

## **CITY COUNCIL AGENDA**

### **COUNCIL CHAMBERS – 57 EAST FIRST STREET**

Monday, August 15, 2005  
5:45 P.M.

Invocation by Reverend David J. Schorejs, Parkway Baptist Church.

Pledge of Allegiance.

Mayor's Welcome.

Presentation of the Don Cooper Memorial Award by the Mesa Public Safety Foundation

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 Amendment and possible adoption of the corresponding Resolution:
  - 3a1. **GPMInor05-03 (Maricopa County, between Districts 1 and 5)** Conduct a public hearing and consider an amendment to the land use map. The 3000-3600 blocks of N. Val Vista Drive (west side) and the 2800 – 3500 blocks of E. Lehi Road (south side). Generally located south of

MESA CITY COUNCIL  
August 15, 2005  
Page 2

Thomas Road between Lehi Road and Val Vista Drive (299.6 ac).. Minor General Plan Amendment to change the General Plan Land Use Map from Medium Density Residential 2-4 dwelling units per acre (MDR 2-4), Medium Density Residential 6-10 dwelling units per acre (MDR 6-10), High Density Residential 10-15 dwelling units per acre (HDR 10-15) and Office to Medium Density Residential 2-4 dwelling units per acre (MDR 2-4), Medium Density Residential 4-6 dwelling units per acre (MDR 4-6) and Community Commercial. Engle Enterprises Limited Partnership (Rodney E. Engle, Jr. & Janelle A. Yancey), Richard K. Winslow & Marjorie Shreeve, Robert M. & Priscilla Clark, owners; Paul Gilbert, Beus, Gilbert, PLLC, applicant. **CONTINUED FROM THE JULY 5, 2005 CITY COUNCIL MEETING.**

P&Z Recommendation: Approval. (Vote: 6-0-1 with Carpenter absent)

- 3a2. **GPMInor05-03 (Maricopa County, between Districts 1 and 5)** Consider adoption of the corresponding Resolution. The 3000-3600 blocks of N. Val Vista Drive (west side) and the 2800 – 3500 blocks of E. Lehi Road (south side). Generally located south of Thomas Road between Lehi Road and Val Vista Drive (299.6 ac). Maricopa County, between Districts 1 and 5. Minor General Plan Amendment to change the General Plan Land Use Map from Medium Density Residential 2-4 dwelling units per acre (MDR 2-4), Medium Density Residential 6-10 dwelling units per acre (MDR 6-10), High Density Residential 10-15 dwelling units per acre (HDR 10-15) and Office to Medium Density Residential 2-4 dwelling units per acre (MDR 2-4), Medium Density Residential 4-6 dwelling units per acre (MDR 4-6) and Community Commercial. Engle Enterprises Limited Partnership (Rodney E. Engle, Jr. & Janelle A. Yancey), Richard K. Winslow & Marjorie Shreeve, Robert M. & Priscilla Clark, owners; Paul Gilbert, Beus, Gilbert, PLLC, applicant. **CONTINUED FROM THE JULY 5, 2005 CITY COUNCIL MEETING.**

P&Z Recommendation: Approval. (Vote: 6-0-1 with Carpenter absent)

MESA CITY COUNCIL  
August 15, 2005  
Page 3

4. Consider the following liquor license applications:

\*4a. JOHN STIH

Special Event License application for Southeast Valley Regional Association of Realtors, a one day fraternal event to be held on Friday, September 30, 2005 from 5:00 P.M. to 10:00 P.M. at 1363 S. Vineyard. District #3.

\*4b. RANDY D NATIONS, AGENT

New Beer & Wine Store License for Mega 99 Cents Super Center, 1410 E. Main Street. This is an existing business. The license previously held at this location by Randy D. Nations, Agent, Mega 99 Cents Super Center, LLC., will revert back to the State. District #2.

\*4c. STEVEN EARL GOODELL, AGENT

New Restaurant License for America's Cheesecake-Cafe, 1233 S. Alma School Road. This is an existing building. No current Liquor License at this location. District #3.

\*4d. TAMARA LYNN LOCKMAN, AGENT

New Restaurant License for Papillions Too, 525 S. Gilbert Road. This is an existing business. The license previously held at this location by Michael J. Crook, Agent, Chip Shots Inc. will revert back to the State. District #2.

\*4e. RANDY D. NATIONS, AGENT

New Restaurant License for Salty Senorita, 1860 S. Stapley Drive. This is an existing building. The license previously held at this business by H. J. Lewkowitz, Agent, Copper Peak Bar & Grill Inc., will revert back to the State. District #4.

MESA CITY COUNCIL  
August 15, 2005  
Page 4

5. Consider the following contracts:

- \*5a. Workstations and Furniture for the Falcon East District Police Substation as requested by the Police Department. (State Contract #AD010202-001-A1 and #AD030038-003-A2)

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with Facilitec, Inc. at \$157,833.21, including design and installation.

- \*5b. Three-year Supply Contract for Radio/Emergency Equipment Installation for Police Department vehicles as requested by the Communications Division. (Contract 2005150)

The Purchasing Division recommends authorizing purchase from Creative Communications at \$78,318.45, including applicable sales tax.

- \*5c. One-year renewal of the Supply Contract for Thermoplastic Striping Material for Warehouse Inventory to be used by the Transportation Division. (ADOT Contract #T0220B0021)

The Purchasing Division recommends authorizing a one-year renewal through the ADOT contract with Susannah Dobbs Company, LC dba Dobco at \$41,015.63, including applicable sales tax.

- \*5d. One-year Supply Contract for Traffic Paint as requested by the Transportation Division Field Operations. (MCDOT Contract #04239-C)

The Purchasing Division recommends authorizing purchase from the Maricopa County contract with TMT-Pathway, LLC for annual purchases estimated at \$67,093.17, including use tax.

MESA CITY COUNCIL  
August 15, 2005  
Page 5

- \*5e. One-year Supply Contract for Tire Rubber Modified Surface Seal (TRMSS) as requested by the Transportation Division, Field Operations. (City of Glendale Contract # 05-09)

The Purchasing Division recommends authorizing purchase from the City of Glendale contract with Musgrove Enterprises LLC (dba) SealMaster AZ for annual purchases estimated at of \$357,405.63, including applicable sales tax.

- \*5f. Eight Vehicles as requested by the Financial Services Operations Division, Customer Service Operations and the Utilities Administration Division, Utilities Services. (State Contract AD 040004)

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with Five Star Ford at \$120,204.51.

- \*5g. **Deleted.**

- \*5h. Northwest Water Reclamation Plant Perimeter Fence, City of Mesa Project No. 02-906-001.

This project will construct an 8-foot security fence around the Northwest Water Reclamation Plant. The fence will be constructed of a combination of masonry block and wrought iron fencing.

Recommend award to low bidder Concast Corporation, in the amount of \$289,982.00 plus an additional \$28,998.20 (10% allowance for change orders) for a total award of \$318,980.20.

MESA CITY COUNCIL  
August 15, 2005  
Page 6

- \*5i. Lindsay and Brooks Reservoir Improvements, City of Mesa  
Project No. 01-621-001.

City Council is being requested to ratify an increase to the Contract amount of Project No. 01-621-001, to pay for unforeseen items discovered during construction and additional work added to the project.

In accordance with City policy on Construction Contract Change Orders, the Council is asked to ratify this increase in the Contract amount of \$38,200.19. With this increase, the total Contract amount is \$1,448,710.19

- \*5j. Four-year Service Contract for Insurance Broker Services as requested by the City Attorney Department, City Attorney-Civil Division (Contract 2005138)

The Purchasing Division recommends authorizing purchase from Arthur J. Gallagher & Co. at \$42,000.00 for the term of the first year and \$69,000.00 for each of the remaining three years of the contract.

6. Introduction of the following ordinances and setting August 29, 2005 as the date of public hearing on these ordinances:

- \*6a. Amending Section 10-3-25 of the Mesa City Code by amending sanctions for vehicles parked in violation of City ordinance, and increasing the amount of days to respond to the violation notice; and providing penalties for the violation thereof.

- \*6b. **Z05-65 (District 6)** The 2850 to 2900 block of South Power Road (east side). Located north and east of Guadalupe Road and Power Road (2.3 ac ±) Rezone from R1-7 (conceptual C-2) to C-2 and Site Plan Review. This request is to allow for the development of a gas station with a convenience store. Karl Kohlhoff, owner; Craig Boswell, applicant. ***(Held neighborhood meeting)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

MESA CITY COUNCIL  
August 15, 2005  
Page 7

- \*6c. **Z05-70 (District 6)** The 11200 to 11600 block of East Ray Road (north side) and the 4800 to 5200 block of South Meridian Road (west side) and the 5000 to 5200 block of South Mountain Road (east side). Located north and east of Ray Road and South Mountain Road (99± ac.). Rezone from R1-35 to R1-6 and R1-9 and site plan review. This request is to allow for the development of a single-residence subdivision. Nyssa Land Company, Inc (Paul R. Skogebo), owner; Nyssa Land Company, Inc (John Poulsen), applicant. ***(Held neighborhood meeting and contacted registered neighborhood associations)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*6d. **Z05-71 (District 6)** The 7200 to 7300 block of East Baseline Road (south side). Located east and south of Superstition Springs Boulevard and Baseline Road (6± ac.). Rezone from C-2 to C-2 PAD and Site Plan Review. This request is to allow for the development of retail/office condominiums. Boyd Anderson, owner; Randolph Carter, Dream Catchers, applicant. ***(Contacted registered neighborhood associations and homeowners associations)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*6e. **Z05-72 (District 5)** The 3500 to 3600 blocks of North Power Road (west side). Located on the southwest corner of Power Road and Thomas Road (6.13±). Rezone from C-2 to C-2 PAD and Site Plan Modification. This request is to allow for the development of an office condominium project with limited commercial uses. Philip L, Ellis and David C. Ellis, owner; Craig Cote & Steve Bauer – Shea Commercial, applicant. ***(Held neighborhood meeting and contacted registered neighborhoods and homeowners associations)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 6-1, Langkilde nay)

MESA CITY COUNCIL  
August 15, 2005  
Page 8

- \*6f. **Z05-74 (District 6)** The 3600 to 4200 blocks of South Mountain Road (west to the Signal Butte Road alignment), excluding Gilbert School site (parcels 304-33-003B/C). Located south and west of Elliot and Mountain Roads (225 +/- ac). Site Plan Review and Rezone from R1-43 and R1-9 to R1-6 PAD, R1-7 PAD, and R1-9 PAD all within a Development Master Plan overlay. This request is to allow development of a residential community known as Nova Vista. GBGM 240 Limited Partnership LLLP (William Ring), owner. US Homes, applicant. ***(Held neighborhood meeting and contacted homeowners associations)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*6g. **Z05-75 (District 5)** The 150 to 250 block of North 67<sup>th</sup> Street (west side). Located west and north of the northwest corner of Main Street and Power Road (6.3 acres). Rezone from Maricopa County R-3 RUPD to City of Mesa R1-6 PAD. This case involves the establishment of City zoning on recently annexed property. Desert Cove Subdivision Property Owners, owner; Associated Asset Management Company, applicant.

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*6h. **Z05-76 (District 5)** The 50 to 150 block of North 65<sup>th</sup> Street (east side). Located west and north of the northwest corner of Main Street and Power Road (6.7 ac.). Rezone from Maricopa County R-3 RUPD to City of Mesa R1-6 PAD. This case involves the establishment of City zoning on recently annexed property. Apache Cove Subdivision Property Owners, owner; Associated Asset Management Company, applicant.

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

MESA CITY COUNCIL  
August 15, 2005  
Page 9

- \*6i. **Z05-77 (District 6)** The 10800 to 10840 block of East Apache Trail (south side). Located at the southeast corner of Apache Trail and Signal Butte Road (1± ac.). Site Plan Review. This request is to allow for the development of a single-story retail shop building. Geoff Jacobs, owner; Mark A. Bowker, applicant. ***(Telephoned all registered neighborhoods and homeowners associations and businesses)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*6j. **Z05-78 (District 5)** The 4320 to 4400 block of East Presidio Street (north side). Located north and west of McDowell Road and Greenfield Road (2.75 ac.). Rezone from M-1 to M-1 PAD. This request is to allow for individual ownership of condominium suites inside industrial buildings. H-B Dover/Office, L.L.C. By: Hewson Development Corporation – David E. Lord, owner/applicant.

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*6k. **Z05-79 (District 5)** The 2600 to 2700 block of North Power Road (east side). Located south of the southeast corner of McDowell Road and Power Road (15.8± ac.) Rezone from R1-35 DMP to R-3 PAD and C-1 PAD, Site Plan Review. This request is to allow for the development of retail/office buildings and residential condominiums. Power and McDowell, LLC (Edwin Gutzman), owner; Martin Hazine of HGN, LLC, applicant. ***(Held neighborhood meeting and contacted registered neighborhoods and homeowners associations)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

MESA CITY COUNCIL  
August 15, 2005  
Page 10

7. Consider the following resolutions:
- \*7a. Approving and authorizing the City Manager to execute an Intergovernmental Agreement between the City of Chandler and the City of Mesa to share a radio frequency used by Mesa's computerized sprinkler control system.
  - \*7b. Approving and authorizing the City Manager to execute an agreement between the City of Mesa and the Arizona Criminal Justice Commission to pay for supplies, equipment and overtime to improve crime laboratory results in firearms cases committed in the City of Mesa.
  - \*7c. Approving and authorizing the City Manager to renew an Intergovernmental Agreement with the Superior Court of Arizona to continue to provide jurors for the Mesa Municipal Court.
  - \*7d. Designating the National Incident Management System (NIMS) as the basis for all incident management in the City of Mesa.
  - \*7e. Approving and authorizing the City Manager to execute an Intergovernmental Agreement between the City of Mesa and Williams Gateway Airport Authority, allowing the City of Mesa to maintain fire vehicles and equipment owned by the Williams Gateway Airport Authority.
  - \*7f. Approving and authorizing the City Manager to execute an Intergovernmental Agreement between the State of Arizona Department of Transportation (ADOT) and the City of Mesa for the construction of Phase III of a multi-use path along the Consolidated Canal from Lindsay Road to Baseline Road (ADOT JPA File No. 05-042).
  - \*7g. Approving and authorizing the City Manager to execute an Intergovernmental Agreement between the State of Arizona Department of Transportation (ADOT) and the City of Mesa for the odor control facility located at the intersection of Price Freeway and Baseline Road (ADOT JPA File No. 99-154).

MESA CITY COUNCIL  
August 15, 2005  
Page 11

- \*7h. Approving and authorizing the City Manager to execute the Grant Agreement Amendment to extend by ninety (90) days the expiration date of existing grant E9023 at Falcon Field Airport (security fencing) between the Arizona Department of Transportation (ADOT) and the City of Mesa.
  
- \*7i. Approving and authorizing the City Manager to execute an agreement for Fiscal Year 2005-2006 Improvement District No. 228 and the City of Mesa Assessment Participation Contract for Downtown Mesa and Public Space Management Services with the Downtown Mesa Association.
  
- \*7j. Approving and authorizing the City Manager to execute an agreement for parking management with Downtown Mesa Association, (DMA).
  
- \*7k. Approving and authorizing the City Manager to execute an Intergovernmental Agreement among the cities of Chandler, Glendale, Mesa, and Scottsdale and the contract for legal services with the Law Firm of Engleman Berger, P.C. relating to joint legal representation in the Gila River General Stream Adjudication.
  
- \*7l. Extinguish Easement for Highway Purposes and Road Designations for the old Ellsworth Road alignment.  
  
This easement is no longer necessary and is being extinguished to allow a new development to occur on this property.
  
- \*7m. Extinguish a portion of a Public Utilities and Facilities Easement at 6555 E. Superstition Avenue.  
  
This easement is being extinguished to allow the development of a new Borders Bookstore.

MESA CITY COUNCIL  
August 15, 2005  
Page 12

- \*7n. Extinguish a portion of a Public Utilities and Facilities Easement at 1113 S. Signal Butte Road.

This easement is no longer necessary as the developer has relocated the water and sewer lines as part of their new development.

- \*7o. Extinguish a portion of a Drainage Easement located at 8823 E. Colby Circle.

The extinguishment is needed for the construction of a swimming pool.

- \*7p. Consider granting two Power Distribution Easements to Salt River Project at Greenfield Park, 4105 E. Diamond Avenue.

These easements are necessary for electrical service to be replaced due to deterioration of existing power lines serving the area.

- \*7q. Grant a Power Distribution Easement to Salt River Project at Falcon Police Substation located at Greenfield Road and University Drive.

This easement is necessary for electrical service to be installed for the construction of the new substation.

- \*7r. Extinguish a Temporary Retention Easement, a Temporary Drainage Easement and a Drain Pipe Easement near the northwest corner of Baseline Road and Recker Road.

These easements are no longer necessary as the new development has provided the needed easements for the project.

- \*7s. Grant a Power Distribution Easement to Salt River Project at the Ellsworth Sulfide Control Station located at 9197 E. Florian Avenue.

This easement is necessary for electrical service to be installed for the construction of the new utility substation.

MESA CITY COUNCIL  
August 15, 2005  
Page 13

- \*7t. Grant an Exclusive Easement for an Electric Substation, an Ingress/Egress Easement and an Easement for Electric Service to Salt River Project at the Greenfield Water Reclamation Plant located at 4440 S. Greenfield Road.

These easements are necessary for the installation and continuation of electrical service at the new water reclamation plant.

- \*7u. Approving and authorizing the City Manager to execute a Sewer Utility Service Agreement between the City of Mesa and General Motors Corporation.
- \*7v. Authorizing and directing the City Manager to execute necessary documents to acquire certain real property located at 221 West Vine Avenue.
- \*7w. Relinquishing the designation as a Community Action Agency by the Department of Economic Security.

8. Consider the following ordinances:

- \*8a. Amending various sections of the Mesa City Code regarding the following traffic modifications:

Prohibiting Left Turns From Driveways: 10-3-15 (C)

On the south side of Southern Avenue between 3:00 pm and 6:30 pm, Monday through Friday from the driveways with centerlines 110 feet west of Wilbur and 67 feet east of Wilbur (south side of Southern Avenue west of Mesa Drive, Council District 4).

No Parking: 10-3-24 (D) (Full Time No Parking)

On Ingram Street from a point 346 feet west of Higley Road to a point 696 feet west of Higley Road (west of Higley Road and south of McKellips Road, Council District 5).

On the north side of Main Street from a point 150 feet west of Country Club Drive to a point 260 feet west of Country Club Drive and on the north side of Main Street from a point

MESA CITY COUNCIL  
August 15, 2005  
Page 14

385 feet west of Country Club drive to a point 157 feet west of Vineyard (north side of Main Street west of Country Club Drive, Council District 4).

On Sunview, from Baseline Road to a point 1,450 feet north of Baseline Road (west of Recker Road and north of Baseline Road, Council District 6).

No Parking: 10-3-24 (F 1) (No Parking between 8:00 am and 4:00 pm, on any day that public schools of Mesa are in session)

On the south side of Gary Street from a point 359 feet east of Lindsay Road to a point 165 feet west of Roca (east of Lindsay Road and north of Brown Road, Council District 1).

- \*8b. **A05-04 (District 6)** Annexing the southeast corner of Elliot and Signal Butte Roads. (236.32± ac). This request is to annex property into the City of Mesa. Initiated by the property owner, GBGM Limited Partnership, LLLP for Nova Vista Development by US Homes/Greystone Homes.

9. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances:

- \*9a. **Z05-56 (District 6)** The 8400 Block of East Broadway Road (south side). Located at the southeast corner of Broadway Road and Hawes Road (9.4 ac). Rezone from C-2 to R-2 PAD BIZ and site plan review. This request is to allow the development of two and three story single-family detached residences. Michael Cawley, Mt. Baldy Ltd. Partnership, owner; Sean Lake, Pew & Lake, PLC, applicant. ***(Held neighborhood meeting and contacted registered neighborhoods and homeowners associations)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 6-0-1 with Saemisch abstaining)

MESA CITY COUNCIL  
August 15, 2005  
Page 15

- \*9b. **Z05-58 (District 1)** 2245 North Center Street (east side). Located north of the northeast corner of McKellips Road and Center Street (6.5 ± ac). Rezone from R1-43 to R1-9 PAD and site plan review. This request is to allow for the development of a residential subdivision. Nancy Mahr, owner; Kenneth Caldwell, applicant. ***(Held neighborhood meeting and contacted registered neighborhoods and homeowners associations)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*9c. **Z05-60 (District 2)** The 1600 to 1700 blocks of South Val Vista Drive (west side). Located at the northwest corner of Val Vista Drive and Baseline Road (14.3 ac. ±) Site Plan Review. This request is for a retail tenant building and future commercial / retail development. Mike Clements, owner; Paul Gilbert, applicant. ***(Held meeting with the homeowners association)*** **CONTINUED FROM THE JULY 11, 2005 CITY COUNCIL MEETING.**

P&Z Recommendation: Approval with conditions. (Vote: Passed 4-1-1-1 with Esparza nay, Saemisch abstaining, Mizner absent)

- \*9d. **Z05-61 (District 6)** The 3600 to 4200 blocks of South Mountain Road (west to the Signal Butte Road alignment) excluding parcels 304-33-003B/C. (225 ac.) Rezoning from County Rural 43 and R1-8 PD to City R1-43 and R1-9 Establishment of city zoning. William Ring, GBGM 240 Limited Partnership LLLP, owner; City of Mesa, applicant.

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

MESA CITY COUNCIL  
August 15, 2005  
Page 16

- \*9e. **Z05-62 (District 6)** Northeast corner of Signal Butte Road and Elliot Road (108.43 ac.) Rezone from R1-43 to PF (Public Facility) and site plan review. This request is for the development of a City of Mesa water treatment facility. City of Mesa, owner; Carrie Hinson, City of Mesa, applicant. ***(Held neighborhood meeting and contacted registered neighborhoods and homeowners associations)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*9f. **Z05-63 (District 3)** 1720 West Broadway Road (north side). Located north and east of Broadway Road and Dobson Road (15.5 ac. ±) Rezone from M-1 to M-1PAD and site plan modification. This request is for a light industrial and retail complex. Broadway Mesa Commons, LLC (Robert Nutall, Manager), owner; Bob Saemisch, Saemisch & DiBella Architects, applicant. ***(Contacted homeowners associations and registered neighborhoods)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 6-0-1 with Saemich abstaining)

- \*9g. **Z05-64 (District 6)** The 400 to 500 block of South Hawes Road (east side). Located south and east of Broadway Road and Hawes Road (3.35 ac. ±) Modification of a previously approved PAD overlay and site plan review. This request is to allow for individual residential building ownership. John Bellerose, owner; Randy Carter, applicant. ***(Contacted all homeowners associations and registered neighborhoods)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 5-1-1 with Adams nay, Mizner absent)

MESA CITY COUNCIL  
August 15, 2005  
Page 17

- \*9h. **Z05-66 (District 6)** 11611 and 4011 South Power Road (east side). Located south and east of Elliot Road and Power Road (24.73 ac.) Rezone from R1-43 to C-2 and M-1. This request is to bring the existing zoning into conformance with the Mesa 2025 General Plan. Joe Vertuccio, owner; Wayne Balmer, City of Mesa, applicant.

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*9i. **Z05-67 (District 6)** 18515, 18525, 18501 East Ray Road (south side). Located south and east of Ray Road and Power Road (3.43 ac.) Rezone from R1-43 to C-2. This request is to bring the existing zoning into conformance with the Mesa 2025 General Plan. City of Mesa, owner; Wayne Balmer, City of Mesa, applicant.

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*9j. **Z05-68 (District 6)** 14031 South 185<sup>th</sup> Street (east side). Located south and east of Ray Road and Power Road (1.2 ac.) Rezone from R1-43 to C-2. This request is to bring the existing zoning into conformance with the Mesa 2025 General Plan. Craig and Vickilyn VanSickle, owner; Wayne Balmer, City of Mesa, applicant.

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

- \*9k. **Z05-69 (District 5)** The 2900 block of North Sericin (east side). Located north and west of McDowell Road and Power Road (1.04 ac ±). Rezone from C-2 to R-2 PAD and site plan review. This request is to allow for the development of a residential subdivision. Robert L. Schultz, owner; Gary Johnson, Archicon, L.C., applicant. ***(Held neighborhood meeting and contacted registered neighborhoods and homeowners associations)***

P&Z Recommendation: Approval with conditions. (Vote: Passed 7-0)

MESA CITY COUNCIL  
August 15, 2005  
Page 18

- 10 Consider the following subdivision plats:
- \*10a. "FAMILY FIRST PHYSICIANS PLAZA", - (**Council District 2**) – 2300 block of East Southern Avenue (south side) located south and east of Southern Avenue and Gilbert Road. 2 O-S PAD office condominium units (1.38 ac) JMAX Properties, LLC, Allen Max Germaine, Jr., managing member; Standage & Associates, Ltd., engineer.
  - \*10b. "COYOTE LANDING, A CONDOMINIUM", - (**Council District 6**) – 10100-10200 blocks of East Southern Avenue (north side) located north and east of Southern Avenue and Crismon Road. 292 R-3 PAD condominium units (19.32 ac) Coyote Landing, L.L.C., Glenn Walling, President, owner; Miller and Sons Surveying, engineer.
  - \*10c. "SUPERSTITION SPRINGS AUTO LOOP", - (**Council District 6**) – 7500 block of East Hampton Avenue (south side) located south and west of Hampton Avenue and Sossaman Road. 5 M-1 PAD DMP industrial lots (35.95 ac) Superstition Springs Investors Limited Partnership, owner; Wood/Patel & Associates, Inc., engineer.
  - \*10d. "HIGLEY-MCKELLIPS BUSINESS CENTER", - (**Council District 5**) – 1900 block of North Higley Road (west side) located south and west of McKellips Road and Higley Road. 14 M-1 PAD and 1 M-2 PAD industrial lots (8.8 ac) DCSJ Ltd., owner; Standage & Associates, Ltd., engineer.
11. Items from citizens present. (Maximum of three speakers for three minutes per speaker).