

**CITY COUNCIL AGENDA**  
**COUNCIL CHAMBERS – 57 EAST FIRST STREET**

Monday, May 17, 2004

5:45 P.M.

Invocation by Reverend Dale Strong, Celebration of Life Presbyterian Church.

Pledge of Allegiance.

Mayor's Welcome.

Presentation by Judge Barbara Mundell, Associate Presiding Judge to Mesa City Magistrate Victor Ortiz.

Recognition of outgoing Board and Committee Members.

1. Consider all consent agenda items.

**CONSENT AGENDA**

All items listed with an asterisk (\*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item.

- \*2. Approval of minutes of previous meetings as written.
3. Conduct a Public Hearing on the Mesa Town Center Improvement District No. 228 annual assessments. (See item no. 7a)

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4. Consider the following liquor license applications:

\*a. GEETA KUMARI BHATT, AGENT

Person and location transfer for U Stop C Store, 5207 East Main Street. This is an existing business. This is a person and location transfer from Dewan Mahesh Meghraj, Agent, for Scottsdale Liquor Mart, 2931 N. 68<sup>th</sup> Street, Scottsdale. This license will transfer to the applicant. The current Beer and Wine License of Harish N. Patel, Agent, U Stop Convenient Store will revert back to the State. District #5.

\*b. JUAN GERARDO CARREON, INDIVIDUAL

New Restaurant License for Bronco Mexican Food, 2045 West Main Street. This is an existing business. No previous liquor license at this location. District #3.

\*c. QICHANG GUAN SITU, AGENT

New Restaurant License for Jong Wah Chinese Restaurant, 1309 West Guadalupe Road, Suite 4. This is an existing business. No previous liquor licenses at this location. District #3.

\*d. EVERARDO RUBIO, INDIVIDUAL

New Restaurant License for Mariscos Ensenada, 1328 West University Drive. This is an existing business. The license previously held at this location by Ernesto Amaya Rascon, Agent for Sonora Steak and Bar will revert back to the State. District #1.

5. Consider the following contracts:

\*a. Broadcast audio and video equipment as requested by the Marketing & Communications Division.

The Purchasing Division recommends accepting the bid as follows:

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Items 1-4, and 27-41 to Audio Video Resources at \$64,595.16;

Items 5-7, 10-12, 23, and 45 to B & H Photo Video at \$6,112.13;

Items 8, 9, 25, 26, 43 and 46 to Burst Communications at \$49,654.65;

Items 13-16, and 44 to New Horizons Film & Video at \$12,366.64;

Items 17-22, and 24 to EAR at \$21,443.80; and

Item 42 to Troxell Communications, Inc. at \$6,905.68.

The combined award is \$161,078.06 including applicable sales and/or use tax.

- \*b. Records Management System for the Fire Department as requested by the Information Services Division.

The Purchasing Division endorses the Evaluation Team's recommendation to accept the proposal from Visionary Systems, LTD for an amount not to exceed \$108,210.76. Visionary Systems' proposal received a score of 836 points (83.6% of the maximum). The Purchasing Division further recommends approving:

\$14,602.39 for project contingencies (10% of total project, including all hardware and software).

The combined total award for these expenses is not to exceed the amount of \$122,813.15.

- \*c. One replacement front loading refuse truck for the Solid Waste Division, to be used for collection of commercial accounts.

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The Purchasing Division endorses the evaluation team's recommendation to accept the low bid meeting specification by Cunningham Commercial Vehicles at \$176,720.40 including desired options, extended warranties and applicable sales tax.

- \*d. GIS Software Licenses as requested by Information Services.

The Purchasing Division recommends authorizing purchase from the State of Arizona contracts with Environmental Systems Research Institute, Inc. for a total of \$26,533.05, including applicable sales tax.

- \*e. Facilities Management Software for the Mesa Arts Center as requested by the Information Services Division (ISD).

The Purchasing Division recommends accepting the only bid from Event Software, for a total of \$ 24,362.80, including applicable sales tax. **(Sole Source)**

The Purchasing Division further recommends approving \$ 5,716.13 for server hardware using the City's Intergovernmental Agreement with the State of Arizona to utilize the Western States Contracting Alliance contracts with Hewlett Packard, including tax.

- \*f. Five 800 MHz mobile radios for patrol vehicles as requested by the Communications Division.

The Purchasing Division recommends authorizing purchase +for the State of Arizona contract with Motorola, Inc. at \$20,689.26 including applicable sales tax.

- \*g. Network Equipment as requested by Information Services.

The Purchasing Division recommends approving: \$250,689.51 for network upgrade equipment from the State of Arizona contracts with Ames Business and Learning Environments, Inc., including applicable sales tax; and,

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The low bid from Future Com Ltd. for network troubleshooting equipment for a total of \$63,084.95, including applicable sales tax.

The combined total award for the recommended purchases is \$313,774.46. This includes a \$100,573.43 credit for trade-in equipment.

\*h. Deleted.

\*i. Eight new workstations and twelve reconfigured workstations for Customer Service, Building Safety and Planning as requested by Development Services.

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with Goodman's, Inc. at \$46,724.68 including design, installation, delivery and applicable sales tax.

\*j. Re-roof of Southwest Museum, South Center Campus Building 3, and East Mesa Service Center Fleet Support Building. City of Mesa Project No. 03-908-001.

This project will remove and replace the modified bitumen roofing on three different buildings including the Southwest Museum, South Center Street Campus, Building No. 3 and the East Mesa Service Center Fleet Support Building.

Recommend award to low bidder, Custom Roofing Co. Inc., in the amount of \$173,370.00 plus an additional \$17,337.00 (10% allowance for change orders) for a total award of \$190,707.00.

\*k. Foam Roof Replacement of Mesa City Plaza and Foam Roof Recoating of Hohokam and Fitch Park Buildings and Fire Station No. 209. City of Mesa Project No. 03-907-001.

This project will remove and replace the foam roof on the City Plaza Building and apply a recoating on the existing foam roofs at Hohokam and Fitch Park buildings and at Fire Station No. 209.

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Recommend award to low bidder, Progressive Roofing, in the amount of \$140,473.00 plus an additional \$14,047.00 (10% allowance for change orders) for a total award of \$154,520.00.

- I. Leisure World Water Valve Replacement – Phase 1  
City of Mesa Project No. 01-597-001.

This project will replace the existing waterline valves with valves meeting City standards.

Recommend award to low bidder, B&F Contracting, Inc., in the amount of \$245,206.00 plus an additional \$24,520.00 (10% allowance for change orders) for a total award of \$269,726.00.

- \*m. Replacement Gate Operators for Front Entrance Gates at CAP Water Treatment Plant. Project UT-04-003.

These gates will replace the current obsolete electronic gates.

Recommend award to low bidder, Phoenix Fence Company, in the amount of \$29,963.00, plus an additional \$2,996.30 (10% allowance for change orders) for a total award of \$32,959.30.

- 6. Introduction of the following ordinances and setting June 7, 2004 as the date of public hearing on these ordinances:

- \*a. Pertaining to the subdivision regulation of the Mesa City Code; amending Title 9, Chapter 6, Section 5 regarding various amendments to the Desert Uplands Development standards and providing penalties for the violation thereof.
- \*b. **Z03-12 (District 5)** The 4400 block of East McLellan Road (south side). Located south and east of Greenfield Road and McKellips Road (1.76± acres). Rezone from R-3 to R-3 PAD. This case involves the development of an apartment complex. John Bellerose, owner; Randy Carter, Dreamcatchers Planning & Design, applicant. **COMPANION ZONING CASE Z04-34.**

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- \*c. **Z04-34 (District 5)** The 4400 block of East Hannibal Street (north side). Located south and east of Greenfield Road and McKellips Road (0.26± acres). Rezone from R-3 to R1-9. This case involves the development of a single-residence lot. John Bellerose, owner; Randy Carter, Dreamcatchers Planning & Design, applicant. **COMPANION ZONING CASE Z03-12.**
- \*d. **Z03-59 (District 1)** The 400 block of North Dobson Road (west side). Located north and west of University Drive and Dobson Road (2.18± acres). Site Plan Modification. The case involves the development of office buildings. Bryan Faith, owner; John Eden, Eden Architects, applicant.
- \*e. **Z04-28 (District 5)** 4646 East Main Street. Located north and east of Greenfield Road and Main Street (3.5± acres). Rezone from C-2 to C-3. This request is to allow for outdoor sales/display associated with an existing business. Lisa Kazan, owner; David Skogebo, applicant.
- \*f. **Z04-29 (District 5)** 3941 North Higley Road. Located north and east of Thomas Road and Higley Road (2.88± acres). Site Plan Modification. This request is for the expansion of an existing building. Gary & Roger Understiller, owners; John Manross, applicant.
- \*g. **Z04-30 (District 6)** 2941 South Ellsworth Road. Located south and east of Guadalupe Road and Ellsworth Road (6.64± acres). Rezone from C-2 DMP to C-2 PAD – DMP. This request is for the development of office buildings. Kelly Hogart, owner; Craig Cote, UTAZ Development, applicant.
- \*h. **Z04-31 (District 6)** The 7200 block of East Southern Avenue (north side). Located north of Southern Avenue and east of Power Road (2.4± acres). Site Plan Review. This case involves the development of an Arizona Federal Credit Union. Ann Burns, owner; David Jaeckels, applicant.

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- \*i. **Z04-33 (District 6)** Northeast corner and northwest corner of Baseline Road and Crismon Road (45± acres). Rezone from R1-43 to C-2. This case involves the development of a multi-use commercial development. Stuart L Rider, Rider Land & Development LLC, applicant.
- \*j. Repealing Chapter 11 of Title 2, Board of Appeals in its entirety, and adopting a new Chapter 11 of Title 2 entitled Building Board of Appeals.
- \*k. Repealing Chapter 13 of Title 2, Electrical Advisory Board in its entirety.
- \*l. Repealing Chapter 10 of Title 2, Plumbing, Mechanical and Solar Energy Advisory Board in its entirety.
- \*m. **Z04-01 (District 6)** Northeast and Northwest corners of Ellsworth Road and Germann Road (320 acres). Rezone from R1-43 to M-1 and M-1 (conceptual C-2). This request is to bring zoning into conformance with Mesa 2025 General Plan. Various owners; Wayne Balmer, Project Manager WGAA, applicant. **(3/4 VOTE REQUIRED TO APPROVE THIS CASE – OPTION E)**

7. Consider the following resolutions:

- a. Approving the final assessments for the Mesa Town Center Improvement District No. 228.

This District provides funding for planning, promotion, marketing and enhanced municipal services for the Mesa Town Center.

- \*b. Authorizing the City Manager to execute an Intergovernmental Agreement between the Arizona Department of Transportation and the City of Mesa for the design and construction of enhancements to the Red Mountain Freeway from Gilbert Rd. to Higley Rd (ADOT JPA #02-153).

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- \*c. Rescinding the previously approved Resolutions for the Crismon Business Park Special Improvement District No. 241.

This District proposes to install street improvements along East Hampton Ave, South Cheshire St and South Crismon Rd within the Crismon Business park

- d. Adopting the Freeway Landmark Monument Guidelines and affirming support for the appropriate placement of freeway identification signage.

- \*e. Granting a Power Distribution Easement to Salt River Project at Mesa Fire Station #206, 815 North Lindsay Road.

This easement is necessary for the relocation and continuation of electrical services at this location.

- \*f. Granting a Power Distribution Easement to Salt River Project at Falcon Field at 4802 East Mckellips Road.

This easement is necessary for new electrical service at this location.

- \*g. Granting a Power Distribution Easement to Salt River Project at Desert Well #7, 2357 South Hawes Road.

This easement is necessary to upgrade the electrical service at this location.

- \*h. Granting a Power Distribution Easement to Salt River Project at the MARC Center at 924 North Country Club Drive.

This easement is necessary for the relocation of the electrical service due to new construction.

- \*i. Modifying citywide public and commercial records request fees and charges.

- \*j. Modifying rents and charges for the Housing Services Division.

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- \*k. Approving and authorizing the City Manager to execute a Development Agreement between San Angelin Apartments, L.P. and the City of Mesa for the development of property located at Sunnyvale and Baseline Road.
- \*l. Authorizing the City Manager to execute an agreement between the City of Mesa and the Arizona Automobile Theft Authority to pay for equipment and overtime for auto theft prevention.
- \*m. Approving and authorizing the City Manager to execute a precedent agreement between Silver Canyon Pipeline LLC and the City of Mesa to provide Mesa with an alternative pipeline supplier and provide access to the Rocky Mountain Natural Gas Supply Basin.
- \*n. Approving and authorizing the City Manager to execute an Intergovernmental Agreement among the Cities of Chandler, Scottsdale and Mesa and the towns of Gilbert and Paradise Valley for the purpose of joint legal representation relating to tax litigation.
- \*o. Ordering the sale of \$9,585,000.00 principal amount of City of Mesa Street and Highway Revenue Bonds, Series 2004; and authorizing the reimbursement from bond proceeds of certain advances on construction projects.
- \*p. Ordering the sale of \$64,625,000.00 principal amount of City of Mesa Utility Systems Revenue Bonds, Series 2004; and authorizing the reimbursement from bond proceeds of certain advances on utility construction projects.
- \*q. Modifying fees and charges for the Parks and Recreation Division.
- \*r. Modifying fees and charges for the Mesa Centennial Center Division.
- \*s. Modifying fees and charges for the Library Division.
- \*t. Modifying fees and charges for the Arts and Cultural Division.

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7.1. Consider adopting a Notice of Intention to increase rates or rate components, fees and/or service charges for electric, irrigation water, natural gas, solid waste, wastewater, and water and establish June 21, 2004 as the date for the public hearing.

8. Consider the following ordinances:

\*a. Adjusting the Transient Occupancy Tax (Bed Tax) from 2.5% to 3.0% of the gross revenue, effective July 1, 2004 as approved by voters in the March 2004 Primary Election.

\*b. Pertaining to the sign regulations of the zoning ordinance of the Mesa City Code; amending Sections 11-19-5 and 11-19-8 creating a definition of and establishing provisions regarding the regulation of Freeway Landmark Monuments; and providing penalties for the violation thereof.

\*c. **203-64 (District 3)** Northwest corner of Sycamore and Main Street (14.46 acres). Rezone from C-2 and C-3 to C-2 BIZ and C-3 BIZ and Site Plan Modification. This request is for the development of a bus/light rail transfer lot and park-and-ride facility to serve the Mesa light rail station and to reserve a site for future Transit Oriented Development (TOD). Judith A. Klein, Rising Sun, LLC., owner; Jeff Martin, City of Mesa, applicant. **(CONTINUED FROM THE MAY 3, 2004 CITY COUNCIL MEETING. THE APPLICANT HAS REQUESTED THIS CASE BE CONTINUED TO THE JUNE 7, 2004 CITY COUNCIL MEETING).**

P&Z Recommendation: Approval with conditions (Vote: Passed 6-0, Saemisch abstaining).

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted.
2. All street improvements and perimeter landscaping to be installed in the first phase of construction.

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3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
6. Compliance with all requirements of the Design Review Board.
7. Review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans.
8. Transit oriented development is encouraged for the 3.67 acre lot.

- d. **Z04-01 (District 6)** Northeast and Northwest corners of Ellsworth Road and Germann Road (320 ac.). Rezone from R1-43 to M-1 and M-1 (conceptual C-2). This request is to bring zoning into conformance with Mesa 2025 General Plan. Various owners; Wayne Balmer, Project Manager WGAA, applicant. **(3/4 VOTE REQUIRED TO APPROVE THIS CASE) (2 ORDINANCES – OPTION A AND OPTION B) (CONTINUED FROM THE MAY 3, 2004 COUNCIL MEETING)**

P&Z Recommendation: Approval with conditions (Vote: Passed 5-0-2, Finter and Adams absent)

**OPTION A**

1. Compliance with all requirements of the Mesa Zoning Ordinance and land development regulations. This includes (but is not limited to) the following:
  - a. Provision of all required infrastructure including, but not limited to, street, water, sewer, fire protection and other improvements at the time of development.

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- b. Recordation of avigation easements, overflight easements and overflight disclosure statements with all subdivision plats approved and/or building permits issued.
- c. Recordation of Covenants, Conditions and Restrictions (CC&R's) to address land use, property maintenance, landscaping, etc., with any new subdivision plats approved.
- 2. Review and approval by the Planning and Zoning Board, Design Review Board and City Council of the development plans for all uses proposed for the property. Site Plan Review documentation may include, but is not limited to, presentation of a citizen participation plan, exhibits detailing the proposed land use(s), site plans, design guidelines, landscape plans, and building elevations.

**Note:** Items 1 and 2 apply to both the properties on the east and west sides of Ellsworth Road. Conditions 3 through 10 apply to the 160 acres on the west side of Ellsworth Road only.

- 3. No vehicular access to South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to the Queens Park subdivision) from the property to either the north or east.
- 4. Completion of the pavement of the east half of South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to the Queens Park subdivision) in conjunction with of the development of the property to the east. In addition to the right-of-way needed to complete south 88<sup>th</sup> Street, a fifteen-foot (15') Public Utilities and Facilities Easement (PUFE), to enhance the area to be landscaped, will also be required.
- 5. Installation of an eight-foot decorative masonry wall on the east side of the future PUFE on the east side of South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to the Queens Park subdivision) as part of the development of the property to the

east. Landscaping shall be installed in the South 88<sup>th</sup> Street right-of-way and the public utilities and facilities easement, east of the completed street and west of the wall, per City Code at the time of development. The City of Mesa will maintain the landscaping in both the dedicated right-of-way and public utilities and facilities easement, once completed. The designs for both the decorative masonry wall and landscaping in the right-of-way and PUFEE will be reviewed and approved by the Design Review Board prior to construction.

6. All buildings constructed within 200 feet of the east side of South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to Queens Park subdivision) to be limited to 30 feet in height. In addition, a 40-foot building setback would be required for all future buildings from the new property line on South 88<sup>th</sup> Street.
7. No open storage of construction or other materials, heavy equipment or commercial vehicles (other than standard passenger vehicles) will be allowed on the western 200 feet of those properties on the east side of South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to the Queens Park subdivision) nor on those properties on the north side of Germann Road to a depth of 200 feet between South 88<sup>th</sup> Street and Ellsworth Road.
8. Buildings constructed within 200 feet of Germann Road between South 88<sup>th</sup> Street and Ellsworth Road to be limited to 30 feet in height. In addition, a 30-foot building setback would be required for all future buildings from the new property line on Germann Road.
9. Site Plan Review requests, rezoning requests and/or subdivision plats located west of Ellsworth Road should, if possible, be at least 10 acres in size, pursuant to Resolution 7838.

10. When development is proposed on the area identified in conditions 6, 7 and 8 above, the applicants will be asked to consider the proximity of the homes to the west and the south in the project design process in order to identify and incorporate proposed compatibility measures. Examples of compatibility measures might include: locating future storm water retention basins on the west and south sides of the property, no bay doors facing west adjacent to 88<sup>th</sup> Street and south adjacent to Germann Road, placing loading docks on the east or north sides rather than the west or south sides of the buildings, locating compressors and air conditioning units in noise attenuated surroundings, etc.

**OPTION B (CHANGES ARE IN BOLD)**

1. Compliance with all requirements of the Mesa Zoning Ordinance and land development regulations. This includes (but is not limited to) the following:
  - a. Provision of all required infrastructure including, but not limited to, street, water, sewer, fire protection and other improvements at the time of development.
  - b. Recordation of avigation easements, overflight easements and overflight disclosure statements with all subdivision plats approved and/or building permits issued.
  - c. Recordation of Covenants, Conditions and Restrictions (CC&R's) to address land use, property maintenance, landscaping, etc., with any new subdivision plats approved.
2. Review and approval by the Planning and Zoning Board, Design Review Board and City Council of the development plans for all uses proposed for the property. Site Plan Review documentation may include, but is not limited to, presentation of a citizen participation plan, exhibits detailing the proposed land use(s), site

plans, design guidelines, landscape plans, and building elevations.

- Note:** Items 1 and 2 apply to both the properties on the east and west sides of Ellsworth Road. Conditions 3 through 10 apply to the 160 acres on the west side of Ellsworth Road only.
3. No vehicular access to South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to the Queens Park subdivision) from the property to either the north or east.
  4. Completion of the pavement of the east half of South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to the Queens Park subdivision) in conjunction with of the development of the property to the east. In addition to the right-of-way needed to complete south 88<sup>th</sup> Street, a fifteen-foot (15') **privately owned tract**, to enhance the area to be landscaped, will also be required.
  5. Installation of an eight-foot decorative masonry wall on the east side of the future **privately owned tract**, on the east side of South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to the Queens Park subdivision) as part of the development of the property to the east. Landscaping shall be installed in the South 88<sup>th</sup> Street right-of-way and the **privately owned tract**, east of the completed street and west of the wall, per City Code at the time of development. **The property owner to the east** will maintain the landscaping in both the dedicated right-of-way and **privately owned tract**, once completed. The designs for both the decorative masonry wall and landscaping in the right-of-way and **the tract** will be reviewed and approved by the Design Review Board prior to construction.
  6. All buildings constructed within 200 feet of the east side of South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to Queens Park subdivision) to be

limited to 30 feet in height. In addition, a 40-foot building setback would be required for all future buildings from the new property line on South 88<sup>th</sup> Street.

7. No open storage of construction or other materials, heavy equipment or commercial vehicles (other than standard passenger vehicles) will be allowed on the western 200 feet of those properties on the east side of South 88<sup>th</sup> Street between Germann Road and East Woodland Avenue (adjacent to the Queens Park subdivision) nor on those properties on the north side of Germann Road to a depth of 200 feet between South 88<sup>th</sup> Street and Ellsworth Road.
8. Buildings constructed within 200 feet of Germann Road between South 88<sup>th</sup> Street and Ellsworth Road to be limited to 30 feet in height. In addition, a 30-foot building setback would be required for all future buildings from the new property line on Germann Road.
9. Site Plan Review requests, rezoning requests and/or subdivision plats located west of Ellsworth Road should, if possible, be at least 10 acres in size, pursuant to Resolution 7838.
10. When development is proposed on the area identified in conditions 6, 7 and 8 above, the applicants will be asked to consider the proximity of the homes to the west and the south in the project design process in order to identify and incorporate proposed compatibility measures. Examples of compatibility measures might include: locating future storm water retention basins on the west and south sides of the property, no bay doors facing west adjacent to 88<sup>th</sup> Street and south adjacent to Germann Road, placing loading docks on the east or north sides rather than the west or south sides of the buildings, locating compressors and air conditioning units in noise attenuated surroundings, etc.

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9. Consider the following subdivision plats:
  - \*a. “SUPERSTITION SPRINGS SQUARE II”, – (District 6) – 5400 block of East Southern Avenue (north side) located north and east of Southern Avenue and Higley Road. 2 O-S PAD office condominium buildings (2.08 ac) Southeast Valley Condo Development, LLC, David Rothberg, President, owner; Z & H Engineering, Inc., engineer.
  - \*b. “SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM UNIT TWO”, – (District 6) – 11200 block of East Kilarea Avenue (north and south side) located south and west of Baseline Road and Meridian Drive. 92 R-2 PAD DMP condominium units (11.84 ac) Transnation Title Insurance Company, an Arizona Corporation, trustee; Clouse Engineering, Inc., engineer.
  - \*c. “SUNLAND SPRINGS VILLAGE UNIT FOUR”, – (District 6) – 11100 block of East Medina Avenue (south side) located north and east of Guadalupe Road and Signal Butte Road. 102 R1-6 DMP single residence lots (24.02 ac) Transnation Title Insurance Company, an Arizona Corporation, trustee; Clouse Engineering, Inc., engineer.
  - \*d. “THE RANCH AT CORALBELL”, – (District 2) – 400 block of South 32<sup>nd</sup> Street (west side) located south and east of Broadway Road and Lindsay Road. 7 R1-9 single residence lots (3.89 ac) Emerald Peak Enterprises, an Arizona Corporation, owner; Clouse Engineering, Inc., engineer.
  - \*e. “GRAYSTONE ESTATES”, – (District 5) – 3600 block of East Brown Road (north side) located north and east of Brown Road and Val Vista Drive. 8 R1-35 PAD single residence lots (8.52 ac) Ralph R. Horlacher, owner; HEC Engineering, L.L.C., engineer.
10. Items from citizens present. (Maximum of three speakers for three minutes per speaker).