will allow for an attached
single residence development.

APPLICANT: EPS Group, Inc.

PHONE: 480-503-2250

Planning Division 480-644-2385

Posting date: 4/26/2022



N Val Vista Dr
Mesa AZ 85213

+33.480193,-111.753084

Tuesday, April 26, 2022 at 1:22:30 PM

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

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Planning Division 480-644-2385

Posting date: 4/26/2022

E Thomas Rd

Mesa AZ 85213

+33 480865, -111 753877

Tuesday, April 26, 2022 at 1:15:56 PM

