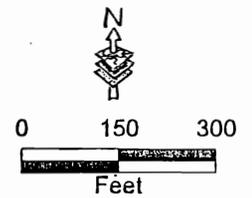




# Exhibit A

-  Requesting Parcel
-  City Boundary
-  Streets



Created By: Planning - GIS  
 Print Date: 1/22/2008  
 Source: City of Mesa  
 Aerial Photo Date: April 2007

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## Alternatives

**Option No. 1** – Require completion of half street improvement to E. Avalon St. (4 ft. sidewalk, ADA ramp and street lights) and N. Sunaire (4 ft. sidewalk, street lighting). Require extension of both water and sewer lines just to property line. *But do not require either water or sewer line extension along the property frontage on Avalon or Sunaire.*

**Option No. 2** – Require completion of half street improvement to E. Avalon St. (4 ft. sidewalk, ADA ramp and street lights) and N. Sunaire (4 ft. sidewalk, street lighting). Require fire hydrant installation and extension of water to property. *But do not require water line extension along the property frontage on Avalon or Sunaire.* Require extension of the sewer line to property line and along the Sunaire property frontage (150').

**Option No. 3** – Require completion of half street improvement to E. Avalon St. (4 ft. sidewalk, ADA ramp and street lights) and N. Sunaire (4 ft. sidewalk, street lighting). Require fire hydrant installation and extension of water to property with extensions along the property frontage on both Avalon (240') and Sunaire (150'). Require extension of the sewer line just to property line. *But do not require sewer line extension along the property frontage on Sunaire.*

**Option No. 4** – Deny applicants request for water service without annexation.

Council may consider alternate development standards that may vary from the options summarized above.

**City of Mesa Development Standards 6718 E. Avalon Cost Estimate**

NOTE: The following cost estimates are not based on actual site design or construction document bids. The estimated costs are for discussion purposes only. Actual costs will be dependent on final design specifications and construction plans which will be the responsibility of the owner.

(Not including \$26,498.00 Utility Service Agreement / Impact fees, plus service fees)

	Completing All Offsite	This Project's Development Cost (existing pavement and curb)	Option 1 (deleting water and sewer lines along frontages)	Option 2 (deleting water line along frontages)	Option 3 (deleting sewer line along frontage)
<b>240' PROPERTY FRONTAGE</b>					
<b>E. Avalon St. - Half Street Improvements (17' centerline to curb)</b>					
Asphalt	\$16,400.00	\$0.00	\$0.00	\$0.00	\$0.00
Vertical Curb and Gutter	\$3,300.00	\$0.00	\$0.00	\$0.00	\$0.00
4' Sidewalk	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00
Ramp	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00
Street Lighting System	\$9,800.00	\$9,800.00	\$9,800.00	\$9,800.00	\$9,800.00
	<u>\$35,700.00</u>	<u>\$16,000.00</u>	<u>\$16,000.00</u>	<u>\$16,000.00</u>	<u>\$16,000.00</u>
<b>150' PROPERTY FRONTAGE</b>					
<b>N. Sunaire - Half Street Improvements (17' centerline to curb)</b>					
Asphalt	\$9,900.00	\$0.00	\$0.00	\$0.00	\$0.00
Vertical Curb and Gutter	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4' Sidewalk	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Street Lighting System	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
	<u>\$19,900.00</u>	<u>\$8,000.00</u>	<u>\$8,000.00</u>	<u>\$8,000.00</u>	<u>\$8,000.00</u>
<b>Installation of Water Line and Hydrant</b>					
8" water main (on Sunaire 210' to property )	\$21,400.00	\$21,400.00	\$21,400.00	\$21,400.00	\$21,400.00
8" water main(150' along Sunaire and 240' along Avalon frontages)	\$39,800.00	\$39,800.00	\$0.00	\$0.00	\$39,800.00
Fire Hydrant	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00
Proposed project includes fire sprinkler system					
	<u>\$64,800.00</u>	<u>\$64,800.00</u>	<u>\$25,000.00</u>	<u>\$25,000.00</u>	<u>\$64,800.00</u>
<b>Sewer Main Line Extension</b>					
8" sewer main (440' from Main St. to property line)	\$47,500.00	\$47,500.00	\$47,500.00	\$47,500.00	\$47,500.00
8" sewer main (150' along Sunaire frontage)	\$16,200.00	\$16,200.00	\$0.00	\$16,200.00	\$0.00
Manholes	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
	<u>\$75,700.00</u>	<u>\$75,700.00</u>	<u>\$59,500.00</u>	<u>\$75,700.00</u>	<u>\$59,500.00</u>
	<u>\$196,100.00</u>	<u>\$164,500.00</u>	<u>\$108,500.00</u>	<u>\$124,700.00</u>	<u>\$148,300.00</u>

POTENTIAL REVENUE FROM ELKS

		<u>Option 1, 2 or 3</u>	<u>Option 4</u>
<u>One Time Fees</u>			
Water Impact Fee*	=	\$3,330.00	\$3,330.00
Wastewater Impact Fee**	=	\$13,295.00	\$13,295.00
Annexation Equity Fee***	=	\$0.00	\$9,873.00
Utility Service Fee****	=	\$9,873.00	\$0.00
		-----	-----
<b>Total One Time Fees</b>		<b>\$26,498.00</b>	<b>\$26,498.00</b>

\*Based on 1 1/2" water meter size minus credit for existing 1" and 3/4" meters

\*\* Sewer based on 1 1/2" water meter size

\*\*\* "Annexation Equity Fee" as defined in the Annexation Guidelines

\*\*\*\* "Utility Service" agreement fees, as identified in the Terms and Conditions for the sale of Utilities

Annexation Equity and Utility Service Fees were based on a 9,000 SF building