



# CANDELARIA

## CITIZEN PARTICIPATION REPORT FOR 1433 NORTH VAL VISTA RD CASE # ZON22-00429

November 29, 2022

### Overview:

This report provides results of the implementation of the Citizen Participation Plan for the property at 1433 North Val Vista, at the NE corner of Val Vista and Huber. The client and owner of the lot is requesting to rezone their two parcels, equivalent to 4.5 acres, from AG to RS-35. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, emails, and meeting notes are attached.

### Contact:

Meredith Thomson, Principal  
Candelaria Design Associates, LLC  
6900 East Camelback Road, Ste 400, Scottsdale, Arizona 85251  
[meredith@candelariadesign.com](mailto:meredith@candelariadesign.com) 602-604-2001 main  
Direct: 480-874-7109

### Neighborhood Meetings:

The following are dates and locations of all meeting where citizens were invited to discuss the proposal (comments and meeting notes are attached)

1. 06.16.2022- LDS Church. 2549 N 32<sup>nd</sup> Street, Mesa, AZ 852130- 6 citizens attending in addition to the 2 clients and Charlotte Bridges from City of Mesa.
  - Please find attached meeting minutes dated 6.16.2022.

### Correspondence and Telephone Calls:

1. 1<sup>st</sup> letters and meeting notice mailed to contact list originally prepared for PRS21-00882 including homes, apartments, HOAS, schools, churches and Neighborhood Associations on 5.31.2022 *See attached list and example of materials mailed, Labeled 'Mailer 1'.*
2. Email from neighbor, Will Torperzer, on June 7<sup>th</sup> with response email on Wednesday, June 15<sup>th</sup>. Will and Meredith Thomson had a phone call to discuss the email that day. *See email attached.*
3. 2<sup>nd</sup> letters regarding public hearing date mailed 11.29.2022 to contact list (1,000 feet of subject site). *See attached list and example of letter sent, Labeled 'Mailer 2'.*

### Results:

1. Summary of concerns, issues and problems:
  - a. Health of existing citrus trees to remain and the reworking of existing irrigation lines/networks
  - b. Utility coordination and limited disruption to other homes sharing these lines
  - c. Street construction/widening done properly
  - d. Multiple driveways suggest potential for multiple properties

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IF ANY ITEMS IN THESE NOTES ARE IN ERROR AND REQUIRE CORRECTION, PLEASE CALL CDA WITHIN FIVE (5) BUSINESS DAYS AFTER THE DATE OF ISSUE AS NOTED ABOVE, OR ALL ITEMS SHALL BECOME A MATTER OF RECORD.



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- e. Location of 2 story portions of home
2. How concerns, issues and problems are in process of being addressed:
- a. We have assembled a team; including contractor (AFT Construction) landscape architect (Refined Gardens) Mechanical/plumbing/electrical engineer (Engineering Construction Design) and civil engineer (Land Development Group) to coordinate all the site improvements in hopes of minimizing disruption during construction.
  - b. AFT Construction, Land Development Group, Candelaria Design met with the existing irrigation subcontractor for the property on 9.30.22 at the site to strategize reworking the existing irrigation to maintain proposed trees to remain. *Meeting Notes Attached dated 9.30.22.*
  - c. Refined Gardens to begin pruning and feeding existing citrus trees to remain. To relocate any that are interfering with required site improvements.
  - d. AFT Construction, Land Development Group and Candelaria Design to meet again on 12/1/22 to review latest landscape plan and strategize street improvement plan and utilities so AFT can produce a street improvement construction schedule for early 2023.
  - e. We have been provided Mesa City Code Engineering and COM Standards for street widening and improvement requirements and have forwarded on to contractor, and therefore will be required to meet all standards.
  - f. The multiple driveways- 2 off Val Vista and 1 off Huber- allow the client to have a secondary service entrance and fire protection access. There is no intent by this client to use these two parcels for multiple properties. The client intends to lot tie the two properties after rezoning approval, and build a single-family residence.
  - g. The height and location of any 2-story structure meets all RS-35 building setbacks and height limitations and will be required to be reviewed and approved in building permit review by the City of Mesa.

Sincerely,  
Meredith Thomson, Project Architect

Candelaria Design Associates, L.L.C.



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## MEETING NOTES

TO:

John and Kristin Merwin

MEETING DATE:

06.16.22

MEETING TIME:

9:00 am

MEETING LOCATION:

CDA Office

FROM:

Jonathon Spinner – Project Manager

DATE ISSUED:

06.21.22

RE: PROJECT:

2022.2026\_\_ Merwin

COPIES TO:

Attendees, Mark, Project File

«MerwinMeetingNotes061622.pdf»

ATTENDEES:

John and Kristin

Meredith and Jon – Candelaria Design Associates, LLC

Charlotte – City of Mesa

Neighbors to the North on Val Vista (names?)

Ken, Pam Wehr and Frank – neighbors to the North East

Doug Fidding – neighbor to the South East

GENERAL NOTES:

The following areas are listed in the approximate order that we discussed them in during our meeting. Adjacent spaces are grouped where possible.

NOTES/COMMENTS:

Community Meeting

- 1) Meredith and Jon explained the project to the neighbors in attendance
- 2) Mention of Coyotes in the neighborhood and caution for homeowner's small pets
- 3) Doug paid for the improvements on the south side of Huber including the new water line
- 4) Question from Ken on the 2 story portion – we showed the location and he was approving of the location
- 5) No complaints from attending parties on the proposed use of the property
- 6) Neighbors attending were all in support of the proposal
- 7) These notes to be added to the Citizen Participation Survey

Client discussion

- 1) Would like to add basement under the kids area
- 2) Clients will be out of town 6/29-7/15 – need to zoom 6/30 meeting
- 3) Landscape design – may use refined gardens or recommended group from AFT
- 4) Builder – clients will request bid from AFT and perhaps another
- 5) Civil – need to engage and work out retention with Robert from City of Mesa



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## UPCOMING MEETINGS / DATES:

Next Meeting: Thursday June 30<sup>th</sup> at 9am (zoom?)

Following meeting: Thursday July 14<sup>th</sup> at 9am (zoom?)

Following meeting: Thursday July 28<sup>th</sup> at 9am

Submittal date: TBD

## DELIVERABLES:

- CDA to continue work on plans, elevations and 3d model, submit for zoning review

Regards,

Jonathon Spinner – Project Manager

Candelaria Design Associates, LLC.



## CANDELARIA

May 25, 2022

To Whom it May Concern

The purpose of this letter is to inform you of a request for Rezoning which has been filed on behalf of the owners at 1433 North Val Vista from AG to RS-35.

A community open house to discuss the proposed project and answer any questions has been scheduled for Thursday, June 16<sup>th</sup> from 9:00am to 11:00am at:

LDS Church  
2549 N 32nd St  
Mesa, AZ 85213

Enclosed is a copy of the narrative submitted to the City of Mesa requesting consideration of the rezoning. The proposed rezoning will result in not only an accurate/legal zoning of the property but also allow for development of the lot that is cohesive with the Neighborhood and Citrus Overlay designation of the community.

For further information regarding the meeting please do not hesitate to email the Project Architect, Meredith Thomson, at [meredith@candelariadesign.com](mailto:meredith@candelariadesign.com).

Sincerely,

Meredith Thomson

Enclosed:

Written Narrative

Proposed Site Plan



## CANDELARIA

## PROJECT NARRATIVE

## TO:

City of Mesa

## SUBJECT:

Rezoning Narrative

## ATTACHMENTS:

Exhibit A

Survey

## FROM:

Meredith Thomson- Project Architect

## DATE ISSUED:

4.18.22

## RE: PROJECT:

1433 North Val Vista Drive, Mesa, AZ

## COPIES TO:

Mark Candelaria, Jon and Kristin Merwin, Jon Spinner,  
Project File

The owners of the 2 parcels at 1433 North Val Vista Drive, APN 141-31-004C and 141-31-004F, are currently zoned as AG and they would like to rezone each property, with the intent to eventually combine the two lots, to RS-35. The intent is to demolish the existing house and build one single family residence with detached guest house. As you will see this proposed rezoning and design meets the requirements and design goals of its designation of Neighborhood with a Large Lot/ Rural-Citrus Sub-Type.

During early design research, it was made aware to our team that the lots, although zoned AG, do not meet the minimum requirements for zoning AG. The minimum lot size is 10 acres. Each of the parcels are less than 3 acres, not meeting the minimum lot size. The client is unable to combine the two lots since combining them would result in one lot that is still less than 10 acres and therefore be a non-compliant lot tie.

As you will see in the exhibit attached, a majority of the surrounding properties are zoned as RS-35. The minimum lot size for RS-35 is 35,000sf. Lot 141-31-004C is 97,480sf and Lot 141-31-004F is 105,499 sf and therefore they would both meet the minimum lot area requirements.

We feel rezoning these two lots is not only necessary to correct what area incorrectly zoned parcels but also an appropriate zoning designation that is in alignment with the surround area- please refer to Exhibit A.

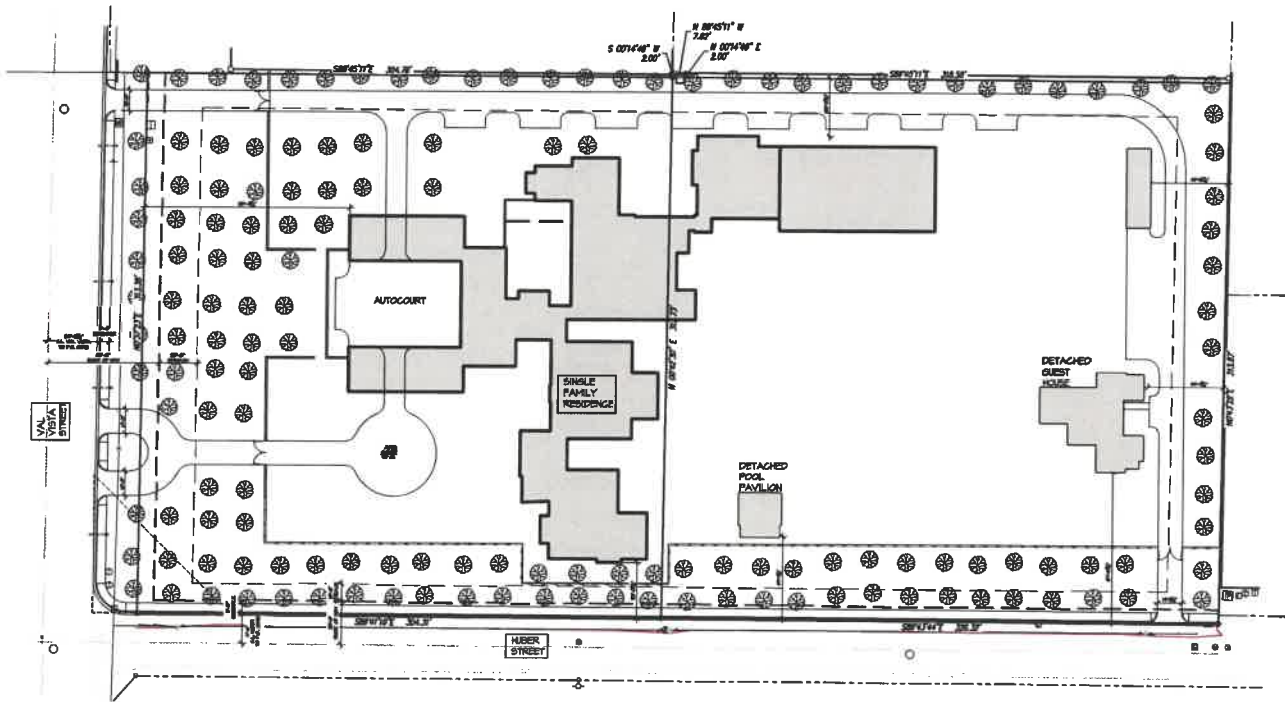
To meet the goals of a Neighborhood with a Large Lot/Rural-Citrus Sub Type the proposed project will:

- Maintain 4 rows of existing citrus along Val Vista, 2 rows of citrus along Huber, and 1 row each of citrus along interior and rear yard setbacks. This will continue the citrus grove connection to the rest of the neighborhood.
- Sidewalks and street improvements will be made to both Val Vista and Huber, including streetlights, which will create a safer sense of community.
- The existing house will be demolished and there will be one single family residence with detached guest be built, which will be set back from the road

We have also attached the existing survey for reference.

Regards,  
Meredith Thomson

MAUER 1 (3 of 7)



**SITE PLAN**  
NTS

**1**

ARCHITECTURE **LIFESTYLE**  
*Candelaria Design Associates*  
1900 EAST CAMDEN AVE. SUITE 100 SCOTTSDALE, AZ 85251  
602.466.2161 CAMP@CANDARIADESIGN.COM FAX 484.874.7096

NEW CUSTOM RESIDENCE FOR:  
*The Mervin Residence*  
1433 VAL VISTA  
MESA, AZ



PROGRESS SET

MAY 23, 2022

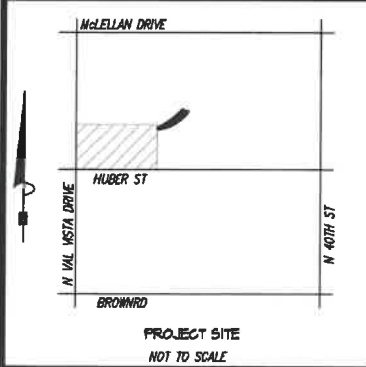
Classified By: J.S.  
Declassify On: ARI 20-0100

## SITE PLAN

A1.0



EXHIBIT A



PROJECT SITE  
CURRENTLY ZONED  
AG



CURRENTLY ZONED  
RS-28



Registered Neighborhoods and City of Mesa						
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType
Estate Groves & Valencia Estates	William	Toperzer	4049 E		Huber	St
Eastview Estates	Michael	Gregory	4336 E		Fox	Cir
Montecito HOA	Richard	Fanslow	4350 E		Enrose	St
Kensington Grove HOA	Skip	Carney	2926 E		Huber	St
Mahogany HOA	Paul	Staples	4245 E		Fountain	
Montecito HOA	Jesus	Melian	4344 E		Ellis	St
Mountain View Highlands	Richard	Fleischer	2944 E		Encanto	St
Princess Park	Joseph	Hansen	4707 E		Hannibal	St
Princess Park	Geri	Nichols	4608 E		Greenway	St
Kensington Grove HOA	Sean	Glenn	3108 E		Huber	St
Villa Sendero HOA	Terri	Jonas	1600 W		Broadway	Rd
Villa Sendero HOA	Lori	Percival	1901 E		University	Dr
Kensington Grove HOA	Ann	Grimes	3121 E		Gary	St
Estate Groves & Valencia Estates	Jared	Langkilde	4228 E		Hope	St

HOA Name	Corp Comm Link
Hermosa Groves South	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Hidden Groves	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Avalon Grove	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Centre Court	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Fontana Village	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Eastview	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Citrus Greens	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Kensington Grove (Mesa Northgrove)	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Los Estados	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Mahogany	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Montecito	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Northgrove Condominiums	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Northridge Glen	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Park Avenue	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Arboleda Commuity	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Spyglass Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Tanner Grove Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Crossroads Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
The Estates at High Grove	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
The Groves	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Triana	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Trovita Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Villa Sendero	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Villa Tuscano	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Villa Rica Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
El Portillo	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Cobblestone at the Groves AMD	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Mariposa Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>
Legacy Mesa	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entity</a>

Turner Residence  
1455 N VAL VISTA DR  
MESA 85213

HUNG & THUY NGUYEN  
3718 E HUBER ST  
MESA AZ 85205

Nitti Residence  
3803 E HUBER ST  
MESA AZ 85205

Wierzgacz Residence  
3655 E HALIFAX CIR  
MESA AZ 85205

Sandstrom Residence  
3730 E HUBER ST  
MESA AZ 85205

Huynh & Hoang  
3741 E HUBER ST  
MESA AZ 85205

BOA SORTE  
1819 E SOUTHERN AVE STE  
B10 MESA AZ 85204

RJ Resdience  
3750 E HUBER ST  
MESA AZ 85205

Ballard & Kittleman  
10826 E RENATA CIR  
MESA AZ 85212

Heritage Group  
3725 E MCLELLAN RD  
MESA AZ USA 85205

Linton Residence  
3766 E HALIFAX CIR  
MESA AZ 85205

WIERTEL RESIDENCE  
3727 E HUBER ST  
MESA AZ 85205

RICHARD A GANLEY ESTATE  
3712 E HALIFAX CIR  
MESA AZ 85205

Kensington Point Family  
PO BOX 10476 PHOENIX AZ 85064

MTK Trust  
3711 E HUBER ST  
MESA AZ 85205

VASUDEVAN NAIR  
3732 E HALIFAX CIR  
MESA AZ USA 85205

Holman Residence  
3850 E HUBER ST 4  
MESA AZ 85205

DOUG AND BONNIE  
FIELDING  
3643 E HUBER ST  
MESA AZ 85205

JENSEN AL & BRENDA TR  
3752 E HALIFAX CIR  
MESA AZ 85205

Huber 5 LLC  
4040 E MCLELLAN RD UNIT 6  
MESA AZ 85205

Carroll Family  
3530 E KNOLL ST  
MESA AZ USA 85213

DAVID & SHARON HATFIELD  
3711 E HALIFAX CIR  
MESA AZ 85205

Douglas Residence  
3850 E HUBER ST 6  
MESA AZ 85205

Kaur & Harpreet  
1301 N VAL VISTA DR  
MESA AZ 85213

TAYLOR AND GINA  
ANDERSON  
731 E HALIFAX CIR

Viker Residence  
3850 E HUBER ST No 7  
MESA AZ 85205

BARBPUB LLC  
PO BOX 4008  
MESA AZ USA 85211

CARNAHAN JOHN & HOLLY  
3751 E HALIFAX CIR  
MESA AZ 85205

DEBORAH GWYN & STEVEN  
DOUGLAS ANDERSON  
3815 E HUBER ST  
MESA AZ 85205

STALWART STAUNCH LTD  
3231 W THUNDERBIRD RD PHOENIX  
AZ USA 85053

STALWART STAUNCH LTD

3231 W THUNDERBIRD RD  
PHOENIX AZ USA 85053

Brown 3700 Holding  
6040 E MAIN ST NO 466  
MESA AZ USA 85205

Miller Residence  
3818 E BROWN RD  
MESA AZ 85205

Heritage Group  
3725 E MCLELLAN RD  
MESA AZ USA 85205

RICHARD A GANLEY ESTATE  
3712 E HALIFAX CIR  
MESA AZ 85205

VASUDEVAN NAIR  
3732 E HALIFAX CIR  
MESA AZ USA 85205

JENSEN AL/BRENDA TR  
3752 E HALIFAX CIR  
MESA AZ 85205

DAVID & SHARON HATFIELD  
3711 E HALIFAX CIR  
MESA AZ 85205

Makana LP  
4301 E MCKELLIPS RD  
MESA AZ USA 85215

LIVING WORD BIBLE CHURCH  
3520 E BROWN RD  
MESA AZ 85213

Michael Brave

34522 N SCOTTSDALE RD SUITE 120-  
PMB-600 SCOTTSDALE AZ 85266

Barrios Residence  
3437 E GRANDVIEW ST  
MESA AZ 85213

David Ford  
3440 E GRANDVIEW ST  
MESA AZ 85213

Graves Residence  
3432 E GRANDVIEW ST  
MESA AZ 85213

Halvorsen Family  
PO BOX 362 MORGAN HILL CA 95038

Crandall & Keishan  
3718 E ELMWOOD ST MESA AZ 85205

Las Sendas Peaks LLC  
PO BOX 10476 PHOENIX AZ 85064

Crockett Residence  
3038 E ROLAND ST MESA AZ 85213

Ryan Smith Trust  
6315 HARROW TRCE PEACHTREE GA  
30092

Chance Residence  
3449 E HUBER CIR  
MESA AZ 85213

HANSEN FAMILY  
3458 E GRANDVIEW ST  
MESA AZ 85213

JUXTAPOSITION RECORDS  
LLC  
3931 E HUBER ST  
MESA AZ 85205

BOA SORTE LTD PARTNERSHIP  
1819 E SOUTHERN AVE STE B10  
MESA AZ 85204

Phillips Residence  
3549 E GRANDVIEW ST  
MESA AZ 85213

Bristol Residence  
3548 E GRANDVIEW ST  
MESA AZ 85213

CHURCH OF JESUS CHRIST LDS PRES CORP  
50 EAST N. TEMPLE RM 2225  
SALT LAKE CITY UT 84150

William Toperzer  
4049 E Huber St.  
Mesa, AZ 85205

Michael Gregory  
4336 E. Fox Cir  
Mesa AZ 85205

Richard Fanslow  
4350 E Enrose St  
Mesa AZ 85205

Skip Carney  
2926 E Huber St  
Mesa AZ 85213

EMAIL (1 of 3)

**From:** [Meredith Thomson](#)  
**To:** [Bill Toperzer](#)  
**Cc:** [Jon Spinner](#)  
**Subject:** RE: 1433 N Val Vista Rezoning  
**Date:** Wednesday, June 15, 2022 11:25:00 AM

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Dear William, Thank you again for your patience in my response. I was out of the country and just returned last night. We appreciate your interest in our project and I think you will be glad to hear the client shares your same expectations. Please see below our responses below in **bold** and we look forward to meeting you hopefully tomorrow.

Best Regards,  
Meredith Thomson

Meredith Thomson, AIA, Principal  
Candelaria Design Associates, LLC  
6900 East Camelback Road, Ste 400, Scottsdale, Arizona 85251  
[meredith@candelariadesign.com](mailto:meredith@candelariadesign.com) 602-604-2001 main  
Direct: 480-874-7109  
[www.candelariadesign.com](http://www.candelariadesign.com) <http://www.candelariadesign.com/lifestyle-blog/>

**From:** Meredith Thomson <[meredith@candelariadesign.com](mailto:meredith@candelariadesign.com)>  
**Sent:** Tuesday, June 7, 2022 12:30 AM  
**To:** Bill Toperzer <[bitop@aol.com](mailto:bitop@aol.com)>  
**Subject:** Re: 1433 N Val Vista Rezoning

Thank you very much William for your email. I am reviewing and will respond shortly.  
Regards, Meredith

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**From:** Bill Toperzer <[bitop@aol.com](mailto:bitop@aol.com)>  
**Sent:** Tuesday, June 7, 2022 12:26:20 AM  
**To:** Meredith Thomson <[meredith@candelariadesign.com](mailto:meredith@candelariadesign.com)>  
**Subject:** 1433 N Val Vista Rezoning

Hello Meredith Thompson,

I am in receipt of your postal letter dated May 25, postmarked May 31, and delivered to me June 2, 2022 regarding the rezoning of 1433 North Val Vista, Mesa, AZ.

I support this rezoning, but I have certain expectations regarding the resulting construction activities that will occur as a result. Many of these fall under the category of Scheduling Prerequisite and Project Management.

I am the homeowner at 4049 E Huber Street and as such frequently drive on Huber Street at Val Vista.

As you may be aware, the section of E Huber along (south of) the subject property was improved from dirt agricultural road to hard surface street around 2004 in conjunction with the rezoning of the acreage on the southwest corner of Huber and Val Vista. The street was only improved two-thirds of the typical street width. At that time, Mrs. Habib, then owner of the lot was not willing to cooperate for full widening of that

section. I was in contact with the City of Mesa Street Superintendent at that time and learned of the reluctant two-third approach. I placed a rhetorical bet with the Superintendent that the asphalt-only north side of the Huber intersect at Val Vista that the street contractor was (only) funded to install would be cracked and a deep rut in the dirt would result as City garbage trucks, school busses and other large vehicles turned north onto Val Vista. I must have won that bet, because after calling the subsequent rut to the Superintendent's attention, the City, at its expense, installed the concrete 'turn-out-apron' you will see if you walk the location. That turn-out will be removed and replaced in kind a few feet north when Huber is fully widened per your letter. Over time, I have twice worked with CenturyLink, the telephone company to repair their aerial trunk line that was falling from their poles in that stretch. I have also reported to Mesa Police, various vehicles that had been mysteriously parked or abandoned alone this narrow stretch of Huber. As such, I am an 'interested party.'

Here are my specific expectations:

#### CITRUS TREES:

I commend the property owner's intent to comply with the Citrus Overlay to retain perimeters of citrus trees. It is my assumption that all of the trees are currently watered via flood irrigation and the series of gravity fed channels between the rows. Noting that some of the citrus will be retained and some removed per the site plan you provided, I urge the immediate re-designation, redesign and implementation of the flood irrigation channels and other piping to water the retained trees. This will likely be a complex undertaking. I have witnessed other pre-construction lots where there was the intention to keep trees, but the flood irrigation was not revised in time and mature trees were lost.

The aerial vies of the property shows that there are a few holes in the rows of trees that are to be retained. In addition, the health of each tree in the rows is unknown. I question if there is a possibility to transplant healthy trees that will otherwise be removed into these spots using the appropriate Vermeer Tree Spade device. Otherwise, will missing or failing trees be replaced with new planting?

**Per Citrus Sub-Area Overlay guidelines we will be required to replace any dying or damaged trees in the 4 rows along Val Vista, the 2 rows along Huber and the single rows long the interior and rear property lines. We intend to replace any of the trees or infill in those areas with healthy trees that will be removed from the property. We have not engaged a landscape architect yet but have been speaking to two well established firms that will help in the design, implementation, and maintenance of these trees.**

#### UTILITIES:

There are aerial lines for electricity and telephone along the south side of the property. I assume that these will be relocated underground as part of the road and sidewalk construction since these appear to continue eastward underground where Huber has been fully widened. Construction should occur so as to cause minimal disruption to other homes served by these lines.

It is unknown to me where the existing house on 1433 N Val Vista ties into the City's underground utilities for sewer, water, and possibly natural gas (i.e., into lines on Val Vista or into lines on Huber). I presume that the new construction of the residence and the guest house will mostly tie (likely independently) into sewer, water, and TBD gas using the lines under Huber. I urge that construction of the 'stubs' to connect these utilities from under the street to at least the southern lot line occur in advance of the road widening. This will allow the road to be installed without the need for shortly-thereafter street cuts for the utilities. Again, I have witnessed instances where a road in Mesa is improved only to have a hole dug a few weeks later with a patch that never quite matches. Any temporary road repairs on Huber necessary to install the stubs could be more permanently replaced as part of the widening. Per contractual obligation, said construction should occur promptly to reduce the amount of time that this section of Huber Street is closed to traffic.

**Yes the utilities along Huber will be moved underground and all stub outs that are possible to be done at that time will be incorporated into that construction. The client would like to do this once and as expeditiously as possible to save on costs, since these improvements that ultimately benefit the neighborhood, falls on to the responsibility of the landowner. We are researching contractors to complete this work, and a well thought out construction management schedule will be required by the contractor before any work begins.**

#### STREET CONSTRUCTION:

I have high expectations that the contractor who performs the street widening, in conjunction with standards from and inspections by the City, will diligently knit the new roadway's stacked layers with the existing roadway such that there is no future separation or extensive deterioration. Again, per contractual obligation, said roadway construction should occur promptly to reduce the amount of time that this section

of Huber Street is closed to traffic.

**As per the above, upon selection of a contractor a construction schedule will be required, with the intent to make all roadwork as expeditious as possible. We have been given a very detailed list of items that need to be included in the street improvements that will need to meet Mesa City Code Engineering and COM Standards.**

**DRIVEWAYS:**

What is the purpose of the long (gated) driveway that begins at Val Vista in the northwest corner, runs along the north and east 'edges' of the property and exits gated at Huber at the southeast corner. This is in addition to the two-prong gated primary driveway near the southwest corner of the property. Is this anticipating a different future use for the property versus a single-family home? It is understood this is a vehicle connection, however circuitous, between the main house and the guest house.

**Under the ownership of this property by my clients (who do not intend sell the property any time soon!), this will only be used as a single family residential with detached guest house. For fire safety and service vehicles we have included the additional secondary driveway that runs along the north and east property line to provide fire road access and service entry as required by Fire Planning.**

**CITY CONTACT:**

Lastly, what is the name and email address of your contact at the City of Mesa for this rezoning case?

Charlotte Bridges, Planner II

[Charlotte.Bridges@mesaaz.gov](mailto:Charlotte.Bridges@mesaaz.gov)

480-644-6712



P: 602.604.2001

ARCHITECTURE



LIFESTYLE

F: 480-874-7084

# CANDELARIA

Dear Neighbor,

We have applied for John and Kristin Merwin for the property located at 1433 North Val Vista Road. This request is for rezoning from Agriculture (AG) to Single Residence (RS-35). This request will allow for a single residence development. The case number assigned to this project is ZON22-00429.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan of the proposed development. If you have any questions regarding this proposal, please call me at 602-604-2001 or e-mail me at [meredith@candelariadesign.com](mailto:meredith@candelariadesign.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on December 14, 2022 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or [Charlotte.Bridges@MesaAZ.gov](mailto:Charlotte.Bridges@MesaAZ.gov), should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

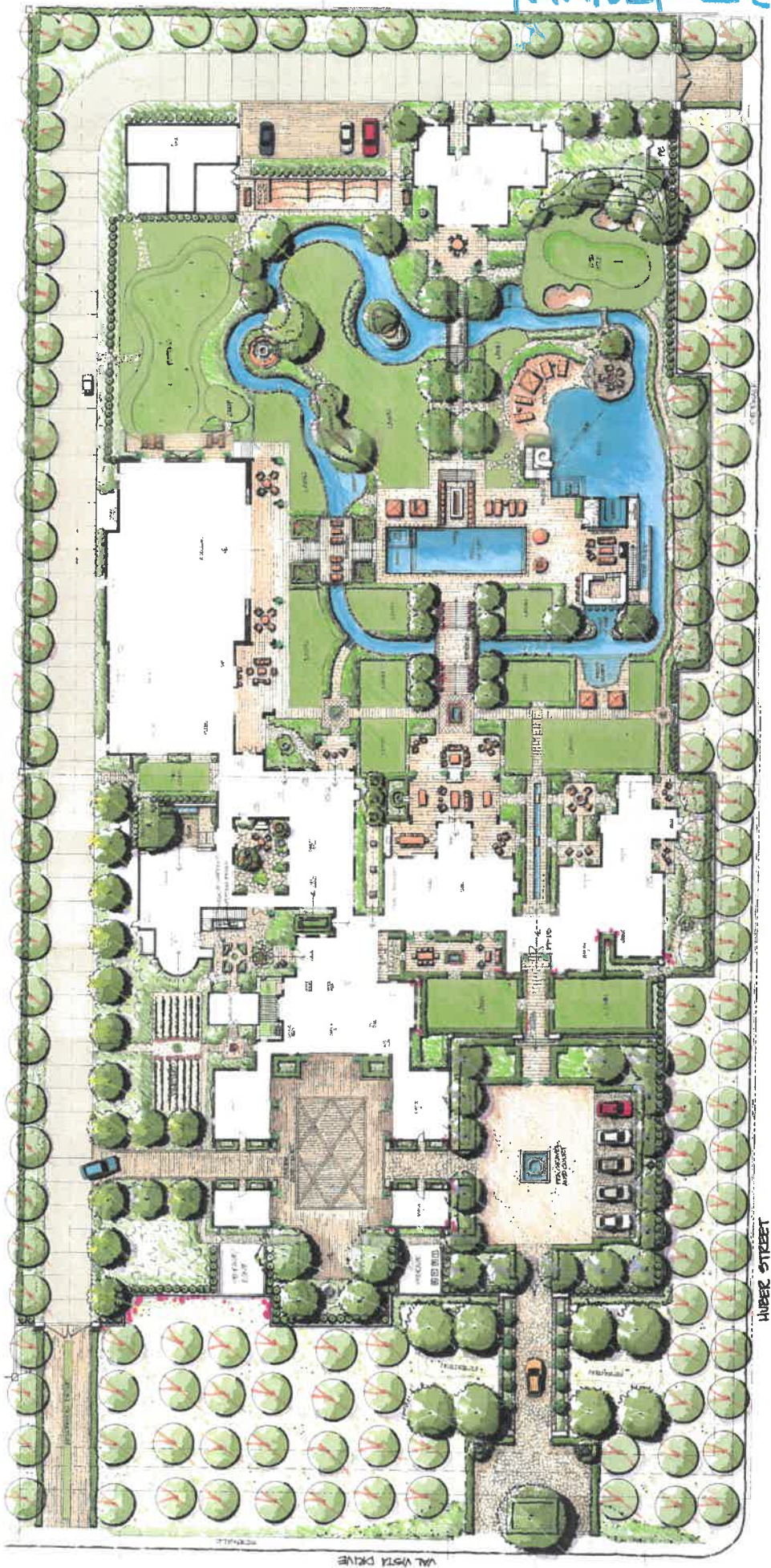
Sincerely,

Meredith Thomson, Principal  
Candelaria Design Associates, LLC



MERWIN RESIDENCE

REFINED GARDENS  
DESIGN BUILD MAINTAIN



HUBER STREET

VAL VISTA DRIVE



FullAddress *	AddressNumber	AddressFraction	AddressStreetName	UnitNumber	AddressClassification	UniqueAddress *	AddressUnitType	Unit Level	LandStatus	UnitClassification
3735 E HUBER ST	3735	<Null>	E HUBER ST	<Null>	Crop or Dairy Production	3735 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
1550 N VAL VISTA DR	1550	<Null>	N VAL VISTA DR	<Null>	Religious Facility	1550 N VAL VISTA DR, MESA	Site Address	<Null>	Existing	<Null>
3520 E BROWN RD	3520	<Null>	E BROWN RD	<Null>	Religious Facility	3520 E BROWN RD, MESA	Site Address	<Null>	Existing	<Null>
1301 N VAL VISTA DR	1301	<Null>	N VAL VISTA DR	<Null>	Residential	1301 N VAL VISTA DR, MESA	Site Address	<Null>	Existing	<Null>
1433 N VAL VISTA DR	1433	<Null>	N VAL VISTA DR	<Null>	Residential	1433 N VAL VISTA DR, MESA	Site Address	<Null>	Existing	<Null>
1455 N VAL VISTA DR	1455	<Null>	N VAL VISTA DR	<Null>	Residential	1455 N VAL VISTA DR, MESA	Site Address	<Null>	Existing	<Null>
1525 N VAL VISTA DR	1525	<Null>	N VAL VISTA DR	<Null>	Residential	1525 N VAL VISTA DR, MESA	Site Address	<Null>	Existing	<Null>
3432 E GRANDVIEW ST	3432	<Null>	E GRANDVIEW ST	<Null>	Residential	3432 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>
3437 E GRANDVIEW ST	3437	<Null>	E GRANDVIEW ST	<Null>	Residential	3437 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>
3440 E GRANDVIEW ST	3440	<Null>	E GRANDVIEW ST	<Null>	Residential	3440 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>
3458 E GRANDVIEW ST	3458	<Null>	E GRANDVIEW ST	<Null>	Residential	3458 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>
3512 E GRANDVIEW ST	3512	<Null>	E GRANDVIEW ST	<Null>	Residential	3512 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>
3530 E GRANDVIEW ST	3530	<Null>	E GRANDVIEW ST	<Null>	Residential	3530 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>
3535 E GRANDVIEW ST	3535	<Null>	E GRANDVIEW ST	<Null>	Residential	3535 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>
3548 E GRANDVIEW ST	3548	<Null>	E GRANDVIEW ST	<Null>	Residential	3548 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>
3549 E GRANDVIEW ST	3549	<Null>	E GRANDVIEW ST	<Null>	Residential	3549 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>
3643 E HUBER ST	3643	<Null>	E HUBER ST	<Null>	Residential	3643 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3655 E HALIFAX CIR	3655	<Null>	E HALIFAX CIR	<Null>	Residential	3655 E HALIFAX CIR, MESA	Site Address	<Null>	Existing	<Null>
3702 E BROWN RD	3702	<Null>	E BROWN RD	<Null>	Residential	3702 E BROWN RD, MESA	Site Address	<Null>	Existing	<Null>
3711 E HALIFAX CIR	3711	<Null>	E HALIFAX CIR	<Null>	Residential	3711 E HALIFAX CIR, MESA	Site Address	<Null>	Existing	<Null>
3711 E HUBER ST	3711	<Null>	E HUBER ST	<Null>	Residential	3711 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3712 E HALIFAX CIR	3712	<Null>	E HALIFAX CIR	<Null>	Residential	3712 E HALIFAX CIR, MESA	Site Address	<Null>	Existing	<Null>
3718 E HUBER ST	3718	<Null>	E HUBER ST	<Null>	Residential	3718 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3725 E MCLELLAN RD	3725	<Null>	EMCLELLAN RD	<Null>	Residential	3725 E MCLELLAN RD, MESA	Site Address	<Null>	Existing	<Null>
3727 E HUBER ST	3727	<Null>	E HUBER ST	<Null>	Residential	3727 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3730 E HUBER ST	3730	<Null>	E HUBER ST	<Null>	Residential	3730 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3731 E HALIFAX CIR	3731	<Null>	E HALIFAX CIR	<Null>	Residential	3731 E HALIFAX CIR, MESA	Site Address	<Null>	Existing	<Null>
3732 E HALIFAX CIR	3732	<Null>	E HALIFAX CIR	<Null>	Residential	3732 E HALIFAX CIR, MESA	Site Address	<Null>	Existing	<Null>
3741 E HUBER ST	3741	<Null>	E HUBER ST	<Null>	Residential	3741 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3750 E HUBER ST	3750	<Null>	E HUBER ST	<Null>	Residential	3750 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3751 E HALIFAX CIR	3751	<Null>	E HALIFAX CIR	<Null>	Residential	3751 E HALIFAX CIR, MESA	Site Address	<Null>	Existing	<Null>
3752 E HALIFAX CIR	3752	<Null>	E HALIFAX CIR	<Null>	Residential	3752 E HALIFAX CIR, MESA	Site Address	<Null>	Existing	<Null>
3766 E HALIFAX CIR	3766	<Null>	E HALIFAX CIR	<Null>	Residential	3766 E HALIFAX CIR, MESA	Site Address	<Null>	Existing	<Null>
3803 E HUBER ST	3803	<Null>	E HUBER ST	<Null>	Residential	3803 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3810 E HUBER ST	3810	<Null>	E HUBER ST	<Null>	Residential	3810 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3815 E HUBER ST	3815	<Null>	E HUBER ST	<Null>	Residential	3815 E HUBER ST, MESA	Site Address	<Null>	Existing	<Null>
3818 E BROWN RD	3818	<Null>	E BROWN RD	<Null>	Residential	3818 E BROWN RD, MESA	Site Address	<Null>	Existing	<Null>
3805 E MCLELLAN RD	3805	<Null>	E MCLELLAN RD	<Null>	Subdivision or Private Area Development	3805 E MCLELLAN RD, MESA	Site Address	<Null>	Existing	<Null>
3805 E MCLELLAN RD 1	3805	<Null>	E MCLELLAN RD	<Null>	1 Unit Address - see UnitClassification field	3805 E MCLELLAN RD 1, MESA	Unit	Ground or First Floor	Existing	Lot
3805 E MCLELLAN RD 3	3805	<Null>	E MCLELLAN RD	<Null>	3 Unit Address - see UnitClassification field	3805 E MCLELLAN RD 3, MESA	Unit	Ground or First Floor	Existing	Lot
3805 E MCLELLAN RD 4	3805	<Null>	E MCLELLAN RD	<Null>	4 Unit Address - see UnitClassification field	3805 E MCLELLAN RD 4, MESA	Unit	Ground or First Floor	Existing	Lot
3805 E MCLELLAN RD 5	3805	<Null>	E MCLELLAN RD	<Null>	5 Unit Address - see UnitClassification field	3805 E MCLELLAN RD 5, MESA	Unit	Ground or First Floor	Existing	Lot
3805 E MCLELLAN RD 6	3805	<Null>	E MCLELLAN RD	<Null>	6 Unit Address - see UnitClassification field	3805 E MCLELLAN RD 6, MESA	Unit	Ground or First Floor	Existing	Lot
3850 E HUBER ST 4	3850	<Null>	E HUBER ST	<Null>	4 Unit Address - see UnitClassification field	3850 E HUBER ST 4, MESA	Unit	Ground or First Floor	Existing	Lot
3850 E HUBER ST 5	3850	<Null>	E HUBER ST	<Null>	5 Unit Address - see UnitClassification field	3850 E HUBER ST 5, MESA	Unit	Ground or First Floor	Existing	Lot
3850 E HUBER ST 6	3850	<Null>	E HUBER ST	<Null>	6 Unit Address - see UnitClassification field	3850 E HUBER ST 6, MESA	Unit	Ground or First Floor	Existing	Lot
3850 E HUBER ST 7	3850	<Null>	E HUBER ST	<Null>	7 Unit Address - see UnitClassification field	3850 E HUBER ST 7, MESA	Unit	Ground or First Floor	Existing	Lot
1508 N LEMON CIR	1508	<Null>	N LEMON CIR	<Null>	Vacant	1508 N LEMON CIR, MESA	Site Address	<Null>	Permitted	<Null>
1511 N LEMON CIR	1511	<Null>	N LEMON CIR	<Null>	Vacant	1511 N LEMON CIR, MESA	Site Address	<Null>	Permitted	<Null>
1526 N LEMON CIR	1526	<Null>	N LEMON CIR	<Null>	Vacant	1526 N LEMON CIR, MESA	Site Address	<Null>	Permitted	<Null>
1531 N LEMON CIR	1531	<Null>	N LEMON CIR	<Null>	Vacant	1531 N LEMON CIR, MESA	Site Address	<Null>	Permitted	<Null>
1544 N LEMON CIR	1544	<Null>	N LEMON CIR	<Null>	Vacant	1544 N LEMON CIR, MESA	Site Address	<Null>	Permitted	<Null>
1549 N LEMON CIR	1549	<Null>	N LEMON CIR	<Null>	Vacant	1549 N LEMON CIR, MESA	Site Address	<Null>	Permitted	<Null>
3435 E HUBER CIR	3435	<Null>	E HUBER CIR	<Null>	Vacant	3435 E HUBER CIR, MESA	Site Address	<Null>	Existing	<Null>
3438 E HUBER CIR	3438	<Null>	E HUBER CIR	<Null>	Vacant	3438 E HUBER CIR, MESA	Site Address	<Null>	Existing	<Null>
3449 E HUBER CIR	3449	<Null>	E HUBER CIR	<Null>	Vacant	3449 E HUBER CIR, MESA	Site Address	<Null>	Existing	<Null>
3452 E HUBER CIR	3452	<Null>	E HUBER CIR	<Null>	Vacant	3452 E HUBER CIR, MESA	Site Address	<Null>	Existing	<Null>
3461 E GRANDVIEW ST	3461	<Null>	E GRANDVIEW ST	<Null>	Vacant	3461 E GRANDVIEW ST, MESA	Site Address	<Null>	Existing	<Null>

## Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	St Type	Unit Num	City	State	Zip
Estate Groves & Valencia Estates	William	Toperzer	4049 E		Huber	St		Mesa	AZ	85205
Eastview Estates	Michael	Gregory	4336 E		Fox	Cir		Mesa	AZ	85205
Montecito HOA	Richard	Fanslow	4350 E		Enrose	St		Mesa	AZ	85205
Kensington Grove HOA	Skip	Carney	2926 E		Huber	St		Mesa	AZ	85213
Mahogany HOA	Paul	Staples	4245 E		Fountain			Mesa	AZ	85205
Montecito HOA	Jesus	Melian	4344 E		Ellis	St		Mesa	AZ	85205
Mountain View Highlands	Richard	Fleischer	2944 E		Encanto	St		Mesa	AZ	85213
Princess Park	Joseph	Hansen	4707 E		Hannibal	St		Mesa	AZ	85205
Princess Park	Geri	Nichols	4608 E		Greenway	St		Mesa	AZ	85205
Kensington Grove HOA	Sean	Glenn	3108 E		Huber	St		Mesa	AZ	85213
Villa Sendero HOA	Terri	Jonas	1600 W		Broadway	Rd	200	Tempe	AZ	85282
Villa Sendero HOA	Lori	Percival	1901 E		University	Dr	440	Mesa	AZ	85203
Kensington Grove HOA	Ann	Grimes	3121 E		Gary	St		Mesa	AZ	85213
Estate Groves & Valencia Estates	Jared	Langkilde	4228 E		Hope	St		Mesa	AZ	85205

HOA Name	Corp Comm Link
Hermosa Groves South	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09865147">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09865147</a>
Hidden Groves	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08438173">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08438173</a>
Avalon Grove	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08111945">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08111945</a>
Centre Court	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07167988">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07167988</a>
Fontana Village	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08097301">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08097301</a>
Eastview	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08523589">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08523589</a>
Citrus Greens	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02000045">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02000045</a>
Kensington Grove (Mesa Northgrove)	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08554720">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08554720</a>
Los Estados	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07583870">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07583870</a>
Mahogany	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08107642">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08107642</a>
Montecito	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07224040">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07224040</a>
Northgrove Condominiums	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01555860">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01555860</a>
Northridge Glen	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07822711">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07822711</a>
Park Avenue	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08256551">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08256551</a>
Arboleda Community	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08905870">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08905870</a>
Spyglass Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01848439">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01848439</a>

Tanner Grove Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10292037">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10292037</a>
Crossroads Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08189240">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08189240</a>
The Estates at High Grove	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07921010">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07921010</a>
The Groves	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07412811">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07412811</a>
Triana	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08565385">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08565385</a>
Trovita Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16299072">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16299072</a>
Villa Sendero	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01662703">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01662703</a>
Villa Tuscano	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10895939">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10895939</a>
Villa Rica Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07497632">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07497632</a>
El Portillo	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10355330">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10355330</a>
Cobblestone at the Groves AMD	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12592870">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12592870</a>
Mariposa Estates	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=18419721">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=18419721</a>
Legacy Mesa	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12520154">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12520154</a>



# CANDELARIA

## MEETING NOTES

**TO:**

John and Kristin Merwin

**MEETING DATE:**

9.30.22

**MEETING TIME:**

7-8:15am

**MEETING LOCATION:**

Site

**FROM:**

Meredith Thomson- Project Architect

**DATE ISSUED:**
**RE: PROJECT:**

2022.2026\_\_ Merwin

**COPIES TO:**

Attendees, Mark, Project File

«MerwinMeetingNotes092722.pdf»

**ATTENDEES:**

Meredith Thomson and Jon Spinner– Candelaria Design Associates, LLC

Spencer Nield - AFT

Jim Flack– Land Development Group

Justin- Irrigation

**GENERAL NOTES:**

The Team met at the site to review the irrigation and civil coordination and the following was discussed.

**NOTES/COMMENTS:**

- 1) Team reviewed irrigation layout as noted by Spencer on following page. To note:
  - 12" irrigation pipe runs along north property line with 5" ports running from it through the rows of trees
  - Water seams to be running to southwest corner
  - Might need to run new 12" pipe down east property line to feed row of trees along Huber street with culver under drive. Justin thought it could also be done on the surface from the 12" pipe at the north east corner.
- 2) Observations
  - a. Will need to update survey to show 40" notch in site wall along east property line
  - b. Any site wall will need to be built no closer than dripline to tree canopy
  - c. Perimeter drive will need to remain raised so grade can slope down to trees for irrigation and retention- to avoid drive being washed out
  - d. Driveway off Val Vista will need to ramp up to get to grade
  - e. Sidewalk along Val Vista will be lower grade at street
  - f. Storm drains along Huber go in to neighboring properties, not in to City storm drain system. Would like to try and tie in to storm drain system off Val Vista
  - g. Trees long Huber are app 176" from existing edge of asphalt to centerline of trunks. In reviewing alignment of new sidewalk tie in it looks as if there might be conflict with location of trees and proposed sidewalk. CDA to study.
  - h. Trees along east property line are app 11'-0" from closest site wall to centerline of trunk
  - i. CDA would like the house up app 1.5 from grade and will need to study how those transitions back down to perimeter grade, retention around trees
  - j. We will most likely need some retention in the island of the lazy river and will need some softscape to accommodate that. CDA to work with Refined Gardens.





# CANDELARIA

- k. No offsite flow coming on to property
- 3) Trees to Remain
  - Recommended that existing trees to remain: being pruning and conditioning now, would like them to look more like neighbor to north.

Regards,  
Meredith Thomson- Project Architect  
Candelaria Design Associates, LLC.

**From:** [Meredith Thomson](#)  
**To:** [Charlotte Bridges](#)  
**Subject:** FW: Merwin Residence  
**Date:** Tuesday, December 06, 2022 8:29:27 PM

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Hi Charlotte I wanted to pass along this email from a neighbor

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**From:** Meredith Thomson  
**Sent:** Monday, December 5, 2022 8:29 AM  
**To:** David Halvorsen <[dlhalvorsen@gmail.com](mailto:dlhalvorsen@gmail.com)>  
**Subject:** RE: Merwin Residence

Dear David, we greatly appreciate your email. It is so nice to hear from the community, especially when it is positive. We are incredibly excited about this family home and know it will be a great addition to the neighborhood. Thank you again.

Best Regards,

Meredith Thomson, AIA, Principal  
[Candelaria Design Associates, LLC](#)  
6900 East Camelback Road, Ste 400, Scottsdale, Arizona 85251  
[meredith@candelariadesign.com](mailto:meredith@candelariadesign.com) 602-604-2001 main  
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**From:** David Halvorsen <[dlhalvorsen@gmail.com](mailto:dlhalvorsen@gmail.com)>  
**Sent:** Saturday, December 3, 2022 2:34 PM  
**To:** Meredith Thomson <[meredith@candelariadesign.com](mailto:meredith@candelariadesign.com)>  
**Subject:** Merwin Residence

As a neighbor, I just received your notice for rezoning for the Merwin Residence in Mesa, AZ. I don't normally comment on these kinds of things but in this case, I was very impressed with the site layout that I wanted to wish you the best of luck as you move forward as this looks like an amazing, fun, and unique project. Kuddos to you. May the contractors be ever in your favor.

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*[Are you still reading this?](#)*

*[David Halvorsen](#)*