

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

Monday, January 5, 2004

5:45 P.M.

Invocation by Sr. Pastor Howard Diamond, Newlife Foursquare Church.

Pledge of Allegiance.

Mayor's Welcome.

State of the City message by Mayor Hawker.

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 and consider an amendment to the land use map for the following Minor General Plan Amendments:
  - a. **GPMInor03-03 (District 6)**      The 5800 block of East Southern Avenue (south side) on the east side of the Roosevelt Water Conservation District Canal. Generally

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located south and east of Southern Avenue and Higley Road. Change the Land Use Map from high-density residential to medium-density residential. This will allow for development of a 139 lot residential development with 7.09 du/ac. **CONTINUED FROM THE NOVEMBER 3, DECEMBER 1 AND 15, 2003 COUNCIL MEETINGS. (See Item #8e and Item #10b).**

- b. **GPMInor03-04 – (District 6)** Southeast corner of Crismon Road and US-60 Freeway (32.26 ac. ±). Proposed change to the General Plan Land Use Map from High Density Residential (HDR) 15+ dwelling units per acre to Medium Density Residential (MDR) 6-10 dwelling units per acre. Mike Hare, owner; Pew and Lake, P.L.C., Sean Lake, applicant. **(See Item #8f and Item #10j).**

4. Consider the following liquor license applications:

\*a. PAMELA KAY DONNER, AGENT

New Beer and Wine Store License for Chevron Food Mart, 1956 E. Southern Avenue. This is an existing business. The Beer and Wine Store License previously held at this location by Randy D. Nations, Agent, Chevron Stations Inc., will revert back to the State. District #4.

\*b. MUKHPAL SINAH TOOR, AGENT

New Beer and Wine Store License for Chevron Food Mart, 1155 S. Higley Road. This is an existing business. The Beer and Wine Store License previously held at this location by Randy D. Nations, Agent, Chevron Stations Inc, will revert back to the State. District #6.

\*c. MICHAEL WAYNE HUFFSTUTTLER, AGENT

New Beer and Wine Store License for Eckerd Drugs #5358, 25 S. Val Vista Drive. This is new construction. No previous liquor licenses at this location. District #2.

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\*d. JOHN G. KALA, AGENT

New Beer and Wine Store License for Shop Kwik & Deli, 323 N. Gilbert Road, Suite 101. This is an existing business. The Beer and Wine Store License previously held at this location by Osama S. Gani, Individual, Shop Kwik & Deli, will revert back to the State. District #2.

\*e. YASSER HUSSAN MAJED, AGENT

New Beer and Wine Store License for Speedsmart, 6807 E. Baseline Road. This is an existing business. The Beer and Wine Store License previously held at this location by Carlos A. Guerra, Agent, Giant Industries Arizona Inc., will revert back to the State. District #6.

5. Consider the following Bingo application:

- \*a. Hometown Crescent Run - District #6  
Colette A. Bergeron, Manager  
8500 E. Southern Avenue  
Mesa, AZ 85208

6. Consider the following contracts:

- \*a. Two-year renewal of the supply contract for emergency directional light system as requested by the Communications Division.

The Purchasing Division recommends exercising the two-year renewal with the original low bid meeting specification by The Lighthouse, Inc. (alternate bid) for annual purchases estimated at \$26,758.80 based on estimated annual requirements.

- \*b. Supply contract for liquid chlorine for warehouse inventory to be used for treating the water in public swimming pools and at municipal wells.

The Purchasing Division recommends authorizing purchase from a City of Tempe cooperative bid with DPC Enterprises at \$59,801.15 based on estimated annual purchases.

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- \*c. Additional purchase option for printing and distribution of 221,000 Water Quality Brochures as requested by the Utilities Department.

The Purchasing Division recommends accepting an additional purchase option with the original low bid by Onsite Business Service at \$16,396.38. Additional City paid expenses for Spanish translation and postage charges will bring the total estimated cost for this project to \$44,146.38.

- \*d. Three-year supply contract for pad mounted transformers as requested by the Electric Division.

The Purchasing Division recommends accepting the bid with the lowest evaluated life cycle cost by Border States at \$236,730.36 based on estimated annual purchases.

- \*e. Deleted.

- \*f. Stapley Drive Waterline Replacement from Brown Rd to McLellan Rd, Project No. 01-579-001

This project will create a more reliable water distribution system by replacing a waterline within the City Water Zone that currently requires above average maintenance. The replacement consists of nearly 3,000 feet of 12-inch waterline in Stapley Dr from just south of Brown Rd to just north of McLellan Rd, as well as over 330 feet of 8-inch and 6-inch waterline to re-connect to existing service lines at Grandview, Halifax, Harvest and McLellan Rd. Recommend award to low bidder, Woods Construction Company, in the amount of \$254,116.09, plus an additional \$25,411.61 (10% allowance for change orders) for a total award of \$279,527.70.

- \*g. Desert Well #12 Equipment and Piping; and Drainage Connections at Desert Wells #6 and #7, Project No. 02-043.1

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This project will install piping, pump, motor, chlorine facility, mechanical and electrical equipment to connect Desert Well #12 to the City's water system. Additionally, the project will connect the discharge piping at Desert Wells #6 and #7 to the existing storm drain system to improve the operational efficiency.

Recommend award to low bidder, Weber Group, L.C., in the amount of \$352,321.00, plus an additional \$35,323.10 (10% allowance for change orders) for a total award of \$387,644.10.

- \*h. Rhodes Junior High School Pool Replaster, Project No. 03-911-001

This project will replace the plaster surface, lane lines and target tiles, as well as stair tiles, ladders and light rings as required for the plaster work to be completed.

Recommend award to low bidder, Swimming Pool Service and Repair, in the amount of \$54,685.31, plus an additional \$5,468.53 (10% allowance for change orders) for a total award of \$60,153.84.

- i. CAP Water Treatment Plant 24 MGD Expansion, Project No. 02-012

This project will increase the capacity at the existing CAP WTP by 24 MGD. The existing capacity is now 48 MGD and after the construction of this project, the total capacity will be 72 MGD.

Recommend award to low bidder, PCL Civil Constructors, in the amount of \$37,295,130.00, plus an additional \$3,729,513.00 (10% allowance for change orders) for a total award of \$41,024,643.00.

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- \*j. Mesa Arts Center Sign Package, Project No. 99-70.1

This project will install a large variety of signs including, interior and exterior identifications signs, exterior monument signs, direction signs, donor recognition signs and large banner pole signage.

Recommend award to low bidder, Architectural Graphics, Inc., in the amount of \$646,179.37, plus an additional \$64,617.94 (10% allowance for change orders) for a total award of \$710,797.31.

7. Introduction of the following ordinances and setting January 20, 2004, as the date of public hearing on these ordinances:
- \*a. Pertaining to the regulation governing water flowing upon streets by transferring such regulation from Title 6 to Title 8, of the Mesa City Code; deleting Section 6-1-14; and amending Section 8-6-3.
  - \*b. Creating the Mesa Housing Services Governing Board and establishing the membership and the powers and duties thereof.
  - \*c. **Z03-12** The 4400 block of East McLellan Road (south side – south of McKellips, east of Greenfield). (1.70 ac±). Rezone from R-3 to R-3 P.A.D. This case involves the development of an apartment complex. John Bellerose, owner; Randy Carter, Dreamcatchers Planning & Design, applicant. (District 5)
  - \*d. **A03-04** Annexing the northeast corner of North Sossaman Road and East Willetta Street. (2.86± acres). Initiated by the property owner. (District 5)
  - \*e. **A03-05** Annexing the northwest corner of South Signal Butte Road and East Pecos Road. (36.37± acres). Initiated by the property owner. (District 6)

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- \*f. **A03-11** Annexing the area south of East Hermosa Vista Drive to East McKellips Roads, and west of North Sossaman Road to the Central Arizona Project Canal. (150.2± acres). Initiated by the property owners. (District 5)
- \*g. **A03-12** Annexing certain properties south of University Dr. and east of Crismon Rd. between N. 101<sup>st</sup> Cir. And 102<sup>nd</sup> St. (2.4± acres). Initiated by the property owners. (District 5)
- \*h. **A03-13** Annexing areas on the east and west sides of Ellsworth Road north of Main St. (38± acres). Annexation initiated by the property owners. (District 5)

8. Consider the following resolutions:

- \*a. Extinguishing a drainage easement located at the northwest corner of Iverness Avenue and Stapley Drive.  
  
This easement is no longer required.
- \*b. Extinguishing a portion of a waterline easement and a public utility easement at the southeast corner of Lindsay Road and Southern Avenue.  
  
These easements are no longer required.
- \*c. Granting an easement for utilities at 924 North Country Club Drive.  
  
Due to the building renovation, a new block wall is being constructed.
- \*d. Authorizing the exchange of city property located on Pecos Road, west of Sossaman Road.  
  
Utilities requires a new location for a well site along Pecos Road.

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- e. **GPMInor03-03 (District 6)** Adopting an amendment to the Mesa 2025 General Plan, A Shared Vision, as depicted by the attached map for case GPMINOR03-03, and directing municipal efforts toward implementation of the goals, objectives, and policies stated within the plan.  
**CONTINUED FROM THE NOVEMBER 3, DECEMBER 1 AND 15, 2003 COUNCIL MEETINGS.**
- f. **GPMInor03-04 (District 6)** Adopting an amendment to the Mesa 2025 General Plan, A Shared Vision, as depicted by the attached map for case GPMINOR03-04, and directing municipal efforts toward implementation of the goals, objectives, and policies stated within the plan.
- \*g. Approving and authorizing the City Manager to execute a Development Agreement for City Share Reimbursement between the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints and the City of Mesa, for regional improvements that are being constructed in conjunction with the development of the Santa Rita LDS Church, located at 3440 South Signal Butte Road.
- \*h. Approving and authorizing the City Manager to execute a Development Agreement for City Share Reimbursement between SDT Properties and the City of Mesa for regional improvements that are being constructed in conjunction with the development of Sun Devil Auto, located at 1932 North Power Road.
- \*i. Approving and authorizing the City Manager to execute an Intergovernmental Agreement between Salt River Project and the City of Mesa for the operation and maintenance of the Alma School Drain.
- \*j. Approving and authorizing the City Manager to execute an Intergovernmental Agreement between the Maricopa County Department of Transportation and the City of Mesa for the construction of Val Vista Drive from the South Canal to Thomas Road.

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- \*k. Authorizing and directing the City Manager or his designee to execute necessary documents to transfer certain real property located at 2401 East Juanita and 540 South Valencia, Mesa, AZ to MARC Center, Inc.
  - \*l. Authorizing the City Manager to execute an agreement between the City of Mesa and the DUI Abatement Council for additional funds to pay overtime for extra DUI enforcement.
  - \*m. Vacating a portion of a public roadway and reserving an easement in the 4200 block of East Valley Auto Drive.
  - \*n. Extinguishing a portion of a Sidewalk Easement, Landscape Easement and Public Utilities and Facilities Easement at the 4200 block of East Valley Auto Drive.
9. Consider the following ordinances:
- \*a. Amending various sections of the Mesa City Code regarding the following traffic modifications:
    - No Parking: 10-3-24 (D) (Full Time No Parking)
    - On Solomon from Baseline Road to a point 280 feet north of Baseline Road. (west of Stapley Drive between Baseline Road and the Superstition Freeway)
    - On the west side of Sycamore from 1<sup>st</sup> Avenue to a point 210 feet north of 1<sup>st</sup> Avenue. (south of Main Street and east of Dobson Road)
    - On the north side of 1<sup>st</sup> Avenue from Sycamore to a point 625 feet west of Sycamore. (south of Main Street and east of Dobson Road)
    - On the north side of 1<sup>st</sup> Street from Mesa Drive to a point 410 feet west of Mesa Drive. (west of Mesa Drive between Main Street and University Drive)

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On the west side of 32<sup>nd</sup> Street from a point 133 feet north of Menlo Circle to a point 365 feet north of Menlo Circle. (south of McDowell Road between Lindsay Road and Val Vista Drive)

No Parking: 10-3-24 (F9) (No Parking, 10:00 pm – 4:00 am)

On the east side of Solomon from Baseline Road to a point 280 feet north of Baseline Road. (Remove Prohibition) (west of Stapley Drive between Baseline Road and the U.S. 60)

- \*b. Amending Sections 11-16-2 and 11-13-2 of the Zoning Ordinance regarding "Vehicle Display Platforms".
  - \*c. Amending Sections 11-19-5 and 11-19-8 of the Zoning Ordinance regarding "Vehicle Signs".
  - \*d. **HL03-001TC (District 4)** 26 North Macdonald Street. Historic Landmark Overlay for the Federal Building, City of Mesa, owner, Historic Preservation Committee, applicant.
10. Consider the following recommendation from the Finance Committee:
- \*a. Approving the Comprehensive Annual Financial Report of the City of Mesa for fiscal year ended June 30, 2003.
11. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances:
- \*a. **Z03-26 (District 6)** North and east of the northeast corner of Crismon Road and Southern Avenue (18.9 ac. ±) Site Plan Modification. This case involves the development of an apartment complex. Glenn Walling, Coyote Landing Limited Partnership, owner; Denise Burton, Broadbent and Associates, Inc., applicant.

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

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1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted, (without guarantee of lot coverage) except as noted below.
  2. Compliance with all requirements of the Design Review Board, including landscaping, pedestrian connections and elevations.
  3. Compliance with all City development codes and regulations.
  4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
  5. All street improvements and perimeter landscaping to be installed in the first phase of construction.
  6. 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.
- b. **Z03-44 (District 6)** - The 5800 block of East Southern Avenue (south side). South of the Salt River Project sub-station on the west side of the Roosevelt Water Conservation District Canal (20± ac. ±) Generally located south and east of Southern Avenue and Higley Road. Rezone from R-3 to R1-6 PAD. This request is for the development of a residential subdivision. Harris Bank, N.A., owner; Chris Clonts, KB Homes, applicant. **CONTINUED FROM THE NOVEMBER 3, DECEMBER 1, AND DECEMBER 15, 2003 COUNCIL MEETINGS.**

P&Z Recommendation: Approval with conditions. (Vote passed 6-0, Esparza absent.)

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted, (without guarantee of lot coverage) except as noted below.
2. Compliance with all City development codes and regulations.

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3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. All street improvements and landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Recordation of cross-access easement over Tract F of the Stonegate Estates subdivision plat between the Stonegate Estates Board of Directors, on behalf of Stonegate Estates, and the property owner, Harris Bank, N.A., prior to recordation of the final plat.

- \*c. **Z03-53 (District 5)** 1231 North Greenfield Rd (Lot 1 of Mountain View Plaza). Located north and east of Brown Road and Greenfield Road. (1.22 ac. ±) Site Plan Modification. This request is for the development of a drive-thru restaurant. MVP Equities Limited Partnership, owner; Stephanie Rowe; Reece, Angell, Rowe Architecture, applicant.

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

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted, (without guarantee of lot yield, building count, lot coverage) except as noted below.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. Compliance with all requirements of the Design Review Board.
5. Recess light fixtures in the canopies so that the lens is flush with the ceiling of the canopy, or other acceptable alternative approved through the Design Review Board.

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6. Written notice be provided to future owner, and acknowledgment received that the project is within two miles of the Falcon Field Airport.

\*d. **Z03-55 (District 5)** The 100 – 200 blocks of north Power Road (west side). North and west of Main Street and Power Road. (2.58± ac.) Rezone from Maricopa County R1-8 and C-O to City of Mesa R1-9 and O-S. This case involves the establishment of City zoning on recently annexed property. Various owners; City of Mesa, applicant.

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

1. Review and approval by the City Boards and City Council of future development plans.
2. Compliance with all City development codes and regulations.

\*e. **Z03-56 (District 6)** The northwest corner of Florian Avenue and Ellsworth Road. North and west of Southern Avenue and Ellsworth Road. (2.86± ac.) Rezone from Maricopa County C-1 P.D. (Conceptual Plan of Development) to City of Mesa C-1. This case involves the establishment of City zoning on recently annexed property. Ellsworth Plaza Partnership, owner; City of Mesa, applicant.

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

1. Review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans.
2. Compliance with all City development codes and regulations.

\*f. **Z03-57 (District 5)** The north and south sides of University Drive between North 90<sup>th</sup> Street and North 93<sup>rd</sup> Street. Generally located around the intersection of Ellsworth Road and University Drive. (55.82± ac.) Rezone from Maricopa County, R-5, C-2 CUPD, C-2 P.D. (Conceptual Plan of Development), C-S, and Rural-43 to R-4, C-2, and

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R1-43. This case involves the establishment of City zoning on recently annexed property. Various owners; City of Mesa, applicant.

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

1. Review and approval by the City Boards and City Council of future development plans.
2. Compliance with all City development codes and regulations.

\*g. **Z03-60 (District 5)** 4722 East Ivy Street. South and east of Greenfield Road and McKellips Road. (1.24 ac. ±) Rezone from M-1 to M-1 PAD. This case involves rezoning an existing building to allow individual ownership. Commerce Capital Investments, LLC (Rick Dobkin), owner; Greg Hitchens, applicant.

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

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted except as noted below.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. Compliance with all requirements of the Subdivision Technical Review Committee.

\*h. **Z03-61 (District 5)** 11530, 11540 and 11550 East University Drive. Located north of University Drive and west of Meridian Drive. (4.96 ac. ±) Site Plan Review. This request is for the development of a commercial shopping center. Henry Keith, owner; Gloria Walker, Andrews Design Group, applicant.

P&Z Recommendation: Approval with conditions. (Vote: Passed 5-1-0, Cowan absent and Finter abstain)

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1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted (without guarantee of lot yield, building count or lot coverage) except as noted below.
2. Review and approval by the Planning and Zoning Board, City Council and Design Review Board of development plans for Pads A and B.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
5. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication whichever comes first.
6. All street improvements and perimeter landscaping to be installed in the first phase of construction.
7. Compliance with all requirements of the Design Review Board.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. Recordation of cross-access and reciprocal parking easements (reference the type, location and parcel number/s).
10. All pad buildings to be architecturally compatible with the center.
11. Full compliance with all current Code requirements, unless modified through appropriate review and approval of the variance(s) outlined in the staff report.
12. Review and approval of a Special Use Permit by the Board of Adjustment for gas pumps should Pad B develop as a service station.
13. Retention basins to be 6:1 slopes maximum when adjacent to public rights-of-way or pedestrian walkways.
14. Compliance with the Desert Uplands Development Standards as they apply to building design and landscape palette.

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15. Approval of a Native Plant Preservation Plan prior to any grading or removing of existing plant life on site.

\*i. **Z03-62 (District 2)** 3607 East McKellips Road. Located south and east of McKellips Road and Val Vista Road. (1.15 ac. ±) Rezone from R1-35 to OS PAD. This request is for the development of an office building. Michael Shane Beus, Lindsey Beus Worthen, Patrick Beus, and Ryan David Beus (SLPR, LLC), owner; Eric A. Faas, applicant. Three ordinances are to be introduced.

P&Z Recommendation: Approval with conditions (Vote: Passed 6-0, Cowan Absent)

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, lot coverage) except as noted below.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. 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.
5. All street improvements and perimeter landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Compliance with all requirements of the Design Review Board.
8. Provide or retain two rows of citrus trees along the arterial street frontage, between the subdivision wall and the street.

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9. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
  10. Retention basins to be 6:1 slopes maximum when adjacent to public rights-of-way or pedestrian walkways.
- j. **Z03-63 (District 6)** Southeast corner of Crismon Road and US-60 Freeway (32.26 ac. ±) Rezone from R-3 to R-2 PAD. This request is for the development of a single-family residential subdivision. Mike Hare, owner; Pew and Lake, P.L.C., Sean Lake, applicant.

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

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, lot coverage) except as noted below.
2. Compliance with the Residential Development Guidelines including building elevations..
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
5. 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.
6. All street improvements and perimeter landscaping to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Full compliance with all current Code requirements, unless modified through appropriate review and approval of the variance(s) outlined in the staff report.

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9. View fences on residential lots shall comply with the City of Mesa pool fence barrier regulations.
  10. Retention basins to be 6:1 slopes maximum when adjacent to public rights-of-way or pedestrian walkways.
12. Consider the following subdivision plats:
- \*a. “ELLSWORTH VILLAS”, – **(Council District 5)** – 9200 block of East Brown Road (north side) located north and east of Brown Road and Ellsworth Road. 23 R1-6 PAD single residence lots (4.93 ac) Sunray Properties, Inc., an Arizona Corporation, owner; D&M Engineering, engineer.
  - \*b. “OMNI OFFICE/WAREHOUSE CONDOMINIUM”, – **(Council District 5)** 4722 East Ivy Street (north side) located south and east of McKellips Road and Greenfield Road. 8 M-1 PAD office condominium units (1.25 ac) Commerce Capital Investments, LLC, Richard and Debra Dobkin, Managing Partners, owner; Rosendahl & Associates, Inc., engineer.
  - \*c. RED MOUNTAIN COMMERCE CENTER”, – **(Council District 5)** – 5400 block of East Thomas Road (north side) located north and east of Thomas Road and Higley Road. 11 M-1 PAD industrial lots (11.01 ac) Red Mountain Commerce Center, owner; Landev Engineers, LLC., engineer.
  - \*d. “REPLAT OF PARCELS 5, 6, 7, 8, 9 AND TRACT “A” OF EAST VALLEY AUTO MALL”, – **(Council District 6)** – 1700 block of South Greenfield Road (west side) located south and west of US 60 Superstition Freeway and Greenfield Road. 6 M-1 commercial lots (28.33 ac) Brent C. Berge Revocable Trust and Lumberjack Capital, L.L.C., Brent C. Berge and Deborah I. Berge, Officer and Director, owners; Wood/Patel, engineer.
13. Items from citizens present. (Maximum of three speakers for three minutes per speaker).