

Reese Anderson  
Pew & Lake, PLC  
480-461-4670

From: Michele Kogl - MCDOTX  
<[MicheleKogl@mail.maricopa.gov](mailto:MicheleKogl@mail.maricopa.gov)>  
Sent: Monday, April 16, 2018 11:25 AM  
To: Reese Anderson <[Reese.Anderson@pewandlake.com](mailto:Reese.Anderson@pewandlake.com)>  
Cc: Bob Fedorka - PLANDEVX  
<[RobertFedorka@mail.maricopa.gov](mailto:RobertFedorka@mail.maricopa.gov)>; Hossain Behbahani -  
MCDOTX <[hossainbehbahani@MAIL.MARICOPA.GOV](mailto:hossainbehbahani@MAIL.MARICOPA.GOV)>; Sakda  
Kesgomol - MCDOTX <[SakdaKesgomol@mail.maricopa.gov](mailto:SakdaKesgomol@mail.maricopa.gov)>;  
James Sargent - MCDOTX <[JamesSargent@mail.maricopa.gov](mailto:JamesSargent@mail.maricopa.gov)>  
Subject: FW: Need Help with Streets Question -  
APN218-06-140E (mesa - Glencove Ave, west of Ellsworth Rd)

Hi Reese –

The Maricopa County Department of Transportation (MCDOT) supports the dedication of an additional 25 feet of right-of-way, construction of an additional 17 feet of pavement, and one driveway (entrance-only) on to Glencove Avenue, as shown on the attached plans. A permit from MCDOT will be required. At the time of permit, MCDOT will review the Traffic Impact Statement (TIS) and reserves the right to require any other improvements recommended in a MCDOT-approved TIS.

(I assume the City of Mesa has public notification requirements similar to the County's and the residents to the north have been informed of your project and have had the opportunity to comment.)

Please let me know if you have any questions.

Thank you –

Michele Kogl, P.E.

Permits Manager

Permitting, Construction and Inspection

O: [602-506-2472](tel:602-506-2472) F: [602-506-4009](tel:602-506-4009)

Maricopa County Department of Transportation <<http://mcdot.maricopa.gov/>>

2901 W. Durango Street ■ Phoenix, AZ 85009

[michelekogl@mail.maricopa.gov](mailto:michelekogl@mail.maricopa.gov) <<mailto:michelekogl@mail.maricopa.gov>>

[mcdot\_horz\_cmyk] <<http://www.mcdot.maricopa.gov/>>

From: Bob Fedorka - PLANDEVX

Sent: Friday, April 13, 2018 1:47 PM

To: Michele Kogl - MCDOTX

<[MicheleKogl@mail.maricopa.gov](mailto:MicheleKogl@mail.maricopa.gov)<<mailto:MicheleKogl@mail.maricopa.gov>>>

Cc: Darren Gerard - PLANDEVX

<[DarrenGerard@mail.maricopa.gov](mailto:DarrenGerard@mail.maricopa.gov)<<mailto:DarrenGerard@mail.maricopa.gov>>>

Subject: FW: Need Help with Streets Question -  
APN218-06-140E

Hi Michele –

Can you please reach out to Reese Anderson (contact info below) concerning Glencove Ave.

This is a Mesa project with a MCDOT access to Glencove.

Thx.

Regards,

Bob Fedorka, PE  
Engineering Supervisor  
Maricopa County Planning & Development  
[602-506-7151](tel:602-506-7151)  
[RobertFedorka@Mail.Maricopa.gov](mailto:RobertFedorka@Mail.Maricopa.gov) <<mailto:RobertFedorka@Mail.Maricopa.gov>>

Your feedback is important – Click HERE <<https://www.surveymonkey.com/r/8VQX35K>> to let us know!

Please consider the environment before printing this e-mail.

From: Darren Gerard - PLANDEVX  
Sent: Friday, April 13, 2018 1:13 PM  
To: Bob Fedorka - PLANDEVX  
<[RobertFedorka@mail.maricopa.gov](mailto:RobertFedorka@mail.maricopa.gov)> <<mailto:RobertFedorka@ma>

[il.maricopa.gov](mailto:il.maricopa.gov)>>

Subject: Fwd: Need Help with Streets Question

Bob: would you please respond or direct him to MCDOT party?

Sent from my iPhone

Begin forwarded message:

From: "Reese Anderson"

<[Reese.Anderson@pewandlake.com](mailto:Reese.Anderson@pewandlake.com)<<mailto:Reese.Anderson@pewandlake.com>>>

To: "Darren Gerard - PLANDEVX"

<[DarrenGerard@mail.maricopa.gov](mailto:DarrenGerard@mail.maricopa.gov)<<mailto:DarrenGerard@mail.maricopa.gov>>>

Subject: Need Help with Streets Question

Darren,

I am working with the property owners of APN 218-06-140E (see attached aerial photo), which is currently zoned Limited Commercial (fka C-2) and located "mostly" in the City of Mesa. I will explain "mostly" in a minute. The north side of this property is bounded by Glencove Road, which ROW and future ROW is fully within Maricopa County - at least as I can see the annexation lines with the City of Mesa. (If you want to check the annexation lines, the simplest place to check in the City of Mesa Interactive Zoning map at this website: [https://gis.mesaaz.gov/Planning\\_Zoning/#<https://gis.mesaaz.gov/Planning\\_Zoning/>](https://gis.mesaaz.gov/Planning_Zoning/#<https://gis.mesaaz.gov/Planning_Zoning/>) ). In other words, while this property's legal description goes to the center line of Glencove, only that part of the property south of the Glencove 50 ft. ROW is annexed into Mesa. At the end of the day, I think it is safe to say that Mesa approves and regulates the land use, but the County regulates Glencove Street.

I am writing because we need the County's help in understanding

the County Requirements for the improvement of Glencove Street. To help in this effort, I have attached the proposed site plan for the property that we have submitted to the City of Mesa for an indoor RV storage facility (25 total units). The posture of this case is that it is a request for Site Plan Approval since the property is already zoned in Mesa as Limited Commercial (fka C-2). Our traffic study predicts on average 1 trip per day on Glencove as a result of this facility. In other words, this is a very quiet use.

As you can see in the site plan, the main entrance (and entrance only) is off of Glencove so that future users of the site can use the median break in Ellsworth Road. (See attached site plan).

Glencove is currently a half-street and we will be improving the south half of it in conjunction with our project. The exists are to the south and east. Meaning, there will be no exits onto Glencove.



We have a zoning hearing in Mesa on Wednesday, April 18th and need to speak to the County Transportation folks ASAP to make sure that this single entrance and use is not of concern to the County – or if the County will defer to the City of Mesa.

Regarding the City of Mesa, their Transportation Department, has okayed / approved of the attached site plan. Nonetheless, we need to coordinate with Maricopa County to make sure that there are no hidden issues or concerns since the County controls the street.

Who would be the best person at the County to help answer some of these quick questions? That question is the real reason I am bothering you and sending this long email.

Hope this is clear. If not, please contact me via phone ([602-739-7733](tel:602-739-7733)) or email. We greatly appreciate your and the

County's help and in getting us to the right people ASAP.

Thank you!!!! Hope to hear from you soon.

Reese Anderson  
Pew & Lake, PLC  
480-461-4670

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