

Dixon Property
1708 N. Val Vista Drive
Citizen Participation Report
January 15, 2025

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for rezoning and Land Split. These requests are being made for a proposed development located on 1.55 acres at 1708 N. Val Vista Drive. The site is further identified as Maricopa County APNs 141-30-014N and 141-30-014L. The proposed project is a single-family residence with private road access.

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan. The Applicant provided a neighborhood notice letter describing the project and will provide neighborhood notice for future public hearings and any other meetings requested by citizens or Mesa staff.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
sean.lake@pewandlake.com

Sarah Prince

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
sarah.prince@pewandlake.com

Action Plan:

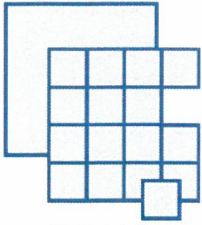
To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. The Applicant used a contact list provided by the City of Mesa for citizens and agencies in this area including interested neighbors (focused on neighbors within 500 or 1,000 feet of the site per Mesa staff's direction) and registered neighborhood associations and Homeowners Associations within 1 mile of the project.
2. The applicant mailed a description of the proposal to all neighbors within 1000' of the subject site on September 30, 2024. The applicant received two phone calls from neighbors who had general questions but were in support of the proposal.

3. For public hearing notice, the applicant will post a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Projected Schedule:

Pre-Application Conference (PRS24-00383)	May 24, 2024
Formal Submittal to City	August 20, 2024
Neighborhood Notice Letter	September 30, 2024
Resubmittals	November 4, 2024 December 18, 2024 January 15, 2025
Submittal of Citizen Participation Report and Notification materials	January 15, 2025
Planning & Zoning Public Hearing	February 26, 2025
City Council Public Hearings	TBD



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

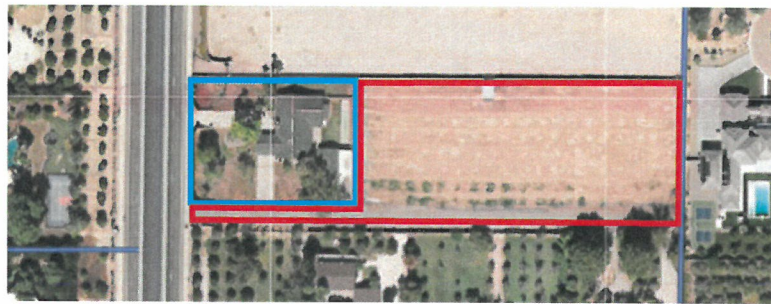
W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

September 30, 2024

NOTICE OF PLANNING & ZONING APPLICATION

Dear Neighbor,

Together with our client, the Dixon Family, we are pleased to inform you of a Land Division and Bonus Intensity Zone application that has been submitted to the City of Mesa for review and approval. The subject site is located at 1807 N. Val Vista Drive. The request to divide the land will allow for the creation of Lot 1 (outlined in blue), and Lot 2 (outlined in red) on the image below. Due to minimum lot width requirements within the RS-35 district, the Dixon Family must apply for a Bonus Intensity Zone (BIZ) overlay on the subject site. The BIZ Overlay will allow the reduction of lot width from 130 feet to 20 feet in order to accommodate the flag lot dimension of Lot 2. The flag lot is being created to allow access to Lot 2 from Val Vista Drive.

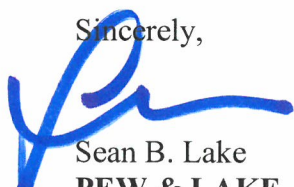


Upon approval, a custom single-family home will be built on Lot 2. The home will be built in compliance with the RS-35 Zoning District except for the reduction in lot width along the access driveway from Val Vista Drive. The remainder of Lot 2 will satisfy the minimum dimension requirements.

Should you have any questions, please contact me or Sarah Prince in my office by email at sean.lake@pewandlake.com or sarah.prince@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefing that will be prepared for the public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,



Sean B. Lake
PEW & LAKE, PLC

1711 VALVISTA LLC
1711 N VAL VISTA DR
MESA, AZ 85213

3452 E JAEGER CIR LLC
3452 E JAEGER CIR
MESA, AZ 85213

ALARCIO MELANIE ANN BURGOS
1739 N VAL VISTA DR
MESA, AZ 85213

ALBERT HOLADAY & CARMELA
WILCOX REVOCABLE TR
3453 E JAEGER CIR
MESA, AZ 85213

ALONZO TED A/FELICIA A
3717 E. JULEP ST
MESA, AZ 85205

ALTNETHER FAMILY TRUST
3509 E JAEGER CIR
MESA, AZ 85213

ANDREW AND CHRISTINE
GUTIERREZ LIVING TRUST
3636 E INDIGO CIR
MESA, AZ 85205

ARBOLEDA COMMUNITY
ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

ARBOLEDA COMMUNITY
ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

BAKER MATTHEW C/HEATHER D
3736 E JUNIPER CIR
MESA, AZ 85205

BARLOW ETHER J
3429 E JASMINE CIR
MESA, AZ 85213

BIALEK ROBERT J/JUDITH L TR
3803 E IVY CIR
MESA, AZ 85205

BOWLES HAYDEN CHARLES
3454 E INGLEWOOD CIR
MESA, AZ 85213

CAB LLC
2704 E GEMINI ST
GILBERT, AZ 85234

CARL FREDRIK LINDHOLM AND
JULIE SZETO-LINDHOL
3823 E MCKELLIPS RD
MESA, AZ 85215

CERRITO JOSEPH III/DIANA VELA
3431 E IVYGLEN CIR
MESA, AZ 85213

CH FAMILY LLC
3765 E LEONORA ST
MESA, AZ 85215

CHAMBERS C BRUCE/FRIEDA TR
3626 E INDIGO CIR
MESA, AZ 85205

CHIPMAN CURTIS/LAURA B
3510 E INDIGO CIR
MESA, AZ 85213

CHOPRA PANKAJ/MAHESHWARI
NEHA
614 E BENRICH DR
GILBERT, AZ 85295

CHUNDURI FAMILY TRUST
3710 E JULEP ST
MESA, AZ 85205

CHURCHILL FAMILY REVOCABLE
TRUST
3805 E IVYGLEN ST
MESA, AZ 85205

City of Mesa Development Services
Department ATTN: Jennifer Merrill
PO Box 1466
Mesa, AZ 85211-1466

COBBLESTONE AT THE GROVES
COMMUNITY ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

COOK DEAN L/KRISTIN
3507 E IVYGLEN CIR E
MESA, AZ 85213

Councilmember Julie Spilsbury
PO Box 1466
Mesa, AZ 85211-1466

CULIBRK ROBERT/DJORDJEVICH
VESNA
3552 E JAEGER CIR
MESA, AZ 85213

DEBURRA SAMUEL EDWARD/JESSICA
LEE
3761 E JAEGER ST
MESA, AZ 85205

DIXON ERIC/JENTRY
3906 E ENROSE ST
MESA, AZ 85205

ELLIS DAVID P/JULIA S
1749 N LEMON
MESA, AZ 85205

EMERALD GROVES SOUTH LLC
5630 S 154TH ST
GILBERT, AZ 85298

ESTATES AT MANDARIN GROVE
COMMUNITY ASSOCIATION
4135 S POWER RD STE 122
MESA, AZ 85212

FARAONI FAMILY TRUST
3529 E IVYGLEN CIR
MESA, AZ 85213

FINN CHRIS/KRISTA
3528 E IVYGLEN CIR
MESA, AZ 85213

FOSTER MICHAEL J/HEATHER
3721 E JUNIPER CIR
MESA, AZ 85205

GIBBONS JUNIUS/TERRI R
3511 E JASMINE CIR
MESA, AZ 85213

GONZALES REVOCABLE TRUST
1822 N MAPLE CIR
MESA, AZ 85205-3019

GROULX MARK/DOMENICA
3554 E JASMINE CIR
MESA, AZ 85213

HARVEY CLARK/JUDY/PACKER
ROBERT THAYNE/KELLY D
2118 DAVISON AVE
RICHLAND, WA 99354

HENRIE JUSTIN A/JAIME P
9840 E BUTEO DR
SCOTTSDALE, AZ 85255

HOERTH GREGORY S/LECLAIR DIANE
3526 E INDIGO CIR
MESA, AZ 85213

HOFFMANN GABRIEL D/MAZIE L TR
3455 E INGLEWOOD CIR
MESA, AZ 85213

HUDDLESTON SAM/MICHELLE
3432 E INGLEWOOD CIR
MESA, AZ 85213

HUMPHREY KYLE/BRITNEE
3818 E IVY CIR
MESA, AZ 85205

HUTCHINS DAVID L/MOHINI M TRUST
1825 N MAPLE CIR
MESA, AZ 85205

IRVIN MICHAEL D/ROBIN A
3731 E JULEP ST
MESA, AZ 85205

JACKSON MARVIN BLANE
250 N FAIRGROUNDS RD
PRICE, UT 84501

JEREMY ALLAN FELSTEAD AND
LINDSEY WOOD-FELSTEAD
REVOCABLE TRUST
3820 E IVYGLEN ST
MESA, AZ 85205

JIANGQI HE AND SHANSHAN ZENG
TRUST
3508 E JAEGER CIR
MESA, AZ 85213

JSY II LLC
559 W 500 S
BOUNTIFUL, UT 84010

JUNIPER CIRCLE LLC
PO BOX 185
OREM, UT 84059

KARTCHNER CRAIG B/SUMMER L
2965 E INDIGO ST
MESA, AZ 85213

KAYSER ADELE W TR
3506 E IVYGLEN CIR
MESA, AZ 85213

KIMBALL SCOTT G/SHAUNA S
1648 N LEMON ST
MESA, AZ 85205

KL CRIDDLE TRUST
3455 E JASMINE CIR
MESA, AZ 85213

KOMADINO KY
3804 E IVY CIR
MESA, AZ 85205

LEGACY TRADITIONAL SCHOOL -
MESA
3125 S GILBERT RD
CHANDLER, AZ 85286

LINDHOLM CARL/JULIE SZETO-
LINDHOLM TR
1134 E DOUGLAS AVE
GILBERT, AZ 85234

MARKOSKI JEROME H/BARBARA D TR
3658 E INDIGO CIR
MESA, AZ 85205

MAXHAM LAUREN/PETERS
NICHOLAS
3752 E JULEP ST
MESA, AZ 85205

MB PATEL FAMILY TRUST
3522 E JUNE CIR
MESA, AZ 85213

MCDONALD LIVING TRUST
3531 E JAEGER CIR
MESA, AZ 85213

Melissa Hollenbeck
PO Box 1466
Mesa, AZ 85211-1466

MERRILL DANIEL/JARILYNNE
3408 E IVYGLEN CIR
MESA, AZ 85213

MITTAL BHAIRAVI SINGH
3530 E INGLEWOOD CIR
MESA, AZ 85213

MORRIS KATE/SEAN
3747 E JAEGER ST
MESA, AZ 85205

NATHASINGH DAVID/CHRISTINE
3530 E JAEGER CIR
MESA, AZ 85213

NIELSEN STEVEN H/AMBER D
3806 E IVYGLEN ST
MESA, AZ 85205

OMALLEY FAMILY TRUST
3837 E JUNIPER ST
MESA, AZ 85205

PAAR MICHAEL JOHN/TIFFANY
3620 E INDIGO CIR
MESA, AZ 85205

PADRO MANUEL A
5362 E FAIRBROOK ST
MESA, AZ 85205

PATEL FAMILY REVOCABLE TRUST
2031 W MARIPOSA GRANDE
PHOENIX, AZ 85003

PATEL SHYAMAL/LISA
3719 E JAEGER ST
MESA, AZ 85205

PATEL VIRAY L/RUPAL V
3538 E JUNE CIR
MESA, AZ 85213

PEREZ THOMAS
3702 E MCLELLAN RD
MESA, AZ 85205

PHILLIPS ROLAND FRANCES
JR/CHERYL ANN
3539 E JUNE CIR
MESA, AZ 85213

PHILLIPS A KOSS REVOCABLE LIVING
TRUST
3710 E MCLELLAN RD
MESA, AZ 85205

PIRROTTA 2019 TRUST
1808 N MAPLE CIR
MESA, AZ 85205

PRATT DAWN MARIE/DYLAN JAMIE
3749 E JUNIPER CIR
MESA, AZ 85205

PRESTON MICKEY R/SANDRA D
3553 E JAEGER CIR
MESA, AZ 85213

PROVENZANO JOELLE/JOELLE
3454 E JASMINE CIR
MESA, AZ 85213

RAMOS DORIS
3550 E JUNE CIR
MESA, AZ 85213

RECKER KEVIN L/CYNTHIA L
3819 E IVYGLEN ST
MESA, AZ 85205

RIGGS PROPERTY LLC
29 E BROADWAY RD
MESA, AZ 85210

RK GARNER REVOCABLE FAMILY
TRUST
3533 E JASMINE CIR
MESA, AZ 85313

ROBINSON FAMILY TRUST
3532 E JASMINE CIR
MESA, AZ 85213

RUDGER L AND CATHERINE A
HEFNER 2012 TRUST
3722 E JUNIPER CIR
MESA, AZ 85205

SCHAPIRO FAMILY TRUST
3738 E JULEP ST
MESA, AZ 85205

SCOTT BONHAM FAMILY TRUST
3745 E JULEP ST
MESA, AZ 85205

SEITHER ZACHARIAH/JESSICA
3733 E JAEGER ST
MESA, AZ 85205

SHAMO FAMILY TRUST
3428 E JASMINE CIR
MESA, AZ 85213

SHERMAN JOHN A/DARYA I
3507 E JUNE CIR
MESA, AZ 85213

SHUMWAY TRAVIS/CAITLYN
1717 N LEMON
MESA, AZ 85205

SIKORA HOLDINGS LLC
1859 N VAL VISTA DR
MESA, AZ 85213

SINGH HARNATH/BEENA
3880 E KOKOPELLI LN
FLAGSTAFF, AZ 86004

SMITH MARTIN FRANK/INGRID B TR
3763 E JUNIPER CIR
MESA, AZ 85205

SODOMA LINDA I
3430 E IVYGLEN CIR
MESA, AZ 85213

SOHO BUSINESS CENTRE LLC
1955 N VAL VISTA DR 110
MESA, AZ 85213

STARS 5 LLC
1955 N VAL VISTA DR STE 110
MESA, AZ 85213

STEVEN L PORTER AND DAYNA L
PORTER FAMILY TRUST
1664 N LEMON
MESA, AZ 85205

STRADLING TYLER RON/HEATHER
CHRISTINE
3409 E IVYGLEN CIR
MESA, AZ 85213

TAYLOR ARTHUR C JR/NAZIA A
3453 E IVYGLEN CIR
MESA, AZ 85213

THATHI FAMILY TRUST
3551 E JUNE CIR
MESA, AZ 85213

THOMAS AND MARILYN SIKORA
FAMILY TRUST
1859 N VAL VISTA DR
MESA, AZ 85205

TODD AND ASHLEY HEAP
REVOCABLE TRUST
1733 N LEMON
MESA, AZ 85205

TRUITT DARRELL/WANDA
3764 E JUNIPER CIR
MESA, AZ 85205

VINCENT RICHARD G SR/KATHY L
3825 E JUNE CIR
MESA, AZ 85205

WANG DAVID Z/LIJUAN
7020 N SKYLINE DR
PEORIA, AZ 61614

WILBRINK BERWYN S/SUSAN L
3510 E JASMINE CIR
MESA, AZ 85213

WOOD ESTATE TRUST
3509 E INGLEWOOD CIR
MESA, AZ 85213-3268

WOOD JUSTIN/LINDSEY
3452 E IVYGLEN CIR
MESA, AZ 85213

WRIGHT KEVIN C/ANNETTE P
3427 E JAEGAR RD
MESA, AZ 85213

YU YIN TRUST
3750 E JUNIPER CIR
MESA, AZ 85205

ZHOU YING
3523 E JUNE CIR
MESA, AZ 85213

From: [Barbara Markoski](#)
To: [Jennifer Merrill](#)
Cc: [Andy Gutierrez](#); [Christine Gutierrez](#); [Julie Wang](#); [Brenda Jensen](#); [Mike Paar](#); [Mark Amols](#); [Tari McCabe](#); [Linda Auer](#); [Melanie & Peter Alarcio](#)
Subject: Rezoning Val Vista Dr Property & Our Access to Irrigation System
Date: Thursday, February 20, 2025 10:51:43 AM

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Jennifer Merrill

City of Mesa Planning Division

Re: Case #ZON24-00756, Property located at 1807 N. Val Vista Drive

Good Morning Jennifer,

Thank you for meeting yesterday afternoon with me and my neighbors, Melanie and Peter Alarcio, regarding the above noted case. We appreciated all your helpful information.

Of particular concern for me and my Ann Lynn Estates neighbors south of the Alarcio's property, all of whom receive flood irrigation from the Roosevelt Water Conservation District (RWCD), is continued access to our irrigation system. The RWCD delivers water to a point on McKellips Dr. east of Val Vista Dr. which flows through a pipe and gate system to our individual properties. We users of the irrigation system cooperate with our neighbors along the irrigation system in opening and closing the gates according to a schedule provided by RWCD every 13 days at various times and days of the month. In addition to using the system for irrigation and fertilization, we also are responsible for maintaining, repairing, and responding to emergencies (flooding) of the system. Access to all the irrigation boxes and standpipes with gates and valves along the system must be accessible to all users at all times.

The private drive of the Alarcio's has been used for unrestricted access to the irrigation system mention above for over fourteen years. With the rezoning of the property above and the location of the private drive in relation to this property, the question is: Will rezoning the above property impact me and my neighbors' access via the private road to the irrigation system necessary for operations? And if so, how?

Thank you for your assistance.

Barbara Markoski

3658 E Indigo Circle

480-251-9324