Project Description

Property: Located 882.10 North of the NEC of Baseline and Recker Roads. The parcel is 3.80 acres in size and is currently zoned AG, but the applicant is requesting rezone to RS-43 in order to build their custom home on Lot 3. (See Attached Site Plan)

Applicant plans on accessing the property (Lot 2&3) from the existing road in place that is north of the property.

Applicants Home (Lot 3) will face East/West Facing on the Property and access will come from the north side of the property to access the home.

Requests: Applicant is requesting to connect to the City of Mesa water line that is currently in Recker Road. Applicant is also committed to installing a sprinkler system in their home.

Applicant has submitted a waiver of sewer extension request through Damien Thomas (Sr. Planning Examiner), in order for septic to be installed.

Applicant is willing to comply with all of the building setbacks and zoning requirements.

LOT SPLIT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

NOTE:

- 1. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRIVES. PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT OF WAY ALONG S. RECKER ROAD.
- 2. CONSTRUCTION WITHIN EASEMENTS. EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES. SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING.
- 3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER. UNDER. OR THROUGH THE TRACTS.
- 4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42)33.
- 5. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R.-14-2-133.
- 6. ANY FUTURE OWNERS WHO DO NOT AGREE WITH ROLLING THEIR TRASH BARRELS OUT TO RECKER ROAD WILL NEED TO CONSTRUCT A DRIVE THAT MEETS CITY STANDARDS FOR SOLID WASTE VEHICLES TO SAFELY DRIVE AND TURN AROUND.

OWNER ACKNOWLEDGEMENT:

WE, LYNN MELVIN URRY, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND SCOTT W. URRY AND PEGGY A. URRY, HUSBAND AND WIFE, AS OWNERS OF THE PROPERTY PLATTED HEREON, HAVE AUTHORIZED THIS MAP AS SHOWN HEREON AND THE SAME TO BE ATTESTED, THEREUNTO DULY AUTHORIZED THIS ____ DAY *OF* ______, 2017.

> NAME: LYNN MELVIN URRY ITS: OWNER NAME: SCOTT W. URRY ITS: OWNER NAME: PEGGY A. URRY

STATE OF ARIZONA COUNTY OF MARICOPA

ITS: OWNER

_____, 2017, BY LYNN MELVIN BEFORE ME, THIS ____ DAY OF _ URRY, SCOTT W. URRY AND PEGGY A. URRY THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON, WHOM PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC. AND WHO ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS OWNER OF THE COMPANY FOR THE PURPOSE HEREIN CONTAINED.

(SEAL)

NOTARY PUBLIC

APPROVALS

APPROVED:

TOWN ENGINEER

PARENT LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, SAID POINT BEING MARKED BY A BRASS CAP IN HAND HOLE, LYING SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST 2637.72 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36 MARKED BY A BRASS CAP IN HAND HOLE:

THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 882.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH ON SAID WEST LINE OF SECTION 36, A DISTANCE OF 483.75 FEET TO A POINT:

THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST 754.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY BOUNDARY OF THE ROOSEVELT WATER CONSERVATION DISTRICT MAIN CANAL:

THENCE SOUTH 28 DEGREES 35 MINUTES EAST ALONG SAID RIGHT OF WAY 550.6 FEET TO

THENCE SOUTH 88 DEGREES 45 MINUTES WEST, 1018.22 FEET TO THE PLACE OF BEGINNING.

EXCEPT THE NORTH 338.75 FEET THEREOF, MEASURED ALONG THE WESTERN BOUNDARY;

EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF MESA'S DESCRIBED;

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 36; DISTANCE OF 882.10 FEET TO THE TRUE POINT OF BEGINNING:

THENCE CONTINUING NORTH A DISTANCE OF 144.86 FEET:

THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 40.02 FEET;

THENCE DUE SOUTH A DISTANCE OF 145.15;

THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 40.01 FEET BACK TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LOT 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, SAID POINT BEING MARKED BY A BRASS CAP IN HAND HOLE, LYING SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST 2637.72 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36 MARKED BY A BRASS CAP IN HAND HOLE:

THENCE NORTH (BASIS OF BEARINGS), ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 882.10 FEET

THENCE NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 40.01 FEET TO A 1/2" REBAR LS#16097 AND THE POINT OF BEGINNING;

THENCE NORTH, PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF SAID SECTION 36. 120.03 FEET:

THENCE SOUTH 88 DEGREES 44 MINUTES 59 SECONDS EAST 5.00 FEET TO A 1/2" REBAR LS#41076;

LS#41076; THENCE NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 358.14 FEET TO A 1/6" REBAR

THENCE NORTH OO DEGREES OO MINUTES OO SECONDS EAST 15.00 FEET TO A 1/2" REBAR

THENCE SOUTH OO DEGREES OO MINUTES OO SECONDS WEST 135.03 FEET TO A 1/2" REBAR LS#41076:

THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 363.14 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTE:

THE NORTH BOUNDARY LINE IN THE PARENT LEGAL DESCRIPTION CONFLICTS WITH PREVIOUSLY RECORDED LEGAL DESCRIPTIONS. IT IS THE SURVEYORS OPINION THAT THE TRUE INTENT OF THE PARENT PROPERTY WAS TO BE THE SOUTH 145.00 FEET OF THE OVERALL PROPERTY. THE BOUNDARY SHOWN ON THIS LOT SPLIT REFLECTS THAT CONCLUSION.

LEGAL DESCRIPTION LOT 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, SAID POINT BEING MARKED BY A BRASS CAP IN HAND HOLE, LYING SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST 2637.72 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36 MARKED BY A BRASS CAP IN HAND

THENCE NORTH (BASIS OF BEARINGS), ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 882.10 FEET:

THENCE NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 403.15 FEET TO A 1/2" REBAR LS#41076 AND THE POINT OF BEGINNING;

THENCE NORTH OO DEGREES OO MINUTES OO SECONDS EAST 135.03 FEET TO A 1/2" REBAR LS#41076;

THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 358.14 FEET TO A 1/2" REBAR

THENCE SOUTH OO DEGREES OO MINUTES OO SECONDS WEST 15.00 FEET TO A 1/2" REBAR LS#41076;

THENCE NORTH 88 DEGREES 44 MINUTES 59 SECONDS WEST 5.00 FEET TO A 1/2" REBAR LS#41076;

THENCE NORTH OO DEGREES OO MINUTES OO SECONDS EAST 20.00 FEET TO A A 1/2" REBAR LS#41076;

THENCE NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 661.34 FEET TO A 1/2" REBAR LS#41076;

THENCE SOUTH OO DEGREES OO MINUTES OO SECONDS WEST 140.03 FEET TO A 1/2" REBAR LS#41076;

THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 298.19 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LOT 3

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST. OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY. ARIZONA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, SAID POINT BEING MARKED BY A BRASS CAP IN HAND HOLE, LYING SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST 2637.72 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36 MARKED BY A BRASS CAP IN HAND HOLE;

THENCE NORTH (BASIS OF BEARINGS), ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 882.10 FEET;

THENCE NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 701.34 FEET TO A 1/2" REBAR LS#41076 AND THE POINT OF BEGINNING:

THENCE NORTH OO DEGREES OO MINUTES OO SECONDS EAST 140.03 FEET TO A 1/2" REBAR LS#41076;

THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 661.34 FEET TO A 1/2" REBAR LS#41076

THENCE NORTH OO DEGREES OO MINUTES OO SECONDS EAST 5.00 FEET TO A 1/2" REBAR LS#41076;

THENCE NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 899.89 FEET TO A 1/2" REBAR LS#41076 POINT ON THE WESTERLY RIGHT OF WAY BOUNDARY OF THE ROOSEVELT WATER CONSERVATION DISTRICT MAIN CANAL BEING MARKED BY A 1/2" REBAR LS#41076;

THENCE SOUTH 28 DEGREES 35 MINUTES 00 SECONDS EAST 163.22 FEET TO A 1/2" REBAR LS#41076;

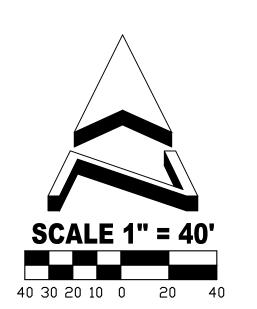
THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 316.67 FEET TO THE POINT OF BEGINNING.

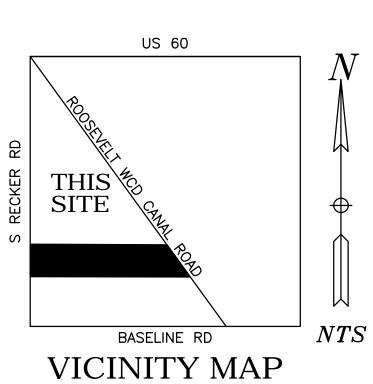
CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CONSISTING OF 1 SHEET(S), CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2017; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Faugg ANTHONY N. ZAUGG

NOTE: PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.





TOTAL PROPERTY:

AREA = 136,148 SQ FT

= 3.1255 AC

OWNER

LYNN. SCOTT. AND PEGGY URRY 1048 N WREN DR GILBERT, AZ 85234

SITE DATA

APN: 141-54-007R ZONING: AG

ARFA = 48.949 SO FT= 1.1237 AC

AREA = 43.639 SQ FT= 1.0018 AC

AREA = 43.560 SQ FT= 1.0000 AC

REFERENCE DOCUMENTS

BOOK 657 OF MAPS. PAGE 27. M.C.R. BOOK 168 OF MAPS. PAGE 42. M.C.R. BOOK 992 OF MAPS. PAGE 10. M.C.R. 4. BOOK 1155 OF MAPS, PAGE 44. M.C.R. DOC. 2015-0171576. M.C.R. 6. DKT. 11583, PAGE 438, M.C.R. DKT. 13452, PAGE 1350, M.C.R.

SHEET INDEX

8. DOC. 1999-0263875, M.C.R.

9. DOC. 1990-0304997, M.C.R.

COVER SHEET LOT SPLIT

BENCHMARK

FND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF BASELINE ROAD AND RECKER ROAD ELEVATION = 1235.29

BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA BEARS NORTH 00°00'00" EAST. AS SHOWN.



Consulting

DRAFTSMAN



DATE 02-15-18



4111 E VALLEY AUTO DRIVE #103 MESA. ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@allenconsultengr.com ENGINEERS, INC.

APN 141-54-007R MESA, ARIZONA

LOT SPLIT JOB NUMBER 91185 SHEET LOTSPLIT COV **DRAWING**

CHECKED BY

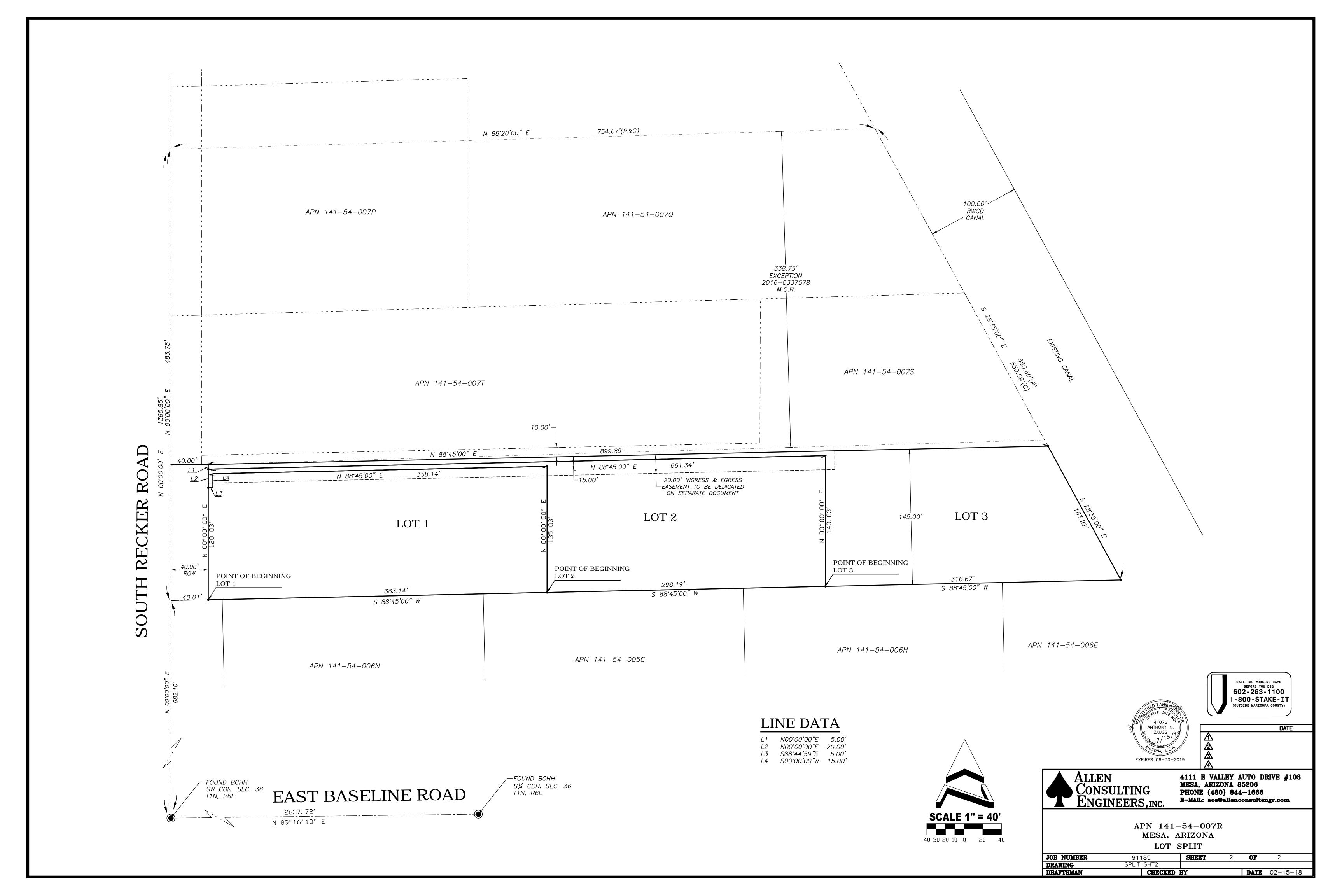
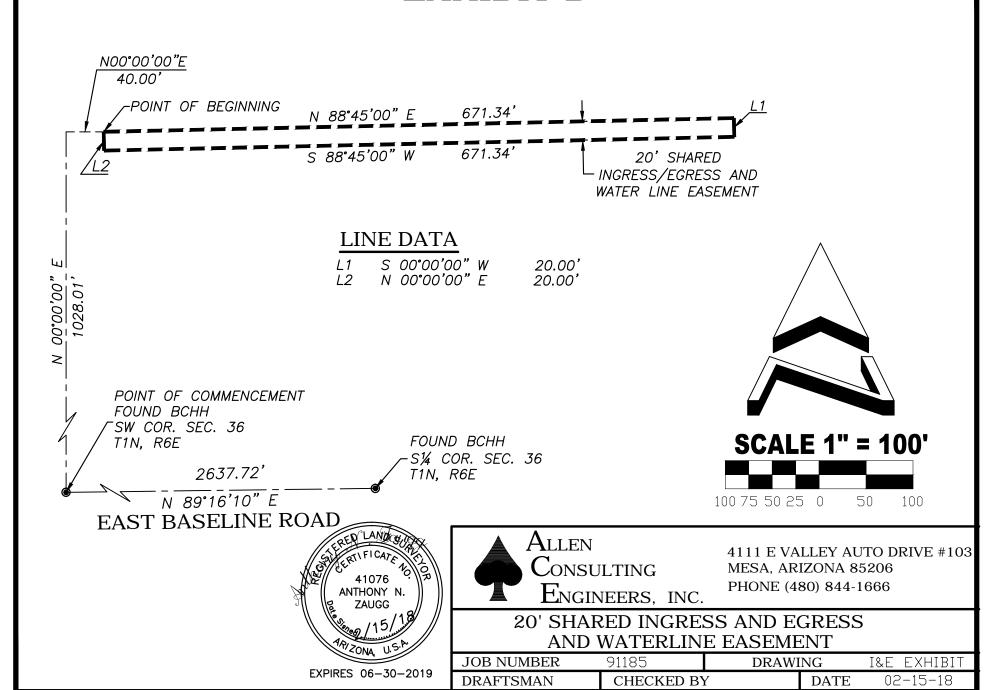


EXHIBIT B



Citizen Participation Plan

Action Plan: In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

- 1. Applicant plans on speaking directly to all neighboring properties within 1000 feet of the property to notify them of the intent to split property, rezone and build a custom home on the back lot (Lot 2&3).
- 2. A contact list will be developed for citizens and agencies in this area including: All registered neighborhood associations within 1 mile of the project. Homeowners Associations within ½ mile of the project. Interested neighbors located 1,000 feet from site, but may include more as interested parties become known.
- 3. All persons listed on the contact list will receive a letter describing the project, proposal, contact information and site plan.
- 4. Presentations will be made to groups of citizens or neighborhood associations upon request. Should there be a need to hold a neighborhood meeting due to a large number of interested citizens, it will be held at a location close to the property.

FINAL CITIZEN PARTICIPATION REPORT ZON17-00324

December 5, 2017

To Whom it May Concern:

This letter is to Report the efforts of our Citizen Outreach/Participation Process as required by the City of Mesa. As required, we did complete our portion of the process. We did so by completing the following tasks:

- Sending Citizen Participation Plan Letters to all property owners within 1000' feet
- Sending Citizen Participation Plan Letters to all HOAs within one-half mile
- Sending Citizen Participation Plan Letters to all registered neighborhood associations within one mile
- Meeting personally with all property owners adjacent to the property in question and many of the property owners within 500 feet of the project site to discuss the application for rezoning, land-splitting and eventual home construction

To date, we have not had any negative feedback about our proposal. There has been no follow-up resulting from any of the letters referenced above or the in-person exchange of information with property owners. The in-person conversations with property owners all resulted in positive experiences with those individuals indicating that they would welcome the two additional homes in their neighborhood.

The letters were addressed by utilizing addresses on file with the Maricopa County Assessor's Office. This course of action was given by direction of the City of Mesa. Of all the letters that were mailed out, three of the Citizen Participation Letters were returned with a label from the United States Postal Service that reads, "Return to Sender; Not Deliverable As Addressed; Unable to Forward." We still have possession of these letters if the City needs to see or review them at some point in time in the future.

If there are any questions, or the City of Mesa needs any further information about our Citizen Participation efforts please do not hesitate to let us know. Our contact information is on file with Veronica Gonzalez. Thank your for your assistance with this project.

Sincerely,
David & Staci Cutchen &
Shane & Meredith Urry