

# THE ARIZONA REPUBLIC

## BUSINESS

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SECTION D

### Moon Valley parcel to house condo units

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SPECIAL FOR THE REPUBLIC

Neighbors in Moon Valley have watched plans for an empty 5-acre "nuisance" lot come and go for more than 30 years.

The oddly shaped parcel surrounded by commercial and residential development in north Phoenix has received zoning for everything from office space to an assisted-living facility. In August, Noteware Development LLC will break ground on a 66-unit condo complex north of Thunderbird Road and west of Seventh Street.

"I'm glad to see something go in there," said Roger Clark, a member of the Moon Valley Homeowners Association. "We've had problems with vagrants and trash in that empty lot."

The lot has been plagued with unsupervised use, litter and development challenges, including drainage and fitting in with the neighborhood, most of which was built in the late 1960s and early '70s.

"It's had a long history," said Susan Sargent, planner for Phoenix's North Mountain Village.

"Each time neighbors got together and opposed anything that was not residential," said Paul Stark of P. Stark Builders in Scottsdale.

There is a strong group overseeing development. The Moon Valley Homeowners Association, which represents 29 subdivisions, was formed in 1969.

"We make sure that anything the city is doing or local developers want to do is to the best benefit of our community," said Jim Larson, association president.

Stark bought the 5-acre property three years ago and received City Council approval for the condo development in May 2005, but only after the neighbors gave it the thumbs up.

They went through three site plans for six three-story buildings in the gated complex, called Sevilla. Changes included adding trees and moving the garages to the property line to create an additional buffer, increasing the setback to 109 feet and mandating that one building whose windows face existing homes have only obscured glass or clerestory windows.

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