



SUSTAINABILITY & TRANSPORTATION COMMITTEE

March 7, 2011

The Sustainability & Transportation Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on March 7, 2011 at 3:51 p.m.

COMMITTEE PRESENT

Dina Higgins, Chairwoman
Dennis Kavanaugh
Dave Richins

COMMITTEE ABSENT

None

STAFF PRESENT

Jack Friedline
Donna Bronski
Jim Smith

Committeemember Richins excused Chairwoman Higgins from the beginning of the meeting; she arrived at 4:01 p.m.

1. Items from citizens present.

There were no items from citizens present.

2-a. Hear a presentation, discuss and make a recommendation on the Energy Code.

Development Services Special Projects Manager Laura Hyneman displayed a PowerPoint presentation (**See Attachment 1**) and reported that for more than a year, staff has conducted research and solicited input from stakeholders regarding the possible adoption of an Energy Code by the City of Mesa. She explained that such efforts were in response to the Council's Quality of Life Strategic Initiative that addresses sustainability in the community.

Ms. Hyneman advised that the Energy Code, which is officially known as the International Energy Conservation Code (IECC), was developed to reduce the amount of energy that is used to heat or cool a building and also address various systems within the building (i.e., water, heating and lighting). She explained that the Energy Code is one of a family of building codes and is compatible with the residential construction code, building construction code and mechanical and fire codes.

Ms. Hyneman stated that representatives from the public sector, advocates and the building industry meet to discuss the provisions of the Energy Code and noted that each provision is negotiated and adopted by consensus. She added that local, State, regional and national governments also participate in this process.

Ms. Hyneman remarked that the Energy Code applies only to energy efficiency in new construction and renovated buildings. She stated that with regard to remodels and additions, the Code does not require that the entire building be brought into conformance, although a building owner may choose to do so. Ms. Hyneman also advised that in speaking with stakeholders, such a provision allows property owners to build energy efficiency into their capital improvement plans.

Ms. Hyneman briefly highlighted the Energy Code compliance options, which include the prescriptive approach and the simulated performance/energy analysis. (See Page 4 of Attachment 1) She commented that if a developer implemented an innovative construction method that had never been used before and demonstrated that such a technique used less energy than a similarly constructed building using the prescriptive approach, the building would conform to the Energy Code.

Ms. Hyneman further indicated that in an effort to address the country's diverse climates, the Energy Code established seven climate zones, with each zone divided into Hot or Dry areas. (See Page 5 of Attachment 1) She noted that the insulation requirements for a building in northern Minnesota, for instance, would be different than those in Mesa, Arizona. Ms. Hyneman stated that Mesa, Arizona is designated as Climate Zone 2B (Hot and Dry).

Discussion ensued relative to the prescriptive approach as it relates to residential and commercial construction standards (See Pages 6 through 8 of Attachment 1); that the building envelope is the area that separates conditioned space from unconditioned space or the outdoors (i.e., roof, walls and windows); that the 2009 Energy Code includes a provision for lighting in residential projects by asking that 50% of the fixtures be high efficacy; and that with regard to the simulated performance approach for residential and commercial projects, a computer model simulates a building's energy efficiency. (See Page 9 of Attachment 1)

Ms. Hyneman said that it was staff's recommendation that the City of Mesa adopt an Energy Code. She noted that staff was seeking direction from the Committee as to whether it would be more appropriate to adopt the 2006 Energy Code or the 2009 Energy Code and offered a short synopsis of the pros and cons of each option. (See Page 10 of Attachment 1)

Ms. Hyneman also reported that the 2009 Energy Code contained more stringent requirements than the 2006 Energy Code. She commented that such provisions include, but are not limited to, the following: increased insulation values for walls and roofs; reduced glazing U-factor; efficient light fixtures in residential properties; ducts and air handlers located inside a conditioned space or a duct tightness test performed in homes; programmable thermostats; upgraded commercial skylights; and if an unconditioned space is becoming conditioned, it must be brought into full Code.

Responding to a question from Chairwoman Higgins, Ms. Hyneman clarified that if there was a conditioned space in a restaurant, for example, that was situated in an older building and the owner replaced the mechanical equipment, it would not be necessary to replace the windows. She noted, however, that if there was a warehouse that was previously unconditioned and a new owner wanted to condition the space, the 2009 Energy Code would require that insulation be installed in the walls and ceiling so that it becomes an efficient building envelope.

Committeemember Richins suggested that even if Mesa adopts the 2009 Energy Code, it might be appropriate for the City to take an incremental approach regarding unconditioned spaces so that building owners could incorporate energy efficiency costs into their capital improvement programs.

Ms. Hyneman responded that Phoenix implemented such a provision and said she would take a look at amending the Energy Code with regard to that particular requirement.

Further discussion ensued relative to the fact that Arizona is a Home Rule state and local energy codes are adopted and enforced on a jurisdiction-by-jurisdiction basis; that the City of Mesa was offered the use of the Pacific Northwest National Laboratory to conduct various studies regarding construction in Mesa and its impact on the 2003, 2006 and 2009 Energy Codes; and that the Laboratory performed an analysis with respect to annual energy costs per square footage at various commercial building prototypes and a two-story, 2,400 square foot home. (See Pages 11 and 12 of Attachment 1)

Committeemember Richins inquired how the City of Mesa could encourage developers of multi-family apartment complexes to incorporate energy efficiency into their projects as opposed to simply passing on the energy costs to the individual apartment tenants.

Ms. Hyneman responded that if an apartment complex complies with a specific Energy Code, Salt River Project's (SRP) Powerwise Program or the Federal Energy Star Program, such efforts provide a certain level of assurance to a potential tenant that the property is energy efficient. She also stated that the 2009 Energy Code asks that apartment developers display their certificates onsite to demonstrate that the properties are in compliance with the Code.

In response to a question from Committeemember Richins, Ms. Hyneman clarified that if Mesa adopts an Energy Code, staff intends to create a toolkit for Mesa residents that would provide information regarding the availability of certain rebates they might qualify for in order to make their homes more energy efficient.

Additional discussion ensued relative to potential utility bill reduction estimates provided by SRP (See Page 13 of Attachment 1); outreach efforts conducted by staff regarding this matter and the stakeholders' responses (See Pages 14, 15 and 16 of Attachment 1); the fact that most businesses were building energy efficiency into their business plans, but some expressed concern regarding regulation; and that certain businesses opposed the 2009 Energy Code, but voiced no significant opposition to the 2006 Energy Code.

Committeemember Kavanaugh commented that his law firm has leased space in commercial buildings that had poor energy efficiency, which resulted in the tenants paying increased rent and common area maintenance (CAM) charges. He stated that it was important for the City of Mesa to adopt an Energy Code so that commercial building owners and landlords could be held accountable in that regard.

Ms. Hyneman further reported that the State of Arizona received a grant from the U.S. Department of Energy (DOE) to train individuals (i.e., designers/contractors, policy makers and educational institutions) in the 2009 Energy Code, including the latest construction technologies and scientific advancements. She stated that even if Mesa does not adopt an Energy Code, the City would be interested in hosting some of the training sessions.

Further discussion ensued relative to a comparison of the communities in the region that have no Energy Code or have adopted the 2006 Energy Code or the 2009 Energy Code (See Page 17 of Attachment 1); that if Mesa adopted the 2006 Energy Code, staff recommends a six-month delayed implementation period with minimal training; that adoption of the 2009 Energy Code would require a one-year delayed implementation period with training; and that approved construction documents, construction documents submitted for review, and approved master plans would not be required to revise plans in order to comply with Energy Code requirements.

In response to a question from Chairwoman Higgins, Ms. Hyneman clarified that Avondale implemented the 2009 Energy Code in six months.

It was moved by Committeemember Kavanaugh, seconded by Committeemember Richins, to recommend to the Council that the City of Mesa move ahead with an Energy Code; that it adopt the 2009 Energy Code; that the Council consider various issues raised by the Committee that might require amendments to the Energy Code; that staff work to implement the 2009 Energy Code in six months; and that the matter be forwarded on to the full Council for discussion.

Carried unanimously.

Chairwoman Higgins thanked Ms. Hyneman for the presentation.

2-b. Hear a presentation, discuss and make a recommendation regarding an appeal to allow a septic system in lieu of required sewer main line extension and connection at 3450 East McDowell Road.

Water Resources Department Director Kathryn Sorensen reported that of the City's 45 wells, nine (20%) are no longer in use due to groundwater contamination. She explained that once a well has a significant level of groundwater contamination, it can either be remediated or abandoned and drilled elsewhere, and noted that both options are very expensive.

Responding to a question from Committeemember Richins, Ms. Sorensen clarified that the nearest well to the applicant's property was City Well 23, which was out of service due to nitrate contamination. She stated that she would research the location of the closest active well to the property and provide that information to the Committee.

Chairwoman Higgins stated that it was her understanding that nitrate contamination often occurs on farms due to the absorption of fertilizer into the soil.

Ms. Sorensen confirmed Chairwoman Higgins' statement, but added that septic tanks can also cause nitrate contamination. She noted that of the nine wells currently out of service, three are as a result of nitrate contamination and six are due to contamination from various pesticides. Ms. Sorensen added that nitrate contamination can cause blue baby syndrome, which is potentially lethal to infants and unborn fetuses.

Deputy Director of Development Services Beth Hughes-Ornelas reported that this matter is related to a request by Reese Anderson, on behalf of the Jobe Trust (the property owner) and the Williams family, beneficiaries of the Trust, to allow the property located at 3450 East McDowell Road to expand an existing septic system in lieu of required sewer main line extension with connection to the main line.

Ms. Hughes-Ornelas explained that in May 2010, the property owner submitted plans to the City of Mesa for a proposed addition/remodel to the existing home. She noted that since the home was utilizing a septic system, the owner was required to provide verification from the Maricopa County Environmental Services Department (MCESD) that the existing system was in proper working order and sized to accommodate the addition.

Ms. Hughes-Ornelas advised that in June 2010, the Water Resources Department sent a letter to Mr. Anderson clarifying that should MCESD determine that there was insufficient capacity to accommodate the proposed addition to the home, it would be necessary for the property owner to connect to the City sewer. Ms. Hughes-Ornelas noted that MCESD concluded that the existing septic system was not adequately sized and the City of Mesa's approval would be required for expansion of the home.

Ms. Hughes-Ornelas further remarked that Title 9 of the Mesa City Code (Terms and Conditions for the Sale of Utilities) and Section 428 of the Engineering & Design Standards outline the criteria that must be met for extension of the public sewer main line and also provides direction to staff with respect to the disposition of such matters.

Ms. Hughes-Ornelas displayed an aerial map of the property and its location in relationship to the City's wastewater system, which is stubbed directly south of the property. **(See Attachment 2)** She commented that the uniqueness of the "flag" lot was taken into consideration by staff. Ms. Hughes-Ornelas stated that although "the flag" itself was almost directly adjacent to a stub, in measuring the distance from the end of the sewer main line to the bulk of the property, staff estimated a distance of approximately 146 feet, which was well within the minimum 200 foot requirement. **(See Attachment 3)** She added that it was staff's recommendation that the property owner connect to the existing sewer main stub at McDowell Road as a requirement of the City issuing a building permit.

In response to a question from Committeemember Richins, Ms. Hughes-Ornelas clarified that the City requires that the property owner extend the sewer line across the entire frontage of the property.

Ms. Hughes-Ornelas reviewed Section 428 – Septic Systems as follows:

"Approval for septic systems in lieu of connection to the City of Mesa public sanitary sewer system is granted by the Maricopa County Environmental Services Department. Single-family residences must extend the public sewer main to their property if the extension is two hundred feet (200') or less regardless of the cost of the extension or if the distance is four hundred feet (400') or less and the cost of the extension is six thousand dollars (\$6,000) or less."

Ms. Hughes-Ornelas explained that in practice, the "200 feet or less" distance was to reach the property. She stated that if the subject property was, for instance, a corner lot, the property owner would be required to extend the sewer line around the corner of the property and down the other frontage.

Committeemember Richins suggested that the language in Section 428 be clarified.

Deputy City Manager Jack Friedline concurred with Committeemember Richins' suggestion and said that in the future, staff ought to be more detailed and clarify such language.

Assistant City Attorney III Jim Smith advised that the language in Section 428 reflects that single-family residences must extend the public sewer main line to the property line. He noted that the "Terms and Conditions for the Sale of Utilities" includes another requirement related to extending the sewer line the length of the property line.

Committeemember Richins remarked that with this unique "flag" lot, he could make the argument that the property line was at McDowell Road.

Chairwoman Higgins expressed concern regarding the language in Section 428 which, in her opinion, was ambiguous and open to interpretation. She also suggested that staff update the ordinances on a regular basis in order to reflect current construction costs.

Mr. Friedline concurred that the language related to the \$6,000 cost must be updated. He stated, however, that as a practical matter, it would be very unusual for a property owner to only spend \$6,000 to extend the public sewer main.

Ms. Sorensen responded that in the next version of the Engineering & Design Standards, staff proposes to eliminate any language referencing from 200 to 400 feet. She stated that the verbiage would indicate that regardless of cost, single-family residences less than 200 feet from a sewer main line would be required to connect to the sewer system.

Committeemember Kavanaugh said that it was his understanding that if the Committee upholds staff's recommendation, the case would end at the Committee level and if the Committee's recommendation was to approve the applicant's request, the item would move forward to the full Council for consideration.

Mr. Smith confirmed Committeemember Kavanaugh's statement.

Committeemember Richins stated that with respect to updating the language in Section 428, it would be important to clarify whether the 200 feet refers to the length that a property owner is required to extend the sewer line or if it is 200 feet from the property line.

Ms. Hughes-Ornelas responded that staff intends to clarify that the 200 feet would be the point of the property.

Responding to comments by Chairwoman Higgins, Ms. Hughes-Ornelas explained that in establishing a buy-in, the recouping of the property owner's cost of the extension would only be available if staff maintained the City policy for the next ten years. She noted that extension of the sewer line would promote the ability of the properties to the north, west and south to connect to the public sewer system once their septic tanks fail.

Reese Anderson, an attorney with Pew and Lake, 1744 South Val Vista, addressed the Committee and clarified that this issue was not one of the Williams family not wanting to connect to the sewer system, but rather the costs associated in doing so. He explained that there is an existing 1,500 gallon septic tank onsite and stated that per Arizona Department of Environmental Quality (ADEQ) regulations, the size needed to be increased to 3,000 gallons.

Mr. Anderson stated that this was not because the Williams family was doubling the amount of wastewater from the home with the addition of another bathroom, but simply because ADEQ considers the number of bathroom fixtures as well as the number of rooms that are or could be converted into a bedroom.

Mr. Anderson reiterated that Section 428 states: “Single-family residences must extend the public sewer main **to their property**” and said he did not know how such language could be read any differently. He noted that the Williams family satisfies the criteria established in Section 428 to remain on the existing septic system (with the modification of the tank size) as required by MCESD.

Responding to a question from Committeemember Richins, Mr. Anderson stated that to the best of his knowledge, staff’s estimated cost of \$54,550 for the sewer line extension reflects extending the sewer main approximately 350 feet. He stated that the Williams family requested two construction bids, with cost estimates ranging from \$60,340 to \$72,199, for the same distance.

Ms. Hughes-Ornelas confirmed that the Engineering Department prepared an estimate of costs associated with extending the sewer main line approximately 350 feet.

Discussion ensued relative to the process by which a buy-in is established; that staff takes the actual design and construction costs provided by the individual that installs the sewer line and appropriately divides it between two properties, so half to each side of the street; that the existing home to the west of the Williams property, if it required sewer service, could connect to the line; that the parcel directly south of the Williams property would also need to utilize sewer; and if there is a sewer connection on McDowell Road presently stubbed to that property, the Williams family might not be able to recoup from that portion of the buy-in.

Chairwoman Higgins noted that obviously the house to the south is so much closer to McDowell Road and questioned why the Williams family would not divide out the entire cost of extending the line up to the north edge of their property (i.e., 350 feet).

Ms. Hughes-Ornelas clarified that the assessment is based on the actual frontage design and construction costs, which are divided into a per lineal foot cost. She confirmed that the 156 feet distance would be assessed against the vacant lot.

Chairwoman Higgins commented that the Williams family would still be required to pay for the “additional 150-ish feet” of line extending across their property even though there was not a good possibility that a property owner would connect to the line from the north.

Mr. Anderson concurred with Chairwoman Higgins’ assessment and said that the Williams family would still be five times above the \$6,000 threshold.

Committeemember Richins noted that he would like a better understanding of the potential cost recovery for the house to the west, the vacant lot, and the small portion of property across the street to the north.

Chairwoman Higgins expressed concern that the Williams family could only recover their costs if they sold their property within ten years. She questioned whether the time period could be extended since the cost of construction would be a major investment for the family.

Mr. Friedline responded that the ten-year designation, which was a department policy, could be modified by staff and presented to the Council for consideration.

Chairwoman Higgins stated that all of the adjacent homes were currently on septic and commented that everyone was making the assumption that they would all connect to the sewer line.

In response to a question from Committeemember Richins, Ms. Hughes-Ornelas stated that the City imposes a sewer impact fee with respect to sewer line connections for single-family residences.

Mr. Friedline commented that the property to the south is vacant and saleable, and suggested that the Williams family could recover more than half of the construction costs because the Trust owns it and they are the beneficiaries of the Trust. He explained that if he were a developer and owned the two lots and extended the sewer line to the vacant lot, he could divide the \$54,000 construction cost in half, at a minimum, and have a \$27,000 investment in a sewer system that would last in perpetuity. Mr. Friedline noted that was exactly how the property to the west and all the properties to the north would connect to the sewer system when, not if, their septic tanks fail and the County no longer allows the property owners to install septic tanks.

Chairwoman Higgins stated the opinion that this case did not meet the City's current ordinances and noted that it was unfair to ask this property owner to incur costs that were in excess of the current threshold. She reiterated that it was imperative that the ordinances be updated on a more regular basis so that in cases such as this, the property owners could be held accountable for the appropriate costs.

Mr. Friedline clarified that the policy reflected in the Council Report with respect to the 200 feet distance was what staff had followed for years.

Responding to a question from Chairwoman Higgins, Ms. Hughes-Ornelas explained that a significant number of individuals have extended sewer lines both within the City limits and in the County, at an average cost of \$100 a lineal foot.

Chairwoman Higgins commented that this case was unique because the City was asking the property owner to pay for a 350 foot sewer line extension which, in her opinion, was an unfair burden because the department standards do not seem reasonable. She acknowledged that the standards must be changed, but said she was unsure how to resolve the matter at hand.

Mr. Friedline acknowledged that staff did not update the ordinance in a timely fashion, but noted that the manner in which staff has reviewed the City standards with all potential property owners has been consistent.

Mr. Anderson acknowledged Mr. Friedline's candor, but stated that in this case, it was highly unfair to make a policy change "in midstream."

It was moved by Chairwoman Higgins, seconded by Committeemember Richins, to recommend to the Council that the City waive the requirement for the property owner to extend and connect to the public sewer line and allow expansion of the existing septic system.

Committeemember Richins commented that at the conclusion of the Council's discussion regarding this case, he hoped that the City's policy relating to required sewer main line extension and connection would be more clearly defined.

Chairwoman Higgins requested that staff provide the Council the construction costs incurred by the last ten property owners that have connected to the City's sewer system.

Chairwoman Higgins called for the vote.

Upon tabulation of votes, it showed:

AYES - Higgins -Richins

NAYS - Kavanaugh

Chairwoman Higgins declared the motion carried by majority vote.

3. Adjournment.

Without objection, the Sustainability and Transportation Committee meeting adjourned at 5:05 p.m.

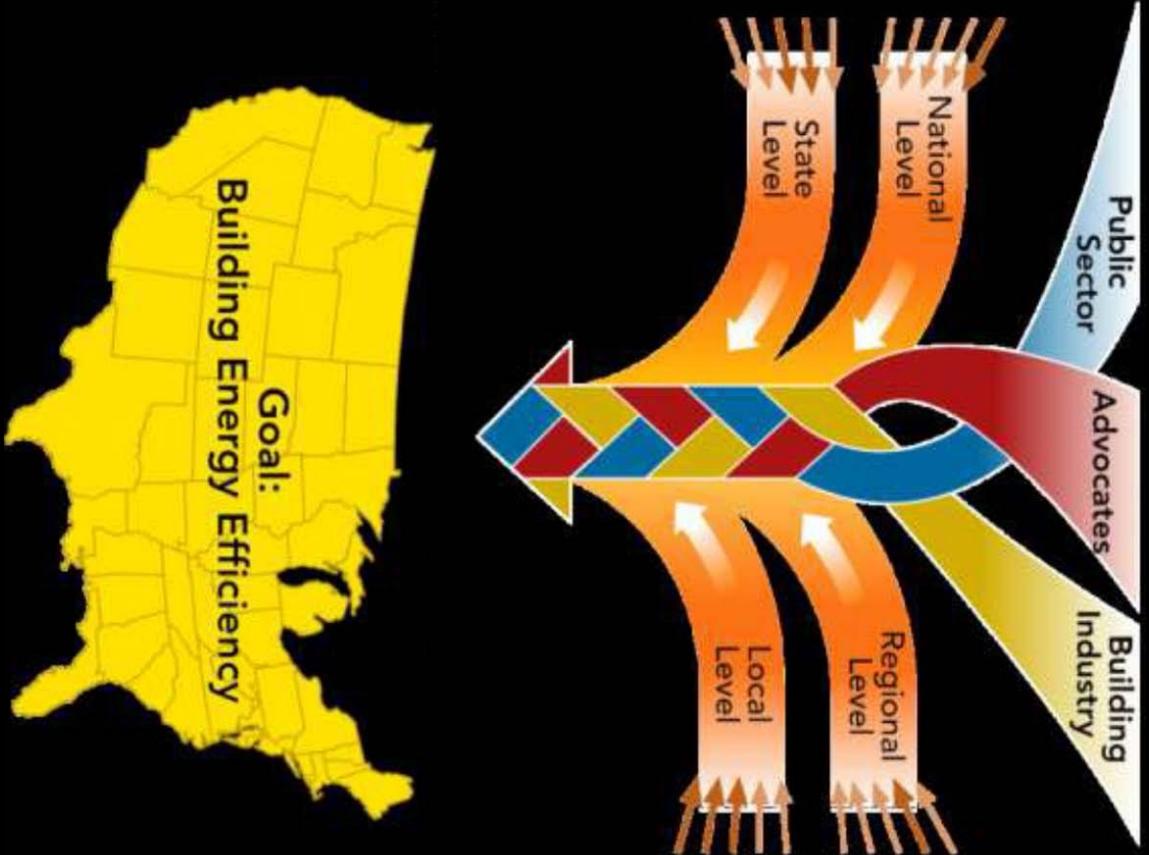
I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Sustainability & Transportation Committee meeting of the City of Mesa, Arizona, held on the 7th day of March 2011. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

Adoption of the Energy Code

- Energy Code Overview
- Stakeholder Comments
 - Recommendation

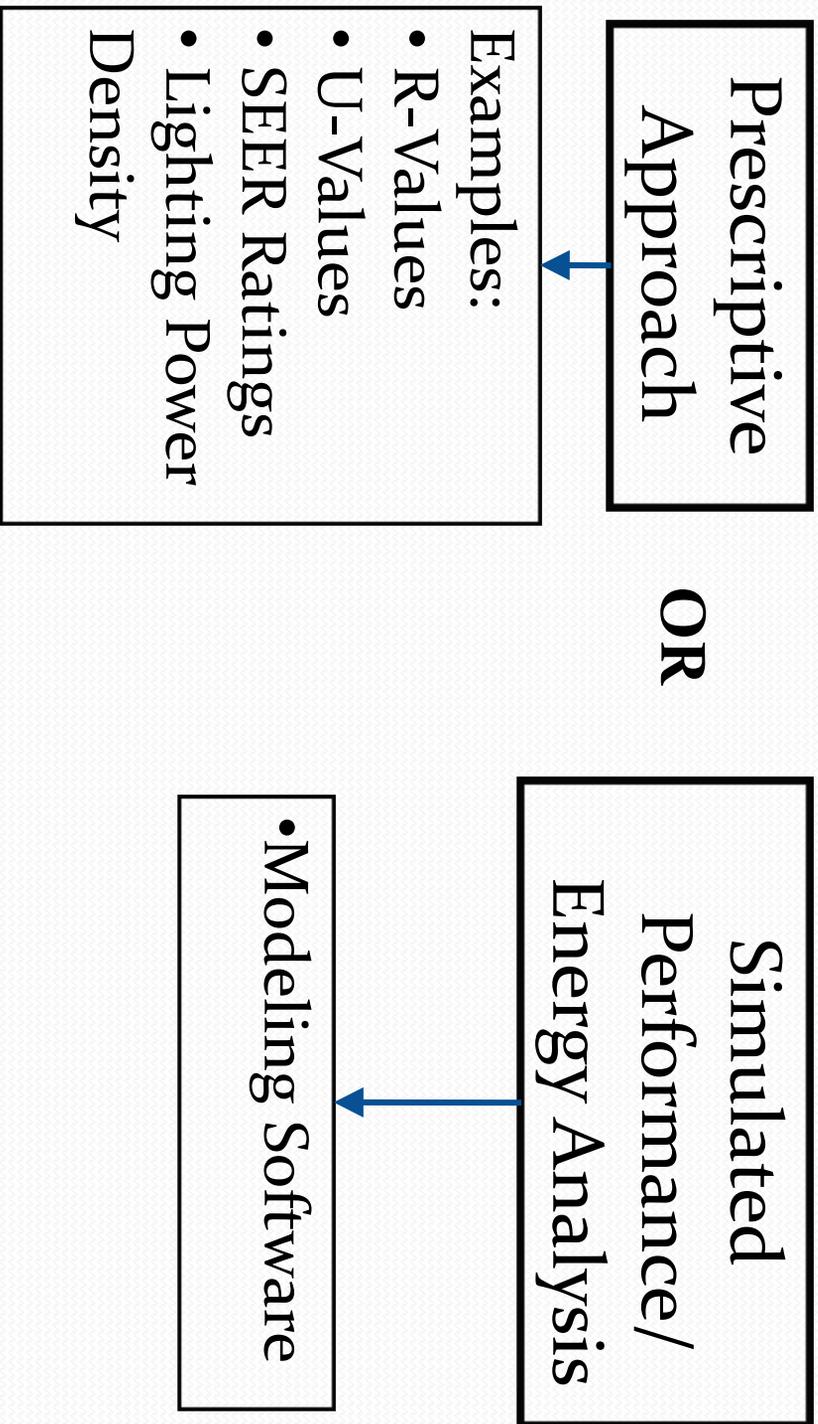




Applicability

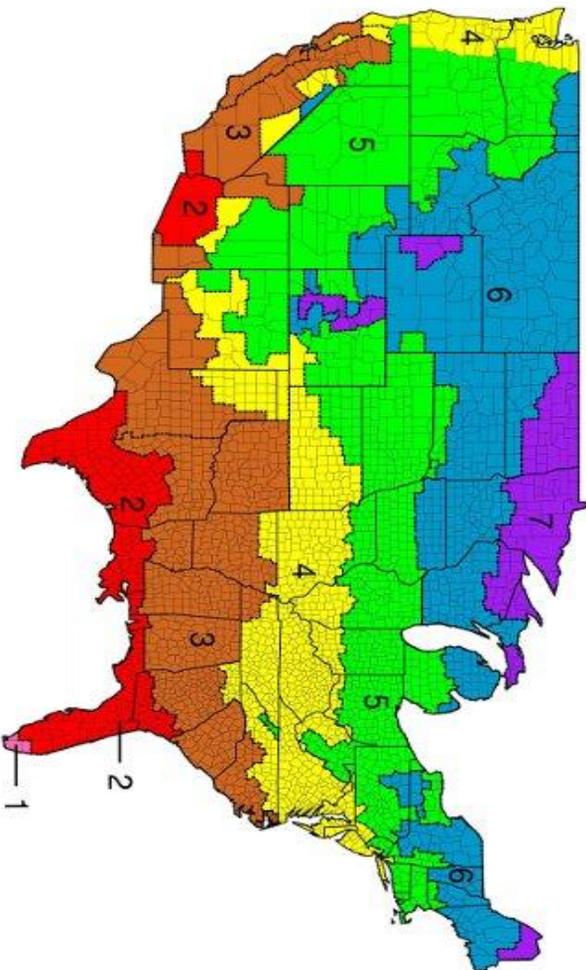
- Energy Efficiency only
- New Construction
- Remodels and additions – New or replaced building components meet efficiency requirements
 - Entire building does NOT need to be brought into conformance

Compliance Options



Climate Zones

Mesa -- 2B
Hot and Dry



Prescriptive Approach

Residential Standards

Building Envelope

Mechanical Systems

Lighting (2009 only)

Commercial Standards

Building Envelope

Mechanical Systems

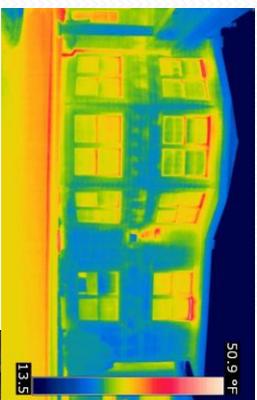
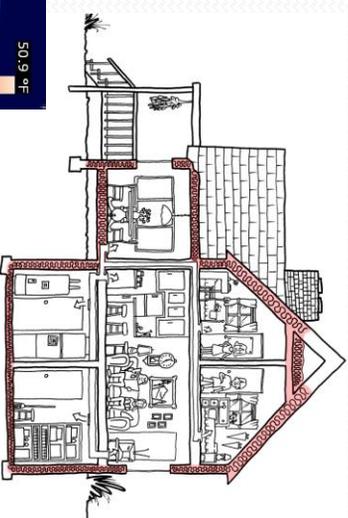
Service Water Heating

Electrical Power and Lighting

Prescriptive Approach - Residential & Commercial

Building Envelope

- Walls, Windows/Doors
 - Roof, Floors
 - Tightness
- ## Mechanical Systems
- Equipment Efficiency
 - Ducts
 - Controls/Ventilation



Prescriptive Approach – Residential & Commercial

Service Water Heating:

- Equipment Efficiency
- Controls

Lighting – Interior/Exterior:

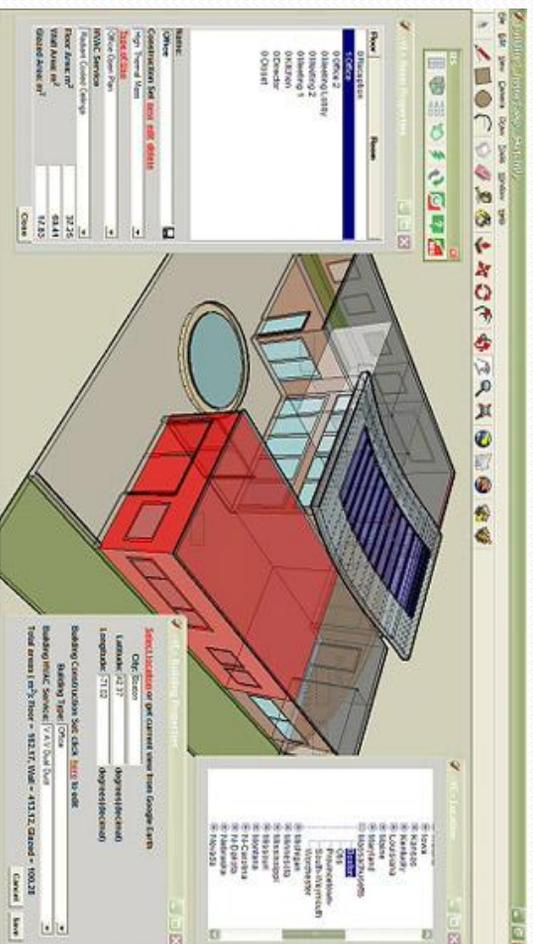
- Lighting Power
Density (watts/SF)
- Controls



Simulated Performance Approach

Residential and Commercial Projects

- Computer model simulate building's energy efficiency



2006 vs 2009

- Establishes an energy efficiency performance baseline
- Familiar to developers, designers and contractors
- Fits seamlessly with Mesa codes
- More stringent than 2006 - will result in greater savings
- Similar to above code programs like Energy Star and SRP Powerwise
- Amendments to Mesa Codes required

Annual Energy Cost (\$/SF)*

| Commercial Building Prototype | 2003 IECC | 2006 IECC | 2009 IECC |
|---|-----------|-----------|-----------|
| Multi-Family, Mid-Rise Apartment Building | 1.00 | 0.85 | 0.77 |
| Med. Office (53,600 SF) | 1.15 | 1.09 | 1.05 |
| Sm. Retail (22,500 SF) | 1.63 | 1.53 | 1.44 |
| Lg. Warehouse (semi-conditioned) | 0.57 | 0.48 | 0.46 |

*Department of Energy/Pacific Northwest National Laboratory Report

2-story, 2400 SF Home*

| | 2003 IECC | 2006 IECC | 2009 IECC |
|--|--------------|--------------|--------------|
| Additional Cost (compared to 2003) | - | \$800 | \$1256 |
| Annual Heating/Cooling Cost (based on 2010 average utility prices) | \$953 | \$904 | \$807 |
| Savings (\$/yr) | - | \$48 | \$145 |
| Percent Savings | - | 5% | 15.2% |

*Department of Energy/Pacific Northwest National Laboratory Report

Potential Future Savings

Utility Bill Reduction Estimates Provided by SRP:

| | |
|--------------------------------------|-----------------------------|
| 2009 compared to 2006 Energy Code | 17% savings in Phoenix area |
| 2012 compared to 2006 Energy Code | 28% savings in Phoenix area |

Department of Energy long term goal:
Energy Code compared to
2006 Energy Code – 50% savings in Phoenix area

Outreach

- 4 Developers Advisory Forums – no significant opposition to the 2006 Code
- 75+ Stakeholder conversations
- Public meetings
- Emails
- Meetings with Home Builders Association of Central Arizona (HBACA) and the Multi-Housing Assoc.
- SRP, APS and State Energy Office

Stakeholders

- Owners, Residents and Tenants
- Designers, Engineers and Contractors
- Home Builders and Commercial Developers
- Reviewers and Inspectors
- Facility Managers for Businesses and Property Managers of Leased Space
- Organizations: HBACA, Multi-Housing Association, Building Owners and Managers Association (BOMA)

Responses

- Most businesses are building energy efficiency into their business plan
 - Capital improvement programs
 - Product marketability
 - Above-code programs: Energy Star & SRP Powerwise
- Some are concerned about regulation
- Opposition to 2009 Energy Code
- No significant opposition to 2006 Energy Code

Regional Standards

No Energy Code:

Mesa, Glendale, Peoria, Apache Junction,
Maricopa County, Carefree

2006 Energy Code:

Phoenix, Scottsdale, Tempe, Chandler,
Gilbert, Buckeye, El Mirage, Fountain Hills,
Paradise Valley, Surprise

2009 Energy Code:

Avondale

Implementation

- **2006:** 6 month delayed implementation period after adoption; minimal training
- **2009:** 1 year delayed implementation period after adoption; training on new code
- Approved construction documents, construction documents submitted for review and approved master plans will NOT be required to revise plans to comply with Energy Code requirements

Recommendation

Adoption of an Energy Code

Direction:

- 2006 or 2009 Energy Code

Questions?



Exhibit B

- Requesting Parcel
- Streets
- Parcels
- City Boundary

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Attachment 2
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3450 E McDowell Rd

E MCDOWELL RD

N VAL VISTA DR

N 41ST PL

N 34TH PL



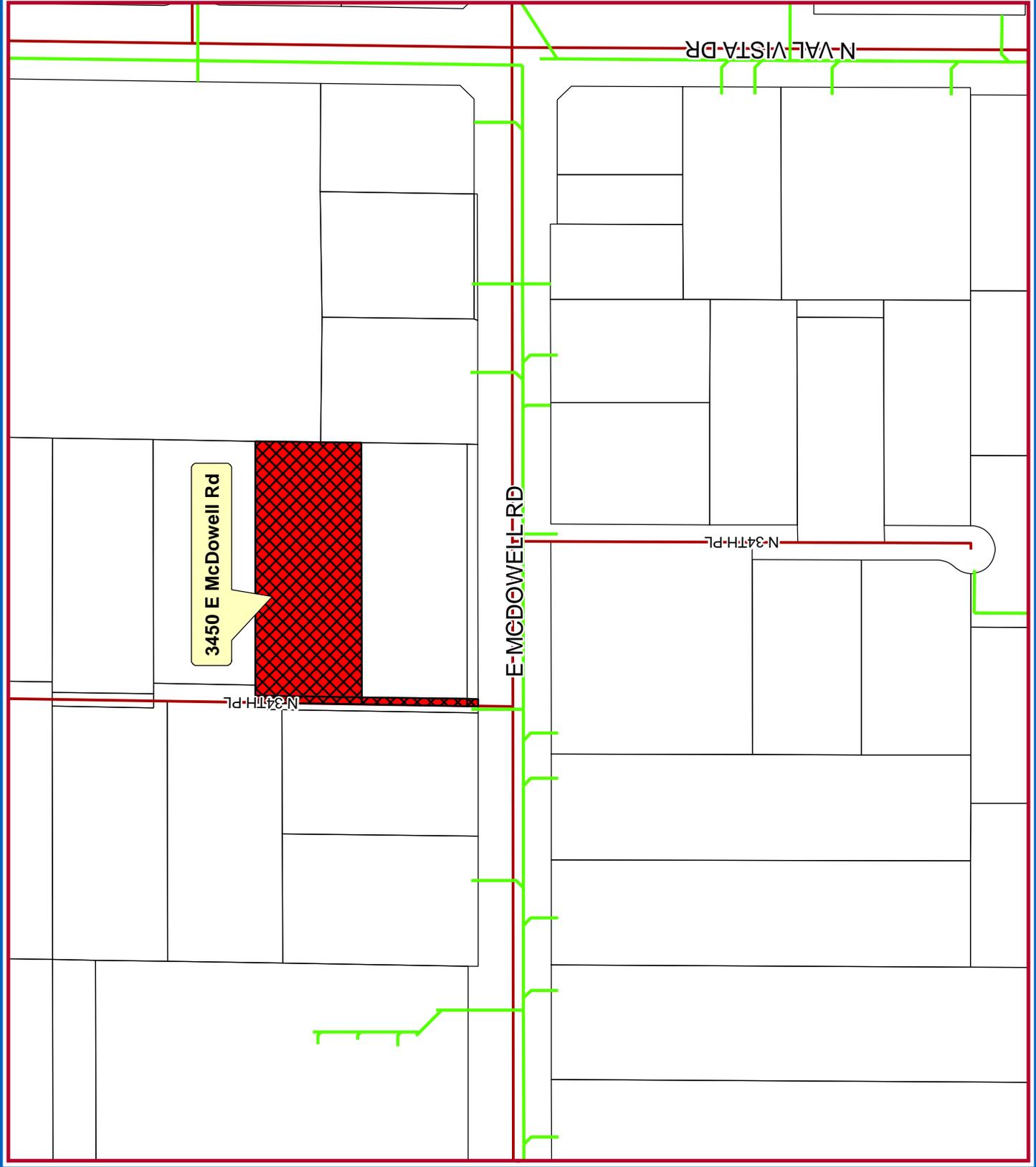
Exhibit H

- Requesting Parcel
- Sewer Main
- Streets
- Parcels
- City Boundary

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3450 E McDowell Rd

N-VAL VISTA DR

E-MCDOWELL RD

N-34TH PL

N-34TH PL