

Introduction

Harvard Investments ("Applicant"), on behalf of PPGN-Williams, LLLP, has submitted a Development Unit Plan ("Application") for approximately 20 acres located at the southwest corner of the Crismon and Williams Field Road alignments ("Property"), also known as Development Unit 3 within Cadence at Gateway. The purpose of this report is to summarize how citizen participation was conducted for the Application.

Contact List

The Contact List for the Application included:

- The Cadence at Gateway Master Developer or Successor Entity if not the applicant.
- Queen Creek Unified School District.
- All registered neighborhood associations located within one-half mile of the Development Unit 3 boundary.
- All property owners or homeowners associations within Cadence at Gateway.
- All property owners within Development Unit 3.
- All property owners within 750 feet of the boundary of Development Unit 3.

See **Tab A** for copies of the Contact List and Notification Map for the Application.

Public Hearing Notification

Public Hearing Letter

On September 29, 2021, the Applicant's representative mailed a Notice of Public letter advising of the Planning & Zoning Board hearing for the Application. The mailing list for the public hearing notification letter included all parties on the Contact List. The content of the letter included a description of the Application and case number; the site location and acreage; an overview of the request; the date, time, location, and attendance instructions for the Planning & Zoning Board hearing; and contact information for the Applicant and City planner assigned to the case. See **Tab B** for a copy of the Notice of Public Hearing letter.

Site Posting

On September 29, 2021, the Applicant installed a public hearing notification sign at the northeast corner of the Property. The notification sign conforms to the City's standard and customary site posting requirements and included information on the date, time, and location of the Planning and Zoning Board hearing for the Application. The Affidavit of Public Hearing Notification site posting and photographic evidence are attached at **Tab C**.

Inquiries / Response Procedures

To date, the Applicant has not received any telephone calls, emails, letters, or other correspondence regarding the Application. Any future substantive inquiries regarding the Application will be documented in a supplement to this report.

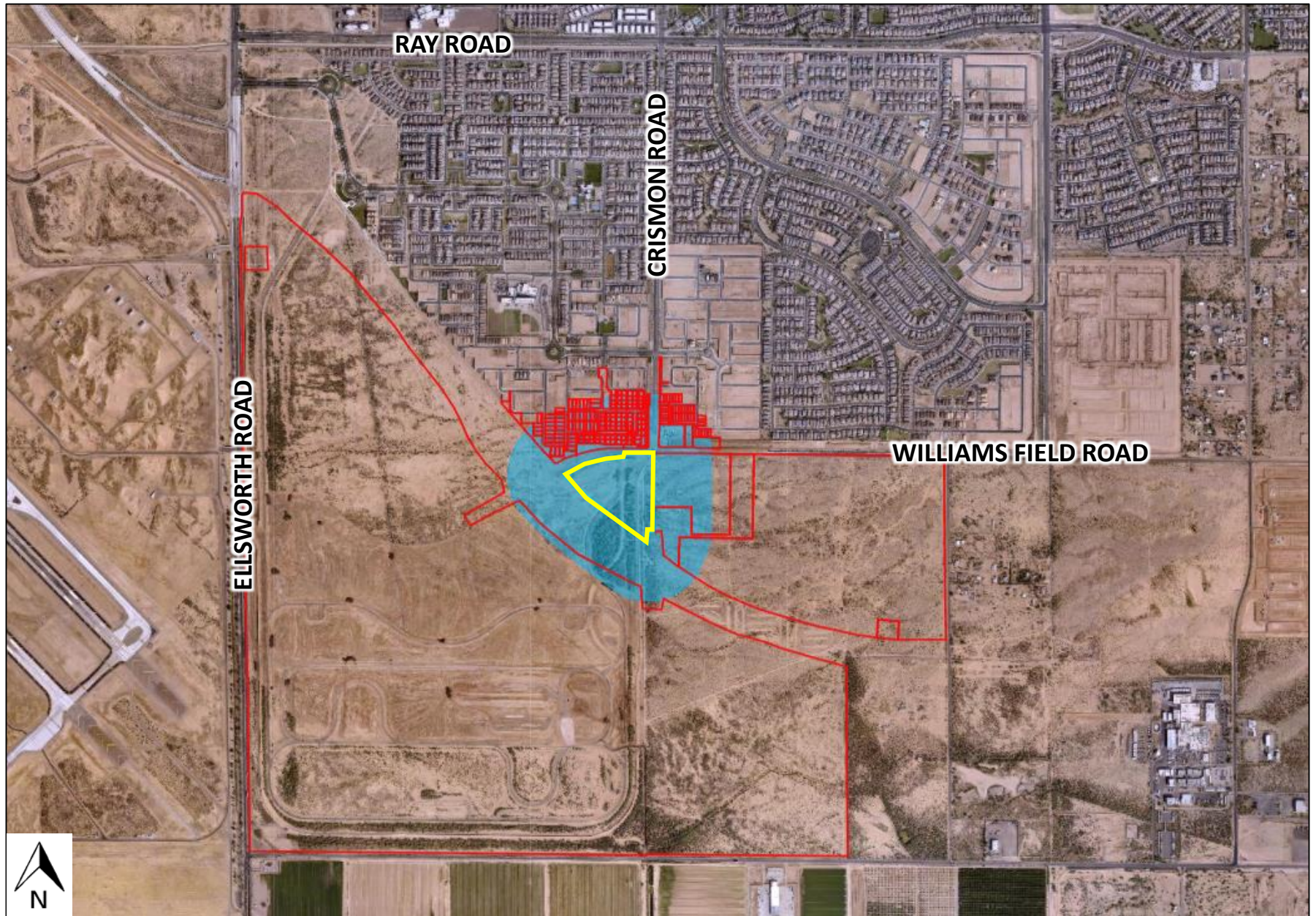
Schedule

Application Filed:	July 7, 2021
Public Hearing Notification Submitted/Site Posting:	September 29, 2021
Citizen Participation Report Submitted:	September 29, 2021
Planning & Zoning Board Hearing:	October 13, 2021

TAB A

PUBLIC HEARING NOTIFICATION LIST - ZON21-00653					
PROPERTY OWNERS WITHIN 750-FEET OF CADENCE DEVELOPMENT UNIT 3					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016	
PPGN-WILLIAMS LLLP	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255	
PPGN-WILLIAMS LLLP	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255-5457	
CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255	
BALIJEPAI SREE KAMAL/NUNE SPANDANA	10115 E TEXAS AVE	MESA	AZ	85212	
BRAVO MIRIAM INCLAN/GUERRERO BRANDON A	10109 E TEXAS AVE	MESA	AZ	85212	
MONTEIRO LESLIE GREGORY/FERNANDES ETASHA EZIDIO	10105 E TEXAS AVE	MESA	AZ	85212	
SHURTLEFF ZACHARY/CRISTINA	10101 E TEXAS AVE	MESA	AZ	85212	
ABAIGAR MARIA ROSARIO P/RAYMOND NOEL T	10063 E TEXAS AVE	MESA	AZ	85212	
BISWAL RUDRA PRASANNA/SHARMA SWEETY	10059 E TEXAS AVE	MESA	AZ	85212	
MARACAY 91 LLC	15279 N SCOTTSDALE RD STE 300	SCOTTSDALE	AZ	85254	
JONNA MOHAN KRISHNAIAH/SUNEETHA DEVI	10046 E TEXAS AVE	MESA	AZ	85212	
ORCUTT STEPHANIE/CYNTHIA	10042 E TEXAS AVE	MESA	AZ	85212	
HALFORD SYDNEY/SARGENT AUSTIN	5917 S FELIZ	MESA	AZ	85212	
NAVE HOLLY	5923 S FELIZ	MESA	AZ	85212	
GRIJALVA GUILLERMO PEREZ	5927 S FELIZ	MESA	AZ	85212	
CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY	SCOTTSDALE	AZ	85255-5457	
LENNAR ARIZONA INC	1665 W ALAMEDA DR STE 130	TEMPE	AZ	85282	
WU JIAN-LUNG/LIN CHIA-EN	9859 E TIBURON AVE	MESA	AZ	85212	
BENJAMIN MARY CATHERINE/MILLER JUANITA LOUISE	9838 E TIBURON AVE	MESA	AZ	85212	
BOWDREN PETER W/STACEY A	9834 E TIBURON AVE	MESA	AZ	85212	
OLSON LYNN WESLEY/RENE LYNN/EVAN ANDREW	9830 E TIBURON AVE	MESA	AZ	85212	
BLAKE CYNTHIA/MATTHEW	9829 E TIBURON AVE	MESA	AZ	85212	
CASTANEDA ALBERT MARIO JR/LAUREN DANIELLE/BETTENCOURT DANIEL/CYNTHIA LEE	9833 E TIBURON AVE	MESA	AZ	85212	
SADLER BILL	9757 E TIBURON AVE	MESA	AZ	85212	
ESCARPETA HUBERT EARL JR/JENNIFER J	5924 S ALICIA	MESA	AZ	85212	
KING MELISSA A	5928 S ALICIA	MESA	AZ	85212	
MARLOWE LAURIE JANE	2713 E ODESSA ST	MESA	AZ	85213	
GALINDO JESSICA D	9805 E TEA AVE	MESA	AZ	85212	
GILBERT SAMANTHA	9809 E TEA AVE	MESA	AZ	85212	
BENNETT DEBORAH A	9813 E TEA AVE	MESA	AZ	85212	
ATKINS JAMES DAVID IV/REBECA LEITE DE ALENCAR	5947 S COBALT	MESA	AZ	85212	
ROSELLI MICHAEL V JR/THOMAS GINA	5943 S COBALT	MESA	AZ	85212	
SCHULZE ELIZABETH S	5939 S COBALT	MESA	AZ	85212	
RUIZ TROY R/CYNTHIA A	5935 S COBALT	MESA	AZ	85212	
ORSININ JUSTIN	5920 S COBALT	MESA	AZ	85212	
HUNT LARRY/PAYTEN MAY	5924 S COBALT	MESA	AZ	85212	
WILSON STEVEN/LINDSAY MAURINE	5928 S COBALT	MESA	AZ	85212	
FERNANDEZ DANIEL/MARTHA	5932 S COBALT	MESA	AZ	85212	
KELLEY DIANE/WESLEY DEAN	5936 S COBALT	MESA	AZ	85212	
NICK WELCH FAMILY TRUST	5939 S ALICIA	MESA	AZ	85212	
IAEGER FAMILY LIVING TRUST	5935 S ALICIA	MESA	AZ	85212	
MEJIA ARACELI F/JEFERSON ANTONIO	5931 S ALICIA	MESA	AZ	85212	
GARCIA ANNABELLE	5927 S ALICIA	MESA	AZ	85212	
MICKELSON RYAN/HOLLAND TAYLOR	5923 S ALICIA	MESA	AZ	85212	
BANKS GAVIN/HANNAH	5919 S ALICIA	MESA	AZ	85212	
OHM SAMIA WADIE	5915 S ALICIA	MESA	AZ	85212	
PROPERTY OWNERS WITHIN DEVELOPMENT UNIT 3					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
PPGN-WILLIAMS LLLP	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255	
PROPERTY OWNERS ASSOCIATIONS WITHIN CADENCE AT GATEWAY					
ASSOCIATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
CADENCE HOA	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255	
REGISTERED NEIGHBORHOOD ASSOCIATIONS WITHIN ONE-HALF MILE OF DEVELOPMENT UNIT 3					
ASSOCIATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
EASTMARK COMMUNITY ALLIANCE INC.	7600 E DOUBLETREE RANCH RD #300	SCOTTSDALE	AZ	85258	
EASTMARK	10100 E RAY RD	MESA	AZ	85212	
ATTN: SUZANNE WALDEN-WELLS					
OTHER INTERESTED PARTIES					
ORGANIZATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
QUEEN CREEK UNIFIED SCHOOL DISTRICT	20217 E CHANDLER HEIGHTS RD	QUEEN CREEK	AZ	85142	
GAMMAGE & BURNHAM, PLC	40 N CENTRAL AVE 20TH FL	PHOENIX	AZ	85004	
ATTN: SUSAN E. DEMMITT					
CITY OF MESA PLANNING	PO BOX 1466 MAIL STOP 9953	Mesa	AZ	85211	
ATTN: EVAN BALMER					

PROPERTY OWNERS WITHIN 750-FEET OF DEVELOPMENT UNIT 3



SUBJECT PROPERTY



750-FOOT BUFFER



PROPERTIES WITHIN 750-FEET

TAB B

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

FORTY NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

September 29, 2021

WRITER'S DIRECT LINE
(602) 256-4456

Notice of Public Hearing

Dear Property Owner, Registered Neighborhood or Homeowners Association:

The purpose of this letter is to inform you that Gammage & Burnham PLC, on behalf of Harvard Investments, has submitted an application no. ZON21-00653 ("Application") to the City of Mesa for Development Unit Plan review for Development Unit 3 within the Cadence at Gateway ("Cadence") master-planned community. Development Unit 3 encompasses approximately 20 acres within the 464-acre Cadence community. Development Unit 3 is generally located at the southwest corner of the Crismon and Williams Field Road alignments ("Property") as shown on the enclosed Aerial Map.

The Development Unit Plan for Development Unit 3 sets forth design guidelines and other design criteria for future development on the Property. Development Unit 3 is intended to be developed with denser multi-residences and/or single-residences, with the option for neighborhood-scale non-residential uses. A future site plan application will be processed for a specific development proposal for Development Unit 3 after the Development Unit Plan has been established.

As part of the City's process for Development Unit Plan review, the Application has been scheduled for consideration by the Mesa Planning and Zoning Board at their meeting on **October 13, 2021** 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](https://www.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.

September 29, 2021

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The City Planner assigned to the Application is Evan Balmer. Mr. Balmer can be reached at (480) 644-3654 or Evan.Balmer@mesaaz.gov. Please feel free to contact me at **(602) 256-4456** or **sdemmitt@gblaw.com** to learn more about the case or if you have any questions regarding this proposal. Thank you.

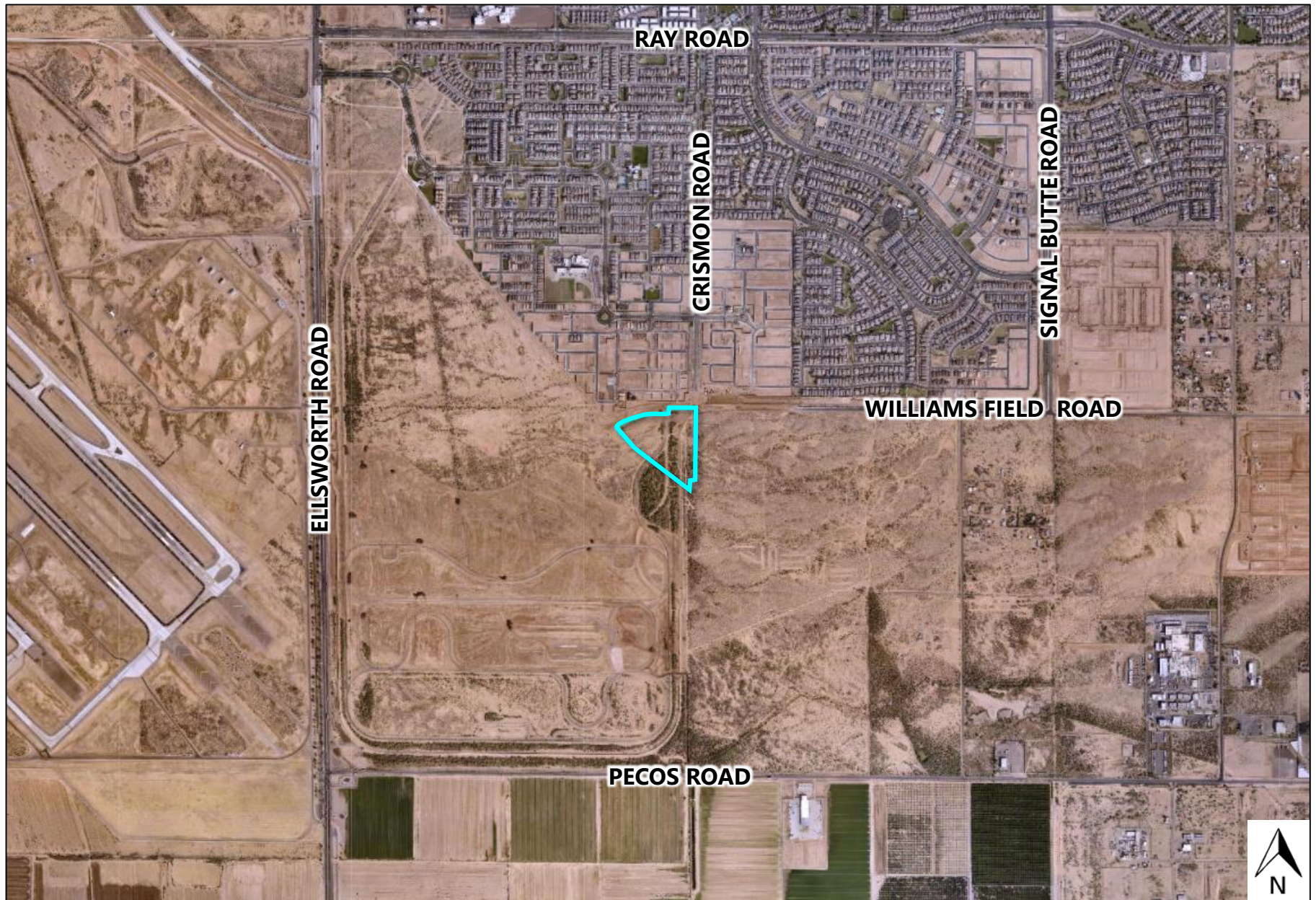
Sincerely,
GAMMAGE & BURNHAM, P.L.C.

A handwritten signature in black ink, appearing to read "Susan E. Demmitt", with a stylized, cursive script.

By
Susan E. Demmitt

SED/nas
Enclosure

AERIAL MAP



CADENCE AT GATEWAY DEVELOPMENT UNIT 3 (+/- 20 ACRES)

TAB C

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: September 29th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON21-00653 (case number), on the 29th day of September, 2021. 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: Maria Hitt

SUBSCRIBED AND SWORN before me this 29th day of September, 2021

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: October 13, 2021

CASE: ZON21-00653

REQUEST: This request will approve the Development Unit 3
Development Unit Plan within the Pacific Proving
Grounds North Community Plan, also known as the Cadence
Community Plan.

APPLICANT: Gammage & Burnham, PLC
/ Susan E. Demmitt

PHONE: (602) 256 - 4456

Planning Division 480-644-2385

Posting date: 9/29/2021

9/29/21 08:20:32