

COUNCIL MINUTES

February 5, 2001

The City Council of the City of Mesa met in a Regular Council Meeting in the upper level meeting room of the Council Chambers, 57 East 1st Street, on February 5, 2001, at 5:45 p.m.

COUNCIL PRESENT

Jim Davidson
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy
Claudia Walters
Mike Whalen

COUNCIL ABSENT

Keno Hawker

OFFICERS PRESENT

Mike Hutchinson
Neal Beets
Barbara Jones

Vice Mayor Davidson excused Mayor Hawker from the meeting.

Invocation by President James G. LeCheminant, Church of Jesus Christ of Latter-Day Saints.

Pledge of Allegiance was led by Brandon Kenney, Scout Troop #250.

Vice Mayor Davidson welcomed State Senator District 30 Jay Blanchard to the Council meeting.

1. Approval of minutes of previous meetings as written.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Pomeroy, that the minutes of the January 4, 2001 Study Session, January 18, 2001 Study Session, and the January 22, 2001 Regular Council meetings be approved.

Vice Mayor Davidson declared the motion carried unanimously by those present.

2. Consider all consent agenda items.

At this time, all matters on the consent agenda were considered or were removed at the request of a member of the Council. All items identified in these minutes with an asterisk (*) were approved with one Council action.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Pomeroy, that the consent agenda items be approved.

Vice Mayor Davidson declared the motion carried unanimously by those present.

3. Consider the following liquor license applications:

*a. KAREN J. BROWN, SPECIAL EVENT COORDINATOR

Special Event License application of Karen J. Brown, Special Event Coordinator, PREHAB of Arizona, a one-day event to be held Saturday, March 3, 2001 from 6:00 p.m. to 12:00 Midnight, at 200 N. Centennial Way, Sheraton Mesa Hotel.

*b. RONALD D. LORENZO, AGENT

Person and Location transfer Liquor Store License for Albertson's Store #1002, 9243 E. Baseline Road. This is a new business, which is currently under construction. This transfer is from Habib J. Murad, Agent, Alamo Liquor & Food, 2001 E. Van Buren Street, Phoenix.

*c. RONALD D. LORENZO, AGENT

New Beer and Wine Store License for Albertson's Express #1002 Fuel Center, 9241 E. Baseline Road. This is a new business, which is currently under construction. No previous liquor licenses at this location.

*d. EDWARD M. PECORARO, AGENT

New Restaurant License for Big Benny's, 1235 S. Gilbert Road, Ste 18. This is an existing building. A Restaurant License was previously held at this location by Alfonso Crispo, Agent. The restaurant, Crispo's Pizzeria Restaurant, closed June 2000.

*e. H. J. LEWKOWITZ, AGENT

New Restaurant License for Buca Di Beppo, 1730 S. Val Vista Drive. This is a new business, which is currently under construction. No previous liquor licenses at this location.

*f. ROBERT F. KELLEY, AGENT

New Restaurant License for Floridinos Pizza and Pasta, 2036 N. Gilbert Road, #4. This is an existing building and business. A Restaurant License was previously held at this location by Gilbert I. Kelley, Agent. The restaurant, Floridino's Pizza and Pasta #2, closed January 2001.

4. Consider the following contracts:

*a. Two-year renewal of the supply contract for uniform garments to be purchased for approximately 250 employees in various city departments. These shirts, pants, caps and jackets are worn by a variety of field crews to identify them as City workers.

The Purchasing Division recommends exercising the two-year renewal option with G & K Services, Inc. at \$80,000.00 based on estimated annual requirements.

*b. Two-year supply contract for patrol bicycles as requested by the Police Department.

The Purchasing Division recommends accepting the low bid meeting specification by Landis Cyclery, (base bid), at \$30,476.25 based on estimated annual purchases.

- *c. Supply contract for herbicides to be used for weed control by the Golf Course, Parks Maintenance, Facilities Maintenance and Streets Maintenance.

The Purchasing Division recommends authorizing purchase from State of Arizona contract with Target Specialty Products at \$65,216.60 based on estimated requirements for the remaining ten months of the State contract.

- *d. Library SelfCheck System Hardware for use in the Mesa Public Library as requested by the Information Services Division (ISD).

The Purchasing Division recommends accepting the only bid from 3M, Safety and Security Systems Division, for a total of \$26,692.80, including applicable sales tax.

- *e. Two-year renewal of the supply contract for nitrate solution to be used in the city wastewater system as requested by the Utility Operations Division.

The Purchasing Division recommends exercising the two-year renewal option with Hydro Agri North America at \$85,708.35 based on estimated annual requirements.

- f. Two-year renewal of the supply contract for transformers for Materials and Supplies Division warehouse inventory. These transformers will be used for various electric projects by the Utilities Department.

The Purchasing Division recommends exercising the two-year renewal option with the original primary contract to Wesco Distribution and the original secondary contract to Border States Electric for combined annual purchases estimated at \$150,000.00.

Vice Mayor Davidson declared a potential conflict of interest and refrained from discussion/participation in this agenda item.

Vice Mayor Davidson yielded the gavel to Councilmember Kavanaugh for action on this agenda item.

It was moved by Councilmember Pomeroy, seconded by Councilmember Jaffa, that the recommendations of staff be approved.

Upon tabulation of votes, it showed:

AYES - Jaffa-Kavanaugh-Pomeroy-Walters-Whalen
ABSTAIN - Davidson
ABSENT - Hawker

Councilmember Kavanaugh declared that the motion carried by majority vote.

With action on this agenda item being completed, Councilmember Kavanaugh yielded the gavel back to Vice Mayor Davidson.

- *g. Two-year supply contract for pipe repair clamps for gas, sewer and water service as requested by the Materials & Supply Division.

The Purchasing Division recommends accepting the low bid by Arizona Water Works at \$26,523.56 based on estimated annual purchases.
- *h. Two-year renewal of the supply contract for residential refuse and recycling containers as requested by the Solid Waste Division.

The Purchasing Division recommends exercising the two-year renewal option with Rehrig Pacific Company at \$800,652.83 based on estimated annual requirements.
- *i. Three replacement Automated Side Loader Tractor Refuse Trucks for the Solid Waste Division

The Purchasing Division recommends accepting the bid by Arizona Truck Center at \$638,178.00.
- *j. Two-year supply contract for sodium hypochlorite to be used for odor control at the Waste Water Reclamation Plants as requested by the Utilities Department.

The Purchasing Division recommends accepting the low bid by HASA, Inc. at \$75,762.00 based on estimated annual requirements.
- *k. Two year supply contract for t-shirts used by the Parks, Recreation, and Cultural Division.

The Purchasing Division recommends authorizing a dual award to GK Sportswear and Arizona Wholesale Embroidery and Screenprinting for annual purchases estimated at \$105,000.00.
- *l. Microsoft Windows 2000 Server Operating System Licenses as requested by Information Services.

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with ASAP Software Express, Inc. for a total of \$14,899.95, including applicable use tax.
- *m. Old Bank One Asbestos Abatement and General Demolition. City of Mesa Project No. 01-123.1.

This project will abate the asbestos in the Old Bank One Building.

Recommend award to low bidder, Air Resources, LLC, in the amount of \$388,048.00 plus an additional \$38,804.80 (10% allowance for change orders) for a total award of \$426,852.80.
- n. Escobedo Park Improvements. City of Mesa Project No. 00-36.

This project enhances Escobedo Park, an existing park, through the addition of a lighted basketball court.

Recommend award to low bidder, Goldstein & Luera, LLC, in the amount of \$67,995.00 plus an additional \$6,799.50 (10% allowance for change orders) for a total award of \$74,794.50.

It was moved by Councilmember Jaffa, seconded by Councilmember Walters, that the recommendations of staff be approved.

Upon tabulation of votes, it showed:

AYES - Davidson-Jaffa-Kavanaugh-Pomeroy-Walters-Whalen
ABSENT - Hawker

Vice Mayor Davidson declared the motion carried unanimously by those present.

- o. Evergreen Park Improvements. City of Mesa Project No. 00-37.

This project enhances Evergreen Park, an existing park, through the addition of a children's play area and lighted ballfields.

Recommend award to low bidder, Arizona Southwest Construction, Inc., in the amount of \$154,091.00 plus an additional \$15,409.10 (10% allowance for change orders) for a total award of \$169,500.10.

It was moved by Councilmember Walters, seconded by Councilmember Pomeroy, that the recommendations of staff be approved.

Upon tabulation of votes, it showed:

AYES - Davidson-Jaffa-Kavanaugh-Pomeroy-Walters-Whalen
ABSENT - Hawker

Vice Mayor Davidson declared the motion carried unanimously by those present.

- *p. Southern Avenue Street Light and Landscape Improvements. City of Mesa Project No. 99-72.

This project upgrades the street lighting to current standards, installs sidewalk where none currently exists, and enhances the landscaping to meet current standards.

Recommend award to low bidder, Contractors West, Inc., in the amount of \$311,120.60 plus an additional \$31,112.60 (10% allowance for change orders) for a total award of \$342,233.20.

- *q. Year 2000 Water Line replacements. City of Mesa Project No. 00-62. This project will replace approximately 11,200 lineal feet of water main at various locations

Recommend award to low bidder, K. R. Swerdfeger Construction, Inc., in the amount of \$639,307.00 plus an additional \$63,930.70 (10% allowance for change orders) for a total award of \$703,237.70.

- r. Gilbert Road Reconstruction, Lockwood Street to Red Mountain Freeway. City of Mesa Project No. 98-11.

This project will widen Gilbert Road to 3 lanes in each direction, with a raised median, from Lockwood Street to the Red Mountain Freeway Interchange.

Recommend award to low bidder, Hunter Contracting company, in the amount of \$2,423,685.50 plus an additional \$242,368.55 (10% allowance for change orders) for a total award of \$2,666,054.05.

It was moved by Councilmember Pomeroy, seconded by Councilmember Kavanaugh, that the recommendations of staff be approved.

Upon tabulation of votes, it showed:

AYES - Davidson-Jaffa-Kavanaugh-Pomeroy-Walters-Whalen
ABSENT - Hawker

Vice Mayor Davidson declared the motion carried unanimously by those present.

*s. South Center Complex Demolition. City of Mesa Project No. 00-51.3.

The purpose of this project is to demolish four buildings at the former EVIT campus. Three of the buildings will be demolished and parking lots constructed, with the fourth building being removed for the future Aquatics Center.

Recommend award to low bidder, Breinholt Contracting Company, Inc., in the amount of \$105,615.00 plus an additional \$10,561.50 (10% allowance for change orders) for a total award of \$116,176.50.

*t. Sewer Line Video Inspection. City of Mesa Project No. 01-114.

The purpose of this project is to provide an annual contract to perform video inspection on developments and City projects. Video inspection is the most effective method to inspect smaller lines.

Recommend award to low bidder, Pipeline Video, in the amount of \$86,500.00 plus an additional \$8,650.00 (10% allowance for change orders) for a total award of \$95,150.00.

5. Introduction of the following ordinances and setting February 20, 2001 as the date of public hearing on these ordinances:

*a. Prohibiting parking on the west side of 22nd Place from Main Street to a point 1,275 feet north of Main Street and on 64th Street from a point 265 feet north of Brown Road to a point 265 feet south of Brown Road; and removing the parking prohibition on the east side of 22nd Place from a point 50 feet north of Main Street to a point 520 feet north of Main Street; as recommended by the Transportation Advisory Board.

6. Consider the following resolutions:

*a. Approving the use of the Scalloped Street Assessment Laws to assess a portion of the street improvement costs for East McDowell Road from Lehi Road to Greenfield Road, City of Mesa Scalloped Street Assessment Project Number 99-54.

- *b. Approving the use of the Scalloped Street Assessment Laws to assess a portion of the street improvement costs for East Baseline Road from Horne to 24th Street; City of Mesa Scalloped Street Assessment Project Number 98-41.
- *c. Authorizing the City Manager to execute an Intergovernmental Agreement between the State of Arizona through the Department of Economic Security and the City of Mesa for funds to support a portion of the operating costs for PREHAB's Domestic Violence Safe Temporary Overflow Program (DV Stop).
- *d. Approving and authorizing the City Manager to execute an Intergovernmental Agreement among the cities of Mesa, Glendale, Phoenix, Scottsdale and Tempe, and Pinnacle West Energy Corporation for sale and purchase of wastewater effluent from the 91st Avenue Water Reclamation Plant.
- *e. Authorizing the City Manager to execute an agreement between the City of Mesa and the Arizona Governor's Office of Highway Safety to provide funds to purchase fatal vision goggles and for officers to attend training conferences.

7. Deleted.

8. Consider the following recommendation from the Police Committee:

- *a. Approving staff's recommendation relative to the implementation of a Career Enhancement Program for police officers.

(Vice Mayor Davidson excused Councilmember Jaffa from the meeting at 6:40 p.m.)

9. Consider the following recommendation from the Transportation Committee:

- a. Approving proceeding with the construction of a traffic interchange at Recker Road and Loop 202 (Red Mountain Freeway).

It was moved by Councilmember Walters, seconded by Councilmember Whalen, that the recommendations of the Transportation Committee and the inclusion of ---be approved.

Upon tabulation of votes, it showed:

AYES - Davidson-Kavanaugh-Pomeroy-Walters-Whalen
ABSENT - Hawker-Jaffa

Vice Mayor Davidson declared the motion carried by majority vote.

10. Consider the following recommendation from the Finance Committee:

- a. Approving a notice of intention to adjust Development Impact Fees and setting March 19, 2001 as the date for the public hearing.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Whalen, that the recommendations of the Finance Committee be approved.

Upon tabulation of votes, it showed:

AYES - Davidson-Kavanaugh-Pomeroy-Walters-Whalen
ABSENT - Hawker-Jaffa

Vice Mayor Davidson declared the motion carried unanimously by those voting.

10.1. Consider the following recommendations from the Utility Committee:

- *a. Authorizing City staff to pursue an extension of our current contract with Enron based on the Option One recommendation and that staff be directed to continue negotiations within the parameters that the contract amount will not exceed a \$0.50 increase and will have a total load at Index minus \$0.22.
- *b. Approving staff's recommendation relative to producing the City's upcoming Water Quality Report based on Sample No. 3 (a full-color design which includes all required information, responds to frequently asked questions, contains a water conservation message and information on water hardness and more).

10.2. Consider the following recommendation from the General Development Committee:

- *a. Approving staff proceed with the design and construction of the initial phase of a district cooling system for downtown Mesa.

It was moved by Councilmember Walters, seconded by Councilmember Whalen, that the recommendations of the General Development Committee be approved.

Upon tabulation of votes, it showed:

AYES - Davidson-Kavanaugh-Pomeroy-Walters-Whalen
ABSENT - Hawker-Jaffa

Vice Mayor Davidson declared that the motion carried unanimously by those present.

11. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding Ordinances:

- a. **Z00-22** The 8000-9100 blocks of East McKellips (both sides - between Hermosa Vista Drive and McLellan Roads). Rezone from R1-35-DMP (conceptual residential, office and commercial) to R1-35 (760± acres). This case involves the modification to conceptual approval of residential densities and land uses. State of Arizona, owner; represented by: Arizona State Land Department; City of Mesa, applicant. **CONTINUED FROM THE MAY 1, 2000, JULY 10, 2000, SEPTEMBER 11, 2000 AND NOVEMBER 6, 2000 MEETINGS. THE APPLICANT HAS REQUESTED THIS CASE BE CONTINUED TO THE MARCH 19, 2001 COUNCIL MEETING.**

P&Z Recommendation: Approval with conditions: (Vote: 6-0-1, Boardmember Parker left the meeting prior to this case being heard).

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

Recommended approval for continuance***

- *b. **Z00-72** 3720 East Baseline Road. Site Plan Review (1± acres). This case involves the development of a tire store and lube shop. Purcells Western State Tire, owner; represented by: Tom Moyer; Hitchens Associates Architects, applicant; represented by: Gregory L. Hitchens.

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

1. Compliance with the basic development as shown on the site plan and elevations 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. Relocation of the trash dumpster to comply with Solid Waste and Facilities Division requirements. Design of the dumpster enclosure to be reviewed by the Design Review Board.
5. Outside storage and display is prohibited including storage or display under awnings.
6. The slopes of the retention areas where pedestrians could gain access are required to be 6:1.
7. 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.
8. Elimination of the southernmost parking space on the east side of the building.
9. All street improvements and perimeter landscaping to be installed in the first phase of construction.
10. Compliance with all requirements of the Design Review Board.

- *c. **Z00-86** The northeast corner and the southeast corner of Ellsworth Road and Brown Road. Rezone from Maricopa County R-2, R1-8, R1-7, R1-7 RUPD, Rural 43 and C-2 to City of Mesa R-2, R1-7, R1-7PAD, R1-43 and C-2 (172± acres). Various owners; City of Mesa, applicant. 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 7-0).

1. Compliance with the Mesa Residential Development Guidelines where applicable.
2. Compliance with all City development codes and regulations (including the Desert Uplands Development Guidelines where applicable).

3. Review and approval by the Planning and Zoning Board, Design Review Board (if applicable per Mesa Zoning Ordinance), and City Council of future development plans.
4. Compliance with all requirements of the Development Services Department (Engineering and Traffic Engineering etc.).
5. Minimum lot size shall be 8,000 sq. ft. within the R1-7 zoning districts as depicted on Exhibit "C".

- *d. **Z00-87** Property bounded on the north by Warner Road, south by Ray Road, west by RWCD canal and east by Ellsworth Road. Rezone from Maricopa County ADII, ADIII and Rural 43 to City of Mesa M-1 AF and AG AF (1571± acres). Various owners; City of Mesa, applicant. This case involves the establishment of City zoning on recently annexed property. Various owners; City of Mesa, applicant.
(REFER BACK TO THE MARCH 22, 2001 PLANNING & ZONING BOARD MEETING)

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

1. Review and approval by the Planning and Zoning Board, Design Review Board (if applicable per Mesa Zoning Ordinance), and City Council of future development plans.
2. Compliance with all City development codes and regulations.
3. A noise impact study shall be required for all development applications within 500 feet of an existing or planned freeway right of way. The study shall be completed in accordance with the Arizona Department of Transportation's (ADOT) Noise Abatement Policy. Measures to mitigate noise levels, as prescribed by ADOT's Noise Abatement Policy, shall be the developer's responsibility under the following conditions: (a) the freeway is an existing facility; or b) an Environmental Impact Statement (EIS) or Environmental Assessment (EA) has been completed for a planned freeway project prior to issuance of a building permit for the development project.
3. Compliance with the letter dated December 19, 2000 from Williams Gateway Airport regarding land use, aviation easements, notification, and sound attenuation.

Refer back to P & Z

- e. **Z00-88** The northeast corner of Ellsworth Road and Brown Road. Rezone from R1-43 to R1-6PAD (5± acres). This case involves the development of patio homes. Homes by Judi, owner/applicant; represented by: Pat Hendley. Also consider the preliminary plat of "Ellsworth Villas".

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

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, except as noted below.
2. Compliance with the Residential Development Guidelines.
3. Compliance with all City development codes and regulations.

4. Compliance with all requirements of the Development Services Department (Engineering and Traffic Engineering, 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.

Carol Owens –

It was moved by Councilmember Kavanaugh, seconded by Councilmember Pomeroy, that Zoning Case Z00-88 be approved.

Upon tabulation of votes, it showed:

AYES - Davidson-Kavanaugh-Pomeroy-Walters-Whalen
ABSENT - Hawker-Jaffa

Vice Mayor Davidson declared the motion carried unanimously by those present and Ordinance No. ##### approved.

*f. **Z00-89** The southwest corner of Crismon Road and Superstition Freeway. Modification to the PAD (32.7+ acres). This case involves a modification to setback specifications. Schuler Homes, owner/applicant; represented by: Robert M. Cross.

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

1. Compliance with the basic development as described and as shown on the recorded plat as well as the Z98-91 conditions, except as noted below.
2. Compliance with the Residential Development Guidelines.
3. Review and approval by the Planning Director of a revised side elevation for side entry garage plans, detailing the backside of the garage to allow a more attractive streetscape.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
6. Noise attenuation measures are to be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.
7. Compliance with the lot coverage limitation per the City of Mesa Zoning Code.
8. Compliance with all requirements to modify the recorded plat for Crismon Creek Unit II.
9. Future expansion of the reduced setbacks to lots other than lots 242–355 of Crismon Creek Unit II are subject to review and approval of the Planning and Zoning Board and City Council.

- *g. **Z00-92** The 2700 block of East McKellips Road (north side). Site Plan Modification (5± acres). This case involves the development of a mini-storage facility with RV parking, and the deletion of offices from a previously approved plan. Stadium Properties, owner, represented by: Robert Mister; Rod Jarvis, applicant.

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

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, except as noted below.
2. Compliance with all requirements of the Development Services Department (Engineering and Traffic Engineering, etc.).
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. All street improvements and perimeter landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of the Design Review Board.
6. Full compliance with all current code requirements, unless modified through appropriate review and approval of the variance(s) outlined in the staff report.
7. Slopes of retention basin to be no more than 6:1, unless isolated, then 4:1.
8. Total Plate height of storage building to be 9'-8", maximum.
9. Applicant to provide (3 total) openings on the east and north sides of project to access retention / landscape areas.

- *h. **Z00-93** The southeast corner of Signal Butte and Baseline Road. Modification of the Sunland Village Springs DMP and rezone from R1-6 (conceptual R-2) to R-2 and R-2 PAD (22± acres). This case involves the development of an RV storage area and multi-residential. Farnsworth Development, owner; represented by: Craig Ahlstrom.

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

1. Compliance with the basic development as described in the project narrative and as shown on the site plans and updated Development Master Plan except as noted below.
2. Review and approval by the Planning and Zoning Board and City Council of future development plans on the R-2-PAD parcels.
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. Provide trees 15 feet on center the entire west property line.

- *i. **Z00-94** 4125 East Valley Auto Drive. Site Plan Review (2.5± acres). This case involves the development of an office/warehouse project. Pegronefa, owner; represented by: Brian Lee; Michael Reidy, applicant.

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

1. Compliance with the basic development as shown on the site plan and elevations submitted, (without guarantee of building count, and lot coverage) except as noted below.
2. Review and approval by the Planning and Zoning Board of any future plat for a condominium development.
3. Compliance with all City development codes and regulations, including but not limited to retention design, foundation landscaping, and parking.
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. Compliance with all requirements of the Design Review Board.
7. Full compliance with all current Code requirements, unless modified through appropriate review and approval of the variance(s) outlined in the staff report.

- *j. **Z00-95** The 4900 block of East Inverness Avenue (south side). Site Plan Modification (1± acre). This case involves the development of office condominiums. E.T. Venture Group, owner/applicant; represented by: Tom Kokialares. Also consider the preliminary plat for "ET Venture Office Park".

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

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations 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. All street improvements and perimeter landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with all requirements of the Design Review Board.
7. Compliance with the approved Design Guidelines for the Superstition Triangle Business Park.
8. Medical office uses are not permitted.
9. Retention basins to be 6:1 slopes maximum. In order to accommodate additional retention on this site, the building size must be reduced or the retention shall be provided underground.

12. Consider the following subdivision plats:

- *a. “ELLSWORTH CROSSING” (Council District 6) – The 9200 block of East Guadalupe Road (north side) 5 C-2 commercial lots. (11.49 ac.) A.R. Development, LLC, developer Knudsen-Smith Engineering, engineer.

- *b. "REPLAT OF A PORTION OF MADRID" (Council District 5) – The 8800 block of East Hermosa Vista Drive (north side) 34 R1-35 PAD single residence lots. (33.9 ac.) Schuler Homes of Arizona, developer; JMI & Associates, engineer.

13. Items from citizens present.

There were no items from citizens present.

14. Adjournment.

Without objection, the Regular Council Meeting adjourned at 7:35 p.m.

KENO HAWKER, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 5th day of February 2001. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2001

BARBARA JONES, CITY CLERK