

I am requesting a minor modification to the existing Planned Area Development Overlay for three individual lots. This modification is regarding the 20' setback on the address side of the corner lots. I am requesting this setback be modified to a 4' setback to conform with all non-corner lot setbacks of 4'.

Historically Venture Out has approved projects with the belief that all lots had a 4' setback on the address side of the lot. It was only recently that it was discovered that the original PAD called for a 20' setback on the address side of corner lots only.

I believe this minor modification is consistent with the intent and purpose of the original development plan. The original infrastructure of the development has eight community Bathhouses and the Administration building on corners. None of this original infrastructure achieves a 20' setback on the address side of the lots.

Over the 35 years that I have been building in this development I have applied for and received 50 building permits from both the HOA and the City of Mesa for corner lot projects with a 4' setback on the address side of the lot.

Two of the three lots I am requesting a modification for, the homeowners have purchased these corner lots and sold their existing properties in Venture Out with the expectation that their new homes would be ready for them when they return in the fall.

I have included aerials of the three lots that I am requesting modifications for and several aerials of other areas of the development including a couple of the original infrastructure buildings on the corners for reference. When looking at the aerials, note the other corner lots in the area. Most of the existing corners do not meet the 20' setback and many would be difficult to utilize if achieving a 20' setback.