



Citizen Participation Report

Burden Orchard at Pioneer Crossing

Submitted: May 24, 2022

Purpose:

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for Burden Orchard at Pioneer Crossing, ZON22-00055. The applicant is requesting Site Plan Review approval for a proposed multiple residence development of 197 units from the City of Mesa Planning and Zoning Board. The site is located south of the southeast corner of Val Vista Drive and Thomas Road on approximately 20 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 were 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: January 18, 2022

Application 2nd Submittal: March 21, 2022

Application 3rd Submittal: April 25, 2022

Application 4th Submittal: May 17, 2022

Submittal of Final Citizen Participation Report: May 24, 2022 (10 days prior to Planning and Zoning Board Hearing)

Planning and Zoning Board hearing: June 8, 2022

Attachments:

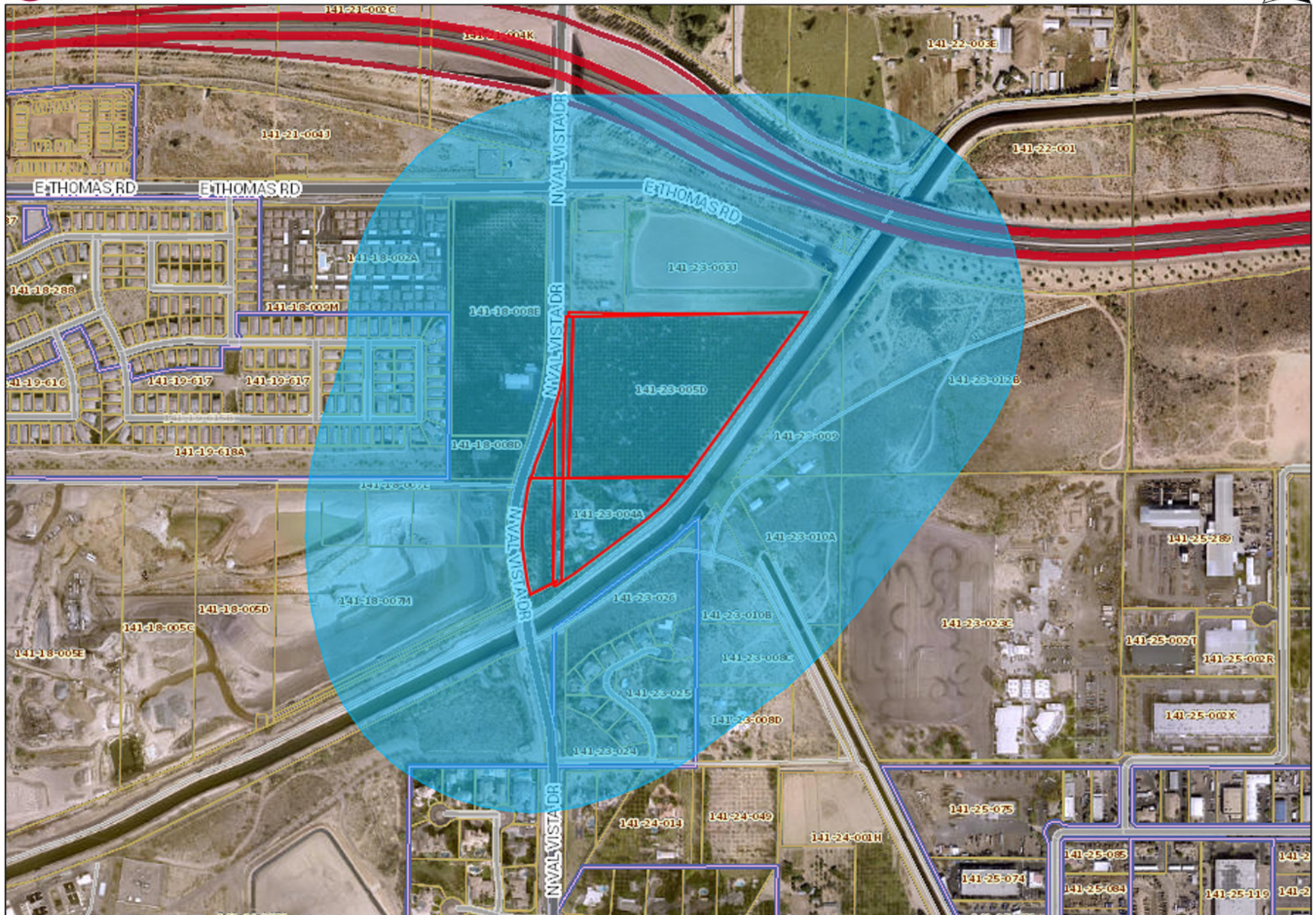
Citizen Participation Process Mailing List & Map (1000' Radius)

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

Public Hearing Sign Posting Affidavit & Pictures



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

PROPERTY OWNER WITHIN 500 FEET	ADDRESS	CITY	STATE	ZIP CODE
PHOENIX CITY OF & MESA CITY OF	251 W WASHINGTON ST FL 3	PHOENIX	AZ	85003
BURDEN TODD R/LISA K	3404 N VAL VISTA DR	MESA	AZ	85213
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
BURDEN FAMILY TRUST	3325 N VAL VISTA DR	MESA	AZ	85213
VULCAN LANDS INC	PO BOX 385014	BIRMINGHAM	AL	35238
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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
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BJARNSON BRANDON/CAMMIE	3423 N ORCHID	MESA	AZ	85213
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LEWIS KELLY/NATHAN/BEXTERMUELLER RICHARD ALLEN/KATHLENE MARIE	3435 N ORCHARD	MESA	AZ	85213
LEHI CROSSING COMMUNITY ASSOCIATION	8840 E CHAPARRAL RD SUITE 200	SCOTTSDALE	AZ	85250
SALT RIVER PROJECT AG IMP & POWER DIST	PO BOX 52025	PHOENIX	AZ	85072
RESERVE 100 LLC	3321 E BASELINE RD	GILBERT	AZ	85234
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SALT RIVER PROJECT AG IMP & POWER DIST	PO BOX 52025	PHOENIX	AZ	85072
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BURDEN EAST LP, LLP	3325 N VAL VISTA DR	MESA	AZ	85213
BURDEN EAST LP, LLP	3325 N VAL VISTA DR	MESA	AZ	85213
BURDEN EAST LP, LLP	3325 N VAL VISTA DR	MESA	AZ	85213
ROOSEVELT WATER CONS DIST	PO BOX 100	HIGLEY	AZ	85236
ROOSEVELT WATER CONSERVATION DIST	NO STREET ADDRESS	HIGLEY	AZ	85236
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
ROOSEVELT WATER CONS DIST	PO BOX 100	HIGLEY	AZ	85236
JOHNSON DAVID/COVEY ROXIE E	P O BOX 21656	MESA	AZ	85277
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SOMERSET ESTATES HOMEOWNERS ASSOCIATION	42 S HAMILTON PLACE #101	GILBERT	AZ	85233



**Burden Orchard at Pioneer Crossing
Case #: ZON22-00055
Notification of Public Meeting
City of Mesa Planning & Zoning Board**

May 23, 2022

Dear Neighbor,

We have applied for a Site Plan Review for the property located south of the southeast corner of Val Vista Drive and Thomas Road. This request is for a multiple residence development of 197 units. The case number assigned to this project is ZON22-00055.

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 a select number of building 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 June 8, 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.

7. WINDOW TRIM
8. WOOD POST/MAILING - ACCENT MATERIAL
9. DECORATIVE WINDOW
10. EXTERIOR LIGHTING
11. ILLUMINATED ADDRESS SIGN
12. SLIDING GLASS DOORS
13. GARAGE DOORS

- ## 7. WINDOW TRIM

- ## 8. WOOD POST/RAILING - ACCENT

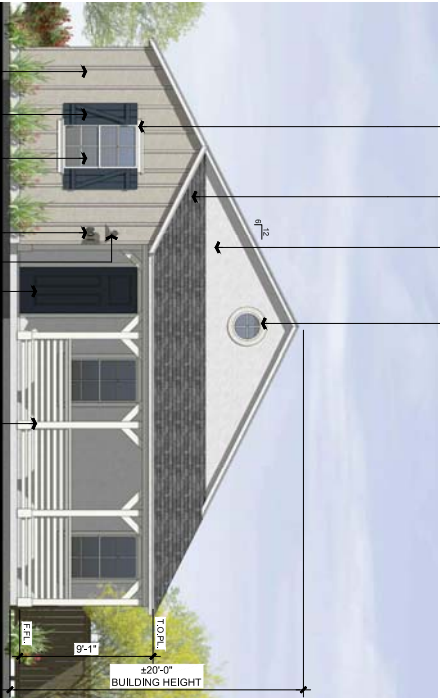
- ## MATERIAL

- ## 9. DECORATIVE WINDOW

-

-

- _____



FRONT

FRONT

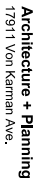
MATERIAL PERCENTAGE
SIDING: 129 SQ. FT. = 37%



REAR

MATERIAL PERCENTAGE
SIDING: 138 SQ. FT. = 63%
STUCCO: 79 SQ. FT. = 37%
TOTAL: 216 SQ. FT.

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



KIGY Proj

Email:

Principal:

Developer

BB LIVING
4900 N SCOTSDALE ROAD

SCOTTSDALE, AZ

PHONE NUMBER: 400-740-2110

BURDEN
ORCHARD

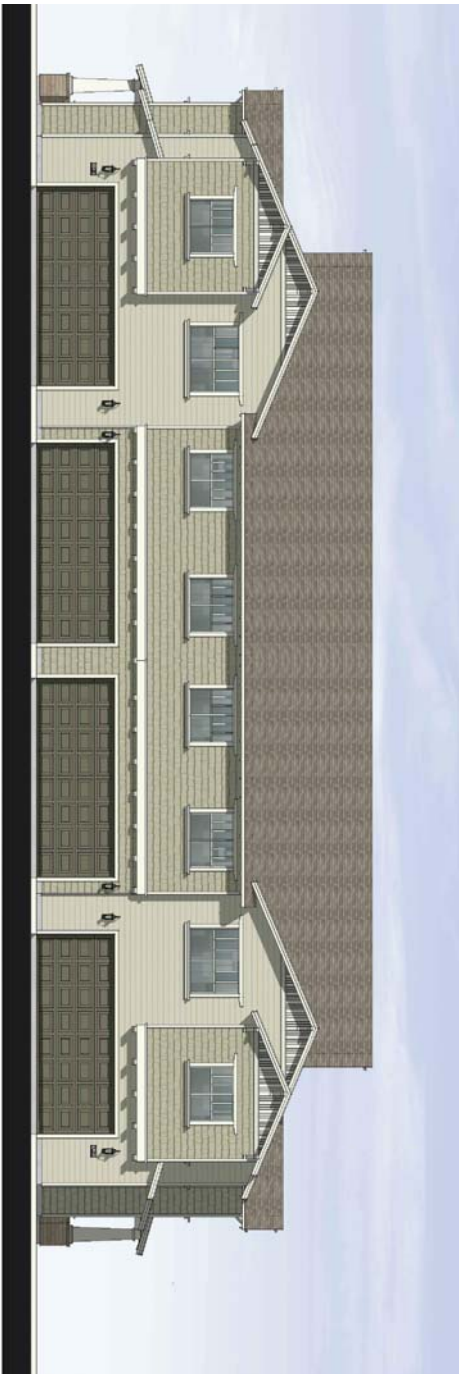
AT PIONEER CROSSING BY BB LIVING
PARCEL C

[illegible]

License Stamp

G3-1-38A FARMHOUSE
ELEVATIONS

A1-02



LEFT



kt





Suite 200
Irvine, CA 92614

ktgy.com
949.851.2133

KTGY Project No: 20200778

Project Contact: Aaron Alduenda
Email: aalduenda@ktov.com

Principal: Chris Textor

Project Designer: Sevan Simonian

Developer



BB LIVING
4900 N SCOTTSDALE ROAD
SUITE 4000

**SUITE 4900
SCOTTSDALE, AZ
PHONE NUMBER : 480-745-2718**

AT PIONEER CROSSING BY BB LIVING
PARCEL C

No.	Date	Description
-----	------	-------------

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

[illegible]

License Stamp

6-PLEX ELEVATION FARMHOUSE

A6-02



FRONT ELEVATION

- ☐ Legend
- ☐ Roof Shingle
- ☐ Faux Gable-End Vent - Accent Material
- ☐ Vent, Board & Batt - Primary Material
- ☐ Gaining - Accent Material
- ☐ Vinyl Windows
- ☐ Trim
- ☐ Outlookers - Accent Material
- ☐ Exposed Truss Tails
- ☐ Stone Veneer - Primary Material
- ☐ Fiberglass Entry Doors
- ☐ Wood Beam - Accent Material
- ☐ Wood Railing - Accent Material
- ☐ Wood Post - Accent Material

NOTE: ALL VISIBLE BUILDING FACADES INCORPORATE DETAILS SUCH AS WINDOW TRIM, WINDOW RECESSES, CORNICES, CHANGES IN MATERIALS OR OTHER DESIGN ELEMENTS, IN AN INTEGRATED COMPOSITION. EACH SIDE OF A BUILDING THAT IS VISIBLE FROM A PUBLIC RIGHT-OF-WAY, PARKING LOT, OR COMMON OPEN SPACE SHALL BE DESIGNED WITH A COMPLEMENTARY LEVEL OF DETAILING AND QUALITY OF MATERIALS.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 05/24/22

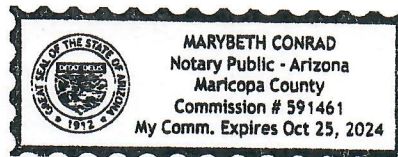
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-00055, on S of the SEC Thomas Rd. & Val. Vista Dr.. The posting was in one place with one notice for each quarter mile of frontage along perimeter 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 05/24/22

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: June 8, 2022

CASE: ZON22-00055

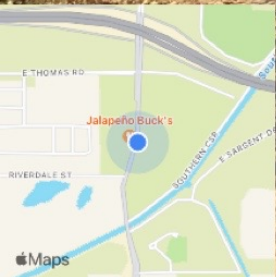
REQUEST: Site Plan Review. This request will
allow for multiple residence development

APPLICANT: EPS Group, Inc.

PHONE: 480-503-2250

Planning Division 480-644-2385

Posting date: 5/24/2022



3441-3457 N Val Vista Dr
Mesa AZ 85213

+33.478410,-111.753055

Tuesday, May 24, 2022 at 12:07:02 PM

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: June 8, 2022

CASE: ZON22-00055

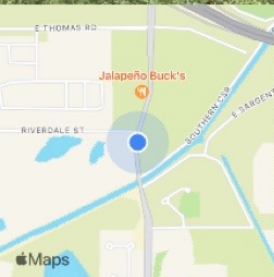
REQUEST: Site Plan Review. This request will
allow for multiple residence development

APPLICANT: EPS Group, Inc.

PHONE: 480-503-2250

Planning Division 480-644-2385

Posting date: 5/24/2022



N Val Vista Dr
Mesa AZ 85213

+33.476786,-111.753599

Tuesday, May 24, 2022 at 11:45:17 AM