

Project Narrative

- Property Address - 1065 E. Lehi Rd. Mesa Arizona 85203
- Zoning District – RS-43
- Applicants Name – Gabriel B Castle
- Request for Special use permit

This Special use permit request would allow the opportunity to build a garage that is 1000 square feet bigger than the primary residence. This will allow us the space to keep our property clean and clutter free as well as storing all of the tools and equipment we need to take proper care of the property. This garage will not be used for commercial storage. It will be used to keep RV, Boat, dirt bikes, quads, side by side, our extra vehicles, Skid steer, mower, trailers, and tools in general.

Justification Statement

August 5, 2025

City of Mesa Development Services
55 N. Center Street
Mesa, Arizona 85201

To Whom It May Concern:

I purchased the property located at 1065 East Lehi Road, Mesa Arizona 85203 in November 2022. When I purchased the property it was intended to build a large garage/workshop (120' x 50') near the rear of the property. Prior to purchasing the property, I confirmed my plans were within the zoning and Ordinances of the area. However, before I could start building the garage/workshop I had to almost completely remodel the interior of the home, which has taken almost two years. As I have started to move to this next phase, I have learned that I need a special use permit to build the garage/workshop. It is for this reason; I am providing the following:

- 1. i. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

Approval of the proposed project will advance the goals of the city plan/ policies by helping me to maintain a clean and well put together property. Storing my vehicles, boat, Rv, dirt bikes, quads, side by side, mower, landscaping equipment, and tools will help keep the property clean and looking maintained.

- 2. ii. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;

The location, size, design and operating characteristics proposed are all in line with Mesa City code. The building proposed will be minding all setbacks, lot coverage and mating well ascetically with the surrounding area.

- 3. iii. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area or to the neighborhood / city of mesa but in fact the exact opposite. The detached garage I've proposed to build will increase property value of our property

Aswell as the surrounding property's. It will allow me to store all the tools and equipment needed to take care of this property as it should be, as well as keep all of my toys from cluttering the property.

- iv. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

There are adequate public services, facilities and infrastructure to serve the proposed project as it just a garage. Additionally, almost every single property in my immediate area has already built additional structures on their property whether it is additional living areas, additional workshop/garages, or additional barns (Many of the properties are horse properties).

Thank you in advance for your consideration. If you have any additional questions, please feel free to reach me on my cell phone (480.241.1119), email (Castledrlaw@gmail.com), and at home (1065 E. Lehi Rd. Mesa, Arizona 85203).

Jason Castle
Home Owner