



Agenda

Work Study and Possible Executive Session Queen Creek Town Council

Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
July 17, 2013
5:30pm

1. Call to Order

2. Roll Call (one or more members of the Council may participate by telephone)

3. Motion to adjourn to Executive Session (to be held in the Saguaro Conference Room of the Municipal Services Building) for the following purposes:

A. Discussion and consultation with the Town's attorney and staff to consider the Town's position and instruct its attorney and staff regarding cell tower lease rates on Town-owned property. (ARS 38-431.03(A)(4) and (7).

B. Discussion and consideration of Town Clerk's performance evaluation (A.R.S. §38-431.03(A)(1).

ITEMS FOR DISCUSSION These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

4. Presentation and discussion on end of legislative session report by Marc Osborn, Kutak Rock.

5. Update on the Queen Creek Wash trail project.

6. Discussion and possible direction on the use of banner signs.

TAB X

7. Quarterly Marketing and website update.

8. Adjournment



Agenda
Regular and Possible Executive Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
July 17, 2013
7:00 p.m.

1. Call to Order

2. Roll Call (one or more members of the Council may participate by telephone)

3. Pledge of Allegiance:

4. Invocation:

5. Ceremonial Matters: Presentations, Proclamations, Awards, Guest Introductions and Announcements.

6. Committee Reports

A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

B. Partner agencies quarterly or periodic updates to Council. This may include but is not limited to Queen Creek Chamber of Commerce; Queen Creek Performing Arts Center; Boys & Girls Club of East Valley; and Maricopa or Pinal County Board of Supervisors or other governmental agencies. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

C. Town Center Committee – July 10, 2013

7. Public Comment: Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a “Request to Speak Card”, located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. There is a time limit of three minutes for comments.

8. Consent Calendar: Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff may remove any item for separate consideration.

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A. Consideration and possible approval of the June 5, 2013 Work Study and Regular Session Minutes. **TAB A**

B. Consideration and possible approval of the June 19, 2013 Work Study and Regular Session Minutes. **TAB B**

C. Consideration and possible approval of Expenditures over \$25,000: **TAB C**

1. Orange Screen Productions – Town Council filming/broadcast: \$30,000 (Budgeted FY13/14)
2. Arizona Labor Force, Inc. – Temporary labor@ Horseshoe Park: \$70,000 (Budgeted FY13/14)
3. Winners Circle Soil Products – arena stall bedding: \$70,000 (Budgeted FY13/14)
4. Hewlett Packard – lease agreement for PC equipment: \$34,500 (Budgeted FY13/14)
5. Tyler Technologies – MUNIS financial system annual support: \$82,600 (Budgeted FY13/14)
6. NEC – annual maintenance for CISCO equipment: \$48,900 (Budgeted FY13/14)
7. Queen Creek School District – fuel for Town vehicles: \$242,164 (Budgeted FY13/14)
8. Day Auto Supply (NAPA) – fleet maintenance: \$50,000 (Budgeted FY13/14)
9. Brown & Associates – as needed inspection, plan review: \$166,179 (Budgeted FY13/14)
10. Cleanview Sewer Inspections – as needed sewer inspections: \$31,869 (Budgeted FY13/14)
11. Dickinson Wright, PLLC – legal services to Town: \$344,000 (Budgeted FY13/14)
12. Dana Kepner – meters, meter fittings and services for water: \$498,000 (Budgeted FY13/14)
13. AllChem Industries – chlorine for water disinfection: \$49,000 (Budgeted FY13/14)
14. Albert Holler & Associates – sales tax auditor: \$48,000 (Budgeted FY13/14)
15. Weber Water Resources – well repairs: \$54,000 (Budgeted FY13/14)
16. Vertech Industries – SCADA PLC services: \$115,000 (Budgeted FY13/14)
17. Maricopa County – Law enforcement: \$3,391,374 (Budgeted FY13/14)

D. Consideration and possible approval of the purchase of a 2014 Chevrolet dump truck through Arizona State Contract #ADSP013-038803 from Midway Chevrolet in the amount not to exceed \$39,000. *(Authorized in FY13/14 Budget)* **TAB D**

E. Consideration and possible approval of the purchase of a 2013 Bobcat S570 Skid Steer Loader through Arizona State Contract #ADSP013-00002042 from Bobcat Company in an amount not to exceed \$33,100. *(Authorized in FY13/14 Budget)* **TAB E**

F. Consideration and possible approval of the Final Plat for Ocotillo Heights Phase II, a request by D.R. Horton, Inc. **TAB F**

G. Consideration and possible approval of the Map of Dedication for Queen Creek Road right-of-way, a request by LBE Investments Ltd. **TAB G**

H. Consideration and possible approval of the Map of Dedication for Germann Road right-of-way, a request by LBE Investments Ltd. **TAB H**

I. Consideration and possible approval of **DR13-022 “Lennar Homes at Emperor Estates Phase IV West”**, a request by Lennar Homes for approval of five (5) new floor plans with five (5) elevations each to be constructed on the 104 lots in Emperor Estates Phase IV West subdivision located at the northeast corner of Sossaman and Queen Creek Roads. **TAB I**

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J. Consideration and possible approval of **DR13-023 “Cresleigh Homes at Hastings Farms Parcel A”** a request by Cresleigh Homes for approval of three (3) new floor plans with three (3) elevations each to be constructed on the 136 lots in Hastings Farms Subdivision located east of Ellsworth Road and Chandler Heights Road. **TAB J**

K. Consideration and possible approval of a Job Order Contract/Work Order with AJP Electric, Inc., (Contract 2013-027) in the amount not to exceed \$98,542.40 for construction of a new traffic signal at the intersection of Rittenhouse and Cloud Roads. *(Authorized in FY13/14 Budget)* **TAB K**

L. Consideration and possible approval of Amendment #1 to the Intergovernmental Agreement with Arizona Department of Transportation (ADOT) for design and construction of the Queen Creek Wash trail from Desert Mountain Park to Ellsworth Road. **TAB L**

M. Consideration and possible approval of a one-year service contract with up to four (4) one-year renewals, in an amount not to exceed \$24,000 per year, with ClearComm Consulting, LLC, for training and legislative communication. *(Authorized in FY13/14 Budget)* **TAB M**

N. Consideration and possible approval of the Agreement between the Greater Phoenix Economic Council (GPEC) and the Town in the amount of \$10,883 for FY13/14. *(Authorized in FY13/14 Budget)* **TAB N**

O. Consideration and possible approval of the Agreement between the Queen Creek Cultural Foundation (QCCF) and the Town in the amount of \$110,000 for FY13/14. *(Authorized in FY13/14 Budget)* **TAB O**

P. Consideration and possible approval of an Intergovernmental Agreement for FY13/14 between Maricopa County and the Town in the amount of \$18,066 for the purpose of animal control services. *(Authorized in FY13/14 Budget)* **TAB P**

Q. Consideration and possible approval of an Intergovernmental Agreement for FY13/14 between Maricopa County and the Town in the amount of \$2,012 for the purpose of regional emergency operations management and disaster services. *(Authorized in FY13/14 Budget)* **TAB Q**

R. Consideration and possible approval of the following Streetlight Improvement Districts (SLIDS): **TAB R**

1. **SLID #68, No. 2013-001 – La Jara Farms: Resolution 946-13** Intention to Order the purchase of electricity and **Resolution 947-13** Ordering the Improvements for the purchasing of electricity.
2. **SLID #69, No. 2013-002 – Emperor Estates Phase IV West: Resolution 952-13** Intention to Order the purchase of electricity and **Resolution 953-13** Ordering the Improvements for the purchasing of electricity.
3. **SLID #70, No. 2013-003 – Victoria Parcel 10: Resolution 954-13** Intention to Order the purchase of electricity and **Resolution 955-13** Ordering the Improvements for the purchasing of electricity.

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4. **SLID #71, No. 2013-004 – Victoria Parcels 11 & 11A: Resolution 956-13** Intention to Order the purchase of electricity and **Resolution 957-13** Ordering the Improvements for the purchasing of electricity.

S. Consideration and possible approval of **Resolution 958-13** Water Infrastructure Financing Authority (WIFA) Loan Documents and **Resolution 959-13** Series 2013 Purchase Agreement and Series 2013 Obligation Indenture; authorizing the approval of the financing documents for the purchase of the H2O, Inc. Water Utility. **TAB S**

T. Consideration and possible approval of **Ordinance 535-13** setting the primary property tax rate and levy for the Town for FY13/14. **TAB T**

U. Consideration and possible approval of **Ordinance 536-13** setting the secondary property tax levy for Streetlight Improvement Districts (SLIDS) for FY13/14. **TAB U**

PUBLIC HEARINGS: If you wish to speak to the Council on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

9. Public Hearing and possible action on **Ordinance 537-13/RZ13-019/SP13-020 “Harkins at Queen Creek Marketplace”** a request by Ralph Pew of Pew and Lake PLC, on behalf of VPQCM LLC (Vestar) for rezoning 14.5 acres of land from Planned Area Development with underlying C-2 zoning to a Planned Area Development with underlying TC (Town Center) zoning; site plan approval for a Harkins 14 screen movie theatre and three (3) additional retail and/or restaurant buildings to be added to the Queen Creek Marketplace. The applicant is also requesting an increase to building height to allow for a 60’ spire and allowing exposed neon lighting to the exterior of the Harkins building as architectural lighting. The project is located in the vicinity of the southeast corner of Rittenhouse and Ellsworth Loop Roads in the Queen Creek Marketplace. **TAB V**

FINAL ACTION: If you wish to speak to the Council on an item listed under Final Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

10. Discussion and possible action on the request to begin the statutory 60-day public agency comment period for the 2013 Major General Plan Amendment Applications. **TAB W**

ITEMS FOR DISCUSSION: These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

11. Discussion and possible direction on the use of banner signs. **TAB X**

12. Quarterly Marketing and website update.

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13. Motion to adjourn to Executive Session: The Council may reconvene the Executive Session for any of the items listed on the Work Study Executive Session Agenda.

14. Adjournment



Minutes
Work Study Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
June 5, 2013
5:30pm

1. Call to Order

The meeting was called to order at 5:31p.m.

2. Roll Call (one or more members of the Council may participate by telephone)

Council Members present: Barnes; Brown; Gad; Oliphant; Wheatley (5:40p.m.); Vice Mayor Benning and Mayor Barney.

3. Motion to adjourn to Executive Session (to be held in the Saguaro Conference Room of the Municipal Services Building)for the following purposes:

A. Discussion and consultation with the Town’s attorney for legal advice concerning land use laws and procedures related to Town Center property. A.R.S. § 38-431.03(A)(3).

B. Discussion and consultation with the Town’s attorney for legal advice and with the Town’s attorneys and representatives to consider the Town’s position and instruct its representatives regarding agreements that are the subject of negotiations related to the possible sale or lease of property in the Town Center. A.R.S. § 38-431.03(A)(3),(4) and (7).

C. Discussion and consultation with the Town’s attorney for legal advice and with the Town’s representatives to consider the Town’s position and instruct its representatives regarding agreements that are the subject of negotiations related to Box Canyon. A.R.S. § 38-431.03(A)(3) and (4).

Motion to adjourn to Executive Session at 5:32p.m.:

- 1st: Barnes**
- 2nd: Benning**
- VOTE: Unanimous**

The Work Study Session reconvened at 6:16p.m.

ITEMS FOR DISCUSSION These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

4. Presentation by the National Oceanic and Atmospheric Administration (NOAA) on monsoon awareness.

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Marvin Purcha, Operational Meteorologist with the NOAA, gave a presentation on Arizona dust and monsoon storms as part of Dust Awareness Week.

5. Presentation and discussion on the Design Concept Report for Meridian Road from Empire Boulevard to Ocotillo Road.

Public Works Division Manager Troy White explained how a design concept report is a coordinated document that will guide future roadway development. He said the most important element of this design concept report is the 5-point intersection of Meridian, Riggs, Combs and Rittenhouse Roads and the Union Pacific Railroad. He added that through meetings with property owners, they support the recommended Alternative "D". Mr. White introduced James Barr, with TyLin, project consultant.

Mr. Barr discussed the purpose and need for a design concept report for future land use, transportation and economic development that will provide for sustainable growth. It was noted that funding is not available through Queen Creek's or Maricopa County in the 5-Year CIP. He discussed the transition through the process of "Alternative 6" beginning in 2010 and ending in with the new alternatives "B", "C" and "D". Mr. Barr further discussed the recommended alternative "D", showing the at-grade railroad crossings, good access to existing businesses and future development, at a significantly reduced cost because of changing the elevated railroad crossings to at-grade. A review of presentations, meetings and property owner's approvals was provided.

6. Discussion on a scope of services for a peer review study of the Queen Creek Chamber of Commerce.

Town Manager John Kross reported that the Town has provided funding to the Queen Creek Chamber since 2002, via a contract with specific expectations to become self-funding in the future and that a previous Chamber Director had completed a study and analysis showing when there would no longer be a need to Town funding. Mr. Kross stated that Council Member Brown and Vice Mayor Benning had requested a re-visit of this goal. Mr. Kross discussed his recommendation to have a 3rd party complete the analysis and include specific components in the analysis, and the Chamber Board and Town staff working closely with the consultant. He added that recommendations from the analysis can be used for future budgetary considerations.

Council Member Brown stated that he supports the Budget Committee recommendation for FY13-14 funding level for the Chamber but would like a 3rd party consultant to evaluate future self-funding. Vice Mayor Benning added that the analysis would also provide a guide for the Chamber to move forward. Council Member Gad also stated his support of the Chamber and requested that competitive benchmarks and member benefits be included in the Scope of Services for the consultant. Council Member Barnes added that as a former Chamber Board Member, it was found that large companies financing the Chamber as in other cities and it is difficult to be self-funding with limited, smaller sized businesses/members.

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7. Adjournment

The Work Study was adjourned at 7:03p.m.



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
June 5, 2013
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:10p.m.

2. Roll Call (one or more members of the Council may participate by telephone)

Council Members present: Barnes; Brown; Gad; Oliphant; Wheatley; Vice Mayor Benning and Mayor Barney.

3. Pledge of Allegiance: Led by Vice Mayor Benning.

4. Invocation: Pastor Ron Nelson, Life Link Church

5. Ceremonial Matters: Presentations, Proclamations, Awards, Guest Introductions and Announcements.

A. Proclamation – Dust Awareness Week June 2-8: Mayor Barney provided highlights of the proclamation.

B. Recognition of Service to the Queen Creek Crime Prevention and Mounted Poses: The following were presented with Certificates by MCSO Queen Creek Commander Capt. Randy Brice and Public Safety Coordinator Joe LaFortune:

Queen Creek Crime Prevention Posse: Rich Baker; Mike Bryant; Walter Burks; Steven Conklin; Bill Evans; Jonathon Galant; Nathan Gowan; Chris Graca; Chris Hossele; Roger Hyles; Brian Messenger II; Tim Morgan; George Vasquez; Rick Velotta; and Dave Williams.

Queen Creek Mounted Posse: Michael Barriga; Coy Bronson; Debbie Carey; Ophalia Colahan; David Dumont Jr.; Judi Hay; Shelley Irwin; Cathy Kenworthy; Mary Lynn Maring; John Scot McLaughlin; Sue Murdoch; Aliko Otey; Gary Power; Terry Roberts; Dempsey Short; Lyn Staples and Lee White.

Capt. Brice stated that providing public safety isn't complete without the help of volunteer Posse members who provide thousands of hours of service and go through rigorous training to do so.

C. Queen Creek Citizen Leadership Institute graduation: Mayor Barney presented the 24 members of the 18th graduating class with certificates of completion: Patty Ahern; Doug Amborn; Will Andrews; Cindy Barnes Pharr; Todd Broadhead; Eddie Clark; Karen

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Fabritis; Shane Faulkner; Missy Gunter; Jennette Gutierrez; Tina Jackson; Vinny Mauro; John "Andy" McKinney; Susan Moore; Mary Nickels; Jared Palmer; Margie Payton; Don Porter; Cliff Prentice; Kelly Preston; John Van Etten; Philly Van Etten; Nancy Wiley and Gary Wiley.

6. Committee Reports

A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

Central Arizona Association of Governments (CAG) Regional Council – May 8, 2013: Vice Mayor Benning reported on the approval of the 2013-2016 Transportation Improvement Program; ADOT CAG Annual Work Program; and revolving loan application. Ken Hall was introduced as the new Executive Director.

Maricopa Association of Governments (MAG) Economic Development Committee – June 4, 2013: Mayor Barney reported on the following agenda items: report on the impact of Medical Tourism in Arizona; business incubator tours within the MAG region; and the planning for a trip to Obregon & Guaymas in the fall.

Greater Phoenix Economic Council (GPEC) – June 4, 2013: Mayor Barney reported on the following: update on the Brookings Institute Metropolitan Business Plan project; end of year business development report on GPEC assisting with the location of 23 new companies and creating 3,848 jobs; and the Executive Mission to Washington D.C.

Phoenix-Mesa Gateway Airport Authority – May 20, 2013: Mayor Barney reported the Board approved several contracts for insurance broker, short term lease agreement and a professional service agreement for an environmental assessment of the east terminal area. The Board also discussed Apache Junction's request to become a member of the Authority.

Municipal Tax Code Commission – May 24, 2013: Mayor Barney reported on the Commission's approval of amendments to the tax code regarding taxation of prosthetics/orthodontics; commercial leases and health care taxation/municipal reimbursements by the City of Mesa.

Queen Creek Public Safety Retirement Board – May 28, 2013: Mayor Barney reported the Board certified two new full-time firefighters into the retirement system and considered an Accidental Disability Retirement application.

Maricopa Association of Governments Regional Council – May 22, 2013: Mayor Barney reported the Council approved new boundaries and adding the Town of Florence and City of Maricopa into the region. The Council also approved the FY13/14 MAG Unified Planning Work Program and Annual Budget.

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Mayor Barney also reported on several events that he attended:

Day at the Legislature – May 21, 2013: Meetings were held with Sen. President Biggs, Sen. Crandall and Rep. Fann to discuss proposed transaction privilege tax legislation and the negative impact on Queen Creek.

East Valley Partnership/Leadership Event – May 29, 2013: Several Mayors spoke about their communities with the keynote speaker Dr. Crow, ASU President.

East Mark VIP Grand Opening – May 30, 2013: The event was hosted the developer, DMB.

B. Partner agencies quarterly or periodic updates to Council. This may include but is not limited to Queen Creek Chamber of Commerce; Queen Creek Performing Arts Center; Boys & Girls Club of East Valley; and Maricopa or Pinal County Board of Supervisors or other governmental agencies. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

None.

7. Public Comment: Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a “Request to Speak Card”, located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. There is a time limit of three minutes for comments.

None.

8. Consent Calendar: Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff may remove any item for separate consideration.

A. Consideration and possible approval of Expenditures over \$25,000:

1) Dana Kepner – meters, meter fittings and services - \$30,000 (*budgeted item*)

B. Consideration and possible approval of the Final Plat for Dorada Estates (formerly known as Vaquero Estates), a request by Vaquero Estates, LLC.

C. Consideration and possible approval of **DR13-015 – Richmond American Homes at Crismon Heights Subdivision**, a request by Richmond American Homes for approval of eight (8) new floor plans with three (3) elevations each to be constructed on

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60 lots in the Crismon Heights subdivision located at the northeast corner of Crismon and Ocotillo Roads.

D. Consideration and possible approval of **DR13-017 – Toll Brothers at Dorada Estates**, a request by Toll Brothers for approval of six (6) new floor plans with three (3) elevations each to be constructed on 112 lots in the Dorada Estates subdivision (formerly known as Vaquero Estates) located at the southeast corner of Recker and Ocotillo Roads.

E. Consideration and possible approval of **DR13-018 – K. Hovnanian Homes at Cielo Noche Subdivision**, a request by K. Hovnanian Homes for approval of eight (8) new floor plans with three (3) elevations each to be constructed on 164 lots in the Cielo Noche subdivision located at the southwest corner of Hawes and Queen Creek Roads.

F. Consideration and possible approval of a 2nd Amendment to extend the term of and add to the Scope of Services and additional funding in the amount of \$33,000 to the Professional Services Contract with TischlerBise to update the Town's development fees pursuant to SB1525.

G. Consideration and possible approval of a 2nd Amendment for a one-year extension to the Design Services Master Contract with Sunrise Engineering, Inc., for on-call engineering services for the Utilities Department. (*budgeted item*)

H. Consideration and possible approval of a 3rd Amendment for an extension up to six (6) months from date of approval to the Professional Services Contract with Brown & Associates for plan review and inspection services. (*budgeted item*)

I. Consideration and possible approval of the Design Concept Report and Letter of Support for Meridian Road from Empire Boulevard to Ocotillo Road.

J. Consideration and possible approval of **Resolution 943-13** authorizing Town staff to apply for 5000 acre feet of Non-Indian Agriculture (NIA) Central Arizona Project Water (CAP) through the Arizona Department of Water Resources Reallocation application process.

K. Consideration and possible approval of **Resolution 944-13** canvassing the results of the May 21, 2013 Special Election.

L. Consideration and possible approval of Council Committee assignments.

M. Consideration and possible approval of two (2) easements to be granted to SRP for installation of an underground line for electric service to the AT&T cellular facility at Horseshoe Park & Equestrian Centre.

N. Consideration and possible approval of an Amendment to the Regional Emergency Medical Transportation Service Agreement relating to liquidated damages and performance standards.

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O. Consideration and possible approval of authorizing and directing the Town Attorneys to file a lawsuit against Merchants Bonding Company and Accelerated Construction Technologies, formerly known as Modular Technology, Inc.

P. Consideration and possible approval of an Extension of Premises/Patio Permit submitted by Robin Vanessa Walker on behalf of TC's Pub & Grub, 7205 S. Power Rd. (Power Marketplace), for a one-day event on August 17, 2013. The business has a current Series 12 Restaurant License.

*Q. Public Hearing and possible approval of a Series 12 Liquor License (#12079495) application submitted by Andrea Lewkowitz on behalf of Smashburger #1286 (Sunwest Burgers LLC), 21202 S. Ellsworth Loop Rd, #G-7 (Queen Creek Marketplace).

Motion to approve the Consent Calendar as presented:

1st: Wheatley

2nd: Barnes

VOTE: Unanimous

PUBLIC HEARINGS: If you wish to speak to the Council on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

9. Public Hearing and possible action on **TA13-014 – Ordinance 534-13**, a Town initiated amendment to Article 5.6 of the Zoning Ordinance – Off-Street Parking Requirements related to parking requirements for elementary and junior high schools.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

Motion to approve TA13-014 – Ordinance 534-13 as recommended:

1st: Brown

2nd: Gad

VOTE: Unanimous

FINAL ACTION: If you wish to speak to the Council on an item listed under Final Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

10. Discussion and possible action on **SP13-016 – Maya Theater Complex** a request for Site Plan approval from Maya Operations Queen Creek LLC., for a 14-screen theater, retail and restaurant uses on 19-acres of Town owned property located north of Maya Boulevard, south of Rittenhouse Road, east of Ellsworth Loop Road and west of Ellsworth Road.

Planning Administrator Wayne Balmer reviewed the project history through the RFP process and the site plan; phasing plan and elevations for the 14-screen theatre. The

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phasing plan includes the theatre and restaurant/retail space, required parking, off-site improvements, landscaping, retention etc., in Phase 1 with additional restaurant/retail and parking in Phase 1 and a hotel in Phase 3. Mr. Balmer reviewed conditions of approval as recommended by the Planning and Zoning Commission and staff, including two new conditions: 1) negotiation for the sale or lease of property must be approved and recorded prior to any construction on the property; and 2) approval of the 11.2 acres for Phase 1 only, as opposed to the entire 19-acre site plan.

Dave Fackler, representing Maya Theatre, provided additional information on the pedestrian access (non-vehicular) from Ellsworth Road.

Council asked about future widening of Ellsworth Road and the location of the pedestrian access. Mr. Balmer explained that the goal of the additional access is to encourage the pedestrian friendly Town Center and the proposed access point is shorter and would be enhanced with landscaping features. He also pointed out that with the close proximity of a signalized intersection, other access points would be too close. Council also discussed the fencing for future phases.

Council asked Mr. Fackler if the applicant would comply with the dark sky ordinance and what type of lighting is proposed. Mr. Fackler responded that exterior walls would be down-lit and other lighting would be worked out with staff, but all lighting would comply with the Town's requirements and would match other lighting in Queen Creek Marketplace.

Council asked for clarification on whether site plan approval included elevation and lighting approval. Mr. Balmer responded that only the site plan was being considered.

Motion to approve SP13-016 with the recommended conditions as recommended by the Planning and Zoning Commission and additional conditions as recommended by staff and as discussed: 1) negotiation for the sale or lease of property must be approved and recorded prior to any construction on the property; and 2) approval of the 11.2 acres for Phase 1 only, as opposed to the entire 19-acre site plan for the 11.2 acres as shown in Phase 1 only:

1st: Benning

2nd: Gad

VOTE: Unanimous

11. Discussion and possible approval of the Notice of Intention to Increase Residential Waste Service Rates, setting the time (7p.m.) and date (August 7, 2013) for the Public Hearing to amend the existing schedule of fees for residential waste services.

Public Works Division Manager Troy White explained the requirements of the Notice of Intention and the scheduled public hearing dates. He also clarified that the rate increase is for solid waste/recycling, not wastewater. Mr. White reviewed milestones of the first 3-years of the Town's solid waste/recycling program including participation at special events and educational opportunities to increase recycling.

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Mr. White also provided rate information for the first 3-years which remained at \$15.41 even though the contractor was allowed a 5% annual increase based on the CPI. He said the proposed rate increase to \$16.49 would be for the next two-years and staff is recommending continuing the textile recycling program and household hazardous waste program, both are no-cost to residents. Mr. White also stated that the proposed rate would be lower than the average of \$18.82 throughout Maricopa County. He addressed several questions regarding the rate increase:

1. Temporary discontinuance impact on cost recovery? Mr. White state it was minimal, perhaps \$800/annually and the current \$15 fee and is recommended to \$25.
2. Can the \$.21 fee associated with the loan payback be put into the cart replacement fund? Mr. White explained that in years 1-5, \$.17 of the fee goes into operating reserve and years 5-beyond, the \$.17 fee goes into the cart replacement fund.

In addition, Mr. White announced that the contractor submitted a revised rate increase late in the afternoon and is requesting a lower increase making the proposed new rate \$16.22 for the next two-years.

Council had further discussion on decreasing dumping in washes and desert; continuing the public outreach program and opportunities and effective date of a rate increase. Also discussed was increasing the recycling diversion. Environmental Programs Supervisor Ramona Simpson said although there is funding for outreach programs, she is always looking for innovative and free or inexpensive programs.

Motion to approve the Notice of Intention to Increase Residential Service Rates, setting the time (7p.m.) and date (August 7, 2013) for the Public Hearing to amend the existing schedule of fees for residential waste services

**1st: Gad
2nd: Oliphant
VOTE: Unanimous**

Mayor Barney moved Agenda Item #13 up prior to Agenda Item #12.

12. Discussion and possible approval of the FY13-14 Tentative Budget and setting the Public Hearing for June 19, 2013 for consideration of the Final Budget.

Town Manager Kross reviewed the statutory budget adoption requirements including adopting the Tentative Budget which sets the ceiling for expenditures and scheduling a Public Hearing.

He discussed some key recommendations from the Budget Committee:

- Budget ceiling of \$117.4 million, including all funds and H2O Water Utility Inc., acquisition costs
- Budget supplemental to address increased service delivery and to enhance programs

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- Capital projects include a splash pad and dog park
- \$500,000 reserve to address the legislative impact regarding construction sales tax

Assistant Town Manager Patrick Flynn reviewed the general budget forms and discussed how staff and the Budget Committee had to consider the reduced/loss of development fees and construction sales tax revenues and include long range planning costs for many departments. He stated that the Public Hearing and adoption of the FY 13/14 Budget would be scheduled for June 19, 2013 and the adoption of the Tax Levy for primary and secondary (Streetlight Improvement Districts) would be scheduled for July 17, 2013.

Budget Committee Chair Oliphant thanked and gave appreciation to the staff and Budget Committee members for the thoroughness in developing the FY13/14 budget and stated that the Committee recommended some additional items in order to give something back to the community.

The meeting was recessed from 9:05p.m. – 9:16p.m.

Motion to approve the Tentative FY13/14 Budget as amended and recommended:

1st: Barnes
2nd: Benning

Additional comments from Council were in regard to having information available on the website. Mr. Kross responded that the schedules would be revised and posted on the website.

VOTE: Unanimous

13. Discussion and possible approval of the appointment of Dawn Oliphant to serve as Vice Mayor for a 12-month time period.

Mayor Barney thanked Vice Mayor Benning for serving in the position for the past year and in keeping with the Town's policy, nominated Council Member Oliphant to serve as the Vice Mayor for the next 12 months.

Motion to appoint Council Member Oliphant to serve as Vice Mayor for the next 12 months:

1st: Barney
2nd: Benning

VOTE: Unanimous

Council Member Benning expressed his thanks for serving as Vice Mayor.

Vice Mayor Oliphant thanked her family and the Council for their support.

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ITEMS FOR DISCUSSION: These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

14. Presentation and discussion on the Design Concept Report for Meridian Road from Empire Boulevard to Ocotillo Road. *(If necessary)*

None.

15. Discussion on a scope of services for a peer review study of the Queen Creek Chamber of Commerce. *(If necessary)*

None.

16. Motion to adjourn to Executive Session: The Council may reconvene the Executive Session for any of the items listed on the Work Study Executive Session Agenda.

None.

17. Adjournment

The meeting was adjourned at 9:28p.m.



Minutes
Work Study Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
June 19, 2013
5:30pm

1. Call to Order

The meeting was called to order at 5:30pm.

2. Roll Call (one or more members of the Council may participate by telephone)

Council Members present: Barnes; Brown; Gad; Wheatley; Vice Mayor Oliphant and Mayor Barney. Council Member Benning participated telephonically.

3. Motion to adjourn to Executive Session (to be held in the Saguaro Conference Room of the Municipal Services Building)for the following purposes:

A. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorneys and representatives to consider the Town's position and instruct its representatives regarding agreements that are the subject of negotiations related to the possible sale or lease of property in the Town Center. A.R.S. § 38-431.03(A)(3),(4) and (7).

B. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives to consider the Town's position and instruct its representatives regarding pre-annexation agreements that are the subject of negotiations related to Banner Ironwood Hospital. A.R.S. § 38-431.03(A)(3) and (4).

C. Discussion and consultation with Town attorneys for legal advice and to consider the Town's position and instruct its attorneys regarding pending litigation against National Reined Cow Horse Association. A.R.S. § 38-431.03(A)(3) and (4).

D. Discussion and consultation with the Town Attorney for legal advice and to consider the Town's position and instruct its attorney and staff regarding the acquisition of real property (H2O Water Company). A.R.S. 38-431.03(A)(3) & (7).

E. Discussion and consideration of Town Clerk's performance evaluation (A.R.S. §38-431.03(A)(1)).

Motion to adjourn to Executive Session at 5:31p.m.

1st: Gad

2nd: Brown

VOTE: Unanimous

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Queen Creek Town Council
June 19, 2013
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ITEMS FOR DISCUSSION These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

None.

4. Adjournment

The Work Study reconvened and adjourned at 6:55p.m.



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
June 19, 2013
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:02p.m.

2. Roll Call (one or more members of the Council may participate by telephone)

Council Members present: Barnes; Brown; Gad; Wheatley; Vice Mayor Oliphant and Mayor Barney. Council Member Benning participated telephonically.

3. Pledge of Allegiance: Led by Council Member Barnes.

4. Invocation: A moment of silence was held in honor of first responders and military personnel.

5. Ceremonial Matters: Presentations, Proclamations, Awards, Guest Introductions and Announcements.

A. Proclamation – Park and Recreation Month – July

Mayor Barney presented highlights of the Town's parks and recreation programs and facilities and value they add to the community.

6. Committee Reports

A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

Vice Mayor Oliphant reported on the Ice Cream Social held on June 8, 2013. There were approximately 750 attendees and many activities and guests including the Roots N' Boots Rodeo Queens, Arizona League of Cities & Towns, Phoenix-Mesa Gateway Airport, First Things First and Valley Metro. Vice Mayor Oliphant announced the Annual Pancake Breakfast will be held in November.

Mayor Barney reported on the following meetings:

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Arizona-Mexico Committee – June 14, 2013: A presentation was given to Governor Brewer and attending Mayors on strategies to help future businesses and communities in the global marketplace.

MAG Executive Committee: June 17, 2013: Agenda items considered included amending the FY13 MAG Work Program and Annual Budget in regard to Union Pacific Railroad and appointments to the MAG Transit Committee. The next meeting is August 12, 2013.

Phoenix-Mesa Gateway Airport Authority: June 17, 2013: Updates were provided on April passenger service which was up 26% from previous year; several contracts were approved and the Board approved moving forward with the necessary amendments to add Apache Junction as a member of the authority. The next meeting will be July 15, 2013.

2013 SRP Forum – East Valley Evolved: June 12, 2013: This was an event to introduce the rebranding of the East Valley led by East Valley Partnership. Presentations were made on economic development assets & infrastructure and a new logo for “Phoenix East Valley” was unveiled.

B. Partner agencies quarterly or periodic updates to Council. This may include but is not limited to Queen Creek Chamber of Commerce; Queen Creek Performing Arts Center; Boys & Girls Club of East Valley; and Maricopa or Pinal County Board of Supervisors or other governmental agencies. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

None.

C. Park and Recreation Advisory Board – June 11, 2013: Committee Vice Chair Dru Alberti gave a report on the June 11 meeting. Development Services Director Chris Anaradian was introduced; recreation updates were provided (Boys & Girls Club, AZ Soccer Club). Updates were also given on summer programs, fall registration and the new committee by-laws.

D. Transportation Advisory Committee – June 13, 2013: Committee Chair Ryan Nichols reported on presentations by Edd Hennerly of the Queen Creek School District on school bus transportation and bus stop locations; and Wilson & Company, Inc., on the Germann Road Corridor Study and five preliminary alternatives for the intersection of Sossaman/Germann/UPRR. The next meeting is July 11, 2013.

7. Public Comment: Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a “Request to Speak Card”, located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. There is a time limit of three minutes for comments.

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None.

8. Consent Calendar: Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff may remove any item for separate consideration.

A. Consideration and possible approval of the May 15, 2013 Work Study and Regular Session Minutes.

B. Consideration and possible approval of Expenditures over \$25,000:

1. Weber Water Resources – well repair: \$51,575 (*Budgeted item FY12/13*)

2. Arnold Machinery Company – asphalt compactor: \$39,800 (*Budgeted item FY12/13*)

C. Consideration and possible approval of **Resolution 948-13** designating the Town Center Redevelopment Area as the Town's single Central Business District.

D. Consideration and possible approval of **Resolution 950-13** approving the Phoenix-Mesa Gateway Airport Authority Amended and Re-stated Joint Powers Authority Agreement.

E. Consideration and possible approval of **Resolution 951-13** approving Amendment #1 of the Intergovernmental Agreement between and among the Phoenix - Mesa Gateway Authority and its members.

F. Consideration and possible approval of the Emergency Base Station Agreement with Dignity Health (Mercy Gilbert Medical Center).

*G. Public Hearing on the following Liquor License applications submitted by John Mike McLoughlin, True Arizona Wine Experience LLC for Queen Creek Winery, 24810 S. Rittenhouse Road, Queen Creek, AZ 85142: Series 13 Domestic Farm Winery and Series 07 Beer & Wine Bar. ***The applicant has requested withdrawal of both applications.***

Council requested Item C pulled for discussion.

Motion to approve the remainder of the Consent Calendar as presented:

1st: Gad

2nd: Barnes

VOTE: Unanimous

Economic Development Director Doreen Cott stated that in 2005 the Council designated a portion of the Town Center area as a redevelopment area to encourage reinvestment

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and attract new development. With recent legislation, the statutes now require an identified redevelopment area to also be designated as the Town's single Central Business District in order to utilize certain tax abatements and GPLET. The Town must wait one year after approval of the Central Business District to utilize the GPLET as part of a development agreement.

Council discussed the Town Center uses including residential. Ms. Cott stated that the designation would have no effect on the residential properties.

Motion to approve Item C on the Consent Calendar as presented

1st: Gad

2nd: Brown

VOTE: Unanimous

Mayor Barney moved Agenda Item 12 up prior to Agenda Item 9.

PUBLIC HEARINGS: If you wish to speak to the Council on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

9. Public Hearing on the proposed Town Budget and property tax levy for FY13/14.

Town Manager Kross reviewed statutory requirements for adopting the annual budget and tax levy and thanked the Budget Committee and staff for creating the recommended budget. Mr. Kross said that the Tentative Budget approved on June 5, 2013 set the maximum expenditure limit at \$117.4 million, which includes all funds and the acquisition of the H2O, Inc. Water Utility. He added that the budget also includes reinvestment in the community in the way of parks, road improvements, additional staffing in several departments and restoration of pay, merit increase and tuition reimbursement. Also included is a reserve of \$500k related to the loss of construction sales tax as a result of HB2511. Mr. Kross noted that the bill was amended to go into effect in 2015.

Assistant Town Manager Flynn provided details on the property tax levies: primary property tax for public safety is remaining at \$1.95 per \$100 assessed value generating \$3,628,882 and the secondary tax levy of \$424,000 for the street lighting districts.

Mayor Barney commended all who spent the many hours preparing the budget and requested that if there were any outstanding policy issues to take them to the Budget Committee.

The Public Hearing was opened.

Rick Wojtkun, Commander of the American Legion Duane Ellsworth Post 129, requested that the Council consider a new non-profit funding request for \$6,000 in-kind

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Queen Creek Town Council
June 19, 2013
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funds for the use of a vacant office at the QC Inc., for meeting with veterans and families.

The Public Hearing was closed.

FINAL ACTION: If you wish to speak to the Council on an item listed under Final Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

10. Discussion and possible approval of **Resolution 945-13** adopting the FY13/14 Town Budget.

Budget Chair Vice Mayor Oliphant stated that the American Legion had submitted a revised non-profit funding request for in-kind funding in the amount of \$6,000 for the use of an empty office at the QC Incubator.

Motion to consider the American Legion's amended request for \$6,000 in-kind funding for rental of the office space at the QC Incubator and providing flag raising/lowering services at Town Hall and Library:

1st: Oliphant

2nd: Brown

Council discussed setting a precedence of reconsidering non-profit funding requests after being considered, approved and recommended by the Budget Committee and the possibility of a start-up business wanting to rent the office space in the QC Incubator.

Economic Development Director Doreen Cott responded that there is only one vacant office and all others are rented. Council asked whether the American Legion would be required to sign an agreement. Ms. Cott explained that staff would meet with the Legion representatives to discuss lease provisions and goal setting to improve and grown the organization.

Further Council discussion was in regard to accepting funding proposals after the Tentative Budget is approved and possible consequences of funding approval if a previous request is withdrawn and the new request denied. Town Manager Kross said it was staff's understanding was that the original request was withdrawn. Council discussed the budget approval process.

VOTE: Unanimous

Council also discussed the Horseshoe Park & Equestrian Centre budget and the allocation of \$689,000 from the General Fund, noting that the facility is an important resource to the Town residents and economy but the costs to operate and maintain it continue to require General Fund transfers. There was discussion on the use of contingency funds for all departments and facilities/services.

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Motion to reconsider Horseshoe Park & Equestrian Centre FY13/14 budget to match the FY12/13 budget, by removing the \$50,000 contingency funding, the two capital fund costs and the permanent staff addition:

**1st: Gad
2nd: Brown**

Council discussed further hiring additional staff for Horseshoe Park; debt service on other Town facilities (library & parks) that don't generate revenue.

Amended Motion to remove the \$50,000 contingency funding and consider capital investments and additional staff at a later date

**1st: Gad
2nd: None
Motion died**

Additional comments regarding Horseshoe Park were in regard to the Town's dependence on tourism and the uniqueness of the facility.

**VOTE on original motion:
2 – aye (Wheatley; Gad)
5 – nay (Barnes; Benning; Brown; Oliphant; Barney)
Motion failed.**

Motion to approve Resolution 945-13 adopting the FY13/14 Budget with the amended non-profit funding request submitted by the American Legion:

**1st: Brown
2nd: Benning
VOTE: Unanimous**

11. Consideration and possible approval of **Resolution 949-13** approving the asset purchase agreement for acquiring the H2O, Inc. Water Utility.

Assistant Town Manager Flynn stated that with voter approval the Town was now ready to approve the purchase agreement. He also reported that the Water Infrastructure Finance Authority (WIFA) had approved the Town's request for the \$16 million loan for the down payment per the seller finance agreement. Mr. Flynn said that the Arizona Corporation Commission will consider approval in August and the expected close of the acquisition should be in October 2013.

Town Attorney Bisman stated that two changes to the resolution would need to be read into the record:

Page 2 of Resolution: 2nd Whereas- "(except the forms of the Series 2013 Obligation Documents aforesaid")

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Queen Creek Town Council
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Page 2 of Resolution Section 1: addition of “The Town so acts in lieu of condemnation of the Assets (as defined in the Asset Purchase Agreement)”.

Motion to approve Resolution 949-13 approving the asset purchase agreement acquiring the H2O, Inc. Water Utility.

1st: Brown

2nd: Gad

VOTE: Unanimous

ITEMS FOR DISCUSSION: These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

12. Presentation and discussion on the Town’s temporary sign program.

Development Services Director Anaradian requested Council direction on whether to begin updating the temporary sign regulations or wait until the full zoning ordinance was rewritten. He explained that the Town had received several inquiries about temporary signs and banners policies, and that some had felt that big businesses was favored over the small businesses. He explained that the temporary sign ordinance doesn’t call out specific types of retail or business but activities, such as a 90-day grand opening/new business event.

Council discussed the current zoning ordinance regarding temporary sign requirements, and compliance. Council suggested that staff meet with businesses to discuss best practices and bring back a report to Council at a future meeting.

13. Motion to adjourn to Executive Session: The Council may reconvene the Executive Session for any of the items listed on the Work Study Executive Session Agenda.

None.

14. Adjournment

The meeting was adjourned at 8:55p.m.

Requesting
Department:
Management Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

FROM: KIM CLARK, SR. FINANCIAL SERVICES ANALYST

**RE: CONSIDERATION AND POSSIBLE APPROVAL OF
EXPENDITURES \$25,000 AND OVER**

DATE: July 17, 2013

Staff Recommendation:

Staff recommends approval of expenditures \$25,000 and over, pursuant to Town's purchasing policy.

Proposed Motion:

Move to approve Town expenditures \$25,000 and over, pursuant to Town purchasing policy.

Discussion:

At the beginning of each fiscal year, the Town Council needs to consider and hopefully approve a series of purchases and contracts for material and services needed for Town operations. In many instances, these purchases represent the annual needs for these products and services. All items were authorized and approved as part of the Town's FY 13/14 operating budget. In addition, these items were either bid or we are using cooperative contracts from others government entities in order to obtain the lowest cost for these items. The following represents the list of these purchases and services:

1. Town Council Broadcasting and Filming contract
2. Temporary Labor for HPEC
3. Arena Stall Bedding
4. Master Lease Agreement for Computers
5. MUNIS Financial Software support
6. Maintenance for Telephone, Server and Network equipment
7. Town-wide fuel
8. Fleet Maintenance materials
9. Inspection, Permit and Plan review services (as-needed)
10. Sewer inspection and video services (as-needed)
11. Legal Services
12. Meters, meter fittings, meter testing and repairs; MXU's and meter accessories for residential and commercial water meter installations.

13. Chlorine Tablets for water disinfections
14. Sales Tax Auditing services
15. Well Repairs
16. SCADA Re-programming, repairs, maintenance, and modifications
17. Law Enforcement Services

Fiscal Impact:

The fiscal impact of the requested spending authority for the above expenditures is \$5,325,586. Funds have been identified within their line items budget as approved in the 2013-14 fiscal year budgets.

Alternatives:

1. Orange Screen currently provides all audio, video, production and broadcasting services for Town Council Sessions. The alternative would be to discontinue these services.
2. The Arizona Labor Force has been contracted to provide temporary hourly wage staff to assist with entry level operations and maintenance tasks during event season. The alternative would be to discontinue using this service and direct work back to full time staff.
3. Winner's Circle Soil Products was the awarded vendor (RFP 13-001), which provides of all arena bedding to the Horseshoe Park and Equestrian Centre to be sold year round. Should Council decide not to approve this purchase, the alternative would be to discontinue using this vendor, and seek other options for this bedding.
4. The current lease agreement with Hewlett Packard is for over 100 desktop, and laptops that are currently in use. An alternative would be for the Town to conduct their own solicitation for this service; however, it would require additional staff time, and no guarantee that the Town would be successful in reducing current costs, especially since the Town is utilizing the National Cooperative Contract.
5. MUNIS is a proprietary software that supports the Town's Financial Software system. The only alternative would be to discontinue the support, which would no longer maintain the system through needed updates, software patches, and support.
6. Council could choose not to approve the expenditure. The impact of this action would void the Town's entire telephone network as well as data connectivity service of support, maintenance and technical assistance covered under this agreement. By not properly maintaining the Town's networking services, risks involving mission critical services affecting the health and welfare of our residents, such as Fire communications, and the Utilities department's real-time access to well and pump sites.

7. Reflects needed fuel for operating the Town's Fleet. We really have no other alternative
8. Reflects needed maintenance materials for operating the Town's Fleet. We really have no other alternative
9. Reflects contract for building inspection, permit and plan review services on an as needed basis to address the significant building uptick in the community, and thus provide reasonable turnaround times for the customer. Alternative would be to use Town Staff.
10. Reflects sewer inspection and video services on an as needed basis for private development projects.
11. Reflects the Town's Legal services from Dickinson Wright.
12. Dana Kepner is a sole source supplier of Sensus meters and meter reading equipment in the Western region of the United States. The equipment the Town procures from Dana Kepner is compatible with existing meter reading infrastructure and is exclusively used in the Town of Queen Creek's water system. The Utility Services Department procures meters, meter fittings, MXU's, meter testing services and meter accessories for the installation, repair, and maintenance of the Town's residential and commercial water meters. Wear on water meters is an expected normal operating condition that can lead to a loss of revenue, inefficient operating conditions, and an increase in lost and unaccounted water reporting to the Arizona Department of Water Resources (ADWR), if left unaddressed. The Town of Queen Creek Water Division maintains a testing and repair program to minimize such occurrences. The Water Division installs between 10 to 30 meters per month. The Town of Queen Creek Water Division has explored possible co-operative purchasing arrangements with other Cities; however, at this time no other viable procurement alternatives exist. This year's increased dollar amount reflects funding to start replacing older residential meters that contribute to lost and unaccounted for water that has to be reported to the Arizona Department of Water Resources, and has to be maintained to less than 10% of water pumped. This project was previously approved by Council with the adoption of the 2014 budget.
13. The Town is required under state and federal laws to provide clean and safe water supply. The Town Council recently approved an upfront co-operative contract (2011-022) through the City of Chandler (#MU1-885-2936) for chlorine tablets from AllChem Industries for the purpose of water treatment. If the Council chooses not to approve this procurement, another suitable vendor would need to be identified to procure the necessary water treatment chemicals.
14. Reflects our auditing services contract with Al Holler. Sales tax audits provide revenues to the Town of \$150,000 - \$200,000 annually.

15. Emergency well repair due to failed well casing causing sandy, salty water requiring a patch to be installed. Due to high summer usage, this repair has already been performed, as was necessary to maintain safe, quality drinking water for the Town's customers.
16. Upgrading the PLC programming at the Town's water production facilities will eliminate old unused programming code, as well as add additional features for more efficient monitoring and operating of the Town water system. This process will be done in conjunction with the 'already in progress' project of converting to a new software platform to increase operation and functionality. To delay this project at this time would create a situation that would result in more than doubling the cost to have these services done in the future due to the fact that both individual site and main system programming would then have to be modified.

Supervisory Control and Data Acquisition (SCADA) is a critical tool used to monitor and control the Town's water system. Maintenance, repairs, and modifications are necessary to keep the system operating, as over time radio networks and components degrade causing usability issues. An alternative would be to bid the services, but it takes time for new contractors to adapt to each systems programming, which in turn causes delays with getting issues resolved, as well as costing additional money for the new contractors to learn the programming and how the system operates.

17. Reflects the Town's Law Enforcement Services with Maricopa County.

Attachments:

A detailed list of the requested expenditures.

Attachment: Expenditure \$25,000 and over

**For Fiscal Year 2014
July 17, 2013**

Item #	Vendor	Description	Purpose	Requesting Dept	Fiscal Impact \$	Procurement Method
1	Orange Screen	Town Council Broadcasting and Filming Contract	Providing audio, video and production services specifically for filming all Town Council meetings	Communications & Marketing	\$30,000	Town Contract 2010-056
2	Arizona Labor Force Inc	Temporary Labor for HPEC	Providing temporary labor service at the Horseshoe Park Equestrian Centre assisting with park operations, stall maintenance, and arena maintenance during event season	Economic Development	\$70,000	Town Contract 2013-008
3	Winners Circle Soil Products Inc	Arena Stall Bedding Supplier	Provides the Horseshoe Park and Equestrian Centre with bedding materials to be sold during stall rentals	Economic Development	\$70,000	Town Contract 2012-058
4	Hewlett Packard	Master Lease Agreement Amendment 1	Lease agreement entered in FY10 to replace end of life PC equipment for the Town. This is a 4 year lease agreement, requesting approval to proceed with payment.	Information Technology	\$34,500	WSCA A63309
5	Tyler Technologies	MUNIS Financial System	Annual support costs for the Town's financial system	Information Technology	\$82,600	Sole Source

6	NEC	Cisco Maintenance / TAC Agreement	Annual maintenance agreement covering all of the Towns Cisco equipment including telephony, server and network related items.	Information Technology	\$48,900	City of Tempe T11-048-01 Schedule A
7	Queen Creek Unified School District	Town-wide fuel purchases	Spending authority for annual fuel expenses to meet Town-wide needs for fiscal year	Development Services	\$242,164	Town Contract #2011-075 (IGA)
8	Day Auto Supply, Inc. (NAPA)	Fleet maintenance materials, shop supplies, tools, minor equipment	Spending authority for annual fleet maintenance materials, shop supplies, tools, and minor equipment to meet needs for fiscal year	Development Services	\$50,000	State Contract #ADSPO13-039976
9	Brown & Associates	As-needed inspection, permit, plan review services	Spending authority for as-needed inspection, permit, plan review services through first six-month period of fiscal year, to allocate for request for proposal (RFP) process 101-465-0210-00000-403005	Development Services	\$166,179	Town Contract #2008-93
10	Cleanview Sewer Inspections	As-needed sewer inspection & video services	Spending authority for as-needed sewer inspection & video services for private development projects 101-410-0215-00000-403005	Development Services	\$31,869	Town Contract #2012-040
11	Dickinson Wright, PLLC	Legal Services for the Town of Queen Creek	To cover estimated annual expenditures for Legal Services for FY14. Expenditures will impact multiple line items within the FY14 budget.	Town Wide	\$344,000	Town Contract #2012-085

12	Dana Kepner	Meters, Meter fittings and Services	Meters, meter fittings, meter testing and repairs; MXU's and meter accessories for residential and commercial water meter installations.	Utility Services	\$498,000	Sole Source
13	AllChem Industries	Water Quality and Safety	Chlorine tables for water disinfection.	Utility Services	\$49,000	Town Contract #2011-022 (up-front cooperative)
14	Albert Holler & Associates	Sales Tax Auditor	To cover annual expenditures for Sales Tax Auditing services for FY14.	Management Services	\$48,000	Town Contract #2012-045
15	Weber Water Resources	Well Repairs	Emergency repair of Villages well after a failure of the well casing causing salty, sandy water.	Utility Services	\$54,000	City of Scottsdale Contract #08PB038
16	Vertech Industries	SCADA PLC Re-programming	<p>Re-programming of well and booster station PLC's to remove older programming that has had many modifications rendering some functions obsolete. Old programming code that still remains causes slowing of PLC operation reducing remote operator control that is necessary to control and operate the Town's water system to supply safe, quality drinking water to its customers. This reprogramming will also add additional safety and monitoring features to site operations, and is in conjunction with a current project to reprogram the main SCADA to a new software platform (\$65,000).</p> <p>To cover the as needed repair, maintenance, and nominal modifications to existing hardware and software for monitoring and controlling the Town's water production facilities (\$50,000).</p>	Utility Services	\$115,000	Town Contract #2012-030
17	Maricopa County	Law Enforcement Services	Contract spending authority for Year 3 of the Three Year IGA for Law Enforcement Services with Maricopa County	Fire	\$3,391,374	Town Contract #2011-039

Requesting Department:

Development Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR
TROY WHITE, PUBLIC WORKS DIVISION MANAGER**

RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE PURCHASE OF A 2014 CHEVROLET DUMP TRUCK THROUGH ARIZONA STATE CONTRACT #ADSP013-038803 FROM MIDWAY CHEVROLET IN THE AMOUNT NOT TO EXCEED \$39,600.00. THIS ITEM IS AUTHORIZED IN THE FY 13/14 BUDGET.

DATE: JULY 17, 2013

Recommendation:

It is recommended Council approve the purchase of a 2014 Chevrolet 1-ton Dump Truck through State Contract #ADSP013-038803 from Midway Chevrolet in the amount not to exceed \$39,600.00.

Relevant Council Goal(s):

KRA 5: Maintain the Sound Financial Condition of the Town.

Proposed Motion:

Move to approve the purchase of a 2014 Chevrolet 1-ton Dump Truck through State Contract #ADSP013-038803 from Midway Chevrolet in the amount not to exceed \$39,600.00

Discussion:

The current Fleet vehicle, a 1992 Chevy 1-ton Dump Truck (Vehicle #80) is up for replacement. The replacement of this vehicle was approved as part of the FY 2014 budget cycle. Due to the age, mileage, down-time, and annual repair cost this vehicle is no longer economically feasible to maintain or rely upon for efficient operations.

The 1-ton dump truck is used primarily by the Municipal Grounds Division but is shared as needed with Utilities, Streets, and Horseshoe Park. This 1-ton dump truck allows for efficient operations in areas larger vehicles can't reach due to size or weight, such as the wash trail systems and park areas. The vehicle is used in weekly operations for hauling ground covering materials such as decomposed granite, playground chips, ball

field infield mixes, top-soil, sand, mulch, and green waste; as well as hauling equipment to and from job locations.

Fiscal Impact

Funds for the replacement of Fleet Vehicle #80 were approved as part of the FY13/14 budget process. Funds are currently available within the Development Services Department, Fleet Maintenance Division budget, fiscal account #101-410-0206-00000-407420.

Alternatives:

Council could choose not to approve the purchase of the vehicle at this time. The impacts of not purchasing would result in continued high repair cost for the existing vehicle and a loss in productivity related to repair down-time.

Attachments:

Midway Chevrolet Quote

Thank You For the Opportunity!

Requesting Department:

Development Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR
TROY WHITE, PUBLIC WORKS DIVISION MANAGER**

RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE PURCHASE OF A 2013 BOBCAT S570 SKID STEER LOADER FROM BOBCAT COMPANY, THROUGH ARIZONA STATE CONTRACT #ADSP013-00002042 IN AN AMOUNT NOT TO EXCEED \$33,100.00. THIS ITEM IS AUTHORIZED IN THE FY 13/14 BUDGET.

DATE: JULY 17, 2013

Recommendation:

Staff recommends approval for the purchase of a 2013 Bobcat S570 skid steer loader from Bobcat Company through State Contract #ADSP013-00002042 in an amount not to exceed \$33,100.00.

Relevant Council Goal(s):

KRA 5: Maintain the Sound Financial Condition of the Town.

Proposed Motion:

Move to approve the purchase of a 2013 Bobcat S570 skid steer loader from Bobcat Company through State Contract #ADSP013-00002042 in an amount not to exceed \$33,100.00.

Discussion:

The current fleet equipment, tractor #202, is due for replacement. Because of the age, number of hours, and needed existing repair costs (cracked transmission case), this piece of equipment is no longer economically feasible to maintain or rely upon for efficient operations.

The replacement tractor will have enhanced features and will provide more versatility for expanded operational benefit and safety. The price includes a grapple bucket and a loader bucket. This piece of equipment will be used for right-of-way grubbing, moving rock and gravel, tree removal, dirt moving, storm response, re-grading small retention areas, and removing concrete sidewalks panels that is currently done by hand.

Additionally, in the future we will be able to expand the operational function of this tractor with attachments that will allow us to perform small asphalt repairs, auger for guardrail installation, and jack hammer for concrete removal.

Fiscal Impact

Funds for the replacement of Fleet Vehicle #202 were approved as part of the FY13/14 budget process. Funds are currently available within the Development Services Department, Fleet Maintenance Division budget, fiscal account #101-410-0206-00000-407420.

Alternatives:

Council could choose not to approve the purchase this piece of equipment. This would result in spending funds to repair the existing piece of equipment that is in need of replacement. This would also impact our ability to gain efficiencies through upgraded equipment.

Attachments:

Bobcat Company Quote



Product Quotation

Quotation Number: CMS-20806v1
Date: 2013-07-07 17:51:37

Customer Name/Address:	Bobcat Dealer	Contract Holder/Manufacturer
TOWN OF QUEEN CREEK PUBLIC WORKS 22350 S. ELLSWORTH RD QUEEN CREEK, AZ 85242	Shaun Bobcat of Phoenix, 21828 N. 7TH STREET PHOENIX AZ 85024 Phone: (623) 850-6000 Fax: (623) 850-6005	Bobcat Company PO Box 6000 West Fargo, ND 58078 Phone: 701-241-8719 Fax: 701-280-7860 Contact: Crystal Stram crystal.stram@doosan.com

Description

S570 Bobcat Skid-Steer Loader

61.0 HP Turbo Interim Tier 4 Diesel Engine
Auxiliary Hydraulics: Variable Flow
Backup Alarm
Bob-Tach
Bobcat Interlock Control System (BICS)
Controls: Bobcat Standard
Engine/Hydraulic Systems Shutdown
Glow Plugs (Automatically Activated)
Horn
Instrumentation: Engine Temperature & Fuel Gauges, Hourmeter,
RPM and Warning Lights
Lift Arm Support
Lift Path: Vertical

Part No	Qty	Price Ea.	Total
M0059	1	\$23,181.20	\$23,181.20

Lights, Front & Rear
Operator Cab

- Includes: Adjustable Cushion Seat, Top & Rear Windows, Parking Brake, Seat Bar & Seat Belt
- Roll Over Protective Structure (ROPS) meets SAE-J1040 & ISO 3471
- Falling Object Protective Structure (FOPS) meets SAE-J1043 & ISO 3449, Level I; (Level II is available through Bobcat Parts)

Spark Arrestor Muffler
Tires: 10-16.5, 8 PR, Bobcat Standard Duty
Warranty: 12 Months, Unlimited Hours

A51 Option Package

Cab Enclosure with Heat and AC
Suspension Seat

M0059-P01-A51	1	\$3,180.80	\$3,180.80
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Power Bob-Tach
Cab Accessories Package

High Flow Hydraulics

10-16.5, 10 PR, Heavy Duty Tires

-- in lieu of std tires

Attachment Control

68" Low Profile Bucket

--- Bolt-On Cutting Edge, 68"

68" Industrial Bucket Grapple

M0059-R03-C03	1	\$1,067.50	\$1,067.50
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M0059-R09-C02	1	\$164.50	\$164.50
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M0059-R28-C02	1	\$136.50	\$136.50
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6731418	1	\$674.10	\$674.10
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6718006	1	\$300.00	\$300.00
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7168340	1	\$2,369.50	\$2,369.50
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Quote Total - US dollars

\$31,074.10

***Prices per the AZ State Contract #ADSP013-00002042. Contract Period: 11-13-12 thru 11-12-13**

***Terms Net 30 Days. Credit cards accepted.**

***FOB Destination within the State of Arizona**

***Delivery: 90 to 120 days or less from ARO.**

***State Sales Taxes apply.**

***TID# 38-0425350**

***Orders Must Be Placed with: Clark Equipment Co, Bobcat Company, Govt Sales, PO Box 6000, West Fargo, ND 58078.**

Prices & Specifications are subject to change. Please call before placing an order. Applies to factory ordered units only.

Requesting Department:

Development Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR;
CHRIS DOVEL, TOWN ENGINEER; MARC PALICHUK,
ENGINEER**

**RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE "FINAL
PLAT" FOR OCOTILLO HEIGHTS PHASE II A REQUEST BY
D.R. HORTON INC.**

DATE: July 17, 2013

Staff Recommendation:

Staff recommends approval of the "Final Plat" for Ocotillo Heights Phase II. A request by D.R. Horton Inc.

Relevant Council Goal(s):

General Plan – Land Use Element - Goal Number 3:
Develop Superior Residential Neighborhoods

Town of Queen Creek Corporate Strategic Plan - Key Result Area 1 - Objective 1
Monitor, time, and sequence the Town's Capital Improvement Program (CIP) so that it is implemented when needed, but matched with available revenues to construct and maintain the assets over time.

Proposed Motion:

Move to approve the "Final Plat" for Ocotillo Heights Phase II. A request by D.R. Horton Inc.

History:

Mar. 17, 1999: Town Council approved Ordinance 148-99 (RZ11-98) Ocotillo Heights Planned Area Development PAD.

Nov. 14, 2012: Planning Commission Recommended approval of Ocotillo Heights Phase II, rezoning, subdivision and design review (RZ12-057, SD12-058, DR12-096).

Discussion:

The applicant is requesting approval of a Final Plat for a 172 lot single-family residential subdivision on approximately 64.7 acres located at the northwest corner of Signal Butte Road and the Union Pacific Railroad tracks. The subdivision has underlying R1-7 zoning with density of 2.7 homes per acre. This is consistent with the General Plan Land Use Map which established Medium Density Residential that allows a range of 0-3 DU/AC. The parcel provides 1 point of access onto Signal Butte Road and 1 point of access into the neighboring Ash Creek Estates subdivision. The offsite street improvements for Signal Butte Road shall be constructed simultaneously with the first phase of onsite improvements.

Remaining Items required prior to recording of the Final Plat:

None

Fiscal Impact:

The Town will receive building permit fees for all homes that develop within the 172 lot subdivision. The Owner (D.R. Horton Inc.) will complete onsite and offsite roadway improvements that will require future maintenance costs by the Town.

Alternatives:

Not to accept the "Final Plat" of Ocotillo Heights Phase II. If the Town does not accept the Final Plat, the subdivision will not be developed at this time and the Town will not collect building permit fees.

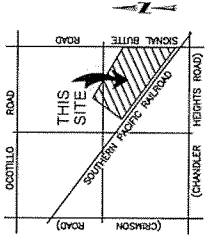
Attachments:

Final Plat

**FINAL PLAT
FOR**

OCOTILLO HEIGHTS PHASE II
PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

NOTES
1. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, WOOD, WIRE OR REMOVABLE FENCES AND DRIVES UNLESS OTHERWISE APPROVED BY THE TOWN OF QUEEN CREEK.
2. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
3. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE DESIGN AND AN APPROVED CONSTRUCTION PLAN.
4. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE DESIGN AND AN APPROVED CONSTRUCTION PLAN.
5. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE DESIGN AND AN APPROVED CONSTRUCTION PLAN.
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24. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE DESIGN AND AN APPROVED CONSTRUCTION PLAN.
25. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE DESIGN AND AN APPROVED CONSTRUCTION PLAN.



ENGINEER/DEVELOPER
D.R. HORTON INC.
2910 NORTH 19TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85016
PHONE: 480-358-1088
FAC: 480-358-1088
CONTACT: HOLLY R. JAMES

- LEGEND**
- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED)
 - INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.C. STD. DET. 120-1.1, TYPE "D" (UNLESS OTHERWISE NOTED)
 - INDICATES CENTER LINE VOLUMINATION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.C. STD. DET. 120-1.1, TYPE "D" (UNLESS OTHERWISE NOTED)
 - INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.C. STD. DET. 120-1.1, TYPE "D" (UNLESS OTHERWISE NOTED)
 - INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED)
 - INDICATES SHEET NUMBER
 - INDICATES INTERSECTION VISIBILITY EASEMENT
 - INDICATES SQUARE FEET
 - INDICATES ACRES
 - INDICATES CURVE NUMBER
 - INDICATES VEHICULAR NON-ACCESS EASEMENT
 - INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES CORNER OF SUBDIVISION
 - INDICATES EASEMENT
 - INDICATES RIGHT-OF-WAY
 - INDICATES MARICOPA COUNTY RECORDER
 - INDICATES GENERAL LAND OFFICE
 - INDICATES SIDEWALK

TRACT	AREA	UTILITY PROVIDERS
TRACT A	0.6777 ACRES	TOWN OF QUEEN CREEK
TRACT B	0.048 ACRES	TOWN OF QUEEN CREEK
TRACT C	0.048 ACRES	TOWN OF QUEEN CREEK
TRACT D	0.252 ACRES	SALT RIVER PROJECT
TRACT E	4.870 ACRES	CENTURY LINK
TRACT F	0.863 ACRES	COX COMMUNICATIONS
TRACT G	0.482 ACRES	TOWN OF QUEEN CREEK
TRACT H	0.383 ACRES	TOWN OF QUEEN CREEK
TRACT I	0.079 ACRES	TOWN OF QUEEN CREEK
TRACT J	0.048 ACRES	TOWN OF QUEEN CREEK
TRACT K	0.230 ACRES	REUSE COLLECTION
TRACT L	0.948 ACRES	GAS
TRACT M	0.024 ACRES	
TRACT N	0.350 ACRES	
TRACT O	0.350 ACRES	
TRACT P	1.226 ACRES	
TOTAL	14.377 ACRES	

TRACT	AREA	USE
TRACT A	0.6777 ACRES	OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE EASEMENT, P.U.E., INTERSECTION VISIBILITY EASEMENT, SIDEWALK EASEMENT
TRACT B	0.048 ACRES	LANDSCAPE TRACT, P.U.E.
TRACT C	0.048 ACRES	LANDSCAPE TRACT, P.U.E.
TRACT D	0.252 ACRES	LANDSCAPE TRACT, P.U.E.
TRACT E	4.870 ACRES	LANDSCAPE TRACT, P.U.E., SEWER EASEMENT, INTERSECTION VISIBILITY EASEMENT
TRACT F	0.863 ACRES	OPEN SPACE, LANDSCAPE TRACT, RETENTION, P.U.E., SEWER EASEMENT
TRACT G	0.482 ACRES	LANDSCAPE TRACT, P.U.E.
TRACT H	0.383 ACRES	LANDSCAPE TRACT, DRAINAGE, RETENTION, P.U.E., INTERSECTION VISIBILITY EASEMENT
TRACT I	0.079 ACRES	LANDSCAPE TRACT, DRAINAGE, RETENTION, P.U.E.
TRACT J	0.048 ACRES	LANDSCAPE TRACT, P.U.E.
TRACT K	0.230 ACRES	LANDSCAPE TRACT, DRAINAGE, P.U.E.
TRACT L	0.948 ACRES	LANDSCAPE TRACT, DRAINAGE, P.U.E.
TRACT M	0.024 ACRES	LANDSCAPE TRACT, P.U.E.
TRACT N	0.350 ACRES	LANDSCAPE TRACT, P.U.E.
TRACT O	0.350 ACRES	LANDSCAPE TRACT, P.U.E.
TRACT P	1.226 ACRES	LANDSCAPE TRACT, P.U.E., INTERSECTION VISIBILITY EASEMENT
TOTAL	14.377 ACRES	

BASE ZONING
ZONING DISTRICT R1-7
ZONING DISTRICT R1-7
REQUIREMENTS:
MIN. LOT AREA: 30,000 SQ. FT.
MIN. LOT WIDTH: 115 FEET
MIN. LOT DEPTH: 20 FEET
MIN. FRONT YARD: 5 FEET
MIN. SIDE YARD: 5 FEET
MIN. REAR YARD: 25 FEET
MIN. DIST. BETWEEN BUILDINGS: 15 FEET
MAX. LOT COVERAGE: 40% (ASK WITH ZONING PERMITS)

TRACT	AREA	UTILITY PROVIDERS
TRACT A	0.6777 ACRES	TOWN OF QUEEN CREEK
TRACT B	0.048 ACRES	TOWN OF QUEEN CREEK
TRACT C	0.048 ACRES	TOWN OF QUEEN CREEK
TRACT D	0.252 ACRES	SALT RIVER PROJECT
TRACT E	4.870 ACRES	CENTURY LINK
TRACT F	0.863 ACRES	COX COMMUNICATIONS
TRACT G	0.482 ACRES	TOWN OF QUEEN CREEK
TRACT H	0.383 ACRES	TOWN OF QUEEN CREEK
TRACT I	0.079 ACRES	TOWN OF QUEEN CREEK
TRACT J	0.048 ACRES	TOWN OF QUEEN CREEK
TRACT K	0.230 ACRES	REUSE COLLECTION
TRACT L	0.948 ACRES	GAS
TRACT M	0.024 ACRES	
TRACT N	0.350 ACRES	
TRACT O	0.350 ACRES	
TRACT P	1.226 ACRES	
TOTAL	14.377 ACRES	

BASIS OF BEARING
SUNNER CURVES IS PARTIAL AREA OF EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LAND USE TABLE
GROSS AREA OF SUBDIVISION: 84,718 ACRES
R/W SIGNAL BUTTE ROAD: 1,573 ACRES
NET AREA: 63,146 ACRES
AREA OF LOCAL PUBLIC STREETS: 13,519 ACRES
AREA OF TRACTS: 14,317 ACRES
TOTAL NUMBER OF LOTS: 35,310 LOTS
OVERALL GROSS DENSITY: 2.66 DU/AC
AVERAGE AREA PER LOT: 5,943 SF.

UTILITY PROVIDERS
WATER: TOWN OF QUEEN CREEK
SEWER: TOWN OF QUEEN CREEK
ELECTRICITY: SALT RIVER PROJECT
TELEPHONE: CENTURY LINK
CABLE: COX COMMUNICATIONS
PO: TOWN OF QUEEN CREEK
FIRE: TOWN OF QUEEN CREEK
REUSE COLLECTION: TOWN OF QUEEN CREEK
GAS: SOUTHWEST GAS

BASE ZONING
ZONING DISTRICT R1-7
ZONING DISTRICT R1-7
REQUIREMENTS:
MIN. LOT AREA: 30,000 SQ. FT.
MIN. LOT WIDTH: 115 FEET
MIN. LOT DEPTH: 20 FEET
MIN. FRONT YARD: 5 FEET
MIN. SIDE YARD: 5 FEET
MIN. REAR YARD: 25 FEET
MIN. DIST. BETWEEN BUILDINGS: 15 FEET
MAX. LOT COVERAGE: 40% (ASK WITH ZONING PERMITS)

DEDICATION
STATE OF ARIZONA }
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS:
THAT D.R. HORTON INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "OCOTILLO HEIGHTS PHASE II" A SINGLE FAMILY DETACHED RESIDENTIAL TRACT, MAP NO. 2794, LOTS 1 THROUGH 35, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS FOR THE PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND FOR THE VARIOUS CONTINGENTS THEREON, AND THAT EACH LOT, STREET AND TRACT SHALL BE CONSIDERED AS A SEPARATE UNIT AND THAT THE PART THEREOF SHOWN ON SAID PLAT, THAT D.R. HORTON INC., A DELAWARE CORPORATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, TO BE OPENED TO THE USE OF SUCH PARTS OF SAID EASEMENTS AS SHOWN AND INCLUDED IN THE ABOVE DESCRIBED TRACTS.

EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.
PUBLIC UTILITIES EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES SUCH AS HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC EASEMENT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.
OWNER WARRANTS AND REPRESENTS TO THE TOWN OF QUEEN CREEK THAT THE EASEMENT HOLDER OR OTHER PERSON OR ENTITY, HAVING ANY INTEREST IN THE EASEMENT, HAS READ AND UNDERSTOOD THE DESIGNATIONS, CONVEYANCES, OR CONSENTED TO, OR JOINED IN THIS PLAT, AS EXPRESSED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDERS OFFICE, OR WHICH OWNER WILL RECORD WITHIN THE DATE ON WHICH THIS PLAT IS RECORDED.
OWNER HEREBY WAIVES THE RIGHT TO SUE OR TO BRING A SUIT FOR A DECLARATORY JUDGMENT, INJUNCTION OR OTHER REMEDY FOR ANY VIOLATION OF THE PLAT OR FOR THE NON-FULFILLMENT OF THE OBLIGATIONS OF THE PLAT. THIS WAIVER SHALL BE CONSIDERED AS MORE FULLY SET FORTH IN THE DECLARATION OF HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF HOMEOWNERS ASSOCIATION AND SHALL BE CONSIDERED AS MORE FULLY SET FORTH IN THE TRACT TABLE ON THIS SHEET. LANDSCAPE MAINTENANCE WILL BE BY THE OCOTILLO HEIGHTS PHASE II HOMEOWNERS ASSOCIATION.

MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY INCLUDING MEDIAN AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJUTING PROPERTY OWNER.
IN WITNESS WHEREOF:
D.R. HORTON INC., A DELAWARE CORPORATION, AS OWNER, HAS HERETOFORE CAUSED THIS PLAT AND INSTRUMENTS HERETOBY REFERENCED TO BE DULY AND LEGALLY AUTHORIZED BY THE UNDERSIGNED OFFICER THEREAFTER DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

D.R. HORTON INC., A DELAWARE CORPORATION, AS OWNER, HAS HERETOFORE CAUSED THIS PLAT AND INSTRUMENTS HERETOBY REFERENCED TO BE DULY AND LEGALLY AUTHORIZED BY THE UNDERSIGNED OFFICER THEREAFTER DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

TOWN APPROVAL
APPROVED BY THE COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, THIS _____ DAY OF _____, 20____.

ACKNOWLEDGEMENT
STATE OF ARIZONA }
COUNTY OF MARICOPA }
ON THIS _____ DAY OF _____, 20____, BEFORE ME, PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE AN OWNER, D.R. HORTON INC., A DELAWARE CORPORATION, THAT HE HAS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.
I HEREBY SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ DATE

ACKNOWLEDGEMENT FOR RATIFICATION
ON THIS _____ DAY OF _____, 20____, BEFORE ME, PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF OCOTILLO HEIGHTS PHASE II HOMEOWNERS ASSOCIATION, _____, THAT HE HAS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.
IN WITNESS WHEREOF:
I HEREBY SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ DATE

CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATELY SHOWS THE LOCATION OF ALL LOTS, STREETS AND TRACTS AS DESCRIBED AND THAT THE RECORDING OF THIS PLAT FOR OCOTILLO HEIGHTS PHASE II HAS BEEN DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
LARRY E. SULLIVAN
REGISTERED LAND SURVEYOR NO. 22782
PHOENIX, ARIZONA
PHOENIX, ARIZONA 85014

**GROSS AREA=64.718 AC.
NET AREA=63.146 AC.**

OCOTILLO HEIGHTS PHASE II
SHEET NUMBER: 1 of 7

COE & VAN LOO CONSULTANTS, INC.
4605 N. 12TH STREET PHOENIX, ARIZONA 85014
(602) 944-0831

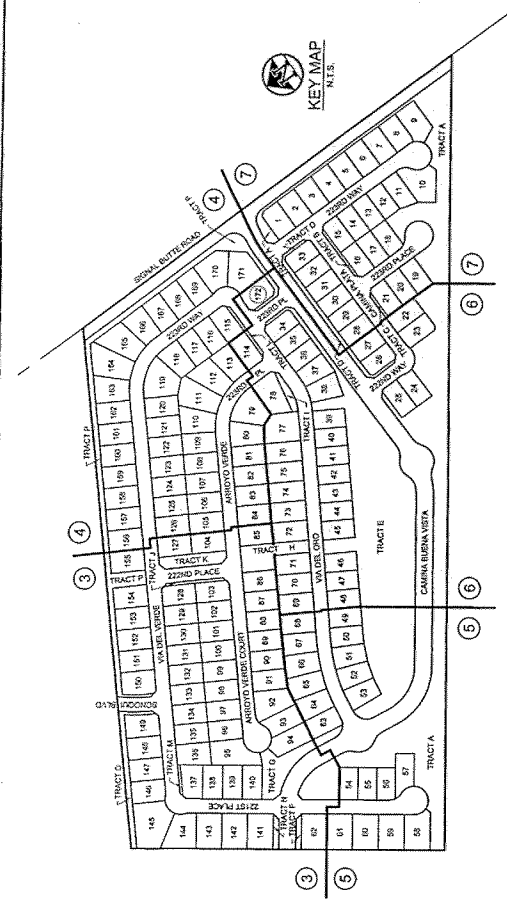
FINAL PLAT FOR

OCOTILLO HEIGHTS PHASE II

SHEET NUMBER: 1 of 7

LOT AREA TABLE

LOT 1	8,431 S.F.	0.194 AC
LOT 2	8,510 S.F.	0.195 AC
LOT 3	8,510 S.F.	0.195 AC
LOT 4	8,510 S.F.	0.195 AC
LOT 5	8,510 S.F.	0.195 AC
LOT 6	8,510 S.F.	0.195 AC
LOT 7	8,510 S.F.	0.195 AC
LOT 8	8,496 S.F.	0.195 AC
LOT 9	10,414 S.F.	0.239 AC
LOT 10	8,125 S.F.	0.186 AC
LOT 11	8,125 S.F.	0.186 AC
LOT 12	7,425 S.F.	0.172 AC
LOT 13	7,425 S.F.	0.172 AC
LOT 14	7,475 S.F.	0.173 AC
LOT 15	7,595 S.F.	0.175 AC
LOT 16	7,392 S.F.	0.170 AC
LOT 17	7,475 S.F.	0.172 AC
LOT 18	7,430 S.F.	0.171 AC
LOT 19	7,475 S.F.	0.172 AC
LOT 20	7,475 S.F.	0.172 AC
LOT 21	7,505 S.F.	0.173 AC
LOT 22	7,505 S.F.	0.173 AC
LOT 23	6,170 S.F.	0.141 AC
LOT 24	7,684 S.F.	0.176 AC
LOT 25	7,788 S.F.	0.179 AC
LOT 26	7,393 S.F.	0.170 AC
LOT 27	7,495 S.F.	0.172 AC
LOT 28	7,485 S.F.	0.172 AC
LOT 29	7,485 S.F.	0.172 AC
LOT 30	7,485 S.F.	0.172 AC
LOT 31	7,485 S.F.	0.172 AC
LOT 32	7,485 S.F.	0.172 AC
LOT 33	7,485 S.F.	0.172 AC
LOT 34	7,383 S.F.	0.169 AC
LOT 35	7,475 S.F.	0.172 AC
LOT 36	7,475 S.F.	0.172 AC
LOT 37	6,219 S.F.	0.142 AC
LOT 38	6,219 S.F.	0.142 AC
LOT 39	7,475 S.F.	0.172 AC
LOT 40	7,475 S.F.	0.172 AC
LOT 41	7,475 S.F.	0.172 AC
LOT 42	7,475 S.F.	0.172 AC
LOT 43	7,475 S.F.	0.172 AC
LOT 44	7,475 S.F.	0.172 AC
LOT 45	7,475 S.F.	0.172 AC
LOT 46	7,475 S.F.	0.172 AC
LOT 47	7,475 S.F.	0.172 AC
LOT 48	7,475 S.F.	0.172 AC
LOT 49	7,475 S.F.	0.172 AC
LOT 50	7,292 S.F.	0.166 AC
LOT 51	8,149 S.F.	0.187 AC
LOT 52	8,149 S.F.	0.187 AC
LOT 53	8,149 S.F.	0.187 AC
LOT 54	8,149 S.F.	0.187 AC
LOT 55	7,475 S.F.	0.172 AC
LOT 56	7,440 S.F.	0.171 AC
LOT 57	8,595 S.F.	0.197 AC
LOT 58	17,788 S.F.	0.406 AC
LOT 59	17,788 S.F.	0.406 AC
LOT 60	17,788 S.F.	0.406 AC
LOT 61	11,260 S.F.	0.258 AC
LOT 62	11,260 S.F.	0.258 AC
LOT 63	8,659 S.F.	0.199 AC
LOT 64	9,051 S.F.	0.208 AC
LOT 65	8,554 S.F.	0.196 AC
LOT 66	9,226 S.F.	0.212 AC
LOT 67	8,714 S.F.	0.200 AC
LOT 68	8,487 S.F.	0.195 AC
LOT 69	8,500 S.F.	0.196 AC
LOT 70	8,613 S.F.	0.198 AC
LOT 71	8,676 S.F.	0.199 AC
LOT 72	8,600 S.F.	0.197 AC
LOT 73	8,600 S.F.	0.197 AC
LOT 74	8,600 S.F.	0.197 AC
LOT 75	8,600 S.F.	0.197 AC
LOT 76	8,600 S.F.	0.197 AC
LOT 77	12,489 S.F.	0.287 AC
LOT 78	11,784 S.F.	0.271 AC
LOT 79	12,324 S.F.	0.283 AC
LOT 80	9,492 S.F.	0.218 AC
LOT 81	9,492 S.F.	0.218 AC
LOT 82	8,402 S.F.	0.193 AC
LOT 83	8,402 S.F.	0.193 AC
LOT 84	8,402 S.F.	0.193 AC
LOT 85	8,402 S.F.	0.193 AC
LOT 86	8,402 S.F.	0.193 AC
LOT 87	8,402 S.F.	0.193 AC
LOT 88	8,402 S.F.	0.193 AC
LOT 89	8,402 S.F.	0.193 AC
LOT 90	8,402 S.F.	0.193 AC
LOT 91	8,402 S.F.	0.193 AC
LOT 92	8,402 S.F.	0.193 AC
LOT 93	8,402 S.F.	0.193 AC
LOT 94	8,402 S.F.	0.193 AC
LOT 95	8,402 S.F.	0.193 AC
LOT 96	8,402 S.F.	0.193 AC
LOT 97	8,402 S.F.	0.193 AC
LOT 98	8,402 S.F.	0.193 AC
LOT 99	8,402 S.F.	0.193 AC
LOT 100	8,402 S.F.	0.193 AC
LOT 101	8,402 S.F.	0.193 AC
LOT 102	8,402 S.F.	0.193 AC
LOT 103	8,402 S.F.	0.193 AC
LOT 104	8,402 S.F.	0.193 AC
LOT 105	8,402 S.F.	0.193 AC
LOT 106	8,402 S.F.	0.193 AC
LOT 107	8,402 S.F.	0.193 AC
LOT 108	8,402 S.F.	0.193 AC
LOT 109	8,402 S.F.	0.193 AC
LOT 110	8,402 S.F.	0.193 AC
LOT 111	8,402 S.F.	0.193 AC
LOT 112	8,402 S.F.	0.193 AC
LOT 113	8,402 S.F.	0.193 AC
LOT 114	8,391 S.F.	0.193 AC
LOT 115	8,391 S.F.	0.193 AC
LOT 116	8,400 S.F.	0.193 AC
LOT 117	8,400 S.F.	0.193 AC
LOT 118	8,400 S.F.	0.193 AC
LOT 119	8,400 S.F.	0.193 AC
LOT 120	8,400 S.F.	0.193 AC
LOT 121	8,400 S.F.	0.193 AC
LOT 122	8,437 S.F.	0.194 AC
LOT 123	8,437 S.F.	0.194 AC
LOT 124	8,437 S.F.	0.194 AC
LOT 125	8,437 S.F.	0.194 AC
LOT 126	8,437 S.F.	0.194 AC
LOT 127	8,437 S.F.	0.194 AC
LOT 128	8,340 S.F.	0.192 AC
LOT 129	8,340 S.F.	0.192 AC
LOT 130	8,450 S.F.	0.195 AC
LOT 131	8,450 S.F.	0.195 AC
LOT 132	8,400 S.F.	0.193 AC
LOT 133	8,400 S.F.	0.193 AC
LOT 134	8,400 S.F.	0.193 AC
LOT 135	8,400 S.F.	0.193 AC
LOT 136	8,400 S.F.	0.193 AC
LOT 137	8,400 S.F.	0.193 AC
LOT 138	8,400 S.F.	0.193 AC
LOT 139	8,400 S.F.	0.193 AC
LOT 140	8,400 S.F.	0.193 AC
LOT 141	11,446 S.F.	0.263 AC
LOT 142	11,260 S.F.	0.258 AC
LOT 143	11,260 S.F.	0.258 AC
LOT 144	12,984 S.F.	0.299 AC
LOT 145	16,985 S.F.	0.389 AC
LOT 146	16,985 S.F.	0.389 AC
LOT 147	16,985 S.F.	0.389 AC
LOT 148	9,249 S.F.	0.214 AC
LOT 149	9,457 S.F.	0.217 AC
LOT 150	9,778 S.F.	0.224 AC
LOT 151	9,000 S.F.	0.207 AC
LOT 152	9,000 S.F.	0.207 AC
LOT 153	9,000 S.F.	0.207 AC
LOT 154	9,000 S.F.	0.207 AC
LOT 155	9,000 S.F.	0.207 AC
LOT 156	9,000 S.F.	0.207 AC
LOT 157	9,000 S.F.	0.207 AC
LOT 158	9,000 S.F.	0.207 AC
LOT 159	9,000 S.F.	0.207 AC
LOT 160	9,000 S.F.	0.207 AC
LOT 161	9,000 S.F.	0.207 AC
LOT 162	9,000 S.F.	0.207 AC
LOT 163	10,285 S.F.	0.236 AC
LOT 164	13,620 S.F.	0.313 AC
LOT 165	13,620 S.F.	0.313 AC
LOT 166	13,620 S.F.	0.313 AC
LOT 167	13,620 S.F.	0.313 AC
LOT 168	13,620 S.F.	0.313 AC
LOT 169	13,620 S.F.	0.313 AC
LOT 170	13,620 S.F.	0.313 AC
LOT 171	13,620 S.F.	0.313 AC
LOT 172	13,620 S.F.	0.313 AC

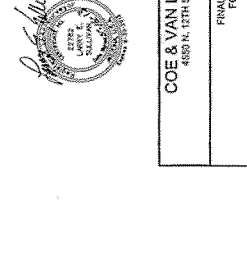
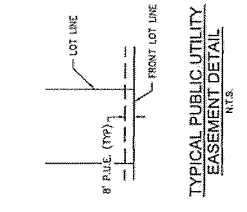
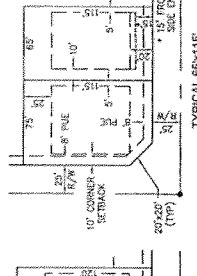
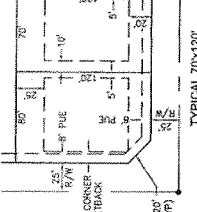


LEGEND

- ▲ INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDICAP (UNLESS OTHERWISE NOTED)
- INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP FROM COMPLETION OF JOB PER M.A.G. STD. DET. 120-1, TYPE "B" (UNLESS OTHERWISE NOTED)
- INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP ALONG WITH COMPLETION OF JOB PER M.A.G. STD. DET. 120-1, TYPE "B" (UNLESS OTHERWISE NOTED)
- INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120-1, TYPE "C" (UNLESS OTHERWISE NOTED)
- INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED)
- ② INDICATES SHEET NUMBER
- ① INDICATES INTERSECTION VISIBILITY EASEMENT

CURVE TABLE

NO.	CHORD	DEGREE	TANGENT	CHORD - BEARING
1	200.00	118.00	118.00	200.00 S. 118.00 W.
2	200.00	118.00	118.00	200.00 S. 118.00 W.
3	200.00	118.00	118.00	200.00 S. 118.00 W.
4	200.00	118.00	118.00	200.00 S. 118.00 W.
5	200.00	118.00	118.00	200.00 S. 118.00 W.
6	200.00	118.00	118.00	200.00 S. 118.00 W.
7	200.00	118.00	118.00	200.00 S. 118.00 W.
8	200.00	118.00	118.00	200.00 S. 118.00 W.
9	200.00	118.00	118.00	200.00 S. 118.00 W.
10	200.00	118.00	118.00	200.00 S. 118.00 W.
11	200.00	118.00	118.00	200.00 S. 118.00 W.
12	200.00	118.00	118.00	200.00 S. 118.00 W.
13	200.00	118.00	118.00	200.00 S. 118.00 W.
14	200.00	118.00	118.00	200.00 S. 118.00 W.
15	200.00	118.00	118.00	200.00 S. 118.00 W.
16	200.00	118.00	118.00	200.00 S. 118.00 W.
17	200.00	118.00	118.00	200.00 S. 118.00 W.
18	200.00	118.00	118.00	200.00 S. 118.00 W.
19	200.00	118.00	118.00	200.00 S. 118.00 W.
20	200.00	118.00	118.00	200.00 S. 118.00 W.
21	200.00	118.00	118.00	200.00 S. 118.00 W.
22	200.00	118.00	118.00	200.00 S. 118.00 W.
23	200.00	118.00	118.00	200.00 S. 118.00 W.
24	200.00	118.00	118.00	200.00 S. 118.00 W.
25	200.00	118.00	118.00	200.00 S. 118.00 W.
26	200.00	118.00	118.00	200.00 S. 118.00 W.
27	200.00	118.00	118.00	200.00 S. 118.00 W.
28	200.00	118.00	118.00	200.00 S. 118.00 W.
29	200.00	118.00	118.00	200.00 S. 118.00 W.
30	200.00	118.00	118.00	200.00 S. 118.00 W.
31	200.00	118.00	118.00	200.00 S. 118.00 W.
32	200.00	118.00	118.00	200.00 S. 118.00 W.
33	200.00	118.00	118.00	200.00 S. 118.00 W.
34	200.00	118.00	118.00	200.00 S. 118.00 W.
35	200.00	118.00	118.00	200.00 S. 118.00 W.
36	200.00	118.00	118.00	200.00 S. 118.00 W.
37	200.00	118.00	118.00	200.00 S. 118.00 W.
38	200.00	118.00	118.00	200.00 S. 118.00 W.
39	200.00	118.00	118.00	200.00 S. 118.00 W.
40	200.00	118.00	118.00	200.00 S. 118.00 W.
41	200.00	118.00	118.00	200.00 S. 118.00 W.
42	200.00	118.00	118.00	200.00 S. 118.00 W.
43	200.00	118.00	118.00	200.00 S. 118.00 W.
44	200.00	118.00	118.00	200.00 S. 118.00 W.
45	200.00	118.00	118.00	200.00 S. 118.00 W.
46	200.00	118.00	118.00	200.00 S. 118.00 W.
47	200.00	118.00	118.00	200.00 S. 118.00 W.
48	200.00	118.00	118.00	200.00 S. 118.00 W.
49	200.00	118.00	118.00	200.00 S. 118.00 W.
50	200.00	118.00	118.00	200.00 S. 118.00 W.
51	200.00	118.00	118.00	200.00 S. 118.00 W.
52	200.00	118.00	118.00	200.00 S. 118.00 W.
53	200.00	118.00	118.00	200.00 S. 118.00 W.
54	200.00	118.00	118.00	200.00 S. 118.00 W.
55	200.00	118.00	118.00	200.00 S. 118.00 W.
56	200.00	118.00	118.00	200.00 S. 118.00 W.
57	200.00	118.00	118.00	200.00 S. 118.00 W.
58	200.00	118.00	118.00	200.00 S. 118.00 W.
59	200.00	118.00	118.00	200.00 S. 118.00 W.
60	200.00	118.00	118.00	200.00 S. 118.00 W.

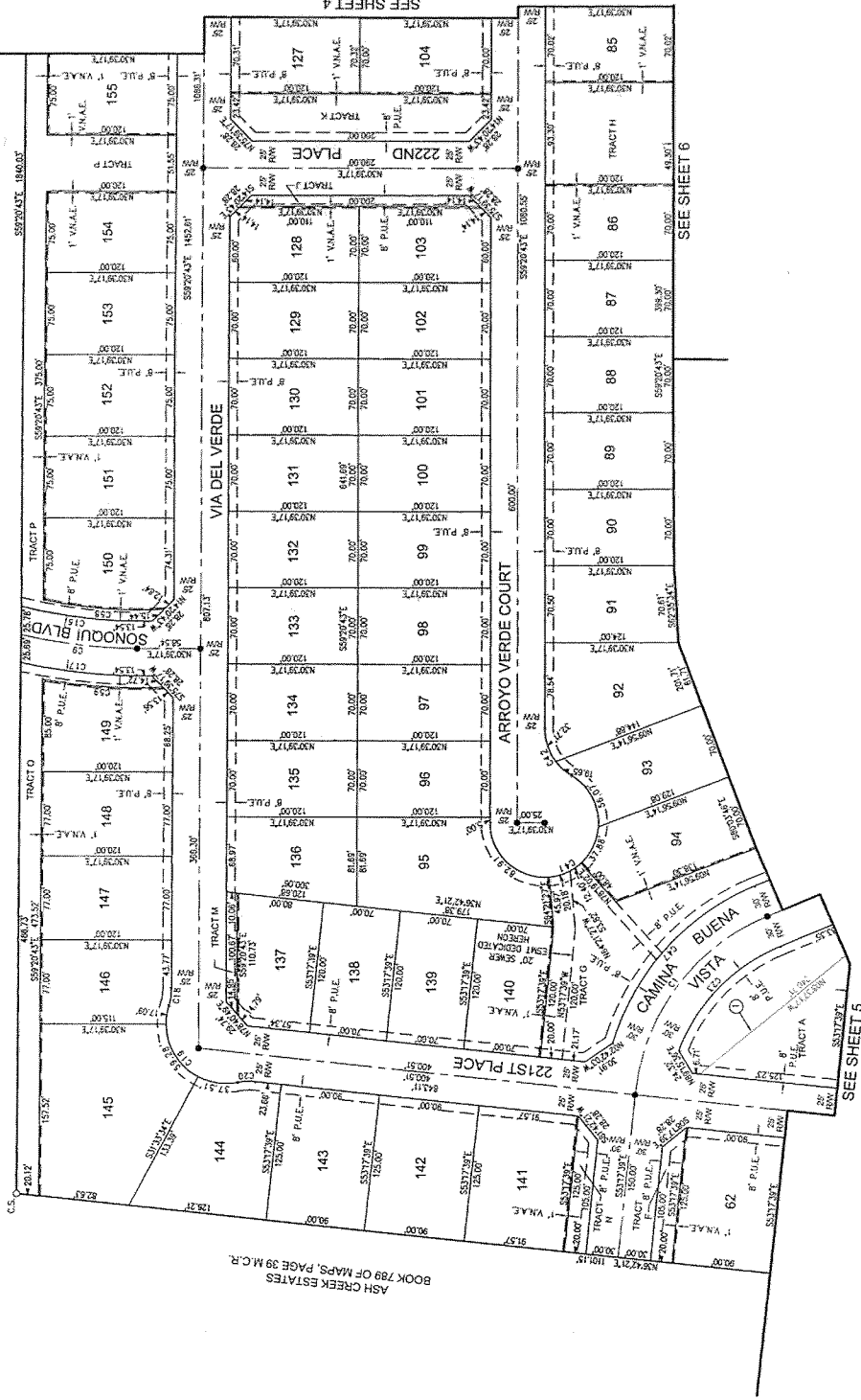


COE & VAN LOO CONSULTANTS, INC.
4800 N. 17TH STREET, SUITE 100, PHOENIX, ARIZONA 85014
(602) 984-1883

FINAL PLAN
OCOTILLO HEIGHTS PHASE II
SHEET NUMBER
2 OF 7

QUEEN CREEK
UNIFIED SCHOOL DISTRICT

OCOTILLO HEIGHTS
PHASE I
BOOK 832 OF MAPS, PAGE 39 M.C.R.



- LEGEND**
- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
 - INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120-1, TYPE 'B' (UNLESS OTHERWISE NOTED).
 - INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP PLUSHED TO SURFACE WITHIN 6" OF JOB PER M.A.G. STD. DET. 120-1, TYPE 'B' (UNLESS OTHERWISE NOTED).
 - INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120-1, TYPE 'C' (UNLESS OTHERWISE NOTED).
 - INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED).
 - INDICATES SHEET NUMBER
 - INDICATES INTERSECTION VISIBILITY EASEMENT

- S.F. - INDICATES SQUARE FEET
- AC - INDICATES ACRES
- CI - INDICATES CURVE NUMBER
- V.N.A.E. - INDICATES VEHICULAR NON-ACCESS EASEMENT
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- C.S. - INDICATES CORNER OF SUBDIVISION
- ESMT - INDICATES EASEMENT
- PL - INDICATES PROPERTY LINE
- R/W - INDICATES RIGHT-OF-WAY
- MCR - MARICOPA COUNTY RECORDER
- GLO - GENERAL LAND OFFICE



COE & VAN LOO CONSULTANTS, INC.
4520 N. 12TH STREET PHOENIX, ARIZONA 85014
(602) 264-6881

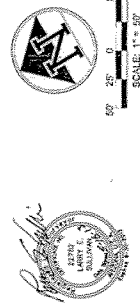
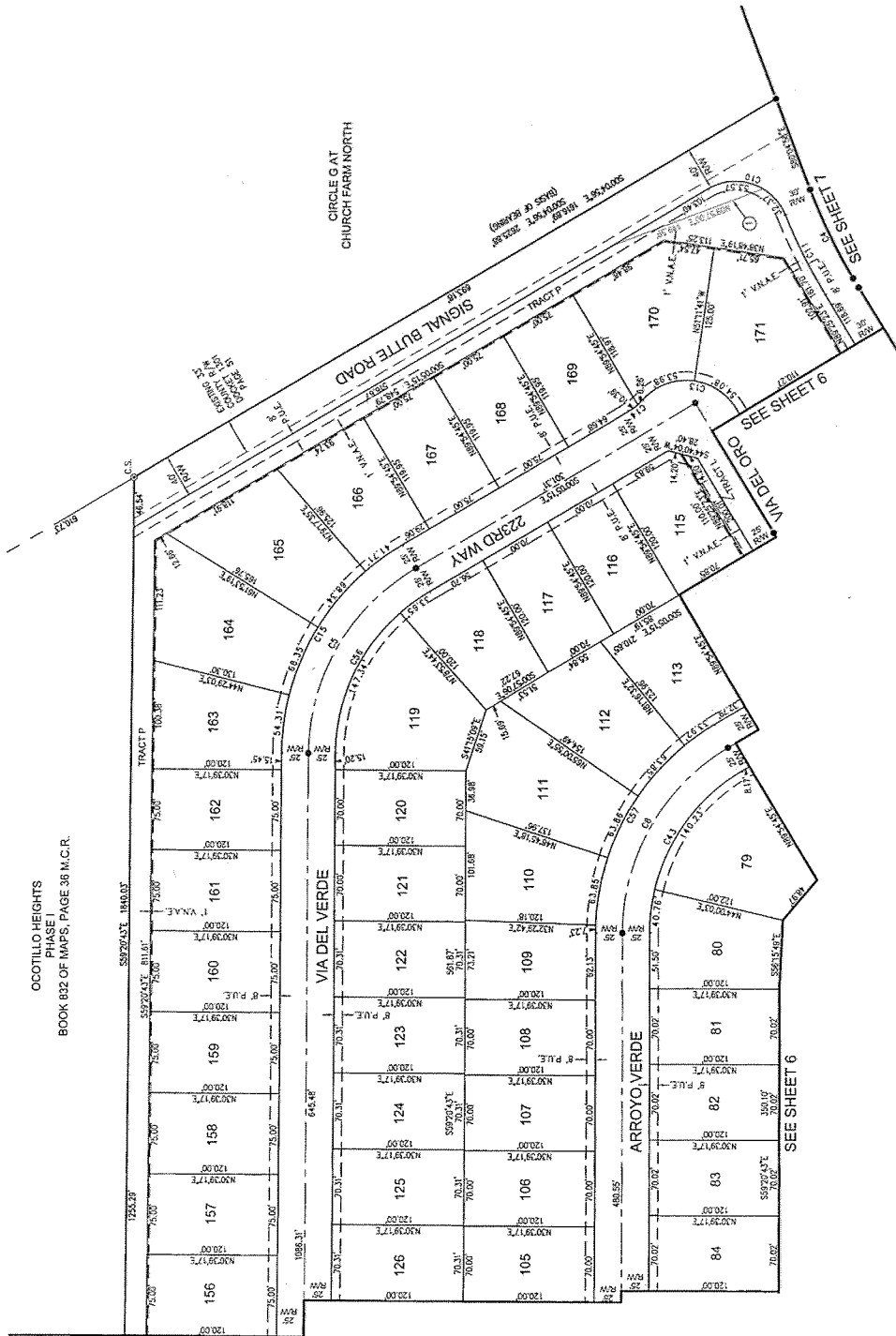
FINAL PLAT FOR
OCOTILLO HEIGHTS PHASE II
SHEET NUMBER
3 OF 7

SEE SHEET 2 FOR
CURVE TABLE AND
LOT AREA TABLE

OCOTILLO HEIGHTS PHASE I - FINAL PLAT - CIVL JOB# 1200301

EAST 1/4 CORNER OF SECTION 23
TOWNSHIP 2 SOUTH, RANGE 7 EAST
FOUND 2" IRON PIPE IN HAND HOLE

OCOTILLO HEIGHTS
PHASE I
BOOK 832 OF MAPS, PAGE 38 M.C.R.



COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 244-6831

FINAL PLAT
FOR
OCOTILLO HEIGHTS PHASE II
SHEET NUMBER
4 OF 7

SEE SHEET 2 FOR
CURVE TABLE AND
LOT AREA TABLE

- LEGEND**
- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
 - INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. DET. 124-1, TYPE "C" (UNLESS OTHERWISE NOTED).
 - INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP ALONG CENTER LINE OF 405 PER M.A.G. DET. 124-1, TYPE "C" (UNLESS OTHERWISE NOTED).
 - INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120-1, TYPE "C" (UNLESS OTHERWISE NOTED).
 - INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED).
 - INDICATES SHEET NUMBER
 - INDICATES INTERSECTION VISIBILITY EASEMENT

- S.F. - INDICATES SQUARE FEET
- AC. - INDICATES ACRES
- C1 - INDICATES CURVE NUMBER
- VIA.A.E. - INDICATES VEHICULAR NON-ACCESS EASEMENT
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- C.S. - INDICATES CORNER OF SUBDIVISION
- ESMT - INDICATES EASEMENT
- P.L. - INDICATES PROPERTY LINE
- R.W. - INDICATES RIGHT-OF-WAY
- MGR - MARICOPA COUNTY RECORDER
- G.L.O. - GENERAL LAND OFFICE

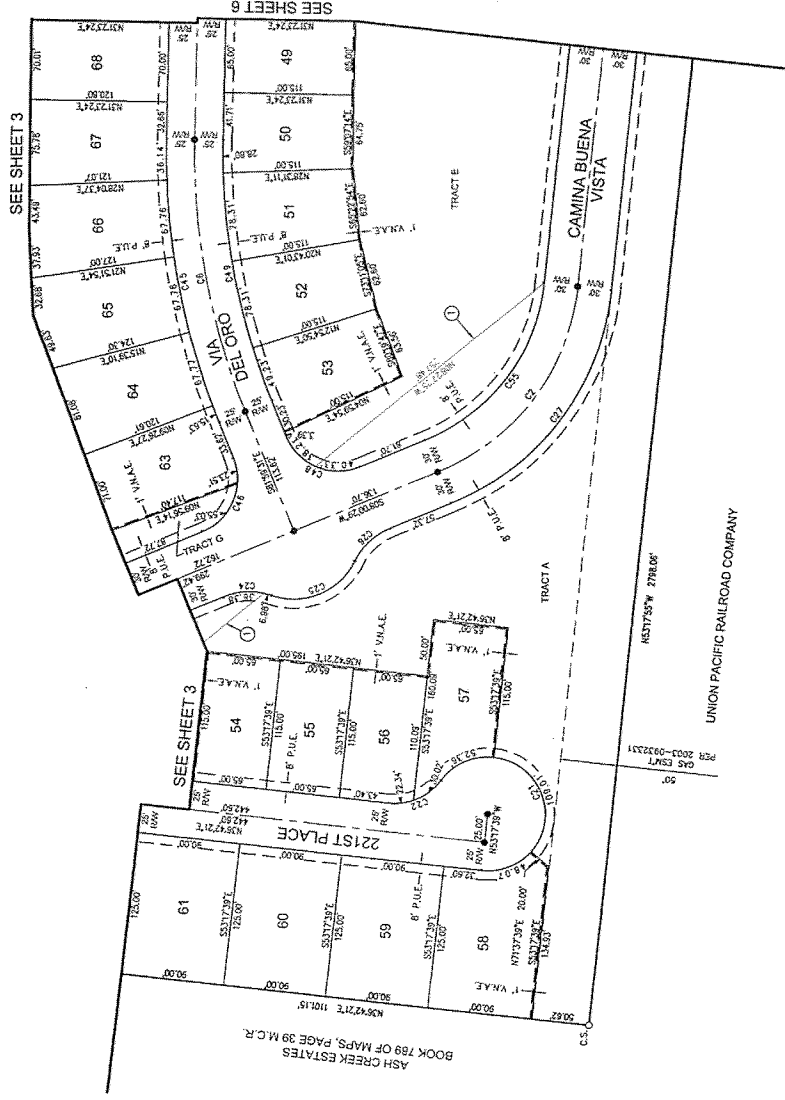


COE & VAN LOO CONSULTANTS, INC.
 4650 N. 17TH STREET PHOENIX, ARIZONA 85014
 (602) 284-8831

FINAL PLAN FOR
OCTILLO HEIGHTS PHASE II
 SHEET NUMBER
5 OF 7

SEE SHEET 2 FOR
 CURVE TABLE AND
 LOT AREA TABLE

OCTILLO HEIGHTS PHASE II - FINAL PLAN - CIVIL JOB # 20080391



- LEGEND**
- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
 - INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120-1, TYPE "B" (UNLESS OTHERWISE NOTED).
 - INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120-1, TYPE "B" (UNLESS OTHERWISE NOTED).
 - INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120-1, TYPE "C" (UNLESS OTHERWISE NOTED).
 - INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED).
 - INDICATES SHEET NUMBER
 - INDICATES INTERSECTION VISIBILITY EASEMENT

- S.F. - INDICATES SQUARE FEET
- AC. - INDICATES ACRES
- CT - INDICATES CURVE NUMBER
- V.N.A.E. - INDICATES VEHICULAR NON-ACCESS EASEMENT
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- C.S. - INDICATES CORNER OF SUBDIVISION
- ESMT - INDICATES EASEMENT
- PA - INDICATES PROPERTY LINE
- R.W. - INDICATES RIGHT-OF-WAY
- E.C.R. - MARICOPA COUNTY RECORDER
- G.L.O. - GENERAL LAND OFFICE

UNION PACIFIC RAILROAD COMPANY

SEE SHEET 3

SEE SHEET 3

SEE SHEET 6

ASH CREEK ESTATES
 BOOK 789 OF MAPS, PAGE 39 M.C.R.



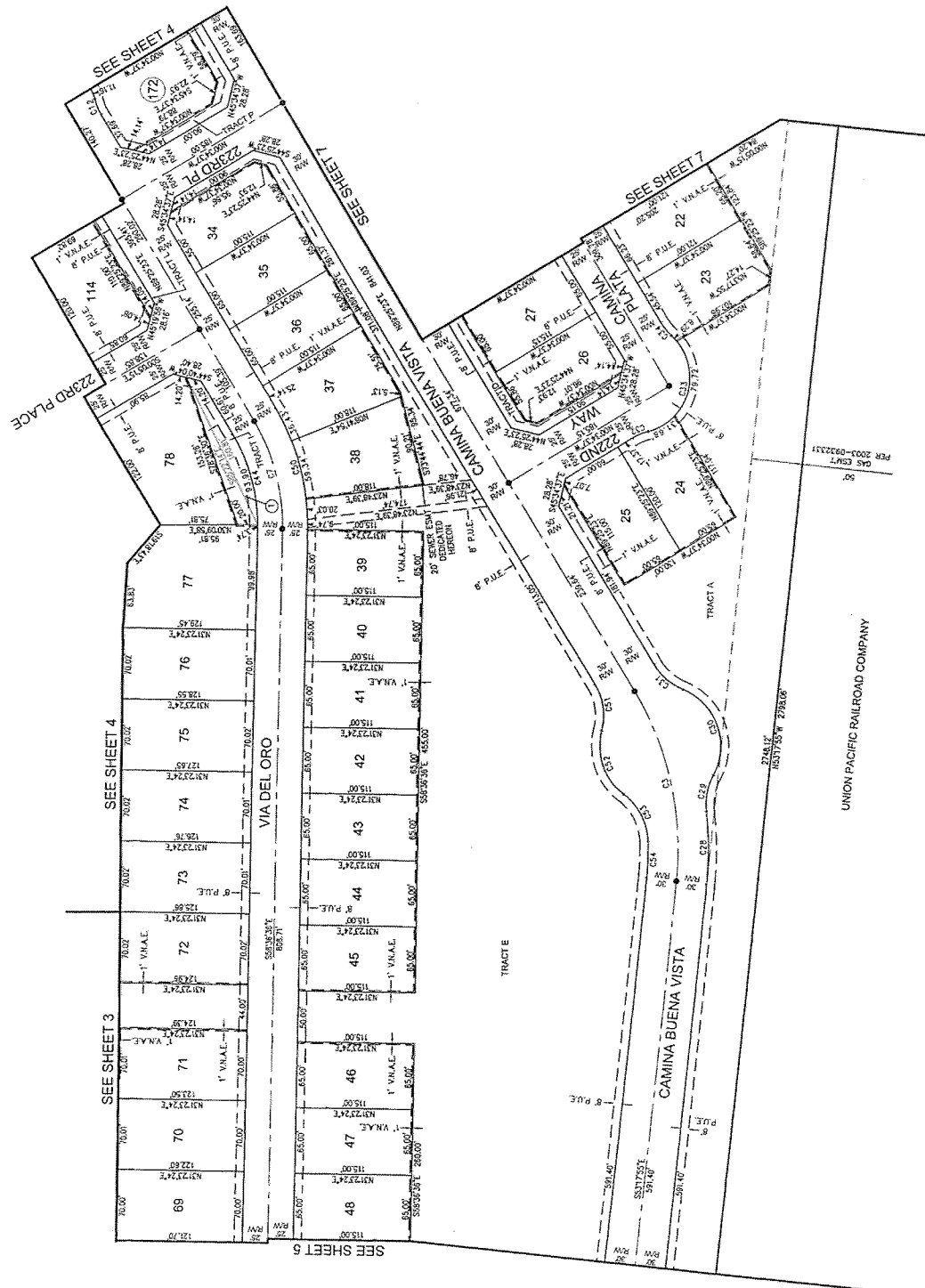
SCALE: 1" = 50'
 0 20 40 60



COE & VAN LOO CONSULTANTS, INC
 4809 N. 12TH STREET PHOENIX, ARIZONA 85014
 (602) 264-6831

FINAL PLAT FOR
OCOTILLO HEIGHTS PHASE II
 SHEET NUMBER:
6 of 7

SEE SHEET 2 FOR
 CURVE TABLE AND
 LOT AREA TABLE



- LEGEND**
- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED)
 - INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120-1, TYPE "B" (UNLESS OTHERWISE NOTED)
 - INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120-1, TYPE "B" (UNLESS OTHERWISE NOTED)
 - INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120-1, TYPE "C" (UNLESS OTHERWISE NOTED)
 - INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED)
 - INDICATES SHEET NUMBER
 - INDICATES INTERSECTION VISIBILITY EASEMENT
 - S.F. - INDICATES SQUARE FEET
 - AC - INDICATES ACRES
 - CI - INDICATES CURVE NUMBER
 - V.N.A.E. - INDICATES VEHICULAR NON-ACCESS EASEMENT
 - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
 - C.S. - INDICATES CORNER OF SUBDIVISION
 - ESMT - INDICATES EASEMENT
 - PA - INDICATES PROPERTY LINE
 - R.W. - INDICATES RIGHT-OF-WAY
 - MCR - MARICOPA COUNTY RECORDER
 - GLD - GENERAL LAND OFFICE



SOUTHEAST CORNER SECTION 23
TOWNSHIP 2 SOUTH, RANGE 7 EAST
FOUND "B" OLD CAP MARKED "TES, R7E"
2.23 DOWN

SOUTH 1/4 CORNER OF SECTION 23
TOWNSHIP 2 SOUTH, RANGE 7 EAST
FOUND 1/2 "RUBBER, NO I.D.

COE & VAN LOO CONSULTANTS, INC.
4800 N. 17TH STREET, SUITE 100
ARIZONA, 85014
(602) 944-8831

FINAL PLAT FOR
OCOTILLO HEIGHTS PHASE II

SEE SHEET 2 FOR
CURVE TABLE AND
LOT AREA TABLE

SHEET NUMBER:
7 OF 7

- LEGEND:**
- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
 - INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120-1, TYPE "B" (UNLESS OTHERWISE NOTED).
 - INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120-1, TYPE "B" (UNLESS OTHERWISE NOTED).
 - INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120-1, TYPE "C" (UNLESS OTHERWISE NOTED).
 - INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED).
 - INDICATES SHEET NUMBER
 - INDICATES INTERSECTION VESIBILITY EASEMENT

- S.F. - INDICATES SQUARE FEET
- AC - INDICATES ACRES
- C1 - INDICATES CURVE NUMBER
- V.M.A.E. - INDICATES VEHICULAR NON-ACCESS EASEMENT
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- C.S. - INDICATES CORNER OF SUBDIVISION
- ESMT - INDICATES EASEMENT
- PL - INDICATES PROPERTY LINE
- R.W. - INDICATES RIGHT-OF-WAY
- MGR - MARICOPA COUNTY RECORDER
- GLO - GENERAL LAND OFFICE

Requesting Department:

Development Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR;
CHRIS DOVEL, TOWN ENGINEER; MARC PALICHUK,
ENGINEER

RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE "MAP
OF DEDICATION" FOR QUEEN CREEK ROAD, A REQUEST BY
LBE INVESTMENTS LTD.

DATE: JULY 17, 2013

Staff Recommendation:

Staff recommends approval of the "Map of Dedication" for Queen Creek Road Right-of-Way. A request by LBE Investments Ltd.

Relevant Council Goal(s):

Town of Queen Creek Corporate Strategic Plan - Key Result Area 1 - Objective 1

- *Monitor, time and sequence the Town's Capital Improvement Program (CIP) so that it is implemented when needed, but matched with available revenues to construct and maintain the assets over time.*

Proposed Motion:

Move to approve the "Map of Dedication" for Queen Creek Road Right-of-Way. A request by LBE Investments Ltd.

Discussion:

The applicant is requesting approval of the Map of Dedication for Queen Creek Road Right-of-Way. This portion of Queen Creek Road is located east of 220th Street on the north side of the road. The roadway dedication is a requirement of the approved Benjamin Franklin K-6 Charter School project.

This portion of Queen Creek Road is planned as a Major Arterial Road. The half street Right-of-Way that is required for a Major Arterial Road is 55 feet per Town of Queen Creek Standards.

Fiscal Impact:

The Owner (LBE Investments Ltd.) will complete roadway improvements along Queen Creek Road as part of their approved construction plans. The Town will be responsible for the future roadway maintenance costs.

Alternatives:

Not to accept the additional Right-of-Way that is being dedicated by the developer per the requirements of the approved Benjamin Franklin K-6 Charter School project. If the Town does not accept the additional Right-of-Way, the roadway improvements will not be able to be constructed to accommodate the planned designs.

Attachments:

Map of Dedication

MAP OF DEDICATION OF QUEEN CREEK ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } 35
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

LEE INVESTMENTS LTD., AN ARIZONA CORPORATION, AS OWNER, HEREBY PUBLISHES THIS MAP OF DEDICATION OF QUEEN CREEK ROAD AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION OF QUEEN CREEK ROAD AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, IS A PUBLIC UTILITY AND EASEMENT LOCATING THE RIGHT-OF-WAY FOR THE STREET AND EASEMENT SHALL BE KNOWN BY THE NAME GIVEN EACH RESPECTIVELY ON SAID MAP OF DEDICATION.

OWNER HEREBY DEDICATES TO THE TOW OF QUEEN CREEK THE RIGHT-OF-WAY FOR QUEEN CREEK ROAD FOR PUBLIC ROADWAY PURPOSES.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT (PUE) AS SHOWN HEREON FOR THE BENEFIT OF PUBLIC UTILITIES AND IS LOCATED WHERE SHOWN IN, OVER, UNDER, THROUGH, ACROSS THE AREAS DESIGNATED AS A PUE AS SHOWN HEREON FOR THE PURPOSE OF ACCESS TO THE AREAS DESIGNATED AS A PUE AS SHOWN HEREON AND UTILITIES (PUBLIC AND PRIVATE), INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE. PUBLIC UTILITIES LOCATING UTILITY LINES SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF QUEEN CREEK AND THE MARICOPA COUNTY AND THE STATE OF ARIZONA. OWNER SHALL BE RESPONSIBLE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY (INCLUDING ADJACENT YARDWAYS) AND THE PUE ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR OWNER'S ASSOCIATION.

IN WITNESS WHEREOF:

LEE INVESTMENTS LTD., AN ARIZONA CORPORATION, HAS HEREBY CAUSED ITS NAME TO BE UNDERWRITTEN AND THE PUBLIC RIGHT-OF-WAY AND EASEMENT TO BE ATTESTED BY ITS SECRETARY, ON THIS 15 DAY OF APRIL, 2013.

BY: [Signature] SECRETARY

NOTARY ACKNOWLEDGEMENT

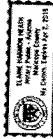
STATE OF ARIZONA } 53
COUNTY OF MARICOPA }

ON THIS 15 DAY OF April, 2013, BEFORE ME, THE UNDERSIGNED Notary Public, PERSONALLY APPEARED Lee Investments Ltd. WHO ACKNOWLEDGES TO BE THE Secretary OF SAID CORPORATION AND EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: [Signature] DATE: 4-15-13
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 2, 2016 DATE



DEVELOPER/OWNER

LEE INVESTMENTS LTD.
400 N. WASHINGTON ST. #1
GILBERT, ARIZONA 85296
PH: (480) 294-3710
FAX: (480) 294-3705
CONTACT: WILLIAM DUBOK

ENGINEER/SURVEYOR

REGISTRATION NO. 10100
C/O GREEN CREEK ROAD, SUITE #275
PHOENIX, ARIZONA 85028
PH: (602) 469-0835
FAX: (602) 322-0919
CONTACT: MARK J. PANDOS

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°49'23" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

RIGHT-OF-WAY LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE FOUND AND ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 11, FROM WHICH A BRASS CAP IN A HAND HOLE FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 11, BEARS SOUTH 89°49'23" EAST (AN ASSUMED BEARING) 2,024.05 FEET;

THENCE SOUTH 89°49'23" EAST, 722.05 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

46. RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°37'38" WEST, 16.60 FEET ALONG THE EAST LINE OF SAID DEDICATED RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 89°49'23" EAST, 524.89 FEET, 58.00 FEET NORTH OF SAID DEDICATED RIGHT-OF-WAY, TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY LOT 1, AS SHOWN ON A LOT 1111 MAP RECORDED IN BOOK 1107 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°33'14" EAST, 58.00 FEET ALONG SAID WEST LINE OF LOT 1 TO A POINT ON SAID SOUTH LINE OF SECTION 11;

THENCE NORTH 89°49'23" WEST, 524.79 FEET ALONG SAID SOUTH LINE OF SECTION 11 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMMERCIAL AREA OF 28,836 SQUARE FEET OR 660 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY ON RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PUBLIC UTILITY EASEMENT LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE FOUND AND ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 11, FROM WHICH A BRASS CAP IN A HAND HOLE FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 11, BEARS SOUTH 89°49'23" EAST (AN ASSUMED BEARING) 2,024.05 FEET;

THENCE SOUTH 89°49'23" EAST, 722.05 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 TO THE SOUTHWEST CORNER OF THE RIGHT-OF-WAY OF QUEEN CREEK ROAD AS DESIGNATED ON THE MAP OF DEDICATION RECORDED IN BOOK 940 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°49'23" WEST, 524.79 FEET ALONG THE EAST LINE OF SAID DEDICATED RIGHT-OF-WAY TO THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING NORTH 00°37'38" WEST, 8.00 FEET;

THENCE SOUTH 89°49'23" EAST, 624.87 FEET, 63.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 11 TO A POINT ON THE WEST LINE OF LOT 1, AS SHOWN ON A LOT 1111 MAP RECORDED IN BOOK 1107 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°33'14" EAST, 8.00 FEET ALONG SAID WEST LINE OF LOT 1 TO A POINT 58.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 11;

THENCE SOUTH 89°49'23" WEST, 524.79 FEET ALONG THE EAST LINE OF SAID DEDICATED RIGHT-OF-WAY TO THE POINT OF BEGINNING;

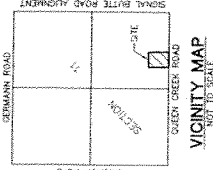
THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING NORTH 00°37'38" WEST, 8.00 FEET;

THENCE SOUTH 89°49'23" EAST, 624.87 FEET, 63.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 11 TO A POINT ON THE WEST LINE OF LOT 1, AS SHOWN ON A LOT 1111 MAP RECORDED IN BOOK 1107 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°33'14" EAST, 8.00 FEET ALONG SAID WEST LINE OF LOT 1 TO A POINT 58.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 11;

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 4,199 SQUARE FEET OR 0.10 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY ON RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.



GENERAL NOTES

- AREA OF 8 PUE IS 4,199 SQ FT OR 0.0664 ACRES
- AREA OF 55 RIGHT OF WAY IS 28,836 SQ FT OR 0.662 ACRES
- CONSTRUCTION WITHIN PUBLIC EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER RESPONSIBLE SECTION TYPE FENCING UNLESS APPROVED OTHERWISE BY THE TOWN OF QUEEN CREEK.
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KV, CABLE TV, TELECOMMUNICATIONS, FIRE, OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND.
- ALL UTILITIES SHALL BE INSTALLED TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO IMPROVEMENTS OF ANY KIND SHALL BE CONSIDERED IN OR AROUND SAID RIGHT-OF-WAY UNLESS APPROVED BY THE TOWN OF QUEEN CREEK. SAID IMPROVEMENTS SHALL BE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF QUEEN CREEK.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL HAVE THE OBLIGATION TO MAINTAIN AND REPAIR ANY UTILITIES LOCATED WITHIN THEIR LANDS INCLUDING LANDSCAPED AREAS IN THE MEANS BY ACCORDANCE WITH APPROVED LANDSCAPING PLANS.

TOWN APPROVAL

APPROVED BY THE TOWN COUNCIL OF QUEEN CREEK, ARIZONA, THIS _____ DAY OF _____, 2013.

BY: _____ MAYOR

ATTEST:

TOWN CLERK

DEPARTMENT APPROVAL

THIS MAP OF DEDICATION WAS APPROVED AS TO FORM BY THE TOWN ENGINEERING MANAGER AND THE TOWN PLANNING MANAGER.

BY: [Signature] DATE: 4/15/13

BY: [Signature] DATE: 4/10/13

SURVEYOR'S CERTIFICATION

I, MARK J. PANDOS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THIS MAP OF DEDICATION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE BURY TO BE RETRIEVED.



MARK J. PANDOS
REGISTERED LAND SURVEYOR
PHOENIX, ARIZONA 85028
P: 602.469.0835
mpandos@regartwilsongilbert.com

NOTE:
ARIZONA STATES THAT THE USE OF THE WORD "CERTIFICATION" BY A PERSON OR FIRM IN CONNECTION WITH ANY INSTRUMENT OR MAP OF DEDICATION IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE ACCURACY OF THE INSTRUMENT OR MAP OF DEDICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

LEGEND

- FOUND MONUMENT AS NOTED
 - FOUND BRASS CAP IN HAND HOLE
 - SET 1/2" REBAR W/CAP REL #1314
 - FOUND PK NAIL W/ WASHER REL #2385
 - BOUNDARY LINE
- SECTION LINE
- M.C.R.
 - R.C.S.
 - A.P.N.
 - P.O.B.
 - P.O.C.

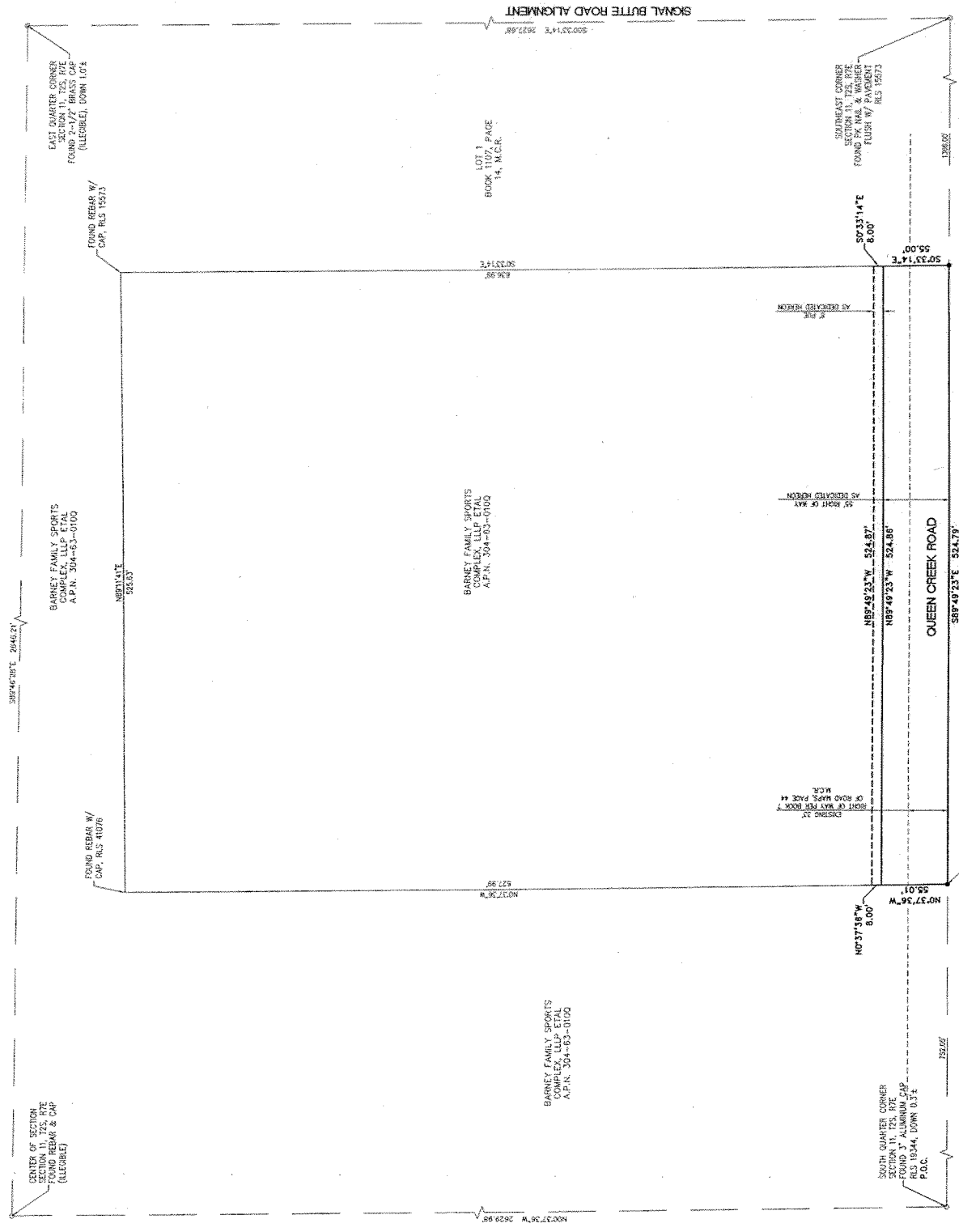


QUEEN CREEK CHARTER BARNEY FARMS
 QUEEN CREEK ROAD & SIGNAL BUTTE ROAD
 QUEEN CREEK, ARIZONA

MAP OF DEDICATION

PROJ.# 12933
 DATE: 02/28/13
 SCALE: 1" = 40'
 DESIGNED: HW
 DRAWN: DSP
 APPROVED: K.P.
 REV.
 D. PANGOS 4-24-2013

DWG. NO. **SV-2**
 SHEET 2 OF 2



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Requesting Department:

Development Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR;
CHRIS DOVEL, TOWN ENGINEER; MARC PALICHUK,
ENGINEER**

**RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE "MAP
OF DEDICATION" FOR GERMANN ROAD, A REQUEST BY LBE
INVESTMENTS LTD.**

DATE: JULY 17, 2013

Staff Recommendation:

Staff recommends approval of the "Map of Dedication" for Germann Road Right-of-Way. A request by LBE Investments Ltd.

Relevant Council Goal(s):

Town of Queen Creek Corporate Strategic Plan - Key Result Area 1 - Objective 1

- *Monitor, time and sequence the Town's Capital Improvement Program (CIP) so that it is implemented when needed, but matched with available revenues to construct and maintain the assets over time.*

Proposed Motion:

Move to approve the "Map of Dedication" for Germann Road Right-of-Way. A request by LBE Investments Ltd.

Discussion:

The applicant is requesting approval of the Map of Dedication for Germann Road Right-of-Way. This portion of Germann Road is located west of Rittenhouse Road on the north side of the road. The roadway dedication is a requirement of the approved Benjamin Franklin 7-12 Charter School project.

This portion of Germann Road is planned as a Principal Arterial Road. The half street Right-of-Way that is required for a Principal Arterial Road is 70 feet per Town of Queen Creek Standards.

Fiscal Impact:

The Owner (LBE Investments Ltd.) will complete roadway improvements along Germann Road as part of their approved construction plans. The Town will be responsible for the future roadway maintenance costs.

Alternatives:

Not to accept the additional Right-of-Way that is being dedicated by the developer per the requirements of the approved Benjamin Franklin 7-12 Charter School project. If the Town does not accept the additional Right-of-Way, the roadway improvements will not be able to be constructed to accommodate the planned designs.

Attachments:

Map of Dedication

MAP OF DEDICATION OF GERMANN ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER/OWNER

LEE INVESTMENTS LTD
809 E. WARRIOR RD #414
GILBERT, ARIZONA 85296
PHONE: (480) 264-4405
FAX: (480) 264-4405
CONTACT: WILLIAM CLARK

ENGINEER/SURVEYOR

HILGARTNERSON
1891 EAST CAMELBACK ROAD, SUITE
#275
PHOENIX, ARIZONA 85016
PHONE: (602) 440-0303
FAX: (602) 232-0181
CONTACT: KIRK J. PANGUS

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°53'42" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

RIGHT-OF-WAY LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY BEGINNING AS FOLLOWS: CAP FLUSH FOUND AND ASCERTAIN AS THE SOUTH QUARTER CORNER OF SAID SECTION 6, FROM WHICH A BRASS CAP IN A HOLE 10 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6, BEARS SOUTH 89°53'42" EAST 2,837.78 FEET; BEING COMMON WITH THE EAST LINE OF POWER MARKETPLACE BUSINESS PARK AS PLATTED IN BOOK 043, PAGE 22 RECORDS OF MARICOPA COUNTY, AZ; THENCE SOUTH 09°43'41" WEST, 70.04 FEET; THENCE SOUTH 09°43'41" WEST, 70.04 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°53'42" WEST, 710.36 FEET TO A POINT ON THE SOUTH LINE OF SECTION 6 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 0.07225 SQUARE FEET OR 3.1415 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY OR RECORD OR OTHERWISE.

PUBLIC UTILITY EASEMENT LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY BEGINNING AS FOLLOWS: CAP FLUSH FOUND AND ASCERTAIN AS THE SOUTH QUARTER CORNER OF SAID SECTION 6, FROM WHICH A BRASS CAP IN A HOLE 10 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6, BEARS SOUTH 89°53'42" EAST 2,837.78 FEET; THENCE NORTH 09°43'41" WEST, 70.04 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER BEING COMMON WITH THE EAST LINE OF POWER MARKETPLACE BUSINESS PARK AS PLATTED IN BOOK 043, PAGE 22 RECORDS OF MARICOPA COUNTY, AZ, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 09°43'41" WEST, 8.00 FEET; THENCE LEAVING SAID COMMON LINE, SOUTH 89°53'42" EAST, 710.36 FEET, 78.69 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 6;

THENCE SOUTH 09°43'41" EAST, 8.00 FEET; THENCE NORTH 89°53'42" WEST, 710.36 FEET TO NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 6 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 5.693 ACRES OR 0.1304 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY OR RECORD OR OTHERWISE.

DEDICATION

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } 55
KNOW ALL MEN BY THESE PRESENTS:
LEE INVESTMENTS LTD, AN ARIZONA CORPORATION, AS OWNER, HEREBY PUBLISHES THIS MAP OF DEDICATION TO THE PUBLIC AND AS A PUBLIC UTILITY EASEMENT LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION AND EASEMENT CONSTITUTES THE SAME AND THAT THE STREET AND EASEMENT SHALL BE KNOWN BY THE NAME GIVEN EACH RESPECTIVELY ON SAID MAP OF DEDICATION.

OWNER HEREBY DEDICATES TO THE TOWN OF QUEEN CREEK THE RIGHT-OF-WAY FOR GERMANN ROAD FOR PUBLIC ROADWAY PURPOSES.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN HEREON FOR THE BENEFIT OF PUBLIC UTILITIES AND IS LOCATED WHERE SHOWN, IN, OVER, UNDER, UPON AND ACROSS THE AREAS DESIGNATED AS A PIECE AS SHOWN HEREON FOR THE BENEFIT OF PUBLIC UTILITIES (PUBLIC AND PRIVATE), INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THE PIECE SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF QUEEN CREEK AND SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY (INCLUDING ADJACENT MEDIAN) AND THE PIE ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR OWNER'S ASSOCIATION.

IN WITNESS WHEREOF:

LEE INVESTMENTS LTD, AN ARIZONA CORPORATION, HAS HERETOFORE CAUSED ITS NAME TO BE PRINTED HEREON AND TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, SECRETARY OF SAID CORPORATION.

BY: *[Signature]* ITS SECRETARY

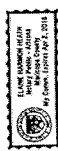
NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } 55
ON THIS 29th DAY OF April, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARING William Clark, WHOSE NAME AND ADDRESS ARE SET FORTH IN THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HERETOFORE SET MY HAND AND OFFICIAL SEAL.

BY: William Clark DATE: 4-29-16
NOTARY PUBLIC

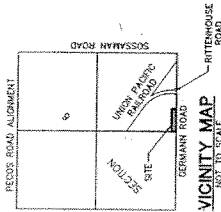
MY COMMISSION EXPIRES: April 2, 2016 DATE: _____



hilgartner
PLANNERS • SURVEYORS
1601 E. CHANDLER, SUITE 275 / PHOENIX, AZ 85016
PH: 602.902.0205 / FAX: 602.902.0151
www.hilgartner.com

MAP OF DEDICATION
QUEEN CREEK CHARTER-RITTENHOUSE
GERMANN ROAD & RITTENHOUSE ROAD
QUEEN CREEK, ARIZONA

PROJECT NO.	1292
DATE:	03/17/13
SCALE:	1" = 80'
DRAWN BY:	D. PANGUS 4-28-2013
DESIGNED BY:	HW
APPROVED BY:	KJP



GENERAL NOTES

1. AREA OF 70 FEET OF WAY, 60.29' X 201.71' OR 1415 ACRES.
2. CONSTRUCTION WITHIN PUBLIC EASEMENTS AND UTILITY RIGHTS-OF-WAY SHALL BE LIMITED TO UTILITIES AND WORK OF REMOVABLE SECTION TYPE UNLESS OTHERWISE APPROVED BY THE TOWN OF QUEEN CREEK.
3. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 89 KVA, CABLE T.V., TELEPHONE, AND COMMUNICATIONS FIBER OPTIC, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND.
4. ALL ELECTRICAL AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
5. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF QUEEN CREEK.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL MAINTAIN THE EXISTING LANDSCAPING AREAS IN THE MEDIAN IN ACCORDANCE WITH APPROVED LANDSCAPING PLANS.

TOWN APPROVAL

APPROVED BY THE TOWN COUNCIL OF QUEEN CREEK, ARIZONA, THIS _____ DAY OF _____, 2013.

BY: _____
MAYOR

ATTEST:

TOWN CLERK

DEPARTMENT APPROVAL

THIS MAP OF DEDICATION WAS APPROVED AS TO FORM BY THE TOWN ENGINEERING MANAGER AND THE TOWN PLANNING MANAGER.

BY: *[Signature]*
TOWN ENGINEER

DATE: 5-1-2013

BY: *[Signature]*
TOWN PLANNING MANAGER

DATE: 5/1/2013

SURVEYOR'S CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP OF DEDICATION CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2013. THAT THE SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THE INSTRUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT SAID INSTRUMENTS ARE SUBJECT TO ENABLE THE SURVEY TO BE RETRACED.

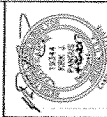


KIRK J. PANGUS
1819 1034A
1801 E. CAMELBACK ROAD, SUITE 275
PHOENIX, ARIZONA 85016
PH: 602.440.0303
kjp@hilgartner.com

NOTE:
AREA 30-15 STATES THAT THE USE OF THE WORD "CERTIFY" BY A PERSON OR FIRM IN CONNECTION WITH ANY INSTRUMENT OR MAP OF ANY KIND IS NOT CONSIDERED AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

LEGEND

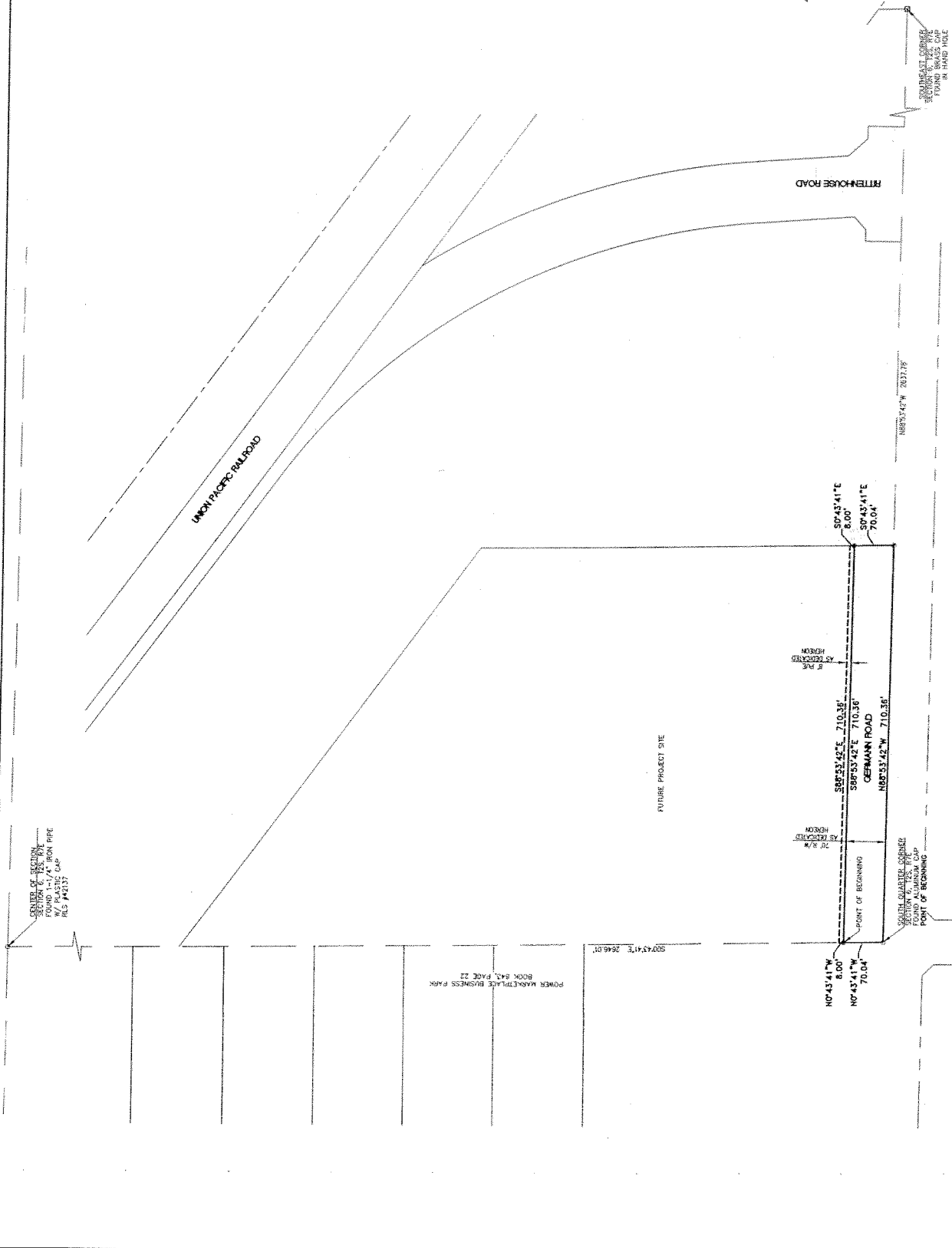
- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- SET 1/2" REBAR W/CAP RLS #19344
- FND PK NAIL W/ WASHER, RLS #23395
- BOUNDARY LINE
- SECTION LINE
- M.C.R. MARICOPA COUNTY REGISTERED
- RLS REGISTERED LAND SURVEYOR
- A.P.N. ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



QUEEN CREEK CHARTER-RITTENHOUSE
 GERMANN ROAD & RITTENHOUSE ROAD
 QUEEN CREEK, ARIZONA

MAP OF DEDICATION

PROJECT NO.	1292	DATE	03/12/13
SCALE	1" = 80'	DESIGNED BY	RW
APPROVED BY	DP	DATE	03/12/13
PROJECT NO.	SV-2	DATE	03/12/13



CENTER OF SECTION
 SECTION 6, T2S, R10E
 FOUND ALUMINUM CAP
 W/ PLASTIC CAP
 RLS #4337

POWER MARKER/PLATE BUSINESS PARK
 BOOK 043, PAGE 21

FUTURE PROJECT SITE

FOUND BRASS CAP
 IN HAND HOLE

FOUND ALUMINUM CAP
 IN HAND HOLE

Requesting Department:
Development Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR;
WAYNE BALMER, PLANNING ADMINISTRATOR; DAVE WILLIAMS,
SENIOR PLANNER**

**RE: DISCUSSION AND POSSIBLE ACTION DR13-022 “LENNAR HOMES
AT EMPEROR ESTATES PHASE IV WEST”** A request by Lennar
Homes for approval of five new floor plans with five distinct architectural
elevations to be constructed on the 104 lots in the Emperor Estates
Phase IV West Subdivision located at the north east corner of Sossaman
and Queen Creek roads.

DATE: JULY 17, 2013

PLANNING & ZONING COMMISSION RECOMMENDATION

The Planning Commission recommended approval of DR13-022 Design Review for “Lennar Homes at Emperor Estates”, subject to the Conditions of Approval contained in this report.

STAFF RECOMMENDATION

Staff concurs with the Planning Commission’s recommendation.

PROPOSED MOTION

Move to approve DR13-022 Design Review for “Lennar Homes at Emperor Estates”, subject to the Conditions of Approval contained in this report.

RELEVANT COUNCIL GOAL

Corporate Strategic Plan – Key Result Area 7 - Objective 1: Maintain a balanced community.

General Plan - Land Use Element - Goal Number 3: Develop superior residential neighborhoods.

SUMMARY

The proposal consists of a request for approval of five floor plans with five distinct elevations to be built on the 104 lots in the Emperor Estates Phase IV West Subdivision. Architectural styles are Spanish Colonial, Cottage, Italian Renaissance, Farmhouse, and Craftsman. Floor plans range in size from 2,181 square feet to 3,977 square feet.

HISTORY

- June 12, 2013 Planning Commission recommended approval of DR13-022, "Lennar Homes at Emperor Estates".

- January 19, 2011 Town Council approved Ordinance 494-11 approving the Rezoning and PAD for Emperor Estates Phase IV.

- September 18, 2002: Town Council approved Ordinance 228-02, amending Ordinance 106-97 to include "reducing the front yard setback from 20 ft. to 15 ft. for the purpose of allowing side entry garages only.

- November 1, 2000: Town Council approved the Preliminary Plat for Emperor Estates, an 865 lot subdivision on 292 acres.

- June 4, 1997: Town Council approved rezoning of the Emperor Estates Planned Area Development via Ordinance 106-97.

DISCUSSION

Subdivision Information	
Project Name	Emperor Estates Phase IV West Subdivision
Site Location	Northeast corner of Queen Creek and Sossaman roads
Current Zoning	R1-6 PAD
General Plan Designation	MDR (2-3 DU/AC)
Total Lots/Units	104
Density	3.83DU/AC for this parcel (This was allowed as part of the master plan).
Minimum Lot Width	60'
Minimum Lot Depth	110'
Minimum Lot Area	6,000 minimum square feet
Front Yard Setback	20' to face of garage and livable, 15' for front of porch/entry way or side turned garage.
Rear Yard Setback	20'
Side Yard Setback	5'

Subdivision Information	
Lot Coverage	40% (45% with a qualifying front porch)

Design Review Request

Lennar Homes is proposing to use five different floor plans with five elevations each in this subdivision. The proposed architectural styles are Spanish Colonial, Cottage, Italian Renaissance, Farmhouse, and Craftsman. Floor plans range in size from 2,181 square feet to 3,977 square feet.

The lot fit analysis shows that each lot is buildable with at least one floor plan.

All floor plans comply with the 40% garage percentage requirement.

All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant's request.

Lennar Homes is providing 12 distinct paint schemes and roofing materials. Staff supports the proposed paint schemes and roofing materials.

Plan 5029 proposes an outdoor living area as a design option rather than having the livable 5' in front of the garage face. The outdoor living area is 240 square feet and measures 20' wide by 12' deep and is closed in on 3 sides with the exception of the windows. Designed as a secluded livable space to draw residents out of the homes, the area provides for year round outdoor living (may include ceiling fans, fountains, outdoor TV's and tables). The applicant is asking for this design to be considered livable area under the residential design guidelines and seeks approval for this plan as part of this request.

Planning Commission Meeting

The Planning Commission unanimously approved this case on the consent agenda.

Plan	Width of Home	Square Footage	Stories	Garage %
5070	50'	2,181	1	36%
5069	50	2,334	1	39%
5080	50'	2,583	1	40%
45-7	45'	2,802	2	40%
5029	50'	3,977	2	39%

ANALYSIS

General Plan Review: The project is located in the Medium Density Residential designation (2-3 DU/AC). This project has a built density of 3.83 DU/AC for this parcel;

however the overall Emperor Estates is under 3.0 DU/AC which complies with the General Plan. No change in density is not being proposed with this application.

Zoning Review: The zoning designation of the property is R1-6 PAD.

Design Review: The applicant is proposing five new floor plans with five distinct elevations. The styles are Spanish Colonial, Cottage, Italian Renaissance, Farmhouse, and Craftsman. Floor plans range in size from 2,181 square feet to 3,977 square feet. The design incorporates 360 degree architecture and is designed to complement the existing homes in this subdivision.

Landscape / Open Space / Fence Plan Review: There are no changes proposed to the landscape plan.

PUBLIC COMMENTS

Staff has received no comments on this proposal.

CONDITIONS OF APPROVAL

1. All standard plans shall provide a residential front yard landscape package.
2. All garage doors shall incorporate windows in the design.
3. Garage service doors shall be standard on all elevations.
4. Construction of the project shall conform to the exhibits presented in conjunction with this request and conditions stipulated by any and all applicable development agreements, and all subsequent amendments and/or resolutions.
5. Shutters shall be constructed using a faux-wood material such as NESCO or similar type product.
6. Wainscoting shall be extended to the return walls on applicable elevations.
7. No more than one of every three homes adjacent to Sossaman and Queen Creek roads may be two-story. No two-story units shall be adjacent to each other.

ATTACHMENTS

1. Location Map
2. DR Book
3. DRAFT Minutes from the June 12, 2013 Planning Commission meeting

Requesting Department:
Development Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR;
WAYNE BALMER, PLANNING ADMINISTRATOR; SIDNEY URIAS,
PLANNING TECHNICIAN**

**RE: DISCUSSION AND POSSIBLE ACTION DR13-023 "CRESLEIGH
HOMES AT HASTINGS FARMS PARCEL A" A request by Cresleigh
Homes for approval of three new floor plans with three elevations each
to be constructed on the 136 lots in the Hastings Farms Subdivision
located east of Ellsworth Road and Chandler Heights Road.**

DATE: JULY 17, 2013

PLANNING & ZONING COMMISSION RECOMMENDATION

On June 12, the Commission recommended approval of DR13-023, Design Review for Cresleigh Homes at Hastings Farms Parcel A, subject to the Conditions of Approval contained in this report.

STAFF RECOMMENDATION

Staff concurs with the Planning Commission's recommendation.

PROPOSED MOTION

Move to approve DR13-023, Design Review for Cresleigh Homes at Hastings Farms Parcel A, subject to the Conditions of Approval contained in this report.

RELEVANT COUNCIL GOAL

Corporate Strategic Plan – Key Result Area 7 - Objective 1: Maintain a balanced community.

General Plan - Land Use Element - Goal Number 3: Develop superior residential neighborhoods.

SUMMARY

The proposal consists of a request for approval of three floor plans with three distinct elevations each to be built on the 136 lots in the Hastings Farms Subdivision. Architectural styles are Spanish Colonial, Craftsman Bungalow and Ranch Hacienda. Floor plans range in size from 2,390 square feet to 3,035 square feet.

HISTORY

August 17, 2005	Town Council approved rezoning and subdivision case numbers RZ04-04 and S06-04, Hastings Farms PAD.
June 21, 2006	Town Council approved design review case DR06-026, "Cresleigh Homes at Hastings Farms, Parcel A".
January 20, 2010	Town Council approved design review case DR09-095, "Cresleigh Homes at Hastings Farms, Parcel A".
May 5, 2010	Town Council approved design review case DR06-026, Plan 1997 "Cresleigh Homes at Hastings Farms, Parcel A".
June 12, 2013	Planning Commission approved design review case DR13-023, "Cresleigh Homes at Hastings Farms, Parcel A".

DISCUSSION

Project Name	Cresleigh Homes at Hastings Farms, Parcel A
Site Location	Ellsworth Road and Chandler Heights
Current Zoning	R1-7
General Plan Designation	MDR (2-3 DU/AC)
Total Lots/Units	136
Density	2.58 DU/AC
Minimum Lot Width	70'
Minimum Lot Depth	100'
Minimum Lot Area	7,000 minimum square feet
Front Yard Setback	15' to side entry garage, 20' to front building setback line.
Rear Yard Setback	25' to rear building setback line
Side Yard Setback	5' and 10' side setback lines
Lot Coverage	40% (45 % with qualifying front porch)

Design Review Request

These three new single family residential homes are intended to complement the existing Design Review approval providing for a diverse variety of homes to be built in Hastings Farms.

A lot fit analysis shows that each lot is buildable with at least one floor plan.

All floor plans comply with the 40% garage percentage requirement.

All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant's request.

Plan	Width of Home	Square Footage	Stories
Plan 1	55'	2,390	1
Plan 2	55'	2,626	1
Plan 3	55'	3,305	1

ANALYSIS

General Plan Review: The project is located in the Medium Density Residential designation (2-3 DU/AC). This project has a built density of 2.58 DU/AC which complies with the General Plan and a change in density is not being proposed.

Zoning Review: The zoning designation of the property is R1-7

Design Review: The applicant is proposing three new floor plans with three distinct elevations each. The styles are Spanish Colonial, Craftsman Bungalow and Ranch Hacienda with square footages ranging from 2,390 square feet to 3,035 square feet. The design incorporates 360 degree architecture and is designed to complement the existing homes in this subdivision.

Landscape / Open Space / Fence Plan Review: There are no changes proposed to the landscape plan.

PUBLIC COMMENTS

Staff has received no comments on this proposal.

CONDITIONS OF APPROVAL

1. All standard plans shall provide a residential front yard landscape package.
2. All garage doors shall incorporate windows in the design.

3. Garage service doors shall be standard on all elevations on the primary garage.
4. Construction of the project shall conform to the exhibits presented in conjunction with this request, and conditions stipulated by any and all applicable development agreements, and all subsequent amendments and/or resolutions.
5. Shutters shall be constructed using a faux-wood material such as NESCO or similar type product.
6. Wainscoting shall be extended to the return walls on applicable elevations.

ATTACHMENTS

1. Location Map
2. DR Book
3. DRAFT Minutes from the June 12, 2013 Planning Commission meeting

Requesting Department:

Development Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR;
CHRIS DOVEL, TOWN ENGINEER; JIM MASON, TRAFFIC
SIGNAL TECHNICIAN**

**RE: CONSIDERATION AND POSSIBLE APPROVAL OF A JOB
ORDER CONTRACT WORK ORDER WITH AJP ELECTRIC, INC
IN AN AMOUNT NOT TO EXCEED \$98,542.40 FOR
CONSTRUCTION OF A NEW TRAFFIC SIGNAL AT THE
INTERSECTION OF RITTENHOUSE ROAD AND CLOUD ROAD.**

DATE: JULY 17, 2013

Staff Recommendation:

Staff recommends approval of a job order contract work order in an amount not to exceed \$98,542.40 for construction of a new traffic signal at the intersection of Rittenhouse Road and Cloud Road.

Relevant Council Goal(s):

Town of Queen Creek Corporate Strategic Plan – Key Result Area 1-Objective 1
*Monitor, time, and sequence the Town's Capital Improvement Program
(CIP) so that it is implemented when needed, but matched with available
revenues to construct and maintain the assets over time.*

Proposed Motion:

Move to approve a job order contract work order in an amount not to exceed \$98,542.40 for construction of a new traffic signal at the intersection of Rittenhouse Road and Cloud Road.

Discussion:

A Traffic Signal Warrant Analysis was completed for the intersection of Rittenhouse Road and Cloud Road. Based on the existing traffic counts and other data reviewed, it was determined that the intersection met the criteria in the Manual on Uniform Traffic Control Devices handbook sufficient to install a new traffic signal.

In January 2013, Council approved a \$10 million supplemental Capital Improvement Program that included construction of a traffic signal at Rittenhouse Road and Cloud Road. Development of construction plans began in January, 2013 and the design is now complete and ready for installation. Installation of the traffic signal is estimated to be complete in approximately 10 weeks (late September 2013).

The total AJP Electric, Inc. job order contract work order for the construction of the Rittenhouse Road and Cloud Road traffic signal project is \$89,584.00. Staff is asking for an additional 10% contingency (\$8,958.40) for a total of \$98,542.40.

Fiscal Impact:


The construction of a new traffic signal at the Cloud and Rittenhouse Road intersection was included as part of the \$10M CIP project funding that was approved by Council on January 16, 2013. Sufficient funds are available within the Drainage & Transportation Fund budget, in the Cloud and Rittenhouse Road construction services, fiscal account #305-431-0805-00000-408001-I0030, to fund the AJP Electric job order contract work order #2013-027-001.

Alternatives:

Town Council could decide to construct the traffic signal at Rittenhouse Road and Cloud Road which currently meets traffic signal warrants; or Council could defer construction of the traffic signal. If construction is deferred, the intersection will continue to function in its current condition.

Attachments:

1. Work Order with AJP Electric, Inc

 WORK ORDER	CONTRACT NUMBER: 2013-027	June 13, 2013
	WORK ORDER NUMBER 001	

TO: AJP Electric
Contractor

FROM: Jim Mason
Traffic Signal Technician
Town of Queen Creek

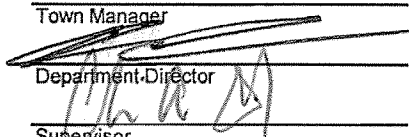
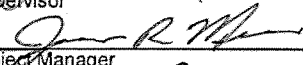
RE: Rittenhouse Road @ Cloud Road Intersection Improvement Project (I0030)

This Job Order is issued pursuant to the Agreement between the Town of Queen Creek and Contractor dated March 27, 2013 and the other documents that were made part of and referenced in the Agreement. This Job Order is the Notice to Proceed with the subject Job Order Project on the below Job Order Beginning Date. The terms of this Job Order are as follows:

Part I: Scope of Job Order Work	
1. Description of the Scope of Job Order Work: Construction of new traffic signal improvements at Rittenhouse Road and Cloud Road intersection. (per plans dated 06/11/13) Pricing per MCDOT Cooperative Job Order Contract #2012-047 (TOQC #2013-027).	
2. A list of each task from the Town of Queen Creek [Unit Price Book], quantities for each task, total price for each task and total price for all Town of Queen Creek [UPB] tasks is attached as "Attachment 1", if applicable. The Town may require the Contractor to submit and complete this item.	
3. Description, Unit of Measurement, Price of Tasks (Other Tasks) and their quantity not included in the Town of Queen Creek [UPB] should be submitted by Contractor to the Town of Queen Creek as "Attachment 2", if applicable.	
4. A list of Drawings and Specifications for the Project is attached as "Attachment 3", if applicable.	

Part II: Specific Information		
1. Job Order Price		\$89,584.00
2. Schedule	Job Order Beginning Date: (*Date project must start - SEE PART IV)	July 22, 2013
	Job Order Final Completion Date: i.e. Date project is complete, including, without limitation, all deficiency, incomplete or correction items (Job Order Punch List)	September 20, 2013
If there are more than sixty (60) calendar days between the Beginning Date and the Final Completion Date, or if the Town of Queen Creek has requested a Job Order Progress Schedule, a Job Order Progress Schedule should be attached as "Attachment 4".		

Part III: Approvals

_____ Mayor	_____ Date
_____ Town Manager	_____ Date
 Department Director	7/13/13 Date
_____ Supervisor	7-2-2013 Date
 Project Manager	07/09/13 Date
_____ Contractor	6-12-13 Date

Part IV: Purchase Order		
*Per Town Purchasing Policy, a purchase order MUST be in place PRIOR to the authorization of notice to proceed		
Purchase Order Number	Date	Total



AJP ELECTRIC, INC.

11250 N. Cave Creek Rd. • Phoenix, Arizona 85020
Phone (602) 944-5477 • Fax (602) 944-5784

QUOTE FOR RITTENHOUSE ROAD AND CLOUD ROAD.

ITEM#		
472.61100	Q POLE FOUNDATION \$1,500.00 x 3	\$4,500.00
472.61200	F POLE FOUNDATION 1	\$800.00
472.63000	P CABINET FOUNDATION 1	\$1,000.00
472.62050	COMBINATION SERVICE PEDESTAL B/B FOUNDATION	\$600.00
474.60551	TYPE Q SIGNAL POLE W/25' ARM \$500.00 X 2 INSTALL ONLY	\$1,000.00
474.60561	TYPE Q SIGNAL POLE W/30' ARM 1 INSTALL ONLY	\$550.00
474.60300	TYPE F POLE [INSTALL ONLY]	\$400.00
471.60057	#7 PULL BOX W/EXT. 1	\$500.00
471.60047	#7 PULL BOX 3 X \$400.00	\$1,200.00
475.61451	COMBINATION ELECTRIC B/B [INSTALL ONLY] 1	\$400.00
475.62001	CONTRLLER CABINET ASSEMBLY TYPE P [INSTALL ONLY]	\$450.00
477.61211	LUMINAIRE, 20' MAST ARM INSTALL ONLY 3 X \$140.00	\$420.00
477.82501	ROADWAY LIGHTINGFIXTURE FURNISH AND INSTALL 3X \$650.00	\$1,950.00
	FLOURESCO SIGNS \$4,600.00 X3	\$13,800.00
	PRE-EMPTION 3-WAY PROVIDE AND INSTALL	\$5,000.00
476.61218	12" SIGNAL INDICATION TYPE F SIDE MOUNT 2 X \$200.00	\$400.00
476.61232	12" SIGNAL INDICATION TYPE Q PLUMBIZER 1	\$250.00
476.61211	12" SIGNAL INDICATION TYPE F PLUMBIZER 5 X \$200.00	\$1,000.00
478.01000	ELECTRICAL CONDUCTORS NEW SIGNAL	\$10,000.00
336.01100	PAVEMENT REPLACEMENT MAG.DET. 200-1,TYPE \$80.00 SY X 36	\$2,880.00
	SAWCUTT	\$500.00
	STRIPING	\$2,600.00
10.10000	TRAFFIC CONTROL ALLOWANCE	\$6,000.00
	TESTING/ COMPACTION/ABC SAMPLING/SURVEY	\$3,200.00
340.01110	VERTICAL CURB & GUTTER,MAG DET. 220 TYPE A H=6" \$25.00 X 150'	\$3,750.00
485.02121	VIDEO DETECTION EQUIPMENT ASSEMBLY INSTALL ONLY \$500.00 X 3	\$1,500.00

VIDEO DETECTION CABLE	\$1,500.00
464.02001 PERFORATED SIGN POST 1	\$150.00
465.01003 FLAT SHEET ALUMINUM DIAMOND GRADE 12 SF X \$25.00	\$300.00
464.02001 PERFORATED SIGN POST \$12.00 X 12'	\$144.00
440.10000 LANDSCAPE	\$1,250.00
471.61112 SCH 40 PVC CONDUIT 2" TRENCH \$11.00 FT. X 12'	\$132.00
471.61212 SCH 40 PVC CONDUIT 2.5" TRENCH \$12.00 FT. X 85'	\$1,020.00
471.61213 SCH 40 PVC CONDUIT HORIZONTAL BORE \$22.00 FT X 60' 2.5"	\$1,320.00
471.61312 SCH 40 PVC CONDUIT 3" TRENCH \$15.00 X 300'	\$4,500.00
471.61313 SCH 40 PVC CONDUIT 3" BORING \$25.00 X 590'	\$14,750.00
TOTAL	\$89,584.00

Greg CLIFFORDS

Greg Clifford 6/12/13