

From: [Ashley Scott](#)
To: [Jothi Beljan](#)
Subject: FW: City Comments 219-22-002G (PMT24-06872)
Date: Wednesday, December 18, 2024 1:38:56 PM
Attachments: [image001.png](#)

From: Mike Morasco <mkmosca22@gmail.com>
Sent: Monday, December 2, 2024 10:55 AM
To: Chase Carlile <chase.carlile@mesaaz.gov>; Ashley Scott <ashley.scott@mesaaz.gov>
Cc: Pam Morasco <pmorasco57@gmail.com>; Jake Hansen <Jakethundermt@hotmail.com>
Subject: Fwd: City Comments 219-22-002G (PMT24-06872)

This Message Is From an External Sender

Use caution when clicking links, attachments, or responding to information requests.

[Report Suspicious](#)

FYI per Omar. Thank you

Mike & Pam Morasco
 Sent from my iPhone

Begin forwarded message:

From: Mike Morasco <mkmosca22@gmail.com>
Date: December 2, 2024 at 9:41:40 AM PST
To: Omar Soto <Omar.Soto@mesaaz.gov>
Cc: Pam Morasco <pmorasco57@gmail.com>, Jake Hansen <jakethundermt@hotmail.com>
Subject: Re: City Comments 219-22-002G (PMT24-06872)

Omar,

We hope you had a wonderful Thanksgiving! Thank you again for your help in the past. We believe we have all completed to date as you had last instructed. We now have a question as to the process for getting the actual permit for the City water and sewer hook ups at the property site.

Construction is in the way and we believe we are ready for the next step.

Thank you again.

Mike & Pam Morasco

{00546816.1}

Sent from my iPhone

On Oct 16, 2024, at 9:19 AM, Omar Soto <Omar.Soto@mesaaz.gov> wrote:

Hello Pam,

Below are the instruction for submitting your payment online. I also confirmed with Permit Services that partial payments are not accepted; the full amount is required. Please let me know if you need anything else from me.

Best regards,

Omar Soto | Management Assistant I

Development Services

City of Mesa | P.O. Box 1466, Mesa, Arizona 85211-1466

480-644-5794 | omar.soto@mesaaz.gov

Standard business hours are 7:00 AM – 5:30 PM Monday through Thursday. City Hall is closed on Fridays.



From: Omar Soto <Omar.Soto@mesaaz.gov>

Sent: Thursday, October 10, 2024 2:24 PM

To: Pam Morasco <pmorasco57@gmail.com>; Mike Morasco
<mkmosca22@gmail.com>

Subject: RE: City Comments 219-22-002G (PMT24-06872)

Hello Pam,

You can mail it to:

Development Services Department

Attn: Omar Soto

P.O. Box 1466

Mesa, AZ 85211-1466

Alternatively, you can make the payment electronically. The record number PMT24-06872. Please follow the instructions below to submit your payment:

1. Go to the website: <https://acaprod.accela.com/MESA/Default.aspx>
2. Create an account if you don't already have one.
3. Navigate to "Permits" and select "Search Permit Record."
4. Enter the Permit Record number PMT24-06872 and click "Search Payments."

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5. Proceed to the "Fees" section and select "Pay Fees."

If you encounter any difficulties while making the payment, please contact our phone center at 480-644-4273 for assistance. Once the payment has been made, **kindly inform me.**

Please let me know if you have any other questions.

Best regards,

**Omar Soto | Management Assistant I
Development Services**

City of Mesa | P.O. Box 1466, Mesa, Arizona 85211-1466
480-644-5794 | omar.soto@mesaaz.gov

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From: Pam Morasco <pmorasco57@gmail.com>

Sent: Thursday, October 10, 2024 8:54 AM

To: Omar Soto <Omar.Soto@mesaaz.gov>; Mike Morasco <mkmosca22@gmail.com>

Subject: Re: City Comments 219-22-002G (PMT24-06872)

Good morning Omar,

Mike and I have completed the City of Mesa Utility Service Agreement. It has been signed and notarized by our bank. I would like to verify that I am sending it in the mail to City of Mesa Real Estate Services PO Box 1446 Mesa AZ 85211-1466. My question is do I include a check for \$2,849.00? Is there the ability to do this electronically using a credit card for payment or is using a check along with the original document sufficient?

Thank you again for your help,

Pam Morasco 760/484-6803

pmorasco57@gmail.com

On Mon, Oct 7, 2024 at 11:55 AM Omar Soto <Omar.Soto@mesaaz.gov> wrote:

Hello Mike,

I have attached the Utility Service Agreement for the property located at 219-22-002G. Kindly review the agreement, sign it, and have it notarized.

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Once the agreement is signed and notarized, please also disclose where you would like for us to send the hard copy and specify the attention to. Please send a one-sided hard copy of the agreement to the following address:

Development Services Department
Attn: Development Agreement Team
55 N Center
P.O. Box 1466
Mesa, AZ 85211-1466

Please let me know if you have any questions.

Best regards,

**Omar Soto | Management Assistant I
Development Services**

City of Mesa | P.O. Box 1466, Mesa, Arizona 85211-1466
480-644-5794 | omar.soto@mesaaz.gov

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City Hall is closed on Fridays.

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From: Mike Morasco <mkmosca22@gmail.com>

Sent: Thursday, October 3, 2024 5:40 PM

To: Omar Soto <Omar.Soto@mesaaz.gov>

Cc: Pam Morasco <pmorasco57@gmail.com>

Subject: Re: City Comments 219-22-002G (PMT24-06872)

Thank you sir!!

Mike Morasco

Sent from my iPhone

On Oct 3, 2024, at 5:31 PM, Omar Soto <Omar.Soto@mesaaz.gov> wrote:

Hello Mike,

Thanks for sending over the building permit.

I will get working on the Utility Service Agreement and have it ready for your review no later than next week.

Please let me know if you need anything else from me.

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Best regards.

**Omar Soto | Management Assistant I
Development Services**

City of Mesa | P.O. Box 1466, Mesa, Arizona 85211-1466
480-644-5794 | omar.soto@mesaaz.gov

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<image001.png>

From: Mike Morasco <mkmosca22@gmail.com>

Sent: Thursday, October 3, 2024 5:24 PM

To: Omar Soto <Omar.Soto@mesaaz.gov>

Cc: Pam Morasco <pmorasco57@gmail.com>

Subject: Re: City Comments 219-22-002G (PMT24-06872)

Omar,

We FINALLY obtained our building permit from Maricopa today. We will attempt to attach to this email, but if it doesn't work, then we will send a separate email with the permit. You already receive the Warranty Deed from us / PDF so please let us know what else you might be needing from us. Thank you again for your help and patience.

Mike & Pam Morasco

760 533-1235

On May 20, 2024, at 5:12 PM, Omar Soto <Omar.Soto@mesaaz.gov> wrote:

Hello Mike and Pam,

No problem. To proceed with the agreement process, I will need the warranty deed and building permit to begin the Utility Service Agreement. Please let me know if you have any questions.

Best regards,

**Omar Soto | Management Assistant I
Development Services**

City of Mesa | P.O. Box 1466, Mesa, Arizona 85211-1466
480-644-5794 | omar.soto@mesaaz.gov

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From: Mike Morasco<mkmosca22@gmail.com>

Sent: Friday, May 17, 2024 9:18 AM

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To: Omar Soto Omar.Soto@mesaaz.gov

Cc: Pam Morasco <pmorasco57@gmail.com>

Subject: Re: City Comments 219-22-002G (PMT24-06872)

Ok. Received and thank you again. The as built is helpful to visualize what might need to happen at our site.

We had had a conversation with the city prior to our purchasing the lot. The staffer had been able to look the property up and had verified the potential hookup point as being the NW corner of the lot. Thus our assumption that that would be the point of connection.

Regardless we will do what is necessary to assure compliance with all City regs as it pertains to service connections etc. Thank you again for your help!

Mike & Pam Morasco

760 533-1235

Sent from my iPhone

On May 16, 2024, at 5:13 PM, Omar Soto
Omar.Soto@mesaaz.gov> wrote:

Hello Mike,

Sure, City Code requires water distribution mains to be installed across all frontages, sized per master plan, design standards, and/or needs of the development to be served. The comments are coming from Water Resource which are provided after reviewing the site plan. Could you please specify where you saw the comments indicating that you can connect on 76th street.

I have provided you with the as built for your location. Please let me know if you have any questions.

Best regards,

**Omar Soto | Management Assistant I
Development Services**

City of Mesa | P.O. Box 1466, Mesa, Arizona 85211-1466
480-644-5794 | omar.soto@mesaaz.gov

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From: Mike Morasco
 <mkmosca22@gmail.com>
Sent: Thursday, May 16, 2024
 1:44 PM
To: Omar Soto
 <Omar.Soto@mesaaz.gov>
Cc: Pam Morasco
 <pmorasco57@gmail.com>
Subject: Re: City Comments
 219-22-002G (PMT24-06872)

Omar,

Thank you for this update. In regards to item number one, how would we go about obtaining more information regarding the status of these two line that are being required to be connected? Is there a schematic that demonstrates where these lines currently are and the distance between them? Also as a point of clarification, we were previously told that our access point for Mesa supplied water would be off of 76th Street and not off of Palm. Not sure how the Palm line (County) comes into play with the existing city line on 76th. Any clarification would be appreciated. Thank you again.

Mike & Pam Morasco

760 533-1235

Sent from my iPhone

On May 16, 2024, at 1:21 PM, Omar Soto <Omar.Soto@mesaaz.gov> wrote:

Good
 afternoon, Councilman
 Morasco.

I received the comments back from City departments for your city service application. Below I have noted the condition that must be met to obtain water and sewer service from the City of Mesa.

Conditions:

1. There is an existing 8inch DIP has to be extended along E Palm Lane and connected to the existing 8inch ACP in 76th Street. Water service lines are not allowed to cross property lines.

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Adherence to the City of Mesa

Engineering and Design Guidelines and Terms and Conditions of the Sale of Utilities is required.. Please note, you will be required to submit engineered drawings for review to obtain the permit necessary for your contractor to make the mainline connection (this is a separate process). Per Engineering and Design Standards section 312, a design report including projected average and peak water demands, required fire hydrant flows per Appendix B of the 2018 International Fire Code, hydrant flow test results, and a hydraulic analysis demonstrating sufficient capacity in the planned water system will be required prior to acceptance of the final water system design. Per Title 7-Fire Regulations of City Code section 508.3.1.3, a fire flow test is required to determine the available water flows. The certified fire flow test must be done by a private fire protection company at the planned points of connection. A permit issued by the Building Safety Department is required for the flow test and a minimum of 48 hours' notice is required prior to performing the test. Flow tests must be conducted between 6:00am to 8:00am. and achieve a minimum pressure of 5 psi during the testing. 1. There must be at least one fire hydrant adjacent to the property on the axis roadway and within 250 ft of the center point of the property on the axis roadway. Please note, you have the option of installing fire sprinklers in-lieu of a fire hydrant to meet this condition.

To move forward with preparing the agreement, I will need a copy of the County Issued permit and warranty deed for the property. Feel free to reach out if you have any questions.

Thank you,

Omar Soto | Management Assistant I Development Services

City of Mesa | P.O. Box 1466, Mesa, Arizona 85211-1466
480-644-5794 | omar.soto@mesaaz.gov

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A11D4A376ACB}_0.tif>

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*Pam Morasco
2958 Canyon Road
Escondido, CA 92025
(760) 484-6803*

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