

From: [Ben Taylor](#)
To: [Kim Steadman](#)
Subject: Request for Stipulation on Property development on NW corner of Val Vista and University
Date: Tuesday, July 19, 2016 9:20:42 PM

Dear Mr. Steadman:

I spoke with you today on the phone, and I appreciate the information you have provided me.

I'm writing this letter to you, the Planning/Zoning division of the City of Mesa, in hopes that you will please add a stipulation to the proposed development plan given you by the Pew and Lake Law firm representing Dave Johnson regarding the property on the NW corner of Val Vista and University.

I request that you add a stipulation requiring the developed buildings to not exceed a single story in building space. I am concerned about how a second story on the developed site could adversely affect property values on the street just north of the development site. A realtor friend of mine who is familiar with this development effort and site indicated that a second-story building would be a cause for concern for property owners sharing the north wall of the development site.

Can you please read this request at your meeting tomorrow scheduled for 4pm and allow for discussion on the stipulation? I will try to be there, but most likely will not be able to. I believe this stipulation will preserve property values, which preservation is what the City of Mesa requires of developers when they request special use permits.

Best Regards,
Ben Taylor
480-435-3425