



Citizen Participation Plan

Burden Orchard at Pioneer Crossing

Submitted: January 18, 2022

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 south of the southeast corner of Val Vista Drive and Thomas Road. The proposed project is Burden Orchard at Pioneer Crossing, a high quality residential gated community consisting of 201 single residence attached and detached units and enhanced open space amenities on approximately 20 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: January 18, 2022

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: April 13, 2022 (Anticipated)

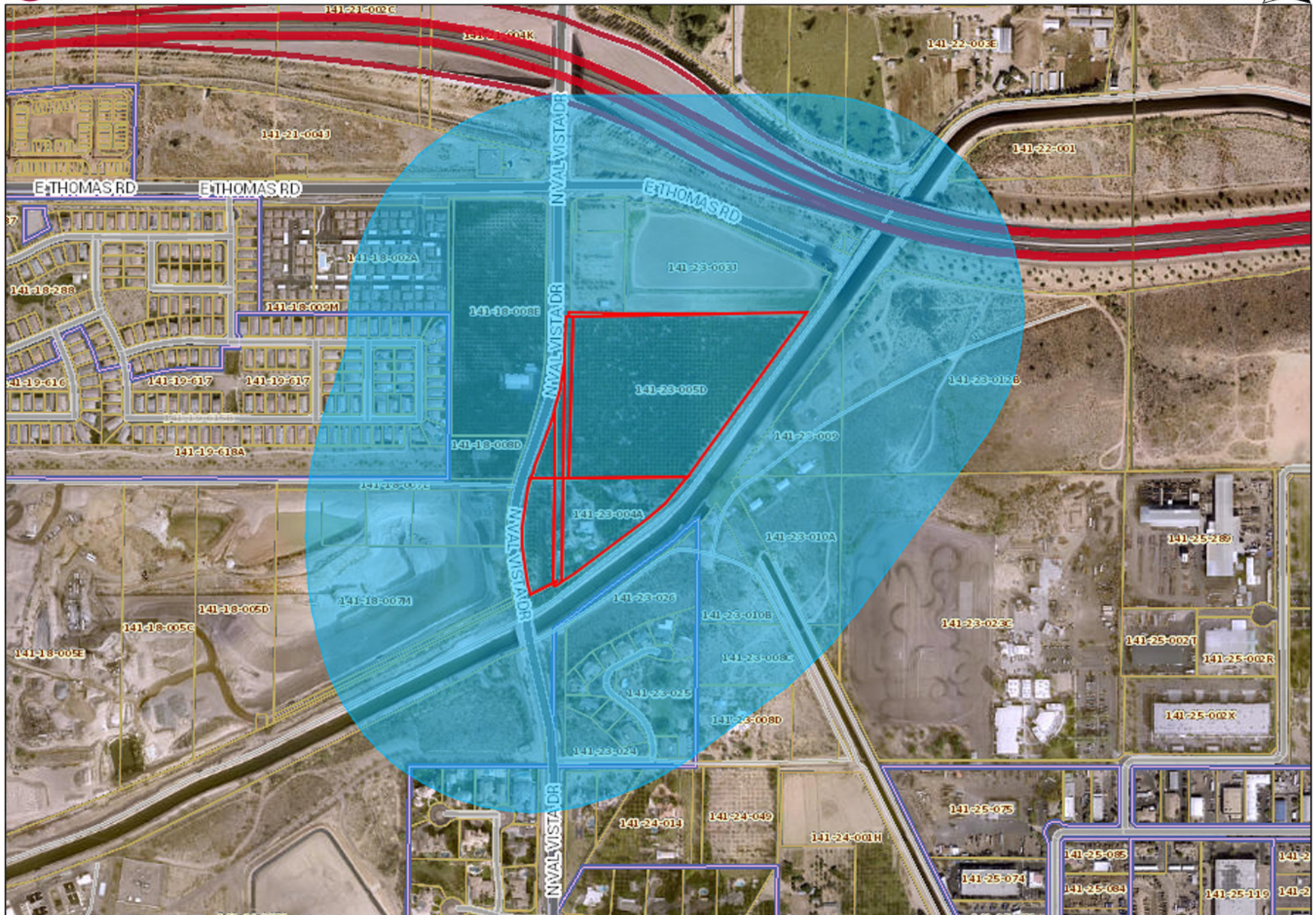
Attachments:

Notification Mailing List

Notification Area Map



1,000' Buffer Map



PROPERTY OWNERS WITHIN 1,000 FEET	ADDRESS	CITY	STATE	ZIP CODE
PHOENIX CITY OF & MESA CITY OF	251 W WASHINGTON ST FL 3	PHOENIX	AZ	85003
PETTIT AARON/CRYSTAL	3562 E PRESIDIO CIR	MESA	AZ	85213
GRACIAN EDUARDO	3546 E PRESIDIO CIR	MESA	AZ	85213
MAHLER PHILIP/DEVLA	3514 E PRESIDIO CIR	MESA	AZ	85213
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
VULCAN LANDS INC	1200 URBAN CENTER DR	BIRMINGHAM	AL	35242
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 TODD R/LISA K	3404 N VAL VISTA DR	MESA	AZ	85213
BURDEN WEST LIMITED PARTNERSHIP LLP	3404 N VAL VISTA DR	MESA	AZ	85213
MOSLEY JERI E/STEVEN J	3022 E QUENTON ST	MESA	AZ	85213
STEPHEN K STOWELL AND CHERYL L STOWELL TRUST	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
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
ARIZONA DEPT OF TRANSPORTATION	205 S 17TH AVE STE 612E	PHOENIX	AZ	85007
SALT RIVER AGRIC IMP & POWER DISTRICT	PO BOX 52025	PHOENIX	AZ	85072
THOMAS VAL VISTA LLC	1707 E HIGHLAND SUITE 100	PHOENIX	AZ	85016
TYLER D/W TR/DONALD & WANDA TYLER FMLY LTD PT	3811 N VAL VISTA DR	MESA	AZ	85213
SALT RIVER PROJECT AG IMP & POWER DIST	PO BOX 52025	PHOENIX	AZ	85072
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
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 168	HIGLEY	AZ	85236
SWANSON KENNETH G/MARY JEAN TR	3736 E QUENTON DR	MESA	AZ	85215
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001

ROOSEVELT WATER CONS DIST	PO BOX 100	HIGLEY	AZ	85236
BALLENTINE MICHAEL J/MELISSA A	3650 E QUENTON DR UNIT 1	MESA	AZ	85215
BAKER KEITH N/DEBORAH A TR	3650 E QUENTON DR	MESA	AZ	85215
JOHNSON DAVID/COVEY ROXIE E	P O BOX 21656	MESA	AZ	85277
TROTTER DAVID C	3650 E QUENTON DR NO 4	MESA	AZ	85215
VELAZQUEZ FRANCISCO/VELAQUEZ ANGELITA	3650 E QUENTON DR LOT 5	MESA	AZ	85215
ROGER A NETTLOW LIVING TRUST	3650 E QUENTON DR UNIT 6	MESA	AZ	85215
CHEUNGS REVOCABLE TRUST	27206 CALAROGA AVE STE 120	HAYNARD	CA	94545
COHEN PAMELA A	3650 E QUENTON DR UNIT 8	MESA	AZ	85215
CHEUNG JONATHAN/BETH	3650 E QUENTON DR UNIT 9	MESA	AZ	85215
TAKACS KEVIN/AMANDA	3650 E QUENTON DR NO 10	MESA	AZ	85205
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
KEMPTON A BRYCE/LETA RAE TR	3649 E QUENTON DR	MESA	AZ	85215
SANDERS FRANK/PRUDENCE	3615 E QUENTON DR	MESA	AZ	85215
HOMEOWNER'S ASSOCIATIONS WITHIN ONE-HALF MILE	ADDRESS	CITY	STATE	ZIP CODE
MONTANA DORADA HOMEOWNERS ASSOCIATION INC	3527 E PEARL CIR	MESA	AZ	85213
LEHI CROSSING COMMUNITY ASSOCIATION	8840 E CHAPARRAL RD SUITE 200	SCOTTSDALE	AZ	85250
HOMEOWNERS OF VAL VISTA ESTATES	3650 E QUENTON DRIVE 1	MESA	AZ	85215
COMMONS AT COUNTRY GREEN	2812 N NORWALK 105	MESA	AZ	85215
SOMERSET ESTATES HOMEOWNERS ASSOCIATION	42 S HAMILTON PLACE #101	GILBERT	AZ	85233