



Request for Sustainability and Transportation Committee Consideration:

Address of Property: 3003 N. SOSSAMAN ROAD (AKA 3003 N. 76TH ST)

Assessor's Parcel Number(s) 219-22-002G

Describe the existing or new construction: SFR 3100^{sq}, SINGLE STORY

Is property currently being served by any City of Mesa Utilities? (Check all that apply) NO

Water ☐ Sewer ☐ Solid Waste Collection ☐ Gas ☐

What service(s) is being requested ie: water, sewer, etc WATER / SEWER / WASTE COLLECTION

Requesting BASIC WATER / WASTE WATER CONNECTIONS FROM CITY MAINLINES ON N. SOSSAMAN @ THE NW CORNER OF PROPERTY.

(SEE ATTACHED)

Owner:

MK MOSCA

Signature required

MORTSCO FAMILY TRUST
MICHAEL MORTSCO (TRUSTEE)

Print Name

1524 BITTERROOT COURT

Address

STAN MARCOS CA 92069

City State Zip Code

619 760 533-1235

(area code) phone number

(area code) fax number

mkmosca22@gmail.com

e-mail address

Applicant:

MK MOSCA

Signature required

MICHAEL & AMELIA MORTSCO

Print Name

1524 BITTERROOT COURT

Address

STAN MARCOS CA 92069

City State Zip Code

760 533-1235 / 760 484-6803

(area code) phone number

(area code) fax number

mkmosca22@gmail.com /

e-mail address

pmarasco57@gmail.com

Staff Use Only \$1500.00 fee

Date Received: _____

Fee paid: Y/N

PAID TO CITY OF MESA THUS FAR: \$2901

31

h300

\$4,232

UTILITIES AGREEMENT
CUSTOMER SVC SERVICE LICENSE FEE
RESIDENTIAL PERMIT



BOUNDARY & TOPOGRAPHY SURVEY

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 32,
TOWNSHIP 02 NORTH, RANGE 07 EAST OF THE G.S.R.B.&M., MARICOPA COUNTY, ARIZONA.

APR 21 1993
PHILIP MICHAEL
L.S. 10111
JORDANVILLE, ARIZONA

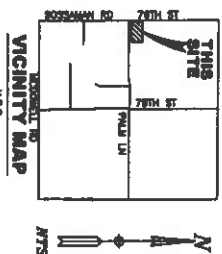
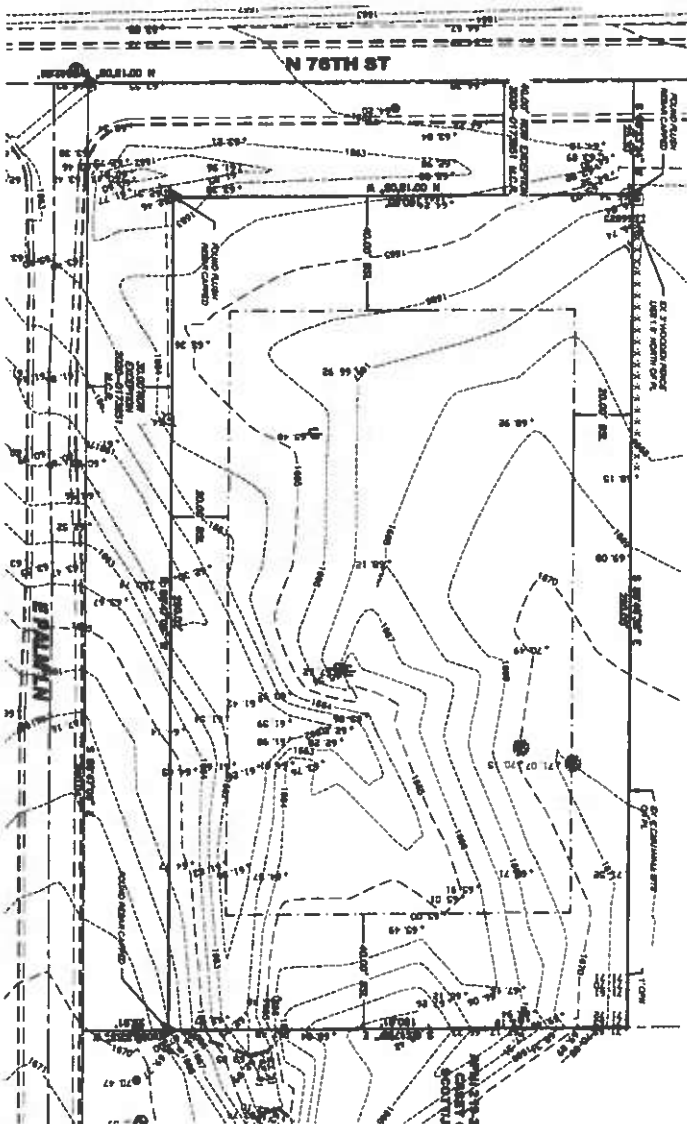
LEGEND

- ▲ FOUND 5" IRON
- ▽ SHALLOW CHAIN
- NAIL WIRE
- EXISTING SURVEY MONUMENT
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE/WATER METER
- CORNER LAMP
- PROPERTY LINE
- NEW IRON OR WIRE
- BOUNDARY MONUMENT
- PUBLIC UTILITY EASEMENT
- ONE OR MORE EASEMENTS
- BLACK WAGON COUNTY RECORDS

FIELD BOOK INFORMATION			
DATE	TIME	DATE	TIME
04/21/93	10:00 AM	04/21/93	1:00 PM
04/21/93	1:00 PM	04/21/93	2:00 PM

NOTE

1. THIS SURVEY IS BASED ON A PREVIOUS SURVEY OF THE SAME AREA BY THE SAME SURVEYOR, AND THE RESULTS OF THAT SURVEY ARE INCORPORATED INTO THIS SURVEY. THE RESULTS OF THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE PREVIOUS SURVEY WAS ACCURATE AND CORRECT.
2. IF THE OWNER OF THE LANDSHOWN DOES NOT WANT TO ACCEPT THE RESULTS OF THIS SURVEY, HE OR SHE SHOULD CONSULT WITH THE SURVEYOR BEFORE THE SURVEY IS COMPLETED.
3. THE SURVEYOR IS NOT RESPONSIBLE FOR THE RESULTS OF THIS SURVEY IF THE OWNER DOES NOT ACCEPT THE RESULTS OF THIS SURVEY.
4. THE SURVEYOR IS NOT RESPONSIBLE FOR THE RESULTS OF THIS SURVEY IF THE OWNER DOES NOT ACCEPT THE RESULTS OF THIS SURVEY.
5. THE SURVEYOR IS NOT RESPONSIBLE FOR THE RESULTS OF THIS SURVEY IF THE OWNER DOES NOT ACCEPT THE RESULTS OF THIS SURVEY.



OWNER

MORANCO FAMILY TRUST
APR 21 1993
PHILIP MICHAEL
L.S. 10111
JORDANVILLE, ARIZONA

SITE DATA

THE SURVEY IS BASED ON THE RESULTS OF A PREVIOUS SURVEY OF THE SAME AREA BY THE SAME SURVEYOR, AND THE RESULTS OF THAT SURVEY ARE INCORPORATED INTO THIS SURVEY. THE RESULTS OF THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE PREVIOUS SURVEY WAS ACCURATE AND CORRECT.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 32, TOWNSHIP 02 NORTH, RANGE 07 EAST OF THE G.S.R.B.&M., MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE BEARINGS WERE MEASURED BY THE SURVEYOR AND ARE BASED ON THE RESULTS OF A PREVIOUS SURVEY OF THE SAME AREA BY THE SAME SURVEYOR, AND THE RESULTS OF THAT SURVEY ARE INCORPORATED INTO THIS SURVEY. THE RESULTS OF THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE PREVIOUS SURVEY WAS ACCURATE AND CORRECT.

BENCHMARK

THE BENCHMARK WAS MEASURED BY THE SURVEYOR AND IS BASED ON THE RESULTS OF A PREVIOUS SURVEY OF THE SAME AREA BY THE SAME SURVEYOR, AND THE RESULTS OF THAT SURVEY ARE INCORPORATED INTO THIS SURVEY. THE RESULTS OF THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE PREVIOUS SURVEY WAS ACCURATE AND CORRECT.

REFERENCE DOCUMENTS

1. SURVEY OF THE SAME AREA BY THE SAME SURVEYOR, AND THE RESULTS OF THAT SURVEY ARE INCORPORATED INTO THIS SURVEY. THE RESULTS OF THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE PREVIOUS SURVEY WAS ACCURATE AND CORRECT.

CERTIFICATION

I, PHILIP MICHAEL, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY. I HAVE NOT BEEN INFLUENCED BY ANY OTHER PERSONS AND I HAVE NOT BEEN INFLUENCED BY ANY OTHER PERSONS.

DATE

APR 21 1993

SIGNATURE

PHILIP MICHAEL

PROFESSIONAL SEAL

PHILIP MICHAEL

NOTARY PUBLIC

PHILIP MICHAEL

WITNESSES

PHILIP MICHAEL

DATE

APR 21 1993

SIGNATURE

PHILIP MICHAEL

ALLEN
CONSULTING
ENGINEERS, INC.
1111 E. WILLY AVE. SUITE 103
MESA, ARIZONA 85204
PHONE (480) 944-1866
FAX (480) 944-1867
WWW.ALLENCONSULTING.COM

MORANCO FAMILY TRUST
PALM LANE & 76TH STREET
TOPOGRAPHIC SURVEY

DATE: 04/21/93
TIME: 10:00 AM
DATE: 04/21/93
TIME: 1:00 PM
DATE: 04/21/93
TIME: 2:00 PM

WATER CONSTRUCTION NOTES

- [illegible]

NOTE: STATIONING BASED FROM US ROUTE CENTERLINE: 10+00 AT SOUTHWEST CORNER OF 77TH STREET. STATIONING ON 77TH BASED ON ROUTE CENTERLINE. STATIONED AND POST (TODOROSKI STATION) AT INTERSECTION OF PAUL AND 77TH.

CONTRACTOR SHALL REVIEW WITH ENGINEERING AND DESIGN FIRMS THE LIST OF APPROVED MATERIALS.

RECORD
DRAWING

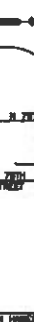
A-181977

[illegible]

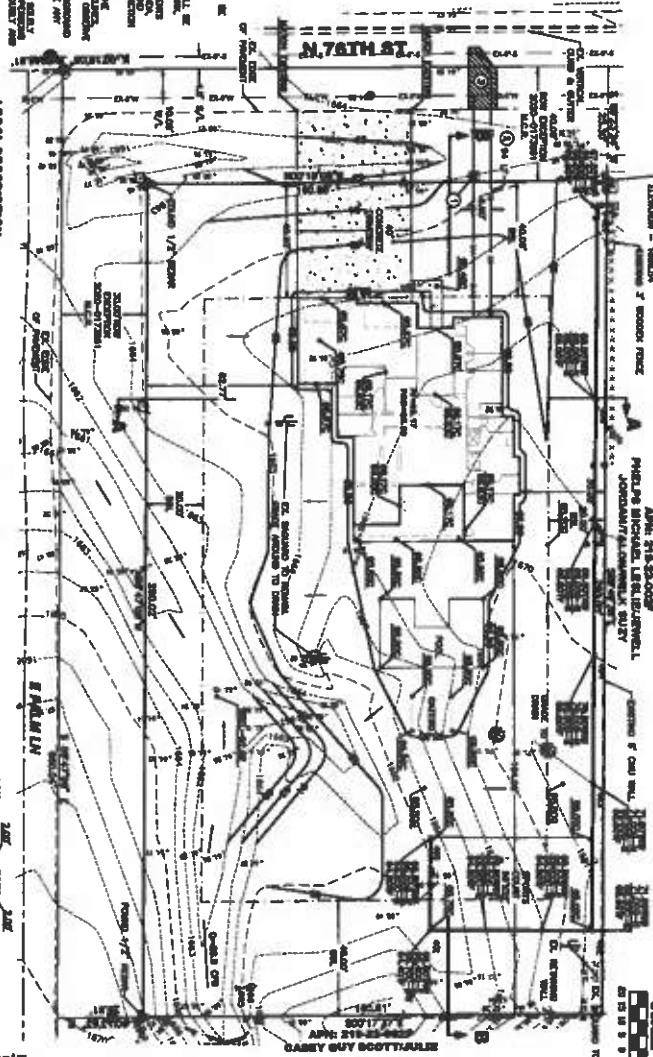
Mella Engineering, LLC
Engineering / Inventory / Consulting
2200 S. Lincoln Ave.
Suite 112
Troy, MI 48060
☎ 800-786-6746
www.mella.com

GRADING & DRAINAGE PLAN

SCALE 1" = 20'



- [illegible]

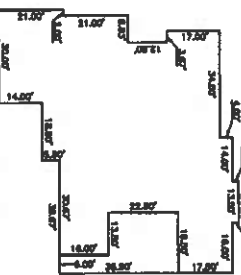


SURVEY CERTIFICATION
I, JOHN A. GORDON, HAVE BEEN SELECTED AS THE SURVEYOR OF THE DISTRICT OF ANDOVER, IN THE STATE OF MASSACHUSETTS, FOR THE YEAR 1984.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF APRIL, 1984.

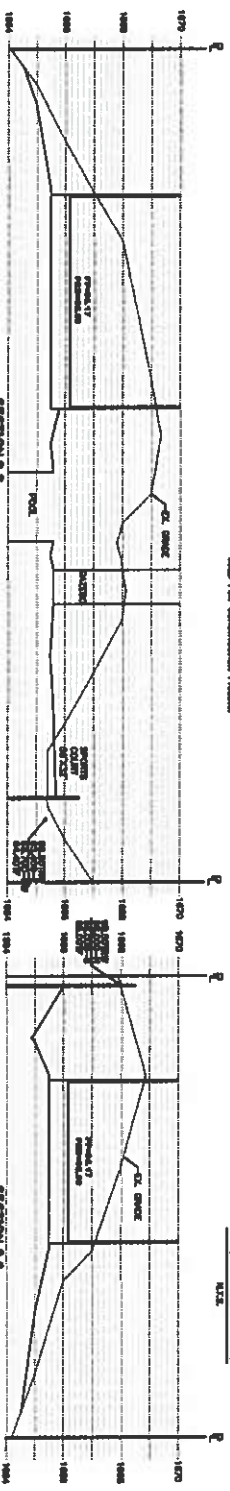
FEMA CERTIFICATION
I, JOHN A. GORDON, HAVE BEEN SELECTED AS THE SURVEYOR OF THE DISTRICT OF ANDOVER, IN THE STATE OF MASSACHUSETTS, FOR THE YEAR 1984.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF APRIL, 1984.

LIGHTING NOTE
ALL OUTSTANDING LIGHTING BILLS ARE THE RESPONSIBILITY OF THE DISTRICT. THERE ARE NO LIGHTING CONTRACTS OR AGREEMENTS WITH ANY COMPANY OR INDIVIDUAL. THE DISTRICT HAS NO CONTRACTS OR AGREEMENTS WITH ANY COMPANY OR INDIVIDUAL.

BOOK NOTE
THE FOLLOWING BOOKS ARE ON HAND IN THE DISTRICT OFFICE:
1. THE DISTRICT OF ANDOVER, BY JOHN A. GORDON, 1984.
2. THE DISTRICT OF ANDOVER, BY JOHN A. GORDON, 1984.
3. THE DISTRICT OF ANDOVER, BY JOHN A. GORDON, 1984.



APPROVED PLAN
 MARICOPA
 COUNTY
 Planning & Development
 1000 N. GILBERT AVENUE
 PHOENIX, AZ 85004
 (602) 955-3000
 FAX (602) 955-3001
 WWW.MARICOPA.AZ.GOV



[illegible]

APPROVED PLAN
 MARICOPA
 COUNTY
 Planning & Development
 1000 N. GILBERT AVENUE
 PHOENIX, AZ 85004
 (602) 955-3000
 FAX (602) 955-3001
 WWW.MARICOPA.AZ.GOV

[illegible]

BIRTHDAY CELEBRATORY

DATE	1990 S.F.
ADDRESS	1401 S.F.
CITY	NEW S.F.
STATE	NEW S.F.
ZIP	94107 S.F.

YOUR LIFE COMPANY: AIGV S.F. • NAME

BEACH/BEACHES

POWELL CITY OF NEW SOUTH OF THE
BEACHES OF NEW SOUTH
BEACHES • 1700000000 (SOUTH)

CITY ENGINEER

CLERICAL

- ST /Y/ NEW LIFETIME
- NEW CUP
- RAINY Y/ NEW
- RAINY STATE OF NEW S.F.
- NEW S.F.
- NEW S.F. RAINBOW
- NEW S.F.

CONCRETE

THE PLATE LIFTING CRANES
NEW S.F. OF NEW
THE RAINBOW RAINBOW
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NEW S.F. OF NEW

[illegible]

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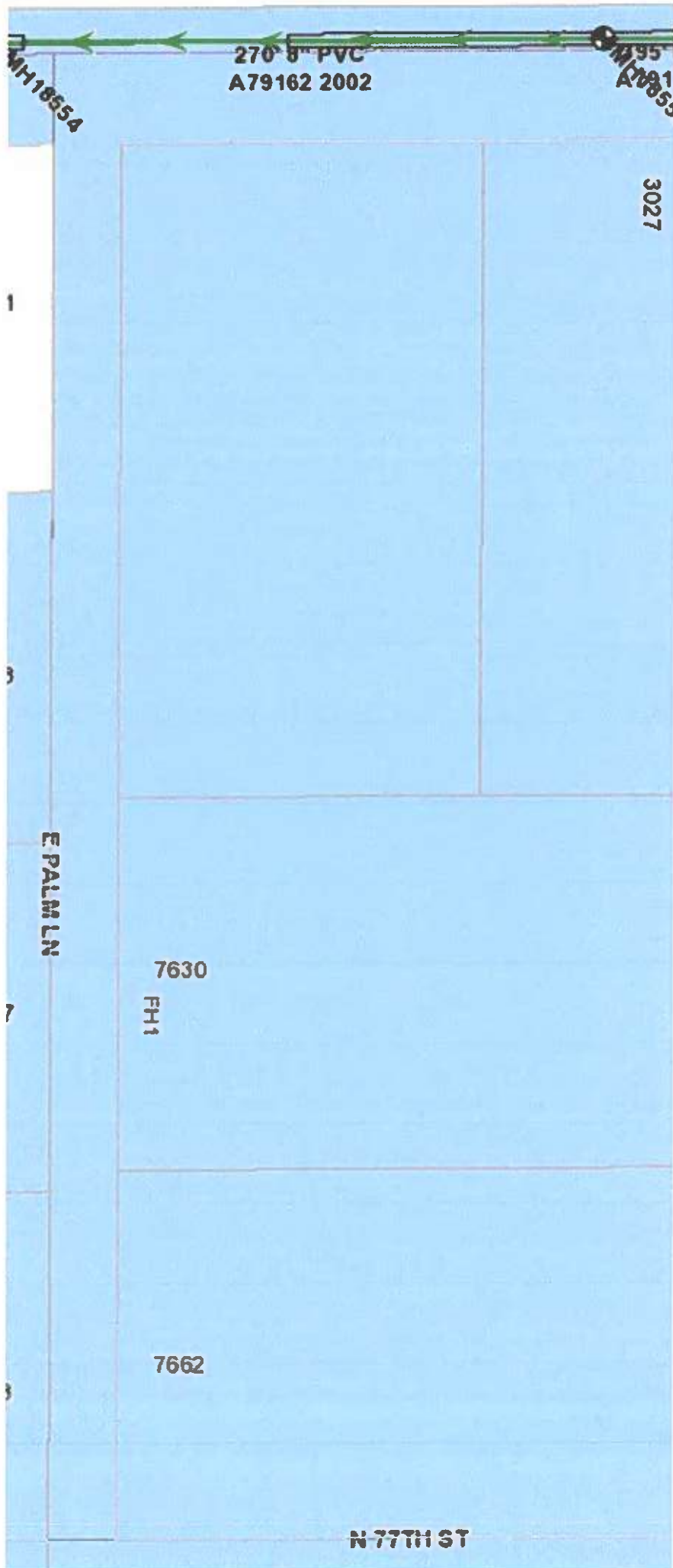
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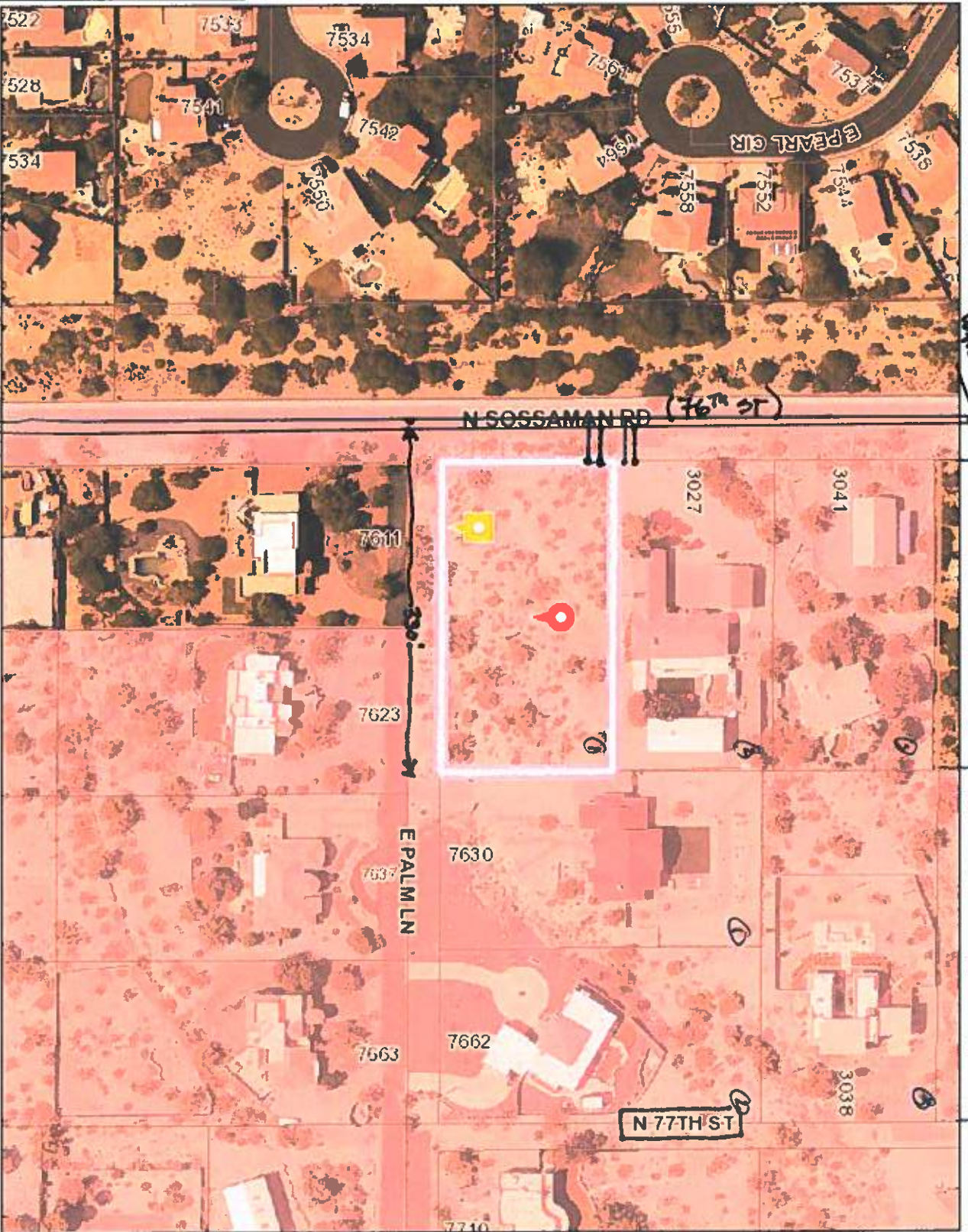




Planning & Zoning

My Map

Handwritten notes: "Handwritten notes" and "Handwritten notes" with arrows pointing to the map area.

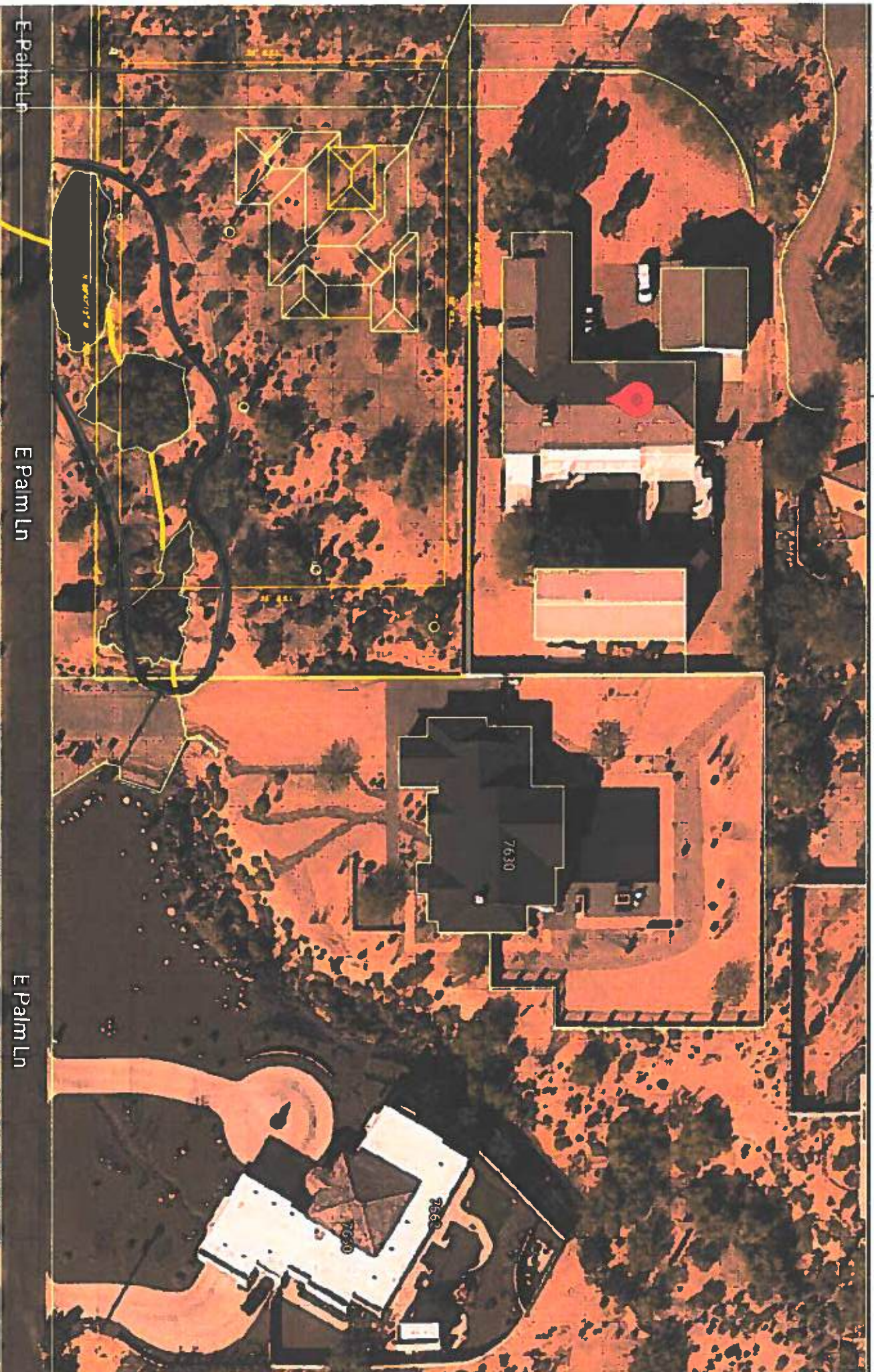


- Legend
- Planning Area
 - Arterials
 - FRWY
 - ARTL
 - RAMP
 - High Resolution
 - Standard Resolution
 - Regional

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



E Palm Ln

E Palm Ln

E Palm Ln

Specify first corner: Specify opposite corner:

Press ESC or ENTER to exit, or right-click to display shortcut menu

Google

©2023 Google

United States

Home

Previous

Send feedback

50 ft

From: **Mike Morasco** mkmosca22@gmail.com
Subject: **Fwd: Greetings!**
Date: **Dec 17, 2024 at 7:06:12 PM**
To: **Ingrid Rainey** ingrid@raineylawpc.com
Cc: **Pam Morasco** pmorasco57@gmail.com

FYI. The Mayor's Exec Sec. I will respond to her in kind and gently encourage their oversight.

Mike Morasco
Sent from my iPhone

Begin forwarded message:

From: Yvonne Anaya <Yvonne.Anaya@mesaaz.gov>
Date: December 17, 2024 at 3:10:41 PM PST
To: Mike Morasco <mkmosca22@gmail.com>
Cc: Mayor <Mayor@mesaaz.gov>, Pam Morasco <pmorasco57@gmail.com>
Subject: RE: Greetings!

Good afternoon,

I deeply apologize for the delayed response, as I've been in and out of the office recently.

I see that you've already met with City staff and followed up with an email. I'm happy to assist, but I'd like to allow them the opportunity to respond.

Feel free to keep us in the loop and congratulations again on your retirements.

Happy Holidays,

Yvonne Anaya
Executive Assistant to the Mayor | City of Mesa
480.644.2396





From: Michael Morasco <Michael.Morasco@escondido.gov>
Sent: Wednesday, December 11, 2024 8:49 AM
To: Yvonne Anaya <Yvonne.Anaya@mesaaz.gov>
Cc: Mayor <Mayor@mesaaz.gov>; Mike Morasco
<mkmosca22@gmail.com>; Pam Morasco <pmorasco57@gmail.com>
Subject: Fwd: Greetings!

FYI after today my email will be:

mkmosca22@gmail.com

Mike Morasco
Council Member
District 4 | City of Escondido
Direct: 760-839-4020 | Mobile:
760-533-1235
www.escondido.gov

Begin forwarded message:

From: Michael Morasco <Michael.Morasco@escondido.gov>
Date: December 9, 2024 at 10:03:09 PM PST
To: Yvonne Anaya <Yvonne.Anaya@mesaaz.gov>
Cc: Mayor@mesaaz.gov, Pam Morasco <pmorasco57@gmail.com>
Subject: Re: Greetings!

Yvonne,

I know that it has been awhile and I hope you are doing well! I'm assuming that there is a lot going on with the upcoming changes in City leadership etc. We were following the race from afar and we hope that Mayor Gilles, City Management and staff are, for the most part, pleased with the results.

Because my wife and I are retiring this month, I had opted to forgo re-election (25 years as an elected official in Escondido was enough to put my wife Pam through). Fortunately my replacement is someone we support and campaigned for whole heartedly.

We would like to thank you again for connecting us with Omar Soto in Development Services, as he has been phenomenal to work with and to help guide us through the process of obtaining a Utilities Agreement with the City of Mesa. As a brief reminder, our property is in the County of Maricopa and articulates with Mesa on N 76th / N Sossaman. City utilities run through the easement in the front / frontage of our property.

We are bringing this to your / the Mayor's attention because of a glitch which has recently occurred and / or brought to our attention. We are hoping that you / the Mayor could kindly direct this correspondence from us to the appropriate Department or Departments in order to help get our situation rectified.

We recently learned that Omar was going to be out / off work for a period of time, and he referred us to a co-worker, Ashley Scott, MPA, Management Assistant II. She too has been nice and helpful, but here is where the dilemma exists. We had been working with Omar to process and fine tune the Utilities Agreement needed in order to obtain City water and waste water services. This is a significant process with many approvals , permits and paid fees needed in order to bring this to fruition. He, in turn, was relying on direction from the Water Department regarding their suggestions and recommendations as to what would be needed for the actual connections.

There were concerns from the get go that the illustrations sent to us via the Water Department were not accurately depicting nor grasping what our request was. Our request was for a water and a waste water connection at the NE corner of our property, to the 8" City mainline that currently runs the length of the frontage of our property on N 76th / N Sossaman. A simple, basic hookup for both services, exactly as our neighbors to the North of us have done with the City of Mesa. The Water Department documents and their ask for the connection to occur, literally made no sense. They were stating that a new 8" mainline running the full length of our "frontage" (they were

under the impression that E. Palm Lane was our property frontage and that our water connection would occur there) with a connecting loop for E. Palm, would be necessary in order to obtain the City agreement.

This, from the onset, was explained to Omar to be not only "in error" from our perspective, but also had NOTHING to do with our request / connections and would be an impossible cost burden to bare. It literally would have precluded our ability to build our retirement home. He had stated on at least one occasion, that these issues and concerns could be brought up / rectified through the Water Department. We had understood that this was taken care of once we pointed out the "errors" from our perspective and made known the correct street / road that was the frontage for our property, where the connections would actually occur, etc. We in no way understood that the actual Utilities agreement language was NOT modified to have that extremely long, new 8" mainline on a unassociated street to the South of our property, removed from the agreement. Instead it was included as an Addendum or Attachement B. When offered, we agreed to and accepted an invitation to meet personally with City staff to help us rectify this issue.

Ashley has facilitated a meeting for us to meet with Water Department representative(s) on Monday of next week. Our contractor, Jake Hansen, and our friend (and attorney) have offered to join us (with the attorney doing so remotely). Ironically she (attorney) recently had a nearly identical situation occur with her and her husband with a request for services / hookups with the City of Escondido. I, as her City Councilman, was able to assist in getting her audience with the appropriate City officials who agreed that the City ask was exorbitant and would perhaps only be appropriate for a major development, but never for a single family home permitted use. Their agreement was modified accordingly. We believe that we now find ourselves in a very similar predicament and are in need of help, guidance and understanding.

Thank you for your time, help and consideration!

V/r

Mike Morasco
Council Member
District 4 | City of Escondido

<~WRD3958.jpg> Direct: 760-839-4020 | Mobile:
760-533-1235
www.escondido.gov

On Mar 20, 2024, at 5:51 PM, Yvonne Anaya
<Yvonne.Anaya@mesaaz.gov> wrote:

You don't often get email from yvonne.anaya@mesaaz.gov. [Learn why this is important](#)

Hello Councilman Morasco,

Thank you for reaching out and congratulations to you and your wife on your upcoming retirement. I'm happy to get you in touch with the appropriate person but will first need to clarify the location of your new home, as the City of Mesa does not have jurisdiction or provide utility services on county islands. If you'd like to provide the address to the home, I can make sure you've got the right contacts.

Please let me know if you have any questions.

Best,

Yvonne Anaya

Executive Assistant to the Mayor | City of Mesa
480.644.2396

<image001.jpg>

From: Michael Morasco <Mmorasco@escondido.org>

Sent: Wednesday, March 20, 2024 4:01 PM

To: Mayor <Mayor@mesaaz.gov>

Subject: Greetings!

Mayor Giles,

I had the opportunity to hear you speak / contact you last year at the National League of Cities event in Washington DC. Not sure if you were able to make it this year or not. I was there for a very brief time.

I'm sure you don't recall this, but my wife Pam and I are in the process of the final touches with our building plans and (hopefully) beginning the construction process of our "retirement home" in beautiful Mesa. After 25 years as an elected official my wife has said "enough". We look forward to retirement in December of this year. Our home will technically be on Miracopa County land, but we will be living on N 76th / N Sossaman which is City of Mesa. We had contacted the City prior to purchasing the property to assure hookups to City utilities would be possible.

So. "In your spare time"... could you possibly recommend the best contact person at the City to help us make sure that we are dotting the I's and crossing the T's correctly?

Thank you for your time and consideration!

V/r

|

<~WRD3958.jpg>

Mike Morasco
Councilman District 4
Escondido City Council | City of Escondido
Direct: 760-839-4020
Mobile: 760-533-1235

From: Ashley Scott
To: Jothi Belian
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."

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

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

<image001.png>

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.

{00546816.1}

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

Standard business hours are 7:00 AM – 5:30 PM Monday through Thursday.

City Hall is closed on Fridays.

<image001.png>

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.

{00546816.1}

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.

<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

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

<image001.png>

From: Mike Morasco <mkmosca22@gmail.com>

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

{00546816.1}

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

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

<image001.png>

{00546816.1}

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, Cou ncilman
Moraco.

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.

{00546816.1}

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

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

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<A181977.TIF>
<{CBCCC467-51DC-4AEE-
8356-
A11D4A376ACB}_0.tif>

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

{00546816.1}

Mr. Heirshberg,

Thank you for your email and for the time and energy spent in your response to our request. We respect your perspective and explanation and the option that you afforded us to present our request to the City Council Sustainability and Transportation Committee. We have responded to all and anticipate hearing from appropriate staff regarding the process.

We hope you might indulge us to comment on a few of the points that you brought up.

Understandable that private development would be tasked with completing the Cities plans or desires for future infrastructures improvements. You stated that our neighbors have been tasked with extending water and sewer lines on Sossaman in order to hook up to City services. Perhaps some of the four homes to our North may have done so as a collective group to absorb those costs per your charge. In this case it was not a single lot owner being asked to spend an extreme amount of money for those lines. The neighbor immediately to the North of us only had to make a basic connection to the existing lines for water and waste water, as was our original request.

City language requires those infrastructure improvements on "appropriate" frontage. Not ALL frontage as you are requiring of us. The new mainline the City is stating we would have to install on East Palm would not serve us in the least and has zero to do with our requested connections on N Sossaman.

You stated that per staff the sewer line on N Sossaman already exists therefore we are not being asked to extend the sewer line. Well the water line also exists in the exact same place as the waste water line. We have pointed this out since day one.

We should be permitted to connect to both services off of N Sossaman (22)

at the NW corner of our property just like our neighbors have done.

We can't afford the extra demand that the City is attempting to have us correct as the cost is not feasible for us to bear.

A basic water and wastewater connection for permits, meters, design, fees and construction is, let's say, approximately \$50,000. The additional work you are wanting for design, engineering, permitting, inspections, construction and connections would be, again, approximately \$150,000. So approximately \$200,000 total from a single property owner. NO one in our area has had this type of expense placed on them for City services.

A well and septic would cost us approximately \$75,000. Why would we or anyone else spend the money the City is asking us to spend? We hope this puts this more into perspective. We simply don't have the financial resources to accomplish this extraordinary ask.

If the concern is that the dead end lines that currently exist on N Sossaman and on E Palm have the potential for inferior quality water to the current users and that the new "loop" connection would correct this, what happens to those customers if we forgo an agreement with the City and the dead end lines remain? Does their water quality remain compromised?

Simple testing at our neighbors homes would either show water quality to be above City minimal standards of quality (therefore further modifications not necessary) or sub par water quality (in which the City would have the responsibility to correct). The dead end line on N Sossaman will remain a dead end line regardless of the loop connection on E Palm. How is that situation ever to be resolved? Does the City have any idea how many dead end lines currently exist and have existed for decades sans any issues of water quality and / or stagnation as was eluded to in your email?

Please know that we understand staffs perspective on this, but the cost is simply too great for us or anyone else building a single family home to

bear.

We hope to be able to discuss these issues with the appropriate City Council representatives in hopes of coming to a resolution as soon as possible.

Thank you for your time and consideration.

Sincerely,

Mike & Pam Morasco

Sent from my iPhone

On Feb 10, 2025, at 4:30 PM, Marc Heirshberg
<Marc.Heirshberg@mesaaz.gov> wrote:

Mr. Morasco:

Re: Utility Service Agreement for water service to your property (Parcel No. 219-22-002G) in Maricopa County, Arizona

I apologize for the delay in responding to your inquiry as I researched this matter further. As staff has explained and as outlined in the Terms and Conditions for the Sale of Utilities, new private development is responsible for continuing/looping both water and sewer lines that have not been previously installed at that point in time in which construction of new development occurs. While the City through its capital improvement program ensures that the main (trunk) lines of both the water and sanitary sewer systems are installed as identified through its master planning process, smaller distribution lines become the responsibility of the private development at the time of construction as a requirement to connect to the City's main line(s). This is precisely the case in your situation where the City has previously installed both water and sewer in Sossaman. As you mention in your documentation below, as development has occurred around your parcel there are several property owners that have chosen to receive City services. Those property owners that are receiving City services, have also been required to extend those applicable lines along the frontage of their property at the time of construction.

As staff has explained, because the sewer line is already existing in Sossaman you are only being required to extend the water line along Palm Lane spanning across the south frontage of your lot to complete the final length of the waterline in this area. This last extension of the line will ensure that water stagnation does not occur as well as ensuring adequate flow and water pressures for all homeowners in the area with respect to normal daily consumption and firefighting needs.

While I appreciate your situation, as a former Councilmember, I am hopeful that you can appreciate

(24)

the City's efforts to remain consistency in implementing City Code and not deviating for individual developments. The City maintains that by only requiring the extension of the water line along Palm Lane is fair and consistent to how other developments in the surrounding area have been previously treated.

As outlined in the City of Mesa's Terms and Conditions for the Sale of Utilities Section 24A, that was signed in October of 2024, the required extension of a water main is not a requirement that can be modified or eliminated administratively.

If you would like to proceed with a "modification" request, or appeal of the Terms and Condition, you can submit such a request with documentation justifying the request to the City Council's Sustainability and Transportation Committee. I have copied the appropriate staff on this email to assist you with the documents required to submit for a formal appeal and the scheduling of the appeal before the Council's Sustainability and Transportation Committee. Should you wish to pursue that avenue, please reply to all and the appropriate staff will contact you accordingly.

Sincerely,

Marc Heirshberg, CPRE
Deputy City Manager | City of Mesa

From: Mike Morasco <mkmosca22@gmail.com>
Sent: Monday, February 10, 2025 1:35 PM
To: Marc Heirshberg <Marc.Heirshberg@mesaaz.gov>
Cc: Mayor <Mayor@mesaaz.gov>; Yvonne Anaya <Yvonne.Anaya@mesaaz.gov>; Ashley Scott <ashley.scott@mesaaz.gov>; Jothi Beljan <Jothi.Beljan@mesaaz.gov>
Subject: Fwd: Recorded City of Mesa Utility Service Agreement

Deputy CM Heirshberg,

We are forwarding the email that we had sent to you last month regarding our request to speak with you / meet with you regarding our petition for modification of Utilities Agreement as directed by Ms Beth Hughes-Ornales.

As you may have gathered, this discussion and audience is greatly needed on our part and we remain confident that a modification of the Utilities agreement is not only needed / warranted, but also very possible so that all parties benefit.

My wife Pam and I will be back in Mesa later this month, February 23rd-26th. We are also available at any time prior to this should your schedule better allow a phone or video conference.

From our perspective time is of the essence. We don't wish to take more of your time reiterating the information which can be found in the email chain attachment. Unfortunately what is not included are the personal conversations we had with Mr. Omar Soto, as well as other reps of the Water Dept and Planning.

For point of clarification, my wife Pam and I are recent retirees, on Medicare and Social Security. We are building a small single home for our retirement, not a housing

development. Our lot is literally the last one in the area that is available for development and able to enter into an agreement with the City of Mesa for Utilities/ Services. All of the other properties near us either already have basic water / waste water hook ups and agreements with Mesa (identical to our original request), or they are on wells and septic typical of Maricopa County properties. The City costly desire of a completely new 8" main and loop connection that does NOTHING for us on our property, appears to be falling on us solely vs all of the other homes / properties on our street or in our immediate area. A cost impossible for us to bare.

I have recently completed 14 years on the Escondido City Council here in California. I have been afforded the opportunity to work with City and County Management at all levels. It has been a phenomenal experience. I have also had the good fortune to assist constituents with nearly identical situations as we find ourselves in now with the City of Mesa. We know that you have the wherewithal to hear our pleading and to provide appropriate opinion and guidance. We are also pleased to see that Mesa has a Building Appeals Board and Planning Commission which could also potentially be routes that we could take. Ultimately, as I have experienced in Escondido, we believe that we could appeal to the City Council for our petition.

We had the good fortune to meet and get to know Mayor Giles as well as interact with members of his office. He was aware of our plans to build and relocate to Mesa as far back as two years. It is our great desire to retire there. Should a modification of the Agreement not occur, we could very well be caught without the funds necessary to complete our home. The current City ask is that fatal to us with our simple single family home project. We appreciate your time and consideration.

Sincerely,

Mike & Pam Morasco

760 533-1235

760 484-6803

Sent from my iPhone

Begin forwarded message:

From: Mike Morasco <mkmosca22@gmail.com>

Date: January 24, 2025 at 7:52:40 AM PST

To: Marc.Heirshberg@mesaaz.gov

Cc: Pam Morasco <pmorasco57@gmail.com>, Ingrid Rainey <ingrid@raineylawpc.com>

Subject: Fwd: Recorded City of Mesa Utility Service Agreement

Mr. Heirshberg,

Please see the attached for your information and consideration. We would greatly appreciate the opportunity to meet / speak with you at any time that would be of your convenience.

Sincerely,

Mike & Pam Morasco

760 533-1235

760 484-6803

Sent from my iPhone

Begin forwarded message:

From: Mike Morasco <mkmosca22@gmail.com>

Date: January 24, 2025 at 8:43:47 AM MST

To: Beth Hughes-Ornelas <Beth.Hughes-Ornelas@mesaaz.gov>

Cc: ingrid@raineylawpc.com, Nana Appiah <Nana.Appiah@mesaaz.gov>, Pam Morasco <pmorasco57@gmail.com>, Mayor@mesaaz.gov, Yvonne Anaya <Yvonne.Anaya@mesaaz.gov>

Subject: Re: Recorded City of Mesa Utility Service Agreement

Ms Hughes-Ortega,

Thank you for your email and the time and effort spent to clarify the City's position, perspective and rationale for the specifics regarding the Utilities Use Agreement. We understand your reasoning and perspective, but as you may imagine, we have a different outlook regarding the feasibility of said requirements.

We also appreciate your providing us with the contact information for Deputy / Assistant City Manager Marc Heirshberg.

It will be our intention to reach out to him as well as any other City officials necessary to continue our request for consideration of this extremely important modification / correction to the utilities agreement.

Thank you again for your time and consideration.

Mike Morasco

Former City Councilman

District 4, Escondido CA

Pam Morasco

Personnel Commissioner

EUSD

Sent from my iPhone

On Jan 21, 2025, at 5:22 PM, Beth Hughes-Ornelas <Beth.Hughes-Ornelas@mesaaz.gov> wrote:

Please see attached -

Beth Hughes-Ornelas
Deputy Director Development Services
55 N Center
Mesa, Az 85213
480-644-3254



5881785		Land and Lots	Active
Apx SqFt: 46,391 Apx SqFt G/N: G Apx Total Acres: 1.06 Apx Total Acres G/N: G Apx Deeded Fee Acres: 1.06 Apx Leased Acres: 1.06 Lot Size Dimensions: N/A Price Per Acre: 198,113.21 Price Per SqFt: 4.53		Subdivision: Tax Municipality: Maricopa - COUNTY Marketing Name: Flavio Villa Irrigation District: Street Frontage Name: 76 street Hun Block: E Map Code/Grid: P42 Census Tract: 420,108 Zoning: N/A	
Ele Sch Dist: Elementary School: Jr. High School:		High School Dist #: High School:	

Cross Streets: N.E. Corner 76 Street /palm Lane Maricopa County **Directions:** Take 202 Freeway head North East McDowell Rd to Sossaman street Turn Left To Palm lane. Lot On N- E Corner

Public Remarks: This Is Your Opportunity! Custom Build Your Dream home Near Las Sendas Resort. A Beautiful Unique Corner Lot , 3 Minutes To 202 Freeway. 10 Minutes To Saguaro Lake. Very Beautiful Unique MOUNTAINS Views. All Natural Arizona Desert, All Utilities Are Ready For You To Build your Cozy Home , It's On City Water And Sewer. NO CCRS No HOA No Zoning Restriction. Block Fence Is Already Done By North Left side!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 1.00 - 2.49 Acres Land Features: City Light View(s); Mountain View(s); North/South Exp Land Configuration: Elevation: 2,001 - 3,000 Ft / Topography: Vegetation: Low Desert Horses: N Horse Features: Other (SRmks) Special: Existing Land Use: Residential Lot; Residential Acreage Zoned Presently: Single Family; Rural; Other (See Rmks) Potential Use: Single Family Use Restrictions: Traffic Count: Current Density: Proposed Density:	Fencing: Block Water: City Franchise Sewer: Sewer - Public Gas: None Distance to Cable: On Property Distance to Electric: On Property Distance to Gas: On Property Distance to Phone: On Property Distance to Sewer: On Property Distance to Water: On Property Electric: APS; City Electric Environmental: None	County Code: Maricopa Legal Description (Abbrev): W2 SW4 NW4 SW4 SEC 32 T2N R7E EX N 320F TH/OF & EX W 40F RD & EX S 30F & EX P/F 98-1111488 AN: 219-22-002-G Lot Number: ; Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Taxes/Yr: \$1,317/2018 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: Equity: 220,000 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Type: Not Applicable Existing 1st Ln Trms: Not Applicable Existing 2nd Loan: Other (See Rmks) Existing 2nd Ln Type: Not Applicable Existing 2nd Ln Trms: Not Applicable Existing 3rd Loan: Other (See Rmks) Existing 3rd Ln Type: Not Applicable Existing 3rd Ln Trms: Not Applicable Reports/Disclosures: Other (See Rmks)

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 248 / 248 Status Change Date: 02/11/2019	List Price: \$210,000	Special Listing Cond: N/A

Listed by: Valley Executives Real Estate (vepm001)

Prepared by Stephanie Petka, Century 21 Arizona Foothills

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (Do Not Display or Disclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

10/17/2019 9:07 PM

© 2019 ARMLS and FBS.

David Sanchez \$450k

Power lines Huge Wash

















EXHIBIT B
(The Required Improvements)

- An 8-inch line must be constructed along your frontage on E. Palm Ln connecting the loop. The process involves designing, obtaining permits, construction, and gaining approval for the mainline connection to the existing 8-inch water mainline located in Sossaman Rd. This connection is necessary and will need to be extended across the frontage of the site.
- The design, permitting, construction and acceptance of the mainline connection to the existing 8" sewer mainline in Sossaman Rd.