

**A. PROJECT REQUESTS**

NuSash Investments (Eric and JoAnne DeRoche) as “Owners” are respectfully requesting a Rezone and Preliminary Plat for the residential development of approximately 4.62 acres of undeveloped land located at 2451 N. Val Vista Drive (DeRoche Estates), also known as Maricopa County Parcel # (141-27-001S). Specifically, we are requesting rezoning from the current RS-35 designation to RS-35 PAD (Planned Area Development) to allow for the creation of a three lot custom residential subdivision (Lot #1/North 1.25 acres, Lot #2/South 1.25 acres, Lot #3 East 2.10 acres). The PAD request is being sought to allow for deviations from the City of Mesa Development Standards to maximize opportunities to develop a cohesive residential use at this location. Accordingly, we request specific deviations from the RS-35 Developmental Standards as noted below:

<b>PROJECT REQUESTS</b>
<p><b>LOT #1 DIRECTION PROPERTY FACES</b> In lieu of standards requiring homes to face west toward Val Vista, to be allowed to face SOUTH towards new proposed private road "Armiger Lane."</p>
<p><b>LOT #2 DIRECTION PROPERTY FACES</b> In lieu of standards requiring homes to face west toward Val Vista, to be allowed to face NORTH towards new proposed private road "Armiger Lane."</p>
<p><b>GATED PRIVATE ROAD</b> In lieu of a public street, authorize a gated private road as the primary point of ingress/egress.</p>
<p><b>PERIMETER WALL ALONG VAL VISTA</b> In lieu of tearing down the existing fence/fenceline the owners would like to make Improvements to the existing fence in place.</p>

## **B. EXISTING AND SURROUNDING SITE USES**

The surrounding zoning and uses are identified as follows:

<b>Direction from Property</b>	<b>Existing Zoning</b>	<b>Current General Plan</b>	<b>Existing Use(s)</b>
<b>North</b>	RS-35	Neighborhood	Residential
<b>South</b>	RS-35	Neighborhood	Residential
<b>East</b>	RS-35	Neighborhood	Residential
<b>West</b>	RS-35 PAD	Neighborhood	Val Vista Drive & Residential

## **C. LOCATION AND ACCESSIBILITY**

The site is located adjacent to the east side of Val Vista Drive approximately halfway between McDowell Road and McKellips Road. Primary access will be from Val Vista Drive via a proposed gated private road as represented on the plans.

## **D. CIRCULATION SYSTEM**

The trip generation from the proposed three lots will not have a significant impact on the surrounding circulation system. The on-site circulation will be controlled by the proposed private road with cul-de-sac as indicated on the plans. Consistent with City of Mesa's standards, the onsite entry is designed to accommodate access, turning movements, and maneuverability of large recreational vehicles, emergency vehicles, and solid waste vehicles.

## **E. COMMUNITY FACILITIES AND SERVICES**

Due to the low density nature of the proposed use, additional new services such as parks, schools, or other regional amenities are not needed or required.

## **F. PUBLIC UTILITIES AND SERVICES**

As directed by City of Mesa Development Planning Staff, the “Owners” and their engineer anticipates that the existing City of Mesa 6-inch public water and 8-inch public sewer mainlines located in Val Vista Drive, will be of sufficient size and capacity to extend down the new private road to serve the potable water, fire protection, and sanitary sewer needs for this proposed development.

## **G. STORMWATER DRAINAGE & RETENTION**

Stormwater retention is being proposed for EACH lot to create and maintain its own basins/areas. The “Owner’s” engineer will prepare the requisite drainage calculations and G&D design showing compliance with the City of Mesa’s adopted standards.

## **H. CITRUS SUB-AREA**

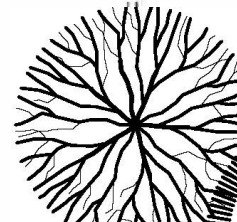
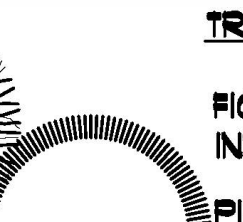
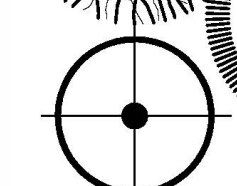
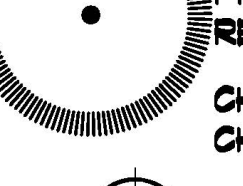
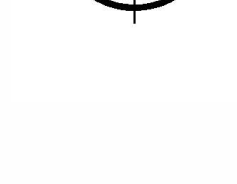
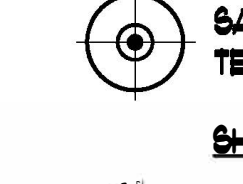

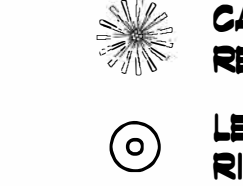

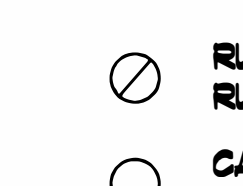

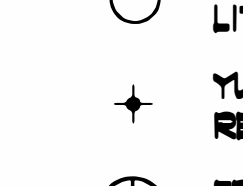

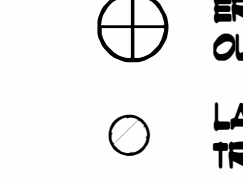

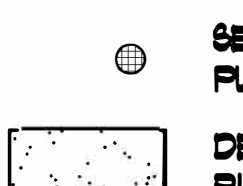

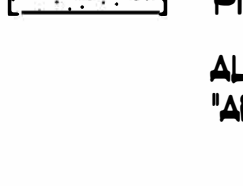





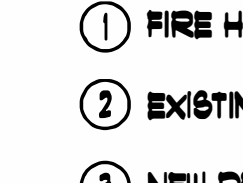


While the owners recognize that the area is a citrus sub-area, the current property at 2451 N. Val Vista Drive does not have any citrus trees at all and has not had citrus in the prior ownership or development. Properties directly to the north, south, east and west of above said property do not have citrus as well. Citrus trees bring much work to maintain as well as cause an increase in pests such as scorpions, roaches, etc. which can be detrimental to children’s health. With the difficulties of allergens, pests and costly maintenance, the owners would like to limit citrus plantation to the discretion of each of the plot owners.

## **I. CONCLUSION**

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and Zoning Ordinance. The applicant and “Owners” look forward to receiving input on this application and working with the City of Mesa staff to bring this project to completion.

**PLANT SCHEDULE:**

**TREES:**

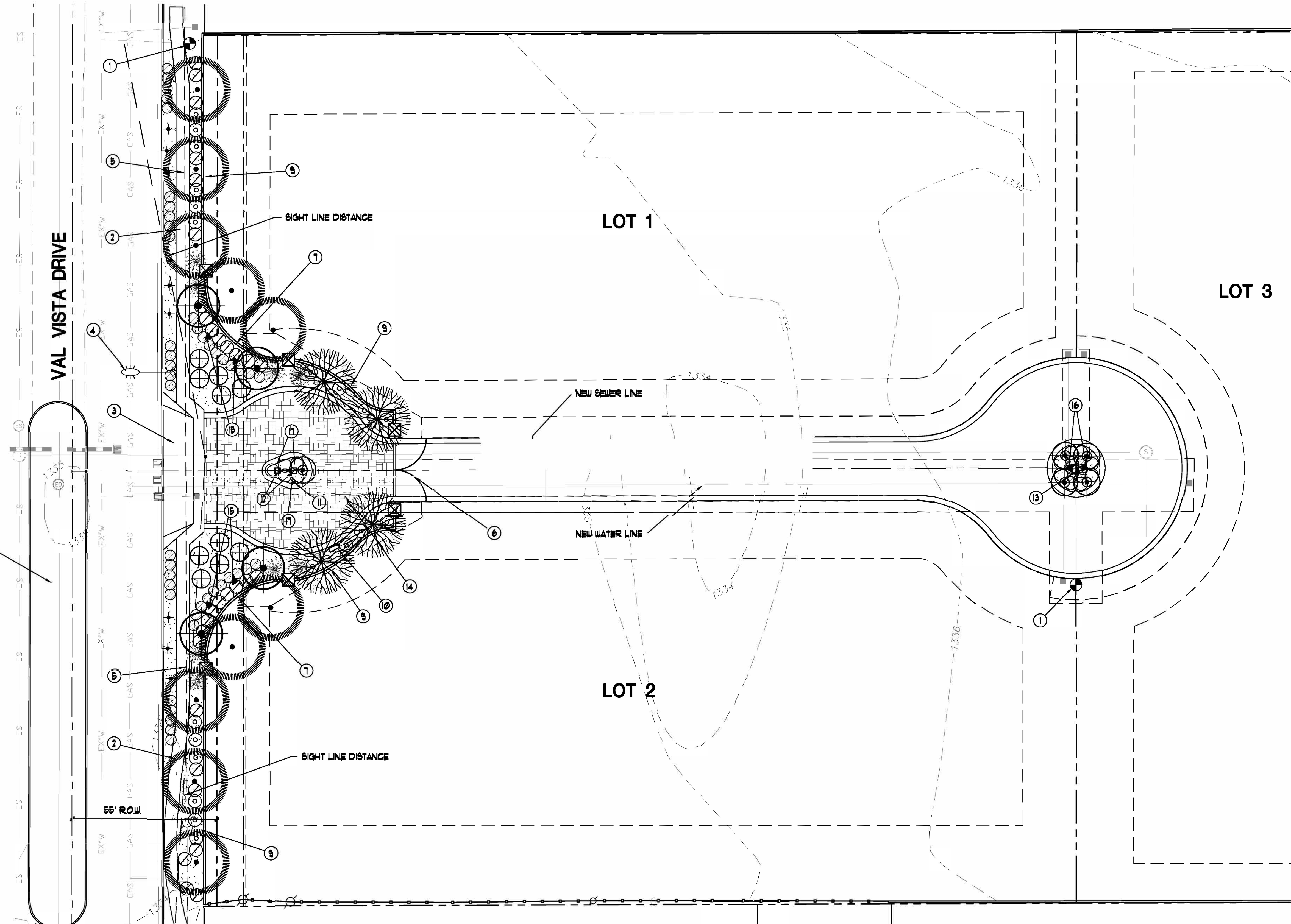
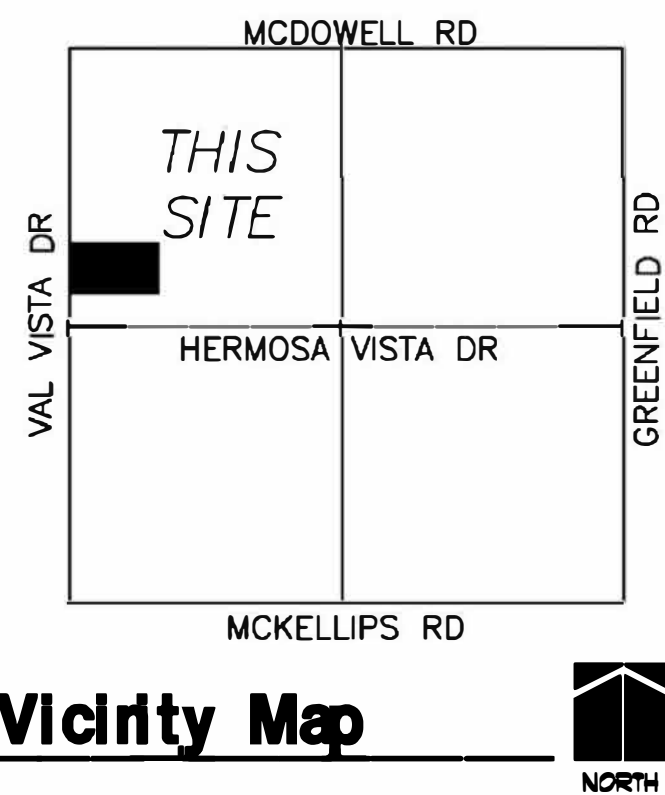
	FIGUS NITIDA	24" BOX MINIMUM	4 TOTAL
	INDIAN LAUREL FIG	10' HT, 4.5' SP, 1 1/2" GAL.	
	PISTACHIA CHINENSIS 'RP'	24" BOX MINIMUM, MULTI	10 TOTAL
	RED FUSH PISTACHIO	10' HT, 4.5' SP, 1 1/2" GAL.	
	CHITALPA TASHKENTENSIS	24" BOX MINIMUM	4 TOTAL
	CHITALPA	9' HT, 4.5' SP, 1 1/2" GAL.	
	SAPHORA SECUNDFLORA	15 GALLON	5 TOTAL
	TEXAS MOUNTAIN LAUREL	TREE FORM	
<b>SHRUBS &amp; GROUNDCOVER:</b>			
	CAESALPINIA PULCHERRIMA	5 GALLON	8 TOTAL
	RED BIRD OF PARADISE	FULL, PAST CAN	
	LEUCOPHYLLUM LANGMANIAE	5 GALLON	20 TOTAL
	RIO BRAVO SAGE	FULL, PAST CAN	
	RUPELLIA BRITTONIANA CALIFORNICA	5 GALLON	30 TOTAL
	RUPELLIA	FULL, PAST CAN	
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GALLON	13 TOTAL
	LITTLE JOHN BOTTLE BRUSH	FULL, PAST CAN	
	YUCCA PARVIFOLIA	1 GALLON	9 TOTAL
	RED YUCCA	FULL, PAST CAN	
	BREMOPHILA 'MINGNEW GOLD'	1 GALLON	10 TOTAL
	OUTBACK SUNRISE	FULL, PAST CAN	
	LANTANA SEILOWIANA 'WHITE TRAILING'	1 GALLON	51 TOTAL
	TRAILING WHITE LANTANA	FULL, PAST CAN	
	SETCREASEA PALLIDA	1 GALLON	10 TOTAL
	PURPLE HEART PLANT	FULL, PAST CAN	
	DECOMPOSED GRANITE	1/2" SCREENED	5,150 SF.
	PIONEER ROCK 'DESERT BROWN'	2" DEPTH	

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS

**PLAN KEY NOTES:**

- ① FIRE HYDRANT
- ② EXISTING SIDEWALK TO REMAIN
- ③ NEW DRIVEWAY AND APRON
- ④ EXISTING STREET LIGHT
- ⑤ EXISTING OVERHEAD POWER LINES TO BE PLACED UNDERGROUND
- ⑥ NEW ENTRY GATE, SEE EXHIBIT B
- ⑦ SIGN WALL, SEE EXHIBIT B
- ⑧ 4' DECORATIVE COLUMNS W/ STONE VENEER AND METAL ROOF, SEE EXHIBIT B
- ⑨ EXISTING 8' MASONRY WALL WITH PARTIAL VIEW FENCE TO BE RECONSTRUCTED TO A 6'-4" HEIGHT, SEE EXHIBIT B
- ⑩ RESIDENCE MAILBOX (UPS APPROVED)
- ⑪ GATE PAD
- ⑫ SPECIALTY ENTRY FEATURE, SEE EXHIBIT B
- ⑬ (2) VINTAGE GASOLINE PUMPS, SEE EXHIBIT B
- ⑭ BELGARD PAVERS
- ⑮ LOW VOLTAGE LED SIGN LIGHT
- ⑯ LOW VOLTAGE LED UPLIGHT ON SPECIALTY LANDMARK FEATURE
- ⑰ LOW VOLTAGE LED UPLIGHT ON SPECIALTY ENTRY FEATURE

EXISTING MEDIAN LANDSCAPING TO REMAIN



**REQUIRED NUMBER OF PLANTS**

STREET RIGHT-OF-WAY	MIN. REQUIRED PLANTS	PROVIDED PLANTS
ARTERIAL STREETS (110'-130') (140' L.F. OF FRONTAGE)	1 TREE AND 6 SHRUBS PER 25 LINEAR FEET OF STREET (6 TREES AND 36 SHRUBS REQUIRED)	1 TREE AND 6 SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE (6 TREES AND 36 SHRUBS PROVIDED)

**Preliminary Landscape Plan**

Scale 1:20

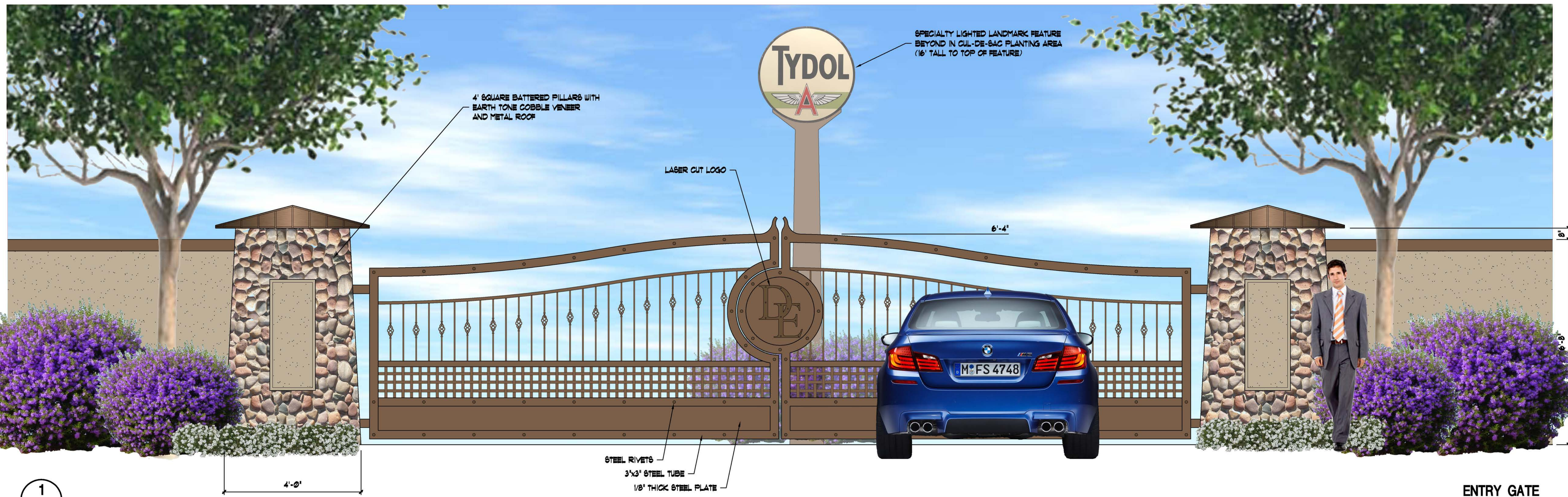


*phillip r. ryan*  
landscape architect p.c.  
landscape architecture & planning

# DeRoche Estates

## Preliminary Landscape Plan and Entry Feature Hardscape Exhibit

## Exhibit A



1  
B



2  
B

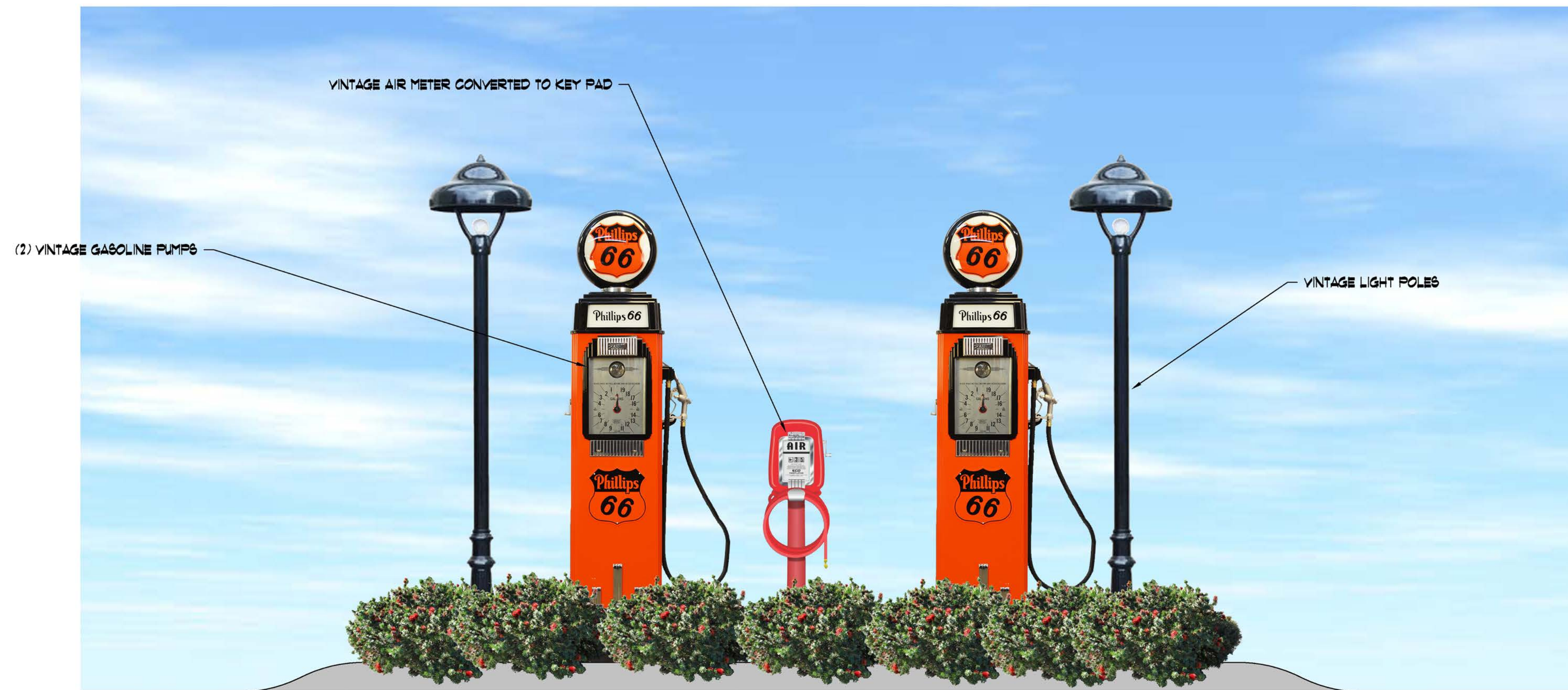
# DeRoche Estates

## Preliminary Sign Wall and Gate Elevations



*phillip r. ryan*  
landscape architect p. c.  
landscape architecture & planning

## Exhibit B



1  
C

ENTRY ISLAND  
SCALE 3/4" = 1'-0"

# DeRoche Estates

## Entry Island Elevation



*phillip r. ryan*  
landscape architect p.c.  
landscape architecture & planning

Exhibit C

# PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

## DEROCHE ESTATES

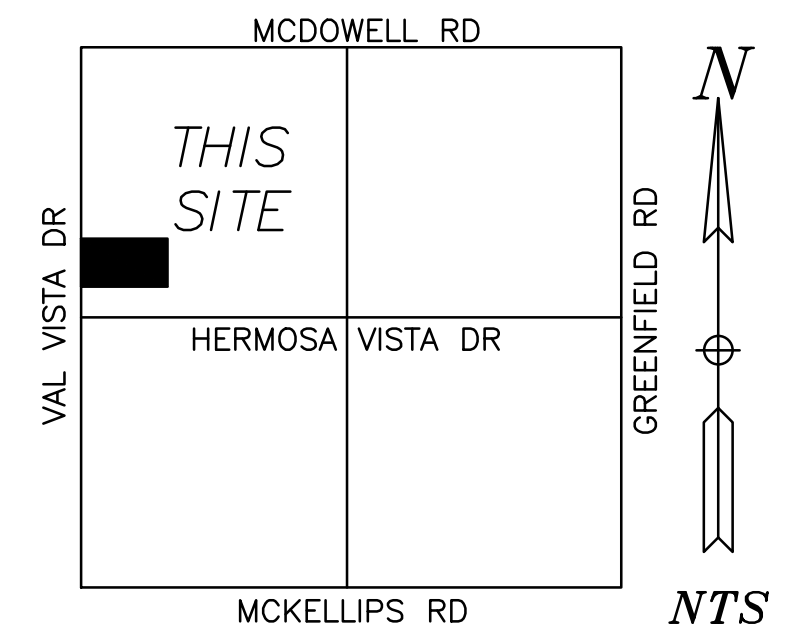
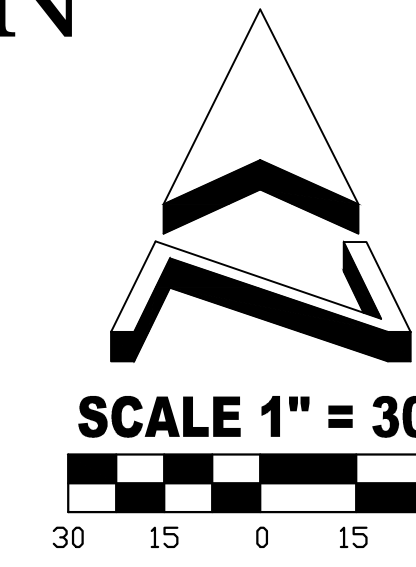
**A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

### RETENTION NOTE

ON LOT RETENTION APPROVED FOR LOTS ON  
OCTOBER 31, 2019 BY ROBERT APODACA VIA EMAIL.  
EACH LOT WHEN DEVELOPED IS REQUIRED  
TO PROVIDE RETENTION FOR THE HALF STREET  
FRONTAGE FOR THE 100 YEAR, 2 HOUR STORM EVENT.

### ENGINEER

JOSEPH P. BURKE  
ALLEN CONSULTING ENGINEERS, INC.  
4111 E. VALLEY AUTO DRIVE #103  
MESA, ARIZONA 85206  
PHONE: 480-844-1666  
FAX: 480-830-8453  
EMAIL: ace@allenconsultengr.com



### OWNER

LTXI INC  
2310 BAKER RD  
HOUSTON, TEXAS 77094

### VICINITY MAP

N.T.S.

### SITE DATA

APN: 141-27-001S  
GROSS AREA:  
218,236 S.F.  
5.0100 ACRES  
NET AREA:  
201,772 S.F.  
4.632 ACRES  
ZONING: RS-35

### BASIS OF BEARINGS

THE CENTERLINE OF THOMAS ROAD BEARS NORTH  
89°53'07" WEST AS SHOWN HEREON.

### BENCHMARK

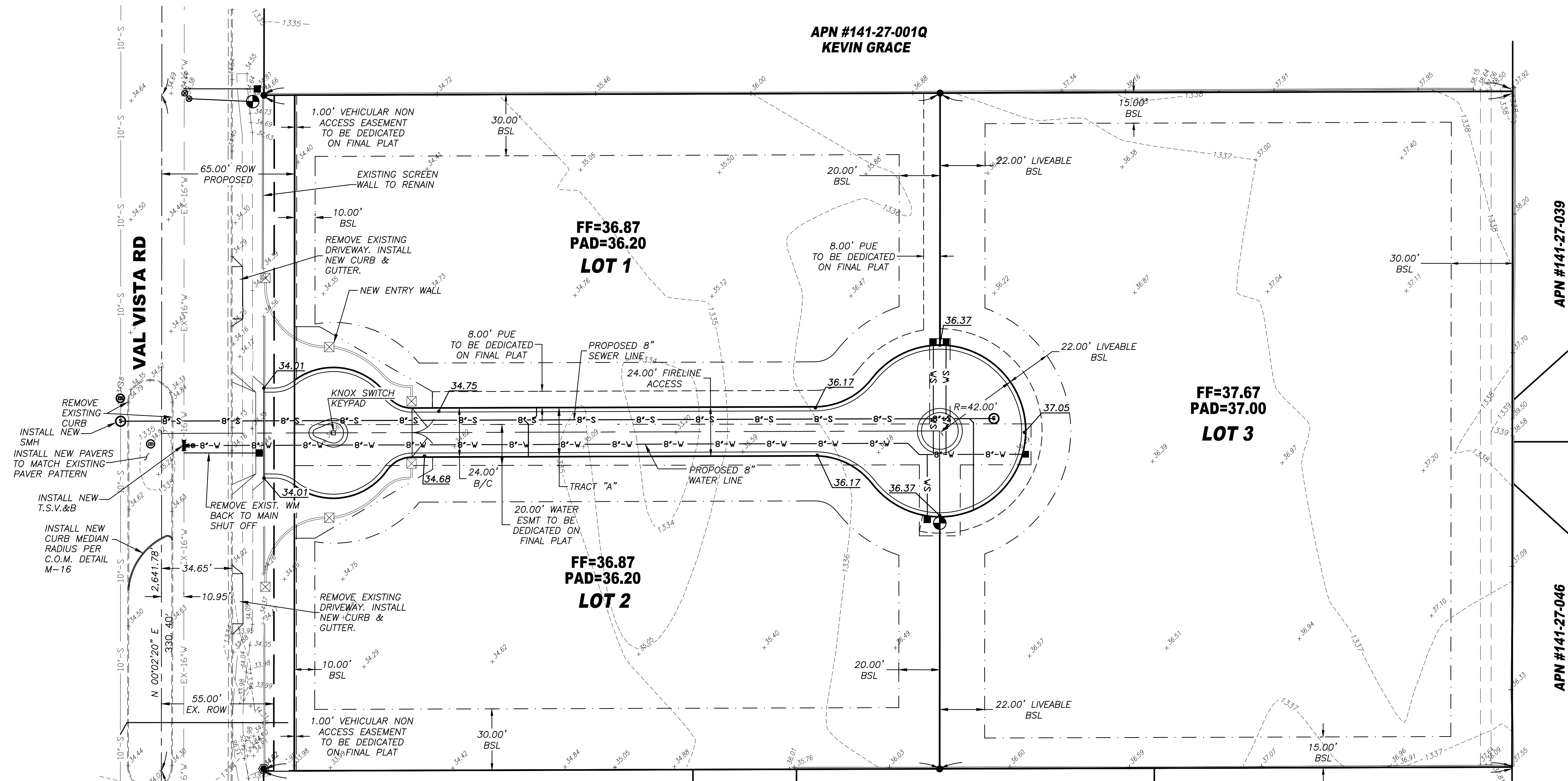
FOUND BRASS CAP TOP OF CURB AT THE  
SOUTHEAST CORNER OF VAL VISTA DRIVE  
AND MCDOWELL ROAD.  
ELEVATION = 1339.33

### FLOOD CERTIFICATION

THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA  
MAP NO. 04018C2280L, DATED OCTOBER 16, 2013. ALL  
HOMES ARE ABOVE THE 100 YEAR FLOOD ELEVATION IF  
CONSTRUCTED BY THESE PLANS.

### LEGEND

- FOUND 3/4" ORIGINAL IRON PIPE
- SET 1/2" REBAR LS#41076
- BRASS CAP
- FOUND 1/2" REBAR
- BCHH BRASS CAP IN HANDHOLE
- M.C.R. MARICOPA COUNTY RECORDER
- ROW RIGHT OF WAY
- C CABLE TV
- J TELECOM JUNCT. BOX
- E ELECTRICAL TRANSFORMER
- P.U.E. PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- WATER SERVICE
- FIRE HYDRANT
- 79.00TC PROPOSED SPOT GRADE
- WATER VALVE
- BACKFLOW PREVENTER
- EXISTING SEWER MANHOLE
- SEWER MANHOLE
- CONCRETE

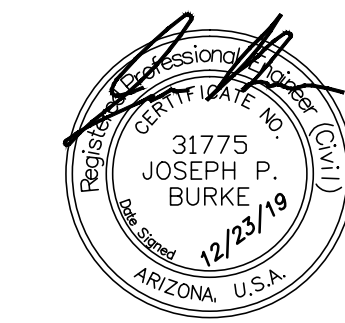
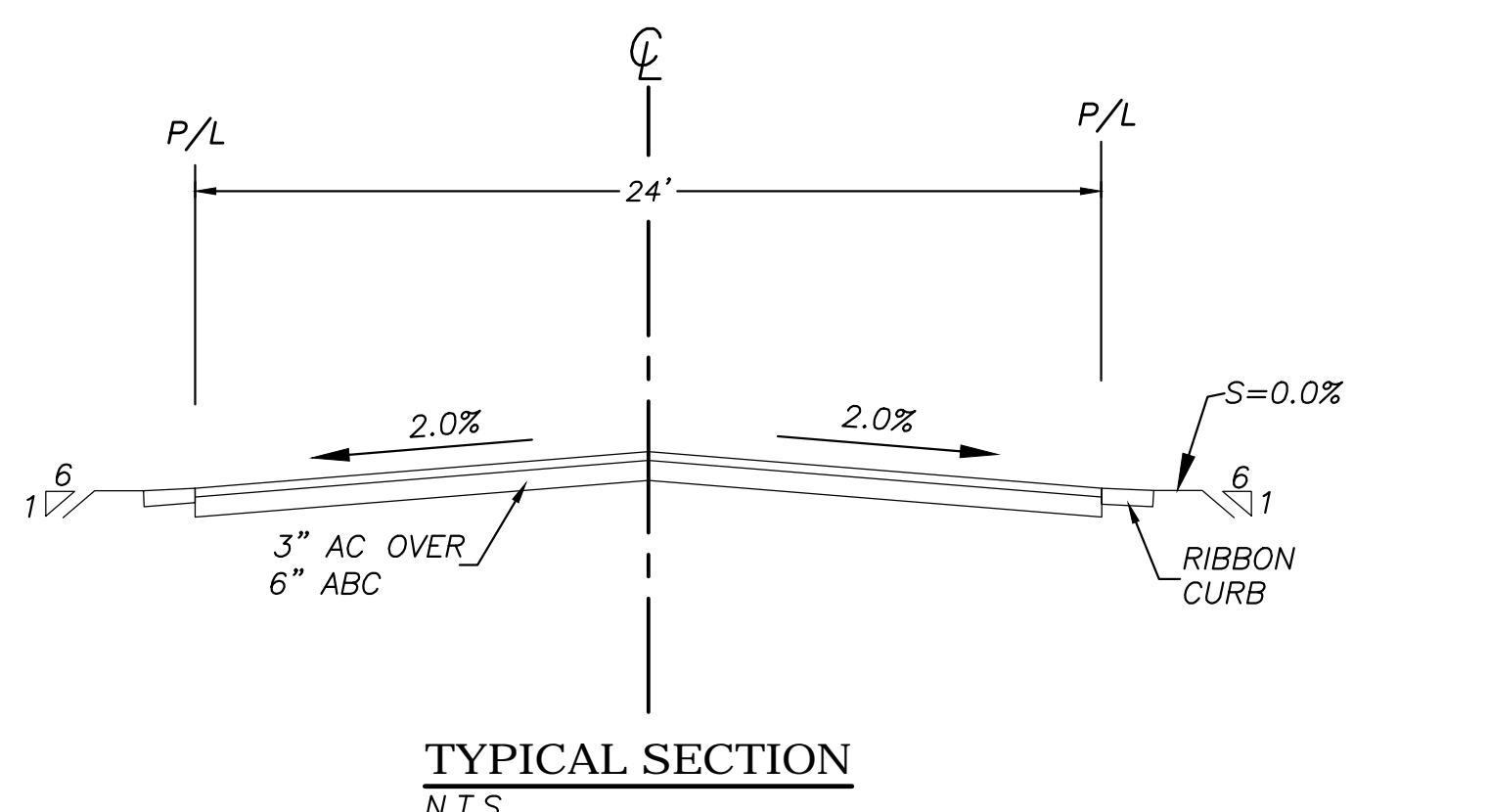


APN #141-27-001R JAMIE AND MICHAEL ROSENBAUM  
APN #141-27-001J JOZEF & SUSAN EBERSON  
APN #141-27-001L HARRY D MCKEE JR REVOCABLE LIVING TRUST

### NOTE

- GRADING AND DRAINAGE PLANS SHALL BE BASED ON APPROVED GRADING AND DRAINAGE PLANS FOR THE SUBDIVISION. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE AT OR ABOVE THE FINISH FLOOR ELEVATION SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN.
- 8-INCH GRAVITY SEWER LINES WILL BE CONNECTED.
- ROADWAY WIDTH IS 24 FEET. NO PARKING ON EITHER SIDE OF ROADWAY ALLOWED IN SUBDIVISION.
- REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000 LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION OF THE JOB SITE. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIED ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.

- WATER SUPPLY FOR FIRE PROTECTION. APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENTS WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.
- COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.



**ALLEN CONSULTING ENGINEERS, INC.**  
4111 E. VALLEY AUTO DRIVE #103  
MESA, ARIZONA 85206  
PHONE (480) 844-1666  
E-MAIL: ace@allenconsultengr.com

DEROCHE ESTATES		2451 N. VAL VISTA DRIVE		MESA, ARIZONA 85213	
PRELIMINARY GRADING, DRAINAGE, & UTILITY					
JOB NUMBER	96116	SHEET	1	OF	1
DRAWING	PRELIMINARY G&D/UTILITY				
DRAFTSMAN	CHECKED BY	DATE		12-23-19	

# Citizen Participation Report for DeRoche Estates Case #ZON19-00706

Date of Report: March 9, 2020

**Overview:** This report provides results of the implementation of the Citizen Participation Plan for DeRoche Estates. This site is located at 2451 N. Val Vista Drive, on east side of north Val Vista block and north of the northeast corner of Val Vista and Hermosa. This is an application for the rezoning of approximately 4.6 acres from RS-35 to RS-35 PAD for single family housing units. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, summary sheet are attached.

## Contact:

NuSash Investments  
Eric and JoAnne (Armiger) DeRoche  
17027 N. 45<sup>th</sup> Street  
Phoenix, AZ 85032  
(480)363-8728  
Email: [engines@integra.net](mailto:engines@integra.net) or [jaed84home@gmail.com](mailto:jaed84home@gmail.com)

**Neighborhood meetings:** The following is the date and location of all meetings where citizens were invited to discuss the applicant's proposal (sign-in list, comments are attached).

1. 12/13/2019 Stapley Junior High School, 3240 E. Hermosa Vista Drive, 4-6pm, 5 citizens attended the meeting

## Correspondence and Telephone Calls:

1. Letters for meeting were mailed to contact list (~120), including homes, apartments, HOAs, schools and Neighborhood Associations on November 29, 2019.

## Results:

There are approximately 120 persons on the contact list as of the date of March 9, 2020.

### Summary of concerns, issues and problems:

- Size of individual lots
- Landscape on lots along exterior walls
- Irrigation access to neighbors

### How concerns, issues and problems addressed:

- Irrigation to existing neighbors will not be interrupted
- Site plan showing size of individual lots alleviated concerns

### Concerns, issue and problems not addressed and why:

- Applicant is unable to control whether those that purchase individual lots will plant trees in their backyards along exterior walls.



**Citizen Participation Plan Notes:**

**Property: 2451 N. Val Vista Drive**

**Neighborhood Meeting was held on December 13, 2019, 4-6pm at Stapley Junior High School.**

**Concerns expressed by neighbors:**

1. **Size of lots – neighbors were concerned that the lot sizes would be small and more homes would be built on the property, bringing the values down in the surrounding neighborhood. Neighbors were satisfied with lot sizes being a minimum of 1+ acre lots.**
2. **Landscape – one neighbor inquired about whether trees would be re-established along back fence line at some point to provide privacy and noise reduction.**
3. **Irrigation – neighbors inquired about our plans with the irrigation system that runs through the back of the property.**

12/13/19 5:00 PM Meeting

1. LINDA MIRITELLO

2. LES PARTCH

3. TED PARTCH

4. EVAN MUSSEMAN

5. PERCY MUSSEMAN

6.

7.

8.

9.

10.

MB MOLEKUS

# Citizen Participation Plan for DeRoche Estates

**Date:** November 29, 2019

**Purpose:** The purpose of the Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for DeRoche Estates. This site is located at 2451 N. Val Vista Road north of the northeast corner of Val Vista and Hermosa. This is an application for the re-zoning of 4.6 acres from RS-35 to RS-35 PAD for single family housing units. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

NuSash Investments, LLC  
Eric and JoAnne DeRoche  
17027 N. 45<sup>th</sup> Street  
Phoenix, AZ 85032  
(480)363-8728  
Email: [jaed84home@gmail.com](mailto:jaed84home@gmail.com)

**Pre-submittal Meeting:** The pre-application meeting with City of Mesa planning staff was held on June 2019. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
  - All registered neighborhood associations within one mile of the project
  - Homeowners Associations within one half mile of the project
  - Property owners within 1,000 feet from site, but may include more
  - Mesa Public School District in writing, with copies to Mountain View High School, Stapley Jr. High School, and Isikawa Elementary School, who may be affected by this application
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held on **December 13, 2019, 5-6pm** at:
  - **Stapley Junior High School**  
**3250 E. Hermosa Vista Drive**  
**Mesa, AZ 85213**
  - The meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site will be contacted to inform them of the project and receive comments (optional).
4. Additional presentations will be made to groups of citizens or neighborhood associations upon request.

**Schedule:** Pre-submittal meeting – June, 2019  
Initial contact Letter with neighbors completed – November 29, 2019  
Neighborhood meeting – December 13, 2019  
Application Submittal – September 16, 2019  
Submittal of Citizen Participation Report and Notification materials – TBD  
Planning and Zoning Board Hearing – Tentative Date January 8, 2020