

Project Narrative

1807 N. Val Vista Drive

Submitted by:

Pew & Lake, PLC.

Sean B. Lake / Sarah Prince

On behalf of:

The Dixon Family

February 4, 2024

Introduction

Pew & Lake, PLC on behalf of our client, the Dixon family, is pleased to submit this project narrative and related exhibits for the property located at 1807 N. Val Vista Drive. Furthermore, the property is known as Maricopa County Accessor parcel numbers 141-30-014N and 141-30-014L. The property is illustrated in **image 1** below, outlined in red.

Image 1 – Site Aerial



Project Description

As seen on **Image 1**, the subject site consists of two parcels, Lot 1 is an existing single-family residential home and Lot 2 is vacant. Access to Lot 1 exists off Val Vista Drive and off the private road along the southern boundary of Lot 1 and Lot 2. The applicant is proposing a new single-family home to be developed on Lot 2. The new development would utilize the private road along the southern boundary to access the home. Lot 1 remains in compliance with the RS-32 Zoning District standards with the addition of Lot 2.

Requests

As seen on the enclosed Site Plan, the applicant is requesting **(1)** Land Split, **(2)** rezoning from RS-35 to RS-35 Bonus Intensity Zone (BIZ). The Land Split would create a private drive from Lot 2 to Val Vista drive, allowing the proposed developed access to Lot 2 from Val Vista Drive. The BIZ rezoning is being requested to allow for a reduction in the minimum lot width which is proposed as part of the Flag Lot to accommodate the private access. Additionally, the applicant is requesting minor reductions to the front and side setbacks, as seen in the BIZ table within this narrative.

Zoning and General Plan Analysis

The subject site is zoned Residential Single-Family 35, (RS-35). The RS-35 zoning district allows for detached single residence housing on a minimum of 35,000 sf lot.

The General Plan designation is Neighborhood in the Mesa 2040 General Plan (Rural Residential in the Mesa 2050 General Plan). The site is also within the Citrus Sub Area Plan. The primary focus of the Neighborhoods character type is to provide safe places for people to live where they feel secure and enjoy their surrounding community. Per the Citrus Sub Area Plan, the vision for the Citrus area is development that is rural in nature and characterized by large lot, single-family residences. The proposed development will be complementary to the Neighborhood and Citrus Sub Area Plans.

BIZ Compliance

The purpose of the Bonus Intensity Zone (BIZ) Overlay district is to provide for variation from the application of residential densities or other development standards to allow greater intensity of development and encourage unique, innovative development of superior quality. Furthermore, the BIZ Overlay provides a development that furthers the goals of the General Plan and Specific Plans. An analysis of how this request complies with MZO Section 11-21-3(B) is below.

B. The City Council may approve modifications to the underlying district standards proportionate to number of items and degree of compliance provided by projects that comply either with a combination of Items 1 and 2, below; or with a combination of 1 and 3, below. Projects with few modifications need to comply with a lower percentage of criteria. Projects with a higher number and greater deviation from adopted standards shall comply with a higher percentage of criteria.

1. Provide distinctive, superior quality designs. (See Section 11-31-32, Superior Design)

- ✓ **The proposed single-family home to be built on Lot 2 will be a high-quality custom home that meets the development standards of the RS-35 Zoning District.**

2. Address environmental performance standards outlined below:

a. Site selection criteria. Sites shall meet one or more of the following criteria.

i. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.

ii. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.

- ✓ **The proposed development is within existing utility, transportation infrastructure and community services.**

iii. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible

b. Site design criteria. Designing the site to facilitate alternative modes of transportation and to reduce onsite environmental impacts.

i. Provide safe and secure storage for bicycles. For commercial, employment or institutional projects, bicycle storage areas shall be within 200 yards of the building entrance, and shall have a designated and convenient pedestrian access route connecting the storage area to the building. For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.

ii. Include priority location parking for low-emission vehicles in parking areas.

- iii. Provide priority location parking spaces for carpool or vanpool vehicles.
- iv. Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio. Parking spaces over the minimum number are discouraged.
- ✓ **The proposed single-family home will have a typical amount of parking for the residence.**
- v. For greenfield sites, protect or restore natural areas on site with native vegetation to encourage biodiversity and for enjoyment by people. For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the space should be appropriate for the size of the site and the activity level or use of the site.
- vi. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section, including buildings designed to earn the EPA ENERGY STAR or designed to meet LEED™ Silver or equivalent third-party criteria are considered to be energy efficient and no higher standard shall be used

- ✓ **The proposed single-family custom home will be built to be energy efficient in the following ways:**
- **Solar Panels and Battery Back-up system**
 - **Full Spray Foam Insulation with 3rd party energy inspections and testing during and post construction to ensure fully sealed attics, walls, other penetrations. No Air permeable insulation should be used as a sealing material.**
 - **Continuous air barrier fully sealed between all living and garage spaces.**
 - **Fully sealed ducting and air systems, tested and certified by 3d party inspectors during and post construction.**
 - **High efficiency Air Conditioning units.**
 - **Timer switches on all electrical circuits where necessary to reduce electricity consumption.**
 - **The use of water pressure and flow regulators, back-flow preventers, and pressure reduction valves where necessary to maximize water usage and create efficiencies.**
 - **High efficiency glass, doors and windows.**
 - **During construction (if applicable), we are committed to recycling extra building materials and construction waste.**

The proposed development is consistent with the General Plan and the Citrus Area Plan. Lot 1 and Lot 2 exceed the minimum 35,000 sf requirement and a single-family residence will eventually be developed on site. Additionally, there are existing utility, transportation, and community services available on this site/within the area.

As previously stated, the applicant is requesting a BIZ overlay to allow for the reduction of the required lot width. Per Section 11-5-3.A.1 the Minimum Lot Width – Interior Lot (ft.) is 130'. The proposed Site Plan illustrates a 20'

minimum lot width to allow for the private drive along the southern boundary of the site. The table below specifies the deviations requested.

BIZ Overlay – Deviation Table

Standard	Proposed
Section 11-5-3.A.1 Minimum Lot Width – Interior Lot (ft.) 130’	20-ft-wide flag (southern boundary to Val Vista Drive)
Section 11-5-3.A.1 Side Setback – 20’	1-ft (Lot 1 - south boundary existing detached garage)
Section 11-30-4 No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet.	Existing 7’ wall to remain

Conclusion

The applicant on behalf of the Dixon Family looks forward to working with the City of Mesa on this project. It is our belief that this development will be complementary to the surroundings and adhere to the Goals set forth in the General Plan. The BIZ Overlay request provides a simple solution to providing access to Lot 2.

Dixon Property
1708 N. Val Vista Drive
Citizen Participation Plan
August 20, 2024

Purpose:

The purpose of this Citizen Participation Plan 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 minor land division. 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 a private road access.

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposed plan. The Applicant 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 will use 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 will host a meeting with neighbors.
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 Meeting	TBD
Resubmittal	TBD
Submittal of Citizen Participation Report and Notification materials	TBD
Planning & Zoning Public Hearing	TBD
City Council Public Hearings	TBD

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

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Mesa, Arizona 85204
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Action Plan:

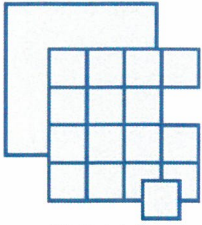
To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

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

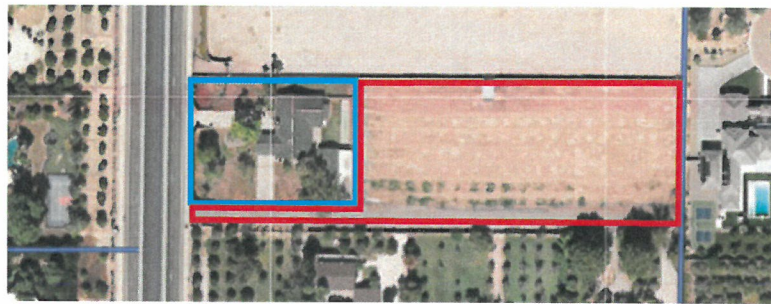
W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

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
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MARKOSKI JEROME H/BARBARA D TR
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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 BHAIKAVI 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
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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

From: [Melanie Alarcio](#)
To: [Jennifer Merrill](#)
Subject: Case # ZON24-00756
Date: Monday, February 24, 2025 5:20:48 PM
Attachments: [Copy of 1739 Land Survey.pdf](#)

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Jennifer Merrill
City of Mesa Planning Division

RE: Case # ZON24-00756 – property located at 1807 N Val Vista Dr.

Thank you for taking the time to meet with us last February 19, 2025, to address the concerns related to the above case. This email serves as a formal summary of our discussion, highlighting both the collective concerns of the neighborhood and those specific to our family regarding our property located on the southeast side of the area.

1. Irrigation System and Gate-Valve Access: Our property, along with that of our neighbors at Ann Lynn Estates, receives flood irrigation from the Roosevelt Water Conservation District (RWCD). The water supplied to our properties is purchased from RWCD, and their responsibility is to deliver it to a designated point on McKellips Dr., east of Val Vista Dr. From there, the water flows through a system of pipes and gates to our individual properties. We receive water every 13 days, according to a schedule posted by RWCD, and as part of this irrigation system, we, along with our neighbors, collaborate in the management of the gates to ensure that each property receives its designated allocation of water. All of us in the community who are part of this irrigation system are also responsible for maintaining and repairing these gates and valves and making sure that there is no flooding or wasting of the water and that everyone receives their allocated amount of water purchased.

Our property is at the end of a private driveway that was built by the previous owner specifically for this property – note that the properties to our immediate west (1735) and the above property (1807) both have direct access to the main street of Val Vista for ingress and egress. Our only access is this private driveway. Our family has resided in this property since 2011 and have used this driveway exclusively to enter and exit our property. As part of the community and the irrigation system, we have allowed unrestricted access to the irrigation gates and valves that are in the northeast side of our property. Across from this is also another gate-valve system that is in the southeast corner of the 1807 property. Both these gate-valve systems can be accessed through our private driveway as well as through walkways at the

perimeters of these 2 properties. With this proposed re-zoning, there is concern that there will be loss of unrestricted access to these gate-valve systems through the private driveway and through the walkways as well.

2. Private Driveway Access and Traffic Concerns with Potential Effect on Property Safety: In addition, the private driveway is narrow and with this re-zoning, will likely have increased vehicular traffic. Our mailbox, as designated by the United States Postal Service, is at the southwest corner of the driveway, on the main street. Even now, the driveway is so narrow that bigger vehicles turning into the driveway has hit and destroyed the area where the mailbox is. There have also been previous accidents (2 that I personally witnessed and 1 where I almost got hit myself) where a vehicle waiting to make a right turn into the driveway was hit by a vehicle going north on Val Vista Dr., since this is a busy road. Thus, there is additional concern about how this re-zoning may hinder our ability to safely enter and exit our property.

3. Driveway Encroachment: Specific to our property, the proposed plan shown to us during the meeting encroaches on our property, specifically our private driveway as marked in our survey (copy attached). It also encroaches on our neighbor's property (1735), with whom we have an easement from. The south side of the property lines of 1807 gets right up the northern property lines of the lot of our neighbor directly to the west of us (1735) and our property, abutting each other but does not include the driveway in its entire length, which by the way, was paid for by the previous owners of our current home. It is not appropriate to usurp our property and build on our land. Additionally, this driveway was not built for bidirectional traffic - it's a driveway, not a road or a street, and it does not belong to 1807. With the planned re-zoning, whatever is built on the empty lot will have no access to the main road, Val Vista Dr. I am not willing to grant an express easement because of the danger it poses since it is a narrow driveway and was not built for that capacity. As mentioned above, there have already been actual accidents and near-accidents that have occurred and to reiterate, ensuring the safety of our family and other residents should be a priority.

Thank you again for your assistance.

Sincerely,

Melanie Alarcio
1739 N Val Vista Dr.
909-374-0689