

# BLANDFORD HOMES

January 12th, 2015

John Wesley  
Planning Director  
City of Mesa Planning Division  
55 N Center Street  
Mesa, AZ 85201

**RE: Rezoning Request to Amend Section 11-5-7 A 2 of the Zoning Ordinance for Parcel # 1 & 2 at Mulberry, To Allow Air Conditioning Units, Gas Fireplaces, Pool Equipment and Gas Meters in the 10' Side Yard Setback of the 45' Wide Product/ Heritage Collection.**

John,

Blandford Homes is respectfully requesting an Approval from City Council for the above.

Pursuant to previously approved request at Las Sendas and Mountain Bridge for the same we are requesting to be allowed to place air conditioning units, gas fireplaces, pool equipment and gas meters within the 10' side building setback for the above Home Collection in Parcel #1 and Parcel #2.

Parcel #1 Lots consist of Lots 1-89 at Mulberry and Parcel #2 Lots consist of Lots 114-117 and 152-154 at Mulberry.

Our request is based on the fact that the Mulberry CC&R's and Architectural Guidelines will restrict gates to rear yards and side yards to a maximum width of 48". This restriction removes the ability for vehicular access and or parking in the side or rear yards.

The placement of the above building equipment would still leave a 7' width for access in the 45' wide Heritage Collection to the rear yards for the construction of pools and landscaping. Pool construction and landscaping only require 5' to access the rear yard and this will be always free and clear of any obstructions and will be located on the 5' side yard that will be located on the driveway side of the home in all the Home Collections at Mulberry.

This gate size restriction compliments the neighborhoods and makes for a richer and classier streetscape with out unsightly vehicles, trailers and RV's being placed in side yards.

Enclosed is a copy of the previously approved request for the same in the Las Sendas and Mountain Bridge Master Planned Communities. Feel free to contact me should any additional information be needed to aid in this review process.

Sincerely,

  
**Paul Dugas**

Director of Land Development  
Blandford Homes, LLC



# BLANDFORD HOMES

February 1, 2008

John Wesley  
Planning Director  
City of Mesa Planning Division  
20 E. Main Street, Ste. #130  
Mesa, AZ 85201

**RE: Request for Administrative Approval for Mountain Bridge  
To Allow Air Conditioning Units, Pool Equipment and Gas  
Meters in the 10' Side Yard Setback**

John,

Blandford Homes is respectfully requesting an Administrative Approval from your office for the above.

Pursuant to a conversation with Amy Shackelford we are requesting to be allowed to place air conditioning units, pool equipment and gas meters within the 10' side building setback on all the subdivisions that Blandford Homes is building within the master planned community of Mountain Bridge

Our request is based on the fact that the Mountain Bridge CC&R's and Architectural Guidelines will restrict gates to rear yards and side yards to a maximum width of 60". This restriction removes the ability for vehicular access and or parking in the side or rear yards.

The placement of the above building equipment would still leave a 7' width for access to the rear yards for the construction of pools and landscaping. Pool construction and landscaping only require 5' to access the rear yard.

This gate size restriction compliments the neighborhoods and makes for a richer and classier streetscape with out unsightly vehicles, trailers and RV's being placed in side yards.

Enclosed is a copy of the previously approved request for the same in the Las Sendas master planned community. Feel free to contact me should any additional information be needed to aid in this review process.

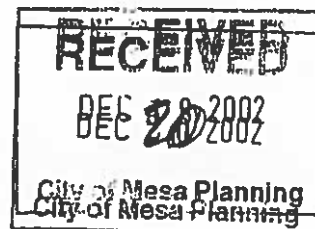
Sincerely,

*Paul R. Dugas*  
Paul Dugas  
Blandford Homes

PLANNING DIVISION  
ADMINISTRATIVE APPROVAL  
DATE: 2/16/08  
WITH ST.PS: YES ☒ NO ☐  
PLANNING DIRECTOR *J. Wesley*



3321 EAST BASELINE ROAD • GILBERT, ARIZONA 85234 • (480) 892-4492  
Administrative FAX (480) 892-5106 • Construction FAX (480) 892-9066 • Customer Service FAX (480) 892-8885

**BLANDFORD  
HOMES**

December 19, 2002

Jo Ferguson  
City of Mesa Planning Department  
55 N. Center  
Mesa, Az. 85211

Re: Air Conditioning/Pool Equipment within 10' B.S.L.

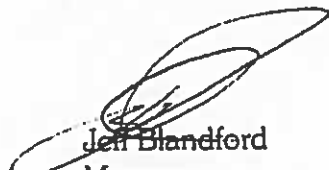
Dear Jo:

Pursuant to our conversation, this is my written request to allow air conditioning units and pool equipment to be located within the 10' side building setback on all subdivisions that Blandford Homes is building in within the master planned community of Las Sendas.

Our request is based on the October 1, 2002 Las Sendas Architectural Guideline Policy change which restricts the ability to have anything wider than 60" gates to rear and side yards, thus removing the ability to park vehicles in the rear and side yards. As discussed previously, there would still be approximately 7' in width for access space on 10' minimum side yards where there was air conditioning units or pool equipment. Landscaping and pools can still be constructed with 5' in width.

Thank you for your assistance on this matter.

Sincerely,



Jeff Blandford  
Manager

PLANNING DIVISION  
ADMINISTRATIVE APPROVAL  
DATE: 1-6-03  
WITH STIPS: YES ☒ NO ☐  
PLANNING DIRECTOR F.M.

